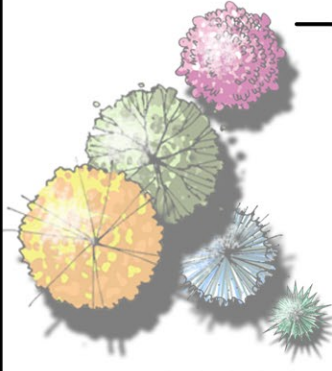


[illegible]



ORNAMENTAL TREES

DECIDUOUS SHADE TREES

EVERGREEN TREES

LANDSCAPE AREA

REVEGETATION AREAS

LANDSCAPE DATA

SITE AREA: 217,931 SQ FT (5 ACRES)
JURISDICTION: WASHOE COUNTY
APN: 082-512-32
ZONING: LDS - LOW DENSITY SUBURBAN
DEVELOPED AREA: 143,289 SQ FT

REQUIRED LANDSCAPE AREA OF DEVELOPED AREA = 28,658 SQ FT
• (20% OF TOTAL SITE AREA)

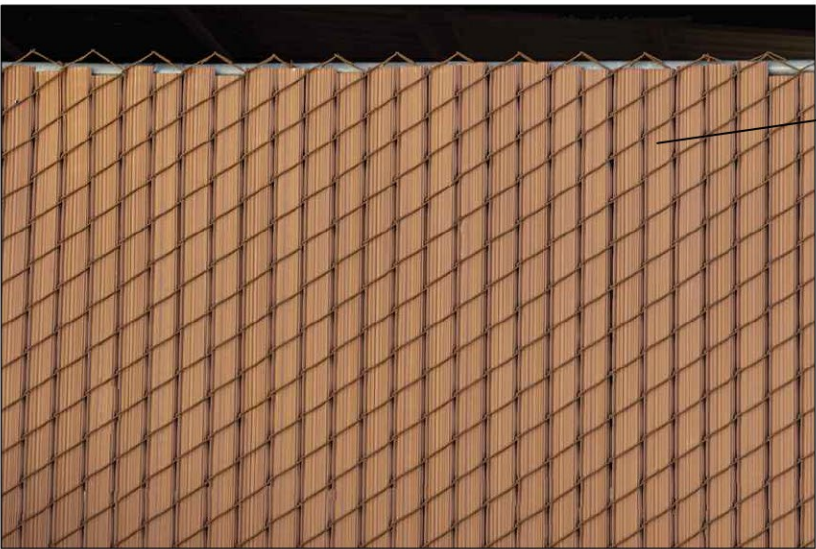
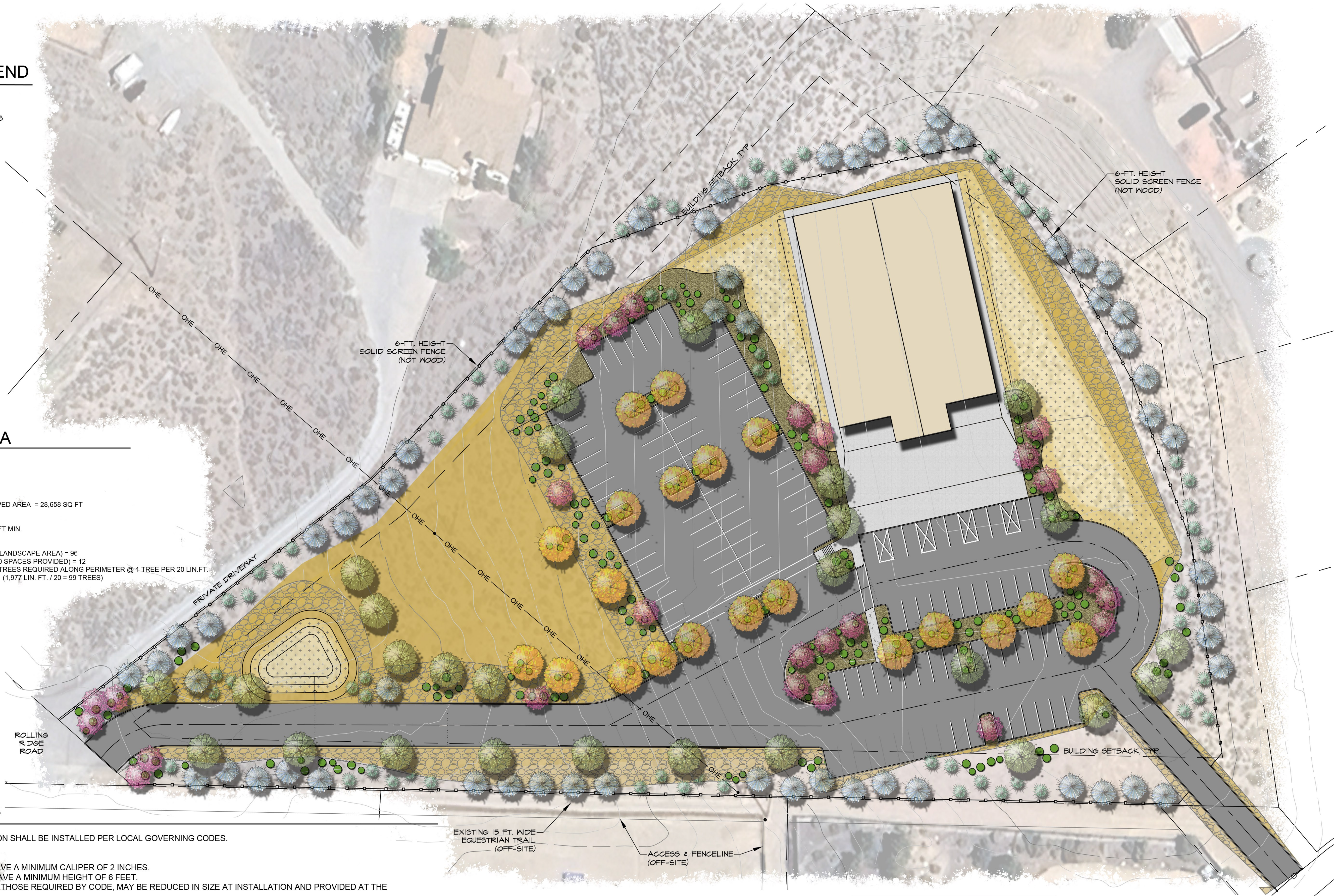
PROVIDED LANDSCAPE AREA = 28,658 SQ FT MIN.

