

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JANUARY 28, 2015

FILE NO.: SUP-14-162

AGENDA ITEM: F-3(B)

STAFF AUTHOR: Susan Dorr Pansky, AICP
Planning Manager

REQUEST: To consider a request from property owner Carson-Tahoe Hospital to allow a congregate care housing facility on property zoned Public Community (PC), located at 1001 Mountain Street and 608 and 610 W. Washington Street, APNs 007-201-15, -16, -26 and -27.

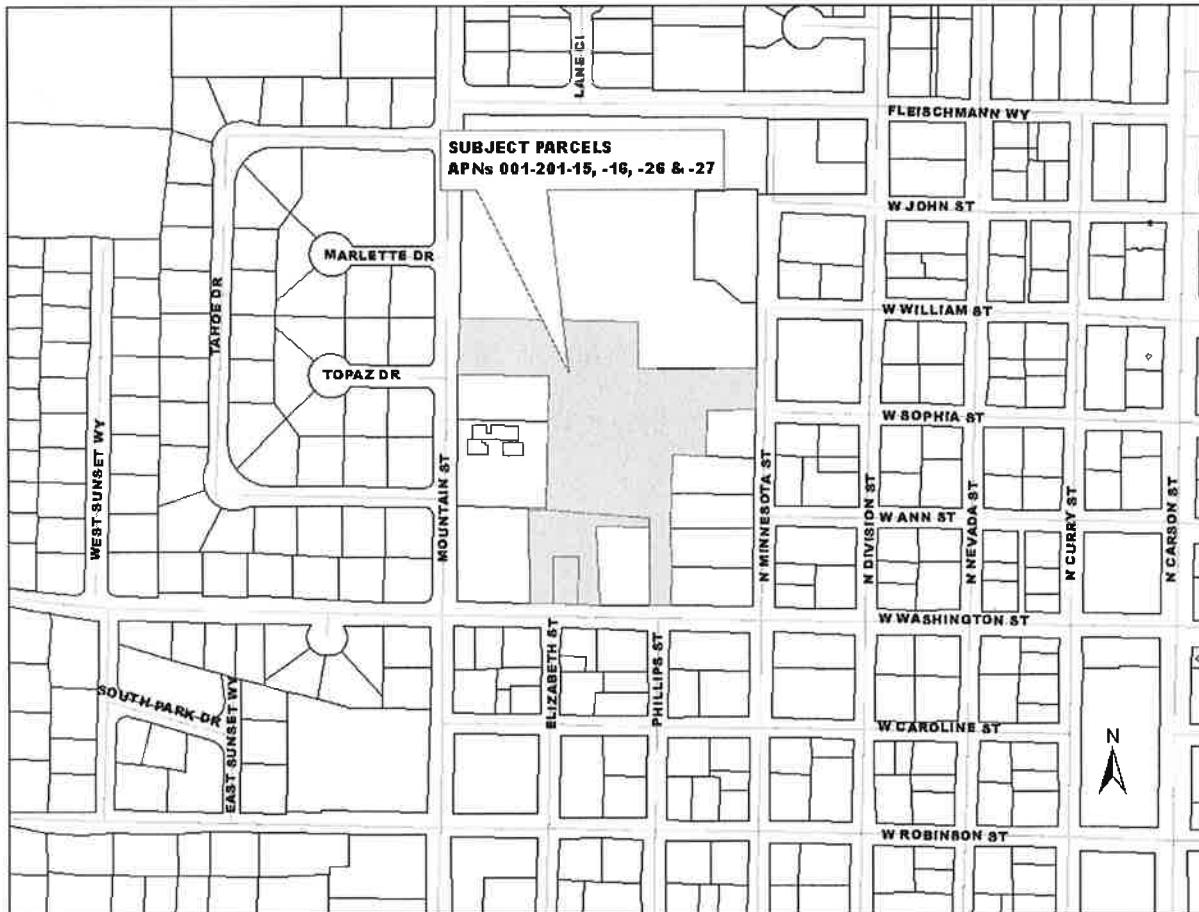
APPLICANT: Carson-Tahoe Hospital

OWNER: Carson-Tahoe Hospital

LOCATION: 1001 Mountain Street, 608 and 610 W. Washington Street

APN: 007-201-15, -16, -26 and -27

RECOMMENDED MOTION: "I move to approve SUP-14-162, a Special Use Permit request from Carson-Tahoe Hospital to allow a congregate care housing facility on property zoned Public Community, located at 1001 Mountain Street and 608 and 610 W. Washington Street, APNs 007-201-15, -16, -26 and -27 based on the findings and subject to the conditions of approval outlined in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. This Special Use Permit approval shall not be effective without the approval and adoption of the Zoning Map Amendment to change the zoning district from Public Community to Multi-Family Apartment (ZMA-14-161).
5. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.
6. The project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
7. The applicant shall obtain Growth Management approval for the project under application GM-14-163 prior to submittal of a Building Permit for the proposed project.
8. The landscaping proposed on the portion of the property within the Historic District shall be reviewed and approved by the Historic Resources Commission prior to submittal of a Building Permit for the proposed project.

The following conditions shall be completed with any Building Permit application:

9. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any Building Permit application.
10. The applicant shall provide information on proposed exterior lighting including specification sheets for review with the Building Permit application. All exterior lighting shall be in compliance with Carson City Development Standards, Division 1.3.
11. The applicant shall provide building articulation and architectural detail including stone veneer accents on all sides of the building for review and approval by the Planning Division.
12. The applicant shall provide a landscape plan for the entire project in compliance with

Carson City Development Standards, Division 3 (Landscaping) for review and approval with the Building Permit.

13. All projects and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 624 and Carson City Municipal Code Section 15.05.020.
14. Repairs, replacement and alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code or 2012 International Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, and 2012 Northern Nevada Amendments.
15. All contractors are required to carry State and local licenses.
16. The project must comply with the 2012 International Fire Code and Northern Nevada Amendments.
17. Please provide a more detailed description of the building IBC construction type and square footage.
18. A fire flow study will be required with the construction permit. Additional fire hydrants or water line improvements may be required.
19. Fire flow tests of the existing water system must be obtained from Public Works.
20. No portion of the building can be more than 150 feet from a fire access road. The design on the north portion of the building indicates a large portion is beyond 150 feet of the fire access roads.
21. The northwest left hand turn is a 25 foot radius. The turn must meet Carson City's design standard of 30 foot inside radius and 50 foot outside radius on a 20 foot wide fire access road.
22. Please make the following modifications to the Preliminary Drainage Study:
 - a. The report does not fully explain the interaction of the new building with the existing floodplain and the impacts to adjacent properties.
 - b. The report should show the calculations for a finish floor elevation that complies with City regulations.
 - c. The report should discuss protection of utilities as listed under 12.09.080 (3) as well as other items under items (8) Critical Structures and (9) Storage Capacity.
23. The project is required to receive approval under a CLOMR-F process prior to start of construction, then follow up with a LOMR, 12.09.070 (3.d.).
24. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.
25. Frontage improvements will be required.
26. Fire and domestic water capacity studies will be required with the construction permit submittal.

27. A sewer capacity study will be required with the construction permit submittal.
28. Permanent access and maintenance easements must be supplied for additions or changes to the public water and sewer systems on this property.
29. A properly sized gravity grease interceptor will be required for this facility per CCMC 12.06.245, Appendix 18, Division 15.5.
30. A plumbing plan showing all the connections to the sanitary sewer is required.
31. A plumbing plan showing all line connections to the grease interceptor is required. Please also include the grease interceptor sizing calculations. Carson City is currently using the 2012 UPC, 702.0 Fixture Unit Equivalents and Tables 7.3, 7.4, 1014.3.6.
32. The trash enclosure will need to connect to a grease interceptor and meet all the requirements of CCMC Appendix 18, Division 15.5.
33. Excessive sewer maintenance and or blockage might trigger the need to install a bar screen at this facility to prevent too large of solids from entering into the City's sewer system per CCMC 12.06.230 and 12.06.240.
34. Garbage disposals are not allowed per CCMC 12.06.226.
35. The applicant shall contact the appropriate State agency that regulates congregate care facility operations for any specific requirements for construction and licensing.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.105 (Multi-Family Apartment Residential District)

MASTER PLAN DESIGNATION: Mixed-Use Residential

PRESENT ZONING: Public Community. Note a Zoning Map Amendment is proposed on the same agenda as this item to change the zoning from Public Community to Multi-Family Apartment.

KEY ISSUES: Will the proposed congregate care facility be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION

- EAST: Residential Office/Medical Office and Residential Uses
- WEST: Residential Office and Single Family 6,000/Medical Office and Residential Uses
- NORTH: Public Regional/Medical Facility Use
- SOUTH: Residential Office and Single Family 6,000/Medical Office and Residential Uses

ENVIRONMENTAL INFORMATION

- FLOOD ZONE: Zone AO – 100 year flood depths average between one and three feet
- EARTHQUAKE FAULT: Zone II
- SLOPE/DRAINAGE: Site has been previously developed but is currently vacant and relatively flat

SITE DEVELOPMENT INFORMATION

- LOT SIZE: 4.94 acres
- EXISTING STRUCTURE SIZE: None
- PROPOSED STRUCTURE SIZE: 86,500 square feet
- EXISTING PARKING: 19 spaces
- PROPOSED PARKING: 96 spaces
- SETBACKS:

	Front	Side	Street Side	Rear
Required	10 feet	10 feet	10 feet	20 feet
Proposed	31.5 feet (Mountain) and 188.5 feet (Minnesota)	10.7 feet	350 feet (Washington)	N/A

- MAXIMUM BUILDING HEIGHT: 45 feet
- PROPOSED BUILDING HEIGHT: 37.5 feet
- VARIANCES REQUESTED: None

PREVIOUS REVIEWS:

- LLD-14-049 – Lot Line Deletion recorded to make four parcels one
- MPR-14-042 – Major Project Review for proposed congregate care facility
- U-99/00-7 – Special Use Permit for Carson-Tahoe Hospital Master Plan
- MPA-99/00-1 – Master Plan Amendment to change from Office to Public Regional
- U-08/99-55 – Special Use Permit to allow a public parking lot
- Z-98/99-5 – Zoning Map Amendment from Residential Office to Public
- MPR-91/92-9 – Major Project Review for Nevada Cares facility
- U-87-51 – Special Use Permit for funeral home
- H-86-2 – Annexation of property into the Historic District
- PM-08-114 – Parcel Map to create two parcels
- LLA-07-016 – Lot Line Adjustment
- V-94/95-9 – Variance to reduce required setback
- V-88/89-6 – Variance to reduce required setback
- U-86-27 – Special Use Permit for medical radiation therapy center
- U-81-21 – Special Use Permit for signage

DISCUSSION:

The applicant is proposing to construct an 86,500 square foot congregate care facility to be known as the Prestige Care Facility. This facility will provide memory care, skilled nursing and rehabilitation services. The memory care facility will have a total of 52 beds, (42 semi-private and 10 private beds) and will be housed in the portion of the building proposed to be two stories. The skilled nursing facility will have a total of 80 beds (56 shared and 24 private beds) and will be in the one-story portion of the building, as will the 17,800 square foot rehabilitation services center.

This facility falls under the definition of a congregate care facility, as defined in Carson City Municipal Code Section 18.03.010 as follows:

- Congregate Care Housing means a dwelling providing shelter and services for people, which may include living and sleeping facilities, meals, eating assistance, housekeeping,

laundry services, dressing, room cleaning, medication reminders, nursing care, related medical services and personal care. Such facilities may also provide other services, such as counseling and transportation for routine social and medical appointments. Congregate Care Housing does not include a Single Family Dwelling pursuant to NRS 278.021.

At the applicant's request, staff conducted a Major Project Review of the proposed project in July 2014 to identify key issues prior to formal submittal of the project for approval. The most significant issues identified included zoning and flood zone, which are discussed in more detail below.

Zoning

The current zoning for the property is Public Community. Congregate care facilities are not allowed in the Public Community zoning district, which requires that the applicant also apply for and obtain approval of a Zoning Map Amendment to an appropriate zoning district. A congregate care facility is allowed in several other zoning districts with the approval of a Special Use Permit. At staff's direction, the applicant has proposed a Zoning Map Amendment to change the zoning district from Public Community to Multi-Family Apartment. Because the Master Plan land use designation for this property is Mixed-Use Residential, staff felt that the more appropriate zoning district for this use would be Multi-Family Apartment rather than a commercial zoning district that may conflict with the Master Plan.

The Zoning Map Amendment is scheduled to be heard on the same agenda as this item and because the Zoning Map Amendment requires approval from both the Planning Commission and the Board of Supervisors, approval of this Special Use Permit will not become effective until the zoning district is officially changed from Public Community to Multi-Family Apartment. Staff has recommended a condition of approval that the Zoning Map Amendment, ZMA-14-161, must be approved before this Special Use Permit is valid.

Flood Zone

A significant portion of the property is in the AO flood zone, which is considered a two-foot flood zone in a 100-year flood event. Construction within the AO flood zone is required to be at least four feet higher than the existing adjacent ground elevation. The initial building was redesigned for the current submittal to meet the flood zone construction requirement, but a significant portion still remains in the AO flood zone. Construction within this zone requires that the site be filled to raise the finished floor elevation at least four feet above the existing adjacent grade. Development Engineering has reviewed the proposed building and location and has determined it acceptable, provided that a Conditional Letter of Map Revision based on Fill (CLOMR-F), followed by a completed Letter of Map Revision (LOMR) be submitted and approved. A condition of approval to address this requirement has been recommended in the staff report.

Water, Sewer, Storm Drainage, Traffic, Parking

Other issues addressed in the application include water, sewer, storm drainage, traffic and parking. The estimated water demand for the project is 19,280 gallons per day, which triggers Growth Management review. Any project that is expected to use more than 7,500 gallons of water per day requires Growth Management review. The applicant has submitted an application for Growth Management review, which is scheduled to be heard on the same agenda as this Special Use Permit. Staff has recommended a condition of approval that the applicant obtain

Growth Management approval of the proposed project. In addition, water system analyses for both domestic and fire flows will be required, as Development Engineering has determined that the existing water facilities to serve this project may be marginal.

The project is estimated to generate approximately 17,280 gallons per day of sewage. The applicant states that the existing sewer system surrounding the project consists of eight-inch to 12-inch sewer lines that should be adequate to serve the project. Development Engineering agrees that the existing system appears to be adequate, but will require a sewer capacity analysis to verify this.

Storm drainage has been addressed in the application stating that per the drainage study submitted, the performance of the proposed project improvements, roadways, detention/retention and storm water conveyance facilities, once constructed will not adversely impact upstream or downstream properties adjacent to the site. An on-site detention/retention pond has been proposed at the east side of the site to accommodate increased drainage flows that will result from the proposed development. Development Engineering has reviewed the drainage study and has made comments that have been included in the recommended conditions of approval.

Due to the nature of the proposed congregate care use, traffic generation is anticipated to be relatively low. Estimated traffic generation, based on the Institute of Traffic Engineers (ITE) manual for the 132 beds proposed in this facility, is relatively low at between 22 and 29 peak hour trips. Development Engineering requires a traffic study for projects that estimate 80 peak hour trips or more. The proposed development does not require a traffic study and Development Engineering has indicated that traffic and pedestrian facilities will not be adversely affected. Frontage improvements will be required as deemed appropriate by Development Engineering staff.

The proposed use requires 79 parking spaces based on Carson City Development Standard requirements of one space per five beds and one space per three employees. The applicant is proposing 96 total parking spaces, including 19 spaces that currently exist on the southeast portion of the property.

Historic District

The southwest portion of the proposed project is in the Historic District. This portion is proposed to consist entirely of low maintenance landscaping, with moderate landscaping at the Washington Street frontage. No building or parking lot improvements are proposed within the Historic District. However, because all exterior improvements in the Historic District require approval by the Historic Resources Commission, the proposed landscaping that falls within the Historic District is subject to review by the Historic Resources Commission. Staff has recommended a condition of approval that Historic Resources Commission approval be required, but notes that only the landscaping in the southwest portion is subject to review, not the entire site and building.

Existing Trees

Several trees, including large cottonwood trees, currently exist on the site. The applicant has tried to preserve trees where feasible, but has proposed the removal of trees that conflict with the building footprint, are of declining health or are in very poor condition. Carson City Development Standards, Section 3.4.1 requires that prior written approval be obtained from the Community Development Director when tree removals are proposed. This section provides for the following

criteria to be considered when contemplating authorization for tree removal:

1. The health or condition of the tree presents a clear danger to people or property or it constitutes a nuisance.
2. When the tree or shrub is located within the footprint of the building, or when a tree trunk or shrub is so close to the building area that construction would result in irreparable damage to the plant.
3. Access is so restricted to the site that removal is necessary and unavoidable.
4. The elevation will be severely changed by grading/building development. The tree or shrub cannot remain on the site as a result of the change in elevation.
5. Any other instances deemed appropriate by the Director shall be considered.

Based on initial evaluation of the trees proposed for removal, staff believes that the criteria can be met to justify the proposed removals. Staff notes that trees on the site that fall within the Historic District are proposed to remain, with the exception of a few that are in very poor health, according to the applicant's landscape architect.

Given the nature of the surrounding uses, which include medical offices and residential, staff believes that the proposed congregate care facility is appropriate for the area. The building has been designed to create residential scale and style to better blend with the surrounding neighborhood. It also utilizes setbacks from Mountain Street, Washington Street and Minnesota Street that are significantly larger than required in the Multi-Family Apartment zoning district. While it is not shown on the renderings provided, the application indicates that lap siding and stone veneer accents will be used on the building. Staff has recommended a condition of approval that these architectural features be used on all sides of the building.

Staff finds that the proposed congregate care facility meets the applicable development standards required. With the recommended conditions of approval and the findings provided by the applicant, staff is in support of this Special Use Permit application. Staff recommends that the Planning Commission approve SUP-14-162 based on the required findings as noted on the following pages.

PUBLIC COMMENTS: Public notices were mailed to 58 adjacent property owners within 300 feet of the subject site on January 9, 2015. As of the writing of this report, one email in support of the project has been received from Kent and Liz Skogerson, property owners on Washington Street. This email is attached for reference. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on January 28, 2015, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division:

1. All projects and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 624 and Carson City Municipal Code Section 15.05.020.

2. Repairs, replacement and alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code or 2012 International Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, and 2012 Northern Nevada Amendments.
3. All contractors are required to carry State and local licenses.

Fire Department:

1. The project must comply with the 2012 International Fire Code and Northern Nevada Amendments.
2. Please provide a more detailed description of the building IBC construction type and square footage.
3. A fire flow study will be required with the construction permit. Additional fire hydrants or water line improvements may be required.
4. SUP question 3(f) says MPR requirements have been met. See MPR Fire comments 2 and 3 that have not been met. Fire flow tests of existing water system must be obtained from Public Works.
5. No portion of the building can be more than 150 feet from a fire access road. The design on the north portion of the building indicates a large portion is beyond 150 feet of the fire access roads.
6. The northwest left hand turn is a 25 foot radius. The turn must meet Carson City's design standard of 30 foot inside radius and 50 foot outside radius on a 20 foot wide fire access road.

Engineering Division:

1. Please make the following modifications to the Preliminary Drainage Study:
 - a. The report does not fully explain the interaction of the new building with the existing floodplain and the impacts to adjacent properties.
 - b. The report should show the calculations for a finish floor elevation that complies with City regulations.
 - c. The report should discuss protection of utilities as listed under 12.09.080 (3) as well as other items under items (8) Critical Structures and (9) Storage Capacity.
2. The project is required to receive approval under a CLOMR-F process prior to start of Construction, then follow up with a LOMR, 12.09.070 (3.d.)
3. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.
4. Frontage improvements will be required.
5. Fire and domestic water capacity studies will be required with the construction permit submittal.

6. A sewer capacity study will be required with the construction permit submittal.
7. Permanent access and maintenance easements must be supplied for additions or changes to the public water and sewer systems on this property.

Health and Human Services:

Carson City Health and Human Services has no concerns with the application as submitted. The applicant needs to contact the State Agency that regulates this type of operation for any specific requirements for construction and licensing.

Environmental Control Authority:

1. A properly sized gravity grease interceptor will be required for this facility per CCMC 12.06.245, Appendix 18, Division 15.5.
2. A plumbing plan showing all the connections to the sanitary sewer is required.
3. A plumbing plan showing all line connections to the grease interceptor is required. Please also include the grease interceptor sizing calculations. Carson City is currently using the 2012 UPC, 702.0 Fixture Unit Equivalents and Tables 7.3, 7.4, 1014.3.6.
4. The trash enclosure will need to connect to a grease interceptor and meet all the requirements of CCMC Appendix 18, Division 15.5.
5. Excessive sewer maintenance and or blockage might trigger the need to install a bar screen at this facility to prevent too large of solids from entering into the City's sewer system per CCMC 12.06.230 and 12.06.240.
6. Garbage disposals are not allowed per CCMC 12.06.226.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. **Will be consistent with the master plan elements.**

Chapter 3: A Balanced Land Use Pattern

The proposed project helps achieve a balanced land use pattern by locating on vacant land in a priority infill area within the urban core of Carson City. It also promotes mixed-use development patterns that are consistent with the surrounding land uses and the Master Plan designation of Mixed-Use Residential for this area. The congregate care facility is proposed among both medical and residential uses, and is a land use that combines both of those uses into one facility for the benefit of its residents and the overall community.

