

# TENTATIVE MAP FOR FOUNTAINHOUSE AT VICTORIAN SQUARE SILVERWING DEVELOPMENT

SPARKS, NEVADA  
SE 1/4 SECTION 5 TOWNSHIP 19 N RANGE 20 E  
JANUARY 2015

**APPLICANT/DEVELOPER**  
SILVERWING DEVELOPMENT  
ATTN: J CARTER WITT III  
9650 GATEWAY DRIVE, SUITE 201  
RENO, NEVADA 89521  
CONTACT: 775.825.5300

**OWNER**  
CITY OF SPARKS REDEVELOPMENT AGENCY  
431 PRATER WAY  
SPARKS, NV 89431

**OWNER**  
WOLFHOUD HOLDINGS LLC  
2711 N HASKELL AVENUE, SUITE 1800  
DALLAS, TX 75204

**CIVIL ENGINEER**  
CHRISTY CORPORATION  
DOUGLAS BUCKI, P.E.  
5300 MILL STREET RENO, NV 89502  
OFFICE: 775.398.1796

**ARCHITECT**  
CWX ARCHITECTS  
1680 MONTCLAIR AVENUE, SUITE A  
RENO, NV 89509  
OFFICE: 775.829.7747

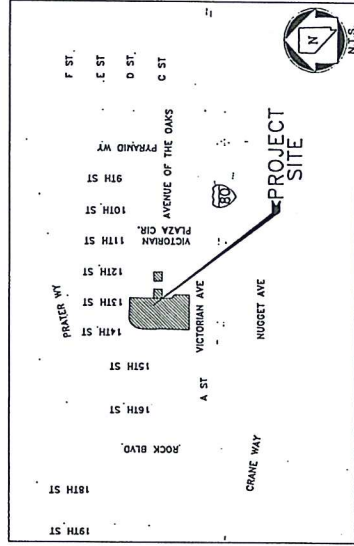
**LANDSCAPE ARCHITECT**  
L.A. STUDIO NEVADA  
1109 WEST MOANA LANE  
RENO, NV 89509  
OFFICE: 775.323.2223

**BASIS OF BEARINGS**  
THE GRID BEARING OF N87°02'39"E BETWEEN WASHOE COUNTY GPS MONUMENTS "R2057" & "S2010", BASED ON THE NORTH AMERICAN DATUM OF 1983/1994 HIGH ACCURACY REFERENCE NETWORK (NAD83/94-HARD) GRID TO GROUND FACTOR = 1.000197939.

**BASIS OF ELEVATION**  
TBMS AS SHOWN HEREIN.

**PROPOSED SITE INFORMATION**  
RESIDENTIAL APARTMENTS & TOWN HOMES - 3.77 ACRES  
RIGHT OF WAY DEDICATION AREA - 0.01AC  
TOTAL AREA - 4.44 ACRES

**EXISTING SITE INFORMATION**  
APN 032-341-22 - 0.228 AC - SPARKS REDEVELOPMENT AGENCY  
APN 032-341-23 - 0.229 AC - SPARKS REDEVELOPMENT AGENCY  
APN 032-341-24 - 0.229 AC - SPARKS REDEVELOPMENT AGENCY  
APN 032-341-25 - 0.225 AC - SPARKS REDEVELOPMENT AGENCY  
APN 032-155-09 - 0.240 AC - SPARKS REDEVELOPMENT AGENCY  
APN 032-155-10 - 0.240 AC - SPARKS REDEVELOPMENT AGENCY  
APN 032-135-14 - 0.246 AC - WOLFHOUD HOLDINGS LLC  
APN 032-135-25 - 0.379 AC - SPARKS REDEVELOPMENT AGENCY  
RIGHT OF WAY ABANDONMENT AREAS - 0.375 AC  
TOTAL AREA - 4.44 ACRES



