

Appendix A – Reynen and Bardis Specific Plan

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Reynen and Bardis Specific Plan

Goals

The Reynen and Bardis Specific Plan is designed to create a low-density residential community with a maximum of 210 dwelling units. The plan is sensitive to the unique environmental characteristics of the property and, as such, fosters a stewardship with the rural setting. The ±395 acres of property included in the Reynen and Bardis Specific Plan are shown in Figure A-1 on page A-6. Goals of this plan include:

- Physical grading, compaction and resurfacing of an emergency roadway from the public Callahan Road through the project site connecting to St. James's Village to U.S. 395 South, assuring emergency use during catastrophic events. To date, no developed emergency access exists for the Callahan Road area.
- Preservation of remaining trees with a tree preservation plan significantly limits removal of trees and requires replanting of trees, shrubs and grasses to restore clear-cut property.
- Provide phasing of the project to develop scarred portions of the property prior to ground-disturbing activities within the remaining less disturbed areas.
- Guarantee compatibility with adjacent existing developments by utilizing landscaped buffer areas, lot matching, building height restrictions, curtailing of light pollution, open fencing and a maximum density of 210 dwelling units.
- Protect and enhance the natural corridor running along Eagle Creek to safeguard riparian vegetation and wildlife habitat and migration, and develop a trail for area residents to enjoy the natural ambiance of the stream corridor.
- Provide a north/south pedestrian trail system from St. James's Village to Phillip and Annie Callahan Park.
- Construct a pedestrian trail from the project site to the Estates at Mt. Rose to provide for pedestrian safety and connectivity between surrounding residential developments and neighborhood civic and commercial uses.
- For residences that currently back out onto Callahan Road, construct driveway turnarounds or circular driveways.

Land Use

The Reynen and Bardis Specific Plan allows a maximum of 210 lots with the average lot size of 0.93 acres generally following the layout depicted in Figure A-1. The overall density will not exceed ±0.53 dwelling units per acre.

Policies to implement the Specific Plan Goals:

1. The developer shall survey the forested portion of the property and provide an inventory of all trees greater than six inches in diameter. During construction of the subdivision, no more than 15 percent of those trees inventoried shall be destroyed. If additional trees are required to be removed, those trees shall be relocated to another location within the project area or a like-size tree shall be planted to balance the number of trees removed.
2. Tree wells shall be utilized wherever possible to preserve existing trees.
3. The public pedestrian trail that connects St. James's Village/Galena Forest with the Galena Creek Park shall be constructed prior to the recordation of the first final map or shall be financially guaranteed as part of the subdivision improvement agreement and completed prior to the issuance of a certificate of occupancy for a residential dwelling unit.

4. The public pedestrian trail along Callahan Road from the project site to the Mt. Rose Estates shall be constructed prior to the recordation of the first final map or shall be financially guaranteed as part of the subdivision improvement agreement and completed prior to the issuance of a certificate of occupancy for a residential dwelling unit.
5. Turnarounds or circular driveways shall be constructed for any properties that front Callahan Road and do not currently have such driveways. These turnarounds or circular driveways shall be constructed or financial assurances for their construction shall be provided prior to the recordation of the first final map. All property owners shall have six months to respond to the developer's offer to construct the turnaround or circular driveway.

Phasing

Re-vegetation, broadcasting of stockpiled materials and construction of the berm adjacent to St. James's Village shall commence per requirements of the existing bond and phasing of the Design Review Committee. The lot phasing plan in the Reynen and Bardis Specific Plan is shown in Figure A-2. The plan will assure that the last phase of development (phase 2) will be the forested area located in the southwest portion of the property as shown on Figure A-3, with the initial or first phases of development (phase 1) being largely in the unforested areas. The trails shall be constructed per Figure A-4, and the driveways and fire access connections shall be constructed as shown in Figure A-5.

