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BK1
Requested By
RAMJ LLC
Washoe County Recorder
Kathryn L. Burke - Recorder

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NOTICE OF ADOPTION OF DEVELOPMENT PLAN
(NRS Chapter 278A)

Name of Development: Wildcreek Commercial Properties
Name of Plan: Wildcreek Commercial Properties Planned Development
Design Standards Handbook – Final Plan.
City File No: PCN 03040

NOTICE IS HEREBY GIVEN that on July 25, 2005 the City Council of the City of Sparks, Nevada, finally adopted the development plan for the above named development, whose legal description is attached as **Exhibit A**.

The plan supersedes a plan previously approved and recorded as indicated in the table attached hereto.

Pursuant to NRS 278A.570 (2) after this plan is recorded, all zoning and subdivision regulations applicable to the property described in Exhibit A cease to apply and are replaced with the plan attached as **Exhibit B** hereto.

Dated this 20th day of December, 2005

**WILDCREEK PLAZA LP
ADJUSTED PARCEL "1B"**

LEGAL DESCRIPTION

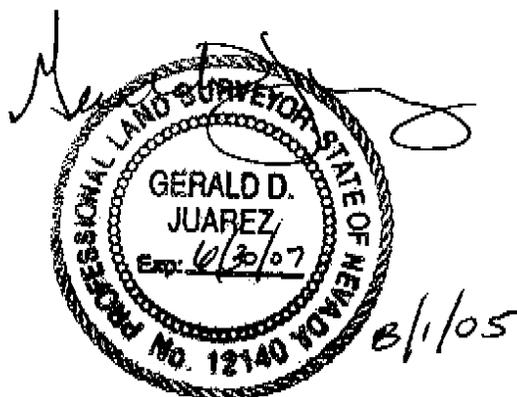
Situate within a portion of the North one-half (1/2) of Section Thirty One (31), Township Twenty (20) North, Range Twenty (20) East, Mount Diablo Meridian, City of Sparks, County of Washoe, State of Nevada, being more particularly described as follows:

BEING Adjusted Parcel 1B of Record of Survey No. 4569, File No. 3223400, Recorded June 1, 2005 as shown in the official records of Washoe County, Nevada.

Containing 77,931 square feet more or less.

The basis of bearing for this description is The North American Datum (83/94), Nevada West Zone a bearing of North 84°12'45" West between GPS monuments 2060 and 2058.

Prepared by:
Wood Rodgers, Inc.
6774 S. McCarran Blvd
Reno, NV 89509



Gerald D. Juarez
P.L.S. 12140

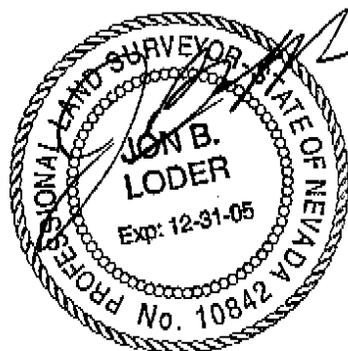
Exhibit

A

EXHIBIT ____

Parcel 3 as shown on Parcel Map 3308 filed as document 2193134 on March 27, 1998, situate within the Northeast ¼ of Section 31, Township 20 North, Range 20 East, M.D.M. having an area of 7.76 acres more or less.

Prepared by:
Jon B. Loder, PLS
Cornerstone Land Surveying, Inc.
395 Freeport Boulevard, #5
Sparks, Nevada 89431



10/19/05

Exhibit

B

WILDCREEK COMMERCIAL PROPERTIES PLANNED DEVELOPMENT

DESIGN STANDARDS HANDBOOK – FINAL PLAN

PREPARED FOR:

**RAMJ, LLC.
3886 MAYBERRY DRIVE, SUITE F
RENO, NV 89509**

AND

**WILDCREEK PLAZA, L.P.
1504 EUREKA ROAD, SUITE 230
ROSEVILLE, CA 95661**

PREPARED BY:

**K KRATER CONSULTING
571 RIDGE STREET
RENO, NV 89501**



WILDCREEK TOWN HOMES



WILDCREEK PLAZA

MAY 25, 2005

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PROJECT DESCRIPTION

The proposed Wildcreek Town Home and Plaza Planned Development is located in west Sparks at the intersection of McCarran Boulevard and El Rancho Drive. The project consists of two separate sites encompassing a total site acreage of 9.36 acres. The sites are located on the north side off McCarran Boulevard and are split by El Rancho Drive. The location of the project is depicted in FIGURE 1, Vicinity Map. FIGURE 2 depicts current surrounding zoning designations.

The portion of the project located on the west side of El Rancho Drive, from this point forward referred to as Wildcreek Plaza, is bounded on the north by Wildcreek Estates, a single family residential subdivision currently under development. The land to the west, which lies within the City of Reno, is an existing commercial development. The south property line is bounded by McCarran Boulevard and the east property line bounded by El Rancho Drive. This site contains approximately 1.6 acres which is currently vacant. This parcel is currently a portion of the old Wildcreek Estates parcel but was separated by a parcel map upon approval of the tentative plan. The property is currently zoned PD (Planned Development) and Master Planned for General Commercial development. Reference FIGURE 3 for the Wildcreek Plaza Site Plan.

The larger portion of the project located on the east side of El Rancho Drive, from this point forward referred to as Wildcreek Town Homes, is bounded on the west and north by El Rancho Drive, on the south by McCarran Boulevard, and on the east by existing Green Vista Drive and the Wildcreek Professional Park. The site consists of approximately 7.7 acres, which is currently vacant. The parcel is zoned PD (Planned Development) and Master Planned for HDR (High Density Residential Development). Reference FIGURE 4, PAGE 10 for Wildcreek Town Homes Site Plan. Approximately 142 town homes in an attractive landscaped setting are planned for this site.

PROJECT OVERVIEW

A Planned Development is being sought for this project for several reasons. First it is in the best interest of the developer, City of Sparks, as well as surrounding property owners to have these sites develop in an integrated manner. This form of development will ensure that individual building pads and residential units within the project will be developed in a manner which will complement each other as well as the surrounding area. Secondly, based upon the high visibility of the site, due to location, and the fact that these parcels lie at one of the "Entry Corridors" to the City of Sparks it is the intent of this submittal to provide a project which will be to a higher standard than would occur under standard zoning and development procedures. Third, with consistency and the custom tailored site design standards proposed for this project, the site will develop with a more aesthetically pleasing result. Fourth, the planned development will provide for a more straight forward and consistent review and permitting process for individual site users.

As mentioned above the location of the project is envisioned as an "Entry Corridor" into the City of Sparks. It is the intent of this PD to sharply delineate, from an architectural as well as site design aspect, the transition from the City of Reno entering into the City of Sparks.

Development within the City of Reno in this vicinity has occurred with an anchor store philosophy. Notable development within this corridor is the Home Depot Site located directly west of this project, and the Wall Mart / WinCo Foods center located directly west and across McCarran Boulevard from this site. It will be the intent of this project to establish a departure in site design, building size, land use, and architecture when crossing from the City of Reno into the City of Sparks.

The land use designations for the Plaza site will consist of two definite groups. The first group consists of general commercial uses such as video stores, banking facilities, general retail, personal service and similar uses. The second group will be chain restaurant and bar/restaurant uses.

The allowed Land Use designations for the Town Home site will consist of Town Homes for sale and ancillary structures.

Table 1 below lists approximate proposed number of dwelling units and square footage's of each of the above mentioned uses.

TABLE 1 – LIST OF ALLOWED LAND USES¹

Land Use	Wildcreek Town Homes (East)	Wildcreek Plaza (West)
Town Homes	142 dwelling units maximum	N/A
General Commercial	N/A	0 - 10,000 sq. ft.
Restaurant/Bar	N/A	0 - 5,000 sq. ft.
Maximum Allowable Dwelling Units	142	N/A
Maximum Allowable Commercial Area:	N/A	11,750 sq. ft.

¹ Reference Page 12 and 26 for a detailed list of allowed uses.

PLANNED DEVELOPMENT OBJECTIVES

As stated above it will be the intent of this PD to provide a project of significant quality and character to enhance this "Entry Corridor" into the City of Sparks. The following sections will outline general design, architectural standards, and will illustrate how this project accomplishes its intended purpose.

Note that separate design standards are listed for the Plaza and Town home projects. One goal of this handbook is to ensure compatibility between the commercial and residential portions of the project. This will be achieved with similar landscape palettes, use of earth-toned colors, and similar architectural details such as arches and articulated roofs. However, there will be no doubt that a commercial project lies west of El Rancho and a residential project lies east of El Rancho.

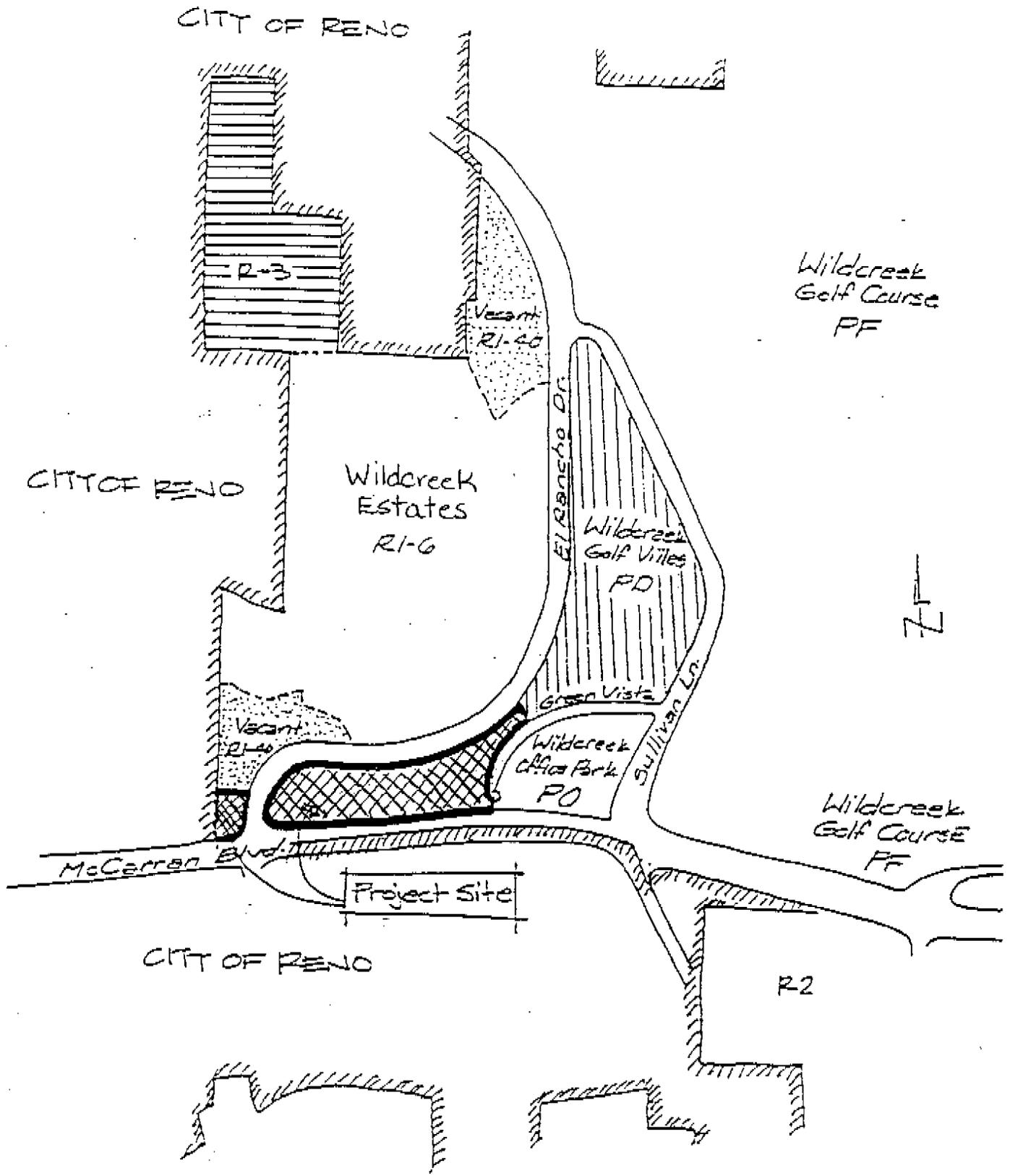


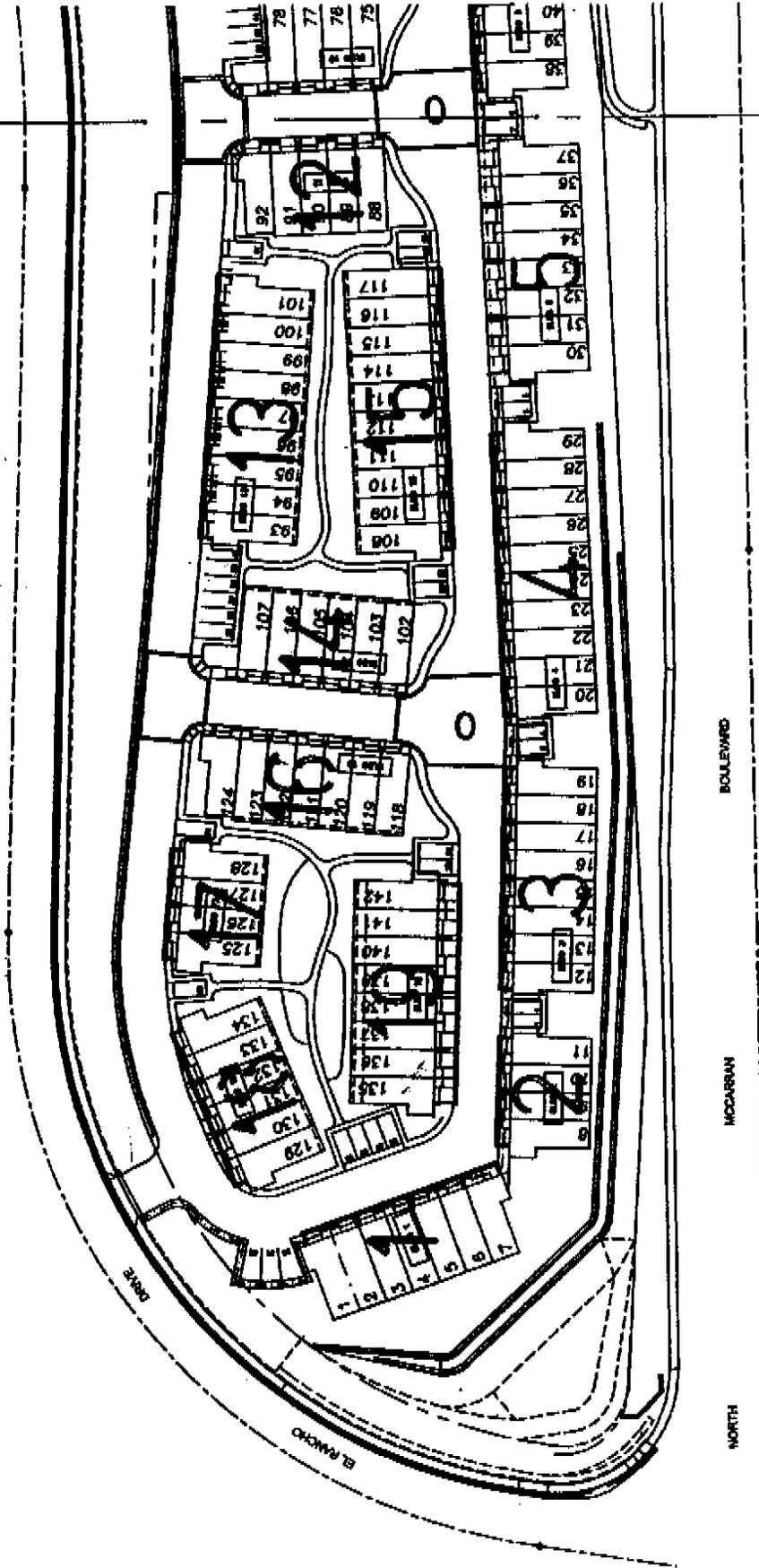
FIGURE 1 - VICINITY MAP

Notes:

Buildings 5, 7, and 19 have an additional 5' Setback from the private street with the additional setback used for a larger planter (8' depth) between the street and pedestrian walkway.

Buildings 1-7 have full views of the city skyline and Sierra Nevada Mountains.

Match Line



NORTH

MC CARRY

BOULEVARD

See pgs. 10-B

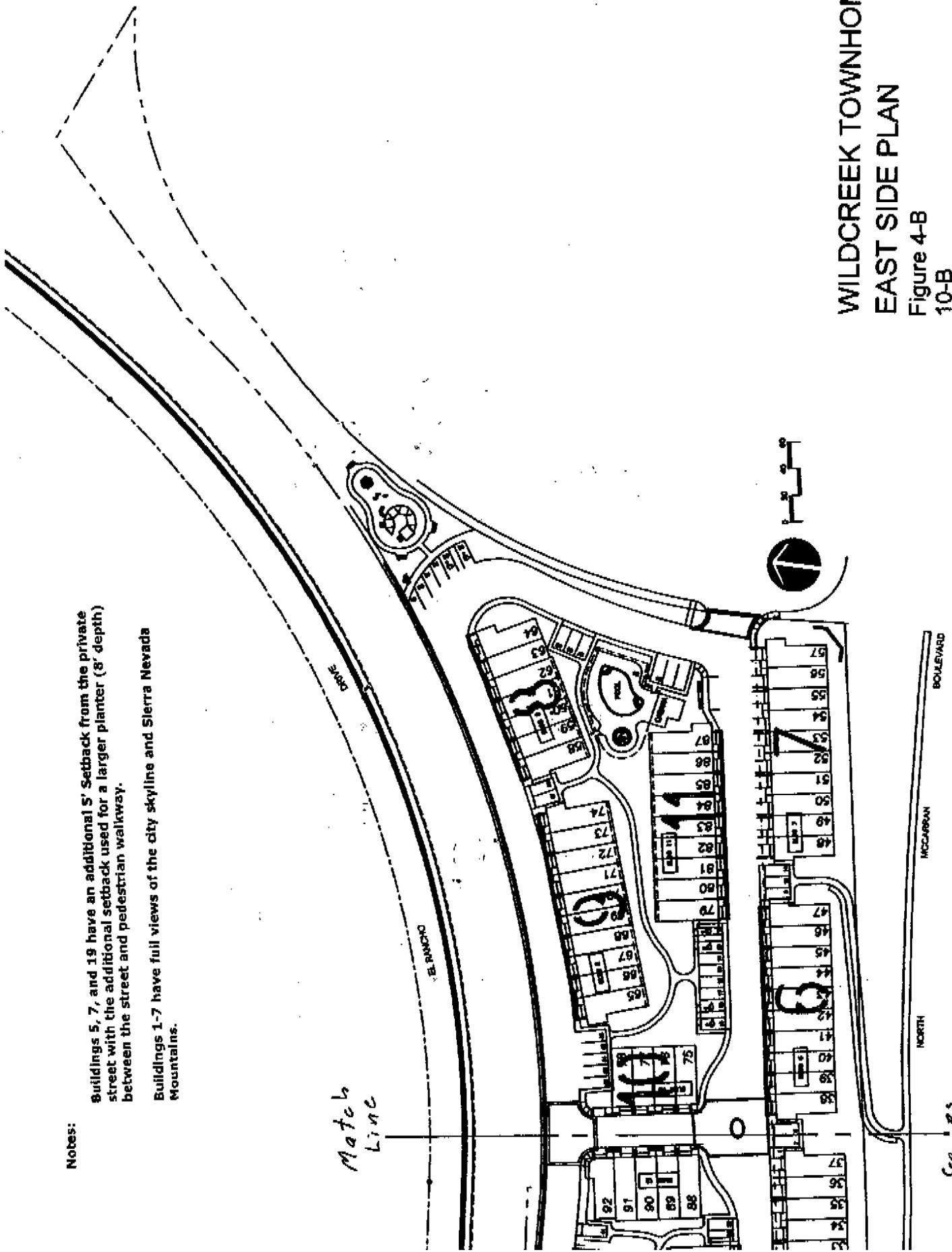
**WILDCREEK TOWNHOMES
WEST SIDE PLAN
Figure 4-A
10-A**

Notes:

Buildings 5, 7, and 19 have an additional 5' Setback from the private street with the additional setback used for a larger planter (8' depth) between the street and pedestrian walkway.

