
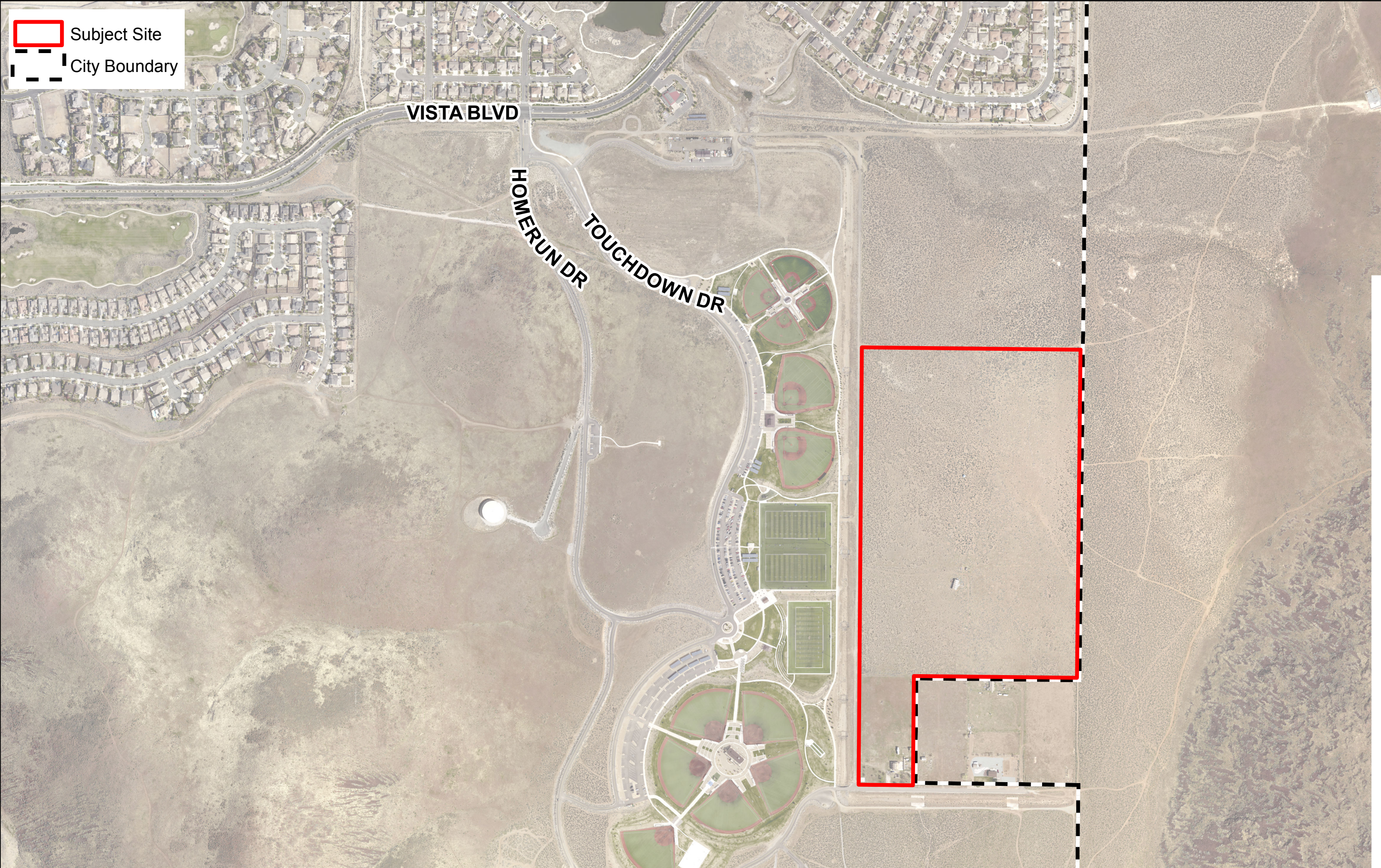
 Subject Site
 City Boundary



TENTATIVE MAP FOR WINGFIELD COMMONS

SPARKS WASHOE COUNTY NEVADA

APN 084-550-02, 084-550-07, 084-550-08

OWNER

FOOTHILLS AT WINGFIELD, LLC
4021 PORT CHICAGO HWY
CONCORD, CA 94520

MASTER DEVELOPER

ALBERT D. SEENO CONSTRUCTION COMPANY
4021 PORT CHICAGO HWY
CONCORD, CA 94520

BASIS OF BEARINGS

NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 39°31' 12.71828" NORTH AND 119° 42' 10.28557" WEST FOR REGIONAL GPS CORRS "WWRF" (WASHOE COUNTY IDENTIFIER S11SM19000). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000197939 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

