

# WILD STALLION ESTATES

## SPECIFIC PLAN DISTRICT HANDBOOK

**FEBRUARY 2004**

Prepared For:

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Reno, NV 89502**

Prepared by:



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## **Project Description**

## **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 +/- 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*

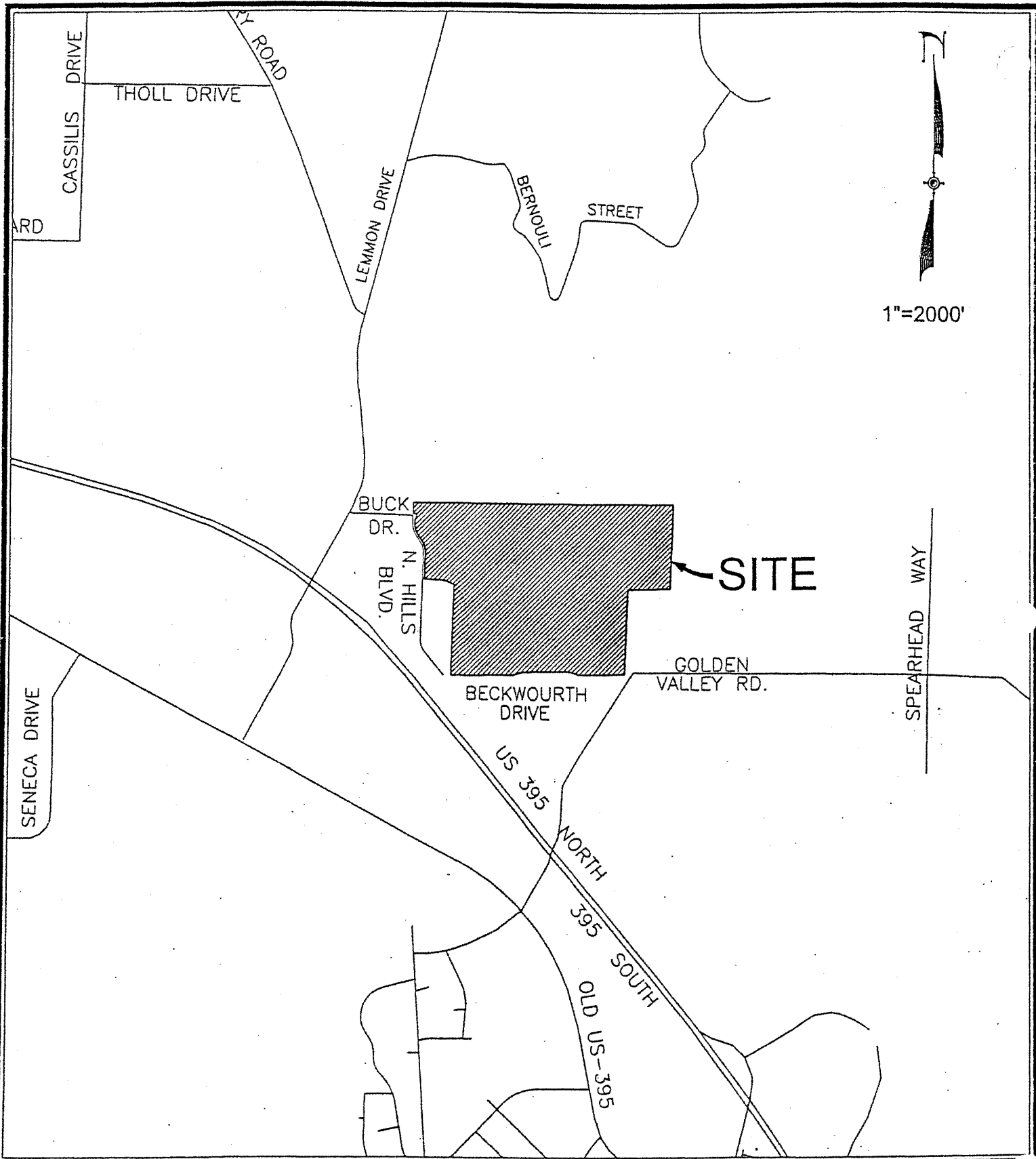
Wild Stallion Estates will be a 580 lot single family residential Specific Planned District on +/- 193.66 acres. The product will be a mix of one and two story units with an average lot size of 11,205 square feet. The development will consist of both buffer parcels and residential parcels.

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)



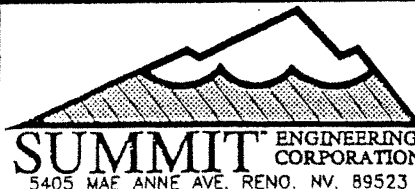
1"=2000'

SITE

WILD STALLION ESTATES  
VICINITY MAP

SCALE 1"=2000'

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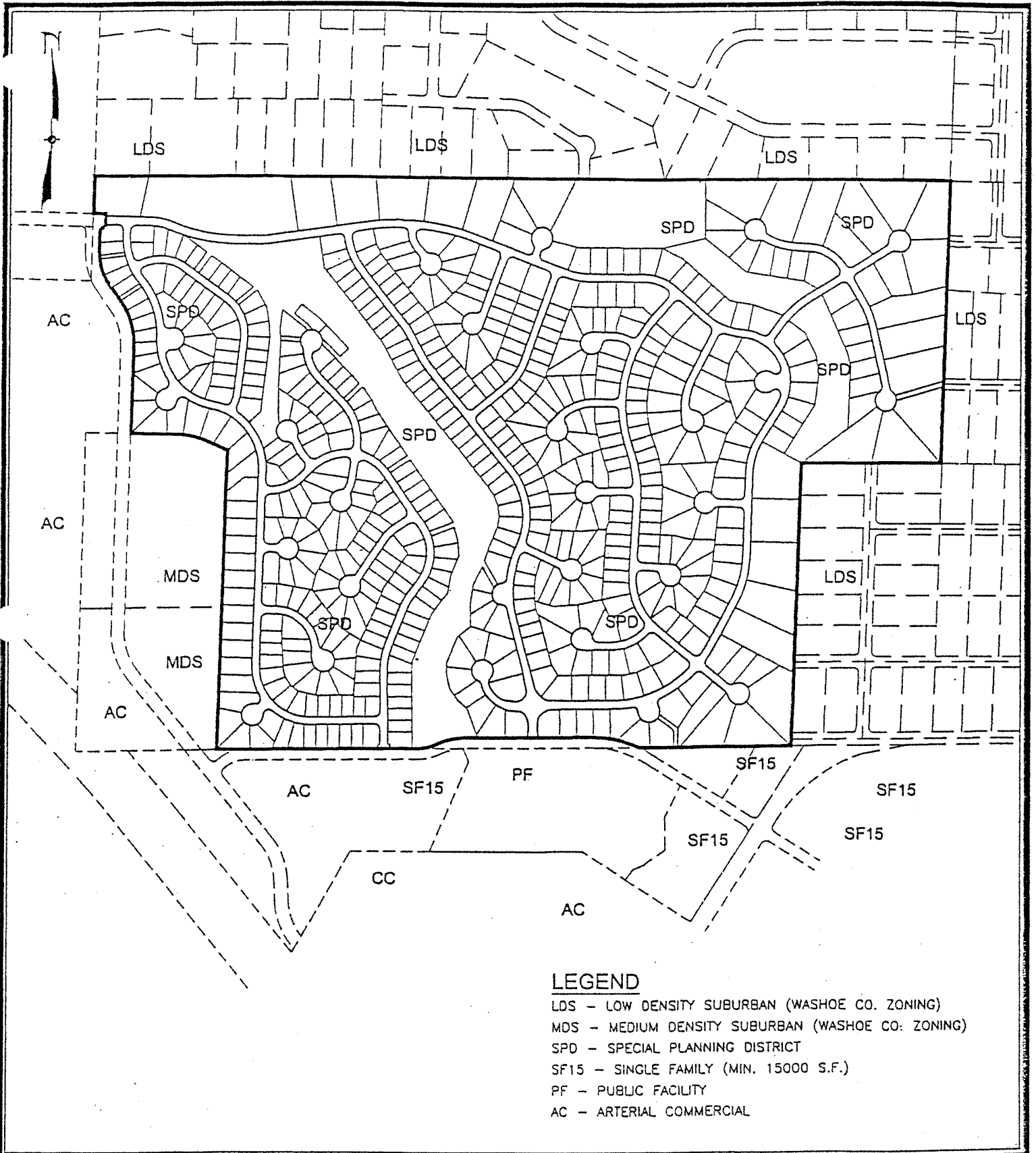


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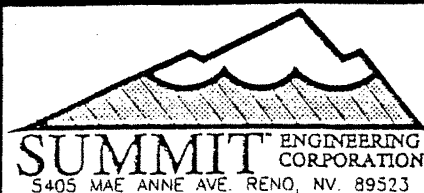
**LEGEND**

- LDS - LOW DENSITY SUBURBAN (WASHOE CO. ZONING)
- MDS - MEDIUM DENSITY SUBURBAN (WASHOE CO. ZONING)
- SPD - SPECIAL PLANNING DISTRICT
- SF15 - SINGLE FAMILY (MIN. 15000 S.F.)
- PF - PUBLIC FACILITY
- AC - ARTERIAL COMMERCIAL

**MILD STALLION ESTATES  
ZONING DISPLAY**

1" = 600'

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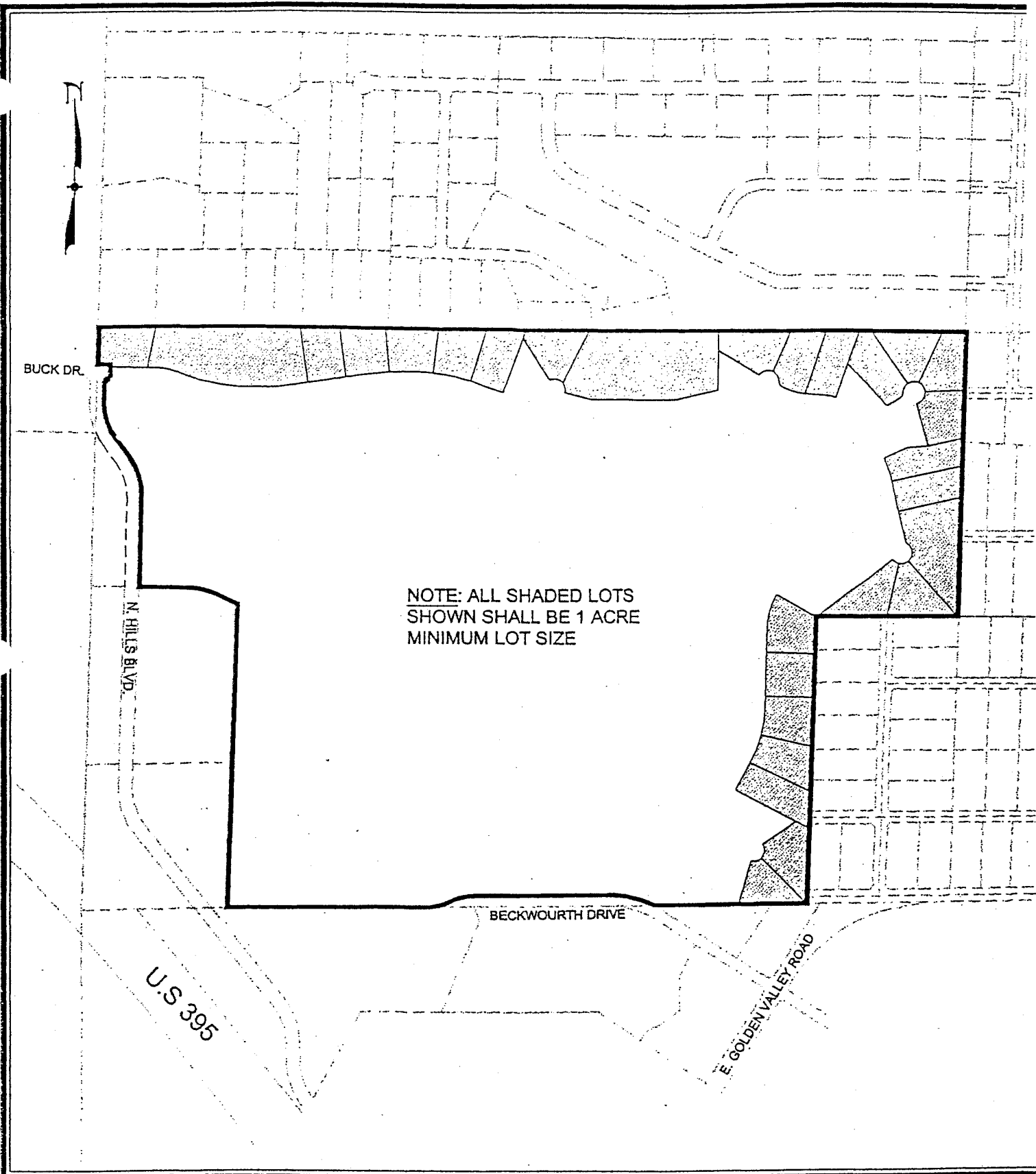
WILD STALLION ESTATES  
SITE PLAN

SCALE: 1"=300'  
JOB #: 26326  
Copyright SUMMIT ENG 2004  
N:\DWGS\26326\_WildStallion\WSS\DIS.DWG - 10:16 AM \* 30-AN-2004

