

Appendix B – Falcon Ridge Specific Plan

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Goals

The Falcon Ridge Specific Plan is designed to create a medium-density residential community with a maximum of 269 dwelling units. The plan is sensitive to the unique environmental characteristics of the property and, as such, fosters a stewardship with the natural setting, by establishing the following goals:

1. Provide phasing of the project in one or more phases.
2. Guarantee compatibility with adjacent existing developments by utilizing landscaped buffer areas, building height restrictions, curtailing of light pollution, and a maximum density of 269 dwelling units.
3. Protect and enhance the drainage that separates the northern and southern half of the project.
4. Provide a trail composed of decomposed granite (DG) that will connect to a City of Sparks public park.

Land Use Compatibility

The Falcon Ridge Specific Plan allows a maximum of 269 lots with the average lot size of 1,285 square feet generally following the layout depicted in Figure B-2. The overall density will not exceed ± 10.6 dwelling units per acre.

Figure B-2: Conceptual Site Plan



Policies to Implement the Specific Plan Goals

1. The pedestrian trail 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.
2. Landscape buffers at a minimum of 60 feet from the single family residences to the south, 50 feet from the west, and 45 feet from the north and east.
3. Establishment of an Open Space and drainage easement prior to recordation of final map.
4. Building heights will be limited to 35 feet and be consistent with the two-story height restriction in the Sun Valley Area Plan Modifiers.
5. All other goals will be upheld through the implementation and approval of the Specific Plan. The developer agrees to meet all of these goals without exception.

Development Standards

Utilities

The property included in the Falcon Ridge Specific Plan will be developed with a community water and sewer system. All utilities necessary to service the property are to be funded by Falcon Ridge and turned over to Washoe County when the project is completed. Goals of the utility plan include:

1. Preserve views and landform by placing utilities underground.
2. Screening home owners utilities from the public view.
3. Screening by use of rocks and large boulders and natural berms.

Trails

The Falcon Ridge Specific Plan provides for a pedestrian and equestrian trail as identified in Figure B-3.

Figure B-3: Trail Location



The goals of the trail plan include:

1. Connection to a City of Sparks public park to the east.
2. Contour the trail with in the natural features.
3. The trail will be constructed with decomposed granite.
4. Maintenance of the trail will be by the Home Owners Association.

Structural Design

Structural guidelines are designed such that they assure any residential structures contained on the property are abided. Please see Figures B-4, B-5, and B-6 for a depiction of the architecture. The goals of the structural design plan include:

1. Utilize materials that require minimum maintenance.
2. Reflect the regional flavor of the area by the use of wood, stone, stucco or a combination of all three.
3. Utilize material palettes and colors that enhance the natural environment.
4. Follow the Nevada Revised Statues for Energy Conservation.

Figure B-4: Club House Architecture

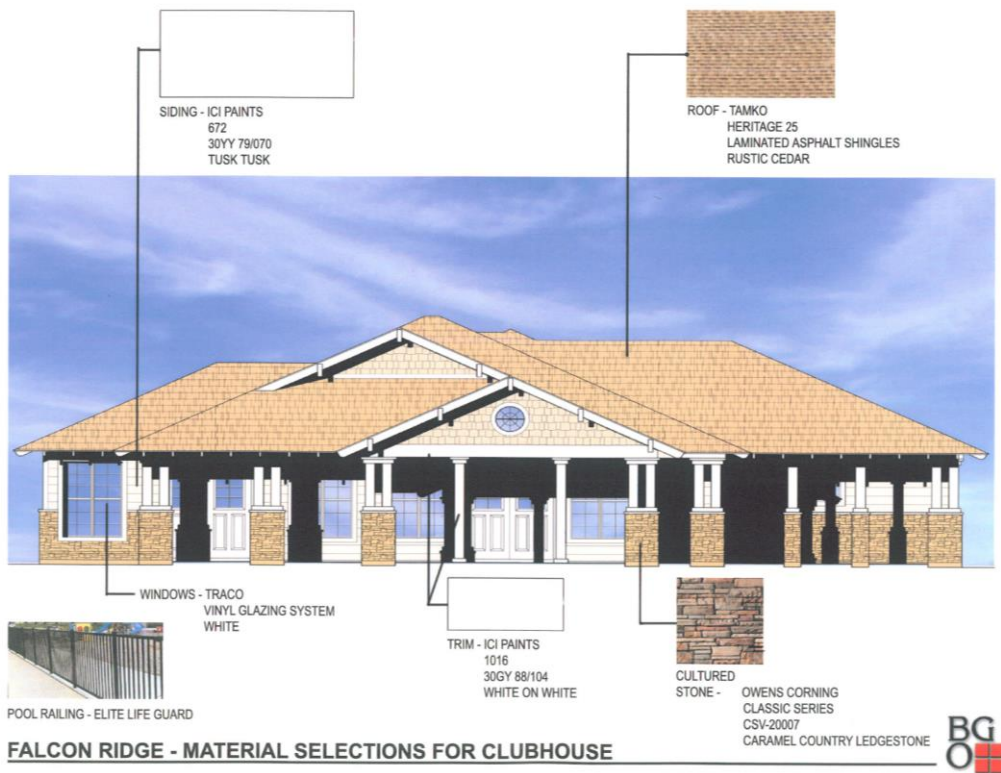


Figure B-5: Typical Building Elevation 1**Figure B-6: Typical Building Elevation 2**

Grading

The grading considerations defined in Falcon Ridge Specific Plan will grade as little as possible and will follow the contours of the earth reshaping as needed. Moreover, the entire property has already been graded with the last approved development and the new design will take advantage of the existing grading that has already occurred. Any new grading will follow these goals which include:

1. Minimize disruption to natural topography.
2. Utilization of natural contours and slopes
3. Complement the natural characteristics of the landscape.
4. Limit grading in the drainage way to the design of the boxed culvert.
5. Limit fill in the drainage way to the design of the boxed culvert.
6. Use of rockery walls and benching.
7. Preserve natural rock outcroppings.
8. Use erosion control by slope stabilization runoff controls, collection features and Best Management Practices (BMP).

