

LEGAL DESCRIPTION

A.P.N. 004-244-04

ALL THAT CERTAIN REAL PROPERTY WITHIN BLOCK 70 OF THE MUSSER SUBDIVISION, RECORDED APRIL 30, 1963, UNDER FILE NO. 60994 AND MAP NO. 187, ALSO BEING WITHIN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 IN TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.B.& M., CARSON CITY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT NUMBERS 1 AND 2; LOT 3 EXCEPT THE WEST 3.53 FEET, ALL IN BLOCK 70 OF THE MUSSER SUBDIVISION.

INCLUDING THERETO THE ABOVE LOTS PORTION OF THE ALLEY OF BLOCK 70, ABANDONED BY CARSON CITY, FILED IN BOOK 87, PAGE 431, CARSON CITY RECORDS.

THE ABOVE DESCRIBED ABANDONED AREA CONTAINS 8,414 SQUARE FEET MORE OR LESS.

INCLUDING THERETO LOTS 9 AND 10 OF BLOCK 70 AND THE FOLLOWING DESCRIBED PORTION OF LOT 8 OF BLOCK 70 AS SHOWN ON RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT RECORDED FEBRUARY 3, 2015, UNDER FILE NO. 450793, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 OF BLOCK 70 OF THE MUSSER SUBDIVISION;

THENCE ALONG THE SOUTH LINE OF BLOCK 70 N.89°52'27"W., 16.83 FEET;

THENCE N00°12'29"W., 80.01 FEET TO THE NORTH LINE OF LOT 8 OF BLOCK 70;

THENCE ALONG THE NORTH LINE OF LOT 8, S.89°52'39"E., 17.19 FEET;

THENCE S.00°03'00"W., 80.01 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS BASED ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT RECORDED FEBRUARY 3, 2015, UNDER FILE NO. 450793.

INCLUDING THERETO THE ABOVE LOTS PORTION OF THE ALLEY OF BLOCK 70, ABANDONED BY CARSON CITY, FILED IN BOOK 87, PAGE 431, CARSON CITY RECORDS.

THE ABOVE DESCRIBED ABANDONED AREA CONTAINS 7,254 SQUARE FEET MORE OR LESS.

EXCLUDING THEREFROM A PORTION OF THE ABANDONED ALLEY ADDED TO LOT 3 OF BLOCK 70 AS SHOWN ON RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT RECORDED FEBRUARY 3, 2015, UNDER FILE NO. 450793, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF BLOCK 70 OF THE MUSSER SUBDIVISION;

THENCE ALONG THE NORTH LINE OF BLOCK 70 N.89°52'50"W., 98.99 FEET;

THENCE S00°02'35"W., 80.73 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S.89°52'50"E., 13.40 FEET;

THENCE S.00°12'29"E., 4.27 FEET TO THE CENTER OF THE ABANDONED ALLEY OF BLOCK 70;

THENCE ALONG THE CENTERLINE OF THE ABANDONED ALLEY N.89°52'39"W., 13.42 FEET;

THENCE N.00°02'35"E., 4.27 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS 57 SQUARE FEET MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS BASED ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT RECORDED FEBRUARY 3, 2015, UNDER FILE NO. 450793.

FURTHER INCLUDING THERETO A PORTION OF ANDERSON STREET AS SHOWN ON THE MUSSER SUBDIVISION, RECORDED APRIL 30, 1963, UNDER FILE NO. 60994 AND MAP NO. 187, WITHIN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 IN TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.B.& M., CARSON CITY, NEVADA, BEING 9.00 FEET IN WIDTH ALONG THE ENTIRE EAST SIDE OF BLOCK 70, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 70 OF THE MUSSER SUBDIVISION;

THENCE ALONG THE NORTH LINE OF BLOCK 70 PROJECTED EASTERLY, 9.00 FEET;

THENCE SOUTHERLY AND PARALLEL TO THE EAST LINE OF BLOCK 70, 170.02 FEET TO THE PROJECTED SOUTH LINE OF BLOCK 70;

THENCE WESTERLY ALONG THE PROJECTED SOUTH LINE OF BLOCK 70, 9.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 70;

THENCE NORTHERLY ALONG THE EAST LINE OF BLOCK 70, 170.02 FEET TO THE POINT OF BEGINNING.

