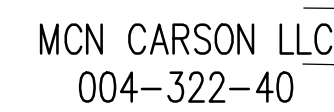


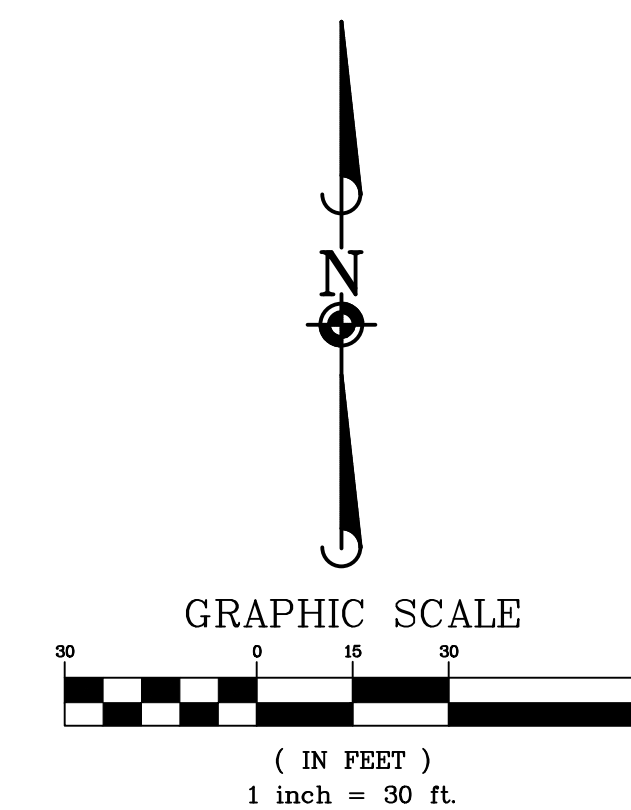
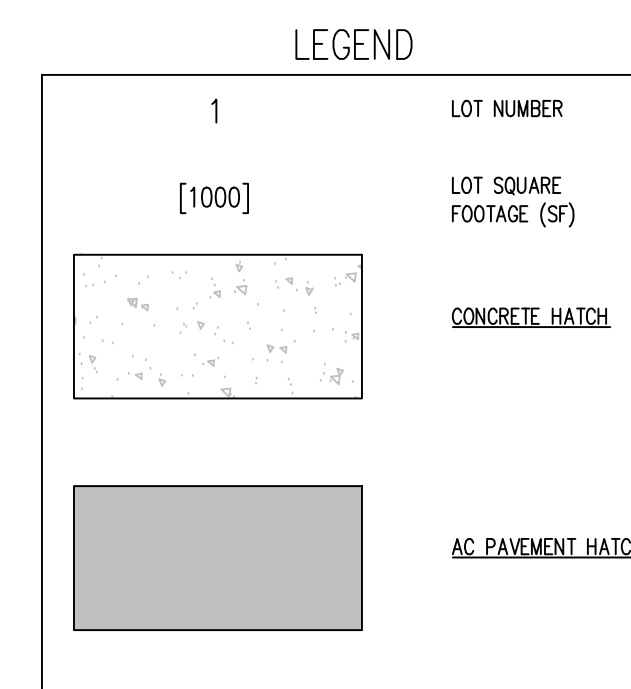


MATCH LINE (REF. SHEET C3)



ANDERSON FAMILY ASSOC.
004-015-06

JANAS WAY
(EXISTING/PUBLIC)

