


**Legend**

 Subject Parcel





# GALLERIA SQUARE TOWNHOMES

## TENTATIVE MAP

### TITLE SHEET

# Exhibit 2

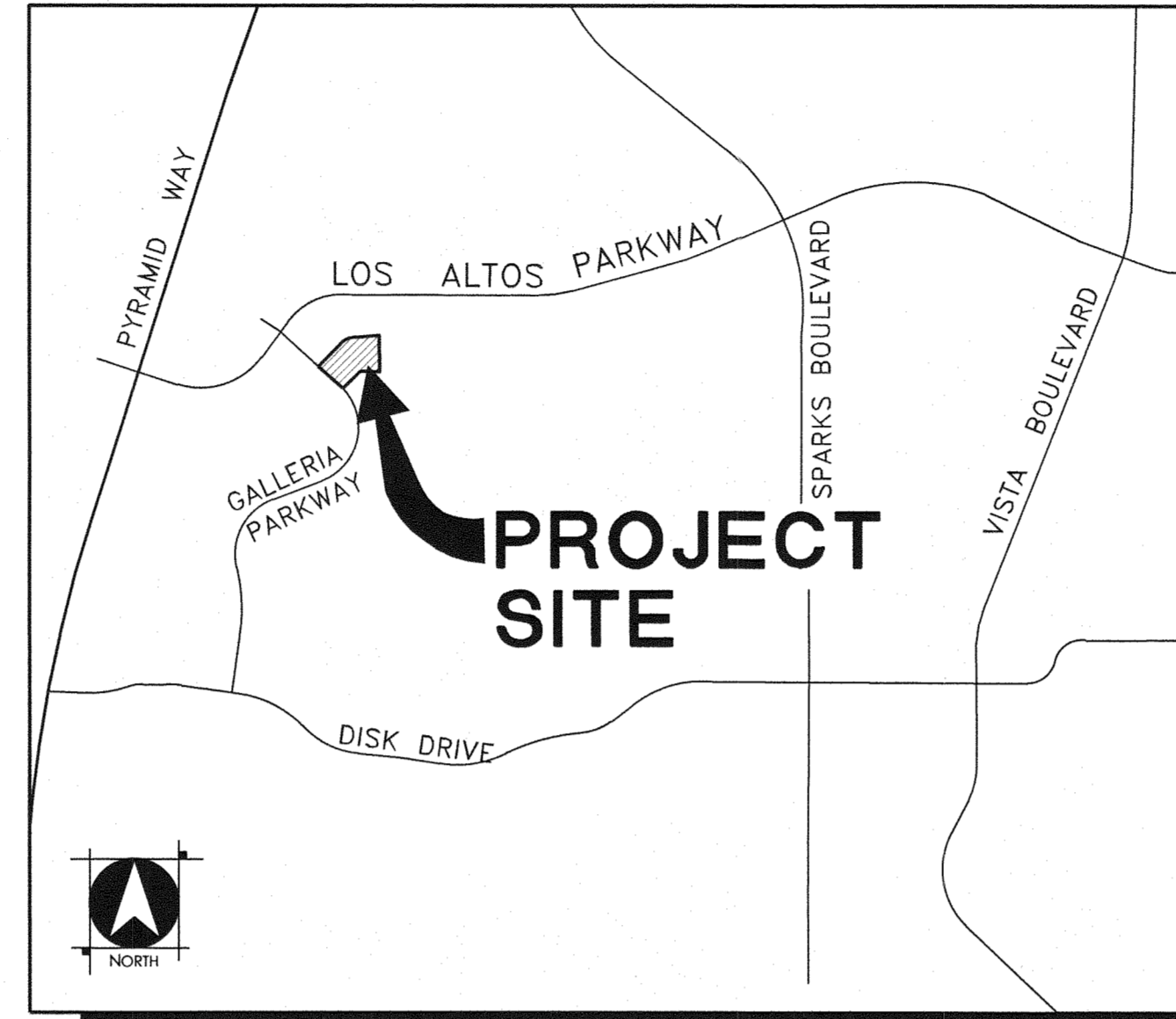
**OWNER/DEVELOPER:**  
 SOUTHPAW VENTURES, LLC  
 4370 TOWN CENTER BOULEVARD, STE 220  
 EL DORADO HILLS, CA 95762  
 (916) 608-4284

