

PARK LANE STORAGE

SPECIAL USE PERMIT PRELIMINARY SITE PLAN

015-341-00
197 E GROVE ST
OWNERS OF KARA MINI
CONDOS 2
(NOT A PART)

015-220-66
0 WRONDEL WAY
PARK LANE-RENO
PARTNERS LLC
(NOT A PART)

WRONDEL WAY
(PUBLIC/LOCAL)

015-263-15
2450 WRONDEL WAY
JMC HOLDINGS
(NOT A PART)

STORAGE
BUILDING 2
6,500 SF
1-STORY

STORAGE
BUILDING 1
85,050 SF
3-STORY

015-251-01
500 APPLE ST
JK & CC LLC
(NOT A PART)

015-251-02
510 APPLE ST
ISMAEL & CONSUELO
DIAZ (NOT A PART)

015-251-03
520 APPLE ST
FELIPE & AURORA FLORES
(NOT A PART)

015-263-08
255 E GROVE ST
KAUFPARK LLC
(NOT A PART)

015-263-09
221 STODDARD DR
CENTURY PARK
APARTMENTS LLC
(NOT A PART)

STODDARD DRIVE
(PUBLIC/LOCAL)

015-251-50
201 STODDARD DR
CENTURY PARK
APARTMENTS LLC
(NOT A PART)

015-251-04
530 APPLE ST
NIEL J BARABAS
(NOT A PART)
**PARK LANE STORAGE
PRELIMINARY SITE PLAN**



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4068

2184.020

SEPTEMBER, 2016

SHEET 5-1 OF 6

PARK LANE STORAGE

SPECIAL USE PERMIT

PRELIMINARY GRADING PLAN

015-341-00
197 E GROVE ST
OWNERS OF KARA MINI
CONDOS 2
(NOT A PART)

015-220-66
0 WRONDEL WAY
PARK LANE-RENO
PARTNERS LLC
(NOT A PART)

WRONDEL WAY
(PUBLIC/LOCAL)

015-251-01
500 APPLE ST
JK & CC LLC
(NOT A PART)

015-263-15
2450 WRONDEL WAY
JMC HOLDINGS
(NOT A PART)

STORAGE
BUILDING 2
FF=38.19

STORAGE
BUILDING 1
FF=38.17

015-251-02
510 APPLE ST
ISMAEL & CONSUELO
DIAZ (NOT A PART)

015-251-03
520 APPLE ST
FELIPE & AURORA FLORES
(NOT A PART)

015-263-08
255 E GROVE ST
KAUFFPARK LLC
(NOT A PART)

015-263-09
221 STODDARD DR
CENTURY PARK
APARTMENTS LLC
(NOT A PART)

015-251-50
201 STODDARD DR
CENTURY PARK
APARTMENTS LLC
(NOT A PART)

015-251-04
530 APPLE ST
NIEL J BARABAS
(NOT A PART)

PARK LANE STORAGE
PRELIMINARY GRADING PLAN



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4391 Corporate Boulevard Tel 775.823.4066
Reno, NV 89502 Fax 775.823.4066

2184.020

SEPTEMBER, 2018

SHEET G-1 OF 6



PARK LANE STORAGE

SPECIAL USE PERMIT PRELIMINARY UTILITY PLAN

015-341-00
197 E GROVE ST
OWNERS OF KARA MINI
CONDOS 2
(NOT A PART)

015-220-86
0 WRONDEL WAY
PARK LANE RENO
PARTNERS LLC
(NOT A PART)

WRONDEL WAY
(PUBLIC/LOCAL)

015-283-15
2450 WRONDEL WAY
JMC HOLDINGS
(NOT A PART)

STORAGE
BUILDING 2
1-STORY

STORAGE
BUILDING 1
3-STORY

015-251-01
500 APPLE ST
JK & CC LLC
(NOT A PART)

015-251-02
510 APPLE ST
ISMAEL & CONSUELO
DIAZ (NOT A PART)

015-251-03
520 APPLE ST
FELIPE & AURORA FLORES
(NOT A PART)

