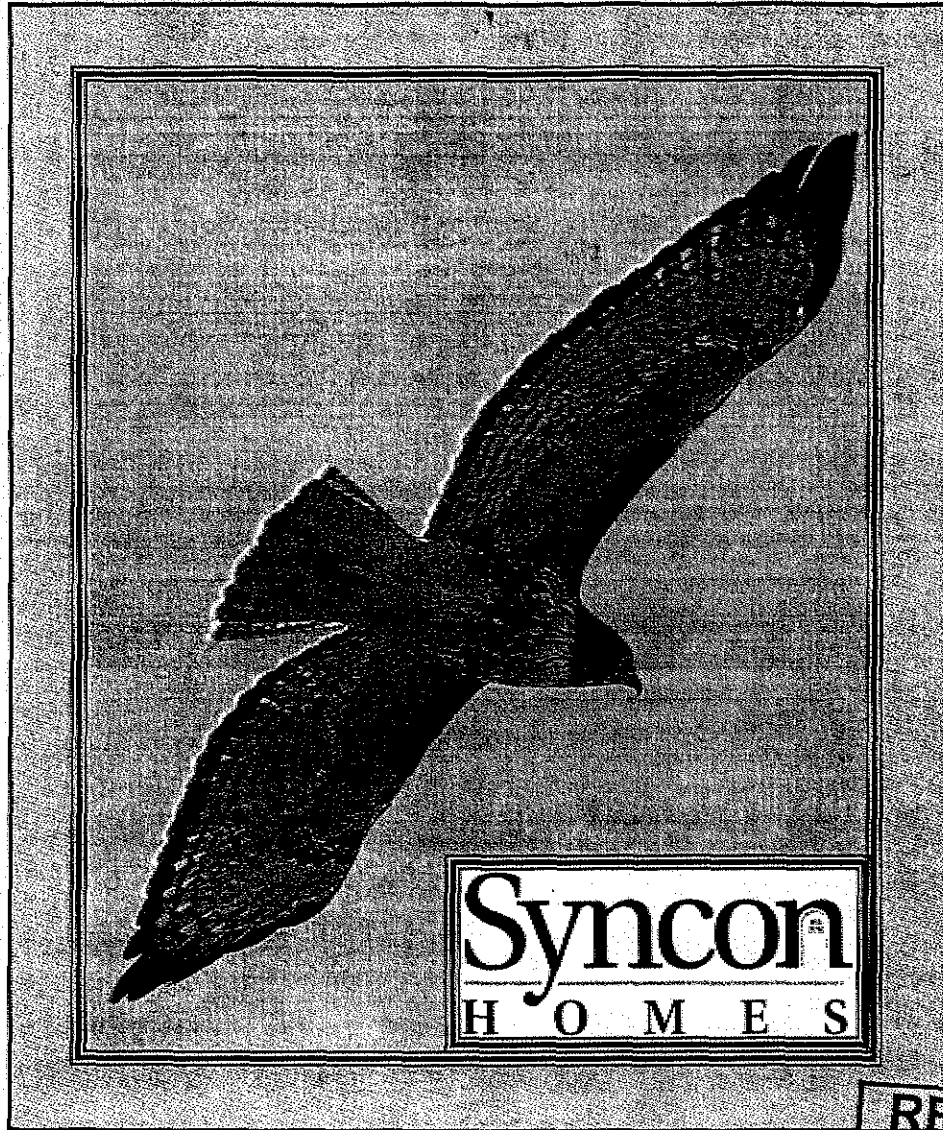


# SUMMERHAWK

A COMMON OPEN SPACE SUBDIVISION



TENTATIVE MAP ADDENDUM

NOVEMBER 2006

Carson City, Nevada

RECEIVED

NOV 01 2006

CARSON CITY  
COMMUNITY DEVELOPMENT

TSM - 06 - 203

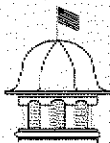
Sup - 06 - 204

VAR - 06 - 205

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- 1. ADDENDUM OVERVIEW**
- 2. REVISED TENTATIVE MAP**
- 3. VARIANCE**
- 4. FUELS MANAGEMENT**
- 5. OPEN SPACE / PARKS AND RECREATION**

# Addendum Overview



# CAPITAL ENGINEERING

P.O. Box 3750

(775)882-5630 Fax(775)885-7282

Carson City, NV 89702

November 1, 2006

Jennifer Pruitt, Planner  
Carson City Development Services, Planning Division  
2621 Northgate Lane, Suite 62  
Carson City, Nevada 89706-1319

Re: Summerhawk Common Open Space Subdivision Tentative Map Application  
Addendum

Dear Jennifer:

The following information is provided in response to our application review meeting on October 26, 2006 and your related correspondence relative to the additional items needed to complete the Summerhawk Tentative Map application.

The Summerhawk Tentative Map Addendum provides the following information in response to your comments:

- Notarized signatures of all property owners is required.  
*Notarized signatures of all property owners was provided to Carson City Development Services, Planning staff at the application review meeting on October 26, 2006.*
- Documentation of paid **current** property taxes on all subject parcels is required.  
*Documentation of paid **current** property taxes on all subject parcels is provided with this submittal.*
- Please provide a master plan overlay of the proposed project.  
*A master plan overlay of the proposed project is provided in this submittal.*
- Please provide a density summary of the proposed project.  
*A density summary of the proposed Summerhawk project has been provided with this submittal and is included with the tentative map.*
- Please provide information regarding the proposed retaining walls and fencing for the project.  
*Diagrams of the proposed retaining walls and fencing for the project have been provided with this submittal and are included with the tentative map.*
- Please address minimum standards as they relate to CR zoning criteria (setbacks, lot size) this will be used in the Variance request to justify deviation from 17.10.030 lot and Yard Standards.  
*A Variance request to justify deviation from 17.10.030 Lot and Yard Standards as they relate to CR zoning criteria has been provided with this submittal.*
- Please provide Open Space Committee results and Parks and Recreation Commission results, including staff recommendations/reports.  
*The Open Space Committee and Parks and Recreation Commission results, including staff recommendations have been provided with this submittal. Additional, Parks and Recreation Commission recommendations*

*will be provided when they become available.*

Attached to this letter are additional revised tentative maps and informational booklets with signed wet stamped copies of the tentative maps, water, sewer, and storm drain analyses. Also, at your request, 11" x 17" copies of the revised tentative map.

Hopefully, the information provided with this addendum satisfies the requirements for a "complete" application for the Summerhawk Tentative Map. If you have any questions, please contact us.

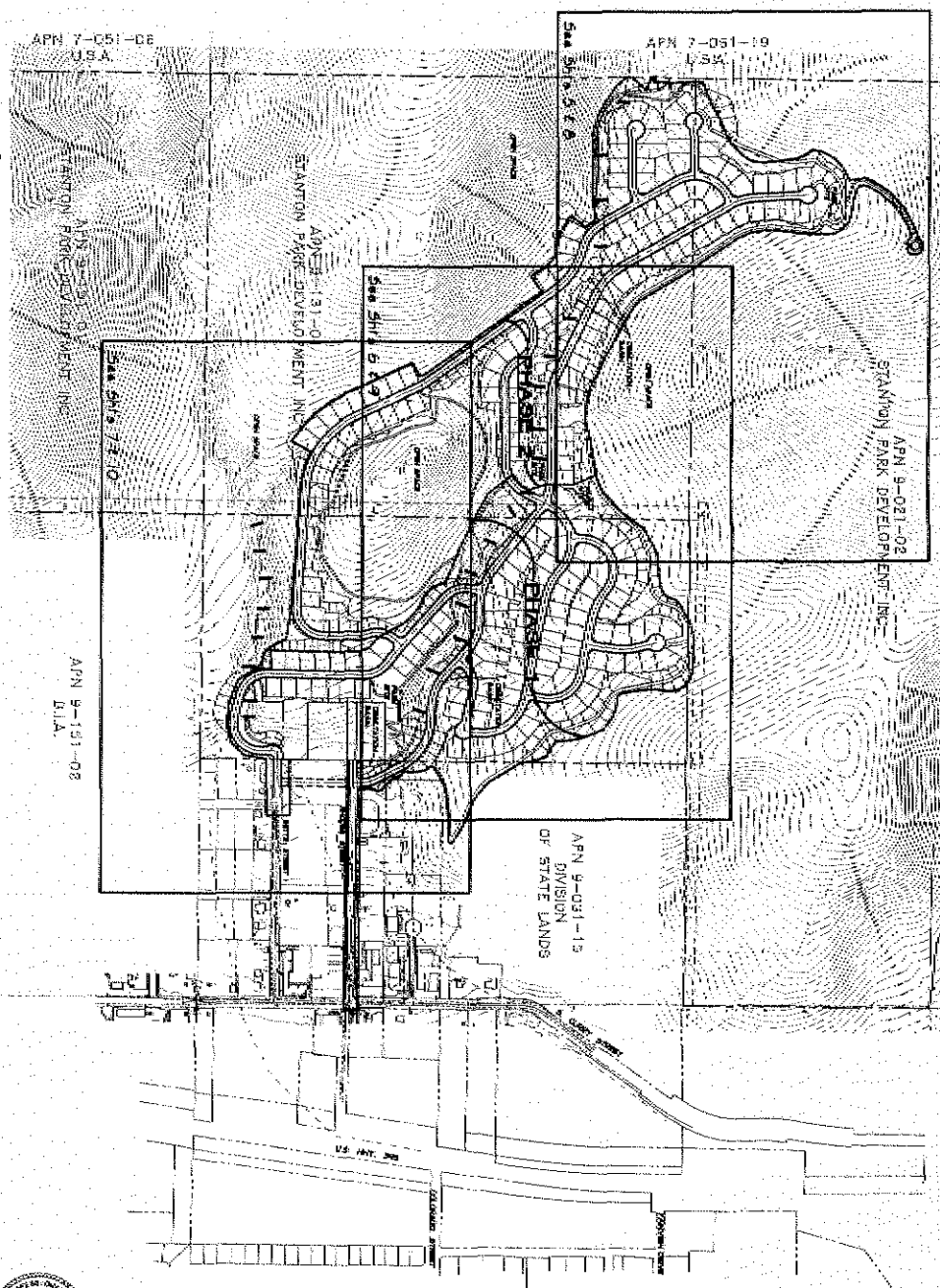
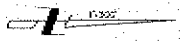
Sincerely,

A handwritten signature in cursive script, appearing to read "Paul L. Dalka". The signature is written in black ink and is positioned above the printed name.

Paul Dalka

# Revised Tentative Map





**LEGEND**

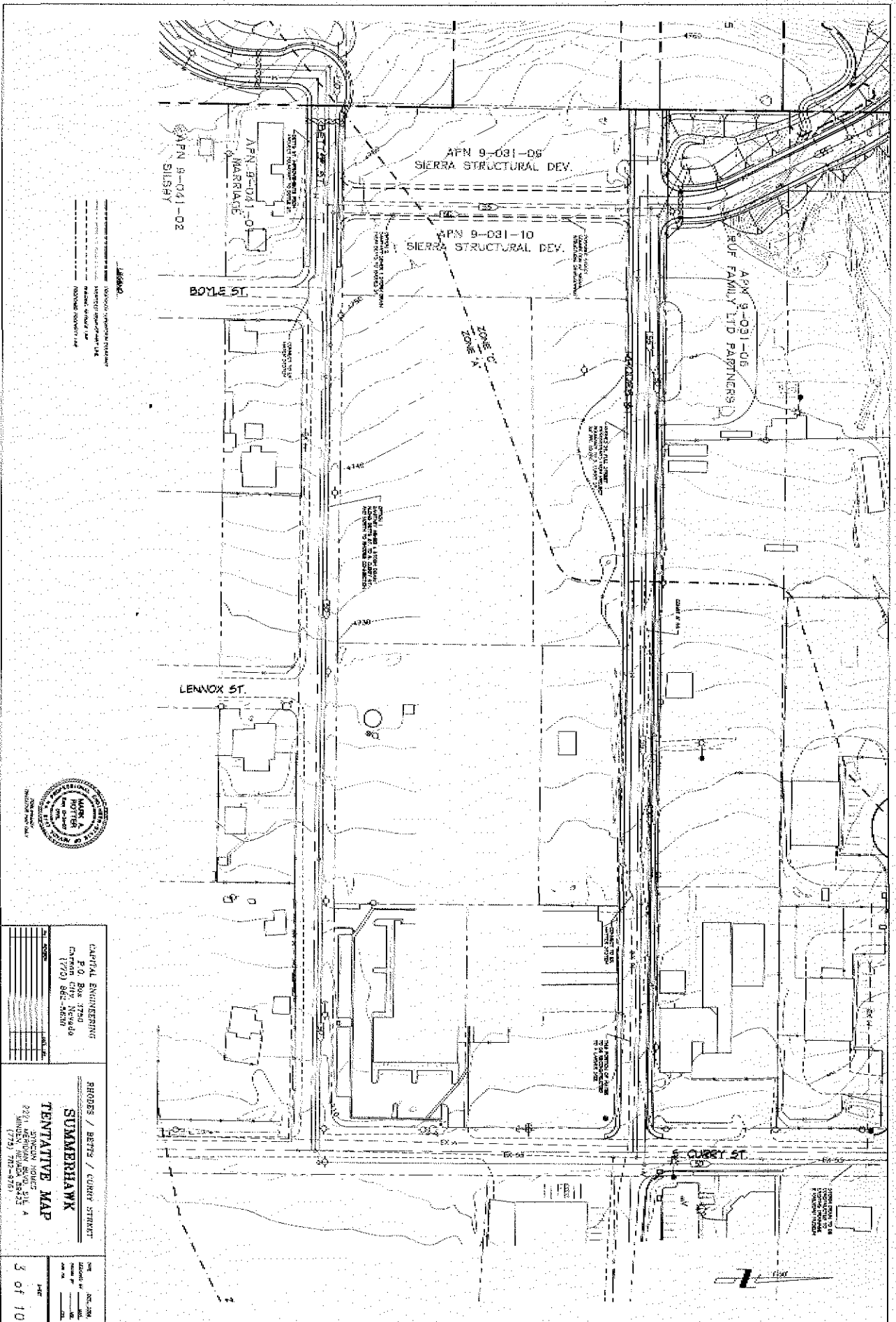
- EXISTING IMPROVEMENTS
- EXISTING UTILITIES
- EXISTING EROSION CONTROL
- EXISTING FLOOD CONTROL
- EXISTING DRAINAGE
- EXISTING ROADS
- EXISTING UTILITIES
- EXISTING EROSION CONTROL
- EXISTING FLOOD CONTROL
- EXISTING DRAINAGE
- EXISTING ROADS

**EROSION CONTROL NOTES**

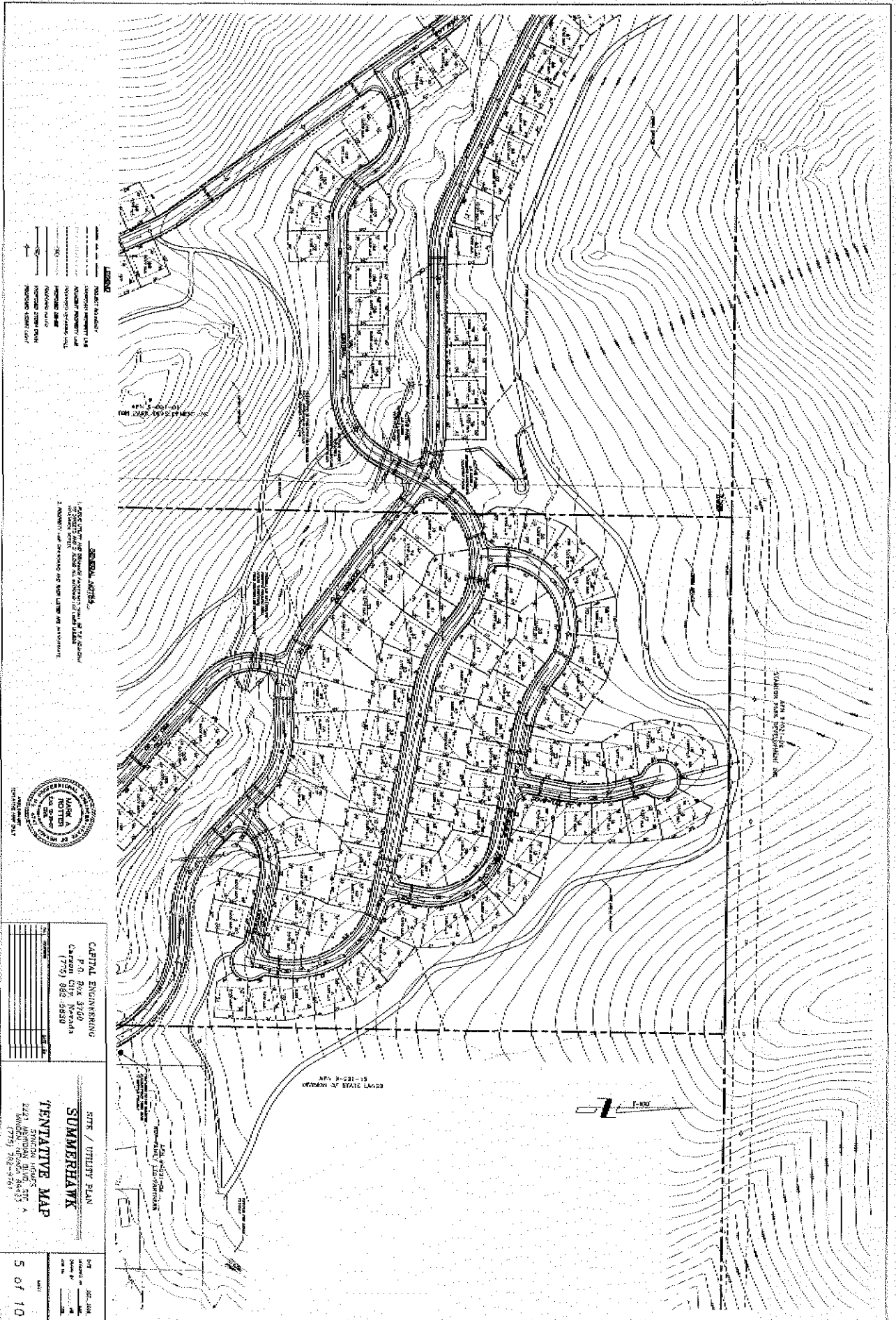
1. EROSION CONTROL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
2. EROSION CONTROL SHALL BE CONSTRUCTED WITHIN THE DESIGNATED EROSION CONTROL AREAS.
3. EROSION CONTROL SHALL BE CONSTRUCTED WITHIN THE DESIGNATED EROSION CONTROL AREAS.
4. EROSION CONTROL SHALL BE CONSTRUCTED WITHIN THE DESIGNATED EROSION CONTROL AREAS.
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9. EROSION CONTROL SHALL BE CONSTRUCTED WITHIN THE DESIGNATED EROSION CONTROL AREAS.
10. EROSION CONTROL SHALL BE CONSTRUCTED WITHIN THE DESIGNATED EROSION CONTROL AREAS.

