

Introduction and Vision

Purpose of the Handbook

The Spring Mountain Master Planned Unit Development (Master PUD) Handbook is a comprehensive plan for the long-term development of an approximately 6,105 acre master-planned community in northern Nevada built by the Master Developer “Spring Mountain Nevada Development Company” (hereafter Spring Mountain). The purpose of this Master PUD Handbook is to implement the project vision with a comprehensive master plan and supporting development regulations.



The Master PUD Handbook is organized into the following nine chapters:

1. Introduction and Vision
2. Resource Management Plan
3. Land Use Plan
4. Parks and Recreation Plan
5. Mobility Plan
6. Public Services and Facilities Plan
7. Sustainability Plan
8. Community Design Guidelines
9. Community Development Standards

Chapter 1 outlines the vision for Spring Mountain and provides a brief summary of the master plan.

There are seven elements in the Spring Mountain Master PUD Handbook, which are outlined in Chapters 2 through 8. Additionally, regulations and standards for enforcement of master plan elements are outlined in Chapter 9.

Community Vision

The vision for Spring Mountain and its future residents is for a community that evokes the intimacy of small-town life, while embracing the possibilities of the future. This Handbook will lead to the creation of a complete community that satisfies the housing needs of a growing population, enables future residents to live near work, and respects the land. The result will be a vibrant, thriving home for people of all ages, incomes, backgrounds, and lifestyles.

The vision for Spring Mountain is reflected in five guiding principles for the master plan.

- Healthy Community
- Traditional Town Plan
- Environmental Sustainability
- Design Excellence
- Place of Opportunity



Healthy Community

Spring Mountain will promote healthy living by providing abundant recreation opportunities, ensuring clean living environments, and developing convenient, non-motorized transportation systems.

Scenic mountains, expansive spring-fed meadows, and clear lakes will provide the backdrop for a comprehensive trail system and variety of outdoor attractions. Proximity to Pyramid Lake and the Sierra Nevada will provide additional venues for outdoor recreation and healthy living.



The unique natural beauty of existing lakes at Spring Mountain provides ideal opportunities for outdoor recreation and relaxation.

Traditional Town Plan

Spring Mountain will incorporate traditional town-planning principles of the pre World War II era. Important design elements include a balanced land use mix, community walkability, neighborhood interaction, and an abundance of community and civic spaces.



Each village provides a mixed-use core where opportunities for a farmers market and other community events will be available.



Pedestrian-scale public gathering spaces will help to establish a small-town feel in Spring Mountain.

Environmental Sustainability

Respect for the environment is critical in the design of Spring Mountain. Important natural features will be preserved and enhanced as part of a comprehensive and interconnected open space network. The community will be designed for sustainability and will encourage alternatives to fossil fuel consumption. Construction practices will promote resource efficiency and minimization of waste. Spring Mountain is committed to achieving a 25 percent overall reduction in greenhouse gas emissions compared to existing development patterns in the region.



Half of the total project area for Spring Mountain has been set aside for parks and open spaces, including the large meadow in this photograph.



Roads within Spring Mountain will accommodate Neighborhood Electric Vehicles to promote community-wide energy conservation.



Parkways, porches, and street-facing architectural details will contribute to a pleasant pedestrian environment within residential neighborhoods.

Design Excellence

Spring Mountain will be a community of attractive buildings, vast open areas, and inviting public spaces. Designs will incorporate regionally appropriate landscaping and historic Nevadan architecture.

The topography surrounding Spring Mountain provides a visual buffer from other private land. This creates a unique opportunity to properly plan all aspects of the community to ensure design excellence.

The gently rolling hills within Spring Mountain will support small pockets of development in an open space setting. The resulting views and sense of privacy will be a unique asset of the community and will be an important consideration in the design of neighborhoods.



Iconic buildings will be located at important vistas throughout Spring Mountain.

Place of Opportunity

Spring Mountain will provide living and working opportunities for a wide range of future residents. A diverse mix of housing products, innovative business opportunities and advanced telecommunication systems will help create a vibrant and complete community. Product positioning and business development will focus on emerging markets such as renewable energy, adventure recreation, professional services and continuing education.



Live-work arrangements are ideal for entrepreneurs, telecommuters, and small professional businesses.



Village centers will provide residents with local shopping opportunities.



Existing meadows and springs are signature features within Spring Mountain and will be preserved as part of the open space network.



Mountains and ridgelines that surround Spring Mountain are not proposed for development.

Project Description

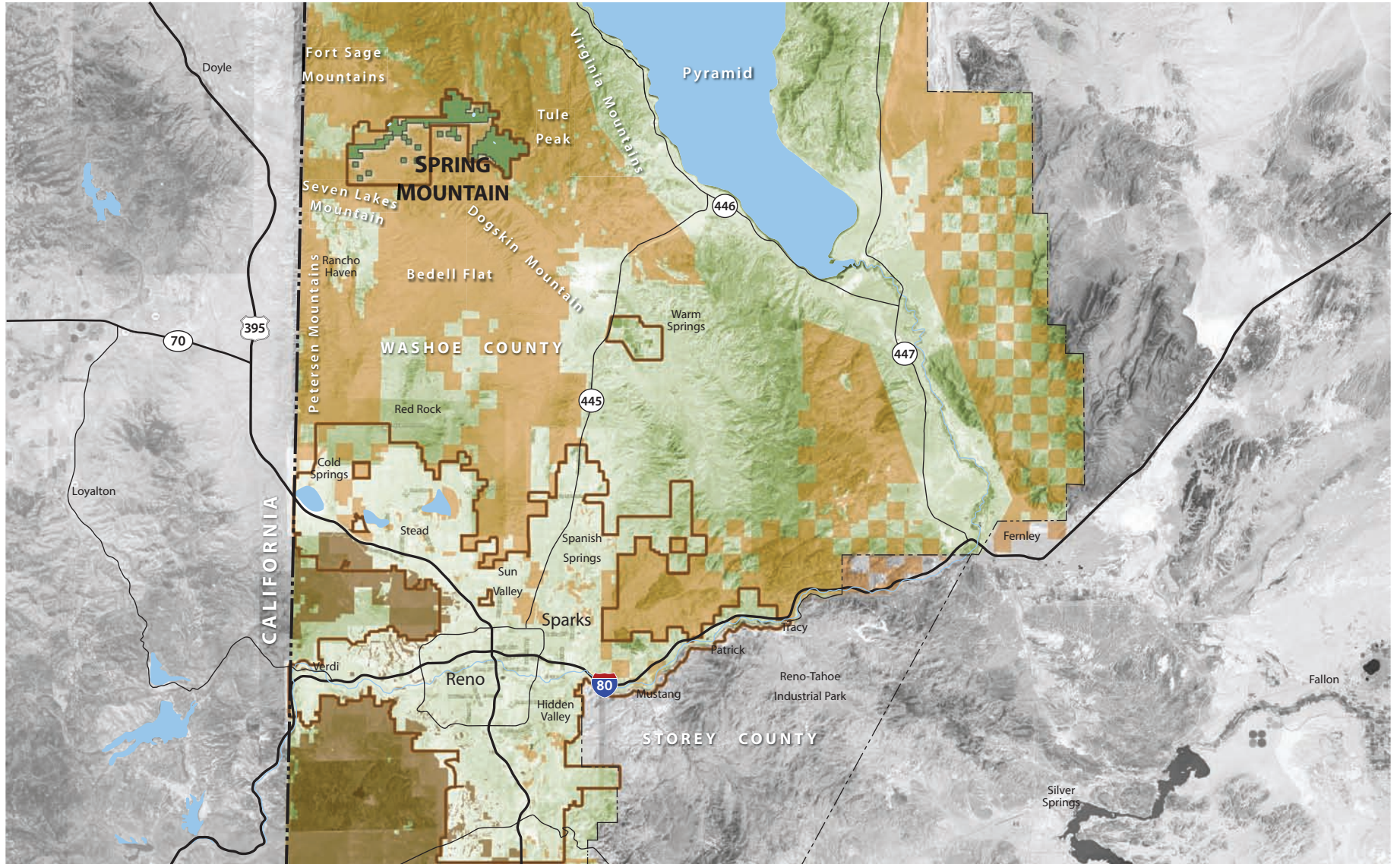
Location and Setting

Spring Mountain is nestled in the Winnemucca Valley and Dry Valley areas between Reno and Pyramid Lake. The property is located within the Truckee Meadows Service Area (TMSA) and Reno Sphere of Influence (SOI). Spring Mountain is geographically isolated from other private properties and is almost entirely surrounded by federal lands.

The Spring Mountain development will be located on the valley floors and lower foothill areas. Tule Peak, Dogskin Mountain, State Line Peak, and Seven Lakes Mountain surround the development areas (see exhibit 1.2). Portions of Spring Mountain that are located on the surrounding mountains are not proposed for development. Similarly, portions of Spring Mountain that contain stream corridors, agricultural meadows, natural springs, and wetland areas are proposed to be preserved as open space and integrated into the community's design.

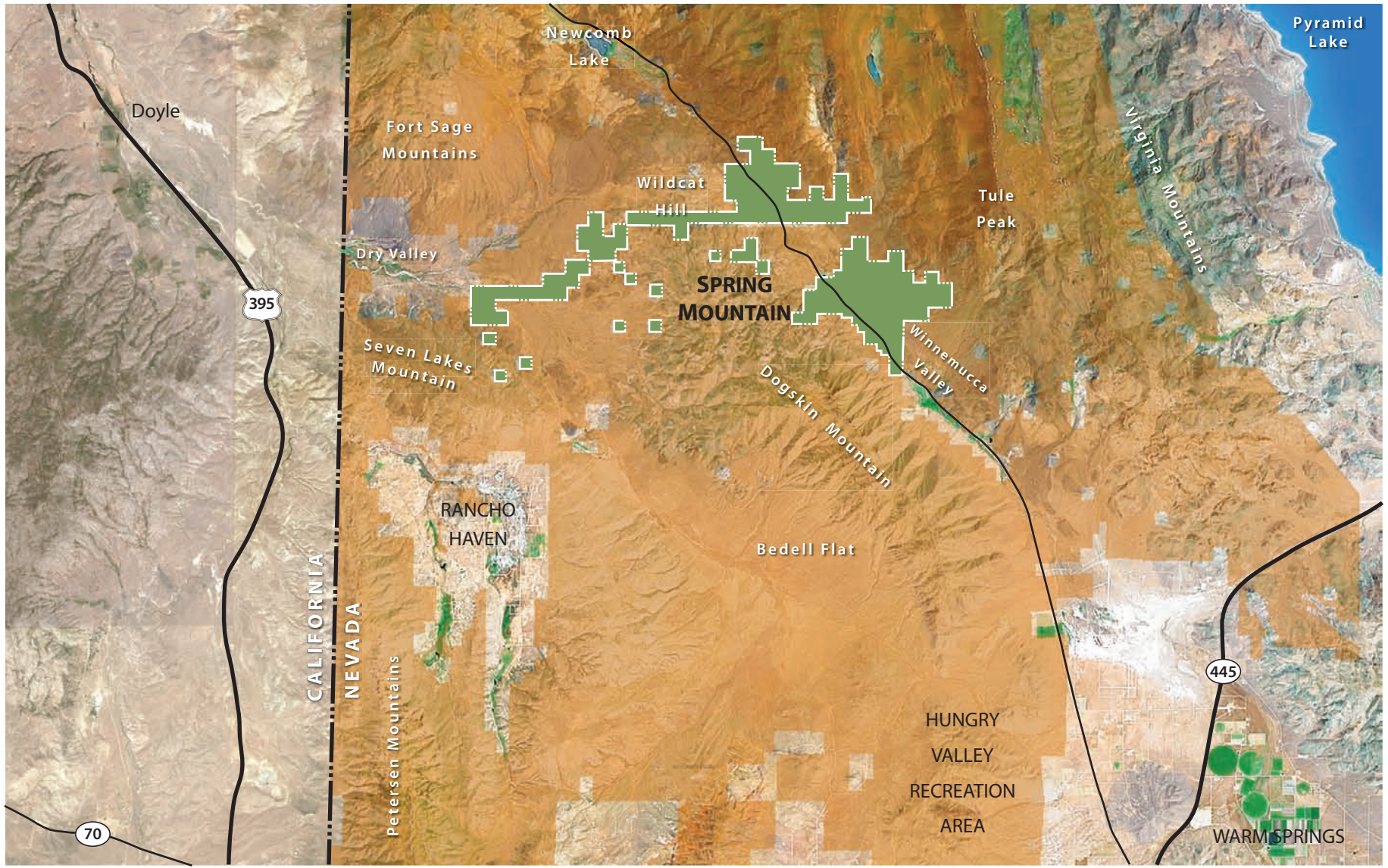


Exhibit 1.1 Regional Location Map



Spring Mountain
 Truckee Meadows Services Area
 Public Property - BLM
 Public Property - USFS
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Exhibit 1.2 Local Vicinity Map