VICINITY MAP  
NOT TO SCALE

SHEET INDEX	
SHT NO.	DRAWING DESCRIPTION
1	TITLE SHEET
2	APARTMENTS SITE PLAN
3	APARTMENTS GRADING PLAN
4	APARTMENTS UTILITY PLAN
5	APARTMENTS LOT PLAN - LEVEL 1
6	APARTMENTS LOT PLAN - LEVEL 2
7	APARTMENTS LOT PLAN - LEVEL 3
8	APARTMENTS LOT PLAN - LEVEL 4
9	APARTMENTS LOT PLAN - ROOF
10	MIXED-USE SITE PLAN
11	MIXED-USE GRADING AND UTILITY PLAN
12	MIXED-USE LOT PLAN - LEVELS 1 & 2
13	LANDSCAPING PLAN

## DEVELOPMENT STATISTICS

RESIDENTIAL APARTMENTS & TOWN HOMES SITE	
MIXED USE SITE	1 BEDROOM UNITS = 8 UNITS
	2 BEDROOM UNITS = 8 UNITS
	TOTAL DWELLING UNITS = 16 UNITS
	2 RETAIL UNITS
	RESIDENTIAL LOTS = 16 LOTS
	LIMITED COMMON ELEMENT LOTS = 20 LOTS
	COMMON AREA LOTS = 0 LOTS
	COMMON AREA LOTS = 0 LOTS
	RETAIL LOTS = 2 LOTS
	TOTAL LOTS = 44 LOTS
	SITE AREA = 0.46 ACRES
	BUILDING AREA = 0.46 ACRES
	R.O.W. AREA = 0 ACRES
	COMMON AREA = 0 ACRES
	DENSITY = 35 DU/ACRE

COMBINED SITES	
	1 BEDROOM UNITS = 88 UNITS
	2 BEDROOM UNITS = 148 UNITS
	TOTAL DWELLING UNITS = 236 UNITS
	RESIDENTIAL LOTS = 236 LOTS
	LIMITED COMMON ELEMENT LOTS = 440 LOTS
	COMMON ELEMENT LOTS = 256 LOTS
	COMMON AREA LOTS = 0 LOTS
	RETAIL LOTS = 2 LOTS
	TOTAL LOTS = 936 LOTS
	SITE AREA = 4.44 ACRES
	BUILDING AREA = 2.28 ACRES
	R.O.W. AREA = 0 ACRES
	COMMON AREA = 21.16 ACRES
	DENSITY = 53 DU/ACRE