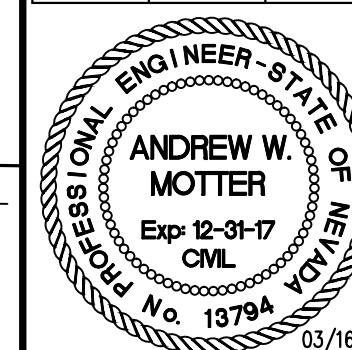


ANDERSON FAMILY ASSOC.
004-021-07

ARBOR VILLAS - TENTATIVE MAP

CARSON CITY, NEVADA

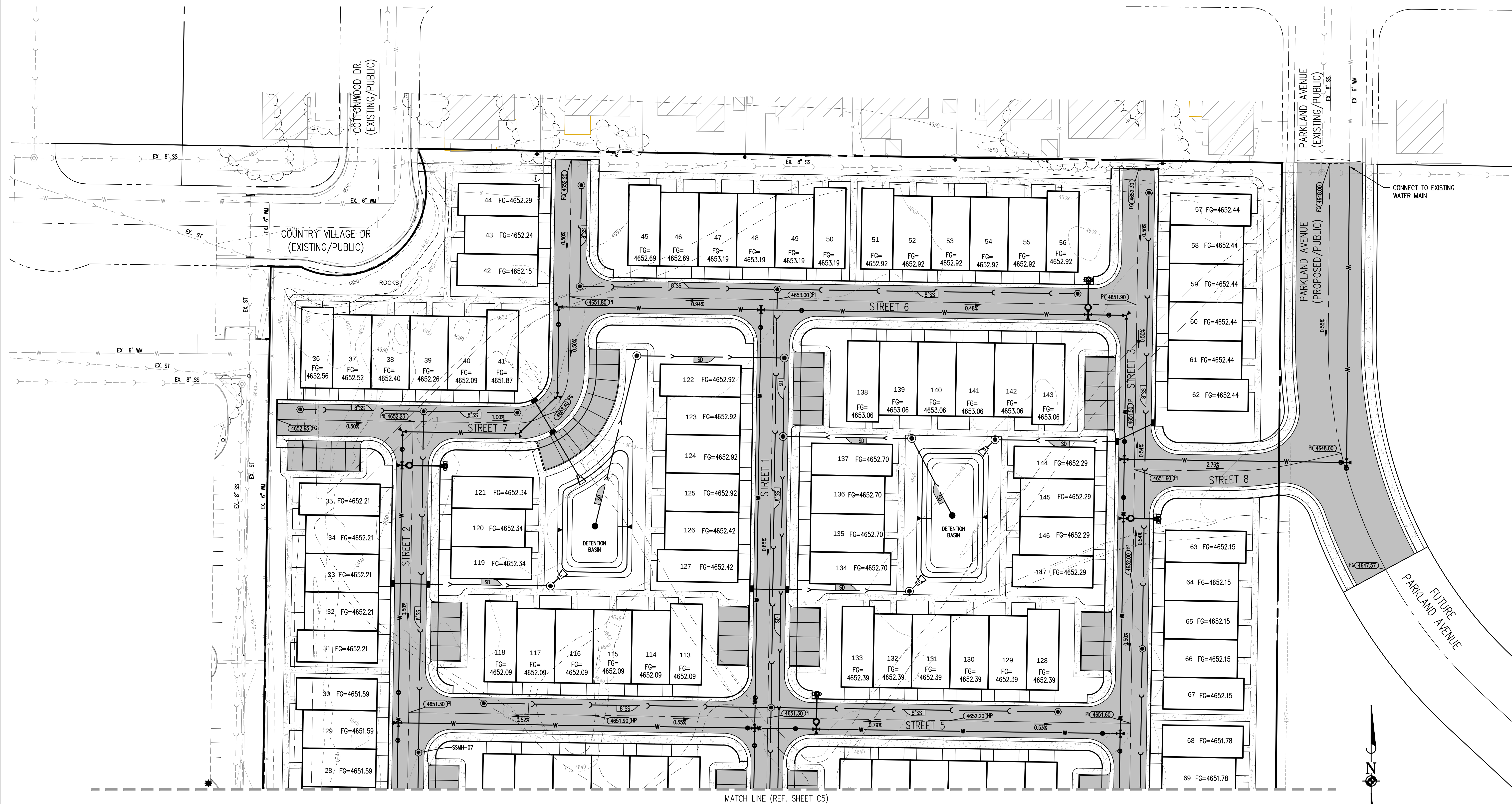
SITE PLAN



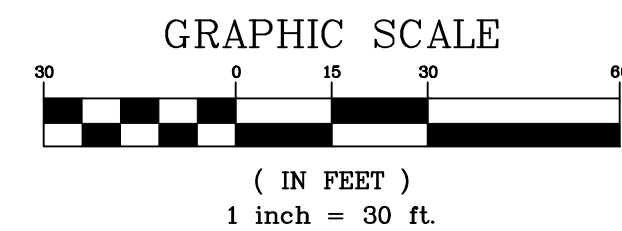
PROJ. MGR.:	<u>AWM</u>
PROJ. ASSOC.:	<u>TJS</u>
DRAWN BY:	<u>SWJ</u>
DATE:	<u>3/16/16</u>
SCALE:	<u>1" = 30'</u>

SHEET
C3 OF **7**
CCICCNV01

March 17, 2016 - 10:00 Dwg Name: p:\cclccnv01\dwg\Eng\final drawings\tentative map\Site Plan.dwg Updated By: Alottier

