TENTATIVE MAP
FOR
WILDCREEK MEADOWS

BASIS OF BEARINGS

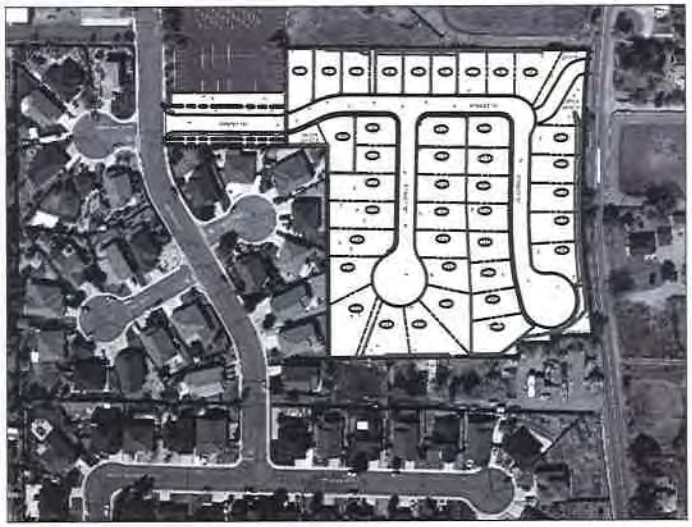
THE BASIS OF BEARINGS FOR THIS SURVEY BEING THE NAD83/94 MODIFIED STATE PLANE COORDINATE SYSTEM (WEST) ZONE. BASED ON TIES TO CITY OF SPARKS BENCHMARKS #63 & #64. ALL DISTANCES ARE GROUND VALUES TO OBTAIN GRID DIVIDE THOSE SHOWN BY THE WASHOE COUNTY COMBINED FACTOR OR 1.00018939

BASIS OF ELEVATIONS

THE BASIS OF ELEVATION FOR THIS SURVEY BEING THE NAVD88 VERTICAL DATUM OBTAINED FROM TIES TO CITY OF SPARKS VERTICAL CONTROL BENCHMARK #63 ELEVATION = 4484.05 FEET

VICINITY MAP

NOT TO SCALE



PROJECT LOCATION

PROJECT APPLICANT

LLS LLC
ATTENTION: LISHA LIU
3320 CITYVIEW TERRACE
SPARKS, NV 89431
(775) 815-5606

PROPERTY OWNERSHIP

WASHOE COUNTY APN# 026-341-13 AND 026-341-51

LLS LLC
ATTENTION: LISHA LIU
3320 CITYVIEW TERRACE
SPARKS, NV 89431
(775) 815-5606

WASHOE COUNTY APN# 026-341-55 AND 026-341-56

BOARD OF TRUSTESS
FIRST CHURCH OF THE NAZARENE
3200 EL RANCHO DRIVE
SPARKS, NV 89431
(775) 358-4066

SHEET INDEX

1 OF 6	TITLE SHEET
2 OF 6	EXISTING CONDITIONS AND DEMOLITION PLAN
3 OF 6	LOT AND BLOCK PLAN
4 OF 6	GRADING PLAN
5 OF 6	UTILITY PLAN
6 OF 6	SITE CROSS-SECTIONS

PROPOSED PROPERTY DEVELOPMENT STATISTICS

SITE ZONING CLASSIFICATION:
SF-6
PROJECT DEVELOPED AS A SMALL LOT DEVELOPMENT

TOTAL SITE AREA:

APN 026-341-13:	0.23 ACRES
APN 026-341-51:	3.24 ACRES
APN 026-341-55:	1.81 ACRES
	5.35 ACRES

PROPOSED DWELLING UNITS:
29 SINGLE FAMILY DETACHED HOMES

GROSS DENSITY:
7.25 DWELLING UNITS PER ACRE
7.30 DWELLING UNITS PER ACRE ALLOWED PER CODE

TOTAL LOT AREA:
3.94 ACRES

TOTAL ROAD AREA (PRIVATE STREET SYSTEM):
1.16 ACRES

TOTAL DEED RESTRICTED OPEN SPACE AREA:
0.28 ACRES

MINIMUM LOT SIZE:
3,280 SQUARE FEET

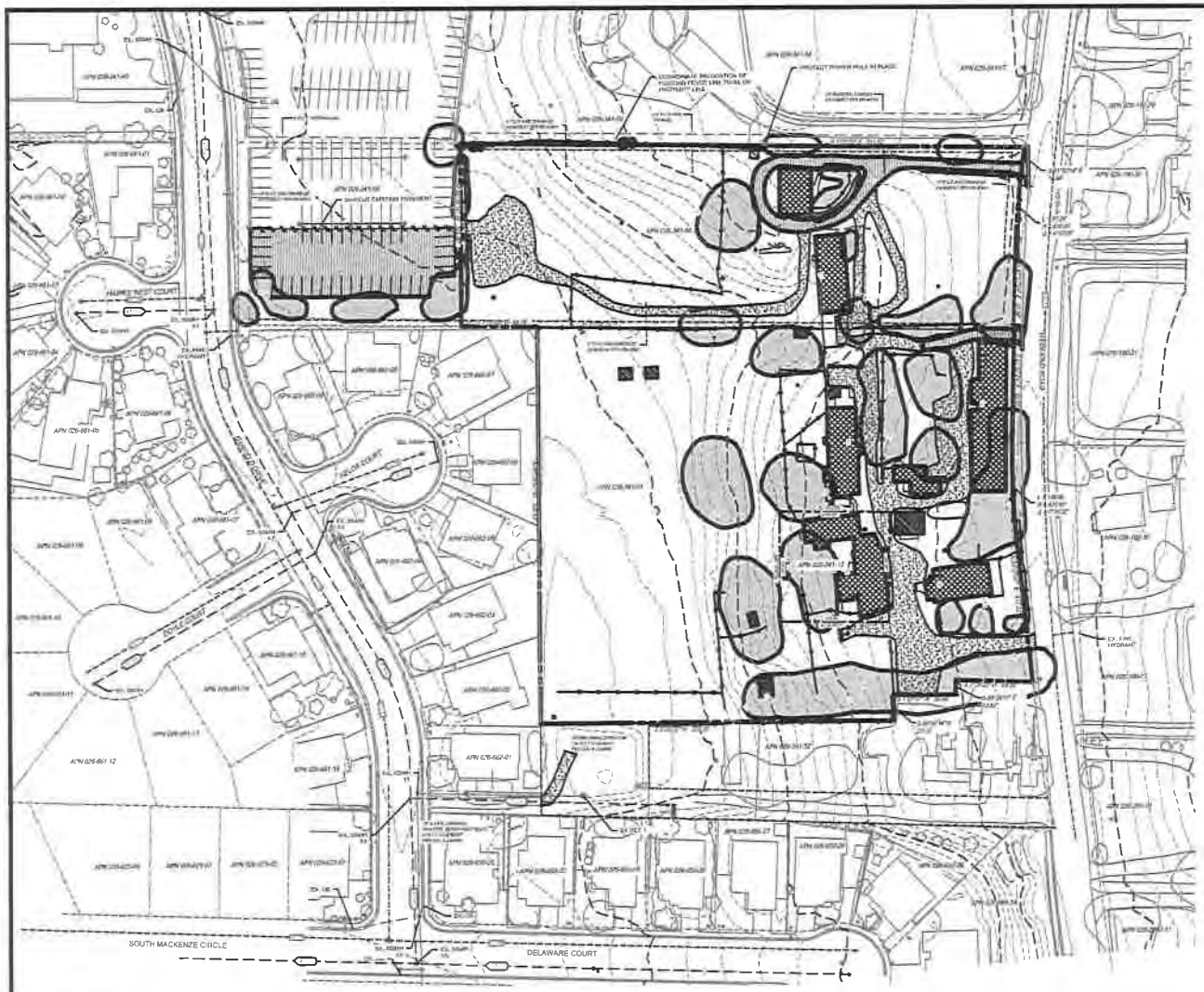
MAXIMUM LOT SIZE:
6,043 SQUARE FEET

AVERAGE LOT SIZE
4,401 SQUARE FEET

SHEET 1 OF 6
TITLE SHEET

MERIDIAN
LAND SOLUTIONS AND DESIGN
1655 SKY VALLEY DRIVE R203
RENO, NV 89523
(775) 657-0097
BRIAN@MLSDRENO.COM
MLSDRENO.COM

TENTATIVE MAP
FOR
WILDCREEK MEADOWS



DEMOLITION NOTES:

1. ALL TREES / VEGETATION SHALL BE MARKED AND COORDINATED WITH ADJACENT PROPERTY OWNERS PRIOR TO REMOVAL
2. ALL EXISTING FENCE LINES THAT ARE INSTALLED ALONG ADJOINING PROPERTIES SHALL BE COORDINATED WITH THE OWNERS OF THOSE PROPERTIES.
3. ANY WELLS / SEPTIC SYSTEMS ENCOUNTERED SHALL BE REMOVED AND DECOMMISSIONED PER LOCAL, STATE AND FEDERAL LAWS AND CODES.
4. ALL HOMES AND STRUCTURES SHALL BE REMOVED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS AND CODES

