

# KILEY RANCH NORTH PHASE 7 ~ VILLAGE 9 TENTATIVE SUBDIVISION MAP

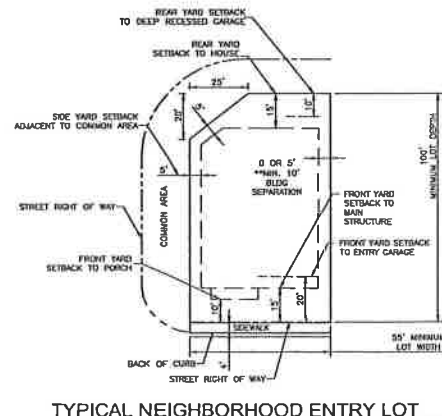
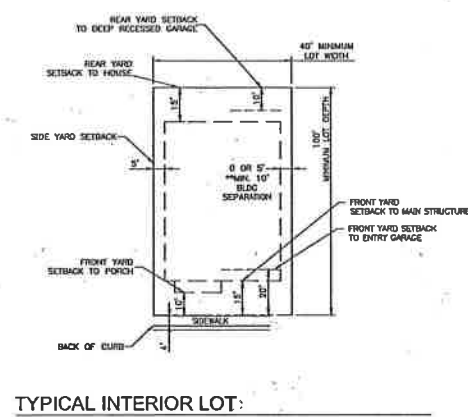
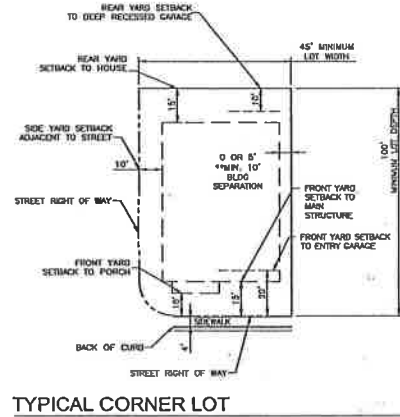
SPARKS, NEVADA  
SECTION 10 TOWNSHIP 20 N RANGE 20 E  
NOVEMBER 2017

### SITE INFORMATION

A PORTION OF ASSessor'S PARCEL NUMBERS 535-040-02 & 04, 83-024-29  
TOTAL PARCEL AREA (PARCEL 12-B PER B.L.A.) = 40.44 AC (1,761,553 SF)  
TOTAL PARCEL AREA (PARCEL 12-C PER B.L.A.) = 27.12 AC (1,181,322 SF)

VILLAGE 9A LOT SUMMARY		
TOTAL LOTS = 63	LOT AREA = 12.28 AC (530,947 SF)	DENSITY
MINIMUM LOT SIZE = 7,200 SF	OPEN SPACE AREA = 1.24 AC (51,443 SF)	GROSS DENSITY = 3.8 DU/AC
AVERAGE LOT SIZE = 8,300 SF	RIGHT OF WAY AREA = 4.24 AC (184,820 SF)	NET DENSITY = 5.2 DU/AC
MINIMUM ALLOWABLE LOT SIZE = 3,000 SF		
VILLAGE 9B LOT SUMMARY		
TOTAL LOTS = 153	LOT AREA = 20.56 AC (893,131 SF)	DENSITY
MINIMUM LOT SIZE = 5,000 SF	OPEN SPACE AREA = 3.14 AC (136,324 SF)	GROSS DENSITY = 5.1 DU/AC
AVERAGE LOT SIZE = 12,328 SF	RIGHT OF WAY AREA = 6.24 AC (269,389 SF)	NET DENSITY = 7.5 DU/AC
MINIMUM ALLOWABLE LOT SIZE = 3,000 SF		
VILLAGE 9C LOT SUMMARY		
TOTAL LOTS = 128	LOT AREA = 12.84 AC (550,884 SF)	DENSITY
MINIMUM LOT SIZE = 4,000 SF	OPEN SPACE AREA = 1.34 AC (58,213 SF)	GROSS DENSITY = 7.3 DU/AC
AVERAGE LOT SIZE = 8,211 SF	RIGHT OF WAY AREA = 3.64 AC (158,087 SF)	NET DENSITY = 10.2 DU/AC
MINIMUM ALLOWABLE LOT SIZE = 3,000 SF		

NOTE: AREAS ABOVE EXCLUDE ADJACENT COLLECTOR (WINDMILL FARMS PARKWAY & KILEY PARKWAY) AND ARTERIAL (LAZY 5 PARKWAY) ROADS.



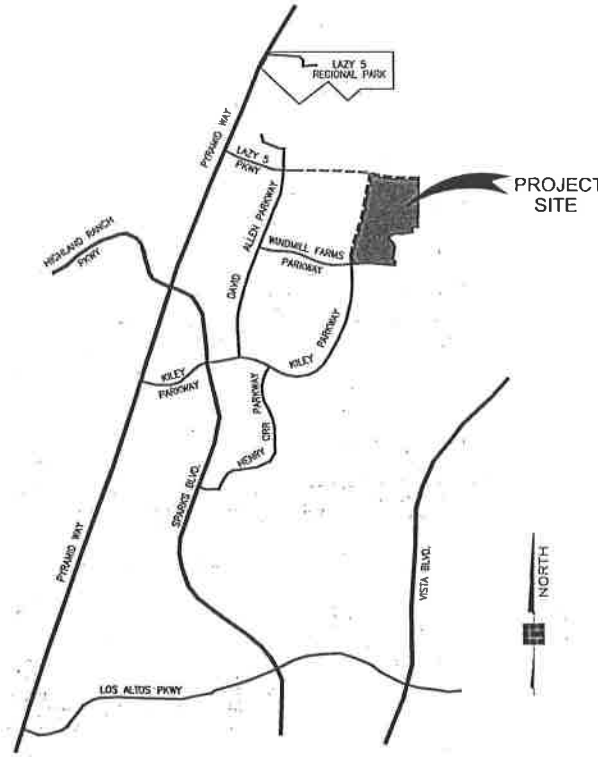
NOTE: LOT CHAMFER AT NEIGHBORHOOD ENTRY TO BE CONSIDERED SIDE YARD FOR SETBACKS

### BASIS OF ELEVATIONS

THE BASIS OF ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS TAKEN FROM THE CITY OF SPARKS BENCHMARK BM 124 WITH A PUBLISHED ELEVATION OF 5450.07 FEET. BM 124 IS DESCRIBED AS BEING A DRIVE INLET AND 2" ALUMINUM BRUSH IN THE TOP OF CURB 2 FT. SOUTH OF THE TOP OF DEPRESSIONED CURB, HANDICAPPED RAMP, IN THE CURB RETURN OF THE SOUTHWEST CORNER OF SPARKS BLVD AND PRINCE LAKE HIGHWAY.

