

STONEBROOK PHASE 3 VILLAGE AA-BB

TENTATIVE MAP TITLE SHEET

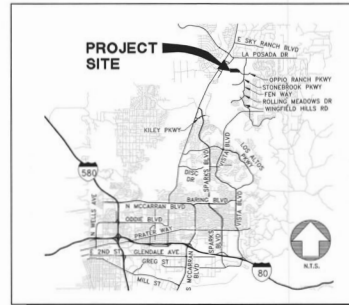
OWNER/DEVELOPER:
SPARKS STONEBROOK LLC
12100 WILSHIRE BLVD., SUITE 1750
LOS ANGELES, CA 90025

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), HIGH ACCURACY REFERENCE NETWORK (HAD) 83/4 HARRIS, AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "SPARKS" AND "WESPARKS". THE BEARING BETWEEN CORE "SPARKS" AND CORE "WESPARKS" IS TAKEN AS NORTH 07°10'00" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES, COMBINED CORRECTION TO GROUND FACTOR = 1. THE COORDINATE SYSTEM SHOWN HEREIN IS IDENTICAL TO 1200197939, THAT OF RECORD OF SURVEY NO. 3865, RECORDED FEBRUARY 7, 2001, AS FILE NO. 222526 IN OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

BASIS OF ELEVATION

THE BASIS OF ELEVATION IN THIS MAP IS TAKEN FROM THE CITY OF SPARKS BENCHMARK NETWORK, BM#118, BEING 1 1/4" BRASS CAP SET IN CONCRETE 1 FOOT NORTH OF "P" POST, 2 FEET NORTH OF RIGHT-OF-WAY FENCE, AND 3 FEET SOUTH OF EDGE OF PAVEMENT AT INTERSECTION OF CHAIN DRIVE AND LA POSADA DRIVE 0.2 FEET ABOVE GROUND WITH A PUBLISHED ELEVATION OF 4492.1 FEET (NAD83).



VICINITY MAP
NOT TO SCALE

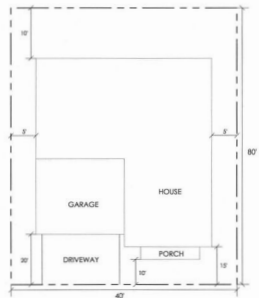
SITE INFORMATION:

SITE PLAN STATISTICS
 SEE AREA: 52.07 AC
 TOTAL NUMBER OF LOTS = 356
 TOTAL LOT AREA = 28.65 AC
 RIGHT OF WAY AREA = 11.92 AC
 COMMON AREA = 11.57 AC
PROJECT DENSITY
 GROSS DENSITY = 6.8
LOT SUMMARY
 MINIMUM LOT SIZE = 2,880 SQ. FT.
 MAXIMUM LOT SIZE = 16,228 SQ. FT.
 AVERAGE LOT SIZE = 3,004 SQ. FT.
 MINIMUM ALLOWABLE LOT SIZE = 2,880 SQ. FT.
ASSESSOR PARCEL NUMBER
 528-030-59
LOT REQUIREMENTS
 LINDER MINIMUM = 3,200 SQ. FT.
 TOWNHOME MINIMUM = 2,880 SQ. FT.
 LINDER WIDTH MINIMUM = 40 FT.
 TOWNHOME WIDTH MINIMUM = 36 FT.
 LOT DEPTH MINIMUM = 80 FT.

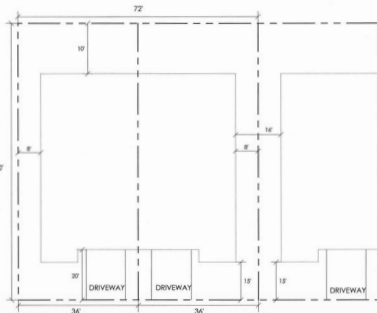
ENGINEERS STATEMENT:

I, SHARNEE A. DINGMAN, D.C.E., HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 18TH DAY OF DECEMBER, 2020.

SHARNEE A. DINGMAN, P.E. #2474



TYPICAL LOT DETAIL (PATIO HOMES)



TYPICAL LOT DETAIL (DUPLEX)



SITE PLAN
NOT TO SCALE

SHEET INDEX

SHT NO.	DWG ID	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	1B-1	PRELIMINARY LOT AND BLOCK PLAN
3	1B-2	PRELIMINARY LOT AND BLOCK PLAN
4	G-1	PRELIMINARY GRADING PLAN
5	G-2	PRELIMINARY GRADING PLAN
6	U-1	PRELIMINARY UTILITY PLAN
7	U-2	PRELIMINARY UTILITY PLAN
8	LS-1	PRELIMINARY LANDSCAPE PLAN

STONEBROOK VILLAGE 3 VILLAGE AA-BB TITLE SHEET



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1901 Corporate Boulevard Tel 775.823.4068
 Reno, NV 89502 Fax 775.823.4066

1407.064

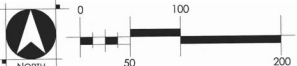
DECEMBER, 2020

STONEBROOK PHASE 3 VILLAGE AA-BB

TENTATIVE MAP
LOT AND BLOCK PLAN



NOTE:
ALL STREETS ARE PUBLIC UNLESS OTHERWISE NOTED.