Buildings 1-7 have full views of the city skyline and Sierra Nevada Mountains.

Match
Line



WILDCREEK TOWNHOMES
EAST SIDE PLAN
Figure 4-B
10-B

See P. 10-A

GENERAL DESIGN STANDARDS

PURPOSE

The purpose of these General Design Guidelines is to outline uses and development standards for the Wildcreek Plaza and Wildcreek Town Homes.

The following sub-sections will outline allowable uses, site planning standards, landscape standards, site lighting, screening and fencing, signage and building architecture. These standards in addition to the CC&R's and Conditions of Approval are the structure to which future end users will be bound to design by.

CONFLICTS WITH SPARKS CITY CODE AND HANDBOOK STANDARDS

Where there is a discrepancy between the language of the text, details, and exhibits the more restrictive shall apply. When issues arise that are not covered in these Design Standards, the City of Sparks development Code, Title 20 inclusive of the Design Standards Manual, shall apply.

PARCEL SIZE AND STANDARDS – Wildcreek Plaza

The minimum parcel size for any subdivision within the Plaza development shall be 10,000 square feet. Setbacks from property line will be 20 (twenty) feet minimum along McCarran Boulevard. Setbacks from property line at El Rancho Drive shall be 20 (twenty) feet minimum along El Rancho where thirty feet or less landscaping is provided within the right-of-way, 0 (zero) feet along El Rancho where thirty feet or greater landscaping is provided within the right-of-way (rear building setback only), and 0 (zero) feet minimum from all other sides. All buildings or structures within the project shall maintain a minimum of 20 feet of separation and 30 feet maximum height limitation in accordance with the definition of building height contained within Sparks Municipal Code.

ALLOWED USES

Allowable uses within the Plaza site will be limited to the following.

- Retail Bakery
- Professional, business, civic, or public utility office
- Free Standing Automated teller Machines
- Financial Institutions
- Personal Service Facilities Conducted Wholly Within A Building
- Medical Offices and Clinics
- Drive Through Businesses (Limited to 1 Drive Thru at the Plaza Site)
- Restaurant with Bar Facilities
- Retail Stores
- Wholesale Stores
- Health Clubs
- Fueling Station
- Comparison Goods
- Automotive Service and repair

Site Plan Review

- A site plan review is required for all buildings associated with the above uses prior to the issuance of a building permit.

SITE PLANNING

Vehicular Access

The Wildcreek Plaza site will be accessed via the Northtowne development site located to the west as well as an all way entry from El Rancho Drive. The uses in the Wildcreek Plaza site shall be destination in nature, due to the limited access.

STANDARDS

- The access point on El Rancho Drive (Plaza) shall include designated acceleration and deceleration lanes to the City Engineers approval.
- A caution light triggered by an opticom system shall be installed on El Rancho Drive to the City Engineers approval with construction of the Plaza driveway.
- An opticom system shall be installed at the existing traffic signals at McCarran and Sullivan, and McCarran and El Rancho Drive to the City Engineers approval.
- All improvements will be required to meet the Standard Specifications for Public Works Construction and "A Policy on Geometric Design of Highways and Streets, 2000 ". Published by the American Association of State Highway and Transportation Officials.
- Improvements as required by Nevada Department of Transportation (NDOT).

Interior Site Circulation

Interior Site circulation shall be laid out in a manner which conforms to all City of Sparks Design Standards for aisle width and emergency vehicle access. Interior circulation patterns shall be laid out in a manner which will provide for logical traffic flow patterns and shall take into account service vehicle and delivery truck parking for deliveries as well as Disposal services.

STANDARDS

- Separate service and customer vehicle circulation shall be provided or, the property owner shall be required to maintain delivery times at non-peak hours for tenant uses to the satisfaction of the administrator.
- Provide directional signage to clearly delineate traffic flow patterns.
- All interior vehicle aisle ways will meet City of Sparks design standards.
- Signage to provide for clear delincation between drive thru aisles and travel ways.

Pedestrian Access and Circulation

- In order to provide pedestrian access to the Plaza, sidewalks will need to be constructed along the frontage roads which bound the project. A five foot concrete sidewalk shall be constructed along the El Rancho frontage of the Wildcreek Plaza Site. If required by N.D.O.T. or the City of Sparks, a ten-foot wide concrete pedestrian and bike path will be constructed along the McCarran frontage.

Interior pedestrian circulation will be handled by a system of concrete walkways that will extend along the frontage of the line shop and restaurant buildings as part of this development. Reference Pedestrian Circulation Plans located within Appendix "A".

STANDARDS

- Walkways adjacent to buildings shall be placed in a manner, which will provide safe and logical pathways from parking areas to building entrances, and from building to building.

- Where possible pedestrian walkways shall be set away from buildings and buffered with landscape areas.
- Maintenance of common areas shall be the responsibility of the property owner(s) via reciprocal access easements and maintenance agreement(s). The property owner(s) shall provide documentation of the above prior to issuance of a Certificate of Occupancy for the first building.
- Walkways shall be placed to limit pedestrian traffic into major vehicle travel ways.
- Appropriate lighting shall be established for pedestrian pathway use at night.
- Sidewalks and crosswalks shall be provided to connect the plaza site to the Northtowne development at the reciprocal easement access road.
- Pedestrian crossings shall be placed to provide for a safe access path, from parking areas to the shopping areas sidewalks.
- A pedestrian Circulation Plan shall be required delineating pedestrian crosswalks, sidewalks, parking and planting areas with the submittal of the improvement plans to the approval of the administrator.
- All project entries shall include a sidewalk on one side (min.) through the project entry connecting to the internal sidewalk system.

Parking

Parking layouts shall be specifically tailored to the individual use of each site. All parking shall conform to City of Sparks Municipal Code and other design requirements. Parking areas shall be laid out in a logical manner, which will provide the safest and easiest access to the intended building.

STANDARDS

- Promote accessible, efficient and safe vehicular and pedestrian circulation.
- Reduce the visual impact of large expanses of pavement in large paving areas.
- Limit parking along project boundary.
- Parking space requirements shall be in conformance with City of Sparks design requirements for number and dimension.
- Provide handicapped parking at building entries.
- Long driveways and expansive parking areas shall be avoided.
- Separate parking areas with landscaping.
- Utilize sidewalk curb and planter area curbs instead of wheel stops while still providing a 4 foot clear landscape area or walkway.
- Maximum allowable vehicle overhang shall be 24 inches.
- Parking removed or associated with the access road within Northtowne development shall meet City of Reno standards.

SITE DESIGN

Landscape Architecture

Landscape design standards are intended to promote an identifiable image, while providing a consistent theme of planting materials and landscape design style throughout the project. Parking lot landscaping shall be installed by the developer of the parcel prior to certificate of occupancy or bonded with the City of Sparks Planning Department. All landscaping within a property shall be maintained by the common area maintenance association.

STANDARDS

- Minimum site area to be landscaped, Plaza site: 37.6%, to the approval of the administrator (excludes right-of-way).
- Plants and plant materials shall be used which are drought resistant.
- An efficient irrigation system shall be utilized in conjunction with grouped plantings according to water use.
- Strap or walk on bark mulch shall be placed in all landscaped areas.
- All projects shall be maintained in a neat and attractive condition.
- Planting areas shall be bermed and sculpted.
- Plantings shall be used to break up large parking areas and aisle ways.
- One tree shall be planted for every 500 square feet of landscaped area within the subject parcels. Six shrubs shall be planted for every tree. 50% of deciduous trees shall be 1.5" in caliper and 50% shall be 2.5" in caliper. 75% of evergreen trees shall be six feet in height and 25% shall be eight feet in height. A variety of evergreen and deciduous trees shall be provided to the approval of the administrator. 50% of shrubs shall be 5-gallon in size, 30% 2-gallon in size and 20% 1-gallon in size.
- Trees shall be planted in a manner to provide shade and winter wind breaks.
- Rockery landscape walls shall be integrated into the landscaping with intensive landscaping between the walls.
- Angel hair bark mulch will not be permitted.
- Planting areas shall be designed to achieve 90% coverage of any disturbed area after three years of growth.
- Non living material (bark, mulch, or stone) may not be used for more than 10% of the total landscape area of the parcel based on the requirement to achieve 90% coverage.
- A master landscape plan for the Plaza site shall be required with the submittal of the Improvement Plans to the approval of the administrator.
- Landscaping in the form of ground cover shall be provided from the outside edge of the street pavement to the ultimate street right-of-way to the approval of the administrator. In addition, trees spaced an average 40 feet on center (large size specimen trees) shall be placed along the entire length of the property lines fronting El Rancho for the Plaza. Deciduous trees shall be a minimum 2.5" caliper and evergreen trees shall be a minimum six feet in height along El Rancho. Six 2-gallon shrubs shall be provided for each tree.
- Landscaping shall be installed at the perimeter of the site to the satisfaction of the administrator prior to the issuance of the first building permit.

- Landscape plans are required at site plan review to the approval of the administrator.
- All landscaped areas will be maintained in a neat and attractive condition at all times. Minimum requirements include replacing dead or dying plant materials, mowing, watering and general clean-up.
- One tree shall be planted for every 20 lineal feet of McCarran Boulevard frontage. Said trees may be grouped to avoid the creation of sight-distance impacts at project driveways.
- Parking lots shall be separated from buildings by a landscape strip or a combination of a landscape strip (4' minimum) and sidewalk at least nine feet wide (that includes a two foot concrete strip for vehicle overhang within the nine foot width), to the approval of the administrator. If using only a landscape strip, it must be a minimum of five feet wide plus an additional two feet of concrete for vehicle overhang.
- A landscape buffer of at least twenty feet in width from the right of way shall be constructed along McCarran Boulevard except for driveways. These landscape areas shall be planted with trees and shrub groupings.
- Entry roads shall be landscaped in a parkway landscape theme with large canopy trees.
- All slopes shall be attractively landscaped with intensive planting, including trees and shrubs.
- Landscaping shall be placed on all sides of the building perimeter to the approval of the administrator.
- Any landscaping area in the Northtowne development related to the access road shall comply with City of Reno standards.

Plant Material

Recommended plant materials and size distribution are listed the Landscape palette located within Appendix "A".

STANDARDS

- Plants selected shall be grouped with those that have similar growing requirements. This reduces the problem of over watering, and shading out plants that have adapted to one set of conditions.
- In areas where screening is needed, the plants selected will be evaluated for their screening effectiveness. Evergreens that branch close to the ground will be favored.
- Plant material shall conform to City of Sparks Design Standard requirements for size and quantity. Where there is a discrepancy, the more restrictive shall apply.
- Landscaping shall be provided that integrates the Plaza site into the Northtowne development at the reciprocal easement access road.

Irrigation

STANDARDS

- Drip and lawn areas shall be zoned for exposure, i.e. north with east exposures, and south with west exposure, isolating all four exposures whenever practical.
- Provide adequate water to establish and maintain landscape plantings and promote water

conservation.

- All planting areas shall have automatic irrigation systems.
- Irrigation systems shall be designed to provide complete and adequate coverage while using water-conserving methods.

Walls and Fencing

Freestanding walls and fencing shall be used to screen unsightly features. Fences and rockery walls shall be used to divide the project into different areas.

STANDARDS

- All freestanding walls and fencing shall conform to City of Sparks Design Standards for maximum height and setback from roadways and drive aisles.
- Freestanding walls and fencing shall be consistent throughout both sites and shall establish architectural transition.
- Freestanding walls and fencing shall be compatible to building architecture for color and finish.
- Freestanding walls and fences shall not be placed in areas where pedestrian and vehicular traffic line of sight will be blocked.
- Freestanding walls shall step, rather than slope, to accommodate grade change.
- Any fence or freestanding wall materials and location shall be to the approval of the administrator.
- Freestanding walls shall be made of slump stone.

Site Grading

Site grading shall be done in a manner to create as little impact to surrounding areas as possible.

STANDARDS

- Site grading shall conform to City of Sparks Design Standards.
- Site grading cut and fill slopes shall be a maximum of 3 feet horizontal to 1-foot vertical adjacent to McCarran Boulevard. 2 feet horizontal to 1 foot vertical slopes may be utilized adjacent to El Rancho and all other boundaries to the approval of the administrator.
- Rockeries shall be utilized to take up grade and breaks up long cut and fill slopes in order to provide planting areas.
- All cut and fill slopes shall have drainage cut off ditches located at the top and or bottom of the slope.
- Rockeries shall be a maximum of 5 feet tall except where not visible from McCarran Boulevard or El Rancho Drive, where six foot max heights are permitted.
- 2: 1 cut and fill slopes exceeding 6 vertical feet shall not be allowed adjacent to McCarran Boulevard or El Rancho Drive to the approval of the administrator.
- Fencing on top of retaining walls/rockeries shall be decorative metal.
- All retaining walls shall be required to meet seismic, and static pressure loads.

- Separate permits for retaining walls with structural engineering are required.
- Special inspection of retaining walls shall be required.

Site Lighting

Lighting will be utilized to enhance site safety as well as provide another form of architectural relief to the site. Reference Site Lighting Details located within appendix "A" for lighting standards and type.

STANDARDS

- Site lighting will be functional and shall be placed to illuminate drive aisles, parking areas, and pedestrian pathways.
- Site lighting shall be screened to prevent spillover into adjacent properties.
- Entrances and accents shall be identified with distinctive lighting.
- Parking lot area lighting shall be Craftsman in style and consistent throughout the site. These lights will not be used for areas adjacent to the project boundary where screening of spillover light is necessary. Along project boundaries shoebox style lighting shall be utilized to eliminate light spillover.
- Building and architectural lighting shall be indirect and Craftsman in style.
- Pedestrian lighting shall be illuminated in a manner to provide sufficient and even light spread.
- Parking lot and drive aisle lighting shall be placed as to not conflict with site landscaping or structures.

ARCHITECTURE

Purpose

The architectural design shall be a Craftsman style. The intent is that there shall be no misunderstanding that one is leaving the City of Reno and entering the City of Sparks. The Craftsman motif shall promote design creativity by establishing the architectural design standards to be that of Craftsman only.

Architectural standards prevent disorder without impeding the diversity within the context of an overall unifying theme.

Architectural standards consider the following elements of design: Space, Form & Mass, Scale, Proportion, Rhythm, Color & Materials and Light & Shadow.

Reference Appendix "B" for Plaza Architecture - Elevations.

Architectural Character

Purpose

Character standards establish a distinct and consistent Craftsman style theme for an identity for the Wildcreek Plaza site while accommodating variations with individual building design.

Style for the Plaza site shall incorporate the following design elements:

- Stepped building forms
- Arches
- Arcades
- Columns
- Articulated Roofs in keeping with the architectural style
- Cornice Detailing

Reference Craftsman Style Architecture Elevations on pages 59 and 60.

STANDARDS

- Buildings within the same project and of a similar type shall be designed with compatible or common architectural features, styles and materials.
- Auxiliary structures such as trash enclosures, phone booths, vending machines, and automated teller machines shall be integrated into the overall design of the particular project.
- Buildings shall be compatible in mass, height, material and color and incorporate common design elements such as landscaping, signage and lighting.
- Window treatments shall be incorporated to enhance architectural quality to the structure.

Form and Mass

Purpose

Proper scale and proportion ensures building massing shall blend with surrounding buildings and human scale. Scale is the relationship of the parts of a building to the whole building and to human observation. Scale has very little to do with size. Effective design uses scale to make large buildings produce a feeling of "human scale" and can make a modestly sized building feel "monumental."

STANDARDS

- Individual building design shall address the visual and physical relationship to adjacent uses to avoid dominating the surroundings by either relative size, activity or function.
- Vary building heights, lengths and setbacks to define different functions, such as office and retailing.
- Use building forms to create comfortable pedestrian areas which are protected from wind

exposure but which receive sun exposure.

- Variation in massing shall promote establishment of pedestrian spaces and visual cohesion.
- Utilize fenestration changes, material changes and arcades at the building base to promote a human-scaled pedestrian oriented setting.

Articulated Surfaces/Textures

Purpose

The purpose for using articulated surfaces and texture is to avoid creating blank wall appearance. Articulation diminishes the appearance and presence of long walls into a feature that blends with surroundings and is visually pleasing.

STANDARDS

- Variations in building height, setbacks, roof forms, scale, proportion, materials, colors, reflectivity, light & shadow, and façade panels shall be used to avoid long, straight, visually uninteresting building facades.
- Building walls shall be offset and/or articulated to create visual interest. Design of offsets shall be based on the scale of the structure and with consideration of adjacent developments and visibility.
- Awnings, windows, columns, pilasters, color or change in material shall be used to add visual interest and scale to long uninterrupted walls.
- Reveals, recesses, projections or attachments shall be used to establish variations in wall and window surface planes.
- Buildings shall be finished on all sides.
- Landscaping upon installation adjacent to buildings shall be used to break up long horizontal eave lines.
- If a building backs to the hillside and is proven by the developer not to be in public view, portions of the articulation requirements on the building facing the hillside may not require extensive articulation to the approval of the administrator.

Colors and Materials

Purpose

Colors and materials need to be carefully specified to ensure an integrated appearance within the development.

STANDARDS

- Multiple colors applied to a single building shall relate to changes in form and material so as

not to appear arbitrary.

- Warm, light colors and earth tones shall be used for the primary surface color.
- Bright colors can be used for accents, window frames, doors and details but may not be used for the predominant building color since they cause glare and are visually dominating.
- Colors and materials of roofs and facades facing a public street or primary parking area shall be consistent throughout.
- Acceptable materials include decorative block, brick, tile, stone, wood, simulated wood, glass, exterior cement plaster, and composition panels that will achieve the requirement of the Craftsman theme.
- Pastel colors are specifically prohibited.
- Accent colors shall include blues, grays, greens and shades of those related palettes.
- Colors and color palette should reflect the Craftsman era and theme.
- All vertical surfaces shall be treated with anti-graffiti coating.

Building Materials – Facade Standards

- Wood Stucco, or simulated wood siding, split faced or fluted concrete block or combinations of various textures shall be used only as they relate to Craftsman theme architecture.
- Glass shall be included and limited to 50% of the exterior wall surface and shall be non-reflective.
- Masonry shall consist of natural stone or brick and limited for accent uses. Masonry shall not exceed 25% of the wall surface.

Light and Shadow

Purpose

Light and Shadow play an important role in the way buildings are perceived on days with intense sunlight. The contrast of shady spaces becomes a magnet to the eye and mind. Light & Shadow contrast can be used to create architectural interest. Shadows cast by large trees and various architectural elements will add dimension to walls.

STANDARDS

- Various shaded areas shall be provided for gathering of pedestrians by providing landscaping and architectural elements of a craftsman style.
- Shadows shall be used to add dimension to longer walls by the use of overhangs, trellises and colonnades within the craftsman theme.

Building Entries

Purpose

Building entries establish a sense of arrival and enhancement and create human-scaled, pedestrian-oriented areas near buildings. Architectural character standards establish entrances

that extend the landscape image and concept into individual buildings. The standards promote establishment of entrances to individual buildings that are readily identifiable to visitors.

STANDARDS

- Provide comfortable and accessible pedestrian circulation between individual buildings and shop entrances, where applicable. Walks, plantings & furnishings are designed to encourage pedestrian use and shall integrate into the craftsman theme.
- Establish entrances to individual buildings as focal points of the front elevations.
- Use finished hardscape materials such as stamped concrete, colored-textured concrete, stone, brick, or other materials which are compatible with the primary buildings to establish character for individual developments.
- Segregate vehicular and pedestrian circulation by use of landscaped islands; reference Wildcreek Plaza “Pedestrian Circulation plan” exhibit within Appendix “A”.

Ground Floor Treatment

Purpose

Standards for ground floor treatments establish a human-scale, pedestrian environment through building design and articulation and with integration of landscape spaces.