DESIGNED BY:  
CHECKED BY:  
DRAWN BY: COLIN

**SUMMIT**  
ENGINEERING  
CORPORATION  
5105 W. HAY AVE. #6100, WY. 82522

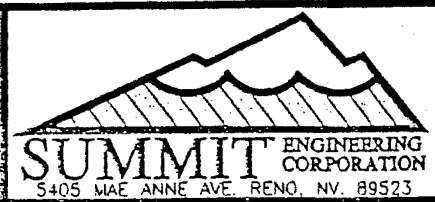




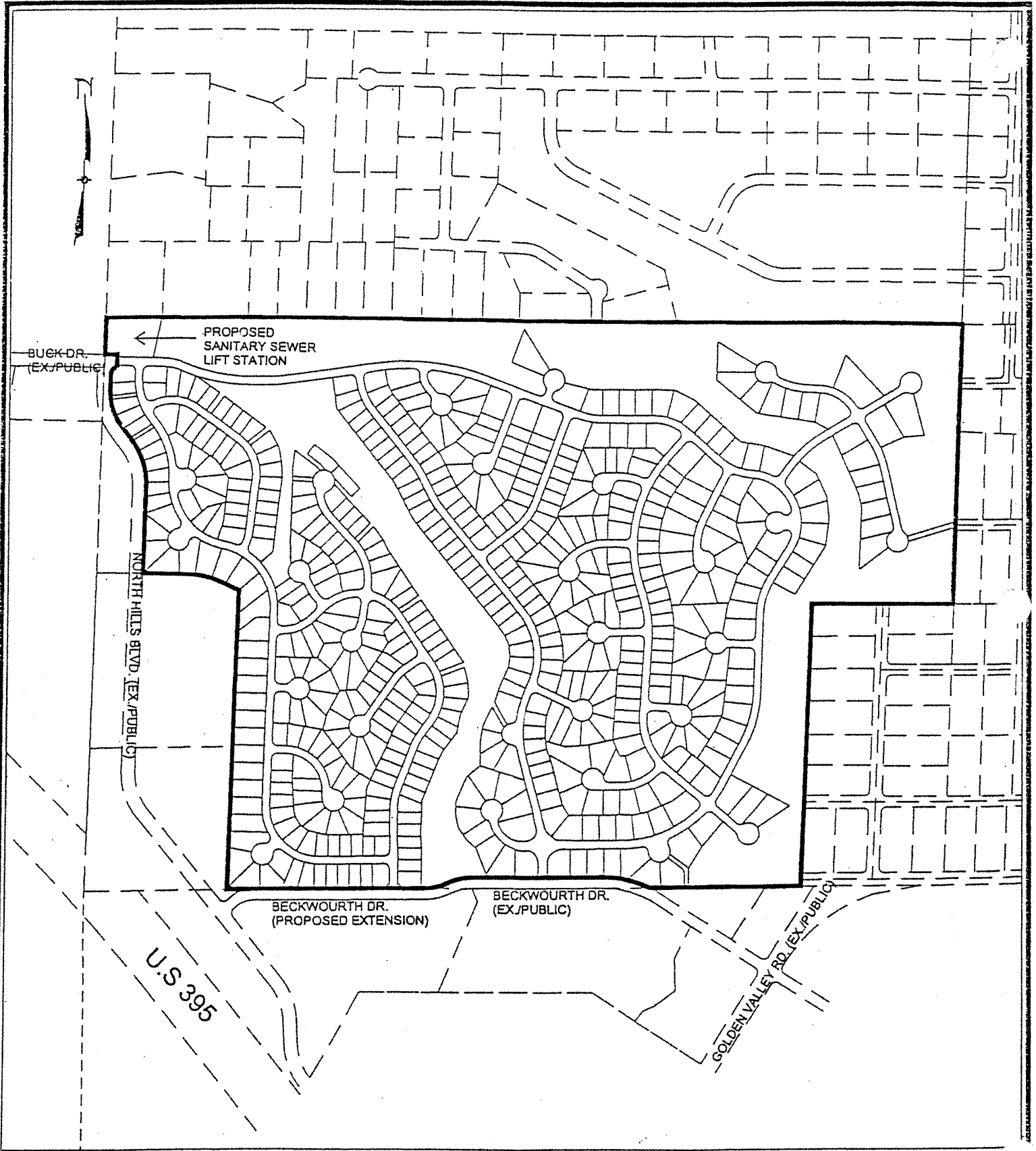
BECKWOURTH/McMULLEN  
 (WILD STALLION ESTATES)  
 BUFFER LOT DISPLAY

SCALE 1" = 600'

Copyright SUMMIT ENG 2004

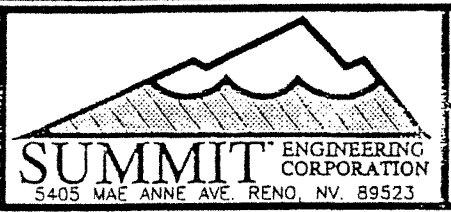


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**WILD STALLION ESTATES**  
**RESIDENTIAL LOT**  
**DISPLAY**

SCALE 1" = 600'  
 Copyright SUMMIT ENG 2004



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## Developmental Summary

## Section 2: Developmental Summary

### 2.1 Developmental Statistics

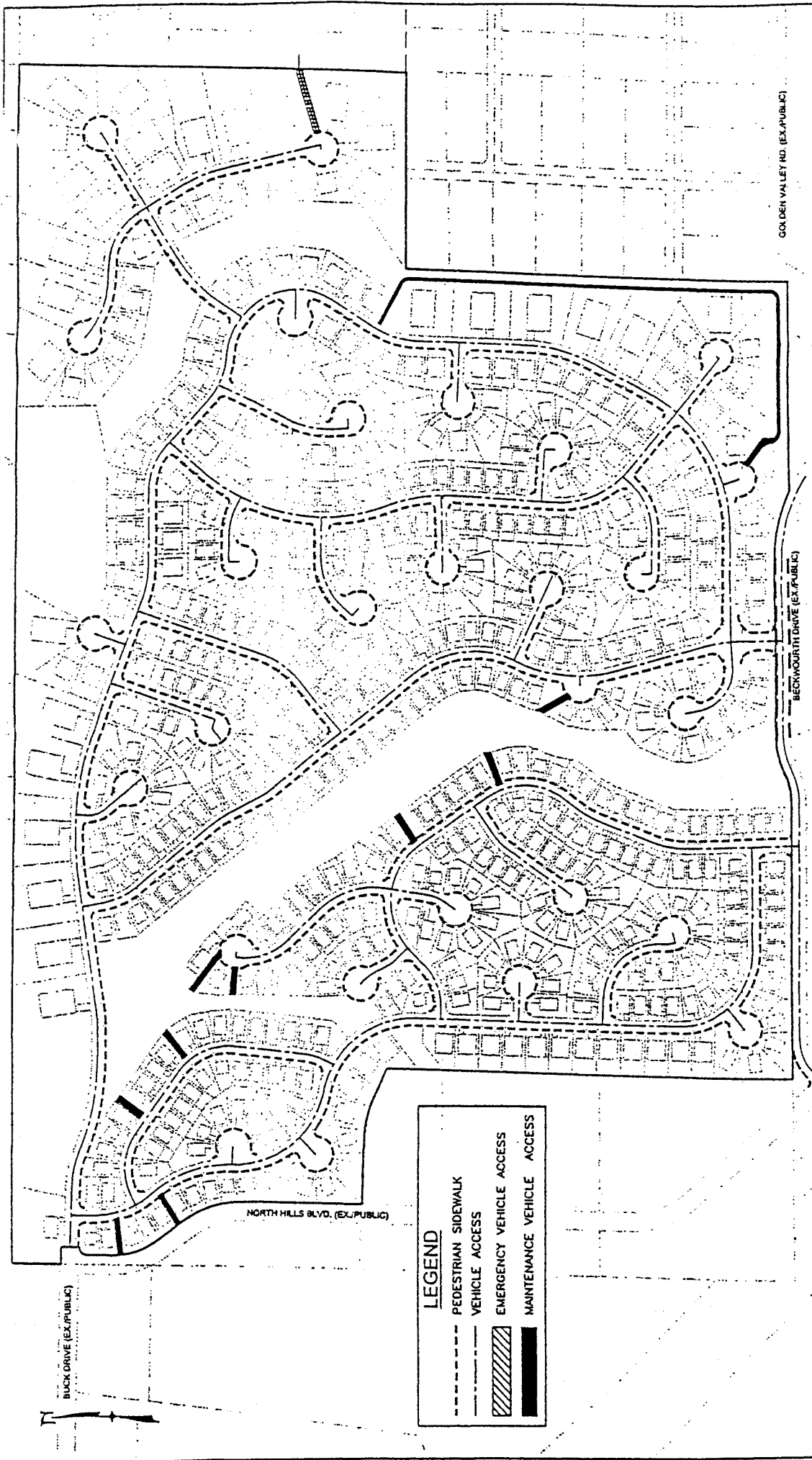
Master Plan Designation	Special Planning Area, Reno Stead Corridor Joint Plan
Zoning	Medium Density Suburban/ Suburban Residential
Allowed Uses	Single Family Residential
Total Site Area	+/- 193.66 acres
Maximum Number of Lots	580
Total Right-of-Way	+/- 24.51 acres
Common Area/ Open Space	+/- 19.95 acres

### 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.

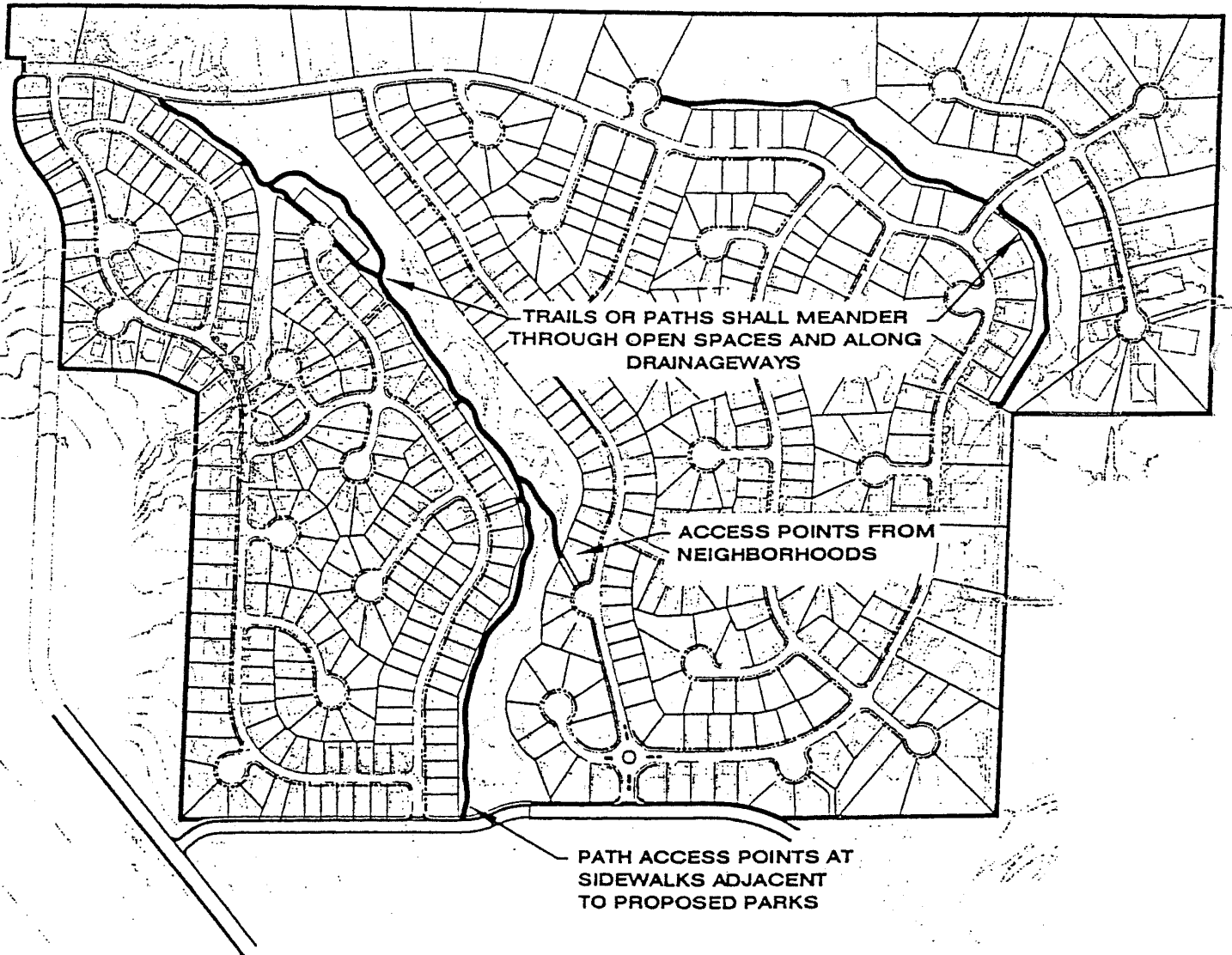


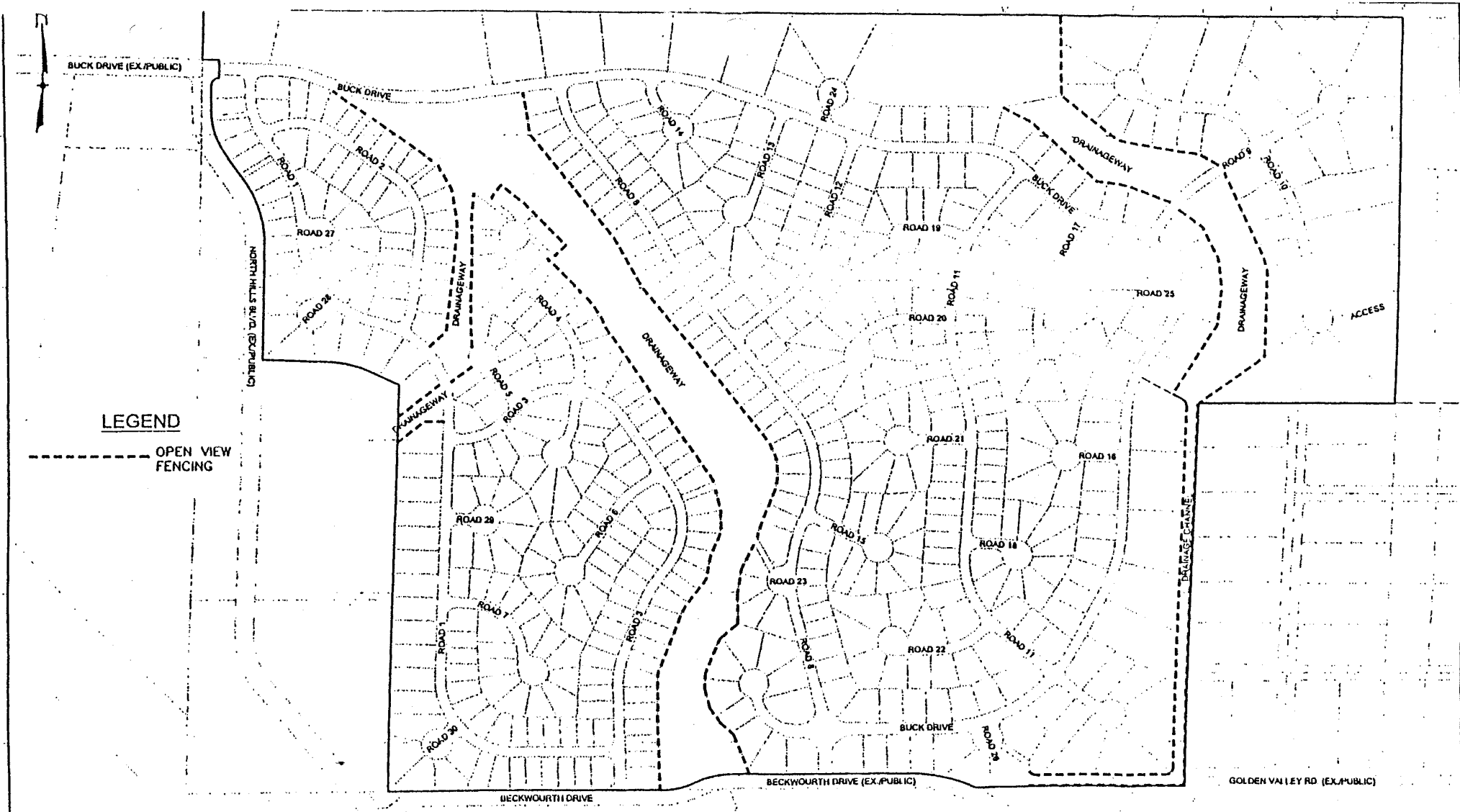
**LEGEND**

- PEDESTRIAN SIDEWALK
- - - VEHICLE ACCESS
- ▨ EMERGENCY VEHICLE ACCESS
- ▬ MAINTENANCE VEHICLE ACCESS

 <p>3105 MAE AVENUE, AVE., RENO, NV. 89533</p>	<p>SCALE: 1"=300'</p> <p>JOB #: 26326</p> <p>Copyright SUMMIT ENG 2004</p> <p>N:\DWGSET\26326_WildStallion\ent\wscircul.DWG</p>	<p>DESIGNED BY:</p> <p>CHECKED BY:</p> <p>DRAWN BY: COLIN</p>	<p>WILD STALLION ESTATES CIRCULATION PLAN</p>	<p>SHEET 1 OF 1</p>
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# TRAIL - PATH PLAN