Chapter 5: Economic Vitality

The proposed project will contribute to the economic vitality of Carson City by providing additional housing options and services for the aging population while also adding to the medical professional and medical service employment bases.

- 2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.**

The proposed congregate care facility is similar in nature to the surrounding uses of both medical offices and residential. The development of the property will not be detrimental to the use, peaceful enjoyment, economic or development of surrounding properties. Noise, vibrations, dust and physical activity may be present during construction, but are not anticipated once the project is completed. Fumes, odors and glare are not anticipated during construction or for the life of the project.

- 3. Will have little or no detrimental effect on vehicular or pedestrian traffic.**

A congregate care facility generates very little traffic for the size of the facility. Using the Institute of Traffic Engineers (ITE) traffic generation calculations, the applicant has stated that traffic for a facility with 132 beds as proposed would generate between 22 and 29 peak hour trips. The facility will also generate very little pedestrian traffic, as residents of a memory care or skilled nursing facility are generally limited to the facility grounds due to their medical conditions. Pedestrian traffic to and from the facility will be adequately handled through the existing sidewalk network, including new sidewalks that will be required as a part of the development of this property.

- 4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.**

The proposed facility is not anticipated to impact schools or police services because, as a medical facility for memory care and skilled nursing patients, it will not add to the school population and will likely not generate a significant amount of police calls. Fire protection service calls may increase due to the necessity to transport patients to the hospital when more intensive care is needed, but the increase shouldn't be enough to overburden fire services. Water, sewer and storm drainage improvements will be necessary as a part of the project to ensure adequate service is provided to the site while not diminishing the service of surrounding properties, and an adequate road network serves the project with no additional improvements required.

- 5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.**

Congregate care facilities are a conditional use in accordance with Title 18.04.105, Multi-Family Apartment Conditional Uses and require a Special Use Permit. With the approval of this Special Use Permit and recommended conditions of approval, the project will meet the definition and specific standards required to support this use in the Multi-Family Apartment zoning district.

6. Will not be detrimental to the public health, safety, convenience and welfare.

The proposed facility is basically self-contained and will integrate well into the surrounding medical and residential uses. It will not be detrimental to the public health, safety, convenience and welfare but rather will provide a needed memory care and skilled nursing facility for the aging population.

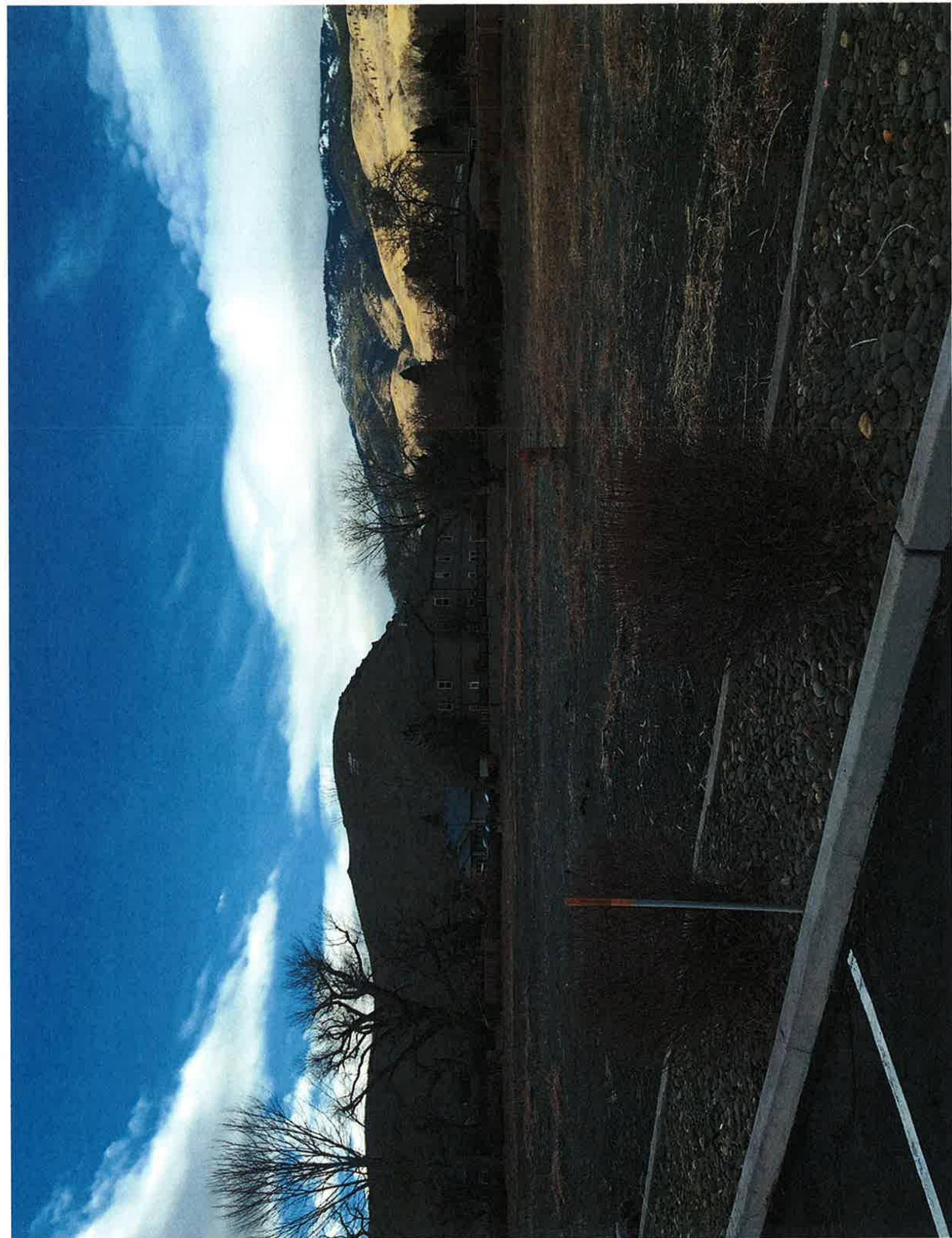
7. Will not result in material damage or prejudice to other property in the vicinity.

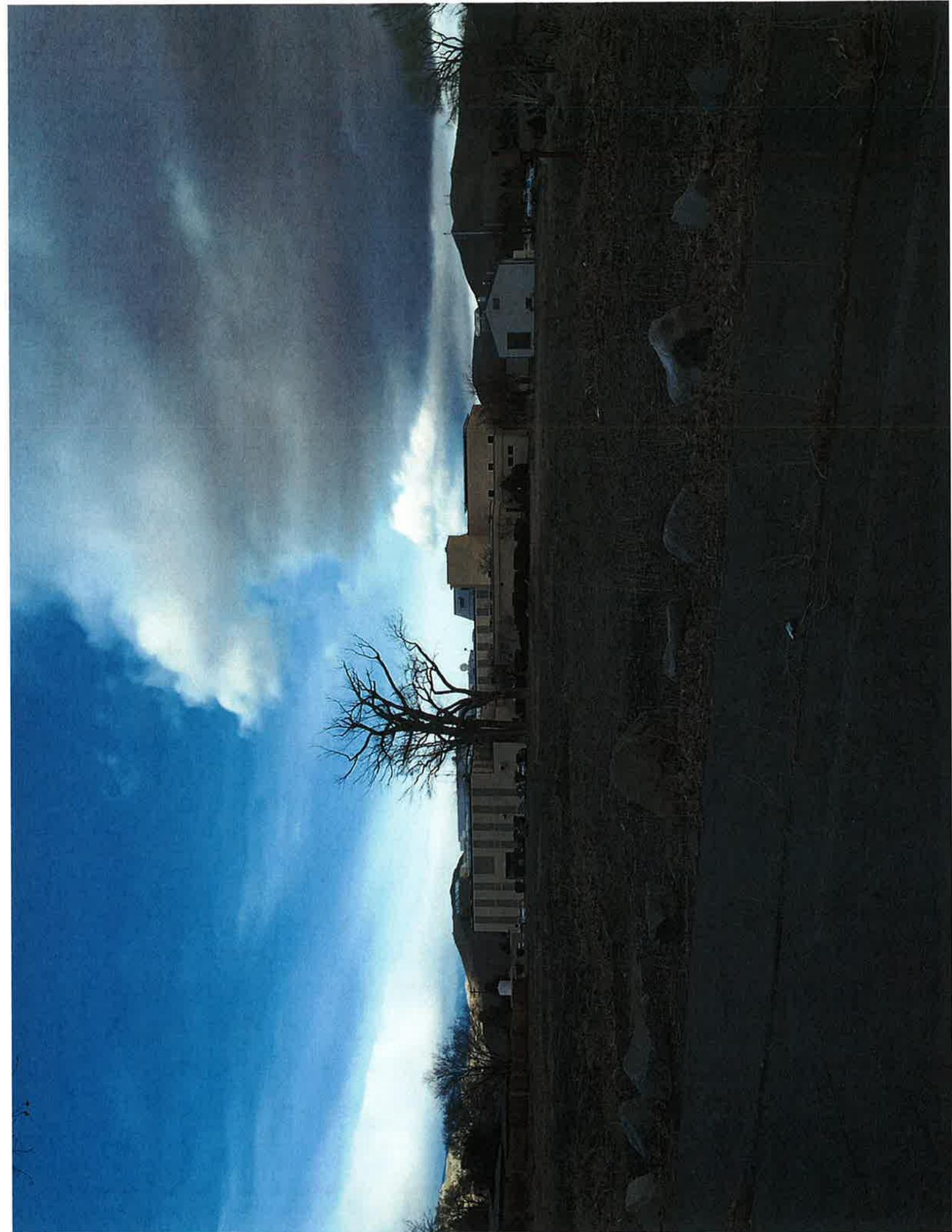
The proposed congregate care facility is a similar use to other properties in the vicinity and will not result in material damage or prejudice to those properties.

Attachments:

Site Photos
Email in Support of Project from Kent and Liz Skogerson
Building Division Comments
Fire Department Comments
Engineering Division Comments
Health and Human Services Comments
Environmental Control Division Comments
Application (SUP-14-162)













Susan Dorr Pansky

From: kent skogerson <kskogerson@yahoo.com>
Sent: Wednesday, January 14, 2015 10:56 AM
To: Planning Department
Subject: Re: meeting scheduled for January 28, 2015

correct

From: Planning Department <planning@carson.org>
To: 'kent skogerson' <kskogerson@yahoo.com>
Sent: Wednesday, January 14, 2015 10:20 AM
Subject: RE: meeting scheduled for January 28, 2015

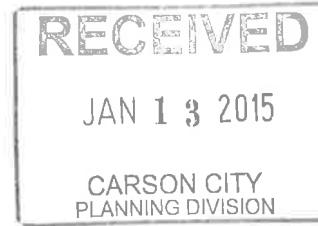
Thank you for your comments. Just to confirm, you're in support of the proposed Memory Care facility associated with the Zoning Map Amendment, Special Use Permit and Growth Management applications proposed for 1001 Mountain Street, 608 and 610 Washington Street?

Susan Dorr Pansky
Planning Manager
Phone 775.283.7076

From: kent skogerson [<mailto:kskogerson@yahoo.com>]
Sent: Wednesday, January 14, 2015 9:21 AM
To: Planning Department
Subject: meeting scheduled for January 28, 2015

I would like to provide our support for the measures offered on the notice, zoning amendment, special use permit and growth management.

Kent and Liz Skogerson
property owners on Washington St.



Shawn Keating, Building Division

Tuesday, January 13, 2015 4:13 PM

See below for comments on # ZMA-14-161, # SUP-14-162, and # GMA-14-163:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 624 and Carson City Municipal Ordinance (CCMC) 15.05.020.
2. Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code or 2012 International Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel gas Code, 2011 Electrical Code, and 2012 Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Shawn Keating
Chief Building Official
Carson City Community Development
108 E. Proctor Street

SUP-14-162

January 5, 2015

Comments:

1. The project must comply with the 2012 International Fire Code and Northern Nevada Amendments.
2. Please provide a more detailed description of the building IBC construction type and square footage.
3. A fire flow study will be required with the construction permit. Additional fire hydrants or water line improvements may be required.
4. SUP question 3(f) says MPR requirements have been met. See MPR Fire comments 2 and 3 that have not been met. Fire flow tests of existing water system must be obtained from Public Works.
5. No portion of the building can be more than 150 feet from a fire access road. The design on the north portion of the building indicates a large portion is beyond 150 feet of the fire access roads.
6. The northwest left hand turn is a 25 foot radius. The turn must meet Carson City's design standard of 30 foot inside radius and 50 foot outside radius on a 20 foot wide fire access road.

Dave Ruben
Captain – Fire Prevention
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209

RECEIVED

JAN 21 2015

CARSON CITY
PLANNING DIVISION

**Engineering Division
Planning Commission Report
File Number SUP 14-162**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: January 21, 2015

MEETING DATE: January 28, 2015

SUBJECT TITLE:

Action to consider an application for the Prestige Care Facility for Carson Tahoe Regional Healthcare, 1001 Mountain St., apns 01-201-15, 16, 26 and 27.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request subject to adequately addressing the following items involving the Preliminary Drainage Study and FEMA requirements:

- 1) The report does not fully explain the interaction of the new building with the existing floodplain and the impacts to adjacent properties.
- 2) The project would be required to receive approval under a CLOMR-F process prior to start of construction, then follow up with a LOMR, 12.09.070 3d.
- 3) The report should show the calculations for a finish floor elevation that complies with City regulations.
- 4) The report should discuss protection of utilities as listed under 12.09.080 (3) as well as other items under items (8) Critical Structures and (9) Storage Capacity.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

Prestige Care Facility for 1001 Mountain St
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CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will not substantially affect traffic or pedestrian facilities. Frontage improvements will be required.

CCMC 18.02.080 (5d) - Public Services

Existing water facilities may be marginal for this project. Fire and domestic water capacity studies will be required with the construction permit submittal. Sewer capacity appears to be adequate, but a capacity study for sewer will also be required.

Permanent access and maintenance easements must be supplied for additions or changes to the public water and sewer systems on this property.

Susan Dorr Pansky

From: Dustin Boothe
Sent: Saturday, January 10, 2015 4:01 AM
To: Susan Dorr Pansky
Subject: Planning Commission

Susan:

SUP 14-158

Carson City Health and Human Services has no concerns with the application as submitted
Applicant has provided documentation that they have been approved by Division of Public and Behavioral Health Medical Marijuana Establishment Program.

SUP 14-159

Carson City Health and Human Services has no concerns with the application as submitted
Applicant has provided documentation that they have been approved by Division of Public and Behavioral Health Medical Marijuana Establishment Program.

SUP 14-160

Carson City Health and Human Services has no concerns with the application as submitted
Applicant has provided documentation that they have been approved by Division of Public and Behavioral Health Medical Marijuana Establishment Program.

ZMA 14-161

Carson City Health and Human Services has no concerns with the application as submitted

SUP 14-162

Carson City Health and Human Services has no concerns with the application as submitted. Applicant needs to contact the State Agency who regulates this type of operation, for any specific requirements for construction and licensing.

Department of Health and Human Services
Nevada Division of Public and Behavioral Health
Health Care Quality and Compliance
727 Fairview Dr, Suite E
Carson City, NV 89701
(775) 684-1030

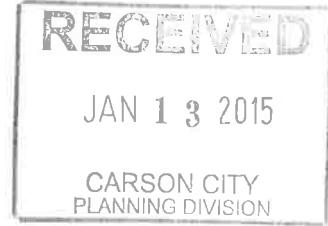
GM 14-163

Carson City Health and Human Services has no concerns with the application as submitted

Dustin Boothe, MPH, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220

dbooth@carson.org

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January 13, 2015

SUP-14-162

Here are ECA comments for SUP-14-162 Prestige Care Facility. They are just a repeat of the comments I sent back in June.

A properly sized gravity grease interceptor will be required for this facility per CCMC 12.06.245, Appendix 18 Division 15.5.

Plumbing plan showing all connections to the sanitary sewer.

Plumbing plan showing all lines connections to the grease interceptor, please include grease interceptor sizing calculations. Carson City is currently using the 2012 UPC, 702.0 Fixture Unit Equivalents & Tables 7.3, 7.4, 1014.3.6

Trash enclosure will need to connect to a grease interceptor and meet all the requirements of CCMC Appendix 18 Division 15.5.

Excessive sewer maintenance and or blockage might trigger the need to install a bar screen at this facility to prevent too large of solids from entering into the City's sewer system per CCMC 12.06.230, 12.06.240.

Garbage disposals not allowed. Per CCMC 12.06.226.

Sincerely

Mark Irwin
Environmental Control Officer III
Carson City Public Works
3305 Butti Way
Carson City, Nevada – 89701

Email - mirwin@carson.org

Phone Numbers

775-283-7380 (desk)

775-220-1417 (cell)

775-887-2164 (fax)

Please Note

Our current office hours are

Mon.-Thurs. 7:00 A.M. to 5:30 P.M.

"The best way to escape a problem is to solve it"

ZONING MAP AMENDMENT,
SPECIAL USE PERMIT &
GROWTH MANAGEMENT PERMIT
APPLICATION

For

CARSON TAHOE HOSPITAL PRESTIGE CARE FACILITY



Prepared By:



9850 Double R Blvd.
Reno, Nevada 89521

Prepared For:



1600 Medical Parkway
Carson City, Nevada 89703

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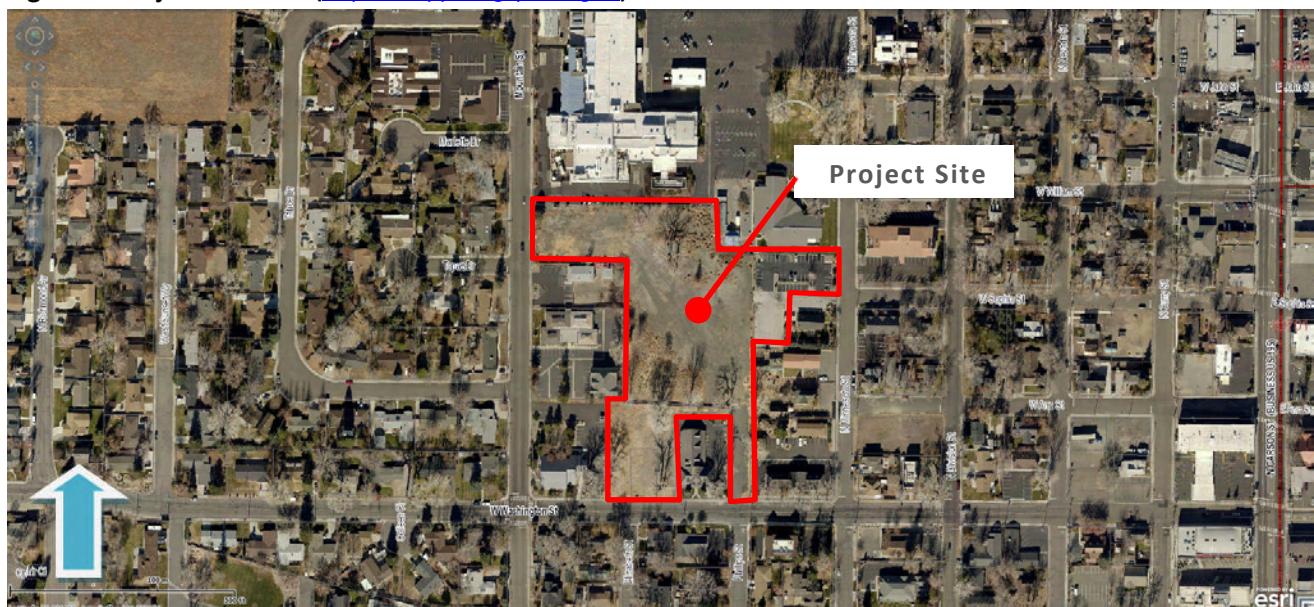
APPENDICES

Applications	Appendix A
SUP & Growth Management Plan Set	Appendix B
Hydrology Report	Appendix C
Supporting Information	Appendix D
Water Usage Data, Major Project Review (MPR-14-042), Tax Information	

PROJECT LOCATION

The proposed project site consists of four (4) parcels (APN 001-201-15, 16, 26 & 27) totaling +/- 4.94 acres and is located north of West Washington Street, east of Mountain Street, south of Fleischmann Way, and west of North Minnesota Street.