STANDARDS

- Integrate ground level building features by using common or compatible materials.
- Use windows, changes in finishes and materials, or pedestrian arcades. Large blank walls at the building base are prohibited.
- Provide landscaping between pedestrian walkways and building walls, and between parking areas and building walls.

Roofs and Rooftop Screening

Purpose

Roofs and rooftop screening standards facilitate attractive, unobtrusive views of roofs from neighboring properties and from McCarran Boulevard. Roof standards promote visual continuity by establishing compatible materials and colors for the project. Roof forms and roof elements may be utilized in response to the defined design elements for the project and its Craftsman theme.

STANDARDS

Materials

Roof materials shall consist of slate, tile, and composition shingle (30 year minimum). Metal roofs shall not be limited to any one type of material.

Colors

- Colors reflective of the Craftsman era shall be used.
- Highly reflective roof surfaces are prohibited.
- Canopies shall consist of reds, grays, greens, blues or colors that correlate with the Craftsman theme. Bright dominant colors as roof colors are prohibited.
- Architectural screening will be provided for all rooftop equipment when such equipment can be seen from a public street and neighboring properties.
- The design character of rooftop screening shall be compatible with similar materials, form and color as that of the building below.
- Communication equipment shall be screened.
- Drainage equipment must be visually integrated into the building design as an enhancement or accent.
- Roof forms shall be articulated using gables, hips, clear stories, dormers and full roofs to break up continuous planes.

Service Area and Utility Screening

Purpose

Service area and utility screening standards ensure that storage/service areas, loading, trash collection areas and utilities are not prominently seen from major streets, drives, open spaces and public areas in building interiors. Additionally, the standards promote efficient access to service, loading and storage areas, utilities and trash collections.

STANDARDS

- Trash collection areas shall be screened from adjacent streets and properties and shall be located for efficient collection and deposit of refuse.
- Materials used for trash enclosures shall include colors and finishes complementary with the architectural character of the principal structure(s) and shall include anti-graffiti treatment.
- Above ground utility equipment shall be screened with berms, plantings or enclosures which are acceptable to the appropriate utility company. Enclosures should be designed to serve both transformers and trash containers if they can be located together.
- Above ground equipment shall be painted to visually blend in with their surroundings.
- On-site utilities such as sewers, gas lines, water lines, drainage systems, electrical, telephone and communication systems shall be installed underground.
- Every building shall have its own trash enclosure containing a dumpster of sufficient size for

the building use.

SIGNAGE

Signs for the Wildcreek Plaza shall be designed to identify and locate individual businesses for passing motorists while remaining unobtrusive to surrounding areas. A sign master plan shall ensure that all signs shall be consistent with site architecture and Craftsman theme. The sign master plans shall be reviewed and approved by the administrator prior to the issuance of the first building permit.

Monument Signs

- One monument sign, 6 feet maximum in height, shall be located with tenant identification and Plaza identification on El Rancho Drive. The sign shall be located to the approval of the administrator.
- Individual canned signs are not allowed.

Building Signs

- All tenants - Only individual channeled lettering shall be allowed, not to exceed two (2) feet in height. Building signage shall be limited to three sides of the building.

LINE SHOPS (SINGLE STORES)

Each shop within the Plaza shall be permitted:

- Only channeled lettering shall be allowed. There shall be flexibility in the design to allow for the expression of the craftsman style signage. Letter height shall not exceed 24 inches
- Signs for individual shops shall not exceed 80% of the width of the shop or 35 feet in length, whichever is less.

PARCEL SIZE AND STANDARDS – Wildcreek Town Homes

Town Home site – *Town homes and their accompanying air space (paint-to-paint) will be offered for sale in accordance with the provisions contained in Chapter 116 of the Nevada Revised Statutes, “Common-Interest Ownership”.* The minimum size lot within the Town Home Development shall be the size of the paint-to-paint building envelope for that particular unit. The lot lines and building envelope are one and the same for this town home development.

This project will consist of a mix of two and three bedroom town homes located in +/- nineteen buildings containing between four and ten individual units. All interior units within a structure will have two bedrooms (+/-104 two bedroom units at 1,336 sq. ft.). End units will have three bedrooms (+/-38 units at 1,457 sq. ft.). The third bedroom in the end units will be achieved by cantilevering out a +/-6' X 15' section on the top floor. All units will have an enclosed two car tandem garage and an enclosed 4' X 8' storage unit at the rear of the unit. See floor plans in Appendix B –Town Homes, PGS 66-69.

Many buyers will have an option to purchase an upgrade for an enclosed outdoor patio area at the time of initial sale. Some lots will not have this option due to setbacks and topography. The basic town home will include an 8' by 12' landscaped area at the rear of the unit. A 4' by 8' enclosed storage area will exist on the side of this landscaped area. The homeowners association will maintain this 8' by 12' landscaped area, although it will be a part of the town home parcel.

Buyers will be able to purchase an additional two feet of lot depth by 12' width to allow for a maximum 10' deep by 12' wide enclosed patio area in the rear of the unit. If all 142 town home buyers elect the option to purchase the 10' by 12' enclosed patio area (See Courtyard Option, pg 66), the overall common area would decrease by 3,600 sq. ft., a negligible amount in comparison with the 30% common area provided (2.33 acres). The actual homeowner will be responsible for maintaining the 10' by 12' enclosed patio area if this option is purchased. The rear building elevation shown in Appendix B, pg 63, Town Home Architecture shows the end two units on either side with the enclosed patio option and the central four without this option.

Buildings will be scattered throughout the site with varying setbacks (See FIGURES 4A & 4B, PGS 10A & 10B) to take advantage of the fantastic views of the city and Sierra Nevada Mountains where possible. Buildings are also placed to provide views into landscaped common areas. Extensive landscaping will be provided both within the 7.7 acre parcel as well as the adjoining right-of-way to create an attractive setting. A minimum 30% of the site is proposed for landscaping (over 2.3 acres). An additional +/-2.3 acres of landscaping within the McCarran and El Rancho right-of-way will create a project with far more landscaping than typical higher density residential developments.

DEFINITIONS

Following are definitions of standard terms used throughout.

- **Building(s)** – The structure(s) that contains individual town homes. Between four and ten town homes are contained in a building.
- **Building Envelope** – A line that forms the maximum perimeter of any town home at ground level.

- Common area – All areas within the development other than lots containing town homes. All common areas will be governed by the project Covenants, Conditions, and Restrictions (CC&R's) and maintained by a homeowner's association.
- Lot – The area that contains a town home unit and either an 8' X 12' landscaped rear yard or 10' X 12' enclosed patio area if purchased by the property owner at the time of sale (See APPENDIX B, PAGE 66 FOR GROUND FLOOR PLAN AND PAGE 69 for lot layout).
- Town home - An attached single family home owned by an individual or entity, being either a two or three bedroom unit ranging in size from +/-1,336 to +/-1,457 sq. ft and having: an enclosed two car tandem garage, a front planter to provide entry privacy, and a covered entry and walkway at the lower level; a main living area with kitchen, dining area, and living room; and upper level with either two or three bedrooms and bathrooms (See Floor Plans, Pages 66 – 68).

ALLOWED USES

Allowable uses within the Town Home project will be limited to the following.

- Town Homes
- Ancillary uses are a club house, caretaker unit, and enclosed storage/maintenance facilities. A caretaker, if required by the homeowner's association, will be placed in one of the town home units. Storage/maintenance facilities will be integrated into the club house facility or provided in a separate structure. The structure will match the architecture of the Town home units, and limited to a maximum area of 500 sq. ft.

LOT SIZE, SETBACKS & BUILDING HEIGHTS

Lot Size

- Minimum lot size shall be as follows:
 - Interior unit (two bedroom) - 805 sq. ft.
 - End unit (three bedroom) – 889 sq. ft.
- Lot sizes may be increased as an option to the buyer at the time of initial purchase of a town home by adding an additional two feet deep by twelve foot wide area at the rear of the unit (24 sq. ft.) to provide an enclosed patio area in the back of the town home. Said yard shall be enclosed by a stucco wall that matches the architecture of the town homes and completely landscaped. See Appendix B, Town Home, Rear Elevations, pg 63 for rear yard courtyard options as depicted on end units. Patio, courtyard walls, and rear yard landscaping shall be completed prior to the issuance of a certificate of occupancy for the associated town home.

Setbacks to Town Homes and Street Rights-of-ways

- Minimum setbacks from external project property lines (street right-of-way) to town home buildings shall be as follows:
 - 15 (fifteen) feet from McCarran Boulevard street right-of-way
 - 20 (twenty) feet from El Rancho Drive street right-of-way
 - 15 (fifteen) feet from Green Vista Drive street right-of-way.
- Minimum setbacks from external project property lines (street right-of-way) to the back of curb of parking areas and drive aisles shall be as follows:

- 20 (twenty) feet minimum along McCarran Boulevard,
- 20 (twenty) feet along El Rancho Drive where thirty feet or less landscaping is provided within the right-of-way, and
- 0 (zero) feet along El Rancho Drive where thirty feet or greater landscaping is provided within the right-of-way.
- 5 (five) feet along Green Vista Drive.

Setbacks from Lot Lines to Town Homes and Between Buildings

- Zero foot setbacks are allowed from lot lines to town homes and between buildings for front, rear, and side yards of individual lots (See PG. 69, TOWN HOME LOT LINE LAYOUT).
- All buildings or structures within the project shall maintain a minimum of 10 (ten) feet of separation between said structures.

Height Limits

- All buildings or structures within the project shall have a 40 foot maximum height limitation in accordance with the definition of building height contained within Sparks Municipal Code.

SITE PLANNING

Vehicular Access

Vehicular access to the Wildcreek Town Home Site will be as follows. A full movement vehicular and pedestrian access will be located off the cul-de-sac bulb on Green Vista Drive. An emergency only point of access will be located on El Rancho near the west end of the project, which will also provide for pedestrian access.

STANDARDS

- With Phase I construction, the developer shall construct an emergency access roadway between phase I and the El Rancho Drive emergency access to the approval of the fire chief.
- Access to the Town Home site shall be limited to one full movement driveway located at Green Vista Drive to the approval of the Sparks Public Works Director
- One emergency access location on El Rancho approved by the City of Sparks Fire Chief. Said access shall incorporate both a Click2Enter and Knox Box system.
- All improvements will be required to meet the Standard Specifications for Public Works Construction and "A Policy on Geometric Design of Highways and Streets, 2000", Published by the American Association of State Highway and Transportation Officials.
- Landscape islands within the 26' wide private road must be reviewed and approved by the Fire Chief & Administrator prior to issuance of any grading permit for the project site. The developer shall supply civil improvement plans with emergency vehicle turning templates to the Community Development Department, Engineering Manager, and Fire Marshall for review and approval prior to issuance of a grading permit for the project site.

Interior Site Circulation

Interior Site circulation shall be laid out in a manner which conforms to all City of Sparks Design Standards for street width and emergency vehicle access. Interior circulation patterns shall be laid out in a manner which will provide for logical traffic flow patterns and shall take into account delivery truck parking for deliveries as well as Waste Management. Reference site vehicular circulation plan for Wildcreek Town Homes located within Appendix "A", pg 49.

STANDARDS

- All interior streets within the Wildcreek Town Home project will be private and maintained by a homeowner's association.
- All interior streets will meet City of Sparks' design standards with a minimum width of 26 feet with 3' walkways in front of each unit and constructed in accordance with ADA standards. No on-street vehicle parking is allowed.

Pedestrian Access and Circulation

In order to provide pedestrian access to the Town Homes, sidewalks will need to be constructed along the streets that bound the project. A five foot concrete sidewalk shall be constructed along McCarran Boulevard and El Rancho Drive adjacent to the project boundary.

Interior pedestrian circulation will be handled by a system of delineated pedestrian walkways that will extend along the front of the Town Homes and be integrated into the entry ways into the units, provide access to guest parking areas and recreational facilities, and provide connectivity to adjoining sidewalks on El Rancho and McCarran Boulevard. Reference Wildcreek Town Home Pedestrian Circulation Plans located within Appendix "A" pg 48.

STANDARDS

- Walkways adjacent to the front of all Town Home units shall be placed in a manner, which will provide safe and logical pathways from parking areas to Town Home entrances, to recreational areas, from building to building, and to buildings across interior streets. The three foot wide walkways adjacent to the front of town homes at entry ways, at street intersections, and around raised planters shall be constructed of stamped colored concrete or brick pavers (SEE FIGURE 5, PG 29).
- Walkways shall meet all ADA standards and requirements and have a minimum accessible route width of thirty six inches (36").
- Except for Town Home entry areas, parking pockets between buildings, and the front of town home walkways, pedestrian walkways shall be set away from buildings and buffered with landscape areas with a minimum dimension of five feet, to the satisfaction of the administrator (See preliminary landscape plan, pg 44).
- Maintenance of common areas and pedestrian walkways and planters in front of each building shall be the responsibility of the homeowners association via reciprocal access easements and maintenance agreements. The property owners shall form a maintenance association.
- A pedestrian Circulation Plan shall be required delineating pedestrian crosswalks, walkways, and connectivity to parking and recreational areas with the submittal of the improvement plans to the approval of the administrator (Reference pg. 48, "Pedestrian Circulation Plan).

- The main project entry from the external street system on Green Vista shall include five foot walkways on both sides connecting to the internal walkway system. The emergency access on El Rancho shall include a five foot wide walkway on one side of the entry connecting to the internal walkway system.
- A five foot concrete sidewalk shall be constructed along the portion of McCarran Boulevard adjoining each phase of the project prior to the issuance of any certificate of occupancy within that phase. First phase improvements shall include a five foot walkway that connects from the internal site circulation system to the McCarran sidewalk, said connection to be located to the approval of the administrator and conform to ADA standards for accessibility.
- A five foot concrete sidewalk shall be constructed along El Rancho Drive adjacent to each phase of the project (3 phases total) prior to issuance of any certificate of occupancy for the respective phase of the Town Home site (See phasing plan, pg 69).

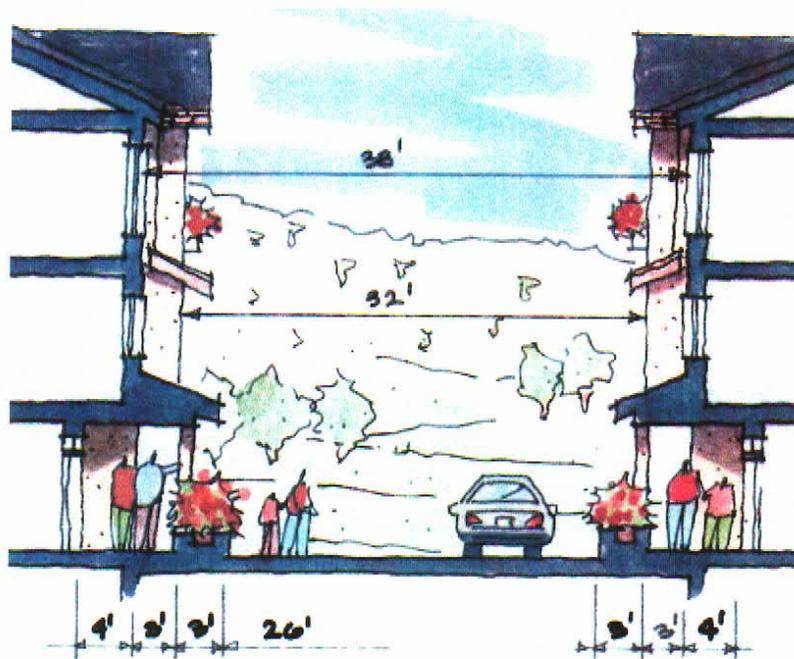


FIGURE 5 – PEDESTRIAN WALKWAYS AT ENTRIES²

Parking

Parking layouts shall provide convenient parking for residents, guests, and visitors. Two parking spaces shall be provided per each unit. Tandem parking spaces within the attached garage in each unit are acceptable (two tandem spaces per unit maximum). In addition, one guest space shall be provided for every three units. Thus, for 142 units, a total of 332 parking spaces are required. 344 spaces are provided.

Several recent studies support the proposed parking space requirements of two spaces per town home unit. U.S. census data from the year 2000 shows that 82% of U.S. households have two vehicles or less. The 3rd addition of the ITE (Institute of Transportation Engineers) Parking Generation Manual

² This figure depicts the pedestrian walkways and raised planters at unit entries. Note that buildings 5, 7, and 19 shall have raised planters with a dimension of 8' between private street and pedestrian walkway.

shows an 85th percentile demand for residential town homes³ of 1.68 vehicles per dwelling unit (APPENDIX "C", PG 72). This figure is based on several recent studies of town home projects in California and New Jersey. Per ITE, the minimum number of parking spaces that should be provided to accommodate the 85th percentile demand for 142 town home units is 239 spaces. Thus, the proposed requirement of two spaces per town home unit and one guest space for every three town home units will be sufficient.

Vehicle sizes are typically ranked in Class sizes ranging from a Class 12 to Class 5. No Class 12 vehicle has been manufactured since 1981⁴. Thus, the standard maximum vehicle size used today is a Class 11 vehicle that is 18' long. Smaller vehicles are as short as 13' long (i.e. Ford Festiva). Thus, a 38' deep by 11' wide tandem parking garage will easily accommodate two small or mid-size modern vehicles or one larger vehicle such as a pick-up plus a smaller size vehicle. See APPENDIX "C", PARKING INFORMATION, PG 73 for standard vehicle sizes.

All exterior parking stall dimensions shall conform to City of Sparks Municipal Code requirements. Parking areas shall be evenly distributed and laid out in a logical manner, which will provide safe and easy access to the Town Home units.

STANDARDS

- Two parking spaces shall be provided per town home unit (2 spaces in a tandem garage will meet this requirement) and one additional space shall be provided for every three units for guest and overflow parking. Minimum tandem garage interior dimensions shall be 11' X 38'.
- Interior parking spaces along project boundaries shall have a minimum 20' landscape buffer from adjoining public roadways (landscaping within the right-of-way is acceptable).
- On-street parking is not allowed.
- Provide handicapped parking that is spread evenly throughout the site. Number and dimension of accessible spaces shall comply with SMC (Sparks Municipal Code) chapter 20.49.
- Avoid concentration of parking spaces; no more than ten guest spaces shall be placed together. Parking areas shall be spread evenly throughout the site and shall be buffered with landscaping.
- Wheel stops shall be provided where parking adjoins landscaping or sidewalks.
- Parking requirements shall be met with each phase.
- Tandem parking spaces shall not be converted to or utilized for storage purposes or expansion of interior space of a town home and shall remain as tandem parking spaces. This requirement shall be incorporated into the CC&R's and enforced by the homeowners association.

SITE DESIGN

Site Amenities

Site amenities will include a minimum size 35' by 15' swimming pool, a spa, and a pool pavilion with restrooms to be located near the east end of the site. In addition, a picnic/play area will be located in the northeast corner of the property (See preliminary landscape plan, pg 44). Other

³ Per ITE, residential town homes are defined as "single-family ownership units that have at least one other single family owned unit within the same building structure". The studies were conducted in suburban areas. The parking generation manual states that one project surveyed had 255 town homes.

⁴ "The Dimensions of Parking", 3rd Edition, Urban Land Institute, pg 81.

amenities will include two of the following: exercise equipment, volleyball court, basketball court, game room, or par course. Site amenities will be maintained via a homeowners association.

STANDARDS

The following amenities shall be provided.

- An outdoor swimming pool with minimum dimensions of 15' by 35' and a minimum size of 525 sq. ft., a spa with a minimum width of eight feet, and a pool pavilion building (pg. 65) that matches the town homes architecture and contains restrooms.
- A picnic and play area with a minimum area of 1,000 sq. ft shall be constructed at the northeast corner of the site. Commercial grade equipment and improvements for this area shall include picnic tables (two minimum), barbeques (two minimum), and children's play ground equipment.
- Two of the following amenities shall be installed.
 - Exercise equipment (inside the pool pavilion), volleyball court, basketball court, game room (inside the pool pavilion), or par course.
- Site Amenities shall be maintained via the homeowners association.
- All site amenities shall be installed prior to the issuance of a certificate of occupancy for the last building in the first phase and any certificate of occupancy for any building in subsequent phases.

