# Table of Contents

## Section 1 Project Description
- Statement of Purpose 1.1
- Permitted Uses 1.2
- Project Location 1.3

## Section 2 Developmental Summary
- Developmental Statistics 2.1
- Circulation & Access 2.2
- Screening & Fencing 2.3

## Section 3 Architecture
- Building Materials 3.1
- Building Heights 3.2
- Minimum Building Setbacks 3.3

## Section 4 Landscape Architecture
- Irrigation Guidelines 4.1
- Landscape Zones 4.2
- Developed/ Ornamental Plant Palette 4.3
- Transitional Plant Palette 4.4

## Section 5 Developmental Standards
- Utilities 5.1
- Signage 5.2
- Parking 5.3
- Exterior Lighting 5.4
- Refuse Collection 5.5
- Home Owner's Association 5.6
Section 6 Appendix

Clerk's Letter 6.1

List of Figures

Vicinity Map 1.1
Zoning Display 1.2
Site Plan 1.3
Buffer Lot Display 1.4
Residential Lot Display 1.5
Circulation Plan 2.1
Trail Plan 2.2
Street Sections 2.3
Fence Plan 2.4
Open View Fence Display 2.5
Elevations 3.1-3.6
Viewshed Analysis 3.7-3.10
Residential Lot Setbacks 3.11
Buffer Lot Setbacks 3.12
Plant Legend 4.1
Entry Monument 4.2
Beckwourth Drive 4.3
Typical Front Yard 4.4
Common Area! Open Space 4.5
Pocket Parks 4.6
Utility Screening Detail 4.7
Section 1: Project Description

Statement of Purpose

The project site is commonly known as the Beckwourth / McMullen parcels: APN #'s 552-142-01-02-03, 552-125-01-02-03, 552-111-01-02, 552-132-03, 04-05-06-07-08, consisting of +1-193.66 acres. This Specific Planned District is necessary to implement the Settlement Agreement between the City of Reno, Washoe County, Truckee Meadows Regional Planning Agency, and the property owners.

1.2 Permitted Uses

Wild Stallion Estates will be a 580 lot single family residential Specific Planned District on +/-193.66 acres. The product will be a mix of one and two story units with an average lot size of 11,205 square feet. The development will consist of both buffer parcels and residential parcels.

The Buffer parcels, located on the east and north boundaries, will be deed restricted to one acre or larger lots with no open space buffer between existing residents that may become littered or used for off-road motoring. These buffer parcels will be zoned for horses (limit two per residence). No further subdivision may occur on lots smaller than 4.69 acres. (See Buffer Parcel Exhibit)

The Residential parcels will be located throughout the remainder of the subdivision with a minimum lot size of 5000 square feet. (See Residential Lot Exhibit)

1.3 Project Location

The project site is located in Golden Valley, north of Beckwourth Drive and east of North Hills Boulevard. (See Vicinity Map)
Developmental Summary
Section 2: Developmental Summary

2.1 Developmental Statistics

<table>
<thead>
<tr>
<th>Master Plan Designation</th>
<th>Special Planning Area, Reno Stead Corridor Joint Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
<td>Medium Density Suburban/ Suburban Residential</td>
</tr>
<tr>
<td>Allowed Uses</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>Total Site Area</td>
<td>+/- 193.66 acres</td>
</tr>
<tr>
<td>Maximum Number of Lots</td>
<td>580</td>
</tr>
<tr>
<td>Total Right-of-Way</td>
<td>+/- 24.51 acres</td>
</tr>
<tr>
<td>Common Area/ Open Space</td>
<td>+/- 19.95 acres</td>
</tr>
</tbody>
</table>

2.2 Circulation & Access

Access to the project site is limited to the west and south sides (i.e. Beckwourth Drive and North Hills Blvd) except for easements to allow non-motorized equine, pedestrian, installation, and maintenance of utilities and passage of emergency vehicles. Parties of the servient estates (the parcels over which the easements will be imposed) shall install and maintain signs, physical restrictions to limit motorized access to emergency and maintenance vehicles. Bollards, gates, and/or fences shall be installed and maintained to inform all persons of the easements and notice of Washoe County Code. 50.224, as amended. The circulation plan consists of roadways for vehicles, a pedestrian sidewalk, and both emergency and maintenance vehicle access. A trail plan has also been included which connects the subdivision to the open space and pocket parks through a series of meandering pathways. The trail system will also connect the subdivision to near by Alice Smith Elementary School.