015-263-08
255 E GROVE ST
KAUFFPARK LLC
(NOT A PART)

015-263-09
221 STODDARD DR
CENTURY PARK
APARTMENTS LLC
(NOT A PART)

015-251-50
201 STODDARD DR
CENTURY PARK
APARTMENTS LLC
(NOT A PART)

015-251-04
530 APPLE ST
NIEL J BARABAS
(NOT A PART)
PARK LANE STORAGE
PRELIMINARY UTILITY PLAN



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1261 Corporate Boulevard Tel: 775.823.4068
Reno, NV 89502 Fax: 775.823.4068

2184.020

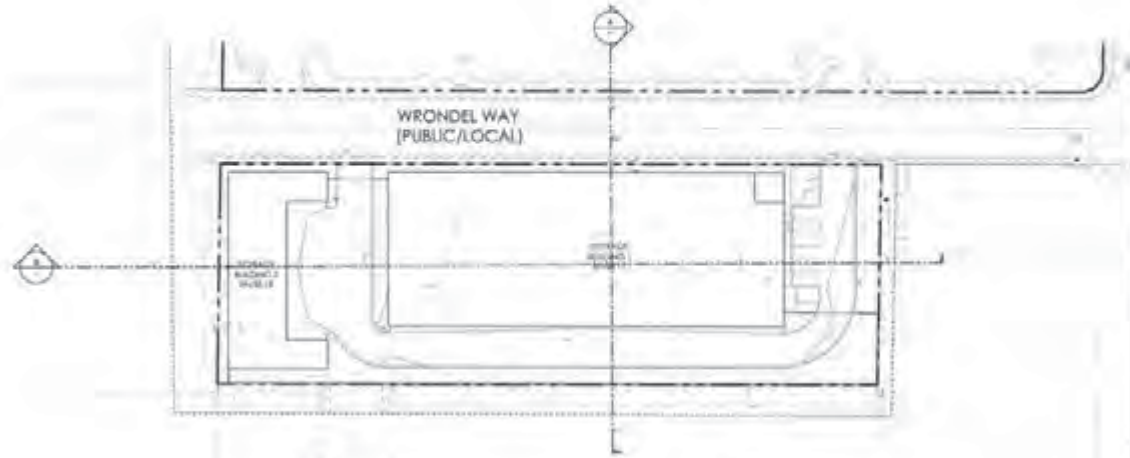
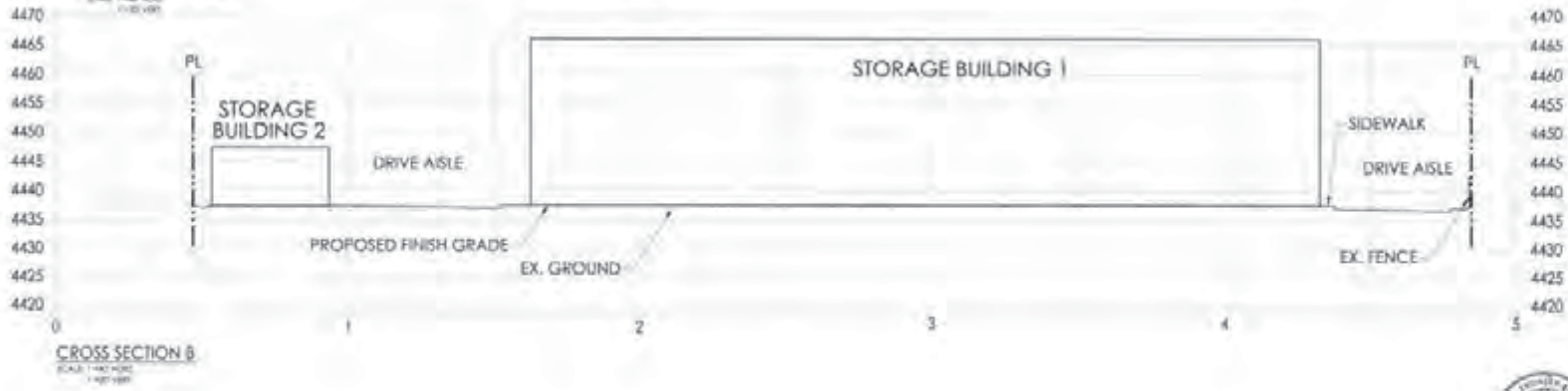
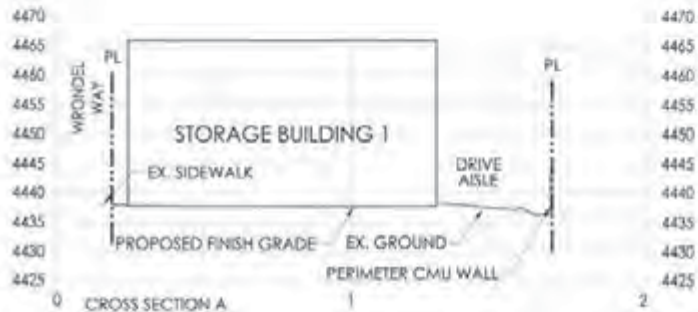
SEPTEMBER, 2018