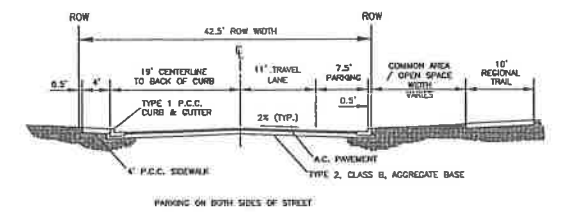
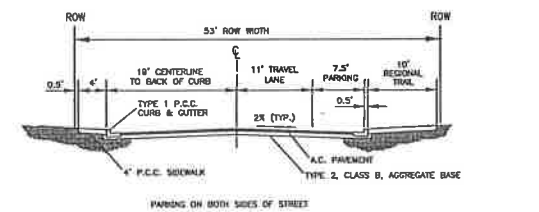
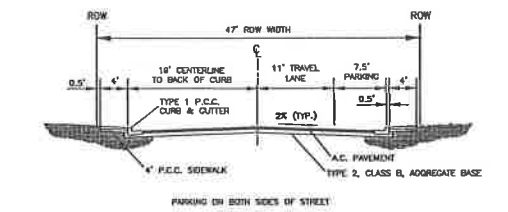
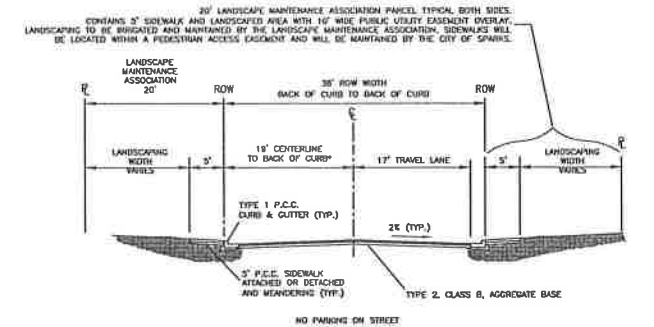
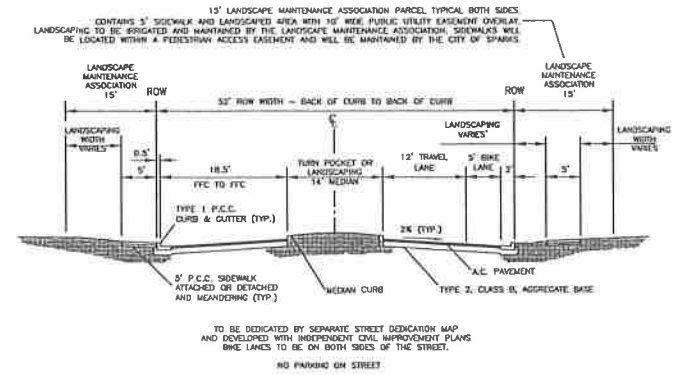
### BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK (NNTN). THE BEARINGS BETWEEN GPS REFERENCE STATION "3051" (30510000) AND "WY0207" (541580115) IS TAKEN AS SOUTH 33°07'30" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.00019736.