Spring Mountain Public Property - BLM

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Summary of the Master Plan

Spring Mountain has been planned with three distinct villages connected by an expansive open space and recreation system (Refer to Exhibits 1-3 through 1-6, Community Structure Plans). Protecting and enhancing important natural resources was a primary factor in preparing this Master PUD Handbook.

Each village has been designed for walkability by establishing human-scaled village centers with a mix of uses and concentration of intensity. Outside the mixed-use village centers, clustered residential neighborhoods and varied recreational amenities are strategically distributed around the interconnected open space network.

Pedestrian and bicycle connectivity is provided through a comprehensive trails plan that promotes safe, enjoyable, and convenient modes of transportation.

The variety of business opportunities and housing options in Spring Mountain will support an expanding economic base and diverse labor force. Spring Mountain will be a community for everyone.

Sequential Approval Process

This Master PUD Handbook outlines Spring Mountain's overall development plan and establishes requirements for future development. More detailed Village Plans are required to be approved to ensure that applicable development standards are addressed in a comprehensive manner. All development is required to be consistent with this Master PUD Handbook and with the applicable Village Plan. Procedures, standards, and regulations for the required approvals are outlined in Chapter 9 of this Master PUD Handbook.

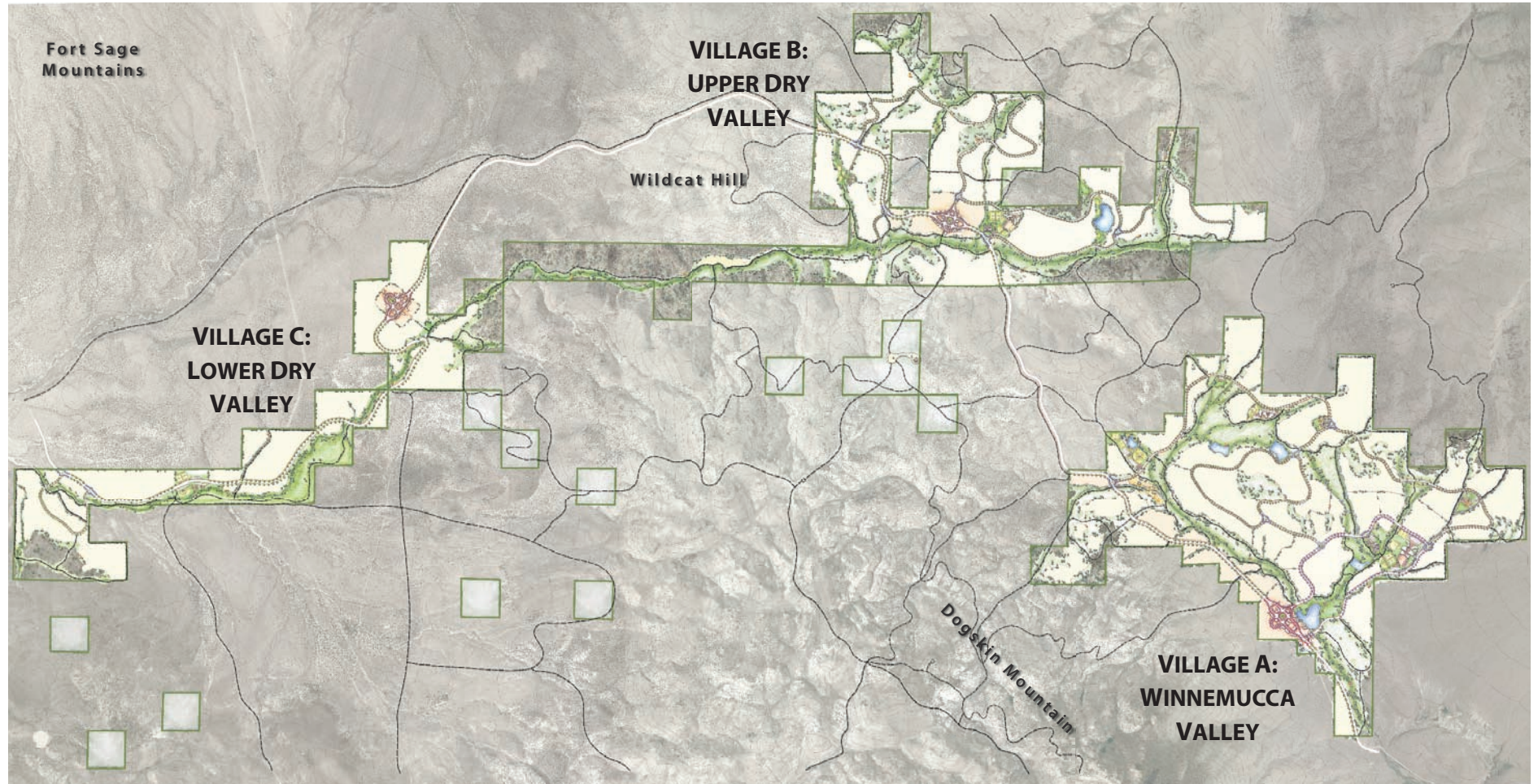


Multi-use trails will be located throughout Spring Mountain to promote walking, hiking, and biking.



Public gathering spaces will enhance village centers.

Exhibit 1.3 Community Structure Plan



NOTE: This exhibit is conceptual in nature and will be refined in final development plans.

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VILLAGE A (WINNEMUCCA VALLEY)

Village A accounts for approximately 60 percent of development in Spring Mountain. Its features include:



- Mixed-use Village Center
- A ± 97-acre Central Park
- Community Recreation Complex
- 1 Elementary and 1 Middle School
- 4 Recreation Lakes
- 3 Neighborhood Parks and 1 Community Sports Park, totaling ± 30.9 acres.
- Equestrian Center
- Public Service Center located in the Village Center
- Multi-use Trail System
- Remote Lodge to be accessed without motor vehicles



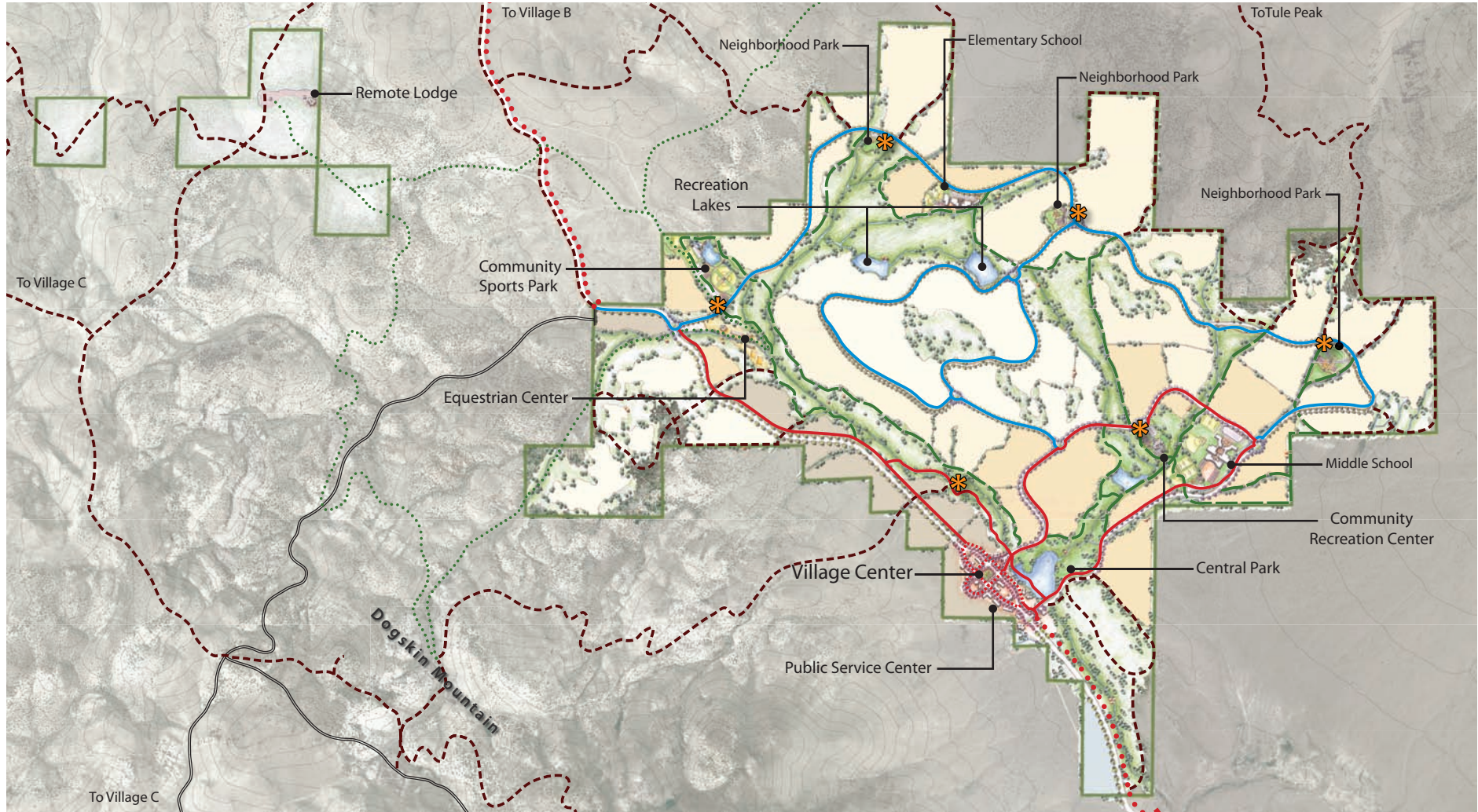
A community recreation complex will be located adjacent to the central park in Village A.

