



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 20, 2022

Staff Contact: Heather Manzo, Associate Planner

Agenda Title: For Possible Action: Discussion and possible action regarding an application from Bates Homes ("Applicant") for a final subdivision map known as Little Lane Village Phase 2, a common open space development, resulting in the creation of 52 single family residential lots, common areas, public and private streets and a 5.75 acre remainder parcel on an ±11.57 acre site zoned Multi-family Duplex ("MFD"), located on the north side of Little Lane and west of South Saliman Road, Assessor's Parcel Numbers ("APNs") 004-021-17 and -18 (SUB-2022-0026). (Heather Manzo, hmanzo@carson.org)

Staff Summary: The Board of Supervisors ("Board") granted approval of the tentative subdivision map ("TSM") for Little Lane Village, a 149-unit single family subdivision, on September 19, 2019. Development of the project is anticipated to occur in 3 phases. Phase 1 consisted of 44 units. The applicant has commenced construction of the site improvements and has recorded a final map for Phase 1 on February 5, 2021. Phase 2 consists of 52 units. The applicant has obtained a site improvement permit for Phase 2 and has commenced construction of these improvements. Upon Board approval and recordation of Phase 2 there will be 53 remaining units based upon the approved tentative map. To the extent that improvements are not completed, the developer has provided a subdivision improvement performance bond. Per Carson City Municipal Code ("CCMC") 17.06.005, the Board has the authority to approve a final map and may direct that the map be recorded and entered as a legal document in the records of Carson City.

Agenda Action: Formal Action / Motion

Time Requested: 5 minutes

Proposed Motion

I move to approve the final subdivision map as presented.

Board's Strategic Goal

Quality of Life

Previous Action

January 21, 2021 (Item 26C) - The Board approved SUB-2020-0002, the Phase 1 final map for Little Lane Village consisting of 44 single family lots, which was recorded on February 5, 2021.

September 19, 2019 (Item 17E) - The Board approved TSM-19-103, a 149 dwelling unit subject to conditions of approval.

Background/Issues & Analysis

Final subdivision maps must be reviewed and approved by the Board. Approval of the final subdivision map is required to allow the applicant to subdivide the property pursuant to the provisions of the CCMC and Nevada Revised Statutes ("NRS"). All conditions of approval must be met. Compliance with the conditions of approval are addressed in the attached staff memo.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC Chapter 17.06 and CCMC 18.02.050

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

Do not approve the final map for Phase 2, continue the item to the next Board meeting and/or provide alternative direction.

Attachments:

[SUB-2022-0026 BOS Memo Little Lane Village Phase 2 - 10-20-2022](#)

[Applicant Response to Conditions of Approval](#)

[Final Map Sheets](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)



MEMORANDUM

Board of Supervisors Meeting of October 20, 2022

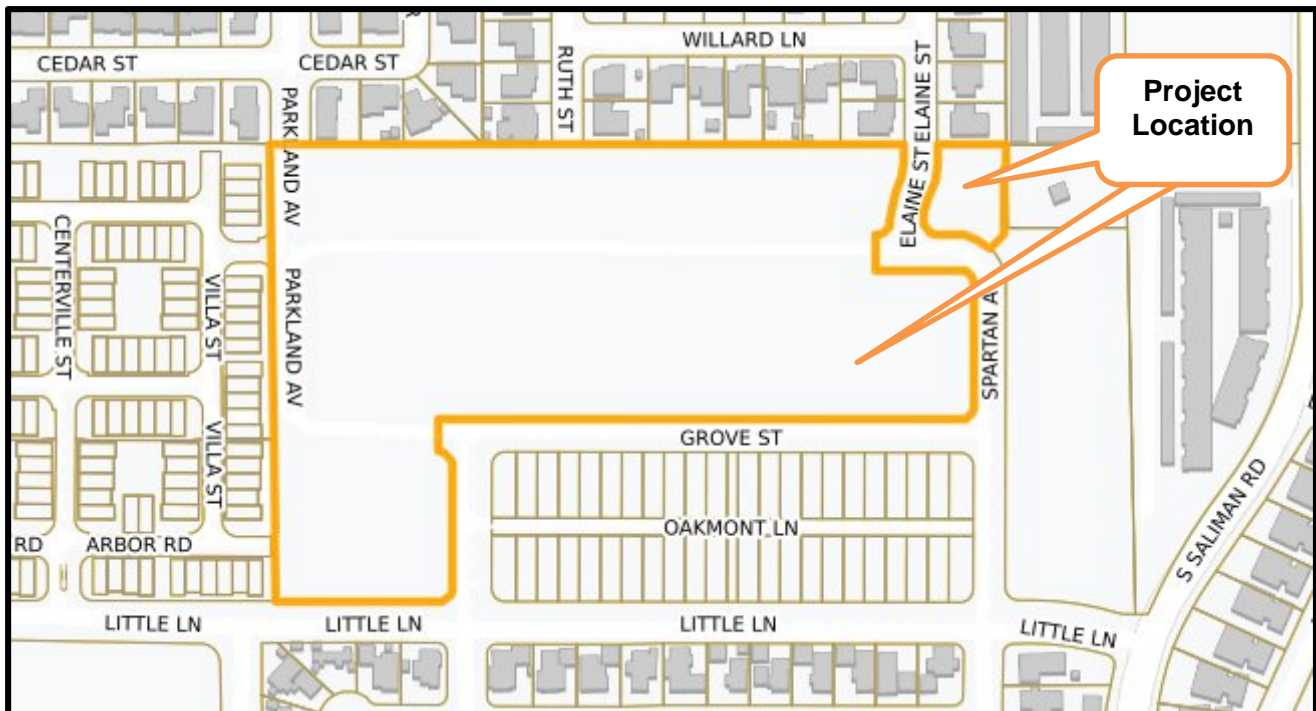
TO: Mayor and Board of Supervisors

FROM: Heather Manzo, Associate Planner

DATE: October 3, 2022

SUBJECT: For Possible Action: Discussion and possible action regarding an application from Bates Homes ("Applicant") for a final subdivision map known as Little Lane Village Phase 2, a common open space development, resulting in the creation of 52 single family residential lots, common areas, public and private streets, and a 5.75 acre remainder parcel on an ±11.57 acre site zoned Multi-family Duplex ("MFD"), located on the north side of Little Lane and west of South Saliman Road, Assessor's Parcel Numbers ("APNs") 004-021-17 and -18 (SUB-2022-0026).

LOCATION:



In order for the Board of Supervisors ("Board") to consider approval of the Final Subdivision Map for Little Lane Phase 2, the conditions of approval and whether the applicant has fulfilled the conditions of approval must be reviewed. The conditions of approval associated with TSM-19-103, the Tentative

Map for the subdivision known as the Little Lane Village, have been reviewed by staff and satisfied by the applicant as indicated in this report.

At its meeting of September 19, 2019, the Board approved a modification to Tentative Map TSM-19-103 by a vote of 3-0, with 2 members absent, subject to the following conditions. Compliance with each of these conditions is addressed below.

1. All final maps shall be in substantial accord with the approved tentative map.

The final map is in substantial accord with the approved tentative map. The last recorded final map was on February 5, 2021.

2. Prior to submittal of any final map, the Development Engineering Department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Development Engineering Department for all required on-site and off-site improvements, prior to any submittals for approval of a final map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.

Site improvement permit ENG-2021-2354 was issued on April 14, 2022. The construction plans adhere to the recommendations contained in the project soils and geotechnical report.

3. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with City standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease and desist order to halt all grading work.

A grading permit has been issued by NDEP. Tree protection fencing has been erected along the northern property line to protect natural vegetation. Grading was necessary to address stormwater flows. Dust and erosion have been managed by the contractor since this site was graded with Phase 1.

4. All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any final map.

All lot areas and lot widths meet the zoning requirements approved as part of the tentative map.

5. With the submittal of any final maps, the applicant shall provide evidence to the Planning and Community Development Department from the Health and Fire Departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any final maps and shall include approval by the Fire Department of all hydrant locations.

The site improvement permit incorporates the requirements of the Health and Fire Departments.

6. The following note shall be placed on all final maps stating:

"These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."

This note is included as note #1 on page 2 of 4 of the plan set.

7. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of a final map.

As approved in the site improvement plans, all utilities will be underground.

8. The applicant must sign and return the Notice of Decision for conditions for approval within ten (10) days of receipt of notification after the Board of Supervisors meeting. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.

The applicant signed the Notice of Decision on October 4, 2019. The Notice of Decision was filed with the Clerk on October 3, 2019.

9. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City Building Department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.

This condition has been adhered to with the construction of Phase 1 and will continue to be met with future construction. The construction hours are being implemented via the site improvement permit.

10. The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.

The site improvement permit reflects the City standards and requirements for water and sewer systems, grading and drainage, and street improvements.

11. The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection. The site grading must incorporate proper dust control and erosion control measures.

A dust control permit was obtained from NDEP prior to the issuance of the site improvement permit.

12. A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the Development Engineering Department prior to approval of a final map.

A detailed storm drainage analysis, water system analysis, and sewer system analysis was submitted to, and approved by, Development Engineering as part of the application for a site improvement permit.

13. Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson City, or the specific performance of said work secured, by providing the City with a proper surety in the amount of one hundred fifty percent (150%) of the engineer's estimate. In either case, upon acceptance of the improvements by the City, the developer shall provide the City with a proper surety in the amount of ten percent (10%) of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within one (1) year of acceptance by the City.

The applicant has provided a performance bond in the amount of one hundred and fifty percent of the engineer's estimate for all outstanding improvements.

14. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.

A "will serve" letter was issued on May 21, 2020 and provided to NDEP.

15. The District Attorney's Office shall approve any Covenants, Conditions & Restrictions (CC&R's) prior to recordation of the first final map.

The CC&Rs have been recorded with Little Lane Village Phase 1 as document number 516256. The recorded CC&Rs will apply to all phases of development.

The following conditions are required per CCMC 17.10.050

16. Three-Year Maintenance Plan. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, at a minimum, address the following:
- a. Vegetation management;
 - b. Watershed management;
 - c. Debris and litter removal;
 - d. Fire access and suppression;
 - e. Maintenance of public access and/or maintenance of limitations to public access; and
 - f. Other factors deemed necessary by the commission or the board: vector control and noxious weed control.

This condition was met with Phase 1 and covers all phases of development.

17. Permanent Preservation and Maintenance. Provisions shall be made for the permanent preservation and ongoing maintenance of the common open space and other common areas using a legal instrument acceptable to the city. This shall be addressed prior to final map recordation. A home owners association (HOA) or similar entity must be formed for maintenance of common open space and other common areas.

A permanent preservation and maintenance plan has been prepared and found to be adequate.

18. Screening and Buffering of Adjoining Development. Provisions shall be made to assure adequate screening and buffering of existing and potential developments adjoining the

proposed common open space development. A block wall of a minimum height of five feet is required along the northern property line to meet this condition.

The site improvement permit for Phase 1 included the five foot tall block wall along the northern property line.

19. Common Open Space Restrictions. Designated common open space shall not include areas devoted to public or private vehicular streets or any land which has been, or is to be, conveyed to a public agency via a purchase agreement for such uses as parks, schools or other public facilities. This shall be demonstrated at the time of final map.

