

Carson City, Nevada

SIA



ADL

PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
P	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCR	REINFORCED CONCRETE PIPE
ROR	RIGHT-OF-WAY
RS	RAILROAD
SS	SANITARY SEWER
SF	SQUARE FOOT
SHLD.	SHOULDER
SL	STREET LIGHT
SEMH	SEMI-HIGH MANHOLE
SD	STORM DRAIN
SMH	STORM DRAIN MANHOLE
STA	STATION
SY	SQUARE YARDS
T	TO BE REMOVED
TE	TELEPHONE
TC	TOP OF CURB
T/P	TOP OF PIPE
TRANS	TOP OF WALL TRANSFORMER
VB	VALVE BOX
VV	VALVE VAULT
VL	WATER LEVEL
WM	WATER MAIN

9850 Double R Blvd, Suite 101, Reno, NV 89521 tel: (775) 746-3500 fax: (775) 746-3520 www.manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

P.E. 13794

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

MAR 25 2011

CARSON CITY
PLANNING DIVISION

PROJ. NO.: AYM

PROJ ASSOC: LB

DRAWN BY: SW
DATE: 3/1

DATE: 9/21
SCALE: N.I.

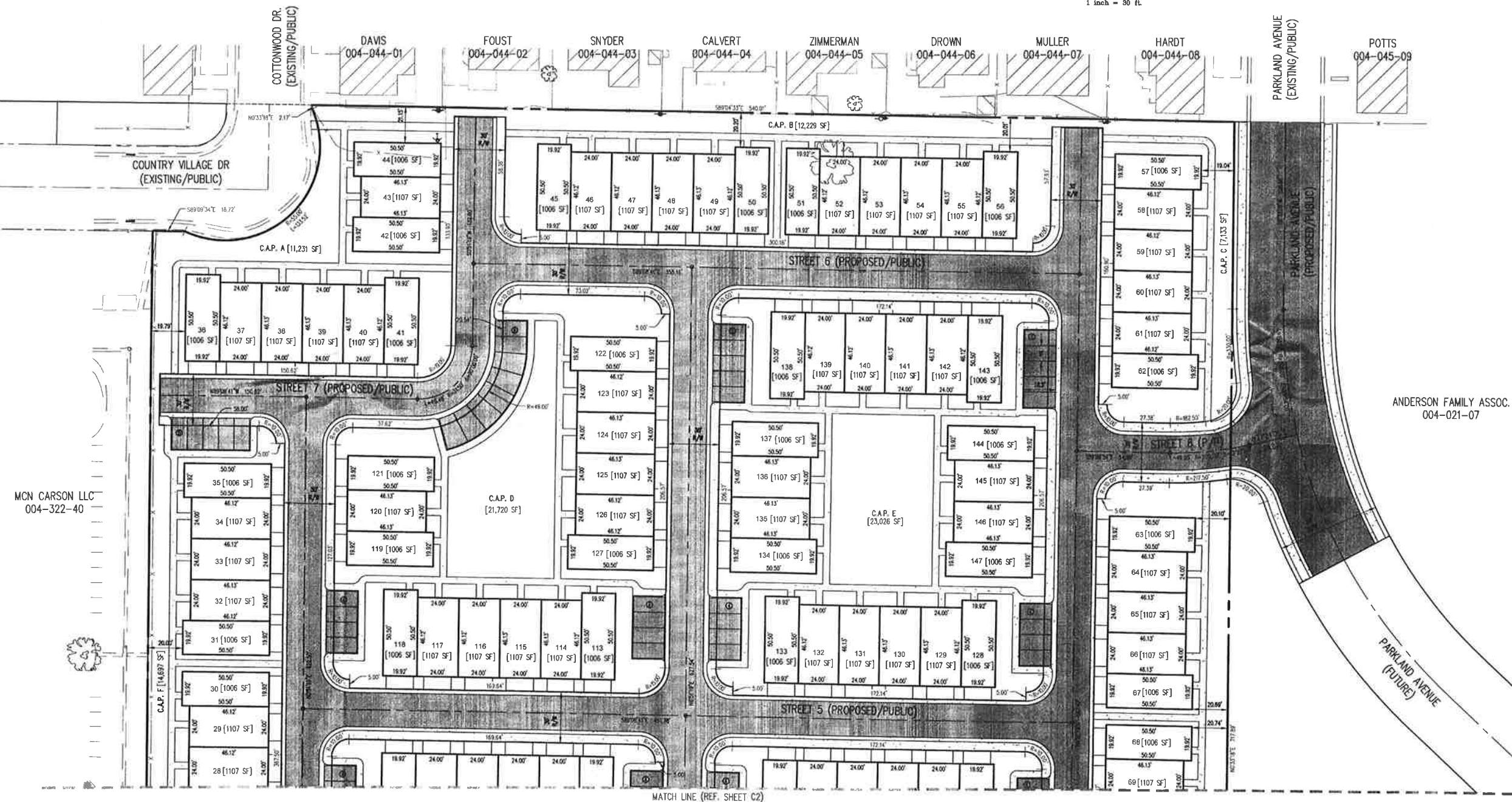
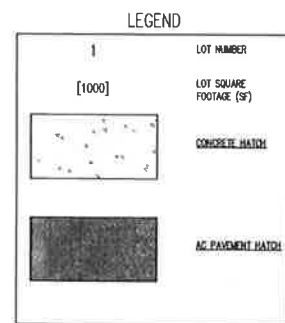
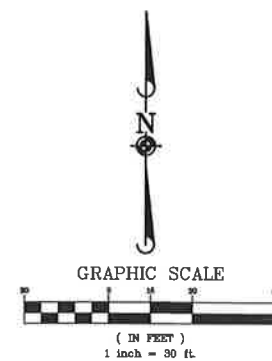
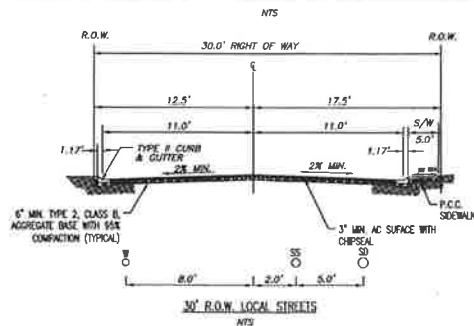
SHEET

