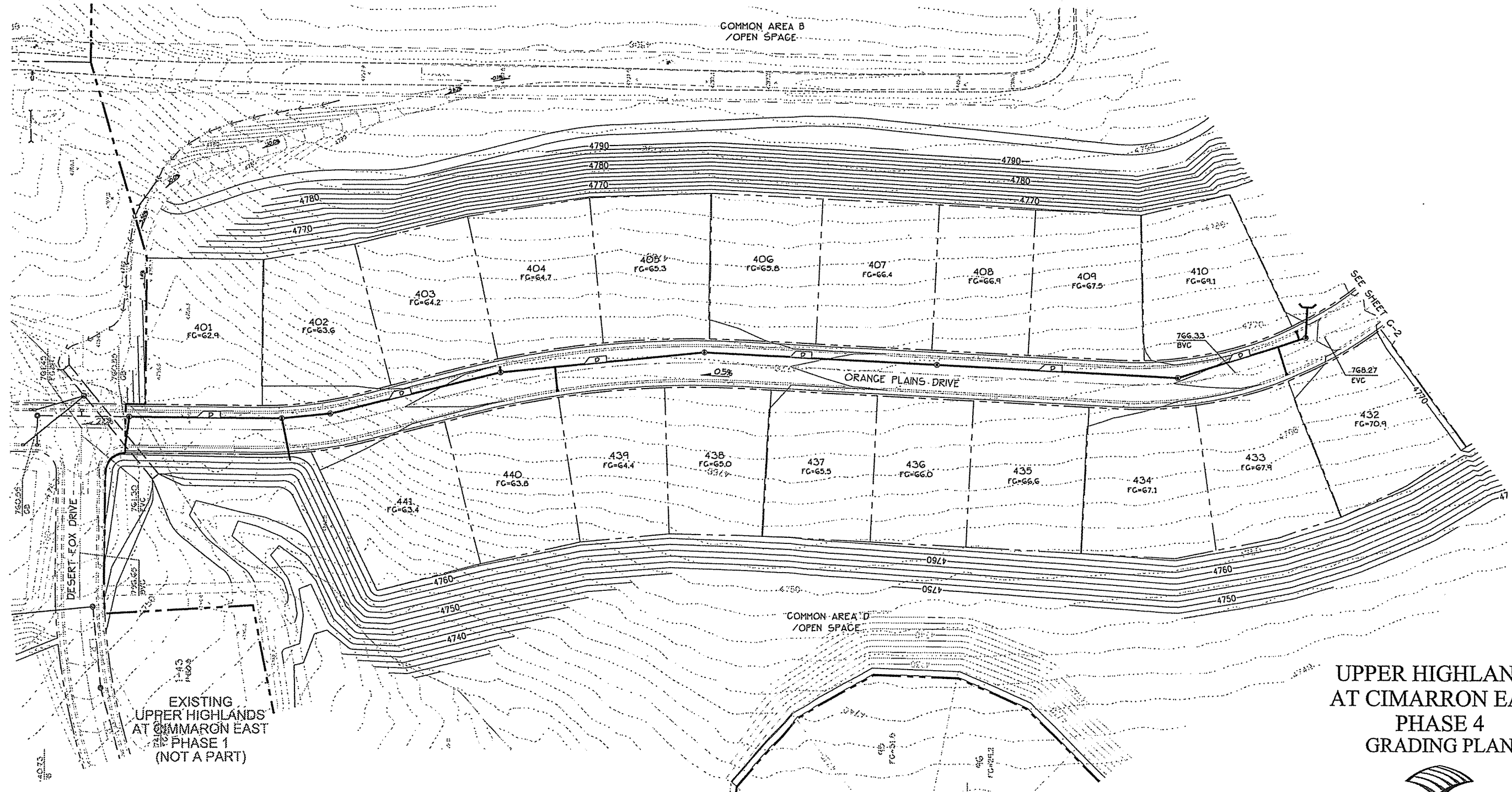


# UPPER HIGHLANDS AT CIMARRON EAST PHASE 4

TENTATIVE MAP  
GRADING PLAN



UPPER HIGHLANDS  
AT CIMARRON EAST  
PHASE 4  
GRADING PLAN



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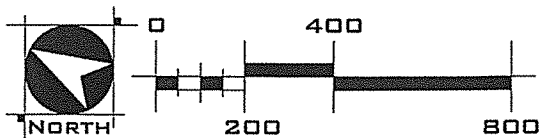