The designated common open space does not include areas devoted to public or private vehicular streets or land which has been, or is to be, conveyed to a public agency via a purchase agreement.

Other Conditions of Approval

20. The required internal setback shall be front setback 10 feet, rear setback 20 feet, side setback 5 feet, and street side setback 10 feet. These setbacks shall be stated on the final map as well as in the CC&Rs.

The setbacks are included as note 2 on page 2 of 4 of the final map.

21. The required peripheral setbacks shall be front (Little Lane) setback 20 feet, side setback 7 feet, rear setback 51 feet. These setbacks shall be stated on the final map as well as in the CC&Rs.

The peripheral setbacks are stated as note 3 on page 2 of 4 of the final map.

22. Improvements to the recreational area must be proposed at the time of final map, and improved prior to the issuance of the tenth building permit.

Per the request of the Parks, Recreation and Open Space Department, the recreational area will be improved with a 20 by 20 shade structure with four picnic tables (1 ADA compliant) under the structure, and two picnic tables and a barbeque area not under the structure. This condition was satisfied with the Phase 1 site improvements.

23. A minimum lot area shall be 3,072 square feet. All building improvements, including but not limited to landings, porches, and eaves, must be located within the property lines of the lot.

The minimum lot area is 3,072 square feet. The placement of the buildings will be enforced at the time of building permit.

24. All construction and improvements must meet the requirements of Carson City Standard Details and Development Standards including but not limited to:
- a. The 24 foot wide Alleyways must be signed "No Parking".
 - b. The extension of Elaine St. must be signed "No Parking".
 - c. Additional water gate valves must be added so that no more than fifteen (15) customers are taken out of service at any one time.
 - d. The water main at the intersection of Parkland Ave and Vine Gate St. must be

extended into APN 004-021-16 within the alignment of the future road at that location, within 10 feet of the centerline of Vine Gate St. The end of this extension must have a fire hydrant, and the valve on the west leg of the cross must have restrained joints.

- e. All water main valves must be located at curb returns, outside of the street intersections.
- f. The site contains a FEMA AH flood zone. The project must obtain CLOMR-F approval from FEMA. The site and the surrounding area must be modeled to ensure that the change does not negatively impact the surrounding properties.
- g. The technical drainage study for the site improvement permit must analyze for dry lane requirements.

With the exception of item f. above, all requirements have been incorporated into the site improvement plans. Item f. will be completed with the completion of the applicable federal processes relative to the flood zone. The federal agency has requested an alternative process where a letter of map revision is prepared post-construction. Development engineering staff supports that approach.

25. The existing fence for well site #4 must be on or within the proposed parcel boundary.

This condition was met with the Phase 1 final map.

26. The groundwater on this site has been observed as shallow as three feet. Home sites where groundwater is observed within 12 inches of the crawl space or slab elevation must be designed to include drains for high groundwater. A disclosure advising of high ground water must be recorded at the time of final map recordation.

This requirement was met with Phase 1, document No. 516254 has been recorded for the overall Little Lane Village project.

27. The Water Line Easement on the east property line must be an "Exclusive Water Main and Sewer Main Easement" and must be increased in size to 30 feet wide. The eastern 20 feet of the easement must be flat, and the western 10 feet may include portions of the basin including the slope.

This condition was met with the Phase 1 final map.

28. The water and sewer mains adjacent to the east property line must have a 12 foot wide aggregate base access road as shown, compacted to 95% relative compaction.

This improvement was included on the improvement plans for Phase 1.

29. A water sampling tap must be installed in one of the common areas of the subdivision (Kupferle Eclipse #88 or approved equal).

This condition was met with the Phase 1 final map.

30. The existing municipal well may make noise 24/7. Prior to recordation of the first Final Map, the applicant shall provide the Community Development Department with a disclosure statement or similar instrument for review and approval. The document shall be recorded and provide for disclosure of the development's proximity to the well which

may make noise 24 hours a day. The disclosure must also be referenced on the final map.

A notice was recorded with Phase 1, Document No. 516255. Note 5 on page 2 of 4 of the final map also acknowledges the well noise.

31. The storm drain in Meadow View Place and in Common Area D should be located in a proposed public street or should be indicated as private storm drain.

On the site improvement plans, storm drains on private streets are labeled as private.

32. The water main in Elaine St must follow the street alignment.

This condition was met with the Phase 1 improvements.

33. The water main extension from Parkland Avenue to Ruth Street via Lupine Lane must be eliminated.

This condition was met with the Phase 1 final map.

34. The detention/flood mitigation basin must be owned and maintained by the subdivision HOA, and this must be noted on the final map.

Note 6 on page 2 of 4 of the Final Map states that the detention / flood mitigation basin is owned and maintained by the HOA.

35. Reseeding areas must be irrigated until plants are established.

The landscape plans approved with Phase 1 of the project depict the vegetated pond bottom is irrigated.

36. Any phasing of the subdivision must be able to stand alone, including requirements for full secondary access and looping of water mains.

Phase two of the subdivision can stand alone as it includes full secondary access and looping of water mains.

37. Grading will only be allowed on phases slated for immediate development, and only as part of an overall site improvement permit.

Site grading of the entire site necessary for drainage to function properly was approved in the site improvement permit.

38. Parking will be allowed on the north side of Little Lane only. "No Parking" signs must be installed on the south side of Little Lane along the project frontage.

The site improvement permit for Phase 1 included "no parking" signs on the south side of Little Lane.

39. Center lane turn pockets must be striped at the intersections of Little Lane/Parkland Avenue and Little Lane/Spartan Avenue.

This condition was met with the Phase 1 site improvements.

40. Little Lane must have left and right turn lanes at South Saliman Road.

This condition was met with the Phase 1 site improvements.

41. A pedestrian cross walk shall be installed on the west leg of the intersection of Little Lane and South Saliman Road on Little Lane.

This condition was met with the Phase 1 site improvements.

42. On South Saliman Road at Little Lane, the distance between the right-of-way and the back of sidewalk must be determined with the site improvement application. If the City Engineer determines there is sufficient space, then a deceleration right turn lane must be installed for southbound traffic.

This condition was met with Phase 1. The maximum distance between the right-of-way and the back of sidewalk is 12.25 feet. Therefore there is not adequate space for a deceleration lane, and it is not required.

43. The Little Lane street section must have a five foot sidewalk with a two foot buffer.

This condition was met with the Phase 1 site improvements.

44. The intersections of Little Lane/Parkland Avenue and Little Lane/Spartan Avenue must be improved as four-leg intersections with stop sign control at the north and south approaches.

This condition was met with the Phase 1 site improvements.

45. The left turn pocket at the east approach of the Saliman Road/Fifth Street intersection must be restriped to accommodate a 150 foot queue length.

This condition was met with the Phase 1 site improvements.

46. Sufficient right-of-way must be dedicated along the Little Lane frontage and at the corner of Little Lane and South Saliman Road to allow for the new and existing street improvements to reside within the right-of-way.

This condition was met with the Phase 1 site improvements.

47. The geotechnical report must be updated to include a minimum recommended street section, based on site exploration, prior to any permits for site work. This section may be updated if necessary after the geotechnical engineer observes site grading.

An updated geotechnical report was submitted with the site improvement permit, and road construction is consistent with the geotechnical engineer's recommendation.

48. The intersection of Elaine Street and Vine Gate must be an All-Way stop with a "Stop Ahead" sign on Spartan Avenue.

This condition was met with the Phase 1 site improvements.

49. The west intersection of Parkland Avenue and Village Green, at Meadow View Place, must be an All-Way stop.

This condition was met with the Phase 1 site improvements.

50. The following street names cannot be used: Orchard Row Place, Village Green Avenue, Lupine Lane and Meadow View Place. New names must be proposed with the site improvement permit, and all street names must obtain City approval from the City Engineer prior to issuance of the site improvement permit.

New street names have been proposed and approved by the City Engineer.

51. The final map must note that the subdivision HOA is responsible for maintenance of the private streets including parking enforcement, snow removal and reconstruction.

Note 7 on page 2 of 4 of the final map states that the HOA is responsible for maintenance, parking enforcement, snow removal and reconstruction of any streets designated as private.

52. The applicant will be required to match the existing Little Lane street cross section (west of the proposed development) that provides bike lanes on both sides of the street and a five foot wide concrete sidewalk separated two point five feet (2.5') from back of curb on the north side of the street. These improvements need to be coordinated with Development Engineering requirements for Little Lane.

This condition was met with the Phase 1 site improvements.

53. Chapter 7 in the Unified Pathway Master Plan provides the City's sidewalk policies and implementation strategies for pedestrian connectivity within the development and between the project site and the City's existing sidewalk system. The project's interconnected sidewalk/private recreation area path system and pedestrian cross walks must be approved by Development Engineering and the Parks, Recreation & Open Space Department.

This condition is incorporated in the improvement plans.

54. While the Carson City Parks and Recreation Master Plan identifies the need for a park in Neighborhood #13, both Mills Park and Governors Field are within walking distance of the proposed development. The applicant will be required to identify a private recreation area with outdoor recreation amenities and demonstrate that the size of the site and the amenities sufficiently address the development's on-site recreational needs for the resident's demographics. The selection of these amenities (ex. picnic tables, grills, shade structure, benches, playground equipment, and a walking path around the detention basin) will be evaluated during the site development process. This evaluation will be conducted by the Parks, Recreation & Open Space Department to confirm that the development will not be increasing the need for additional recreation amenities in the adjacent neighborhood.

The applicant modified the amenities in the private open space with Phase 1 to reflect the recommendation of the Parks Recreation and Open Space staff.

55. The development will be subject to the collection of Residential Construction Tax (RCT), compliant with the Nevada Revised Statutes and Carson City Municipal Code (CCMC 15.60).

The RCT will be collected at the time of building permit.

56. An HOA or similar entity will be required to maintain the project's proposed private recreation area, any outdoor recreational amenities, and path system in perpetuity. Prior to final map approval, applicant shall petition for a landscape maintenance district so the city may implement it, should the HOA cease to function.

The applicant has submitted a document to be recorded to enable a landscape maintenance district should one be required, as well as recognized the City may implement the district in the CC&R's. The framework for the HOA is included in the CC&R's.

57. An HOA or similar entity will be required to maintain all common landscape and open space areas within the development, including any landscaping in the street(s) right-of-ways in perpetuity. Prior to final map approval, applicant shall petition for a landscape maintenance district so the city may implement it, should the HOA cease to function.

The applicant has submitted a document to be recorded to enable a landscape maintenance district should one be required, as well as recognized the City may implement the district in the CC&R's. The framework for the HOA is included in the CC&R's.

58. The applicant will be required to incorporate "best management practices" into their construction documents and specifications to reduce the spread of noxious weeds. The Parks, Recreation & Open Space Department is willing to assist the applicant with this aspect of their project.

This condition is being implemented as part of the construction program.

59. Carson City is a Bee Friendly USA City. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required landscape or open space areas on the project site. The project's remaining landscape plant material selection needs to be consistent with the City's approved tree species list or other tree species, as approved by the City.

The required plant material has been incorporated into the project landscape plans.

