

KILEY RANCH NORTH PHASE 6~ VILLAGE 37C

LEWIS INVESTMENT COMPANY OF NEVADA, LLC.

SPARKS, NEVADA

SECTIONS 10 & 15 TOWNSHIP 20 N RANGE 20 E
JULY 2018

DEVELOPER
LEWIS INVESTMENT COMPANY OF NEVADA, LLC.
1380 GREG STREET, STE 213
SPARKS, NEVADA 89431
TED ERKAN
(D) (775) 546-5016
(F) (775) 331-7633

OWNER
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1380 GREG STREET, STE 213
SPARKS, NEVADA 89431
TED ERKAN
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(F) (775) 331-7633

APPLICANT
CHRISTY CORPORATION
1000 KILEY PARKWAY
SPARKS, NV 89436
(775) 502-8552

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

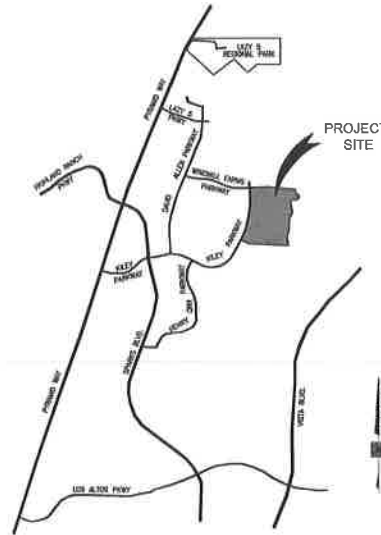
SITE INFORMATION

ASSESSOR'S PARCEL NUMBER 818-021-44
TOTAL PARCEL AREA (PARCELS 6-4 PER 2017) = 38.28 AC (1,678,432 SQ FT)

VALUE 070 LOT BARNARY
TOTAL LOTS = 148
MINIMUM LOT SIZE = 4,884 SQ FT
MINIMUM LOT SIZE = 15,847 SQ FT
MINIMUM LOT SIZE = 8,138 SQ FT
MINIMUM ALLOWABLE LOT SIZE = 4,884 SQ FT

LOT AREA = 38.28 AC (1,678,432 SQ FT)
OPEN SPACE AREA = 3.74 AC (117,184 SQ FT)
REST OF MAP AREA = 1.23 AC (53,049 SQ FT)

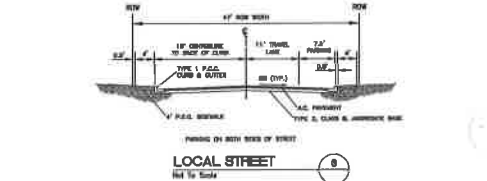
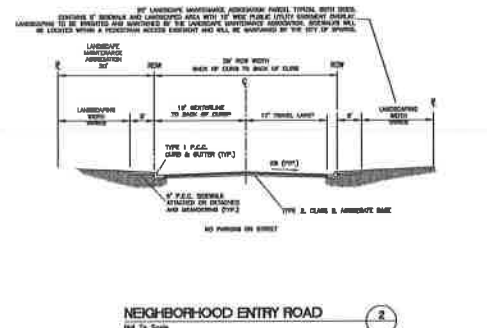
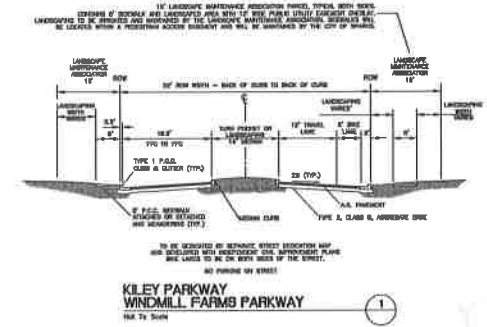
SEWER
OWNER DENSITY = 4.8 UNITS/AC
NET DENSITY = 3.13 UNITS/AC



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- 1. TITLE SHEET
- 2. PRELIMINARY SMALL SITE PLAN
- 3. PRELIMINARY LOT & BLOCK PLAN
- 4. PRELIMINARY CHURCH PLAN
- 5. PRELIMINARY UTILITY PLAN
- 6. PRELIMINARY CROSS SECTIONS
- 7. PRELIMINARY LANDSCAPE PLAN