#### 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 GPS (NNCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "SS32" - 5525N10000 AND "RSTEAD" - N225M1037 IS TAKEN AS NORTH 86°59'47" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

#### BASIS OF ELEVATION

THE BASIS OF ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS TAKEN FROM CITY OF SPARKS BENCHMARK 127, WITH A PUBLISHED ELEVATION OF 4517.72 FT. BENCHMARK 127 IS DESCRIBED AS BEING 1 1/2" BRASS CAP SET IN CONCRETE 1" WEST OF "T" POST, 34 FEET EAST OF THE EDGE OF PAVEMENT OF PYRAMID LAKE HIGHWAY, 50 FEET NORTH OF THE END OF A BLOCK WALL AT THE ENTRANCE TO OASIS MOBILE HOME ESTATES AT 6550 PYRAMID HIGHWAY AND 3.4 FEET WEST OF THE BLOCK WALL. MONUMENT IS 0.2 FEET ABOVE GROUND.



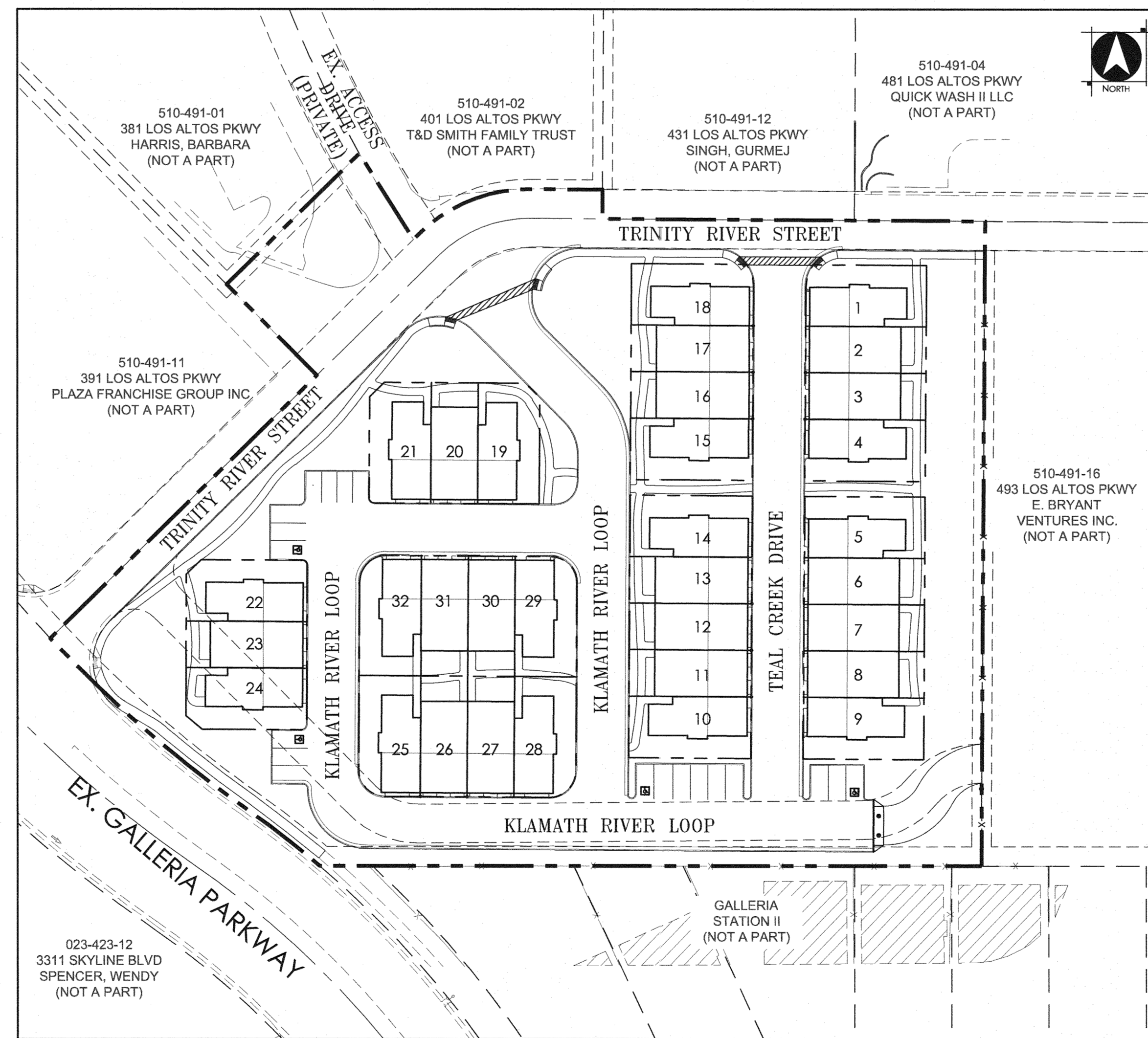
VICINITY MAP  
 NOT TO SCALE