Table 1.1 Village A Land Use Summary

Land Use	Acres	Units	Non-Residential Building Sq. Ft.
Residential			
Low Density	308.9	301	
Medium Density	566.8	2,811	
Compact Density	301.8	3,005	
Subtotal	1,177.5	6,117	
Multi Use			
Mixed Use	177.5	869	1,195,000
Visitor Services	14.1		60,000
Subtotal	191.6	869	1,255,000
Public/Institutional			
Public Facility	58.5		
Subtotal	58.5		
Park/Open Space			
Parks	127.9		
Open Space	1,008.5		
Subtotal	1,136.4		
TOTAL	2,564.0	6,986	1,255,000

See Exhibit 3.2 (Land Use Mix Curve) and Chapter 9 of this Master PUD Handbook for allowed non-residential floor areas and land use phasing requirements.

Exhibit 1.4 Village A Community Structure Plan



NOT TO SCALE

Note: This exhibit is conceptual in nature and will be refined in final development plan.

- Primary Community Trail
- - - - - Sidewalk Activity Area
- Secondary Community Trail
- - - - - Recreation Trail

- - - - - Single-Track Trail
- = = = = = Double-Track Trail
- Equestrian Trail
- Off-Site Bikeway
- ✱ Trailhead

- Low Density Residential
- Medium Density Residential
- Compact Residential
- Mixed Use
- Community Amenity (as labeled)

VILLAGE B (UPPER DRY VALLEY)

Village B accounts for approximately 30 percent of development in Spring Mountain. Its features include:



- Mixed-use Village Center
- 1 Elementary School
- 1 Recreation Lake
- 2 Neighborhood Parks and 1 Community Park
- Dry Creek Meadow and Open Space Corridor
- Dude Ranch
- Golf Course
- Multi-use Trail System



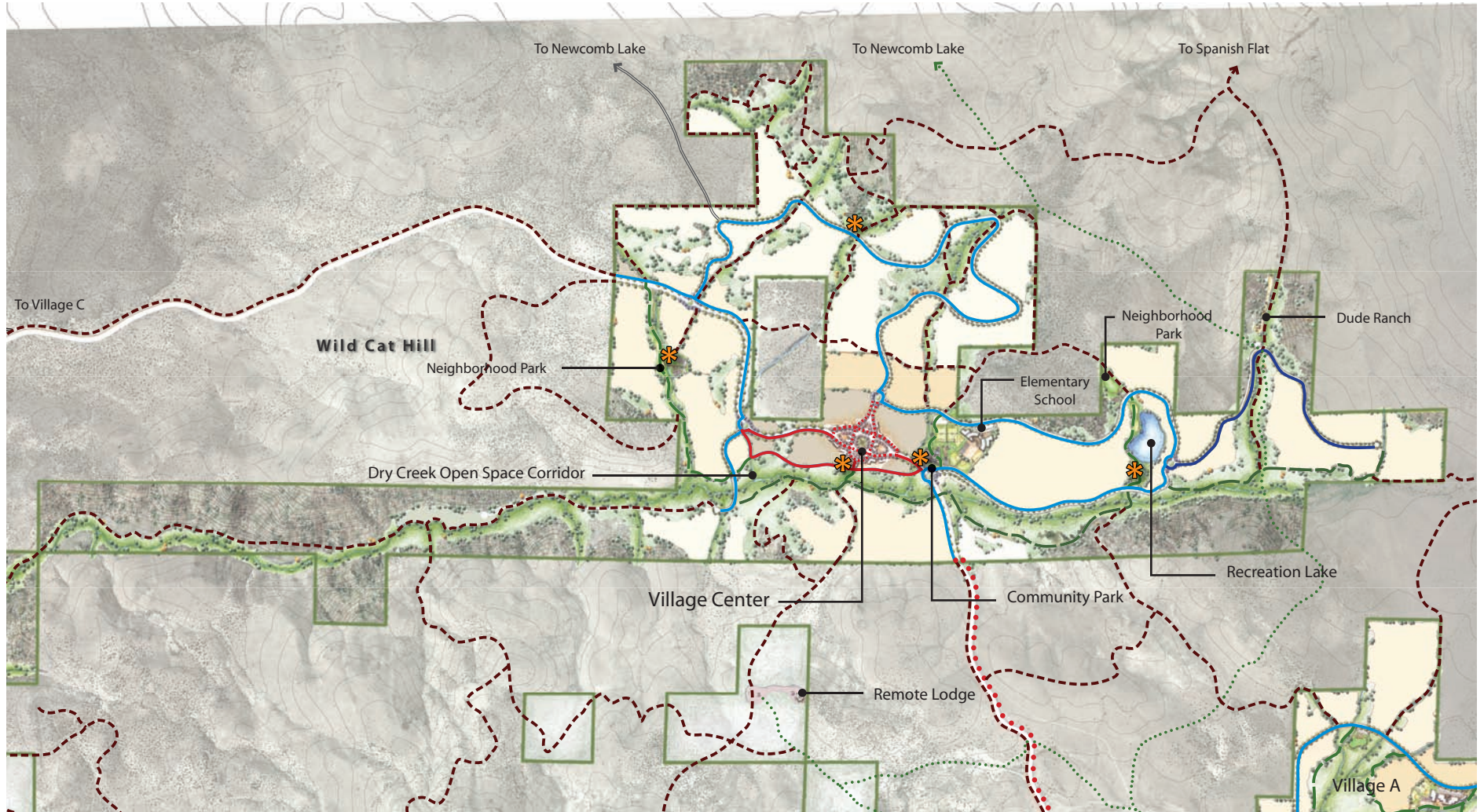
Village B will have low density areas with juniper tree clusters.

Table 1.2 Village B Land Use Summary

Land Use	Acres	Units	Non-Residential Building Sq. Ft.
Residential			
Low Density	290.9	284	
Medium Density	508.3	2,535	
Compact Density	43.6	436	
Subtotal	842.8	3,255	
Multi Use			
Mixed Use	84.6	421	600,000
Visitor Services	2.1		15,000
Subtotal	86.7	421	615,000
Public/Institutional			
Public Facility	25.5		
Subtotal	25.5		
Park/Open Space			
Parks	42.9		
Other Open Space	1,134.2		
Subtotal	1,177.1		
TOTAL	2,132.1	3,676	615,000

See Exhibit 3.2 (Land Use Mix Curve) and Chapter 9 of this Master PUD Handbook for allowed non-residential floor areas and land use phasing requirements.

Exhibit 1.5 Village B Community Structure Plan



NOT TO SCALE

Note: This exhibit is conceptual in nature and will be refined in final development plan.

- Primary Community Trail
- - - Sidewalk Activity Area
- Secondary Community Trail
- Recreation Trail

- - - Single-Track Trail
- = = = Double-Track Trail
- Equestrian Trail
- Off-Site Bikeway
- ✱ Trailhead

- Low Density Residential
- Medium Density Residential
- Compact Residential
- Mixed Use
- Community Amenity (as labeled)

VILLAGE C (LOWER DRY VALLEY)

Village C accounts for approximately 10 percent of development in Spring Mountain. Its features include:

- Mixed-use Village Center
- Approximately 144-acre Dry Creek Community Park
- Dry Creek Open Space Corridor
- 1 Neighborhood Park
- Multi-use Trail System



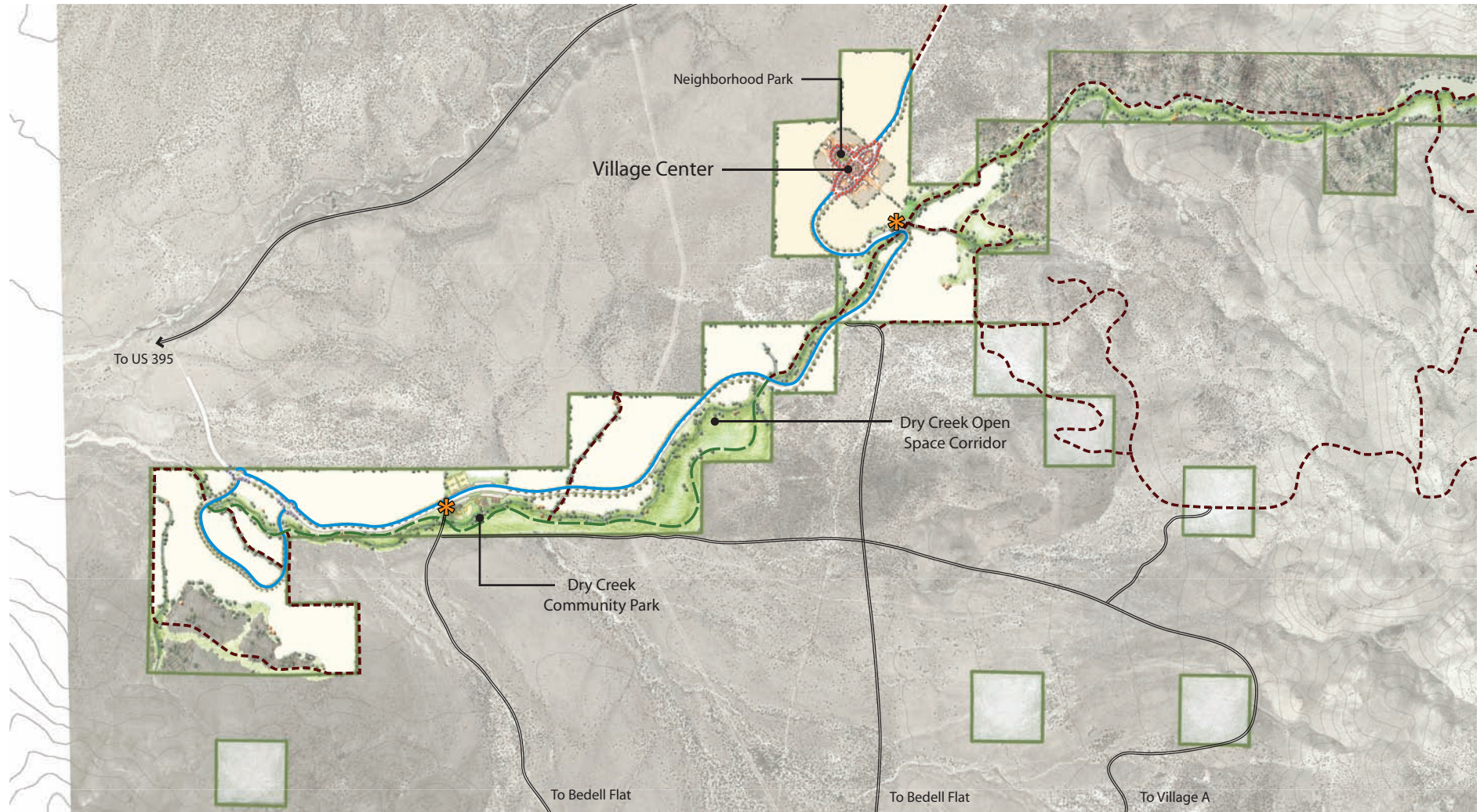
The Dry Creek Community Park will be a major gateway into the approximately 8 mile long Dry Creek Open Space Corridor that is shown in this photograph.

Table 1.3 Village C Land Use Summary

Land Use	Acres	Units	Non-Residential Building Sq. Ft.
Residential			
Low Density	499.3	491	
Medium Density	141.8	707	
Compact Density	0.0	0	
Subtotal	641.1	1,198	
Multi Use			
Mixed Use	28.6	140	130,000
Visitor Services	0.0		
Subtotal	28.6	140	130,000
Public/Institutional			
Public Facility	0.0		
Subtotal	0.0		
Park/Open Space			
Parks	146.4		
Open Space	593.2		
Subtotal	739.6		
TOTAL	1,409.2	1,338	130,000

See Exhibit 3.2 (Land Use Mix Curve) and Chapter 9 of this Master PUD Handbook for allowed non-residential floor areas and land use phasing requirements.

