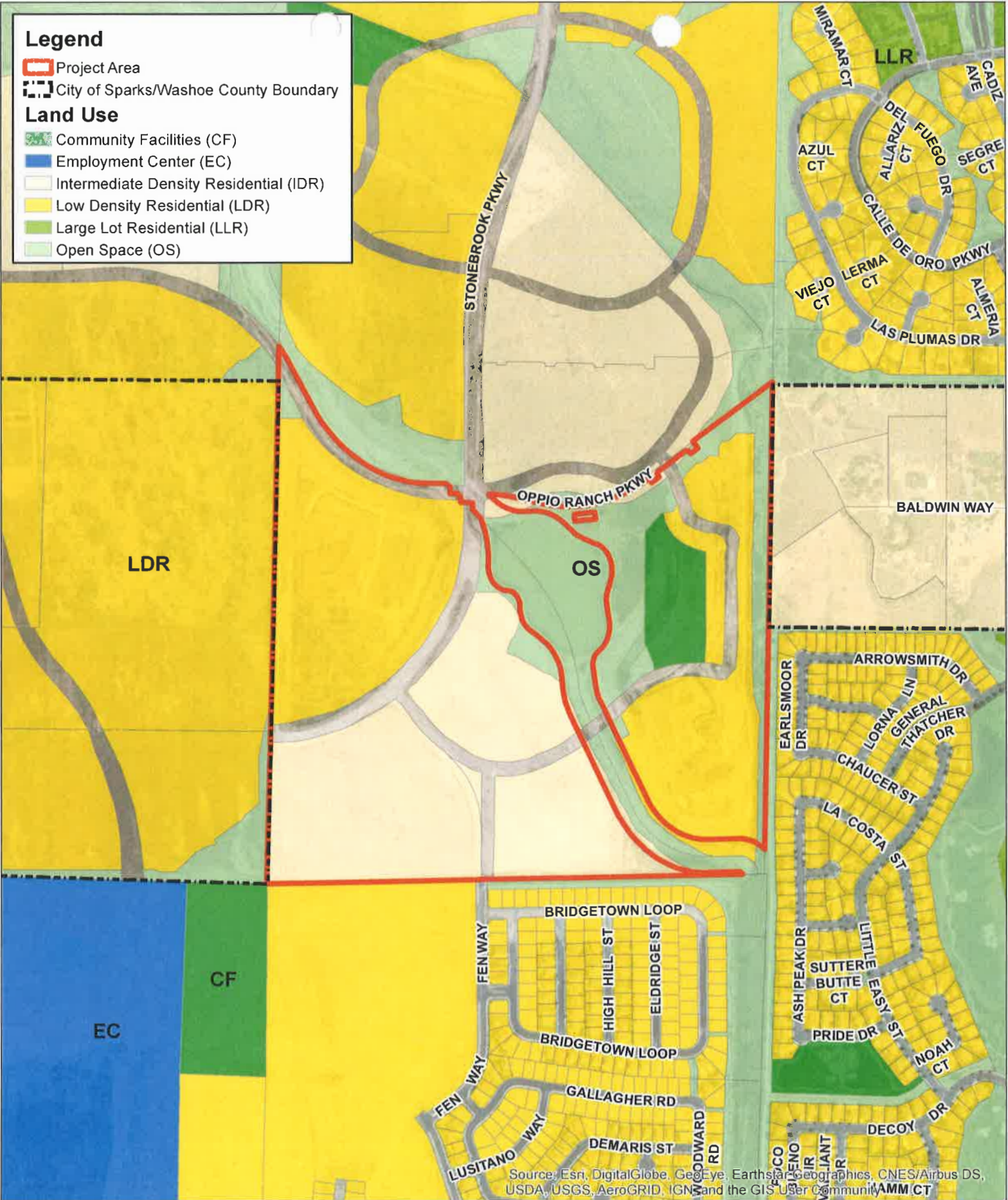


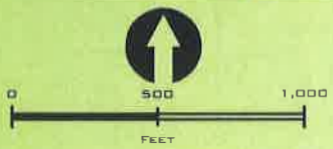
Legend

-  Project Area
-  City of Sparks/Washoe County Boundary
- Land Use**
-  Community Facilities (CF)
-  Employment Center (EC)
-  Intermediate Density Residential (IDR)
-  Low Density Residential (LDR)
-  Large Lot Residential (LLR)
-  Open Space (OS)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Land Use Map
Stonebrook Phase II Tentative Map
 City of Sparks



STONEBROOK - PHASE 2

TENTATIVE MAP

TITLE SHEET

OWNER/DEVELOPER:

MR. JEFF DINKIN
 RRW STONEBROOK, LLC.
 11990 SAN VICENTE BLVD. STE. 200
 LOS ANGELES, CA 90049

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), HIGH ACCURACY REFERENCE NETWORK (HARD ROCKING), AS DETERMINED USING REAL-TIME KINEMATIC (RTK) OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY WASHOE COUNTY COMMERCIAL OPERATING REFERENCE STATION (CORS) "SPARKS" AND "WESPANISH". THE BEARING BETWEEN CORRS "SPARKS" AND CORRS "WESPANISH" IS TAKEN AS NORTH (0°00'00" EAST). ALL DIMENSIONS SHOWN ARE CALCULATED DISTANCES, COMBINED GRID-TO-GROUND FACTOR = 1. THE COORDINATE SYSTEM SHOWN HEREON IS IDENTICAL TO L200199709, "TOWN OF RECORD OF SURVEY NO. 1988, WASHINGTON TERRITORY 7, 2001" AND FILE NO. 2002002 IN OFFICIAL RECORDS, WASHOE COUNTY, NEVADA.

BASIS OF ELEVATION

THE BASIS OF ELEVATION IN NAVIGES IS TAKEN FROM THE CITY OF SPARKS BENCHMARK NETWORK, BM#118, BEING 1.747' BESS CAP SET IN CONCRETE 1 FOOT NORTH OF "T" POST 2 FEET NORTH OF RED-OAK HWY FENCE AND 7.5 FEET SOUTH OF EDGE PAVEMENT AT INTERSECTION OF OAKM DRIVE AND LA ROSADA DRIVE 0.2 FEET ABOVE GROUND WITH A PUBLISHED ELEVATION OF 4492.1 FEET (NAVIGES).



VICINITY MAP
 NOT TO SCALE



SITE PLAN
 NOT TO SCALE

SITE INFORMATION:

SITE PLAN DATES:
 TOTAL NUMBER OF LOTS = 459
 OVERALL AREA = 1,181.45 AC
 LOT AREA = 74.84 AC
 ROADWAY AREA = 24.32 AC
 COMMON AREA/OPEN SPACE = 19.46 AC
 1.195188 - 1.195092728
 202042 - 1452

PROJECT DENSITY:
 GROSS DENSITY = 3.896 DU/AC
 NET DENSITY = 6.173 DU/AC

LOT DIMENSIONS:
 MINIMUM LOT SIZE = 4,425 S.F.
 MAXIMUM LOT SIZE = 20,449 S.F.
 AVERAGE LOT SIZE = 7,048 S.F.

ASSessor PARCEL NUMBERS:
 036-004-0130A-013-02, 036-004-0130A-013-03, 036-004-0130A-013-04

ENGINEERS STATEMENT:

I, STEVE STRICKLAND, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 20th DAY OF FEBRUARY, 2018.

Steve Strickland
 STEVE STRICKLAND, P.E. #11810



SHEET INDEX

SHEET NO.	TITLE	DATE
1	TITLE SHEET	
2	1B-1 PRELIMINARY LOT AND BLOCK PLAN	
3	1B-2 PRELIMINARY LOT AND BLOCK PLAN	
4	1B-3 PRELIMINARY LOT AND BLOCK PLAN	
5	1B-4 PRELIMINARY LOT AND BLOCK PLAN	
6	1B-5 PRELIMINARY LOT AND BLOCK PLAN	
7	U-1 PRELIMINARY UTILITY PLAN	
8	U-2 PRELIMINARY UTILITY PLAN	
9	U-3 PRELIMINARY UTILITY PLAN	
10	U-4 PRELIMINARY UTILITY PLAN	
11	U-5 PRELIMINARY UTILITY PLAN	
12	G-1 PRELIMINARY GRADING PLAN	
13	G-2 PRELIMINARY GRADING PLAN	
14	G-3 PRELIMINARY GRADING PLAN	
15	G-4 PRELIMINARY GRADING PLAN	
16	G-5 PRELIMINARY GRADING PLAN	
17	CS-1 PRELIMINARY CROSS SECTIONS	
18	L-1 PRELIMINARY LANDSCAPE PLAN	

STONEBROOK - PHASE 2 TITLE SHEET



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd Reno, NV 89502 Tel 775.823.4088 Fax 775.823.4088