#### SITE INFORMATION:

**SITE PLAN STATISTICS**  
 SITE AREA: 3.10 AC  
 BUILDING AREA: 33,600± SF  
 PARKING/PAVING AREA: 59,500± SF  
 LANDSCAPE AREA: 41,930± SF

**PARKING STATISTICS**  
 TOTAL PARKING REQUIRED: 96 STALLS  
 TOTAL PARKING PROVIDED: 83 STALLS  
 TOTAL ACCESSIBLE PARKING REQUIRED: 4 STALLS  
 TOTAL ACCESSIBLE PARKING PROVIDED: 4 STALLS

ASSESSOR PARCEL NUMBER  
 510-491-17

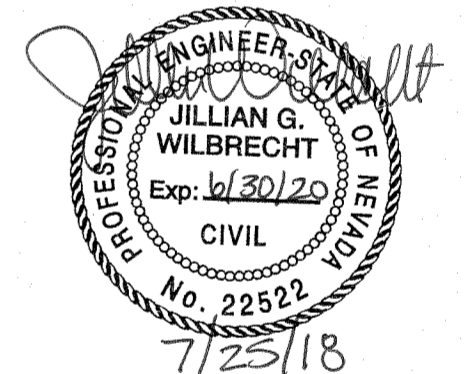


SITE PLAN  
 NOT TO SCALE

#### ENGINEERS STATEMENT:

I, JILLIAN WILBRECHT, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 25th DAY OF JULY, 2018.

*Jillian Wilbrecht*  
 JILLIAN WILBRECHT, P.E. #22522



#### SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	LB-1	PRELIMINARY LOT AND BLOCK PLAN
3	U-1	PRELIMINARY UTILITY PLAN
4	G-1	PRELIMINARY GRADING PLAN
5	LS-1	PRELIMINARY LANDSCAPE PLAN