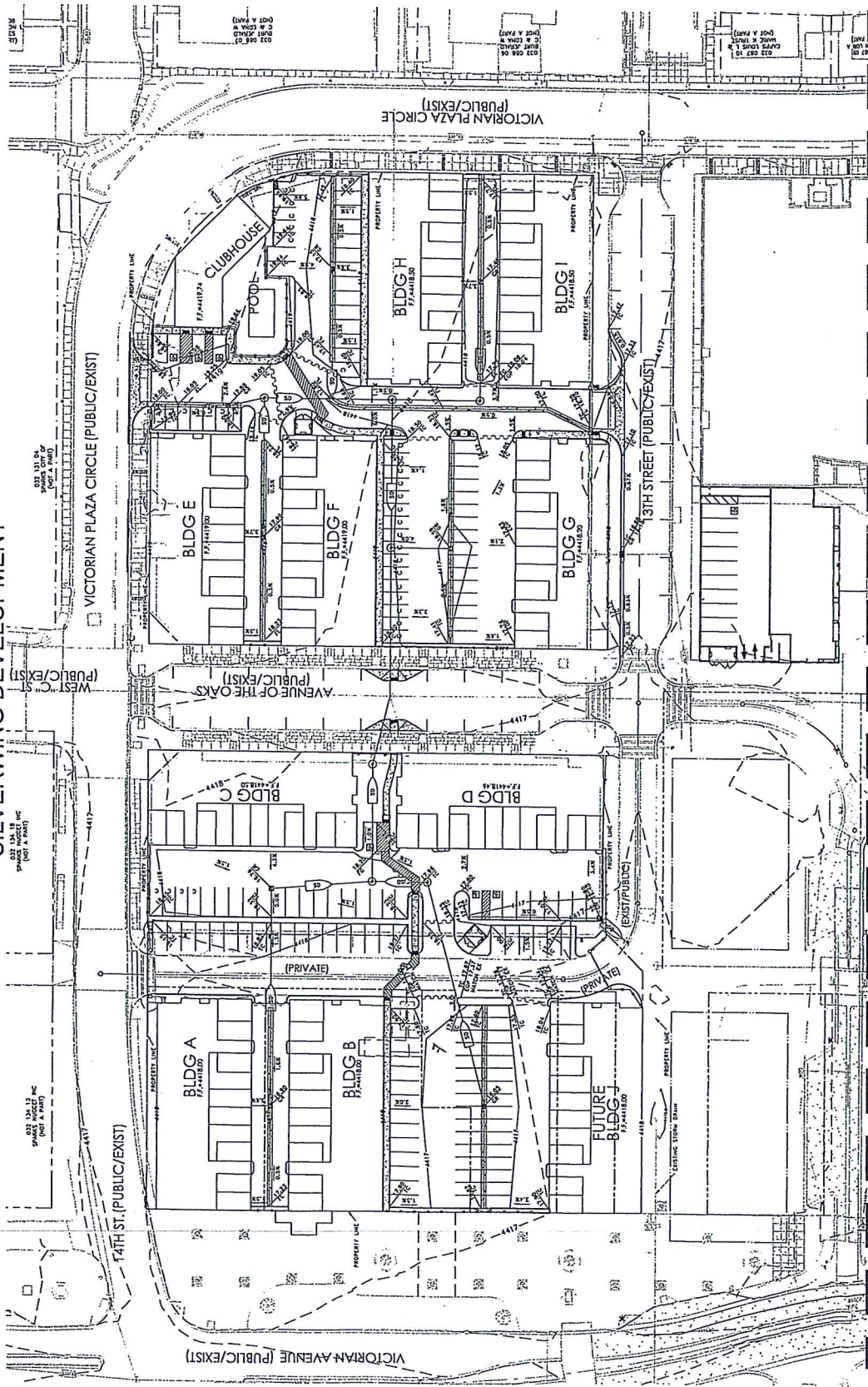
## PARKING CALCULATIONS

REQUIRED	
1 SPACE PER BEDROOM = 88 SPACES	PROVIDED
1.25 SPACES PER 2 BEDROOM = 165 SPACES	160 SURFACE SPACES (38 COMPACT)
RETAIL = 2 SPACES PER 1000 SF OF RETAIL (1000 SF PER DISTRICT NO. 1)	120 GARAGE UNITS
TOTAL REQUIRED = 289 SPACES	17 ON-STREET SPACES
7 ADA SPACES (1 VAN)	TOTAL = 177 SPACES
	17 ADA SPACES (11 GARAGE/6 SITE-4 VAN)