EXISTING IMPROVEMENTS / DEMOLITION REMOVAL

- BOUNDARY LINE
- EXISTING MAJOR CONTOUR (10' INCREMENTS) AND MAIN TO ELEVATIONS SHOWN
- EXISTING INTERIOR CONTOUR (2' INCREMENTS) AND MAIN TO ELEVATIONS SHOWN
- PAVEMENT SAWCUT LIMITS LINE
- EXISTING FENCE TO BE REMOVED
- EXISTING STREET LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING DRY WELL SERVICE PEDESTAL POLE
- EXISTING POWER POLE
- EXISTING UTILITY STREET VALVE COVER
- EXISTING DOMESTIC WATER MAIN SERVICE
- EXISTING STORM DRAIN (DIAMETER SIZE AND DIRECTION OF FLOW)
- EXISTING SANITARY SEWER (DIAMETER SIZE AND DIRECTION OF FLOW)
- PAVEMENT REMOVAL AREA
- GRAVEL REMOVAL AREA
- BUILDING STRUCTURE TO BE REMOVED
- SHED STRUCTURE TO BE REMOVED
- TREE AND VEGETATION REMOVAL (DRIPLINE SHOWN)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY BEING THE NAD83/94 MODIFIED STATE PLANE COORDINATE SYSTEM (WEST) ZONE, BASED ON TIES TO CITY OF SPARKS BENCHMARKS #63 & #64. ALL DISTANCES ARE GROUND VALUES TO OBTAIN GRID DIVIDE THOSE SHOWN BY THE WASHOE COUNTY COMBINED FACTOR OF 1.0001917839

BASIS OF ELEVATIONS

THE BASIS OF ELEVATION FOR THIS SURVEY BEING THE NAVD88 VERTICAL DATUM OBTAINED FROM TIES TO CITY OF SPARKS VERTICAL CONTROL BENCHMARK #63 ELEVATION = 4464.06 FEET

EXISTING STORM DRAIN STRUCTURE INFORMATION

EX DET 1 (DETENTION OUTLET STRUCTURE)	RIM = 45.05	15" INV (OUT) = 41.05
EX SDMH 1X	RIM = 45.83	15" INV (IN) (N) = 40.59 15" INV (OUT) (E) = 40.53
EX SDMH 2X	RIM = 45.47	15" INV (IN) (W) = 40.17 15" INV (IN) (N) = 40.35 15" INV (OUT) (E) = 40.15

EXISTING SANITARY SEWER STRUCTURE INFORMATION

EX. SSMH #1	RIM = 47.00	8" INV (IN) (S) = 42.06 8" INV (OUT) (E) = 41.99
EX. SSMH #2	RIM = 45.74	8" INV (IN) (W) = 41.13 8" INV (IN) (N) = 41.12 8" INV (OUT) (E) = 41.08
EX. SSMH #3	RIM = 45.38	8" INV (IN) (W) = 40.78 8" INV (IN) (S) = 40.74 8" INV (OUT) (E) = 40.71
EX. SSMH #4	RIM = 44.93	8" INV (IN) (N) = 39.77 8" INV (IN) (W) = 39.99 8" INV (OUT) (E) = 39.87
EX. SSMH #5	RIM = 43.80	8" INV (IN) (N) = 39.08 8" INV (IN) (S) = 39.048 8" INV (OUT) (E) = 39.00

