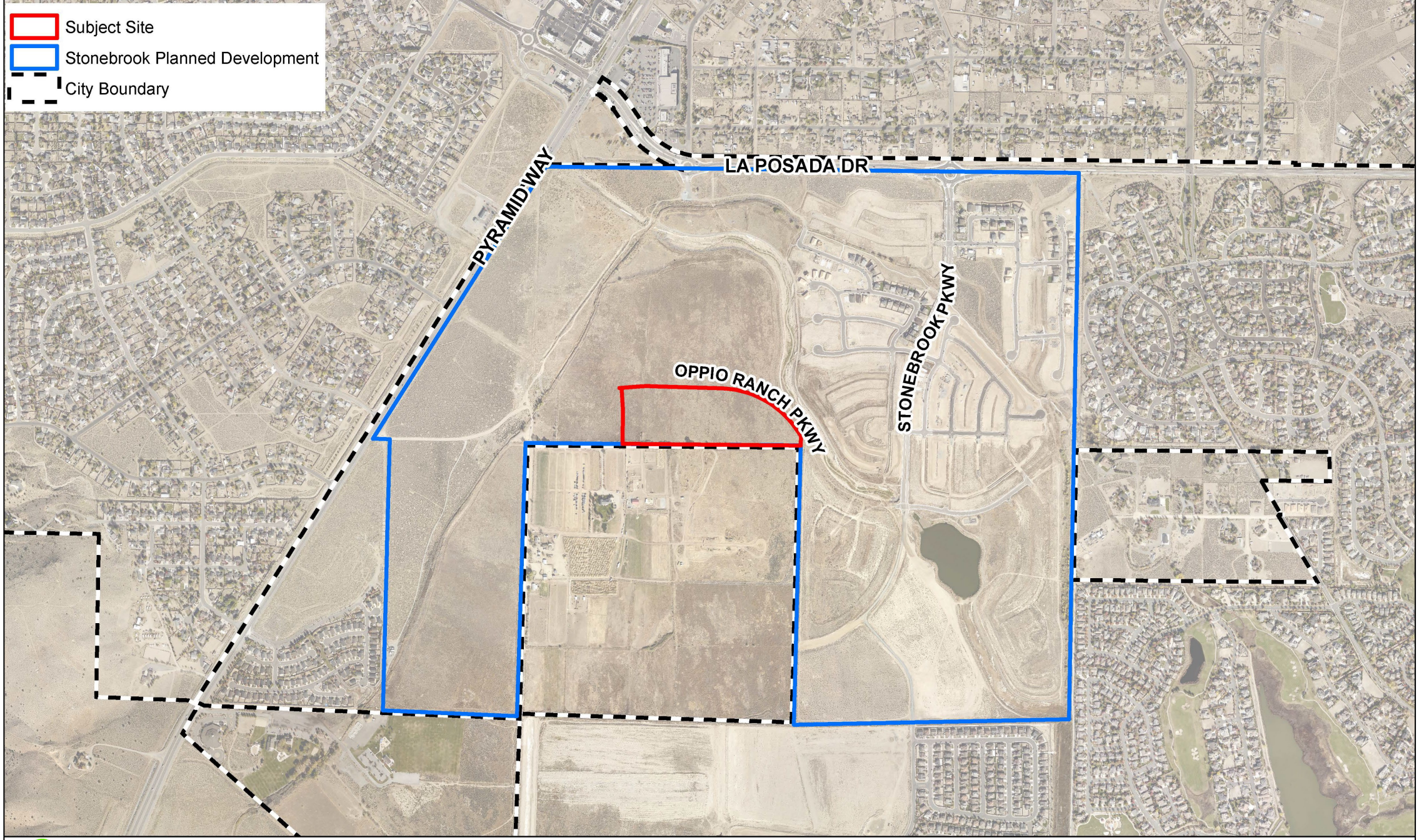
PCN20-0044 / STM20-0004 Stonebrook Phase 3 Village CC Tentative Map



City of Sparks Community Services

Not to Scale

PCN20-0044 - Vicinity Map
Exhibit 1

Stonebrook Phase 3 Village CC
Tentative Map

- 73-lot detached single-family subdivision
- 19.52 acres
- 7,081 to 20,686 square foot lots
- 3.7 dwelling unit per acre gross density

STONEBROOK PHASE 3 VILLAGE CC

TENTATIVE MAP

PRELIMINARY LANDSCAPE PLAN

LANDSCAPING GENERAL NOTES

1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.