Landscape Architecture

Landscape design standards are intended to promote an identifiable image, while providing a consistent theme of planting materials and landscape design style throughout the project. Landscape improvements will be phased as discussed in the standards below. A maximum of three phases of the Town Home project are allowed (SEE APPENDIX B - TOWN HOME PHASING PLAN, PG 69).

STANDARDS – SITE LANDSCAPING

- **Minimum site area** to be landscaped, Town Home site: 30.0% (excludes right-of-way).
- **Minimum Common/Open Space Area:** 30% (excluding internal roadways and including pool, spa, and recreational areas).
- **On-Site Landscaping:** One tree shall be planted for every 300 square feet of landscaped area within the town home project. Six shrubs shall be planted for every tree. Deciduous trees shall be a minimum 1.5" in caliper with 50% of deciduous trees 2" in caliper. Evergreen trees shall be a minimum six feet in height with a minimum 25% evergreen trees eight feet in height. A variety of evergreen and deciduous trees shall be provided to the approval of the administrator. Trees may be clustered to preserve views from the residential units and avoid sight distance impacts at project entries. 60% of shrubs shall be 5-gallon minimum size and 40% 1-gallon minimum size.
- Landscaping between the roadway right-of-way and buildings shall include a mix of deciduous and evergreen trees, shrubs, and living groundcover. The trees shall be a minimum of 4 trees per 100 lineal feet with six shrubs per tree. 50% of evergreen trees shall have a six foot minimum height and 50% an eight foot minimum height. Deciduous trees shall be a minimum 1.5" in caliper with 50% of deciduous trees 2" in caliper. Trees may be clustered to preserve views from the residential units and avoid sight distance impacts at project entries.
- Landscape planters in front of the unit entries shall be attractively landscaped for year round color and interest with a variety of shrubs, perennials, annuals, and grasses. The larger planters in front of buildings 5, 7, and 19 shall include either two smaller variety deciduous trees or one

larger specimen deciduous tree as recommended by the landscape architect and approved by the administrator. Landscape planters shall be completed and planted in front each unit within a building prior to issuance of a certificate of occupancy for that building.

- **Right-of-way Landscaping:** Landscaping shall be provided for street rights-of-way adjacent to the project as follows: Seven shrubs shall be provided for every three hundred sq. ft. of landscaped right-of-way and planted within the right-of-way to the satisfaction of the administrator. 60% of shrubs shall be 5-gallon minimum size and 40% 1-gallon minimum size.
- Adjoining right-of-way to be landscaped (+100,000 sq. ft.)

- **Requirements Applicable To Both On-Site and Right-of-Way Landscaping.**
- Planting areas shall be designed to achieve 90% coverage of any disturbed area after three years of growth.
- Non living/inert material such as bark, mulch, rounded river rock, or 4" minus stone cobble may not be used for more than 10% of the total landscaped area.
- Plants and plant materials shall be used which are drought resistant.
- An efficient irrigation system shall be utilized in conjunction with grouped plantings according to water use.
- All landscaped areas will be maintained in a neat and attractive condition at all times. Minimum requirements include replacing dead or dying plant materials, mowing, watering and general clean-up.
- All common area landscaping within the property shall be maintained by the homeowner's association
- Trees shall be planted in a manner to provide summer shade and winter wind breaks.
- Rockery landscape walls shall be integrated into the landscaping with intensive landscaping between the walls. Said walls shall comply with the City's standards for rockery walls.
- Angel hair bark mulch will not be permitted.
- The project access on Green Vista shall be attractively landscaped to create a sense of entry into the project.

- **Landscape Phasing**
- A perimeter landscape plan for the adjoining right-of-way and the McCarran/El Rancho detention area shall be required with the submittal of the Improvement Plans.
- Landscape plans are required at site plan review.
- All landscaping within the McCarran Boulevard right-of-way adjoining the entire development, El Rancho right-of-way adjoining the first phase, and detention area at the McCarran/El Rancho Drive intersection shall be installed prior to the issuance of a certificate of occupancy for the last building in the first phase and any certificate of occupancy for any building in subsequent phases. Landscaping within the detention basin shall consist of ornamental grasses with a turf mat in the center of the basin and shrubs and groundcover on the perimeter of the basin. The detention basin will be designed by a licensed civil engineer and approved by the administrator.
- Landscaping within the El Rancho Drive right-of-way adjoining the second and third phase shall be installed prior to the issuance of a certificate of occupancy for the last building in said phase and prior to issuance of any certificate of occupancy for any building in subsequent phases.
- On-site landscaping shall be installed at the perimeter of each phase to the satisfaction of the administrator prior to the issuance of a certificate of occupancy for the last building in said phase and prior to issuance of any certificate of occupancy for any building in subsequent phases (SEE

APPENDIX B – TOWN HOME PHASING PLAN, PG 69).

- Landscaping shall be installed around the perimeter of each individual building prior to the issuance of the certificate of occupancy for the town home building in that phase.

STANDARDS – OPTIONAL PATIO AREA

In addition to the standards above, Town Home owners that purchase an additional 2' by 12' lot area and enclosed patio at the rear of a town home unit shall comply with the following standards:

- A three to six foot high stucco wall (see rear building elevations, pg 63) shall be installed around the perimeter of the rear yard prior to the issuance of a certificate of occupancy for said unit.
- The only trees allowed in this area are deciduous accent trees.
- Homeowners will be responsible for maintenance of said rear yard areas in accordance with the CC&R's.

Plant Material

Plant materials and size distribution shall be selected by the landscape architect based on best plant selection practices, the requirements in this handbook, the Design Standards Manual (DSM), and the Sparks Municipal Code (SMC).

STANDARDS

- Plants selected shall be grouped with those that have similar growing requirements. This reduces the problem of over watering, and shading out plants that have adapted to one set of conditions.
- In areas where screening is needed, the plants selected will be evaluated for their screening effectiveness.
- Plant material shall conform to the City of Sparks Municipal Code (SMC) and Design Standards Manual (DSM) requirements for size and quantity. Where there is a discrepancy between the PD handbook standards, the SMC, and the DSM, the more restrictive shall apply.

Irrigation

STANDARDS

- Drip and lawn areas shall be zoned for exposure, i.e. north with east exposures, and south with west exposure, isolating all four exposures whenever practical.
- Provide adequate water to establish and maintain landscape plantings and promote water conservation.
- All planting areas shall have automatic irrigation systems. Wind sensors shall be installed on all overhead irrigation systems to avoid watering during windy conditions.
- Overhead watering shall only be allowed between the hours of 4:00 am and 10:00 am and 6:00 pm to 10:00 pm and shall also comply with any local watering ordinances.
- Irrigation systems shall be designed to provide complete and adequate coverage while using water-conserving methods.

Walls and Fencing

Freestanding walls, fencing, and landscaping shall be used to screen unsightly features such as above ground utility equipment and irrigation valves.

STANDARDS

- All freestanding walls and fencing shall conform to City of Sparks Municipal code and Design Standards Manual for maximum height and setback from roadways and drive aisles.
- Freestanding walls and fencing shall be compatible to building architecture for color and finish.
- Freestanding walls and fences shall not be placed in areas where pedestrian and vehicular traffics line of sight will be blocked.
- Freestanding walls shall step, rather than slope, to accommodate grade change.
- Freestanding walls shall be made of stucco, stone, or colored split face rock. Fences and gates shall be made of tubular steel or wrought iron. Chain link fencing is prohibited.
- All vertical surfaces of walls exterior to the property shall be treated with anti-graffiti coating.
- Gates and fencing at the perimeter of the site shall be made of decorative steel or wrought iron. No chain link or wood is allowed.
- All rockery walls shall comply with Sparks' prescriptive standards.

Site Grading

Site grading shall be done in a manner to create as little impact to surrounding areas as possible.

STANDARDS

- Site grading shall conform to City of Sparks Design Standards Manual.
- Site grading cut and fill slopes shall be a maximum of 3 feet horizontal to 1-foot vertical except that 2 feet horizontal to 1 foot vertical slopes shall be permitted adjacent to El Rancho to the approval of the administrator. 2:1 slopes shall be landscaped with a mix of trees and shrubs to the approval of the administrator, except for right-of-way areas where only shrubs will be provided.
- Rockeries shall be utilized to take up grade and breaks up long cut and fill slopes in order to provide planting areas.
- All cut and fill slopes shall have drainage cut off ditches located at the top and/or bottom of the slope.
- Rockeries shall be a maximum of 5 feet tall except where not visible from McCarran Boulevard or El Rancho Drive, where six foot max maximum heights are permitted.
- Fencing on top of retaining walls/rockeries shall be stucco, stone, colored split face block, decorative wood, decorative metal, or wrought iron.
- All retaining walls shall be required to meet seismic, and static pressure loads.
- Separate permits for retaining walls and rockery walls with structural engineering are required.
- Special inspection of retaining walls and rockery walls shall be as required by code.

Site Lighting

Lighting will be utilized to enhance site safety as well as provide another form of architectural relief

to the site. All exterior lighting, excepting for lights in covered walkway areas, shall be “dark-sky” certified to avoid casting a glare into the nighttime sky.

STANDARDS

- All exterior lighting shall be “dark-sky” certified to avoid casting a glare into the nighttime sky.
- Maximum wattage bulbs for exterior lighting shall be 200 watts.
- Site lighting will be functional and shall be placed to illuminate drive aisles, parking areas, and pedestrian pathways.
- Site lighting shall be screened as needed to prevent spillover into adjacent properties.
- Town Home entrances and unique landscape accents shall be identified with distinctive lighting.
- Roadway/parking area lighting shall occur via lights placed on all buildings. Said lights shall be architecturally compatible with the town home units and consistent throughout the site. Fully shielded lighting shall be utilized as needed to eliminate light spillover.
- Pedestrian lighting (bollard lights) shall be illuminated in a manner to provide sufficient and even light spread.
- Entry way lighting shall be placed as to not conflict with site landscaping or structures. Maximum pole height for entry way lighting shall be twenty feet. Lights shall be fully shielded to eliminate light spillover.

ARCHITECTURE

Purpose

The architectural design style for the Town Homes and ancillary uses shall be an Italianate/European. The intent is that there shall be no misunderstanding that one is leaving the City of Reno and entering the City of Sparks. The Italianate/European motif shall promote design creativity by establishing the architectural design standards to be that of vernacular Italianate/European only.

Architectural standards consider the following elements of design: Space, Form & Mass, Scale, Proportion, Rhythm, Color & Materials and Light & Shadow.

Reference Appendix "B" for Town Home Elevations and Floor Plans, pgs 62 - 68.

Architectural Character

Purpose

Character standards establish a distinct and consistent Italianate/European vernacular for Wildcreek Town Homes.

STANDARDS – ARCHITECTURAL ELEMENTS

The Town Homes shall incorporate all of the following design elements (Refer to PGS 62 – 68 for town home building elevation, design element requirements, and lot configurations).

- Articulated building forms (no blank walls) on all four sides of each building
- Arches over projecting double windows, second floor decks, and garage doors. Arched windows on 3rd floor shall be recessed a minimum of six inches.
- Paned Windows with 6" trim around outside of windows
- Window Shutters on sides of all front and rear double windows.
- Paneled Garage Doors with Paned Windows near the Top of the Door and decorative cornice above garage doors to form demarcation between first and second stories
- Covered deck at rear of second floor above patio area; min. size is six feet by ten feet.
- Roof forms and massing in keeping with the architectural style
- Shed roofs over portions of front entries and second floor windows
- Three foot wide (between street and pedestrian walkways) planters at front door entries to create private space. Buildings 5, 7, and 19 shall have eight foot wide planters.

STANDARDS – COMMON ARCHITECTURAL FORMS

- Buildings shall be designed with the design elements as listed and as illustrated in the elevations; minor changes in colors shall be used to distinguish each building from its immediate neighbor.
- Auxiliary structures such as pool pavilions and storage facilities shall match the architectural design of the Italianate/European town home (REFERENCE APPENDIX "B", PG 65 FOR POOL PAVILION ELEVATIONS).
- Buildings shall be compatible in mass, height, material and color and incorporate common design elements including landscaping and lighting.

Form and Mass

Purpose

Proper scale and proportion ensures building massing shall blend with surrounding buildings and human scale.

STANDARDS

- Covered rear decks (6' X 10' min) shall be provided above the covered patio area on each unit to help create a sense of neighborhood (SEE APPENDIX B, TOWN HOME FLOOR PLANS).
- Individual building design shall address the visual and physical relationship to adjacent uses, such as the swimming pool, picnic area, and landscaped common areas to avoid dominating the surroundings by relative size, activity or function.
- Use building forms and locations to create comfortable pedestrian areas which are protected from wind exposure but which receive sun exposure. For example, interior buildings shall be clustered together to create a common area in the center of the buildings that is protected from wind.
- Variation in massing shall promote establishment of pedestrian spaces and visual cohesion. Buildings shall vary in size to contain between four and ten units. No more than three building of the same number of units may be placed together on the same side of the private roadways.
- Utilize window changes, material changes and articulated building forms at the building base to promote a human-scaled pedestrian oriented setting.
- Planter boxes (minimum outside dimensions of 3' depth X 9'6" width; buildings 5, 7, and 19 have minimum dimensions of 8' depth X 9' 6" width) shall be placed in front of each adjoining

town home entries and supplied year round with live plants and maintained by the homeowners association (SEE APPENDIX B – TOWN HOME FLOOR PLANS). Planter boxes shall be placed a minimum of three feet in front of the building.

- Lesser setbacks on building with three foot depth planters that lie across from each other shall be mitigated as follows: with building articulation as required in this handbook; by use of landscape islands, stamped concrete and/or brick pavers at the two southerly private street intersections as shown on the site plan; and by selection of live plant material that will offer year round color and interest.

Articulated Surfaces

Purpose

The purpose for using articulated surfaces and texture is to avoid creating blank wall appearance. The standards below are required as illustrated by the elevations on pgs. 62 - 65.

STANDARDS

- All building elevations shall include variations in building height, horizontal articulation, roof forms, scale, proportion, materials, colors, and depth to create light & shadow and avoid long, straight, visually uninteresting building facades.
- All building offsets shall be a 2' minimum depth and be articulated to create visual interest. Design of offsets shall be based on the scale of the structure.
- Reveals, recesses, six inch minimum projections, or attachments such as shutters shall be used to establish variations in wall and window surface planes.
- The articulated surfaces (i.e. arches, window shutters, trim, paneled garage doors, decorative cornices, roof massing, etc.) of the exterior elevations shall be used on all sides of the building as illustrated on pages 62 – 65.
- Shed roofs on the first floor shall be used to denote individual unit entrances.

Building Colors

Purpose

The following color standards shall be maintained to ensure an integrated appearance within the development. The standards below are required as illustrated by the elevations on pgs. 62 - 65.

STANDARDS

- Multiple colors applied to a single structure shall relate to changes in form and material so as not to appear arbitrary.
- Warm, light colors and earth tones shall be used for the primary surface color.
- Colors of roofs and facades shall be consistent on all elevations of the individual structures.
- Accent colors shall include muted reds, blues, grays, greens and shades of those related palettes.
- Colors and color palette shall reflect the Italianate/European era and style.

Building Materials

Purpose

The following material standards shall be maintained to ensure a quality project and provide an integrated appearance within the development. The standards below are required as illustrated by the elevations on pgs. 62 - 65.

STANDARDS

- Acceptable exterior material products include masonry, wood or simulated horizontal hardi board wood (in a shiplap or board-and-batten pattern), glass, and stucco that will achieve the requirement of the Italianate/European vernacular.
- Masonry shall consist of accent tile, natural stone, or cultured stone and be limited to accent uses.

Roof and Rooftop Screening

Purpose

Roofs and rooftop screening standards facilitate attractive views of roofs from neighboring properties McCarran Boulevard and El Rancho Drive. Roof standards promote visual continuity by establishing compatible materials and colors for the project. Roof forms and roof screening shall be utilized in response to the defined design for the project and conform to the Italianate /European vernacular. The standards below are required as illustrated by the elevations on pgs. 62 - 65.

Roof Materials and Forms

STANDARDS

- Roof materials shall consist of slate, concrete tile or composition shingle (30 year minimum guarantee). Colors reflective of the Italianate/European eras shall be used that complement the colors of the building.
- Roof forms shall not be flat and shall be articulated using gables, hips, and dormers to break up continuous planes.
- Hip roofs and front and rear gables shall be used on each building.
- Highly reflective roof surfaces are prohibited.
- Fire resistive walls shall connect to the bottom of the roof sheathing and the roof/ceiling shall be constructed of fire resistive materials to the approval of the Building Official to avoid extending fire resistive walls above the roof line to form a parapet wall between units.

Rooftop Screening

STANDARDS

- No exposed mechanical equipment is allowed on roof tops.
- Drainage equipment/gutters must be visually integrated into the building design as an

- enhancement or accent.
- Roof top vents shall blend into the roof form by design and color.

Service Area and Utility Screening

Purpose

Utility screening standards shall ensure that storage areas, trash collection areas and utilities are not prominently seen from major streets, drives, open spaces and public areas in building interiors. Additionally, the standards promote efficient access to service, storage areas, and utilities.

STANDARDS

- Trash collection shall be on an individual basis. Trash receptacles shall be stored inside garages except for the day of trash pick up by the local refuse company. Trash receptacles may be placed outside the night before trash collection day.
- Above ground utility or other equipment shall be screened with berms, plantings or enclosures that are architecturally compatible with the town home buildings.
- Above ground utility or other equipment shall be painted to visually blend in with their surroundings and match adjoining building colors.
- On-site utilities such as power lines (excluding 60 kV lines or greater) sewers, gas lines, water lines, drainage systems (excluding the McCarran/El Rancho detention basin), electrical, telephone and communication systems shall be installed underground.

SIGNAGE

Signs for the Wildcreek Town Homes shall simply identify the location of the project and provide directional information for guests and visitors. Signs shall be consistent with and reflect building architecture and colors.

Monument Signs

STANDARDS

- Town Homes -- Two monument signs, 5 feet maximum height and 6 feet maximum width, shall be located for project identification at the northeast corner of McCarran Boulevard and El Rancho Drive and the main entry on Green Vista Drive (one at each location).
- Signs shall be architecturally compatible with the Town Home architecture.
- Individual channelized letters are required. Canned signs are not allowed.
- Lighting for the monument signs shall be indirect, backlit, or halo lights.

Address Signs

- Individual building and unit address signs shall be installed on each structure to the

satisfaction of the Sparks Fire Department, prior to the issuance of a certificate of occupancy for the structure.

- Address signs shall be clearly visible to visitors and delivery personnel.
- A complex directory sign shall be constructed and updated as certificates of occupancies are granted. Said directory signage shall be incorporated into the post box area near the project entry on Green vista Drive.

Welcome to Sparks Sign

One welcome to Sparks sign which is of a Italianate/European style shall be installed on the Wildcreek Town Home site in a location which will be visible to motorists passing eastbound along McCarran Boulevard. Said sign shall be to the approval of the administrator and installed prior to a final certificate of occupancy.

ENTITLEMENT PROCESS

- Tentative and final subdivision maps are required to subdivide the property into town home units in accordance with Chapter 116 of the Nevada Revised Statutes, "Common-Interest Ownership".
- Civil improvement drawings must be submitted and approved prior to issuance of any permit for each phase of the project.
- A site plan review application must be filed with each phase of the project and prior to issuance of any permit other than mass grading and utilities. The site plan review application(s) must show all streets, landscaping, buildings, sidewalks, and amenities within a phase in substantial conformance with the approved PD handbook.
- Building permits are required for each new structure to the approval of the administrator and/or his designee, the chief building official.

INFRASTRUCTURE IMPROVEMENTS

Onsite and offsite private infrastructure shall be constructed to City of Sparks Design Standards. All on site storm drainage and sanitary sewer will be private and maintained by the property owner.

Sanitary Sewer

Prior to final design a sanitary sewer analysis will be done to verify capacity of the connection points for this project.