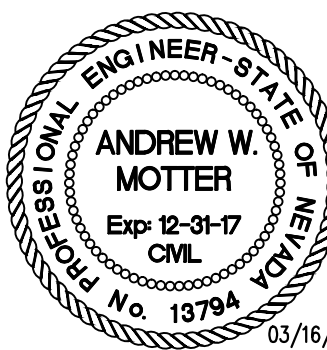


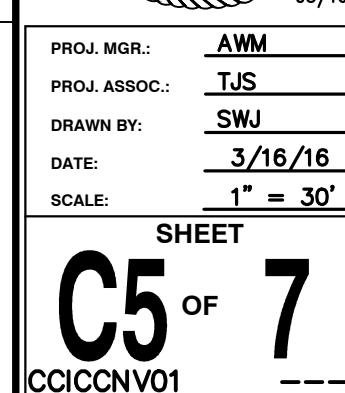
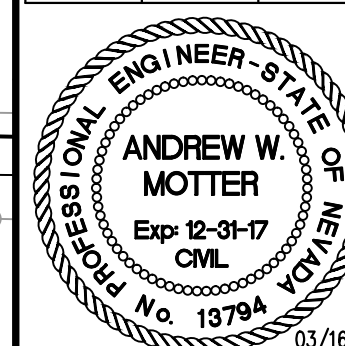
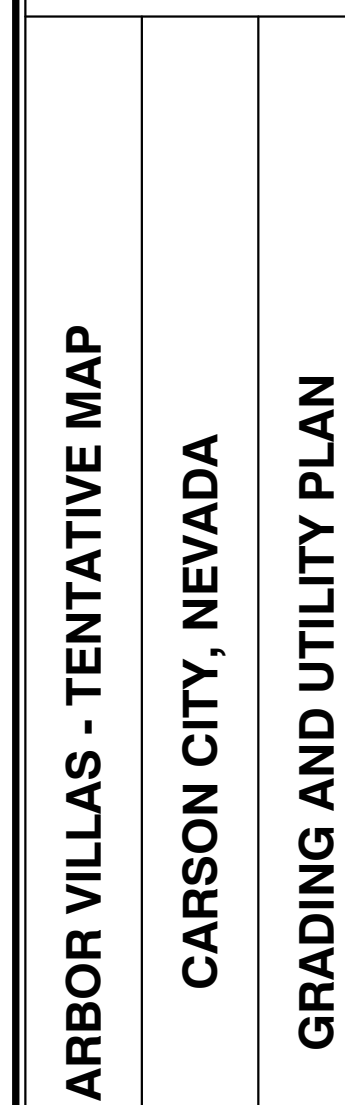