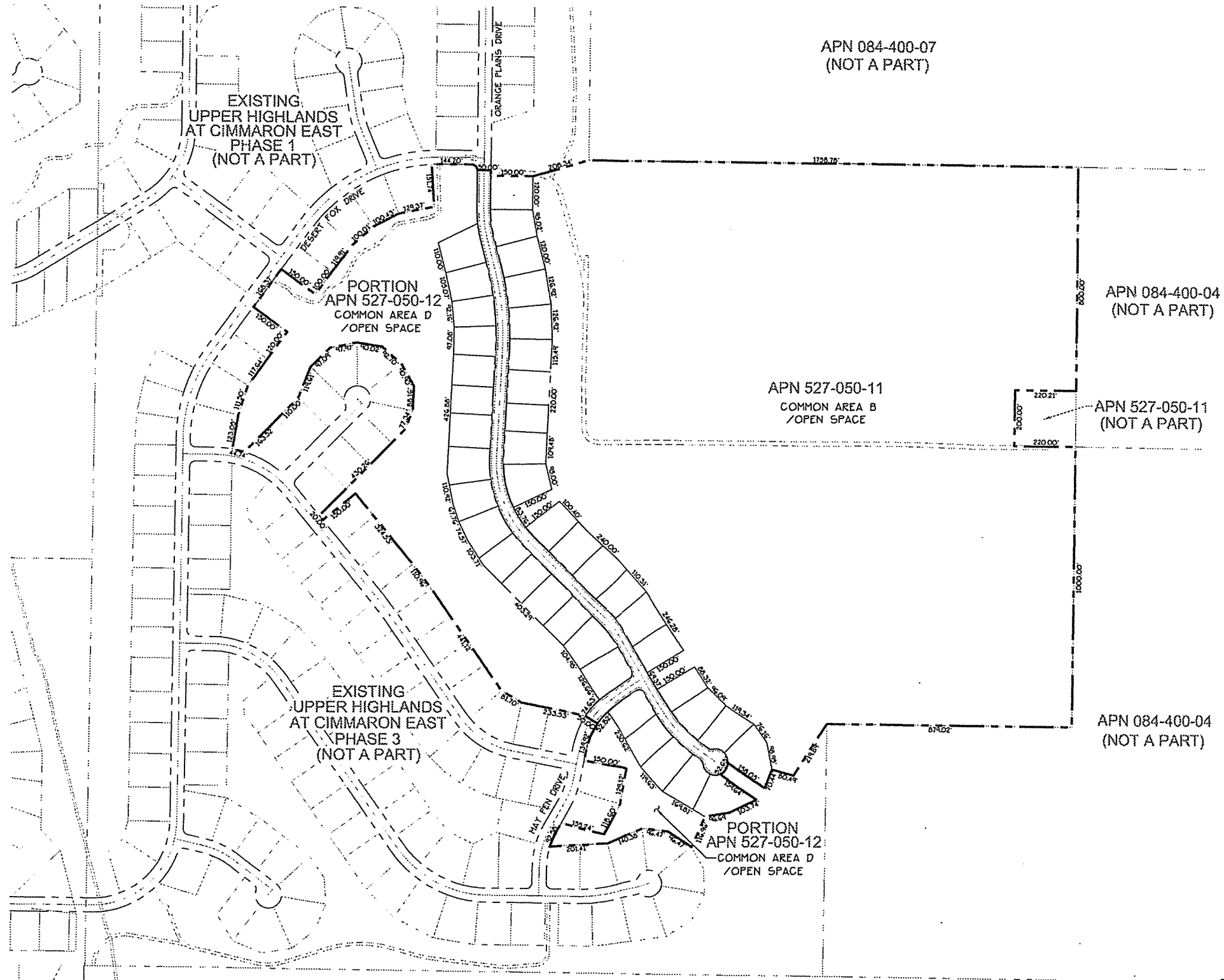
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# UPPER HIGHLANDS AT CIMARRON EAST PHASE 4

TENTATIVE MAP  
LOT AND BLOCK PLAN



APN 084-010-15  
(NOT A PART)