BASIS OF ELEVATIONS

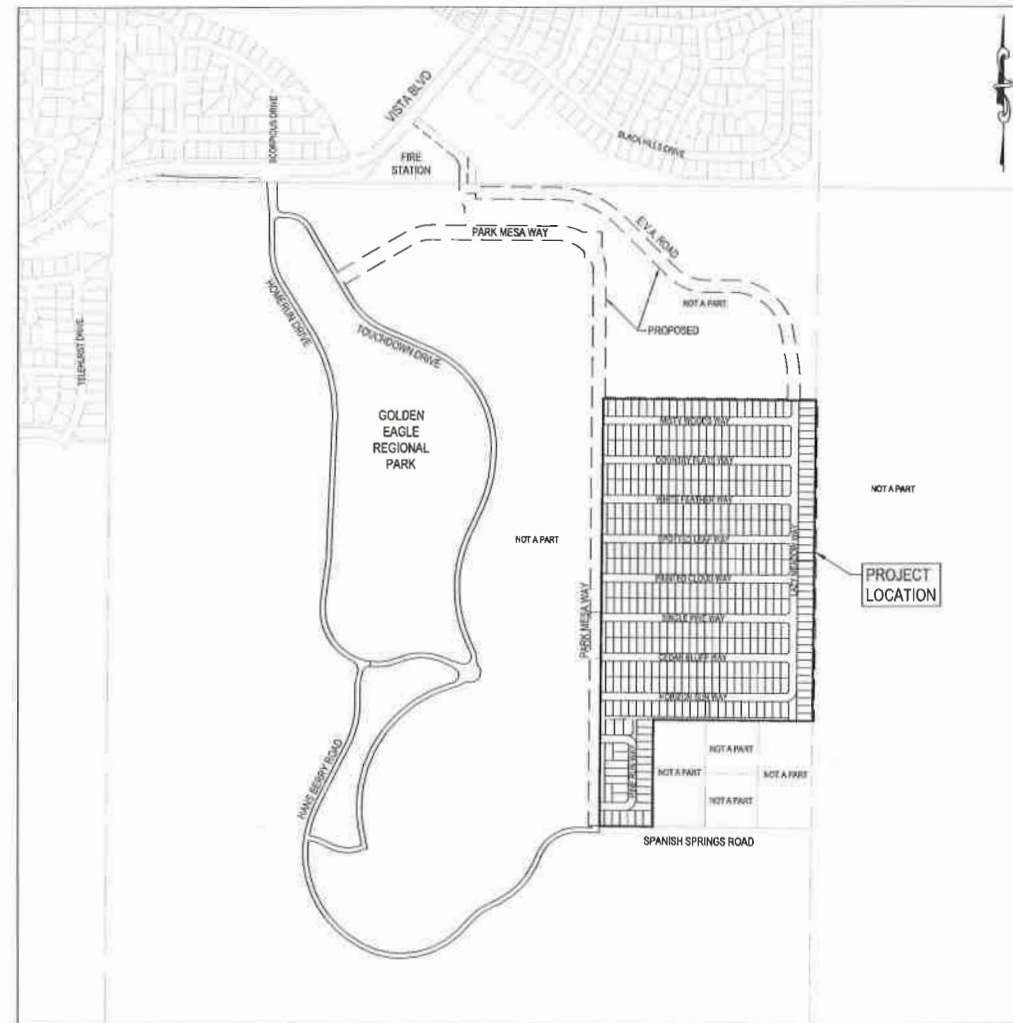
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HOLDING THE VERTICAL VALUES FOR PHOTO CONTROL ESTABLISHED BY CASTLE LAND SURVEYING FOR TOPOGRAPHIC MAPPING DATED JUNE 10, 2011, PROJECT R110601_COMMONS BY NORTH AMERICAN MAPPING. ELEVATIONS ON THIS PROJECT WERE FOUND TO BE 0.42 FEET LOWER THAN ELEVATIONS BASED ON SPARKS BENCHMARK 110 LOCATED AT THE NORTHEAST CORNER OF NORTH WINGFIELD PARKWAY AND VISTA BOULEVARD. ELEVATIONS WERE ALSO FOUND TO BE .22 FEET LOWER THAN ELEVATIONS DETERMINED USING WASHOE COUNTY BASE WWRF USING GEOID 99.

LAND SURVEYOR

SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE
RENO, NV 89523
PHONE: (775) 747-8550
FAX: (775) 747-8559

LEGEND

EXISTING	(E)
PROPOSED	(P)
EMERGENCY VEHICLE ACCESS	E.V.A.
EXISTING CONTOUR	--- 365 ---
PROPOSED CONTOUR	--- 365 ---
WATER LINE	--- W ---
RECLAIMED WATER LINE	--- RW ---
SANITARY SEWER	--- SS ---
STORM DRAIN	--- SD ---
GAS LINE	--- G ---
OVERHEAD ELECTRIC	--- OE ---
UNDERGROUND ELECTRIC	--- UGE ---
FENCE LINE	--- F ---
SIGN	4
LIGHT POST	*
VALVE	⊕
DIRT ROAD	---
UTILITY POLE	⊙



VICINITY MAP
SCALE: 1" = 500'

INDEX OF SHEETS

C0	COVER SHEET	1 OF 11
C1	EXISTING CONDITIONS PLAN	2 OF 11
C2	OVERALL SITE PLAN	3 OF 11
C3	ROADWAY SITE PLAN	4 OF 11
C4	SITE PLAN	5 OF 11
C5	GRADING & DRAINAGE PLAN	6 OF 11
C6	GRADING & DRAINAGE PLAN	7 OF 11
C7	UTILITY PLAN	8 OF 11
C8	UTILITY PLAN	9 OF 11
C9	OFF-SITE ROADWAY IMPROVEMENTS	10 OF 11
D1	DEVELOPMENT DETAILS	11 OF 11
L1	PRELIMINARY LANDSCAPE PLAN (BY OTHERS)	1 OF 1

PROJECT DATA

TOTAL AREA 64.87 ACRES
LAND USE DESIGNATION INTERMEDIATE DENSITY RESIDENTIAL (IDR)
ZONING SINGLE FAMILY - 6,000 SF LOTS (SF6)
NUMBER OF PROPOSED LOTS 454

ENGINEER'S STATEMENT

I, MARC N. BELANGER, DO HEREBY CERTIFY THAT THIS MAP HAS BEEN COMPLETED BY ME, OR UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE CITY OF SPARKS DEVELOPMENT CODE.

