

Carson City, Nevada



N.T.S.

A.G.G.	AGGREGATE GRAVEL
B.A.M.	BAL. AGG. MIXTURE
B.B.	BACK TO BACK
BC	BEGINNING OF CURB
BF	BACK FACE OF CURB
BH	BENTHINUS OF CURB
BM	BENCHMARK
B.O.	BY OTHERS
B.V.	BOTTOM OF PIPE
BVC	BEGINNING OF VERTICAL CURVE
BW	BOTTOM OF WALL
C	CATCH BASIN
CMP	CENTERLINE
CN	CORRUGATED METAL PIPE
CONTROL	CONTROL
CONC.	CONCRETE
CY	CUBIC YARD
D	DITCH
DIA.	DIAMETER
DIP	DUCTILE IRON PIPE
D.M.	DUCTILE IRON WATER MAIN
DN	DRAIN TILE
DT	ELECTRIC
E	EDGE OF CURVE
E-E	EDGE TO EDGE
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END OF VERTICAL CURVE
EX	EXISTING
F	FACE TO FACE

1-800-227-2600
UNDERGROUND SERVICE (USA)

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JACKSON VILLAGE
CARSON CITY, NEVADA
TITLE SHEET

PROJ. MGR.: DCB
PROJ. ASSOC.: TJS
DRAWN BY: JPB
DATE: JULY 2015
SCALE: 1"=20'

SHEET
C1 OF **5**
OICCNV ---

TENTATIVE MAP



1. TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES TO BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH ANY GRADING ACTIVITY.
2. INSTALL AND MAINTAIN TEMPORARY SILT CONTROL STRUCTURES AT EXISTING STORM DRAIN INLETS RECEIVING RUNOFF FROM THE CONSTRUCTION SITE.
3. EQUIPMENT AND VEHICLES SHALL NOT TRAVEL BEYOND THE LIMITS OF GRADING TO PREVENT TRACKING OF DIRT INTO TRAVEL WAY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE PLACEMENT OF TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES. THE LAYOUT SHOWN ON THESE PLANS ARE INTENDED AS GENERAL GUIDELINE ONLY.
5. TEMPORARY BMPs SHALL COMPLY WITH THE TRACKED MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK – JUNE 2008 UPDATE.
6. CONTRACTOR SHALL ENSURE THAT ACCESS TO AREAS NOT UNDER CONSTRUCTION IS MAINTAINED AT ALL TIMES.

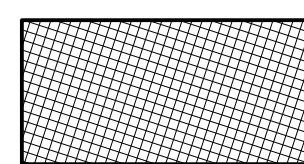
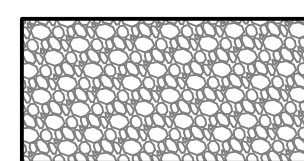
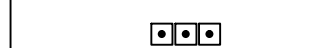
INLET PROTECTION LOCATIONS
GRAVEL BAGS AND/OR FIBER ROLLS SHALL BE USED FOR PROTECTION AT ALL LOCATIONS SPECIFIED ON THE PLANS. SILT SACKS SHALL BE USED IN CONJUNCTION WITH GRAVEL BAGS AT ALL STORM DRAIN INLETS IN PAVED AREAS. ALL PROTECTION MEASURES SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

GUTTER PROTECTION LOCATIONS
GRAVEL BAGS SHALL BE USED FOR PROTECTION AT ALL
LOCATIONS SPECIFIED ON THE PLANS. ALL PROTECTION MEASURE
SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

SILT FENCE

GRAVEL CONSTRUCTION ENTRANCE
GRAVEL CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING AND SHALL CONSIST OF 2-4" NOMINAL SIZE GRAVEL PLACED OVER AN AREA NO SMALLER THAN 15' WIDE, 30' LONG, AND 12" DEEP. ENTRANCE SPECIFICATIONS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. ENTRANCE SHALL BE REMOVED PRIOR TO PLACING BASE FOR PAVING.