Development Standards

Utilities. The property included in the Reynen and Bardis Specific Plan will be developed with a community water and sewer system. Figure A-5 depicts preliminary locations of utilities. All utilities necessary to service the property are to be funded by Reynen and Bardis and turned over to Washoe County when the project is completed. Goals of the utility plan include:

- Preserve views and landforms by placing utilities underground.
- Screening homeowner utilities from the public view.
- Screening by use of rocks, large boulders, natural berms and landscaping.
- Trails. The Reynen and Bardis Specific Plan for the pedestrian and equestrian trails are identified in Figure A-4. The goals of the trail use plan include:
 - Contour pedestrian and community trails within the natural features.
 - Meandering public multi-purpose trails shall be constructed throughout the community.
 - Preserve Eagle Creek that flows through the neighborhood along the trail.
 - Leave indigenous stones and natural berms along the trail as organic features.
 - Provide five-foot wide permeable asphalt (as a preference) pedestrian path along Callahan Road to the Estates at Mt. Rose.
 - Maintenance of the new public trails and pathways outside the specific plan area will be performed by Washoe County.

Structure Design. Structural guidelines are designed such that they assure any residential structures contained on the property abide with consistent standards. The goals of the structural design plan include:

- Limit buildings to one story in height on all edges (areas adjacent to existing development) of the project where existing abutting homes are one story in height.
- Utilize materials that require minimum maintenance.

- Reflect the regional flavor of the area by the use of wood, stone, stucco or a combination of all three.
- Utilize material palettes and colors that enhance the natural environment.
- Follow the Nevada Revised Statutes for energy conservation.
- Construct internal trails with the appropriate phase of development. Trails will generally follow the network established in Figure A-4 on page A-9. Pedestrian paths within the development shall be four feet wide and consist of natural materials (if suitable) or decomposed granite.

Grading.

- Minimize disruption to natural topography and forested areas.
- Utilize natural contours and slopes.
- Limit mass grading of building sites to southeast portion of the parcel in the unforested portion of the property.
- Complement the natural characteristics of the landscape.
- Minimized cuts and fills around existing trees or footprint of homes.
- Use natural slopes and surface drainage patterns.
- Preserve existing vegetation and ground coverage to minimize erosion.
- Use erosion control by slope stabilization runoff controls, collection features and best management practices (BMP).
- Follow the revegetation landscape (restoration) plans for the disturbed areas of the Callamont Golf Course submitted to the Washoe County Design Review Committee (DRC) for review at its May 12, 2005 meeting. The minutes for the DRC are kept on file in the offices of the Community Development Department.

Building Siting. The primary building siting considerations defined in the Reynen and Bardis Specific Plan are displayed in Figure A-6 on page A-11. The goals of the building siting use plan include:

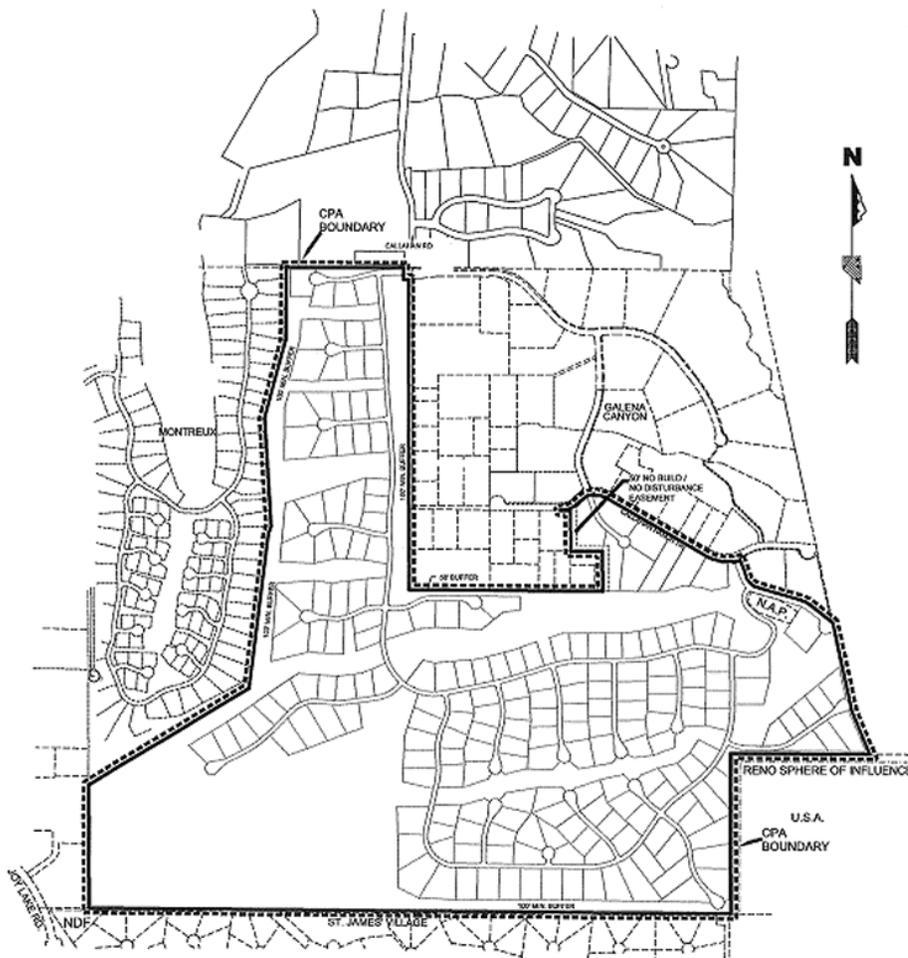
- Introduce homes into the natural setting by taking advantage of solar energy and insulation to ensure energy conservation.
- Preserve each lot's potential view, yet site structures such that the loss of existing trees are limited to 15 percent of existing trees or replacement in kind and size required.
- Site structures clear of all potentially active earthquake faults.
- Introduce indigenous trees for additional shade.
- Slope driveways gradually for safety.
- Orient garage to enhance and eliminate direct view from public or private roads.
- Reduce visual impacts by use of natural topographic and landscape for screening.

Each residential structure must be placed on the lot such that the loss of existing trees is minimized. This will be assured by the preparation of a tree preservation plan for each residential lot. Prior to the issuance of a building permit for any residential lot, the builder will be required to submit a plot plan identifying the proposed structure and all existing trees on the lot (six inches in diameter or larger). Plot plans will be reviewed and approved by the Community Development

Department. The plot plans must demonstrate that the building has been sited on the lot such that the loss of trees is minimized.

Landscaping. The landscaping and zoning concepts are required for all residential lots within the forested areas of the property by the Reynen and Bardis Specific Plan to bring harmony to the existing terrain. The use of these guidelines will minimize formal landscaping and maximize retention of trees.