Marc N. Belanger 11-18-19
DATE: 11-18-19

MARC N. BELANGER
NEVADA PROFESSIONAL ENGINEER
#25050 EXP. 12/31/20

REVISIONS	DESCRIPTION	DATE	BY
No.			

SHAW ENGINEERING
20 VINO STEEL
RENO, NV 89503
PHONE: (775) 329-5559
TOLL FREE: (800) 329-5559
FAX: (775) 329-5406
EMAIL: general@shawengineering.com
WEBSITE: www.shawengineering.com

WINGFIELD COMMONS
TENTATIVE MAP
COVER SHEET

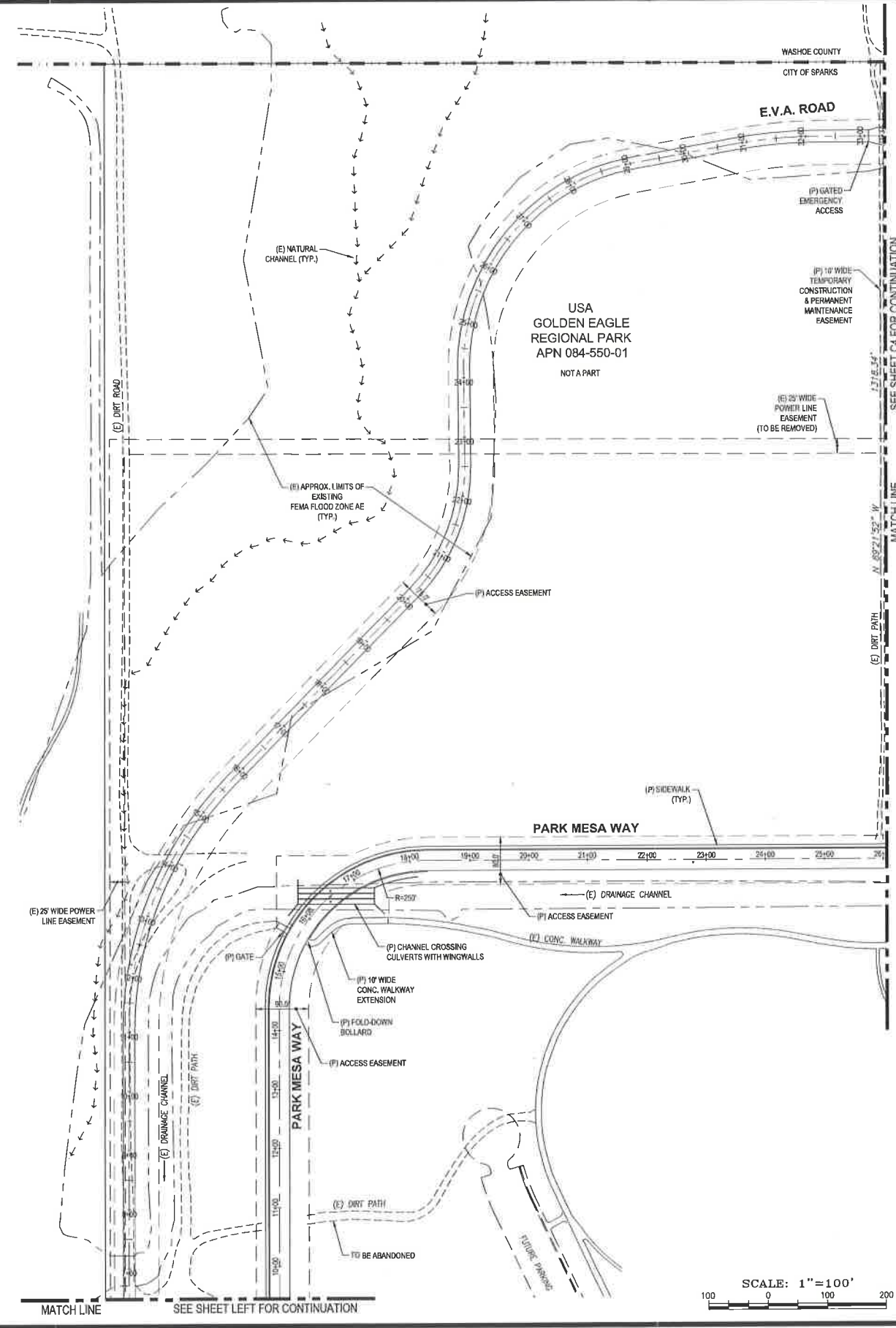
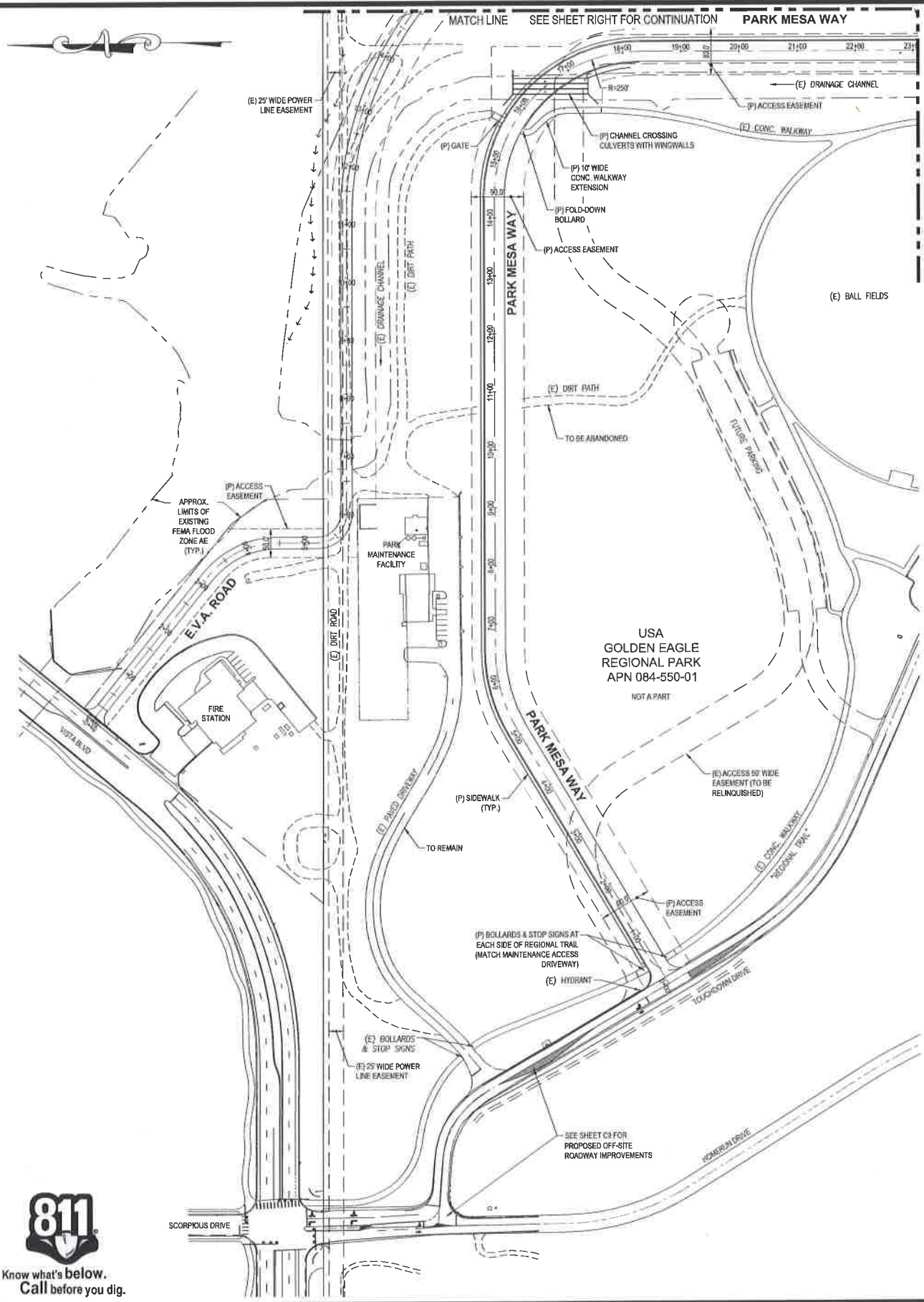
MARC N. BELANGER
NOV. 5, 2019
11-18-19