### SHEET INDEX

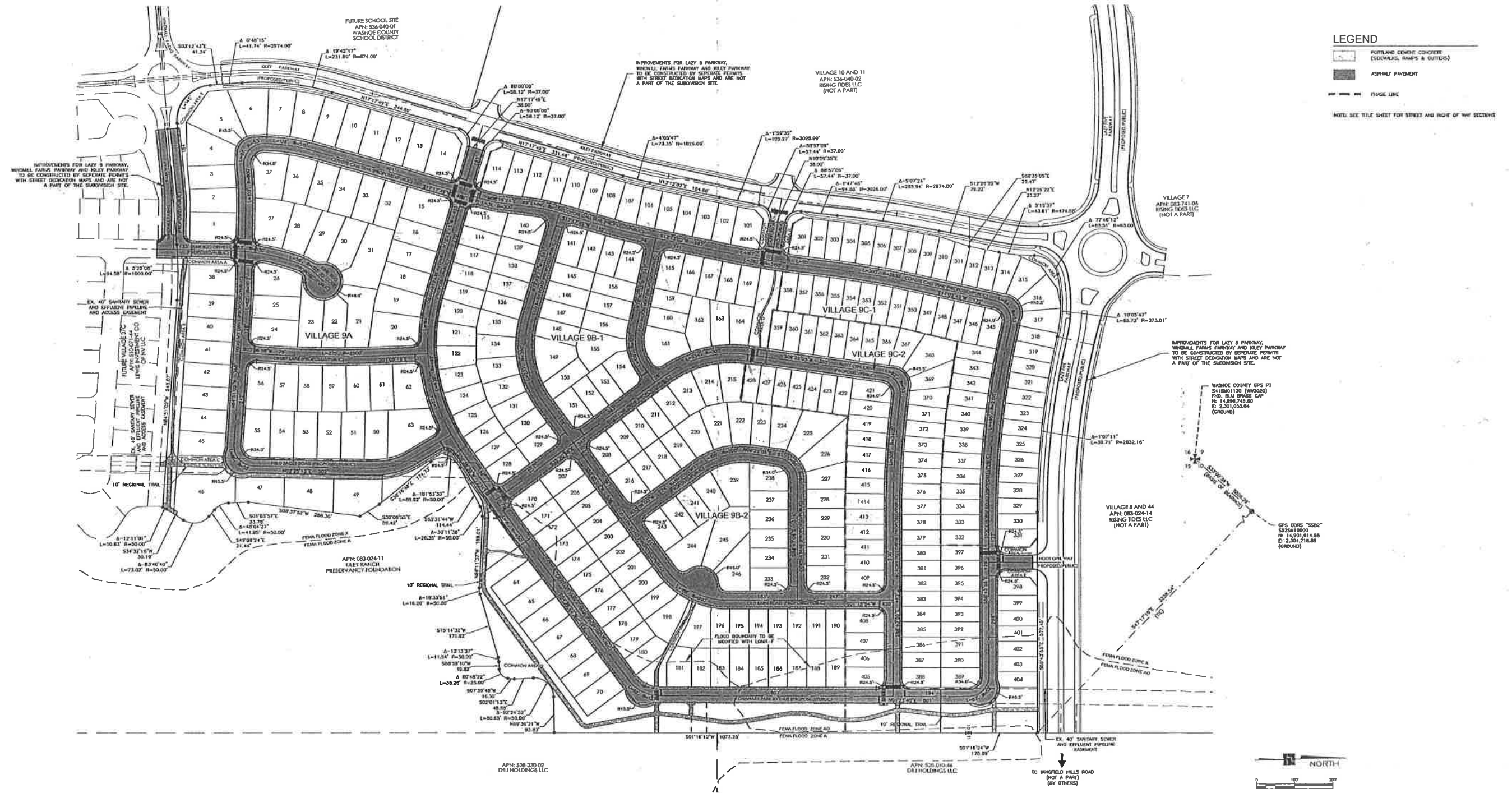
SHT. NO.	DRAWING DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY OVERALL SITE PLAN
3	PRELIMINARY LOT & BLOCK PLAN
4	PRELIMINARY LOT & BLOCK PLAN
5	PRELIMINARY GRADING PLAN
6	PRELIMINARY GRADING PLAN
7	PRELIMINARY UTILITY PLAN
8	PRELIMINARY UTILITY PLAN
9	PRELIMINARY CROSS SECTIONS
10	PRELIMINARY LANDSCAPING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



<p><b>DEVELOPER</b> DR HORTON 5588 LONGLEY LANE RENO, NEVADA 89511 TED BROWN OFFICE (775) 856-8450 (FAX) (682) 316-7282</p>	<p><b>OWNER</b> RISING TIDES LLC PO BOX 6448 RENO, NEVADA 89513 OFFICE (775) 502-8552</p>	<p><b>APPLICANT</b> CHRISTY CORPORATION 1000 KILEY PARKWAY SPARKS, NV 89436 (775) 502-8552</p>
<p><b>PLANNER</b> RUBICON DESIGN GROUP 1610 MONTCLAIR AVE, STE. B RENO, NV 89509 (775) 425-4800</p>	<p><b>LANDSCAPE ARCHITECT</b> L.A. STUDIO 1552 C STREET SPARKS, NV 89431 (775) 323-2223</p>	<p><b>CIVIL ENGINEER</b> DANIEL MANGUSO, P.E. CHRISTY CORPORATION 1000 KILEY PARKWAY SPARKS, NV 89436 (775) 502-8552</p>



# TENTATIVE MAP FOR KILEY RANCH NORTH PHASE 7 VILLAGE 9



REFERENCE SHEET 4



APN: 536-040-02  
RISING TIDES LLC  
NOT A PART

APN: 528-330-02  
DBJ HOLDINGS LLC

IMPROVEMENTS FOR LAZY 3 PARKWAY,  
WINDMILL FARMS PARKWAY AND KILEY PARKWAY  
TO BE CONSTRUCTED BY SEPARATE PERMITS  
WITH STREET DEDICATION MAPS AND ARE NOT  
A PART OF THE SUBDIVISION SITE.

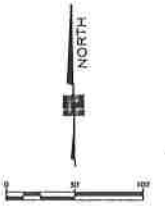
APN: 536-040-01  
WASHOE COUNTY  
SCHOOL DISTRICT