SHEET U-1 OF 6

PARK LANE STORAGE

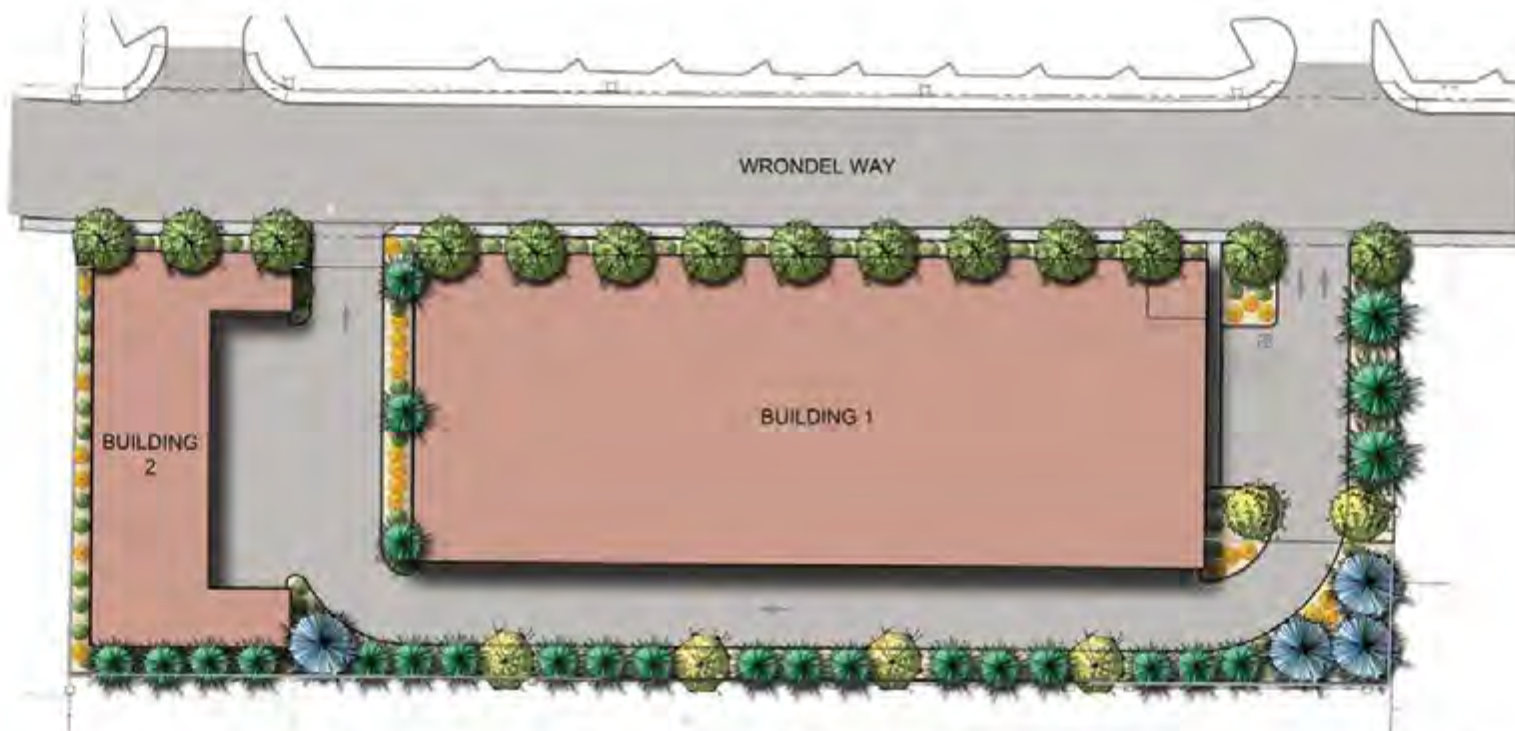
SPECIAL USE PERMIT

PRELIMINARY CROSS SECTIONS



PARK LANE STORAGE
PRELIMINARY CROSS SECTIONS

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4088
Reno, NV 89502 Fax 775.823.4088



GENERAL NOTES

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) TREES
 - LARGE DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 3-1/2 INCHES AND LARGE EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 10 FEET
 - SMALL DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 1 INCH AND SMALL EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 8 FEET
 - 70% OF THE REQUIRED TREES SHALL BE LARGE TREES AND 30% MAY BE SMALL TREES
 - ADDITIONAL TREES, BEYOND THOSE REQUIRED BY CODE, MAY BE REDUCED IN SIZE AT INSTALLATION.
- 3) FINAL PLANT SELECTION AND LAYOUT SHALL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER RESOURCES. ALL TREES WILL BE STAGED 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 Z60.1-1986).
- 4) ALL SHRUB BEDS WILL RECEIVE 4" 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 PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