Storm Drainage

The Wildcreek Plaza and Town Home sites will have private storm drainage systems that will collect flows and provide for necessary detention. Improvements shall be designed and constructed in accordance with City of Spark's requirements and to the satisfaction of the Public Works Director.

Gas, Water and Electric

Gas, water and electrical connections shall be coordinated with Sierra Pacific Power Company and will be sized to accommodate all proposed uses. The existing 120 kV overhead electric line that runs parallel and adjacent to McCarran Boulevard is proposed to be modified to minimize the impacts to the project as follows: the 25 kV under-build portions of the line will be undergrounded to improve views and lessen visual impacts.

APPENDIX A – Site Design

WILDCREEK TOWNHOMES

PLANT PALETTE LEGEND



Shade / Canopy Trees



Deciduous Accent trees



Evergreen Coniferous Trees



Ground Cover

bark, mulch, rounded river rock, or 4" minus stone cobble (SEE PG. 32)



SITE DATA

PRELIMINARY LANDSCAPE PLAN

SITE DATA

Site Area = 338,097 sq. ft. (7.76 acres)	= 101,430 sq. ft.
Total Required Landscape Area (30% of site)	= 105,287 sq. ft.
Total On-site Landscape Provided	= 103,974 sq. ft.
Total Off-site (ROW) Landscape Provided	= 208,281 sq. ft.
Total Landscape Provided	

ERIC CRIPP
LANDSCAPE ARCHITECTURE
ERIC CRIPP ARCHITECTS, LLP
2700 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
303.733.1234

Wildcreek Plaza Commercial PLANT PALETTE

Shade / Canopy Trees

Botanical Name	Common Name	Percent	Size (Min.)
<i>Acer rubrum</i>	Red maple	25 %	2"-Cal.
<i>Liquidambar styraciflua</i>	American sweetgum		2"-Cal.
<i>Quercus rubra</i>	Red oak		2"-Cal.

Deciduous Accent trees

Botanical Name	Common Name	Percent	Size (Min.)
<i>Albizia julibrissin</i>	Silk tree	25%	1.5"-Cal.
<i>Carpinus betulis</i>	Hornbeam		1.5"-Cal.
<i>Crataegus</i> vars.	Hawthorn		1.5"-Cal.
<i>Robina Idahoensis</i>	Idaho locust		1.5"-Cal.
<i>Prunus cerasifera</i> 'Newport'	Newport plum		1.5"-Cal.
<i>Pyrus calleryana</i> 'Bradford'	Bradford callery pear		1.5"-Cal.

Evergreen Coniferous Trees

Botanical Name	Common Name	Percent	Size (Min.)
<i>Picea</i> vars.	Spruce	50% (Mix of 6' and 8' Trees)	6' Min. Ht.
<i>Pinus ponderosa</i>	Ponderosa pine		6' Min. Ht.
<i>Pinus sylvestris</i> vars.	Scotch pine		6' Min. Ht.
<i>Pinus sylvestris</i> vars.	Scotch pine		6' Min. Ht.

Large Evergreen Shrubs

Botanical Name	Common Name	Percent	Size (Min.)
<i>Berberis menticensis</i>	Mentor barberry	25% Min.	5-Gal.
<i>Cytisus scoparius</i> vars.	Common broom		5-Gal.
<i>Mahonia aquifolium</i>	Oregon grape		5-Gal.
<i>Juniperus</i> vars.	Juniper		5-Gal.
<i>Photinia fraseri</i>	Fraser's photinia		5-Gal.
<i>Pyracantha coccinea</i> 'Lalandei'	Orange Glow firethorn		5-Gal.

Large Deciduous Shrubs

Botanical Name	Common Name	Percent	Size (Min.)
<i>Acer ginnala</i>	Amur maple	25% Min.	5-Gal.
<i>Cornus stolonifera</i>	Red-twig dogwood		5-Gal.
<i>Forsythia</i> vars.	Forsythia		5-Gal.
<i>Hibiscus syriacus</i>	Rose of Sharon		5-Gal.
<i>Prunus cistena</i>	Purpleleaf sand cherry		5-Gal.
<i>Syringa vulgaris</i> vars.	Lilac		5-Gal.
<i>Viburnum</i> vars.	Snowball		5-Gal.

PLANT PALETTE, CONT'D

Medium Deciduous Shrubs

Botanical Name	Common Name	Percent	Size (Min.)
<i>Berberis thunbergii</i>	Japanese barberry	15%	5-Gal.
<i>Euonymus alata</i>	Burning bush	Min.	5-Gal.
<i>Chamaejasme speciosa</i>	Flowering quince		5-Gal.
<i>Ribes</i> vers.	Current		5-Gal.
<i>Rosa rugosa</i> 'Alba'	Rugosa rose		5-Gal.
<i>Spiraea</i> vers.	Spiraea		5-Gal.

Medium Evergreen Shrubs

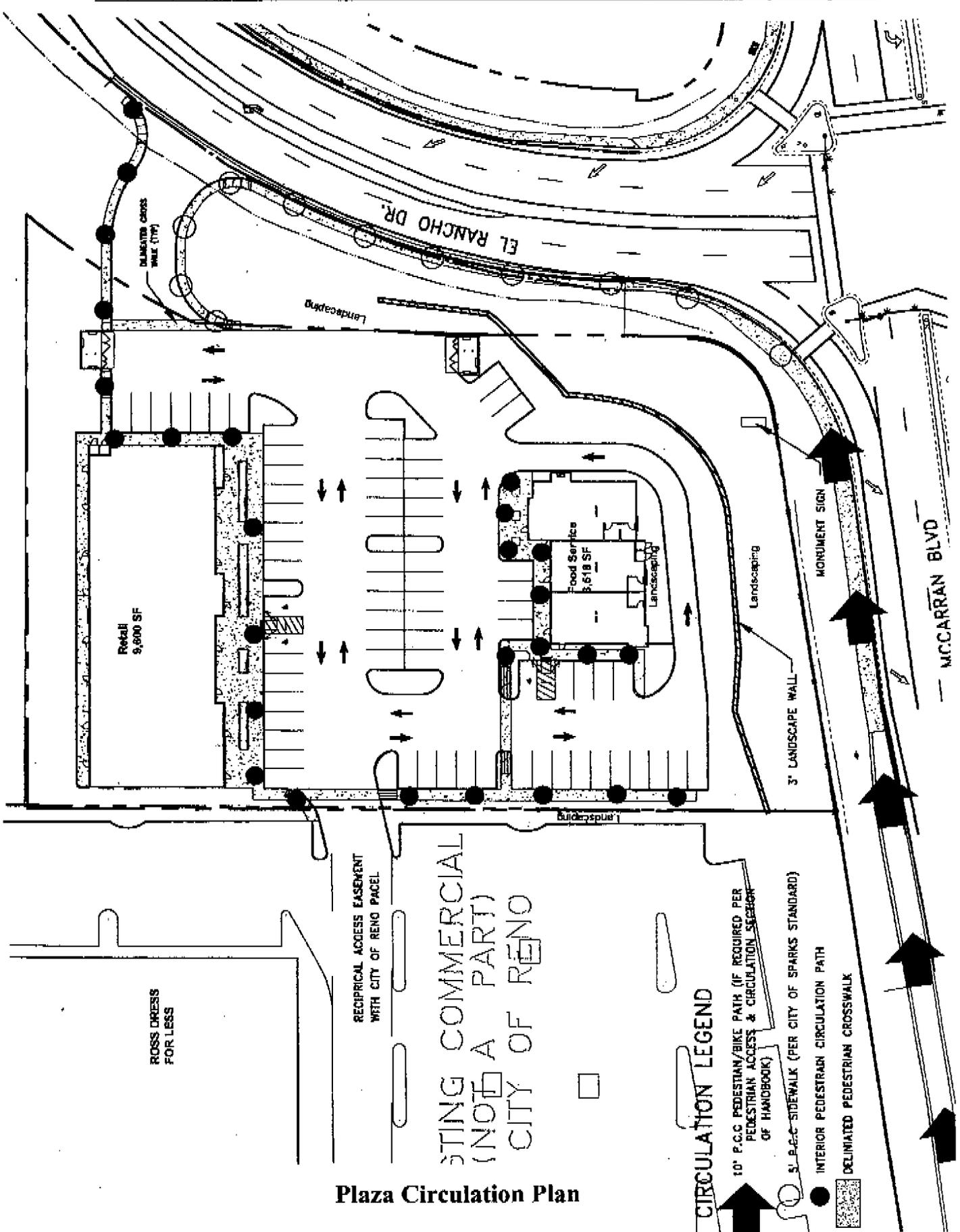
Botanical Name	Common Name	Percent	Size (Min.)
<i>Pinus m. mugo</i>	Mugo Pine	15 %	5-Gal.
<i>Cytisus praecox</i> vars	Warminster Broom	Min.	5-Gal.
<i>Ilex</i>	Holly		5-Gal.
<i>Juniperus c.</i> 'Armstrong'	Armstrong Juniper		5-Gal.
<i>Cotoneaster</i> vars.			5-Gal.

Small Deciduous Shrubs, Ornamental Grass, Perennials & Vines

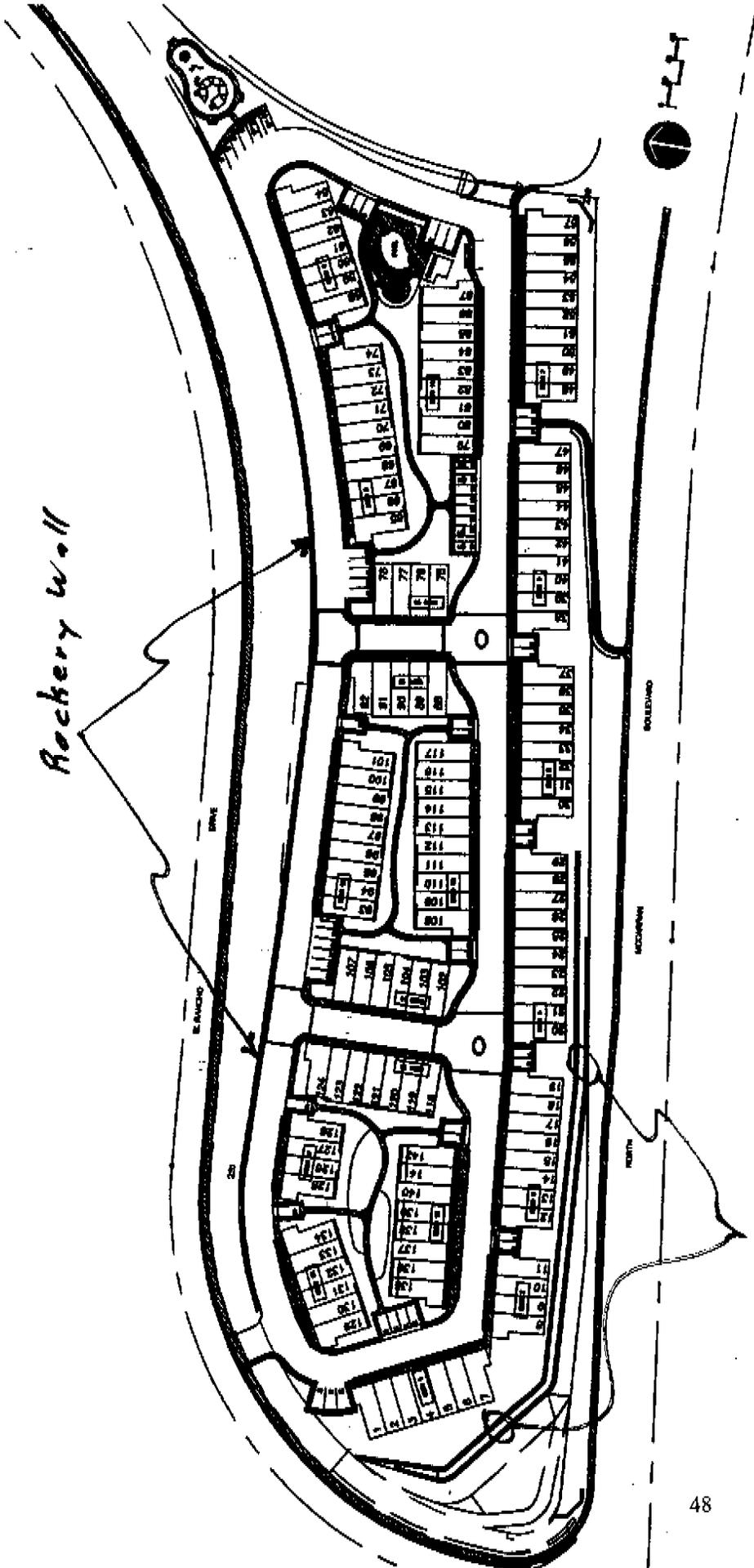
Botanical Name	Common Name	Percent	Size (Min.)
<i>Berberis</i> vers.	Dwarf barberry	10 %	5-Gal.
<i>Gaura lindheimeri</i>	White Gaura	Min.	1-Gal.
<i>Helictotrichon sempervirens</i>	Blue oat grass		1-Gal.
<i>Hemerocallis fulva</i>	Orange Daylily		1-Gal.
<i>Kniphofia uvaria</i>	Red hot poker		1-Gal.
<i>Ligustrum</i> 'Lodense'	Dwarf privet		5-Gal.
<i>Potentilla</i> vars.	Cinquefoil		5-Gal.
<i>Lonicera</i> vars.	Honeysuckle		1-Gal.

Small Evergreen Shrubs

Botanical Name	Common Name	Percent	Size (Min.)
<i>Buxus japonica</i>	Japanese boxwood	10%	5-Gal.
<i>Euonymus Japonica</i> 'Microphyllus'	Boxleaf euonymus	Min.	5-Gal.
<i>Genista lydia</i>	Lydia broom		1-Gal.
<i>Juniperus</i> vars.	Low growing junipers		5-Gal.
<i>Mahonia aquifolium</i> 'compacta'	Dwarf Oregon grape		1-Gal.
<i>Pinus mugo mugo</i>	Swiss mountain pine		5-Gal.
<i>Santolina chamaecyparissus</i>	Lavender cotton		1-Gal.
<i>Taxus media</i>	Yew		5-Gal.

