

APN: 004-244-01
 SCHERSCHL TRUST
 ZONING: GO

NEW
 8" SS
 WITH INDIVIDUAL LATERALS TO
 EACH TOWNHOME.

APN: 004-245-03
 ADAMS CARSON LLC
 ZONING: GO

WAYNE LEPIRE TOWNHOUSE PROJECT

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

NEVADA

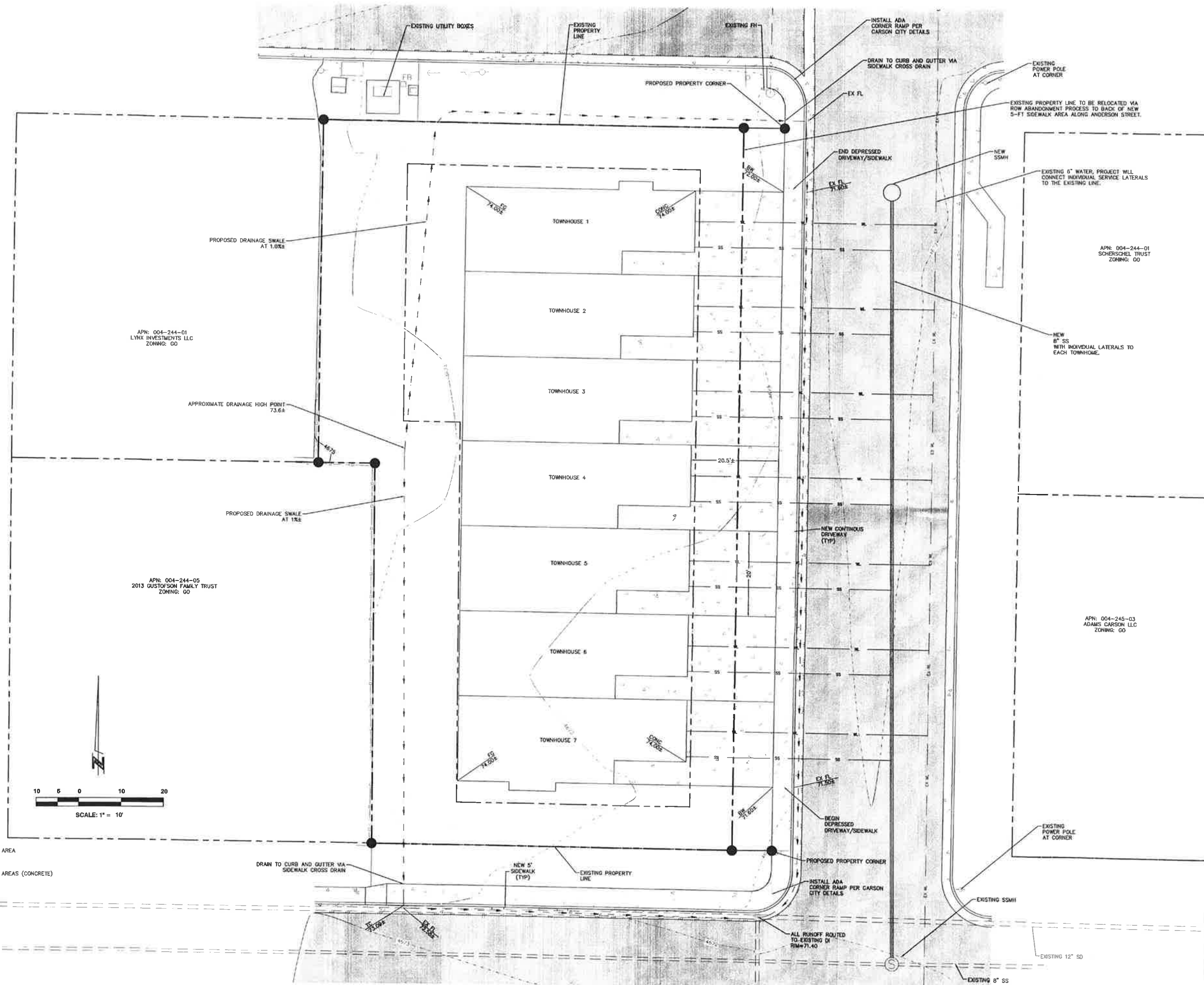
CARSON CITY

TENTATIVE MAP

REV.	DATE	DESCRIPTION

C3

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



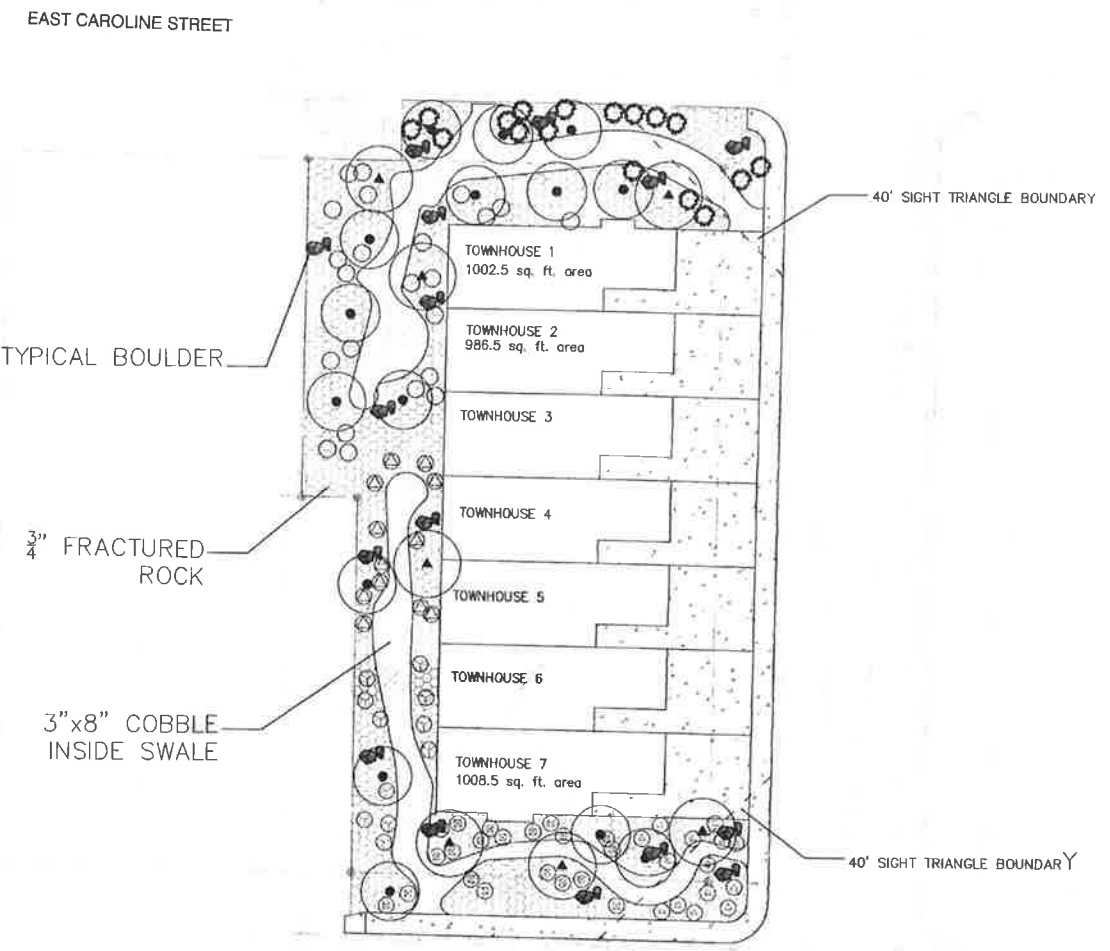
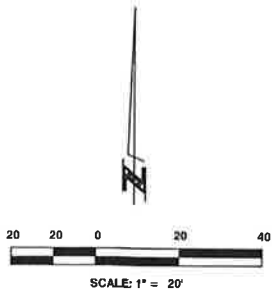
- LANDSCAPE AREA
- NEW PAVED AREAS (CONCRETE)

PLANT LEGEND			
8786.000			
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'	Variiegated Yucca	5 gal.
⊖	Lavendula 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:

- BOTH THE 3"x8" ROUND RIVER COBBLE AND 2"x6" 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.
- ROCK MULCH TYPES TO BE SUBMITTED FOR APPROVAL BY ENGINEER, CARSON CITY CONSTRUCTION MANAGER, AND THE PARKS AND RECREATION DEPARTMENT.
- 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 AT A MINIMUM SHALL INCLUDE SOIL TYPE, BORON, EC, SAR, ANY HAZARDOUS, PH, AND ORGANIC CONTENT. 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.
- CONTRACTOR SHALL AVOID PLANTING SHRUBS 8 FT FROM EVERGREEN TREES SHOWN.



N. VALLEY STREET

EAST CAROLINE STREET

ROBINSON STREET

ANDERSON STREET



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

WWW.LUMOSINC.COM

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MATERIALS TESTING

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

REV	DATE	DESCRIPTION	BY

TENTATIVE MAP

L1

DATE: NOVEMBER 2015
DRAWN BY: MTH
DESIGNED BY: DD
CHECKED BY: DD
JOB NO.: 8876 000