## GALLERIA SQUARE TOWNHOMES

### TITLE SHEET



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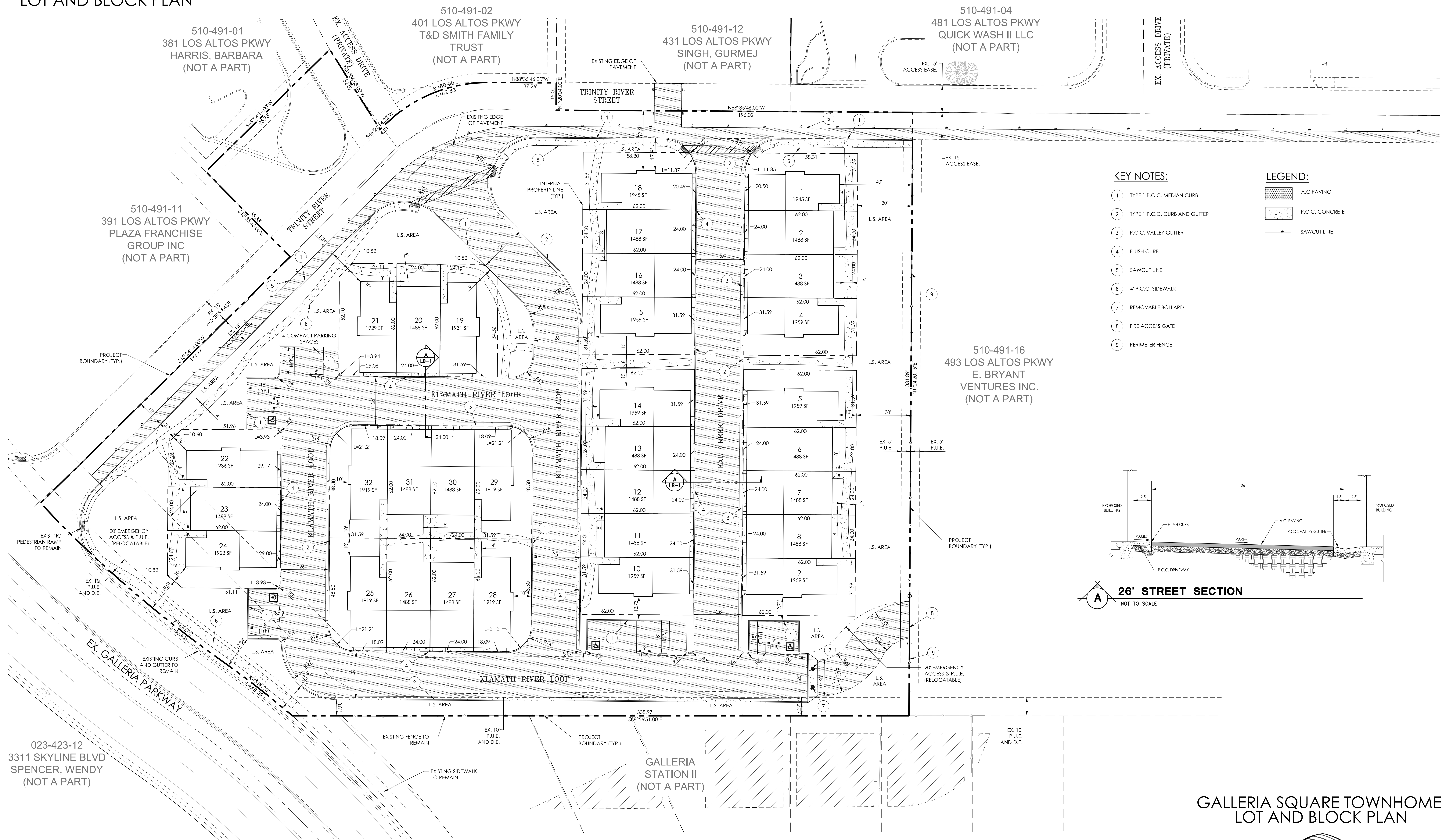
JULY 2018