DRAWN BY:	MNB
DESIGNED BY:	MNB
CHECKED BY:	CRB
DATE:	NOV. 5, 2019
JOB NO.	17079

SHEET NUMBER
C1
1 OF 11

Marc N Belanger
Digitally signed by Marc N Belanger
Date: 2019.11.18 07:41:02 -08'00'





REVISIONS	BY	DATE
No.		
DESCRIPTION		

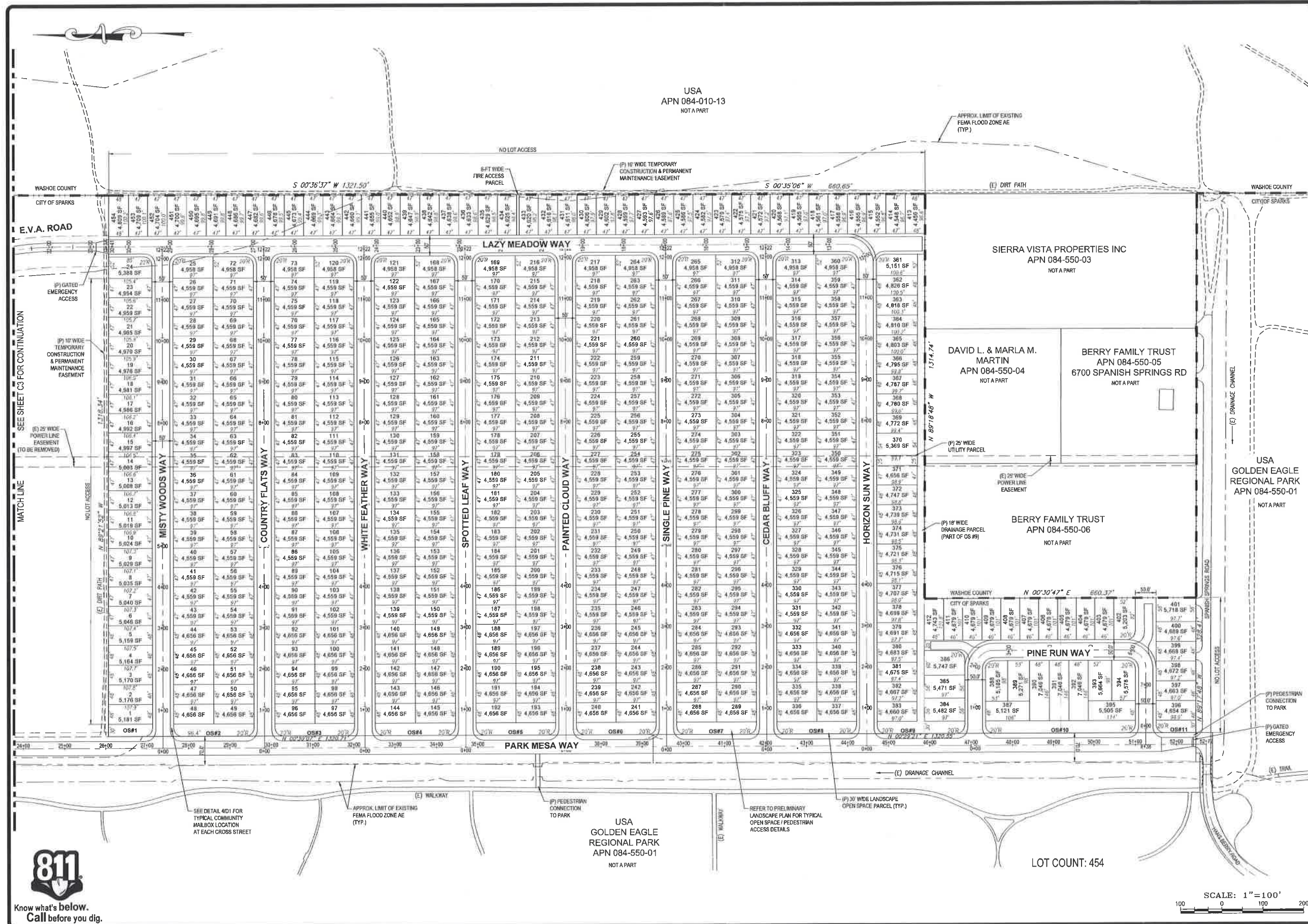
SHAW ENGINEERING
 20 Vine Street
 Reno, NV 89503
 Phone: (775) 329-5559
 Toll Free: (888) 329-5559
 Fax: (775) 329-5406
 Email: general@shawengineering.com
 Website: www.shawengineering.com