TENTATIVE MAP FOR  
KILEY RANCH NORTH PHASE 7  
VILLAGE 9

APN: 083-024-11  
KILEY RANCH  
PRESERVANCY FOUNDATION

PRELIMINARY LOT & BLOCK PLAN  
SHEET 3 OF 10

NOTE: SEE TITLE SHEET FOR STREET AND RIGHT OF WAY SECTIONS



**CHRISTY CORPORATION**  
1000 Kiley Pkwy | Sparks, Nevada 89436  
775.502.8552 | christy-nv.com



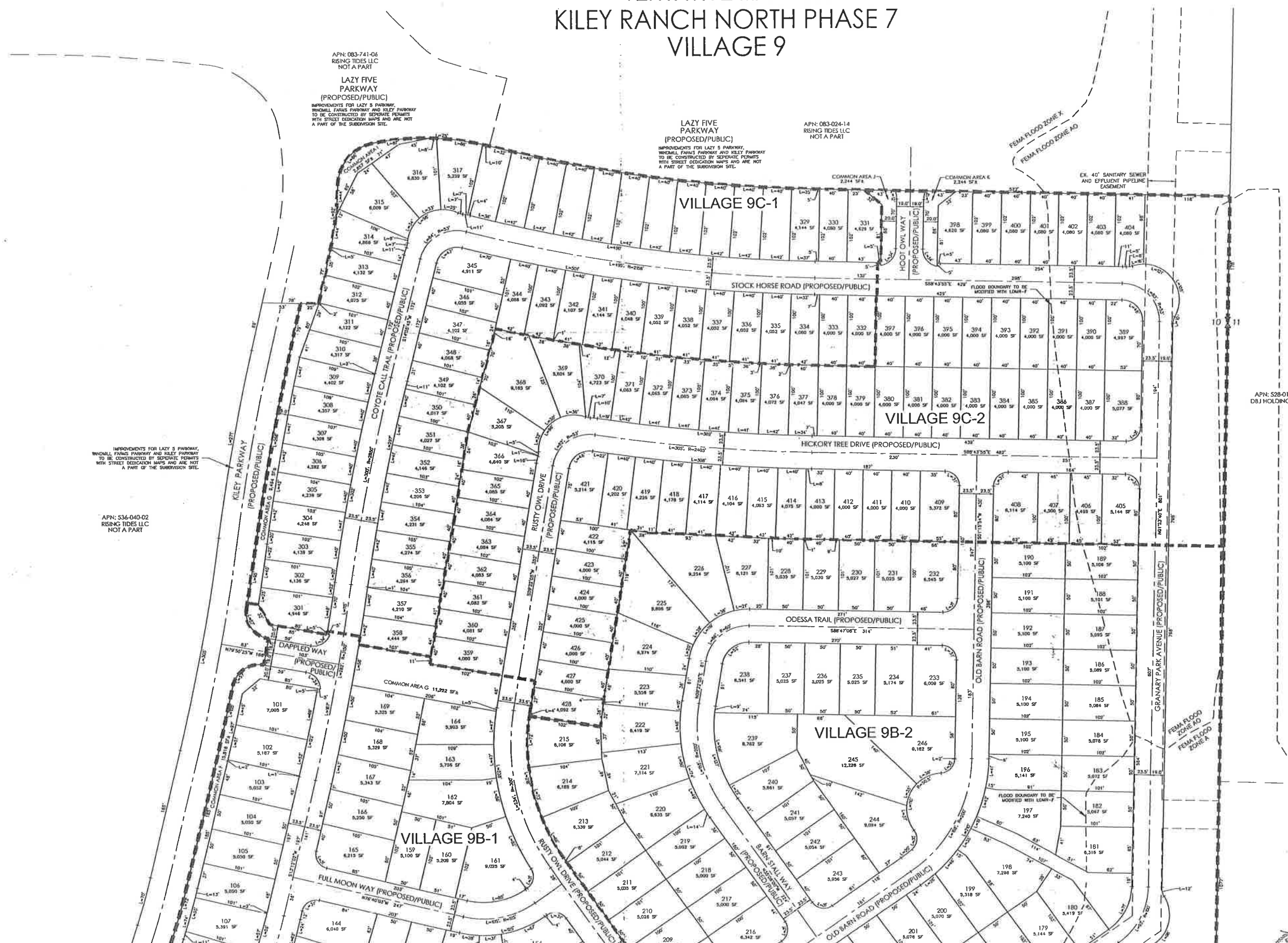
FUTURE  
VILLAGE 37C

APN: 510-071-44  
LEWIS INVESTMENT CO  
OF NV LLC

EX. 40' TEMPORARY  
SANITARY AND  
SEWER EASEMENT  
EX. 40' SANITARY SEWER  
AND EFFLUENT PIPELINE  
EASEMENT



# TENTATIVE MAP FOR KILEY RANCH NORTH PHASE 7 VILLAGE 9



IMPROVEMENTS FOR LAZY 5 PARKWAY, WINDMILL FARMS PARKWAY AND KILEY PARKWAY TO BE CONSTRUCTED BY SEPARATE PERMITS WITH STREET DEDICATION MAPS AND ARE NOT A PART OF THE SUBDIVISION SITE.

APN: 536-040-02  
RISING TIDES LLC  
NOT A PART

APN: 083-741-06  
RISING TIDES LLC  
NOT A PART  
LAZY FIVE PARKWAY  
(PROPOSED/PUBLIC)  
IMPROVEMENTS FOR LAZY 5 PARKWAY, WINDMILL FARMS PARKWAY AND KILEY PARKWAY TO BE CONSTRUCTED BY SEPARATE PERMITS WITH STREET DEDICATION MAPS AND ARE NOT A PART OF THE SUBDIVISION SITE.

LAZY FIVE PARKWAY  
(PROPOSED/PUBLIC)  
IMPROVEMENTS FOR LAZY 5 PARKWAY, WINDMILL FARMS PARKWAY AND KILEY PARKWAY TO BE CONSTRUCTED BY SEPARATE PERMITS WITH STREET DEDICATION MAPS AND ARE NOT A PART OF THE SUBDIVISION SITE.