Figure 1: Project Location (<http://ccapps.org/publicgis/>)



EXISTING SITE CONDITIONS

The proposed project site has a current master plan designation of Mixed Use Residential and a current zoning designation of Public Community with a portion of the site included within the Carson City Historic District.

Although currently vacant, the proposed project site, recently contained three (3) multi- story medical office buildings and their associated parking. These building were raised in order to allow for redevelopment of the site in a manner consistent with the proposed project.

Portions of the proposed project site currently reside in the AO Flood Zone as designated by FEMA FIRM Maps. It is anticipated that these portions of the site will require a Conditional Letter of Map Revision based on Fill (CLOMR-F) to remove the area containing the proposed building footprint from the Special Flood Hazard Area (SFHA). This application to the Federal Emergency Management Agency (FEMA) will be based on the proposed structure being constructed above flood elevations by placement of fill.

EXISTING MASTER PLAN & ZONING DESIGNATIONS

Figure 2: Existing Master Plan Designation (<http://ccapps.org/publicgis/>)

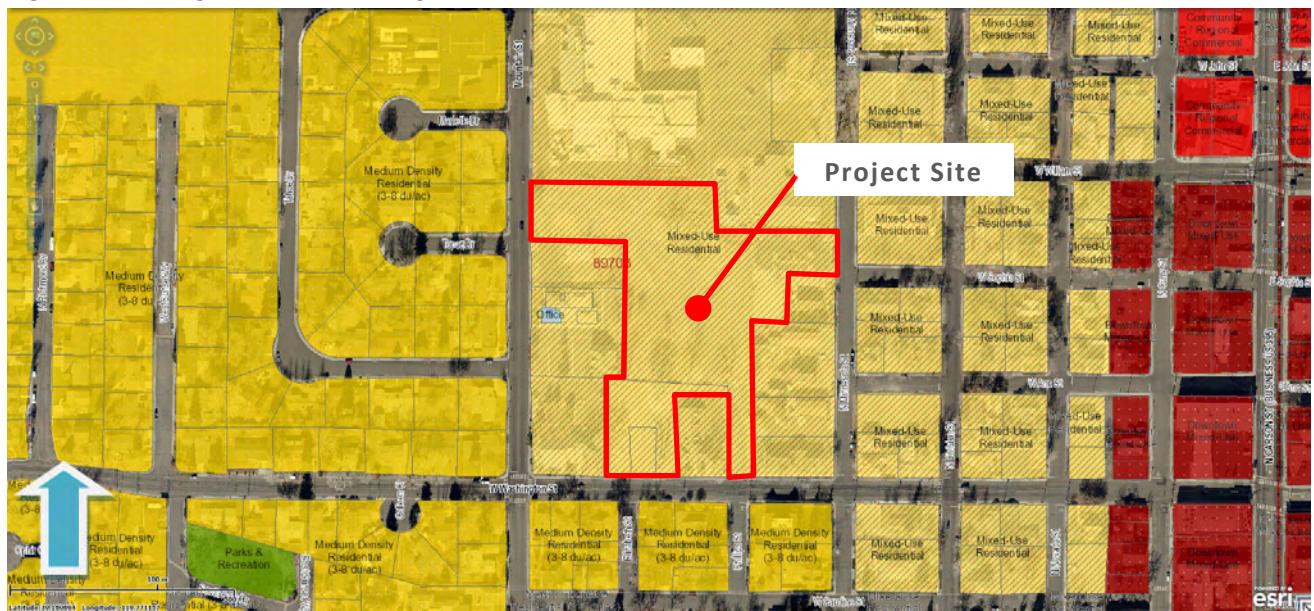
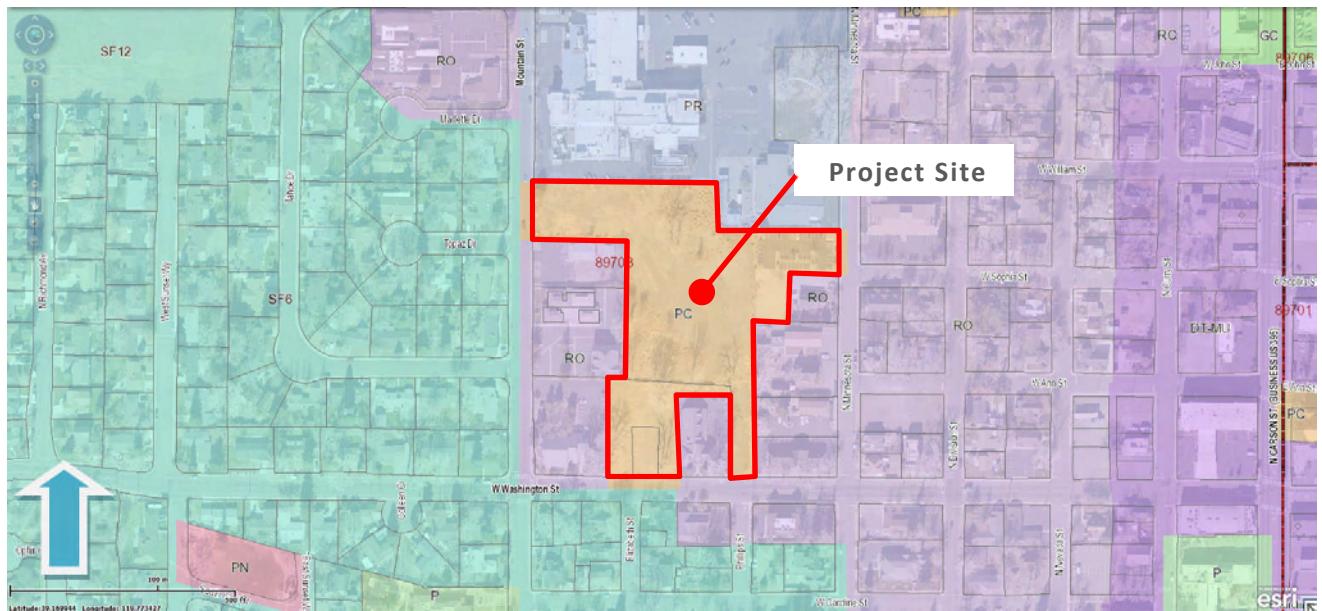


Figure 3: Existing Zoning Designation



SURROUNDING PROPERTIES

Table 1: Surrounding Property Designations

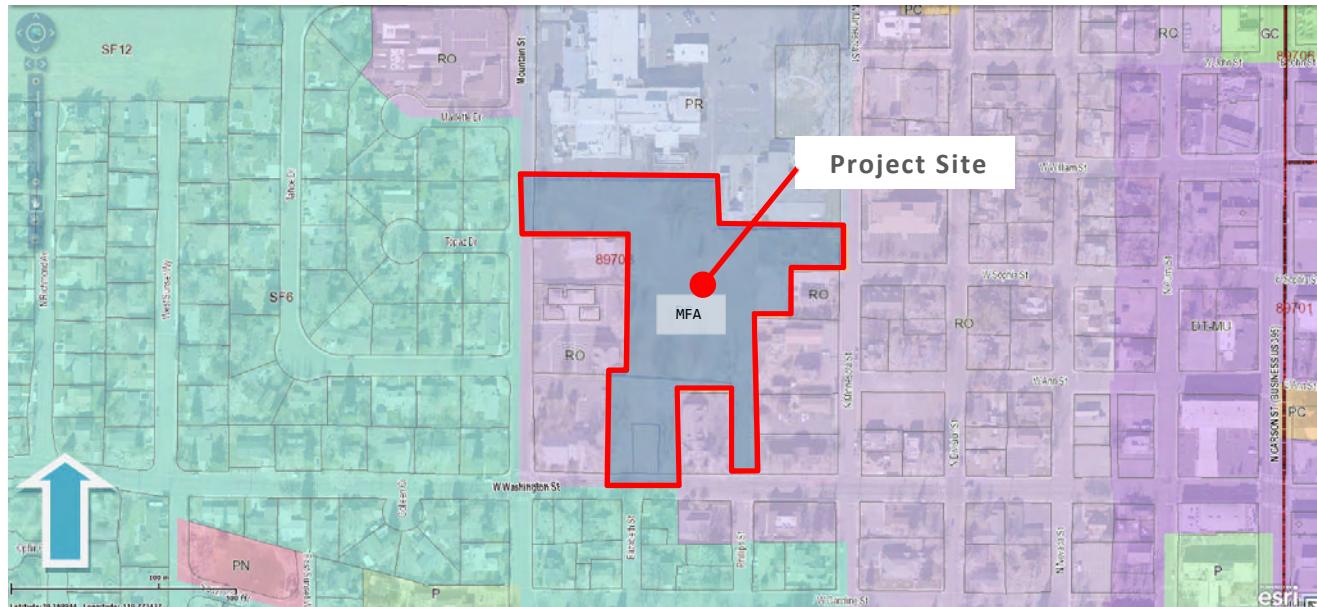
Location	Master Plan Designation	Zoning Designation	Current Land Use
North	Mixed Use Residential	Public Regional (PR)	Medical Facility
South	Mixed Use Residential, Medium Density Residential	Residential Office (RO), Single Family (SF6)	Medical Office, Residential
East	Mixed Use Residential	Residential Office (RO)	Medical Office, Residential
West	Mixed Use Residential, Medium Density Residential	Residential Office (RO), Single Family (SF6)	Medical Office, Residential

APPLICATION REQUEST

As discussed in the Major Project Review (MPR-14-042) Carson Tahoe Hospital is requesting the following:

- A **Zoning Map Amendment** to change the existing zoning designation from Public Community (PC) to Multi-Family Apartment (MFA)
- A **Special Use Permit** to allow for the desired land use of a Congregate Care Facility, and
- A **Growth Management Permit** for estimated consumption of average daily water in excess of 7,500 gallons per day (GPD)

This document contains the support for these requests with the specific applications included in Appendix A.

Figure 4: Proposed Zoning Designation

PROJECT DESCRIPTION

The Carson Tahoe Prestige Care Facility will provide a +/- 86,500 square foot state of the art Skilled Nursing, Memory Care and Rehabilitation Facility. The Memory Care portion will offer a total of 52 beds (42 semi-private and 10 private beds) and the Skilled Nursing portion will consist of a total of 80 beds (56 shared and 24 private beds). The Rehabilitation Facility and associated common areas will make up approximately 17,800 square feet of the building.

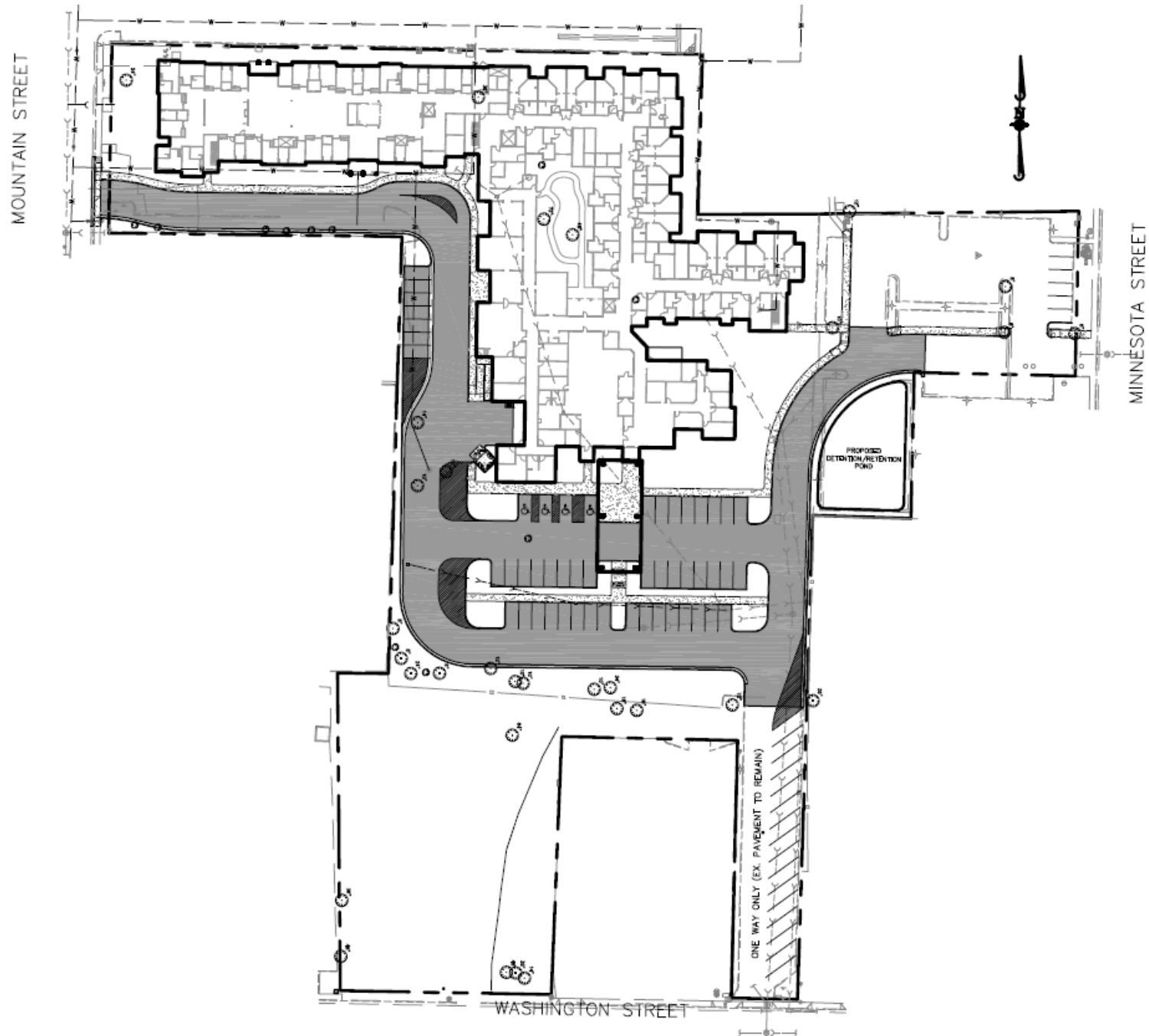
Table 2: Project Statistics

Total Site Area	+/- 4.94 Acres
Total Building Area	+/- 1.21 Acres
Total Landscaped Area	+/- 1.84 Acres
Total Hardscape Area	+/- 1.88 Acres

SITE PLAN

A reduced Site Plan is shown in Figure 5 for reference. A full size version of the site plan is located in Appendix B.

Figure 5: Site Plan



BUILDING

The proposed project is to be a +/- 86,500 square foot memory care and skilled nursing facility with an outpatient rehabilitation center. The memory care portion will be a two story wood frame wing. The two story skilled nursing wing will be type 2 construction (non- combustible), and the rehabilitation and common area portions of the structure will be one story wood frame construction.

Although the building footprint is relatively large, the goal of the design team is to create a residential scale and style structure. The main entry portion of the building will be one story while the resident wings will be two stories. The building will step up from the front entry view to decrease the visual impact of the volume. The resident rooms step in and out on the exterior further breaking up the mass. The exterior materials will also aid in creating the visual impression of a residential structure. Asphalt roof shingles, lap siding with stone veneer accents. There will be several exterior garden areas that will serve the residents as well as soften the exterior.

Although it is anticipated that outdoor lighting will ultimately be part of the proposed project, a detailed lighting plan is not included as part of this submittal package. Any lighting associated with the proposed development will be in accordance with Carson City Municipal Code Development Standards Lighting Section 1.3

PRELIMINARY RENDERING AND BUILDING MASSING

The building rendering and massing are preliminary in nature and are intended to demonstrate building scale and general building appearance.

Figure 6: South Rendering



Figure 7: East Massing



Figure 8: West Massing



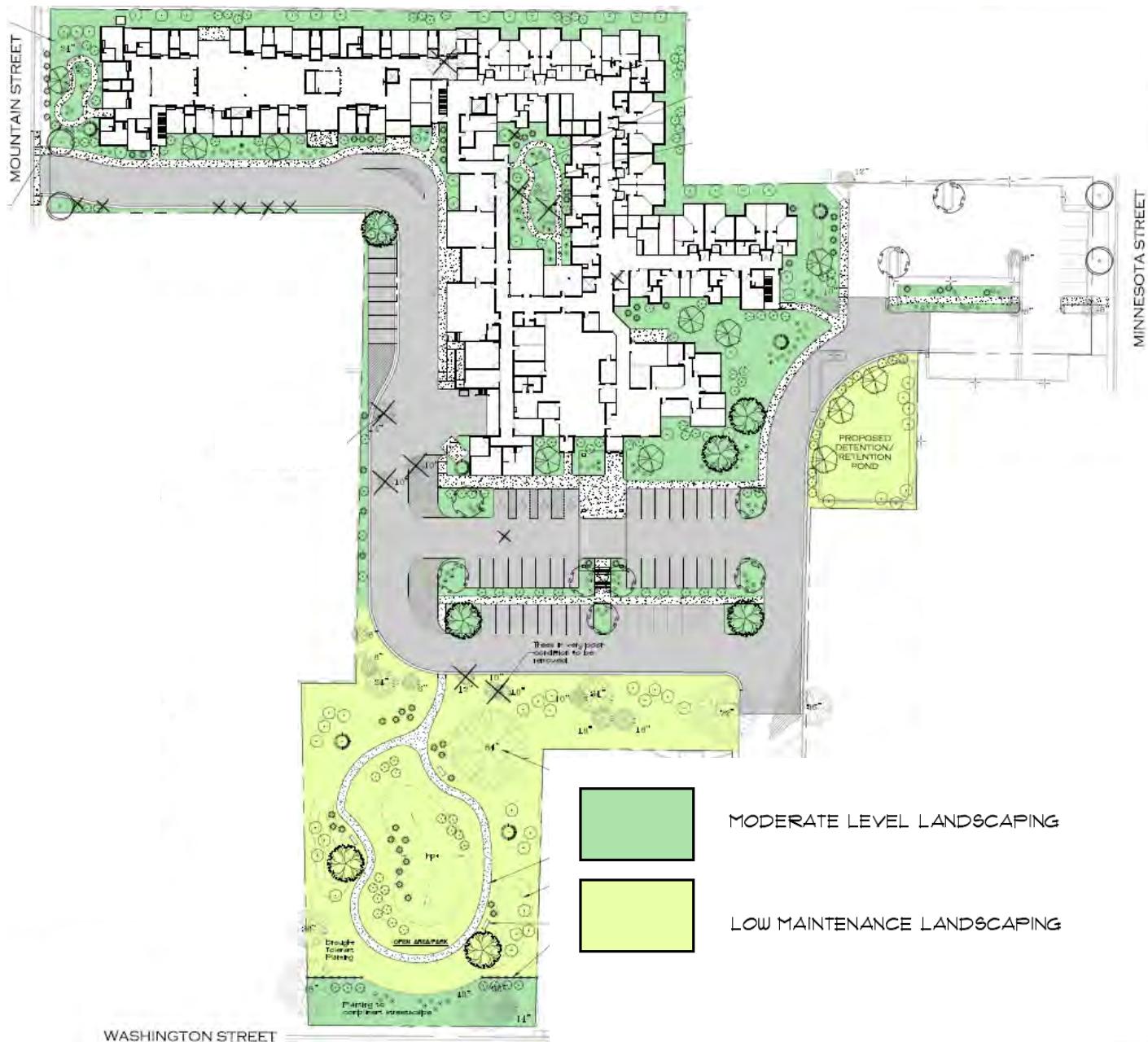
Figure 9: North Massing



LANDSCAPE

The Preliminary landscape plan is as shown in Figure 10 a complete Preliminary Landscape Plan can found as part of Appendix B. Where trees exist in proposed landscape areas they will be preserved as feasible, dependent on final grading elevations and pending evaluation by a Certified Arborist.