**LEGEND**

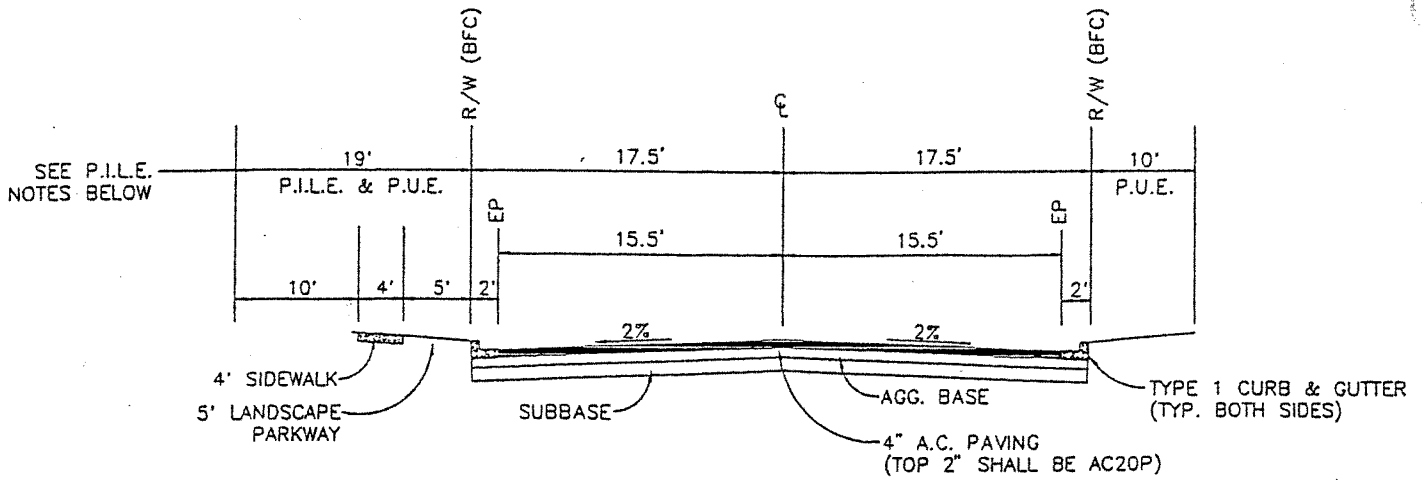
--- OPEN VIEW FENCING



SCALE: 1"=300'	DESIGNED BY:
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Copyright SUMMIT ENG 2004	DRAWN BY: COLIN
N:\DWGS\j26326_WildStallion\ent\WSFENCE.DWG	

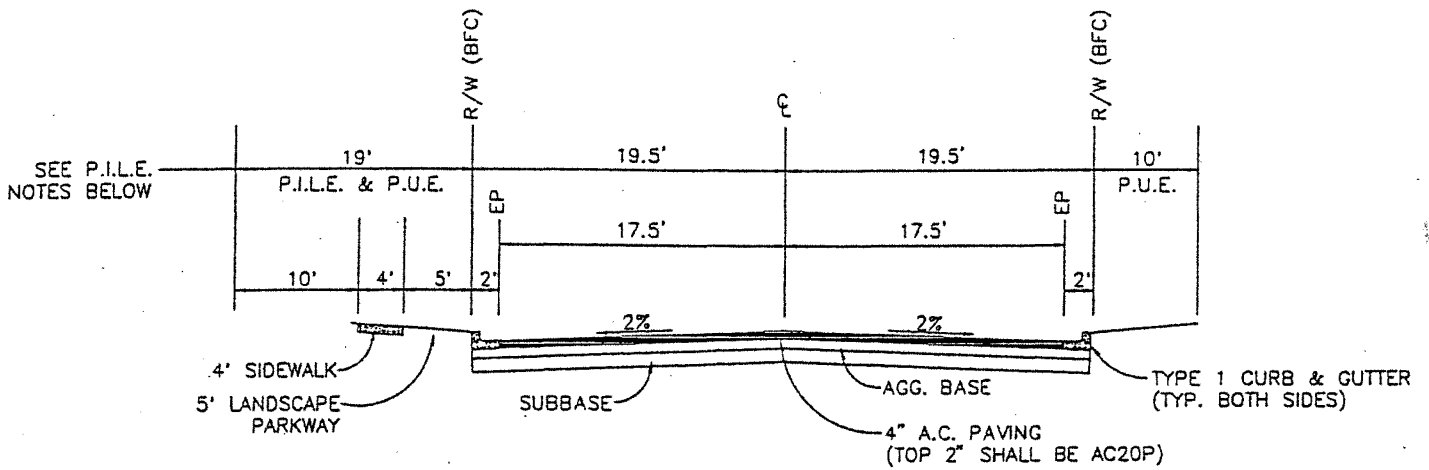
**WILD STALLION ESTATES  
FENCE PLAN**

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**35' RIGHT-OF-WAY (LOCAL)**

NOT TO SCALE



**39' RIGHT-OF-WAY (RESIDENTIAL COLLECTOR)**

NOT TO SCALE

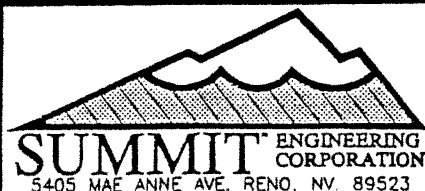
**PUBLIC IMPROVEMENT & LANDSCAPE EASEMENT (P.I.L.E.) NOTES:**

- 1) P.I.L.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.L.E. INCLUDES PUBLIC USE OF SIDEWALK PER RENO MUNICIPAL CODE 12.20.
- 3) P.I.L.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.L.E. OF A SPECIFIC LOT SHALL BE MAINTAINED BY THE HOMEOWNER OF THAT SPECIFIC LOT.

**WILD STALLION ESTATES  
STREET SECTION  
DISPLAY**

NOT TO SCALE

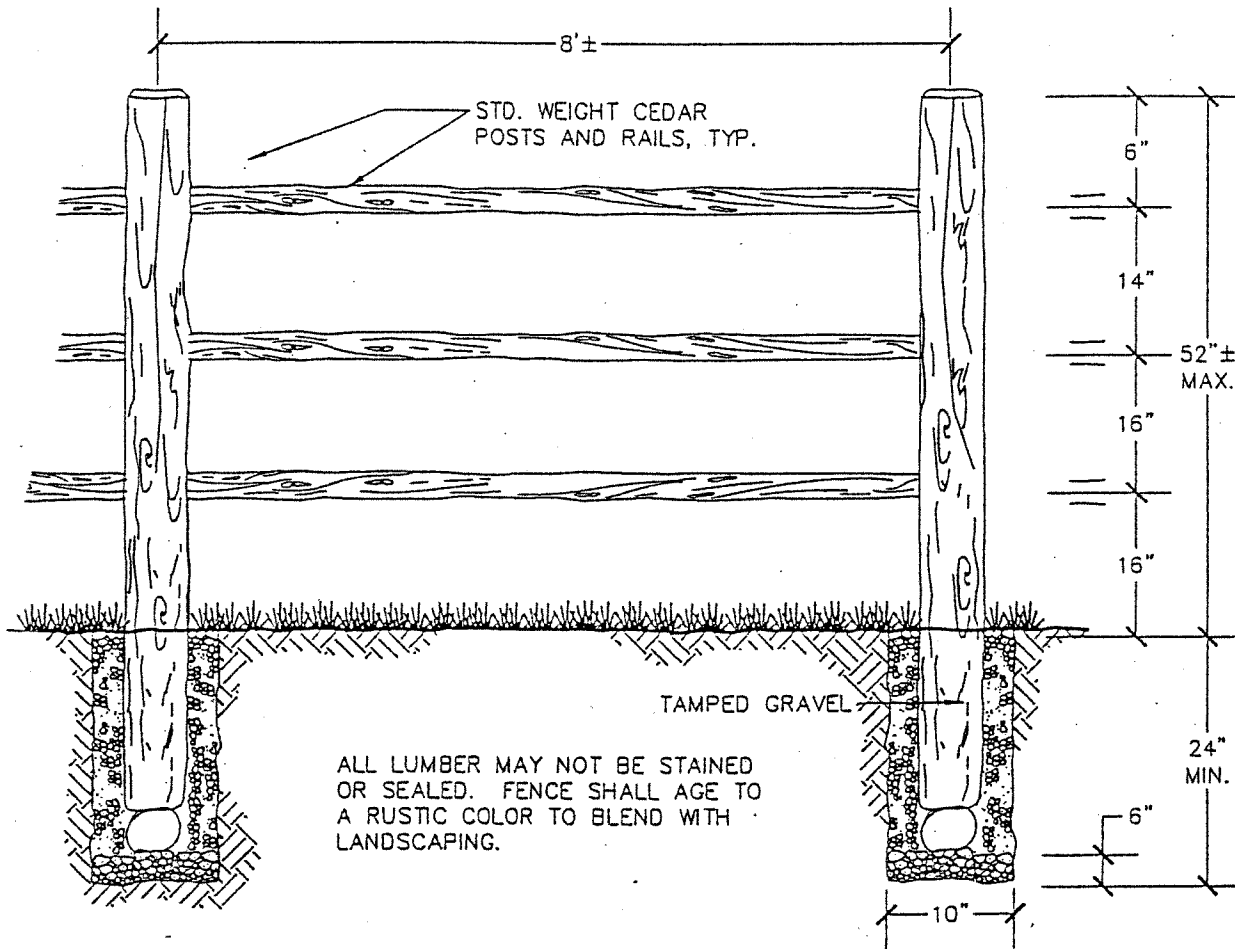
Copyright SUMMIT ENG 2004



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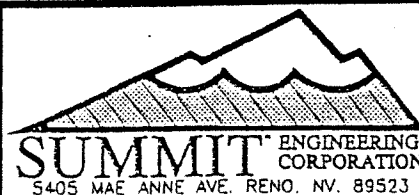


**OPEN VIEW FENCE DETAIL**  
NOT TO SCALE

WILD STALLION ESTATES  
OPEN VIEW FENCE  
DISPLAY

NOT TO SCALE

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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*

##### Residential Lots

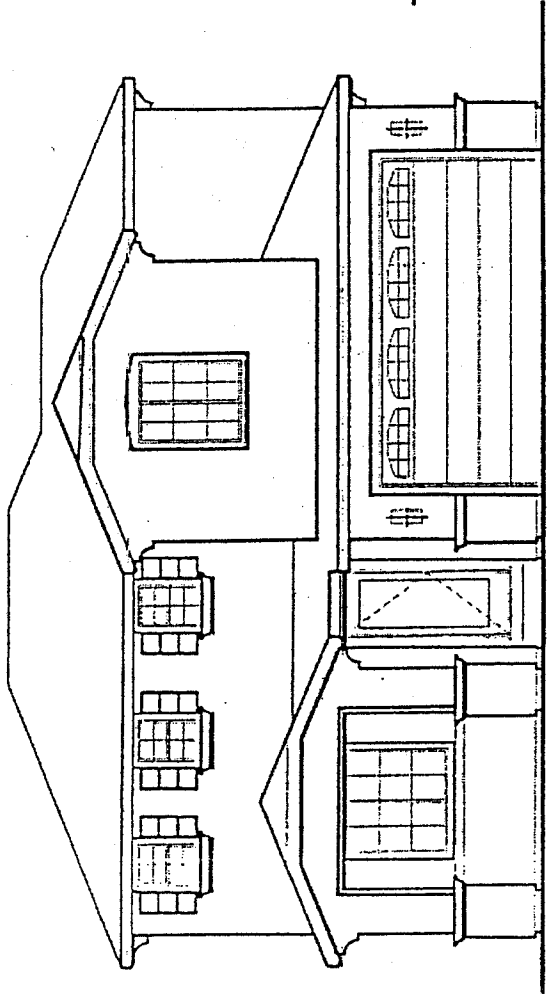
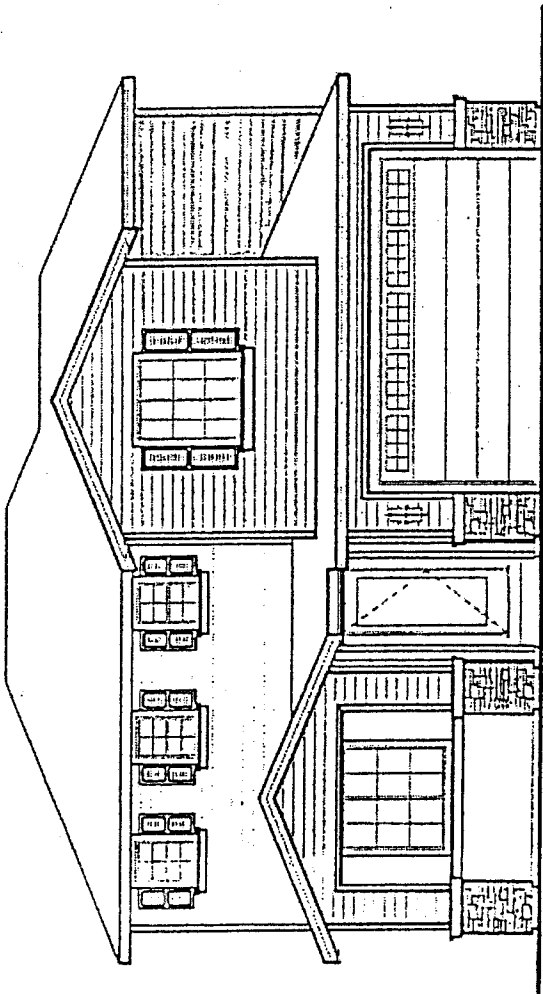
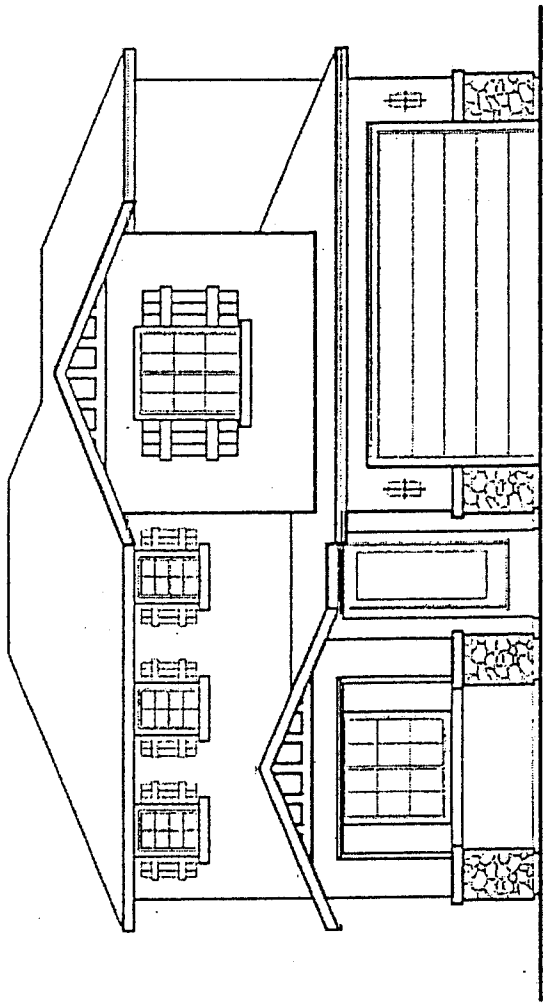
Front		
	House	10 feet
	Garage	20 feet
Side		5 feet
Rear		20 feet

