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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 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 accommodate 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 H  VICINITY MAP

VICINITY MAP
FIGURE I-2 SITE PLAN
Figure I-3 Zoning Map
Section 2. Developmental Summary

Table 2-1 Developmental Statistics

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

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.)
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.

6' WOOD FENCE

CONCRETE/MASONRY RETAINING WALL
(HEIGHT VARIES) MAXIMUM HEIGHT 6 FEET

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

To be located along McCarran Blvd.
**Figure 2-4 Pilaster Detail**

- **Concrete Peak Cap**
- **Concrete Masonry Blocks**
- **Stucco Finish Facing to Match Architecture**

Footing and rebar is conceptual only. Contractor shall provide shop drawings stamped by a qualified structural engineer, depicting footing/structural design.
**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 through3-21 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 garages 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)**

<table>
<thead>
<tr>
<th>Unit Number</th>
<th>Unit 1</th>
<th>Unit 2</th>
<th>Unit 3</th>
<th>Unit 4</th>
<th>Unit 5</th>
<th>Unit 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor sq. ft.</td>
<td>521</td>
<td>482</td>
<td>577</td>
<td>650</td>
<td>712</td>
<td>950</td>
</tr>
<tr>
<td>2nd Floor sq. ft.</td>
<td>555</td>
<td>743</td>
<td>803</td>
<td>880</td>
<td>957</td>
<td>776</td>
</tr>
<tr>
<td>Total sq. ft.</td>
<td>1,076</td>
<td>1,225</td>
<td>1,380</td>
<td>1,530</td>
<td>1,669</td>
<td>1,726</td>
</tr>
</tbody>
</table>
### 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
Figure 3-6 Building A Floor Plan
Figure 3-7 Building B Elevations
FIGURE 3-8 BUILDING B FLOOR PLAN
Figure 3-9 Building C Elevation

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Figure 3-10 Building C Floor Plan
Enhanced side elevations will be used on the street facing courtyard units.
Enhanced side elevations will be used on the street facing courtyard units.
FIGURE 3-13 BUILDING D ELEVATIONS
Figure 3-14  BUILDING D FLOOR PLAN (1 of 2)
FIGURE 3-15 BUILDING D FLOOR PLAN (2 OF 2)
FIGURE 3-16 BUILDING E ELEVATIONS
Figure 3-17 Building E Floor Plan (1 of 2)
FIGURE 3-18 BUILDING E FLOOR PLAN (2 OF 2)
Figure 3-19  Figure F Elevations

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Figure 3-20 Building F Floor Plan (1 of 2)
Figure 3-21 Building F Floor Plan (2 of 2)
SECTION 4. LANDSCAPE ARCHITECTURE

FIGURE 4-1 LANDSCAPE PLAN

LANDSCAPE PLAN
Reno, Nevada

Scale in Feet
0'  60'  120'

THE COTTAGES SPECIFIC PLAN DISTRICT HANDBOOK
SEPTMBER 2003
**THE COTTAGES**

**LANDSCAPE PLAN**

* Reno, Nevada 

---

**PLAN AREA: A**

**LANDSCAPE PLAN**

* Reno, Nevada 

---
**PLANT LEGEND**

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

- **DECIDUOUS TREE**
- **EVERGREEN TREE**
- **MIXED SHRUB BED**
  - (65% - 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 preventer will be provided on the irrigation system as required per code.

**PLAN AREA: B**

LANDSCAPE PLAN

Reno, Nevada
Figure 4-5 McCarran Blvd. Streetscape Plan

McCARRAN BLVD.
STREETSCAPE PLAN

TYPICAL STREETSCAPE CONCEPT
ADJACENT TO McCARRAN BLVD.

DECIDUOUS TREES (TYP.)
(6' CALIBER SIZE MINIMUM)

REVEGETATION GROUND COVER TO BLEND WITH ADJACENT
GROUNDCOVER. TEMPORARY IRRIGATION SHALL BE PROVIDED TO
INITIATE GROWTH OF REVEGETATION AREA. TEMPORARY IRRIGATION TO
BE REMOVED AFTER REVEGETATION IS FULLY ESTABLISHED TO THE
SATISFACTION OF THE CITY OF RENO STAFF.

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

INTERMIX DECIDUOUS & EVERGREEN SHRUBS
& SHRUBS PER TREE MINIMUM
A MINIMUM OF 50% OF SHRUBS SHALL BE EVERGREEN
(40% - 8 gallon size, 40% - 1 gallon size)

MCCARRAN BLVD. STREETSCAPE PLAN

THE STREETSCAPE WILL BE PROVIDED ALONG THE WEST PROPERTY LINE AS VISUAL AND
NOISE SCREENING OF McCARRAN BOULEVARD. 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. A MINIMUM OF 30% OF THE TREES SHALL BE
EVERGREEN. TREES MAY BE CLUSTERED TO MAINTAIN VIEWS OF THE MOUNTAINS FROM
RESIDENCES.