UPPER HIGHLANDS  
AT CIMARRON EAST  
PHASE 4  
LOT AND BLOCK PLAN



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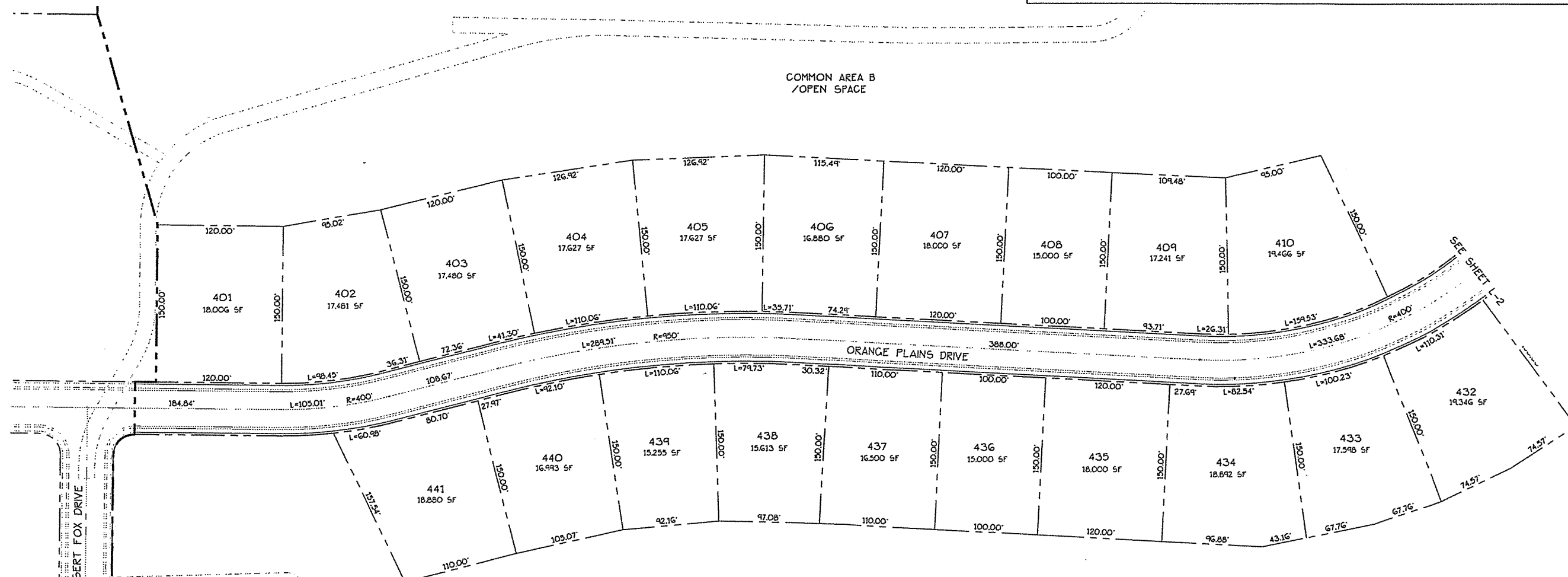
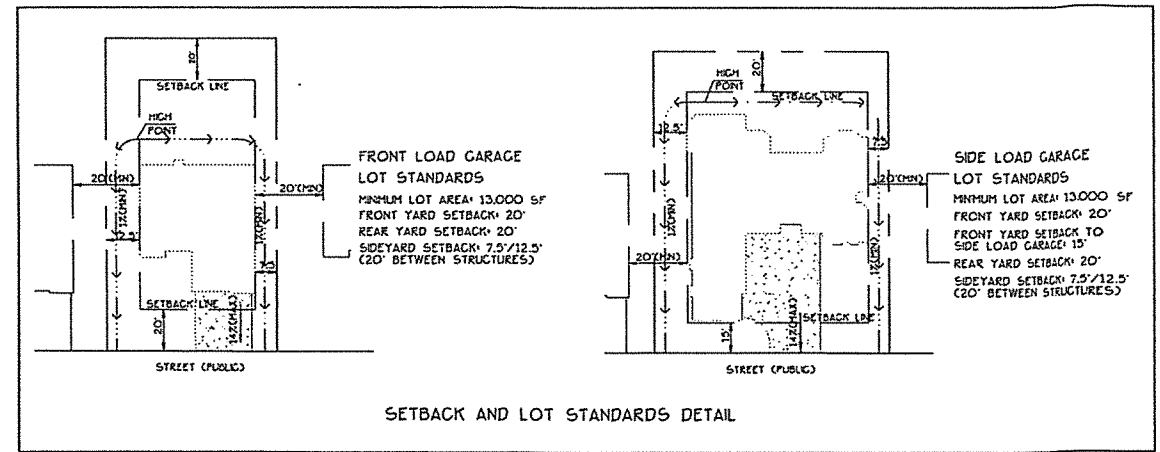
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SHEET L-1 OF 8