## 2. Buffer Lots

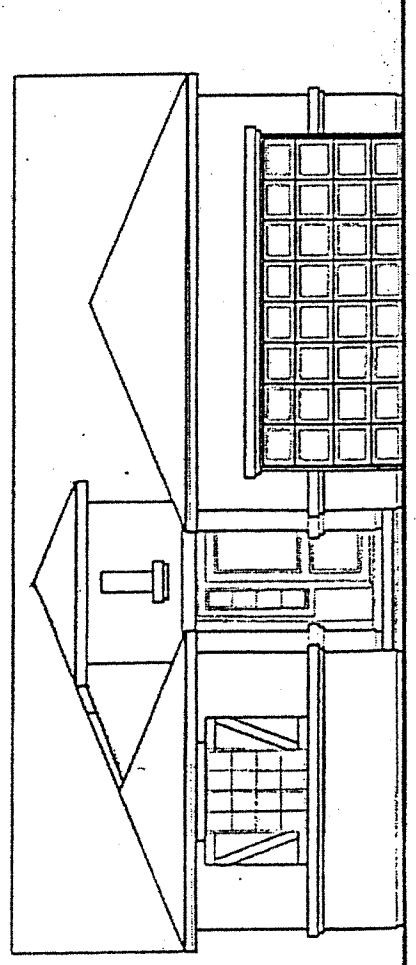
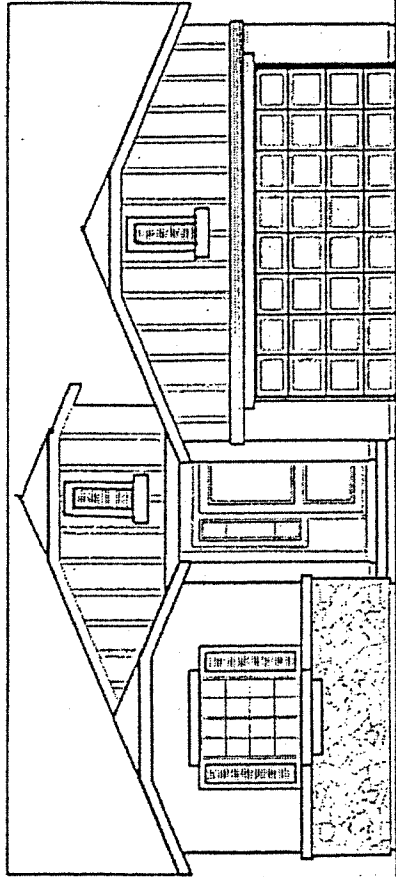
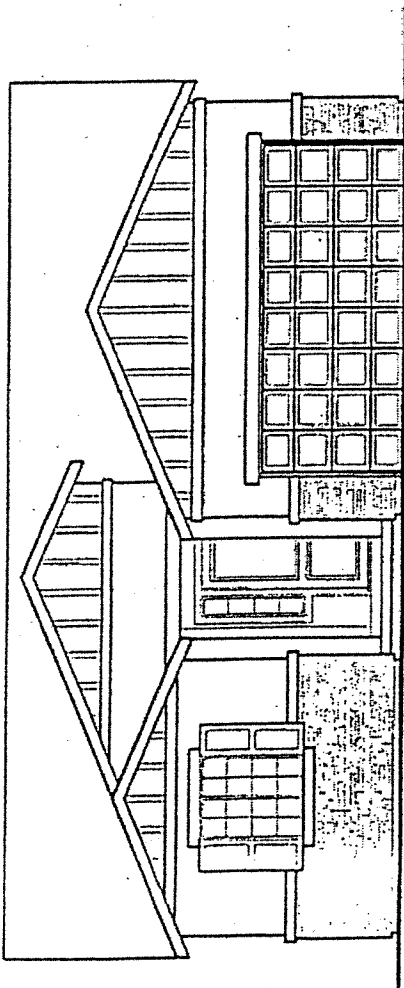
Front	20 feet
Side	12 feet
Rear	30 feet

\* 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)

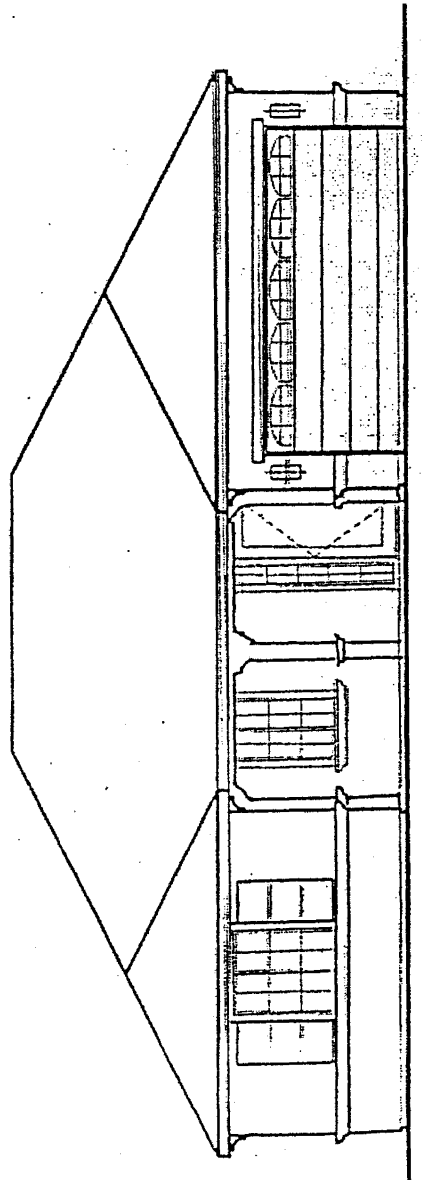
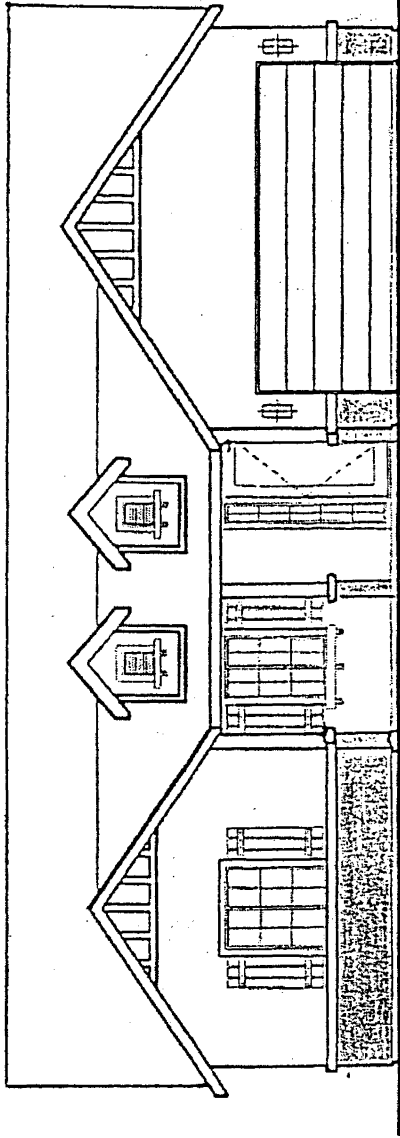
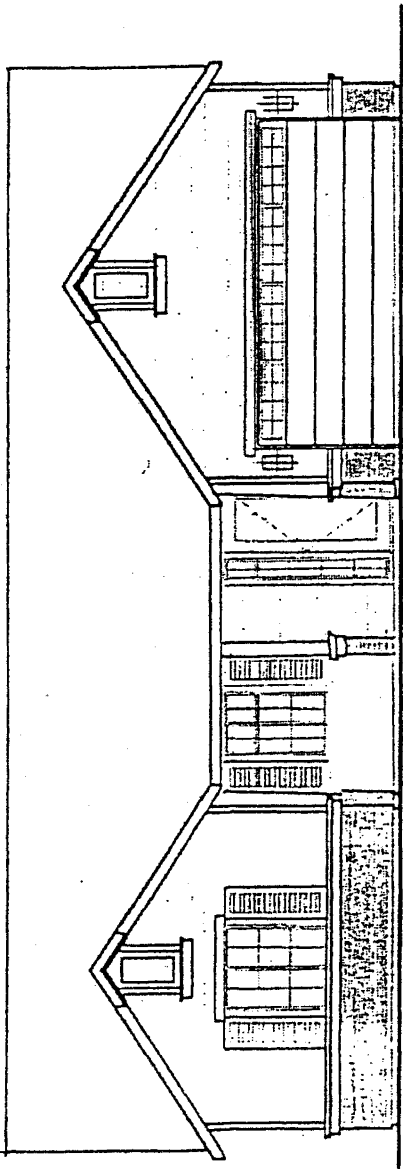
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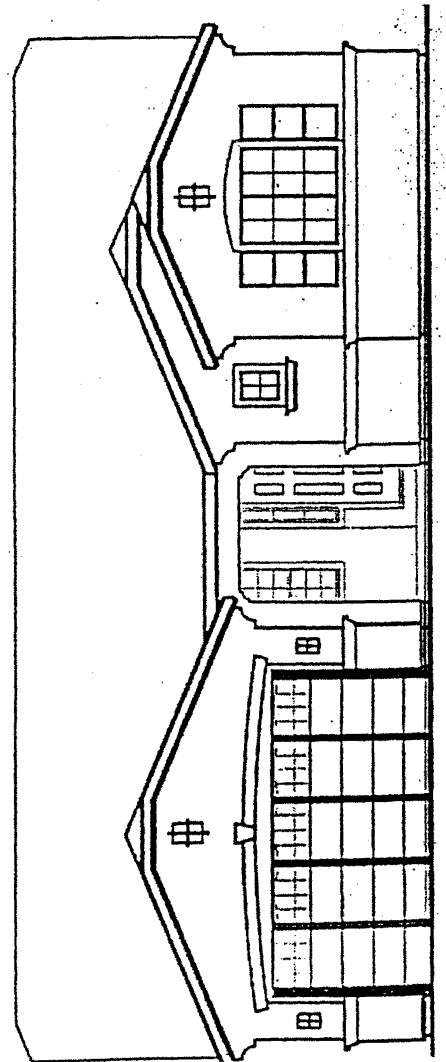
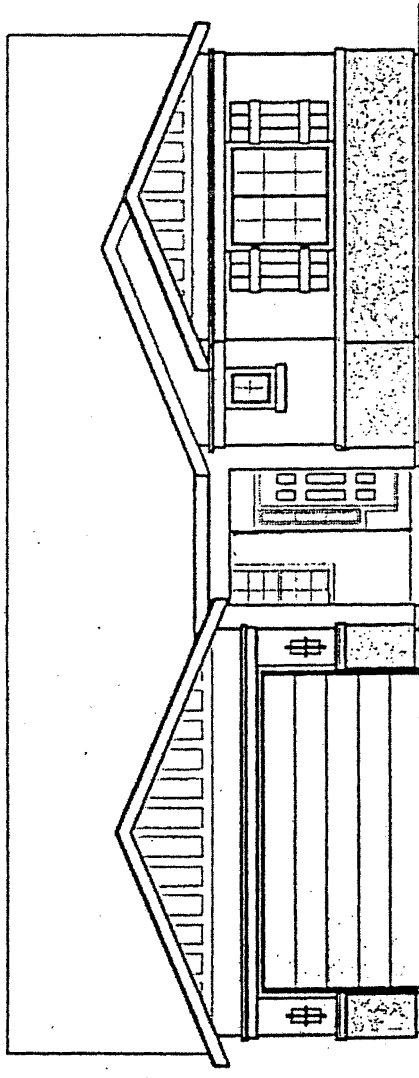
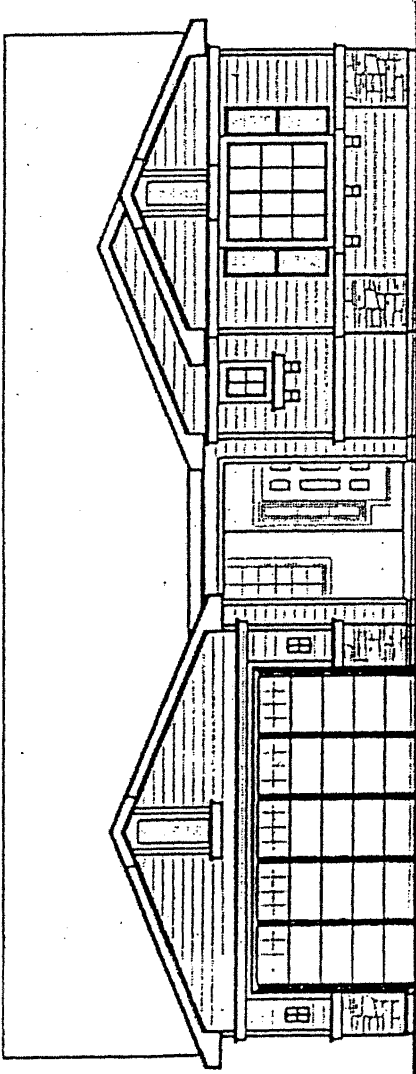
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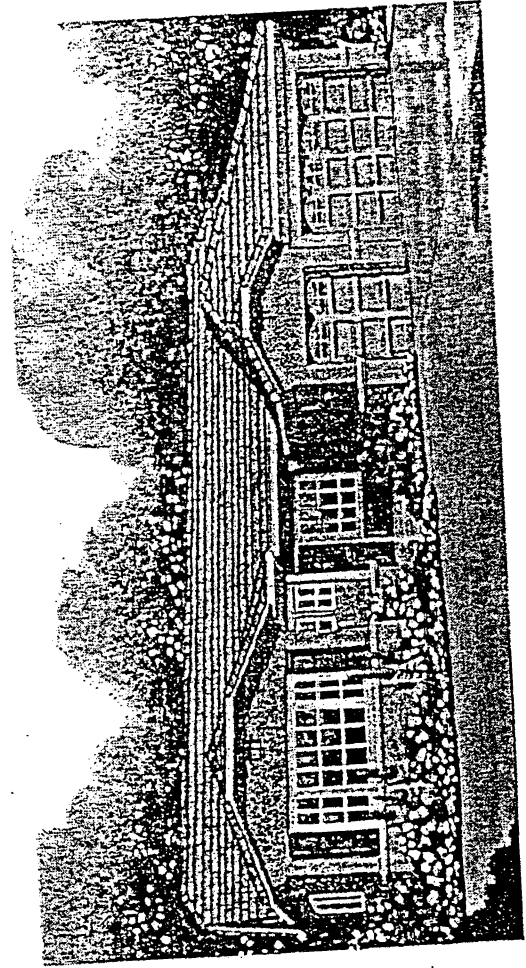
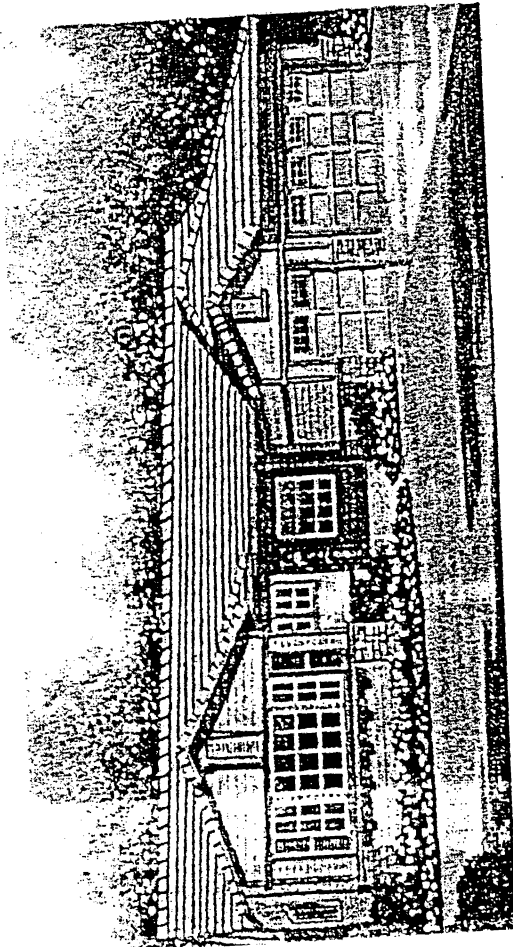
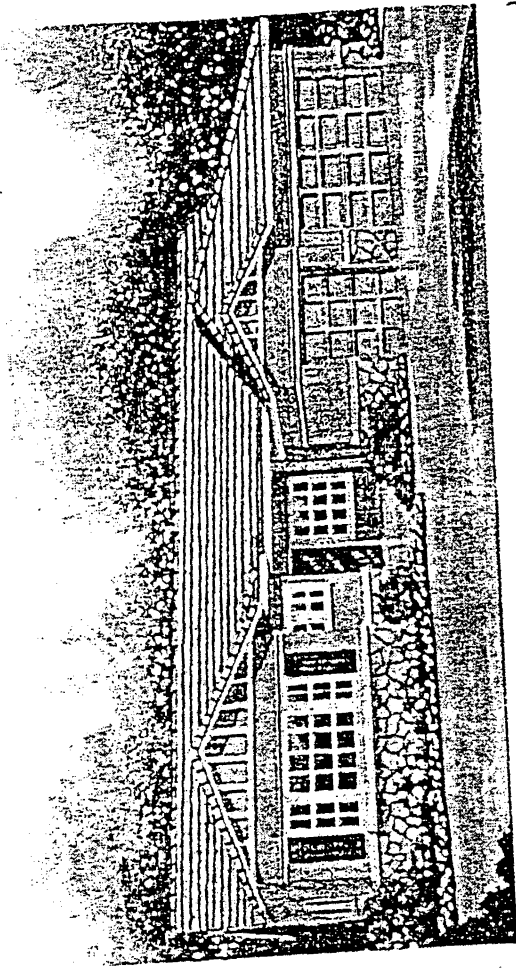
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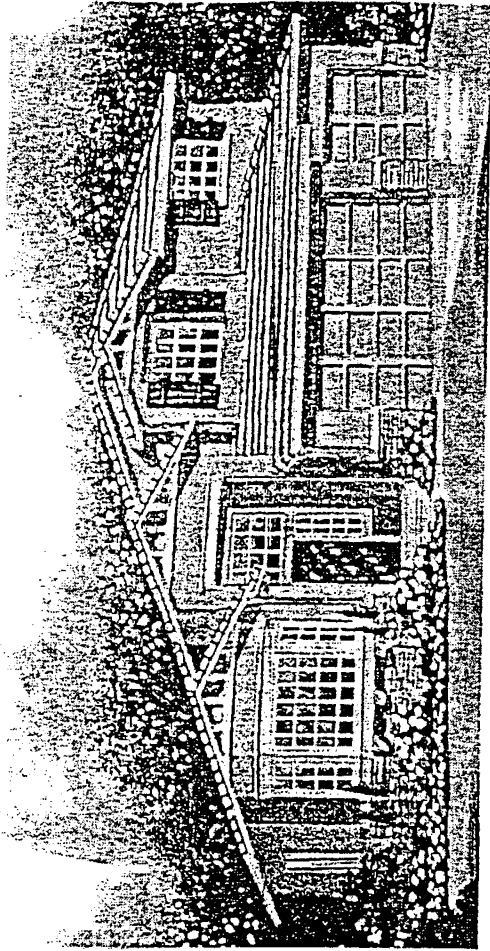
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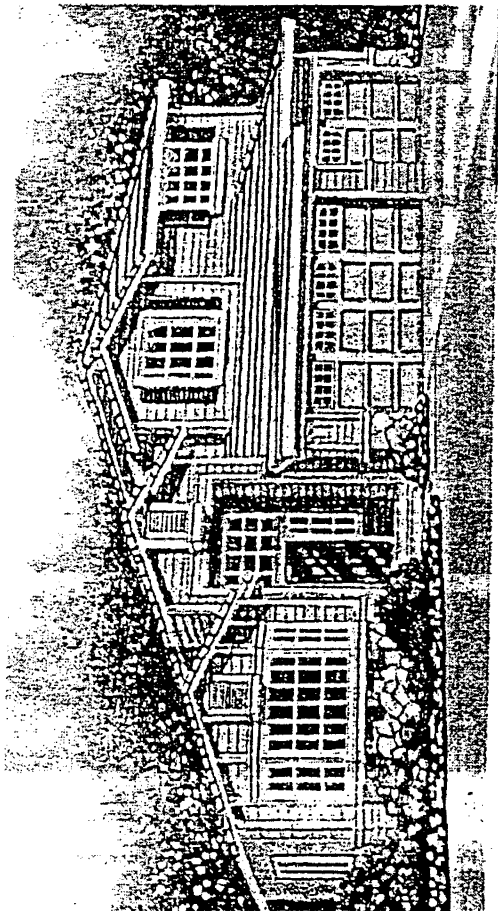
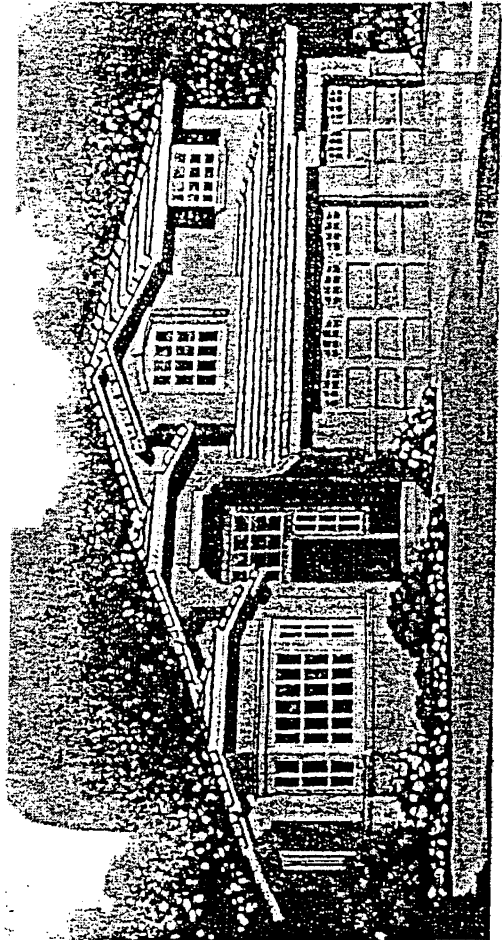