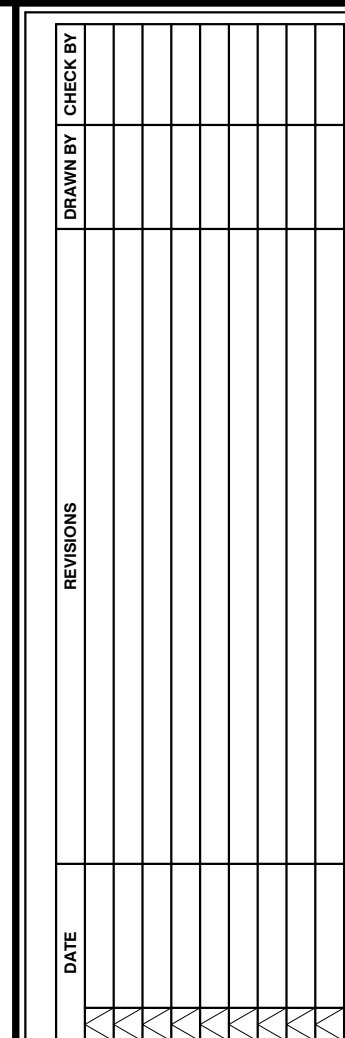
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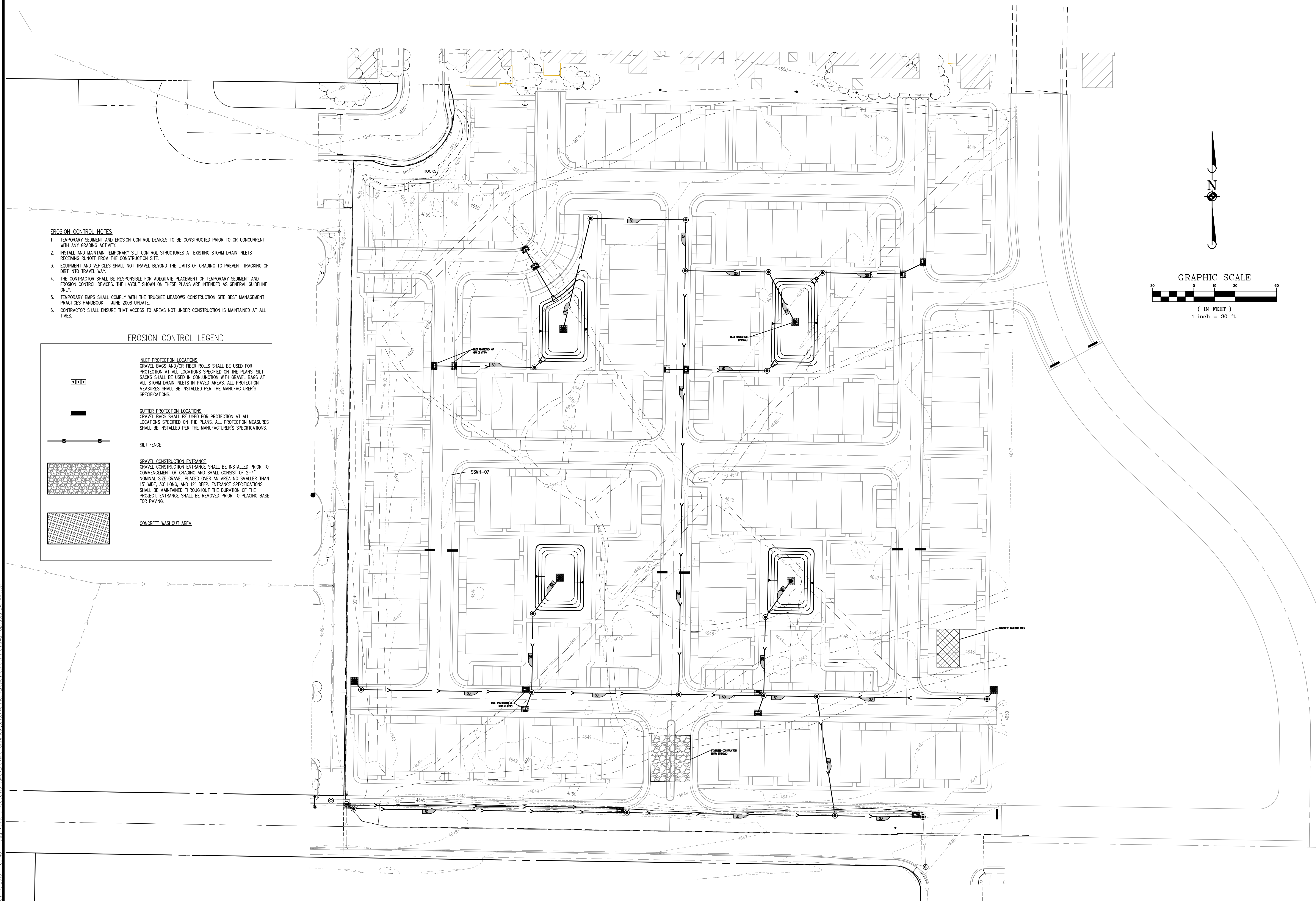
[illegible]

