

## Exhibit B - Tentative Map

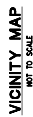
## **BASIS OF BEARINGS**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/NA-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "RMW BNC". THE BEARING BETWEEN COPS "RMW REINO" AND COPS "SPARKS 2" IS TAKEN AS NORTH 89°34'26" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.01797939

### BASIS OF ELEVATION

**BASIS OF ELEVATION**

THE BASIS OF ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS TAKEN FROM CITY OF BEMO BENCHMARK 2249, WITH A PUBLISHED ELEVATION OF 4481.52 FT. BENCHMARK 2249 IS DESCRIBED AS BEING A 1 1/2" DIA STEEL CAP - T/C - NE COR - DEL MONTE LN & US 395 SOUTHBOUND FREEWAY OFFRAMP - 24 FT E/O OF EC ON DEL MONTE LN.



**SITE INFORMATION:**

**SITE PLAN STATISTICS**  
TOTAL NUMBER OF LOTS = 59  
VILLAGE 7 AREA = 12.08 AC  
RIGHT OF WAY AREA = 1.59 AC  
LOT AREA = 4.45 AC  
COMMON AREA = 6.23 AC

PROJECT DENSITY  
GROSS DENSITY = 4.9 DU/AC

NET DENSITY = 13.2 DU/AC

**ENGINEERS STATEMENT:**

I, JAMES R. SPRONGGATE, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 11th DAY OF MARCH, 2024.



INVESTIGATIVE REPORT 4028607

**SHEET INDEX**

SHT No.	DWG ID	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	DM-1	DEMOLITION PLAN
3	DM-2	DEMOLITION LOT AND BLOCK PLAN
4	LB-1	PRELIMINARY LOT AND BLOCK PLAN
5	LB-2	PRELIMINARY SIZING PLAN
6	U-1	PRELIMINARY UTILITY PLAN
7	CS-1	PRELIMINARY CROSS SECTIONS
8	CS-2	PRELIMINARY CROSS SECTIONS



# SITE PLAN

RANCHARRAH VILLAGE 7  
TITLE SHEET



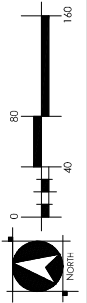
**WOOD RODGERS**  
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Tel 775.828.4088  
Fax 775.829.4066  
1381 Corporate Blvd  
Reno, NV 89502

2723.087

MARCH, 2024

SHEET T-1 OF 8

TENTATIVE MAP  
DEMOLITION PLAN



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SHEET DM-1 OF 8

# RANCHARRAH VILLAGE 7

## TENTATIVE MAP PRELIMINARY LOT AND BLOCK PLAN

### NOTES:

ALL STREETS AND ALLEYS ARE PRIVATE  
UNLESS OTHERWISE NOTED.

RIGHT-OF-WAY = 10'

SEPARATION BETWEEN BALCONIES = 10'