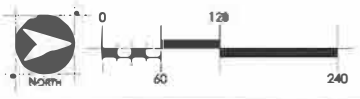
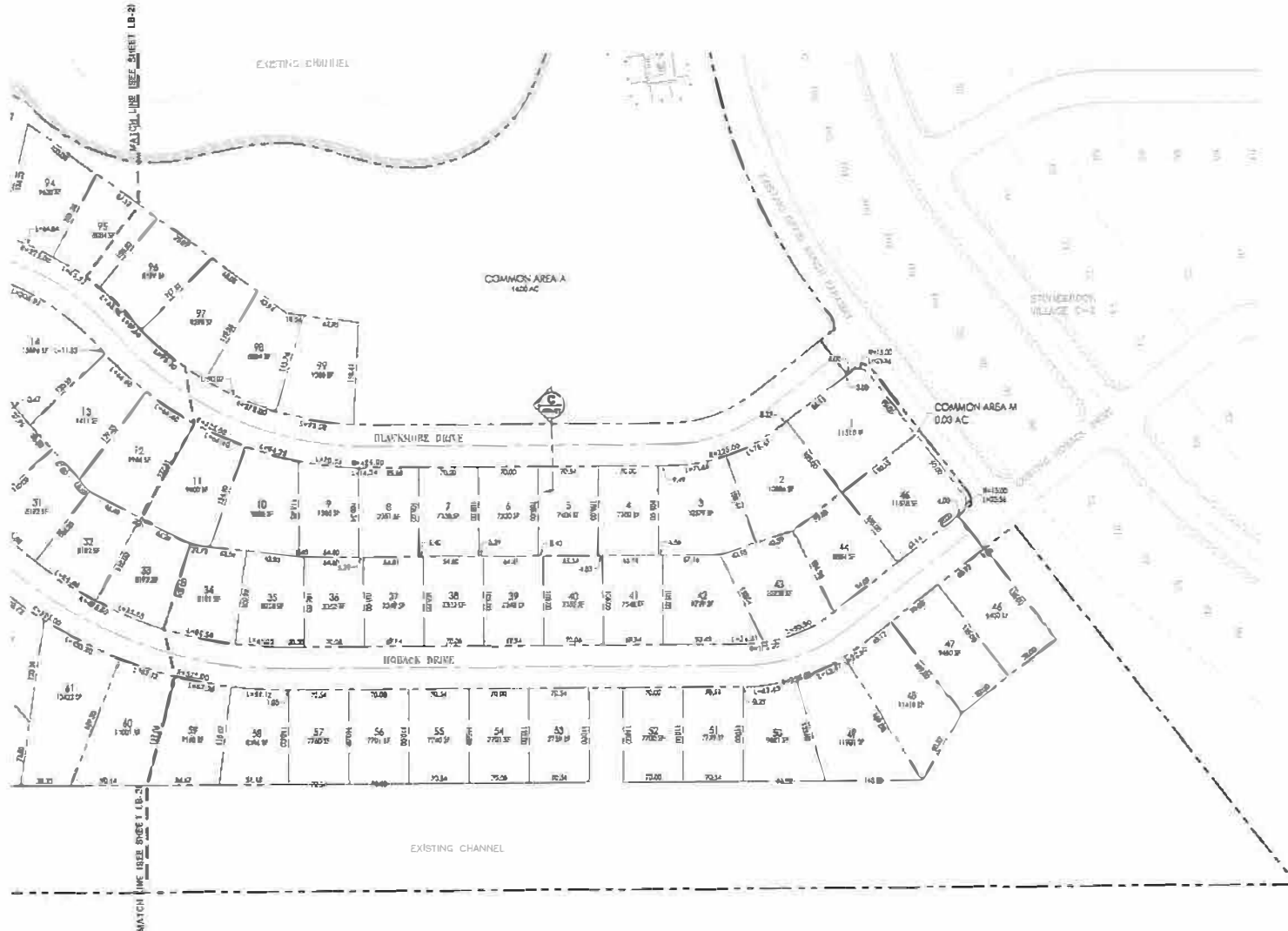
1407032 FEBRUARY, 2018

