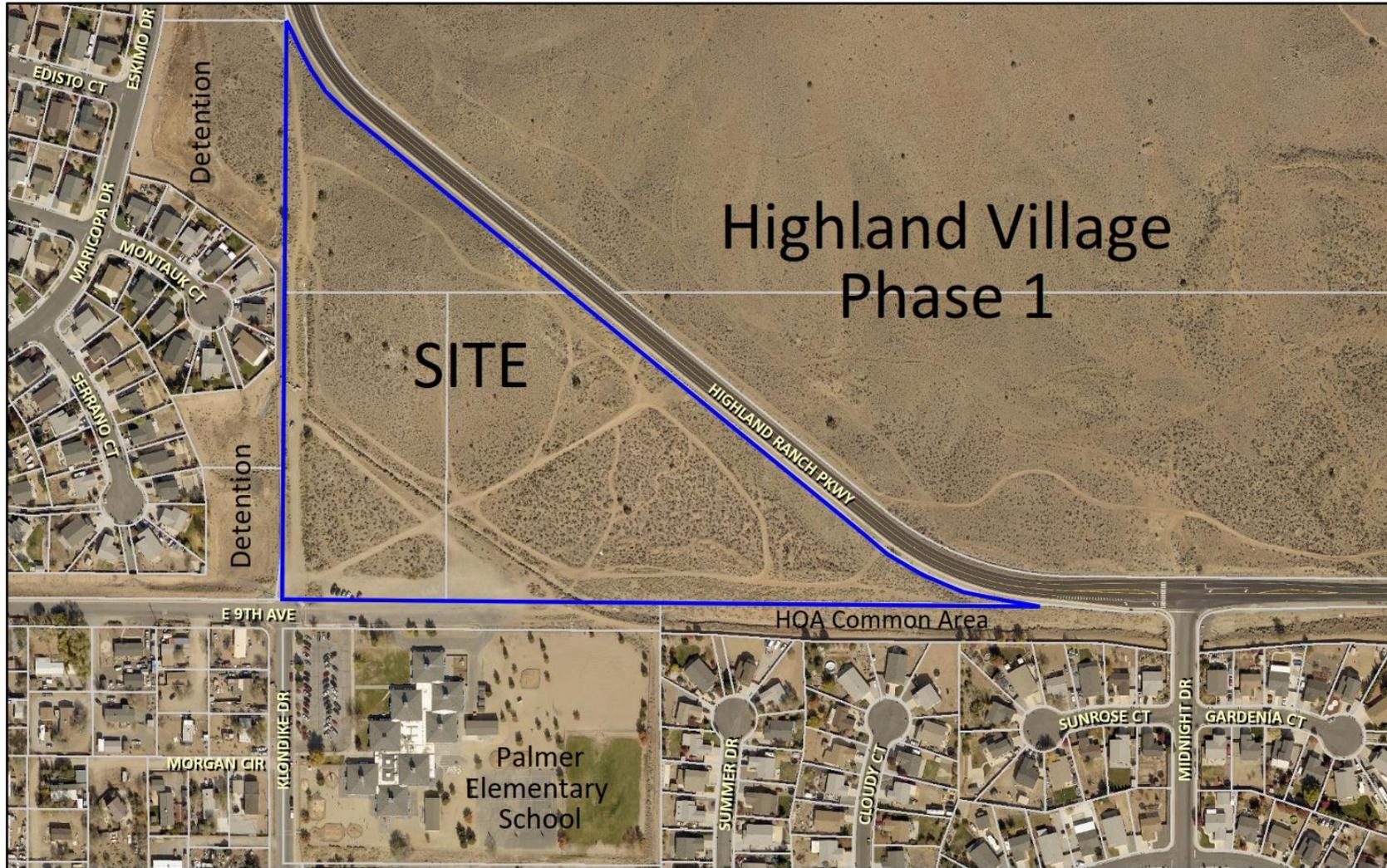




TENTATIVE MAP
& VARIANCE
FOR
HIGHLAND VILLAGE PHASE 2

Location



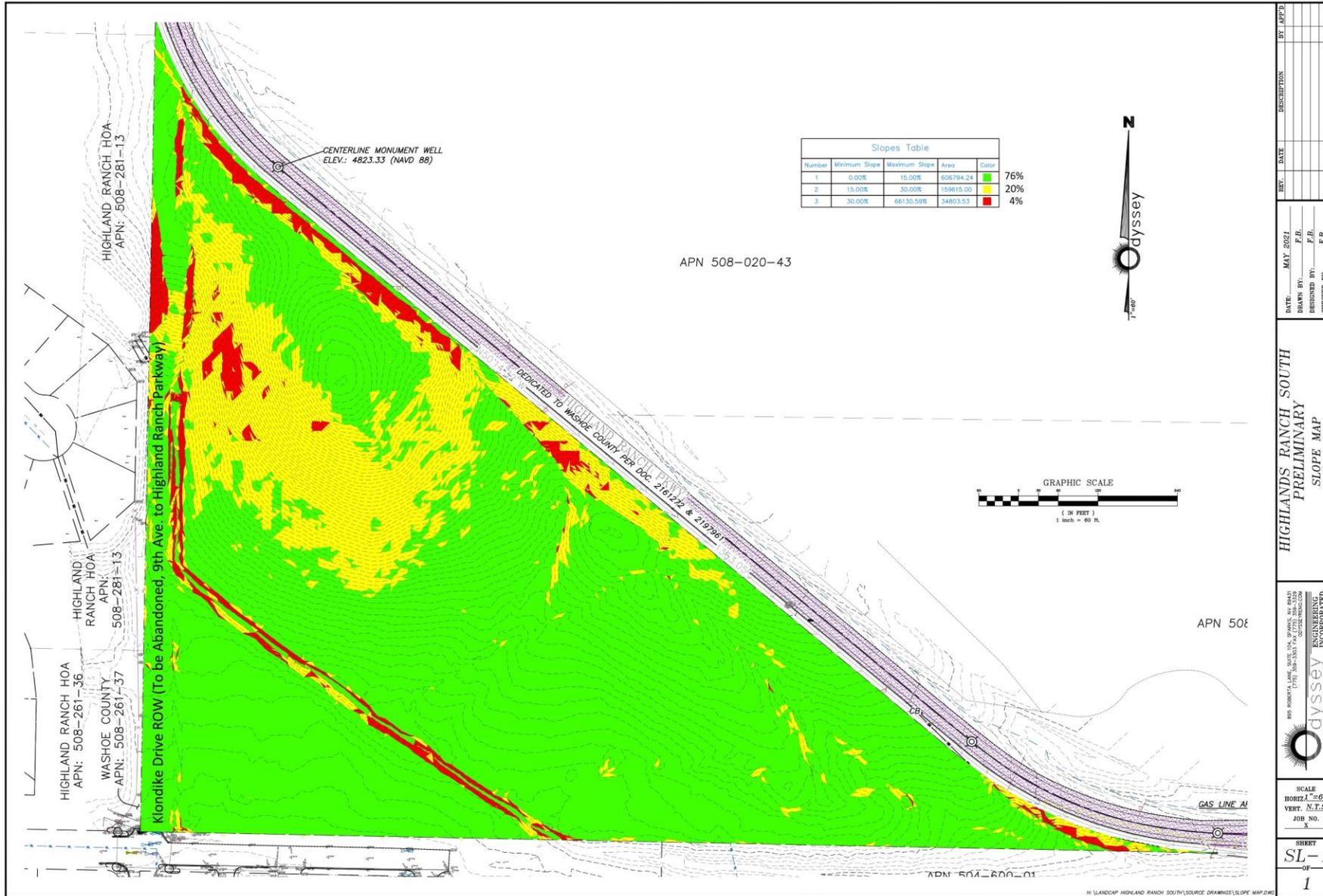
Site Photos



Site Photos,
Cont'd



SLOPE MAP



DATE: MAY 2021	REV.:	DESCRIPTION:	BY: AMP/D
DRAWN BY:	F.R.:		
DESIGNED BY:	F.R.:		
CHECKED BY:	F.R.:		