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### RANCHARRAH VILLAGE 7 PRELIMINARY LOT AND BLOCK PLAN

#### SHARED PRIVATE DRIVEWAY SECTION WITHOUT VALLEY GUTTER

#### SHARED PRIVATE DRIVEWAY SECTION WITH VALLEY GUTTER

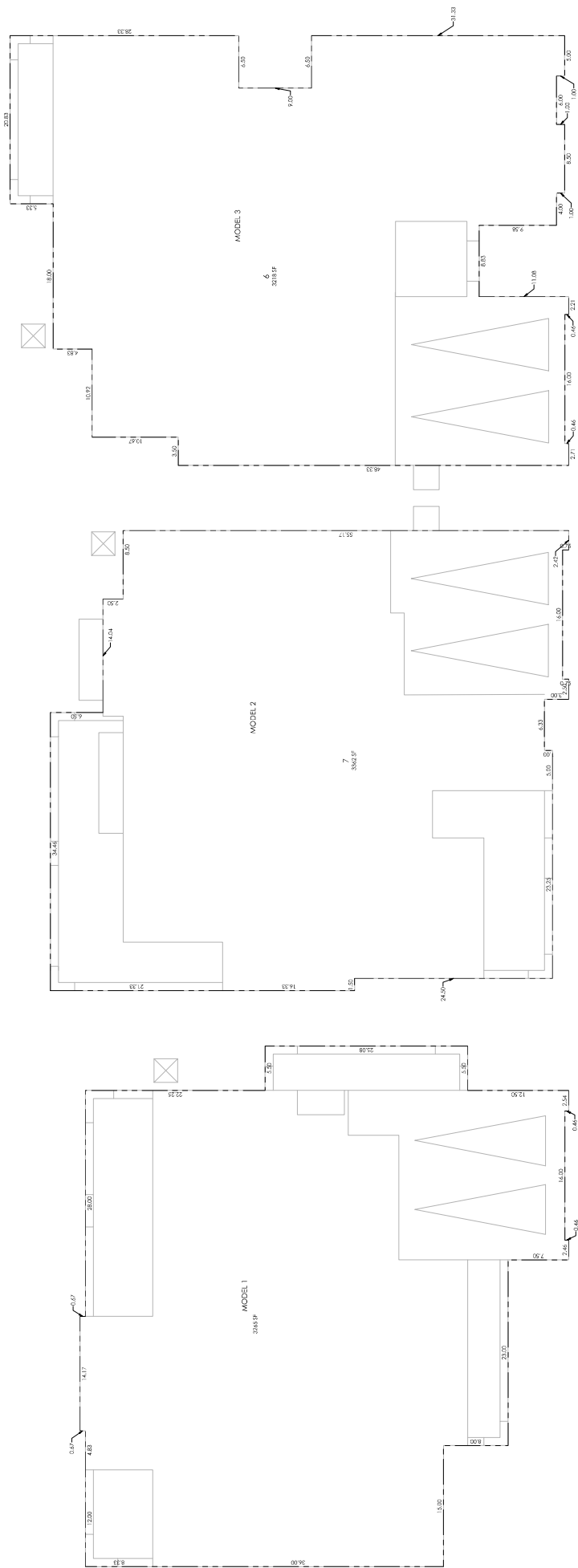
#### PRIVATE STREET SECTION

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8501 Corporate Blvd  
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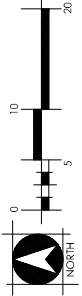


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SHEET LB-1 OF 8

RANCHARRAH VILLAGE 7  
TENTATIVE MAP  
PRELIMINARY LOT AND BLOCK PLAN



BUILDING EXTERIOR PARCELS



RANCHARRAH VILLAGE 7  
PRELIMINARY LOT AND BLOCK PLAN

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MARCH, 2024



# RANCHARRAH VILLAGE 7

TENTATIVE MAP  
PRELIMINARY GRADING PLAN



**NOTE:**  
ALL STREETS AND ALLEYS ARE PRIVATE UNLESS OTHERWISE NOTED.  
ALL STORM DRAIN IS PUBLIC (CITY OF RENO) UNLESS OTHERWISE NOTED.  
ALL ELEVATIONS ARE IN FEET.  
AND ADJUST TO ALL ELEVATIONS.  
CONTOURS ARE SHOWN AT 2' INTERVALS.

RANCHARRAH VILLAGE 7  
PRELIMINARY GRADING PLAN



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# RANCHARRAH VILLAGE 7

TENTATIVE MAP  
PRELIMINARY UTILITY PLAN



**NOTE:**  
ALL UTILITIES AND ALLIES ARE PRIVATE UNLESS  
OTHERWISE NOTED.  
ALL STREETS AND STORM DRAIN IS PUBLIC (CITY OF  
RENO) UNLESS OTHERWISE NOTED.  
ALL WATER IS PUBLIC (NWA).



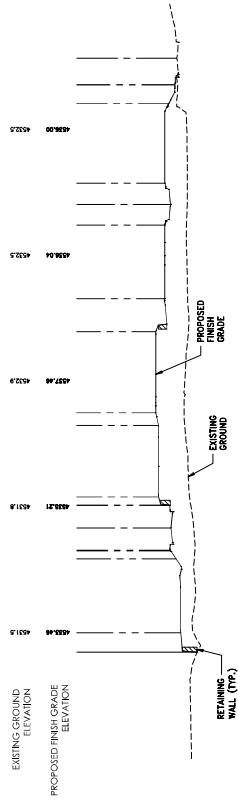
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SHEET U-1 OF 8