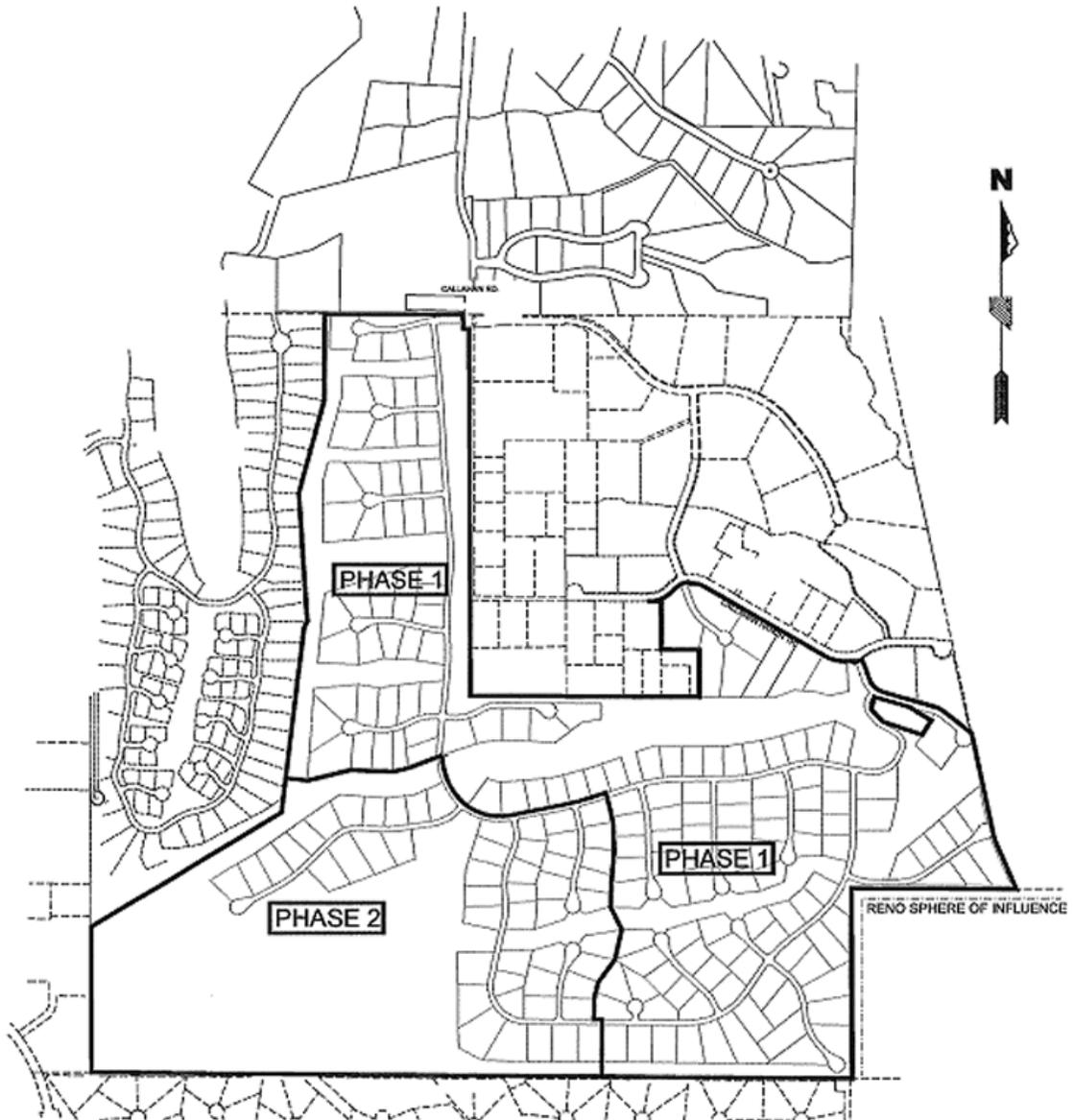
Figure A-1: Reynen and Bardis Specific Plan Lot Layout Plan



Note: The 210-lot Reynen and Bardis Specific Plan encompasses ±395 acres with an average lot size of .93 acres and a maximum overall density not to exceed .53 dwelling units per acre.