2.3 Screening & Fencing

Screening on Beckwourth Drive and North Hills Blvd. will consist of a combination of a six foot high solid wood fence consistent with the theme of the area and a mix of landscape plantings. Fencing within the development will be limited to the degree allowed by Reno Municipal Code. Two fence types are proposed, a solid wood fence in the rear and side yards, and a 52" open view fence along areas adjacent to drainageways to allow flood water to pass through. Utility and mechanical equipment will be screened using mature plantings as required.
TRAIL - PATH PLAN

TRAILS OR PATHS SHALL MEANDER THROUGH OPEN SPACES AND ALONG DRAINAGEWAYS

ACCESS POINTS FROM NEIGHBORHOODS

PATH ACCESS POINTS AT SIDEWALKS ADJACENT TO PROPOSED PARKS
PUBLIC IMPROVEMENT & LANDSCAPE EASEMENT (P.I.E.) NOTES:

1) P.I.E. SHALL INCLUDE CITY OF RENO ACCESS FOR REPAIR OR REPLACEMENT OF PUBLIC IMPROVEMENTS SUCH AS CURB, GUTTERS, SIDEWALK, AND TRAFFIC SIGNS.

2) P.I.E. INCLUDES PUBLIC USE OF SIDEWALK PER RENO MUNICIPAL CODE 12.20.

3) P.I.E. SHALL INCLUDE CITY OF RENO ACCESS FOR FUTURE TREE TRIMMING, OR THE REMOVAL OF UNHEALTHY TREES AS DETERMINED BY THE CITY OF RENO STAFF.

4) THE SIDEWALK, LANDSCAPE, AND IRRIGATION IMPROVEMENTS CONTAINED WITHIN THE P.I.E. OF A SPECIFIC LOT SHALL BE MAINTAINED BY THE HOMEOWNER OF THAT SPECIFIC LOT.
STD. WEIGHT CEDAR POSTS AND RAILS, TYP.

TAMPED GRAVEL

ALL LUMBER MAY NOT BE STAINED OR SEALED. FENCE SHALL AGE TO A RUSTIC COLOR TO BLEND WITH LANDSCAPING.

OPEN VIEW FENCE DETAIL
NOT TO SCALE
Architecture
Section 3: Architecture

Wild Stallion Estates has been designed with two lot sizes thus creating the need for two product types. The attached elevations show general design considerations. The homes will range from patio homes to large one story ranch estates.

3.1 Building Materials

1. Multiple exterior materials will be used to create interesting exterior designs through the use of siding (lap and horizontal bat), stucco, or optional rock accents.

2. Roofs will use gable, hips, clip hips, and varying pitches. Roof materials may range from shingle to tile depending on consumer preference.

3. Residential lot product will have two car garages, three car tandem style garages, or standard three car garages. Buffer lot product will incorporate two car tandem garages, three car garages, and a possible four car garage option.

4. Building colors will be earth tones using more natural colors and avoiding contrasting colors such as blues, whites, etc.

5. Buffer lots will be limited to one story product.

3.2 Building Heights

Building heights will be limited to maximum 30 feet throughout the development. Views from existing residential structures to the north and east have been considered by limiting the buffer lots to one story units. A viewshed analysis has been provided demonstrating potential impacts to existing residential views of Peavine Mountain.

3.3 Minimum Building Setbacks

<table>
<thead>
<tr>
<th>Residential Lots</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td></td>
</tr>
<tr>
<td>House</td>
<td>10 feet</td>
</tr>
<tr>
<td>Garage</td>
<td>20 feet</td>
</tr>
<tr>
<td>Side</td>
<td>5 feet</td>
</tr>
<tr>
<td>Rear</td>
<td>20 feet</td>
</tr>
</tbody>
</table>
2. Buffer Lots

- Front: 20 feet
- Side: 12 feet
- Rear: 30 feet

* All setbacks are measured from back of curb. Parkways to be located on one side of the street with landscaping, irrigation, and sidewalk within a P.I.L.E. (Public Irrigation Landscape Easement)
SECTION #1: FROM PROPOSED LOT 565 THRU EXISTING ADJACENT LOT TO THE EAST TAKEN ALONG LINE OF SIGHT TO PEAVINE PEAK