CAPITAL ENGINEERING P.O. Box 3750 San Francisco, CA 94112 (415) 778-0800		<b>INDEX / FINISHING / EROSION CONTROL PLAN</b> <b>SUMNERHAWK</b> TENTATIVE MAP 203 SUMNERHAWK DRIVE, UNIT A SAN FRANCISCO, CALIFORNIA 94112 (415) 778-0800		SHEET NO. 2 of 10
---	--	--	--	----------------------









**LEGEND**

- Proposed Boundary
- Proposed Property Line
- Proposed Easement
- Proposed Right-of-Way
- Proposed Street
- Proposed Utility Line
- Proposed Storm Drain
- Proposed Water Line
- Proposed Sewer Line
- Proposed Gas Line
- Proposed Telephone Line
- Proposed Cable Line
- Proposed Fire Line
- Proposed Power Line
- Proposed Water Main
- Proposed Sewer Main
- Proposed Gas Main
- Proposed Telephone Main
- Proposed Cable Main
- Proposed Fire Main
- Proposed Power Main
- Proposed Water Main
- Proposed Sewer Main
- Proposed Gas Main
- Proposed Telephone Main
- Proposed Cable Main
- Proposed Fire Main
- Proposed Power Main

**GENERAL NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2. PROPERTY LINES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
3. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
4. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
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10. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.



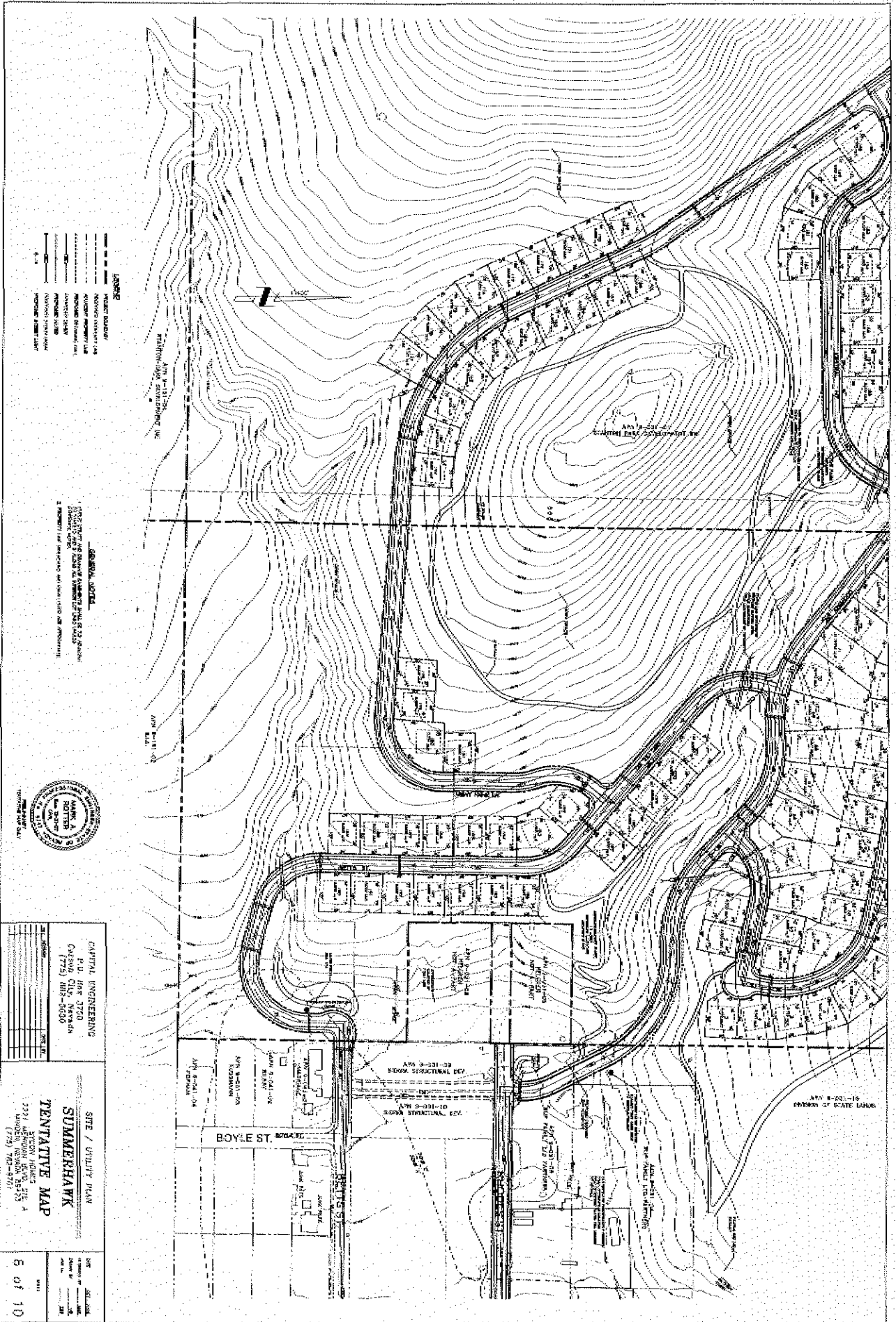
**CAPITAL ENGINEERING**  
 P.O. Box 3700  
 647701 City Terrace  
 (714) 952-5828

**SITE / UTILITY PLAN**  
**SUMMERHAWK**  
**TENTATIVE MAP**  
 224 SPENCER DRIVE, SUITE A  
 ANAHEIM, CALIFORNIA 92805  
 (714) 952-4501

5 of 10

APN: N-231-15  
 DIVISION OF STATE LANDS





**LANDS**

- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING ROADWAY
- PROPOSED ROADWAY
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING FENCE
- PROPOSED FENCE

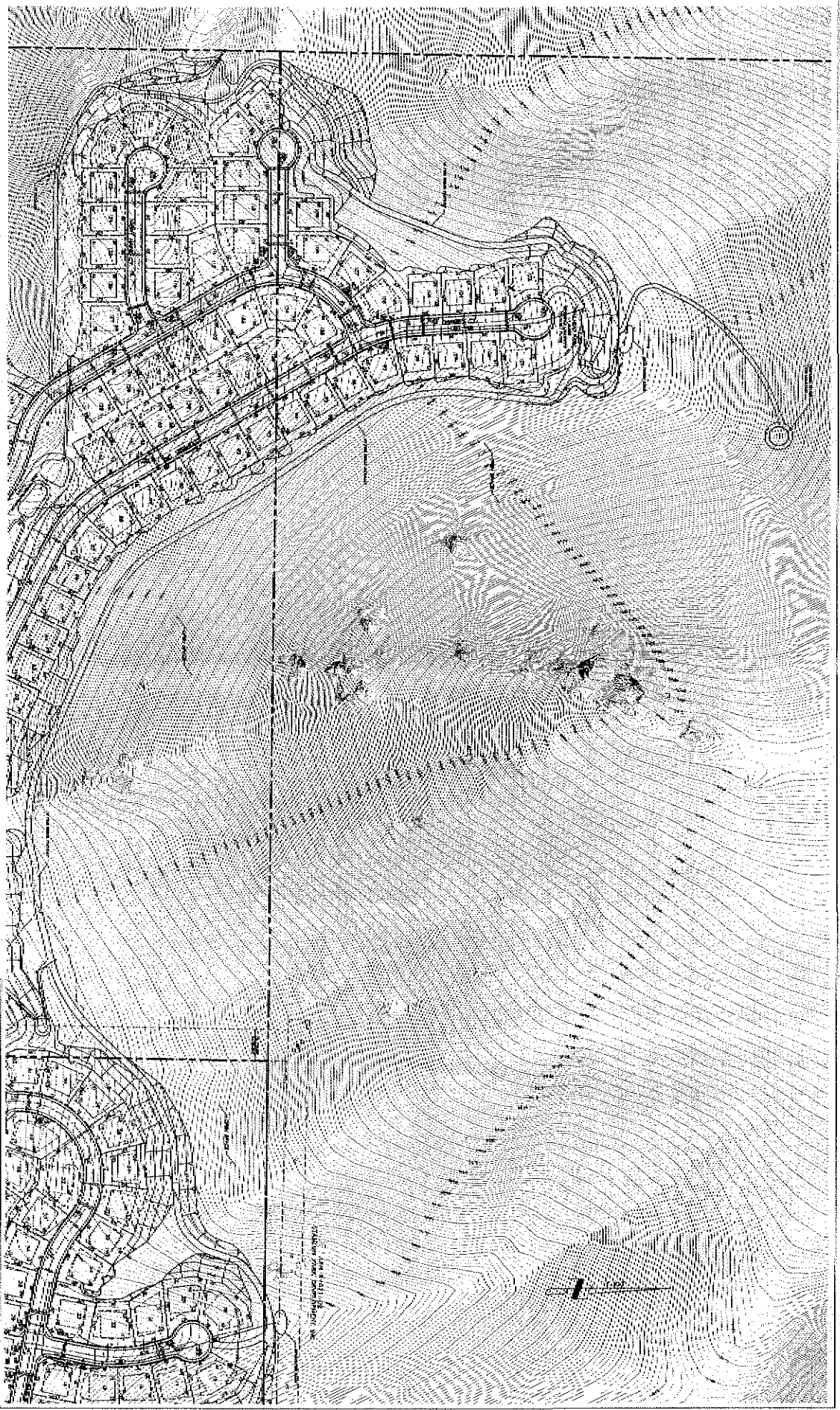
**GENERAL NOTES**

1. THE SITE IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF CHICAGO ZONING ORDINANCE.
2. THE PROPOSED UTILITIES AND ROADWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHICAGO ENGINEERING DEPARTMENT SPECIFICATIONS.



**CAPITAL ENGINEERING**  
 P.O. BOX 1170  
 CHICAGO, ILL. 60604  
 (773) 866-5650

**SITE / UTILITY PLAN**  
**SUMMERHAWK**  
**TENTATIVE MAP**  
 3331 N. ROOSEVELT BLVD., SUITE 200  
 CHICAGO, ILL. 60657  
 (773) 762-8971



**LEGEND**

PROPOSED BUILDINGS  
 EXISTING BUILDINGS  
 EXISTING ROADS  
 EXISTING UTILITIES  
 EXISTING ELEVATION  
 PROPOSED ELEVATION  
 PROPOSED UTILITIES  
 PROPOSED ROADS

**SCALE**

1" = 100'

**PROPOSED ELEVATION**

1' = 10'

**PROPOSED UTILITIES**

1" = 100'

**PROPOSED ROADS**

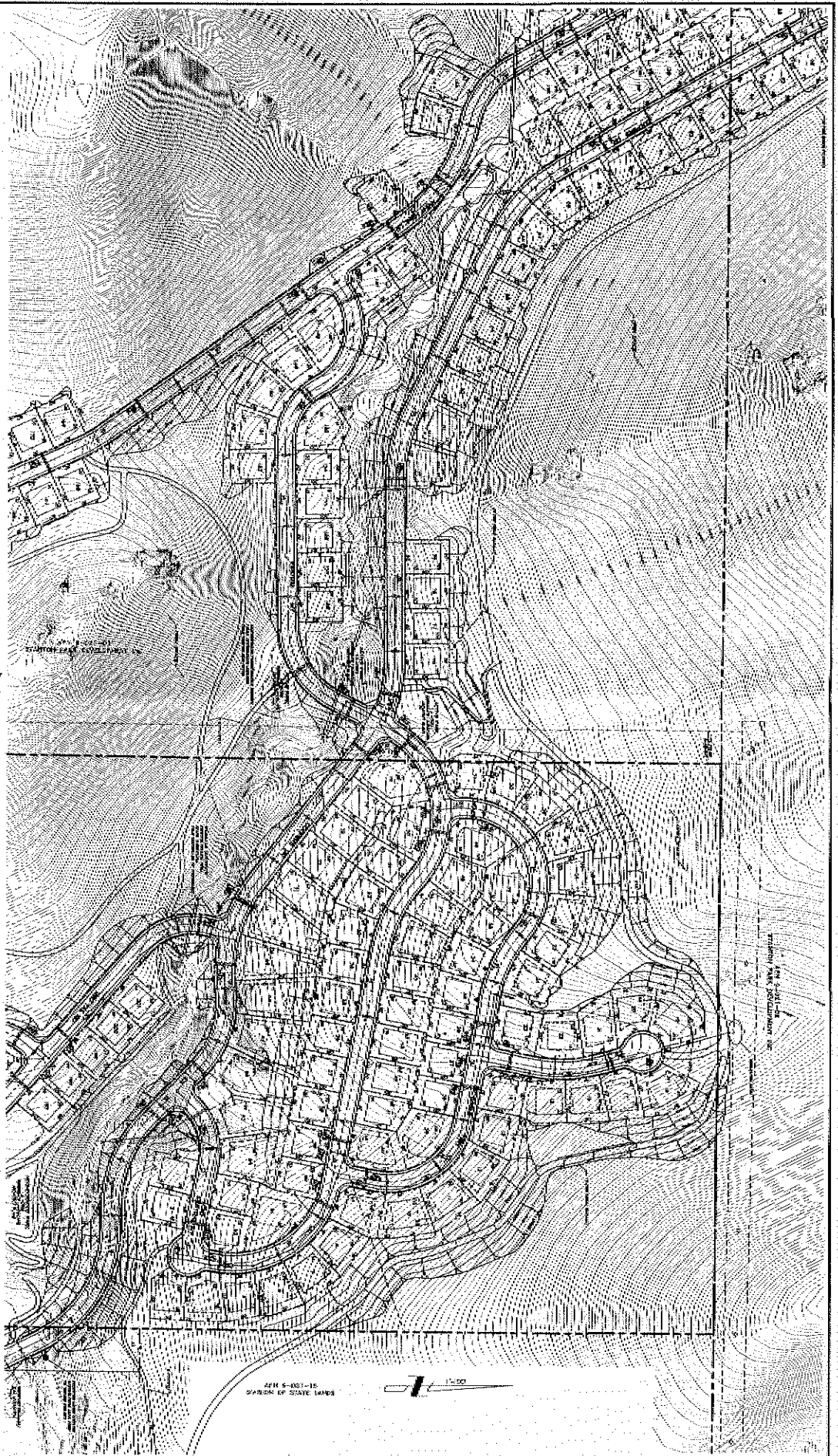
1" = 100'



CAPITAL ENGINEERING  
 P. O. Box 3750  
 Charlotte, N.C. 28208  
 (704) 375-3800

GRADING PLAN  
**SUMNERHAWK**  
 TENTATIVE MAP  
 3470 SPENCER AVENUE, S.W.  
 ATLANTA, GEORGIA 30310  
 (770) 272-3700

DATE: 12/15/2010  
 DRAWN BY: JAH  
 CHECKED BY: JAH  
 SCALE: AS SHOWN  
 SHEET NO.: 7 OF 10



**LEGEND**

PROPOSED DEVELOPMENT  
 EXISTING DEVELOPMENT  
 EXISTING ROADS  
 EXISTING UTILITIES  
 EXISTING ELEVATIONS  
 PROPOSED ELEVATIONS  
 PROPOSED ROADS  
 PROPOSED UTILITIES  
 PROPOSED ELEVATIONS