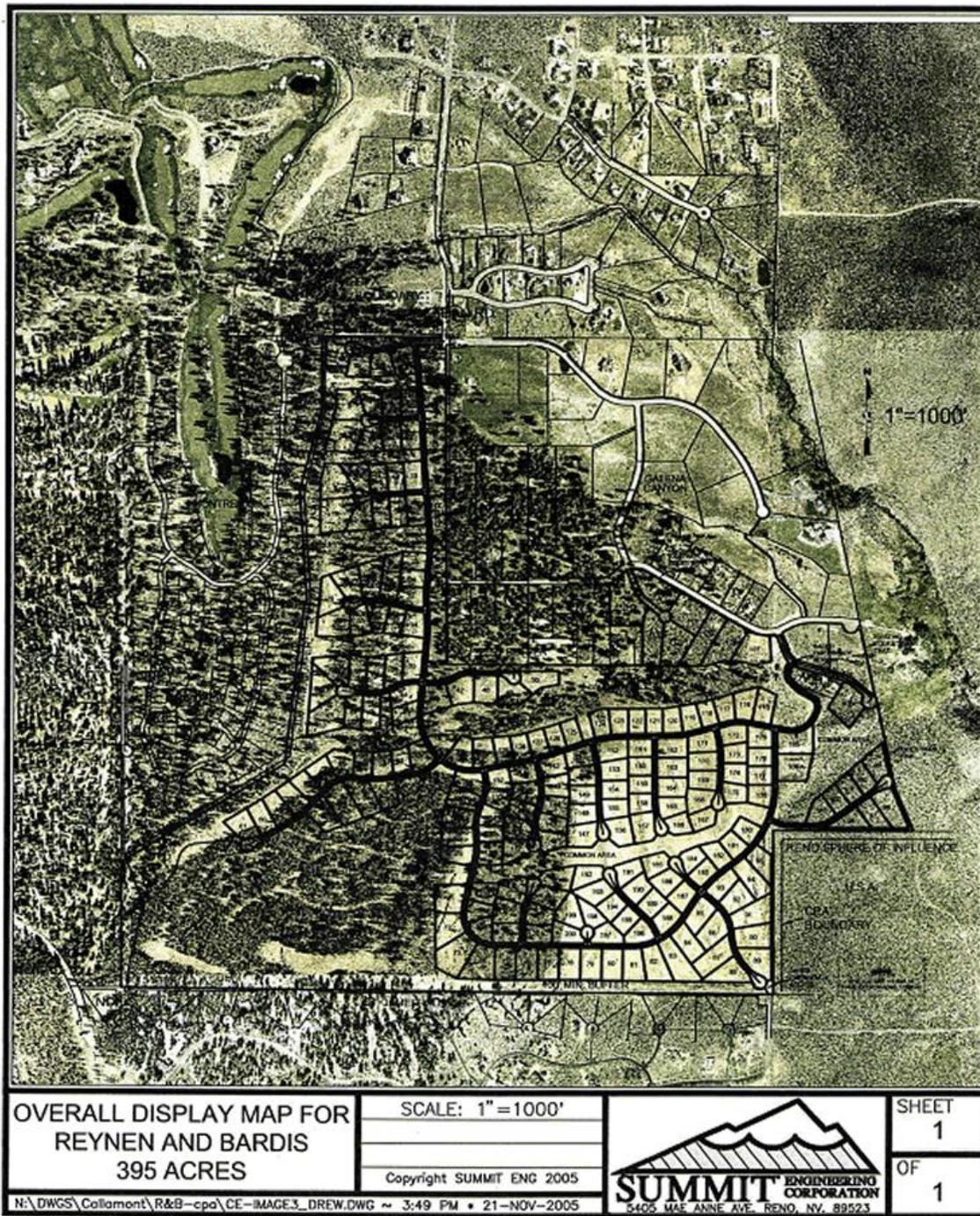
Source: Summit Engineering Corporation.