ARBOR VILLAS - TENTATIVE MAP

GRADING AND UTILITY PLAN







- DECIDUOUS SHADE TREE
 - PLATANUS X ACERFOLIA 'BLOODGOOD'/LONDON PLANE
 - QUERCUS RUBRA/NORTHERN RED OAK
- FLOWERING ORNAMENTAL TREE
 - ACER PLATANOIDES
 - CELTIS OCCIDENTALIS/COMMON HACKBERRY
 - PYRUS CALLERYANA/FLOWERING PEAR
- EVERGREEN TREE
 - PICEA PUNGENS/BLUE SPRUCE
 - PINUS NIGRA/AUSTRIAN FIR
 - PINUS S. FASTIGIATA/COLUMNAR WHITE PINE
- SHRUB PLANTING BEDS
 - BUXUS X 'GREEN MOUNTAIN/BOXWOOD
 - CORNUS SERICEA 'ISANT'/RED TIGER DOGWOOD
 - EUNYSSUS FORTYTHIA/INTERCREEPER
 - FORSYTHIA X INTERMEDIA/FORSYTHIA
 - JUNIFERUS CHINENSIS/SPARTAN JUNIPER
 - ROSA X GROUNDCOVER/RED GROUNDCOVER ROSE
 - WEIGELA NANA VARIEGATA/ROSE PINK WEIGELA

- DECIDUOUS TREES SHALL BE 2" CALIPER MINIMUM.
- EVERGREEN TREES SHALL BE 6 FT. HEIGHT AND COMPRISE NO MORE THAN 40% OF THE TOTAL TREE COUNT.
- SHRUBS: 5 GALLON MIN.
- PERENNIALS: 1 GALLON MIN.

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) 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 QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- 3) ALL PLANTER BEDS WILL RECEIVE 4" DEPTH OF MULCH WITH WEED CONTROL.
- 4) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.

SITE AREA: (449,104 SF) 10.31 ACRES
BUILDING AREA: 156,656 SF
SITE AREA EXCLUDING BUILDING: 292,447 SF

LANDSCAPE AREA REQUIRED: 58,490 SF
(20% OF SITE AREA EXCLUDING BLDG.)

LANDSCAPE AREA PROVIDED: 58,490 SF MINIMUM

TREES REQUIRED: 146 (1 PER 400 SF OF REQUIRED LANDSCAPE AREA)

THE FOLLOWING TREES SHALL BE INCLUDED AS PART OF THE
REQUIRED TREE COUNT:

- 8 PARKING AREA TREES (1 PER 10 PARKING SPACES (83)
- 32 STREET TREES (1 PER 30 LINEAL FEET OF STREET FRONTAGE)
LITTLE LANE (625 LF)
PARKLAND AVE. (210 LF)
COUNTRY VILLAGE DR. (125 LF)

TREES PROVIDED: 146

SHRUBS - MIN. REQUIRED: 876 (6 SHRUBS PER TREE)



A horizontal scale bar with four segments. The top of the bar is labeled with '0', '40'', '80'', and '120'' from left to right. The bar itself is divided into three equal segments by two vertical lines. The first segment is solid black, the second is white with a black outline, and the third is solid black.

Scale in Feet