Figure 10: Concept Landscape Plan



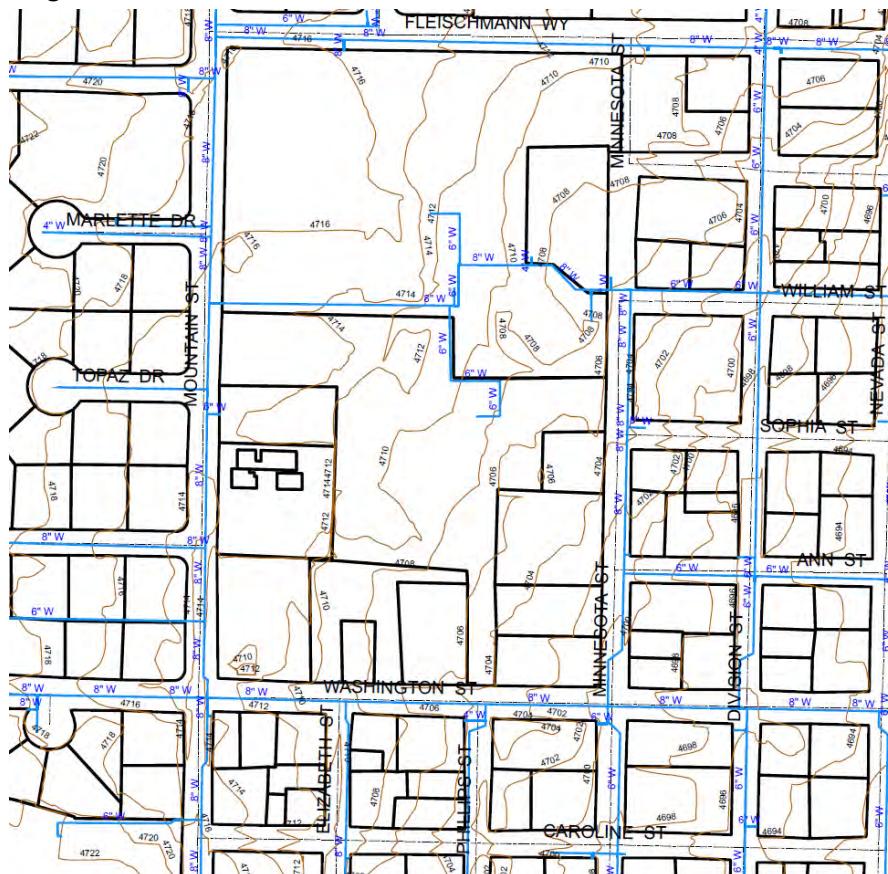
HYDROLOGY – STORM DRAINAGE

The Preliminary Hydrologic Drainage Study contained herein as Appendix E details the existing and proposed on and off-site drainage conditions. The conclusions of the Preliminary Study state, "The performance of the proposed project improvements, roadways, detention/retention, and storm water conveyance facilities, once constructed, will not adversely impact upstream or downstream properties adjacent to this site. The development of this site for the uses proposed will not significantly increase upstream or downstream storm flow runoff rates, volumes, velocities, depths, and will not influence floodplain boundaries."

WATER SUPPLY

The existing water system surrounding the subject property consists of predominantly 6" and 8" waterlines, generally beneath adjacent roadways. This grid configuration should be able to adequately supply the proposed development without adversely impacting existing services. The existing water lines are shown in Figure 11. The estimated water demand would be supplied with a 4" main and 3" meter.

Figure 11: Existing Water Infrastructure



Based upon comparable health care facilities, the anticipated water usage is ~+/-19,280 gallons per day (GPD). Summary of the numbers used for estimation is included in Table 3 and water usage data is provided in Appendix D.

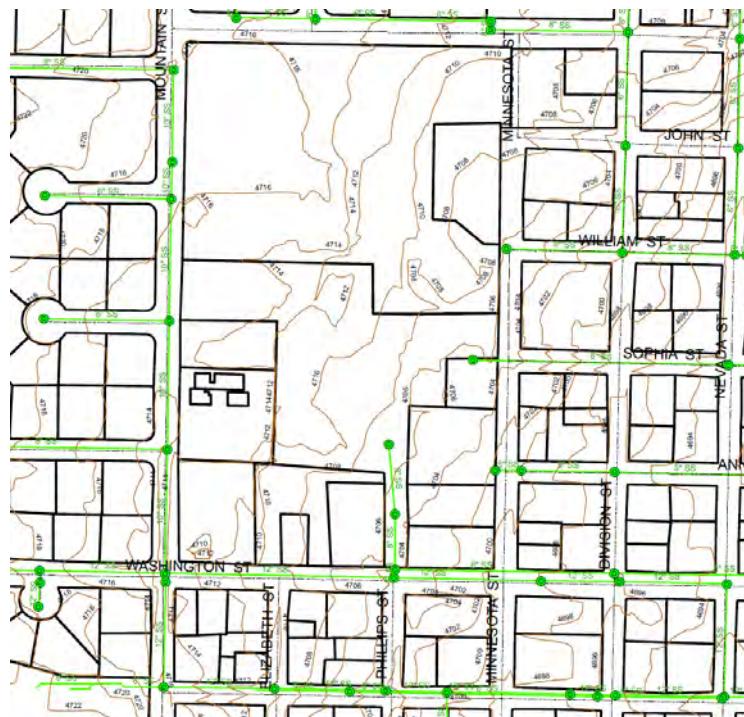
Table 3: Water Demand Calculations

Facility	# of Beds	GPD/Bed	Total GPD
Memory Care	52	90	4,680
Skilled Nursing	80	120	9,600
Landscape Water Use			2,000
Kitchen and Commercial Fixtures			3,000
			Total
			19,280

SEWER IMPACT

The existing sewer system surrounding the subject property consists of predominantly 8"-12" sewer lines, generally beneath adjacent roadways. This configuration should be able to adequately support the proposed development without adversely impacting existing services. The existing infrastructure is shown in Figure 12.

Figure 12: Sewer Infrastructure



Sewer discharges are generally not outfitted with a meter to determine actual sewer generation. It is anticipated that the proposed Carson Hospital Prestige Care Facility will produce an estimated sewer generation equal to that of the non-landscaped estimated water usage or +/- 17,280 GPD.

PARKING

Carson City Code requires 79 parking spaces and 96 spaces will be provided. Calculations for parking requirements are summarized in Table 4.

Table 4: Parking Calculations

Congregate Care Housing/Senior Citizen Home			
Carson City Code Required	Facility Count	Required Stalls	Provided Stalls
1 space per 5 Beds	132 Beds	27	27
1 space per 3 Employees	155 Employees	52	69
	Total	79	96*

* The parking number includes the stalls associated with the restriping of the southeastern entrance

TRAFFIC

The Carson Tahoe Hospital Prestige Care Facility will consist of two primary land uses, Skilled Nursing and Memory Care, these land uses are best associated with the following three (3) ITE Land Use Categories; Congregate Care Facility, Assisted Living Facility, and Nursing Home. All three of these Land Use Categories have very low trip generation rates, yielding anywhere between 22 and 29 peak hour trips based upon the proposed 132 bed facility. These estimated trip generation rates are far below the 80 peak hour trips required to trigger a traffic study per Carson City municipal Code.

ZONING MAP AMENDMENT GENERAL REVIEW QUESTIONS

- 1) That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.
 - a) In reviewing the attached Carson City Master Plan Policy Checklist, determine which Policies are applicable to the proposal. Explain what features of the proposed project support your selection of Goals and Policies concerning land use and related policies for the neighborhood where the subject project is located.

The property is in the Carson City Redevelopment Area #1 making it a priority infill development area. The Carson City Master Plan also defines this parcel as Mixed-Use Residential with a primary use listed as a range of medium to high-density residential housing and a secondary use listed as health services. A change to Multi-Family Apartment zone will align with these goals without creating any “friction zones” as the surrounding properties are predominantly medical office buildings. This zone change also aligns with the Master Plan goal to encourage the incorporation of additional housing in and around downtown.

- 2) That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.
 - a) Describe the land uses and zoning adjoining your property (for example: North: two houses, Single-Family One Acre zoning; East: restaurant, Retail Commercial zoning, etc.), and how your zoning will be compatible with those uses and not cause detrimental impacts.

North: Carson Tahoe Health Foundation, formerly Carson-Tahoe Hospital zoned Public Regional (PR), current land use is a medical facility; East: Residential Office (RO) zoning, current land use is medical office, residential; South: Residential Office (RO) zoning, current land use is medical office, residential; West: Residential Office (RO) zoning, current land use is medical office, residential.

The proposed zoning designation of MFA is consistent with the surrounding properties existing residential and office designations. In addition, the allowed uses of the proposed MFA designation are in line with the current adjacent land uses.

- b) Describe land use and zoning changes in the general vicinity which have occurred in the previous five-year period.

Although currently vacant, the proposed project site, recently contained three (3) multi- story medical office buildings and their associated parking. These building were raised in order to allow for redevelopment of the site in a manner consistent with the proposed project.

- c) That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

Due to the similarity of the project to the surrounding properties, the general neighborhood will see a similar type of clientele that currently frequents the area and there will not be a negative impact on the surrounding properties. At build out there will not be any discernable changes in noise, dust, odors, vibration, fumes, glare, or physical activity than was seen with previous uses. All project uses will be contained within the building. Standard construction dust control practices will be used during construction.

d) **That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information that you are providing (private engineer, development engineering, title report, or other sources). Describe how your proposed Zoning Map Amendment will not adversely impact drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.**

The information provided is a collaboration between Manhard Consulting, LRS Architecture and Sandra Wendel and Associates. It is in compliance with Carson City Municipal Code, NAC and NRS. Requirements from Major Project Review MPR-14-042 are met. Our proposed Zoning Map Amendment will not adversely impact the following; drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.

The development of this site for the uses proposed will not significantly increase upstream or downstream storm flow runoff rates, volumes, velocities, depths, and will not influence floodplain boundaries. Based upon comparable health care facilities, the anticipated water usage is ~+/- 19,280 gallons per day (GPD), which will not impact existing services. Traffic estimated trip generation rates are far below the 80 peak hour trips required to trigger a traffic study per Carson City Municipal Code. Adequate means of access are available for emergency vehicles to serve the site. There is a fire station located roughly three quarters of a mile away from the development with an estimated emergency vehicle response time of 3 to 5 minutes.

e) **Is drainage adequate in the area to support the density that may occur with the rezoning? How will drainage be accommodated? How have you arrived at this conclusion?**

The development of this site for the uses proposed will not significantly increase upstream or downstream storm flow runoff rates, volumes, velocities, depths, and will not influence floodplain boundaries. See Hydrology – Preliminary Hydrologic Drainage Study in Appendix C.

f) **Are the water supplies in the area of your project adequate to meet your needs without degrading supply and quality to others? Is there adequate water pressure? Are the lines in need of replacement? Talk to the Utilities Department for the required information.**

The water supplies in the area of our project are adequate to meet the needs without degrading supply and quality to others. There is adequate water pressure and existing water lines are in satisfactory working condition.

g) Are roadways sufficient in the area to serve the density that may occur from the rezoning? How have you arrived at this conclusion?

Roadways in the area are sufficient to serve the density that will occur from the rezoning. The estimated vehicular trip generation of between 22 and 29 peak hour trips are far below the 80 peak hour trips required to trigger a traffic study per Carson City Municipal Code.

h) Will the school district be able to serve the student population that may occur from the rezoning? How have you arrived at this conclusion?

Due to the nature of the proposed project the school district will not be affected from the request.

i) Are adequate means of access available for emergency vehicles to serve the site? What is the approximate response time for emergency vehicles? If your application is approved to rezone the property, will additional means of access be required for increased density? Or will existing access ways be adequate? How have you arrived at this conclusion?

Adequate means of access are available for emergency vehicles to serve the site. There is a fire station located roughly three quarters of a mile away from the development with an estimated emergency vehicle response time of 3 to 5 minutes.

ACKNOWLEDGMENT OF APPLICATION

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

Applicant

Date

SPECIAL USE PERMIT GENERAL REVIEW QUESTIONS

Question 1. How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

Explanation A. Turn to the Master Plan Policy Checklist. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews address five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. In your own words provide written support of the policy statement. You may want to acquire a free CD or purchase a paper copy of the Master Plan from the Planning Division, or review the copy in the Planning Office or in the reference section of the Ormsby Public Library on Roop Street, or use our website at www.carson.org

The proposed project helps to achieve A Balanced Land Use Pattern in that the proposed project site is located in a priority infill area. The proposed site plan incorporates for the protection of mature trees as appropriate. In addition, the proposed use provides for levels of service consistent with the land use designation.

The proposed project will contribute to the Economic Vitality of Carson City by encouraging a citywide housing mix consistent with the labor force and non-labor force populations.

The proposed project will contribute to Carson City's goal of providing Livable Neighborhoods and Activity Centers by using durable, long lasting building materials and providing a variety of visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the development standards. In addition, the proposed building is designed with the appropriate height, density and setback transitions and connectivity to the surrounding development to ensure compatibility.

Question 2. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

Explanation A. Describe the general types of land uses and zoning designations adjoining your property

North: Carson Tahoe Health Foundation, formerly Carson-Tahoe Hospital zoned Public Regional (PR), current land use is a medical facility; East: Residential Office (RO) zoning, current land use is medical office, residential; South: Residential Office (RO) zoning, current land use is medical office, residential; West: Residential Office (RO) zoning, current land use is medical office, residential.

The proposed zoning designation of MFA is consistent with the surrounding properties existing residential and office designations. In addition, the allowed uses of the proposed MFA designation are in line with the current adjacent land uses.

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Will the project involve any uses that are not contained within a building? If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

The proposed project is similar in nature to the other existing medical facilities in the area. The use will not create additional noise, dust, odors, vibration, fumes, glare, or physical activity above and beyond the property's previous use. Land uses will be primarily contained within the building. Construction generated dust will be controlled by utilization of BMP's during construction. Yes, other properties in the area have obtained approvals of a similar nature. The proposed project will be similar in size and scale to the previous use and the existing uses to the north, while utilizing similar building materials and building themes of the properties to the south, east and west.

C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

The proposed project is similar in nature to the surrounding land uses and will blend nicely into the area and therefore will not be detrimental to the peaceful enjoyment of the surrounding properties.

D. Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area.

The proposed development will slightly increase the surrounding pedestrian and vehicular traffic when successfully operating. Vehicles will be making left turns from N. Mountain St. and W. Washington St. Additional walkways and traffic lights will not be needed. Traffic will have an estimated vehicular trip generation of between 22 and 29 peak hour trips which are far below the 80 peak hour trips required to trigger a traffic study per Carson City municipal Code. There is a fire station located roughly three quarters of a mile away from the development which should give an emergency vehicle response time of 3 to 5 minutes

(Response times were gathered utilizing Carson City online data). See Traffic section for complete discussion.

E. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

The proposed project will provide a necessary service to the people of Carson City while providing high quality jobs to the area. In the long term the services provided will make it more convenient to those in need, and may potentially keep them in the Carson City area, which in turn will keep money in the local economy that may otherwise be spent elsewhere.

Question 3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

Explanation A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population? How will your project affect the Sheriff's Office?

The proposed development will not create any changes in the needs from internal service departments as the residents will not be school aged and fire and sheriff service requirements will be similar to previous development.

B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Talk to Engineering for the required information.

The development of this site for the uses proposed will not significantly increase upstream or downstream storm flow runoff rates, volumes, velocities, depths, and will not influence floodplain boundaries. See the Hydrology section and complete report in Appendix C.

C. Are the water supplies serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Talk to Public Works for the required information.

The water supplies in the area of our project are adequate to meet the needs without degrading supply and quality to others. There is adequate water pressure and existing water lines are satisfactory working condition.

D. Is there Adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Please contact Public Works for the required information.

The existing sewer system surrounding the subject property consists of predominantly 8"-12" sewer lines, generally beneath adjacent roadways. This configuration should be able to adequately support the proposed development without adversely impacting existing services.

E. What kind of road improvements are proposed or needed to accommodate your project? Have you spoken to Public Works or Regional Transportation regarding road improvements?

The only proposed improvements will be the replacement of existing driveway and sidewalk. Additional road improvements will not be needed.

F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet (private engineer, Public Works, Regional Transportation, title report, or other sources).

The information provided is a collaboration between Manhard Consulting, LRS Architecture and Sandra Wendel and Associates. It is in compliance with Carson City Municipal Code, NAC and NRS. Requirements from Major Project Review MPR-14-042 are met. Utility and Internal Service information was gathered from appropriate Carson City entities as cited when used.

G. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.

Although it is anticipated that outdoor lighting will ultimately be part of the proposed project, a detailed lighting plan is not included as part of this submittal package. Any lighting associated with the proposed development will be in accordance with Carson City Municipal Code Development standards Lighting Section 1.3.

H. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscaping shown on the plan which complies with City ordinance requirements.

The Preliminary landscape plan is as shown in Figure 10. Where trees exist in proposed landscape areas they will be preserved as feasible, dependent on final grading elevations and to be evaluated by a Certified Arborist.

I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business

other than your own. Design and dimensions of parking stalls, landscape islands, and traffic aisles must be provided. If there is any other information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include this information. Please type the following signed statement at the end of your application questionnaire.

See Site Plan in Appendix B

ACKNOWLEDGMENT OF APPLICATION

I certify that the foregoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

Applicant

Date

Carson City Planning Division
108 E. Proctor Street, Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # ZMA - 14 -

Ann Beck, CFO 445-8662
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ann.beck@carsontahoe.org
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Carson Tahoe Regional Healthcare, FKA Carson Tahoe Hospital 445-8662
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info@carsontahoe.org
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Christopher Baker 746-3500
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cbaker@manhard.com
EMAIL ADDRESS

FOR OFFICE USE ONLY:

ZONING MAP AMENDMENT

FEE: \$2,450.00 + noticing fee + CD containing application data (all to be submitted once application is deemed complete by staff).

SUBMITTAL PACKET

- Application Form
- Written Project Description
- Site Plan
- Proposal Questionnaire With Both Questions and Answers Given, Supporting Documentation
- Applicant's Acknowledgment Statement
- 6 Completed Application Packets (1 Original + 5 Copies)
- Documentation of Taxes Paid-to-Date (1 copy)
- Project Impact Reports (Engineering-4 copies)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional Information may be required.

Project's Assessor Parcel Number(s)	Street Address	ZIP Code
001-201-15/16/26/27	1001 Mountain Street	89703
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
MUR	PC	Washington, Mountain, Minnesota

Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.

PROPERTY OWNER'S AFFIDAVIT

I, Ann Beck, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Ann Beck
Signature

1600 Medical Parkway, Carson City, NV 89703

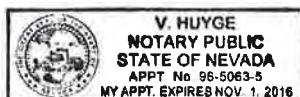
Address

12/17/14
Date

Use additional page(s) if necessary for other names.

On December 17, 2014, Ann Beck, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

V. Huyge
Notary Public



Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # SUP - 14 -

Ann Beck, CFO	445-8662
APPLICANT	PHONE #
1600 Medical Parkway, Carson City, NV 89703	
MAILING ADDRESS, CITY, STATE, ZIP	
ann.beck@carsontahoe.org	
EMAIL ADDRESS	
Carson Tahoe Regional Healthcare, FKA Carson Tahoe Hospital 445-8662	
PROPERTY OWNER	PHONE #
1600 Medical Parkway, Carson City, NV 89703	
MAILING ADDRESS, CITY, STATE, ZIP	
info@carsontahoe.org	
EMAIL ADDRESS	
Christopher Baker	746-3500
APPLICANT AGENT/REPRESENTATIVE	PHONE #
9850 Double R Blvd. #101, Reno, NV 89521	
MAILING ADDRESS, CITY, STATE ZIP	
cbaker@manhard.com	
EMAIL ADDRESS	

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT

**FEE: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential zoning
districts)**

+ **noticing fee** and CD containing application digital data (all to be submitted once the application is deemed complete by staff)

SUBMITTAL PACKET

- 8 Completed Application Packets
(1 Original + 7 Copies) including:
- Application Form
- Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date (1 copy)
- Project Impact Reports (Engineering) (4 copies)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional Information may be required.

Project's Assessor Parcel Number(s): Street Address ZIP Code

001-201-15/16/26/27 1001 Mountain Street, 89703

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

MUR

PC

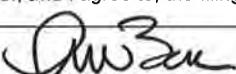
Washington, Mountain, Minnesota

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: _____, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:

PROPERTY OWNER'S AFFIDAVIT

I, Ann Beck, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application. 1600 Medical Parkway, Carson City, NV 89703

Signature



Address

Date

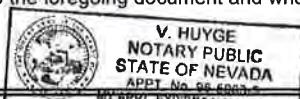
12/17/14

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
COUNTY CARSON CITY)

On December 17, 2014, Ann Beck, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public



NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

Carson City Planning Division
108 E. Proctor Street· Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # GM- 14 -

Ann Beck, CFO **445-8662**
APPLICANT **PHONE #**
1600 Medical Parkway, Carson City, NV 89703
MAILING ADDRESS, CITY, STATE, ZIP
ann.beck@carsontahoe.org
EMAIL ADDRESS
Carson Tahoe Regional Healthcare, FKA Carson Tahoe Hospital **445-8662**
PROPERTY OWNER **PHONE #**
1600 Medical Parkway, Carson City, NV 89703
MAILING ADDRESS, CITY, STATE, ZIP
info@carsontahoe.org
EMAIL ADDRESS
Christopher Baker **746-3500**
APPLICANT AGENT/REPRESENTATIVE **PHONE #**
9850 Double R Blvd. #101, Reno, NV 89521
MAILING ADDRESS, CITY, STATE ZIP
cbaker@manhard.com
EMAIL ADDRESS

<u>Total Gallons Per Day of Water Usage Requested:</u>	<u>APN</u>	<u>Address</u>	<u>City /State</u>	<u>Zip Code</u>
	001-201-15/16/26/27	1001 Mountain Street, Carson City, NV 89703		
<u>Project's Master Plan Designation</u>	<u>Project's Current Zoning</u>	<u>Nearest Major Cross Street(s)</u>		
MUR	PC	Washington, Mountain, Minnesota		

Briefly describe your proposed project: (Use additional sheets or attachments if necessary)

In accordance with Carson City Municipal Code (CCMC) Section: _____, or Development Standards, Division _____, Section _____, a request to allow water usage greater than 7,500 gallons per day: _____

PROPERTY OWNER'S AFFIDAVIT

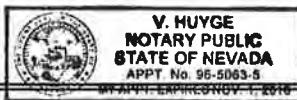
I, Ann Beck, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature

1600 Medical Parkway, Carson City, NV 89703

Address

Date

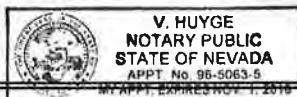


Use additional page(s) if necessary for other names.