SHEET T-1 OF 5



# GALLERIA SQUARE TOWNHOMES

TENTATIVE MAP  
LOT AND BLOCK PLAN

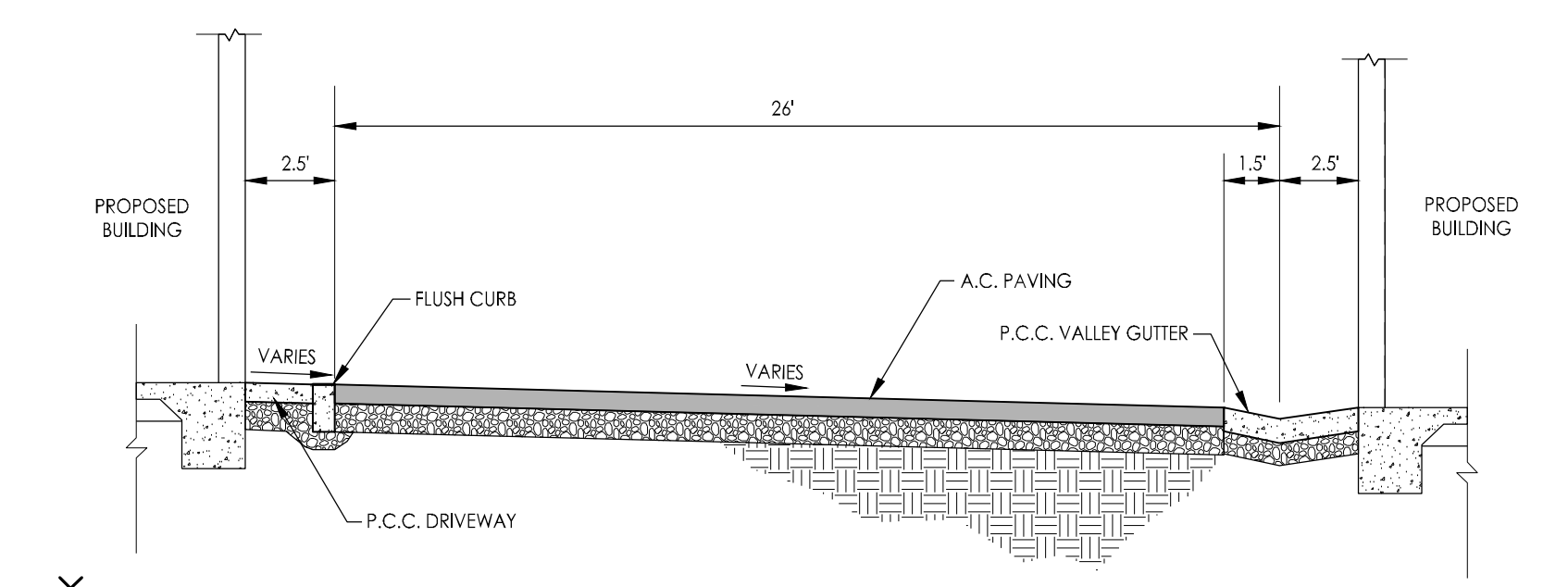


**KEY NOTES:**

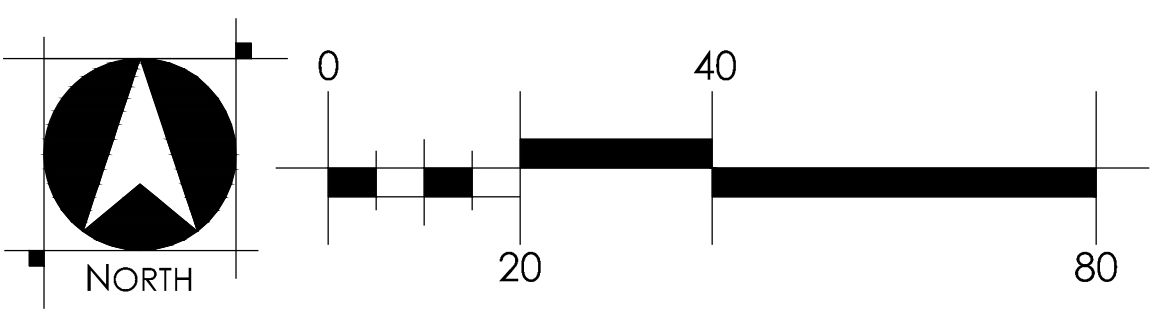
- 1 TYPE 1 P.C.C. MEDIAN CURB
- 2 TYPE 1 P.C.C. CURB AND GUTTER
- 3 P.C.C. VALLEY GUTTER
- 4 FLUSH CURB
- 5 SAWCUT LINE
- 6 4' P.C.C. SIDEWALK
- 7 REMOVABLE BOLLARD
- 8 FIRE ACCESS GATE
- 9 PERIMETER FENCE