WILD STALLION ESTATES
SECT. #1~ PROP. LOT 565
THRU ADJ. EXIST. LOT

SCALE 1" = 60'

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SHEET 1
OF 4
SECTION #2: FROM PROPOSED LOT 514 THRU EXISTING ADJACENT LOT TO THE EAST TAKEN ALONG LINE OF SIGHT TO PEAVINE PEAK
TYPICAL SETBACKS FOR
INTERIOR LOTS WITH PARKWAY
(SETBACK DISTANCES ARE MINIMUM)

TYPICAL SETBACKS FOR
CORNER LOTS WITH PARKWAY
(SETBACK DISTANCES ARE MINIMUM)

TYPICAL SETBACKS FOR
INTERIOR LOTS WITHOUT PARKWAY
(SETBACK DISTANCES ARE MINIMUM)

TYPICAL SETBACKS FOR
CORNER LOTS WITHOUT PARKWAY
(SETBACK DISTANCES ARE MINIMUM)

RESIDENTIAL LOT TYPICAL SETBACKS

WILD STALLION ESTATES
RESIDENTIAL LOT
TYPICAL SETBACKS

NOT TO SCALE

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SHEET 1
OF 1
INTERIOR LOTS WITH PARKWAY
(SETBACK DISTANCES ARE MINIMUM)

CORNER LOTS WITH PARKWAY
(SETBACK DISTANCES ARE MINIMUM)

INTERIOR LOTS WITHOUT PARKWAY
(SETBACK DISTANCES ARE MINIMUM)

CORNER LOTS WITHOUT PARKWAY
(SETBACK DISTANCES ARE MINIMUM)

BUFFER LOT TYPICAL SETBACKS
Landscape Architecture
Section 4: Landscape Architecture

The primary goals for landscape design include providing for an overall visually pleasant environment of Wild Stallion Estates.

Design and Conservation Principles:

Plants should be selected which are especially drought resistant.

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

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

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

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

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

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

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

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

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

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

4.1 Irrigation Guidelines

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

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

All planting areas are to have automatically controlled irrigation systems.

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

4.2 Landscape Zones

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

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

This zone will be used in pocket parks and interior common spaces having high activities and designed to encourage residents to maximize the use of such areas.

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

2. Transitional Landscape Zone - Buffering areas, Detention Basin, and Common Spaces

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

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

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

Revegetation using approved revegetation seed blend mix within this zone will be provided as natural vegetation cover and slope stabilization. A temporary irrigation system will be installed to initiate growth for two growing seasons. At the end of this period the temporary irrigation will be removed, if the site is revegetated to the acceptance of the city of Reno staff. If not, remedial actions including extending the period of irrigation may be required.

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

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

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

4.3 Developed/Ornamental Plant Palette

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

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

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

_Groundcover/Pines_
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_
Calmagrostis x acutiflora/ Feather Reed Grass
Festuca arundinaceae/ Tall Fescue
Festuca glauca/ Blue Fescue
Helictotrichon sempervirens/ Blue Oat Grass
Poa pratensis/ Kentucky Bluegrass
Miscanthus sinensis 'Gracillimus'/ Maiden Grass
Panicum virgatum/ Switch Grass
Pennisetum alopecuroides sp./ Fountain Grass
Poa pratensis/ Kentucky Bluegrass
**PLANT LEGEND**

FINAL SPECIE SELECTION MAY VARY UPON DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS

STREET TREES SHALL BE OF THE SAME SPECIES ALONG CONTINUOUS STREETS BUT CHANGE OF SPECIES FOR DIFFERENT STREETS

SPECIES LISTED HERE ARE ONLY PART OF THE DEVELOPED / ORNAMENTAL AND TRANSITIONAL PLANT PALETTES

**DECIDUOUS TREES - 2" Cal.**
- C. occidentalis/Hackberry
- Gleditsia t. l/Thornless Honeylocust
- Prunus sp./Flowering Plum
- Pyrus sp./Flowering Pear

**EVERGREEN TREES - 6' Min. Hgt.**
- Pinus monophylla/Pinyon Pine
- Pinus Jeffreyl/Jeffrey Pine
- Pinus nigra/Austrian Pine
- Juniperus scopulorum/Rocky Mtn. Juniper

**SHRUBS - 1 GAL. MIN.**
- Corpus stolonifera/Redtwig Dogwood
- Mahonia aquifolium/Oregon Grape
- Artemisia tridentata/Big Sagebrush
- Chrysothamnus nauseosus/Rabbitbrush
- Purshia tridentata/ Antelope Bitterbrush

**TRAIL SYSTEM**
Proposed Paths to connect between developments, neighborhoods and roadways.

**NATIVE LANDSCAPE**
Existing native landscape to remain
All areas disturbed by development construction to be revegetated with native plant materials.