WINGFIELD COMMONS
 TENTATIVE MAP
 ROADWAY SITE PLAN



DRAWN BY:	MNB
DESIGNED BY:	MNB
CHECKED BY:	CRB
DATE:	NOV. 5, 2019
JOB NO.	17079

SHEET NUMBER
C3
 4 OF 11



USA
APN 084-010-13
NOT A PART

APPROX. LIMIT OF EXISTING
FEMA FLOOD ZONE AE
(TYP.)

SIERRA VISTA PROPERTIES INC
APN 084-550-03
NOT A PART

DAVID L. & MARLA M.
MARTIN
APN 084-550-04
NOT A PART

BERRY FAMILY TRUST
APN 084-550-05
6700 SPANISH SPRINGS RD
NOT A PART

BERRY FAMILY TRUST
APN 084-550-06
NOT A PART

USA
GOLDEN EAGLE
REGIONAL PARK
APN 084-550-01
NOT A PART

USA
GOLDEN EAGLE
REGIONAL PARK
APN 084-550-01
NOT A PART

LOT COUNT: 454

REVISIONS	DESCRIPTION	DATE	BY
No.			

SHAW ENGINEERING
20 Vine Street
Reno, NV 89503
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Toll Free: (888) 329-5559
Fax: (775) 329-5406
Email: general@shawengineering.com
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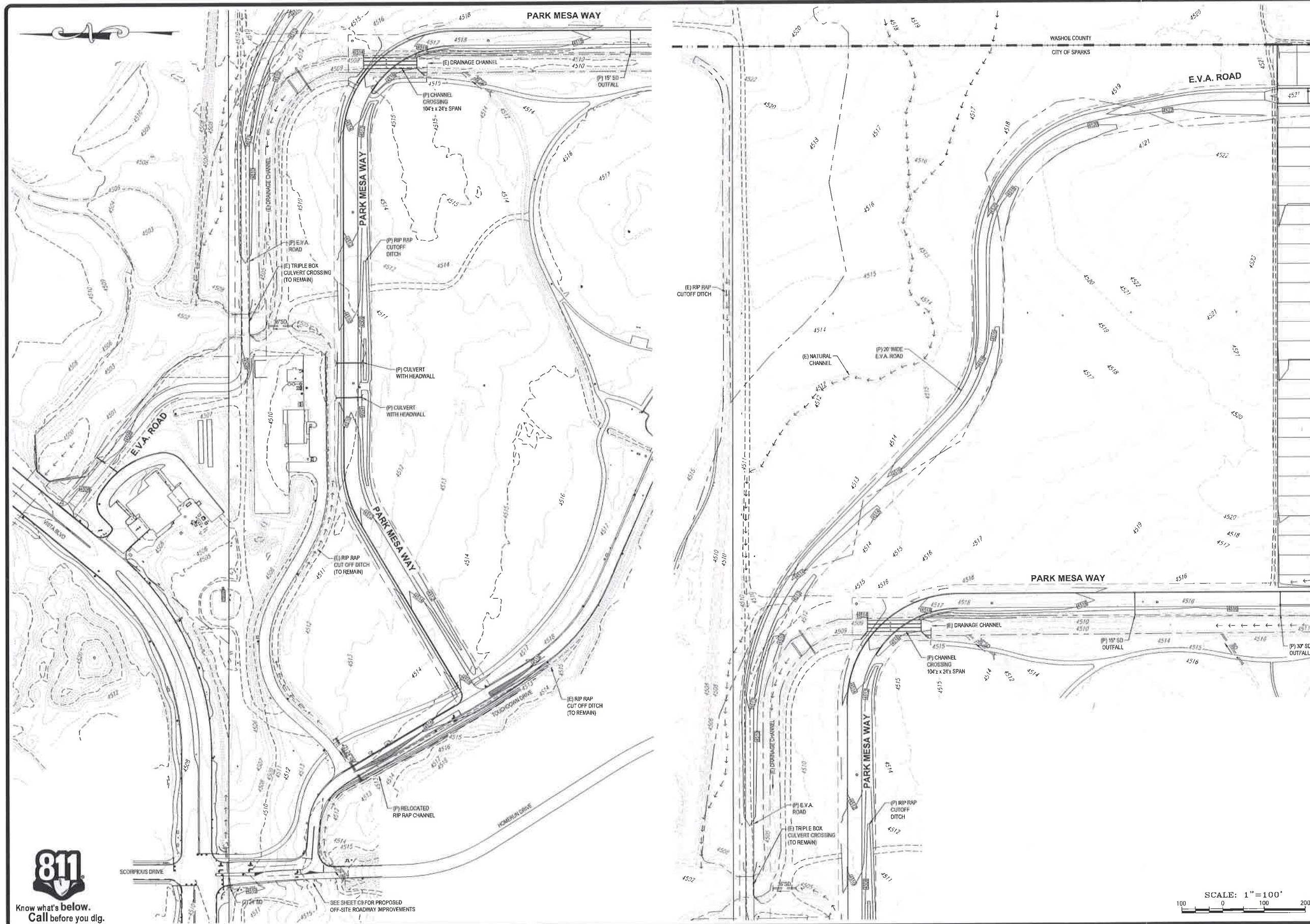
WINGFIELD COMMONS
TENTATIVE MAP
SITE PLAN