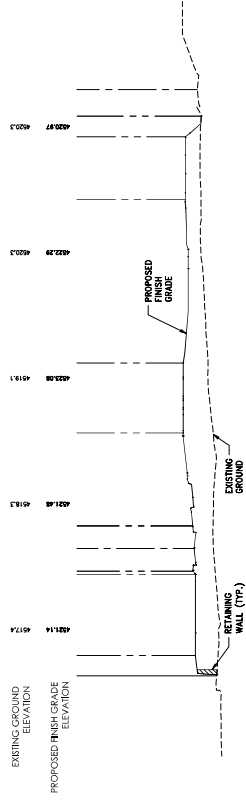
# RANCHARRAH VILLAGE 7

## TENTATIVE MAP

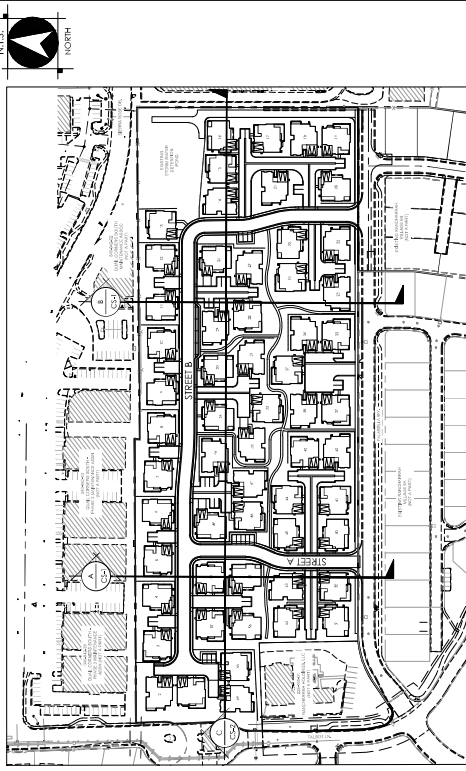
### CROSS SECTIONS



CROSS SECTION A



CROSS SECTION B



RANCHARRAH VILLAGE 7  
CROSS SECTIONS

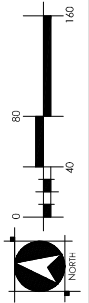
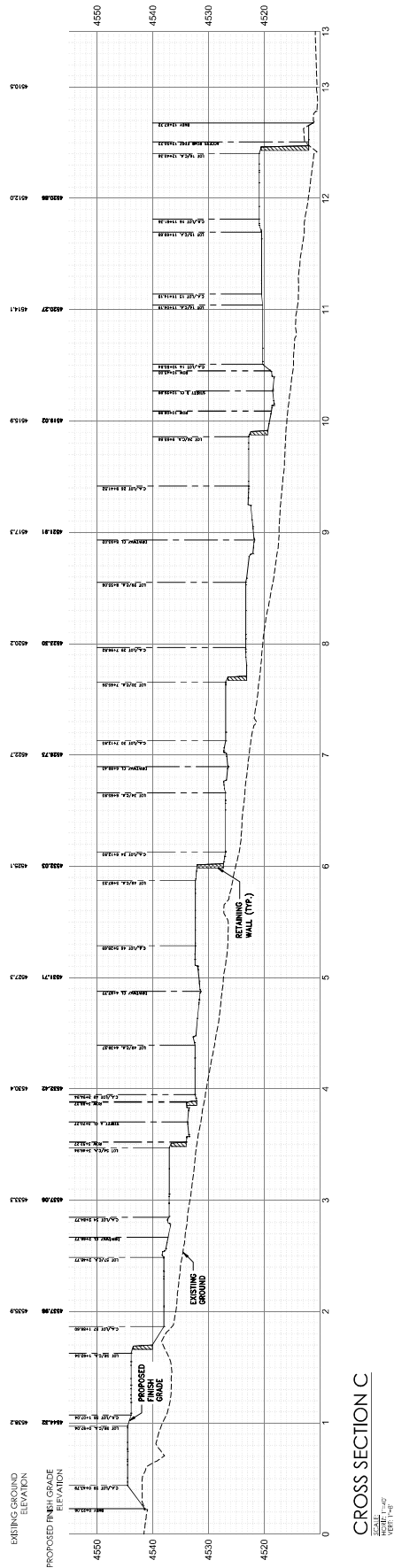
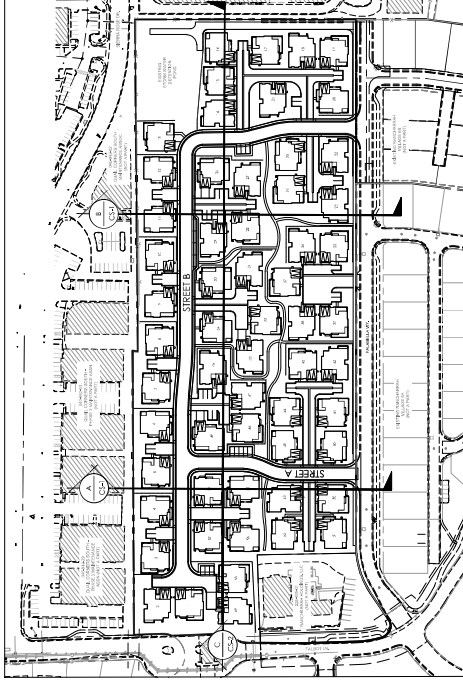
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SHEET CS-1 OF 8