**LEGEND:**

- A.C. PAVING
- P.C.C. CONCRETE
- SAWCUT LINE



**A 26' STREET SECTION**  
NOT TO SCALE



GALLERIA SQUARE TOWNHOMES  
LOT AND BLOCK PLAN



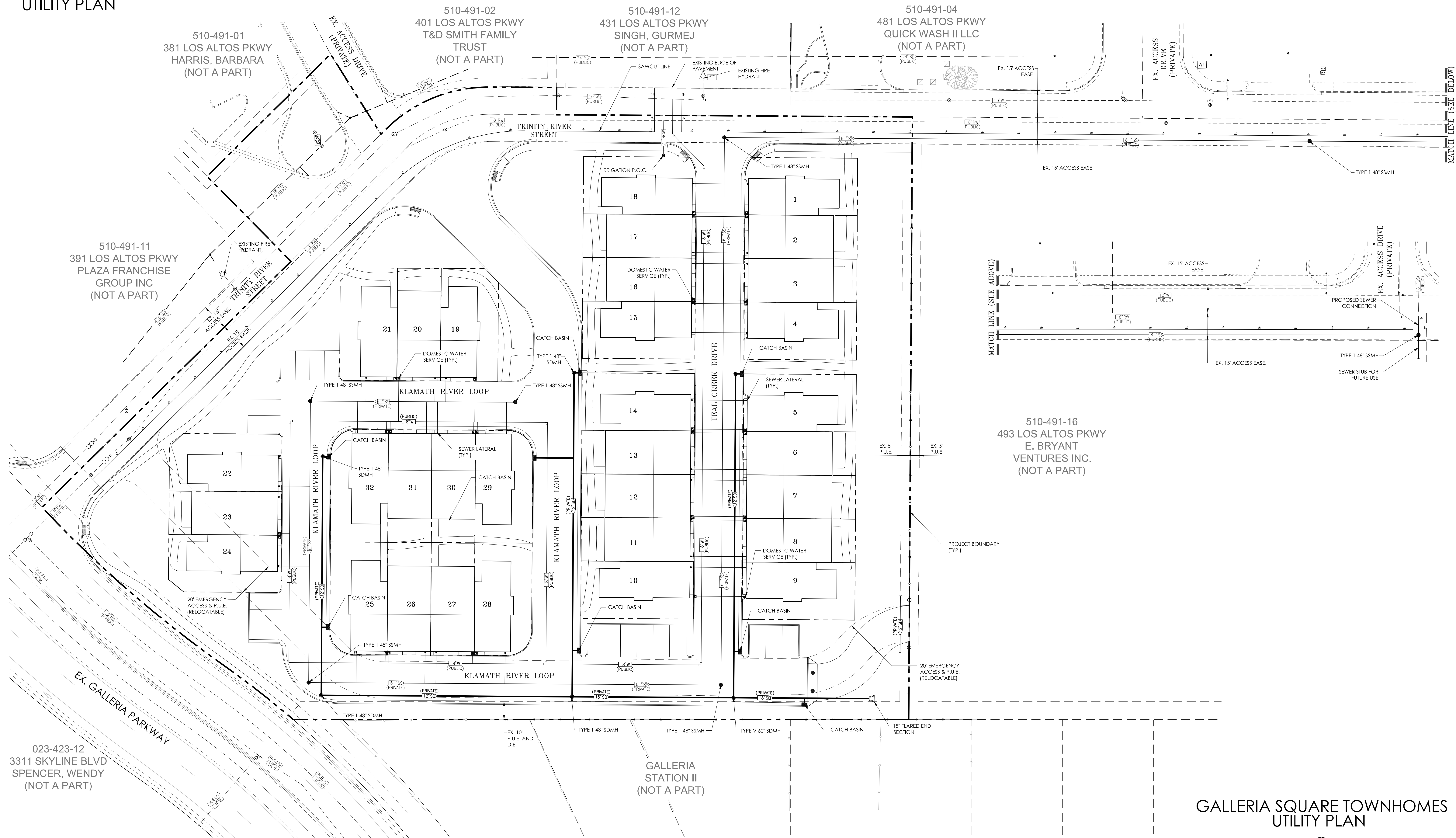
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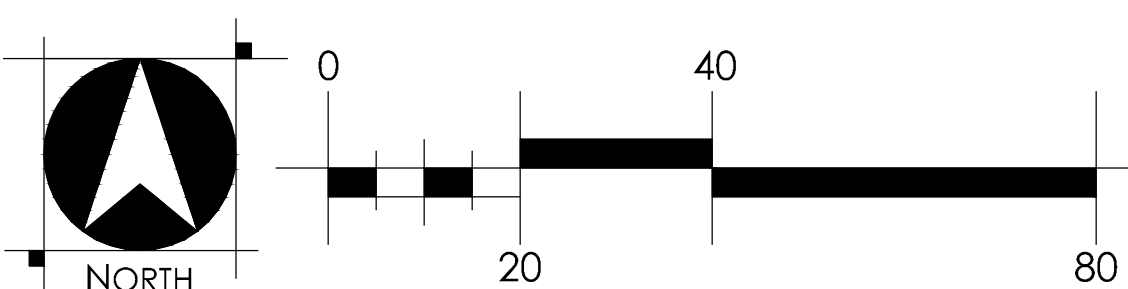