60. The developer shall inventory mature trees on neighboring property that may be impacted by the construction and install tree protection measures as appropriate prior to the commencement of construction.

Tree protection measures were installed prior to the commencement of construction.

61. The project shall utilize the City's special street section on the east/west streets.

This condition is incorporated in the improvement plans.

62. Parking stalls on the north/south roadway by the open space shall be striped.

This condition is incorporated in the improvement plans.

63. Should the applicant utilize three story homes, private alleys shall be 26 feet wide with no parking to be enforced by the homeowner's association.

The developer will be utilizing three story homes, and the alleys are 26 feet wide with no parking.

64. Construction traffic shall utilize Little Lane only, to be enforced by the general contractor. Signs shall be posted on Little Lane advising of the traffic route and provide the name and phone number of the general contractor.

Required signs have been posted near the construction entrance.

November 15, 2021

Community Development Department
108 E. Proctor Street
Carson City, Nevada 89701

RE: Little Lane Village - Conditions of Approval Compliance Letter

To Whom It May Concern:

The following are condition responses for Little Lane Village – Phase 2

NOTICE OF DECISION

A request was received, TSM-19-103, a Tentative Subdivision Map application from Bates Homes (property owner: Little Lane LLC) known as Little Lane Village, to create 149 single-family residential lots on 21.46 acres on property zoned Multi-Family Apartment (MFA), located on Little Ln, APN 004-021-14 and APN 004-021-09 (property owner: Carson City)

The Board of Supervisors conducted a public hearing on September 19, 2019 in conformance with the City and State legal requirements, and approved TSM-19-103 based on the findings contained in the staff report and subject to the following conditions of approval.

The following are general conditions of approval and their responses:

1. All final maps shall be in substantial accord with the approved tentative map.

This condition will be met with each final map. The last recorded final map was Little Lane Village – Phase 1 being recorded on February 8, 2021.

2. Prior to submittal of any Final Map, the Engineering Division shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Engineering Division for all required on-site and off-site improvements, prior to any submittals for approval of a Final Map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.

The Phase 1 plan set satisfied this condition for on-site and off-site improvements. The Phase 2 plan set shows the next phase as proposed and Phase 1 as existing.

3. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. All grading shall comply with city standards. A grading permit from Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease-and-desist order to halt all grading work.

The site was mass grading in phase 1 due to the large offsite flows to the north during the 100-year storm event and to channelize the flows to the proposed detention pond and to prevent ponding/erosion in the interim phases of construction. Phase 1 of the project is within compliance with city standards in terms of grading.

4. All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any final map.

This condition has been met with the current final map and will be met with each subsequent final map.

5. With the submittal of any final maps, the applicant shall provide evidence to the Planning and Community Development Department from the Health and Fire Departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any final maps and shall include approval by the Fire Department of all hydrant locations.

This condition has been met and the approval letter acquired in Phase 1 of the project has been forwarded to the Planning and Community Development Department.

6. The following note shall be placed on all final maps stating: "these parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."

This note has been listed on the Final Map and Phase 1.

7. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of a final map.

This condition has been met in Phase 1 of the Little Lane Village project in which Phase 2 was included in the plan set. The current plan set shows Phase 2 as proposed and Phase 1 as existing.

8. The applicant must sign and return the Notice of Decision for the conditions for approval within then (10) days of receipt of notification after the Board of Supervisors meeting. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.

The Notice of Decision has been signed by the applicant.

9. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the

Carson City Building Department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.

This condition has been met in Phase 1 of the Little Lane Village project in which Phase 2 was included in the plan set. The current plan set shows Phase 2 as proposed and Phase 1 as existing.

- 10 The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.

This condition has been met in Phase 1 of the Little Lane Village project in which Phase 2 was included in the plan set. The current plan set shows Phase 2 as proposed and Phase 1 as existing.

- 11 The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection. The site grading must incorporate proper dust control and erosion control measures.

A dust control permit has been obtained with the Phase 1 under the permit number AP1629-4283. A copy of the permit has been included in this submittal.

- 12 A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the Development Engineering Department prior to approval of a final map.

This condition has been met in Phase 1 of the Little Lane Village project in which Phase 2 was included in the plan set. The current plan set shows Phase 2 as proposed and Phase 1 as existing. Cover letters for each report has been included in this submittal.

- 13 Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson City, or the specific performance of said work secured, by providing the City with a proper surety in the amount of one hundred fifty percent (150%) of the engineer's estimate. In either case, upon acceptance of the improvements by the City, the developer shall provide the City with a proper surety in the amount of ten percent (10%) of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within one (1) year of acceptance by the City.

This condition will be met prior to recordation and upon completion of the Phase 2 civil improvements.

- 14 A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.

This condition will be met prior to final map approval.

- 15 The District Attorney's Office shall approve any Covenants, Conditions & Restrictions (CC&R's) prior to recordation of the first final map.

This condition has been met in Phase 1 of the Little Lane Village project and has the document number 516256.

- 16 Three-year Maintenance Plan. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common area shall, at a minimum, address the following: vegetation management, watershed management, debris and litter removal, fire access and suppression, maintenance of public access and/or maintenance of limitations to public access, and other factors deemed necessary by the commission or the board: vector control and noxious weed control.

This condition has been met in Phase 1 of the Little Lane Village project.

- 17 Permanent Preservation and Maintenance. Provisions shall be made for the permanent preservation and ongoing maintenance of the common open space and other common areas using a legal instrument acceptable to the City. This shall be addressed prior to final map recordation. A home owners association (HOA) or similar entity must be formed for maintenance of common open space and other common areas.

This condition has been met in Phase 1 of the Little Lane Village project.

- 18 Screening and Buffering of Adjoining Development. Provisions shall be made to assure adequate screening and buffering of existing and potential developments adjoining the proposed common open space development. A block wall of a minimum height of five feet is required along the northern property line to meet this condition.

This condition has been met in Phase 1 of the Little Lane Village project.

19. Common Open Space Restrictions. Designated common open space shall not include areas devoted to public or private vehicular streets or any land which has been or is to be conveyed to a public agency via a purchase agreement for such uses as parks, schools, or other public facilities. This shall be demonstrated at the time of final map.

This condition has been met in Phase 1 of the Little Lane Village project.

20. The required internal setback shall be front setback 10 feet, rear setback garage 20 feet, side setback 5 feet and street side setback 10 feet. These setbacks shall be stated on the final map as well as in the CC&R's.

This note has been added to the final map and CC&R's.

- 21 The required peripheral setbacks shall be front (Little Lane) setback 20 feet, side setback 7 feet, rear setback 51 feet. These setbacks shall be stated on the final map as well as in the CC&R's.

This note has been added to the final map and CC&R's.

- 22 Improvements to the recreational area must be proposed at the time of final map and improved prior to the issuance of the tenth building.

This condition has been met in Phase 1 of the Little Lane Village project.

- 23 A minimum lot area shall be 3,072 square feet. All building improvements, including but not limited to landings, porches, and eaves, must be located within the property lines of the lot.

This condition has been met with the proposed Phase 2 Improvement Plans and Final Map.

- 24 All construction and improvements must meet the requirements of Carson City Standard Details and Development Standards including but not limited to:

- a The 24-foot wide Alleyways must be signed "No Parking".

"No Parking" signs have been added to the Alleyways in the Phase 2 civil improvement plans. This requirement has been met during Phase 1 of the project.

- b The extension of Elaine St. must be signed "No Parking".

This requirement has been met during Phase 1 of the project.

- c Additional water gate valves must be added so that no more than fifteen (15) customers are taken out of service at any one time.

This requirement has been met during Phase 1 of the project.

- d The water main at the intersection of Parkland Ave and Vine Gate St. must be extended into APN 004-021-16 within the alignment of the future road at that location, within 10 feet of the centerline of Vine Gate St. The end of this extension must have a fire hydrant, and the valve on the west leg of the cross must have restrained joints.

A fire hydrant with a blind flange and restrained joints has been added to the extended water main into APN 004-021-16. This condition was met during Phase 1 of the project.

- e All water main valves must be located curb returns, outside of the street intersections.

This condition was met during Phase 1 of the project.

- f The site contains a FEMA AH flood zone. The project must obtain CLOMR-F approval from FEMA. The site and the surrounding area must be modeled to ensure that the change does not negatively impact the surrounding properties.

A LOMR will completed after the improvements necessary to fully remove the lots out the flood limits are completed on-site per previous discussions with Carson City.

- g The technical drainage study for the site improvement permit must analyze for dry lane requirements.

This condition was met during Phase 1 of the project.

- 25 The existing fence for well site #4 must be on or within the proposed parcel boundary.

The existing fence is within the proposed parcel boundary. This requirement has been met during Phase 1 of the project.

- 26 The groundwater on this site has been observed as shallow as three feet. Home sites where groundwater is observed within 12 inches of the crawl space or slab elevation must be designed to include drains for high groundwater. A disclosure advising of high ground water must be recorded at the time of final map recordation.

This requirement has been met during Phase 1 of the project. The document number is 516254.

- 27 The Water Line Easement on the east property line must be an "Exclusive Water Main and Sewer Main Easement" and must be increased in size to 30 feet wide. The eastern 20 feet of the easement must be flat, and the western 10 feet may include portions of the basin including the slope

This requirement has been met during Phase 1 of the project.

- 28 The water and sewer mains adjacent to the east property line must have a 12-foot wide aggregate base access road as shown, compacted to 95% relative compaction.

This requirement was met during Phase 1 of the project.

- 29 A water sampling tap must be installed in one of the common areas of the subdivision (Kupferle Eclipse #88 or approved equal).

A water sampling tap has been added on Spartan Ave near the park during Phase 1 of the project.

- 30 The existing municipal well may make noise 24/7. Prior to recordation of the first Final Map, the applicant shall provide the Community Development Department with a disclose statement of similar instrument for review and approval. The document shall be recorded and provided for disclosure of the development's proximity to the well which may make noise 24-hours a day. The disclosure must also be referenced on the final map.

This requirement has been met during Phase 1 of the project. The document number is 516255.

- 31 The storm drains in Meadow View Place and in Common Area D should be located in a proposed public street, or should be indicated as private storm drain.

All storm drain located in the private streets or common areas have been labeled private in Phase 2 of the civil improvement plans. This condition was met during Phase 1 of the project.

32. The water main in Elaine St must follow the street alignment.

This condition was met during Phase 1 of the project.

33. The water main extension from Parkland Avenue to Ruth Street via Lupine Lane must be eliminated.

The water main has been eliminated during Phase 1 of the project.

34. The detention/flood mitigation basin must be owned and maintained by the subdivision HOA, and this must be noted on the final map

This note has been added to the final map that was last recorded.

35. Reseeding areas must be irrigated until plants area established.

The Landscape Plan in Phase 1 of the project depict the vegetated pond bottom to be irrigated.

36. Any phasing of the subdivision must be able to stand alone, including requirements for full secondary access and looping of water mains.

The Improvement Plans show three (3) phases and satisfy the secondary access and water looping requirements.

37. Grading will only be allowed on phases slated for immediate development, and only as part of an overall site improvement permit.