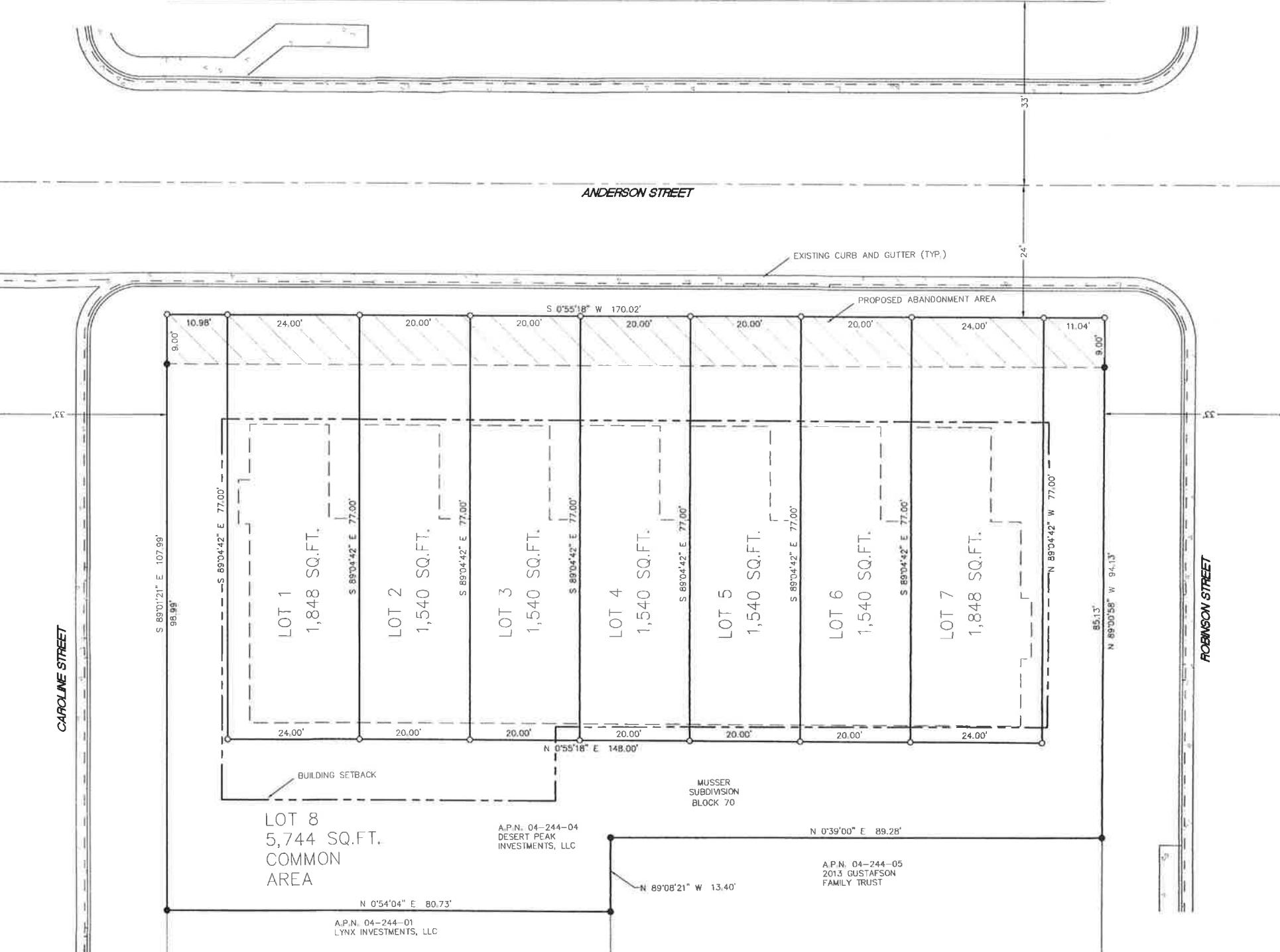
THE ABOVE DESCRIBED ABANDONED AREA CONTAINS 1,530 SQUARE FEET MORE OR LESS OF ANDERSON STREET.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS BASED ON THE MUSSER SUBDIVISION, RECORDED APRIL 30, 1963, UNDER FILE NO. 60994 AND MAP NO. 187.

AREA

LOT 1	- 1,848± S.F.
LOT 2	- 1,540± S.F.
LOT 3	- 1,540± S.F.
LOT 4	- 1,540± S.F.
LOT 5	- 1,540± S.F.
LOT 6	- 1,540± S.F.
LOT 7	- 1,848± S.F.
LOT 8	- 1,848± S.F.

TOTAL OVERALL AREA = 17,740± S.F. (NET/GROSS)



BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000200.

BASIS OF ELEVATIONS

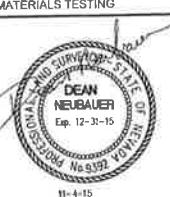
DATUM: NAVD 88
PROJECT BENCHMARK = CARSON CITY CONTROL MONUMENT No. CC083 HAVING AN ELEVATION OF 4767.33'

LUMOS
& ASSOCIATES

800 E COLLEGE PARKWAY
CARSON CITY, NEVADA 89706
TEL (775) 883-7077
FAX (775) 883-7114

WWW.LUMOSENGINEERING.COM

CIVIL ENGINEERING
GEOTECHNICAL ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
SURVEYING / CAD
CONSTRUCTION SERVICES
MATERIALS TESTING