- 6) PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER CITY OF RENO CODE REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZES AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS.

LANDSCAPE DATA

SITE AREA: 1.55 ACRES (67,555 SQ FT)
 ZONING: MUSV (MIXED USE, SOUTH VIRGINIA STREET CORRIDOR OVERLAY ZONING DISTRICT)
 APN: 015-220-25

REQUIRED LANDSCAPE AREA: 13,511 SQ FT
 (20% OF SITE AREA)
 PROVIDED LANDSCAPE AREA: 13,684 SQ FT
 (20.25% OF SITE AREA)

TREES REQUIRED: 48

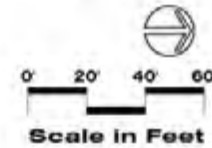
- (1) TREE PER 300 SQ FT OF REQUIRED LANDSCAPE AREA
- ON ARTERIAL AND COLLECTOR STREETS OUTSIDE THE DOWNTOWN RENO REGIONAL CENTER OVERLAY DISTRICT, TREES SHALL BE PLANTED ADJACENT TO THE RIGHT-OF-WAY AT A RATE OF ONE TREE FOR EVERY 30 FEET OF STREET FRONTAGE. (INCLUDED IN OVERALL TREE CALCULATIONS)

- 1 TREE PER 10 PARKING SPACES (16 SPACES PROVIDED)
- TREES PROVIDED: 48**

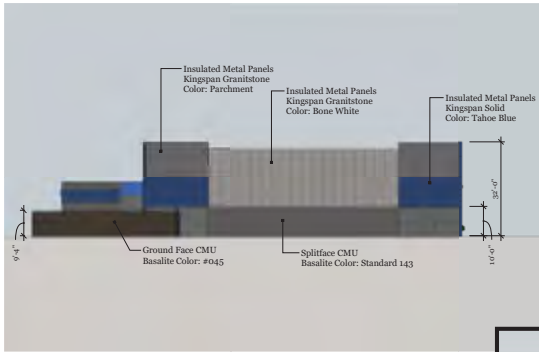
SHRUBS REQUIRED/PROVIDED: 276

- (6 SHRUBS MINIMUM PER REQUIRED TREE)