The Grading Plan within the Phase 2 Improvement Plans currently do not plan to mass grade the site; however, due to the large offsite flows to the north during the 100-year storm event, the site was mass graded to channelize the flows to the proposed detention pond and to prevent ponding/erosion in the interim phases of construction. This condition was discussed and the solution above approved by Carson City during Phase 1 of the project.

38. Parking will be allowed on the north side of Little Lane only. "No Parking" signs must be installed on the south side of Little Lane along the Project frontage.

This condition was met during Phase 1 of the project.

39. Center lane turn pockets must be striped at the intersection of Little Lane/Parkland Avenue and Little Lane/Spartan Avenue.

Striping has been added to Little Lane at the intersections of Parkland and Spartan Avenue during Phase 1 of the project.

40. Little Lane must have left and right turn lanes at South Saliman Road.

Left and right turn lanes have been added at the intersection of Little Lane and South Saliman Road during Phase 1 of the project.

41. A pedestrian cross walk shall be installed on the west leg of the intersection of Little Lane and South Saliman Road on Little Lane.

This condition was met during Phase 1 of the project.

42. On South Saliman Raod and Little Lane, the distance between the right-of way and the back of sidewalk must be determined with the site improvement application. If the City Engineer determines there is sufficient space, then a deceleration right turn lane must be installed for southbound traffic.

This condition has been met during Phase 1 of the Project.

43. The Little Lane street section must have a five-foot sidewalk with a two-foot buffer.

This condition has been met during Phase 1 of the Project.

44. The intersection of Little Lane/Parkland Avenue and Little Lane/Spartan Avenue must be improved as four-leg intersections with stop sign control at the north and south approaches.

This condition has been met during Phase 1 of the Project.

45. The left turn pocket at the east approach of the Saliman Road/Fifth Street Intersection must be restriped to accommodate a 150-foot queue length.

This condition has been met during Phase 1 of the Project.

46. Sufficient right-of-way must be dedicated along the Little Lane frontage and at the corner of Little Lane and South Saliman Road to allow for new and existing street improvements to reside within the right-of-way.

This condition has been met during Phase 1 of the Project.

47. The geotechnical report must be updated to include a minimum recommended street section, based on site exploration, prior to any permits for site work. This section may be updated if necessary, after the geotechnical engineer observes site grading.

This condition has been met during Phase 1 of the Project.

48. The intersection of Elaine Street and Vine Gate must be an All-Way stop with a “Stop Ahead” sign on Spartan Avenue.

This condition has been met during Phase 1 of the Project.

49. The west intersection of Parkland Avenue and Village Green, at Meadow view Place, must be an All-Way stop.

The Improvement Plans show the above-mentioned improvement. This condition has been met during Phase 1 of the Project.

50. The following street names cannot be used: Orchard Row Place, Village Green Avenue, Lupine Lane and Meadow View Place. New names must be proposed with the site improvement permit, and all street names must obtain City approval from the City Engineer prior to issuance of the site improvement permit.

The following is a list of street names proposed with the Phase 1 Improvement Plans: Willow Crest Dr, Orchard View Ln, Oakmont Ln, and Grove St. All street have an approved street names on the Phase 2 plan set.

51. The final map must note that the subdivision HOA is responsible for maintenance of the private street including parking enforcement, snow removal and reconstruction.

This note has been added to the final map that was last recorded.

52. The applicant will be required to match the existing Little Lane street cross-section (west of the proposed development) that provides bike lanes on both sides of the street and a five foot wide concrete sidewalk separated two point five feet (2.5') from back of curb on the north side of the street. These improvements need to be coordinated with Development Engineering requirements for Little Lane.

This condition has been met during Phase 1 of the Project.

53. Chapter 7 in the Unified Pathway Master Plan provides the City's sidewalk policies and implementation strategies for pedestrian connectivity within the development and between the project site and the City's existing sidewalk system. The project's interconnected sidewalk/private recreation area path system and pedestrian cross walks must be approved by Development Engineering and the Parks, Recreation & Open Space Department.

This condition has been met during Phase 1 of the Project.

54. While the Carson City Parks and Recreation Master Plan identifies the need for a park in Neighborhood #13, both Mills Park and Governors Field are within walking distance of the proposed development. The applicant will be required to identify a private recreation area with outdoor recreation amenities and demonstrates that the size of the site and the amenities sufficiently address the development's on-site recreational needs for the resident's demographics. The selection of these amenities (ex. Picnic tables, grills, shade structure, benches, playground equipment, and a walking path around the detention basin) will be evaluated during the site development process. This evaluation will be conducted by the Parks, Recreation & Open Space Department to confirm that the development will not be increasing the need for additional recreation amenities in the adjacent neighborhood.

See Landscape Plan for a detailed list and location of the proposed amenities in and around the on-site park. This condition has been met during Phase 1 of the project.

55. The development will be subject to the collection of Residential Construction Tax (RCT), compliant with the Nevada Revised Statutes and Carson City Municipal Code (CCMC 15.60).

This condition is understood with the development on the project and was satisfied in Phase 1 of the project.

56. An HOA or similar entity will be required to maintain the project's proposed private recreation area, any outdoor recreational amenities, and path system in perpetuity. Prior to final map

approval, applicant shall petition for a landscape maintenance district so the city may implement it, should the HOA cease to function.

This condition has been met during Phase 1 of the Project.

57. An HOA of similar entity will be required to maintain all common landscape and open space areas within the development, including any landscaping in the street(s) right-of-way in perpetuity. Prior to the final map approval, applicant shall petition for a landscape maintenance district so the city may implement it, should the HOA cease to function.

This condition has been met during Phase 1 of the Project.

58. The applicant will be required to incorporate “best management practices” into their construction documents and specifications to reduce the spread of noxious weeds. The Parks, Recreation & Open Space Department is willing to assist the applicant with this aspect of their project.

This condition is understood with the development on the project. This condition has been met during Phase 1 of the Project.

59. Carson City is a Bee Friendly USA City. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required landscape or open space areas on the project site. The project’s remaining landscape plant material selection needs to be consistent with the City’s approved tree species list or other tree species, as approved by the City.

The Landscape Plans show the above-mentioned requirement. This condition has been met during Phase 1 of the Project.

60. The developer shall inventory mature trees on neighboring property that may be impacted by the construction and install tree protection measures as appropriate prior to the commencement of construction.

This condition is understood with the development on the project. This condition has been met during Phase 1 of the Project.

61. The project shall utilize the city’s special street section on the east/west streets

This condition has been met during Phase 1 of the Project.

62. Parking stalls on the north/south roadway by the open space shall be striped

This condition has been met during Phase 1 of the Project.

63. Should the applicant utilize three story homes, private alleys shall be 26-feet wide with no parking to be enforced by the homeowner’s association.

The alleyways are shown as 26-feet wide as the developer is utilizing three story buildings.

64. Construction traffic shall utilize Little Lane only, to be enforced by the general contractor. Signs shall be posted on Little Lane advising of the traffic route and provide the name and phone number of the general contractor.

This condition will be implemented by the general contractor. This condition has been met during Phase 1 of the Project.

I sincerely hope these comments responses and revised plans address all your concerns. Please feel free to contact me at 775-321-6526 if there are questions or comments.

Sincerely,
Manhard Consulting, Ltd.



Spencer Fellows, P.E.
Project Manager

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LITTLE LANE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 278.010 TO 278.630 INCLUSIVE, AND THAT THEY ARE THE ONLY PARTIES HAVING ANY RECORD INTEREST IN THE LANDS SHOWN HEREON, AND DO HEREBY GRANT PUBLIC UTILITY EASEMENTS AS NOTED HEREON.

LITTLE LANE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

_____, DATE

PRINT NAME/TITLE

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,

ON THIS _____ DAY OF _____, 20____,

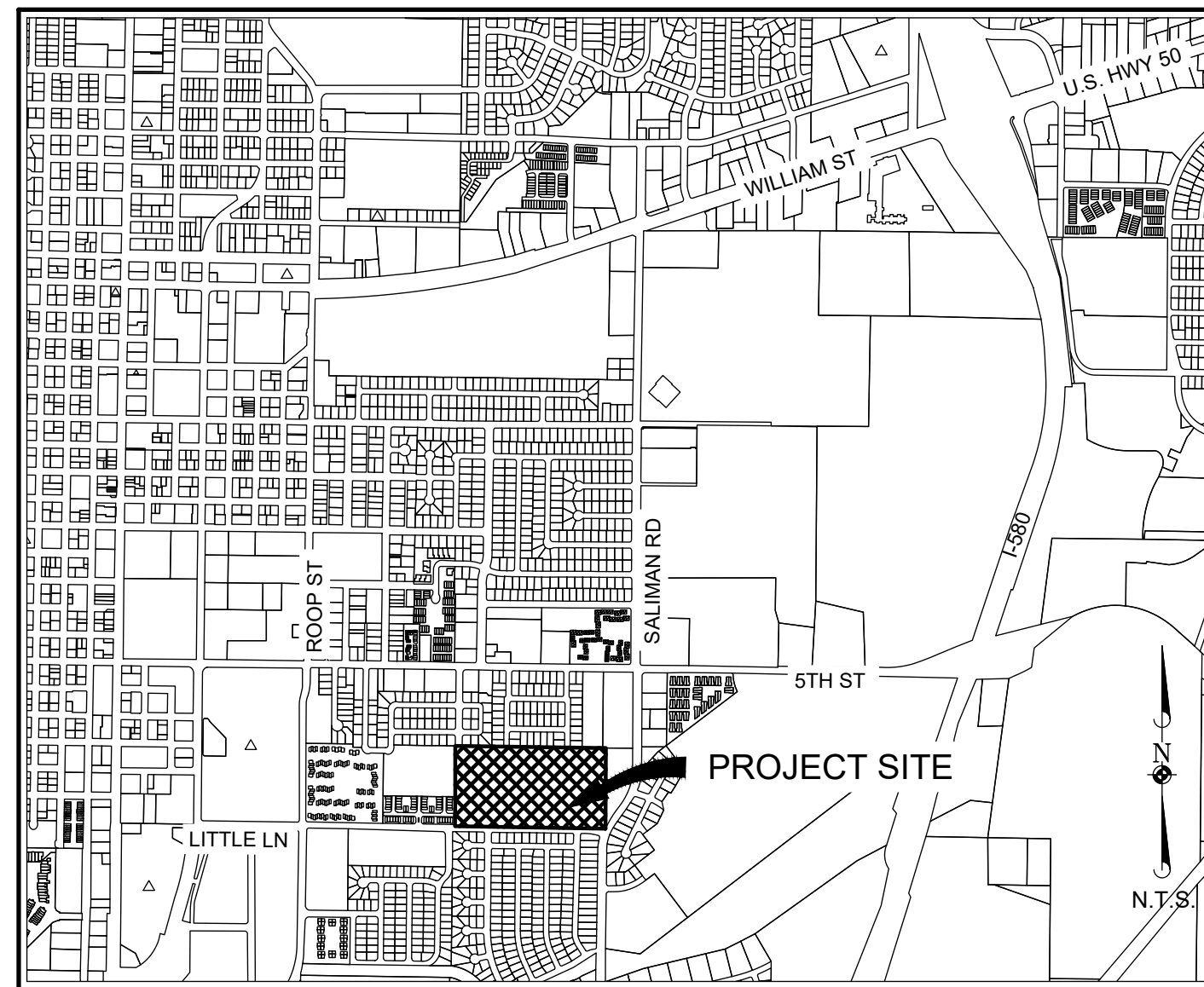
OF LITTLE LANE, LLC, A DELAWARE LIMITED LIABILITY COMPANY PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

PRINT NAME

FINAL MAP OF
LITTLE LANE VILLAGE - PHASE 2
PART OF THE SOUTH HALF (S½) OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.