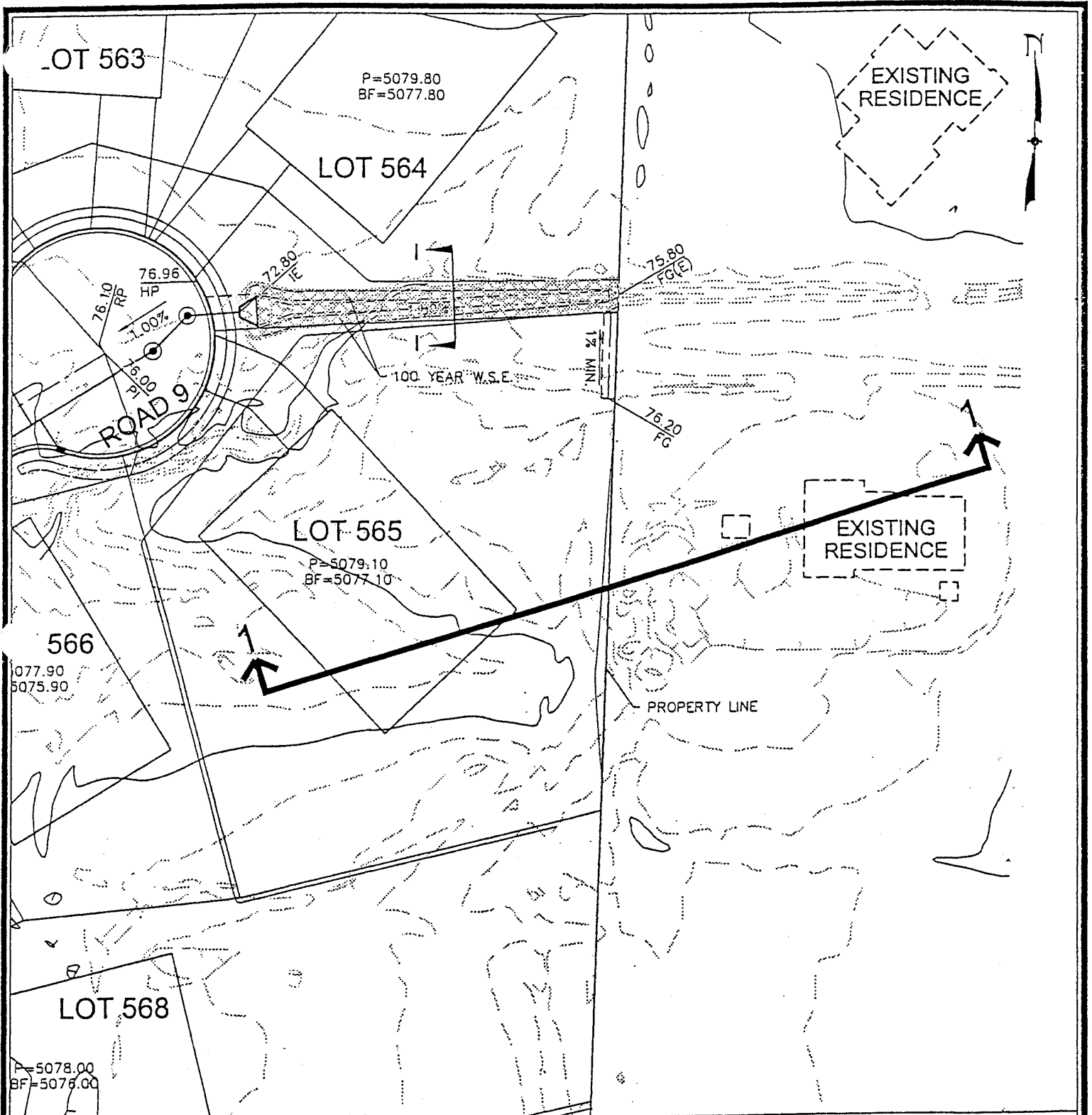


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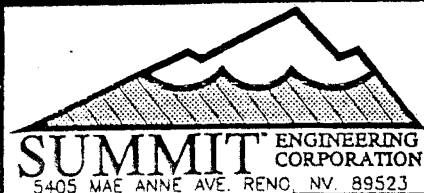


**SECTION #1:** FROM PROPOSED LOT 565 THRU EXISTING ADJACENT LOT TO THE EAST  
TAKEN ALONG LINE OF SIGHT TO PEAVINE PEAK

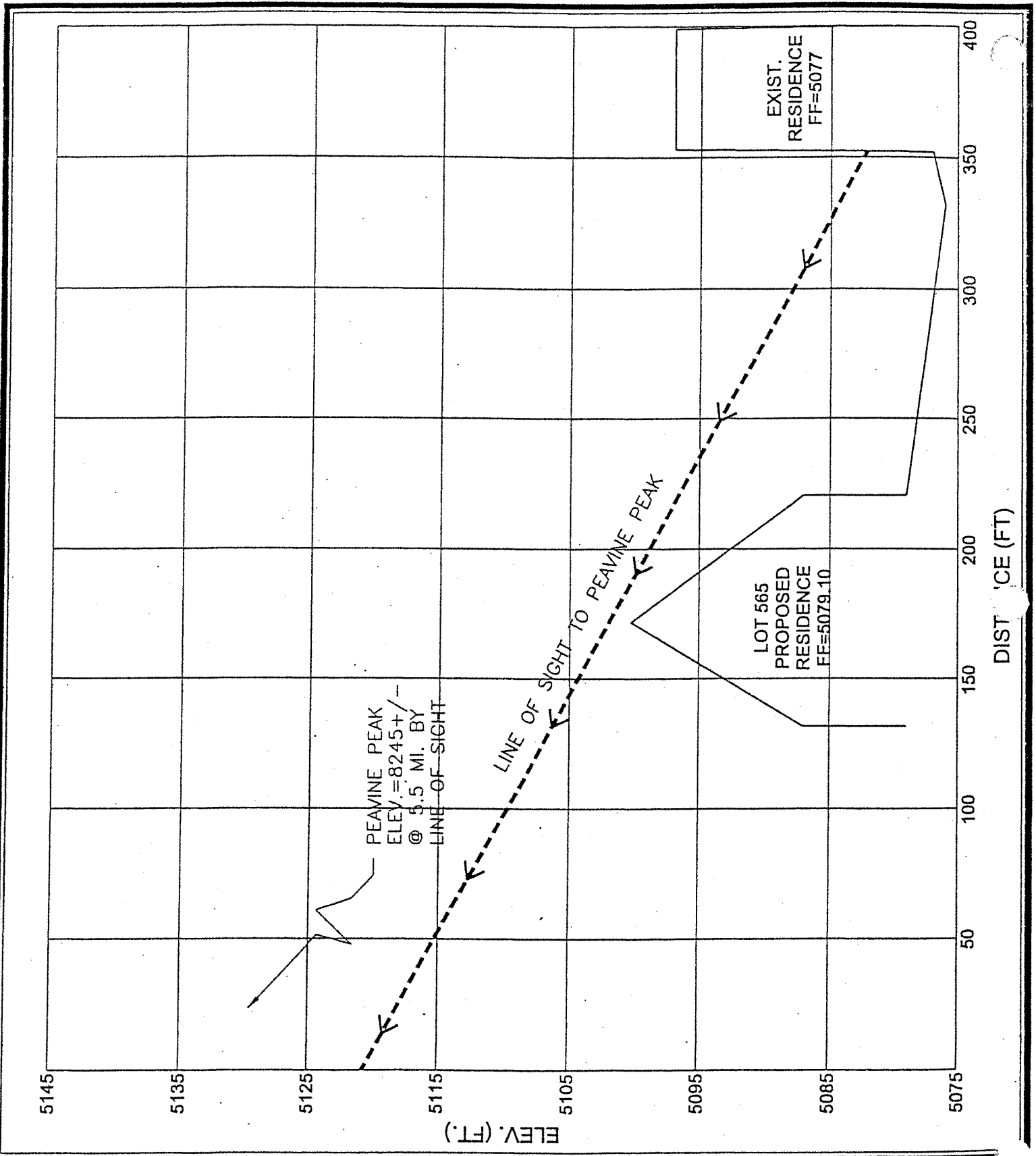
WILD STALLION ESTATES  
SECT. #1~ PROP. LOT 565  
THRU ADJ. EXIST. LOT

SCALE 1"=60'