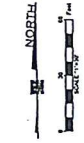




TENTATIVE MAP FOR  
**FOUNTAINHOUSE AT VICTORIAN SQUARE**  
 SILVERWING DEVELOPMENT



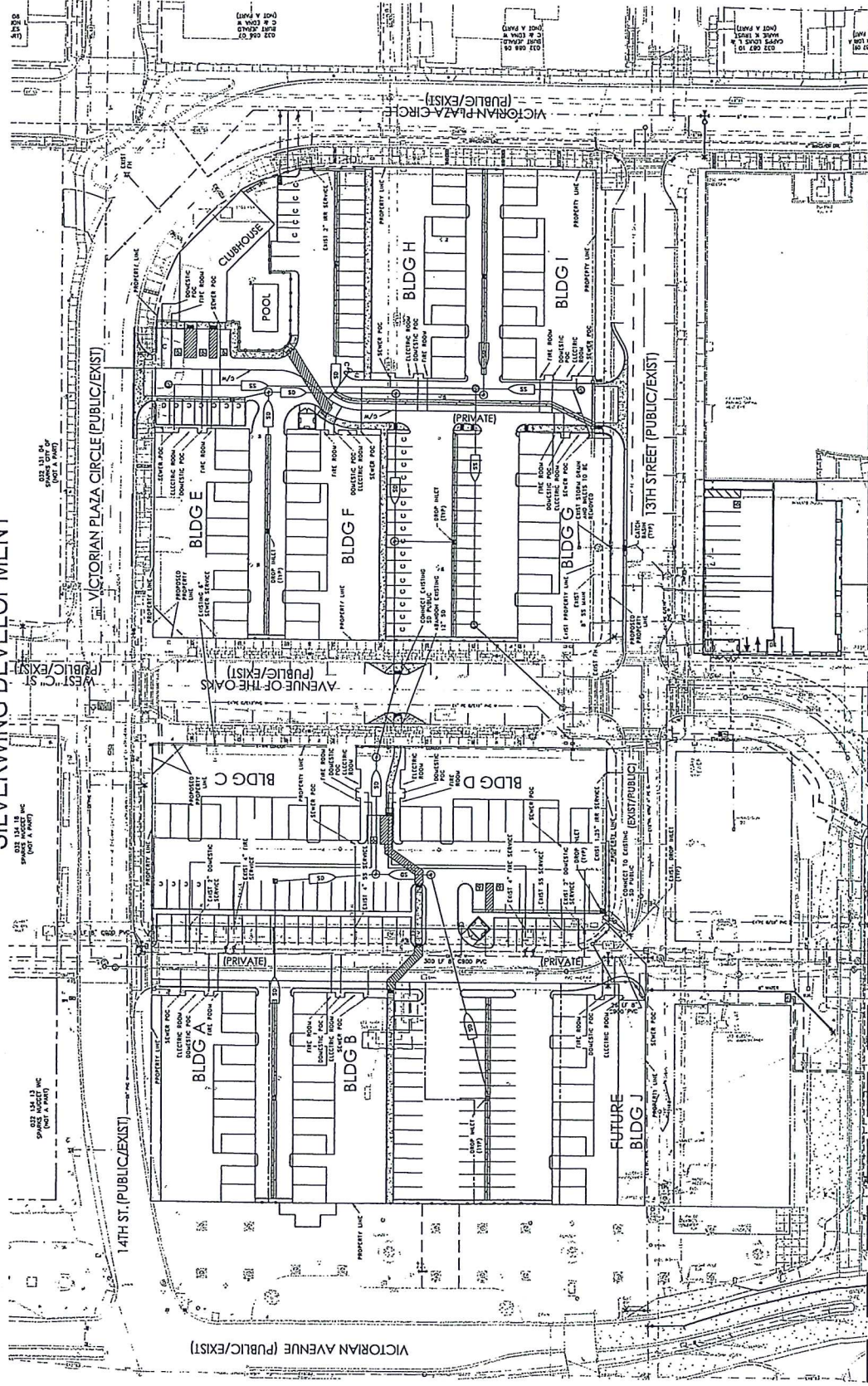
MATCH LINE SEE SHEET 10



**CHRISTY**  
 ARCHITECTURE & INTERIOR DESIGN  
 5300 MILLSBURN T. ROAD, SUITE 100, BETHESDA, MD 20814  
 774.398.1731 christyarch.com

APARTMENTS GRADING PLAN  
 SHEET 3 OF 13

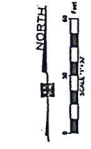
TENTATIVE MAP FOR  
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SEE SHEET 11