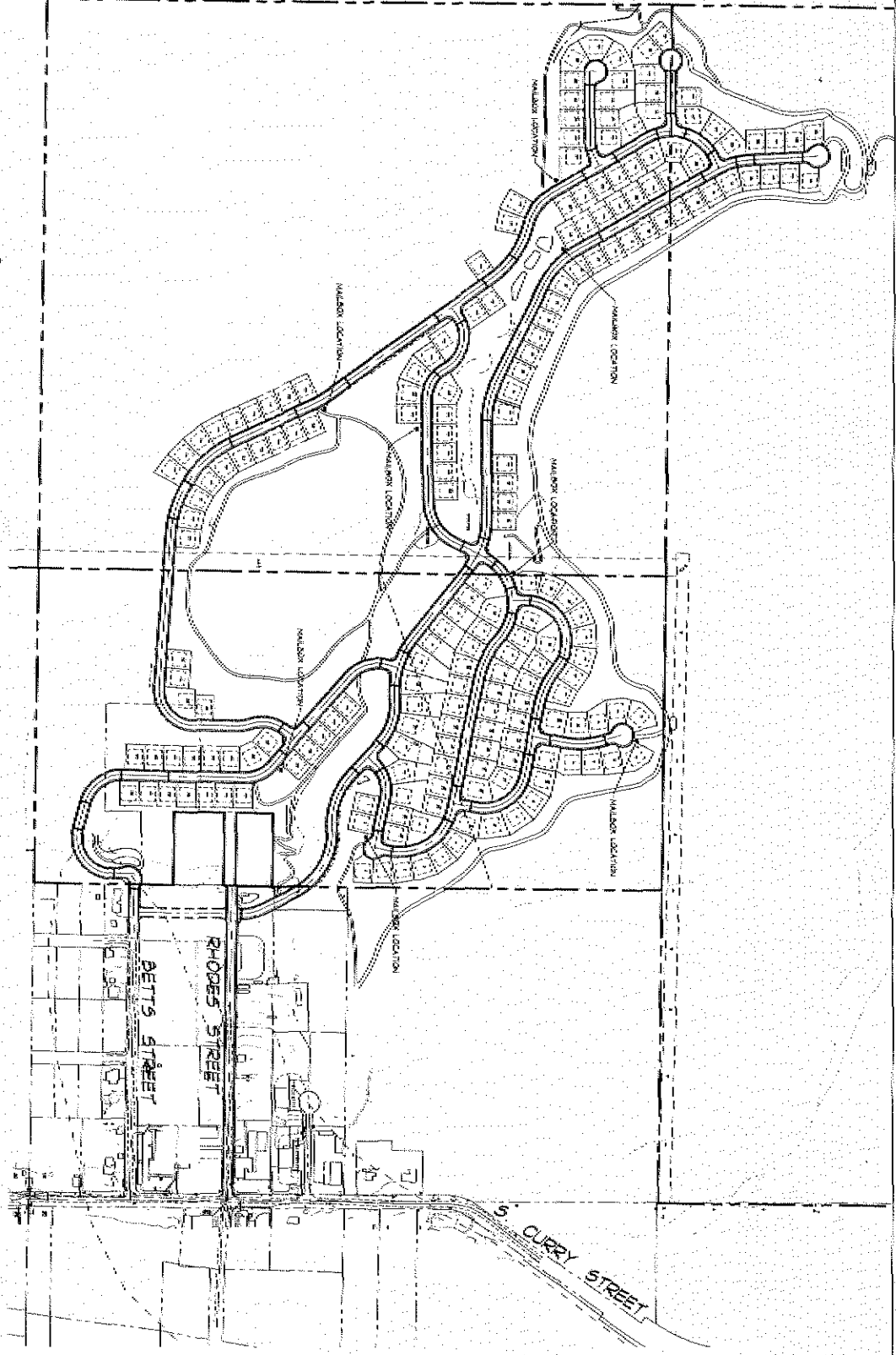
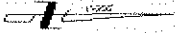
CAPITAL ENGINEERING  
 P. O. Box 3750  
 Charlotte, N.C. 28208  
 (703) 555-1800

GRADING PLAN  
**SUMMERHAWK**  
 TENTATIVE MAP  
 2225 STATION JARVIS  
 WASHINGTON, D.C. 20540  
 (773) 715-4761

DATE: 02/28/88  
 DRAWN BY: JML  
 CHECKED BY: JML  
 8 of 10

APR 5 1988-15  
 OFFICE OF ZONING LANDS





**LEGEND**

- UNIMPROVED PORTION OF PUBLIC LANE
- PUBLIC UTILITY LINE
- SIDEWALK OR DRIVEWAY
- SETBACK LINE



CARTER ENGINEERING  
 1710 10th Street  
 Astoria, Oregon 97103  
 (503) 325-5650

**SUMNERMAN**  
 TENTATIVE MAP  
 4211 SUMNERMAN  
 ASTORIA, OREGON 97103  
 (503) 325-5650

10 of 10





# Variance

**VARIANCE**  
**FOR**  
**SUMMERHAWK**  
**A COMMON OPEN SPACE SUBDIVISION**

PREPARED FOR:  
SYNCON HOMES  
2221 Meridian Blvd. Ste. A  
Minden, NV 89423

PREPARED BY:



P.O. BOX 3750  
CARSON CITY, NV 897002  
(775) 882-5630

NOVEMBER, 2006

## TABLE OF CONTENTS

INTRODUCTORY LETTER  
APPLICATION  
QUESTIONNAIRE  
TAX RECORDS



# CAPITAL ENGINEERING

P.O. Box 3750

(775)882-5630 Fax(775)885-7282

Carson City, NV 89702

November 1, 2006

Mr. Walt Sullivan  
Director Carson City Community Development  
2621 Northgate Lane, #62  
Carson City, NV 89706

RE: Variance Requests for Assessors Parcel Numbers (APN) 009-021-02, APN 009-031-01, APN 009-031-02, APN 009-031-07 and APN 009-151-01, Summerhawk – A Common Open Space Subdivision

Walt,

The proposed Summerhawk subdivision consists of 201 single family residential lots. Syncon Homes presents this development as a Common Open Space Subdivision to accommodate the split zoning consisting of single-family 12000 (SF 12000) and Conservation Reserve (CR). Summerhawk is located at the west end of Rhodes Street in south Carson City. The eastern boundary of the project is located approximately 1300' from the Curry Street and Rhodes Street with the western boundary abutting National Forest Service lands.

The Master Plan designation for the project site is Low Density Residential (LDR) in the development area and Open Space to the west, southwest, north and northwest. Master Plan designations for properties to the east and southeast include Mixed Use Residential and High Density Residential. Summerhawk proposes a residential development compatible with that of the adjacent land use designation.

The Carson City municipal Code (CCMC) 17.09.095 states specific design standards relating to the minimum lot size, lot width and setback requirements applicable to the base zoning district may be reduced for better utilization of the land and to produce a housing environment of stable and desirable character consistent with the objectives of Title 17 and the master plan.

Variance requests are being made to the minimum standards specified in CCMC18.04.190, Residential Districts Intensity and Dimensional Standards and to CCMC 18.04.195 Non-Residential Districts Intensity and Dimensional Standards. The requests are to provide an improved use of the land through avoidance of specific site constraints and to address the split zoning of SF 12000 and CR at the project site.

Variances include reducing minimum lot sizes, minimum lot widths, front yard setbacks, side yard setbacks and rear yard setbacks. A site analysis showing development opportunities and constraints has been prepared along with the project design objectives to determine the total area covered by lots and roads, lot areas and the total area designated as common open space.

The Variance requests contained herein do not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is located. The location and surroundings represent special circumstances applicable to the subject property. The establishment, maintenance and operation of the proposed Summerhawk Common Open Space Subdivision will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of Carson City.

If you have any questions regarding this application, please do not hesitate to contact me at 882-5630.

Thank you

Paul L. Dalka  
Capital Engineering

**Carson City Planning and Community Development**  
 2621 Northgate Lane, Suite 62 • Carson City NV 89706  
 Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

CCMC 18.02

FILE # VAR - 06 -

**VARIANCE**

FEE: \$500.00 + noticing fee

**PROPERTY OWNER**

Stanton Park Development Inc  
 MAILING ADDRESS, CITY, STATE, ZIP  
 2989 Highway 50 East  
 Carson City, NV 89701

PHONE # (775) 882-5000 FAX # (775) 885-5630

**Name of Person to Whom All Correspondence Should Be Sent  
 APPLICANT/AGENT**

Capital Engineering  
 MAILING ADDRESS, CITY, STATE ZIP  
 Executive Pointe Way, Suite 12  
 Carson City, NV 89521

PHONE # (775) 882-5630 FAX # (775) 885-7282

**E-MAIL ADDRESS**

**SUBMITTAL PACKET**

- Application Form
- Site Plan
- Building Elevation Drawings and Floor Plans
- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
- 25 Completed Application Packets (1 Original + 25 Copies)
- Documentation of Taxes Paid-to-Date

Application Reviewed and Received By:

Submittal Deadline: See attached 2006 PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

Project's Assessor Parcel Number(s):  
 09-021-02, 09-031-01, 09-031-02, 09-031-07 and 09-151-01

Street Address  
 Rhodes Street and Curry Street

ZIP Code

**Project's Master Plan Designation**

Agriculture Residential

**Project's Current Zoning**

SF12000 & CR

**Nearest Major Cross Street(s)**

Rhodes Street and Curry Street

Briefly describe your proposed project: (Use additional sheets or attachments if necessary)

In accordance with Carson City Municipal Code (CCMC) Section: \_\_\_\_\_, or Development Standards, Division \_\_\_\_\_, Section \_\_\_\_\_, a request to allow a variance as follows:

**PROPERTY OWNER'S AFFIDAVIT**

I, DWIGHT C MILLARD, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Dwight C Millard  
 Signature

2989 Hwy 50 E Carson City NV  
 Address

10-23-06  
 Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA  
 COUNTY of Carson

On Oct 23, 2006, Dwight C. Millard, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Deanna S. Borges  
 Notary Public



DEANNA S. BORGES  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 APPT. No. 94-5384  
 MY APPT. EXPIRES SEP 15, 2010

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, Downtown Design Review, and/or the Redevelopment Authority Citizens Committee. Prior to being scheduled for review by the Planning Commission, Planning and Community Development Department personnel can help you make the above determination.

ADDENDUM I

THIS ADDENDUM is hereby made a part of that certain application to the Carson City Planning Commission by Hanser, LLC for a Open Space Subdivision on Assessor's Parcel Number 009-031-07 and 009-031-07. A copy of said application is attached hereto.

OWNER'S AFFIDAVIT (To be executed by the legal property owner(s) in addition to those legal owners on the subject application).

STATE OF NEVADA)  
CARSON CITY )<sup>SS</sup>

I, LEO A. HANLEY, being duly sworn, depose and say that I am a legal owner of the property involved in the subject application, that the statements herein contained in that application are in all respects, true and correct to the best of my knowledge.

Signature [Handwritten Signature]

Date 9-27-06

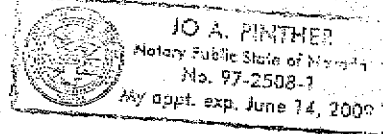
Mailing Address: 990 Ironwood Drive  
Minden, NV, 89423

Telephone: (775) 882-7754

SUBSCRIBED AND SWORN BEFORE ME

THIS 27<sup>th</sup> DAY OF Sept, 2006

[Handwritten Signature]  
Notary Public



## GENERAL REVIEW OF PERMITS

Source: CCMC 18.02.085. (1) The Planning Commission and possibly the Board of Supervisors, in reviewing and judging the merit of a proposal for a variance, shall direct its considerations to, and find that the following conditions and standards are met:

### FINDINGS

**Question 1. Describe the special circumstances or conditions applying to the property under consideration which exist making compliance with the provisions of this title difficult and a cause of hardship to, and abridgment of a property right of the owner of the property; and describe how such circumstances or conditions do not apply generally to other properties in the same land use district and explain how they are not self-imposed.**

*The Master Plan designation for the project site is Low Density Residential (LDR) in the development area and Open Space to the west, southwest, north and northwest. Master Plan designations for properties to the east and southeast include Mixed Use Residential and High Density Residential. Summerhawk proposes a residential development compatible with that of the adjacent land use designations.*

*Variance requests are being made to provide an improved use of the land through avoidance of specific site constraints and to address the split zoning of SF 12000 and CR. A site analysis showing development opportunities and constraints has been prepared along with the project design objectives, to determine the total area covered by lots and roads, lot areas and the total area to be designated as common open space. An analysis of Summerhawk's slopes, soil characteristics, drainages, seismic faults and potential flood hazards has been completed. The site analysis provides information which identifies site opportunities and constraints. A constraints map, describing all significant physical features which affect the Summerhawk development. The analysis shows steep slopes, bedrock outcroppings, drainage setback requirements and vegetation are all constraints which leave limited land for development. These constraints have presented the challenge to implement the efficient construction activities, use of infrastructure and services. The land shown within the mapped residential location is more suitable for development.*

*Summerhawk is located at the west end of Rhodes Street in south Carson City. The eastern boundary of the project is located approximately 1300' from the Curry Street and Rhodes Street with the western boundary abutting National Forest Service lands. Adjacent properties are not subject to the same set of constraints since the properties are gently-sloped to nearly flat. Additionally, the properties to the south and east are either "older" neighborhoods or is tribal land both of which did not or do not fall under the same "Development Standard's" applied to Summerhawk.*

### LOT SIZE (SF12000)

*A Variance request is being made to the minimum lot size requirement. Lot sizes are proposed at a minimum size of 80 feet (ft) x 100 ft, 8,000 ft<sup>2</sup>, with building plans ranging from 3,000 ft<sup>2</sup> to 4,200 ft<sup>2</sup>. Maximum lot coverage for the two-story units is approximately 2,600 ft<sup>2</sup>. Lots are designed to accommodate varying slope conditions including those adjacent to the existing drainage areas. CCMC 17.09.095 states*

specific design standards relating to the minimum lot size, lot width and setback requirements applicable to the base zoning district may be reduced for better utilization of the land and to produce a housing environment of stable and desirable character consistent with the objectives of Title 17 and the master plan.

A Variance is requested to the minimum lot size of the underlying SF 12000, 12,000 ft<sup>2</sup> requirements. The standard is proposed to be varied below the minimum standard. The Variance is requested to allow the minimum lot size to be reduced from 12,000 ft<sup>2</sup> required to 8,000 ft<sup>2</sup> per unit. All other provisions of CCMC 18.04.190, Residential Districts Intensity and Dimensional Standards are in compliance including minimum lot width, front yard setbacks, side yard setbacks and rear yard setback. Typical building envelopes are shown on the tentative subdivision map.

#### **LOT SIZE AND SETBACKS (CR ZONING)**

Variance requests are being made to allow deviation from Lot and Yard Standards specified in CCMC 17.10.030. The request would allow the lot sizes, lot widths, front, side and rear yard setbacks to be varied to less than the minimum requirement for the CR zone (CCMC 18.04.195 Non-Residential Districts Intensity and Dimensional Standards). The setbacks are requested to be varied from the minimum requirement to accommodate the proposed reduced lot size and the split zoning.

The following setback variances are requested to accommodate the proposed Summerhawk Open Space Subdivision:

- Vary the minimum lot size to 8,000 ft<sup>2</sup>
- Vary the minimum lot width to 80 feet
- Vary the minimum front yard setback to 20 feet
- Vary the minimum side yard setbacks to 10 feet
- Vary the minimum rear yard setback to 20 feet.

The variances would provide lot sizes, lot widths, front, and rear yard areas similar to those in adjacent SF 12000 portion of the development and compatible with adjacent developments. The variances would provide an improved use of the land through avoidance of specific site constraints. It will also achieve a residential development which is clustered to minimize visual impact all of which are consistent with the policies of the Master Plan.

**Question 2. Explain how granting of the variances is necessary to do justice to the applicant or owner of the property without extending any special privilege to them.**

The location and surroundings represent special circumstances applicable to the subject property. As a result, the strict application of Title 17 and Title 18 would deprive the subject property of ability to effectively and efficiently develop the Summerhawk Common Open Space Subdivision.

The variance requests contained herein do not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning classifications in which the property is located.

**Question 3. Explain how the granting of the variance will not result in material damage or prejudice to the other properties in the vicinity nor be detrimental to the public health, safety and general welfare.**

*These variances will cause no material damage on adjacent properties. With the exception of the commercial development to the east of the Summerhawk site the area has been developed primarily with mixed use residential to high intensity residential uses. By granting this variance, the applicant would be able to create a project consistent with the surrounding developments.*

*This request for reduced lot sizes and varied setbacks and the establishment, maintenance and operation of the proposed development is not anticipated to detrimentally affect the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of Carson City.*

**ACKNOWLEDGEMENT OF APPLICANT**

I certify that the foregoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission/Board of Supervisors. I am aware that this permit becomes null and void if the use is not initiated within one year of the date of the Planning Commission/Board of Supervisors approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City Code requirements.