STATE OF NEVADA)
 COUNTY CARSON CITY)

On December 17, 2014, Ann Beck, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public



NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning Division personnel can help you make the above determination.

FOR OFFICE USE ONLY:

CCMC 18.12

GROWTH MANAGEMENT

FEE: None

SUBMITTAL PACKET

- Application Form
- Site Plan
- Water Report
- Applicant's Acknowledgment Statement
- 4 Project engineering Reports
- 6 Completed Application Packets
(1 Original + 5 Copies)
- CD containing application digital data (pdf format)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional Information may be required.

Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Prestige Skilled Nursing and Memory Care Facility

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?

- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY

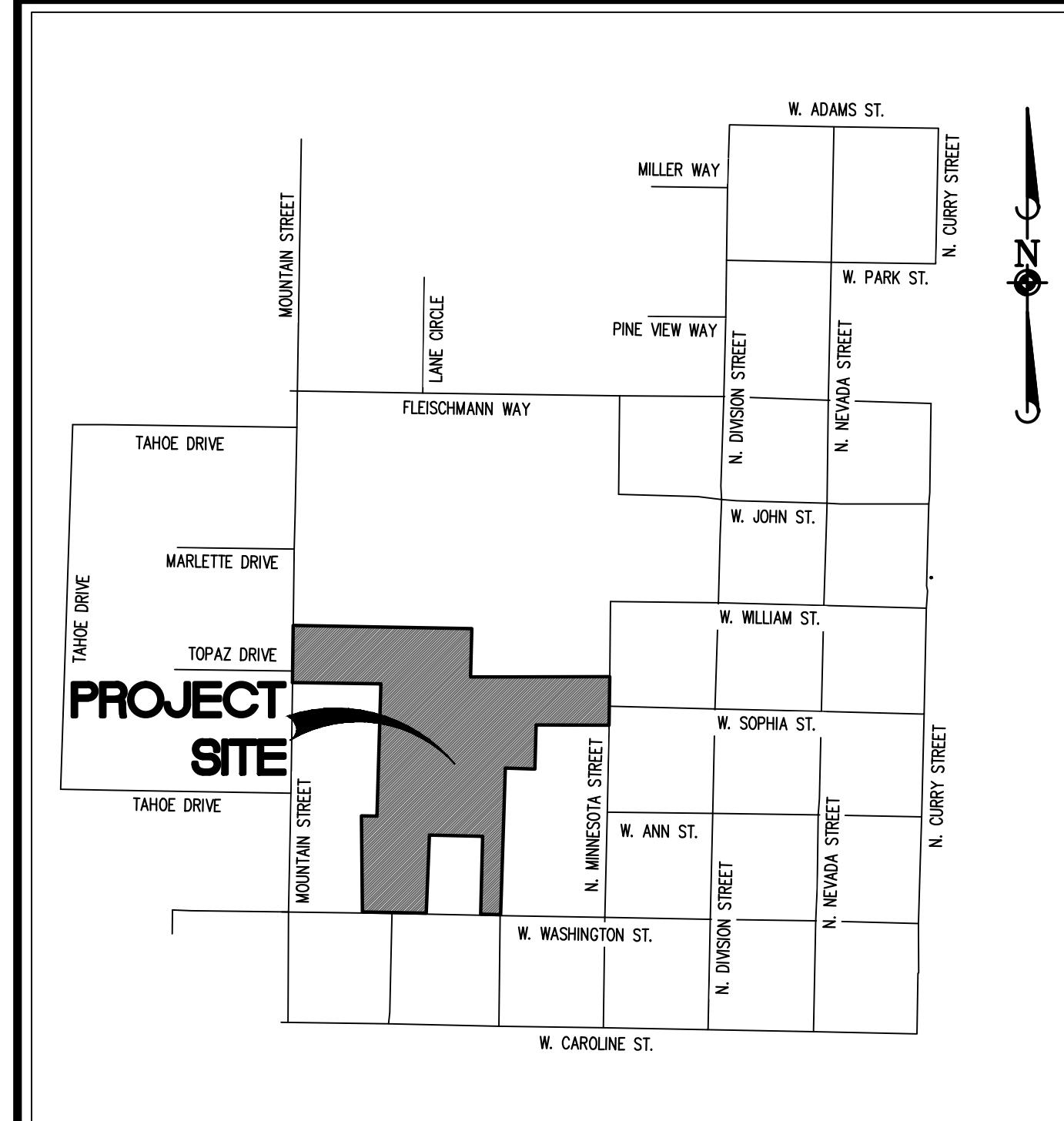


The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

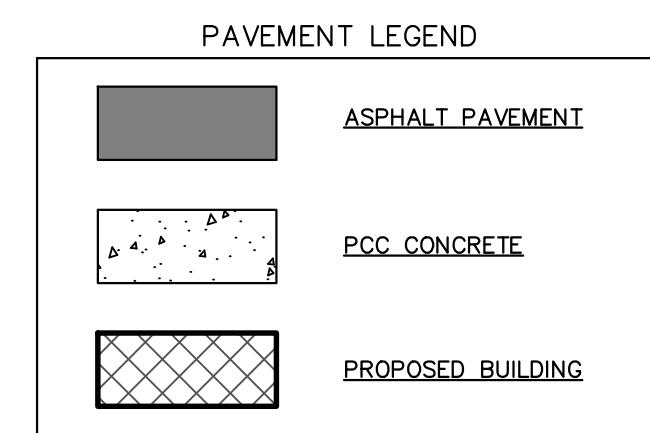
- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

**Special Use Permit and Growth Management
for
PRESTIGE CARE FACILITY
CARSON CITY, NEVADA**



VICINITY MAP

Page 10

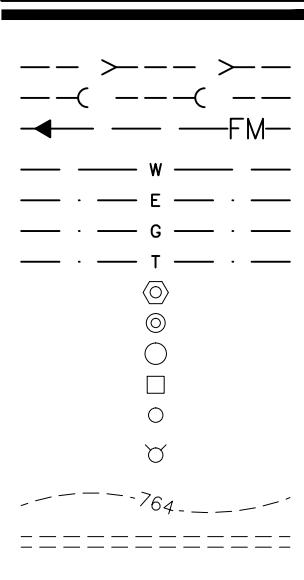


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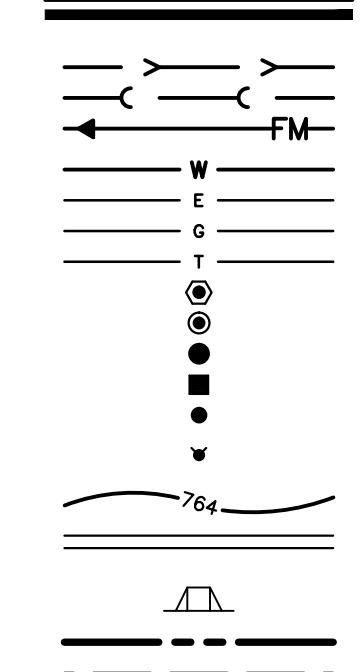
1. ALL DIMENSIONS ARE TO FRONT FACE OF CURB UNLESS NOTED OTHERWISE.
2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER.

STANDARD SYMBOLS

EXISTING



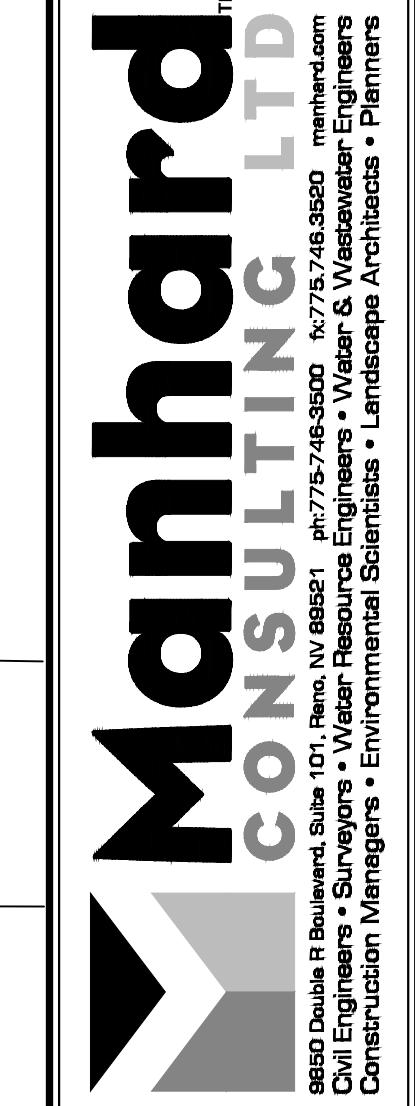
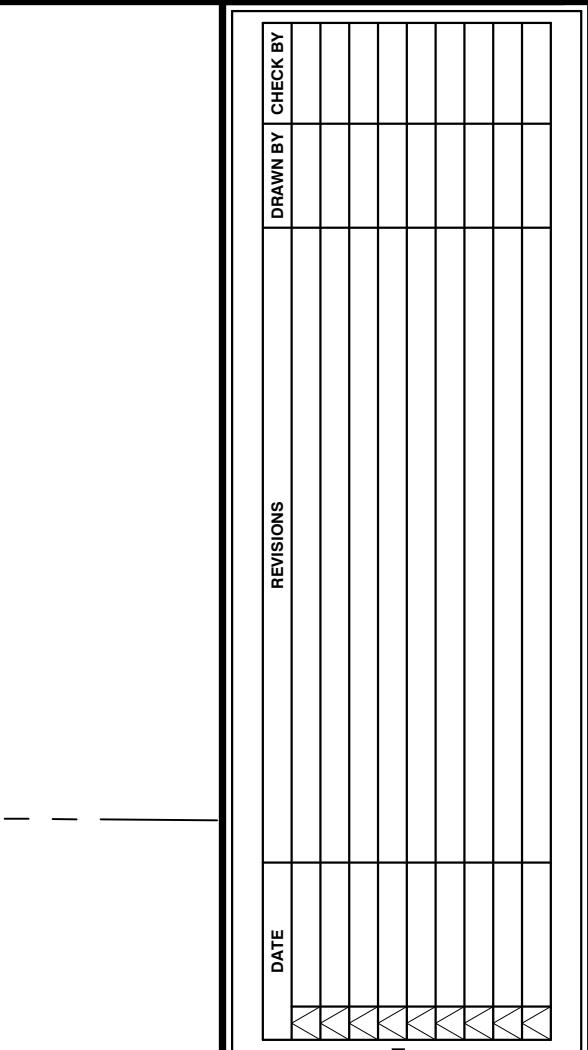
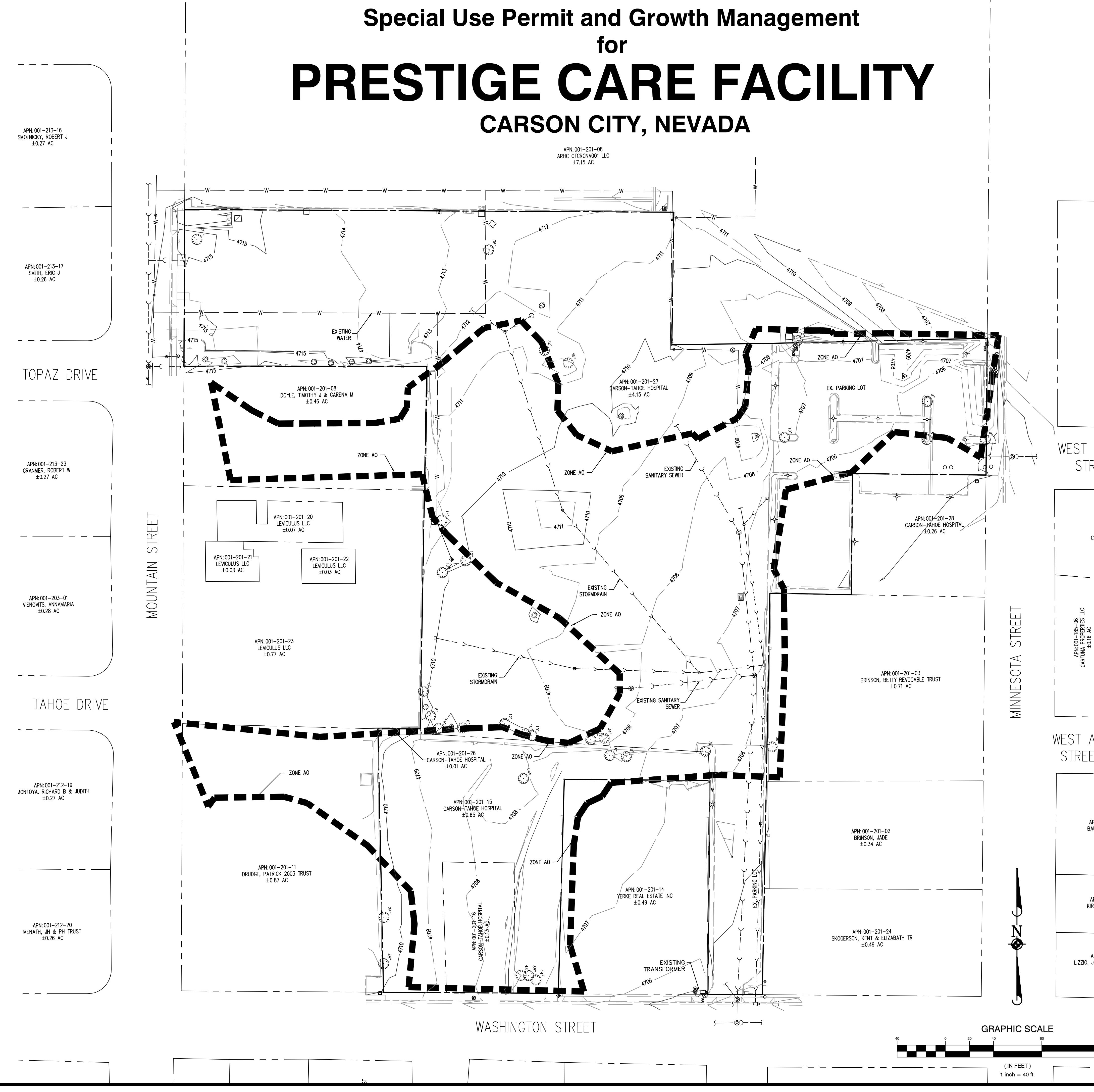
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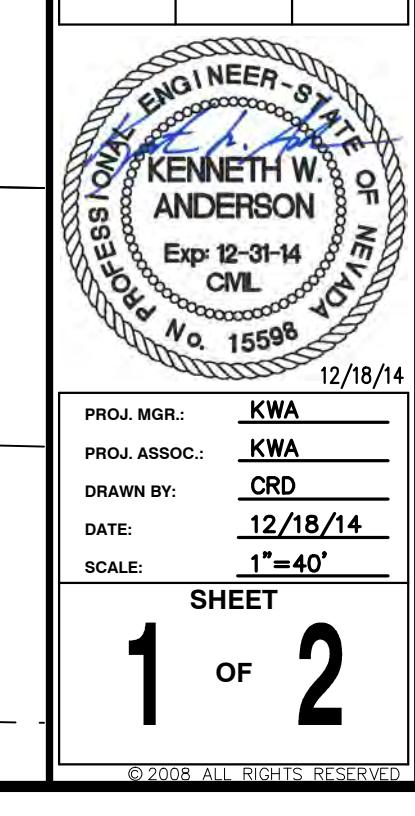
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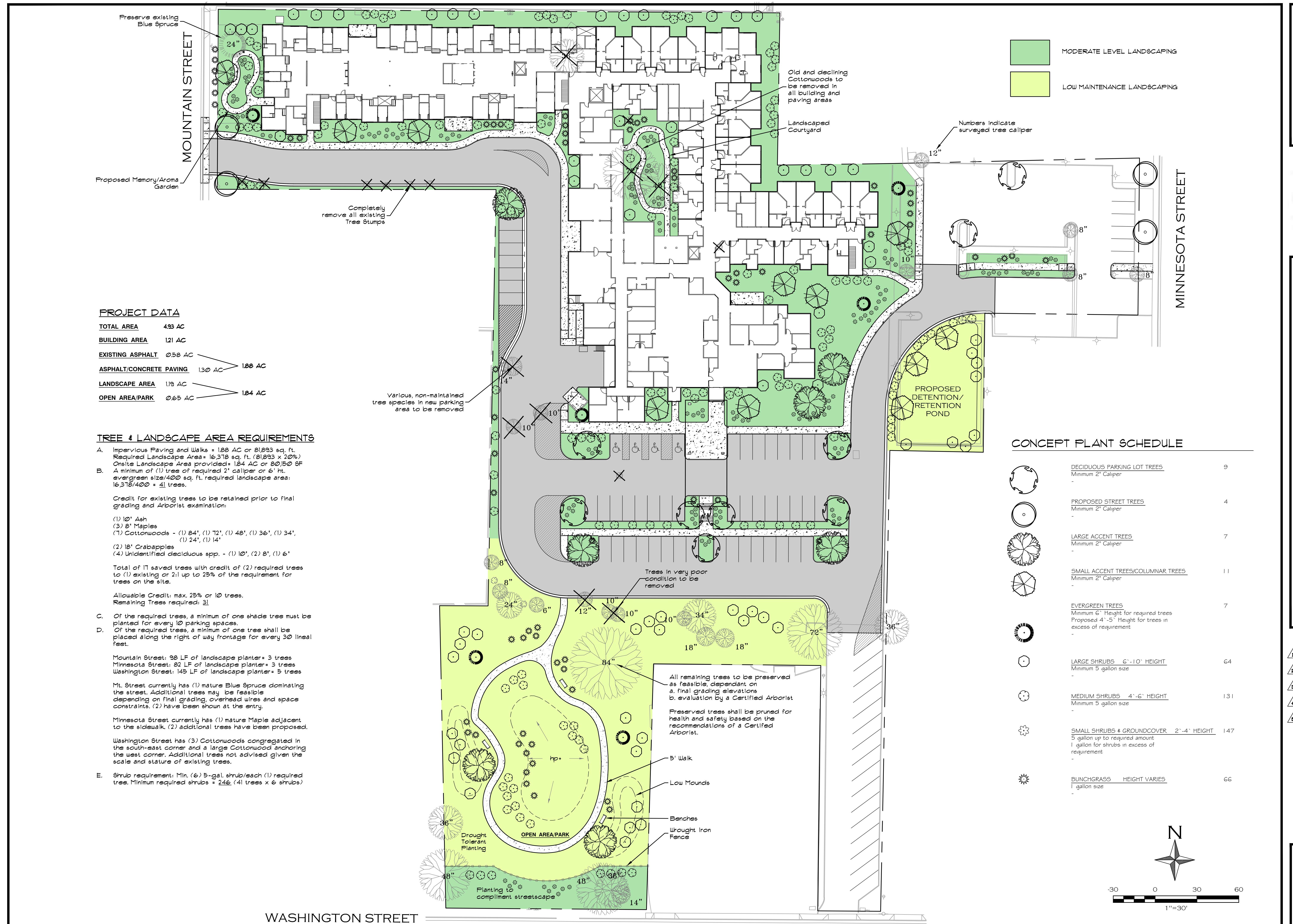
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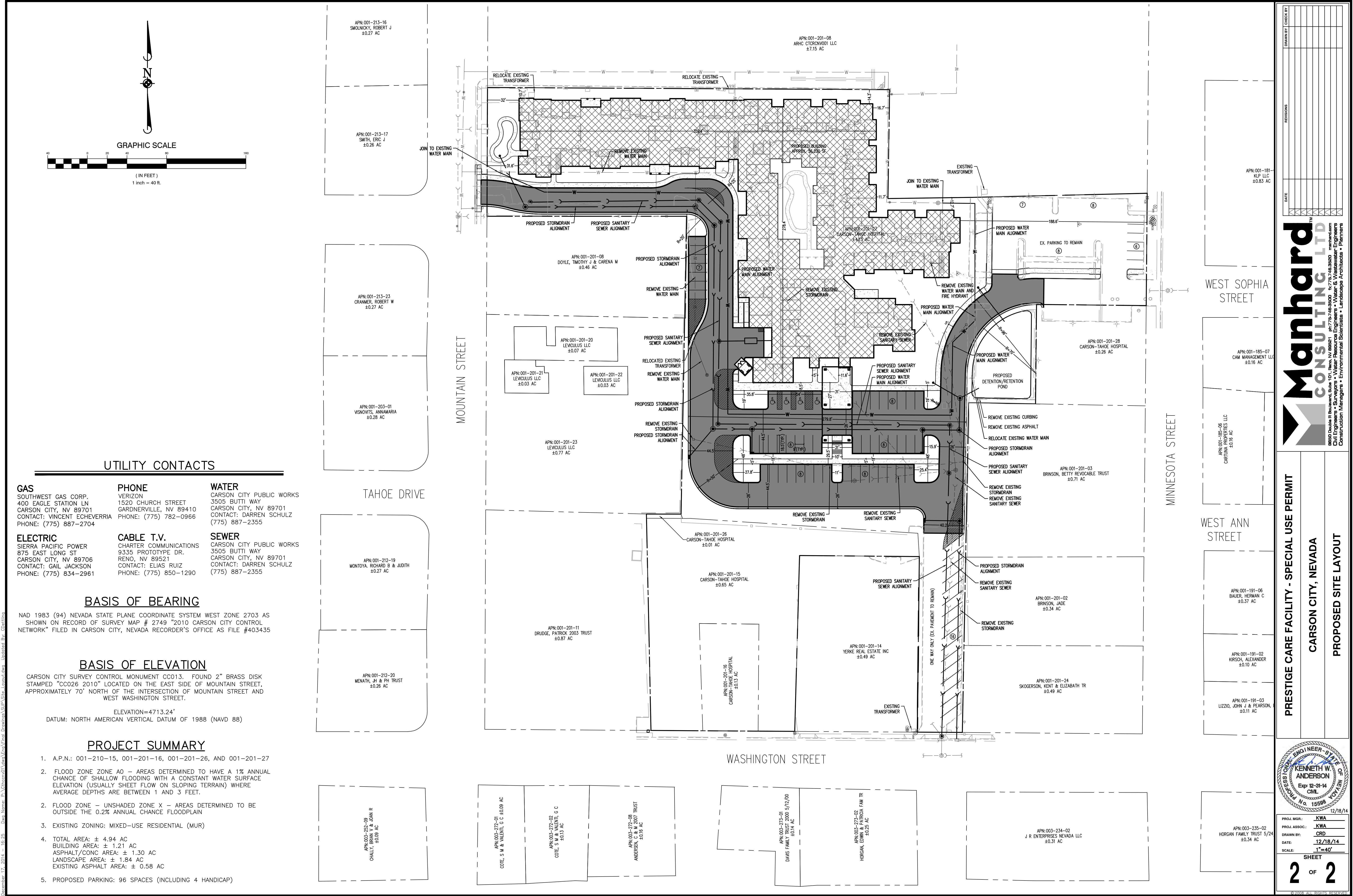
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CARSON TAHOE HOSPITAL PRESTIGE CARE FACILITY