# RANCHARRAH VILLAGE 7

## TENTATIVE MAP

### CROSS SECTIONS



RANCHARRAH VILLAGE 7  
CROSS SECTIONS



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SHEET CS-2 OF 8



Preliminary Landscape Plan  
RANCHARRAH VILLAGE 7  
Wood Rodgers

No.	Revision	Date

LA No.	222-002-22-24
Designed	JRH
Drawn	KMK
Checked	RKH
Date	11/15/2024



GENERAL NOTES

- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- TREES
  - DECIDUOUS TREES SHALL HAVE A MINIMUM CALIBER OF 2 INCHES.
  - EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 6 FEET.
  - ADDITIONAL TREES BEYOND THOSE REQUIRED BY CODE, MAY BE REDUCED IN SIZE AT INSTALLATION AND PROVIDED AT THE DISCRETION OF THE OWNER.
- FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND SPACING OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1992).
- ALL SHRUB BEDS WILL RECEIVE 3" DEPTH MULCH WITH WEED CONTROL.
- ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH PLANT. IRRIGATION SYSTEMS FOR PERMANENT PLANTINGS WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
- PLANTING PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER LOCAL AGENCY REQUIREMENTS. FINAL SELECTION AND LAYOUT OF PLANTINGS SHALL BE DETERMINED DURING DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS.
- AMENITIES AND AMENITY AREAS ARE CONCEPTUAL. FINAL SELECTION SHALL BE DETERMINED DURING DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS.

LANDSCAPE DATA

SITE AREA: 526,483.4 SQ. FT. (12.09 ACRES)  
JURISDICTION: NENCO  
APN: 225-041-16  
ZONING: PD (PLANNED DEVELOPMENT)  
PROJECT: RANCHARRAH VILLAGE 7 - URBAN RESIDENTIAL  
REQUIRED LANDSCAPE AREA = 105,282.50 SQ. FT. (2.42 ACRES)  
• 20% OF TOTAL SITE AREA  
PROVIDED LANDSCAPE AREA = 105,282.50 SQ. FT. MIN.  
REQUIRED TREES = 357 MIN.  
• (1 TREE PER 300 SQ. FT. OF REQUIRED LANDSCAPE AREA) = 351  
32 FALABELLA WAY (900 LN. FT.)  
8 RANCHARRAH PARKWAY (240 LN. FT.)  
REQUIRED SHRUBS = 1,404 MIN.  
• (8 SHRUBS PER REQUIRED TREE)  
PROVIDED SHRUBS = 2,106 MIN.

PLANT LEGEND

- ORNAMENTAL TREES
  - DECIDUOUS SHADE TREES
  - EVERGREEN TREES
- PATHWAY CORRIDOR LANDSCAPE AREA
- LANDSCAPE AREA
- RE-VEGETATION AREAS
- POTENTIAL AREA FOR BENCH / PICNIC TABLE