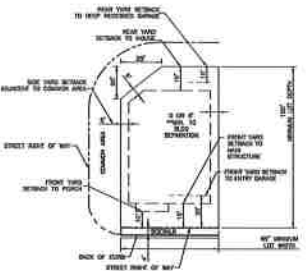
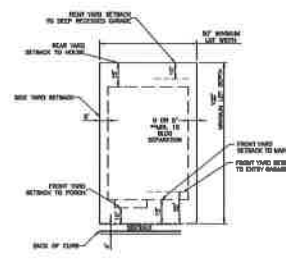
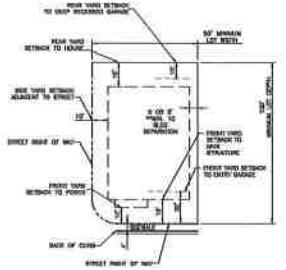


BASIS OF ELEVATIONS

THE BASIS OF ELEVATION IS BASED ON THE NORTH AMERICAN DATUM (NAD 83) WHICH IS THE BASIS FOR THE CITY OF SPARKS. THE ELEVATION OF THE BENCH MARK IS 5,200.00 FEET. THE ELEVATION OF THE BENCH MARK IS 5,200.00 FEET. THE ELEVATION OF THE BENCH MARK IS 5,200.00 FEET.

BASIS OF BEARINGS

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NOTE: LOT DIMENSIONS OF NEIGHBORHOOD ENTRY TO BE CORRELATED WITH THIS PLAN SHEET.

TITLE SHEET

SHEET 1 OF 7



TENTATIVE MAP FOR KILEY RANCH NORTH PHASE 6~ VILLAGE 37C

LEWIS INVESTMENT COMPANY OF NEVADA, LLC.

NOTES:
 1. ALL STREETS ARE PROPOSED PLANS.
 2. REFER TO TITLE SHEET FOR SITE STATISTICS,
 TYPICAL LOT SETTINGS, AND STREET SECTIONS.

LEGEND

- PROPOSED STREET CORRECTED, DIMENSIONS, PLANS & SETTINGS
- APPROXIMATE PROPOSED
- EXISTING STREETS, PLANS & SETTINGS



KILEY RANCH PRESERVANCY
 FOUNDATION
 APN: 063-024-11

KILEY RANCH PRESERVANCY
 FOUNDATION
 APN: 083-830-71

PRELIMINARY OVERALL SITE PLAN
 SHEET 2 OF 7



CHRISTY CORPORATION
 10000 North 1st, Suite 1000, Las Vegas, NV 89150
 (702) 832-8332 christy.com

TENTATIVE MAP FOR KILEY RANCH NORTH PHASE 6~ VILLAGE 37C

LEWIS INVESTMENT COMPANY OF NEVADA, LLC.

NOTES:
1. ALL STREETS ARE PROPOSED PUBLIC.
2. SURVEY THIS MAP TO THE STATUTE,
TYPICAL LOT SETBACKS, AND STREET WIDTHS.