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
DATE

Parcel #..... 009-031-01  
 Property Loc... SEC 19 15/20 SW4  
 Billed to..... STANTON PARK DEVELOPMENT INC  
 2989 HWY 50 E  
 CARSON CITY, NV 89701-0000

2007 Roll #...: 016068  
 District.....: 2.5  
 Tax Service...:  
 Land Use Code: 120

Outstanding Taxes:

Prior Year	Tax	Penlty/Intrst	Total	Amount Paid	Total Due
------------	-----	---------------	-------	-------------	-----------

No Prior Year Taxes

Current Year

8/21	188.44		188.44	188.44	.00
10/02	186.00	7.44	193.44	193.44	.00
01/02	186.00		186.00	186.00	.00
03/05	186.00		186.00	7.44	178.56
<u>Totls</u>	<u>746.44</u>	<u>7.44</u>	<u>753.88</u>	<u>575.32</u>	

F9=Scan >/< >

F12=End

F13=Show History

F14=Print Summary

F17=Assessor's File Inquiry

Parcel #..... 009-151-01  
 Property Loc... SEC 30 15/20 N2 NW4  
 Billed to..... STANTON PARK DEVELOPMENT INC  
 2989 HWY 50 E  
 CARSON CITY, NV 89701-0000

2007 Roll #...: 016069  
 District.....: 2.5  
 Tax Service...:  
 Land Use Code: 120

Outstanding Taxes:

Prior Year	Tax	Penlty/Intrst	Total	Amount Paid	Total Due
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No Prior Year Taxes

Current Year

08/21	280.19		280.19	280.19	.00
10/02	280.00	11.20	291.20	291.20	.00
01/02	280.00		280.00	280.00	.00
03/05	280.00		280.00	11.20	268.80
Totals	1,120.19	11.20	1,131.39	862.59	

F9=Scan >/< >

F12=End      F13=Show History      F14=Print Summary      F17=Assessor's File Inquiry

Parcel #..... 009-021-02  
 Property Loc... SEC 19 15/20 N2  
 Billed to..... STANTON PARK DEVELOPMENT INC  
 2989 HWY 50 E  
 CARSON CITY, NV 89701-0000

2007 Roll #...: 016067  
 District.....: 2.5  
 Tax Service...:  
 Land Use Code: 120

Payment Date... 10/31/06 Payor.. STANTON PARK DEVELOPMENT INC

Outstanding Taxes:

Prior Year	Tax	Penlty/Intrst	Total	Amount Paid	Total Due
------------	-----	---------------	-------	-------------	-----------

No Prior Year Taxes

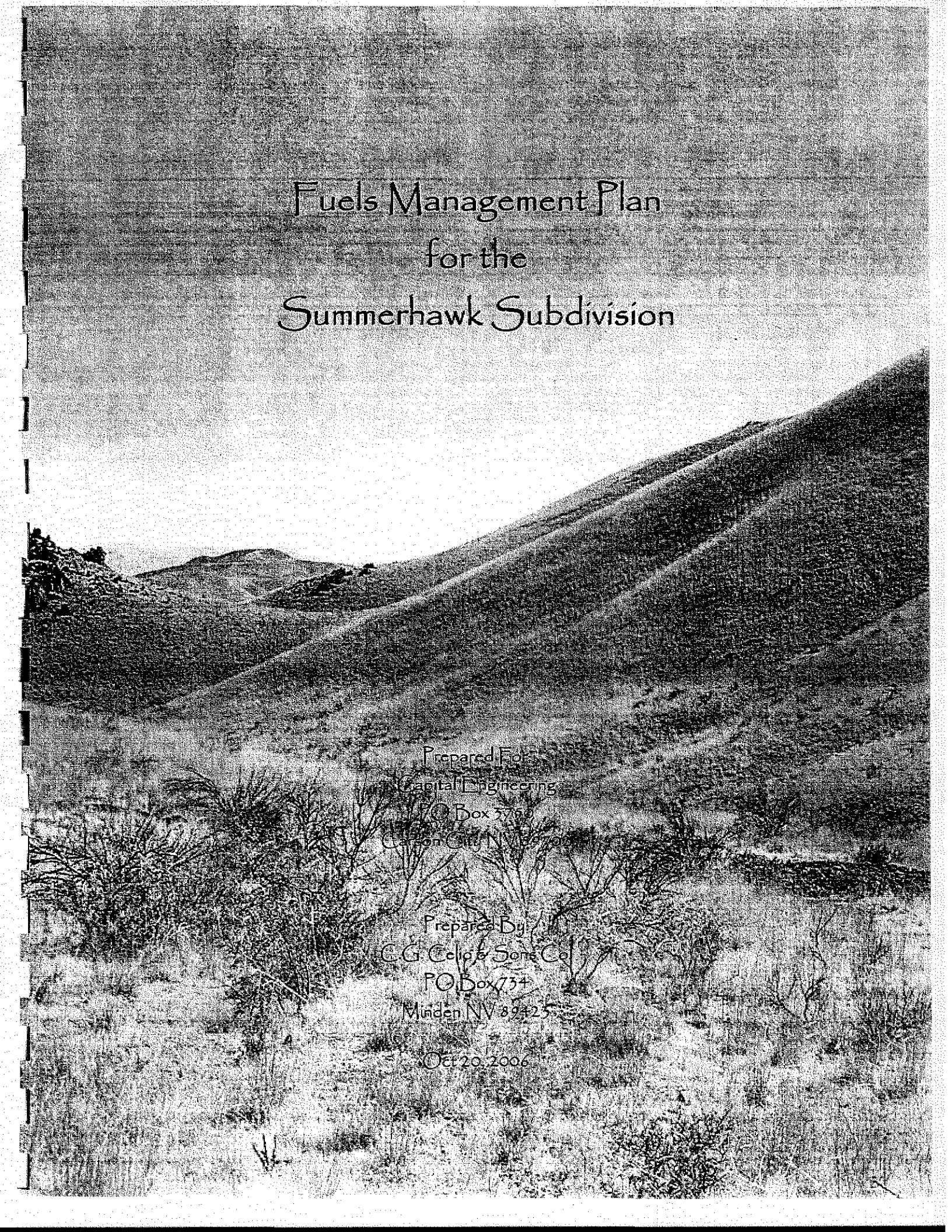
Current Year

08/21	66.06		66.06	66.06	.00
10/02	63.00	2.52	65.52	65.52	.00
01/02	63.00		63.00	63.00	.00
03/05	63.00		63.00	2.52	.00
<u>Totals</u>	<u>255.06</u>	<u>2.52</u>	<u>257.58</u>	<u>197.10</u>	<u>60.48</u>

Check Amount... \_\_\_\_\_ Bank #... \_\_\_\_\_ Check #... \_\_\_\_\_  
 Cash Amount... \_\_\_\_\_ Deposit Slip? Y (Y/N) Print Receipt? N  
 Credit Card... \_\_\_\_\_  
 Refund Amount... \_\_\_\_\_  
 Total Payment... .00

F3=Save&Exit F5=Notes F9=Adj Pmts F10=Amend  
 F12=Cancl F13=Hist F14=Prt Sumry F17=AsrInq  
 F20=Print Bill

# Fuels Management



Fuels Management Plan  
for the  
Summerhawk Subdivision

Prepared For  
Capital Engineering  
PO Box 576  
Carson City, NV 89401

Prepared By  
C.G. Cole & Sons Co.  
PO Box 734  
Minden, NV 89425

Oct 20, 2006

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## 1.0 Introduction

The loss of homes to the Waterfall Fire of 2004 serves as an unfortunate reminder to the necessity of effective fuels management. Concerned neighbors and local government officials are requesting new development in the wildland-urban interface to implement and maintain effective fuels management plans.

The Summerhawk subdivision is located on the south side of C-hill in Carson City. The property burned in the recent Waterfall Fire demonstrating not only its potential for fire but its immanency. Utilizing the guidelines set forth in Chapter 14.04 of the Carson City Municipal Code, along with recommendations found in the *Living With Fire* educational materials and the *Nevada Community Wildfire Risk/Hazard Assessment Project: Carson City*, this plan outlines effective yet realistic fuels management strategies to be adopted and implemented by the Summerhawk community.

The objective of wildland fuels management for the Summerhawk community is to create a discontinuous fuel bed around the community that would not support fast moving, high intensity wildfires. Removing wildland fuels and modifying the fuel bed structure will reduce fire intensity, flame length, and rates of spread. Fires moving into the firebreak should be reduced in intensity enough to allow the defensible space measures implemented by the homeowner to be effective in preventing ignition of the homes. The goal is to limit fire intensity, providing maximum safety for minimum suppression resources. The resulting vegetation around the community would be aesthetically pleasing, environmentally sound, and fire resistant. The resulting fuel bed should be relatively inexpensive to maintain, with predictable and consistent maintenance costs.

Ideally, the fuels treatment would stop a wildland fire from spreading into the community, but this is not guaranteed. Fuels management efforts can reduce the chance of losing structures to wildfires, but they cannot completely remove the risk. Even if all the elements of this plan are implemented, structures may be lost during a wildfire event.

While this plan contains specific recommendations to remove fuels and modify vegetative structure, any alternatives that accomplish the same fire behavior objectives in environmentally sound ways should be considered. Effective fuels management is an empirical process to tailor a vegetative community to specific site. Experience will dictate the site specific vegetative prescriptions and treatment methods which best achieve the desire fire behavior.

## 2.0 Fire Environment

### 2.1 History

The proposed project area has a rich fire history. Data compiled by Resource Concepts, Inc. (RCI 1995) from the National Interagency Fire Center, Bureau of Land Management and US Forest Service illustrate significant fires have burned in or through the area four

times in the last 40 years. The earliest recorded fire occurred in 1968, burning a portion of the C hill area. In 1988, the entire area burned and was effectively reseeded, changing the sagebrush fuel type to a grass fuel type. A fire in 1998 and the 2004 Waterfall Fire returned the area and assisted in maintaining the grass model fuel type. The resulting vegetative fuels are indicative of fast moving, low intensity fires.

## 2.2 Fire Hazard

### 2.2.1 Fuel Types

As noted most recently in the 2006 RCI report, current fuels in the project area are a grass fuel model type, specifically fuel model 1. This fuel type will be predominant in the next 10-20 years as the project is developed and homeowners occupy the project. The homeowners will become acclimated to desired conditions and treatment techniques for this fuel type.

A site visit was conducted by C.G. Celio & Sons Co. with Ed Smith of the University of Nevada, Reno, Cooperative Extension office on October 18, 2006. Grass species, fuels loadings and past fuels treatment projects were observed.

Much of the vegetation seen on site is an optimum mix of Luna Pubescent Wheatgrass (*Elytrigia intermedia*) and Crested Wheatgrass (*Agropyron cristatum*). The area was successfully reseeded after the 1988 fire and the Waterfall fire using broadcast by helicopter and drill seeding methods. These species are firmly established on north facing slopes and in the drainages within the project area. This is the desired mix of native grass species, though some areas contain significant amounts of grass fuels.



On south facing slopes and in disturbed areas these perennial grasses are less established. These arid areas are dominated by cheatgrass and sixweeks fescue (*Vulpia octoflora*). Tumble mustard is also present. The annual grasses, such as cheatgrass and fescue, create dangerous wildfire fuel conditions. This creates a significant amount of dry, dead continuous fuel beds, allowing wildfire move quickly through the fuels. Perennial grasses also contain some dry material, but are arranged in clumps, helping to break up fuel continuity. These perennial grasses typically stay moist longer into the fire season, creating less dead, dry material.

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As the site continues to develop undisturbed by fire, other vegetation species will occupy the site, including brush and possibly some tree species. Homeowners will contribute to this process through landscaping. The desired conditions and treatment options will change with the addition of these species to maintain the overall reduction in fire intensity. The vegetative community should be evaluated on a periodic basis to ensure that the vegetative structure and quantity still result in reduced fire intensity.

It is important to consider all the sources of ignitions for wildfires. Treating fuels around the community will not only prevent fires from moving into the community from the wildland, but may also stop the spread of wildfire within the community. Should a home within the community catch fire, it is important to contain the flames to that home, and not have the fire spread to nearby homes through wildland fuels.

### 2.2.2 Rating

Fire Hazard ratings attempt to quantify the severity of a wildfire event, either by evaluating the risk of losing structures during a wildfire event or estimating the intensity of a fire burning through specific conditions. Hazard mitigation projects are commonly developed to reduce the fire hazard ratings.

Multiple plans and projects have been completed to address the fire hazards around the project area. In 2005, Resource Concepts, Inc. completed the Carson City plan of the Nevada Statewide Wildfire Planning effort. This plan reviewed the fire hazards around the communities and the structural ignitability of homes near these hazards. This plan provides numerous recommendations for the effective mitigation of wildfire threat at the structure and community level. The area around the Summerhawk community was classified with a low rating, as the Waterfall Fire had recently burned the area. However, the report also noted the likelihood for that rating to increase as weedy annual grasses, such as cheatgrass and mustard, repopulate the site after the burn.

Carson City has also developed a rating system as part of the municipal code, Chapter 14.04 Wildland Interface. Table 14.04B describes fire severity by fuel model and slope. Given the fuel model 1 and slopes exceeding 27% in some places, the hazard rating according to the city code would be low to moderate.

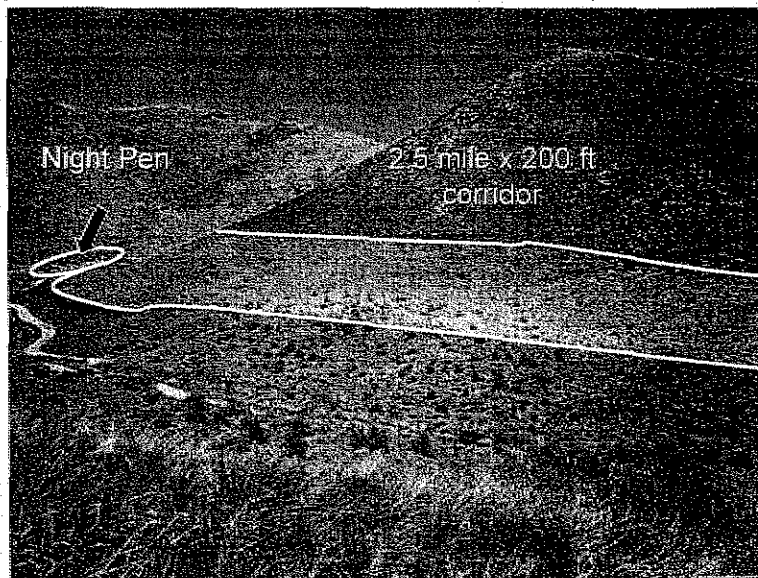
Vegetative communities change, therefore fire hazard rating change. Hazard ratings may increase for specific areas over time as vegetation accumulates and grows taller. To continue to mitigate fire hazards, fuel treatment projects require ongoing maintenance to ensure the desired vegetative community remains. Typically, it is more cost effective (and far less dangerous) to maintain an area with a low to moderate rating than to let it reach higher hazard levels and perform large-scale fuel treatment projects.

### 2.2.3 Treatment history

A number of fuels treatment efforts have been completed within the project area. Treatments have occurred both on the project area and on public land immediately adjacent to the project. Rehabilitation and further treatment efforts have been completed since the Waterfall Fire.

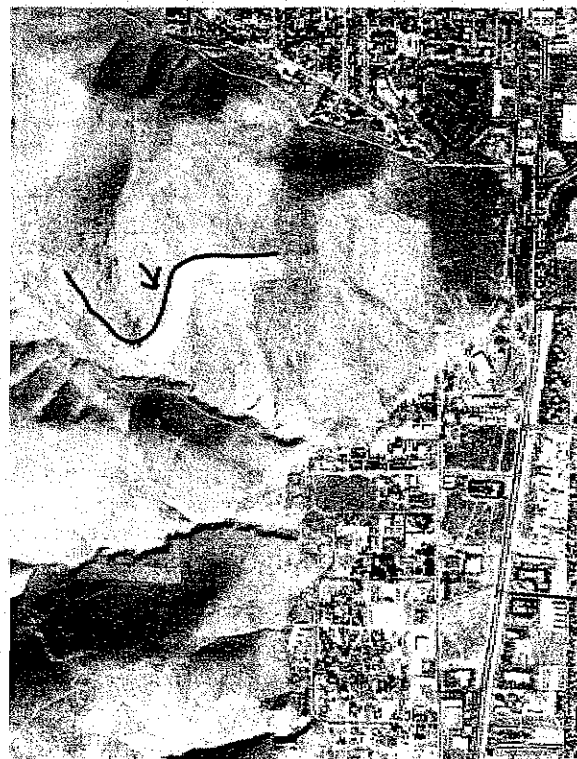
As noted earlier, there is a twenty year old stand of established wheatgrass that was planted shortly after the 1988 fire. The project area was supplemented with Palmer Penstemon, Ladak Alfalfa, Luna Pubescent Wheatgrass, Forage Kochia, Sulfur Flower, Fourwing Saltbrush, Siberian Wheatgrass, Antelope Bitterbrush (Scanland, NDF). This planting was part of the rehabilitation effort of the Waterfall Fire. On north facing slopes, these plantings were successful and provide aesthetically pleasing and environmentally sound vegetation. The planting was done through using aerial and drill seeding methods.

Although the mix of vegetation is optimum, twenty years of accumulated growth created high fuel loadings. A trial project in 1999 used sheep to graze much of the project area create effective fuel break, reducing fuel loadings and altering the fuel structure. The project consisted of utilizing a herd of managed dry ewes trained to remain away from electric fence to create a fuel break corridor 2.5mi.