**HIGHLANDS RANCH SOUTH
PRELIMINARY
SLOPE MAP**

WASHOE COUNTY, NEVADA

800 HOMETOWN LANE, SUITE 100, SPANISH SPRINGS, NV 89115
(775) 399-3300 FAX: (775) 399-3309
www.odysseyinc.com

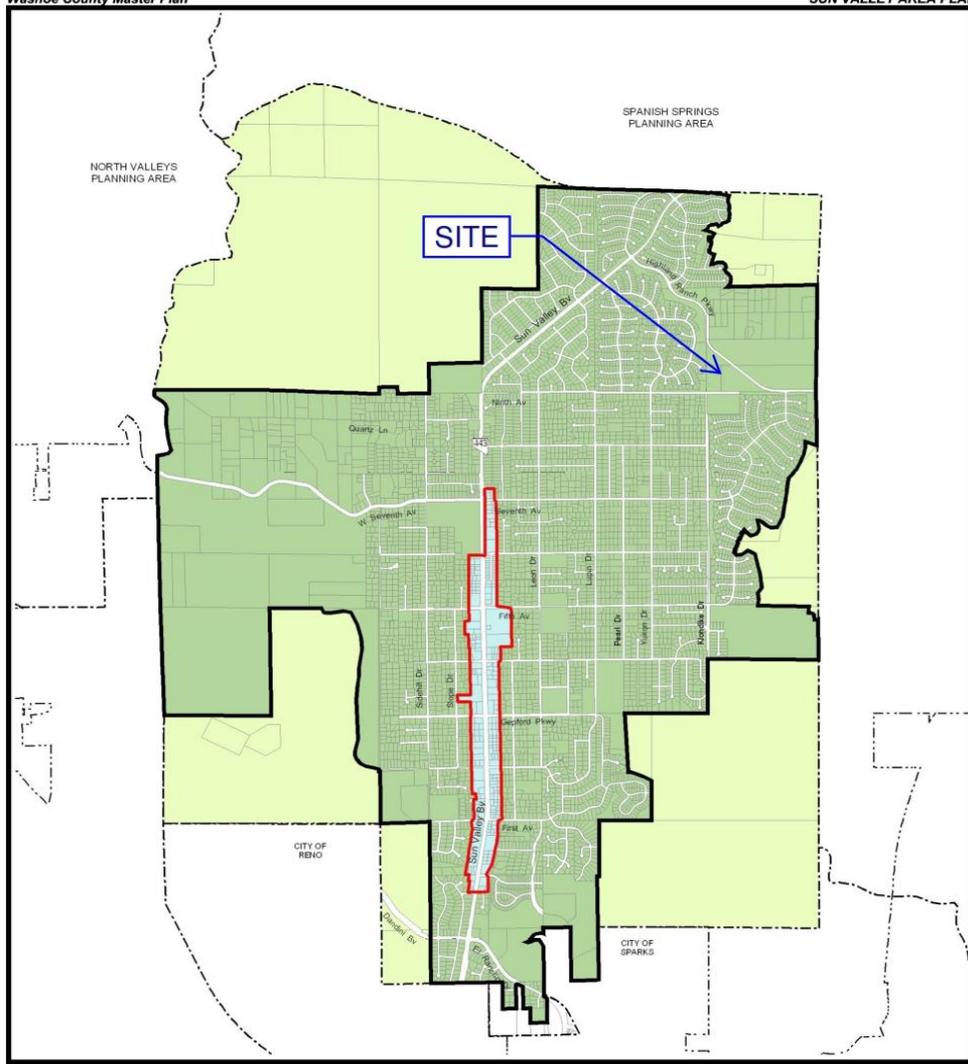
odyssey INCORPORATED

SCALE: HORIZ. 1"=80'
VERT. N.T.S.
JOB NO. 1

SHEET
SL-1
OF
1

Sun Valley Area Plan

- The Site lies Wholly Within the Sun Valley Area Plan.
- The Site is Located within the Suburban Character Management Area of the Sun Valley Area Plan.
- Traffic Study Completed (Although not technically required).
- Detailed Soils Report Completed.



SUN VALLEY CHARACTER MANAGEMENT PLAN

- SUBURBAN CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA
- DOWNTOWN CHARACTER MANAGEMENT AREA
- DESIGN GUIDELINES APPENDIX A (SUN VALLEY AREA PLAN)

Department of Community Development

WASHOE COUNTY NEVADA

WCP ADOPTION DATE: November 15, 2005
 ECC ADOPTION DATE: December 13, 2005

Reno, Nevada 89520 Post Office Box: 11130 (775) 328-3600

including, but not limited to, the most recent Regional Utility Corridor Report and any Environmental Impact Statement or other study undertaken regarding the proposal. Underground placement of public utilities in general, including electrical power distribution lines, is dictated by Section 110.604.30 of the Washoe County Development Code.

- SUN.4.2 Hillside development shall disturb the minimum area required for construction and conserve steep slopes in their natural state. A 2:1 slope will be proposed on the north edge of the site to minimize the impacts to the rocky knoll.
- SUN.4.3 Significant ridgelines in the Sun Valley planning area are to be protected from future development.
- SUN.4.4 Structures shall be located to eliminate or minimize silhouettes against the skyline.
- SUN.4.5 Disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope; hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours. No fill slope will exceed 3:1.
- SUN.4.6 Soils disturbed through the development process shall be revegetated no later than the next spring and, during the winter, shall be treated to prevent the blowing of soil from the site by wind or the movement of soil by precipitation. Drought tolerant/fire resistant plant species should be used where appropriate (refer to the "Recommended Plant List" in Appendix A). Disturbed soils will be revegetated along with the disturbed portion of Klondike Drive to be abandoned.

Goal Five: The Sun Valley planning area will contain a system of parks and trails that provides the community and the region with a broad range of recreational opportunities; provides connections between major developments, recreational facilities, the regional trail system, public lands and schools; and contributes to the enhancement and implementation of the community character.