Figure A-2: Reynen and Bardis Specific Plan Phasing Plan



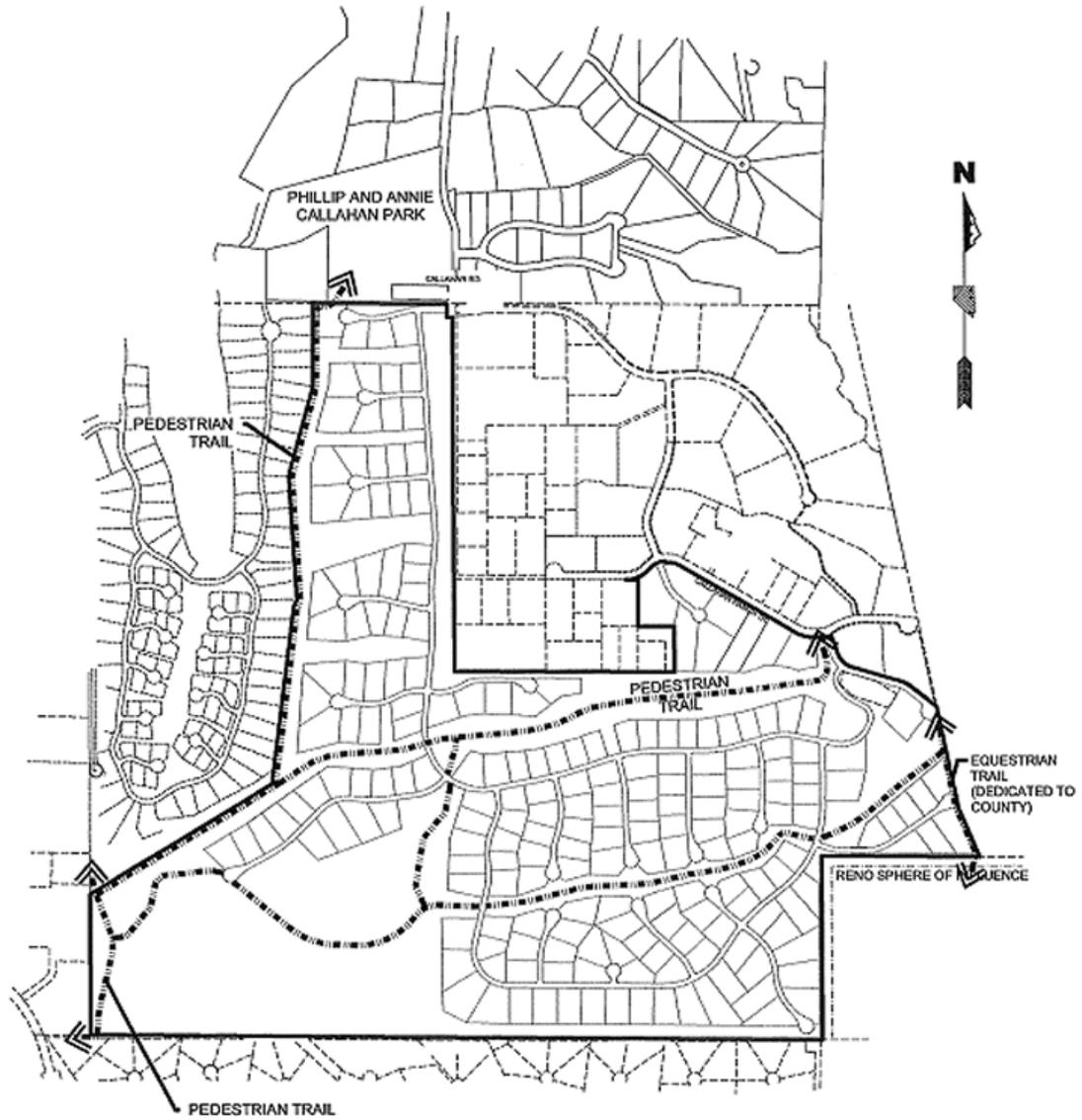
Source: Summit Engineering Corporation.

Figure A-3: Digital Ortho Map of Reynen and Bardis Specific Plan Lot Layout



Source: Summit Engineering Corporation.