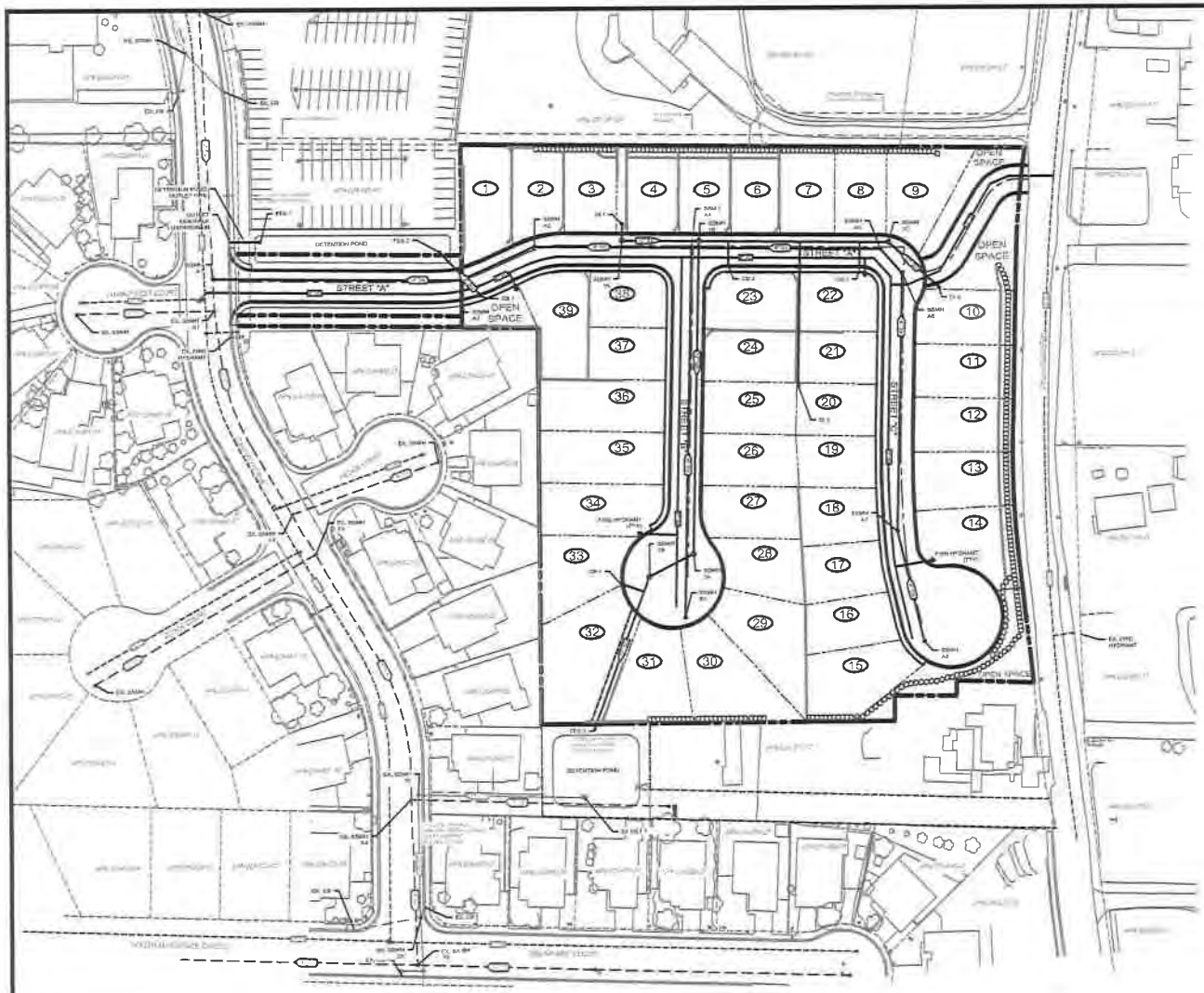
ABBREVIATIONS

BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
DI	DROP INLET
E	EAST
FES	FLARED END SECTION
FG	FINISH GRADE ELEVATION
GB	GRADE BREAK
H	HEIGHT
INV	INVERT ELEVATION
L	LENGTH
N	NORTH
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
SF	SQUARE FEET
S	SOUTH
SS	SANITARY SEWER
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB ELEVATION
TW	TOP OF WALL ELEVATION
W	WEST

SHEET 2 OF 6
EXISTING CONDITIONS AND DEMOLITION PLAN

MERIDIAN
LAND SOLUTIONS AND DESIGN
1655 SKY VALLEY DRIVE #203
RENO NV 89523
(775) 657-0097
BRIAN@MLSDRENO.COM
MLSDRENO.COM

Tentative Map
for
Wildcreek Meadows



PROPOSED IMPROVEMENTS

- PROPOSED INDEX CONTOUR (10' INCREMENTS) ADD 4400 TO ELEVATIONS SHOWN
- PROPOSED INTERMEDIATE CONTOUR (1' INCREMENTS) ADD 4400 TO ELEVATIONS SHOWN
- SEGMENTED LANDSCAPE WALLS (STRUCTURAL ABOVE 48" IN HEIGHT)
- ROCKERY WALLS (MAXIMUM 8'-0" HEIGHT MEASURED FROM FINISH GRADE)
- STREET SLOPE GRADE
- STREET CROWN SLOPE
- PROPOSED STORM DRAIN (DIAMETER SIZE AND DIRECTION OF FLOW)
- PROPOSED SANITARY SEWER MH (DIAMETER SIZE AND DIRECTION OF FLOW)
- PROPOSED DOMESTIC WATER SERVICE
- XX.XX / YY — PROPOSED ELEVATION (ADD 4,400 TO ALL ELEVATIONS) / DESCRIPTION OF GRADE ELEVATION
- (XX.XX) / YY — EXISTING ELEVATION

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY BEING THE NAD83/94 MODIFIED STATE PLANE COORDINATE SYSTEM (WEST) ZONE. BASED ON TIES TO CITY OF SPARKS BENCHMARKS #83 & #84. ALL DISTANCES ARE GROUND VALUES TO OBTAIN GRID DIVIDE THOSE SHOWN BY THE WASHOE COUNTY COMBINED FACTOR OF 1.0001478339

BASIS OF ELEVATIONS

THE BASIS OF ELEVATION FOR THIS SURVEY BEING THE NAVD88 VERTICAL DATUM OBTAINED FROM TIES TO CITY OF SPARKS VERTICAL CONTROL BENCHMARK #83. ELEVATION = 4434.05 FEET

EXISTING STORM DRAIN STRUCTURE INFORMATION

EX DET 1 (DETENTION OUTLET STRUCTURE)	RIM = 45.05	15" INV (OUT) = 41.0±
EX. SDMH 1X	RIM = 43.83	18" INV (IN) (N) = 40.59 15" INV (OUT) (E) = 40.53
EX. SDMH 2X	RIM = 43.47	15" INV (IN) (W) = 40.17 15" INV (IN) (N) = 40.35 15" INV (OUT) (E) = 40.15