Policies

- SUN.5.1 Updates to the Parks District Master Plan for the Sun Valley planning area (District 2D) will look to Goal Five for direction. The Parks District 2D Master Plan will seek to enhance and implement the community character.
- SUN.5.2 The Washoe County Department of Regional Parks and Open Space shall support and schedule the construction of a multi-purpose trail system within the valley (see Recreational Opportunities Plan map). The ultimate goal is connection of existing and new trails required to complete a Sun Valley Rim Trail.
- SUN.5.3 New trails will be designed to accommodate equestrian, pedestrian and mountain bike traffic, unless technical or severe economic hardships warrant construction of a more limited use. A trail system is proposed that will access the top of the ridge that has tremendous views of the Truckee Meadows.
- SUN.5.4 Parking will be provided at all trailheads unless technical or safety issues preclude the construction of parking facilities.
- SUN.5.5 Washoe County will work collaboratively with the Cities of Sun Valley and Reno to determine appropriate trail alignments and connections between the cities, Washoe County and properties within the cities' corporate limits and spheres of influence.
- SUN.5.6 Access to existing and future trails will be protected.

Excerpts from the Sun Valley Area Plan



LEGEND:

[Symbol]	EXISTING ASPHALT PAVING
[Symbol]	EXISTING PORTLAND CEMENT C/
[Symbol]	EXISTING CURB AND GUTTER
[Symbol]	EXISTING POST CURB
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING TYPE 4-R CATCH BAS
[Symbol]	EXISTING TYPE 1 CATCH BASIN
[Symbol]	EXISTING TYPE 3 CATCH BASIN
[Symbol]	EXISTING STORM DRAIN
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING SANITARY SEWER LATI
[Symbol]	EXISTING WATER AND GAS
[Symbol]	EXISTING WATER
[Symbol]	EXISTING GAS
[Symbol]	EXISTING RECLAIM IRRIGATION &
[Symbol]	ELECT./TEL
[Symbol]	EXISTING UNDERGROUND ELECTR
[Symbol]	ELECT
[Symbol]	EXISTING UNDERGROUND TELEPH
[Symbol]	TEL
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER SERVICE
[Symbol]	EXISTING SITE LIGHT
[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	SAWCUT LINE

APPROVED LAND USE & ZONING

- Current Zoning
 - HDS – 14.7 Acres
 - GR = 3.7 Acres
 - With Trail System
- Proposed Density
 - Gross – 3.97 du/ac
- DEVELOPMENT AGREEMENT
 - CAPS GROSS DENSITY @ 4.5 DU/AC.

Rural & GR = 3.7 Ac.

SR & HDS = 14.7 Ac.