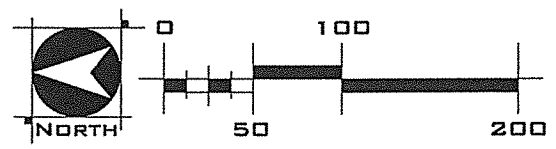
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# UPPER HIGHLANDS AT CIMARRON EAST PHASE 4

TENTATIVE MAP  
LOT AND BLOCK PLAN



EXISTING UPPER HIGHLANDS AT CIMARRON EAST PHASE 1 (NOT A PART)



UPPER HIGHLANDS AT CIMARRON EAST PHASE 4 LOT AND BLOCK PLAN

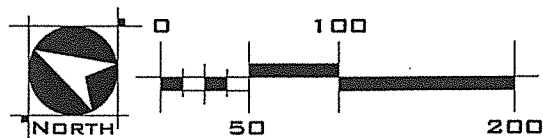
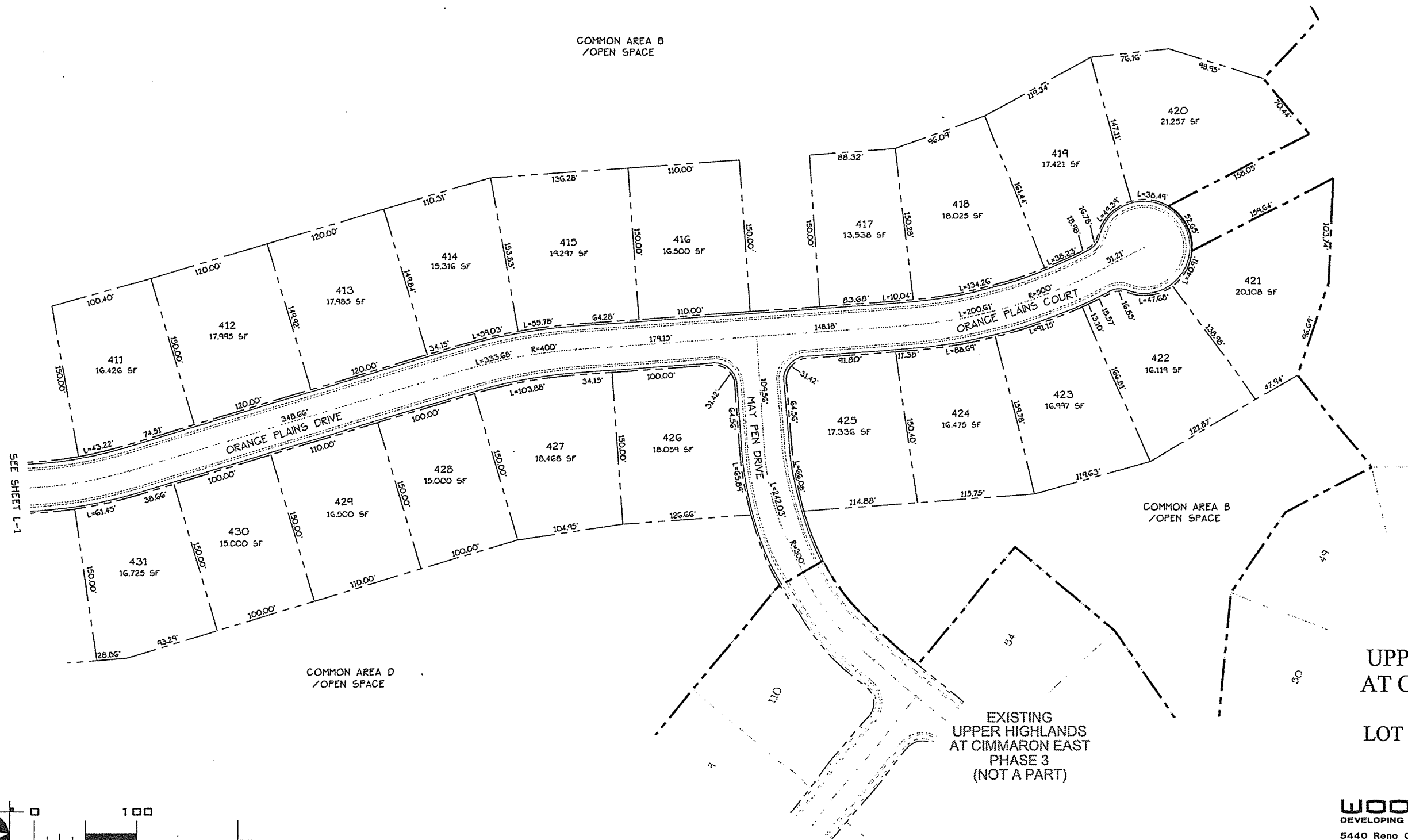
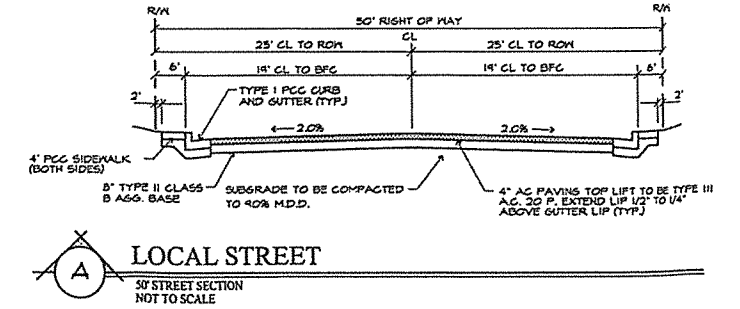
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JOB NO. 3081.001 JANUARY, 2014  
 SHEET L-2 OF 8