Smith 2002

x 200ft. High intensity, short-term grazing was employed, allowing dry ewes to graze at a rate of 1 acre/AUM. The herd was moved daily into new cross-fenced paddocks. The attempt was successful resulting in a reduction of fuel loads ranging 71-83% (see photo on property above). The following year, fuel loads were still dramatically lower at half the loadings of ungrazed areas (Smith 2002). In addition the fuel break was effective in altering the structure of the fuels. This is notable in the obvious strip shown in the aerial landscape photo (right). The project was a success and was recommended to be implemented every other year. Unfortunately this did not occur.



Smith 2002

In 2006, sheep were grazed again in the project area in an attempt to control

---

cheatgrass and other weedy annual species. Sheep were allowed to graze on the project area at large with herders for approximately five weeks. While some cheatgrass was removed, the desired goal of 80% reduction in biomass was not achieved, instead only 10-40% reduction was achieved. More intensive management of sheep bedding, fencing, rotation and timing of grazing (such as used in the first grazing project) were suggested as improvements for future grazing efforts (RCI 2006).

In 2003, a community fire break was established around the subdivision of Wellington Crescent, a few miles north of the project area on the west side of Carson City. Prior fuels treatments had removed brush and shrubs, which were replaced by annual weedy species such as cheatgrass and mustards. Control of these species was required to maintain the effectiveness of the firebreak. An herbicide, Plateau, was applied to remove the cheatgrass and the area was planted with perennial bunchgrasses. The treatment was successful in removing the weedy species and in July of 2004, stopped the Waterfall fire from moving into the Wellington Crescent community (Vollmer 2005). Subsequent establishment of perennial species was significantly improved in areas of herbicide treatment.

## 3.0 Fuels Management

### 3.1 Treatment zones

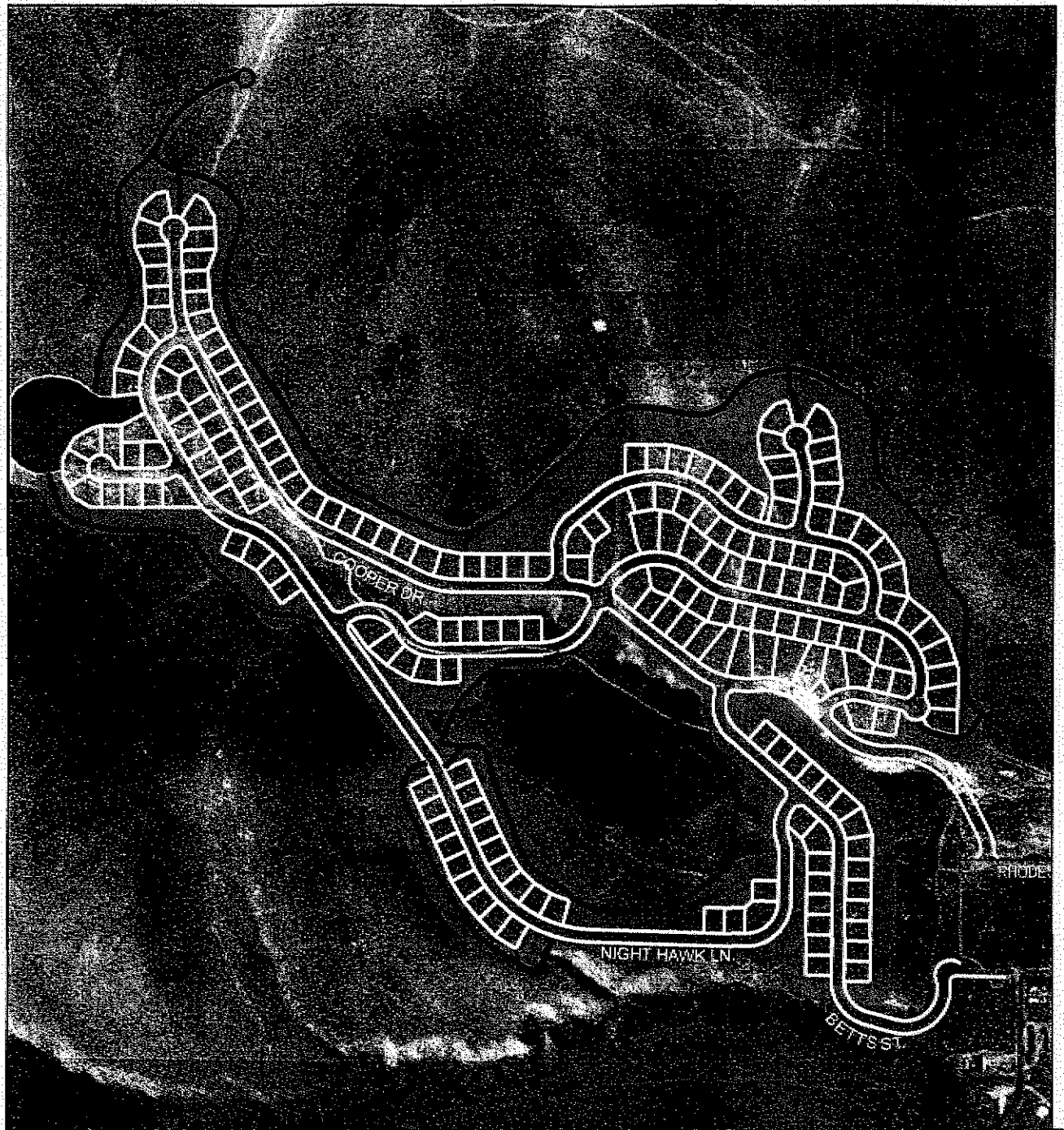
Wildfire fuels will be treated in three treatment zones around the community as identified on Figure A. These zones differ in vegetative prescription and responsible entity. They are:

- Home Defense – Defensible space area around the homes, approximately 30 feet from structures. Homeowner responsibility
- Community Fire Break – Fire Break around the community and vacant areas in the community. Homeowners Association Responsibility
- Open Space – Outside of the Community Fire break on open space and public lands. Carson City Open Space responsibility

#### 3.1.1 Home Defense





The Home Defense zone should conform to those desired conditions outlined in the *Living with Fire* guidelines ([www.livingwithfire.info](http://www.livingwithfire.info)) and Carson City Fire Departments homeowner guidelines (<http://beta.netvip.com/carson/index.aspx?page=343>). Vegetation should meet the following conditions as described in Chapter 14.04.025 Fuel modification and defensible space of the Carson City Municipal code.

1. For all structures within an urban wildland interface, fuel modification must be performed to maintain defensible space in the amount required by this section. The required defensible space is determined by applying the required defensible space distances in Table 14.04A to the classification of the fire severity of the property as established by Table 14.04B. Distances specified in Table 14.04A are measured along the grade from the perimeter or projection of the building or structure.



**FIGURE A**  
 Summerhawk Fuels Management  
 Treatment Zones

**LEGEND**

-  Walking Trail (Maintained)
-  Park
-  Home Defense
-  Community Fire Break

0 125 250 500 750 1,000  
 Feet



C.G. Ceiro & Sons Inc. has made every effort to accurately compile the information depicted on this map, but cannot warrant the reliability or completeness of the source data.



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The current distance of defensible space required will be 30 feet as determined by the Fire Severity rating of *Moderate* in Table 14.04B of the *Carson City Municipal Code*. However, should the fuel model within the defensible space zone increase, the defensible space requirement will increase to 100-200 feet.

From the Carson City Code:

2. The creation of required defensible space is accomplished by all of the following:
  - a. Keeping non-fire-resistive vegetation or growth clear of buildings or structures;
  - b. Keeping the roof of a structure free of leaves, needles or other dead vegetative material;
  - c. Keeping trees extending to within fifteen feet (15') of any structure pruned to maintain a minimum clearance of fifteen feet (15') and removing lower limbs and minimizing ladder fuels;
  - d. Removing portions of trees which extend within fifteen feet (15') of the outlet of a chimney;
  - e. Keeping trees adjacent to or overhanging a building free of dead wood.
3. A fuel mosaic may be employed to create defensible space.
4. Ornamental vegetative fuels or cultivated groundcover such as green grass, ivy, succulents or similar plants used as groundcover, are allowed to be within the designated defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure as determined by the fire chief. Trees are allowed within the defensible space provided that the distances between crowns from adjacent trees, structures or unmodified fuel is not less than fifteen feet (15') or as approved by the fire chief. Trees must be maintained free of dead wood and natural tree litter.
5. Property owners of vacant land shall be required to install and maintain fuel breaks and fuel mosaics when the vacant land is directly adjacent to a parcel which contains any structure.

In addition to those items outlined in code, homeowners are recommended to:

- Brush should be spaced 1 ½ to 2 times the height of the plants from each other
- Dry grasses, weeds, and other flammable vegetation should be removed from underneath brush.
- Dead and dying materials should be removed from within brush plant, leaving green vegetation
- Brush should be removed from under tree crowns
- No flammable vegetation should be touching any structures, including fencing.

Use of non-flammable vegetation in landscaping efforts should be required. These vegetation guidelines should be written into the subdivision CC&Rs to ensure all homeowner are aware of the appropriate fire resistant vegetation for the area. A complete listing of fire resistant plant species is provided by University of Nevada Cooperative Extension and attached as Appendix 4.2. The list should be updated as necessary.

The simplest way to maintain effective defensible space begins with appropriate landscaping. Planting fire resistant trees, shrubs, and grasses with appropriate spacing will reduce maintenance costs. Maintaining such landscaping typically involves raking dead materials from the ground and pruning dead material from trees and shrubs. The homeowner can accomplish this or they can contract with local landscaping services to

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maintain defensible space. Maintenance actions are needed on an annual basis, usually more than once per season.

### 3.1.2 Community Fire Break

The Community Fire Break zone is an area approximately 100 feet wide outside of the Home Defense zone. The goal of the community fire break is to reduce the fuel load threat near the community by:

- Establishing vegetation which stays green longer into the growing season
- Creating a broken horizontal structure by establishing bunched perennial grasses
- Reducing the buildup of grasses or brush, limiting the continuity of the vertical structure.

The Community Fire Break should be well established prior to entry of the new homeowners. It should be considered as permanent a community fixture as fire hydrants, water tanks, and parks. Homeowners should be made aware of the community fuels treatment requirements and the activities necessary to maintain the Community Fire Break near their homes. The firebreak may assist them in obtaining homeowners insurance.

The core of the firebreak will be a walking trail 10 feet wide circling the entire project approximately 50 -100 feet from the homes. This walking trail will provide access to the entire treatment area and should be maintained to function as a fire line during a wildfire event. The trail will tie into roads and parks on the perimeter of the community. The Community Fire Break need not surround the park at the west end of the community, as the park will act as the firebreak. Along roadways that abut the wildland, the firebreak needs to extend 50 feet from the edge of the roadway. The island of wildland area within the community also has a firebreak trail and will follow the same dimensions.

On either side of the trail, fuels modification will begin by ensuring establishment of appropriate fire resistant species. Only a few areas within the project area will need planting. Areas disturbed by subdivision construction and areas along the south facing slopes (where fescue and cheatgrass are well established) need to be treated. Cheatgrass removal should be accomplished by application of the herbicide Plateau, similar to the Wellington Crescent project in 2003. The effective use of this herbicide should be confirmed with the University of Nevada Reno Cooperative Extension service immediately before project initiation. Herbicide application must be conducted by licensed applicators in accordance with state and federal regulations.

Once treated with herbicide to remove annual weedy species, the areas should be replanted. The planting will seek to establish perennial grasses and should use a seed mix similar to the seed mix applied after the Waterfall Fire. Table 1 illustrates this planting mix. Seeds should be drill planted for best possible germination success on slopes of 30% or less and broadcast seeded on the steeper slopes. Broadcast methods may be by hand or aerial.

To firmly establish the perennial species, irrigation of the planted area is recommended. Irrigation can be accomplished using low impact and temporary irrigation techniques, no permanent irrigation infrastructure should be required. Hose can be laid from various locations in the subdivision (possibly fire hydrants) into the community firebreak with traditional sprinklers attached. Irrigation should only be necessary for a short duration during late spring to assist in germination and establishment of the planted species.

Herbicide treatment and planting should occur anywhere in the community fire break zone where it is necessary to remove the annual weedy species. Firm establishment of these species will greatly reduce future maintenance and treatment costs. Care should be taken to ensure success of the initial establishment.

#### Seed Mix and Application Method

Common Name	Scientific Name	Drill Application	Broadcast Application
"Sodar" Streambank Wheatgrass	<i>Elymus lanceolatus</i> ssp. <i>Psammophilus</i>		X
"Roadcrest" Crested Wheatgrass	<i>Agropyron cristatum</i>	X	X
"Secar" Bluebunch Wheatgrass	<i>Pseudoroegneria spicata</i> ssp. <i>spicata</i>		X
Luna Pubescent Wheatgrass	<i>Elytrigia intermedia</i>	X	X
Fourwing Saltbush	<i>Atriplex canescens</i>	X	
Sulfur Flower	<i>Eriogonum umbellatum</i>	X	
Protstrate Summer Cypress	<i>Kochia prostrate</i>	X	X
Western Blue Flax	<i>Linum lewisii</i>	X	X
Ladak Alfalfa	<i>Medicago sativa</i>	X	
Palmer Penstemon	<i>Penstemon palmeri</i>	X	

### 3.1.3 Open Space

The open space zone extends from the Community Fire Break to the public wildland. Fuels management plans and techniques are in development or have already been developed for these areas by the Carson City Open Space department, Nevada State Lands, and the USFS. The prescription and treatments should conform to those applied on other open space lands.

### 3.2 Maintenance

The community fuel break should be maintained on an annual basis. Annual maintenance tasks may vary, from replanting specific areas to mowing or other forms of treatment to achieve the desired conditions. Maintenance can be accomplished in sections or on rotation, so that the entire fuel break would have received the appropriate maintenance treatment over a 2-4 year period. Some portions of the fuel break, given site soil and slope conditions will require more frequent maintenance than others. Monitoring these sites annually will assist in identifying problems early, when treatment costs will be less.

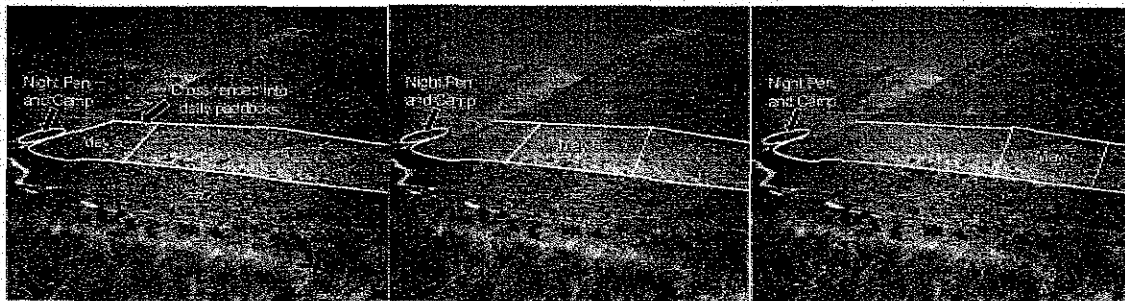
Though herbicide is used for establishment of the firebreak, it should be used only as a last resort for continued maintenance or control. Continued herbicide application may

result in strains of cheatgrass or mustard resistant to the herbicide and more difficult to control.

Planting – Portions of the fuel break should be treated with herbicide and replanted whenever the perennial seeding mix has not established and fire prone species have reentered the site. Cheatgrass should be treated with herbicide or otherwise controlled and the area replanted with the prescribed planting mix. Irrigation should be employed for best establishment results. The site should be monitored to ensure successful establishment of desired species.

Sheep- *Highly recommended rotational maintenance tool.* Past projects demonstrate this novel concept would provide the most cost effective solution for long term fuel break maintenance. Sheep grazing provide a natural and cost effective alternative to many mechanical treatments.

Grazing should be conducted on a short duration, high intensity rotation. Herders will need to control the sheep tightly and move them frequently to graze the fuels in one area without leaving significant impacts (as in photo below from 1999 sheep trial). Sheep grazing will not pay for itself, there will still be a cost involved in contracting with ranchers who will have the appropriate fence-wary animals and devote the intensive management necessary for effective treatment.



Smith 2002

Significant costs are incurred setting up and removing temporary fencing each year. Portions of the fence, or fence corners, which remain permanently, will reduce these annual costs. Investments in facilities for loading, unloading, watering, and bedding will also reduce long term costs. In the first year, start sheep on south slope north side of project, with year 2 on south side of project, with project continuing annually rotating from south to north side of community.

Mechanical treatment- Mowing the Community Fire Break area will also be an effective maintenance treatment. Particularly on relatively flat areas of the subdivision, mowing may be the most cost effective maintenance method. It can be easily controlled and applied to specific areas. Steep slopes will require the use of push mowers or hand held tools such as weed-eaters. Mowing needs to be accomplished in the window between the peak of the growing season and the peak of the fire season. Grass fuel types are susceptible to ignitions from sparks when mower blades hit rocks and other solid objects.

