

TENTATIVE MAP FOR 5 RIDGES - VILLAGE 1A

5 RIDGES DEVELOPMENT COMPANY, INC.

SPARKS, NEVADA

SECTION 9 TOWNSHIP 20 N RANGE 20 E
NOVEMBER 2020



APPLICANT/DEVELOPER

5 RIDGES DEVELOPMENT COMPANY, INC.
ATTN: BLAKE SMITH
1 EAST LIBERTY, SUITE 444
RENO, NV 89501
(775) 323-1405

PROPERTY OWNER

QK LLC
4785 CAUGHLIN PARKWAY
RENO, NV 89519

GEOTECHNICAL ENGINEER

BLACK EAGLE CONSULTING, INC.
1345 CAPITAL BOULEVARD, SUITE A
RENO, NV 89502
(775) 359-6600

CIVIL ENGINEER/PLANNER/SURVEYOR

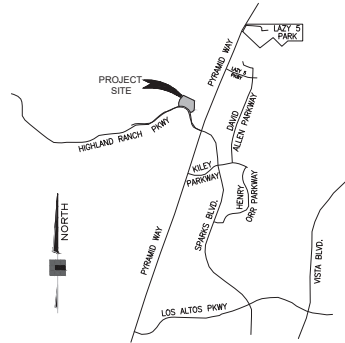
CHRISTY CORPORATION
ATTN: DOUGLAS BUCK, P.E.
1000 KILEY PARKWAY
SPARKS, NV 89436
(775) 502-8552

LANDSCAPE ARCHITECT

L.A. STUDIO NEVADA
1552 C STREET
SPARKS, NV 89431
(775) 323-2223

HYDROLOGIST

HOUSE MORAN CONSULTING, INC.
10399 DOUBLE R BOULEVARD
RENO, NV 89521
(775) 293-4000



VICINITY MAP
NOT TO SCALE

BASIS OF ELEVATIONS

THE MONUMENT WNS023, AS PUBLISHED BY THE CITY OF SPARKS, PER RECORD OF SURVEY MAP NO. 3396, FILE NO. 2190787, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, ELEVATION = 4714.20

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83), AS DETERMINED FROM THE RECORD POSITIONS OF THE MONUMENTS SHOWN AS "WNS020" AND "WNS023" USING THE COORDINATES AS PUBLISHED BY THE CITY OF SPARKS, PER RECORD OF SURVEY MAP NO. 3396, FILE NO. 2190787, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. (U.S. NAD83/08°10')

SHEET INDEX

SHT. NO.	DRAWING DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY OVERALL SITE PLAN
3	PRELIMINARY LOT & BLOCK PLAN
4	PRELIMINARY GRADING PLAN
5	PRELIMINARY UTILITY PLAN
6	PRELIMINARY CROSS SECTIONS
7	PRELIMINARY LANDSCAPING PLAN

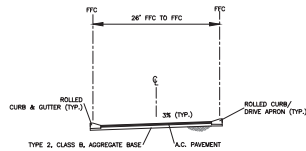
SITE INFORMATION

ASSESSOR'S PARCEL NUMBER 083-011-15
TOTAL PARCEL AREA (PARCEL 2 PER RECORD OF SURVEY 38184) = 386.87 AC

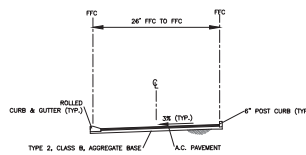
LOT STATISTICS

TYPICAL LOT SIZE STATISTICS ARE AS FOLLOWS:

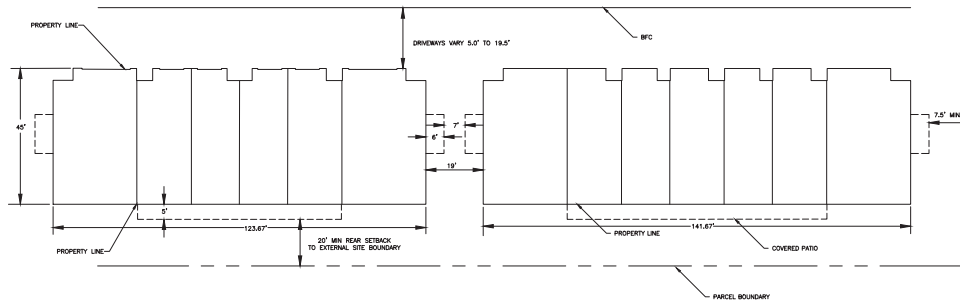
VILLAGE 1A, 86 LOTS
VILLAGE 1A TOTAL AREA: 6.54 AC
AVERAGE LOT SIZE: 807 SF
SMALLEST LOT SIZE: 698 SF
LARGEST LOT SIZE: 1,208 SF
COMMON AREA: 5.62 AC
BUILDING HEIGHT: 30' 0"



