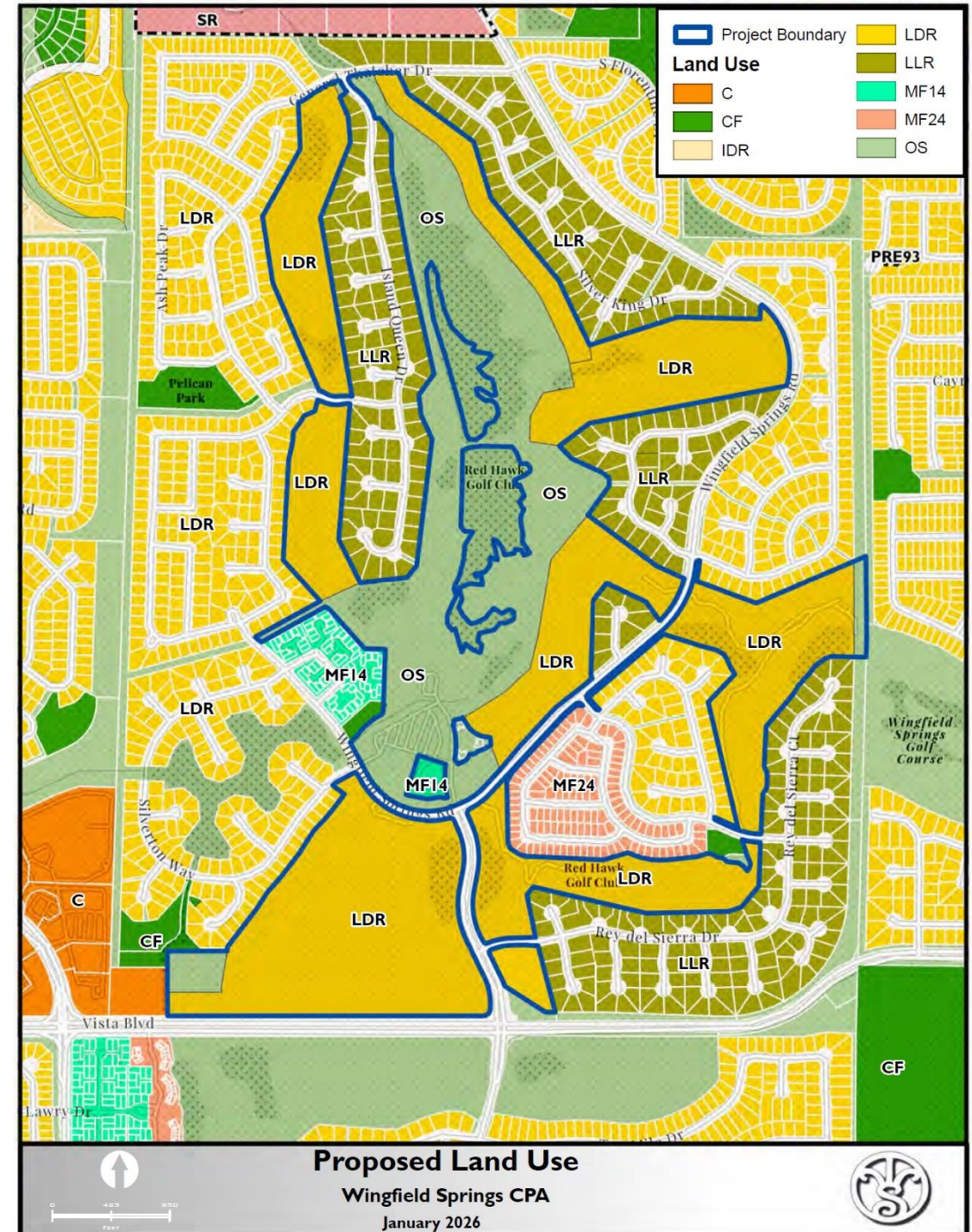




Wingfield Springs

Comprehensive Plan Amendment (CPA):