0.9TH AVE
APN 504-600-01
HIGHLAND RANCH HOA

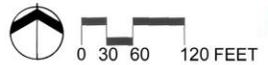


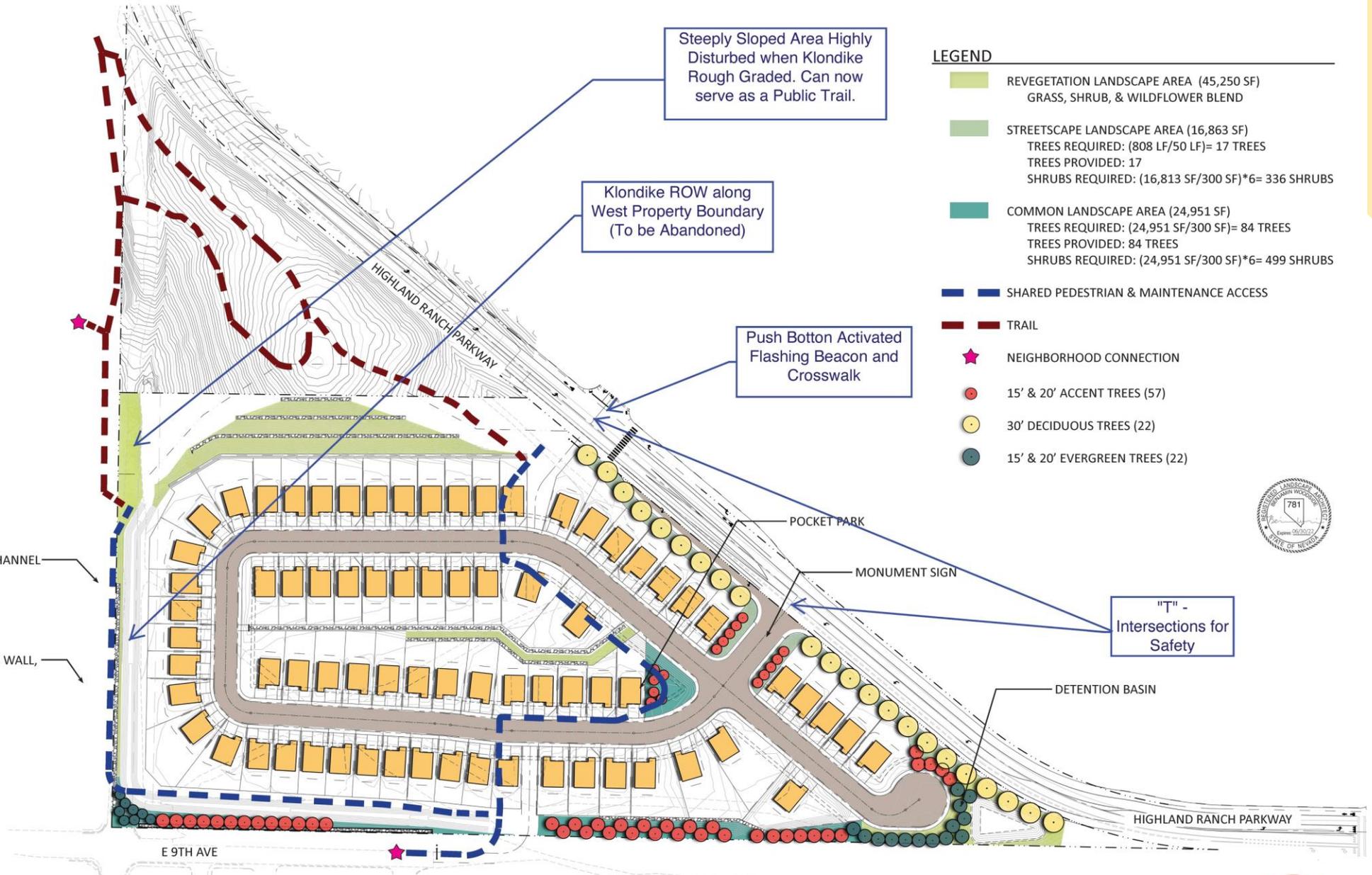
LEGEND

- REVEGETATION LANDSCAPE AREA (45,250 SF)
GRASS, SHRUB, & WILDFLOWER BLEND
- STREETSCAPE LANDSCAPE AREA (16,863 SF)
TREES REQUIRED: (808 LF/50 LF)= 17 TREES
TREES PROVIDED: 17
SHRUBS REQUIRED: (16,813 SF/300 SF)*6= 336 SHRUBS
- COMMON LANDSCAPE AREA (24,951 SF)
TREES REQUIRED: (24,951 SF/300 SF)= 84 TREES
TREES PROVIDED: 84 TREES
SHRUBS REQUIRED: (24,951 SF/300 SF)*6= 499 SHRUBS
- SHARED PEDESTRIAN & MAINTENANCE ACCESS
- TRAIL
- NEIGHBORHOOD CONNECTION
- 15' & 20' ACCENT TREES (57)
- 30' DECIDUOUS TREES (22)
- 15' & 20' EVERGREEN TREES (22)



HIGHLAND VILLAGE 2 PRELIMINARY LANDSCAPE PLAN
 Highland Ranch Parkway, Sun Valley, Nevada
 CALLANDER PROJECT NUMBER: 22007 | DATE: 03.07.2022 | CALLANDER ASSOCIATES





Steeply Sloped Area Highly Disturbed when Klondike Rough Graded. Can now serve as a Public Trail.

Klondike ROW along West Property Boundary (To be Abandoned)

Push Button Activated Flashing Beacon and Crosswalk

"T" - Intersections for Safety

- LEGEND**
- REVEGETATION LANDSCAPE AREA (45,250 SF)
GRASS, SHRUB, & WILDFLOWER BLEND
 - STREETSCAPE LANDSCAPE AREA (16,863 SF)
TREES REQUIRED: (808 LF/50 LF)= 17 TREES
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 - 15' & 20' ACCENT TREES (57)
 - 30' DECIDUOUS TREES (22)
 - 15' & 20' EVERGREEN TREES (22)



DRAINAGE CHANNEL

RETAINING WALL, TYP.