EXISTING SANITARY SEWER STRUCTURE INFORMATION

EX. SSMH X1	RIM = 47.00	8" INV (IN) (S) = 42.06 8" INV (OUT) (E) = 41.99
EX. SSMH X2	RIM = 45.09	8" INV (IN) (W) = 41.13 8" INV (IN) (N) = 41.12 8" INV (OUT) (E) = 41.08
EX. SSMH X3	RIM = 45.46	8" INV (IN) (W) = 40.78 8" INV (IN) (S) = 40.74 8" INV (OUT) (E) = 40.71
EX. SSMH X4	RIM = 44.01	8" INV (IN) (N) = 39.77 8" INV (IN) (W) = 39.69 8" INV (OUT) (E) = 39.67
EX. SSMH X5	RIM = 43.06	8" INV (IN) (N) = 39.06 8" INV (IN) (S) = 39.046 8" INV (OUT) (S) = 39.00

ABBREVIATIONS

BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
DI	DROP INLET
E	EAST
FES	FLARED END SECTION
FG	FINISH GRADE ELEVATION
GB	GRADE BREAK
H	HEIGHT
INV	INVERT ELEVATION
L	LENGTH
N	NORTH
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
SF	SQUARE FEET
S	SOUTH
SS	SANITARY SEWER
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB ELEVATION
TW	TOP OF WALL ELEVATION
W	WEST

Sheet 5 of 6
Utility Plan

Meridian
Land Solutions and Design
1656 Sky Valley Drive R203
Reno, NV 89523
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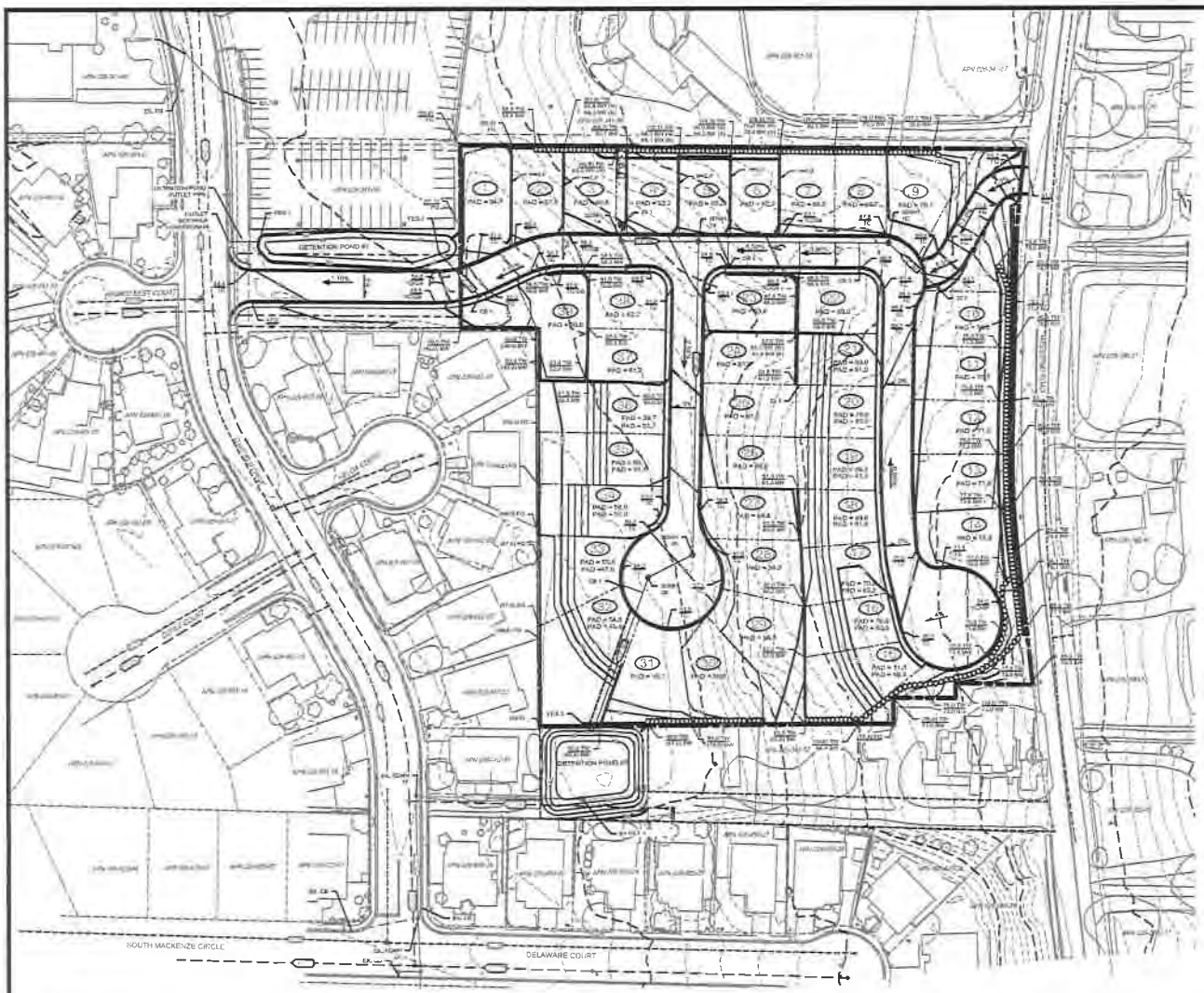
Tentative Map
for
Wildcreek Meadows