LOCAL STREET (PRIVATE) A
Not To Scale



LOCAL STREET (PRIVATE) B
Not To Scale



TYPICAL BUILDING SETBACKS

TITLE SHEET

SHEET 1 OF 7



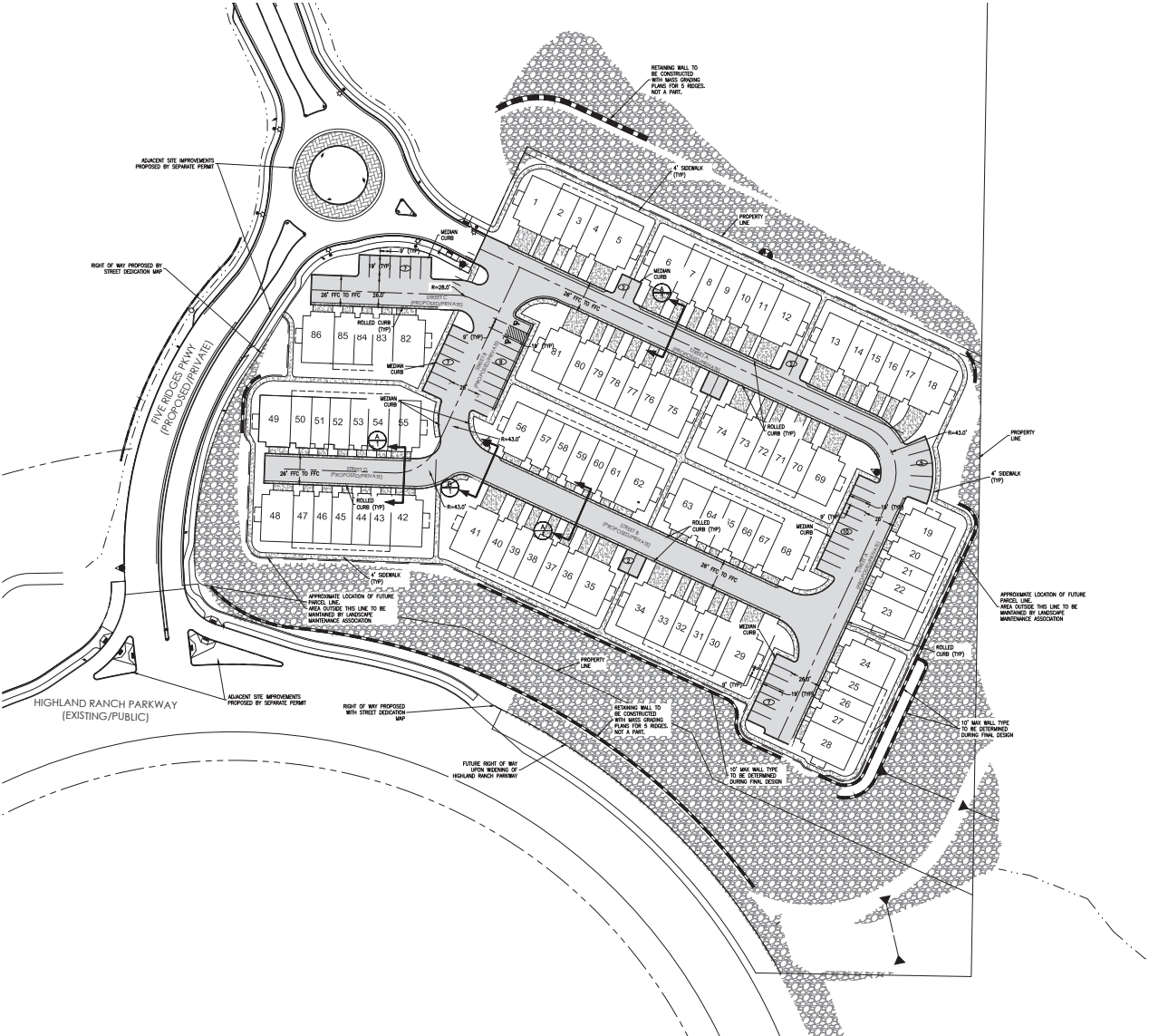
TENTATIVE MAP FOR 5 RIDGES - VILLAGE 1A

5 RIDGES DEVELOPMENT COMPANY, INC.

NOTES:
1. ALL STREETS ARE PROPOSED PRIVATE.
2. REFERENCE TITLE SHEET FOR SITE STATISTICS,
TYPICAL LOT SETBACKS, AND STREET SECTIONS.

- LEGEND**
- PORTLAND CEMENT CONCRETE
(SIDEWALKS, RAMPS & GRATES)
 - ASPHALT PAVEMENT
 - RETAINING WALL
 - WAGDOE COUNTY BPS POINT
 - TE LINE
 - GPS CONTROL POINT

PARKING STATISTICS
40 STANDARD STALLS
2 ADA STANDARD STALLS (OWN ACCESSIBLE)
50 DRIVEWAY STALLS
114 GARAGE STALLS
PARKING REQUIRED: 1 PER UNIT = 84