12

2

CCICCNV01

SUMMARY TABLE		
	NUMBER OF PARCELS	TOTAL SQUARE FOOTAGE
SINGLE FAMILY	147	156,669
COMMON AREA	11	171,245
DEDICATED RIGHT OF WAY	1	120,240
TOTAL PROJECT AREA	159	448,154



Manhard
CONSULTING LTD.
6880 Doble R Boulevard, Suite 101, Reno, NV 89521
Civil Engineers • Surveyors • Water Resource Engineers • Meter & Watermain Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

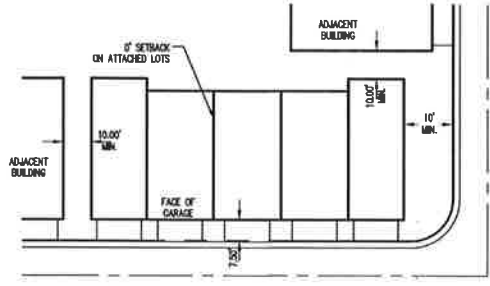
ARBOR VILLAS - TENTATIVE MAP
CARSON CITY, NEVADA
SITE PLAN

PROFESSIONAL ENGINEER - STATE OF NEVADA
ANDREW W. MOTTER
Exp. 12-31-17
CML
License No. 13794

PROJECT NO.: 1500
PROJECT ASSOC.: T.S.
DRAWN BY: SW
DATE: 3/18/18
SCALE: 1" = 30'
SHEET
C2 OF **7**
C000001

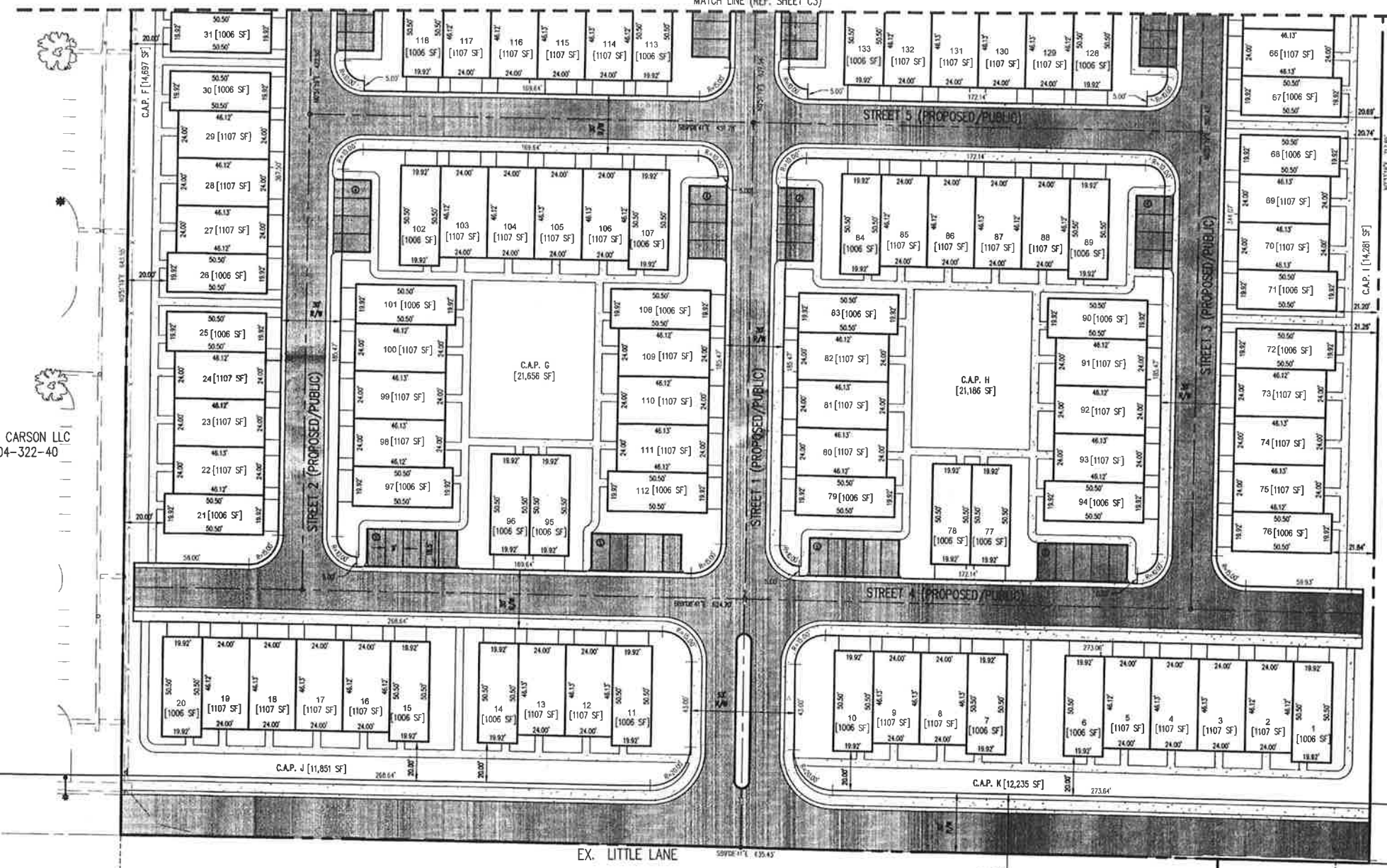
March 17, 2014 - 10:05 Plot Name: S:\projects\140301\140301.dwg Project Location: 140301.dwg User: JMM