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# UPPER HIGHLANDS AT CIMARRON EAST PHASE 4

## TENTATIVE MAP LOT AND BLOCK PLAN



### UPPER HIGHLANDS AT CIMARRON EAST PHASE 4 LOT AND BLOCK PLAN

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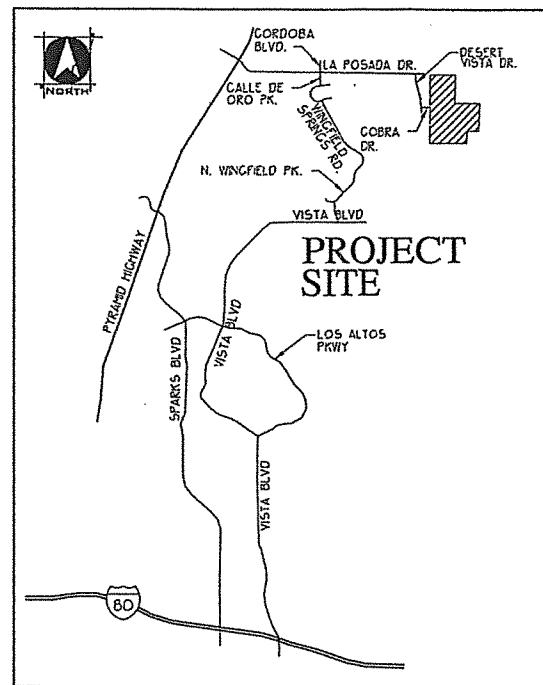
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SHEET L-3 OF 8

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# UPPER HIGHLANDS AT CIMARRON EAST PHASE 4

## TENTATIVE MAP TITLE SHEET

**OWNER/DEVELOPER:**  
 TL MANAGEMENT, INC.  
 3300 DOUGLAS BLVD, BLDG 400, SUITE 450  
 ROSEVILLE, CA 95661  
 (916) 783-2300



**VICINITY MAP**  
 NOT TO SCALE

**SITE INFORMATION:**

TOTAL SITE AREA: 116.76 ACRES  
 TOTAL NUMBER OF LOTS: 41  
 TOTAL LOT AREA: 16.52 ACRES  
 RIGHT OF WAY AREA: 3.12 ACRES  
 COMMON AREA: 97.12 ACRES

**PROJECT DENSITY:**

GROSS DENSITY: 0.35 DU/ACRE

**LOT SUMMARY:**

MINIMUM LOT SIZE: 13,538 SF  
 MAXIMUM LOT SIZE: 21,621 SF  
 AVERAGE LOT SIZE: 17,580 SF  
 MINIMUM ALLOWABLE LOT SIZE: 13,000 SF

ASSESSOR PARCEL NUMBER  
 527-050-11, 527-050-12

**SHEET INDEX**

SHT No.	DWG ID	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	S-1	LOT AND BLOCK PLAN
3	S-2	LOT AND BLOCK PLAN
4	S-3	LOT AND BLOCK PLAN
5	U-1	UTILITY PLAN
6	U-2	UTILITY PLAN
7	G-1	GRADING PLAN
8	G-2	GRADING PLAN