2) FINAL TREE SELECTION, COUNTS AND PLACEMENT WILL BE ADJUSTED AS NEEDED TO ALLOW FOR DRIVEWAY APRONS AND UTILITY LOCATIONS. TREE SPECIES WILL BE SELECTED FROM THE CITY OF RENO'S APPROVED STREET TREE LIST, TABLE 18.12-16 OF THE CITY OF RENO LAND DEVELOPMENT CODE.

3) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURE PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK.

4) ALL PLANTER BEDS WILL RECEIVE 4" TOP-DRESSING OF MULCH (RIVER ROCK, DECOMPOSED GRANITE, BARK, ETC.)

5) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. TURF GRASS WILL BE IRRIGATED USING LOW ANGLE SPRAY, ROTARY, AND/ OR IMPACT HEADS TO REDUCE WIND DRIFT. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURE REQUIREMENTS OF EACH SPECIES. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ALLOW FULL IRRIGATION OF THE SITE BASED ON A THREE-DAY WEEKLY WATERING SCHEDULE. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTER (RPB) WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRES PER CODE.

6) THE DEVELOPER WILL ESTABLISH A LANDSCAPE MAINTENANCE ASSOCIATION (LMA) OR HOMEOWNERS ASSOCIATION (HOA) FOR LANDSCAPE WITHIN THE RIGHT OF WAY, PARKWAY STRIPS, AND COMMON AREAS.

7) NO TREE SHALL BE INSTALLED WITHIN ROADWAY SITE TRIANGLE.

8) OPEN SPACE SHALL UTILIZE DROUGHT TOLERANT PLANTING PRINCIPALS USING A COMBINATION OF PLANTS, NATIVE AND ORNAMENTAL GRASSES, PERENNIALS AND ORNAMENTAL GROUND COVERS, WHICH REQUIRE MINIMAL SUPPLEMENT WATERING AND PROVIDE SEASONAL INTEREST AND AN ABUNDANCE OF COLOR.

9) ONE (1) 2" CALIPER DECIDUOUS TREE OR 8' MINIMUM HEIGHT EVERGREEN TREE PER FIFTEEN HUNDRED (1,500) SQ FT OF OPEN SPACE AREA, CLUSTERING IN LOGICAL MANNER AROUND BENCHES, TRAIL CROSSINGS , ETC.

10) SIX (6) SHRUBS PER TREE.

11) INTERSPERSED ROCK/BOULDER OUTCROPPINGS COMPLEMENTED WITH ORNAMENTAL GRASSES AND NATIVE SHRUBS.

12) COMMON AREA A AND B TO BE LANDSCAPED WITH (SMAP20-000131).

LEGEND:

- COMMON AREA
- NATIVE VEGETATION
- PADS
- LOTS
- ROADWAYS
- DRIVEWAY
- SIDEWALK
- LOCAL STREET TREES

NOTE:
ALL STREETS ARE PUBLIC UNLESS OTHERWISE NOTED.

NORTH 0 60 120 240

STONEBROOK PHASE 3
VILLAGE CC
PRELIMINARY LANDSCAPE PLAN

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard
Reno, NV 89502
Tel 775.823.4068
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JOB NO.1407.060 NOVEMBER 2020

SHEET LS 1 OF 5

Stonebrook Phase 3 Village CC Tentative Map Findings

T1: Conformance with Comprehensive plan

- Policy H1: sufficiently zoned areas for new housing
- Policy CC8: neighborhood diversity and design
- Policy C4: pedestrian sidewalks
- Policy CF1: acceptable service levels

Stonebrook Phase 3 Village CC Tentative Map Findings

T2: Conformance with street master plan

T7: Impacts on public streets

Stonebrook Phase 3 Village CC Tentative Map Findings

T3: Environmental regulations satisfied

T4: Availability of water

T5: Availability of utilities

Stonebrook Phase 3 Village CC Tentative Map Findings

T6: Availability of:

- Schools
- Police
- Transportation
- Parks

Stonebrook Phase 3 Village CC Tentative Map Findings

T8: Floodplain, slopes, soil

T9: Outside agency responses

T10: Fire protection services

Stonebrook Phase 3 Village CC Tentative Map Findings

T11: Other impacts

T12: Noticing through posting of agendas

Stonebrook Phase 3 Village CC Tentative Map

Recommended Motion

I move to approve the Tentative Map for a 73-lot single-family subdivision on a site approximately 19.52 acres in size within the NUD (New Urban District – Stonebrook) zoning district generally located southeast of Pyramid Way and south of La Posada Drive, Sparks, Nevada, adopting Findings T1 through T12 and the facts supporting these findings as set forth in the staff report, and subject to Conditions of Approval 1 through 15.