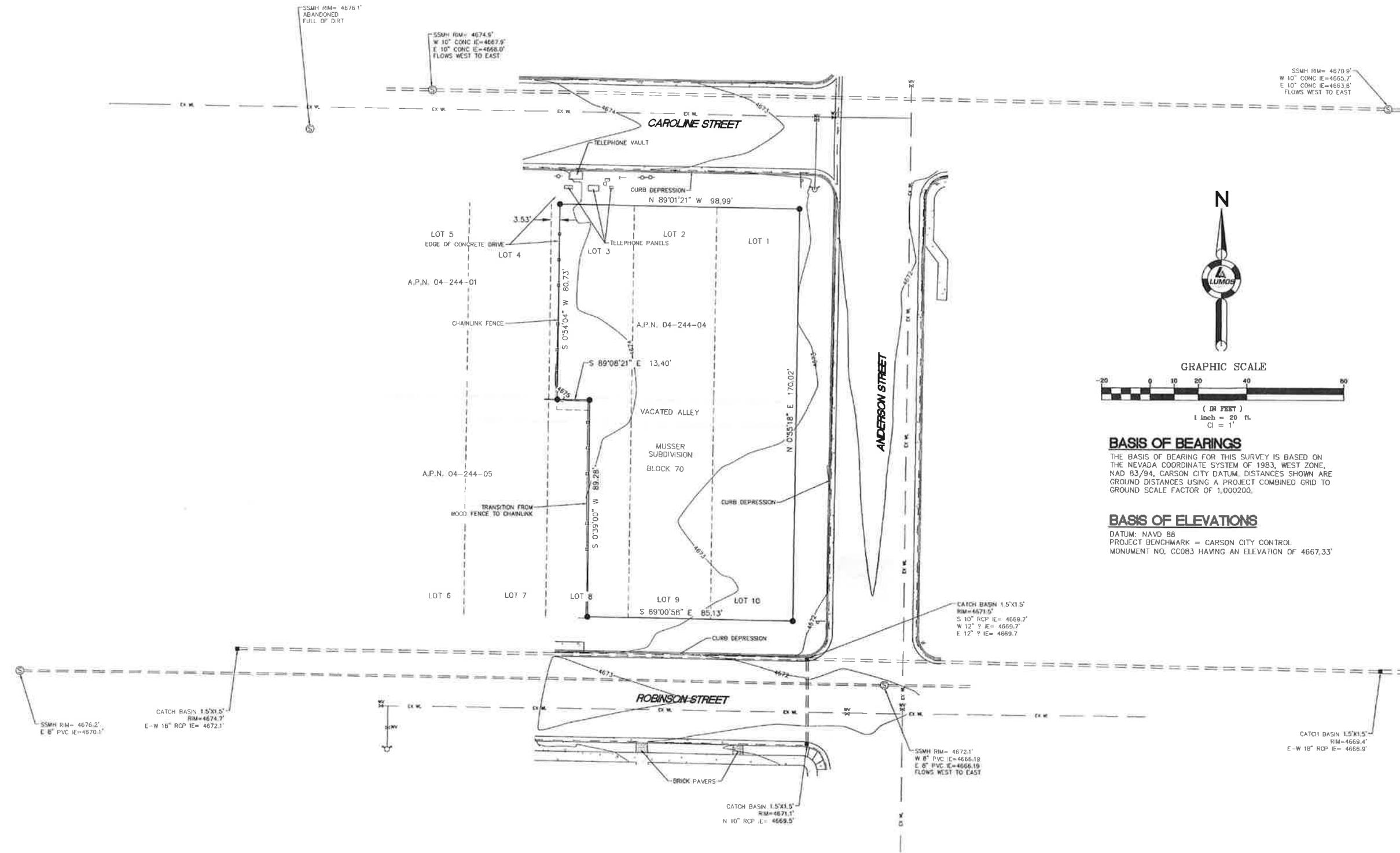
TENTATIVE SUBDIVISION MAP
CAROLINE STREET TOWNHOMES
A.P.N. 004-244-04

BY	DESCRIPTION	REV. DATE

1 of 4

DATE: 11/04/2015
DRAWN BY: DGN
DESIGNED BY: GP
CHECKED BY: TR
JOB NO.: 8876.00

RECEIVED
NOV 05 2015
CARSON CITY
PLANNING DIVISION



LEGEND:

- FOUND 5/8" REBAR AND CAP "PLS 525"
- ☛ FIRE HYDRANT
- ☛ WATER VALVE
- ☛ SANITARY SEWER MANHOLE
 - STORM DRAIN CATCH BASIN
- ☛ STORM DRAIN MANHOLE
- ☛ SIGN
- ☛ UTILITY POLE
- GUY WIRE
- ☛ ELECTRIC BOX

C1

DATE: 11/04/15
DRAWN BY: MEP
DESIGNED BY:
CHECKED BY: DGN
JOB NO.: 8876.000

DATE: 11/04/15
DRAWN BY: MEP
DESIGNED BY:
CHECKED BY: DGN
DB NO.: 8876.000

EXISTING TOPOGRAPHIC SURVEY
CAROLINE STREET TOWNHOMES
A.P.N. 04-244-04
DECENT EARTH DEVELOPMENT, LLC

10 E. COLLEGE PARKWAY
PARSON CITY, NEVADA 89706
TEL (775) 883-7077
FAX (775) 883-7114

WWW.LUMOSENGINEERING.COM

VIL ENGINEERING
EOTECHNICAL ENGINEERING
ANNING
NDSCAPE ARCHITECTURE
URVEYING / GIS
NSTRUCTION SERVICES
ATERIALS TESTING

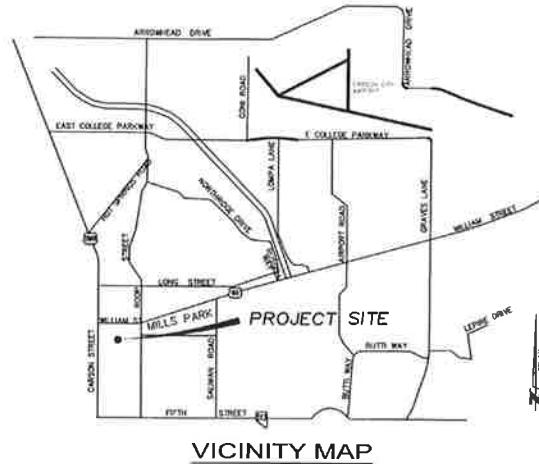


EXISTING TOPOGRAPHIC SURVEY
CAROLINE STREET TOWNHOMES
A.P.N. 04-244-04

TENTATIVE MAP

DESCRIPTION	REV. DATE

C2

 DATE: OCTOBER 2015
 DRAWN BY: TLR
 DESIGNED BY:
 CHECKED BY: MDB
 JOB NO.: 8876.000


VICINITY MAP

GENERAL SITE INFORMATION:

APN: 004-244-02
 AREA: 0.358 ACRES
 ZONING: GO (GENERAL OFFICE)
 CURRENT LAND USE: CODE 140 (GENERAL COMMERCIAL)
 SETBACKS: REAR - 20 FT; SIDE - 10 FT; FRONT - 10 FT
 DENSITY RATIO: 19.5 UNIT PER ACRE

EXISTING BUILDING AREA: 0± SF
 PROPOSED BUILDING AREA: 6943.5± SF (7 UNITS GROUND FLOOR AREA)
 TOTAL BUILDING AREA: 6943.55± SF

EXISTING LANDSCAPE AREA: 0± SF
 PROPOSED LANDSCAPE AREA: 6,883 SF (EXISTING PROPERTY) + 284 SF (ROW TO BE ABANDONED)
 TOTAL LANDSCAPE AREA: 7,167 SF

TOTAL PAVED AREA: 2195± SF (WITHIN EX. PROPERTY) + 1324± SF (ROW TO BE ABANDONED)
 TOTAL IMPERVIOUS AREA (NOT INCLUDING BUILDING AREA): 3,520± SF
 PERCENTAGE OF LANDSCAPING PROVIDED: 49.3%

REQUIRED PARKING:
 2 SPACES PER DWELLING UNIT
 UNITS: 7
 REQUIRED PARKING= 14 SPACES

PROVIDED PARKING SPACES: 14 (14 DRIVEWAYS)

TRAFFIC IMPACTS:
 THE NEW TOWNSHOUSES ARE NOT ANTICIPATED TO MEASURABLY IMPACT THE EXISTING TRAFFIC IN THE AREA.

UTILITIES:
 WATER SERVICE WILL BE VIA THE EXISTING 8-INCH PVC MAIN IN ANDERSON STREET.
 SEWER SERVICE WILL BE A NEW MAIN EXTENDED ON ANDERSON STREET CONNECTING TO THE EXISTING MANHOLE AT THE INTERSECTION OF ANDERSON AND ROBINSON STREETS.
 THERE IS AN EXISTING STORM DRAIN ON THE NORTH SIDE OF ROBINSON THAT CAN BE UTILIZED FOR STORM WATER CONVEYANCE.