DRAWN BY: MNB
DESIGNED BY: MNB
CHECKED BY: CRB
DATE: NOV. 5, 2019
JOB NO: 17079

SHEET NUMBER
C4
5 OF 11

Know what's below.
Call before you dig.

SCALE: 1" = 100'
100 0 100 200



811
Know what's below.
Call before you dig.

SEE SHEET C4 FOR PROPOSED
OFF-SITE ROADWAY IMPROVEMENTS

SCALE: 1" = 100'
100 0 100 200

REVISIONS	DESCRIPTION	DATE	BY
No.			

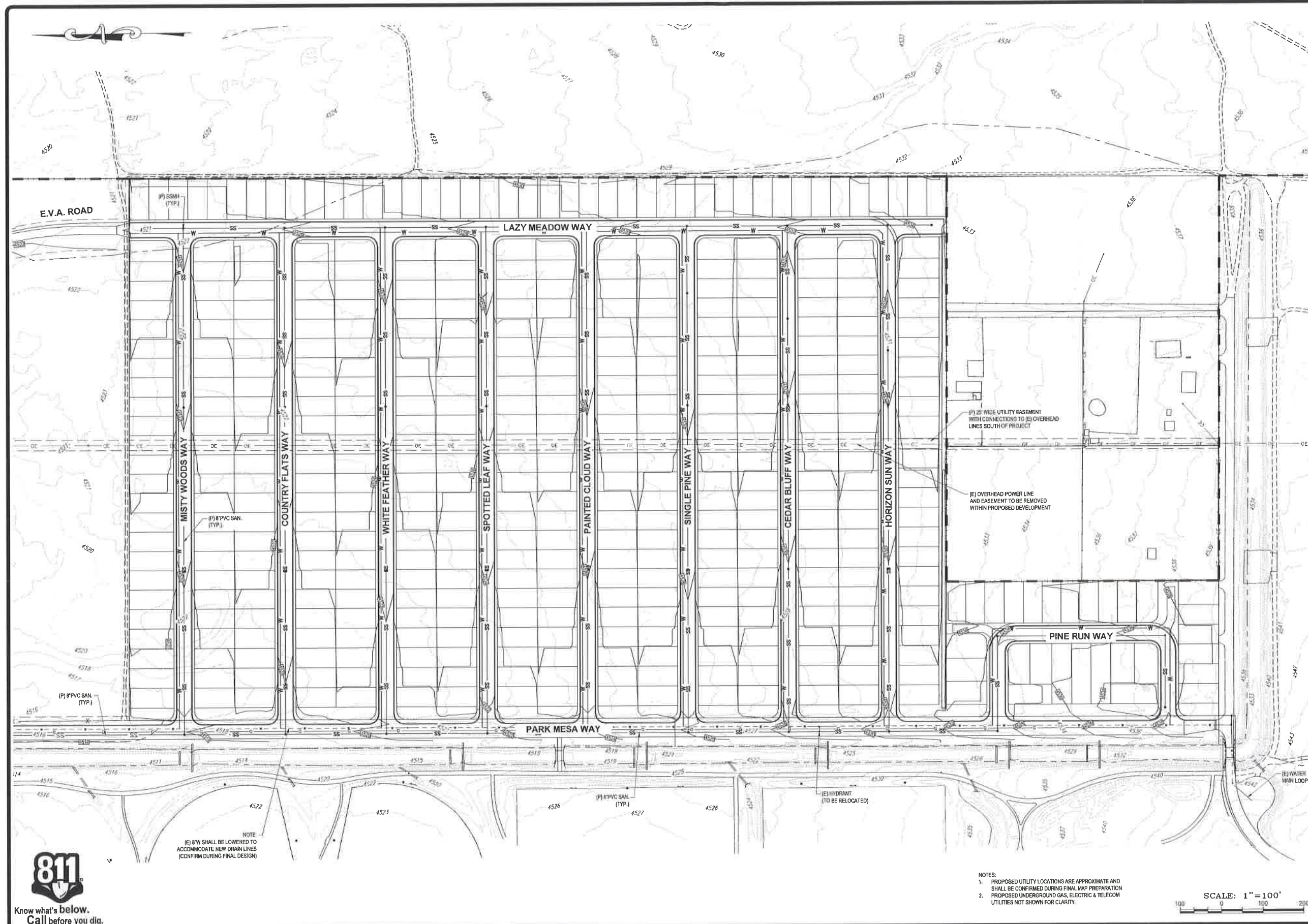
SHAW ENGINEERING
20 Vine Street
Reno, NV 89503
Phone: (775) 329-5559
Toll Free: (888) 329-5559
Fax: (775) 329-5406
Email: general@shawengineering.com
Website: www.shawengineering.com