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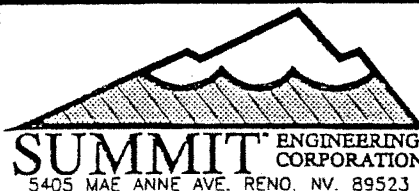


WILD STALLION ESTATES  
SECT. #1~ PROP. LOT 565  
THRU ADJ. EXIST. LOT

HORZ. SCALE=1"=50'

VERT. SCALE=1"=10'

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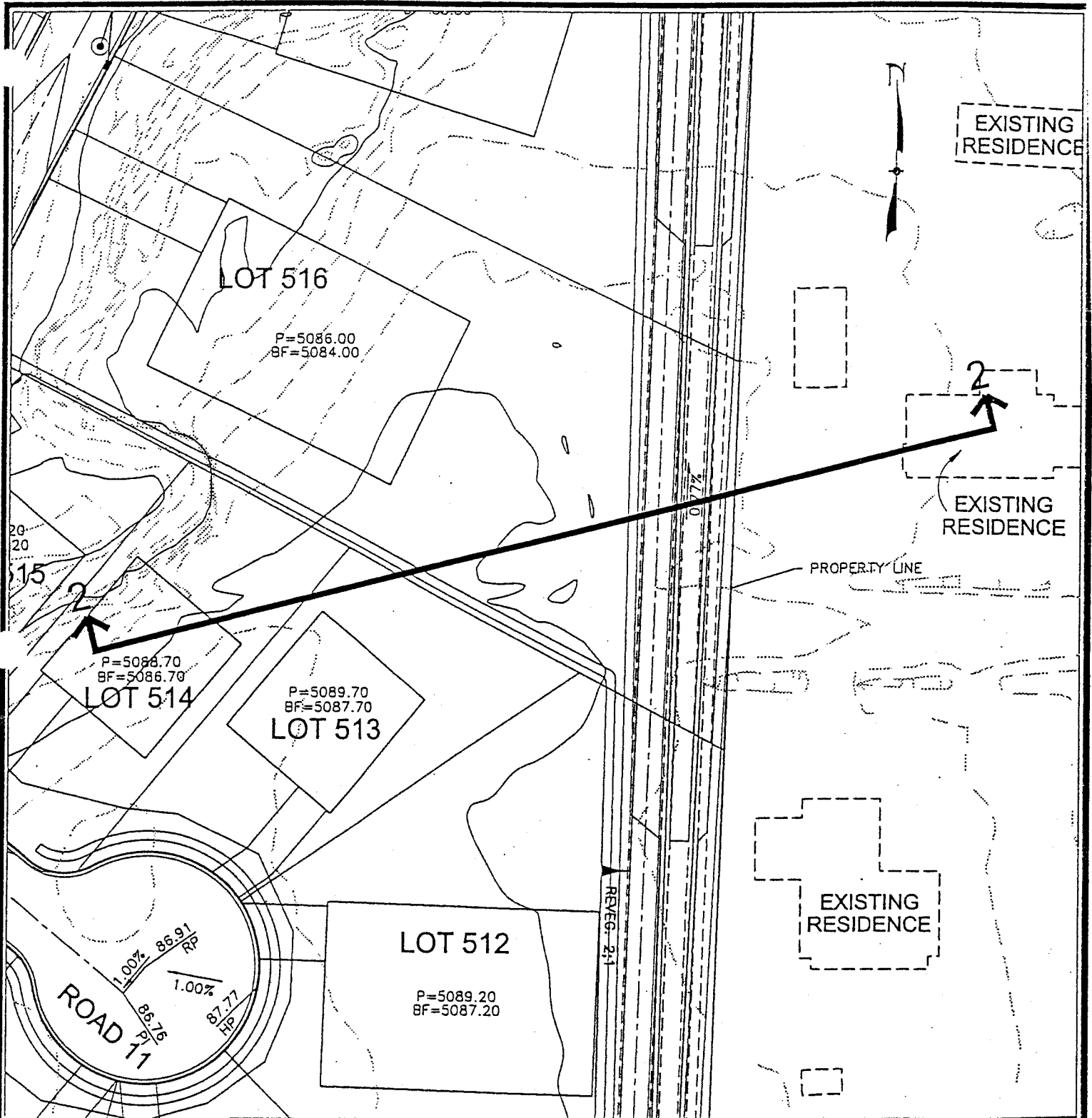


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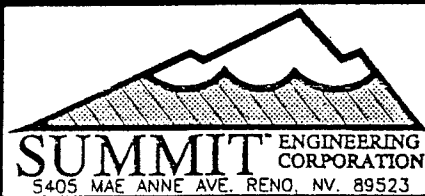


**SECTION #2:** FROM PROPOSED LOT 514 THRU EXISTING ADJACENT LOT TO THE EAST TAKEN ALONG LINE OF SIGHT TO PEAVINE PEAK

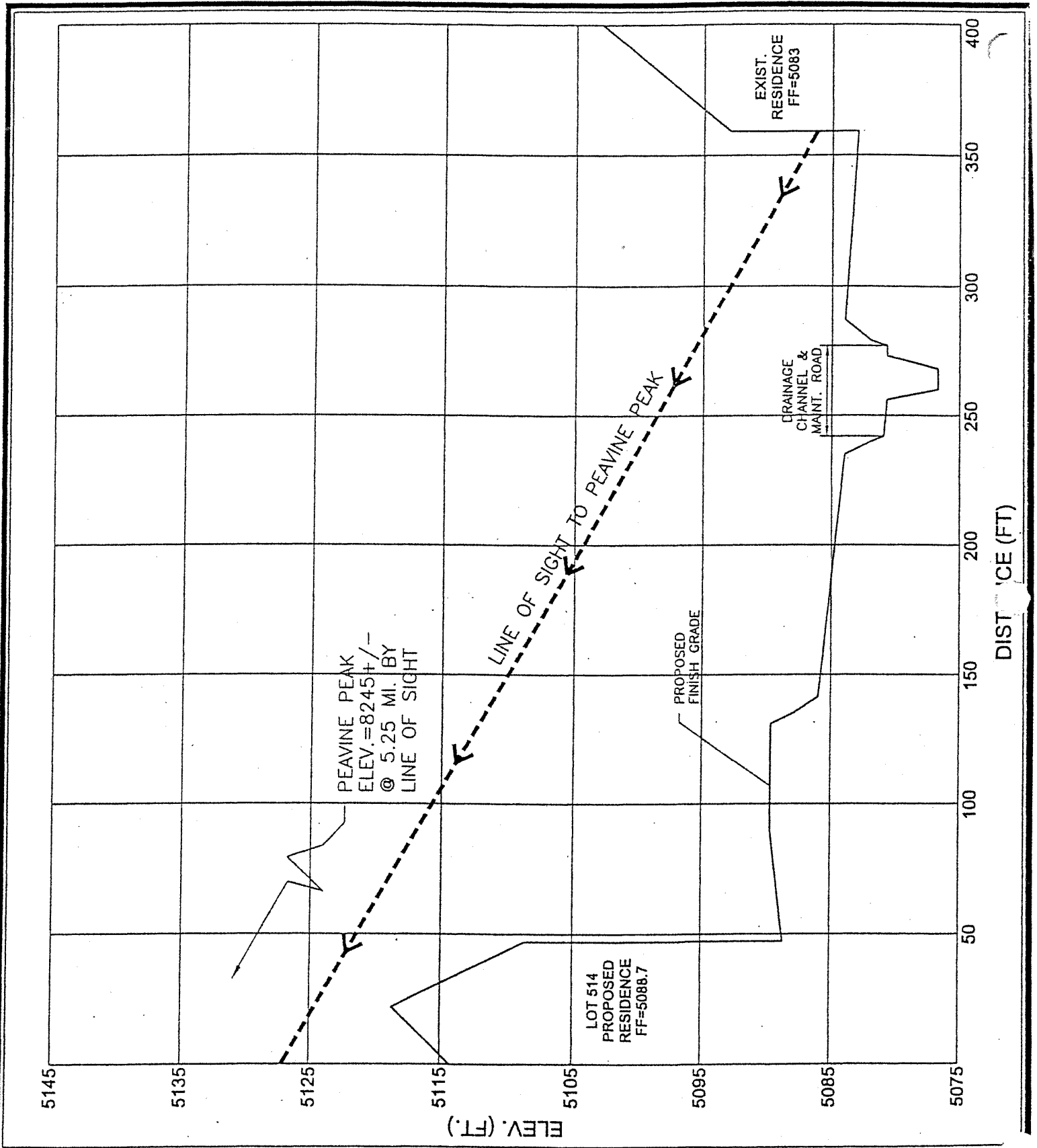
WILD STALLION ESTATES  
SECT. #2 ~ PROP. LOT 514  
THRU ADJ. EXIST. LOT

SCALE=1"=60'

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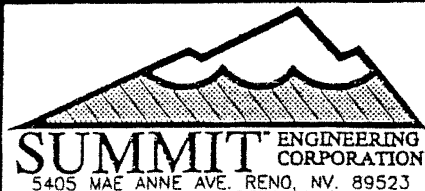
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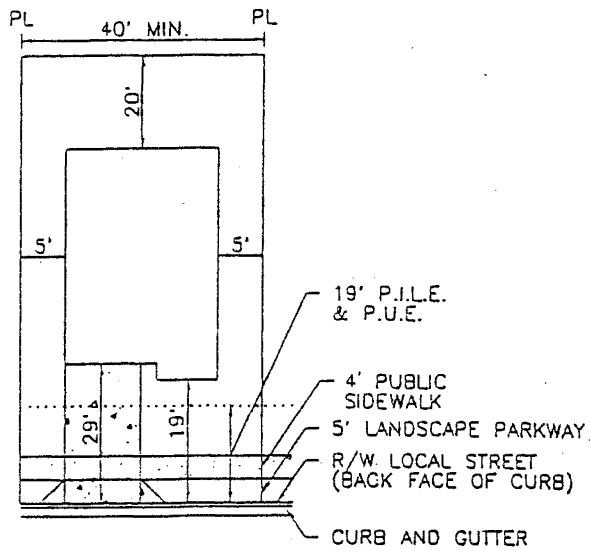
WILD STALLION ESTATES  
 SECT. #2 ~ PROP. LOT 514  
 THRU ADJ. EXIST. LOT

HORZ. SCALE = 1" = 50'  
 VERT. SCALE = 1" = 10'

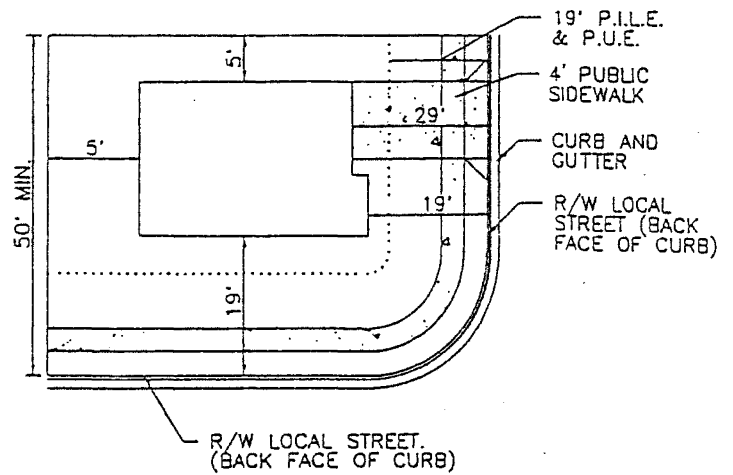
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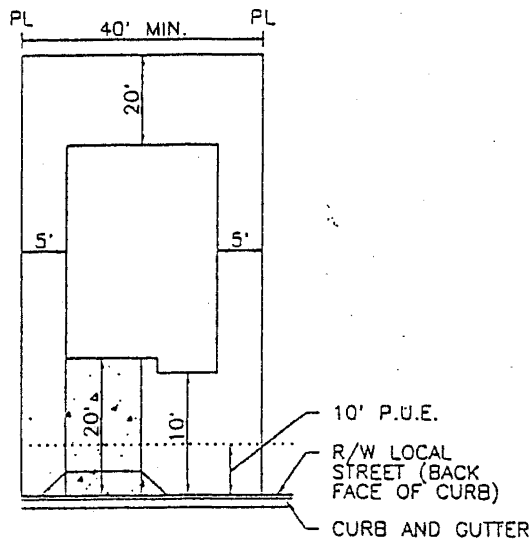
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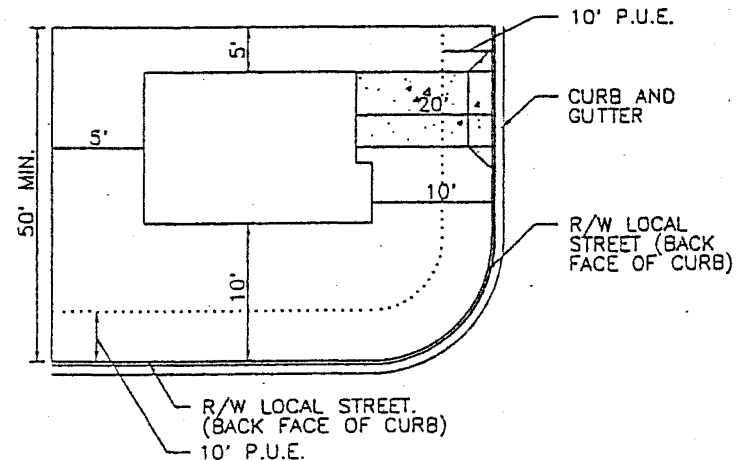
TYPICAL SETBACKS FOR  
INTERIOR LOTS WITH PARKWAY  
 (SETBACK DISTANCES ARE MINIMUM)



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



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



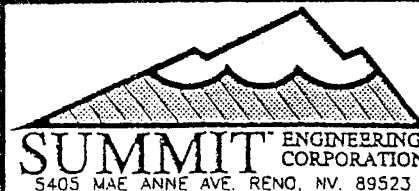
TYPICAL SETBACKS FOR  
CORNER LOTS WITHOUT PARKWAY  
 (SETBACK DISTANCES ARE MINIMUM)