SHEET T-1 OF 18

STONEBROOK - PHASE 2

TENTATIVE MAP

LOT AND BLOCK PLAN



STONEBROOK - PHASE 2 LOT AND BLOCK PLAN

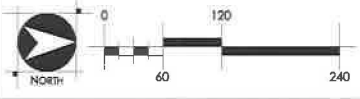
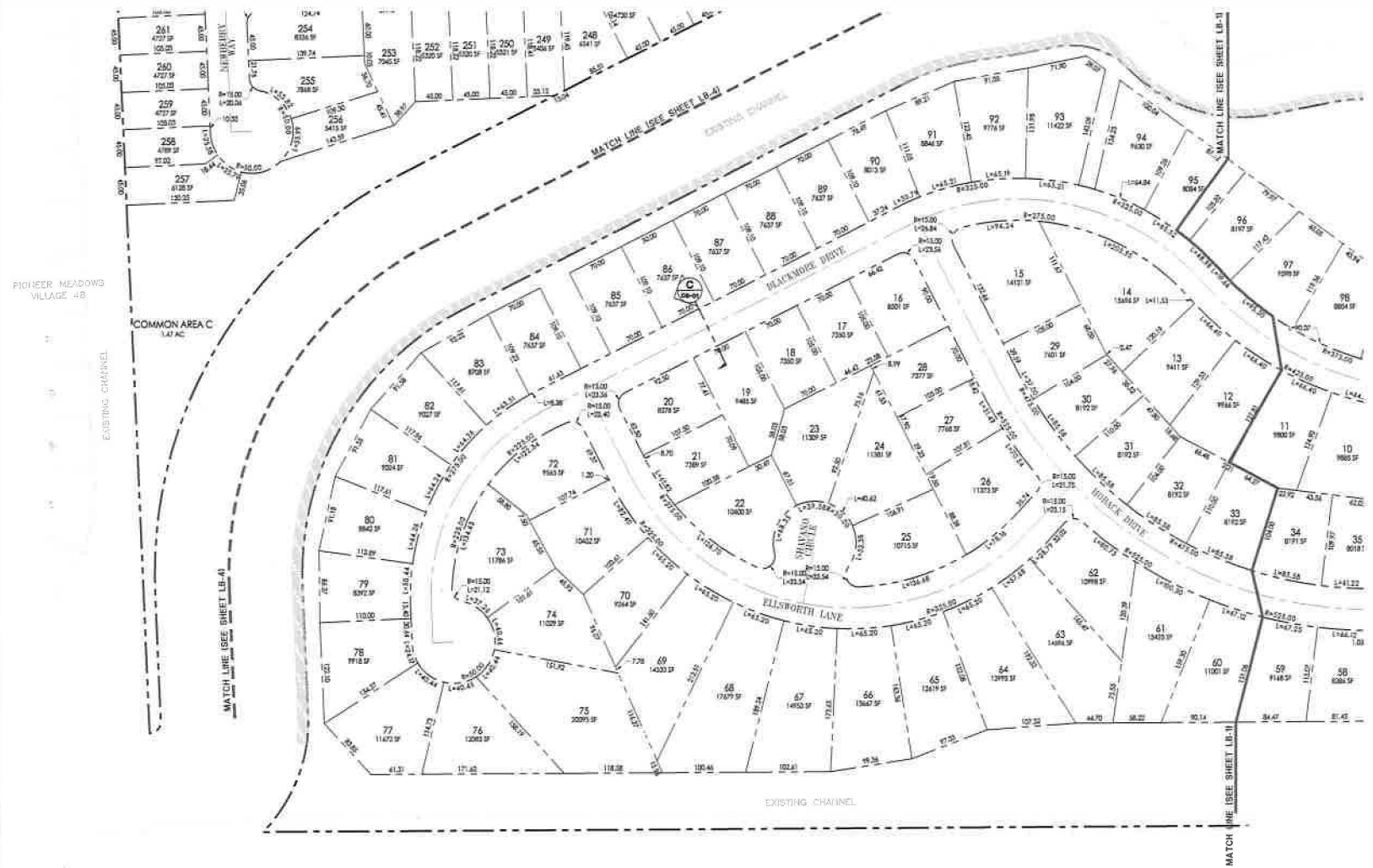
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 1361 Corporate Blvd Reno, NV 89602
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SHEET LB-1 OF 18