VILLAGE AA — VILLAGE BB
528-030-21
SPARKS
STONEBROOK LLC

STONEBROOK CHANNEL
528-030-59
CITY OF SPARKS

STONEBROOK PHASE 2
D-1
D-2



STONEBROOK VILLAGE 3
VILLAGE AA-BB
LOT AND BLOCK PLAN

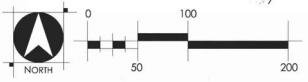
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STONEBROOK PHASE 3 VILLAGE AA-BB

TENTATIVE MAP
PRELIMINARY GRADING PLAN



NOTE:
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ALL SANITARY SEWER AND STORM DRAIN ARE PUBLIC (CITY OF SPARKS) UNLESS OTHERWISE NOTED.
ADD 4000 TO ALL ELEVATIONS.
CONTOURS ARE SHOWN AT 2' INTERVALS.



STONEBROOK
WEST
528-020-26
DENVER STREET
APARTMENTS LLC

528-030-20
WASHOE COUNTY
SCHOOL DISTRICT

528-030-21
SPARKS
STONEBROOK LLC

STONEBROOK VILLAGE 3
VILLAGE AA-BB
PRELIMINARY GRADING PLAN

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SHEET G-1 OF 8

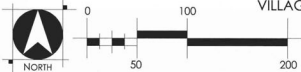


STONEBROOK PHASE 3 VILLAGE AA-BB

TENTATIVE MAP
PRELIMINARY UTILITY PLAN



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PRELIMINARY UTILITY PLAN



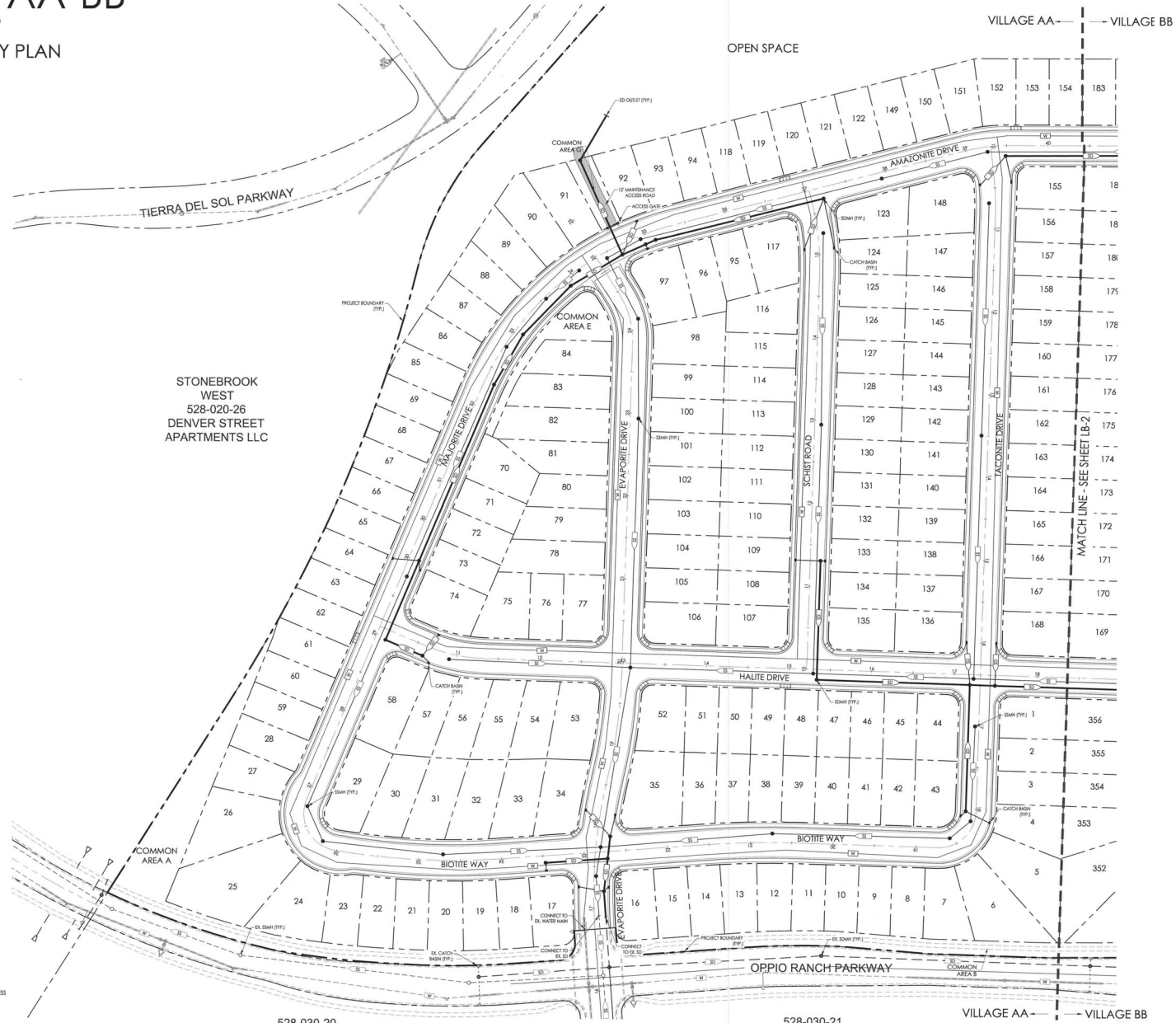
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SHEET U-2 OF 8

STONEBROOK PHASE 3 VILLAGE AA-BB

TENTATIVE MAP
PRELIMINARY UTILITY PLAN

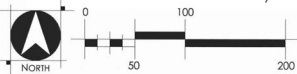


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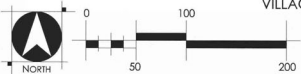
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SHEET U-1 OF 8

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