**BASIS OF BEARINGS**

RECORD OF SURVEY FOR THE CITY OF SPARKS  
 2000 GEODETIC CONTROL SURVEY  
 RECORD OF SURVEY NO. 3885, A-C  
 FILED FEBRUARY 7, 2001 - DOC. NO. 2522263  
 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA  
 (I.E. THE GRID BEARING BETWEEN MONUMENTS  
 W63013 AND W63026 TAKEN AS N11 32'44"E)  
 BASED ON THE NORTH AMERICAN DATUM OF 1983/1994  
 HIGH ACCURACY REFERENCE NETWORK (NAD '83/'94-HARN)  
 COHNERED GRID TO GROUND FACTOR = 1.000197939

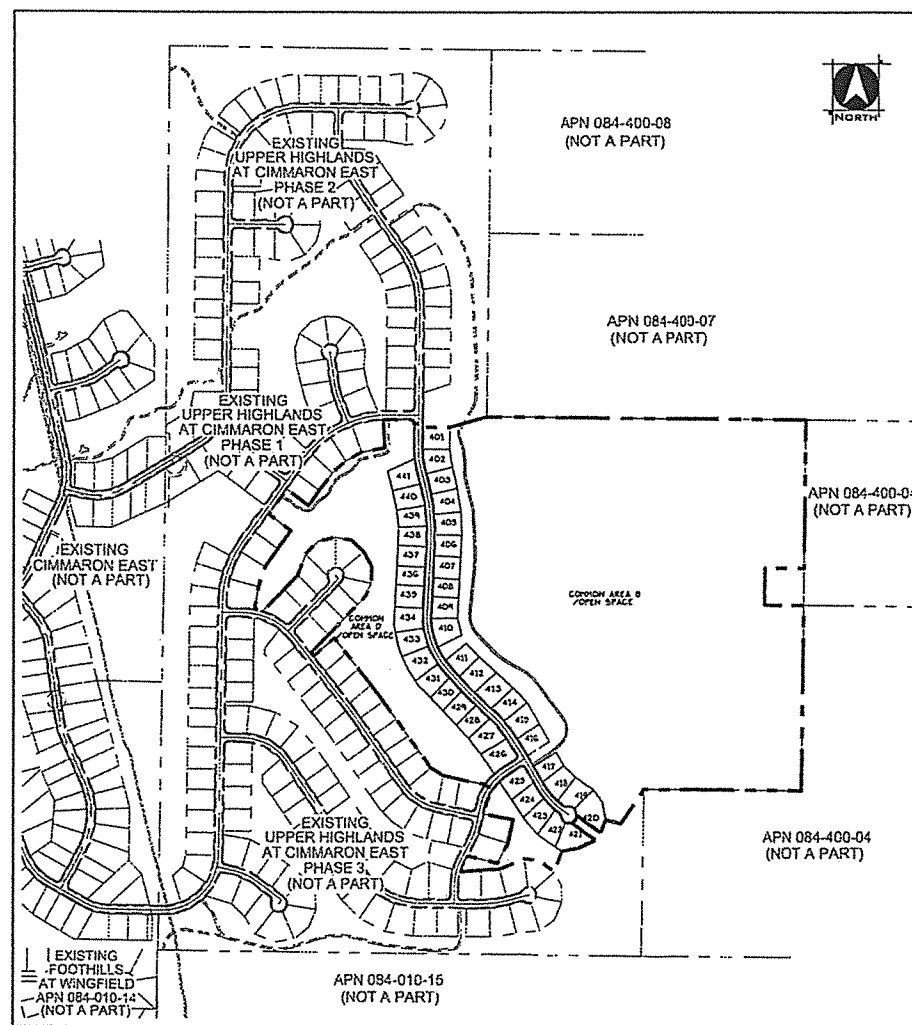
**BASIS OF ELEVATION**

THE BASIS OF ELEVATION FOR THE FOOTHILLS IS NAVD88,  
 NORTH AMERICAN VERTICAL DATUM OF 1988, AS TAKEN  
 FROM THE CITY OF SPARKS BENCHMARK NETWORK,  
 0M117, BEING A DRIVE RIVET AND 2-1/2" ALUMINUM  
 WASHER IN THE TOP OF CURB, 2 FEET NORTH OF THE  
 NORTH CURB RETURN OF THE NORTHEAST CORNER OF LA  
 POSADA AND CORDOBA BLVD ON CORDOBA BLVD.

**ENGINEERS STATEMENT:**

I, STEVEN STRICKLAND, DO HEREBY CERTIFY THAT THIS  
 PLAN HAS BEEN PREPARED BY ME OR UNDER MY  
 SUPERVISION AND WAS COMPLETED ON THE 21st DAY OF  
 JANUARY, 2014.