APN: 083-024-14  
RISING TIDES LLC  
NOT A PART

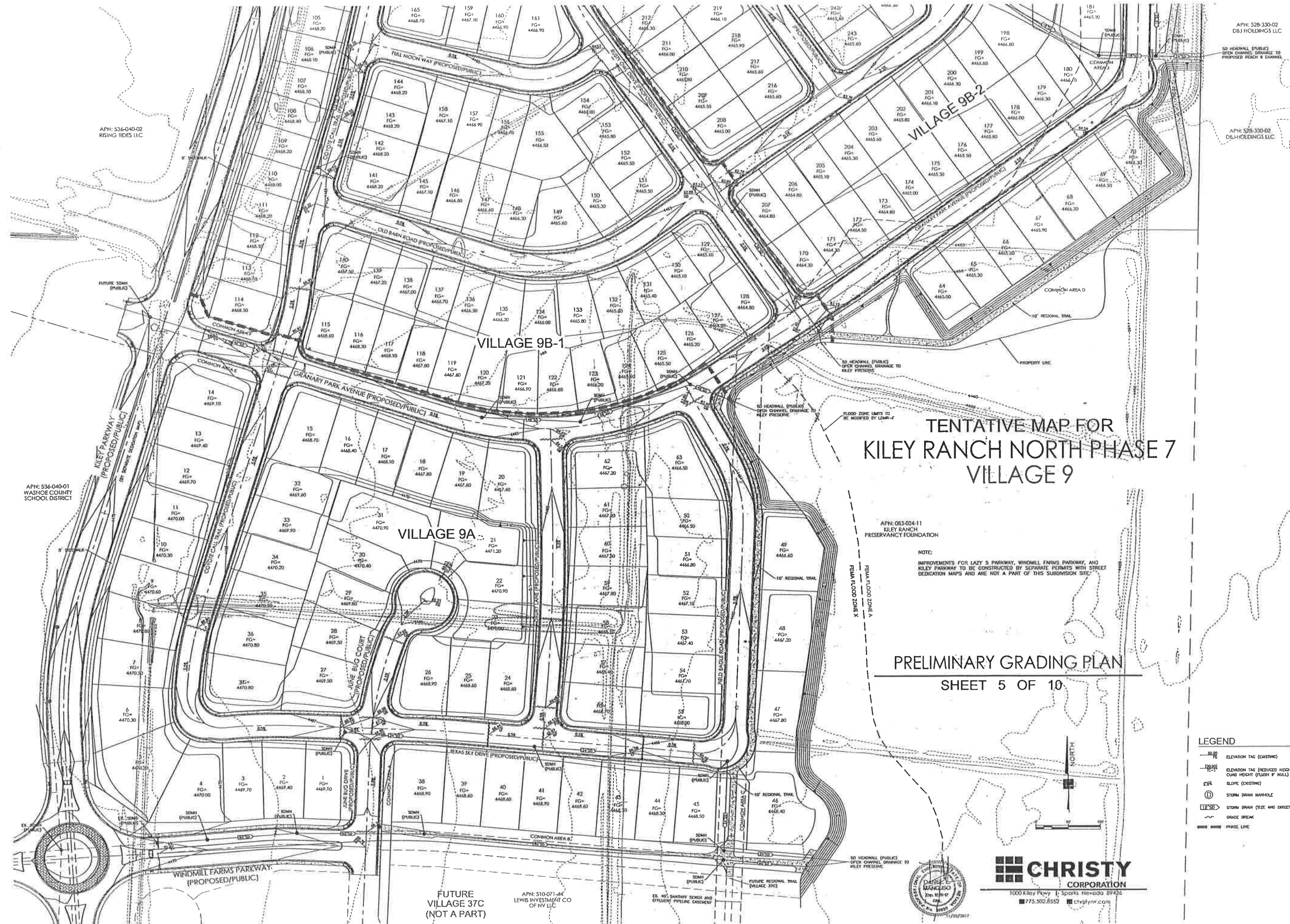
NOTE: SEE TITLE SHEET FOR STREET AND RIGHT OF WAY SECTIONS

REFERENCE SHEET 3  
PRELIMINARY LOT & BLOCK PLAN  
SHEET 4 OF 10

**CHRISTY CORPORATION**  
1000 Kiley Pkwy | Sparks, Nevada 89435  
775.502.8552 | christynv.com



REFERENCE SHEET 6



TENTATIVE MAP FOR  
KILEY RANCH NORTH PHASE 7  
VILLAGE 9

APN: 083-024-11  
KILEY RANCH  
PRESERVANCY FOUNDATION

NOTE:  
IMPROVEMENTS FOR LAZY S PARKWAY, WINDMILL FARMS PARKWAY, AND  
KILEY PARKWAY TO BE CONSTRUCTED BY SEPARATE PERMITS WITH STREET  
DEDICATION MAPS AND ARE NOT A PART OF THIS SUBDIVISION SITE.

PRELIMINARY GRADING PLAN  
SHEET 5 OF 10

- LEGEND
- ELEVATION TAG (EXISTING)
  - ELEVATION TAG (REDUCED HEIGHT CURB)
  - ELEVATION TAG (FLUSH CURB)
  - SLOPE (EXISTING)
  - STORM DRAIN MANHOLE
  - STORM DRAIN (SIZE AND DIRECTION)
  - GRADE BREAK
  - PHASE LINE

**CHRISTY CORPORATION**  
1000 Kiley Pkwy | Sparks, Nevada 89430  
775.502.8552 | christynv.com



FUTURE  
VILLAGE 37C  
(NOT A PART)

APN: 510-071-44  
LEWIS INVESTMENT CO  
OF NV LLC



# TENTATIVE MAP FOR KILEY RANCH NORTH PHASE 7 VILLAGE 9



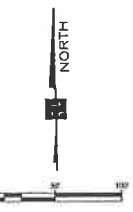
NOTE:  
IMPROVEMENTS FOR LAZY 5 PARKWAY, WINDMILL FARMS PARKWAY, AND KILEY PARKWAY TO BE CONSTRUCTED BY SEPARATE PERMITS WITH STREET DEDICATION MAPS AND ARE NOT A PART OF THIS SUBMISSION SITE.