WINGFIELD COMMONS
TENTATIVE MAP
GRADING & DRAINAGE PLAN

MNB
PROFESSIONAL ENGINEER-STATE OF NEVADA
MARC H. BELANGER
Exp: 12-31-2019
No. 29520
11-18-19

DRAWN BY	MNB
DESIGNED BY	MNB
CHECKED BY	CRB
DATE	NOV. 5, 2019
JOB NO	17029

SHEET NUMBER
C5
6 OF 11



Know what's below.
Call before you dig.

NOTE
(E) 8\"/>

NOTES:
1. PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED DURING FINAL MAP PREPARATION
2. PROPOSED UNDERGROUND GAS, ELECTRIC & TELECOM UTILITIES NOT SHOWN FOR CLARITY.

SCALE: 1" = 100'
100 0 100 200

REVISIONS	DESCRIPTION	DATE	BY
No.			

SHAW ENGINEERING
20 Vine Street
Reno, NV 89503
Phone: (775) 329-5559
Toll Free: (888) 329-5559
Fax: (775) 329-5406
Email: general@shawengineering.com
Website: www.shawengineering.com

WINGFIELD COMMONS
TENTATIVE MAP
UTILITY PLAN



DRAWN BY	MNB
DESIGNED BY	MNB
CHECKED BY	CRB
DATE	NOV. 5, 2019
JOB NO.	17079

SHEET NUMBER
C8
9 OF 11

REVISIONS	DESCRIPTION	DATE	BY
No.			



SHAW ENGINEERING
 20 Vine Street
 Reno, NV 89503
 Phone: (775) 329-5559
 Toll Free: (888) 329-5559
 Fax: (775) 329-5406
 Email: general@shawengineering.com
 Website: www.shawengineering.com

WINGFIELD COMMONS
TENTATIVE MAP

DEVELOPMENT DETAILS



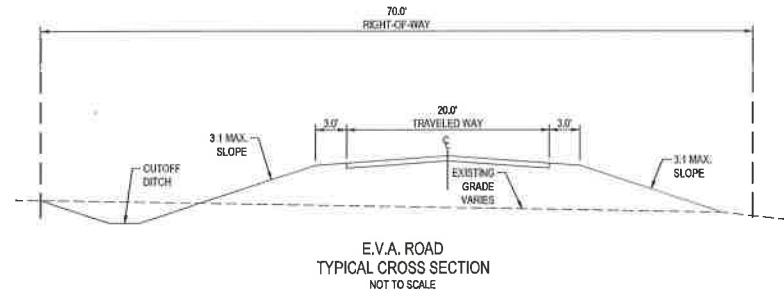
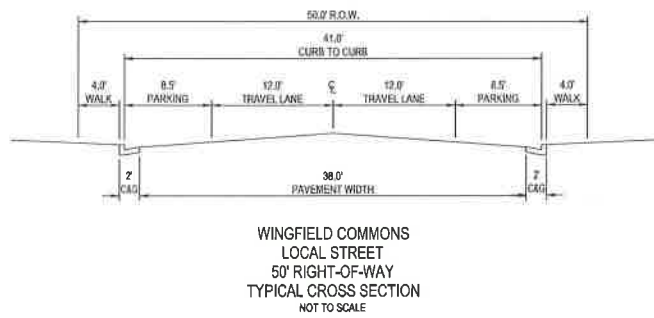
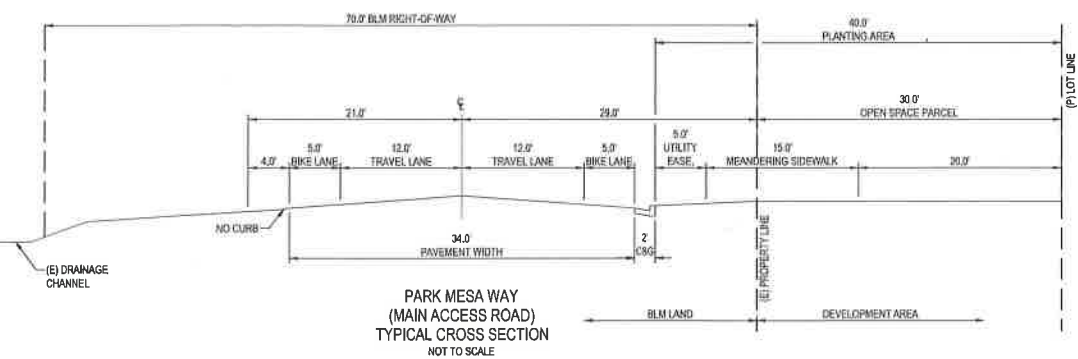
MARC N. BELANGER
 CIVIL ENGINEER
 No. 25650
 11-18-19