EXISTING VILLAGE 37B

LOT & BLOCK PLAN

SHEET 3 OF 7



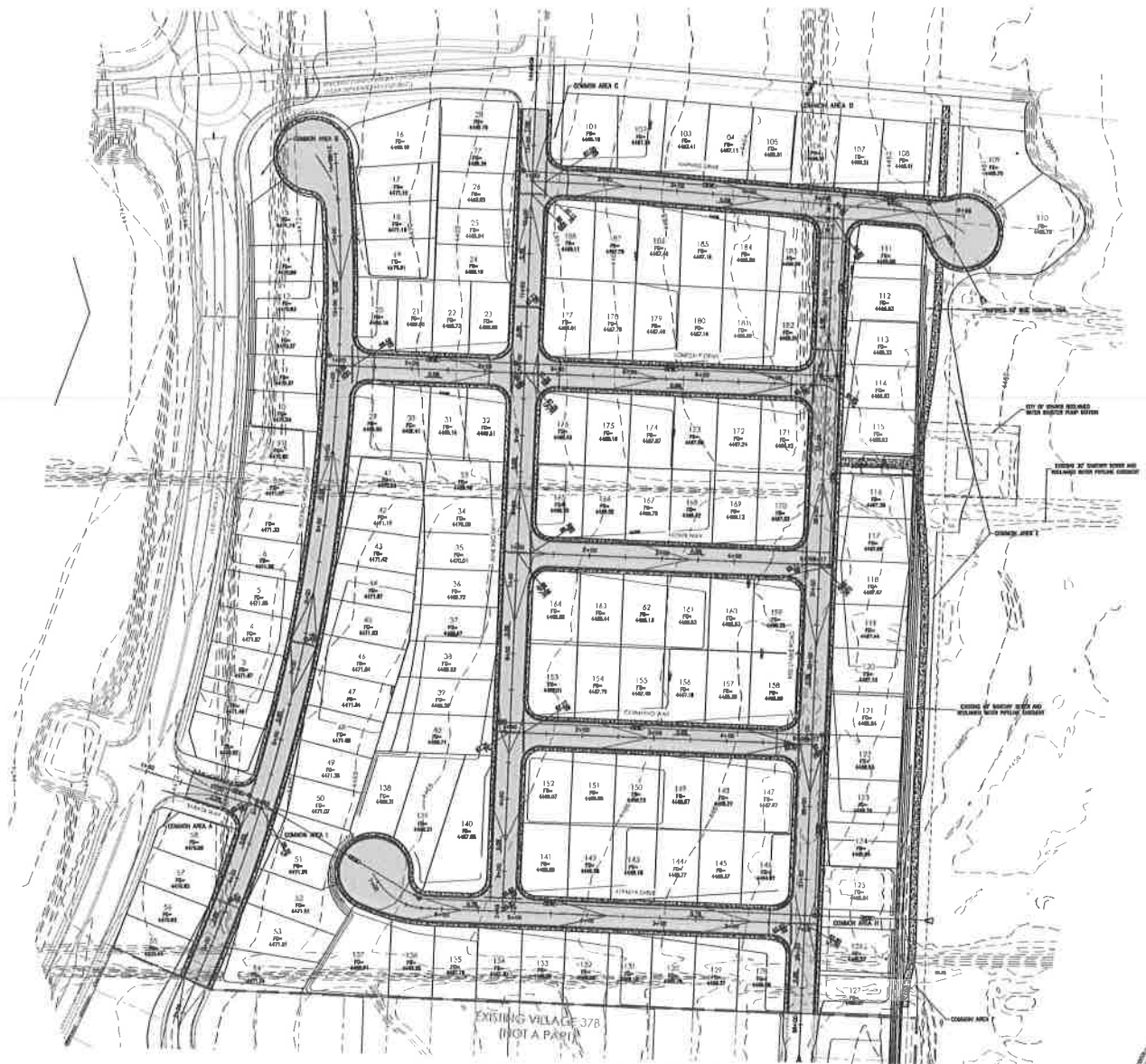
CHRISTY CORPORATION
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TENTATIVE MAP FOR KILEY RANCH NORTH PHASE 6~ VILLAGE 37C

LEWIS INVESTMENT COMPANY OF NEVADA, LLC.

NOTES
 1. ALL STREETS ARE PROPOSED PUBLIC.
 2. REFERENCE THIS MAP FOR SITE SURVEY, TYPICAL LOT SUBDIVISION, AND STREET SECTIONS.

- LEGEND (CONTINUED)**
-  PROPOSED UTILITY CONCRETE (SEWER, WATER & STORM)
 -  ASPHALT PAVEMENT
 -  ELEVATED SIDEWALK
 -  SLOPE CHANNEL
 -  STORM DRAIN
 -  STORM DRAIN MANHOLE
 -  STORM DRAIN CATCH BASINS
 -  SLOPE DRAIN
 -  PHASE LINE



PRELIMINARY GRADING PLAN
SHEET 4 OF 7

TENTATIVE MAP FOR KILEY RANCH NORTH PHASE 6~ VILLAGE 37C

LEWIS INVESTMENT COMPANY OF NEVADA, LLC.

NOTES
 1. ALL STREETS ARE PROPOSED PUBLIC.
 2. REFER TO TITLE SHEET FOR SITE BOUNDARIES, TYPICAL LOT BOUNDARIES, AND STREET SECTIONS.

LEGEND (UTILITIES)