MCN CARSON LLC
004-322-40



TYPICAL LOT SETBACKS

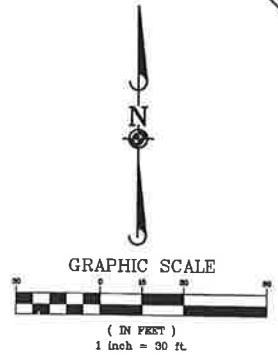
MATCH LINE (REF. SHEET C3)



ANDERSON FAMILY ASSOC.
004-015-06

LEGEND

1	LOT NUMBER
[1000]	LOT SQUARE FOOTAGE (SF)
[Pattern]	CONCRETE PATCH
[Pattern]	AC PAVEMENT PATCH



ANDERSON FAMILY ASSOC.
004-021-07

PARKLAND AVENUE
(FUTURE)

JANAS WAY
(EXISTING/PUBLIC)

ARBOR VILLAS - TENTATIVE MAP

CARSON CITY, NEVADA

SITE PLAN

Manhard CONSULTING LTD.

0050 Circle B Boulevard, Suite 101, Reno, NV 89501, 775-784-3500, manhard.com

Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers

Construction Managers • Environmental Scientists • Landscape Architects • Planners

PROJ. MGR.: JMM

PROJ. ASSOC.: JMS

DRAWN BY: SW

DATE: 3/16/14

SCALE: 1" = 30'