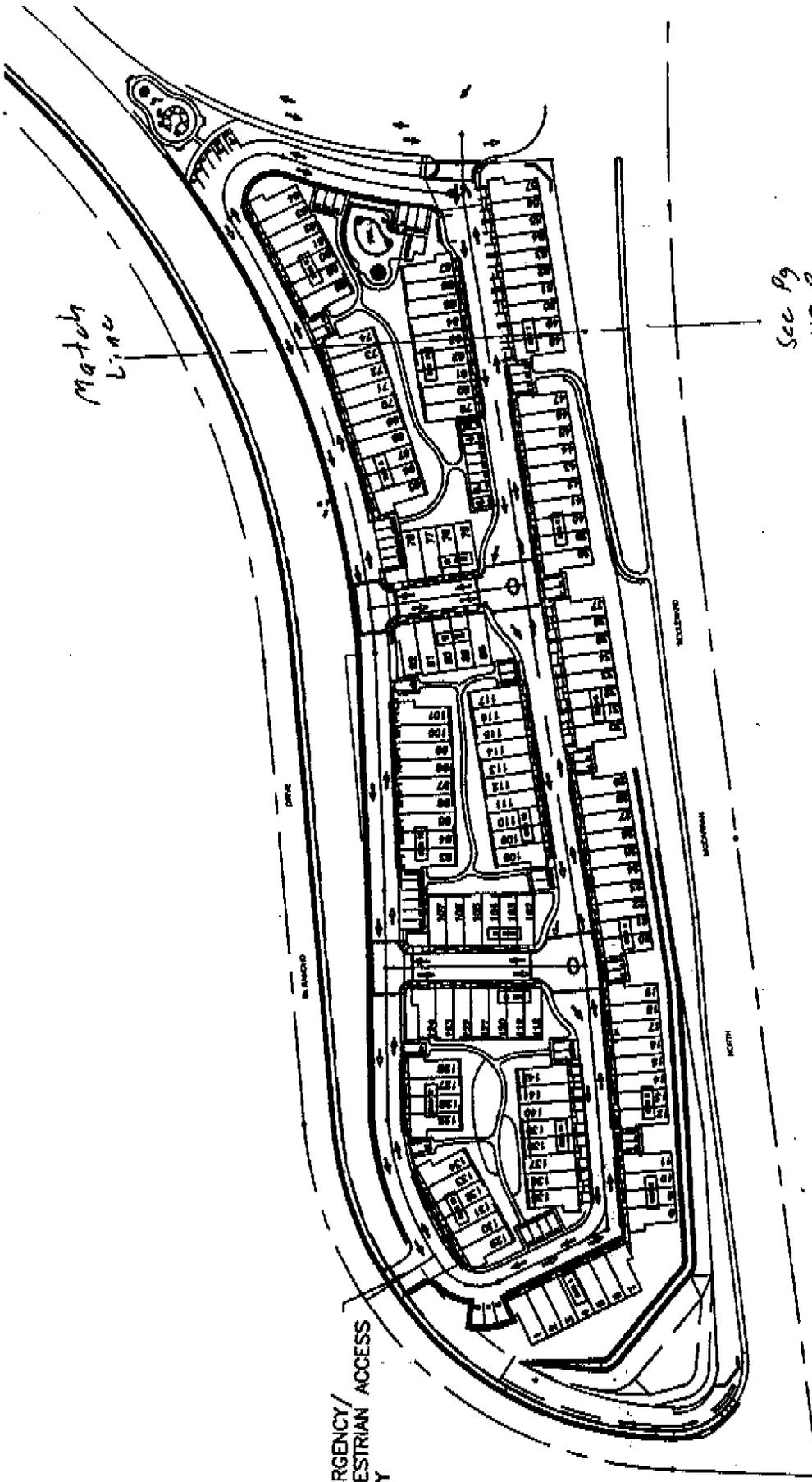


Plaza Circulation Plan



*Walkways & Sidewalks
In BOLD Except
where noted.*

*Rockery
walls*



Match
Line

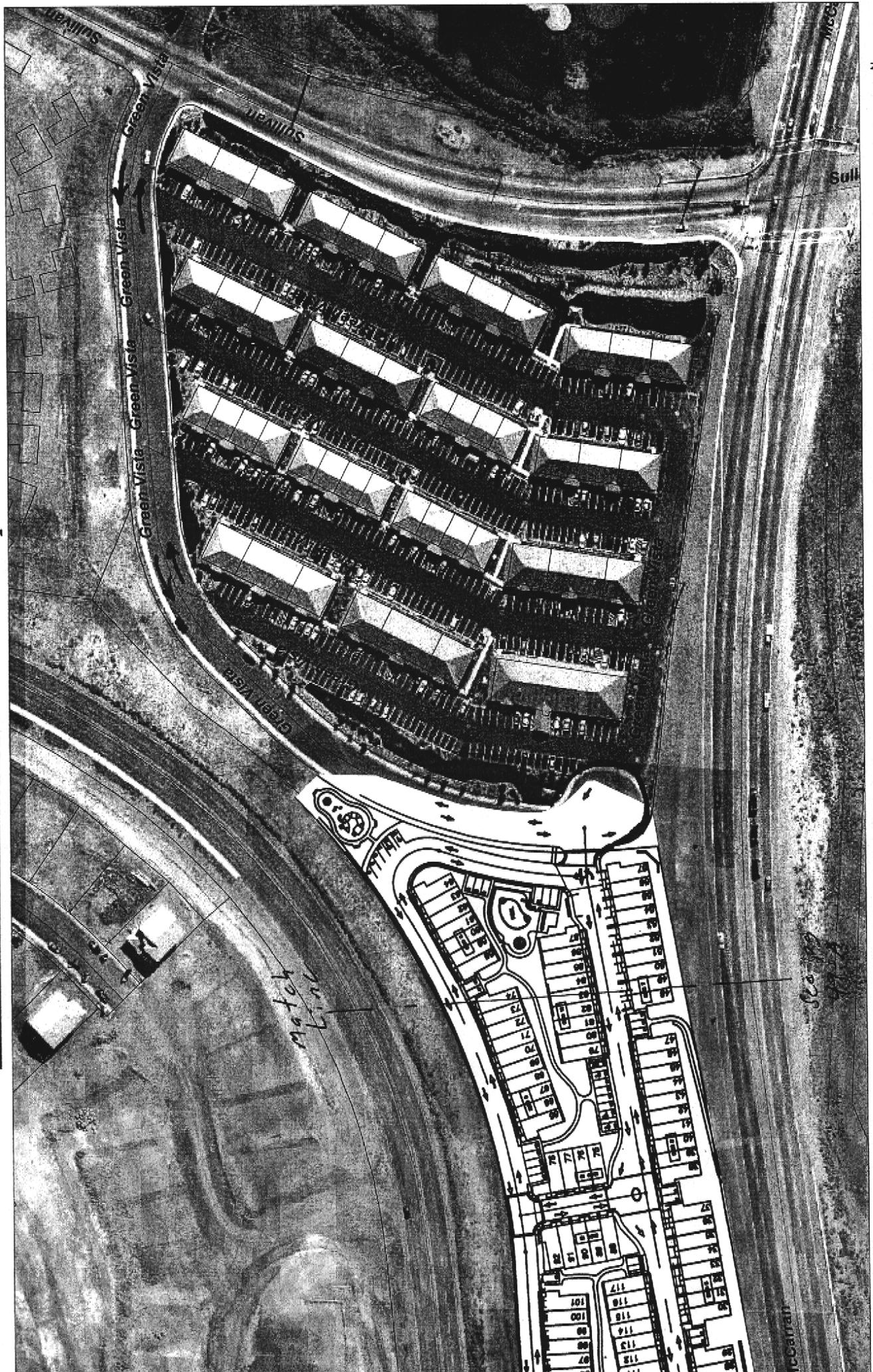
Sec Pg
49-B

EMERGENCY/
PEDESTRIAN ACCESS
ONLY

49-A

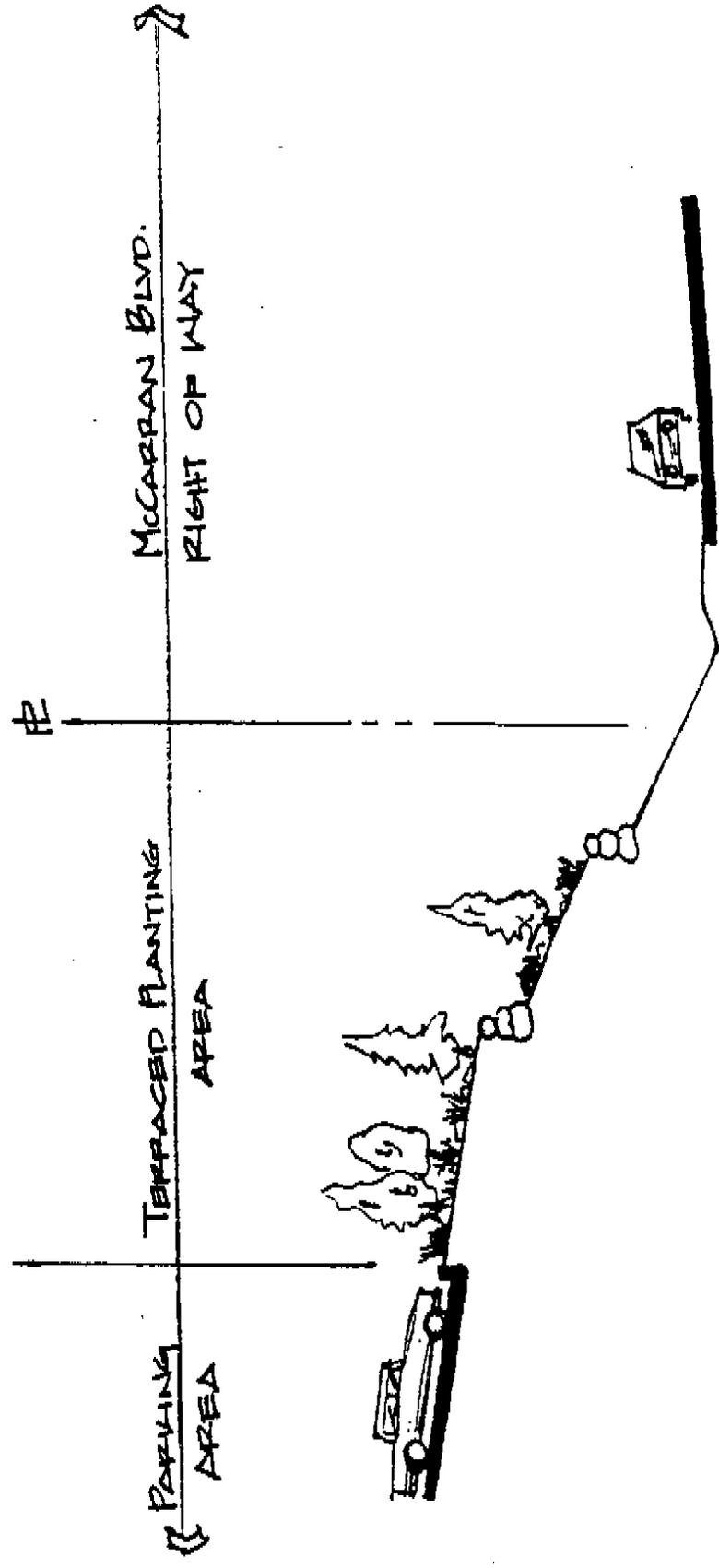
VEHICAL CIRCULATION PLAN
Wildcreek Properties

VEHICAL CIRCULATION PLAN, CONT. 0
Wildcreek Properties



SCALE 1 : 1,800



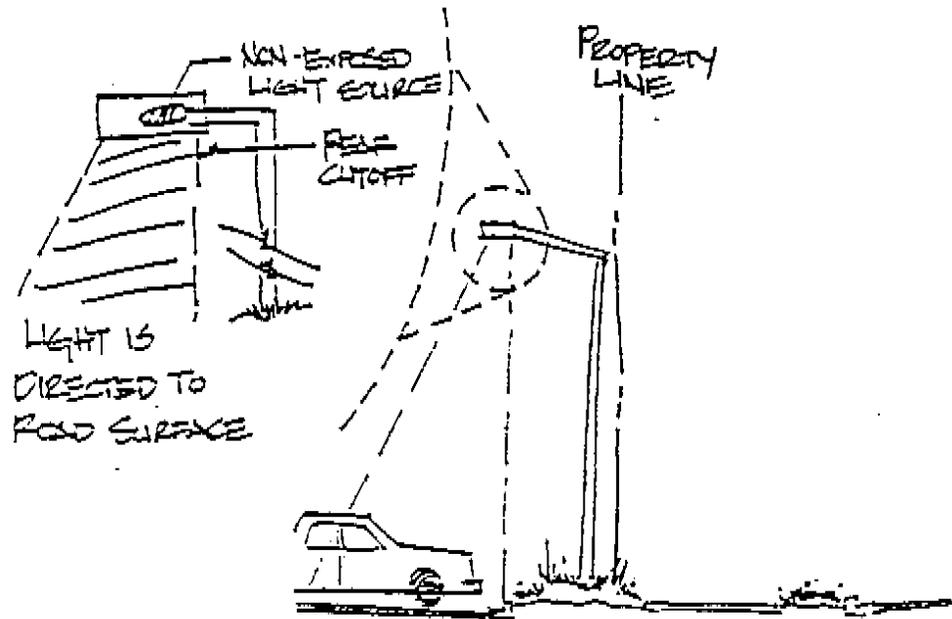


McCARRAN BLVD.
RIGHT OF WAY

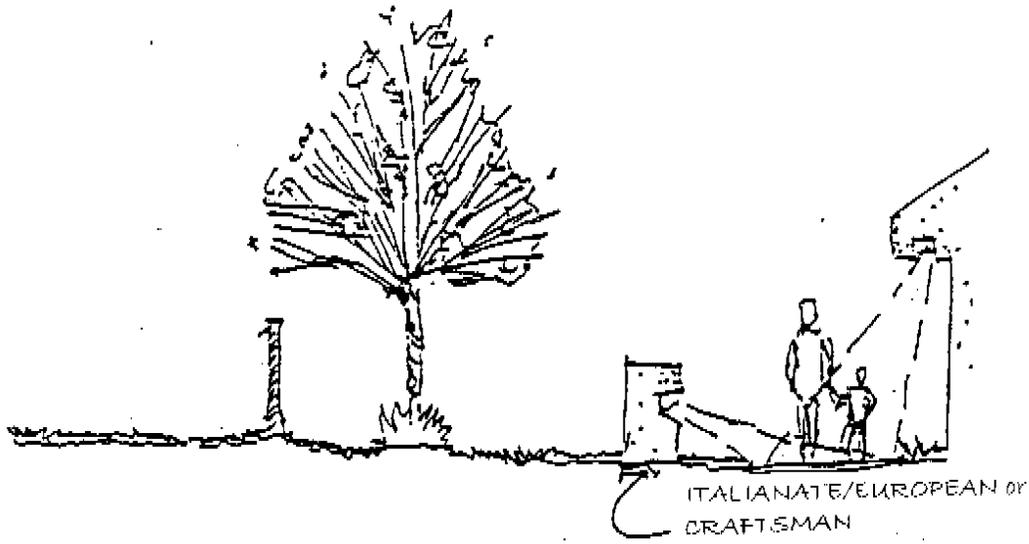
TERRACED PLANTING
AREA

PARKING
AREA

McCARRAN BLVD. LANDSCAPE BUFFER
N.T.S



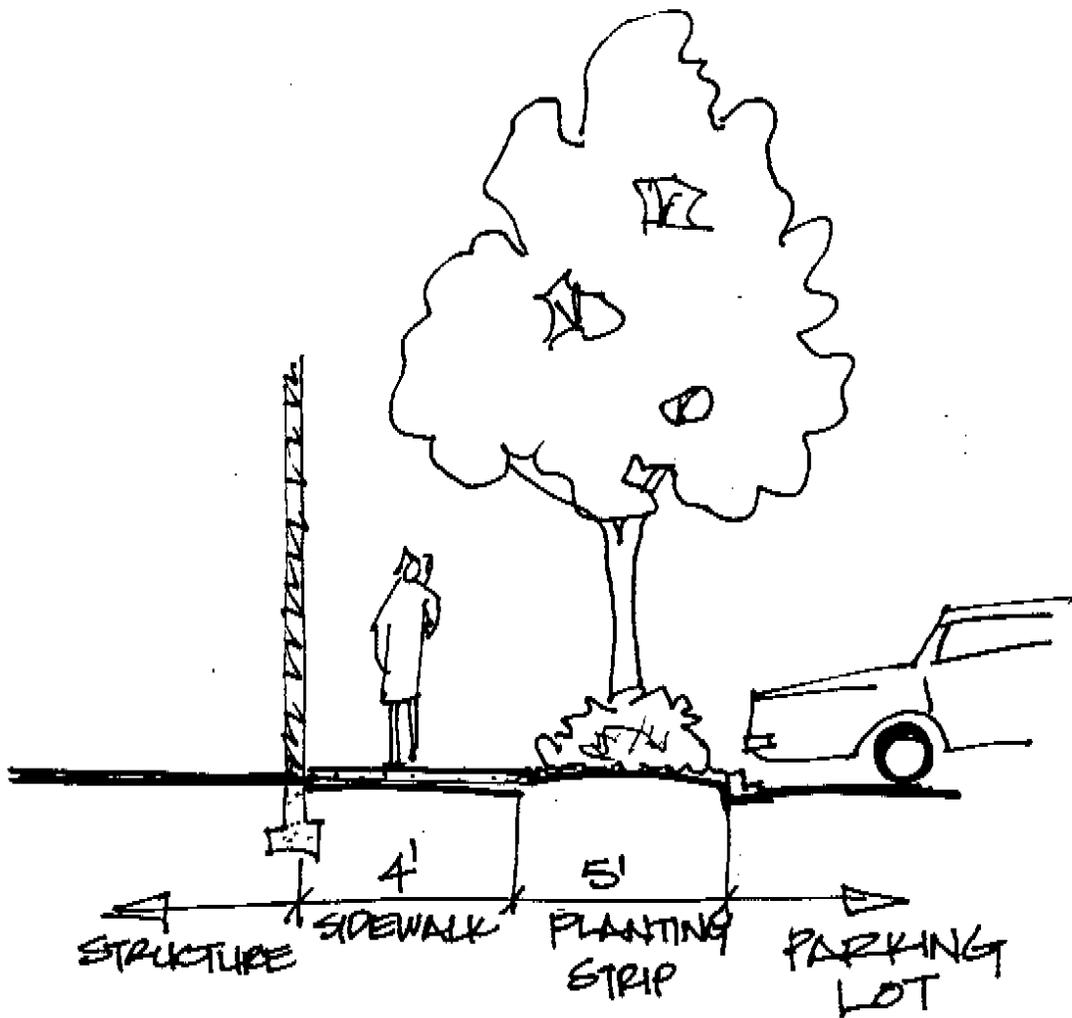
TYPICAL POLE MOUNTED LIGHT
AT PROJECT BOUNDARY N.T.S.



WALKWAY LIGHTING

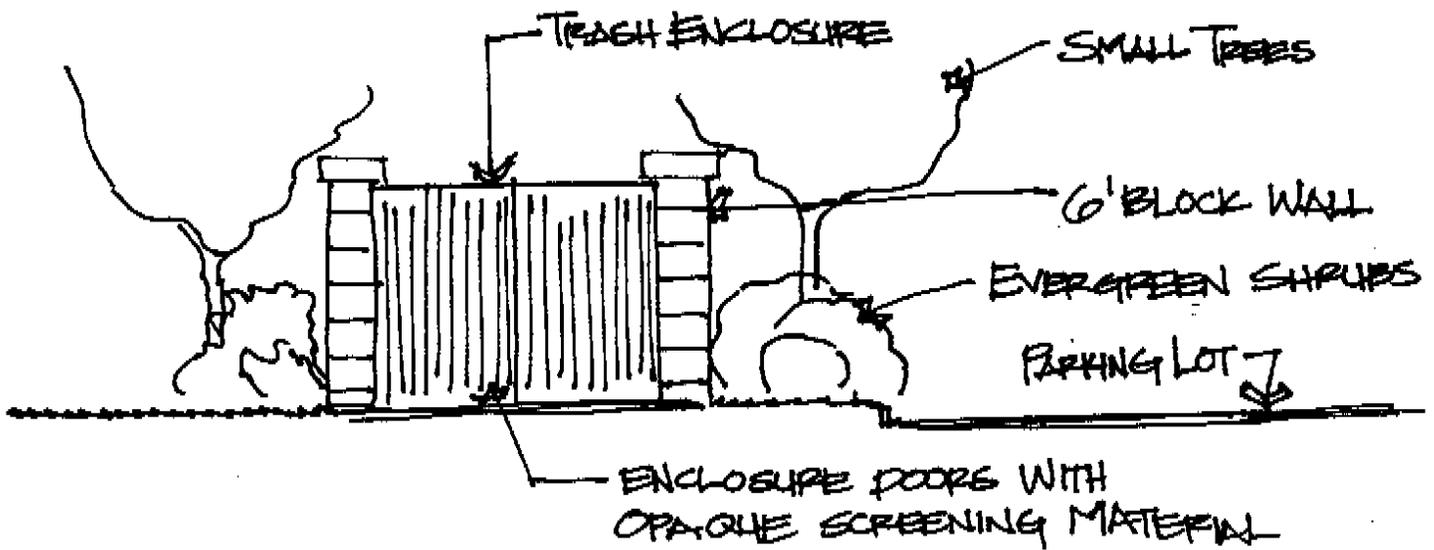
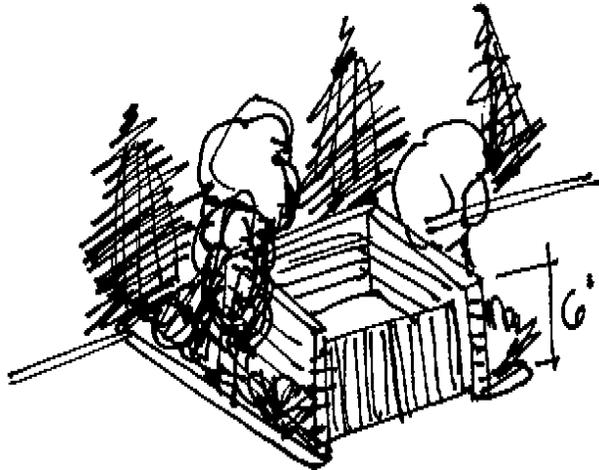
N.T.S.