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The intensity of mechanical treatment necessary will depend upon the conditions for the growing season. Wet years will produce more growth, requiring more maintenance to control the fuel characteristics.

As brush and trees enter the Community Fire Break, mastication equipment may be necessary to treat large brush and small trees. Mastication is very effective in reducing the vertical structure of the fuels, reducing flammable material to a couple inches at ground level.

Fire - Prescribed fire should not be excluded as a possible treatment method. Prescribed fire treatments should be accomplished through the fire service agencies. Low intensity, controlled prescribed fire application will remove excess dead material and provide vigor to the remaining species. Prescribed fire is successfully employed by other public agencies and districts to maintain firebreaks around communities.

### 3.3 Monitoring

Monitoring of the Community Fuel Break condition will be the responsibility of the homeowners association. The association should consider retaining vegetation management expertise to monitor the effectiveness of the Community Fire Break and continue to develop cost effective maintenance measures. Whenever fuel loadings increase beyond a level of acceptable fire behavior, treatment action should be applied prior to the start of fire season.

The Community Fuel Break should be inspected annually with the Carson City Fire Department to ensure the fuels treatments are achieving the desired conditions per the fire chief. These inspections can coincide with defensible space inspections and community preplanning meetings to develop an effective pre-fire plan for the community.

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## 4.0 Appendices

### 4.1 References

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## 4.2 Living with Fire- A compilation of Good Plan Choices for Nevada's High Fire Hazard Areas

# *Living With Fire*

## A Compilation of Good Plant Choices for Nevada's High Fire Hazard Areas

Ed Smith, Natural Resource Specialist  
University of Nevada Cooperative Extension

Sonya Sistare, Living With Fire Program Assistant  
University of Nevada Cooperative Extension

*The following list presents plants identified as "fire resistant," "firewise," or possessing a "favorable fire performance rating" in publications written by Cooperative Extension specialists in the western United States and scientists from the University of California Forest Products Laboratory. Only plants reported by at least two sources and adapted for Nevada's climate zones (Figure 1) are included. Please note: University of Nevada Cooperative Extension does not assert that the plants listed here are actually more desirable (i.e., less flammable, harder to ignite, etc.), but is simply presenting what others have reported.*



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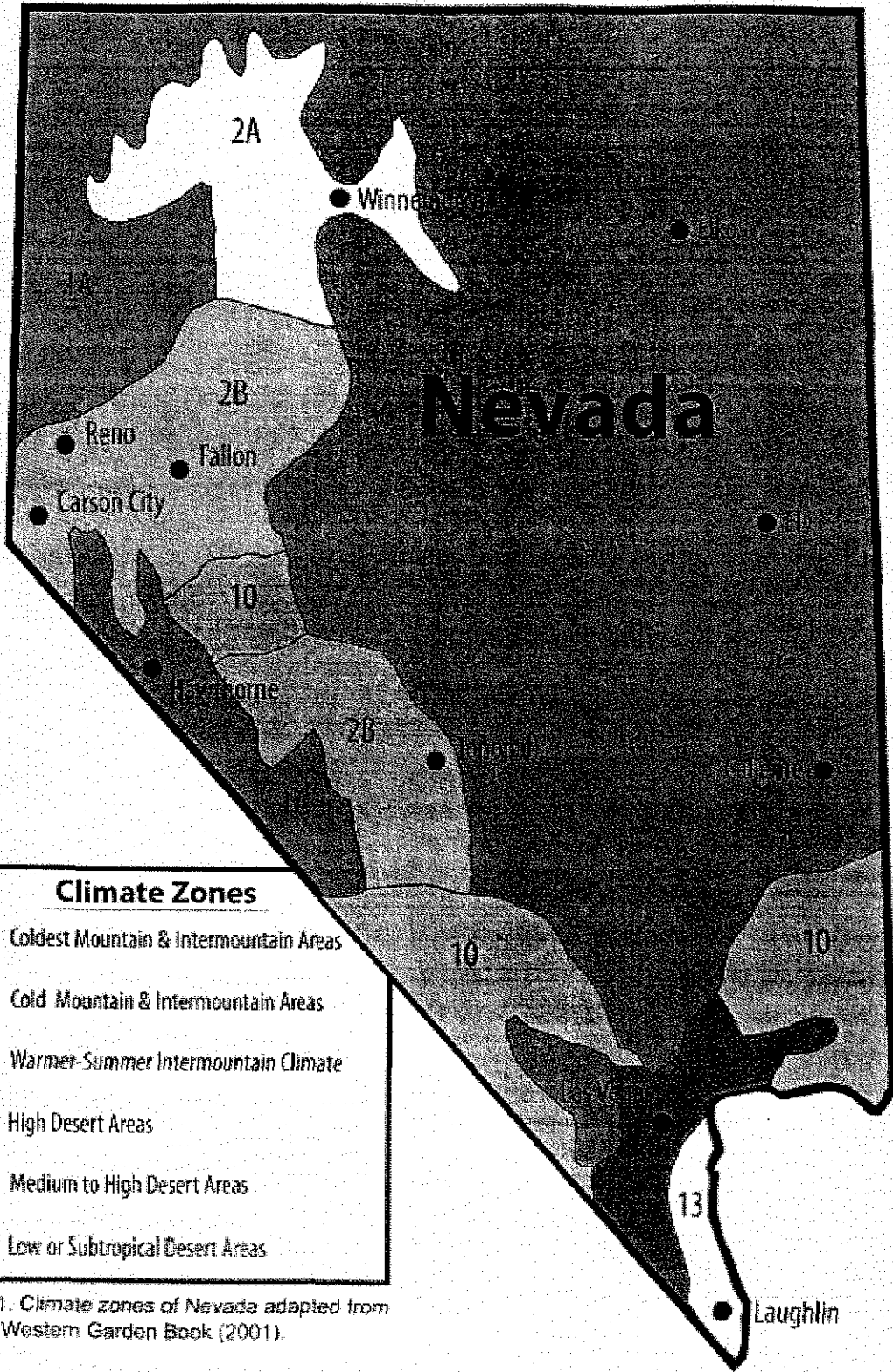


Figure 1. Climate zones of Nevada adapted from Sunset Western Garden Book (2001).

Botanical Name	Common Name	Nevada Climate Zones <sup>1</sup>	AZ <sup>2</sup>	CA <sup>3</sup>	CO <sup>4</sup>	ID <sup>5</sup>	MT <sup>6</sup>	OR <sup>7</sup>	UT <sup>8</sup>
<b>FORBS</b>									
<i>Achillea</i> spp.	Yarrow	1a,2a,2b,10,11,13				X	X	X	X
<i>Achillea filipendulina</i>	Fernleaf yarrow	1a,2a,2b,10,11,13					X		X
<i>Achillea millefolium</i>	White yarrow	1a,2a,2b,10,11,13		X			X		
<i>Allium schoenoprasum</i>	Chives	1a,2a,2b,10,11,13				X		X	
<i>Aquilegia</i> spp.	Columbine	1a,2a,2b,10,11,13			X		X		X
<i>Artemisia caucasica</i>	Silver spreader sage	2a,2b,10,11		X	X				
<i>Artemisia stelleriana</i>	Dusty miller	1a,2a,2b,10					X		X
<i>Aurinia</i> spp.	Basket of gold	1a,2a,2b,10,11,13			X			X	
<i>Bergenia</i> spp.	Bergenia	1a,2a,2b,13				X	X		X
<i>Carex</i> spp.	Sedges	2a,2b				X		X	
<i>Centranthus ruber</i>	Jupiter's beard	2a,2b,13		X	X		X		X
<i>Coreopsis</i> spp.	Coreopsis	1a,2a,2b,10,11,13				X	X	X	X
<i>Dianthus</i> spp.	Pinks	1a,2a,2b,10,11,13			X		X		X
<i>Duchesnea indica</i>	Mock strawberry	1a,2a,2b,10,11,13					X	X	
<i>Epilobium angustifolium</i>	Fireweed	1a,2a,2b			X			X	
<i>Erigeron</i> hybrids	Fleabane	1a,2a,2b			X		X		X
<i>Eschscholzia</i> spp.	California poppy	1a,2a,2b,10,11,13				X	X		
<i>Fragaria</i> spp.	Wild strawberries	2b,10,11,13				X	X	X	
<i>Gaillardia x grandiflora</i>	Blanket flower	1a,2a,2b,10,11,13			X		X		X
<i>Geranium</i> spp.	Geranium	1a,2a,2b,10,11,13			X	X	X	X	X
<i>Geranium cinereum</i>	Hardy geranium	1a,2a,2b,10,11,13					X		X
<i>Geranium sanguineum</i>	Bloody cranesbill	1a,2a,2b					X		X
<i>Helianthemum nummularum</i>	Sun rose	2b			X		X	X	
<i>Hemerocallis</i> spp.	Daylilies	1a,2a,2b,10,11,13		X		X	X	X	X
<i>Heuchera</i> spp.	Coral bells	1a,2a,2b,10,11			X	X	X	X	X
<i>Iberis sempervirens</i>	Evergreen candytuft	1a,2a,2b,10,11,13					X		X
<i>Iris</i> spp.	Iris	1a,2a,2b,10,11,13		X	X	X	X	X	X
<i>Kniphofia uvaria</i>	Red hot poker	2a,2b		X		X	X	X	X
<i>Lavandula</i> spp.	Lavender	2a,2b,10,11,13			X		X		X
<i>Leucanthemum x superbum</i>	Shasta daisy	1a,2a,2b,10,11,13					X		X
<i>Limonium latifolium</i>	Sea lavender	1a,2a,2b,10		X					X
<i>Linum perenne</i>	Blue flax	2a,2b,10,11,13			X		X	X	X
<i>Lupinus</i> spp.	Lupine	1a,2a,2b,10,11,13			X	X	X	X	X
<i>Oenothera</i> spp.	Evening primrose	1a,2a,2b,10,11,13			X	X	X	X	X
<i>Papaver</i> spp.	Poppy	1a,2a,2b,10,11,13			X		X		X
<i>Penstemon</i> spp.	Beard tongue	1a,2a,2b,10,11,13			X	X	X	X	X
<i>Solidago</i> spp.	Goldenrod	1a,2a,2b,10,11			X	X			
<i>Stachys byzantina</i>	Lambs' ears	1a,2a,2b,10,11,13				X	X	X	X
<b>SUCCULENTS</b>									
<i>Delosperma</i> spp.	Ice plant	2a,2b,10,11,13		X	X	X	X		X
<i>Echeveria</i> spp.	Hen and chicks	13				X		X	
<i>Sedum</i> spp.	Stonecrop	1a,2a,2b,10,11,13		X	X	X	X	X	X
<i>Sempervivum tectorum</i>	Hen and chickens	2a,2b,10,11,13			X		X		X

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<b>GRASS/GRASSLIKE</b>									
<i>Agropyron cristatum</i>	Crested wheatgrass	1a,2a,2b,10					X		X
<i>Agropyron smithii</i>	Western wheatgrass	1a,2a,2b,10	X				X		X
<i>Buchloe dactyloides</i>	Buffalo grass	1a,2a,2b,10,11	X				X		X
<i>Festuca cinerea</i>	Blue fescue	1a,2a,2b,10,11,13					X		X
<i>Lolium perenne</i>	Ryegrass	1a,2a,2b,10,11,13					X		X
<i>Poa pratensis</i>	Kentucky bluegrass	1a,2a,2b,10,11					X		X
<b>GROUND COVERS</b>									
<i>Achillea tomentosa</i>	Woolly yarrow	1a,2a,2b,10,11,13		X	X	X	X		
<i>Ajuga reptans</i>	Bugleweed	1a,2a,2b,10,11,13		X	X	X	X	X	
<i>Antennaria</i> spp.	Pussytoes	1a,2a,2b			X		X		
<i>Armeria maritima</i>	Sea thrift	1a,2a,2b		X	X	X	X	X	X
<i>Cerastium tomentosum</i>	Snow-in-summer	1a,2a,2b,10,11,13		X	X	X	X	X	X
<i>Cotoneaster dammeri</i>	Bearberry cotoneaster	10,11,13		X		X			
<i>Delosperma nubigenum</i>	Yellow ice plant	2a,2b,10,11,13			X			X	X
<i>Phlox subulata</i>	Creeping phlox	1a,2a,2b,10,11,13			X			X	
<i>Potentilla tabernaemontanii</i>	Spring cinquefoil	1a,2a,2b,10,11,13		X	X	X	X		X
<i>Thymus serpyllum</i>	Creeping thyme	1a,2a,2b,10,11,13		X		X	X	X	
<i>Thymus pseudolanuginosus</i>	Woolly thyme	1a,2a,2b,10,11,13		X			X		
<i>Vinca major</i>	Large periwinkle	10,11,13		X					X
<i>Vinca minor</i>	Periwinkle	1a,2a,2b,10,11,13		X	X		X	X	X
<b>VINES</b>									
<i>Campsis radicans</i>	Trumpet vine			X		X			
<i>Parthenocissus quinquefolia</i>	Virginia creeper	1a,2a,2b,10,11,13				X	X		X
<b>SHRUBS</b>									
<i>Acer ginnala</i>	Amur maple	1a,2a,2b,10	X		X				
<i>Acer glabrum</i>	Rocky mountain maple	10	X		X			X	X
<i>Amelanchier</i> spp.	Serviceberry	1a,2a,2b	X		X	X		X	
<i>Arctostaphylos uva-ursi</i> *	Kinnikinnick, bearberry	1a,2a,2b			X	X	X	X	X
<i>Artemisia stelleriana</i>	Dusty miller	1a,2a,2b,10					X		X
<i>Atriplex canescens</i> *	Saltbrush	10,11,13	X	X		X			X
<i>Buddleia davidii</i>	Butterfly bush	2a,2b,10,11,13				X		X	
<i>Caryopteris x clandonensis</i>	Blue mist spiraea	2b				X		X	
<i>Ceanothus</i> species	Deerbrush, wild lilac	10	X	X	X		X	X	X
<i>Cercocarpus intricatus</i> *	Dwarf mountain mahogany	10,11	X		X		X		
<i>Chrysothamnus</i> spp.*	Rabbitbrush	1a,2a,2b,10,11,	X		X				
<i>Comus stolonifera</i>	Redtwig dogwood	1a,2a,2b	X		X	X	X	X	
<i>Cotoneaster horizontalis</i>	Rock cotoneaster	2b,10,11,13			X	X	X	X	X
<i>Daphne x burkwoodii</i>	Burkwood daphne	2b			X			X	
<i>Euonymus alatus</i>	Burning bush	2a,2b,10			X	X		X	
<i>Fallugia paradoxa</i> *	Apacheplume	2a,2b,10,11,13	X		X				
<i>Holodiscus dumosus</i>	Ocean spray	1a,2a,2b	X		X		X	X	

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<b>SHRUBS (continued)</b>									
<i>Ligustrum</i> spp.	Privet	2a,2b,10,11,13		X		X		X	
<i>Lonicera</i> spp.	Honeysuckle	1a,2a,2b	X		X		X		X
<i>Mahonia aquifolium</i>	Oregon grapeholly	2a,2b,10,11			X	X		X	
<i>Mahonia repens</i>	Creeping holly	2b	X	X	X	X	X	X	X
<i>Philadelphus</i> spp.	Mock orange	1a,2a,2b,10,11,13			X	X	X	X	
<i>Physocarpus monogynus</i>	Mountain ninebark	1a,2a,2b,10	X		X				
<i>Potentilla fruticosa</i>	Shrubby potentilla	1a,2a,2b,10,11	X		X	X	X		
<i>Prunus</i> spp.	Plum, cherry	1a,2a,2b,10		X	X	X	X	X	X
<i>Prunus virginiana</i>	Western chokecherry	1a,2a,2b,10	X		X			X	
<i>Purshia tridentata</i> *	Bitterbrush	2a,2b,10			X				X
<i>Pyracantha</i> spp.	Firethorn	10,11,13		X			X		X
<i>Rhamnus</i> spp.	Buckthorn	1,2a,2b,10,11		X		X	X		X
<i>Rhododendron</i> spp.*	Azalea, rhododendron	1a,2a,2b,10,11,13		X		X		X	
<i>Rhus</i> spp.	Sumac, skunkbush	1a,2a,2b,20,11		X			X	X	X
<i>Ribes</i> spp.	Gooseberries, currants	1a,2a,2b,10,11	X	X	X	X	X	X	X
<i>Rubus deliciosus</i>	Rocky Mountain thimbleberry	1a,2a,2b,10			X		X		
<i>Rosa</i> spp.	Hardy roses	1a,2a,2b,10,11,13	X		X		X	X	X
<i>Salvia</i> spp.	Sage	2a,2b,10,11,13		X			X		X
<i>Shepherdia argentea</i>	Silver buffaloberry	1a,2a,2b,10	X		X	X	X		
<i>Shepherdia canadensis</i>	Russet buffaloberry	1a,2a,2b,10			X		X		X
<i>Symphoricarpos albus</i>	Snowberry	1a,2a,2b,10,11	X		X	X		X	
<i>Syringa vulgaris</i>	Common lilac	1a,2a,2b,10,11	X		X		X	X	X
<i>Viburnum</i> spp.	Viburnum	2a,2b,10,11			X	X			
<i>Yucca filamentosa</i>	Adam's needle	1a,2a,2b,10,11,13	X		X	X	X	X	X
<b>TREES</b>									
<i>Acer</i> spp.	Maple	1a,2a,2b,10				X	X		X
<i>Acer grandidentatum</i>	Big-toothed maple	1a,2a,2b,10	X		X		X		
<i>Acer negundo</i>	Box elder	1a,2a,2b,10	X				X		
<i>Aesculus</i> spp.	Horsechestnut	1a,2a,2b,10		X		X		X	
<i>Alnus rhombifolia</i>	White alder	1a,2a,2b,10		X			X		
<i>Alnus tenuifolia</i>	Thinleaf alder	2a,2b,10	X		X			X	
<i>Betula</i> spp.	Birch	1a,2a,2b,10,11,13					X	X	X
<i>Betula occidentalis</i>	Water birch	1a,2a,2b,10	X		X				
<i>Catalpa</i> spp.	Northern catalpa	2a,2b,10,11	X			X		X	
<i>Cercis canadensis</i>	Eastern redbud	1a,2a,2b,10,11,13	X					X	X
<i>Cercis occidentalis</i>	Western redbud	2a,2b,10,11,13	X	X			X		
<i>Cornus florida</i>	Flowering dogwood	2b				X		X	
<i>Fagus</i> spp.	Beech	1a,2a,2b				X		X	
<i>Fraxinus</i> spp.	Ash	1a,2a,2b,10,11,13		X		X	X	X	
<i>Fraxinus pennsylvanica</i>	Green ash	1a,2a,2b	X		X		X		
<i>Gleditsia tricanthos</i>	Honeylocust	1a,2a,2b,10,11,13	X		X	X		X	
<i>Malus</i> spp.	Crabapple	1a,2a,2b,10,11	X		X			X	
<i>Populus</i> spp.	Poplar, cottonwood	1a,2a,2b,10,11		X		X	X	X	X