Exhibit 1.6 Village C Community Structure Plan



NOT TO SCALE

Note: This exhibit is conceptual in nature and will be refined in final development plan.

- Primary Community Trail
- - - Sidewalk Activity Area
- Secondary Community Trail
- - - Recreation Trail

- - - Single-Track Trail
- Double-Track Trail
- · · · · Equestrian Trail
- · · · · Off-Site Bikeway
- ✱ Trailhead

- Low Density Residential
- Medium Density Residential
- Compact Residential
- Mixed Use
- Community Amenity (as labeled)



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Chapter 2.0

Resource Management Plan

Purpose

This Resource Management Plan establishes a comprehensive framework for the management of natural resources at Spring Mountain. The plan protects on-site resources and ensures that development will occur in an environmentally sustainable manner. Implementation of this plan shall occur through the establishment of a comprehensive open space network, administration of environmental regulations, and adherence to “green” development practices.



Resource Management Objectives

This Resource Management Plan provides the means to carry out the vision and guiding principles for Spring Mountain through the following objectives:

- Preserve and enhance high-value natural resources to help achieve a 25% overall reduction in per-capita greenhouse emissions.
- Retain large meadows as a natural resource and scenic amenity.
- Preserve and utilize lakes for wildlife habitat, recreation, and potable water conservation.
- Protect and enhance wetlands, major drainageways, and riparian habitat.
- Minimize removal of large trees.
- Preserve or minimally impact natural slopes of 30 percent or greater and other significant topographical landforms.
- Establish design and land management guidelines that benefit native wildlife.
- Promote water conservation and effective watershed Best Management Practices (BMPs) that use green engineering techniques.
- Reduce the potential for wildfire within the project and at the wildland interface.
- Utilize sustainable design and green development practices, including Low Impact Development (LID).

Future development and resource management activities are subject to a variety of federal, state, and local regulations. This Natural Resource Management Plan supplements and enhances applicable regulations to ensure that natural resource considerations are addressed in a comprehensive manner.



Site Context and Existing Conditions

Landforms

Spring Mountain is located in a basin and range environment characterized by northwest-trending valleys surrounded by mountain ranges. Valley floor elevations are generally 4,600 to 5,400 feet above sea level. Surrounding mountains include Tule Peak, Dogskin Mountain, State Line Peak, and Seven Lakes Mountain, with peak elevations of approximately 5,850 to 8,650 feet. The development areas are located on valley floors and lower foothill areas.

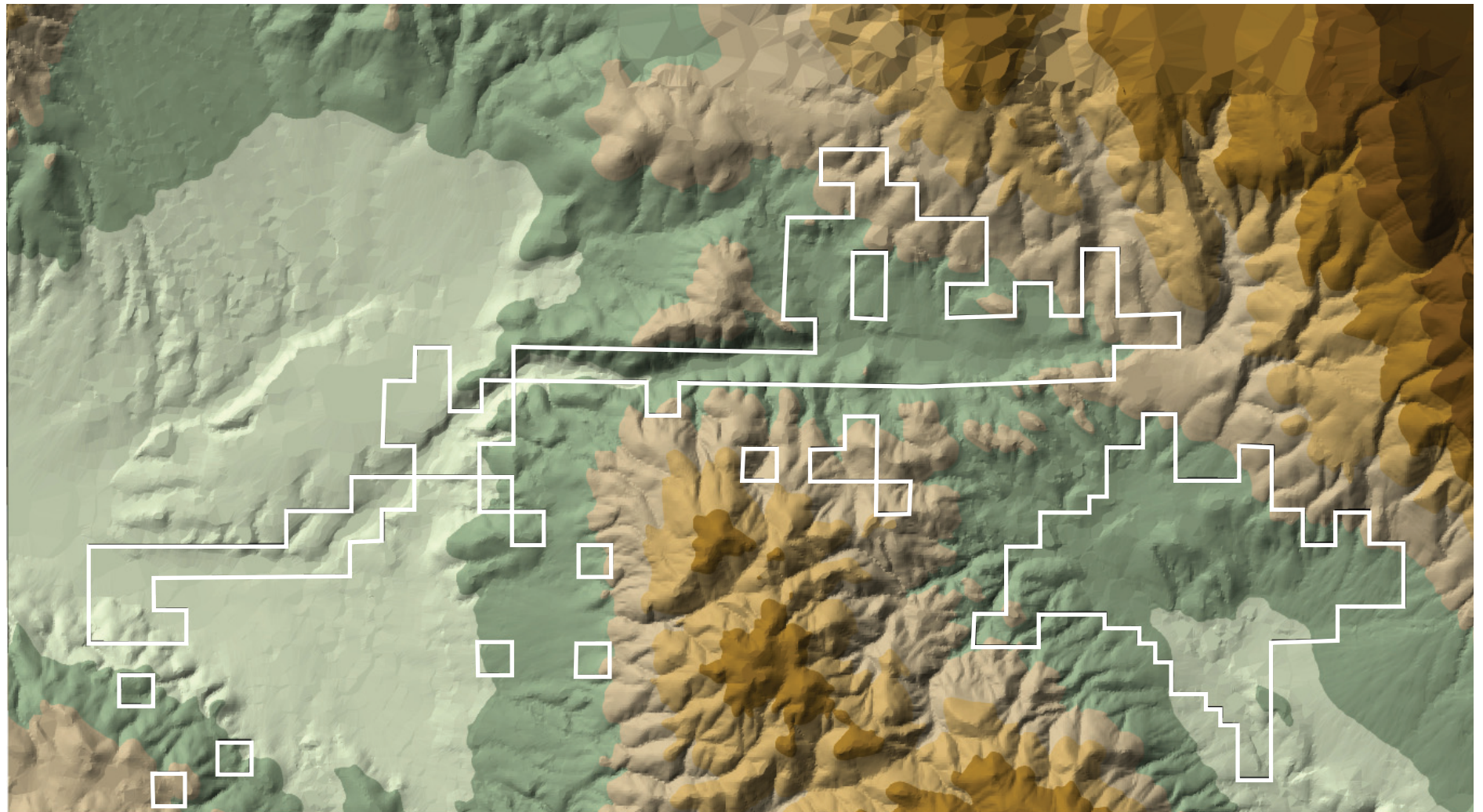
Climate

Spring Mountain is located within the Sierra Nevada rainshadow. While detailed historical measurements are not available for the development site, records from nearby locations indicate that Spring Mountain can expect over 300 days of sunshine a year with less than 12 inches of annual precipitation. Most of the area's precipitation will occur during the winter season and significant snowfall can occur. Summers are typically dry, with daily high temperatures between 75 and 95 degrees Fahrenheit. Spring Mountain is slightly higher, cooler, and more humid than the central Reno area.

Geology

Spring Mountain's geology is volcanic in origin. Bedrock is andesite with various levels of hydrothermal alteration. Small outcrops of older granite can be seen on mountain tops. Like most of Nevada, Spring Mountain may experience periodic earthquake events. The Warm Springs fault system is located in the vicinity and will be addressed in final design plans.

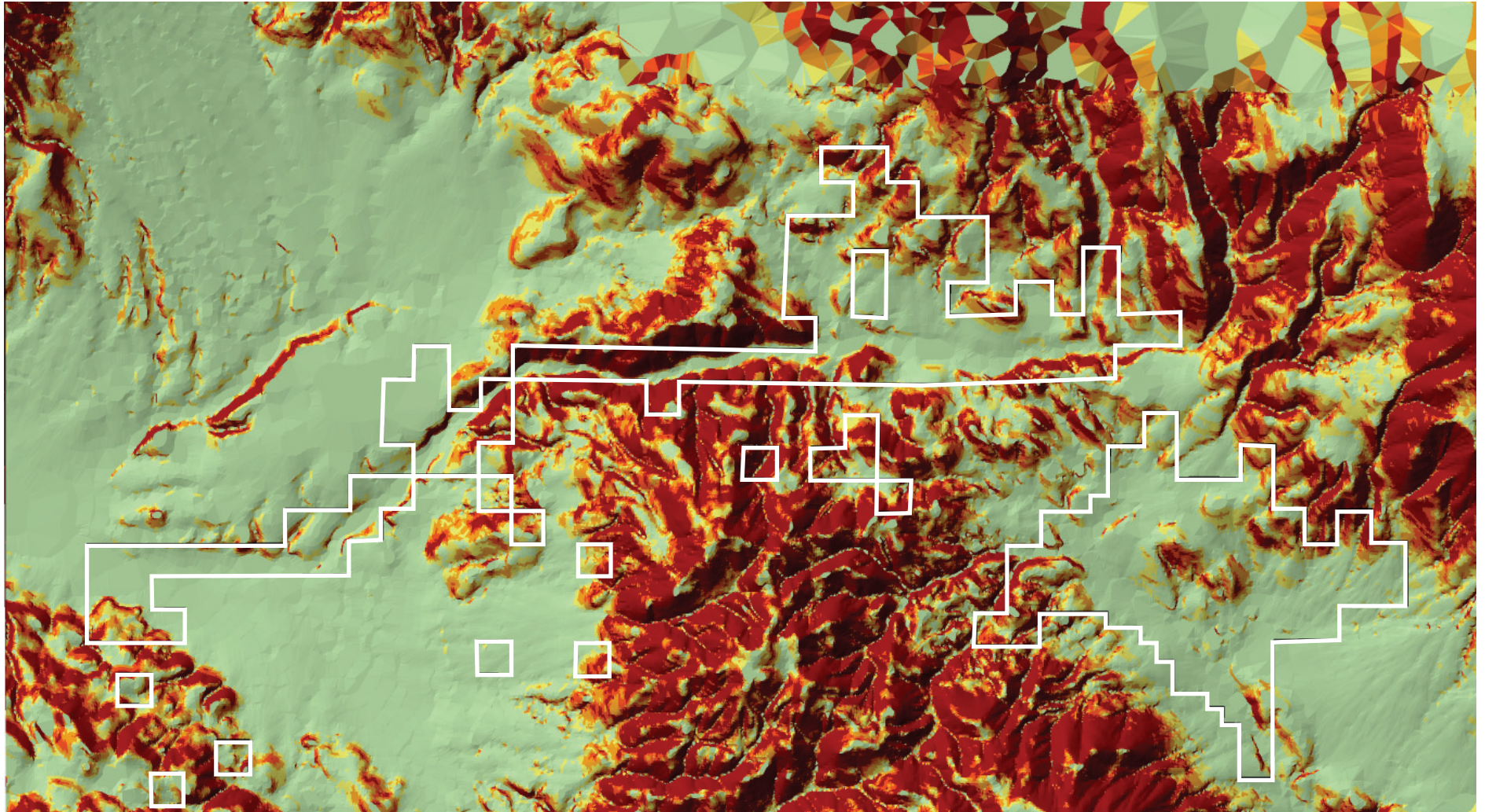
Exhibit 2.1 Elevation Map



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Exhibit 2.2 Slope Map



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Hydrology

Spring Mountain contains an abundance of natural water resources, including springs, wetland areas, and stream corridors. Established agricultural meadows and lakes in Winnemucca Valley and Upper Dry Valley provide additional water resources for the area. Spring Mountain lies within the Warm Springs and Dry Valley hydrographic basins. Stormwater flows terminate at lakes and/or playas and do not reach an ocean.