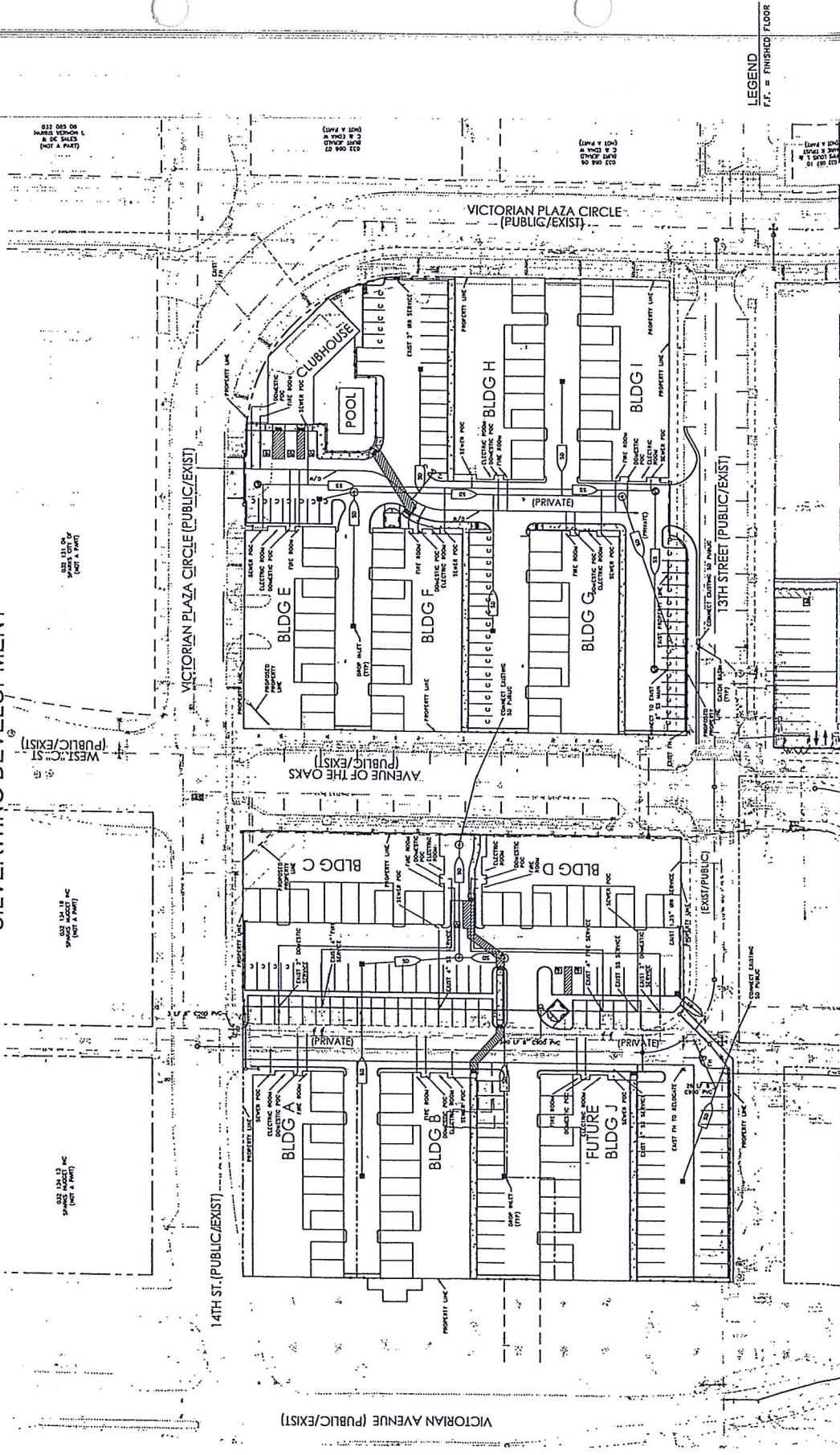
APARTMENTS UTILITY PLAN

SHEET 4 OF 13



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 5000 MILL STREET | SUITE 100  
 ANNAPOLIS, MD 21403  
 410.291.1100 | christypr.com

TENTATIVE MAP FOR  
**FOUNTAINHOUSE AT VICTORIAN SQUARE**  
 SILVERWING DEVELOPMENT



LEGEND  
 F.F. = FINISHED FLOOR



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 CONSTRUCTION, INC.  
 5300 Hill Street, Torrance, California 90505 | christy.com  
 714.538.1791 | info@christy.com