PROPOSED IMPROVEMENTS

- PROPOSED INDEX CONTOUR (10' INCREMENTS) ADD 4400 TO ELEVATIONS SHOWN
- PROPOSED INTERMEDIATE CONTOUR (2' INCREMENTS) ADD 4400 TO ELEVATIONS SHOWN
- SEGMENTED LANDSCAPE WALLS (STRUCTURAL ADOBE 48" IN HEIGHT)
- RESIDENT WALLS (MAXIMUM 42" HEIGHT MEASURED FROM FINISH GRADE)
- STREET SLOPE GRADE
- STREET FLOW FLOW
- PROPOSED STORM DRAIN (DIAMETER SIZE AND DIRECTION OF FLOW)
- PROPOSED SANITARY SEWER MAIN (DIAMETER SIZE AND DIRECTION OF FLOW)
- PROPOSED DOMESTIC WATER SERVICE
- XX.XX PROPOSED ELEVATION (ADD 4 400 TO ALL ELEVATIONS)
  YY DESCRIPTION OF GRADE ELEVATION
- XX.XX EXISTING ELEVATION

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY BEING THE NADS1983 NEVADA STATE PLANE COORDINATE SYSTEM (WEST) ZONE BASED ON TIES TO CITY OF SPARKS BENCHMARKS #63 & #64. ALL DISTANCES ARE GROUND VALUES TO OBTAIN GRID DIVIDE THEM BY THE WASHOE COUNTY COMBINED FACTOR OF 1.0001474139

BASIS OF ELEVATIONS

THE BASIS OF ELEVATION FOR THIS SURVEY BEING THE NAVD88 VERTICAL DATUM OBTAINED FROM TIES TO CITY OF SPARKS VERTICAL CONTROL BENCHMARK #63 ELEVATION = 4484.06 FEET

EXISTING STORM DRAIN STRUCTURE INFORMATION

EX DET 1 (DETENTION OUTLET STRUCTURE)	RIM = 45.06	15" INV (OUT)	= 41.06
EX SDMH 1X	RIM = 43.63	15" INV (IN) (N)	= 40.59
		15" INV (OUT) (E)	= 40.13
EX SDMH 2X	RIM = 43.47	15" INV (IN) (W)	= 40.17
		15 INV (IN) (N)	= 40.35
		15 INV (OUT) (E)	= 40.15

ABBREVIATIONS

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SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB ELEVATION
TW	TOP OF WALL ELEVATION
W	WEST