Vegetation

Vegetation at Spring Mountain includes desert shrubs that are commonly found throughout northern Nevada. Significant stands of juniper trees are also established on some portions of the project. Springs, wetlands, and stream environments contain a variety of riparian vegetation. Invasive weeds can be found in areas, especially where vegetation has been affected by prior wildfire activity.

Wildlife

Native wildlife at Spring Mountain includes mule deer, pronghorn antelope, and sage grouse. Wildlife management plans are described later in this chapter.

Land Ownership

The Spring Mountain property evolved from a series of long-standing ranches. The property generally includes valley floors and other land with natural water resources. Remaining land, typically without water resources, is owned by the federal government and managed by the Bureau of Land Management. Other private ranches can be found on valley floors to the southeast and northwest of Spring Mountain.



Riparian vegetation can be found in wetlands, springs, and stream corridors within Spring Mountain.



Desert shrubs with varying densities of juniper trees are located in dry areas of Spring Mountain.

Open Space Program

Spring Mountain has set aside 50 percent of the site (approximately 3,053 acres), for parks and open spaces. The open space network includes many of the area's most significant biological and natural resources, including meadows, lakes, springs, streams, major drainageways, and steep slopes. Significant wildlife access and migration routes have also been preserved. The following sections describe the interrelated aspects of the open space network and associated resource management provisions. Maps of Spring Mountain's Open Space Plan, Major Drainageway Plan and Wildlife Corridor Plan are provided at the end of this chapter.



Lakes

The six lakes located within Spring Mountain are designated Park or Open Space in the Land Use Plan. Lakes are intended to provide recreational opportunities for residents and enhance the scenic quality of the project. Lakes also provide a water source for native wildlife. The two new community lakes located within the Village A central park site are planned to be focal points for the community with the highest activity levels. Management of each lake may vary to provide fishing, swimming, and other water activities in appropriate locations. Lakes are further described in Chapter 4, Parks and Recreation Plan.

Springs

Natural springs are a unique resource that shall be protected as part of the Spring Mountain open space system. Activity shall be restricted in spring environments. Springs and other perennial stream environments shall be included in the park and/or open space districts and shall be managed in accordance with Reno's Hydrologic Resources Protection standards, which establish a 30-foot critical buffer zone and a 150-foot sensitive zone from qualifying hydrologic features. Spring protection standards are further defined in Chapter 9 of this Master PUD Handbook.



Existing lakes will be focal points within the Open Space Network.



Large meadows have been included in the Open Space Network at Spring Mountain.



Spring Mountain's wetlands and stream environments will be protected and enhanced.

Meadows

Expansive agricultural meadows have been designated as Open Space. These meadows have been carefully chosen for conservation and shall be a central component of the open space network. Agricultural management, including grazing, is expected to continue in meadow areas. The current practice of irrigating meadows with fresh surface water may be phased out over the development of each village, to be replaced with effluent irrigation where allowed by applicable regulations.

Wetlands

Wetlands are important for their biological resources and hydrologic function. The open space network shall protect and enhance wetland environments throughout Spring Mountain by including potential wetland areas in the open space network.

Wetlands at Spring Mountain include federally regulated "404" wetlands, as identified in Section 404 of the Clean Water Act, and additional "non-404 wetlands" that are subject to Reno's Wetland and Stream Environment Ordinance. Development at Spring Mountain shall avoid all "404" and "non-404" wetlands to the greatest extent practical. Disturbances of wetlands shall be limited to encroachments that are necessary for implementation of this Master PUD Handbook, such as road crossings, trail corridors, and lake improvements. Required technical studies, permitting procedures and mitigation requirements of the U.S. Clean Water Act and of Reno's Wetland and Steam Environment Ordinance shall be completed for the limited disturbances that can't be avoided.



Major Drainageways

Major Drainageways are important natural features that provide environmental, scenic, and recreational benefits for the community. Major Drainageways are defined as a drainageway that drains a land area of 100 acres or more (see exhibits 2.3 through 2.9). Major Drainageways have been further defined as “natural,” “disturbed” and “landscaped.” Requirements for all types of Major Drainageways significantly exceed Reno’s minimum code requirements, as summarized below and more specifically identified in Chapter 9 of this Master PUD Handbook.

All types of Major Drainageway shall be maintained as open channels within the open space and/or park districts. Significant areas of 30 percent and greater slopes adjoining drainageways shall also be included in the open space and/or park district. Road crossings and other disturbances shall be limited to necessary improvements and shall be designed to blend in with the natural environment.

NATURAL DRAINAGEWAYS

Natural Drainageways include drainageways that have not been substantially altered by prior ranching activities. Natural Drainageways in Villages A and B include drainageways upstream of the springs, meadows and established irrigation systems. All Village C Drainageways are classified as Natural because prior diversions and irrigation systems have been abandoned and the drainageways have reverted to their natural courses.

Natural Drainageways corridors shall include the 100-year floodplain plus 15 feet on each side and shall be at least 60 feet wide in all cases. Natural Drainageways that access significant areas of riparian habitat have been further defined as Wildlife



Major drainageways will be managed as undisturbed or enhanced open space.



Underpasses will be located at strategic points to facilitate wildlife migration and enhance the trail network.



The Village A central park site in this photograph is located at the confluence of several large open space corridors.



The meadows, wetlands, and sloped areas in this photograph will create a large open space preserve in Village B.

Corridors with a minimum width of 250 feet. Road crossings shall include 12-foot by 12-foot underpasses in Wildlife Corridors.

DISTURBED DRAINAGEWAYS

Disturbed Drainageways include drainageways that have been substantially diverted or otherwise altered by prior ranching activities. Disturbed Drainageways are limited to drainageways within existing meadows and drainageways below springs that have been diverted for meadow irrigation.

Disturbed Drainageways shall continue to be managed as part of the established meadow irrigation system and shall have a minimum open space corridor width of 250 feet. Road crossings shall include 12-foot by 12-foot underpasses. Disturbed Drainageways shall be restored to their natural channel if disturbances are no longer needed for the meadow irrigation system.

LANDSCAPED DRAINAGEWAYS

Landscaped Drainageways include drainageways that have been substantially diverted or otherwise altered by prior ranching activities and are planned to be integrated into park sites. Landscaped Drainageways shall be restored to support riparian habitat and provide park amenities. Landscaped Drainageways may also be modified to include lakes, re-circulating streams and similar park features.

Landscaped Drainageway corridors shall include the 100-year floodplain plus 15 feet on each side and shall be at least 60 feet wide. Landscaped Drainageways that access significant areas of riparian habitat have been further defined as Wildlife Corridors with a minimum open space corridor width of 250 feet. Road crossings shall include 12-foot by 12-foot underpasses in Wildlife Corridors.



Hillsides

Hillside management is addressed comprehensively at Spring Mountain. The Spring Mountain open space network includes significant areas where the natural slopes exceed 30 percent along with adjoining areas that make hillside open spaces more usable and scenic. Hillside open spaces complement the expansive open spaces in the meadows and along valley floors. Development on slopes between 15 and 30 percent shall be designed to preserve natural landforms and maintain the scenic integrity of Spring Mountain. Requirements for Hillside Development supplement Reno code requirements with enhanced design requirements and comprehensive approaches to open space locations and density allocations, as more specifically identified in Chapter 9 of this Master PUD Handbook.



Mountain and meadow views are important community assets.

Wildfire Safety

The Spring Mountain area has a history of naturally occurring wildfire and there is a significant presence of wildfire fuel on much of the development site. Cheat grass and other flammable materials have become established in previously burned areas and could support a range fire. Tree densities on remaining portions of the property could support a canopy fire if not carefully managed. To protect against wildfire hazards, comprehensive wildfire safety programs shall be developed for each village in coordination with the Reno Fire Department. A 30-foot wide open space perimeter shall be provided around each village for an on-site wildfire break and public access trailheads shall be designed to accommodate wildfire response needs. Fuel modification, defensible space, and emergency response programs shall also be implemented.



Stands of large juniper trees will be preserved with development.

Wildlife Management

Spring Mountain enjoys a variety of native wildlife species. Mule deer, pronghorn antelope, sage grouse and an assortment of birds are sometimes seen in the area. With appropriate design and management approaches, a resident wildlife population will remain and will enhance the character of Spring Mountain.

To provide for effective wildlife management, village plans and the development authorized by village plans shall comply with the wildlife management guidelines outlined below and with the associated development standards in Chapter 9 of this Master PUD Handbook.

WILDLIFE MANAGEMENT GUIDELINES

- Cluster development on the most suitable property.
- Provide an expanded and interconnected open space network on half of the Spring Mountain acreage included in this Master PUD Handbook.
- Preserve springs, wetlands, and major drainageways as open space.
- Maintain 250-foot wide open space corridors for wildlife access and migration in accordance with Exhibit 2.10.
- Retain meadow irrigation systems to protect irrigation-supported wildlife habitat.
- On remote parcels, protect springs, retain spring water in place and maintain spring improvements to ensure continued use of spring improvements by wildlife.
- Preserve at least 50% of Spring Mountain's large trees.
- Control weed infestations.
- Enhance vegetation that is beneficial to native wildlife.

- Verify compliance with the Endangered Species Act related to the Carson wandering skipper. The Carson wandering skipper is an endangered moth-like species that is not believed to exist at Spring Mountain, but is known to exist in lower elevation saltgrass habitats southeast of the site.
- Restrict activity in spring environments.
- Provide wildlife-friendly fencing and 12-foot by 12-foot road underpasses to facilitate wildlife movement along all wildlife corridors.
- Remove unnecessary ranch fences.
- Minimize human-wildlife conflicts with use restrictions and education programs.



The open space network includes an abundance of wildlife habitat.



Scenic Assets

Spectacular mountain and meadow views will help define the character of Spring Mountain. To maximize this unique asset, scenic enhancement strategies have been incorporated into all aspects of the master plan. Notable strategies include:

- Expand the open space network to include highly visible areas.
- Orient views toward open spaces and scenic landmarks.
- Preserve at least 50% of Spring Mountain's large trees.
- Prevent unsightly grading practices.
- Ensure comprehensive design quality.
- Use natural topographic features to provide privacy and improve views.

Parks

Community and neighborhood parks are strategically located within the open space network to maximize their recreational value. The open space network has been expanded to include usable park areas that are adjacent to protected natural resource areas. Parks are further described in Chapter 4, Parks and Recreation Plan.