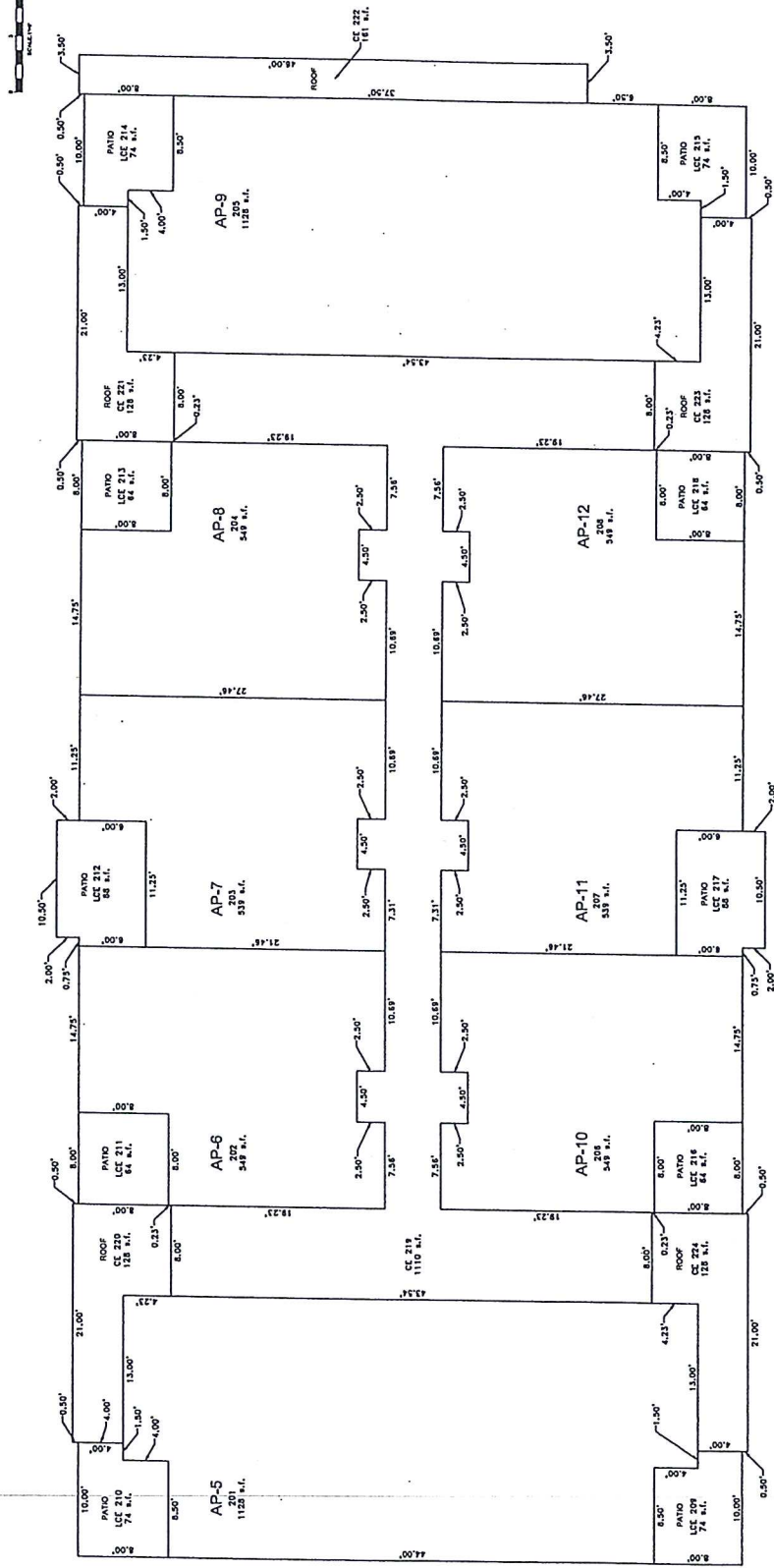
SEE SHEET 11

APARTMENTS UTILITY PLAN

SHEET 4 OF 13