APN: 536-040-02  
RISING TIDES LLC

APN: 528-010-46  
DBJ HOLDINGS LLC

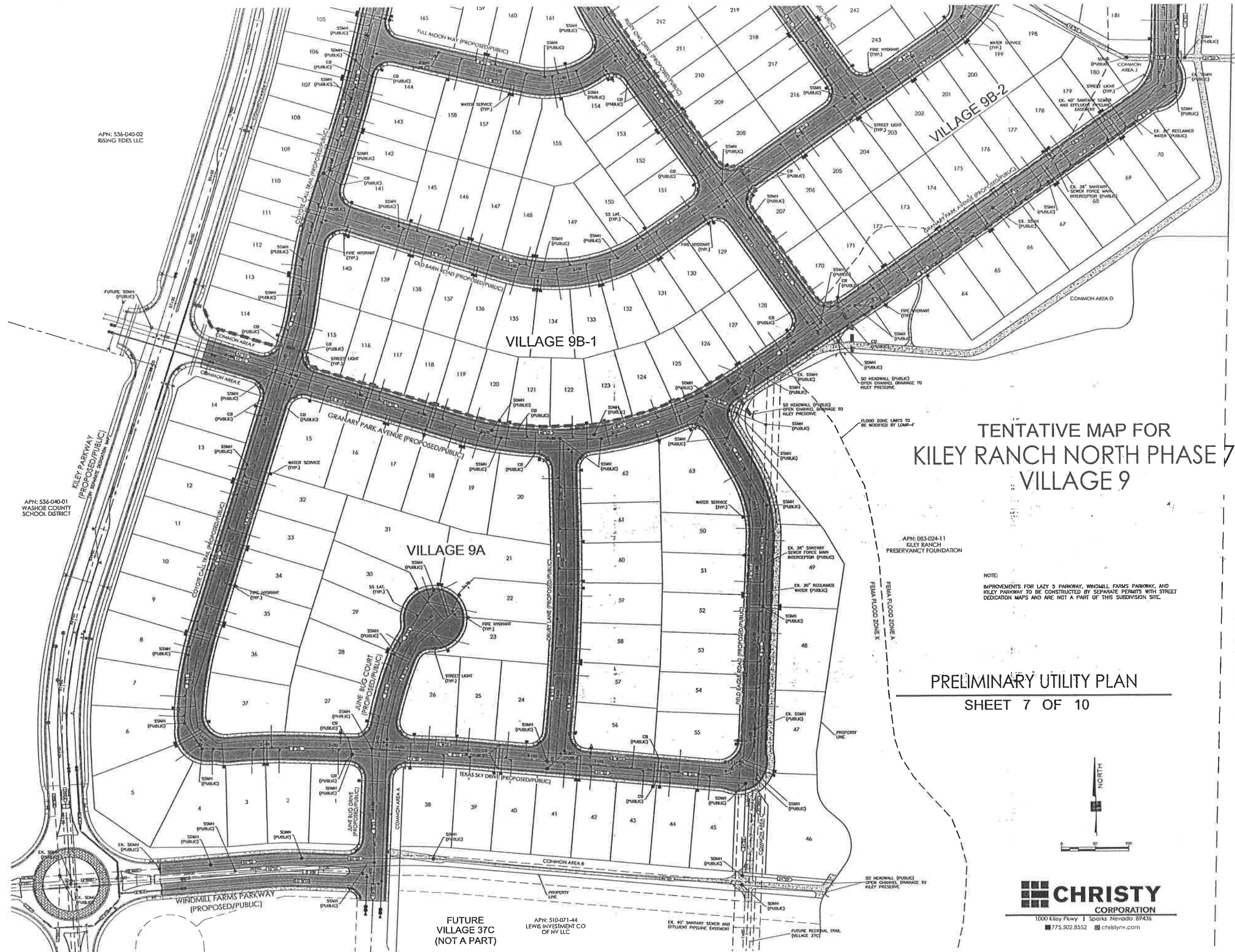
APN: 528-330-02  
DBJ HOLDINGS LLC

- LEGEND**
- ELEVATION TAG (EXISTING)
  - ELEVATION TAG (REDUCED HEIGHT CURVE)
  - CURB HEIGHT (FLUSH F NULL)
  - SLOPE (EXISTING)
  - STORM DRAIN MANHOLE
  - STORM DRAIN (SIZE AND DIRECTION)
  - GRADE BREAK
  - PHASE LINE



**CHRISTY CORPORATION**  
1000 Kiley Pkwy | Sparks Nevada 89436  
775.502.8552 christymv.com

REFERENCE SHEET 8



APN: 536-040-02  
RISING TIDES LLC

APN: 536-040-01  
WASHOE COUNTY  
SCHOOL DISTRICT

APN: 528-330-02  
DBJ HOLDINGS LLC

APN: 528-330-02  
DBJ HOLDINGS LLC

TENTATIVE MAP FOR  
KILEY RANCH NORTH PHASE 7  
VILLAGE 9

APN: 083-024-11  
KILEY RANCH  
PRESERVANCY FOUNDATION

NOTE:  
IMPROVEMENTS FOR LAZY 5 PARKWAY, WINDMILL FARMS PARKWAY, AND  
KILEY PARKWAY TO BE CONSTRUCTED BY SEPARATE PERMITS WITH STREET  
DEDICATION MAPS AND ARE NOT A PART OF THIS SUBDIVISION SITE.

PRELIMINARY UTILITY PLAN  
SHEET 7 OF 10

- LEGEND**
- PORTLAND CEMENT CONCRETE (SIDEWALKS, DRAPS & GUTTERS)
  - ASPHALT PAVEMENT
  - STORM DRAIN MANHOLE
  - STORM DRAIN (SIZE AND DIRECTION)
  - CATCH BASIN
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER (SIZE AND DIRECTION)
  - SANITARY SEWER LATERAL
  - STREET LIGHT
  - FIRE HYDRANT
  - WATER VALVE
  - WATER SERVICE
  - WATER MAIN (SIZE)
  - PHASE LINE

**CHRISTY CORPORATION**  
1000 Kiley Pkwy | Sparks, Nevada 89436  
775.502.8552 | christynv.com



FUTURE  
VILLAGE 37C  
(NOT A PART)