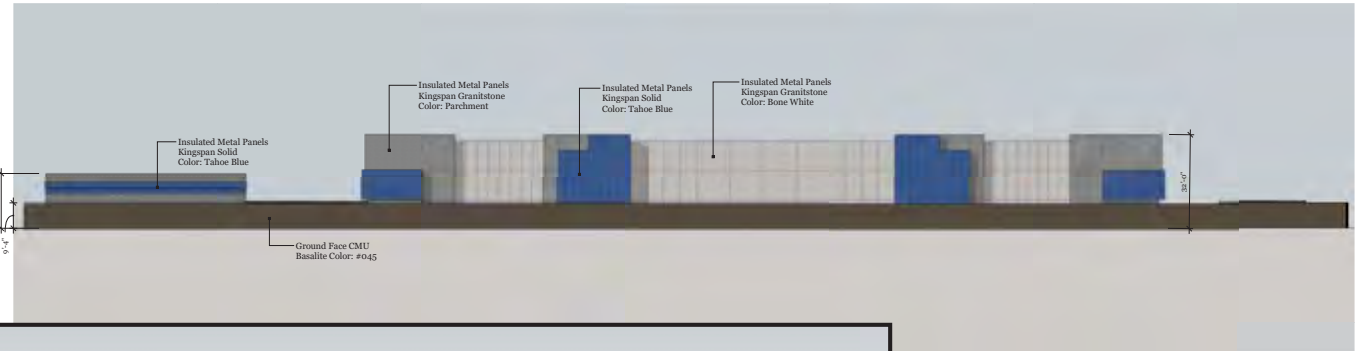
PLANT LEGEND



NO.	REVISION/DATE



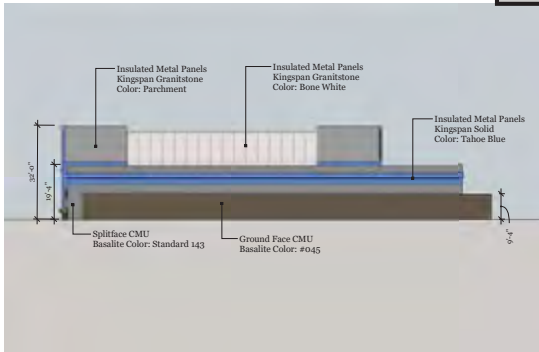
NORTH ELEVATION



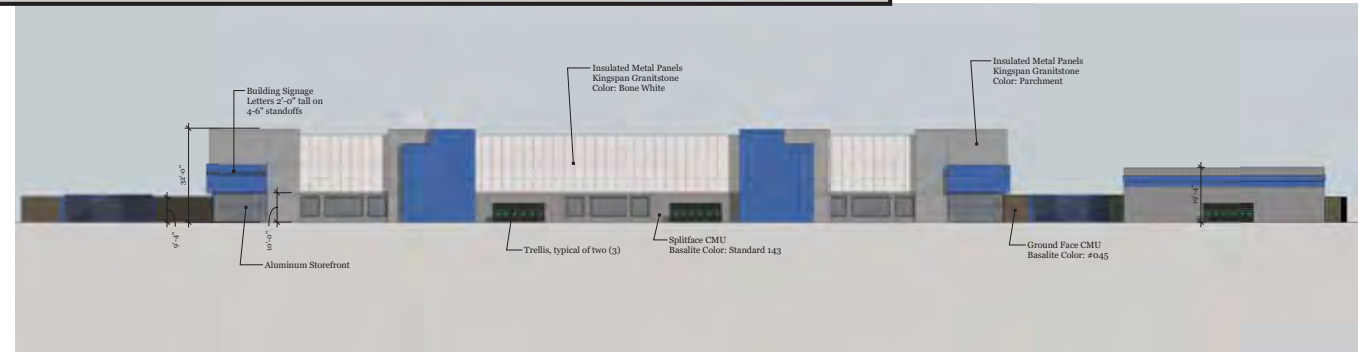
EAST ELEVATION



PERSPECTIVE



SOUTH ELEVATION



WEST ELEVATION

PARK LANE STORAGE

DRAWING SCALE: 1" = 20'-0"



O WRONDEL WAY - RENO NEVADA

REVISIONS	
NO.	REMARKS
1	
2	
3	
4	
5	