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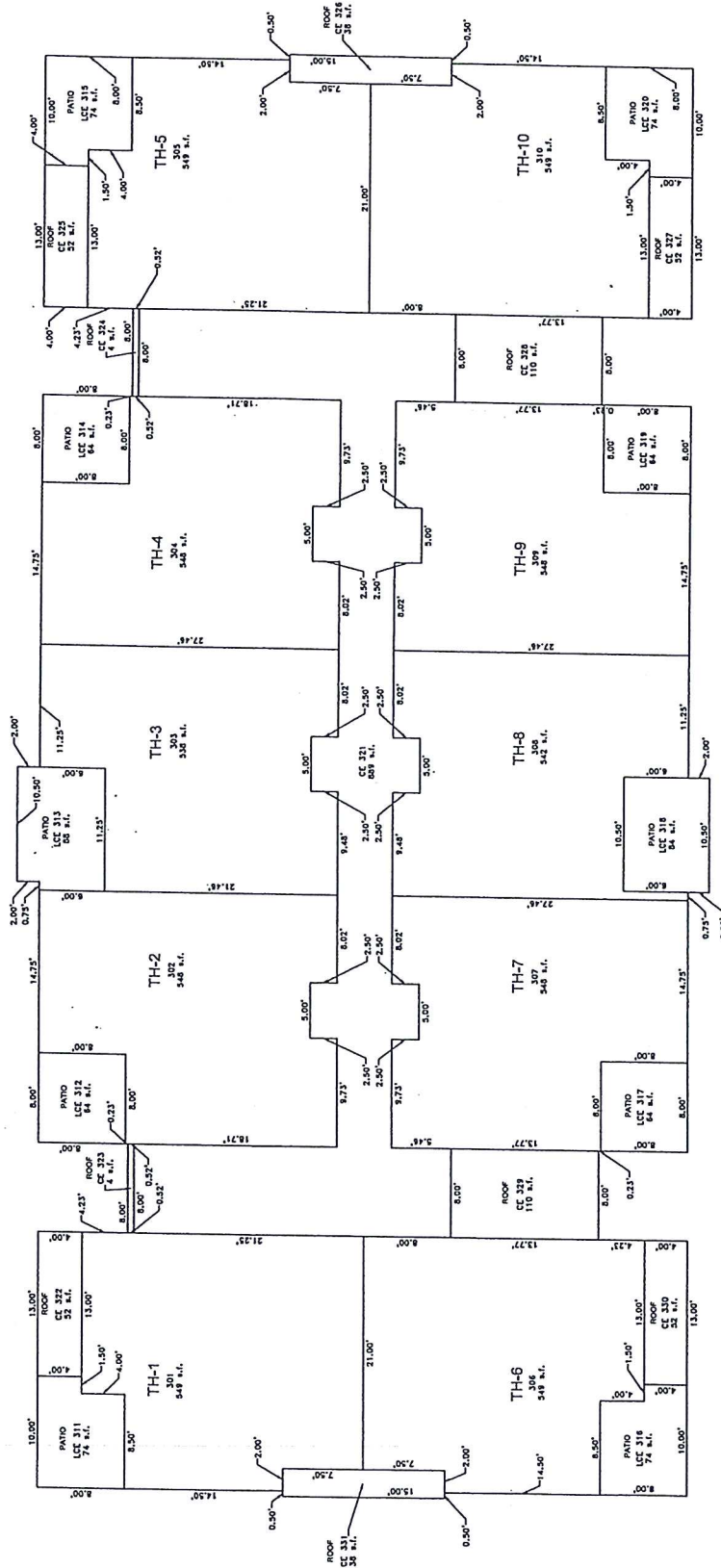
NOTE: LOT LAYOUT IS TYPICAL OF TEN BUILDINGS