CONCRETE WASHOUT AREA



BONNIE PLACE (PUBLIC)

BONNIE PLACE (PUBLIC)

SILT FENCE—

☐ CONCRETE WASHOUT AREA

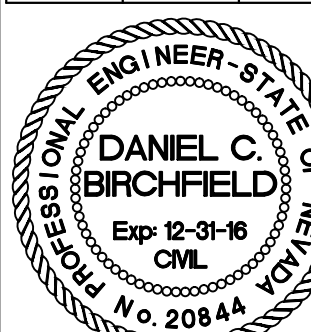
GRAVEL CONSTRUCTION ENTRANCE

[illegible]

JACKSON VILLAGE

CARSON CITY, NEVADA

EROSION CONTROL PLAN



PROJ. MGR.:	<u>DCB</u>
PROJ. ASSOC.:	<u>TJS</u>
DRAWN BY:	<u>JPB</u>
DATE:	<u>JULY 2015</u>
SCALE:	<u>1"=20'</u>

C4 OF **5**
POICCNV

TENTATIVE MAP

PLANTS TO COMPLEMENT STYLE OF PROPOSED UNITS - LILAC, VIBURNUM, SPIRAEA, REDTIG DOGWOOD TYPICAL SPECIES - ALONG WITH SPREADING GROUNDCOVERS AND ORNAMENTAL GRASS

CONCRETE DRIVEWAYS (TYPICAL)

COMMON AREAS TO BE EQUIPPED WITH ACCESSIBLE WALK, PICNIC TABLE AND LAWN FOR RECREATION

ALL PLANTERS TO BE MULCHED WITH A COMBINATION OF DECOMPOSED GRANITE AND/OR ROCK MULCH

EXISTING CMU WALL

(10) REQUIRED STREET TREES

DETENTION BASIN

PAVERS

PAVERS

PAVERS

PROJECT DATA

SINGLE FAMILY PARCELS 106,431 SF
COMMON AREA 23,906 SF
RIGHT - OF - WAY 29,234 SF
PROJECT AREA 159,511 SF

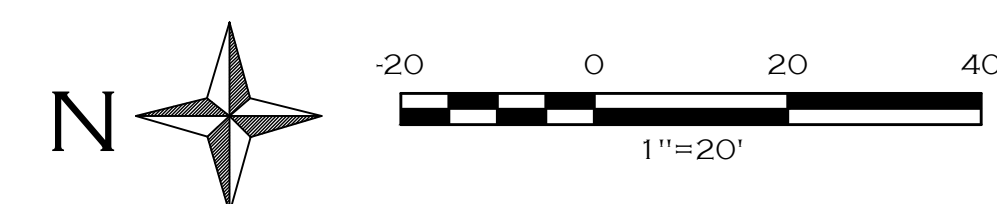
AC / PAVERS / CONCRETE 36,162 SF

TREE & LANDSCAPE AREA REQUIREMENTS

- A. Impervious Paving and Walks = 36,162 sq. ft.
Required Landscape Area = 7,234 sq. ft. (36,162 x 20%)
Common Landscape Area provided = 23,906 SF
- B. A minimum of (1) tree of required 2" caliper or 6' ht. evergreen size / 400 sq. ft. required landscape area: 7,234/400 = 18 trees.
- C. Of the required trees, a minimum of one tree shall be placed along the right of way frontage for every 30 lineal feet.
- Eagle Station: 310 LF of landscape frontage = 10 trees
- D. Shrub requirement: Min. (6) 5-gal. shrub/each
(1) required tree. Minimum required shrubs = 102 (18 trees x 6 shrubs)

CONCEPTUAL LANDSCAPE LEGEND

- PRIVATE (REAR) YARD AREA
- OPEN SPACE LAWN AREA
- LOW MAINTENANCE SEED/SHRUB AREA
- CONCRETE DRIVEWAY
- PAVER PUBLIC USE AREAS
- 6' PRIVACY FENCING (VINYL)
- 4' SEMI-PRIVATE FENCING (WROUGHT IRON)
- 6' PERIMETER WALLS (BLOCK, STUCCO, & IRON)
- LARGE CANOPY DECIDUOUS TREE
- FLOWERING ACCENT TREE
- UPRIGHT/COLUMNAR DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB-TREE
- LARGE SHRUB - 6'-10' Height
- MEDIUM SHRUB - 4'-6' Ht.
- MEDIUM SHRUB - 4'-6' Ht.
- SMALL SHRUB/GROUNDCOVER - 2'-4' Ht.
- SMALL SHRUB/GROUNDCOVER - 2'-4' Ht.