# GALLERIA SQUARE TOWNHOMES

TENTATIVE MAP  
UTILITY PLAN



023-423-12  
3311 SKYLINE BLVD  
SPENCER, WENDY  
(NOT A PART)



GALLERIA SQUARE TOWNHOMES  
UTILITY PLAN

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SHEET U-1 OF 5

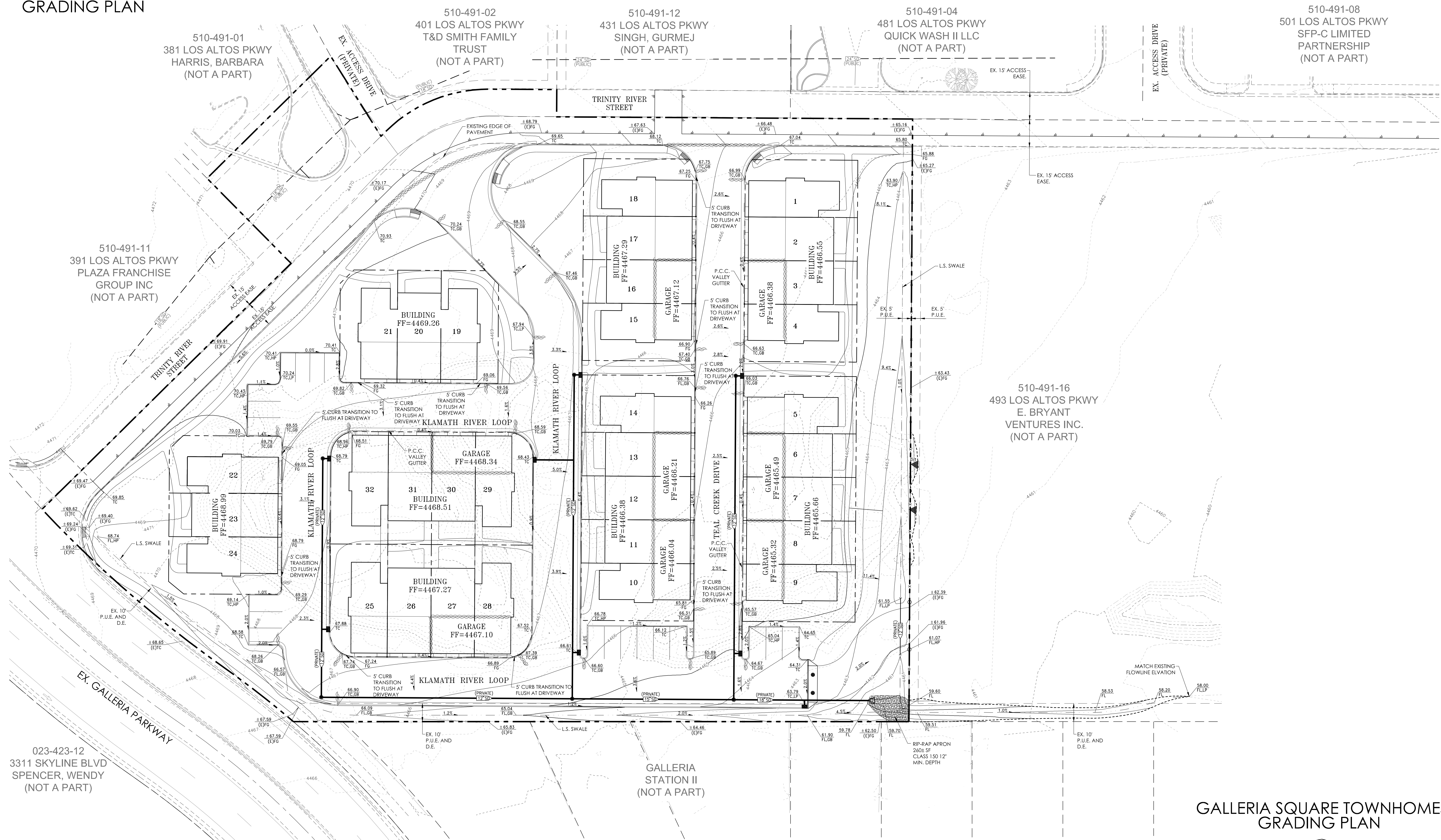