POCKET PARK

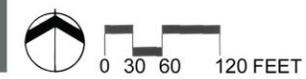
MONUMENT SIGN

DETENTION BASIN

HIGHLAND VILLAGE 2 PRELIMINARY LANDSCAPE PLAN

Highland Ranch Parkway, Sun Valley, Nevada

CALLANDER PROJECT NUMBER: 22007 | DATE: 03.07.2022 | CALLANDER ASSOCIATES



Traffic Calming

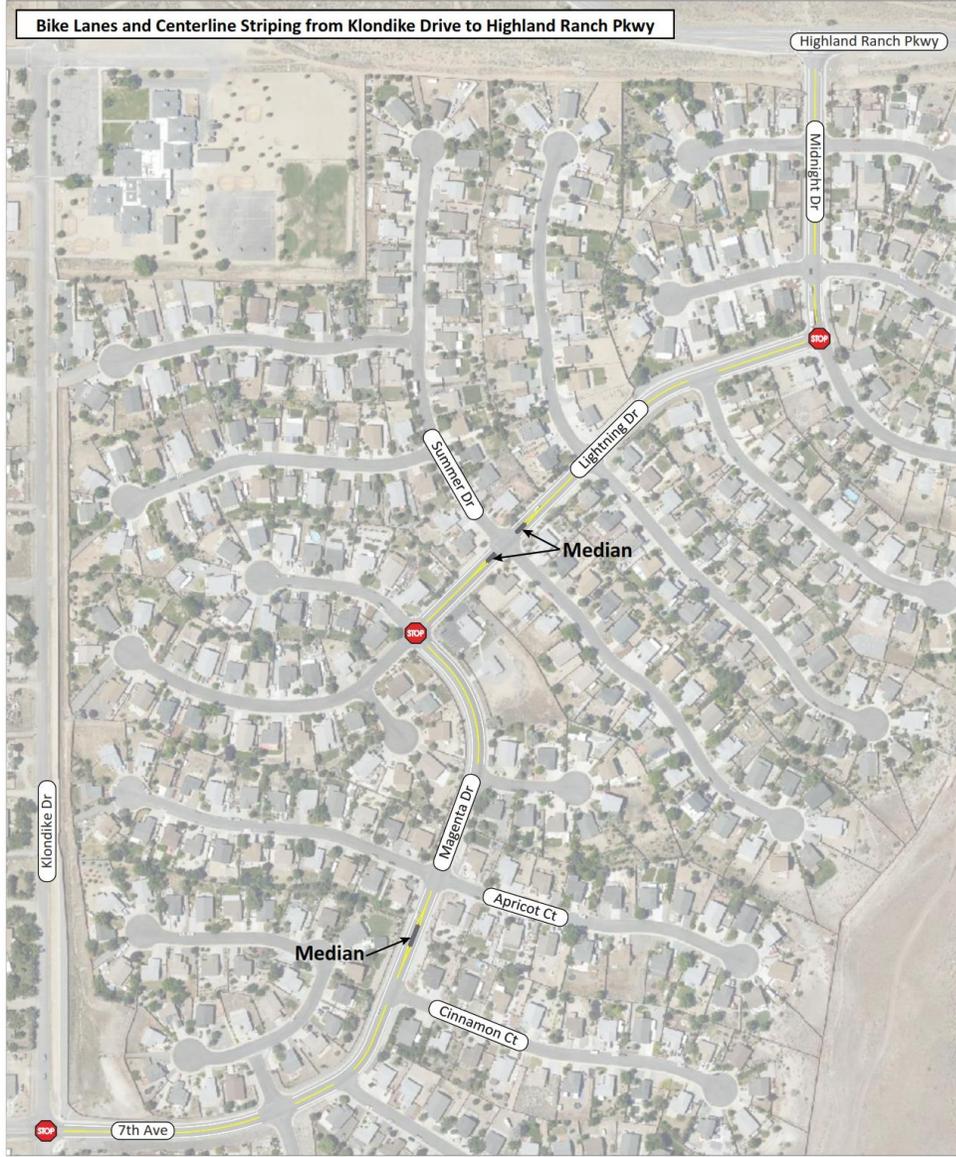


Figure 8
 Highland Village
 Traffic Impact Study Update
 Traffic Calming Concept

HEADWAY TRANSPORTATION
 NO SCALE
 Existing All-Way Stop



Figure 9
 Highland Village
 Traffic Impact Study Update
 Lightning Drive / Summer Court Concept