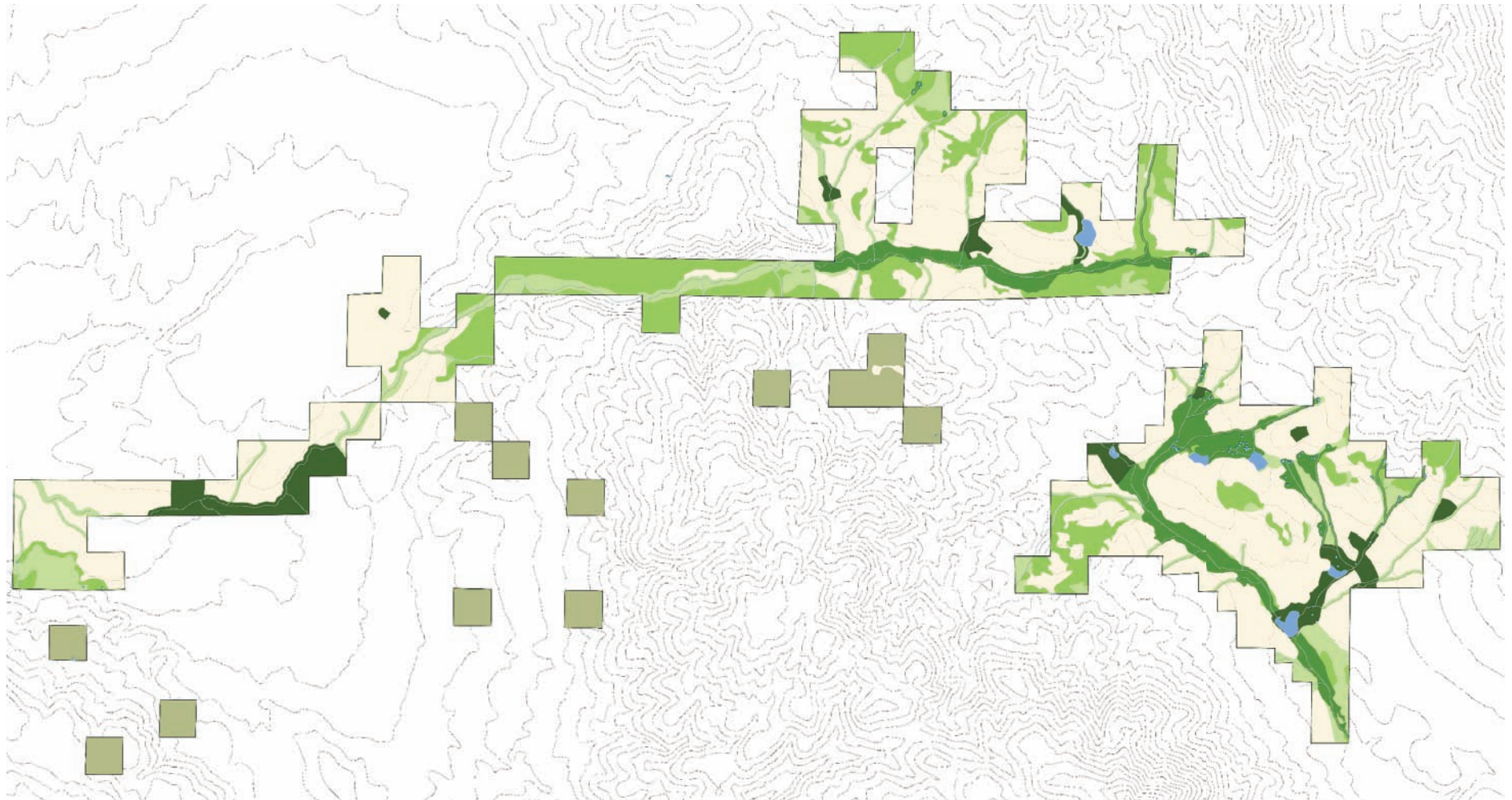
Tree Protection Program

The Spring Mountain Tree Protection Program protects significant stands of mature trees while managing wildfire hazards. The Tree Protection Program minimizes removal of healthy mature trees, establishes tree protection measures, and requires a reforestation plan for trees that are removed. Tree protection standards require that village plans and the development authorized by village plans protect at least half of Spring Mountain's large trees. Large trees are defined in Chapter 9.

Cultural and Archaeological Resources

The Spring Mountain development site has a long history of agricultural use. As a result, artifacts may exist that could be considered culturally or historically significant. Prior to development, potential cultural and archaeological resources shall be surveyed, documented, and preserved where warranted. Significant artifacts, if found, shall be documented by the Nevada State Historical Preservation Office and displayed as part of a historical interpretive center in a park, community facility, or other public space at Spring Mountain.

Exhibit 2.3 Comprehensive Open Space Plan



NOT TO SCALE

NOTE: This exhibit is conceptual in nature and will be refined in final development plans.

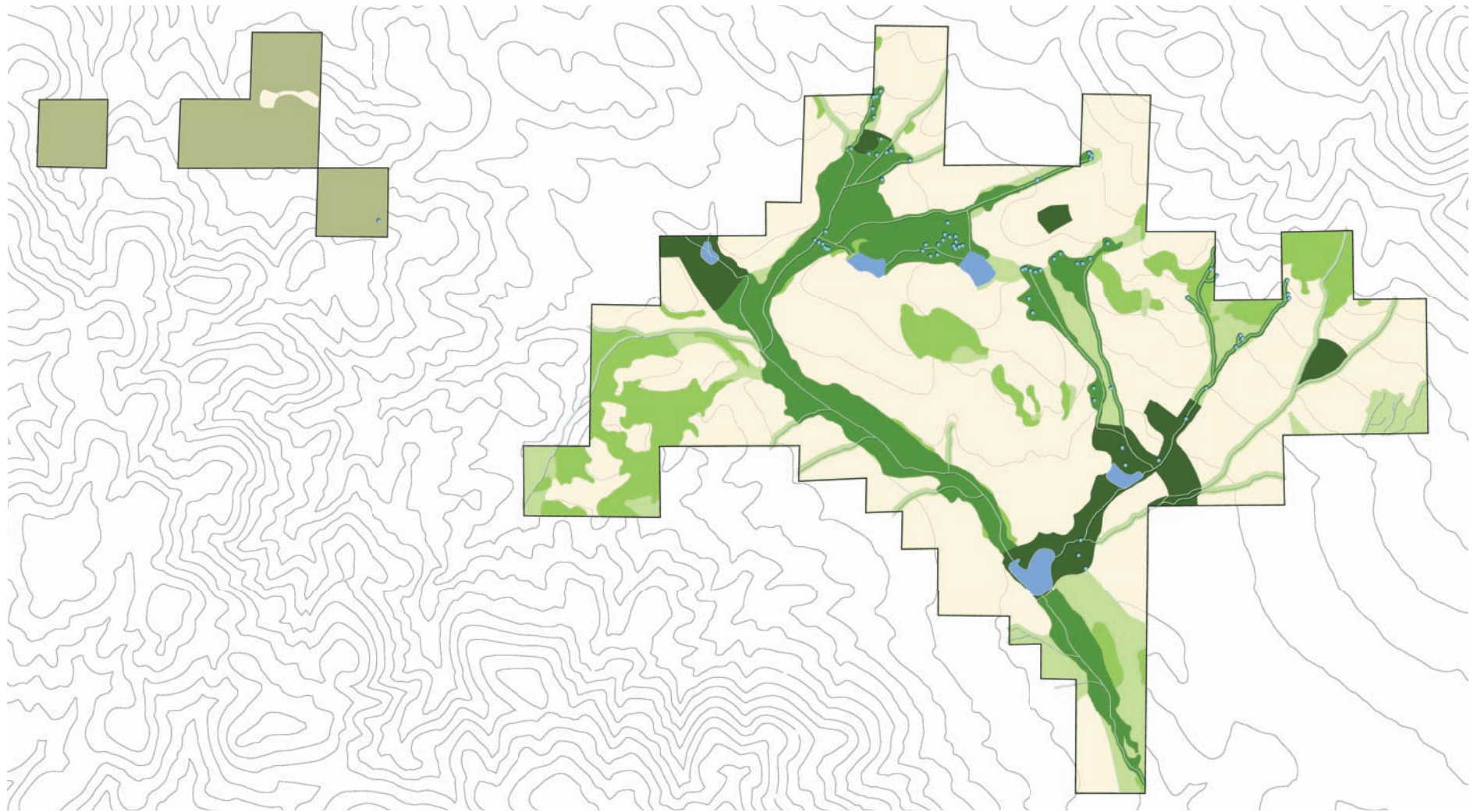
- Other Open Space
- Over 30% Slope
- Remote Parcels

- Meadows and Potential Existing Wetlands
- Parks
- Development

- Springs
- Lakes
- Major Drainageways

* Park sites may also contain areas of potential wetlands.

Exhibit 2.4 Village A Open Space Plan



NOT TO SCALE

NOTE: This exhibit is conceptual in nature and will be refined in final development plans.

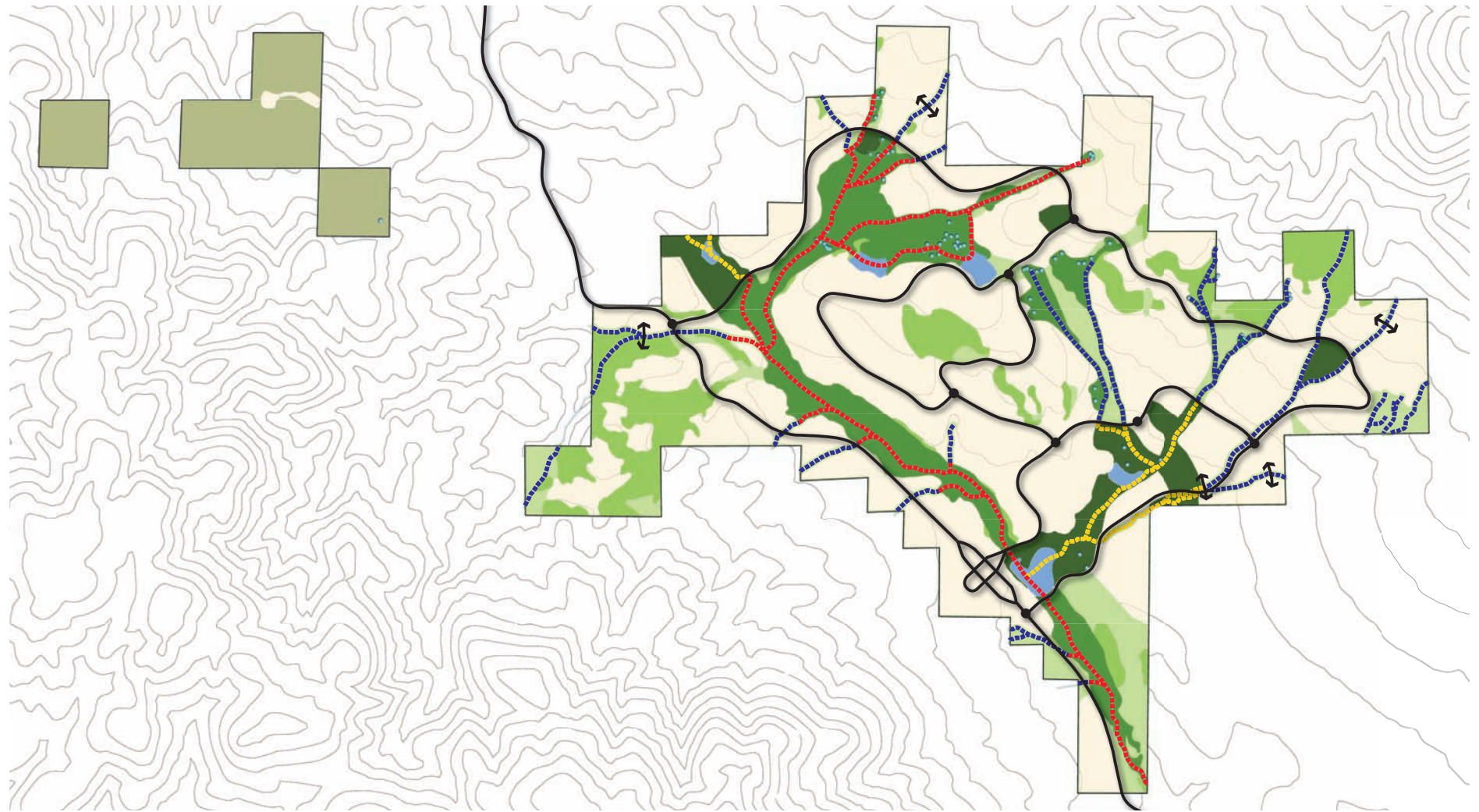
- Other Open Space
- Over 30% Slope
- Remote Parcels

- Meadows and Potential Existing Wetlands
- Parks
- Development

- Springs
- Lakes
- Major Drainageways



* Park sites may also contain areas of potential wetlands.