STEVEN STRICKLAND, P.E. #15972



**SITE PLAN**  
 NOT TO SCALE

## UPPER HIGHLANDS AT CIMARRON EAST PHASE 4 TITLE SHEET



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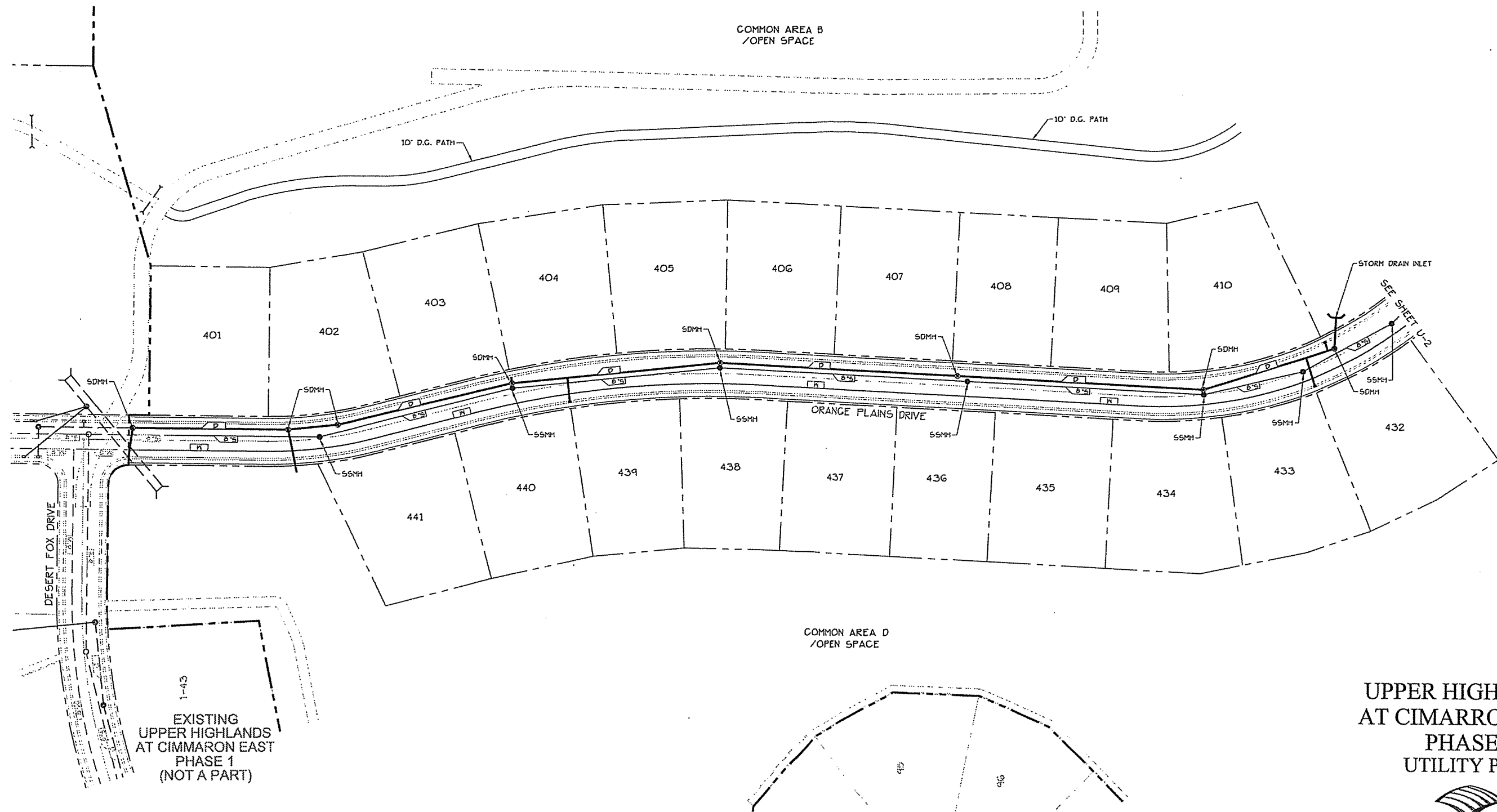
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SHEET T-1 OF 8

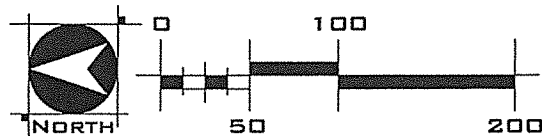
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# UPPER HIGHLANDS AT CIMARRON EAST PHASE 4