SITE LIGHTING



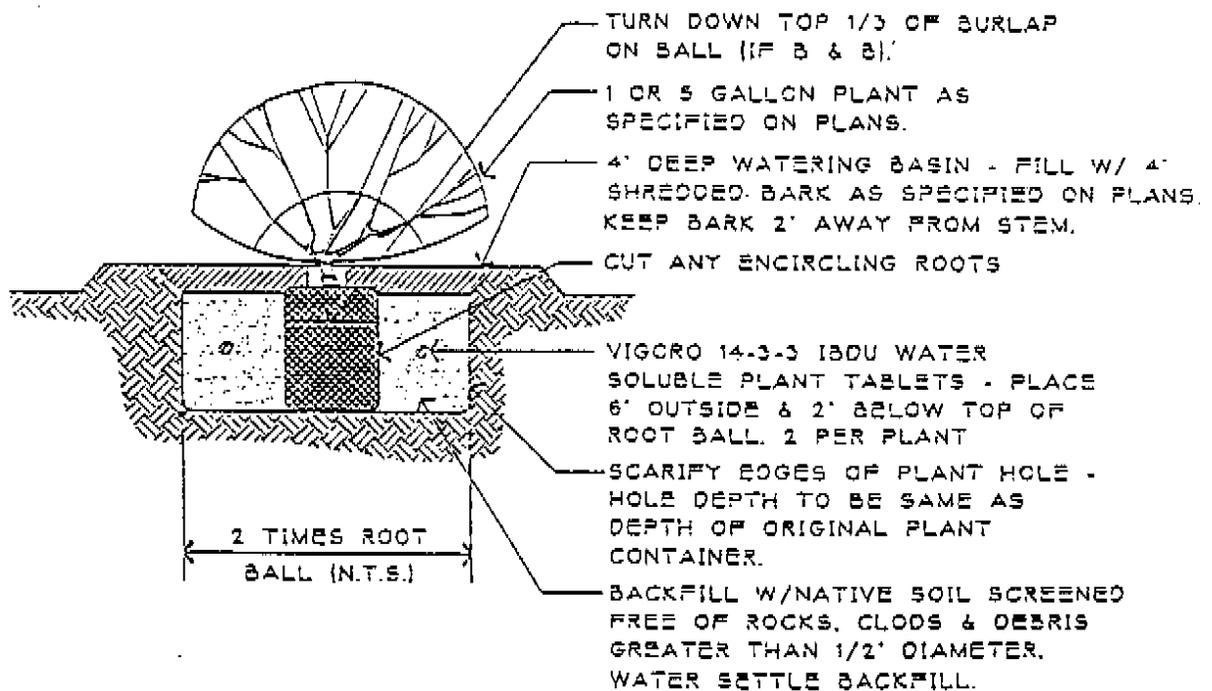
Plaza Only

VEHICULAR/PEDESTRIAN CIRCULATION
LANDSCAPE SCREENING



Plaza Only

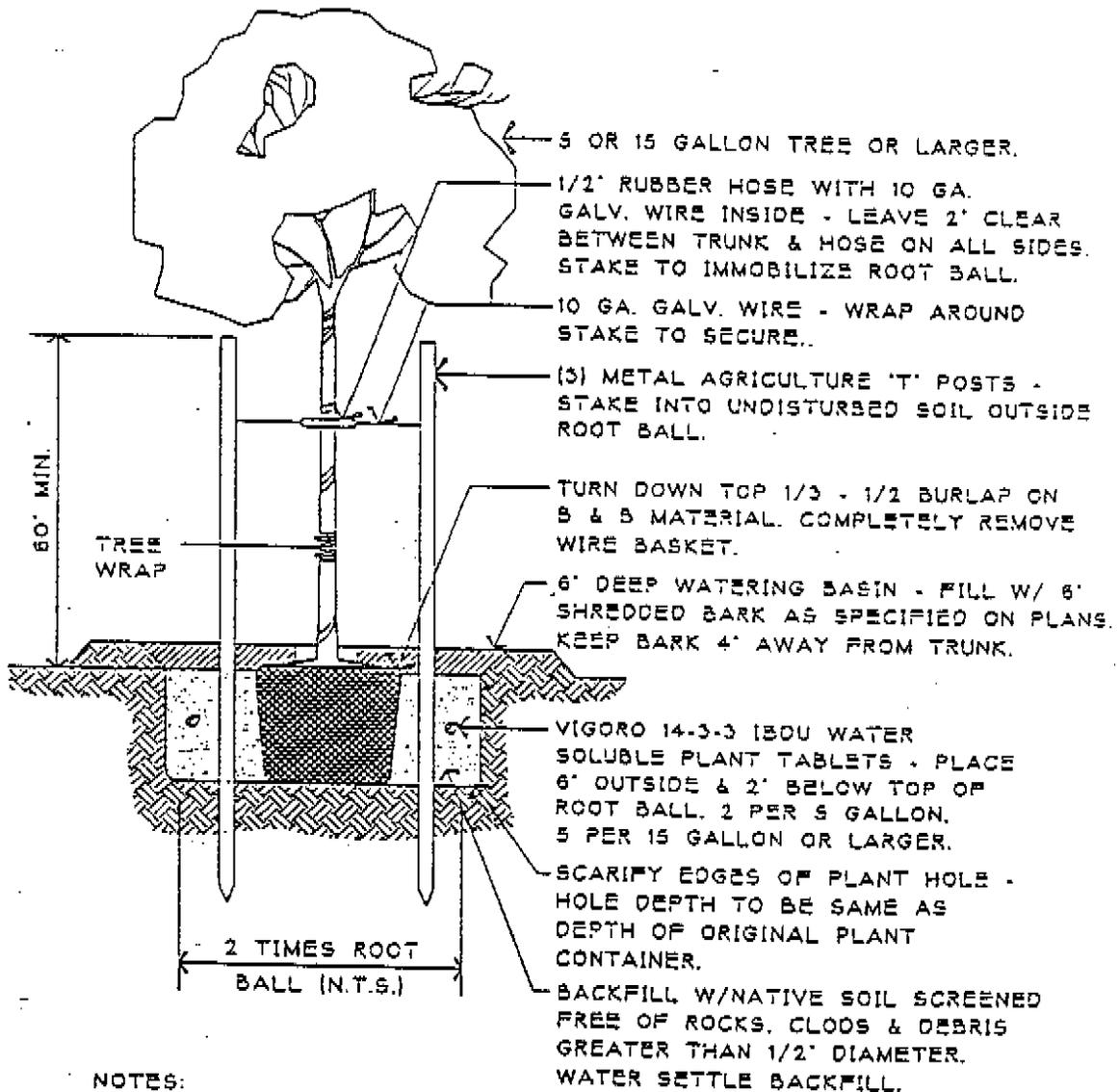
TRASH ENCLOSURE



NOTES:

1. WATER PLANT WELL IMMEDIATELY AFTER PLANTING.
2. REMOVE DAMAGED BRANCHES - DO NOT REMOVE CENTRAL LEADER OR ANY LOWER BRANCHES.
3. TOP OF ROOT BALL TO BE 1' ABOVE EXISTING GRADE - NO NATIVE SOIL TO BE PLACED ON TOP OF ROOT BALL.
4. GRADE WATERING BASIN SO THAT WATER COLLECTS AT EDGE OF ROOT BALL, NOT AT STEM.

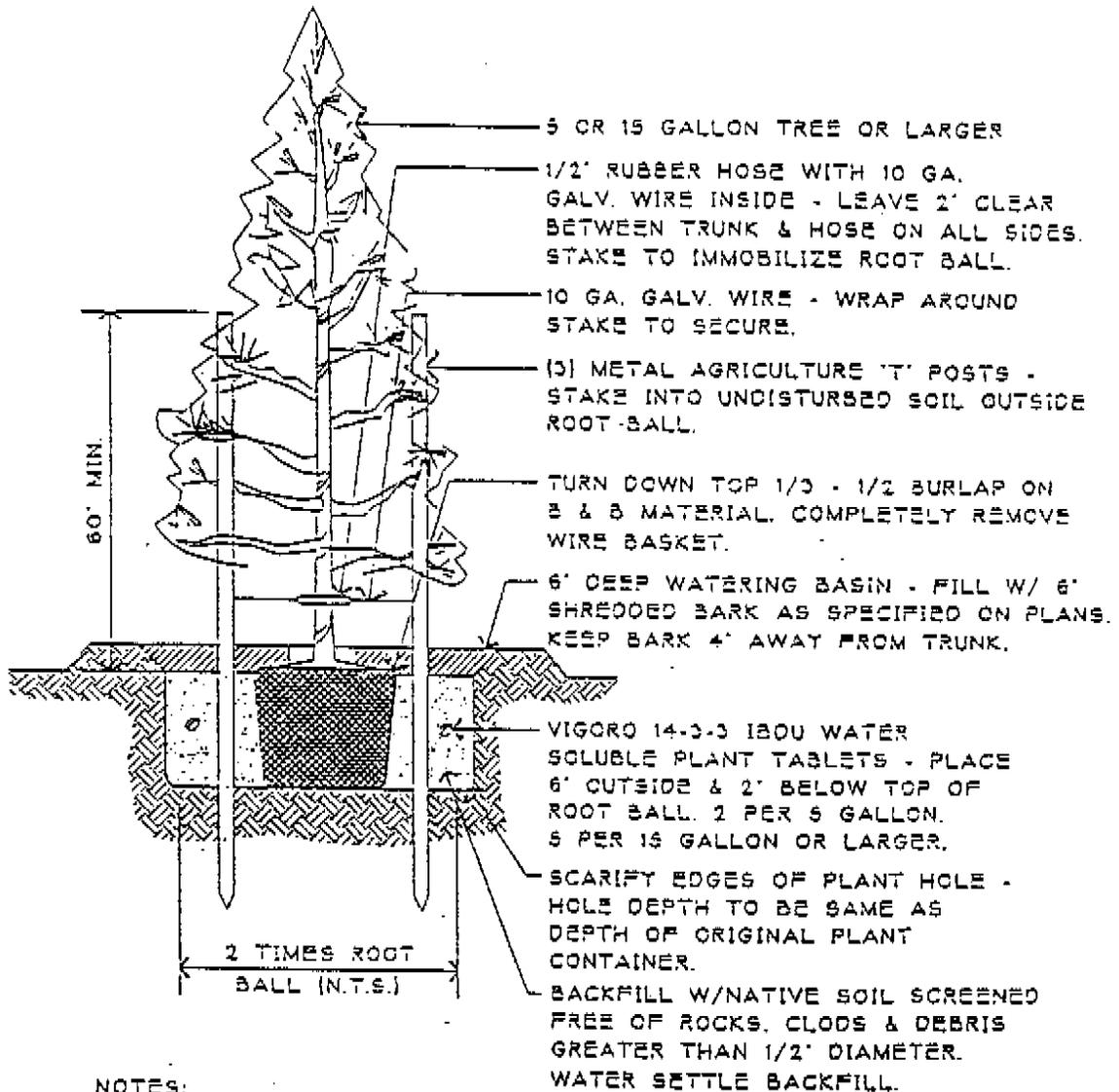
SHRUB PLANTING DETAIL



NOTES:

1. REMOVE ALL NURSERY STAKES, TIES & TAGS - TREES MUST STAND UPRIGHT TO BE ACCEPTABLE.
2. REMOVE DAMAGED BRANCHES - DO NOT REMOVE CENTRAL LEADER OR ANY LOWER BRANCHES.
3. TOP OF ROOT BALL TO BE 1' ABOVE EXISTING GRADE - NO NATIVE SOIL TO BE PLACED ON TOP OF ROOT BALL.
4. GRADE WATERING BASIN SUCH THAT WATER COLLECTS AT EDGE OF ROOT BALL, NOT AT TRUNK.
5. THOROUGHLY WATER IMMEDIATELY AFTER PLANTING.

DECIDUOUS TREE PLANTING DETAIL



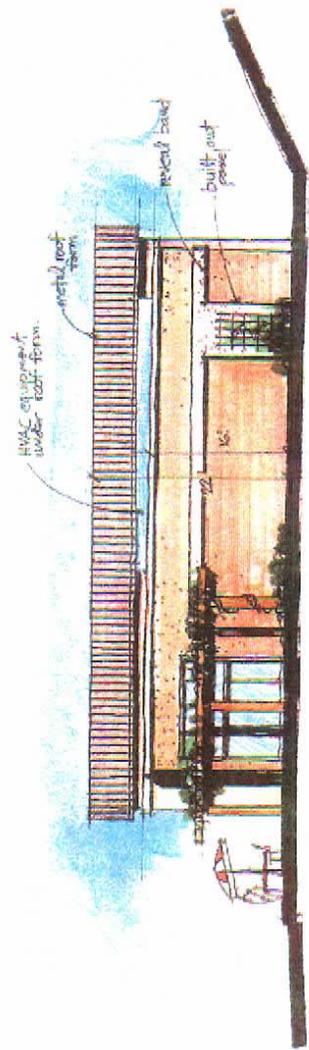
NOTES:

1. REMOVE ALL NURSERY STAKES, TIES & TAGS - TREES MUST STAND UPRIGHT TO BE ACCEPTABLE.
2. REMOVE DAMAGED BRANCHES - DO NOT REMOVE CENTRAL LEADER OR ANY LOWER BRANCHES.
3. TOP OF ROOT BALL TO BE 1' ABOVE EXISTING GRADE - NO NATIVE SOIL TO BE PLACED ON TOP OF ROOT BALL.
4. GRADE WATERING BASIN SUCH THAT WATER COLLECTS AT EDGE OF ROOT BALL, NOT AT TRUNK.
5. THOROUGHLY WATER IMMEDIATELY AFTER PLANTING.

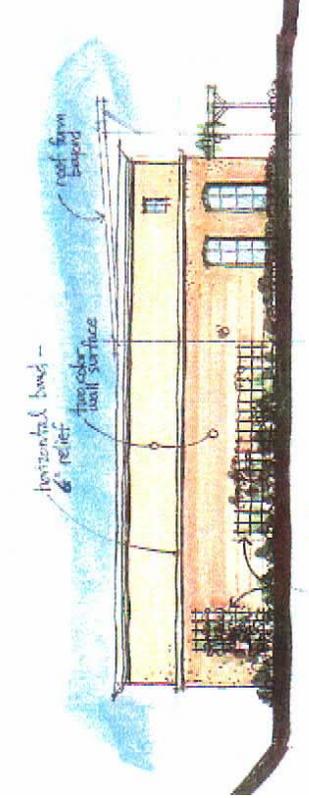
EVERGREEN TREE PLANTING DETAIL

APPENDIX B - Elevations/Floor Plans/Phasing

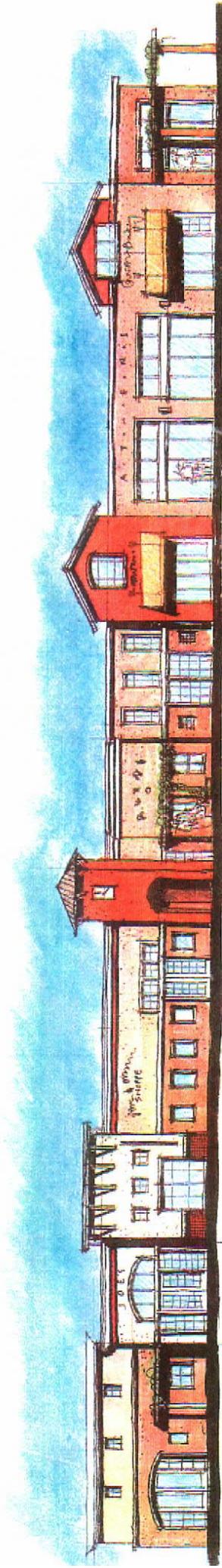
Plaza Architecture - Elevations



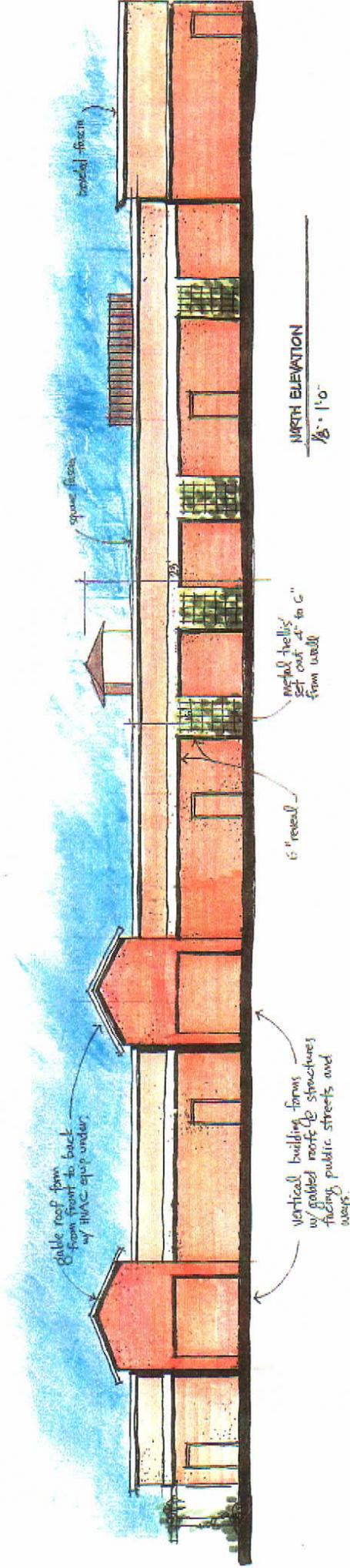
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION
1/8" = 1'-0"