Building Siting

The primary building siting considerations defined in Falcon Ridge Specific can be seen in the Conceptual Site Plan (Figure B-2). The goals of the building siting use plan include:

1. Site structures clear of all earthquake faults.
2. Introduce indigenous trees for additional shade.
3. Slope driveways gradually for safety.

Recreational Amenities

Falcon Ridge will be constructing a Club House and Pool for use by the residents and their guests. The club house will include a fitness center, a great room with lounge area and big screen television, kitchen, and a front and back patio.

Landscaping

The landscaping and zoning concepts are required by the Falcon Ridge Specific Plan to bring harmony to the existing terrain. We are including all the conditions from the Design Review Committee of the original approved project as well some additional features that will enhance the project. Revegetation will occur in areas deemed necessary by the Design Review Committee.

1. A minimum of 43 evergreen trees ranging from 4 feet to 10 feet will be added to the southern buffer.
2. A minimum of 10 deciduous trees will be added to the southern buffer.
3. A minimum of 50, five gallon shrubs will be added to the southern buffer.
4. Drought tolerant plant species will be used throughout the project.
5. A significant amount of evergreen trees, deciduous trees, and five gallon shrubs will be used throughout the entire site and around the perimeter of the project.
6. Trees shall be placed as erosion control with irrigation in common areas.
7. Adequate trees shall be planted to buffer the area of the eastern edge of the project bordering the City of Sparks.
8. Crushed grey rock used as rock mulch will be used as decorative rock.
9. Significant ground cover with trees and shrubs.
10. Inert materials may be used as ground cover not to exceed 50 percent of total ground cover.
11. Rock on rockery walls shall not be light colored, but shall blend with the surrounding terrain.

Open Space/Buffers

All open space and buffers shall be included and defined in the Falcon Ridge Specific Plan. The goals of the open space/buffer plan include:

1. Determined limits and open space areas at the time of the tentative map.
2. Effectively screen the project with rockery walls and landscaping on all sides with the exception of a small section on the northwest portion of the property located in the FEMA flood zone.
3. Incorporate buffers along the edge of property as depicted in Figure B-2.
4. Use minimum buffer widths of 45 to 60 feet.

Traffic and Access

Traffic and access considerations as defined in the Falcon Ridge Specific Plan are designed to aid, protect the community, and protect the investment of individual property owners as well as surrounding developments. Emergency access connections are shown in Figure B-3. The goals of the traffic and access plan include:

1. Access to Falcon Ridge will occur from El Rancho Drive.
2. El Rancho Drive is designated as an arterial in the Regional Transportation Commission (RTC) road system.

3. A traffic signal will be placed at the entrance to Falcon Ridge prior to the construction or recordation of the 143rd dwelling unit to mitigate traffic concerns in this area.
4. The developer agrees to pay up to 100 percent of the total cost of the signal.
5. Prior to the installation of the traffic signal, a left out approach will be prohibited on El Rancho Drive from the southern most exit out of the development. Left in, right in, and right out will be allowed.
6. Widening of El Rancho Drive will occur to create a sidewalk, bike lane, and a center lane.
7. An RTC bus stop and pad will be placed on El Rancho Drive next to Falcon Ridge.
8. Complete re-striping and signing will occur along the modified sections of El Rancho Drive.

Parking

The parking provided at Falcon Ridge will be abundant:

1. Every townhome will have a minimum of four spaces, two from a garage and two in front of the residence.
2. Every condominium will have at least three spaces, two from a garage and one in front of the residences.
3. The Club House will have seven parking spaces.
4. Guest parking will exceed 70 spaces throughout the development.

Fencing

The goals of the fencing plan include:

1. Maintain a natural open image.
2. Prohibit solid perimeter fences; rockery walls will be used on the perimeter of the site.
3. Maximize views without fences.

Air Quality

Air quality is important in the Falcon Ridge Specific Plan. The goals of the air quality plan include:

1. Maintain dust control during construction.
2. Prohibit wood burning stoves as per Washoe County Code.

Archeological

There are no historic buildings or landmarks on this site.

Wildlife and Fisheries Preservation

There are no wildlife habitats or fisheries existing in the development.

Fire Protection

Falcon Ridge will be designed to implement the latest advances in fire safety and management. The characteristic of the development does not lend itself to any unusual fire protection problems. An Emergency Vehicle Access Road (see Figure B-2) will be constructed on the west side of the property to ensure the highest level of safety achievable.

Natural Hazards

The project site is separated north from south by a FEMA flood zone. This flood zone will remain natural open space and does not pose any risk to the development.

Implementation

The standards included in the Falcon Ridge Specific Plan shall be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall determine implementation measures prior to recordation of any final map. A Design Review Committee will be established by Project CC&Rs, which will review various project design elements such as homes, landscape, fencing requests, etc.