FLOOD ZONE: SHADED X ZONE - 1% CHANCE; FLOOD DISCHARGE CONTAINED IN STREETS

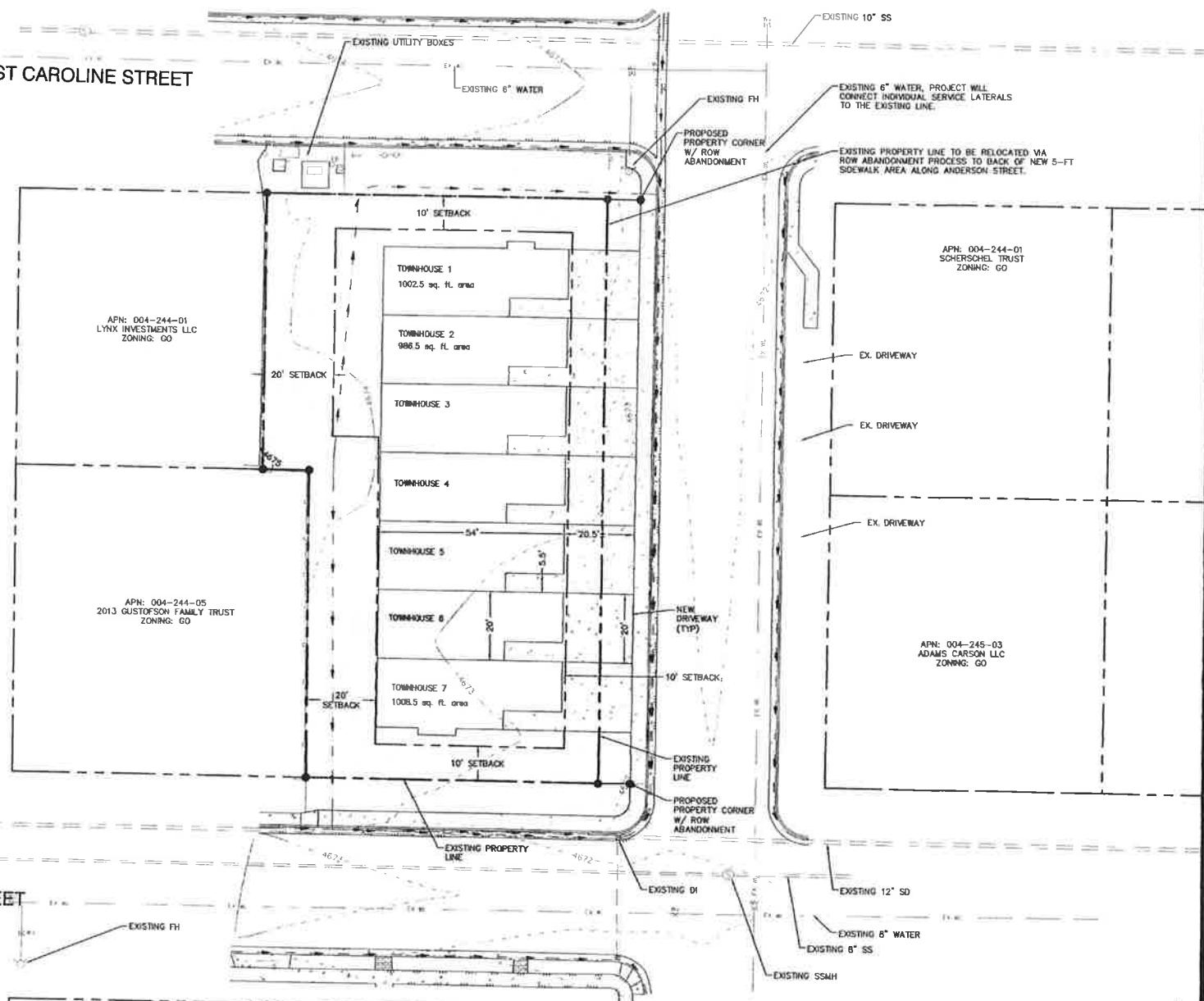
EARTHQUAKE FAULTING: NONE WITHIN THE PROJECT AREA

NO EXISTING TREES

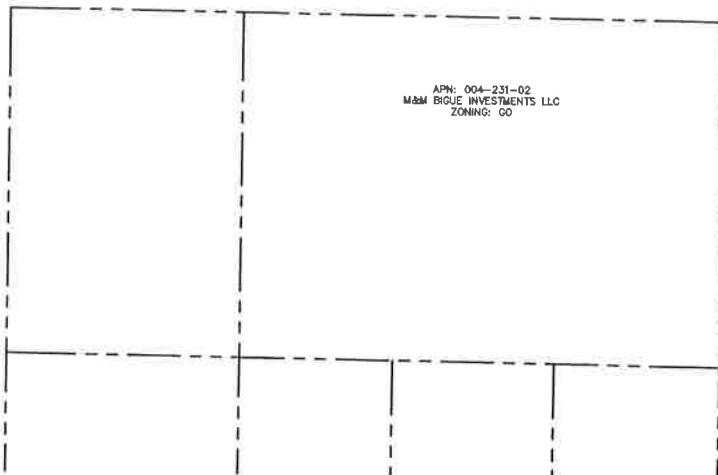
BIKE LANES: THERE NO MARKED EXISTING BIKE LANES ON ROBINSON ST., ANDERSON ST., OR E. CAROLINE ST. IN THE AREA OF THE PROJECT.

 20 20 0 20 40
 SCALE: 1" = 20'