SANDRA WENDEL & ASSOCIATES
16241 10TH STREET, SUITE 3
MINDEN, NV 89423
PH: 775/792-8942
SANDRA@BWLSA.COM
NV #301 AND CA #2806



JACKSON VILLAGE CARSON CITY, NEVADA CONCEPTUAL LANDSCAPE PLAN

REVISION

Δ	
Δ	
Δ	
Δ	
Δ	

DATE

JULY 17, 2015

SCALE

1" = 20'

DRAWN

SW

CHECKED

SW

DRAWING TITLE

CONCEPT PLAN

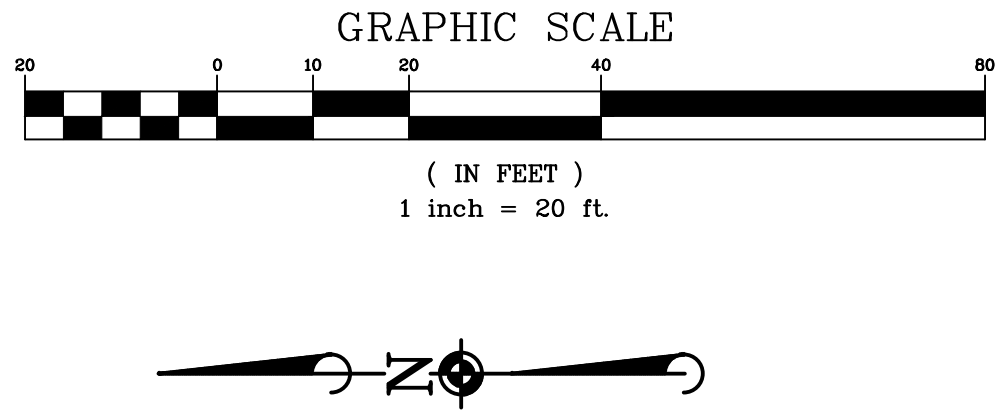
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L1
OF 1 SHEETS