5 RIDGES DEVELOPMENT COMPANY, INC.

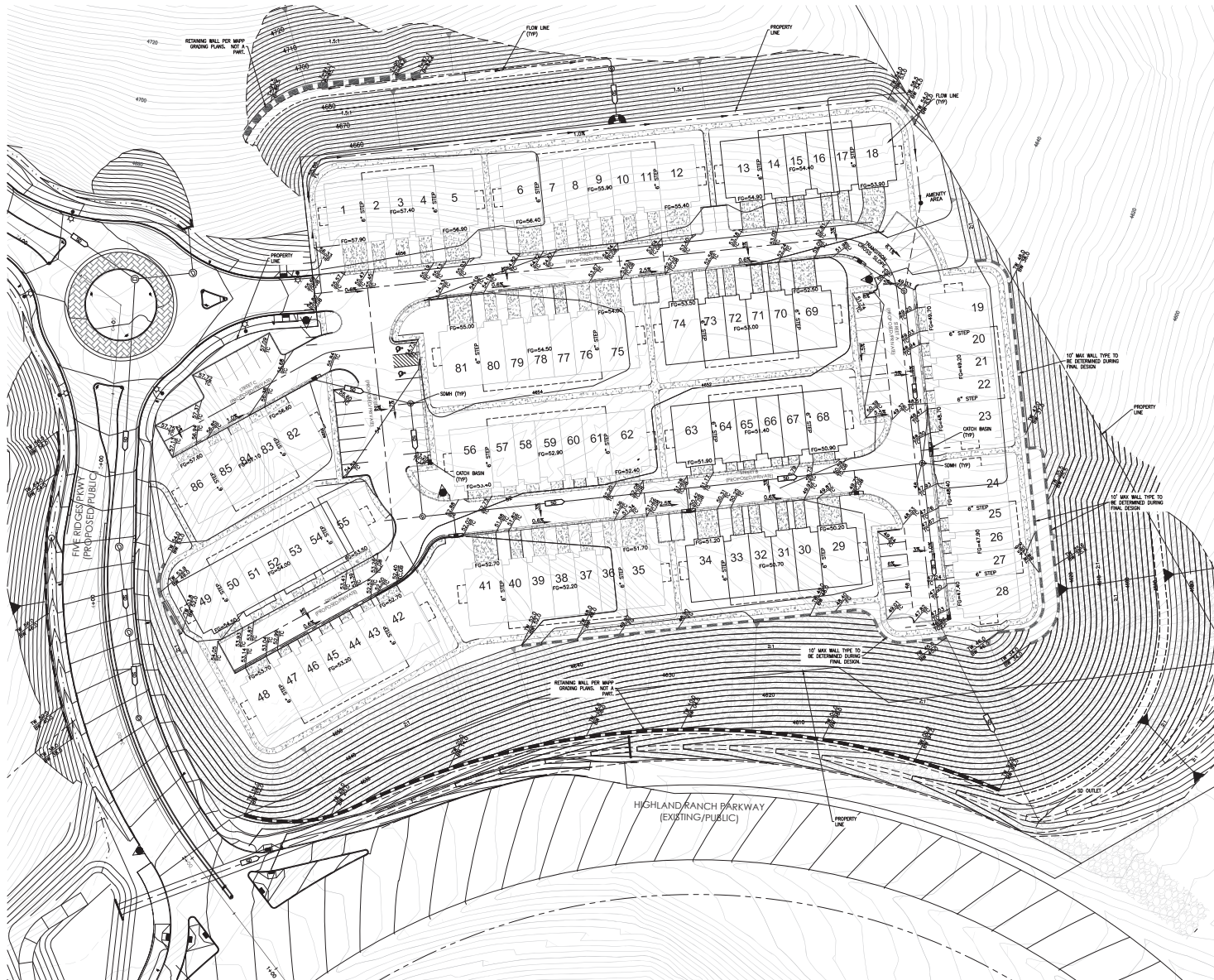


LOT & BLOCK PLAN
SHEET 3 OF 7



TENTATIVE MAP FOR 5 RIDGES - VILLAGE 1A

5 RIDGES DEVELOPMENT COMPANY, INC.



NOTES:

1. ALL STREETS ARE PRIVATE.
2. RETAINING WALL SHEET FOR SITE EXAMINATIONS, TYPICAL LOT
3. RETAINING WALL SHEET FOR SITE EXAMINATIONS, TYPICAL LOT
4. FINAL PLANS WILL ILLUSTRATE ENGINEERED DRAILES ABOVE
5. RETAINING WALLS TO PREVENT STORM WATERS FROM FLOWING OVER

LEGEND (GRADINGS)

- PORTLAND CEMENT CONCRETE (SIDEWALKS, RAMPS & OUTLETS)
- ASPHALT PAVEMENT
- ELEVATION TAG (EXISTING)
- SLOPE (EXISTING)
- CATCH BASIN
- STORM DRAIN MANHOLE
- STORM DRAIN (SIZE AND DIRECTION)
- GRADE BREAK
- WALL