VICINITY MAP

NOT TO SCALE

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE STATE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

_____, DATE

(PRINT NAME/TITLE)

NEVADA DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

_____, DATE

(PRINT NAME/TITLE)

PLANNING DIVISION CERTIFICATE

THIS FINAL MAP CONFORMS TO THE APPROVED TENTATIVE MAP (TSM-19-103) AND ALL THE CONDITIONS OF APPROVAL APPLICABLE TO THIS FINAL MAP HAVE BEEN SATISFIED.

HOPE SULLIVAN, DATE
AICP, COMMUNITY DEVELOPMENT DIRECTOR

CITY ENGINEERS'S CERTIFICATE

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE SUBDIVISION SHOWN ON THIS PLAT, THAT IT IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF. THAT ALL PROVISIONS OF N.R.S. 278 AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT THIS MAP IS TECHNICALLY CORRECT. A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____

RANDALL RICE PE, DATE
CITY ENGINEER

CARSON CITY CLERK

THE CITY HAS APPROVED THIS MAP AND THE OFFER OF DEDICATION OF THE STREETS SHOWN HEREON IS BEING DEFERRED AT THIS TIME BY THE CITY WITH THE OFFER TO REMAIN OPEN IN ACCORDANCE WITH THE PROVISIONS OF NRS 278.590

_____, DATE

PRINT NAME/TITLE

SURVEYOR'S CERTIFICATE

I, LEE H. SMITHSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LITTLE LANE, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
- 2. THE LANDS SURVEYED LIE WITHIN THE SOUTH ONE-HALF OF SECTION 17, T.15 N. R. 20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON SEPTEMBER 5, 2020.
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

LEE H. SMITHSON P.L.S., DATE
NEVADA CERTIFICATE NO. 5097



UTILITY COMPANIES CERTIFICATE

THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED BY:

SIERRA PACIFIC POWER COMPANY DATE
D/B/A NV ENERGY

PRINT NAME

PRINT TITLE

CHARTER COMMUNICATIONS DATE

PRINT NAME

PRINT TITLE

CARSON CITY UTILITY DEPARTMENT DATE

PRINT NAME

PRINT TITLE

NEVADA BELL TELEPHONE COMPANY DATE
D/B/A NEVADA AT&T

PRINT NAME

PRINT TITLE

SOUTHWEST GAS CORPORATION CERTIFICATE

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

SOUTHWEST GAS CORPORATION DATE

PRINT NAME

PRINT TITLE

BOARD OF SUPERVISORS APPROVAL

THE RIGHTS OF WAY AND DEDICATIONS ACCEPTED BY CARSON CITY INCLUDE GROVE STREET AND PARKLAND AVENUE. ALL PROVISIONS OF N.R.S. 278, AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH. THE TENTATIVE MAP WAS APPROVED AND ACCEPTED BY THE CARSON CITY BOARD OF SUPERVISORS ON OCTOBER 03, 2019.

MAYOR _____ DATE

CITY CLERK _____ DATE

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF,

ON THIS _____ DAY OF _____, 202____,
AT _____ MINUTES PAST _____ O'CLOCK _____ M.
IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

RECORDING FEE: _____

BOOK: _____

PAGE: _____

FILE No: _____

RECORDER

SUB-2022-0026

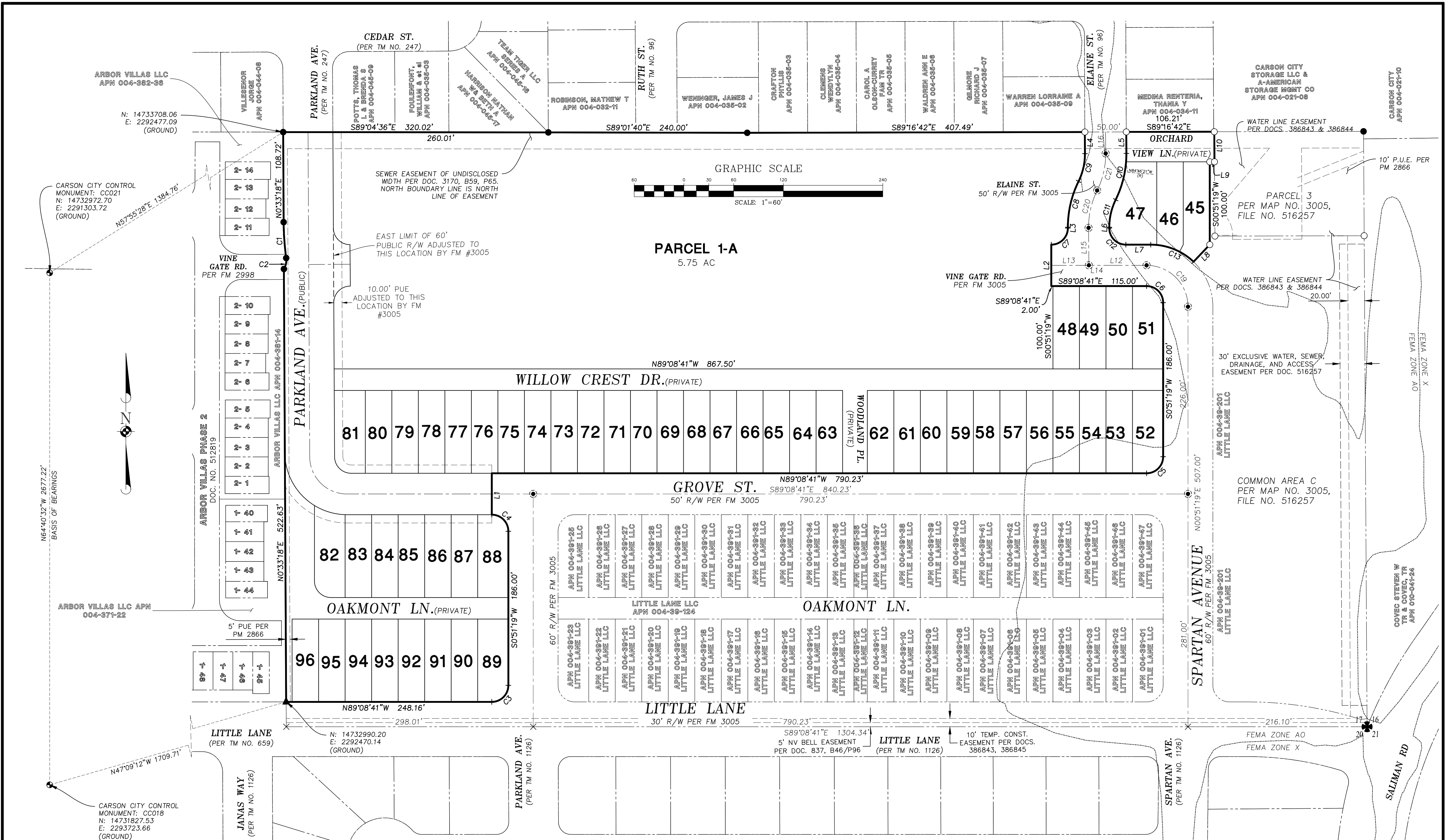
© 2017 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

FINAL MAP FOR
LITTLE LANE VILLAGE - PHASE 2
BEING A DIVISION OF PARCEL 1 & PARCEL 2 OF PARCEL MAP NO. 3005
SITUATE IN THE SOUTH HALF (S1/2) OF SECTION 17, TOWNSHIP 15
NORTH, RANGE 20 EAST. MOUNT DIABLO MERIDIAN
CARSON CITY NEVADA

Manhard CONSULTING LTD
241 Ridge Street, Suite 400, Reno, NV 89501 | 775-748-3550 | 775-748-3550 | manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: ACP/RAP
DATE: 06/2022
PROJ. CODE: BHO.CCNV
PROJ. #: 01

1 SHEET OF 4



GENERAL NOTES

- 1) THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
- 2) INTERNAL LOT SETBACKS SHALL BE: FRONT SETBACK 10 FEET, REAR SETBACK 20 FEET, SIDE SETBACK 5 FEET, AND STREET SIDE SETBACK 10 FEET.
- 3) PERIPHERAL SETBACKS SHALL BE: FRONT (LITTLE LANE) SETBACK 20 FEET, SIDE SETBACK 7 FEET, REAR SETBACK 51 FEET.
- 4) A BLANKET PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENT IS HEREBY GRANTED ACROSS COMMON AREAS, PARCEL 1-A AND ANY STREETS DESIGNATED AS PRIVATE.
- 5) THE EXISTING MUNICIPAL WELL ON PARCEL 3 OF THE FINAL MAP FOR LITTLE LANE VILLAGE PHASE 1, MAP NO. 3005, FILE NO. 516257, MAY MAKE NOISE 24-HOURS A DAY, 7-DAYS A WEEK, SEE DOCUMENT NUMBER 516255 FOR PARTICULARS.
- 6) THE DETENTION/FLOOD MITIGATION BASIN LOCATED COMMON AREA C OF THE FINAL MAP FOR LITTLE LANE VILLAGE PHASE 1, MAP NO. 3005, FILE NO. 516257, SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOA
- 7) THE SUBDIVISION HOA IS RESPONSIBLE FOR MAINTENANCE, PARKING ENFORCEMENT, SNOW REMOVAL, AND RECONSTRUCTION OF ANY STREETS DESIGNATED AS PRIVATE.
- 8) A RECIPROCAL ACCESS EASEMENT ALONG THE SIDE YARDS OF LOTS 45 THROUGH 96 IS HEREBY GRANTED.

- 9) THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X" AND ZONE "AO" AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBER 3200010092G WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016.
- 10) PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- 11) ALL LOTS SHOWN HEREON SHALL BE SERVED BY CARSON CITY WATER AND SEWER SYSTEMS.
- 12) NO STRUCTURES, WELLS, SEPTIC TANKS, OR LEACH FIELDS WERE OBSERVED ON THE SUBJECT PROPERTY.
- 13) ALL PUBLIC UTILITY EASEMENTS GRANTED HEREON INCLUDE CABLE TELEVISION.
- 14) LOTS BEING CREATED ON THIS MAP ARE LOCATED WITHIN HIGH GROUND WATER, SEE DOCUMENT NUMBER 516254 FOR PARTICULARS.
- 15) A 10-FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ALONG STREET FRONTAGES AND A 5-FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL INTERIOR PARCEL AND LOT LINES.
- 16) THESE PARCELS ARE SUBJECT TO THE LITTLE LANE VILLAGE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, SEE DOCUMENT NUMBER 516256 FOR PARTICULARS.