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<b>TREES (continued)</b>									
<i>Populus tremuloides</i>	Quaking aspen	1a,2a,2b	X	X	X		X		X
<i>Prunus</i> spp.	Plum, cherry	1a,2a,2b,10		X			X		
<i>Prunus americana</i>	American wild plum	1a,2a,2b,10	X		X				
<i>Prunus cerasifera</i>	Flowering plum	10,11,13	X		X				
<i>Robinia pseudoacacia</i>	Black locust	1a,2a,2b,10,11,13	X			X	X	X	
<i>Salix</i> spp.*	Willow	1a,2a,2b,10,11				X		X	X

<sup>1</sup> Adapted from Sunset Western Garden Book. 2001. Lane Publishing Co., Menlo Park, CA.

<sup>2</sup> Arizona. Source: DeGomez, T., J. Schalaus, C. Jones. 2002. Firewise plant materials for 3,000 ft. and higher elevations. University of Arizona Cooperative Extension. Publication AZ1289.

<sup>3</sup> California. Source: Shelly, J. R., ed. 1997. Defensible space landscaping in the urban/wildland interface: a compilation of fire performance ratings of residential landscape plants. University of California Forest Products Laboratory. Prepublication copy.

<sup>4</sup> Colorado. Source: Dennis, F. C. 2004. Firewise plant materials. Colorado State University Cooperative Extension. No. 6.305.

<sup>5</sup> Idaho. Source: Carree, Y., C. Schnepf, and W. M. Colt. 1998. Landscaping for wildfire prevention. University of Idaho Forest, Wildlife, and Range Experiment Station. Station Bulletin 67.


<sup>6</sup> Montana. Source: Gough, R. E. and Lamb, J. 2001. Fire-resistant plants for Montana landscapes. Montana State University Extension Service. Fact Sheet MT 2001-01 AG.

<sup>7</sup> Oregon. Source: Fitzgerald, S. and A. J. Waldo. 2002. Fire-resistant plants for Oregon home landscapes. Oregon State University Extension Service. Forest Resource Note No. 6.

<sup>8</sup> Utah. Source: Kuhn, M. 2002. Firewise plants for Utah landscapes. Utah State University Extension. Fact Sheet NR/FF/002.

\* Some reviewers of this publication disagree with the findings of the authors cited in this document and consider this particular plant a poor choice.

Source: University of Nevada Cooperative Extension Special Publication-05-16

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# Open Space & Parks & Recreation

**OPEN SPACE ADVISORY COMMITTEE  
STAFF REPORT**

**MEETING DATE:** October 16, 2006

**AGENDA ITEM NUMBER:** 3A

**STAFF:** Juan F. Guzman

**REQUEST:** Action to provide to the Planning Commission and Board of Supervisors recommendations regarding the open space components for the Summer Hawk Subdivision proposed development located west of the intersection of Curry Street and Rhodes Street, south of C-Hill, and north of the Carson Washoe Colony.

**GENERAL DISCUSSION:** Mr. Mark Rotter, engineer for the Summer Hawk proposal by Syncom Homes, has agreed as requested by staff to bring these maps in front of the Open Space Advisory Committee. The proposal calls for the development of approximately 200 units located on private lands owned by JC Nevada Properties, LLC, and Stanton Park (Dwight Millard). The development anticipates using the provisions of the cluster ordinance, which allows densities to be clustered without the need to provide for a home owners association or the format of a planned unit development.

A review of the slope analysis map revealed that a substantial majority of the units have been placed within areas of existing slopes of 15% or less. All other areas of the site contain slopes much greater than 15%. It is pertinent to the functions of the Open Space Advisory Committee to advise the Board regarding the applicants' proposal to offer for dedication the lands not proposed for development surrounding the subdivision. These lands, owned by Mr. Dwight Millard, comprise sites previously identified as an area of priority for open space preservation. The proposal has the benefits of offering the land at no cost to Carson City. It also has the benefit of providing for trails, a developed linear park, and access into the adjacent lands owned by the Forest Service to the west, north, and south. With the donation of these lands will come the responsibility of the management of those lands, particularly at the interface where the lands are close to the subdivision. Staff anticipates the recommendation of a condition of approval to the Planning Commission and Board of Supervisors suggesting that the applicant create a maintenance district to facilitate the management of those lands. Although the proposal does not preserve all the existing land with recreation potential, it does offer a substantial amount of steep land providing for development of the areas with the least amount of steep topography. Staff will recommend that the Open Space Advisory Committee favorably consider the offer to dedicate these lands to Carson City to be managed by the Open Space Program (see attached letter).

On October 10, 2006, the applicant met with Parks and Recreation Department staff to discuss potential approaches for the parks amenities to be developed with the subdivision. Drainages and open space in the interior of the subdivision are to be used in order to create a linear park. That system provides for areas of developed manicured parks, as well as areas in a natural state. The advantage of this proposal is that it does serve to connect the interior of the subdivision to the exterior very well through trails and facilities. Staff has attached a simple map illustrating the proposed development area and the surrounding land ownerships.

**RECOMMENDED ACTION:** Move to recommend to the Planning Commission and Board of Supervisors, as it relates to Open Space, the conceptual subdivision map for the Summer Hawk Subdivision located at the west terminus of Rhodes Street in Carson City, Nevada.

**PARKS AND RECREATION COMMISSION  
STAFF REPORT**

**MEETING DATE:** November 7, 2006

**AGENDA ITEM NUMBER:** 3B

**STAFF:** Roger Moellendorf, Parks and Recreation Director  
Vern L. Krahn, Park Planner

**REQUEST:**

Action to provide the Planning Commission and Board of Supervisors with recommendations regarding the conceptual designs for a trail system concept and several parks for the proposed Summer Hawk Subdivision Development located west of the intersection of Curry Street and Rhodes Street, south of C-Hill, and north of the Washoe Tribe's Carson Colony.

**GENERAL DISCUSSION:**

On October 17, 2006, the Parks and Recreation Commission was to discuss a trail system concept and the design for several parks within the proposed Summer Hawk Subdivision. Unfortunately, due to a lack of a quorum, this agenda item had to be postponed to the November 7, 2006, Commission meeting. Since October 17, the Parks and Recreation Department staff and Mark Rotter, Project Engineer and Syncom Homes, has met to further refine the proposed trail system, including the trailhead park and the conceptual design for the park's development.

Park and Trail System Design Concepts:

All proposed water drainages and open space areas within the subdivision's interior are to be used to create an interconnected trail system to the surrounding federal lands, adjacent private properties, park sites, and the trailhead park at the northwest corner of the development. Also, these trails have been designed with a dual purpose. They will be used as fire breaks and fire access routes to protect the subdivision from wildland fires by the Carson City Fire Department. The parks provide for areas of developed active and passive recreation, as well as natural areas which are less manicured (Refer to the REVISED attached site map and conceptual park maps). In addition, the Carson City Fire Department has recommended working with Carson City's Cooperative Extension Office and the developer to develop a fuel management plan for the City's open space areas and identify plant species which are fire resistant in the proposed park's design.

**SummerHawk Summary - Project Information Data:**

Total Residential Lots:	201
Total Land Area:	548.2 Acres
Total Lot Area:	47.7 Acres (8.7%)
Total Street Area:	19.0 Acres (3.5%)
Total Open Space Area:	472.5 (86.2%)
Total 15' Pathway	6,070 Linear Feet / 1.15 Miles - 2.1 Acres
Total 8' Pathway	7,435 Linear Feet / 1.41 Miles - 1.4 Acres
Total Park Area	5.45 Acres
1. Conceptual Neighborhood Park:	1.53 Acres
2. Conceptual Active Park:	2.48 Acres
3. Conceptual Trailhead Park:	1.44 Acres

The proposed design concept is different from a centralized three to five acre park. However, staff supports the proposed smaller and decentralized park concept because it minimizes grading impacts on the property's surrounding hillsides and adapts itself to a difficult site. Furthermore, the proposed use of the trails systems as an alternate fire safe route is innovative and it provides for the use of a recreation amenity to mitigate fire access concerns. A study by staff of a slope analysis map revealed that a substantial majority of residential units have been placed within areas of existing slopes of 15% or less. All other areas of the site contain slopes much greater than 15%.

**Staff's Recommendation:**

It is staff's opinion that the proposed design for the subdivision's trail system and parks is in substantial compliance with the City's recently adopted Parks and Recreation Master Plan and the Unified Trails Master Plan by providing park system amenities for this development. Furthermore, the proposed amenities *begin* to address the lack of park and trail facilities in Neighborhoods #8 and #9. The proposed trail system and parks have the benefit of offering open space and park land at no cost to Carson City and assists the City in the implementation of the Parks and Recreation Master Plan in the southwest area of the community. With the donation of these park and open space lands, there will come the responsibility of maintaining these lands and trail facilities. As a potential solution, staff will recommend a Condition of Approval to the Planning Commission and Board of Supervisors asking the applicant to create a Landscape Maintenance District to maintain the parks and trail system.

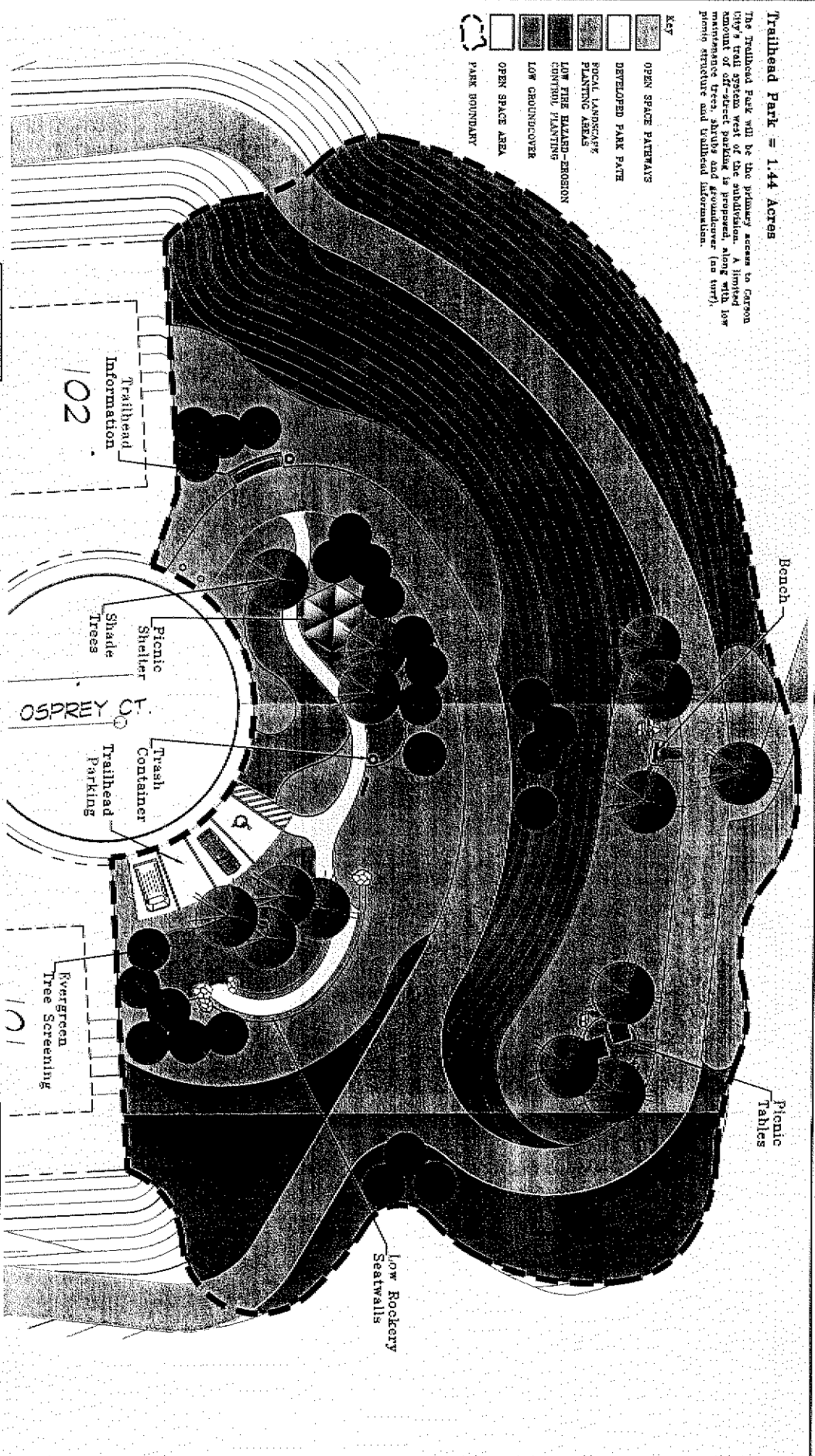
**RECOMMENDED ACTION:**

Move to recommend to the Planning Commission and Board of Supervisors, as it relates to parks and trail related issues, approval of the conceptual subdivision map for the Summer Hawk Subdivision located west of the intersection of Curry Street and Rhodes Street, south of C-Hill, and north of the Washoe Tribe's Carson Colony.

**Trailhead Park = 1.44 Acres**

The Trailhead Park will be the primary access to Carson Canyon. The park will include the stabilization along the amount of off-street parking along with low maintenance trees, shrubs and groundcover (as well) picnic structure and trailhead information.