PRELIMINARY GRADING PLAN
SHEET 4 OF 7



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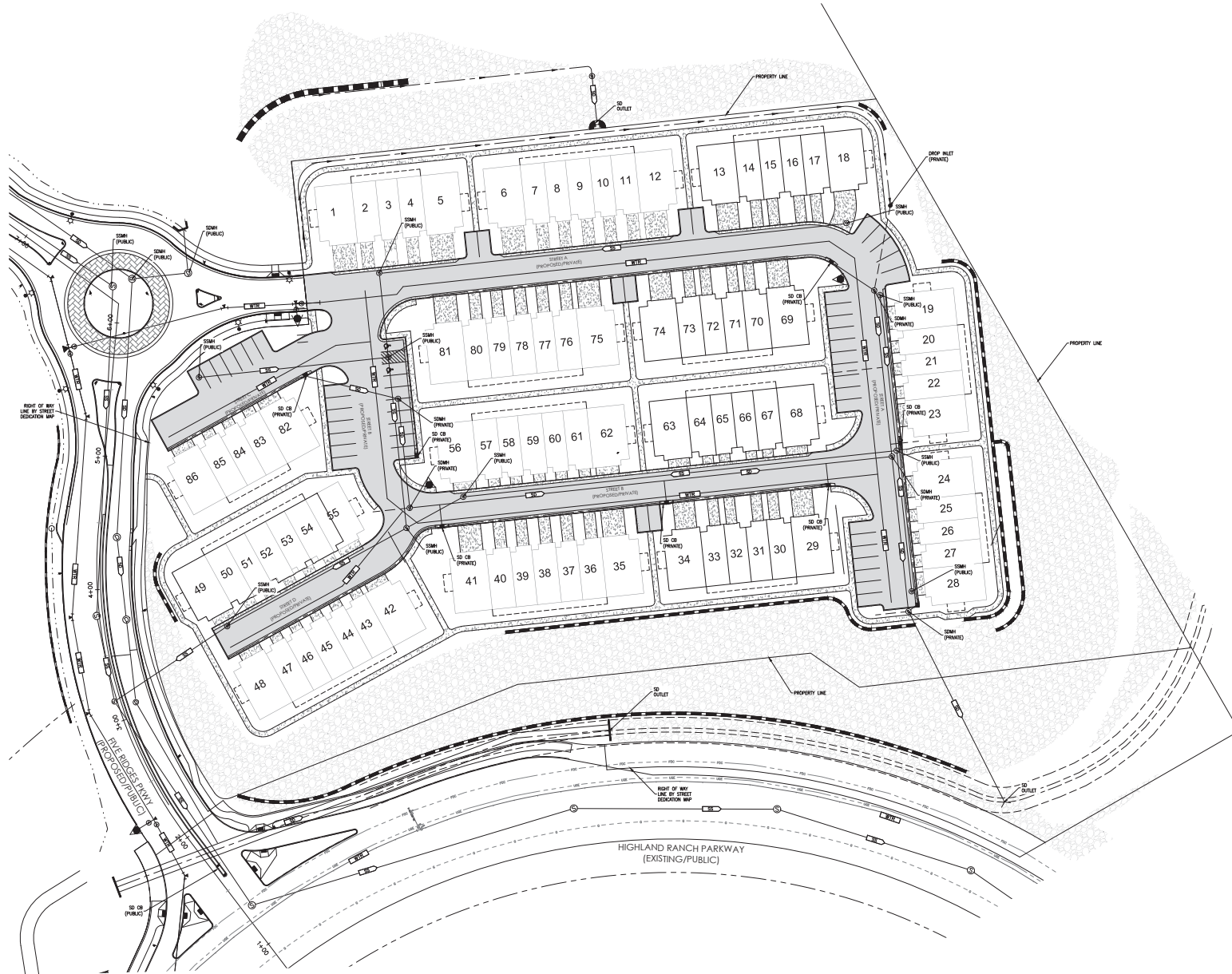
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LEGEND (UTILITIES)

- PORTLAND CEMENT CONCRETE
(SEWERALS, RAMP & GUTTERS)
- ASPHALT PAVEMENT
- STORM DRAIN MANHOLE
- STORM DRAIN (SIZE AND DIRECTION)
- CATCH BASIN
- SEWAGE TREATMENT PLANT
- SEWAGE TREATMENT PLANT (SIZE AND DIRECTION)
- SEWAGE TREATMENT PLANT LATERAL (PRIVATE)
- STREET LIGHT
- FIRE HYDRANT
- WATER VALVE
- WATER SERVICE
- WATER MAIN (SIZE)