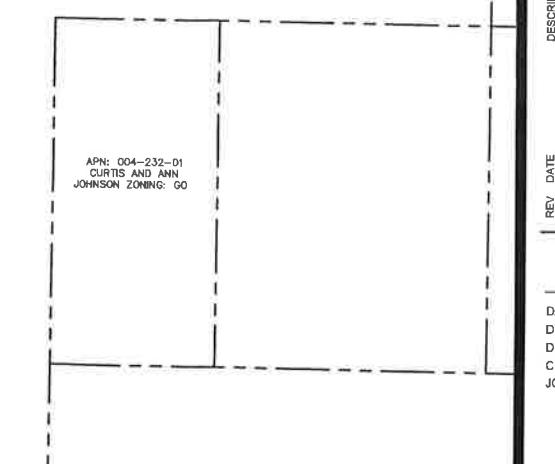
N. VALLEY STREET



ROBINSON STREET

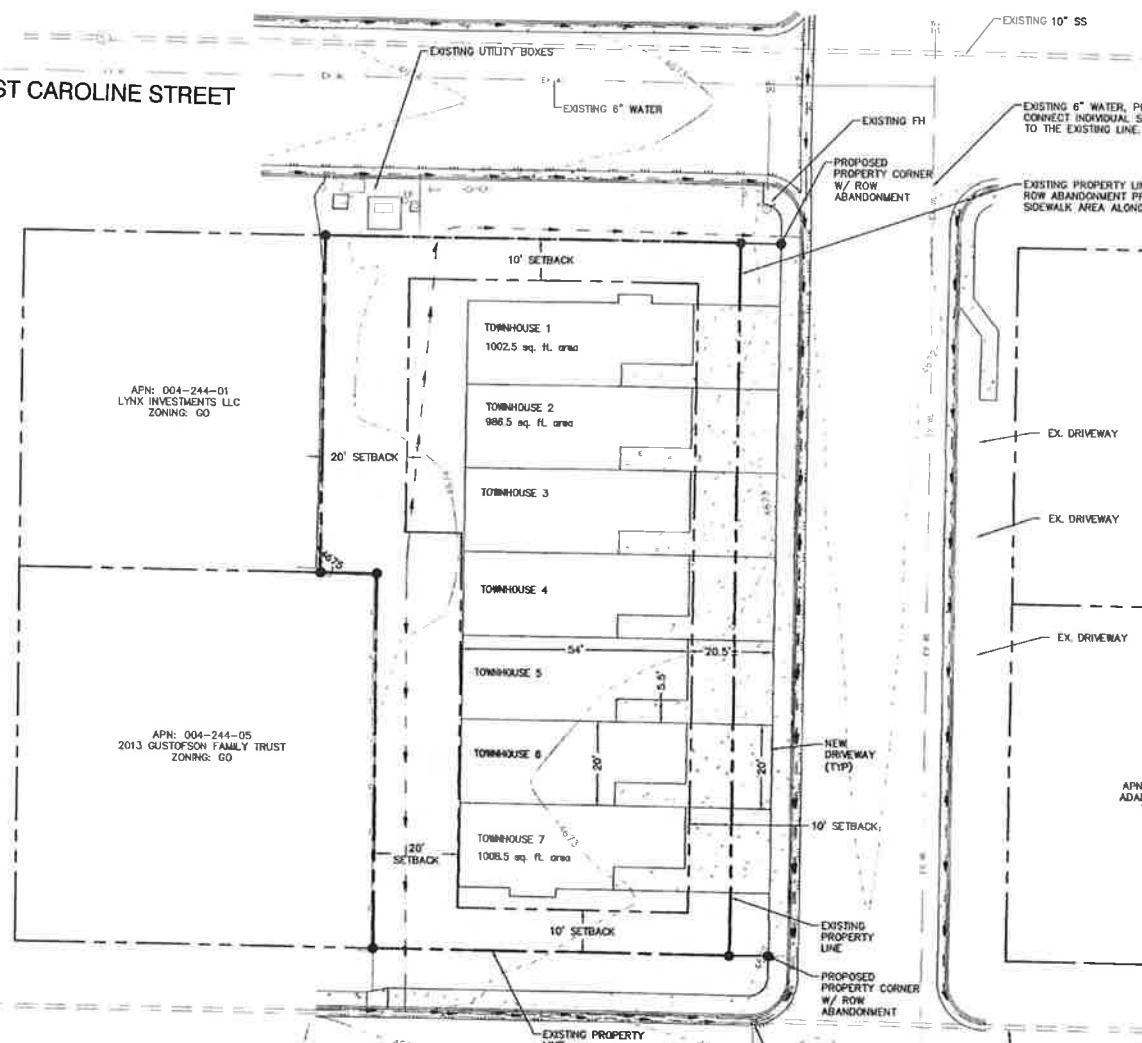


ANDERSON STREET


 APN: 004-241-01
 ANDERSON, CARL 2007 TRUST
 ZONING: RC GO

 APN: 004-242-03
 RICHARD REICH
 ZONING: GO

EAST CAROLINE STREET


 APN: 004-231-02
 M&M BIGUE INVESTMENTS LLC
 ZONING: GO

 APN: 004-232-01
 CURTIS AND ANN JOHNSON
 ZONING: GO

TENTATIVE MAP

WAYNE LEPIRE TOWNHOUSE PROJECT

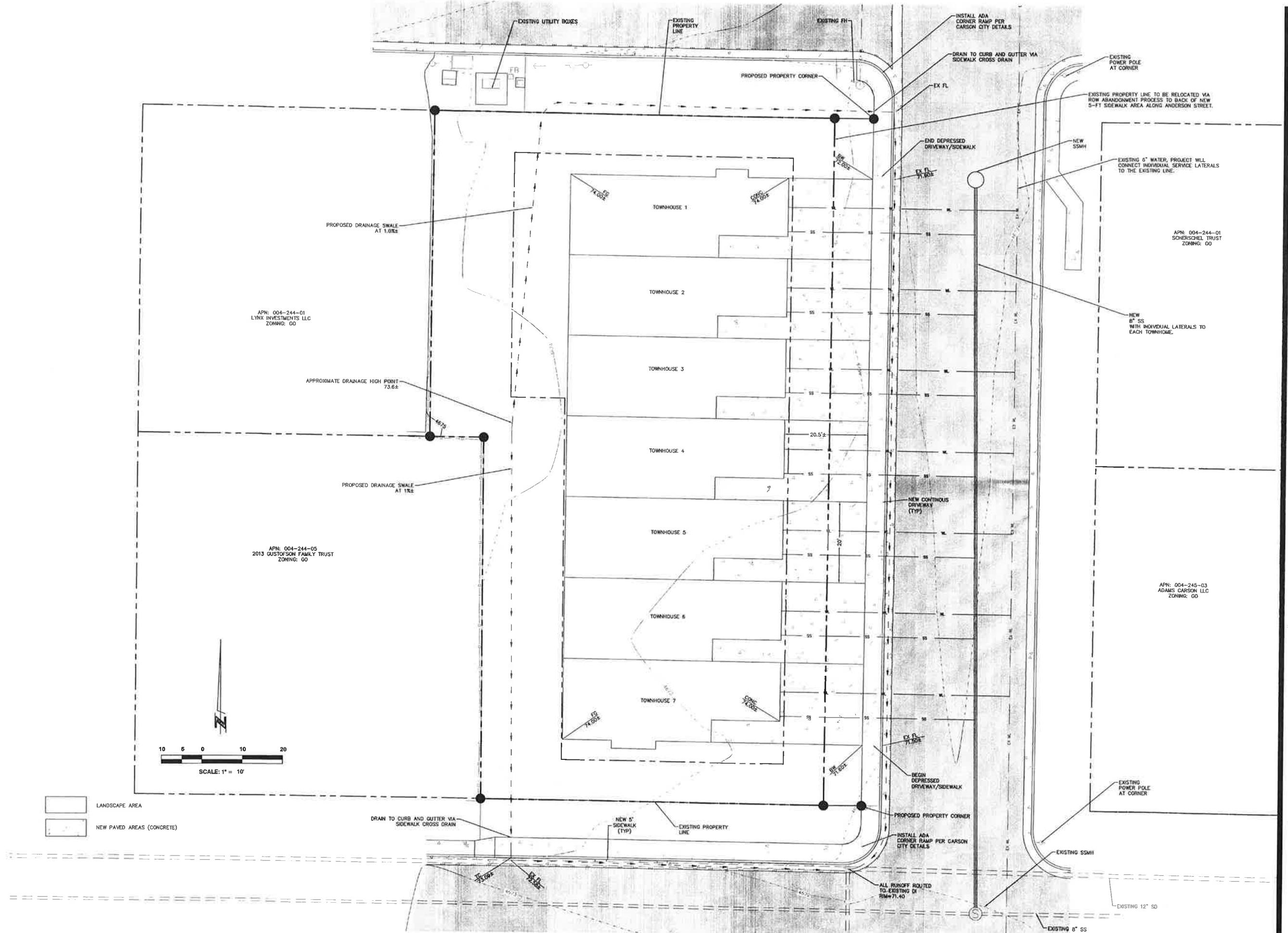
WAYNE LEPIRE TOWNHOUSE PROJECT
EAST CAROLINE STREET - APN 04-244-04
SITE UTILITIES, GRADING, DRAINAGE CONCEPT