REQUIRED TREES = 108 MIN.
• (1 TREE PER 300 SQ FT OF REQUIRED LANDSCAPE AREA) = 96
• (1 TREE PER 10 PARKING SPACES - 120 SPACES PROVIDED) = 12
• TOTAL TREES INCLUDES SCREENING TREES REQUIRED ALONG PERIMETER @ 1 TREE PER 20 LIN. FT. ADJACENT TO EXISTING RESIDENTIAL (1,977 LIN. FT. / 20 = 99 TREES)

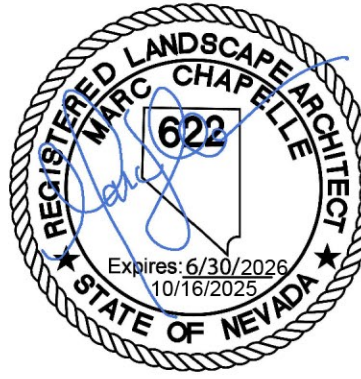
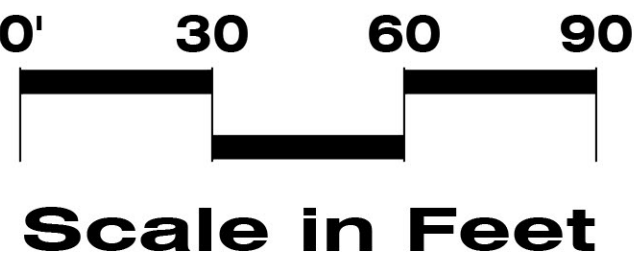
REQUIRED SHRUBS = 648 MIN.
• (6 SHRUBS PER REQUIRED TREE)

GENERAL NOTES

1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
2. TREES
 - DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
 - EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 6 FEET.
 - ADDITIONAL TREES, BEYOND THOSE REQUIRED BY CODE, MAY BE REDUCED IN SIZE AT INSTALLATION AND PROVIDED AT THE DISCRETION OF THE OWNER.
3. FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
4. ALL SHRUB BEDS WILL RECEIVE 3" DEPTH MULCH WITH WEED CONTROL.
5. ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
6. PLANTING PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER WASHOE COUNTY CODE REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS.
7. AMENITIES AND AMENITY AREAS ARE CONCEPTUAL. FINAL SELECTION SHALL BE DETERMINED DURING DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS.



CYCLONE FENCE WITH PLATIC SLATS
COLOR: BROWN
MINIMUM HEIGHT: 72"
MAXIMUM HEIGHT: 84"



No.	Revision Date
△	8/1/2025
OWNER COMMENTS	
△	9/3/2025
PKS LOT REV'S	
△	10/6/2025
FIRE ACCESS ADDED	
LA No: 820-507-06-25	
Designed: MAC	
Drawn: KMK	
Checked: RWH	
Date: 7/7/2025	