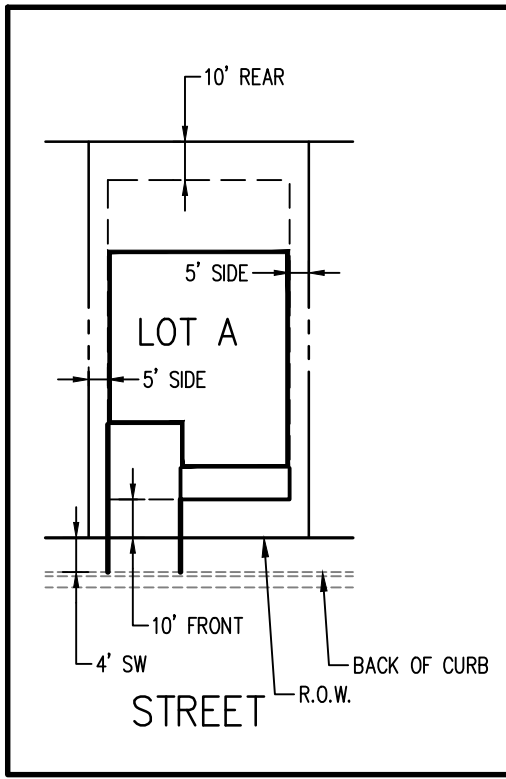
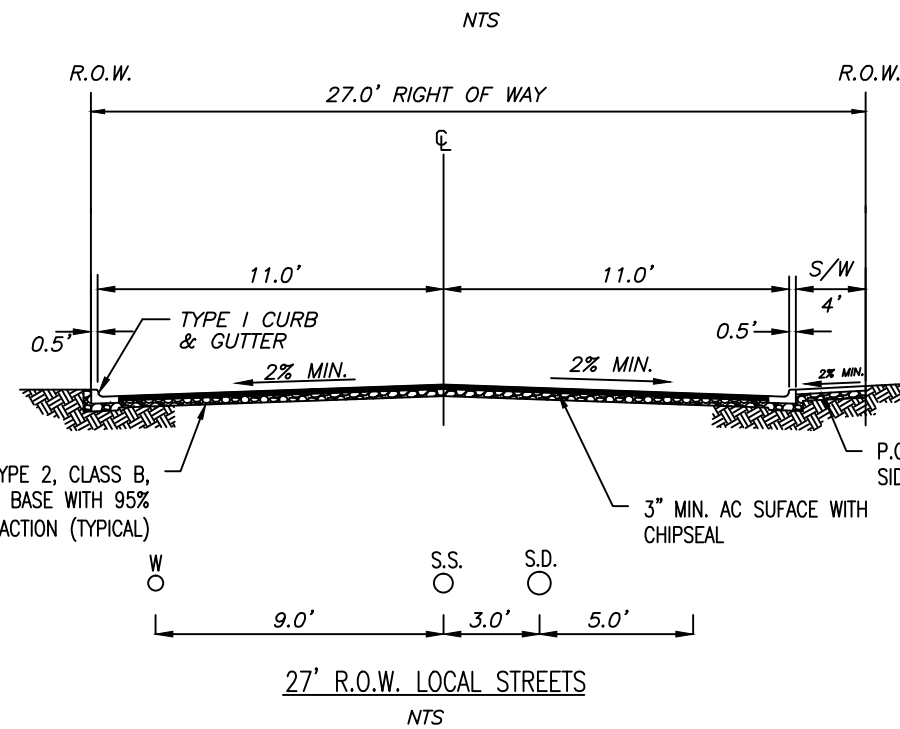
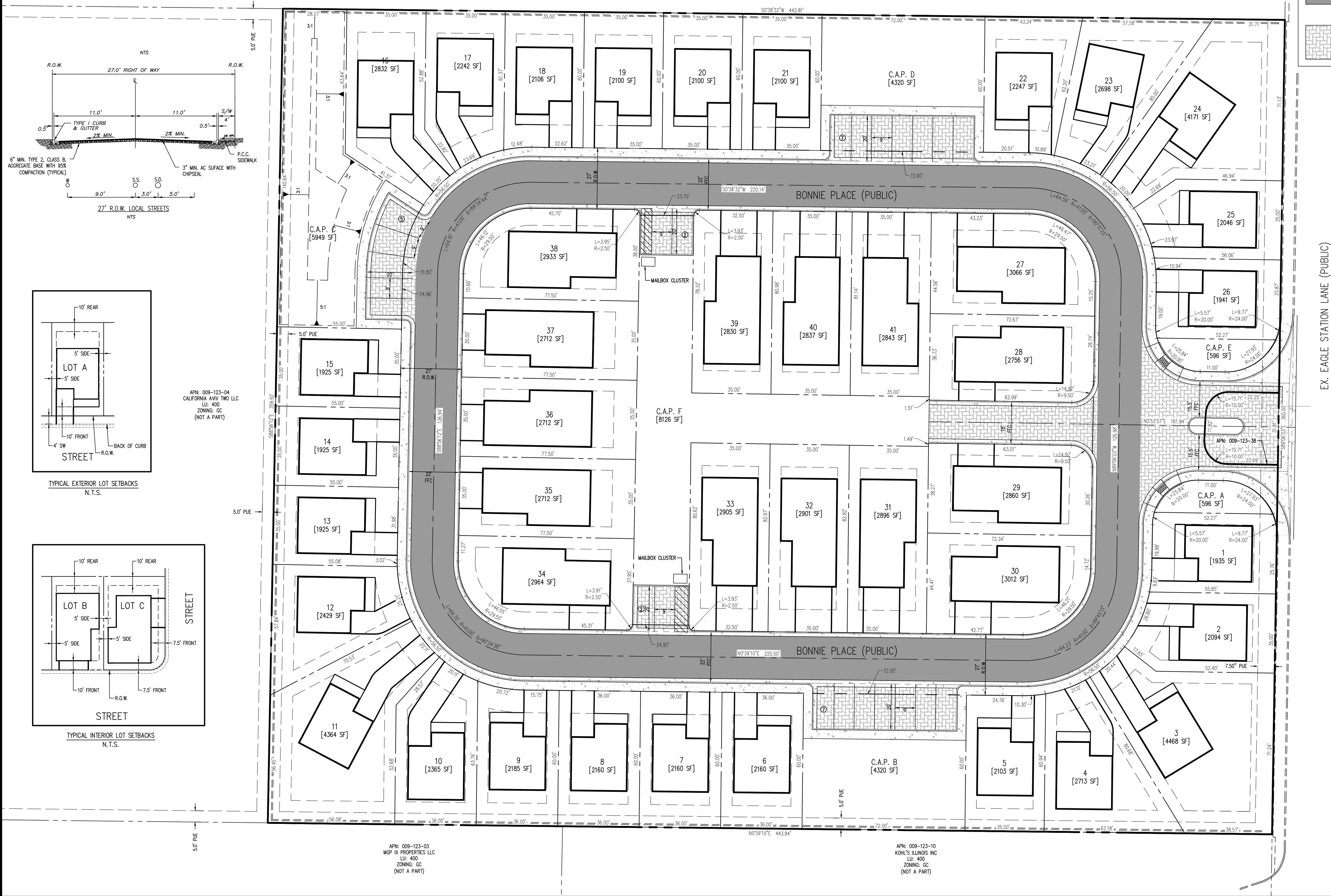
SUMMARY TABLE		
	NUMBER OF PARCELS	TOTAL SQUARE FOOTAGE
SINGLE FAMILY	41	106,437
COMMON AREA	6	23,906
DEDICATED RIGHT OF WAY	1	29,234
TOTAL PROJECT AREA	48	159,577