RESIDENTIAL LOT TYPICAL SETBACKS

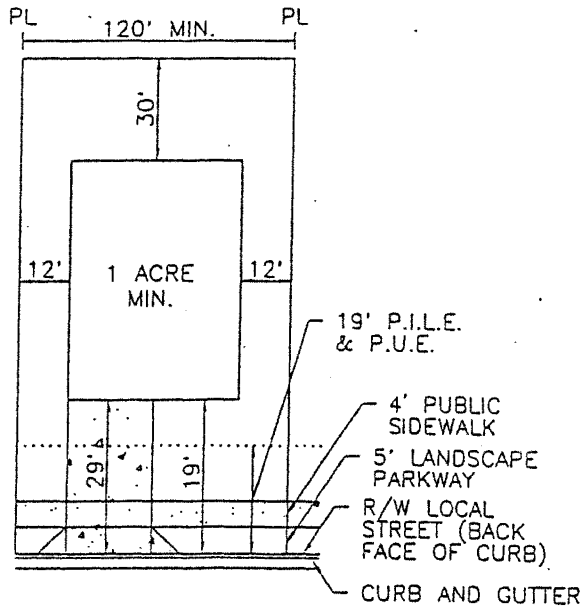
WILD STALLION ESTATES  
 RESIDENTIAL LOT  
 TYPICAL SETBACKS

NOT TO SCALE

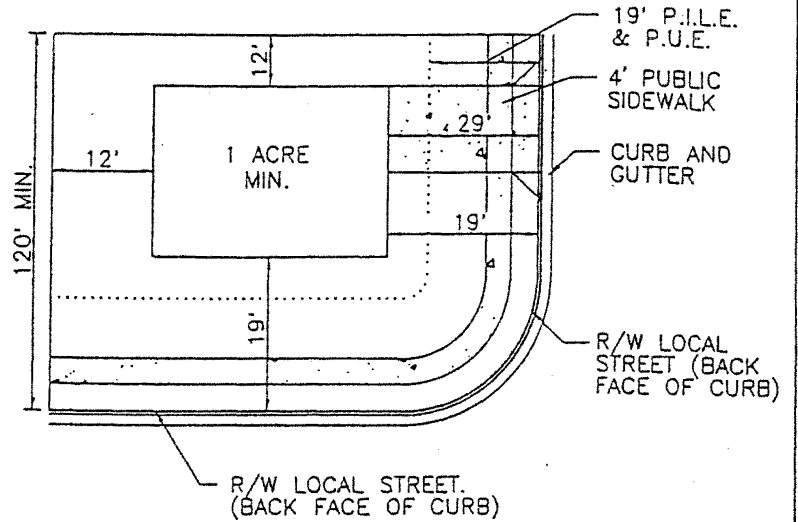
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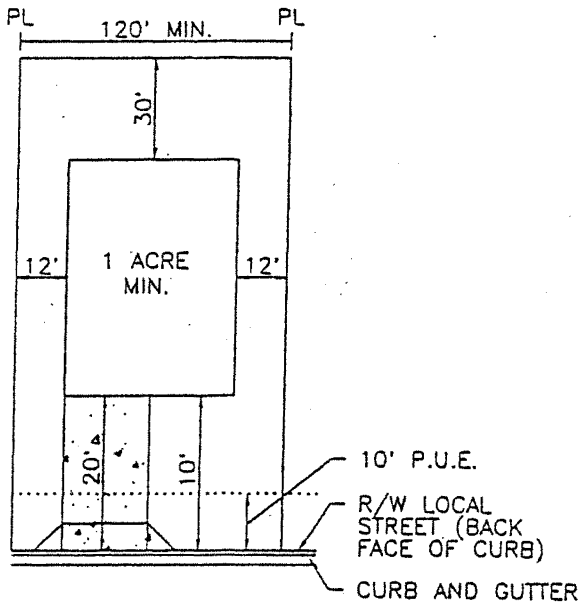
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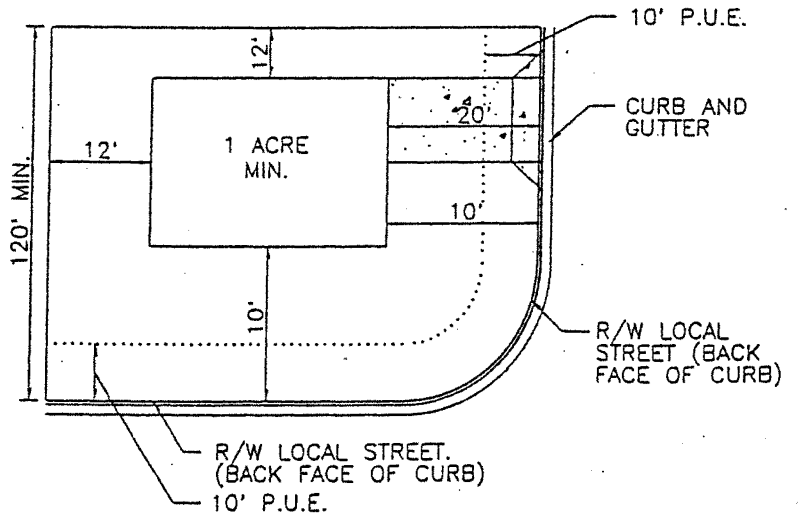
**INTERIOR LOTS WITH PARKWAY**  
(SETBACK DISTANCES ARE MINIMUM)



**CORNER LOTS WITH PARKWAY**  
(SETBACK DISTANCES ARE MINIMUM)



**INTERIOR LOTS WITHOUT PARKWAY**  
(SETBACK DISTANCES ARE MINIMUM)



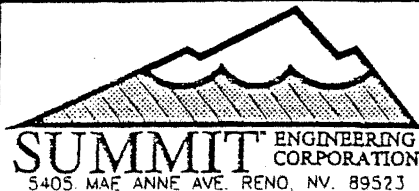
**CORNER LOTS WITHOUT PARKWAY**  
(SETBACK DISTANCES ARE MINIMUM)

**BUFFER LOT TYPICAL SETBACKS**

WILD STALLION ESTATES  
BUFFER LOT  
SETBACK DISPLAY

NOT TO SCALE

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# **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

*Acerrubrum* 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  
Spirea 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/Omnamental 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

## *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./Hawthorn

*Eleagnus angustifolia* Russian Olive

*Koelreuteria paniculata*/ Golden Rain Tree

*Robinia 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/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*

Calamagrostis x acutiflora/ Feather Reed Grass  
Festuca arundinaceus/ 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

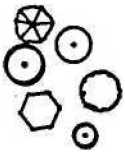
# ***PLANT LEGEND***

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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.**

Ceitis occidentals/Hackberry  
Gleditsia t.i./Thornless Honeylocust  
Prunus sp./Flowering Plum  
Pyrus sp./ FloweringPear

## **EVERGREEN TREES- 6' Min. Hgt.**

Pinus monophylla/Pinyon Pine  
Pinus Jeffrey/Jeffrey Pine  
Pinus nigra/Austrian Pine  
Juniperus scopulorum/Rocky Mtn. Juniper

## **SHRUBS - 1 GAL. MIN.**

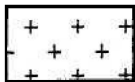
Corpus stolonifera/Redtwig Dogwood  
Mahonia aquifollum/Oregon Grape  
Artemisia tridentata/Big Sagebrush  
Chrysothamnus nauseosus/Rabbitbrush  
Purshia tridentata/ Antelope Bitterbrush

## **TRAIL SYSTEM**



Proposed Paths to connect between developments, neighborhoods and roadways.

## **NATIVE LANDSCAPE**



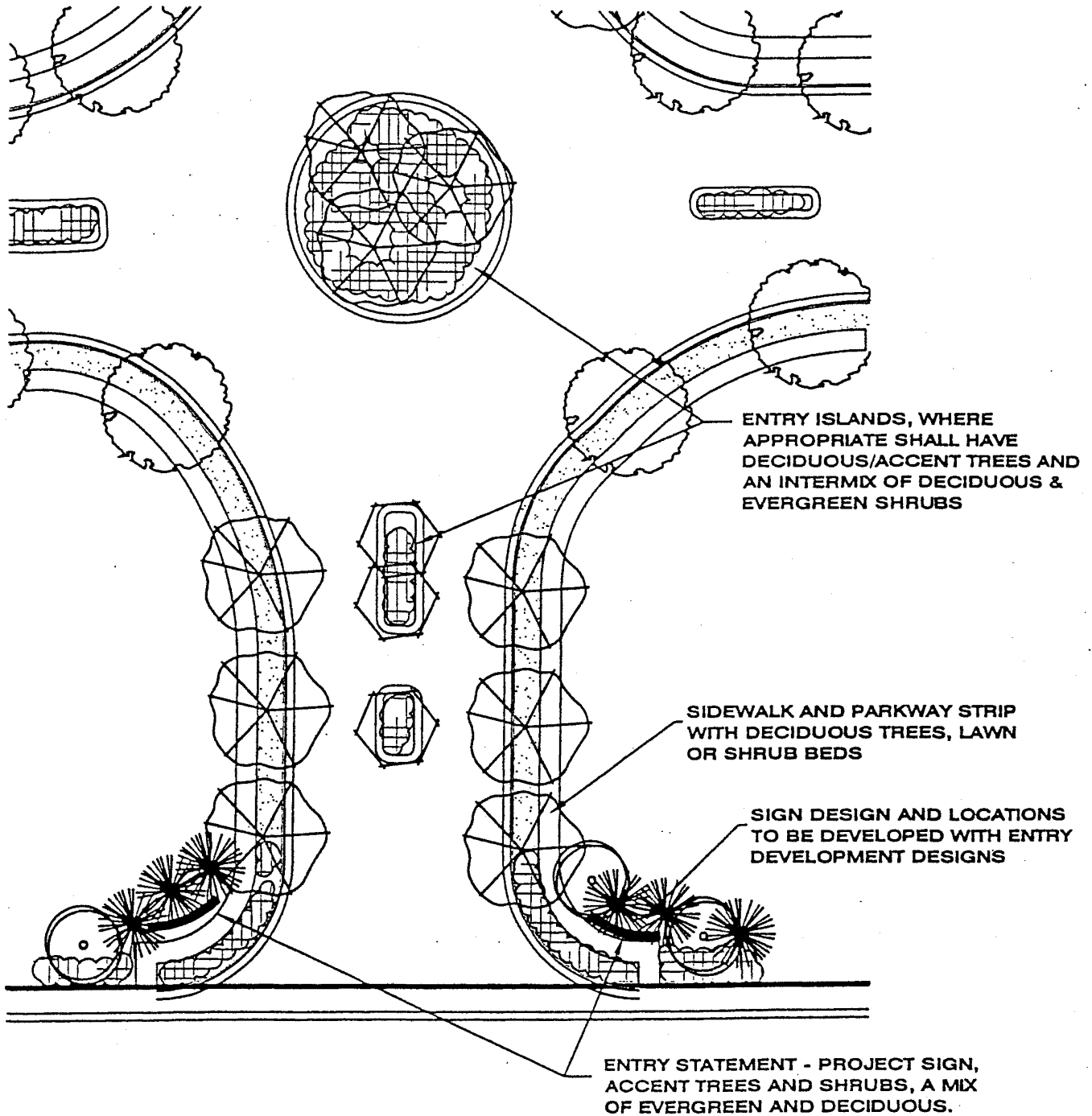
Existing native landscape to remain  
All areas disturbed by development construction to be revegetated with native plant materials.

**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



## 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.

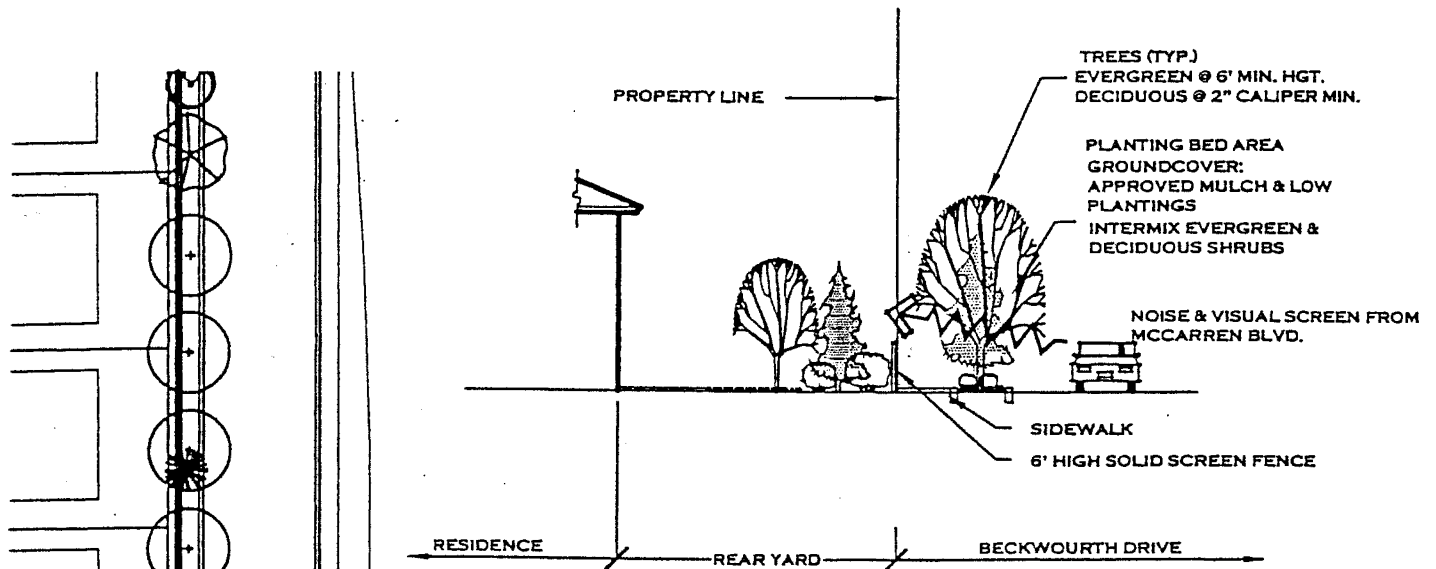
INTERMIX OF DECIDUOUS AND EVERGREEN SHRUBS SELECTED FROM THE DEVELOPED/ORNAMENTAL PLANT PALETTE WILL BE PLANTED IN THE ENTRY AREA. THE SHRUBS SHALL BE 60% - 5 GALLON SIZE AND 40% - 1 GALLON SIZE.