LEGEND:

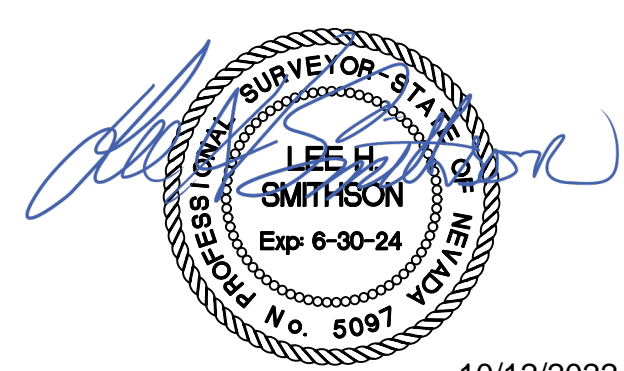
- 17 16 FOUND SECTION CORNER AS NOTED
- 21 20 FOUND 5/8" REBAR & CAP, "PLS 17044"
- ▲ FOUND 5/8" REBAR & CAP, "PLS 12140"
- × COMPUTED POINT NOTHING FOUND, NOTHING SET
- SET 5/8" REBAR & CAP "PLS 5097" OR CURB SCRIBE ON LOT LINE EXTENDED
- SET STANDARD CENTERLINE MONUMENT
- FOUND STANDARD CENTERLINE MONUMENT
- FOUND CARSON CITY G.P.S. CONTROL MONUMENT
- APN ASSESSOR PARCEL NUMBER
- S.F. SQUARE FEET
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINES
- ADJACENT PARCEL LINE
- STREET CENTERLINE
- EXISTING EASEMENT
- TIES
- FEMA ZONE AO LIMITS

BASIS OF BEARINGS:

GRID NORTH, MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF CARSON CITY CONTROL MONUMENTS CC021 AND CC018 AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010 IN THE OFFICIAL RECORDS OF CARSON CITY NEVADA, AS FILE NO. 403425. COMBINED GRID TO GROUND FACTOR = 1.0002. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

LAND USE SUMMARY:

52 LOTS	= ±171,233 S.F.	±3.93 AC
1 PARCEL	= ±250,314 S.F.	±5.75 AC
1 PUBLIC ROW	= ±37,179 S.F.	±0.85 AC
3 PRIVATE DRIVES	= ±45,219 S.F.	±1.04 AC
TOTAL	= ±503,944 S.F.	±11.57 AC



10/12/2022

FINAL MAP FOR
LITTLE LANE VILLAGE - PHASE 2
 BEING A DIVISION OF PARCEL 1 & PARCEL 2 OF PARCEL MAP NO. 3005
 SITUATE IN THE SOUTH EAST (S1/2) OF SECTION 17, TOWNSHIP 15
 NORTH, RANGE 20 EAST. MOUNT DIABLO MERIDIAN
 CARSON CITY NEVADA

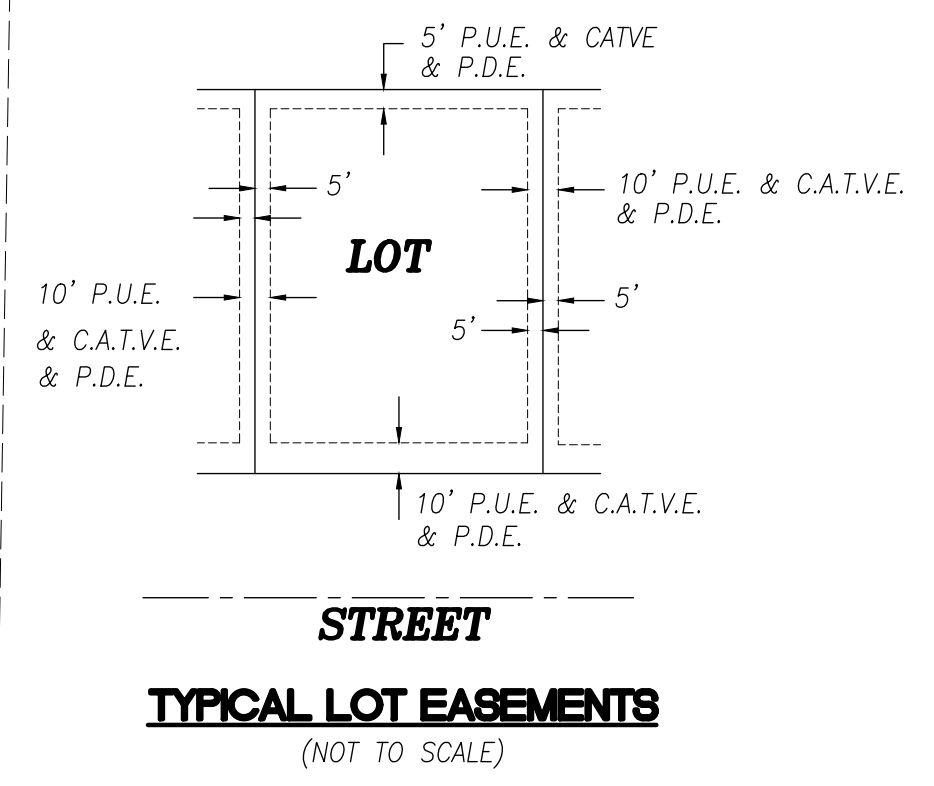
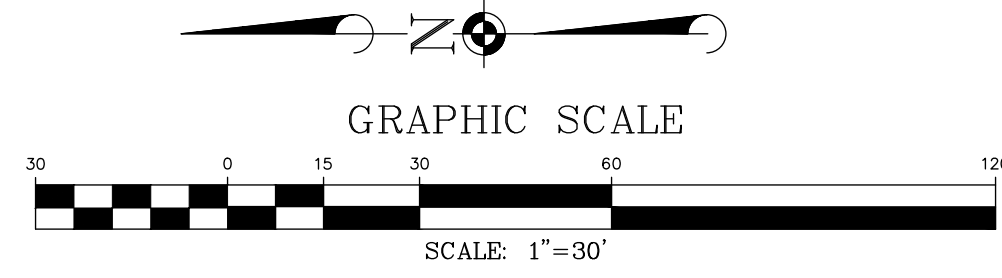
Manhard CONSULTING LTD
 241 Ridge Street, Suite 400, Reno, NV 89501 | PH: 775-748-3550 | FAX: 775-748-3550 | manhard.com
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: ACP/RAP
 DATE: 06/2022
 PROJ. CODE: BHO.CCNV
 PROJ. #: 01