APN: 009-123-37
SOUTHWEST GAS CORPORATION
LU: 700
ZONING: RC
(NOT A PART)

SURVEYOR'S NOTE:
ANY ERECTION EASEMENT FOR UNDERGROUND AND SURFACE UTILITIES;
"WITH RESPECT TO UNDERGROUND UTILITY FACILITIES... SAID
EASEMENT AND RIGHT-OF-WAY AS HEREIN GRANTED WILL BE DEEMED
TO BE A STRIP OF LAND TEN (10) FEET IN WIDTH, BEING 5 FEET ON
EACH SIDE OF THE CENTERLINE OF SAID UNDERGROUND UTILITY
FACILITIES..." AND "WITH REGARD TO ALL SURFACE MOUNTED
TRANSFORMERS AND/OR SWITCHBOXES, SAID EASEMENT AND
RIGHT-OF-WAY AS HEREIN GRANTED WILL BE DEEMED TO ENCOMPASS
AN AREA AROUND SAID TRANSFORMERS AND/OR SWITCHBOXES OF
THREE (3) FEET EXTENDING IN ALL DIRECTIONS FROM THE(ER)
PERIMETER PER DOC#387647, SAID DOCUMENT'S EXHIBIT "B" TO
AMBIGUOUS TO DRAFT.

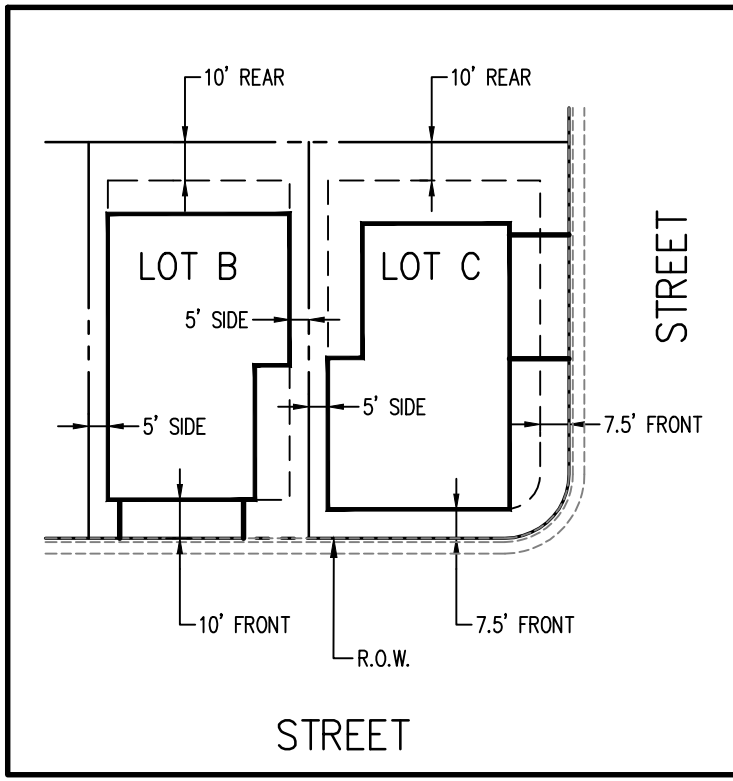


LEGEND	
1	LOT NUMBER
[1000]	LOT SQUARE FOOTAGE (SF)
	CONCRETE HATCH
	AC PAVEMENT HATCH
	PAVERS



TYPICAL EXTERIOR LOT SETBACKS

N.T.S.



TYPICAL INTERIOR LOT SETBACKS

N.T.S.

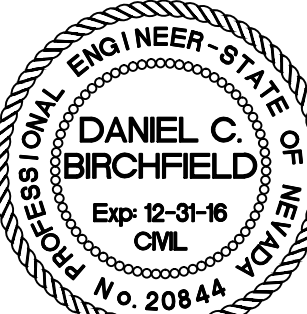
APN: 009-123-04
CALIFORNIA AVIV TWO LLC
LU: 400
ZONING: GC
(NOT A PART)

APN: 009-123-03
MSP IX PROPERTIES LLC
LU: 400
ZONING: GC
(NOT A PART)

APN: 009-123-10
KOHL'S ILLINOIS INC
LU: 400
ZONING: GC
(NOT A PART)

EX. EAGLE STATION LANE (PUBLIC)

JACKSON VILLAGE
CARSON CITY, NEVADA
SITE PLAN



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SHEET
C2 OF 5
POICNV



TENTATIVE MAP