Town Home Architecture – Elevations



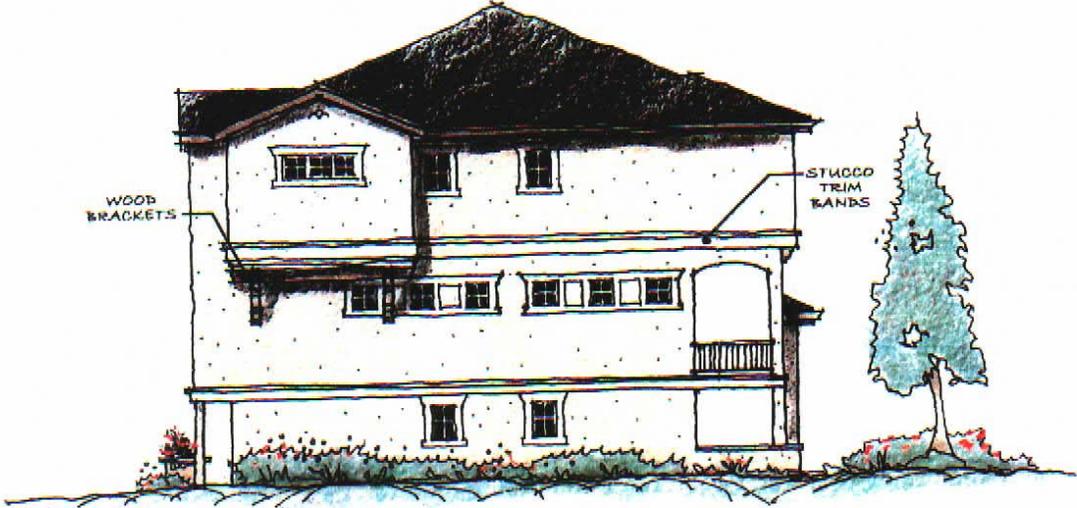


REAR ELEVATION

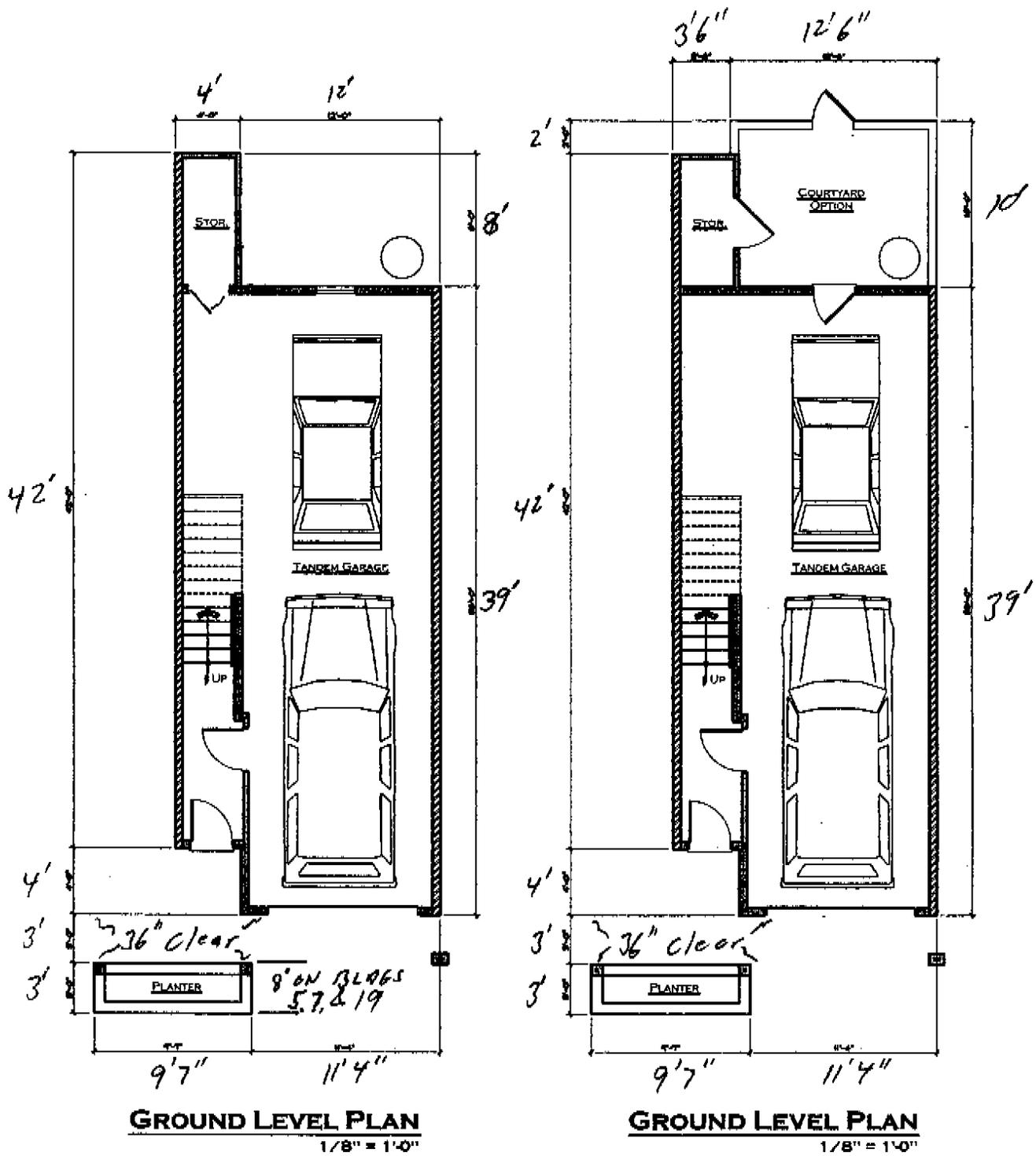
WOOD GATES

METAL & WOOD RAILINGS

TOWN HOMES – SIDE ELEVATIONS

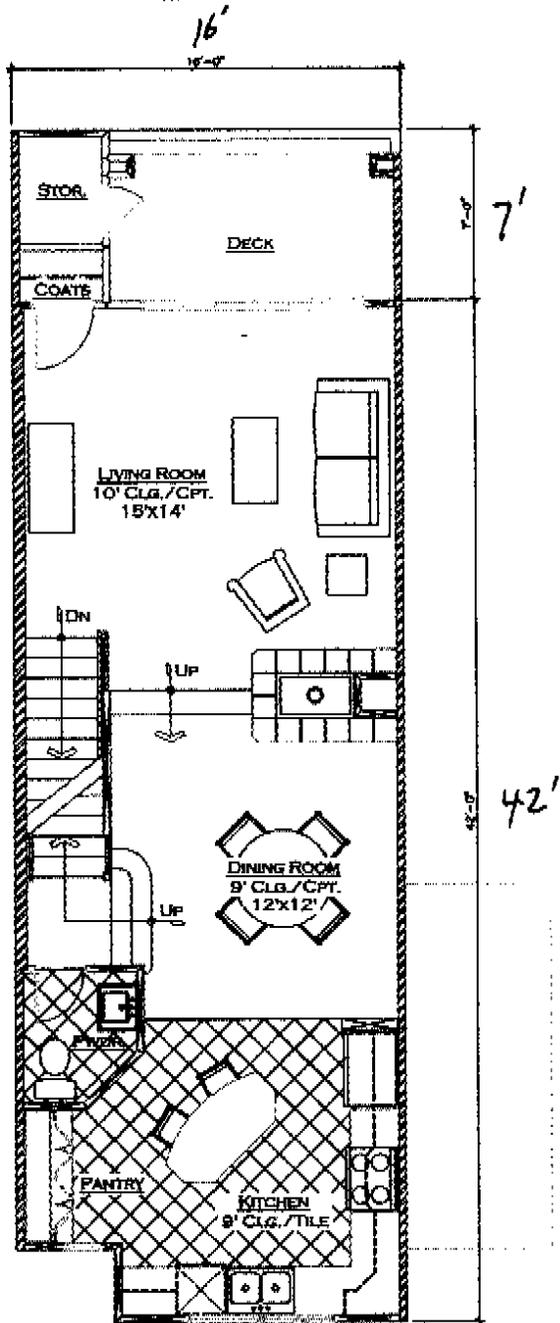


ARCHITECTURAL NOTES

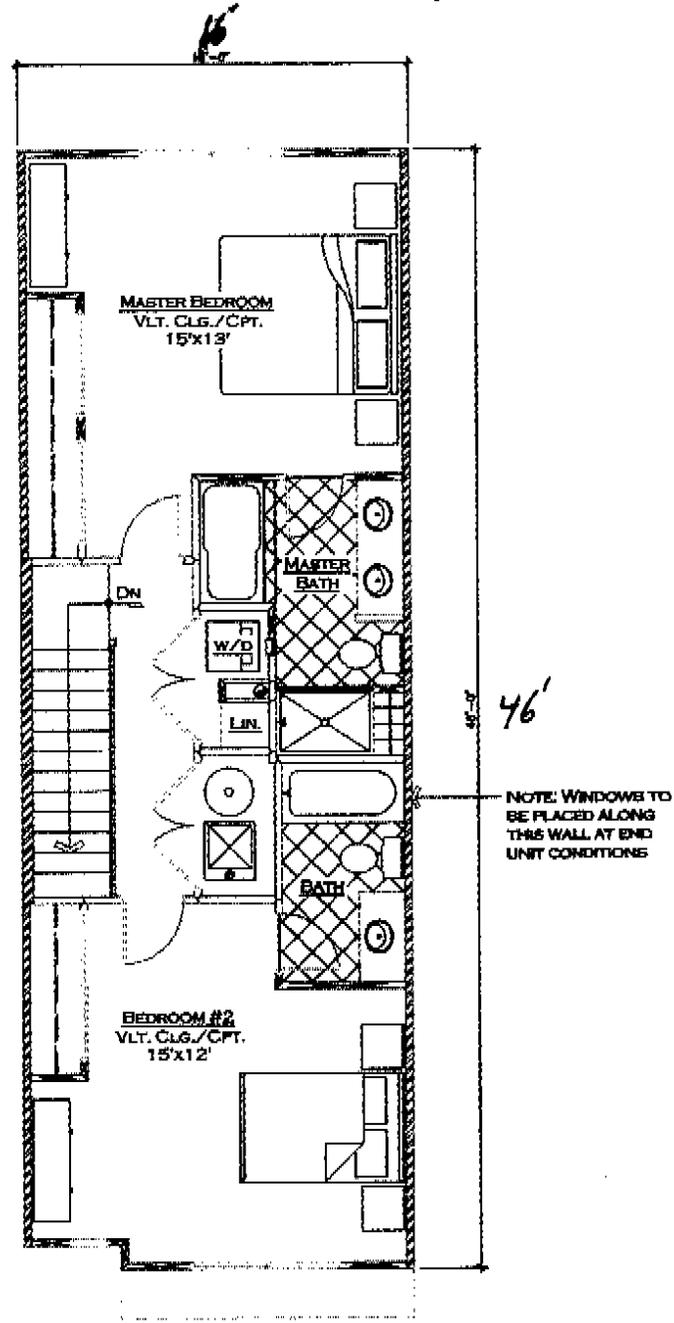


TOWN HOMES – GROUND FLOOR PLANS³

³ These floor plans are conceptual. A two car tandem garage will be provided as shown but other dimensions may vary by no more than 10%.



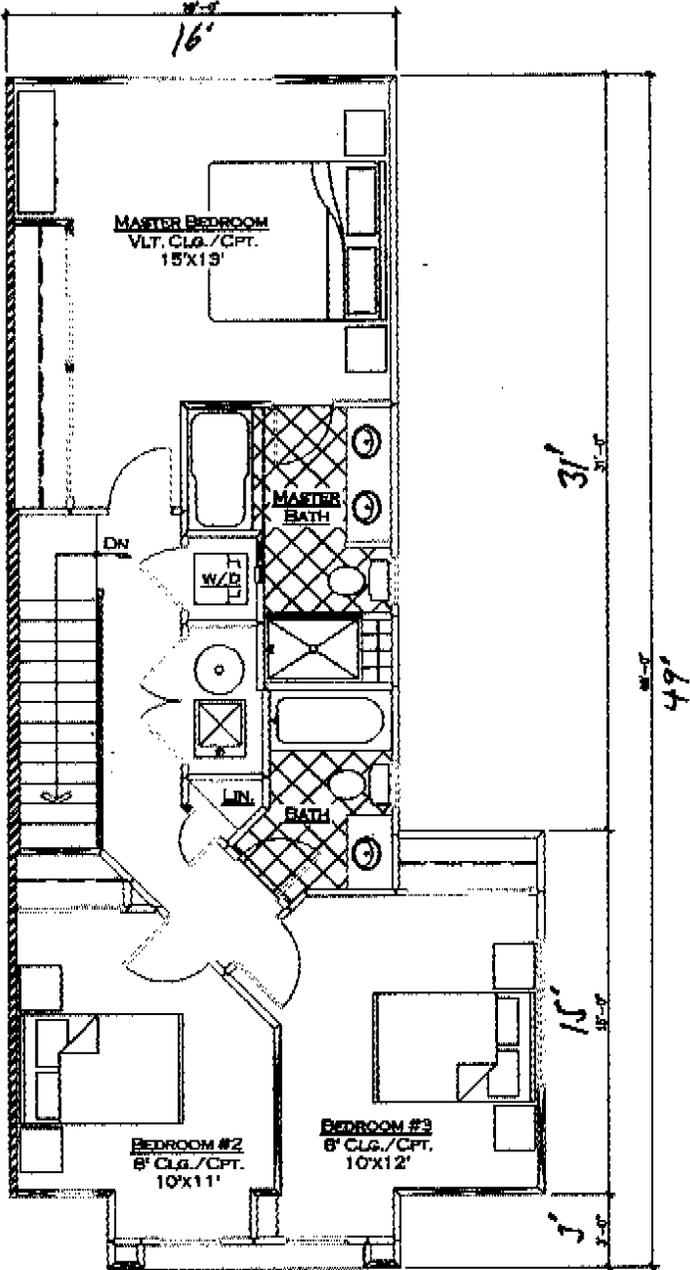
MAIN LEVEL PLAN
640 Sq. Ft. 1/8" = 1'-0"



2-BEDROOM
UPPER LEVEL PLAN
602 Sq. Ft. 1/8" = 1'-0"

TOWN HOMES – MAIN AND UPPER LEVEL FLOOR PLANS⁴

⁴ These floor plans are conceptual. Two bedrooms will be provided on interior units and three bedrooms on end units but actual room layouts/wall locations may change and overall dimensions may vary by no more than 10%.



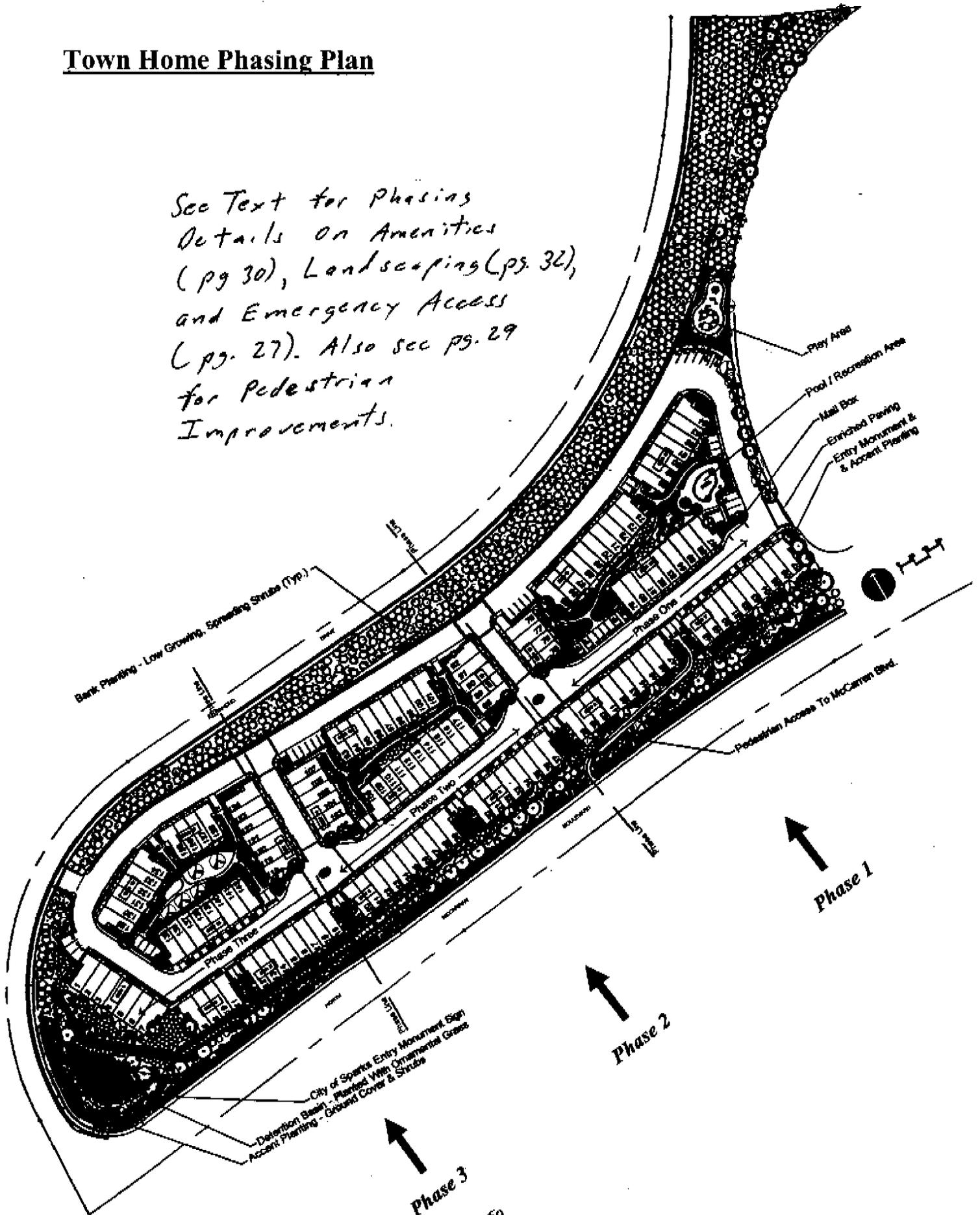
3-BEDROOM
UPPER LEVEL PLAN
706 Sq. Ft. 1/8" = 1'-0"

TOWN HOMES – MAIN AND UPPER LEVEL FLOOR PLANS⁵

⁵ These floor plans are conceptual. Two bedrooms will be provided on interior units and three bedrooms on end units but actual room layouts/wall locations may change and overall dimensions may vary by no more than 10%.

Town Home Phasing Plan

See Text for Phasing
Details on Amenities
(pg 30), Landscaping (pg. 32),
and Emergency Access
(pg. 27). Also see pg. 29
for Pedestrian
Improvements.

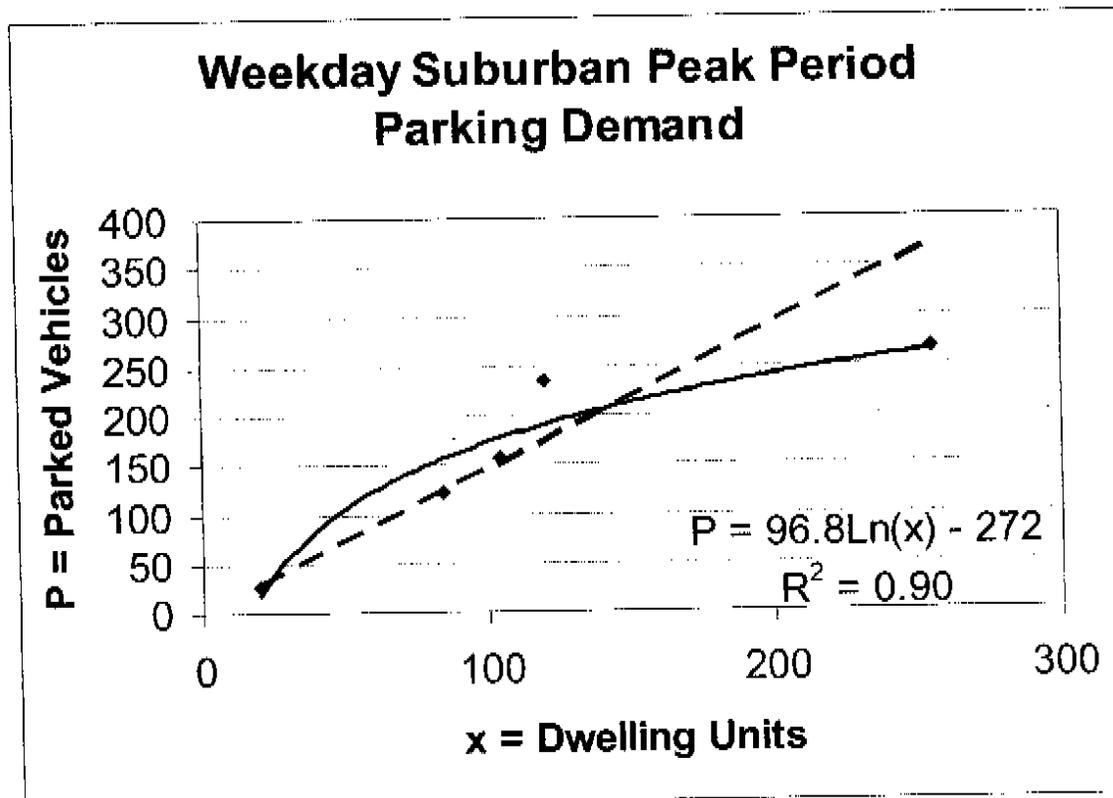


APPENDIX C – Parking Information

Land Use Group: 230 Residential Condominium/Townhouse

**Average Peak Period Parking Demand vs: Dwelling Units
On a: Weekday
Location: Suburban**

Statistic	Peak Period Demand
Peak Period	5:00–6:00 a.m.
Number of Study Sites	5
Average Size of Study Sites	120 dwelling units
Average Peak Period Parking Demand	1.46 vehicles per dwelling unit
Standard Deviation	0.33
Coefficient of Variation	23%
Range	1.04–1.96 vehicles per dwelling unit
85th Percentile	1.68 vehicles per dwelling unit
33rd Percentile	1.38 vehicles per dwelling unit



◆ Actual Data Points — Fitted Curve - - - Average Rate

Vehicle Dimensions Tables

GENERAL NOTE

Each DESIGN VEHICLE in Groups I, II, and III represents a composite of the critical dimensions of the real vehicles within each group below. Parking lot dimensions on a following page are based on these groups and dimensions. For parking purposes, both compact and standard size vehicles are in Group II. Turning dimensions R, Ri, and C are shown on page 52.

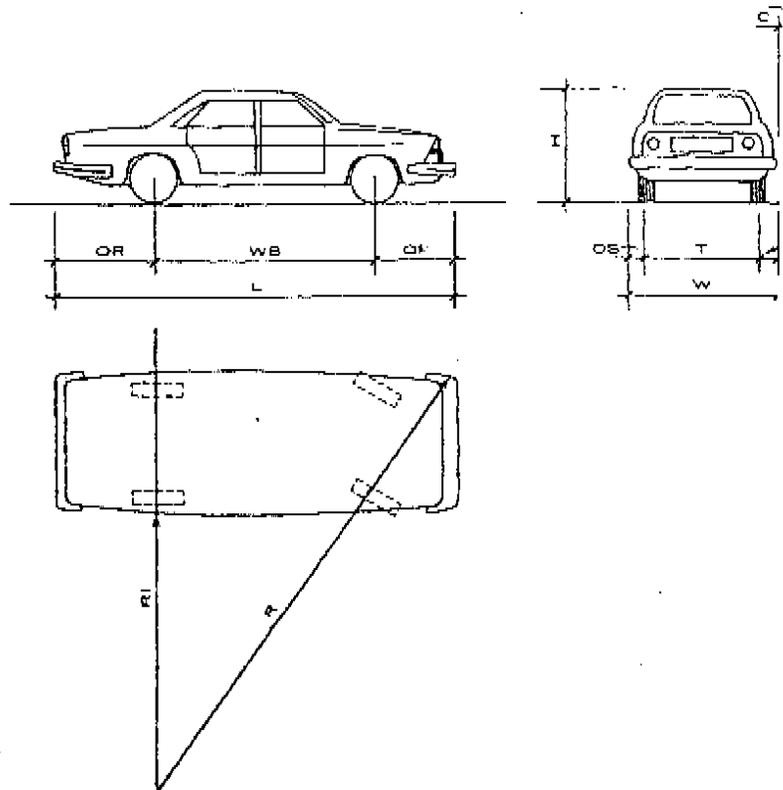
DESIGN VEHICLE

GROUP I	SMALL CARS
L Length	15'-5"
W Width	5'-10"
H Height	4'-10"
WB Wheelbase	9'-2"
OF Overhang front	2'-6"
OR Overhang rear	3'-9"
OS Overhang sides	0'-7"
T Track	4'-9"

GROUP II	COMPACTS
L Length	16'-11"
W Width	6'-3"
H Height	5'-0"
WB Wheelbase	10'-0"
OF Overhang front	2'-8"
OR Overhang rear	4'-3"
OS Overhang sides	0'-8"
T Track	4'-10"

GROUP III	STANDARD
L Length	17'-9"
W Width	6'-8"
H Height	5'-2"
WB Wheelbase	10'-7"
OF Overhang front	2'-10"
OR Overhang rear	4'-4"
OS Overhang side	0'-9"
T Track	5'-2"

GROUP IV	LARGE CARS
L Length	18'-0"
W Width	6'-8"
H Height	5'-4"
WB Wheelbase	10'-8"
OF Overhang front	2'-11"
OR Overhang rear	4'-5"
OS Overhang side	0'-9"
T Track	5'-2"



Note With a minimum interior dimension of 11' wide by 38' deep, a large size vehicle will have a minimum 2'2" of clearance on both sides of the vehicle when parked in the center of the garage. Per the Floor Plan on pg 66, vehicles at the end of the garage will have significantly more room beyond the end of the staircase.



WASHOE COUNTY RECORDER

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