Exhibit 2.5 Village A Major Drainageway Plan



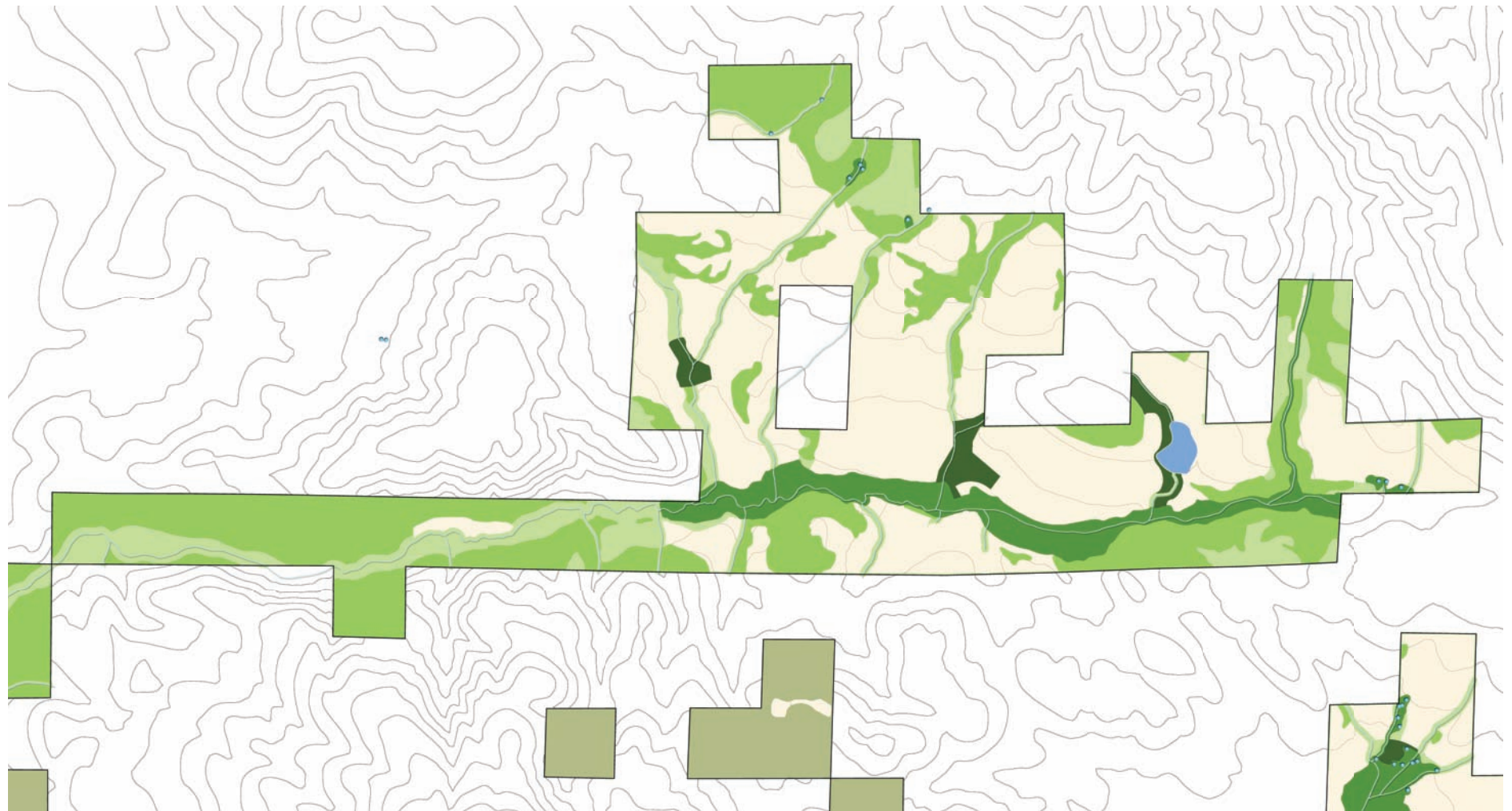
NOT TO SCALE

NOTE: This exhibit is conceptual in nature and will be refined in final development plans.

- | | | | | | | | |
|-------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------|------------------|---------------------------------------------------------------------------------------|-----------------------------------------|
|  | Natural Drainageway |  | Lakes |  | Other Open Space |  | Meadows and Potential Existing Wetlands |
|  | Landscaped Drainageway |  | Major Roadway |  | Over 30% Slope |  | Parks |
|  | Disturbed Drainageway |  | Conceptual Minor Roadway Crossing Location |  | Remote Parcels |  | Development |
|  | Springs | | | | | | |

* Park sites may also contain areas of potential wetlands.

Exhibit 2.6 Village B Open Space Plan



NOT TO SCALE

NOTE: This exhibit is conceptual in nature and will be refined in final development plans.

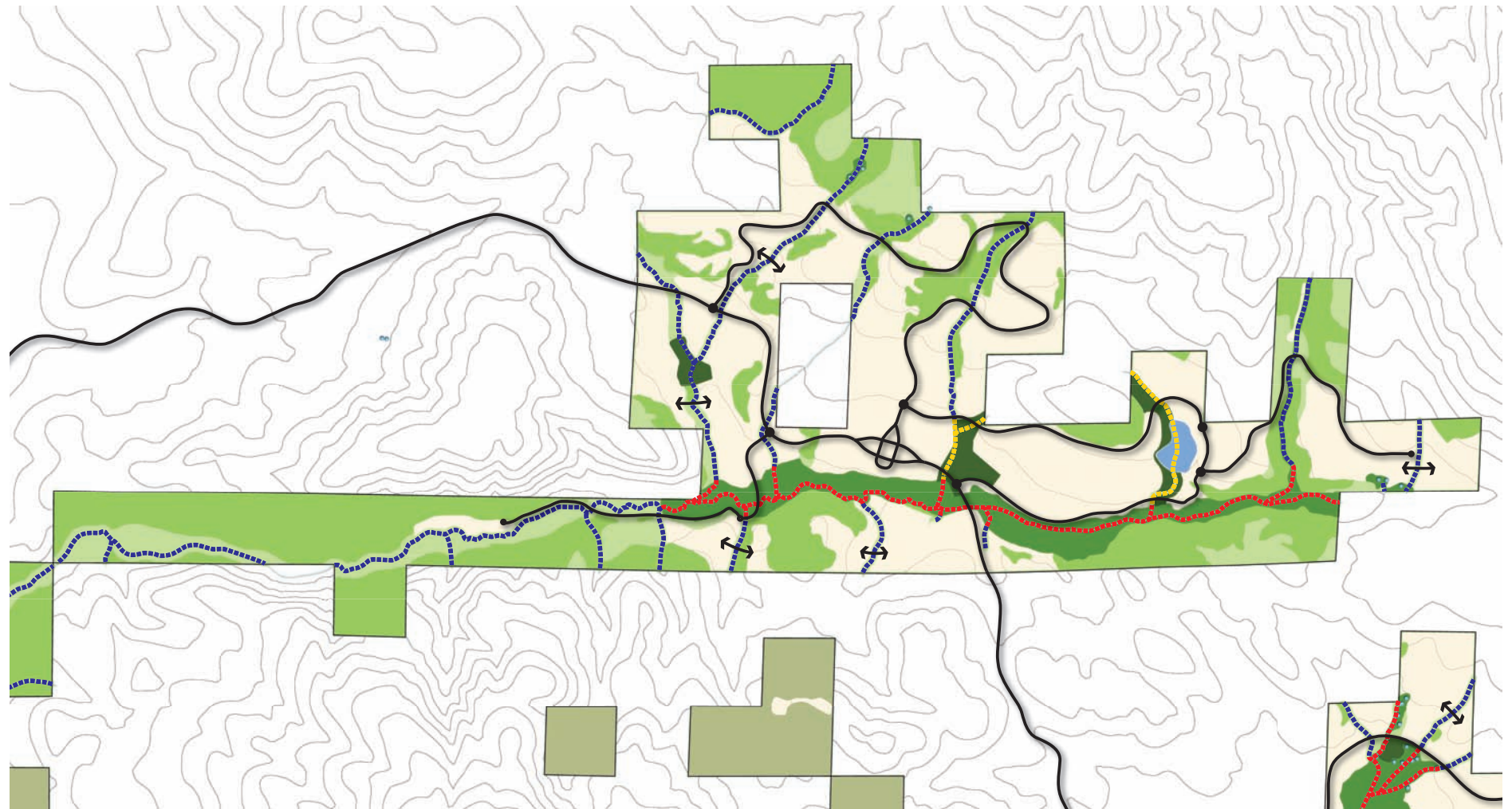
- Other Open Space
- Over 30% Slope
- Remote Parcels

- Meadows and Potential Existing Wetlands
- Parks
- Development

- Springs
- Lakes
- Major Drainageways






* Park sites may also contain areas of potential wetlands.