NEVADA
CARSON CITY

TENTATIVE MAP

C3

DATE: OCTOBER 2015
DRAWN BY: TLR
DESIGNED BY:
CHECKED BY: MDB
JOB NO.: 8876.000



PLANT LEGEND

8876.000

LARGE SHADE TREES

SYMBOL	LATIN NAME	COMMON NAME	SIZE
▲	Acer rubrum 'Red Sunset'	Red Sunset Maple	2" cal.
●	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	6 ft. tall

SMALL ACCENT TREES

●	Prunus virginiana	Choke Cherry	2" cal
●	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2" cal.
●	Juniperus scopulorum 'Blue Haven'	Blue Haven Juniper	6 ft. tall

SHRUBS

SYMBOL	LATIN NAME	COMMON NAME	SIZE
△	Rhus trilobata 'low grow'	low grow sumac	5 gal.
☒	Miscanthus sinensis 'Gracillimus'	Maiden hair grass	5 gal.
○	Cotinus coggygria 'Purpurea'	Purple smoke tree	5 gal.
△	Physocarpus opulifolius	Diablo Ninebark	5 gal.
○	Nassella tenuissima	Mexican Feather Grass	5 gal.
○	Yucca filamentosa 'Bright Edge'	Variegated Yucca	5 gal.
○	Lavandula angustifolia 'Hidcoat Superior'	Hidcoat English Lavender	5 gal.

LANDSCAPE CALCULATIONS

PROJECT NAME: EAST CAROLYN ST. TOWNHOUSE PROJECT	Project # 8876.000
CARSON CITY DIVISION 3	
LANDSCAPE DEVELOPMENT STANDARD 3	
3.5 LANDSCAPE STANDARD	
3.5.2 REQUIRED LANDSCAPING: 20% OF IMPERVIOUS SURFACE MINUS BUILDING	
AREA OF IMPERVIOUS SURFACE - BUILDING FOOTPRINT	= 3,520 s.f.
LANDSCAPE AREA REQUIRED = (IMPERVIOUS SURFACE-BUILDING AREA x .20	= 704 s.f.
LANDSCAPE AREA PROVIDED	= 7,147 s.f.
3.7 TREES REQUIRED	
3.7.1 TREES REQUIRED FOR STREET FRONTAGE: (1 Tree/30 LF.)	
REQUIRED: L.F. FRONTAGE/30L.F.	= 14
PROVIDED	= 14
TREES REQUIRED (1/400 SF OF REQUIRED LANDSCAPE)	= 2
TOTAL TREES REQUIRED	= 16
TOTAL TREES SHOWN	= 22
SHRUBS REQUIRED (6 PER REQUIRED TREE)	= 96
SHRUBS SHOWN AT 5 GAL	= 106

LANDSCAPE NOTES:

1. BOTH THE 3" x 8" ROUND RIVER COBBLE AND 2" x 8" OX ROCK TO BE CLEANED AND WASHED PRIOR TO DELIVERY TO THE SITE. DIRTY ROCK WILL BE REJECTED AND REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE.

2. ROCK MULCH TYPES TO BE SUBMITTED FOR APPROVAL BY ENGINEER, CARSON CITY CONSTRUCTION MANAGER, AND THE PARKS AND RECREATION DEPARTMENT.