HEADWAY TRANSPORTATION
 NO SCALE

Traffic Calming, Cont'd

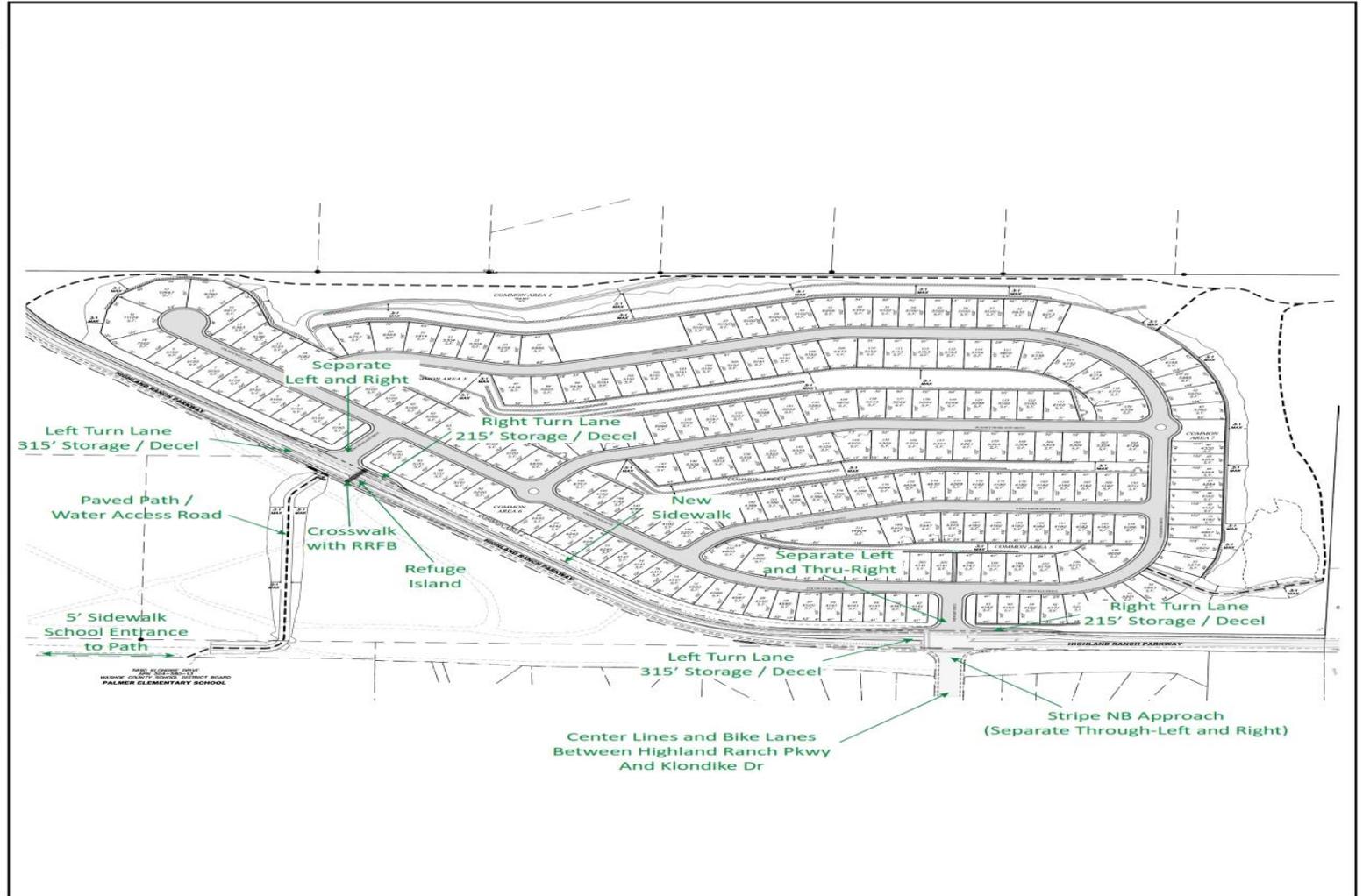



 Figure 10
 Highland Village
 Traffic Impact Study Update
 Magenta Drive Concept
 NO SCALE


 Figure 11
 Highland Village
 Traffic Impact Study Update
 Proposed Project Improvements
 NO SCALE

Presentation to the Sun Valley GID

We presented our project to the Officers of the Sun Valley General Improvement District at their November 10, 2021, regular monthly meeting. Questions and concerns included:

1. **Pedestrian Connectivity.** (Will be provided via both Sidewalks and a Public Trail System)
2. **Street Lighting.** (Dark Sky/Fully Shielded with Street Lights on Highland Ranch Parkway)
3. **Reasoning behind the HDS zoning.** (For Lot Sizes, not density at 3.97 Gross du/ac)
4. **Proposed Lot Sizes in Comparison with Highland Village.** (Very similar)
5. **Potential Home Pricing.** (Housing Priced to help fill the void in the market for housing geared to a broader segment of the market)

We feel that our presentation was well received, that we adequately addressed Officer concerns, and that we will deliver a very good project to Sun Valley and the Surrounding Neighborhood.

Neighborhood Meetings

1. Neighborhood Meeting for MPA – October 25th, 2021 (NRS 278.210)

A. Main Issues

- a. Traffic Calming for cut through traffic from Highland Ranch Parkway to Klondike via Midnight Drive, Lightning Dr., Magenta Dr., and 7th Ave.
- b. Flashing Beacons at Ped Crossings
- c. Possible School Zone on Highland Ranch Parkway
- d. Street Lighting at the Highland Ranch Parkway intersections
- e. Concern over the presence of junk cars and motorcycle riding near homes
- f. Drainage
- g. Future Widening of Highland Ranch Parkway – We had the Regional Transportation Commission review our plans to minimize any future impacts associated with widening. This project will pay Regional Road Impact Fees to help fund the future widening project.