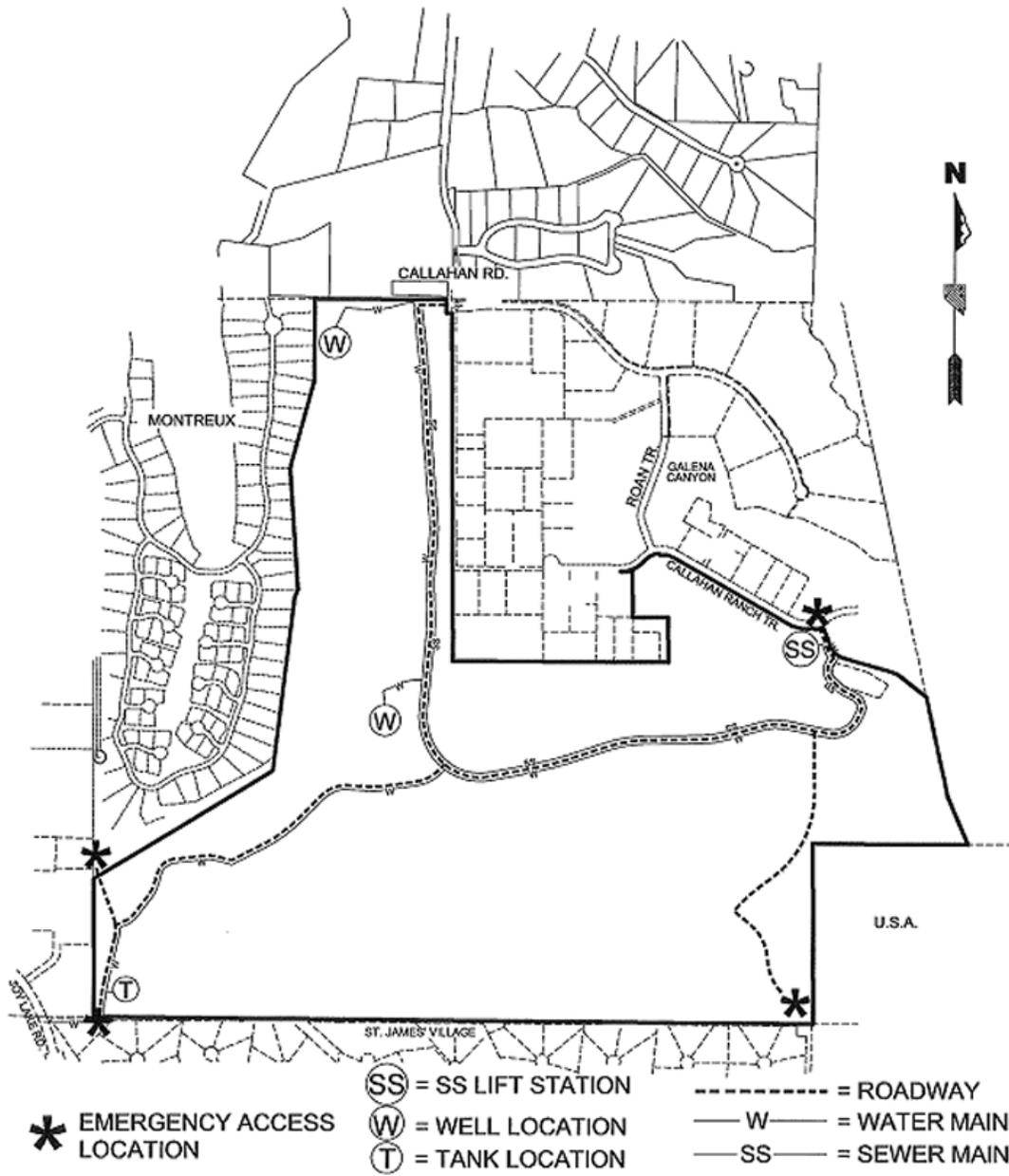
Figure A-4: Reynen and Bardis Specific Plan Trails Plan



Note: Solid line denotes Reynen and Bardis Specific Plan boundary.

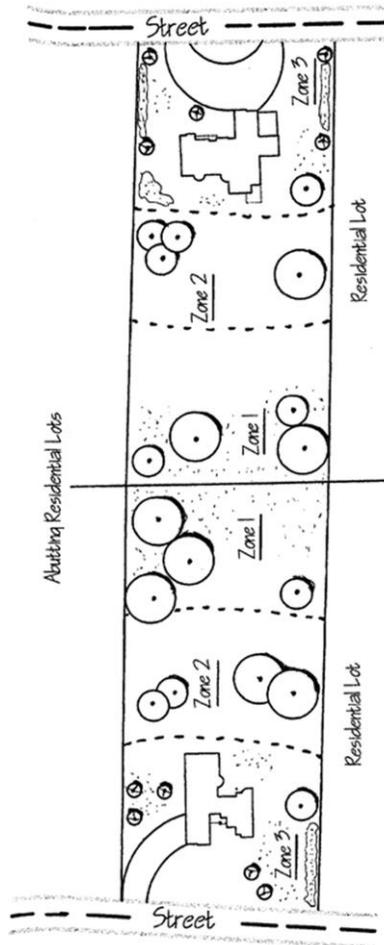
Source: Summit Engineering Corporation.

Figure A-5: Reynen and Bardis Specific Plan Utility/Access Plan



Source: Summit Engineering Corporation.

Figure A-6: Reynen and Bardis Specific Plan Landscape Zone Plan in Forested Areas



Source: Summit Engineering Corporation.

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