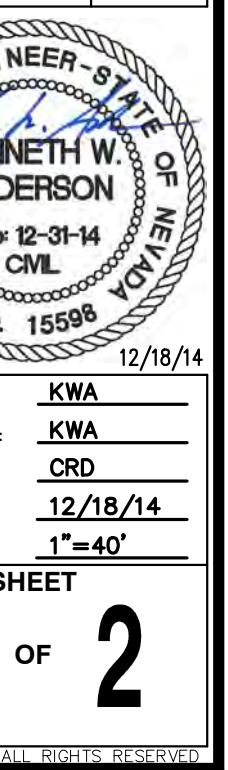
Manhard
CONSULTING LTD
Based Double R Boulevard Suite 101, Reno, NV 89502 ph: 775-748-3500 fax: 775-748-3500
Civil Engineers • Surveyors • Water & Wastewater Engineers • Landscape Architects • Planners

PROPOSED SITE LAYOUT

CARSON CITY, NEVADA

PRESTIGE CARE FACILITY - SPECIAL USE PERMIT

PROJECT SUMMARY



Preliminary Hydrologic Drainage Study
for
**Carson Tahoe Hospital Prestige Care
Facility**

Prepared for:

Carson Tahoe Health
1600 Medical Parkway
Carson City, Nevada 89703
(775) 331-6900

Prepared by:



9850 Double R Blvd., Suite 110
Reno, Nevada 89521
(775) 746-3500

Project No: CTHCCNV01

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<u>PROPOSED HYDROLOGY</u>	4
<u>CONCLUSION</u>	5
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<u>APPENDIX B</u> (CALCULATIONS AND SUPPORTING DATA)	
EXISTING HYDROLOGIC ANALYSIS	
<u>APPENDIX C</u> (CALCULATIONS AND SUPPORTING DATA)	
PROPOSED HYDROLOGIC ANALYSIS	

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1 Introduction

1.1 Purpose of Study

This report presents the data, hydrologic and hydraulic analyses, and conclusions of a preliminary drainage study performed for the proposed Carson Tahoe Hospital Prestige Care Facility. The information, data, and calculations presented herein are intended to provide preliminary drainage information for the application of a Special Use Permit in accordance with the Carson City Municipal Code.

A cross-reference with the improvement plans will aid in the understanding of this report. Please note - this study is intended to be a working document and will be updated and/or revised as needed to correspond with design modifications. In addition, in the interest of brevity and clarity, this report will defer to figures, tables, and the data and calculations contained in the appendices whenever possible.

1.2 Project Location and Description

The following report represents the preliminary storm drain analysis for the Carson Tahoe Hospital Prestige Care Facility Project (PCF Project) which is located south of Fleischmann Way, west of North Minnesota Street, north of East Washington Street, and east of North Mountain Street in Carson City, Nevada (Figure #1). The PCF Project is a proposed 1.21 acre health care facility with the associated landscaping, parking, and civil improvements. The proposed site combines parcel numbers APN's: 001-201-15/16/26/27 for an overall project area of 4.94 acres.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community-Panel Number 3200010092F, the subject property is in Zone AO (2' Depth) and Zone X. A majority of the site is located in the Zone AO with a 2' depth and the remaining area is Zone X is an area determined to be outside the 100-year floodplain. Reference FEMA panel in Appendix A.

The purpose of this report is to analyze the existing and proposed conditions of the subject property based on the 5-year and 100-year peak flow events. The report contains the following sections: (1) Methodology, (2) Existing Hydrology, (3) Proposed Hydrology, and (4) Conclusion.

2 Methodologies and Assumptions

2.1 Hydrologic Analysis Methods

Hydrologic analyses were performed to determine the peak discharge for the 5-year and 100-year peak flow events. *Autodesk Sanitary and Storm Analysis* (SSA) was used to perform a *Rational Method* analysis to model the hydrologic basins that contribute in the existing and proposed conditions.

Parameters for peak storm flow and runoff volume estimates presented herein were determined using the data and methodologies presented in the *Carson City Municipal Code, Division 14 – Storm Drainage* section. In instances where the Carson City Municipal Code, Division 14 (CCMC-14) was lacking information or specificity, the Washoe County *Hydrologic Criteria and Drainage Design Manual* (1996) and/or the other appropriate sources and software user manuals were referenced.

For the existing and proposed on-site hydrologic conditions, the Rational Method was utilized in accordance with the CCMC-14. A minimum time of concentration of 10-minutes was used for all subbasins for a conservative analysis.

The rainfall characteristics were modeled using the NOAA database (http://dipper.nws.noaa.gov/hdsc/pfds/sa/nv_pfds.html) to determine site specific depth of precipitation (Appendix A).

2.2 Hydraulic Modeling Methods

Hydraulic analyses were performed using the associated hydrologic data to provide the estimates of the elevation of floods for the selected recurrence intervals. Water-surface elevations were computed in SSA using hydrodynamic routing. Hydrodynamic routing solves the complete Saint Venant equations throughout the drainage network and includes modeling of backwater effects, flow reversal, surcharging, lopped connections, pressure flow, and interconnected ponds. Hydrodynamic routing provides a formulation for channels and pipes, including translation and attenuation effects.

2.3 Assumptions

Since the Rational Method was employed for developed on-site peak storm flow estimations, reductions associated with hydrograph routing and combining have been neglected from the analyses herein. This contributes to the conservative nature of the ‘worst case’ analysis methods applied in this study.

3 Existing Drainage Conditions

3.1 Existing Off-Site Drainage

The subject property is located in the Ash Canyon Drainage and is in Zone AO (2' Depth). The effective hydraulic model routes a portion of the 100-year peak flood event through the site. The flows enter the western edge of the property at the intersection of North Mountain Street and Topaz Drive and at the intersection of North Mountain Street and Tahoe Drive. The peak flood flows in an easterly – southeasterly direction and eventually combine with other surface flows at the intersection of North Minnesota Street and West Washington Street.

3.2 Existing On-Site Drainage

The existing hydrologic analysis was based on the fact that the site was previously developed and the existing hydrologic sub-basins were delineated based on the existing stormdrain system.

For the existing catchment a time of concentration (Tc) and the Rational Method coefficients were selected, taking into consideration the catchment characteristics, which include catchment area and land cover. Weighted run-off coefficients were calculated for each basin (Table 1). A 5-year intensity of 1.47 in/hr and 100-year intensity of 3.57 in/hr were used. Table 1 and Figure 2 summarize the characteristics of on-site catchments in to study area. Reference Appendix B for the complete Rational Method analysis. Reference Figure 2 (Existing Hydrologic Conditions) in the map pocket for existing hydrology drainage map and the associated hydrologic sub-area.

Table 1 – Existing Conditions Rational Method Model Summary for the PCF Project, Reno, Nevada.

Sub-Basin	Area (Ac.)	Rational Method Coefficient (C ₅ /C ₁₀₀)	Time of Concentration (min)	Rainfall Intensity (I ₅ /I ₁₀₀) (in/hr)	5-Year Peak Flows (cfs)	100-Year Peak Flows (cfs)
X-01	0.33	0.68/0.85	10.00	1.47/3.57	0.33	1.00
X-02	0.42	0.85/0.95	10.00	1.47/3.57	0.53	1.42
X-03	0.42	0.42/0.66	10.00	1.47/3.57	0.26	0.99
X-04	0.39	0.81/0.92	10.00	1.47/3.57	0.47	1.28
X-05	0.32	0.68/0.81	10.00	1.47/3.57	0.32	0.93
X-06	0.29	0.52/0.72	10.00	1.47/3.57	0.22	0.75
X-07	0.72	0.20/0.50	10.00	1.47/3.57	0.21	1.29
X-08	0.36	0.61/0.79	10.00	1.47/3.57	0.32	1.02
X-09	0.26	0.78/0.89	10.00	1.47/3.57	0.31	0.83
X-10	0.23	0.58/0.78	10.00	1.47/3.57	0.20	0.64
X-11	0.20	0.68/0.85	10.00	1.47/3.57	0.20	0.61
X-12	0.59	0.85/0.95	10.00	1.47/3.57	0.74	2.00
X-13	0.27	0.65/0.81	10.00	1.47/3.57	0.26	0.78
X-14	0.14	0.85/0.95	10.00	1.47/3.57	0.19	0.48
TOTAL	4.94	-----	-----	-----	4.56	14.02

The 5-year and 100-year peak flows from on-site catchment in the existing condition are 4.56 cfs and 14.02 cfs, respectively. The existing flows are conveyed in an existing stormdrain system and routed in a southeasterly direction.

4 Proposed Drainage Conditions

4.1 Proposed Off-Site Drainage

The previously discussed peak flow event (Section 3.1) will be routed around the proposed building. The proposed stormdrain system and the proposed street sections will convey the through the subject property to the intersection of North Minnesota Street and West Washington Street, which is similar to existing conditions according to the effective HEC-RAS model.

4.2 Proposed On-Site Drainage

The sub-areas took into account the proposed on-site and off-site flows that affect the site. The associated calculated 5-year and 100-year peak flows can be found in Table 2, the detention facility can be referenced in Tables 3 and Appendix C. Both pipe sizes and catch basins have been sized to accommodate the proposed flows. Reference Figure 3 in the map pocket for the associated hydrologic sub-areas and the proposed catch basins. For the catch basin design and analysis, the project site was divided into 11 on-site drainage basins. Weighted run-off coefficients were calculated for each basin (Table 2). A 5-year intensity of 1.47 in/hr and 100-year intensity of 3.57 in/hr were used. All drainage for the basins will be contained in swales and the roadway and will travel to the catch basins. From the catch basins, the flow will be routed through the proposed storm drain system. Refer to Appendix C, *Hydrologic Analysis* for all data and supporting calculations using the Rational Method.

Table 2 – Proposed Conditions Rational Method Model Summary for the PCF Project, Reno, Nevada.

Sub-Basin	Area (Ac.)	Rational Method Coefficient (C ₅ /C ₁₀₀)	Time of Concentration (min)	Rainfall Intensity (I ₅ /I ₁₀₀) (in/hr)	5-Year Peak Flows (cfs)	100-Year Peak Flows (cfs)
P-01	0.27	0.47/0.70	10.00	1.47/3.57	0.19	0.68
P-02	1.02	0.75/0.89	10.00	1.47/3.57	1.13	3.24
P-03	0.35	0.85/0.95	10.00	1.47/3.57	0.44	1.19
P-04	0.64	0.20/0.50	10.00	1.47/3.57	0.19	1.14
P-05	0.62	0.77/0.90	10.00	1.47/3.57	0.70	1.99
P-06	0.17	0.63/0.81	10.00	1.47/3.57	0.16	0.49
P-07	0.21	0.48/0.70	10.00	1.47/3.57	0.15	0.53
P-08	0.75	0.62/0.80	10.00	1.47/3.57	0.68	2.14
P-09	0.41	0.85/0.95	10.00	1.47/3.57	0.50	1.36
P-10	0.28	0.53/0.70	10.00	1.47/3.57	0.22	0.70
P-11	0.22	0.85/0.95	10.00	1.47/3.57	0.28	0.75
TOTAL	4.94	-----	-----	-----	4.64	14.21

4.3 Detention

There is very little increase in flows from the existing and proposed conditions. This is due to the subject property being previously developed and having similar runoff coefficients. According to the existing and proposed hydrologic analysis, the existing 5-year and 100-year condition flows are 4.56 cfs and 14.02 cfs, respectively. The proposed 5-year and 100-year condition flows are 4.64 cfs and 14.21 cfs. Therefore, according to CCMC-14, the proposed detention facility will detain more than the required 0.08 cfs.

5 Conclusions and Recommendations

5.1 General Considerations

This study is intended to be a working document and may require updates and revisions to address the status of the improvement plans. As grading designs and surface water flow patterns are refined with subsequent plan editions, revisions may be required for the street flow and catch basin interception/bypass calculations provided herein.

5.2 Regulations and Master Plans

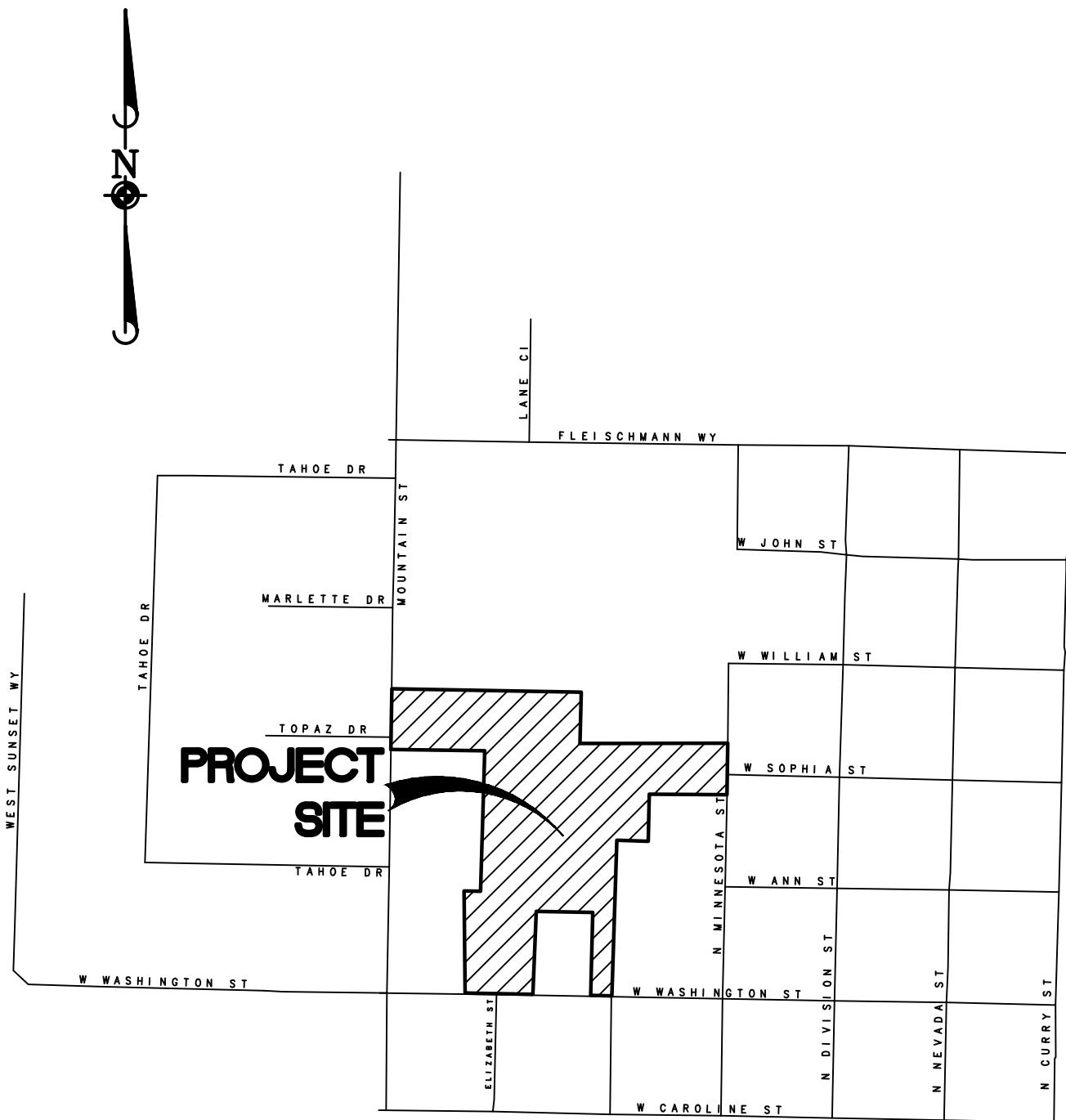
The proposed improvements and the analyses presented herein are in accordance with drainage regulations presented in *Carson City Municipal Code, Division 14 – Storm Drainage* section. In instances where the Carson City Municipal Code, Division 14 (CCMC-14) was lacking information or specificity, the Washoe County *Hydrologic Criteria and Drainage Design Manual (1996)* and/or the other appropriate sources and software user manuals were referenced.

5.3 Impacts to Adjacent Properties

The performance of the proposed project improvements, roadways, detention/retention, and storm water conveyance facilities, once constructed, will not adversely impact upstream or downstream properties adjacent to this site. The development of this site for the uses proposed will not significantly increase upstream or downstream storm flow runoff rates, volumes, velocities, depths, and will not influence floodplain boundaries. The fact that the subject property was previously developed there will be additional impacts to adjacent properties.

5.4 Standards of Practice

This study was prepared using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable professional engineers practicing in this and similar localities.