Sheet 4 of 6
Grading Plan

Meridian
Land Solutions and Design
1565 Sky Valley Drive R203
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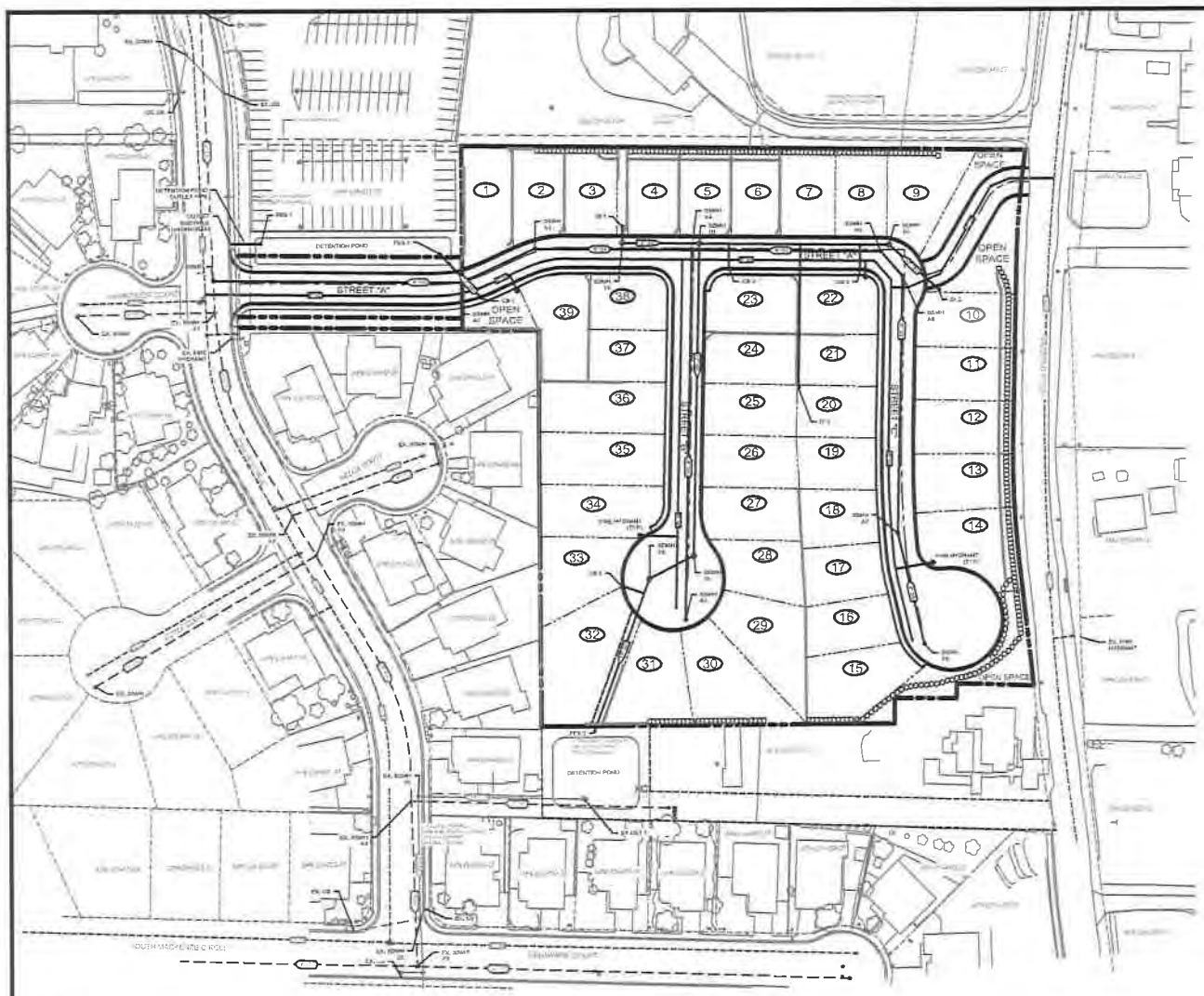
TENTATIVE MAP
FOR
WILDCREEK MEADOWS



PROPOSED IMPROVEMENTS

- PROPOSED INDEX CONTOUR (10' INCREMENTS) ADD 4400 TO ELEVATIONS SHOWN
- PROPOSED INTERIOR CONTOUR (2' INCREMENTS) ADD 4400 TO ELEVATIONS SHOWN
- SEGMENTED LANDSCAPE WALLS (STRUCTURAL ABOVE 48" IN HEIGHT)
- ROCKERY WALLS (MAXIMUM 6'-0" HEIGHT MEASURED FROM FINISH GRADE)
- STREET SLOPE GRADE
- STREET CROWN SLOPE
- PROPOSED STORM DRAIN (DIAMETER SIZE AND DIRECTION OF FLOW)
- PROPOSED SANITARY SEWER MAIN (DIAMETER SIZE AND DIRECTION OF FLOW)
- PROPOSED DOMESTIC WATER SERVICE
- XX.XX PROPOSED ELEVATION (ADD 4,400 TO ALL ELEVATIONS)
  YY DESCRIPTION OF GRADE ELEVATION
- (XX.XX) EXISTING ELEVATION

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY BEING THE NAD83/94 MODIFIED STATE PLANE COORDINATE SYSTEM (WEST) ZONE, BASED ON TIES TO CITY OF SPARKS BENCHMARKS 863 & 864. ALL DISTANCES ARE GROUND VALUES TO OBTAIN GRID DIVIDE THOSE SHOWN BY THE WASHOE COUNTY COMBINED FACTOR OF 1.00019769

BASIS OF ELEVATIONS

THE BASIS OF ELEVATION FOR THIS SURVEY BEING THE NAVD88 VERTICAL DATUM OBTAINED FROM TIES TO CITY OF SPARKS VERTICAL CONTROL BENCHMARK 863 ELEVATION = 4454.06 FEET

EXISTING STORM DRAIN STRUCTURE INFORMATION

EX DET 1 (DETENTION OUTLET STRUCTURE)	RIM = 45.08	15" INV (OUT) = 41.0±
EX SDMH 1X	RIM = 43.83	18" INV (IN) (N) = 40.59 15" INV (OUT) (E) = 40.63
EX SDMH 2X	RIM = 43.47	18" INV (IN) (W) = 40.17 15" INV (IN) (N) = 40.35 15" INV (OUT) (E) = 40.15