3. FOR SOIL PREPARATION IN BOTH PLANTER BEDS AND LAWN AREAS THE CONTRACTOR SHALL CONDUCT A COMPLETE HORTICULTURAL SOILS TEST WITH A MINIMUM 3 SAMPLES FROM DIFFERENT LOCATIONS ON THE SITE. THE TEST SHALL INCLUDE, BUT NOT BE LIMITED TO, PH, EC, SAR, AND HAZARDOUS ORGANIC COMPOUNDS. CONTRACTOR TO FOLLOW THE RECOMMENDATIONS OF THE SOIL REPORT FOR INCORPORATION FOR NUMBER OF CUBIC YARDS OF ORGANIC MATERIAL, NITROGEN, PHOSPHATE, POTASH, AND TRACE ELEMENTS. HUMUS TYPE SHALL BE APPROVED BY THE CITY.

4. CONTRACTOR SHALL AVOID PLANTING SHRUBS 8 FT FROM EVERGREEN TREES SHOWN.

20 20 0 20 40

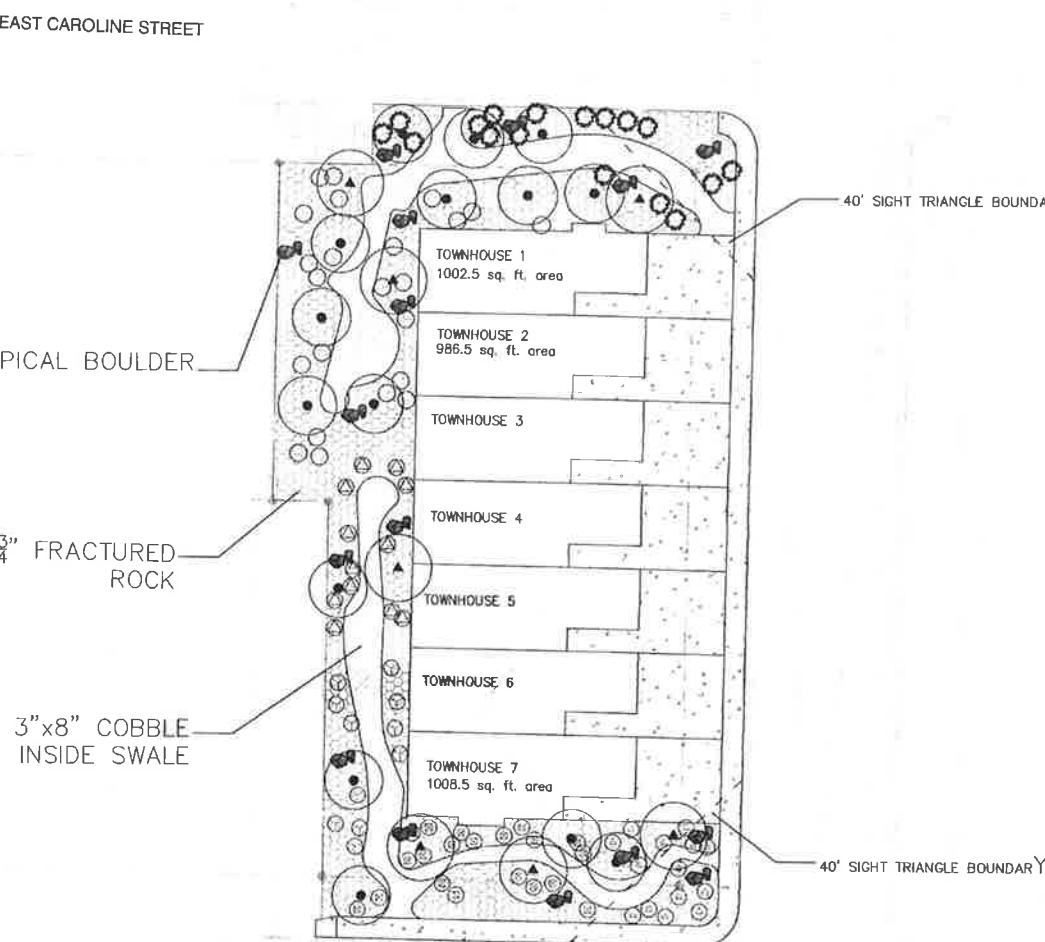
SCALE: 1" = 20'

EAST CAROLINE STREET

N. VALLEY STREET

ROBINSON STREET

ANDERSON STREET



L1

DATE: NOVEMBER 2015
 DRAWN BY: MTH
 DESIGNED BY: DD
 CHECKED BY: DD
 JOB NO.: 8876.000

TENTATIVE MAP

WAYNE LEPIRE TOWNHOUSE PROJECT
 EAST CAROLINE STREET - APN 04-244-02
 PRELIMINARY LANDSCAPE PLAN

CARSON CITY

800 E. COLLEGE PARKWAY
 CARSON CITY, NEVADA 89706
 TEL (775) 883-7077
 FAX (775) 883-7114

WWW.LUMOSINC.COM
 CIVIL ENGINEERING
 GEOTECHNICAL ENGINEERING
 PLANNING
 LANDSCAPE ARCHITECTURE
 SURVEYING / GIS
 CONSTRUCTION SERVICES
 MATERIALS TESTING

LUMOS
 & ASSOCIATES