Note: On-Site Salvaged Boulder Rocks to be field located around entrance points and along streetside as part of natural landscape.

Note: Visual Triangles & Clearance shall be per Washoe County Standards.
ENTRY TREATMENT

ENTRY ISLANDS, WHERE APPROPRIATE SHALL HAVE DECIDUOUS/ACCENT TREES AND AN INTERMIX OF DECIDUOUS & EVERGREEN SHRUBS

SIDEWALK AND PARKWAY STRIP WITH DECIDUOUS TREES, LAWN OR SHRUB BEDS

SIGN DESIGN AND LOCATIONS TO BE DEVELOPED WITH ENTRY DEVELOPMENT DESIGNS

ENTRY STATEMENT - PROJECT SIGN, ACCENT TREES AND SHRUBS, A MIX OF EVERGREEN AND DECIDUOUS.

PROJECT ENTRY

THE PROJECT ENTRIES WILL FEATURE A PROJECT SIGN AND ACCENT PLANTINGS

STREET TREES 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 ENTRY 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.

SIDEWALKS WILL TIE INTO THE EXISTING SIDEWALK OR INTO THE PROPOSED SIDEWALK WITH PARKWAY PLANTINGS
BECKWOURTH DRIVE
PARKWAY LANDSCAPE BUFFERING PLAN

BUFFERING CONCEPT
ADJACENT TO BECKWOURTH DR.

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)

DECIDUOUS TREES (TYP.)
(2" CALIPER SIZE MINIMUM)

EVERGREEN TREES (TYP.)
(8' HEIGHT MINIMUM)

BECKWOURTH DRIVE STREETSCAPE PLAN
THE STREETSCAPE WILL BE PROVIDED ALONG THE SOUTH PROPERTY LINE AS
VISUAL AND NOISE SCREENING OF BECKWOURTH DRIVE. THE STREETSCAPE
WILL BE PROVIDED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

A MINIMUM OF ONE TREE WILL BE PLANTED AT A RATE OF ONE TREE FOR
EVERY 30 FEET OF STREET FRONTAGE WITHIN THE STREETSCAPE.

INTERMIX OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS SELECTED
FROM THE TRANSITIONAL PLANT PALETTE WILL BE PLANTED ALONG THE
STREETSCAPE.

PERMANENT IRRIGATION SHALL BE PROVIDED TO ALL TREES AND SHRUBS
WITHIN THE STREETSCAPE.
TYPICAL FRONT YARD

RESIDENTIAL LANDSCAPE AREA

THE RESIDENTIAL LANDSCAPE WILL BE SELECTED FROM THE DEVELOPED/ORNAMENTAL LANDSCAPE PLANT PALETTE TO MAINTAIN THE DISTINCT CHARACTER.

FRONT YARD LANDSCAPING AND IRRIGATION EQUIPMENT WILL BE INSTALLED BY THE BUILDER AND MAINTAINED BY THE HOMEOWNER.
FRONT YARD DECIDUOUS TREES WILL BE A MINIMUM OF 1.5' CALIPER SIZE AT THE TIME OF PLANTING.
FRONT YARD EVERGREEN TREES WILL BE A MINIMUM OF 6' 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.

6' HEIGHT 'GOOD NEIGHBOR FENCE'
REAR YARD LANDSCAPE TO BE PROVIDED BY INDIVIDUAL LOT OWNER.
3' MIN. WIDTH PLANTING STRIP WITH GROUNDCOVER, SHRUBS, AND ROCK OR BARK MULCH OVER WEED FABRIC.
3 STREET TREES IN CORNER LOT FRONT/SIDE YARDS - 2" MIN. CALIPER PER STREET TREE PLANS
FRONT YARD DECIDUOUS TREE (TYP.) @ 1.5" CALIPER MINIMUM.
TURF SOD AREA
INTERMIX DECIDUOUS & EVERGREEN SHRUBS
(60% - 5 Gallon size, 40% - 1 Gallon size)