STONEBROOK - PHASE 2

TENTATIVE MAP

LOT AND BLOCK PLAN



STONEBROOK - PHASE 2 LOT AND BLOCK PLAN

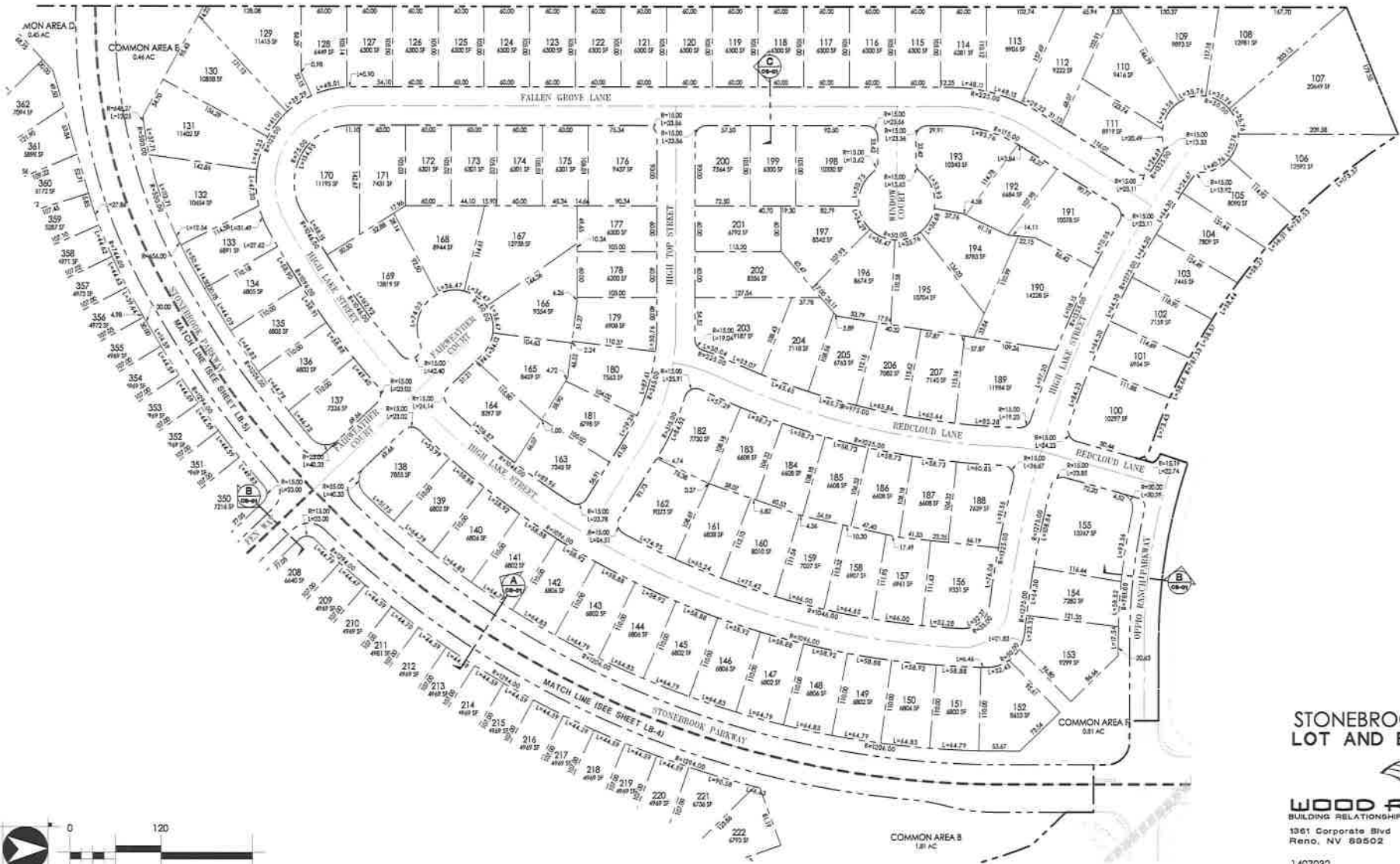
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SHEET LB-2 OF 18

STONEBROOK - PHASE 2

TENTATIVE MAP

LOT AND BLOCK PLAN



STONEBROOK - PHASE 2 LOT AND BLOCK PLAN



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 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1981 Corporate Blvd Tel 775.823.4068
 Reno, NV 89502 Fax 775.823.4066