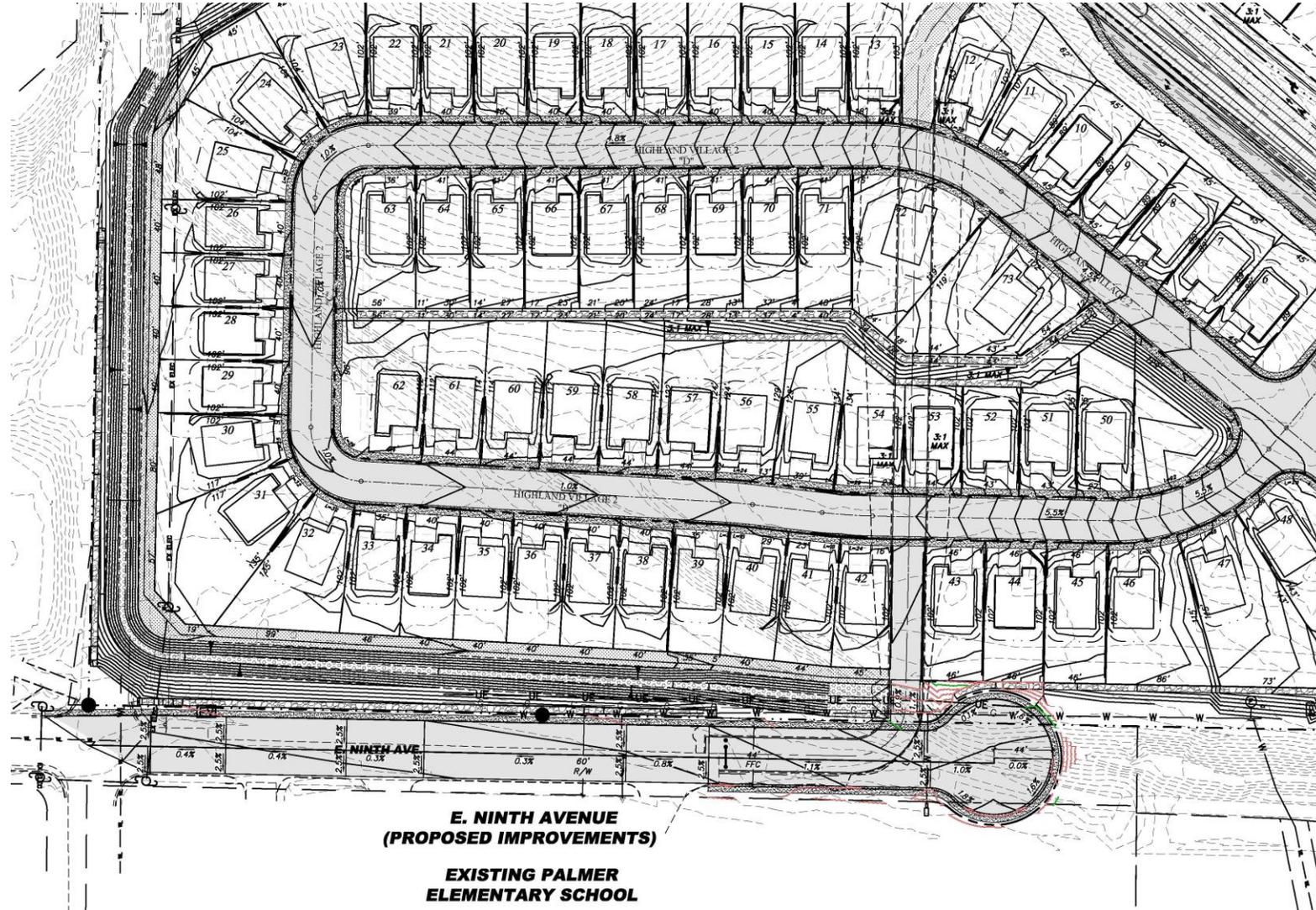
Neighborhood Meetings

2. General Neighborhood Meeting – November 16th, 2022
 - A. Main Issues
 1. School Zone
 2. Pedestrian Access and Connectivity
 3. Traffic on Highland Ranch Parkway
 4. Connection to Virginia Palmer Elementary School
 5. Residential Construction Tax
 - B. In General – Neighbors seemed pleased with the overall project and changes completed based on public outreach/neighborhood input.

Development Agreement

- We proposed using a mix of HDS and MDS zoning to Cap Density.
- The Washoe County BCC requested a Development Agreement.
- The Approved DA Caps Density to 4.5 dwelling units per acre, less than the 5.0 units per acre originally requested by the BCC.
- This equates to 82 units maximum.
- Request is for 73 single family residential detached dwelling units.

9th Avenue – Proposed Street Improvements



QUESTIONS?

- Two Final Notes
 - We plan to work with Washoe County Parks staff and the Sun Valley General Improvement District to identify priority park projects that can be further advanced with the park taxes generated by this project and Highland Village (Residential Construction Tax – Combined Highland Village 1 & 2 = \$288,000).
 - We have worked with Washoe County engineering staff to raise neighborhood concerns on the need for a school zone on Highland Ranch Parkway (See Condition 3.s. - ***Washoe County, in conjunction with the Washoe County School District, will provide evaluation and review of 9th Avenue and Highland Ranch Parkway to determine the need for school zone safety improvements. Those school zone safety improvements required shall be constructed to the satisfaction of the County Engineer.***
- Thank you!