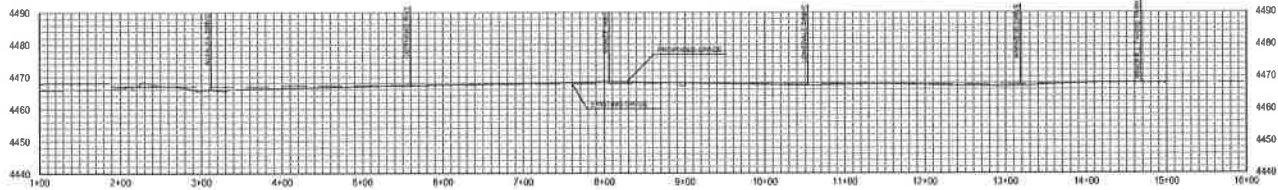
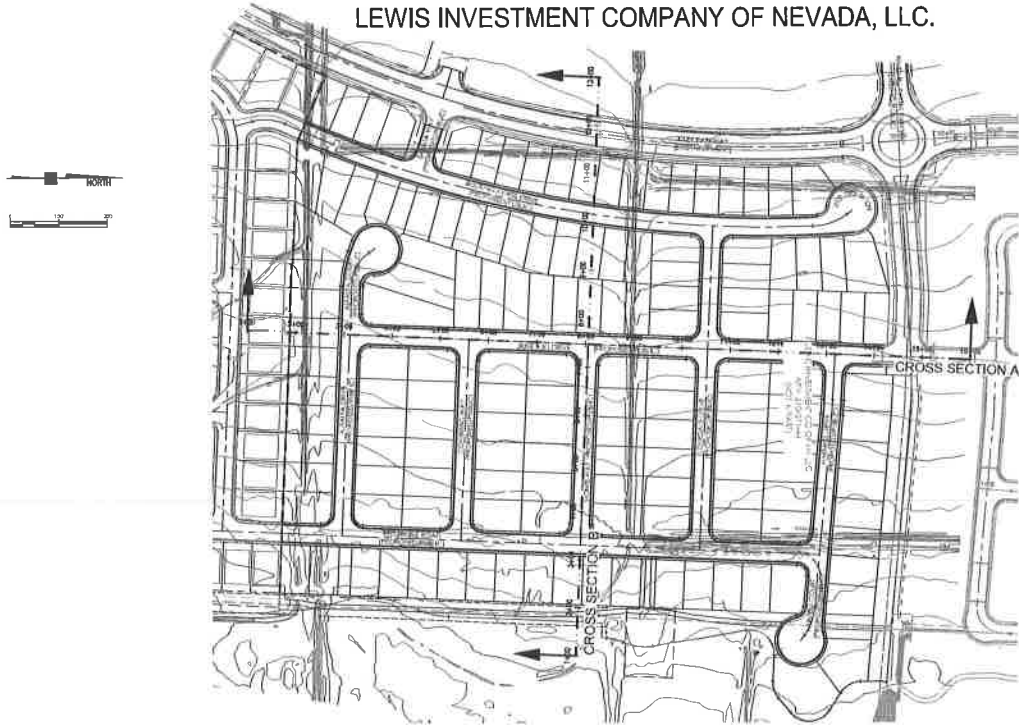
- PROPOSED STREET CONCRETE (SIDEWALKS, RAMP & GUTTERS)
- PROPOSED DRIVEWAY
- STORM DRAIN (MANHOLE AND STRUCTURE)
- STORM DRAIN (PIPE AND STRUCTURE)
- SANITARY SEWER (MANHOLE)
- SANITARY SEWER (PIPE AND STRUCTURE)
- SANITARY SEWER LATERAL
- STREET LIGHT
- FIRE HYDRANT
- WATER METER
- WATER SERVICE
- WATER MAIN (EXISTING)
- FIRE LINE



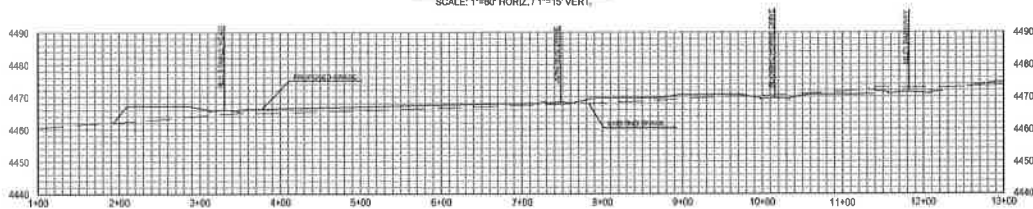
PRELIMINARY UTILITY PLAN
SHEET 5 OF 7



TENTATIVE MAP FOR
KILEY RANCH NORTH PHASE 6~ VILLAGE 37C
 LEWIS INVESTMENT COMPANY OF NEVADA, LLC.