6' HEIGHT 'GOOD NEIGHBOR FENCE'
REAR YARD LANDSCAPE TO BE PROVIDED BY INDIVIDUAL LOT OWNER.
3 STREET TREES IN CORNER LOT PARKWAY STRIP - 2" MIN. CALIPER,
PER STREET TREE PLANTING PLAN
FRONT YARD EVERGREEN TREE (TYP.) @ 6' MIN. HEIGHT
TURF SOD AREA
FRONT YARD DECIDUOUS TREE - 1.5" CALIPER MINIMUM.
INTERMIX DECIDUOUS & EVERGREEN SHRUBS
(60% - 5 Gallon size, 40% - 1 Gallon size)
PARKWAY LANDSCAPE STRIP WITH LAWN/SOD, STREET TREES - 2" MIN. CAL.

LANDSCAPE PLAN

LANDSCAPE PLAN WITH PARKWAY
COMMON AREA

OPEN SPACE WITH TRAILS WILL HAVE NATIVE PLANT MATERIALS, ACCENT PLANTS SELECTED FROM THE TRANSITIONAL PLANT PALETTE SHALL BE CLUSTERED AT ACCESS POINTS ONLY, AREAS DISTURBED BY GRADING AND CONSTRUCTION ACTIVITIES SHALL HAVE A NATIVE REVEGETATION SEED MIX APPLIED.
POCKET PARK
LANDSCAPE CONCEPT

PATH SYSTEM WILL CONNECT NORTH AND SOUTH PARKS

INTERMIX DECIDUOUS & EVERGREEN SHRUBS
A MINIMUM OF 50% OF SHRUBS SHALL BE EVERGREEN

EXISTING NATIVE VEGETATION TO REMAIN IN UNDISTURBED AREAS
AREAS DISTURBED BY GRADING SHALL BE REVEGETATED WITH A NATIVE SEED MIX.

3' MINIMUM WIDE WALKWAY

TURF

EVERGREEN TREES
(TYP.)
8' HEIGHT MINIMUM

PICNIC TABLE
(TYP.)

BENCH (TYP.)

DECIDUOUS TREES (TYP.)
2' CALIPER SIZE MINIMUM

POCKET PARK - (APPROX. 15,000 SF)

POCKET PARKS WILL FEATURE TURF AREAS WITH 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 TREES AND SHRUBS SELECTED FROM THE
TRANSITIONAL PLANT PALETTE WILL BE PLANTED ALONG THE 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.

A 3' MINIMUM WIDE WALKWAY WILL BE PROVIDED WITHIN THE POCKET PARK.
EVERGREEN SCREEN PLANTINGS TYPICAL

MATURE HEIGHT AS REQUIRED TO SCREEN UTILITIES

CONTRACTOR SHALL LOCATE PLANTINGS AROUND SITE UTILITIES AS NEEDED TO SCREEN FROM VIEW OF PARKING AREAS, STREETS, AND ADJACENT RESIDENTS.

UTILITY SCREENING DETAIL

SCALE: NOT TO SCALE
Section 5: Developmental Standards

5.1 Utilities

The water and sewer system shall be laid out and sized to provide service to adjacent properties. If service is provided to adjacent and/or abutting properties, water and sewer facilities shall be located within an easement adjacent to or abutting properties in Golden Valley. All utilities shall be placed underground. Storm drain water and effluent may be used for irrigation and must follow all applicable vector control regulations.

5.2 Signage

Entry monuments will be located at the project's two entry points, Beckwourth Drive and North Hills Blvd. All signage will comply with City of Reno sign standards, RMC 18.06.900 (Single Family Residential Zoning Sign Requirements)

5.3 Parking

Parking Standards will be a minimum of one space per bedroom (limit four) plus on street parking.

5.4 Exterior Lighting

No streetlights will be allowed except for those to be installed at the west and south of the property. Development will reasonably adhere to the "dark skies" concept, including but not limited to, down-lighting and/or low lighting.

5.5 Refuse Collection

Reno Disposal will provide refuse collection for the project. Individual residential units will be responsible for their own trash collection. No common or community trash enclosures are proposed.

5.6 Home Owner's Association

A Home Owner's Association (HOA) will be implemented to maintain, 1) entry treatment and signage, 2) open space and common areas, and 3) cluster mailboxes. The Home Owner's Association will be in place before closing of the first home.