APARTMENTS LOT PLAN - LEVEL 2  
SHEET 6 OF 13



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 410.293.1793 | christy.com

# TENTATIVE MAP FOR FOUNTAINHOUSE AT VICTORIAN SQUARE SILVERWING DEVELOPMENT



**LEGEND**  
 — = COMMON ELEMENT  
 - - - = COMMON ELEMENT  
 —•— = APARTMENT  
 —■— = TOWNHOUSE  
 —○— = SQUARE FEET

NOTE: LOT LAYOUT IS TYPICAL OF TEN BUILDINGS



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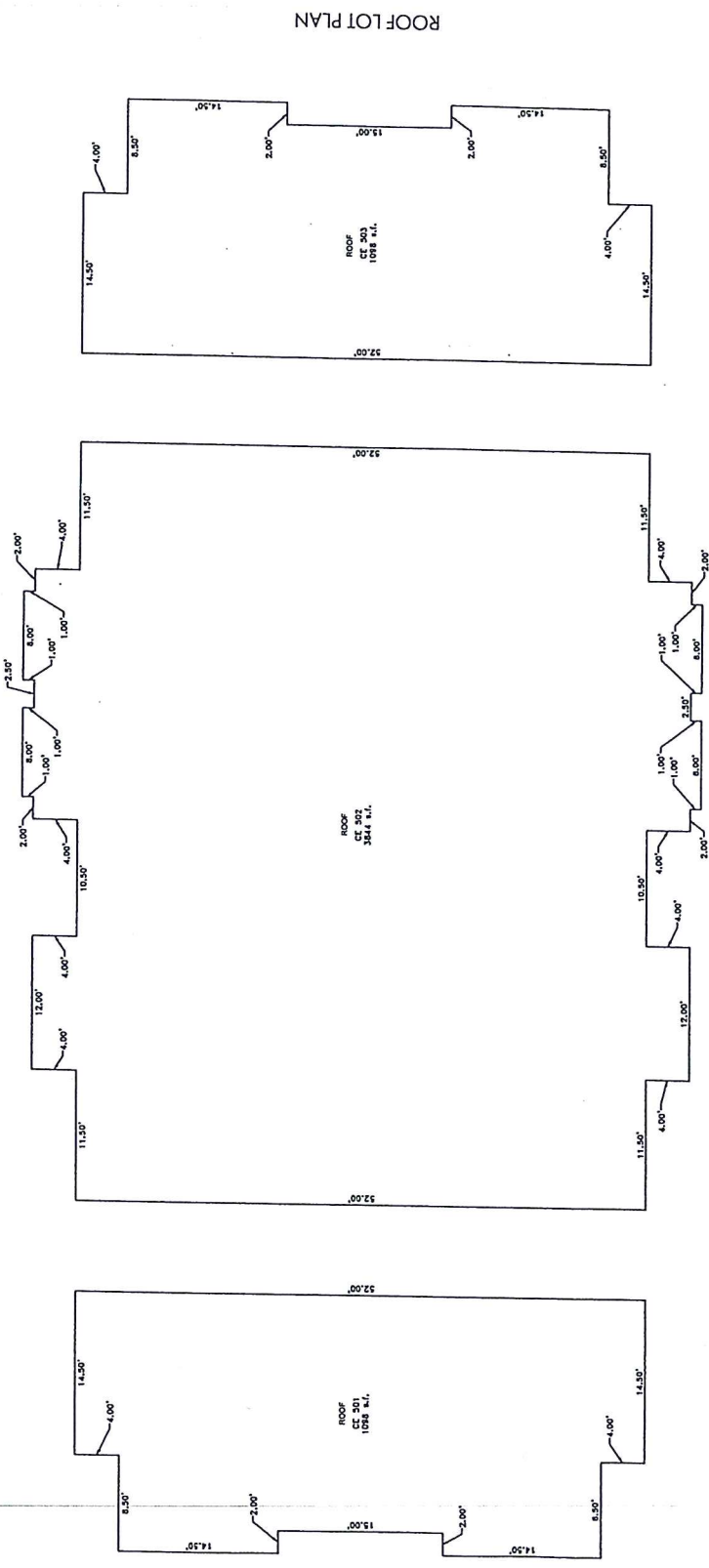
APARTMENTS LOT PLAN - LEVEL 3  
 SHEET 7 OF 13

LEVEL 3 LOT PLAN





# TENTATIVE MAP FOR FOUNTAINHOUSE AT VICTORIAN SQUARE SILVERWING DEVELOPMENT



**LEGEND**  
 CE = COMMON ELEMENT  
 UCE = UNITED COMMON ELEMENT  
 AP = APARTMENT  
 PL = PLANTING ELEMENT  
 S.F. = SQUARE FEET

NOTE: LOT LAYOUT IS TYPICAL OF TEN BUILDINGS.



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APARTMENTS LOT PLAN - ROOF  
 SHEET 9 OF 13