Exhibit 2.7 Village B Major Drainageway Plan



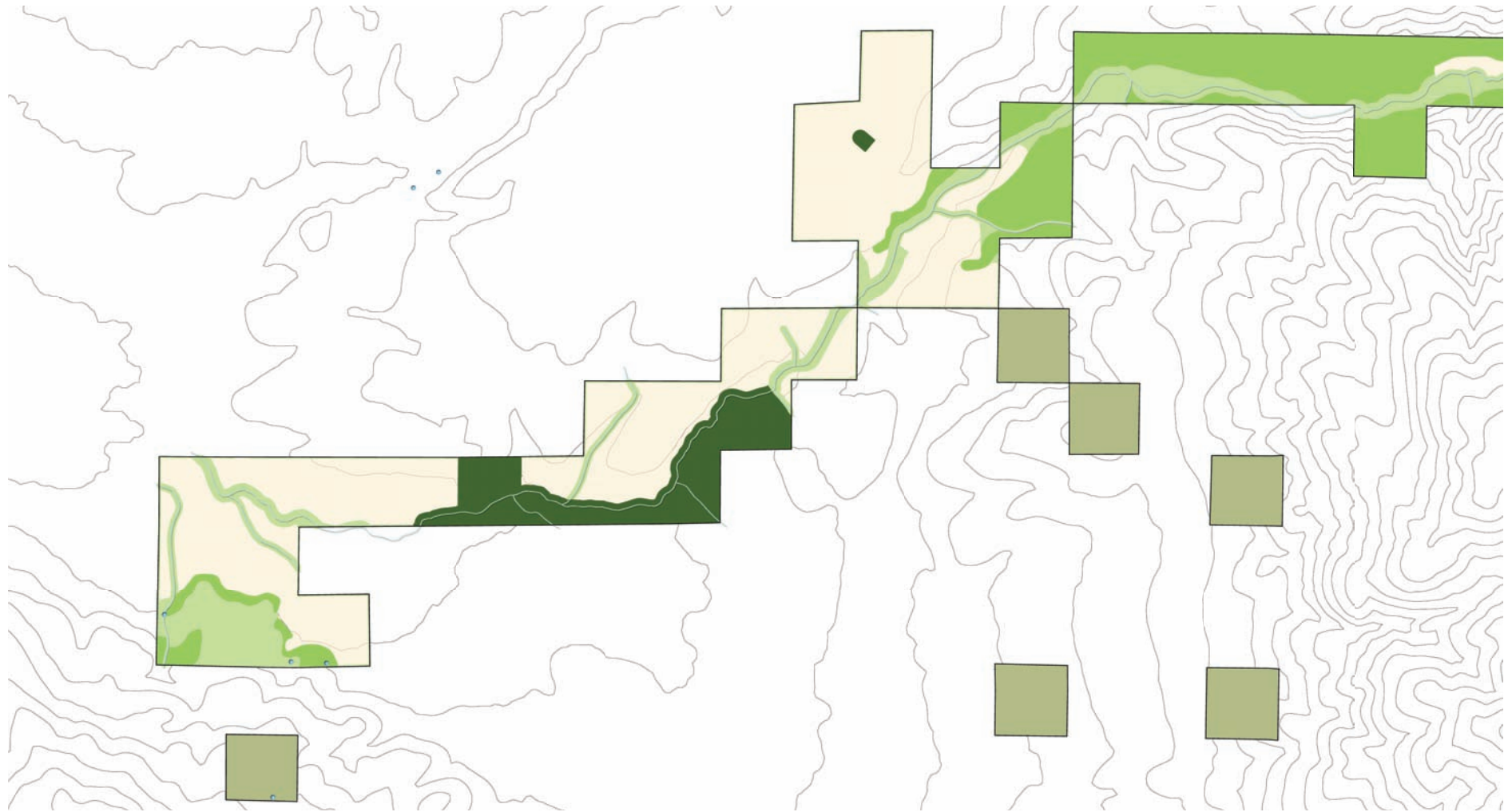
NOT TO SCALE

NOTE: This exhibit is conceptual in nature and will be refined in final development plans.

- | | | | |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
|  Natural Drainageway |  Lakes |  Other Open Space |  Meadows and Potential Existing Wetlands |
|  Landscaped Drainageway |  Major Roadway |  Over 30% Slope |  Parks |
|  Disturbed Drainageway |  Conceptual Minor Roadway Crossing Location |  Remote Parcels |  Development |
|  Springs | | | |

* Park sites may also contain areas of potential wetlands.

Exhibit 2.8 Village C Open Space Plan



NOT TO SCALE

NOTE: This exhibit is conceptual in nature and will be refined in final development plans.

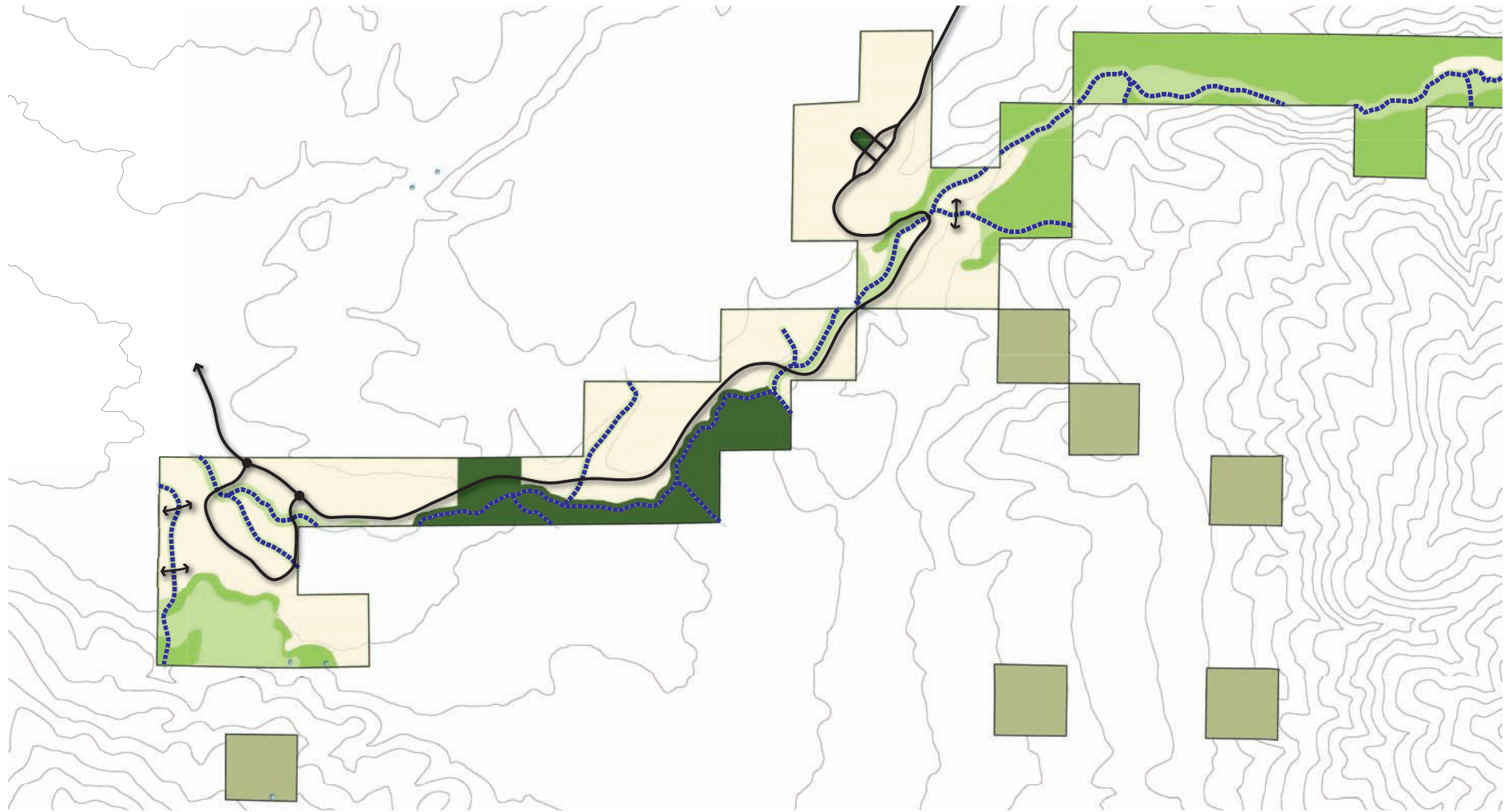
- Other Open Space
- Over 30% Slope
- Remote Parcels

- Meadows and Potential Existing Wetlands
- Parks
- Development

- Springs
- Lakes
- Major Drainageways

* Park sites may also contain areas of potential wetlands.

Exhibit 2.9 Village C Major Drainageway Plan



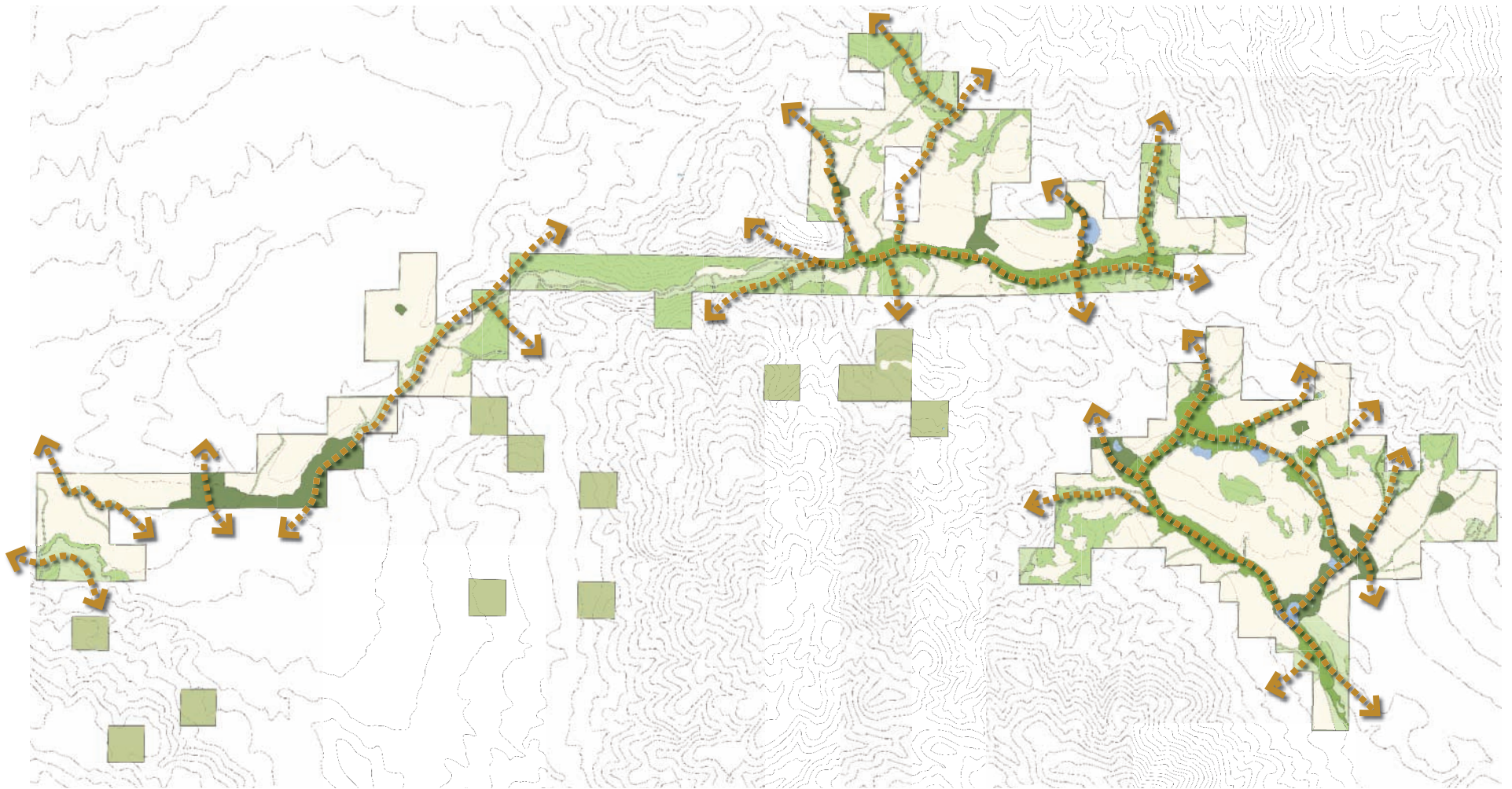
NOT TO SCALE

NOTE: This exhibit is conceptual in nature and will be refined in final development plans.

- | | | | |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
|  Natural Drainageway |  Lakes |  Other Open Space |  Meadows and Potential Existing Wetlands |
|  Landscaped Drainageway |  Major Roadway |  Over 30% Slope |  Parks |
|  Disturbed Drainageway |  Conceptual Minor Roadway Crossing Location |  Remote Parcels |  Development |
|  Springs | | | |

* Park sites may also contain areas of potential wetlands.

Exhibit 2.10 Wildlife Corridor Plan



NOT TO SCALE

NOTE: This exhibit is conceptual in nature and will be refined in final development plans.

- Other Open Space
- Over 30% Slope
- Remote Parcels

- Wetlands, Meadows, and Major Drainageways
- Parks
- Development

- Springs
- Lakes
- Wildlife Corridor (Min. 250')