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Construction Managers - Environmental Scientists - Landscape Architects - Planners

CARSON TAHOE - PRESTIGE CARE FACILITY

CARSON CITY, NEVADA

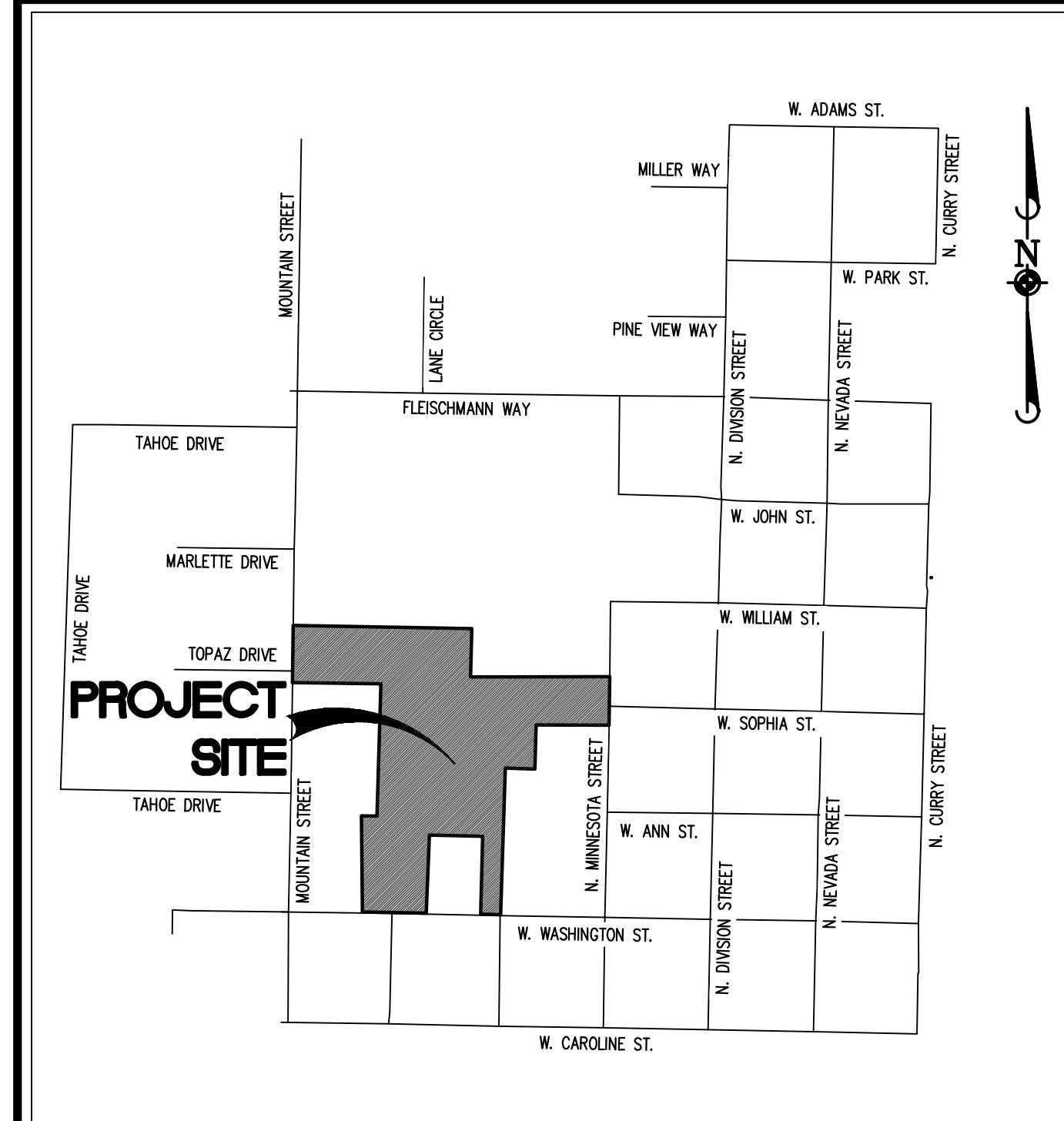
VICINITY MAP

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DRAWN BY: CRD
DATE: 12/16/2014
SCALE: N.T.S.

SHEET

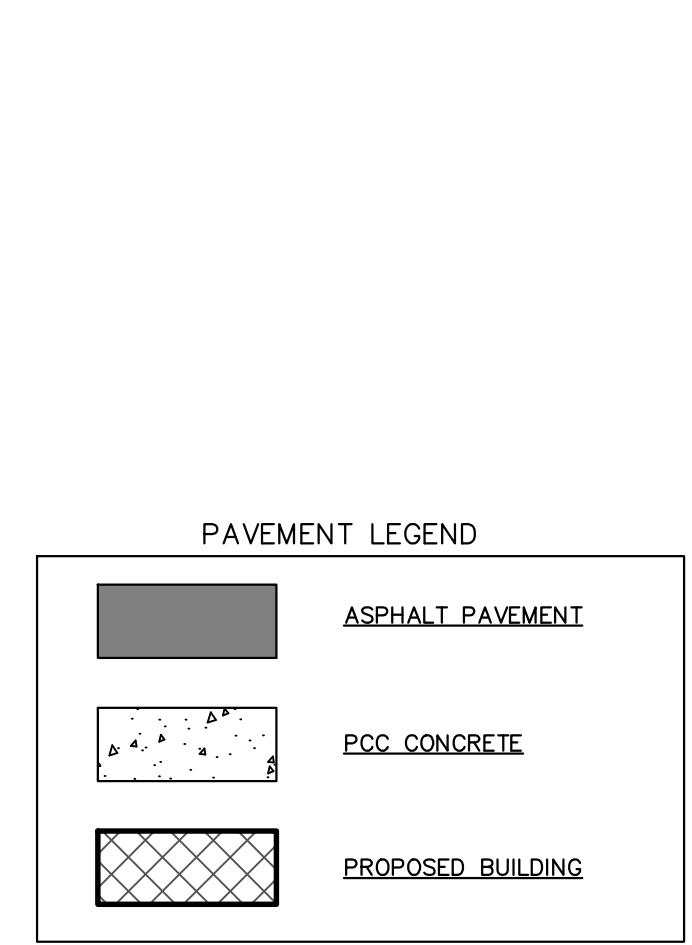
EXHIBIT 1 OF 3
CTHCCNV01 #####

**Special Use Permit and Growth Management
for
PRESTIGE CARE FACILITY
CARSON CITY, NEVADA**



VICINITY MAP

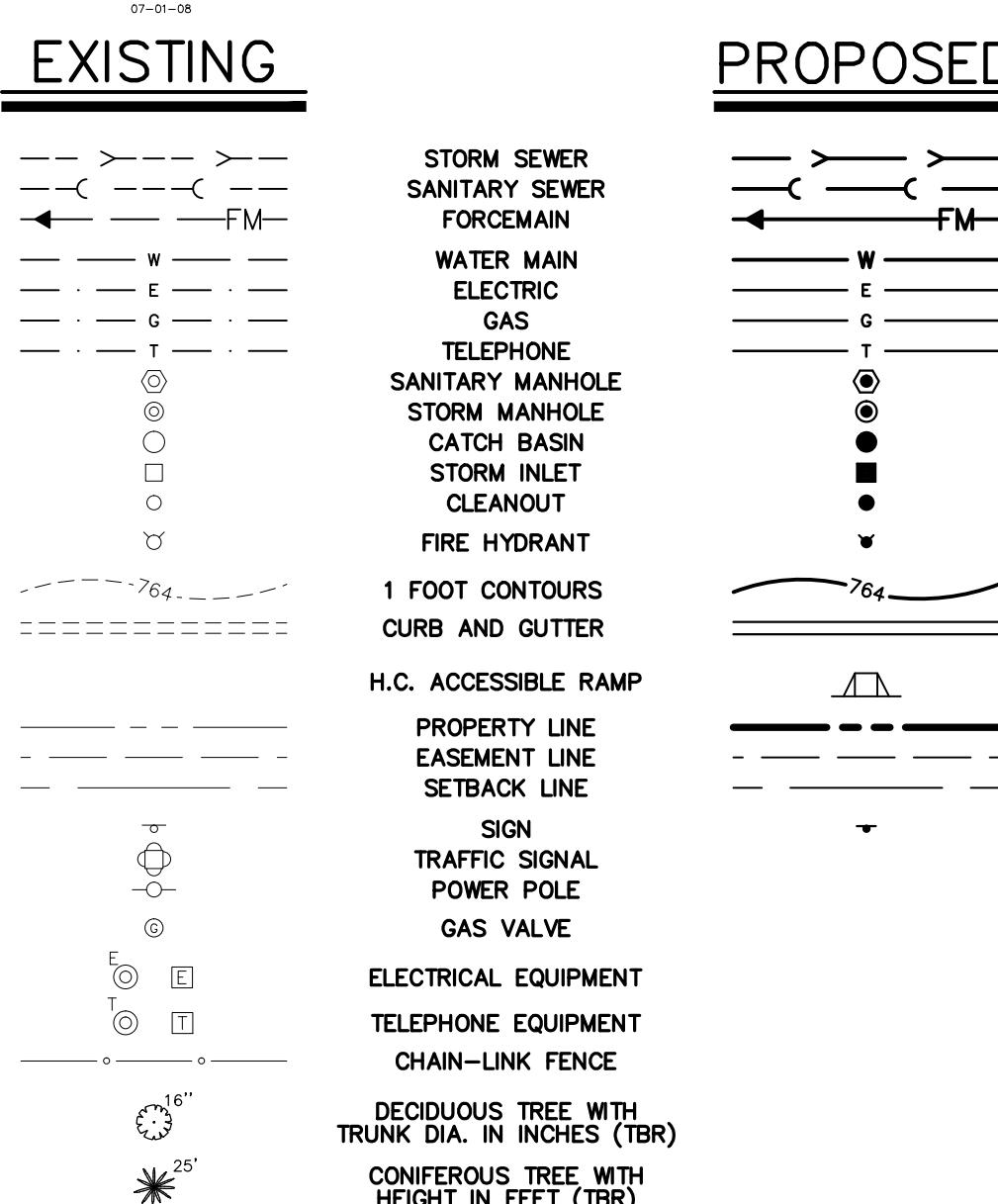
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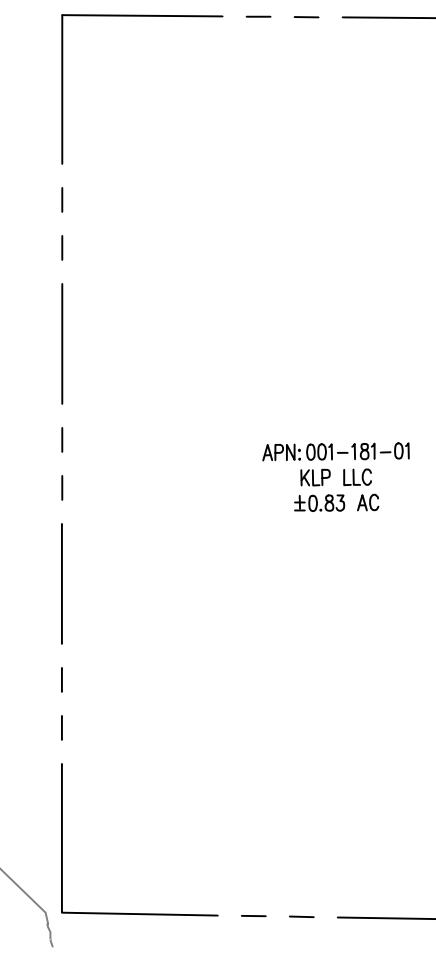
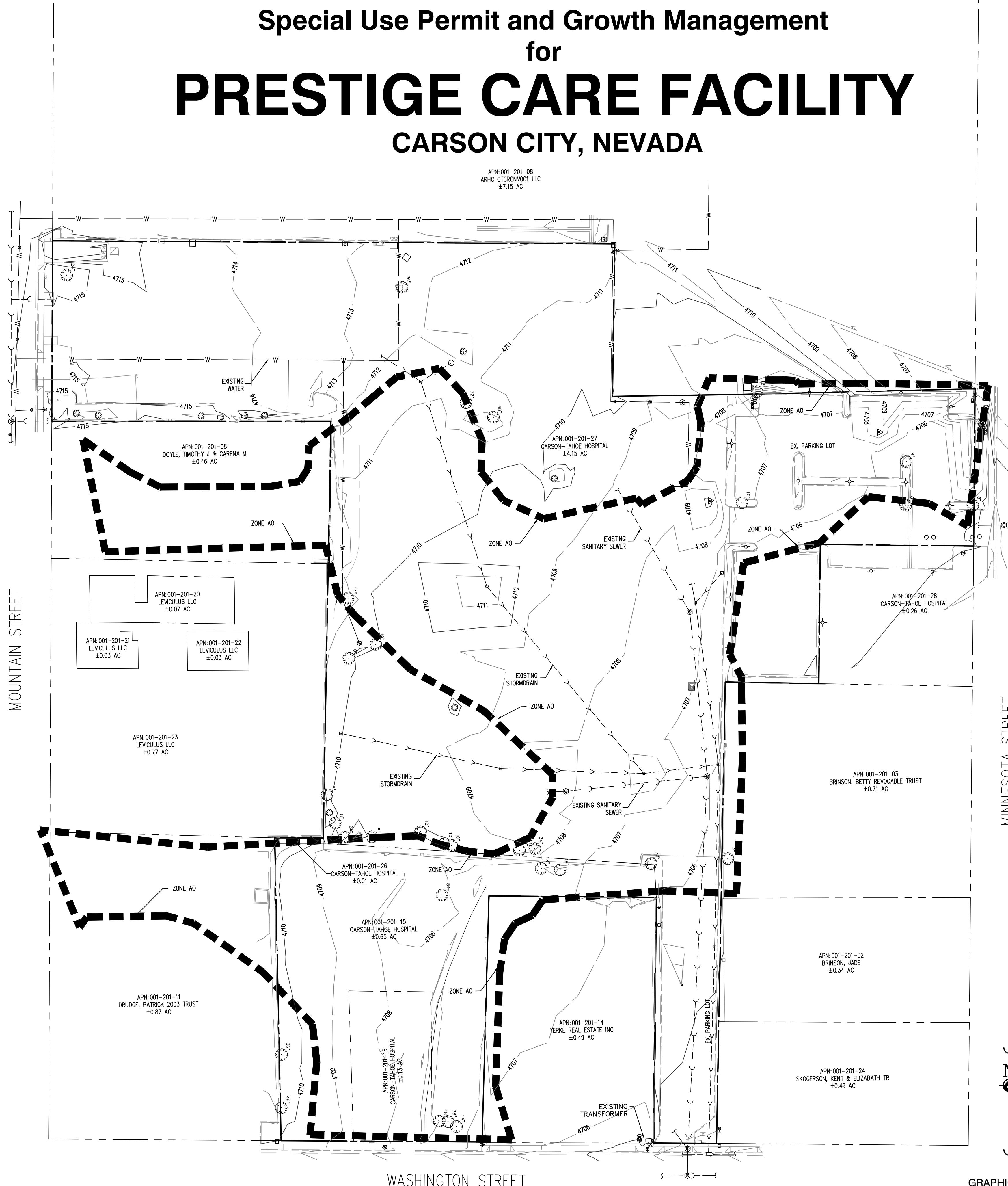
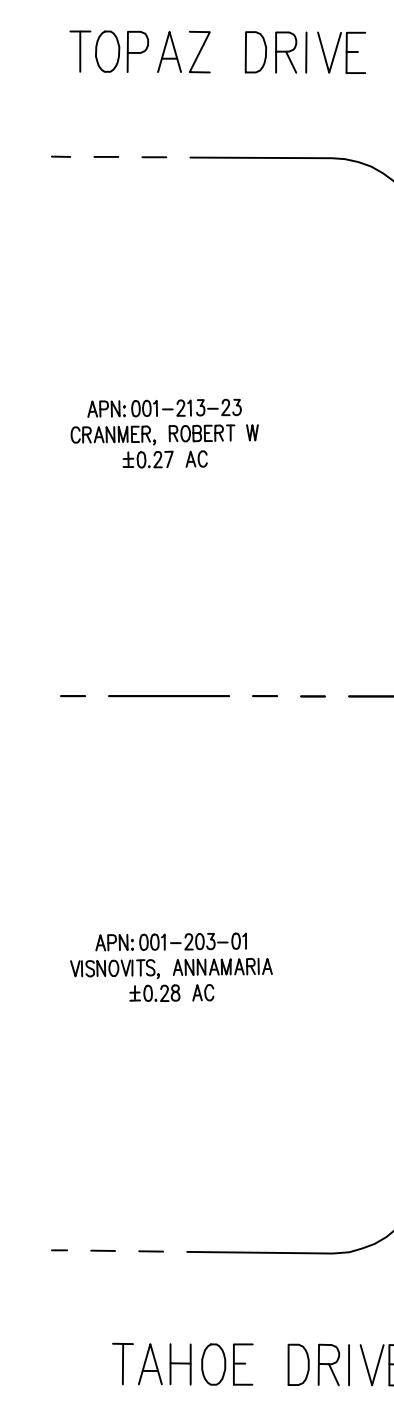
NOTES:

1. ALL DIMENSIONS ARE TO FRONT FACE OF CURB UNLESS NOTED OTHERWISE.
2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER.

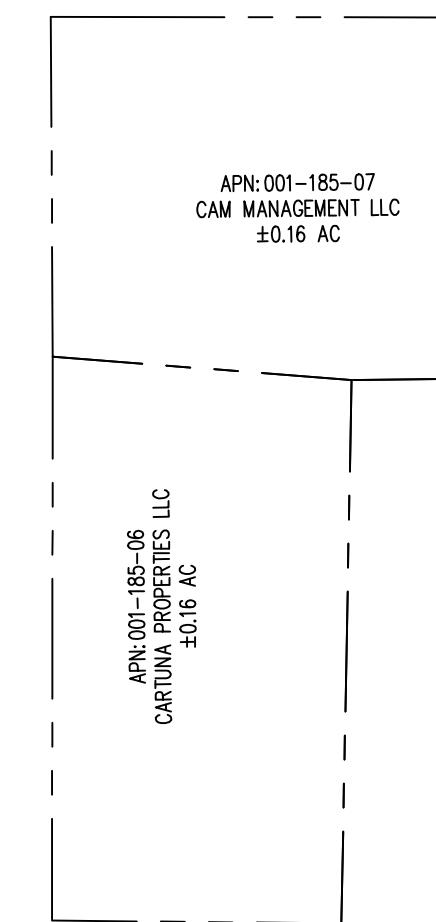
STAN



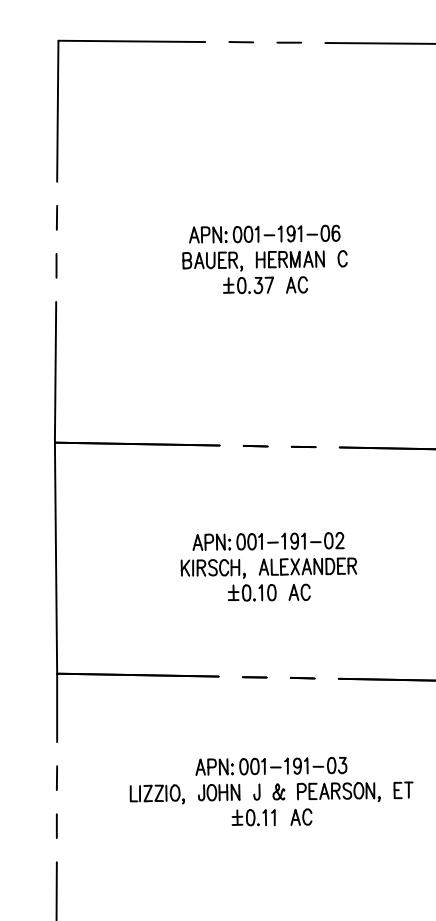
PROPOSED



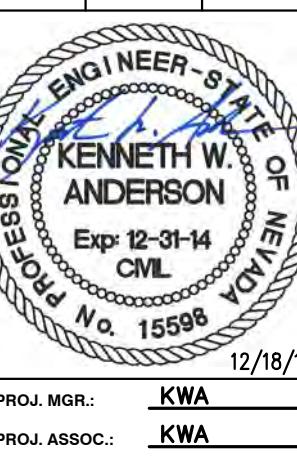
WEST SOPHIA STREET



WEST ANN STREET

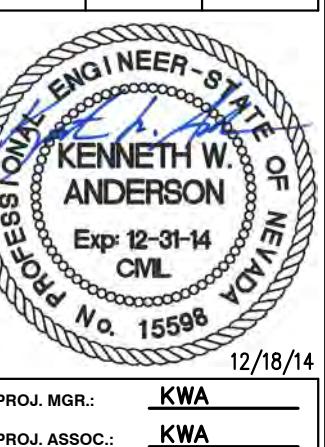
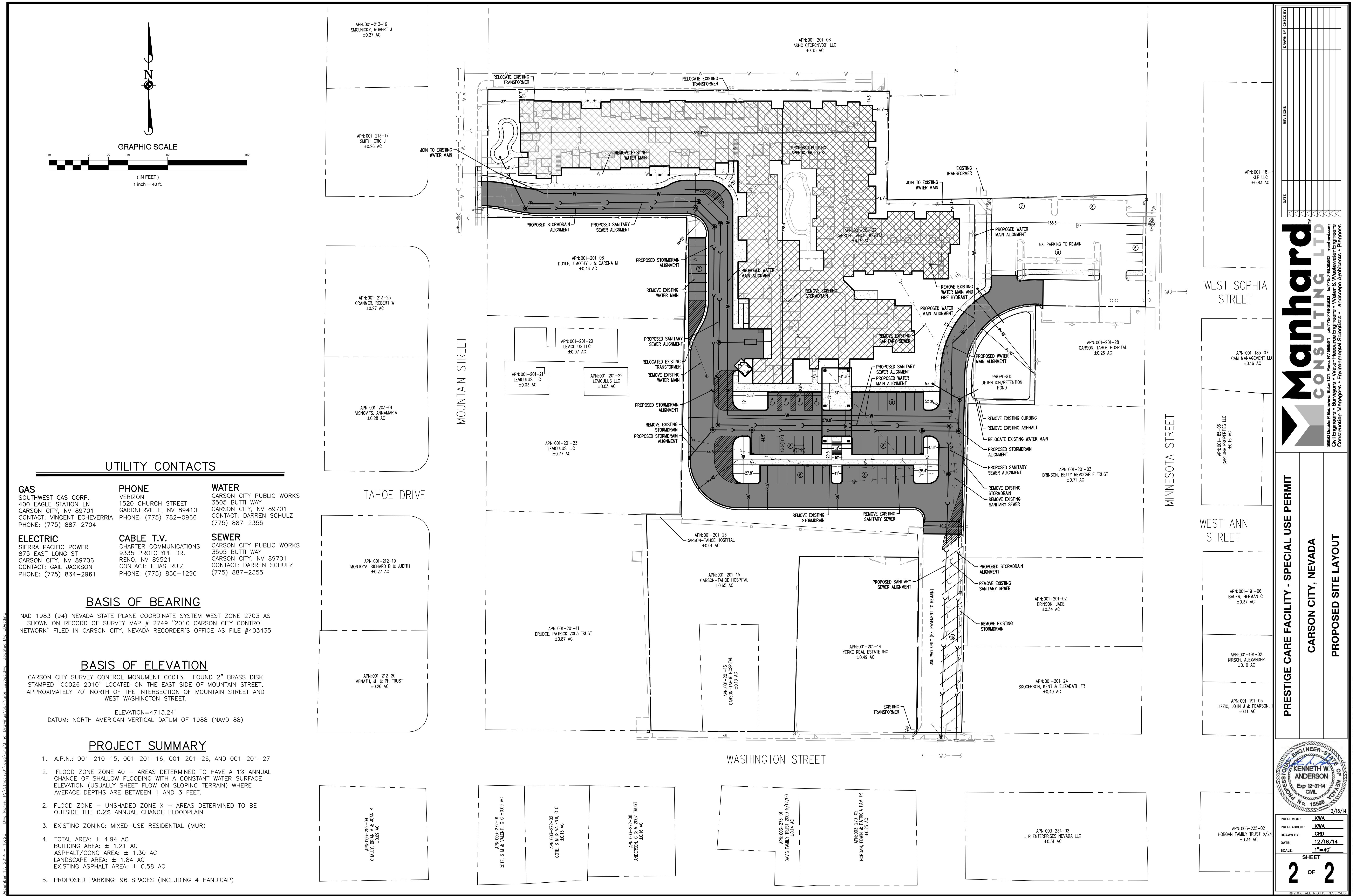