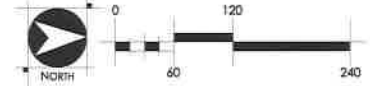
1407032 FEBRUARY, 2018

SHEET LB-3 OF 18

STONEBROOK - PHASE 2

TENTATIVE MAP

LOT AND BLOCK PLAN



STONEBROOK - PHASE 2

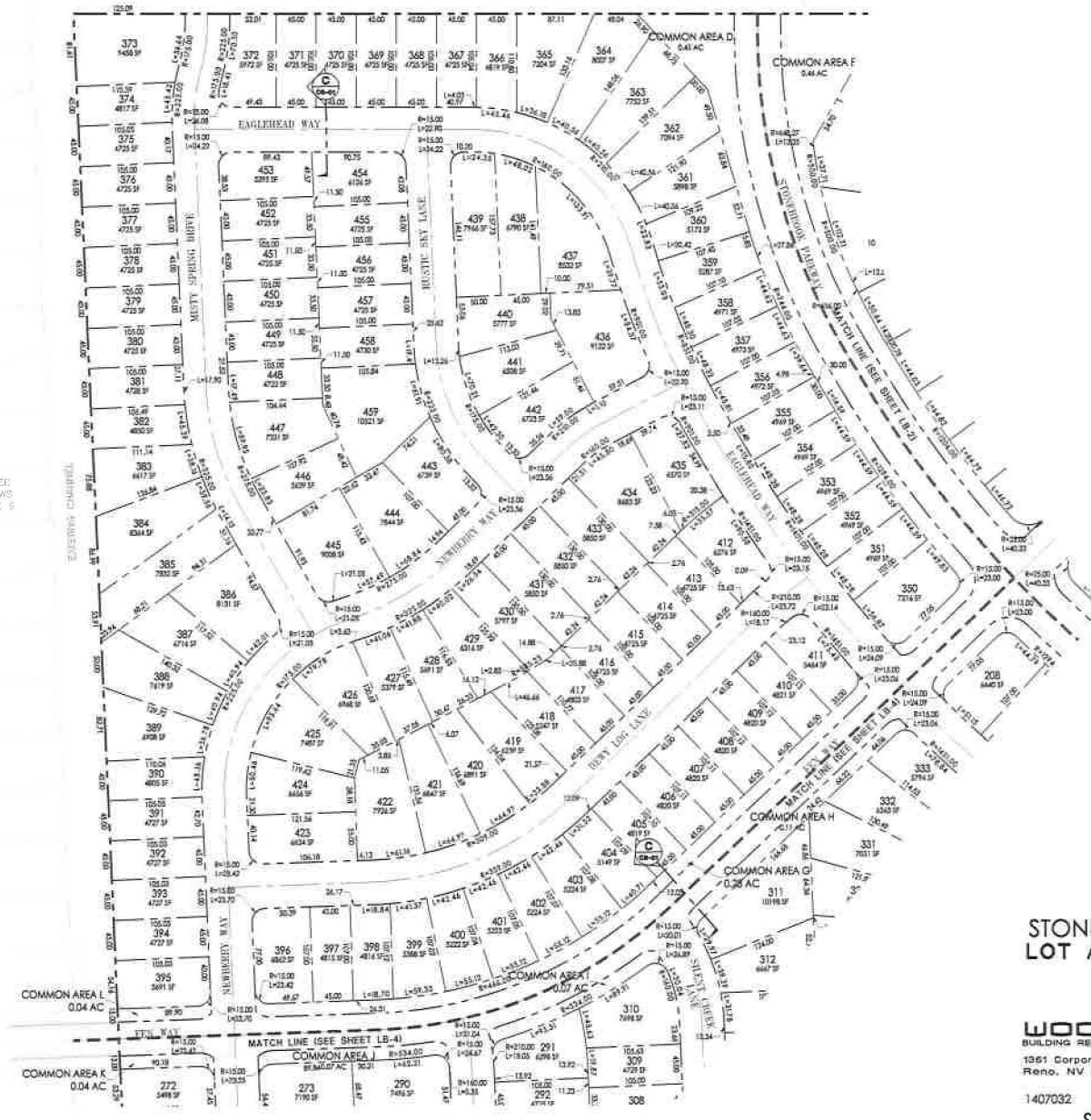
LOT AND BLOCK PLAN


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1061 Corporate Blvd. Reno, NV 89502
Tel: 775.823.4068
Fax: 775.823.4066

STONEBROOK - PHASE 2

TENTATIVE MAP LOT AND BLOCK PLAN

PIIONEER
MEADOWS
VILLAGE 9



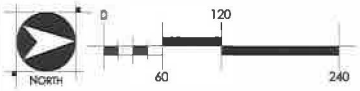
STONEBROOK - PHASE 2 LOT AND BLOCK PLAN



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1951 Corporate Blvd Reno, NV 89502 Tel 775.823.4066
Fax 775.823.4066

1407032 FEBRUARY, 2018

SHEET LB-5 OF 18



PHASING PLAN STONEBROOK PHASE 2

SPARKS CITY, NEVADA
JANUARY, 2018

DEVELOPMENT STATS
 1- VILLAGE E (7,000 SF - 70x105) = ±99 LOTS
 2- VILLAGE F (6,000 SF - 60x105) = ±108 LOTS
 3- VILLAGE G-1-3 (4,500 SF - 45x105) = ±252 LOTS
 TOTAL LOTS = ±459
 ±118 ACRES = 3.9 DU/AC