- Key**
- OPEN SPACE PATTERNS
  - DEVELOPED PARK PATE
  - SPECIAL LANDSCAPE PLANTING AREAS
  - LOW FIRE HAZARD-EROSION CONTROL PLANTING
  - LOW GROUNDCOVER
  - OPEN SPACE AREA
  - PARK BOUNDARY

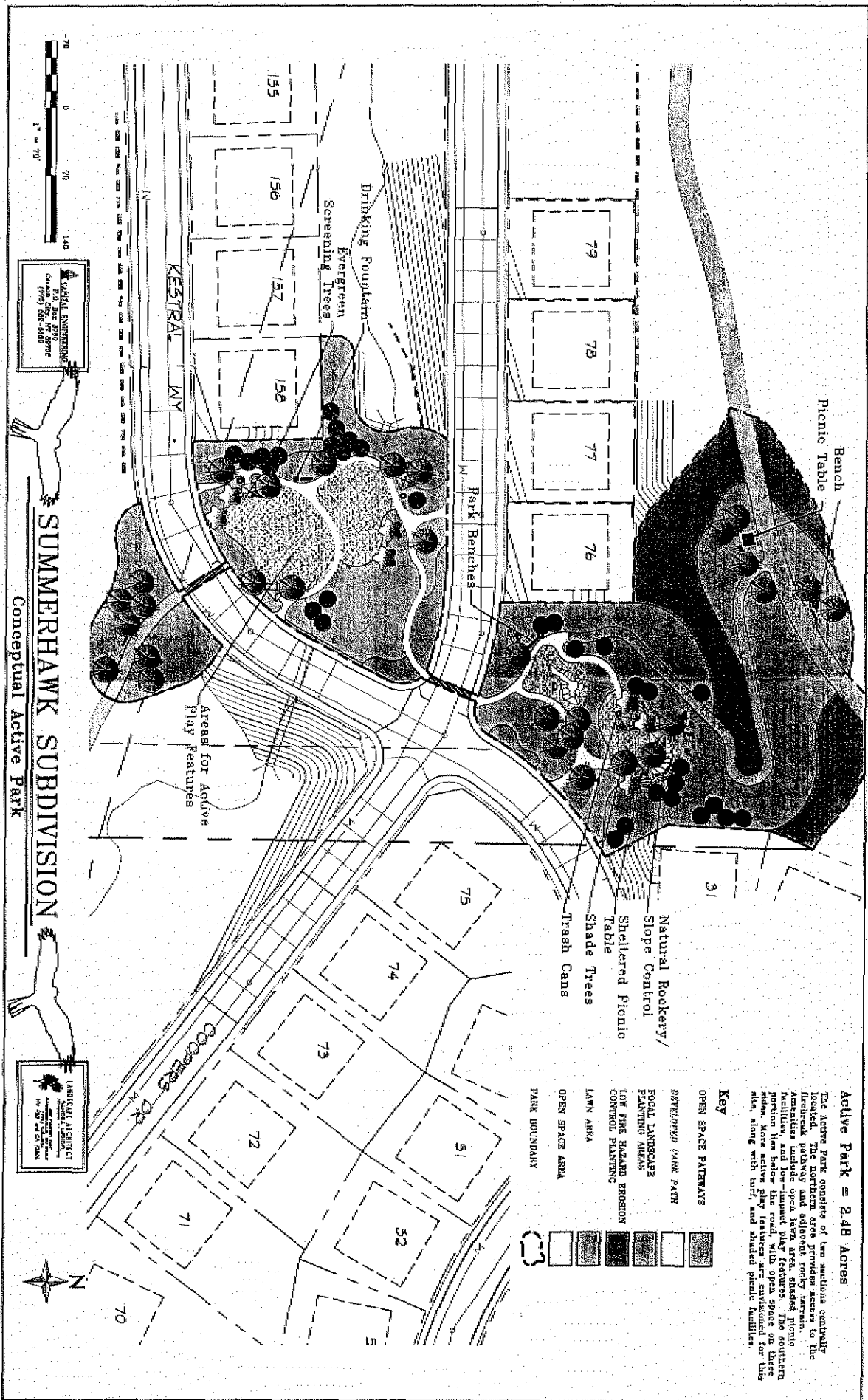


LANDSCAPE ARCHITECTURE  
 2700 27th St  
 Oakland, CA 94612  
 (415) 863-1433

**SUMMERHAWK SUBDIVISION**  
 Conceptual Trailhead Park

LANDMARK DISTRICT  
 1400 14th St  
 Oakland, CA 94612  
 (415) 778-2300





Bench  
Picnic Table

Park Benches

Drinking Fountain  
Evergreen  
Screening Trees

Areas for Active  
Play Features

Natural Rockery/  
Slope Control  
Sheltered Picnic  
Table  
Shade Trees  
Trash Cans

**Active Park = 2.48 Acres**

The Active Park consists of two including centrally located. The northern area provides access to the driveway and adjacent rocky terrain. Amenities include open lawn area, shaded picnic facilities, and low-impact play features. The southern portion lies below the road with open space on three sides, along with turf, and shaded picnic facilities.

**Key**

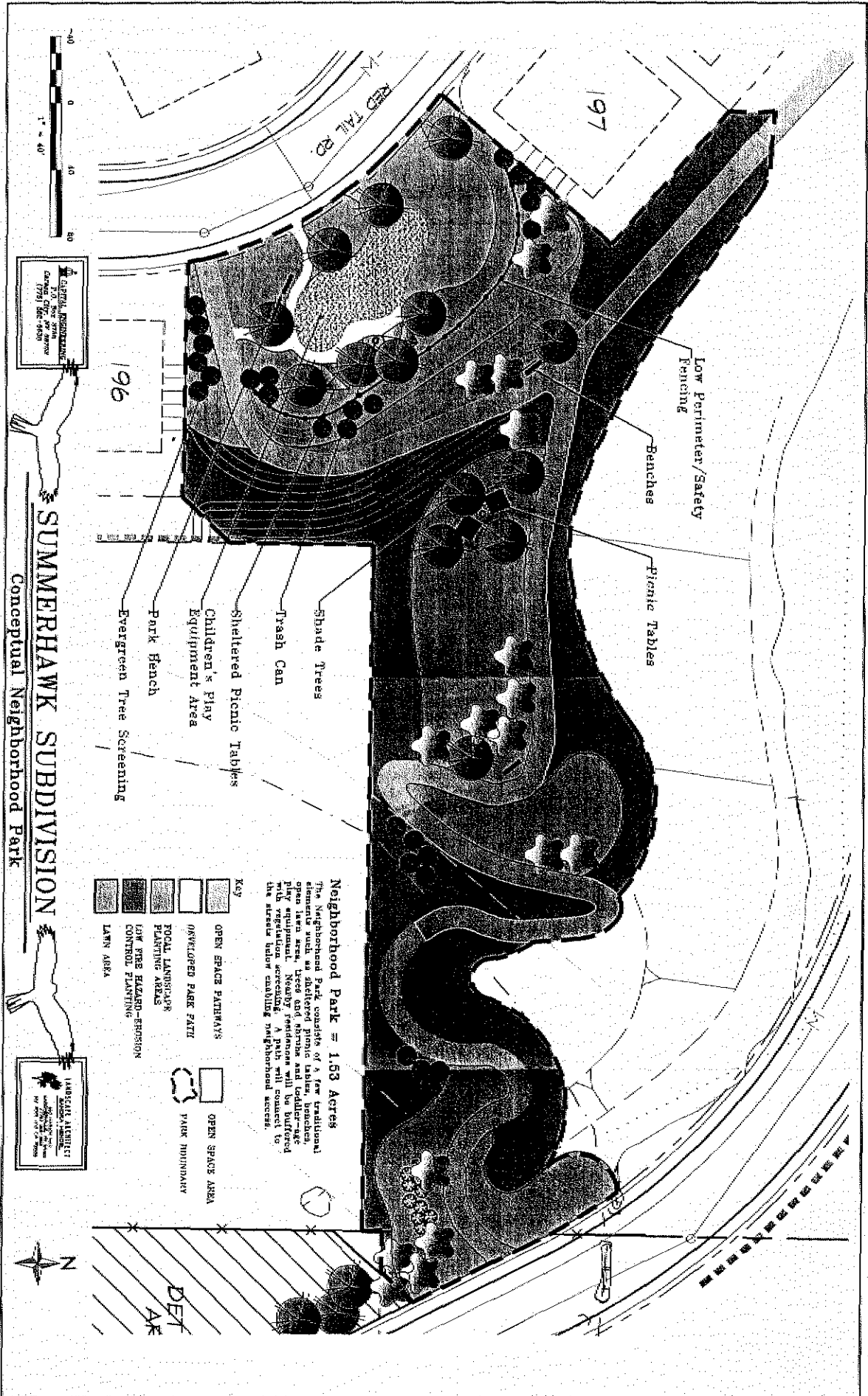
- OPEN SPACE PATHWAYS
- REVEALED PARK PATH
- FOCAL LANDSCAPE PLANTING AREAS
- LOW FIRE HAZARD PROXIMITY CONTROL PLANTING
- LAWN AREA
- OPEN SPACE AREA
- PARK BOUNDARY

**SUMMERHAWK SUBDIVISION**  
Conceptual Active Park

CURTIS ENGINEERS  
LANDSCAPE ARCHITECTS  
1775 5th Street  
7705 582-5600

LANDSCAPE ARCHITECT  
CURTIS ENGINEERS  
1775 5th Street  
7705 582-5600





Low Perimeter/Safety Fencing

Benches

Picnic Tables

Shade Trees

Trash Can

Sheltered Picnic Tables

Children's Play Equipment Area








Park Bench

Evergreen Tree Screening

Neighborhood Park = 1.63 Acres

The Neighborhood Park consists of a few traditional elements such as sheltered picnic tables, benches, open lawn area, trees and shrubs and toddler-age play equipment. Nearby residences will be buffered by vegetation screening. A path will connect to the street below ensuring neighborhood access.

Key

-  OPEN SPACE PATHWAYS
-  DEVELOPED PARK FATH
-  FOCAL LANDSCAPE PLANTING AREAS
-  LOW TREE BAZARD-EROSION CONTROL PLANTING
-  LAWN AREA
-  OPEN SPACE AREA
-  PARK HIGHWAY

# SUMMERHAWK SUBDIVISION

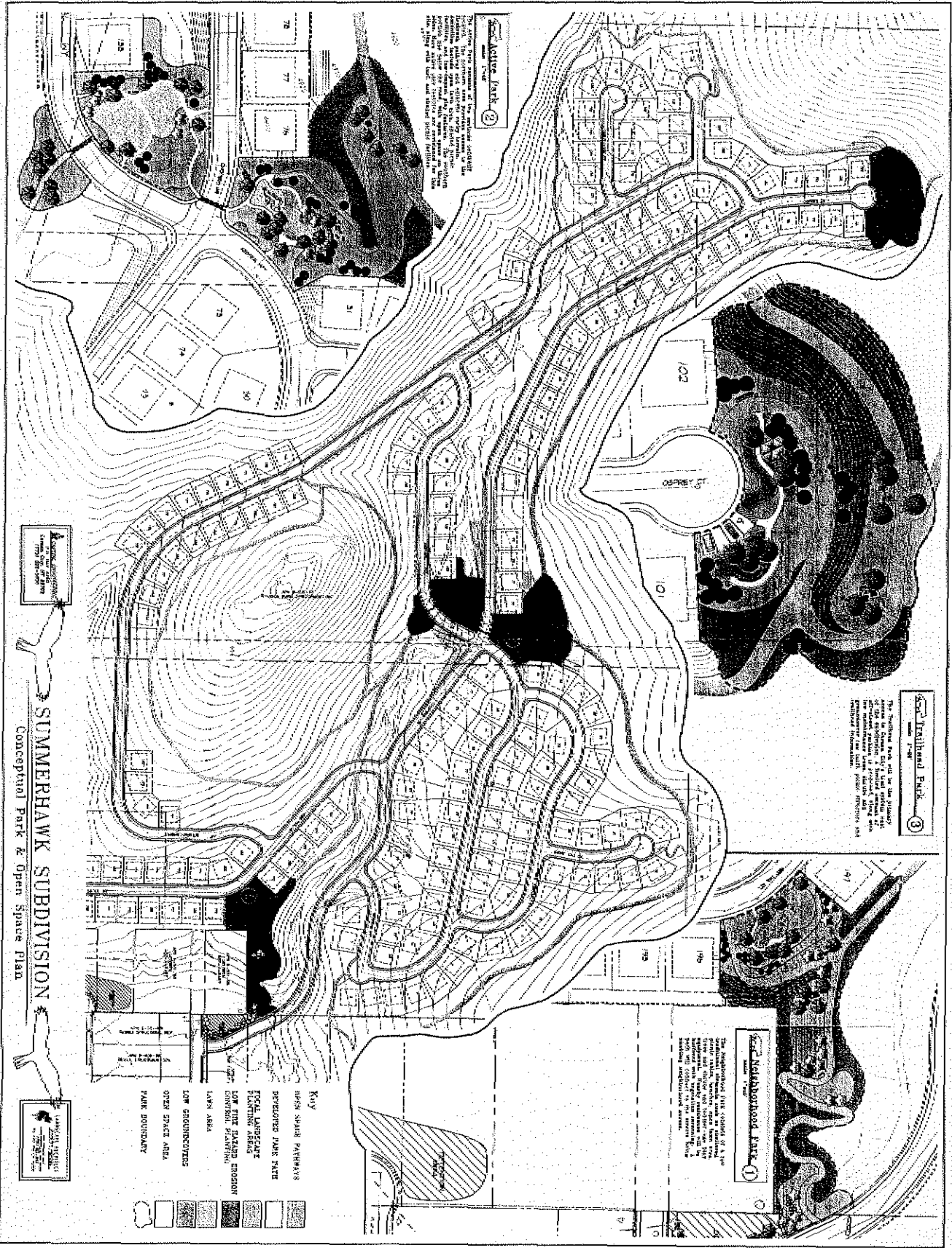
Conceptual Neighborhood Park

LANDSCAPE ARCHITECT  
 12345 6789  
 1791 567-890

LANDSCAPE ARCHITECT  
 12345 6789  
 1791 567-890



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**Active Park (2)**  
 This section, from the center of the subdivision, contains the largest area of landscaped park. It includes a large open space area, a playground, and a picnic area. The park is surrounded by residential lots and is accessible from all directions.

**Middle Park (3)**  
 This section, from the center of the subdivision, contains the largest area of landscaped park. It includes a large open space area, a playground, and a picnic area. The park is surrounded by residential lots and is accessible from all directions.

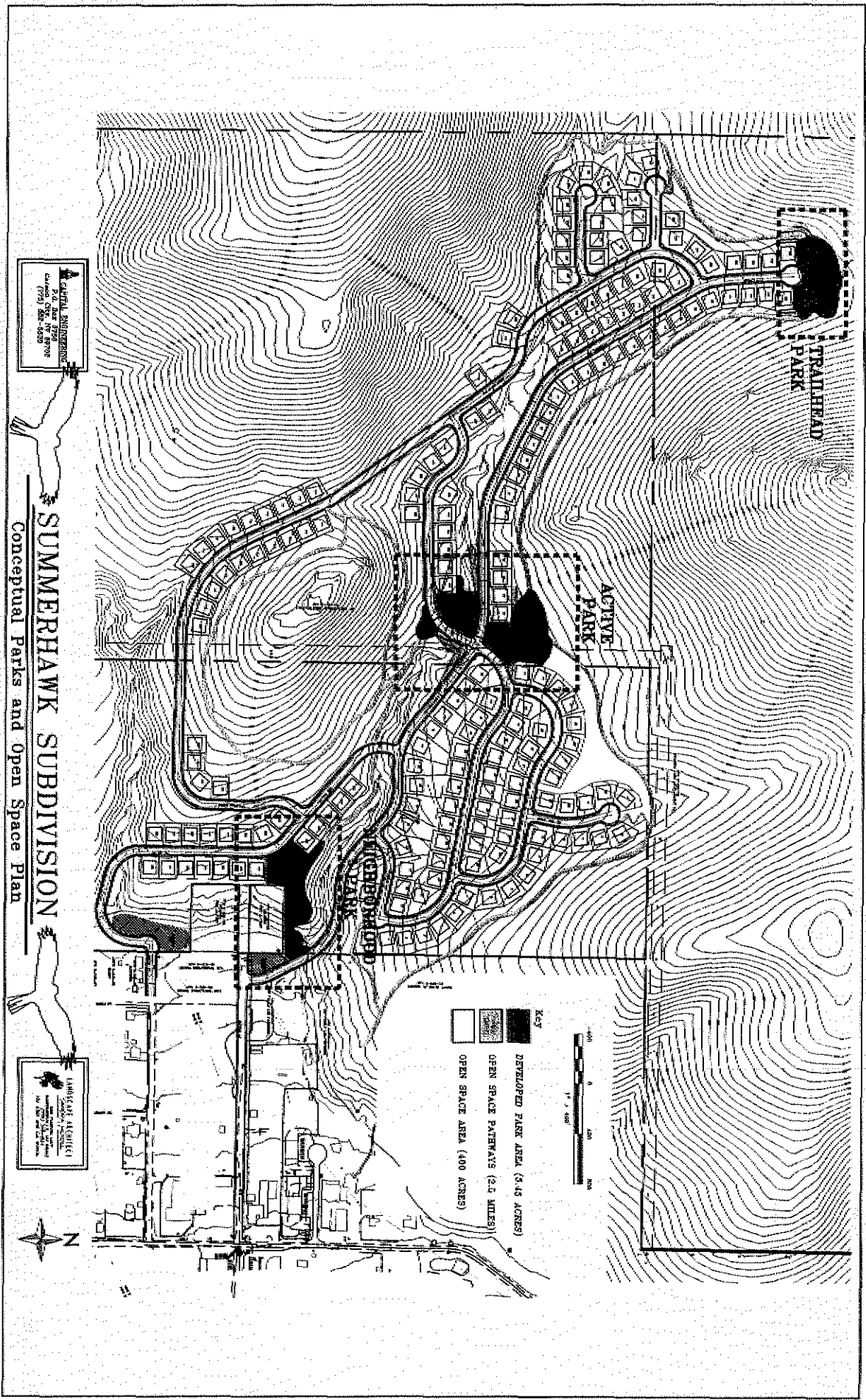
**Neighborhood Park (1)**  
 This section, from the center of the subdivision, contains the largest area of landscaped park. It includes a large open space area, a playground, and a picnic area. The park is surrounded by residential lots and is accessible from all directions.

**Active Park (2)**  
 This section, from the center of the subdivision, contains the largest area of landscaped park. It includes a large open space area, a playground, and a picnic area. The park is surrounded by residential lots and is accessible from all directions.

**SUMMERHAWK SUBDIVISION**  
 Conceptual Park & Open Space Plan

- Key**
- OPEN SPACE PARKWAY
  - DEVELOPED PARK SITE
  - FOCAL LANDSCAPE PLANTING AREAS
  - LOW FINE EXTERIOR ESCORT
  - ORIENTAL PLANTING
  - LAWN AREA
  - LOW GROUNDCOVERS
  - OPEN SPACE AREA
  - PARK BOUNDARY





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 (703) 485-8800

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