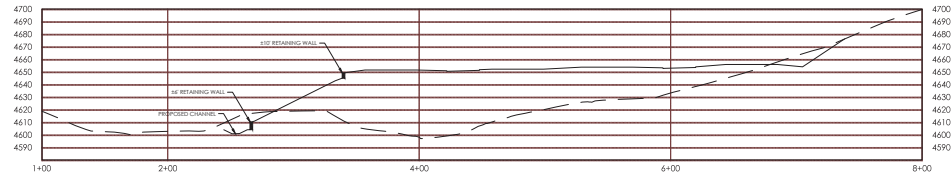
PRELIMINARY UTILITY PLAN
SHEET 5 OF 7



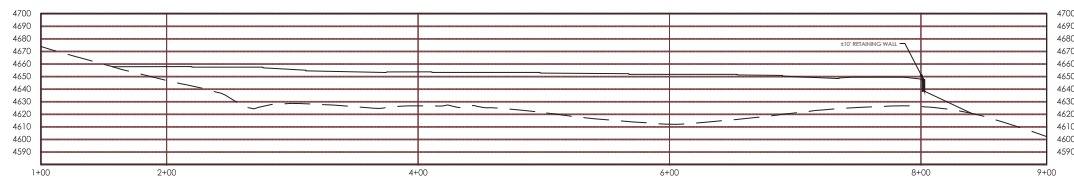
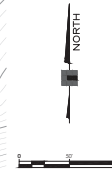
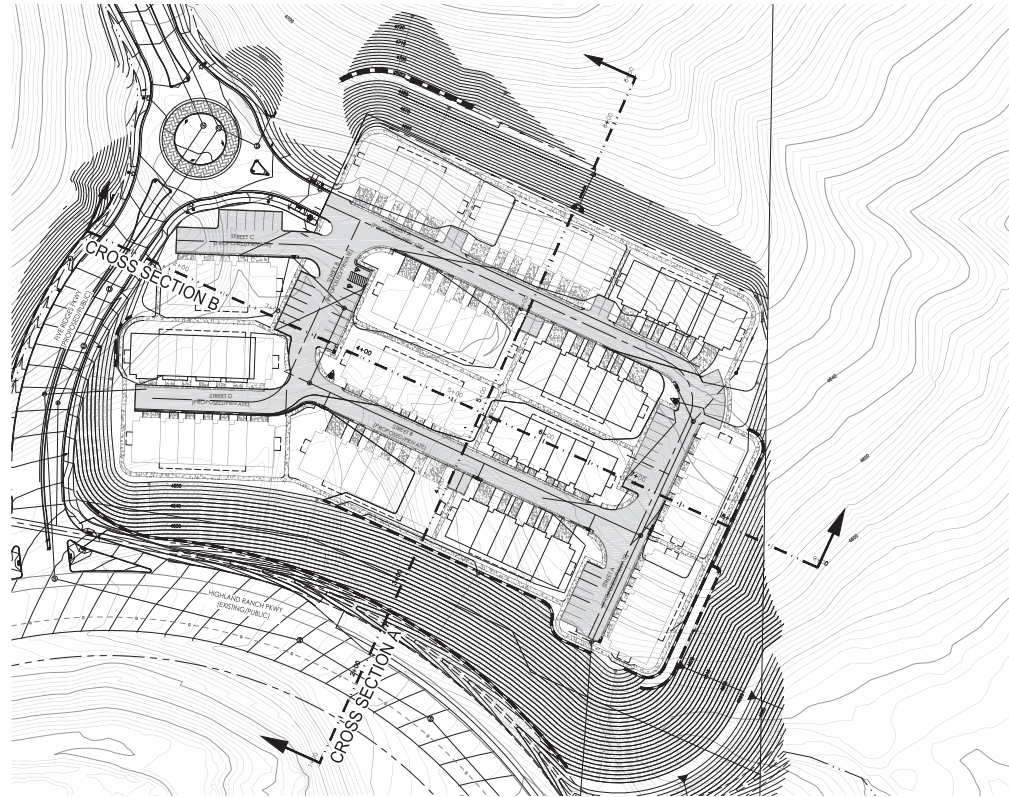
CHRISTY CORPORATION
2000 Kiley Parkway | Sparks, Nevada 89436
775.502.8562 | christy.com

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CROSS SECTION A
SCALE: 1"=40' HORIZ. / 1"=4' VERT.



CROSS SECTION B
SCALE: 1"=40' HORIZ. / 1"=4' VERT.

PRELIMINARY CROSS SECTION PLAN
SHEET 6 OF 7