WOOD ROGERS
 SUCCESSION RELATIONSHIPS ONE PROJECT AT A TIME
 1901 Corporate Blvd Reno, NV 89402
 Tel 775.828.4088 Fax 775.823.4088

LANDSCAPE LEGEND/REQUIREMENTS

- COTTAGE HOME - SMALL LOT SINGLE FAMILY (CHAPTER 4)
- SINGLE FAMILY LDR (CHAPTER 5)
- OPEN SPACE COMMON AREA REQUIREMENTS
- NATURAL, ARBORATIVE VEGETATION OR HEDGE SECOND

OPEN SPACE, INCLUDING FLOOD CONTROL IMPROVEMENTS CHANNELS, ARE TO BE LANDSCAPED BY THE INDIVIDUAL PARCEL DEVELOPERS TO THE FOLLOWING MINIMUM STANDARDS WITH ONGOING MAINTENANCE TO BE PROVIDED BY CMA (COMMUNITARIAN MAINTENANCE ASSOCIATION):

- ONE (1) 2' CALIPER DECIDUOUS TREE OR 8' MINIMUM HEIGHT EVERGREEN TREE PER FIFTY-TWO (500) SQ FT OF OPEN SPACE AREA, CLUSTERING IN LOGICAL MANNER AROUND BENCHES, TRAIL, CROSSINGS, ETC.
- SIX (6) SHRUBS PER TREE.
- INTERSPERSED ROCK/BOULDER OUTCROPPINGS COMPLEMENTED WITH ORNAMENTAL GRASSES AND NATIVE SHRUBS.
- BENCHES/SEATING AREAS SHALL BE INSTALLED AT APPROXIMATE 150 FT INTERVALS ALONG THE RECREATIONAL TRAIL, SUBJECT TO APPROVAL OF THE PARKS AND RECREATION DIRECTOR.



LANDSCAPE REQUIREMENTS ALONG ROADWAYS

ALL LANDSCAPE IMPROVEMENTS ALONG BOTH SIDES OF THE ROADWAYS SHALL BE COMPLETED IN CONJUNCTION WITH ADJACENT ROADWAY CONSTRUCTION AND MAINTAINED BY THE BMA.

STREETSCAPES ALONG MAJOR ARTERIALS AND COMMUNITY COLLECTORS SHALL BE DESIGNED IN CHARACTER WITH THE FUNCTION OF THE ROADWAY.

STREETSCAPES SHALL BE PROVIDED ON BOTH SIDES OF THE ROADWAY AND SHALL CONTAIN A MINIMUM OF THE FOLLOWING:

- ONE 3" CALIPER DECIDUOUS TREE PER 30 FT OR 8' MINIMUM HEIGHT EVERGREEN TREE PER 30 FEET OF ROADWAY, PER SIDE, ADJACENT TO THE SIDEWALK IN MATCHING SPACES.
- ROADWAY MEDIANS SHALL NOT INCLUDE EVERGREENS BUT SHALL INCLUDE ONE 2" CALIPER COLUMNAR TREE PER 30 FT OF MEDIAN.
- SIX 5-6 GALLON SHRUBS PER TREE WILL BE PROVIDED WITHIN THE STREETSCAPE.
- USE OF TURF SHALL CONSTITUTE A MAXIMUM OF 30% OF COVERAGE OF THE LANDSCAPE AREA. NO TURF IS ALLOWED IN MEDIANS.
- GROUND COVER SHALL CONSTITUTE THE BALANCE OF THE LANDSCAPE AREA AND BE ONE GALLON OR FLAT SIZE FOR ORNAMENTAL GRASSES, PERENNIALS OR ORNAMENTAL GROUNDCOVERS SPECIFICALLY DESIGNED AND GROWN FOR INTERMOUNTAIN AND HIGH DESERT ENVIRONMENTS.

GENERAL PLANTING REQUIREMENTS

- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICROCLIMATE, SOIL, AND WATER RESOURCES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANTER BEDS WILL RECEIVE 3" MINIMUM DEPTH OF MULCH WITH WEED CONTROL.
- ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED. A REDUCED-PRESSURE TYPE BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
- NO TREES SHALL BE INSTALLED WITHIN ROADWAY SITE TRIANGLES.