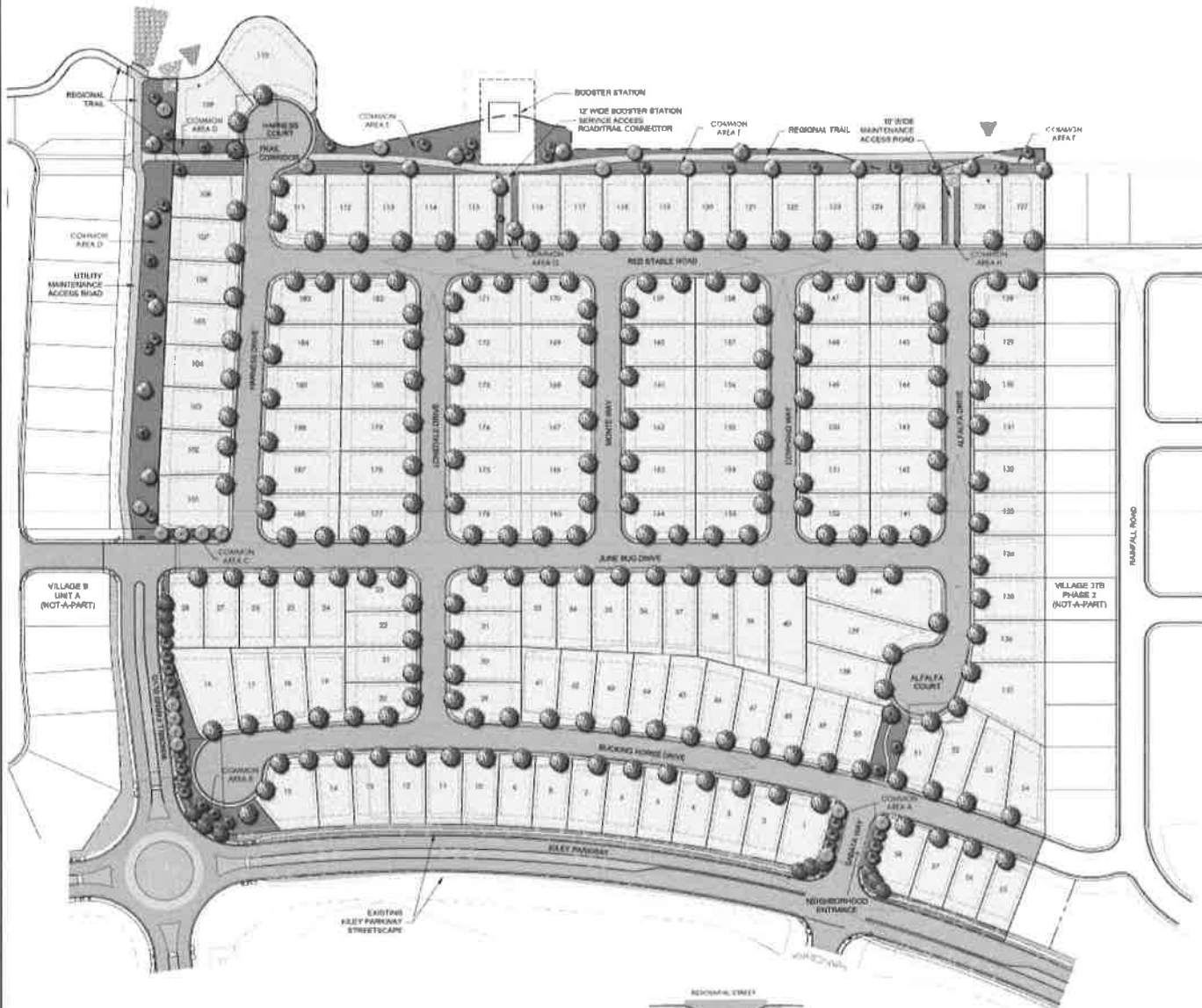
CROSS SECTION A
 SCALE: 1"=80' HORIZ. / 1"=15' VERT.



CROSS SECTION B
 SCALE: 1"=60' HORIZ. / 1"=15' VERT.

PRELIMINARY CROSS SECTIONS
 SHEET 6 OF 7





PLANT LEGEND

- COMMON AREA STREETSCAPE DECIDUOUS TREES
- COMMON AREA STREETSCAPE EVERGREEN TREES
- RESIDENTIAL FRONT YARD STREET TREES
- NEW STREETSCAPE OPEN AREA
- STREETSCAPE (NOT A PART)

LANDSCAPE DATA

LANDSCAPE REQUIREMENTS TO BE MET BY PHASE 1 AND PHASE 2 PLANTING. LOW BUDGET RESIDENTIAL PLANTING PER A/CY MATCH PLAN.

COMMON AREA TREES REQUIRED BY PHASE 1 AND PHASE 2 SHALL BE PROVIDED AS INDICATED IN THIS PLAN. (IN WHICH A PLOT NUMBER IS INDICATED, THE PLANTING SHALL BE PROVIDED IN THE INDICATED AREA.)

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GENERAL NOTES

1. ALL PLANTING SHALL BE PROVIDED AS INDICATED IN THIS PLAN.
2. THE PLANTING AND LAYOUT SHALL BE BASED ON THE LATEST REVISIONS OF THE PLAN. (IN WHICH A PLOT NUMBER IS INDICATED, THE PLANTING SHALL BE PROVIDED IN THE INDICATED AREA.)
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