TENTATIVE MAP  
UTILITY PLAN



1-43  
EXISTING  
UPPER HIGHLANDS  
AT CIMARRON EAST  
PHASE 1  
(NOT A PART)



UPPER HIGHLANDS  
AT CIMARRON EAST  
PHASE 4  
UTILITY PLAN



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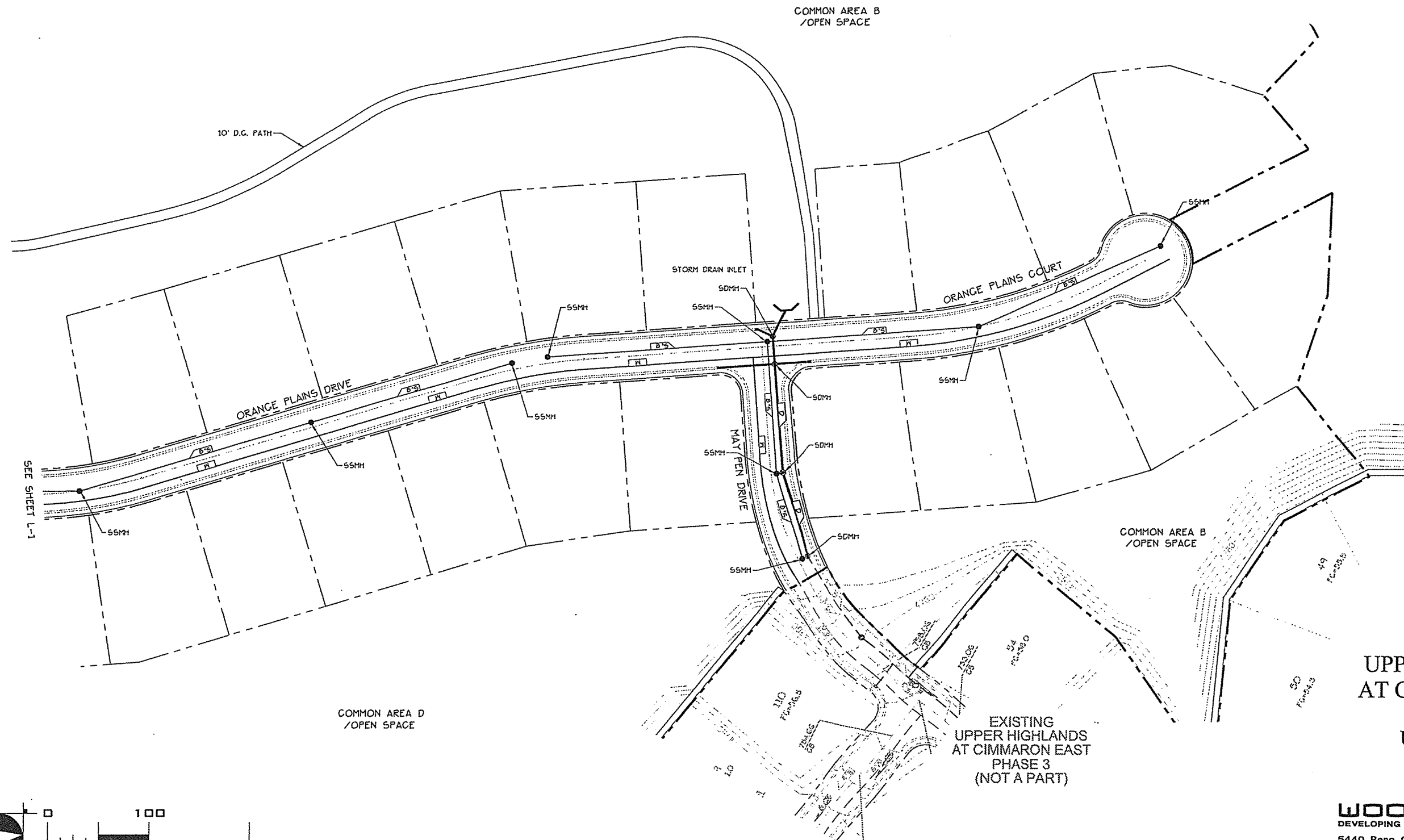
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SHEET U-1 OF 8



# UPPER HIGHLANDS AT CIMARRON EAST PHASE 4

TENTATIVE MAP  
UTILITY PLAN



UPPER HIGHLANDS  
AT CIMARRON EAST  
PHASE 4  
UTILITY PLAN



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JANUARY, 2014

SHEET U-2 OF 8

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