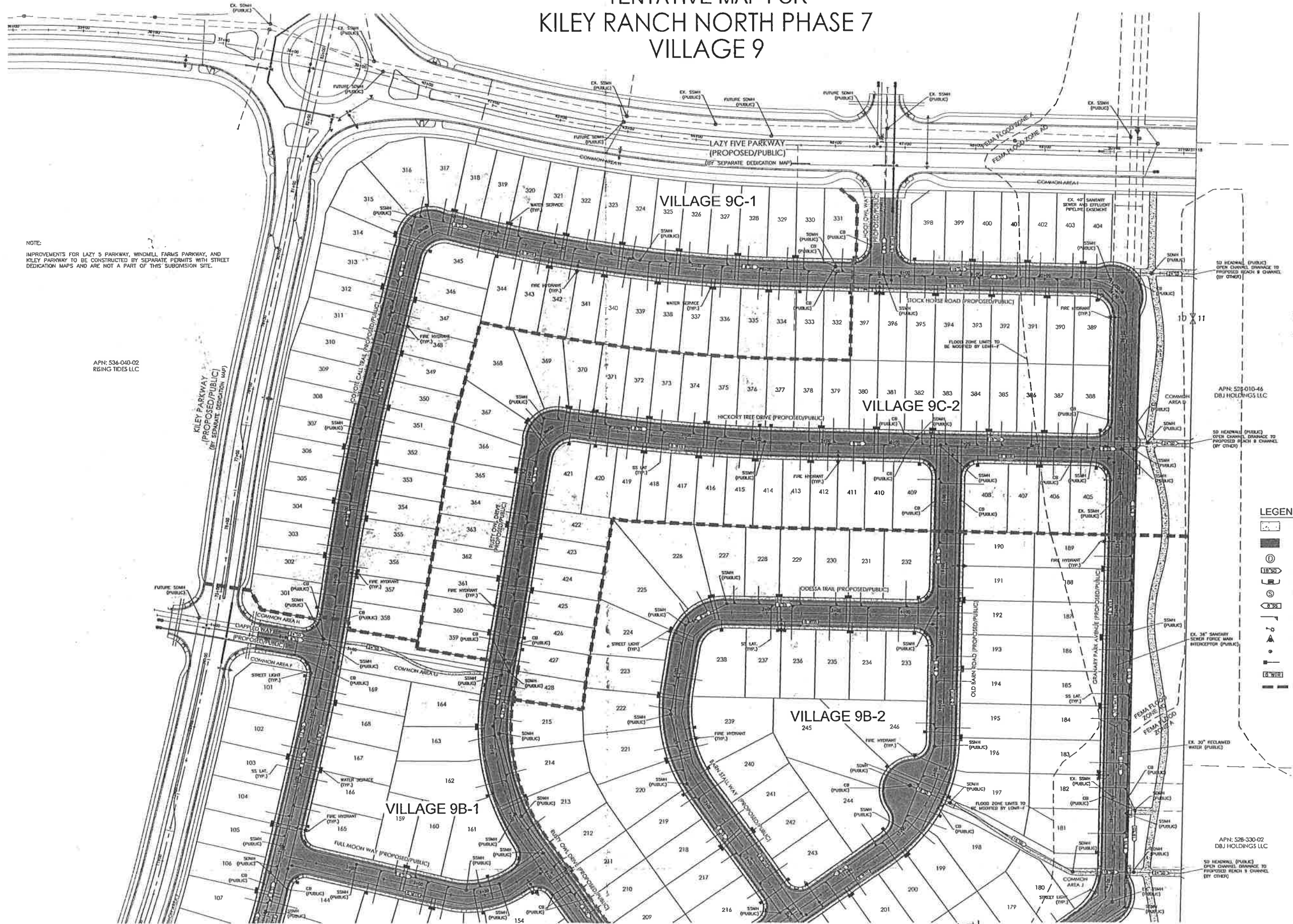
APN: 510-071-44  
LEWIS INVESTMENT CO  
OF NV LLC

EX. 40" SANITARY SEWER AND  
EFFLUENT PIPELINE EASEMENT

FUTURE REGIONAL DRAL  
(VILLAGE 37C)



# TENTATIVE MAP FOR KILEY RANCH NORTH PHASE 7 VILLAGE 9



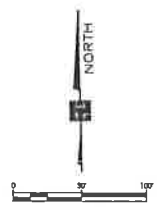
NOTE:  
IMPROVEMENTS FOR LAZY 5 PARKWAY, WINDMILL FARMS PARKWAY, AND KILEY PARKWAY TO BE CONSTRUCTED BY SEPARATE PERMITS WITH STREET DEDICATION MAPS AND ARE NOT A PART OF THIS SUBMISSION SITE.

APN: 534-040-02  
RISING TIDES LLC

APN: 528-010-46  
DBJ HOLDINGS LLC

APN: 528-330-02  
DBJ HOLDINGS LLC

- LEGEND**
- PORTLAND CEMENT CONCRETE (SIDEWALKS, RAMPS & CURBS)
  - ASPHALT PAVEMENT
  - STORM DRAIN MANHOLE
  - STORM DRAIN (SIZE AND DIRECTION)
  - CATCH BASIN
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER (SIZE AND DIRECTION)
  - SANITARY SEWER LATERAL
  - STREET LIGHT
  - FIRE HYDRANT
  - WATER VALVE
  - WATER SERVICE
  - WATER MAIN (SIZE)
  - PHASE LINE