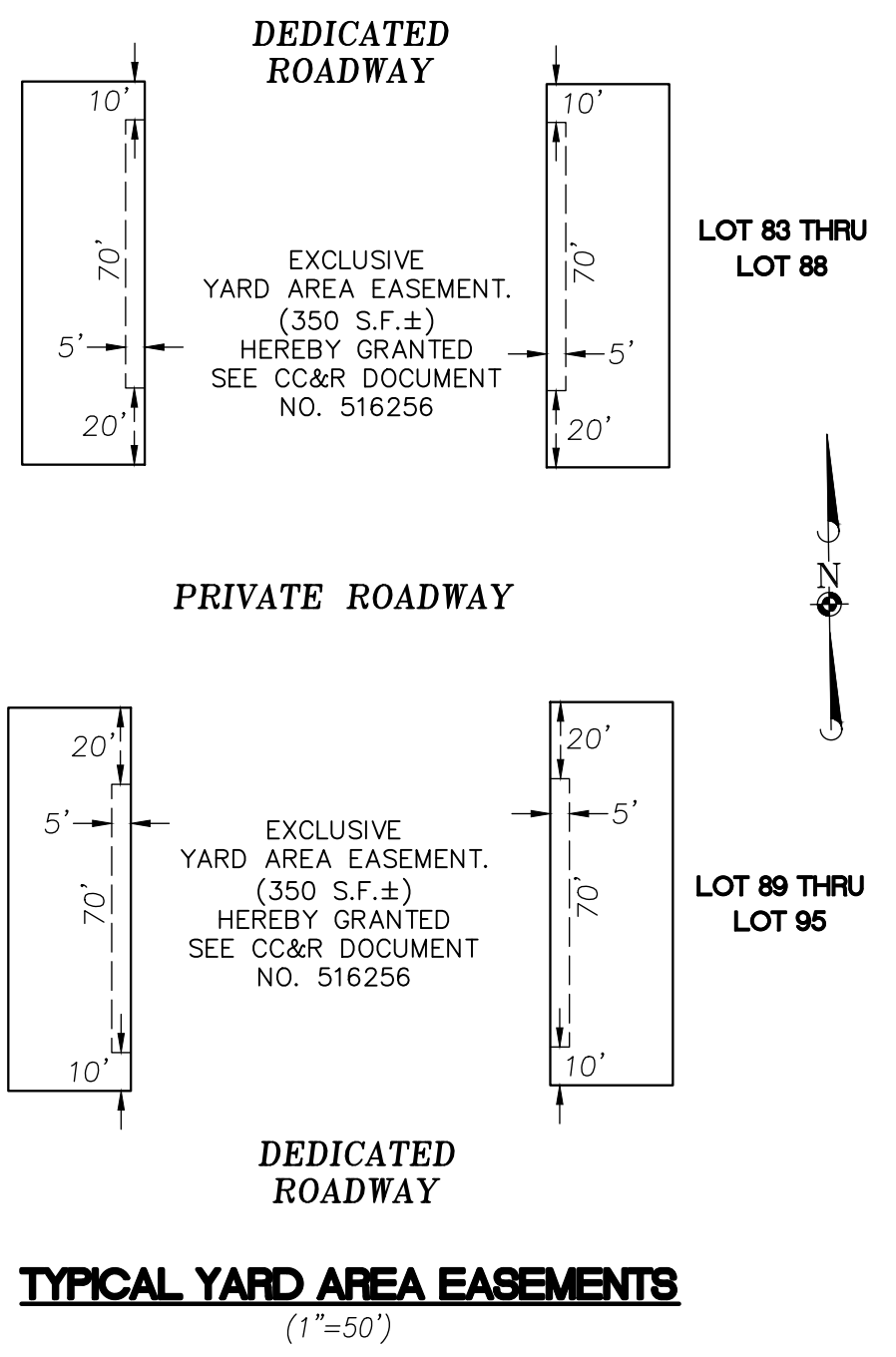
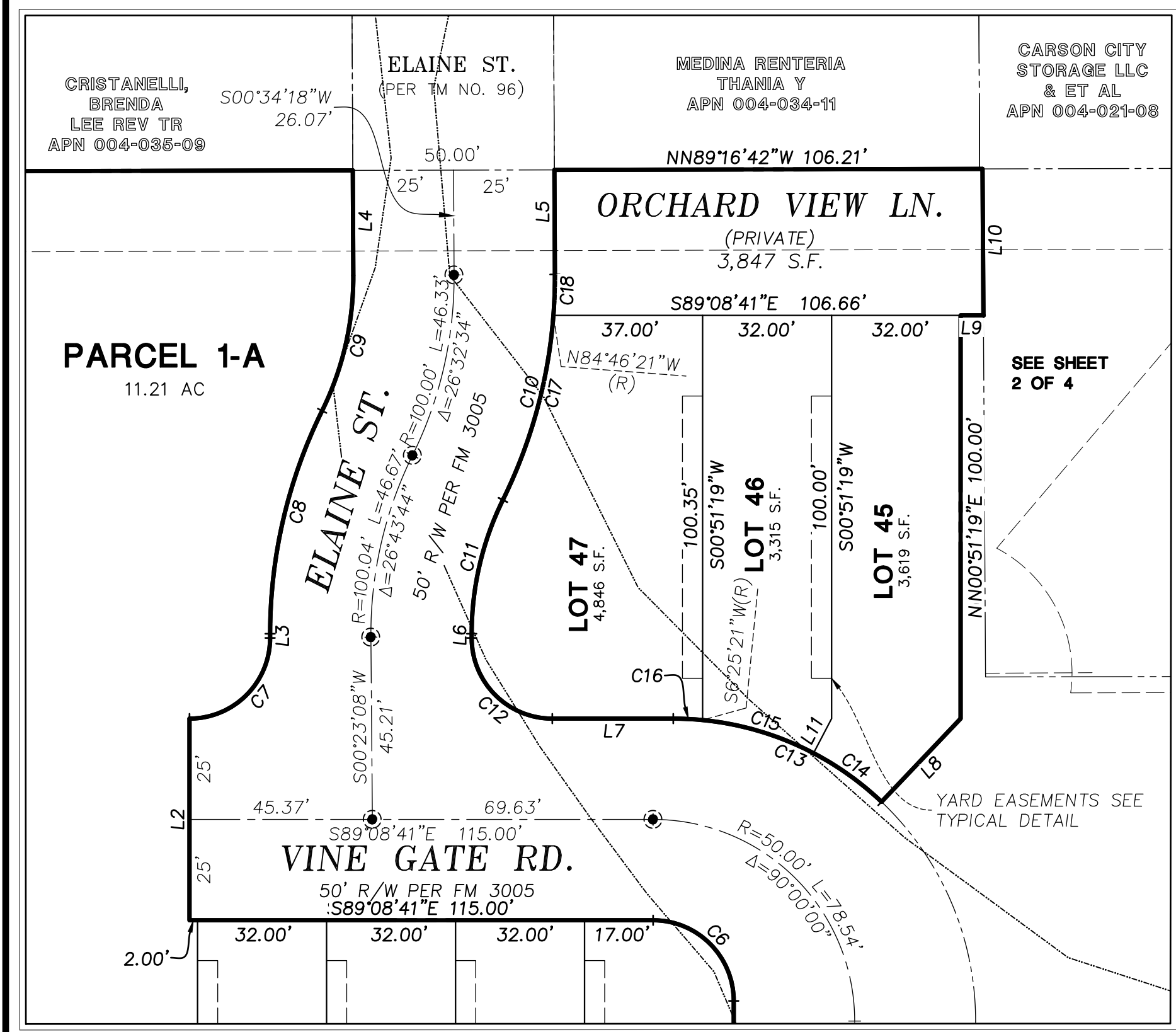
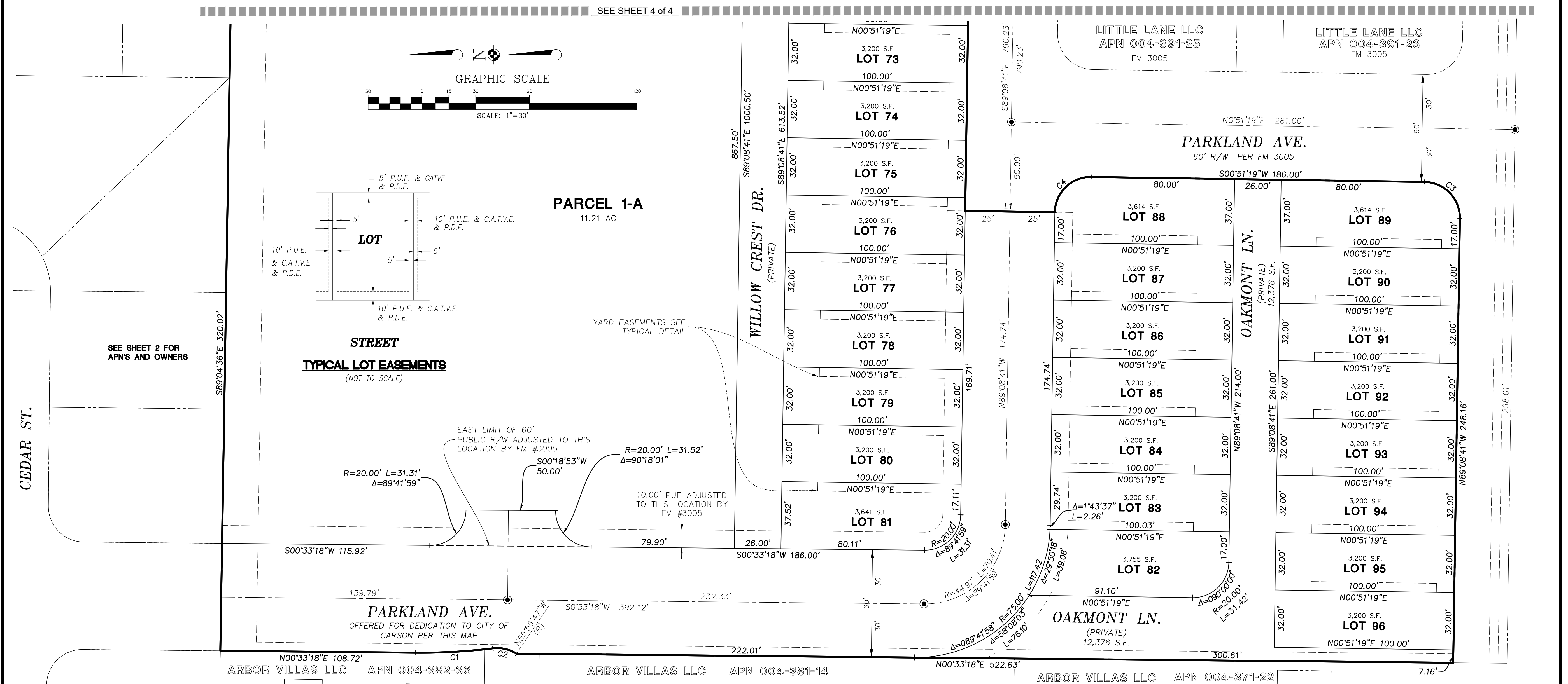
2 OF **4**

SUBDIVISION MAP

October 12, 2022 - 11:29 Dwg Name: F:\bhscm01\Map\Sub\Final Drawings\Phase 2\PH2_Bhscm01_FM.dwg Updated By: APrevez



PARCEL 1-A
11.21 AC



LEGEND:

- ▲ FOUND 5/8" REBAR & CAP, "PLS 17044"
- FOUND 5/8" REBAR & CAP, "PLS 12140"
- × COMPUTED POINT NOTHING FOUND, NOTHING SET
- SET 5/8" REBAR & CAP "PLS 5097" OR CURB SCRIBE ON LOT LINE EXTENDED
- SET STANDARD CENTERLINE MONUMENT
- FOUND STANDARD CENTERLINE MONUMENT
- FOUND CARSON CITY G.P.S. CONTROL MONUMENT
- APN ASSESSOR PARCEL NUMBER
- S.F. SQUARE FEET
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINES
- ADJACENT PARCEL LINE
- EXISTING STREET CENTERLINE
- PROPOSED STREET CENTERLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT

CURVE TABLE				LINE TABLE		
CURVE	RADIUS	LENGTH	DELTA	LINE	BEARING	LENGTH
C1	330.00'	43.46'	73°24'6"	L1	S00°51'19"W	50.00'
C2	20.00'	13.79'	39°30'13"	L2	S00°51'19"W	50.00'
C3	20.00'	31.42'	90°00'00"	L3	S00°51'19"W	1.04'
C4	20.00'	31.42'	90°00'00"	L4	S00°34'18"W	26.07'
C5	20.00'	31.42'	90°00'00"	L5	S00°34'18"W	25.93'
C6	20.00'	31.42'	90°00'00"	L6	S00°51'19"W	1.04'
C7	20.00'	31.42'	90°00'00"	L7	S89°08'41"E	30.00'
C8	125.00'	57.29'	26°15'33"	L8	N44°23'49"E	28.47'
C9	75.00'	34.74'	26°32'34"	L9	S89°08'41"E	5.66'
C10	125.00'	57.91'	26°32'34"	L10	N00°30'50"E	36.33'
C11	75.00'	34.37'	26°15'33"	L11	S28°29'43"W	9.66'
C12	20.00'	31.42'	90°00'00"			
C13	75.00'	57.00'	43°32'30"			
C14	75.00'	20.82'	15°54'05"			
C15	75.00'	28.89'	22°04'23"			
C16	75.00'	7.29'	5°34'02"			
C17	125.00'	47.75'	21°53'13"			
C18	125.00'	10.16'	4°39'21"			



10/12/2022

FINAL MAP FOR
LITTLE LANE VILLAGE - PHASE 2
 BEING A DIVISION OF PARCEL 1 & PARCEL 2 OF PARCEL MAP NO. 3005
 SITUATE IN THE SOUTH HALF (S1/2) OF SECTION 17, TOWNSHIP 15
 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN
 CARSON CITY, NEVADA