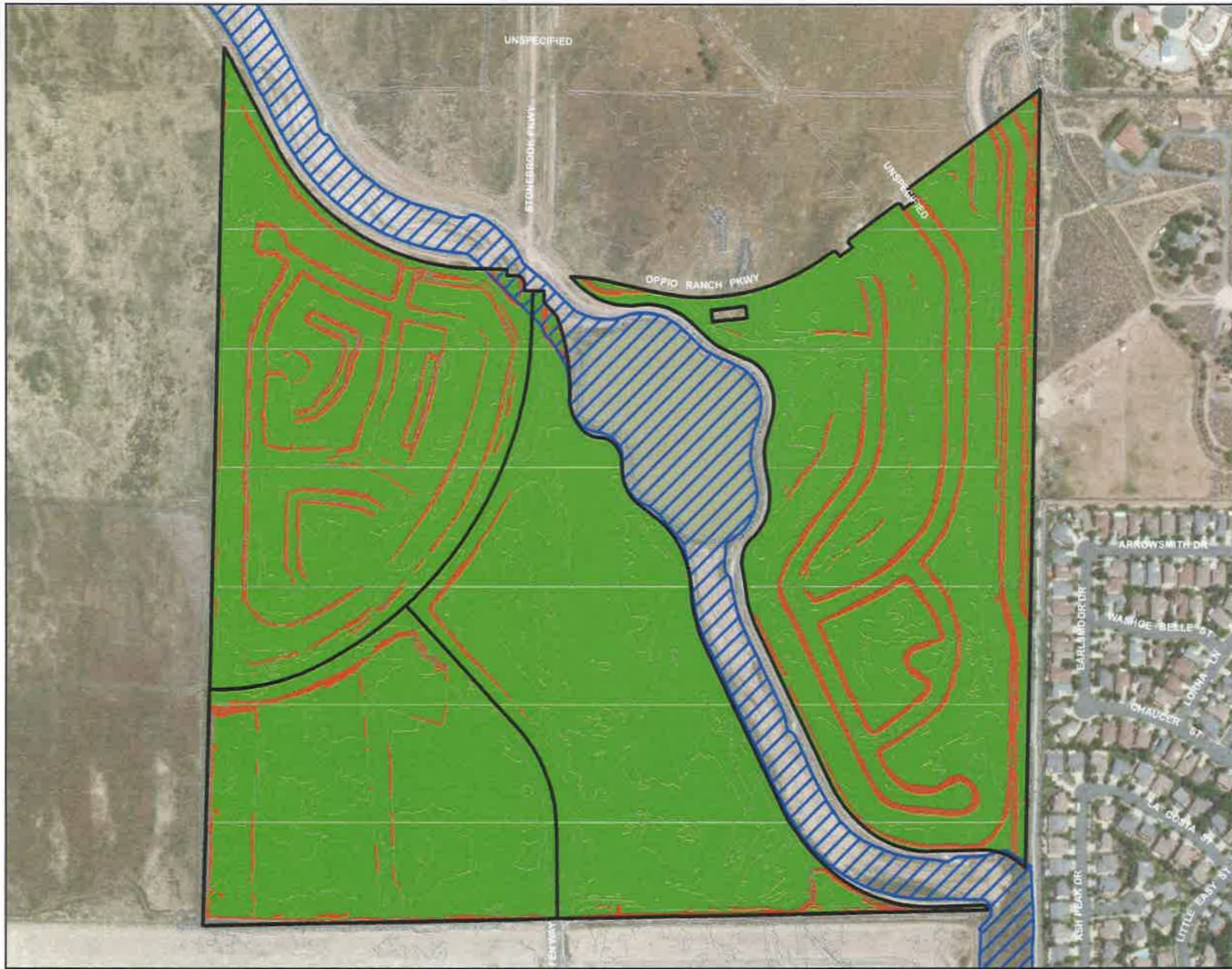


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L.A. Studio Nevada
 the LANDSCAPE ARCHITECTURE STUDIO
 155 C Street
 Sparks, NV 89431
 (775) 353-2323
 www.la-studio.com

Preliminary Landscape Plan
BROOK VILLAGES E, F, AND G
 RRW Stonebrook, LLC
 Nevada Co.

LT No.	Rev/Date	Date

LA No: 2017-001-01-01
 Designer: HKT
 Drawn: LA
 Checked: HKT
 Date: 2/20/18
 Sheet:
1
 of
 1



SLOPE MAP
 STONEBROOK
 RENO, NV
 JANUARY, 2018



Slope (%)
 0-10
 10+

FEMA Flood Zone
 A

Slope (%)	Area (ac.)	% of Total
0-10	105.3	88.8
10+	13.3	11.2
TOTAL	118.6	100

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PRELIMINARY



WOOD RODGERS