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

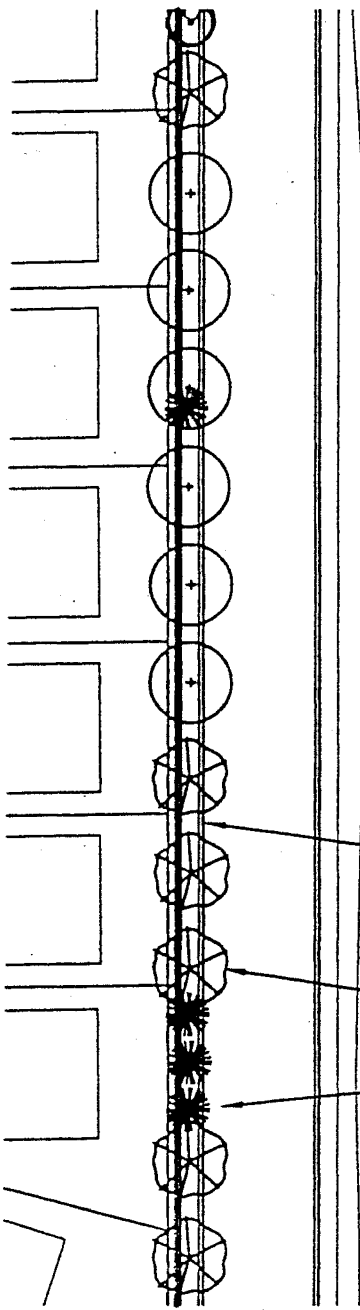
# BECKWOURTH DRIVE

## 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

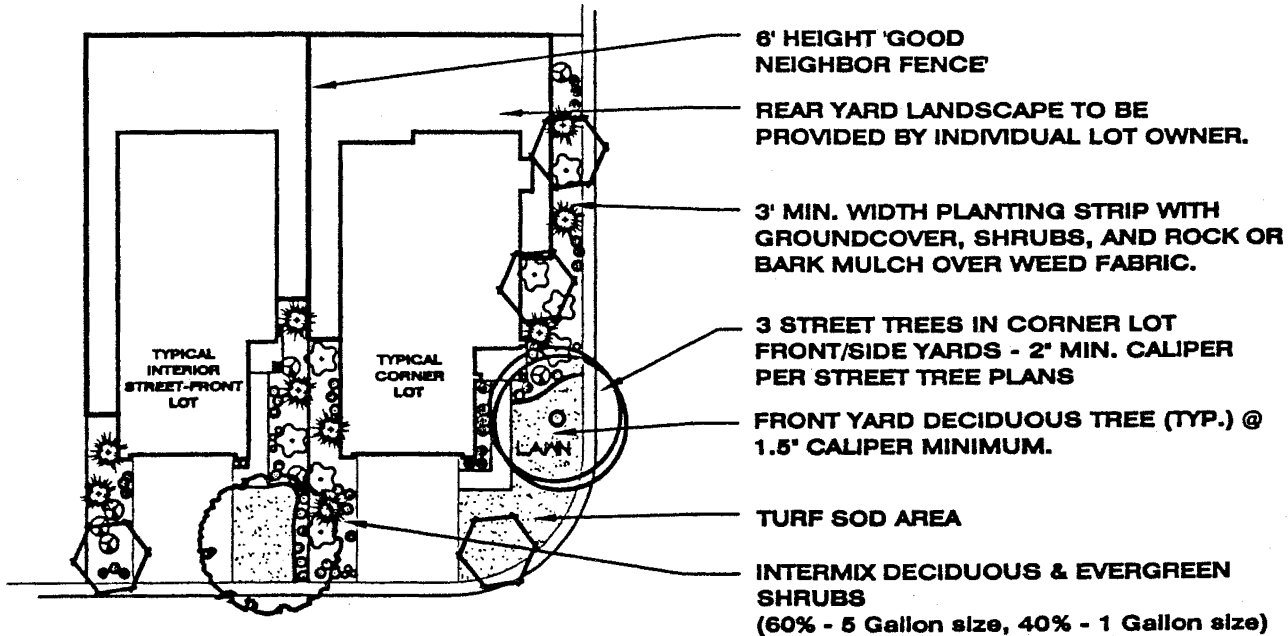
## RESIDENTIAL LANDSCAPE AREA

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

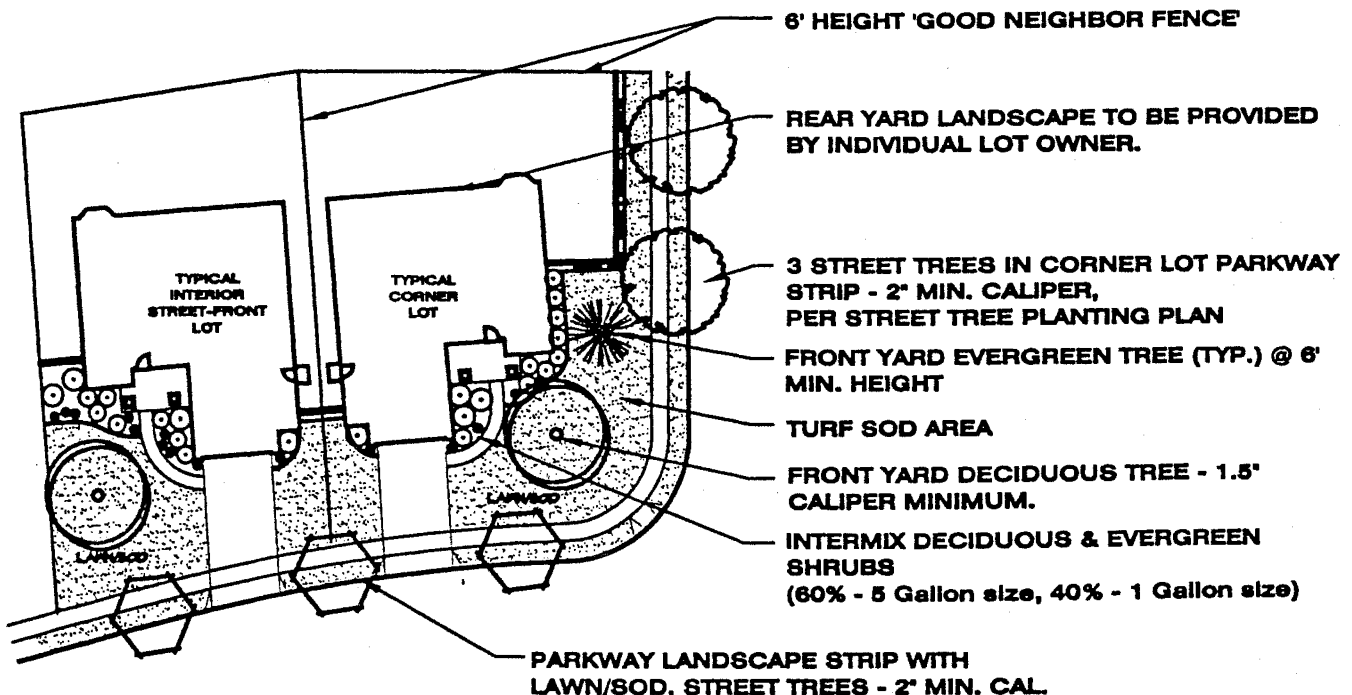
FRONT YARD LANDSCAPING AND IRRIGATION EQUIPMENT WILL BE INSTALLED BY THE BUILDER AND MAINTAINED BY THE HOMEOWNER.

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.

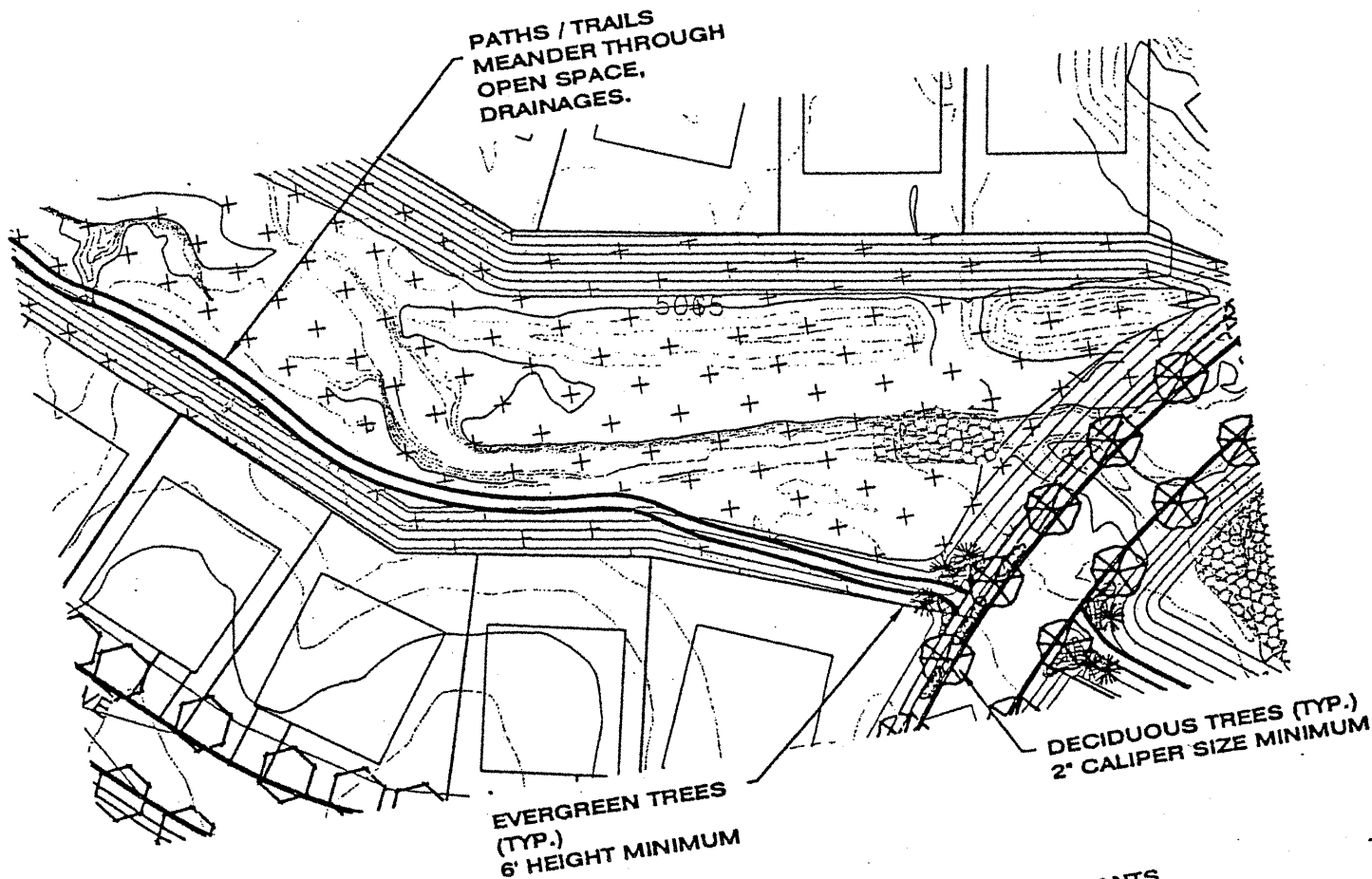


## LANDSCAPE PLAN



## LANDSCAPE PLAN WITH PARKWAY

# COMMON AREA/OPEN SPACE

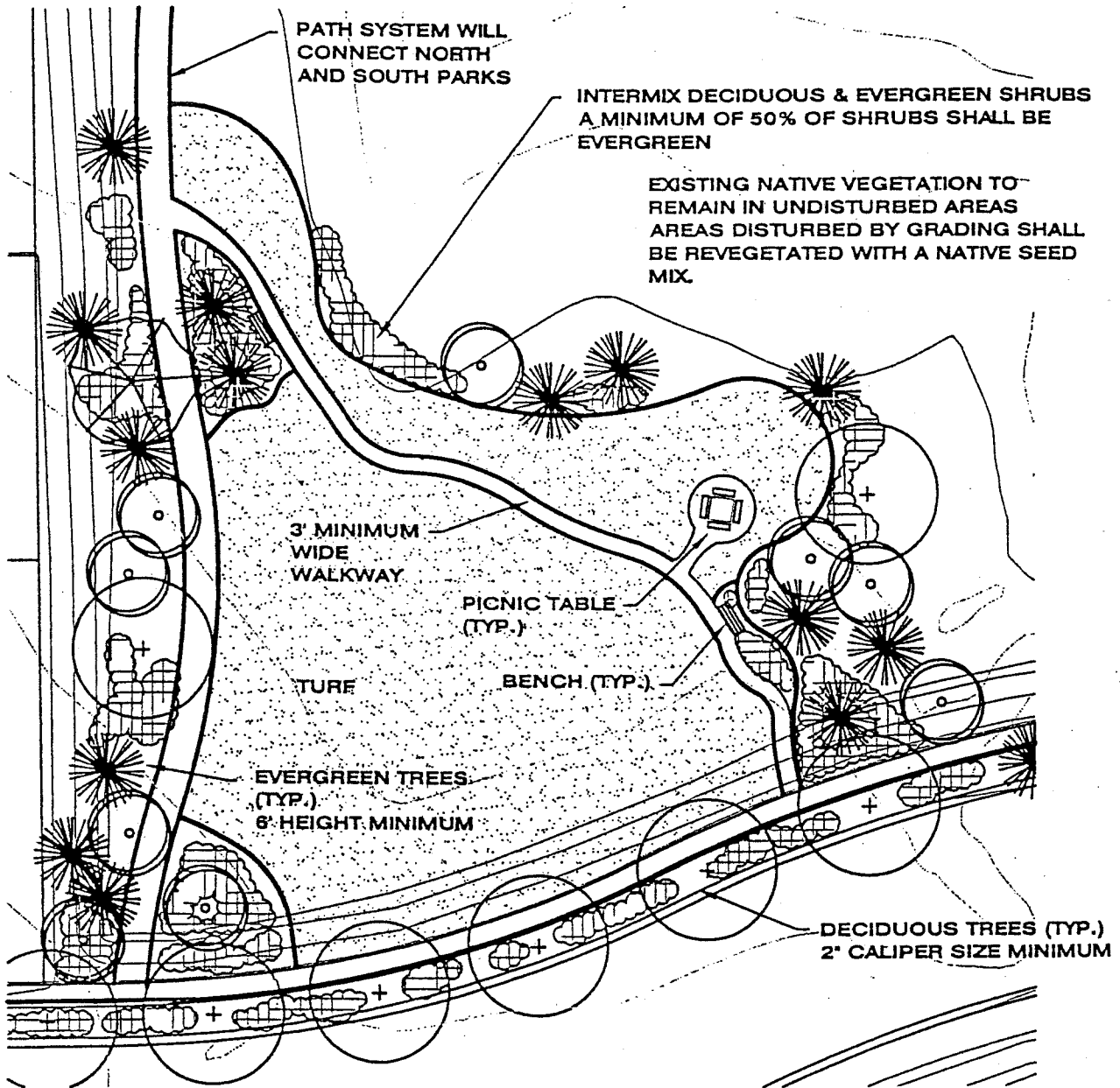


## COMMON AREA

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



### **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.

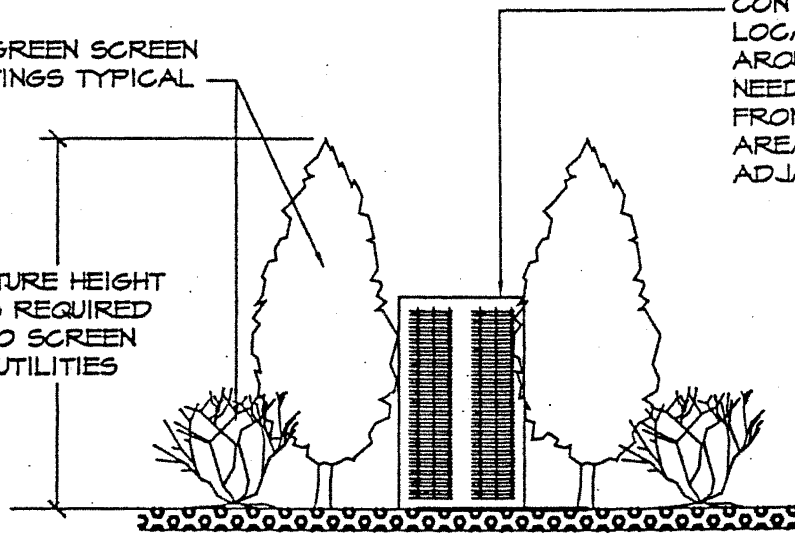
INTERMIX OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS SELECTED FROM THE TRANSITIONAL PLANT PALETTE WILL BE PLANTED ALONG THE WILL BE PLANTED IN THE POCKET PARK AREA. THE SHRUBS SHALL BE 60% - 5 GALLON SIZE AND 40% - 1 GALLON SIZE.

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

## Developmental Standards

## **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 projects 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.