DRAWN BY: ACP/RAP
 DATE: 06/2022
 PROJ. CODE: BHO.CCNV
 PROJ. #: 01

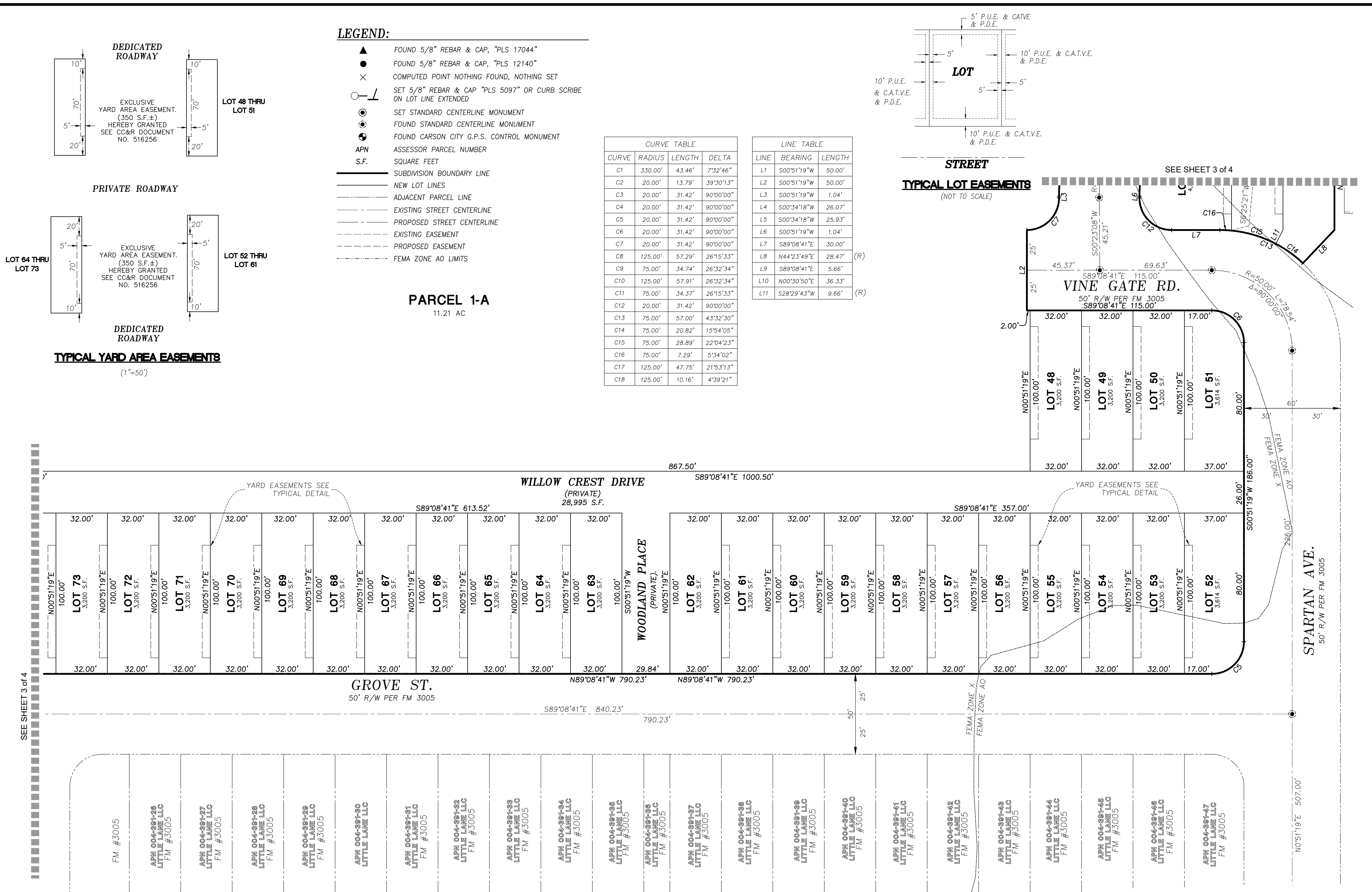
Manhard CONSULTING LTD.
 241 Ridge Street, Suite 400, Reno, NV 89501 | 775-748-3550 | 775-748-3550 | manhard.com
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

3 SHEET OF **4**

SUBDIVISION MAP

October 12, 2022 - 11:29 Dep Name: F:\bhccm01\map\Sub\Final Drawings\Phase 2\PH2_Bhccm01_FM.dwg Updated By: APreter

October 12, 2022 11:29 Dwg Name: P:\Bhccm01\Drawings\Plan\Subdivision\PHASE_2\PH2_Bhccm01_FM.dwg Updated By: APeretz



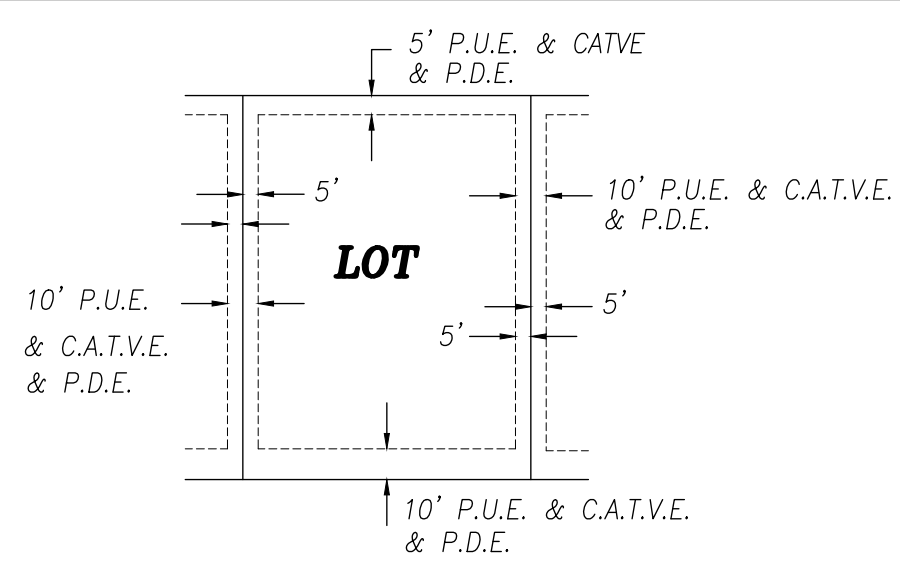
- LEGEND:**
- ▲ FOUND 5/8" REBAR & CAP, "PLS 17044"
 - FOUND 5/8" REBAR & CAP, "PLS 12140"
 - × COMPUTED POINT NOTHING FOUND, NOTHING SET
 - SET 5/8" REBAR & CAP "PLS 5097" OR CURB SCRIBE ON LOT LINE EXTENDED
 - SET STANDARD CENTERLINE MONUMENT
 - FOUND STANDARD CENTERLINE MONUMENT
 - FOUND CARSON CITY G.P.S. CONTROL MONUMENT
 - APN ASSESSOR PARCEL NUMBER
 - S.F. SQUARE FEET
 - SUBDIVISION BOUNDARY LINE
 - NEW LOT LINES
 - ADJACENT PARCEL LINE
 - EXISTING STREET CENTERLINE
 - PROPOSED STREET CENTERLINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - FEMA ZONE AO LIMITS

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	330.00'	43.46'	7:32'46"
C2	20.00'	13.79'	39:30'13"
C3	20.00'	31.42'	90:00'00"
C4	20.00'	31.42'	90:00'00"
C5	20.00'	31.42'	90:00'00"
C6	20.00'	31.42'	90:00'00"
C7	20.00'	31.42'	90:00'00"
C8	125.00'	57.29'	26:15'33"
C9	75.00'	34.74'	26:32'34"
C10	125.00'	57.91'	26:32'34"
C11	75.00'	34.37'	26:15'33"
C12	20.00'	31.42'	90:00'00"
C13	75.00'	57.00'	43:32'30"
C14	75.00'	20.82'	15:54'05"
C15	75.00'	28.89'	22:04'23"
C16	75.00'	7.29'	5:34'02"
C17	125.00'	47.75'	21:53'13"
C18	125.00'	10.16'	4:39'21"

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°51'19"W	50.00'
L2	S00°51'19"W	50.00'
L3	S00°51'19"W	1.04'
L4	S00°34'18"W	26.07'
L5	S00°34'18"W	25.93'
L6	S00°51'19"W	1.04'
L7	S89°08'41"E	30.00'
L8	N44°23'49"E	28.47'
L9	S89°08'41"E	5.66'
L10	N00°30'50"E	36.33'
L11	S28°29'43"W	9.66'



REFERENCES

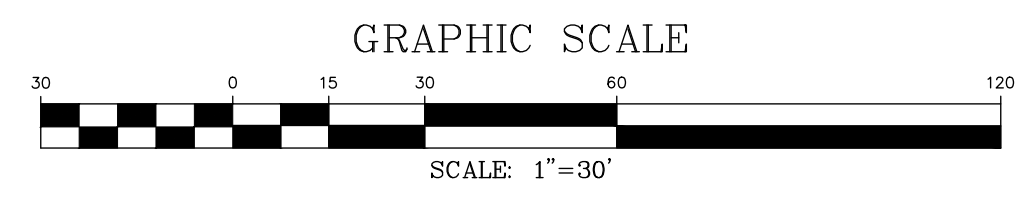
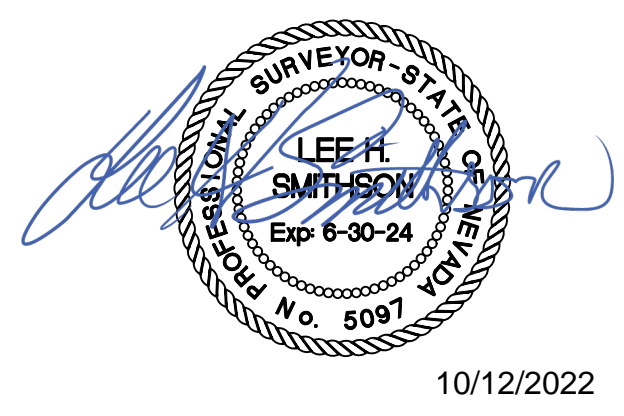
- TRACT MAP FOR MONSON-LARSEN SUBDIVISION, RECORDED MARCH 27, 1959 AS FILE No. 23937, MAP 96.
- TRACT MAP OF COUNTRY VILLAGE SUBDIVISION, RECORDED DECEMBER 29, 1961 AS FILE No. 46555, MAP 152
- TRACT MAP OF MOUNTAIN VISTA SUBDIVISION, RECORDED JANUARY 28, 1965 AS FILE No. 86596, MAP 247.
- TRACT MAP OF TANGLEWOOD I PLANNED UNIT DEVELOPMENT, RECORDED JUNE 20, 1978 AS FILE No. 80286 IN BOOK 3, PAGE 659, AND AMENDED BY THAT ADDENDUM RECORDED JUNE 8, 1979 AS FILE No. 88469 IN BOOK 255, PAGE 398.
- PARCEL MAP FOR THOMAS ROEN & MARGIE M. ROEN, RECORDED MAY 25, 1982 AS FILE No. 11341 IN BOOK 4, PAGE 929.
- TRACT MAP OF COUNTRY CLUB ESTATES, RECORDED MARCH 7, 1985 AS FILE No. 34063 IN BOOK 4, PAGE 1126.
- RECORD OF SURVEY MAP FOR NEWMAN CONSTRUCTION, LTD., RECORDED AUGUST 7, 1985 AS FILE No. 38122 IN BOOK 4, PAGE 1155.
- RECORD OF SURVEY IN TO ACCOMPANY A BOUNDARY LINE ADJUSTMENT FOR JABA, LLC AND THE ANDERSEN FAMILY ASSOCIATES, RECORDED JANUARY 29, 1999 AS FILE No. 229442 IN BOOK 8, PAGE 2304.
- PARCEL MAP FOR ANDERSEN FAMILY ASSOCIATES, RECORDED JULY 20, 2016 AS FILE No. 466342 IN BOOK 10, PAGE 2866.
- RECORD OF SURVEY FOR THE 2010 CARSON CITY CONTROL NETWORK, RECORDED AUGUST 11, 2010 AS FILE No. 403435 IN BOOK 10, PAGE 2748.
- FINAL MAP FOR LITTLE LANE VILLAGE 1, PHASE 1, RECORDED FEBRUARY 5, 2021 AS FILE No. 516257, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

FINAL MAP FOR
LITTLE LANE VILLAGE - PHASE 2
 BEING A DIVISION OF PARCEL 1 & PARCEL 2 OF PARCEL MAP NO. 3005
 SITUATE IN THE SOUTH HALF (S1/2) OF SECTION 17, TOWNSHIP 15
 NORTH, RANGE 20 EAST. MOUNT DIABLO MERIDIAN
 CARSON CITY, NEVADA

MANHARD CONSULTING LTD.
 241 Ridge Street, Suite 402, Reno, NV 89501 | PH: 775-748-3500 | FAX: 775-748-3550 | manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE: 06/2022
 PROJ. CODE: BHO.CCNV
 PROJ. #: 01

4 SHEET OF 4



SUBDIVISION MAP