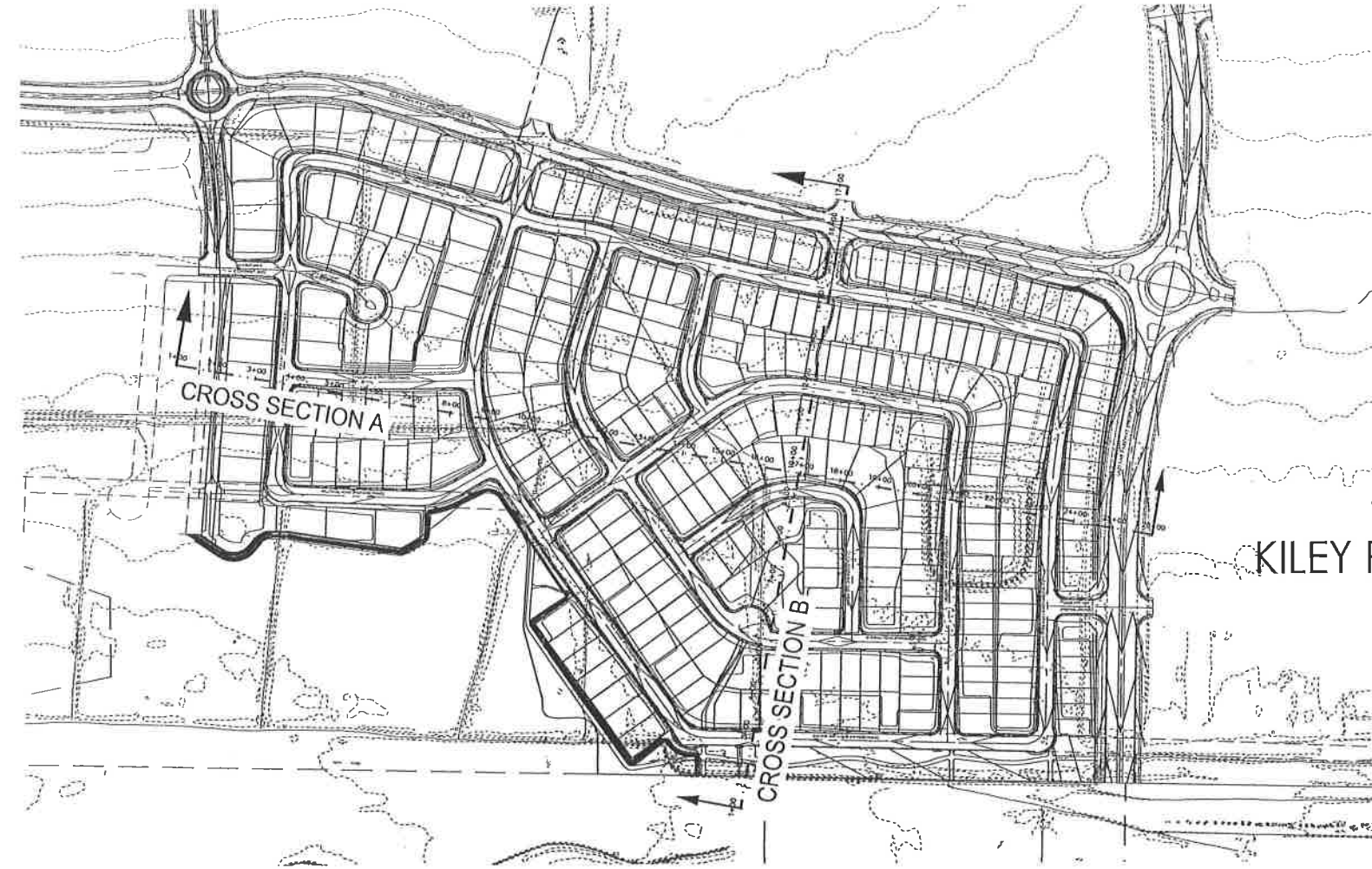


REFERENCE SHEET 7  
PRELIMINARY UTILITY PLAN  
SHEET 8 OF 10

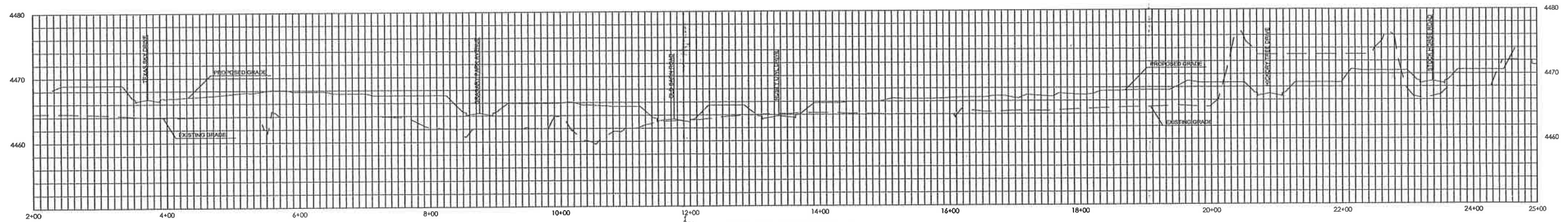


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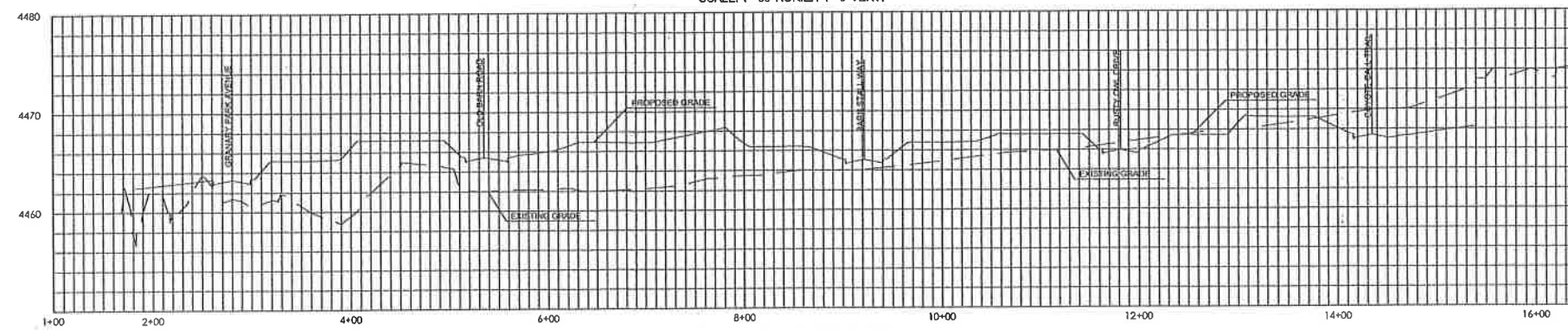




TENTATIVE MAP FOR  
KILEY RANCH NORTH PHASE 7  
VILLAGE 9



CROSS SECTION A  
SCALE: 1"=60' HORIZ. / 1"=6' VERT.



CROSS SECTION B  
SCALE: 1"=60' HORIZ. / 1"=6' VERT.

PRELIMINARY CROSS SECTIONS