EXISTING SANITARY SEWER STRUCTURE INFORMATION

EX SSMH X1	RIM = 47.00	8" INV (IN) (S) = 42.06 8" INV (OUT) (E) = 41.96
EX SSMH X2	RIM = 45.74	8" INV (IN) (W) = 41.15 8" INV (IN) (N) = 41.12 8" INV (OUT) (E) = 41.08
EX SSMH X3	RIM = 45.48	8" INV (IN) (W) = 40.78 8" INV (IN) (S) = 40.74 8" INV (OUT) (E) = 40.71
EX SSMH X4	RIM = 44.01	8" INV (IN) (N) = 39.77 8" INV (IN) (W) = 39.89 8" INV (OUT) (E) = 39.87
EX SSMH X5	RIM = 43.56	8" INV (IN) (N) = 39.08 8" INV (IN) (S) = 39.045 8" INV (OUT) (E) = 39.00

ABBREVIATIONS

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SHEET 5 OF 6
UTILITY PLAN

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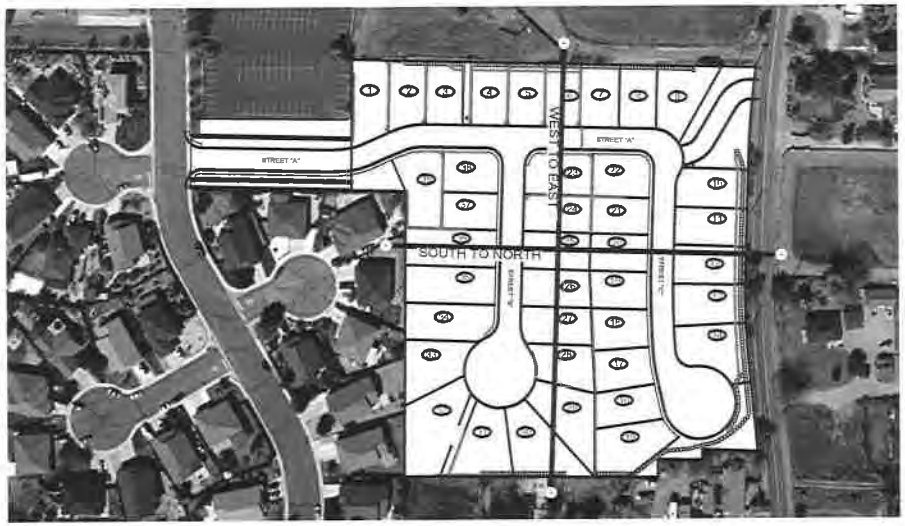
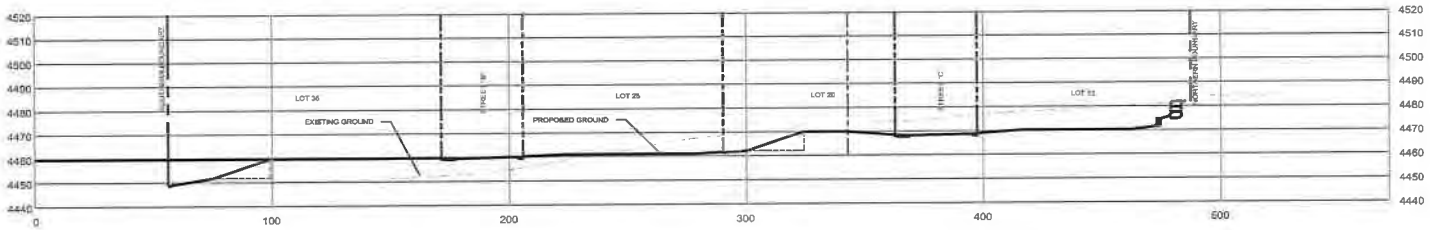
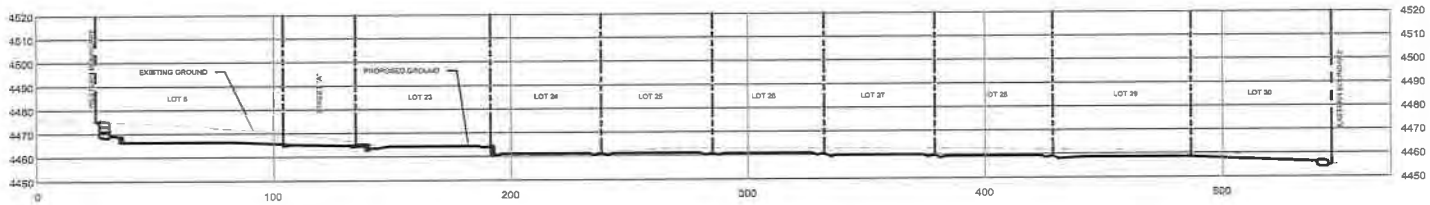




SOUTH TO NORTH CROSS SECTION



WEST TO EAST CROSS SECTION

SHEET 6 OF 6

SITE CROSS-SECTIONS

SCALE: 1"=20' HORIZONTAL
1"=20' VERTICAL

TENTATIVE MAP
FOR
WILDCREEK MEADOWS

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