- Seven parcels totaling ± 240.39 acres
- 32% will remain Open Space (OS)
- Proposed CPA:
 - ± 160.30 acres Low Density Residential (LDR)
 - ± 78.75 acres Open Space (OS)
 - ± 1.34 acres Multi-Family Residential (MF-14)
- LDR Designation is the most common residential designation in Wingfield Springs Community
 - Allows for a minimum 6,000 sq. ft. lots
- Existing lots allow for same size or smaller in Wingfield Springs Handbook:
 - Builder lots allow minimum 6,000 sq. ft. lots
 - Patio Home lots allow minimum 4,000 sq. ft. lots
- Proposed MF-14 (14 du/ac) is consistent with existing Multi-Family in Wingfield Springs:
 - Golf Cottages allow 16 du/ac
 - Resort Condominiums allow 20 du/ac





Wingfield Springs

Development Agreement Handbook

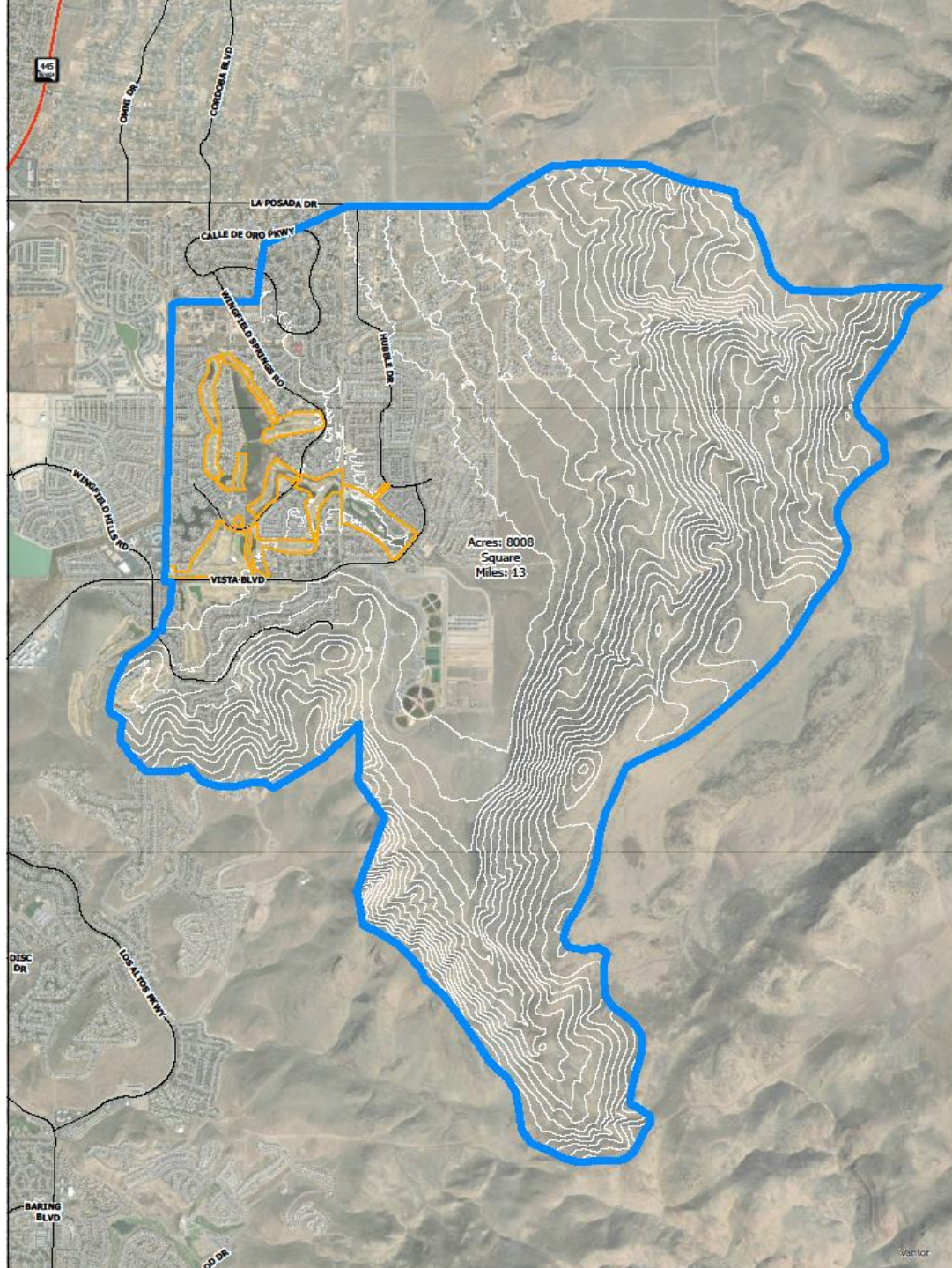


Handbook Amendment:

- Update the reference of a 36-hole golf course to an 18-hole golf course.
- Update the Wingfield Springs land use designations on the northern parcel to include ± 160.30 acres of Estate Lots, ± 20.7 acres of Golf Facility; and ± 37.0 acres of Other Open Space.
- Increase the total number of residential units from 2,459 units to 3,074 units.
- Incorporate development standards for the Estate Lots land use designation.
- Changes to Handbook graphics to reflect changes
- Minor corrections to clarify and/or correct inconsistencies

Approved by the
Sparks City Council

April 2015



Drainage Facilities will be Updated to Accommodate Existing and Projected Flows:

- Preliminary Report accounts for offsite and onsite drainage
- Extensive preliminary modeling was provided in the Preliminary Drainage Master Plan
- Required improvements will be made with future development
- Drainage channels will be revegetated where possible and seek to promote a natural appearance
- Preliminary Sewer and Water Reports support development of this project

Accommodate Existing Flood Hazard Zones:

- Future development will require coordination with the local floodplain administrator and FEMA
- Future floodplain mapping actions such as a Conditional Letter of Map Revision (CLOMR) may be required prior to grading
- Any revision will ensure that grading in the floodplain will not result in any negative impact to surrounding properties





Wetlands:

- Future development is not proposed to impact any existing wetlands delineated in the 404
- Only drainage channels not classified as wetlands will be modified

WINGFIELD SPRINGS PHASING PLAN

SPARKS, NEVADA
APRIL, 2026

TOTAL SITE: 189.25 ACRES
764 SINGLE FAMILY LOTS
60x100' (MIN.)
4.04 DU/AC
1.5 ACRE PARK
6.4 ACRE DRIVING RANGE

VILLAGE STATS:
VILLAGE 17A & 32: 195 LOTS (47.05 ACRES)
TOTAL ROADWAY = 493,099 SF
LOT AREA = 32.55 ACRES
OS/DRAINAGE WAY = 3.18 ACRES
VILLAGE 33: 75 LOTS (20.11 ACRES)
TOTAL ROADWAY = 194,278 SF
LOT AREA = 15.65 ACRES
VILLAGE 34: 75 LOTS (22.79 ACRES)
TOTAL ROADWAY = 194,278 SF
LOT AREA = 13.74 ACRES
OS/DRAINAGE WAY = 4.59 ACRES
VILLAGE 35: 18 LOTS (16.63 ACRES)
TOTAL ROADWAY = 59,667 SF
LOT AREA = 3.5 ACRES
OS/DRAINAGE WAY = 11.76 ACRES
VILLAGE 36: 41 LOTS (10.63 ACRES)
TOTAL ROADWAY = 102,802 SF
LOT AREA 8.27 ACRES
VILLAGE 37: 62 LOTS (15.59 ACRES)
TOTAL ROADWAY = 138,085 SF
LOT AREA 12.42 ACRES
VILLAGE 38: 37 LOTS (9.76 ACRES)
TOTAL ROADWAYS = 138,521 SF
LOT AREA = 6.58 ACRES
VILLAGE 39: 94 LOTS (19.4 ACRES)
TOTAL ROADWAY = 199,505 SF
LOT AREA = 14.82 ACRES
VILLAGE 40: 9 TOWN HOMES (2.69 ACRES)
VILLAGE 16: 158 LOTS (47.98 ACRES)
TOTAL ROADWAYS = 449,975 SF
LOT AREA = 28.15 ACRES
OS/DRAINAGE WAY = 9.5 ACRES
DRIVING RANGE: 6.4 AC. (1,050 LF)

Projected 10-15 Year Phased Buildout:

- Wingfield is projected to be built between the years 2028-2039
- The 606 lots in Wingfield Springs will add an average of 50 new homes per year, based on the market demand
- Infrastructure/capital improvement projects will be implemented based on phasing
- Anticipated City of Sparks Planning Commission Date: September 17, 2026