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# GALLERIA SQUARE TOWNHOMES

## TENTATIVE MAP

### GRADING PLAN



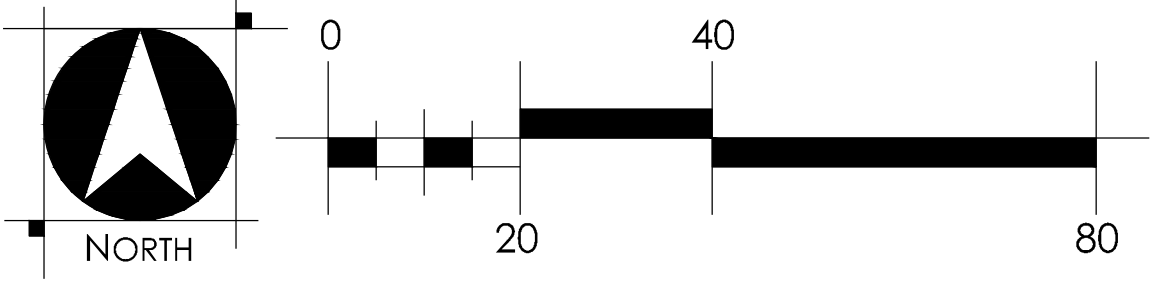
## GALLERIA SQUARE TOWNHOMES GRADING PLAN



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SHEET G-1 OF 5



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