DRAWN BY:	MNB
DESIGNED BY:	MNB
CHECKED BY:	CRB
DATE:	NOV. 5, 2019
JOB NO.	17679

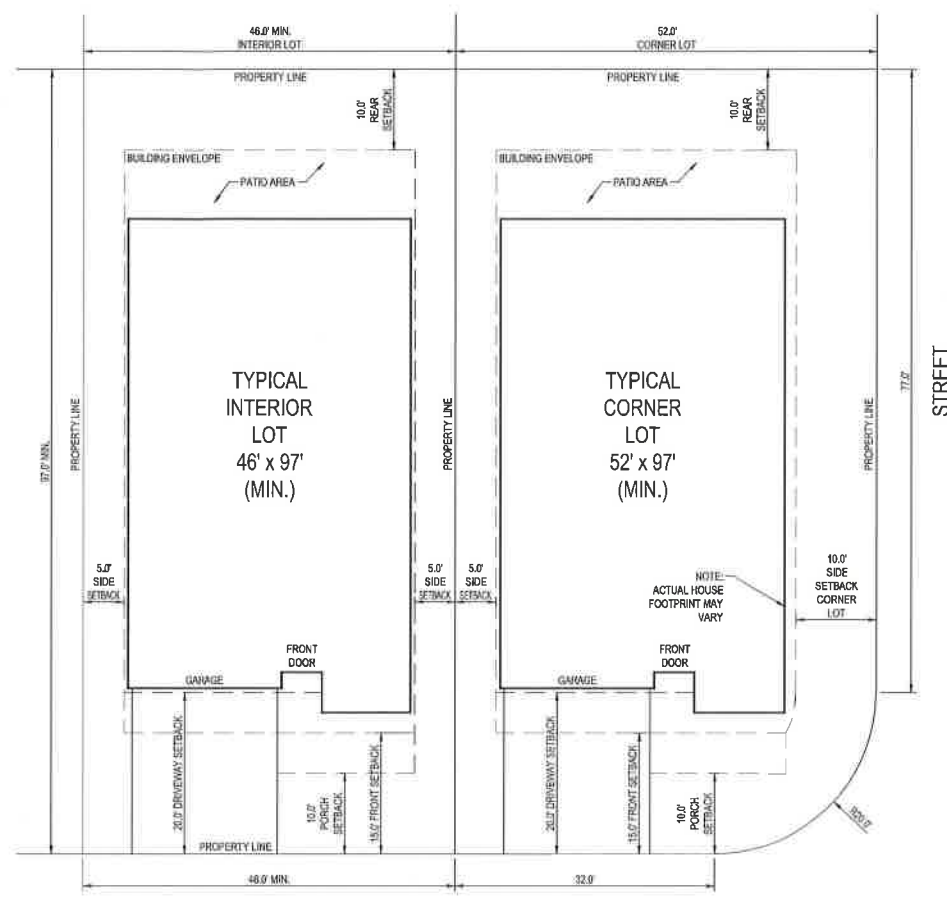
SHEET NUMBER

D1

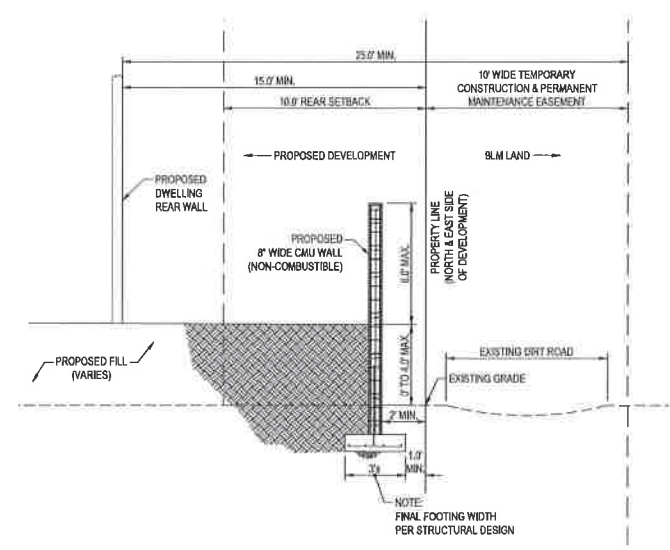
11 OF 11



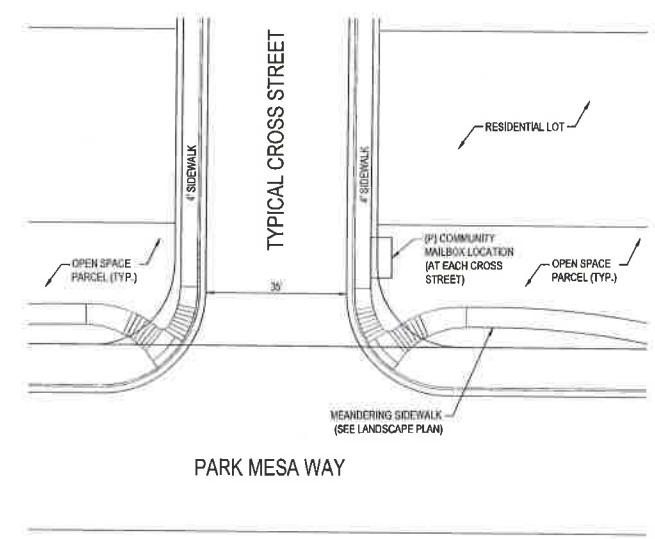
1 TYPICAL STREET CROSS SECTIONS
D1 NOT TO SCALE



2 TYPICAL LOT LAYOUT
D1 NOT TO SCALE



3 PROPOSED MASONRY BLOCK WALL
D1 NOT TO SCALE



4 COMMUNITY MAILBOX LOCATION
D1 NOT TO SCALE