SHEET C3 OF 7

0000001

Professional Engineer - State of Nevada

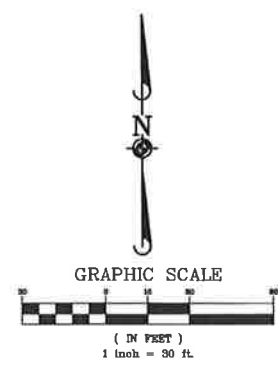
ANDREW W. MOTTER

Exp. 12-31-17

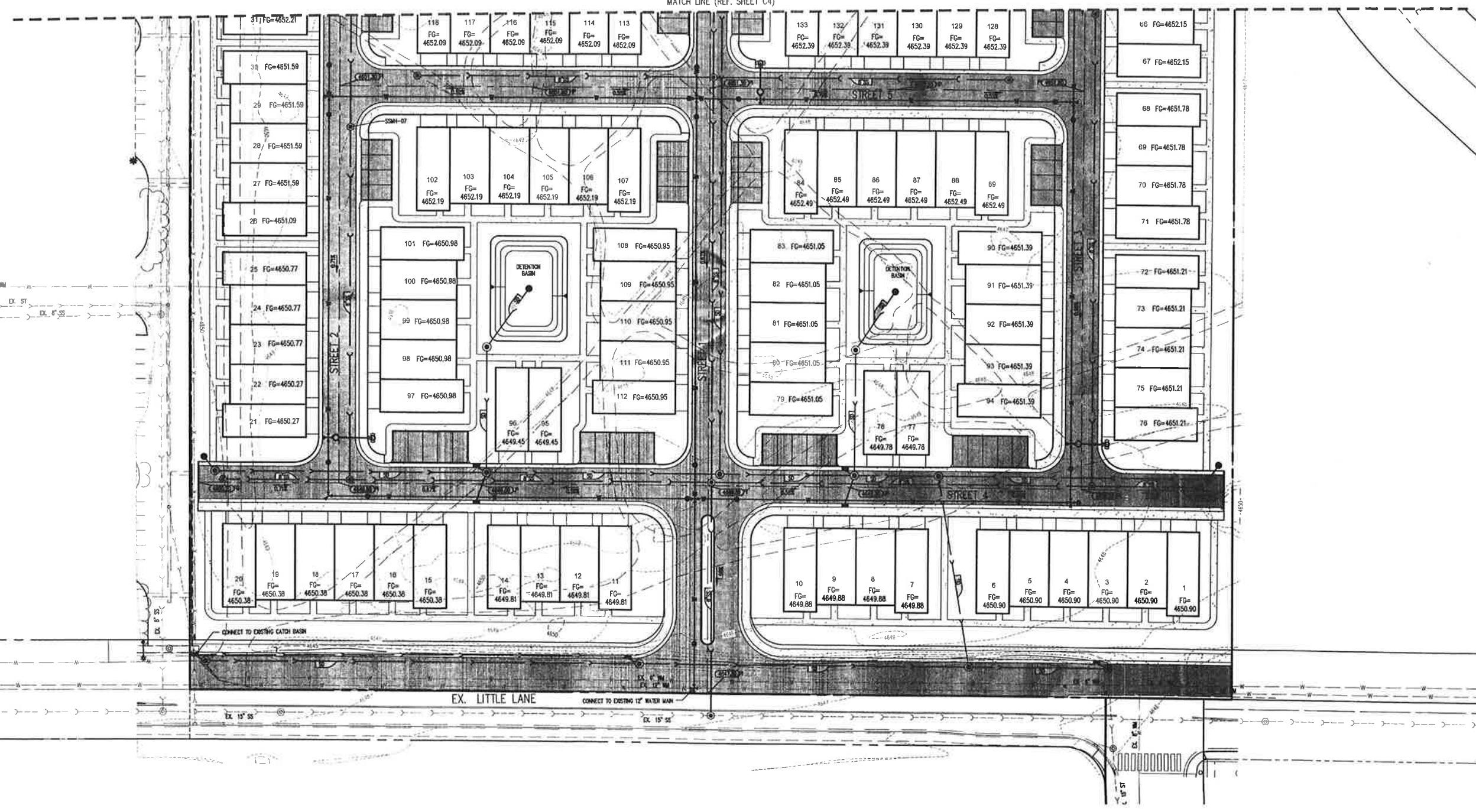
Civil

Registration No. 13724

03/16/14

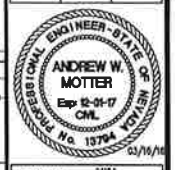


MATCH LINE (REF. SHEET C4)



ARBOR VILLAS - TENTATIVE MAP
CARSON CITY, NEVADA
GRADING AND UTILITY PLAN

Manhard
CONSULTING LTD
8350 Double R Boulevard, Suite 101, Reno, NV 89521 p.775.783.3300 n.775.783.3300 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners



PROJ. MGR.: JWM
PROJ. ASSOC.: TJS
DRAWN BY: SWJ
DATE: 3/18/18
SCALE: 1" = 30'
SHEET
C5 OF **7**
COCORV01

DECIDUOUS SHADE TREE

- PLATANUS X ACER/FOLIA BLOODGOOD/LONDON PLANE
- QUERCUS RUBRA/NORTHERN RED OAK

FLOWERING ORNAMENTAL TREE

- ACER FLATLEAVES/COLUMNAR/COLUMNAR MAPLE
- CELTS OCCIDENTALIS/COMMON HACKBERRY
- PYRUS CALLEDANIA/FLOWERING PEAR

EVERGREEN TREE

- PICEA FUNGENS/ELME SPRUCE
- PINUS NIGRA/AUSTRIAN PINE
- PINUS S. TASTIGIANA/COLUMNAR WHITE PINE

SHRUB PLANTING BEDS

- BUXUS X GREEN MOUNTAIN/BOXWOOD
- CORNUS SERICEA 'SANTITIZED' THIG DOBWOOD
- BURNTHUS FORSYTHIA/HINTERGREPPER
- FORSYTHIA X INTERMEDIA FORSYTHIA
- JUNIFERUS CHINENSIS/SPARTAN JUNIFER
- ROSA X GROUNDCOVER/RED GROUNDCOVER ROSE
- WEIGELA NANA VARIEGATA/ROSE PINK WEIGELA

NOTES:

- NOTES:
- 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.
- 3) TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT THROUGH 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 P.L.N. 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: (449,124 SF) 10.31 ACRES
BUILDING AREA: 156,656 SF
SITE AREA EXCLUDING BUILDING: 292,447 SF

LANDSCAPE AREA REQUIRED: 58,440 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:

- REQUIRED TREE COUNT:
- 8 PARKING AREA TREES (1 PER 10 PARKING SPACES (69))
 - 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)