INTERMIX OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS SELECTED FROM THE
TRANSITIONAL PLANT PALETTE WILL BE PLANTED ALONG THE STREETSCAPE. THE SHRUBS
SHALL BE 30% - 5 GALLON SIZE AND 40% - 1 GALLON SIZE.

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

REVEGETATION MAY BE USED AS GROUND COVER WITHIN THE STREETSCAPE 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.

MATCHLINE - SEE LEFT

NOT A PART

Scale In Feet

0'  60'  120'

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September 2003
City of Reno
4-5
LONGLEY LANE

STREETSCAPE PLAN

STREET TREES (TYP.)
@ 1 PER 30' OF STREET FRONTAGE
2" CALIPER SIZE MINIMUM

INTERMIX EVERGREEN & DECIDUOUS SHRUBS

GROUNDCOVER:
APPROVED MULCH LOW PLANTINGS

SIDEWALK

PROPERTY LINE

LONGLEY LANE

APPROX. 8.5' STREETSCAPE AREA

REAR YARD

RESIDENCE

6' HIGH FENCE

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 IDENTIFY
(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 50% - 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.
**Figure 4-7 South Wall**

**SOUTH WALL**

**LANDSCAPE TREATMENT**

---

**SOUTH WALL LANDSCAPE TREATMENT PLAN VIEW**

- **Vine to Climb Wall** (i.e. Boston Ivy, English Ivy)
- **Evergreen & Deciduous Intermix Shrubs**
- **Evergreen Columnar Planting @ Approx. 25' O.C.**
- **Solid Screen Wall** (Provided by adjacent development)

**NOTE:**
Shade tolerant plantings shall be used along the South Wall

**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.
**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 Diagram]

**IRRIGATION LEGEND**

- Irrigation Controller: (8) 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 XCI-07S (O.A.E.)
- Valve 1, 0 - Station 8, Valve Size, and Approx. G.P.M.
- 1" SCH. 40 PVC Mainline - Min. 24" Depth
- SCH. 40 PVC Lateral - Min. 18" Depth:
  - 3/4" = 4 GPM
  - 1" = 12 GPM
- 1/2" Pepeco Poly Irrigation Tube w/ Flushing End Plug
- Rainbird 1809 Series Matched Precipitation Pop-Up Sprayhead
  - Spray head Rads and Arc to Fit Turf Area to Be Irrigated

**EMITTER SCHEDULE**

- Trees: (3) Rainbird Xeri-Bug 2 GPH Emitters
- Shrubs: (2) Rainbird Xeri-Bug 1 GPH Emitters

![Irrigation Plan Diagram]

**NOTE:** Provide drip to all trees within turf areas.
POCKET PARK

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 50 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.
COMMON AREA

LANDSCAPE PLAN

EVERGREEN TREES (TYP.)
8' HEIGHT MINIMUM

DECIDUOUS TREES (TYP.)
2" CALPER SIZE MINIMUM

INTERMIX DECIDUOUS & EVERGREEN SHRUBS
A MINIMUM OF 90% OF SHRUBS SHALL BE
EVERGREEN
(60% - 8 Gallon size, 40% - 1 Gallon size)

COMMON AREA - (APPROX. 1,654 SF)

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

2' MIN. WIDTH PLANTING STRIP WITH
GROUND COVER, SHRUBS, AND ROCK OR BARK
MULCH OVER WEED FABRIC.

(2) FRONT YARD DECIDUOUS TREE
(TYP.) @ 2" CALPER MINIMUM. PER
SOUTH LOT ADJACENT TO STREET

TYPICAL HAMMERHEAD STREET
(SOUTH LOTS)

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
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.

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

<table>
<thead>
<tr>
<th>Area</th>
<th>Approx.</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Total Landscaped Area</td>
<td>156,166 sq ft</td>
<td>37% of Site Area</td>
</tr>
<tr>
<td>Common Landscaped Area</td>
<td>10,440 sq ft</td>
<td>37% of Common Area</td>
</tr>
<tr>
<td>Lot Landscaped Area</td>
<td>104,502 sq ft</td>
<td>45% of Lot Area</td>
</tr>
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</table>

TREES PROVIDED

<table>
<thead>
<tr>
<th>Area</th>
<th>Amount</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>212</td>
<td>1 per lot / 2 per lot adjacent to streets / 3 per corner lots</td>
</tr>
<tr>
<td>Longley Lane Buffer</td>
<td>14</td>
<td>1 per 30 feet frontage</td>
</tr>
<tr>
<td>McCarran Blvd. Buffer</td>
<td>21</td>
<td>1 per 30 feet frontage</td>
</tr>
<tr>
<td>Common Area</td>
<td>44</td>
<td>varied locations</td>
</tr>
</tbody>
</table>

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 ‘glauc’/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./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**  
Calamagrostis x acutiflora/Feather Reed Grass  
Festuca arundinaceus/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
Robinia ambigua ‘idahoensis’/Idaho Locust

Evergreen Trees
Cedrus deodara/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 furticosa/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/Orna-
mental Plant Palette.
**Turf/Ornamental Grass**
- Calamagrostis x acutiflora/Feather Reed Grass
- Festuca arundinacea/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
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.