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BAUER, HERMAN C
±0.37 AC

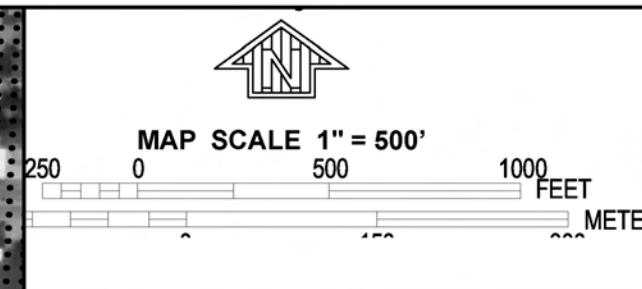


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DRAWN BY: CRD
DATE: 12/18/14
SCALE: 1"=40'

SPECIAL USE PERMIT AND GROWTH MANAGEMENT



APPENDIX A



PANEL 0092F

FIRM
FLOOD INSURANCE RATE MAP

**CARSON CITY,
NEVADA
INDEPENDENT CITY**

PANEL 92 OF 275
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CARSON CITY	320001	0092	F

NATIONAL FLOOD INSURANCE PROGRAM

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
3200010092F

MAP REVISED
FEBRUARY 19, 2014

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msfc.fema.gov



NOAA Atlas 14, Volume 1, Version 5
Location name: Carson City, Nevada, US*
Latitude: 39.1698°, Longitude: -119.7717°
Elevation: 4706 ft*
* source: Google Maps



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlović, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.16 (1.01-1.37)	1.45 (1.26-1.72)	1.93 (1.66-2.29)	2.40 (2.04-2.84)	3.16 (2.60-3.76)	3.86 (3.08-4.61)	4.69 (3.61-5.65)	5.69 (4.21-6.97)	7.27 (5.08-9.11)	8.70 (5.78-11.1)
10-min	0.888 (0.762-1.04)	1.10 (0.960-1.31)	1.47 (1.27-1.75)	1.83 (1.55-2.17)	2.41 (1.99-2.86)	2.94 (2.35-3.51)	3.57 (2.75-4.31)	4.33 (3.20-5.31)	5.53 (3.86-6.93)	6.62 (4.41-8.45)
15-min	0.732 (0.632-0.864)	0.912 (0.792-1.08)	1.22 (1.04-1.44)	1.51 (1.28-1.79)	1.99 (1.64-2.36)	2.43 (1.94-2.90)	2.95 (2.28-3.56)	3.58 (2.65-4.39)	4.57 (3.20-5.73)	5.47 (3.64-6.98)
30-min	0.494 (0.426-0.582)	0.614 (0.532-0.728)	0.820 (0.704-0.974)	1.02 (0.864-1.21)	1.34 (1.10-1.59)	1.64 (1.31-1.95)	1.99 (1.53-2.40)	2.41 (1.78-2.96)	3.08 (2.15-3.86)	3.68 (2.45-4.70)
60-min	0.305 (0.263-0.360)	0.380 (0.330-0.450)	0.507 (0.435-0.602)	0.630 (0.535-0.746)	0.828 (0.684-0.984)	1.01 (0.808-1.21)	1.23 (0.949-1.48)	1.49 (1.10-1.83)	1.90 (1.33-2.39)	2.28 (1.52-2.91)
2-hr	0.208 (0.185-0.238)	0.257 (0.229-0.294)	0.328 (0.290-0.374)	0.390 (0.341-0.445)	0.484 (0.412-0.555)	0.568 (0.472-0.658)	0.663 (0.537-0.778)	0.778 (0.610-0.926)	0.976 (0.732-1.21)	1.16 (0.840-1.47)
3-hr	0.166 (0.149-0.186)	0.206 (0.186-0.233)	0.258 (0.231-0.291)	0.301 (0.267-0.339)	0.362 (0.315-0.409)	0.414 (0.354-0.472)	0.472 (0.396-0.544)	0.547 (0.449-0.640)	0.668 (0.531-0.811)	0.785 (0.608-0.988)
6-hr	0.116 (0.104-0.130)	0.145 (0.130-0.162)	0.180 (0.161-0.201)	0.207 (0.184-0.231)	0.244 (0.214-0.274)	0.273 (0.237-0.309)	0.303 (0.258-0.346)	0.337 (0.281-0.390)	0.387 (0.315-0.455)	0.431 (0.343-0.516)
12-hr	0.077 (0.068-0.086)	0.096 (0.086-0.108)	0.121 (0.107-0.136)	0.140 (0.124-0.158)	0.166 (0.145-0.188)	0.187 (0.161-0.212)	0.207 (0.176-0.238)	0.228 (0.190-0.266)	0.256 (0.208-0.304)	0.279 (0.221-0.336)
24-hr	0.051 (0.046-0.056)	0.064 (0.058-0.070)	0.081 (0.073-0.089)	0.094 (0.085-0.104)	0.113 (0.102-0.125)	0.128 (0.115-0.141)	0.144 (0.128-0.159)	0.160 (0.141-0.178)	0.182 (0.158-0.204)	0.200 (0.171-0.226)
2-day	0.031 (0.027-0.034)	0.039 (0.035-0.043)	0.049 (0.044-0.055)	0.058 (0.052-0.065)	0.070 (0.062-0.079)	0.079 (0.070-0.090)	0.090 (0.078-0.102)	0.100 (0.087-0.115)	0.115 (0.098-0.133)	0.127 (0.106-0.148)
3-day	0.023 (0.020-0.025)	0.028 (0.025-0.032)	0.036 (0.032-0.041)	0.043 (0.038-0.049)	0.052 (0.046-0.059)	0.060 (0.052-0.068)	0.068 (0.059-0.077)	0.076 (0.065-0.087)	0.088 (0.074-0.101)	0.097 (0.081-0.113)
4-day	0.018 (0.016-0.021)	0.023 (0.021-0.026)	0.030 (0.027-0.034)	0.036 (0.032-0.041)	0.044 (0.038-0.050)	0.050 (0.043-0.057)	0.057 (0.049-0.065)	0.064 (0.054-0.073)	0.074 (0.062-0.086)	0.082 (0.068-0.096)
7-day	0.012 (0.011-0.014)	0.016 (0.014-0.018)	0.020 (0.018-0.023)	0.024 (0.021-0.027)	0.029 (0.026-0.033)	0.033 (0.029-0.038)	0.038 (0.033-0.043)	0.042 (0.036-0.048)	0.049 (0.041-0.056)	0.054 (0.045-0.063)
10-day	0.010 (0.008-0.011)	0.012 (0.011-0.014)	0.016 (0.014-0.018)	0.019 (0.016-0.021)	0.022 (0.020-0.025)	0.026 (0.022-0.029)	0.029 (0.025-0.033)	0.032 (0.027-0.036)	0.037 (0.031-0.042)	0.040 (0.034-0.047)
20-day	0.006 (0.005-0.007)	0.007 (0.007-0.008)	0.010 (0.009-0.011)	0.011 (0.010-0.013)	0.014 (0.012-0.015)	0.015 (0.013-0.017)	0.017 (0.015-0.019)	0.019 (0.016-0.021)	0.021 (0.018-0.024)	0.023 (0.019-0.026)
30-day	0.004 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.007-0.008)	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.013)	0.013 (0.011-0.014)	0.014 (0.012-0.016)	0.016 (0.014-0.018)	0.017 (0.015-0.019)
45-day	0.004 (0.003-0.004)	0.004 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.006-0.007)	0.008 (0.007-0.009)	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.011 (0.009-0.012)	0.012 (0.010-0.013)	0.013 (0.011-0.014)
60-day	0.003 (0.003-0.003)	0.004 (0.003-0.004)	0.005 (0.004-0.006)	0.006 (0.005-0.006)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.010)	0.010 (0.008-0.011)	0.010 (0.009-0.011)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

14.1 - Drainage policy introduction and basic principles.

Adequate drainage systems shall be provided in order to preserve and promote the general health, welfare, and economic well being of the region. Drainage is a regional feature that affects all of Carson City. Drainage plans shall be consistent with and integrated with the Carson City drainage master plan upon adoption. This characteristic of drainage requires coordination and cooperation from both the public and private sectors.

Storm water drainage systems are an integral part of the development process. The planning of drainage facilities shall be included in the development process and in preparation of improvement plans.

Drainage systems require space to accommodate conveyance and storage functions. When the space requirements are considered, the provision for adequate drainage becomes a competing use for space along with other land uses.

Storm drainage planning for all development shall include the allocation of space for drainage facility construction and maintenance, which may entail the dedication of right-of-way and/or easements. The provision of multi-use facilities such as combining with parks, open space, and recreation needs is strongly encouraged.

14.1.1 Water Rights. All drainage systems shall be planned and constructed with consideration given to the existing water rights and applicable water laws.

14.1.2 Reasonable Use of Drainage. Downstream properties shall not be unreasonably burdened with increased flow rates, negative impacts, or unreasonable changes in manner of flow from upstream properties. Drainage problems shall not be transferred from one location to another. However, downstream properties cannot block natural or existing runoff through their site and shall accept runoff from upstream properties.

"Reasonable use of drainage" is defined for planning purposes, as providing an economic and hydraulically efficient drainage system which is demonstrated not to adversely and unreasonably impact downstream properties within reason. This "reasonable use of drainage" therefore allows development to occur while preserving the rights of adjacent property owners.

14.1.3 Change in Manner of Flow. Development shall tend to concentrate existing natural sheet flow into point flows at property lines. These point flows are generally associated with outlets from gutter flow, storm drains, and detention facilities. Downstream properties may experience a longer duration of storm flows, and greater flows in general due to a shortened time of concentration. Discharge of point flows on downstream property can cause increased erosion at the discharge point and further downstream. Therefore, downstream facilities shall be evaluated for runoff capacity during the design and review process. Mitigation of these point flows can be accomplished through energy dissipaters or flow spreaders. Point flows shall be discharged to downstream properties at non-erosive velocities and depths of flow.

14.1.4 Diversion of Drainage. Development can alter the historic or natural drainage paths. When these alterations result in a local on-site drainage system that discharges back into the natural drainage-way or wash at or near the historic location, then the alterations (inter-basin transfer) are generally acceptable. However, when flows from the local on-site drainage system do not return to the historic drainage-way or wash, then inter-basin transfer may result. These inter-basin transfers are generally not acceptable. Planning and design of drainage systems shall not be based on the premise that storm water can be transferred from one basin to another unless part of an adopted city regional drainage system plan.

The flow of storm runoff shall be maintained within its natural drainage course unless reasonable use is demonstrated otherwise. When storm water is discharged into an existing drainage course, the peak discharge into the water course shall not adversely affect or cause damage to property along the drainage course now or in the future based on existing zoning and the Carson City master plan build-out conditions. Erosional impacts due to concentration of flows and increased flow durations shall be evaluated and mitigated.

14.1.5 Water Quality. Storm drainage improvements shall incorporate water quality and erosion controls in accordance with the Nevada "Handbook of Best Management Practices," this division, and accepted engineering practice. Storm drainage leaving a development may not be of a quality that shall adversely affect downstream uses.

14.1.6 Drainage Improvements. Drainage improvements consist of curb and gutter, inlets and storm drains, culverts, bridges, swales, ditches, channels, detention areas, and other drainage facilities required to convey design storm runoff to the point of discharge. Drainage improvements are further defined as on-site (private) facilities that serve a specific development and are privately owned and maintained or off-site (public) facilities. Public and private drainage facilities shall be constructed in accordance with the requirements of this division.

14.1.7 Floodplain Management. Floodplain management shall provide the guidance, conditions, and restrictions for development in floodplain areas while protecting the public's health, safety, welfare, and property from danger and damage. Development within the Federal Emergency Management Agency (FEMA) designated floodplains shall comply with CCMC, and requirements of the National Flood Insurance Program (NFIP).

14.1.8 Storm Runoff Detention. Detention is considered a viable method to reduce storm runoff from developed properties. Temporarily detaining storm runoff can significantly reduce downstream flood hazards as well as pipe and channel requirements. Storage also provides for sediment and debris collection which reduces maintenance requirements for downstream channels and streams.

Local detention storage for land development, which includes subdividing land, shall be required when the development increases flows and downstream conveyance capacities of the drainage system are not capable of handling non-detained flows, and the developer elects to not upgrade the existing storm drainage system. Onsite detention storage shall be sized to detain sufficient runoff to limit flows from a five (5) year storm (Q5) to their predevelopment condition.

The capacity of downstream conveyance systems shall be analyzed in accordance with this division and shall be based on runoff from the development as fully improved. Local detention can also be required when designated in flood or drainage master plans to reduce the peak rate in regional facilities.

Exemptions to the detention policy may be granted by the city for the following:

1. Developments which discharge directly to a regional flood control facility, provided the facility is completed per the adopted plan and designed for the contributing flows.
2. Locations where a local detention facility is designed and constructed to serve several developments and the contributing flows.
3. Downstream facilities are upgraded to accommodate the increased flow.
4. Where the downstream facilities are adequate to carry up to one hundred (100) year flows.

All exemptions are subject to approval by the city.

14.1.9 Lower Watershed Design. In certain circumstances, i.e., close to the drainage system's point of discharge, it may be desirable to not detain storm water runoff. The option to directly discharge shall be at the sole option of the city and after review of a flood route analysis.

14.1.10 Storm Runoff Retention and Infiltration. Storm runoff retention and infiltration has been used to eliminate the need for constructing outlet structures and for ease of construction. However, problems with retention basins and infiltration facilities include perpetual maintenance requirements, soil expansion, siltation, decreasing infiltration capacity, insect abatement and also poses a hazard to city groundwater resources through possible contamination.

14.1.11 Drainage Facilities Maintenance. An important part of all storm drainage facilities is the continued maintenance of the facilities to insure they shall function as designed. Maintenance of detention facilities involves removal of debris and sediment. Such tasks are necessary to preclude the facility from becoming unhealthy and to retain the effectiveness of the detention

basin. Sediment and debris must also be periodically removed from channels and storm drains. Trashrack and street inlets must be regularly cleared of debris to maintain system capacity. Channel bank erosion, damage to drop structures, crushing of pipe inlets and outlets, and deterioration to the facilities must be repaired to avoid reduced conveyance capability, unsightliness, and ultimate failure.

All drainage facilities shall be designed to minimize facility maintenance as well as to provide ease of maintenance and include maintenance access to the drainage facility. The owner of the drainage facilities shall be responsible for mosquito control and the method of control shall comply with Carson City environmental health department.

The property owner or developer shall be responsible for maintenance of all privately owned on-site drainage facilities including, but not limited to, inlets, pipes, channels, and detention basins, unless otherwise required or modified by separate agreement. Shall the property owner or developer fail to adequately maintain said facilities, Carson City shall be given the right to enter said property, upon proper notice, for the purposes of maintenance. All such maintenance costs shall be assessed against the owner(s). A maintenance agreement shall be provided to the city for all projects.

14.1.12 Drainage Easements. Easements shall be provided where necessary for access and maintenance of the storm drain system.

(Ord. 2001-23, Development Standards).

14.2 - Technical criteria.

14.2.1 Design Storm Events. Drainage facilities shall be designed to convey the run off for the twenty-four (24) hour duration storm with a recurrence interval for a minor storm event (five (5) year) and a major storm event (one hundred (100) year).

14.2.1.1 Storm Runoff Determination. Storm runoff (rates and volumes) shall be determined in accordance with the following methods (other methods may be used if approved by development engineering):

Contributing Basin Area (A)	Computation Procedure
$A \leq 100$ Acres	Rational formula, SCS TR-55, or HEC-1 SCS Unit Hydrograph or Kinematic Wave)
$10 \text{ SM.} > A \geq 100$ Acres	SCS TR-55 or HEC-1 (SCS Unit Hydrograph or Kinematic Wave)
$A > 10 \text{ S.M.}$	HEC-1 (SCS Unit Hydrograph or Kinematic Wave)

14.2.1.2 Rainfall. Rainfall data tables and storm design information shall be derived from the NOAA Atlas, latest edition, or other city approval.

14.2.1.3 Streets. The use of streets to convey runoff, although naturally occurring, interferes with the primary function of the street for transportation purposes. Streets are, however, an important component in the storm drainage system due to their large storm carrying capacity obtained for little or no drainage costs. In order to balance these two competing street uses, limits on the street carrying capacity are required based on the street classification related to emergency usage during storm and flood events.

The allowable street capacity for different roadway functional classifications shall be determined in accordance with Table 14.1 and Table 14.2. To ensure cleaning velocities at low flows, gutters shall have a minimum slope of four-tenths of one percent (0.40%).

14.2.1.4 Culverts, Bridges, Valley Gutter and Dip Sections. Culverts and bridges shall be installed where natural or manmade drainage channels are crossed by streets. Valley gutters, or "dip sections," shall be permitted on local streets. The amount of channel flow which crosses over the street shall be minimized (not more than 0.5 feet) to protect the street embankment and pavement from erosion damage as well as to protect vehicles and pedestrians from dangerous flow depths and velocities. Bridges and culvert crossings under streets shall be sized for the required design storm capacity in accordance with Table 14.1

Table 14.1
Design Storm Events for Crossings

Design Storm Criteria	Design Storm Event (see Notes)
1. Local Streets	25-year return period, 24-hour duration
2. Arterial and Collector Streets	100-year return period, 24-hour duration
3. Developments (commercial, industrial, residential)	5-year return period, 24-hour duration

Notes:

1. All development shall provide emergency flow paths for a one hundred (100) year peak storm in accordance with Table 14.2
2. Refer to section 14.3.1 for additional situations where the drainage system shall be designed for not less than a one hundred (100) year return period, twenty-four (24) hour duration.
3. Refer to section 14.1.8 for additional requirements for projects located within a floodplain.

(Ord. 2001-23, Development Standards).

14.3 - Storm drain system.

14.3.1 Introduction. The size of the storm drain system is generally governed by the design storm peak flows as shown in Table 14.2. There are conditions, however, when the storm drain system design shall be governed by the one hundred (100) year return period, twenty-four (24) hour duration storm flows. Storm drain systems shall be designed for not less than a one hundred (100) year peak storm for the following situations:

1. Locations where street flow is collected in a sump with no allowable overflow capacity.
2. Locations where the desired one hundred (100) year return period, twenty-four (24) hour duration storm flow direction is not reflected by the street flow direction during a one hundred (100) year return period, twenty-four (24) hour duration storm (i.e., flow splits at intersections).

If a storm drain is to be designed to convey one hundred (100) year return period, twenty-four (24) hour duration storm flows, then the inlets to the storm drain shall be designed accordingly.

Table 14.2
Design Storm Street Capacity Limitations

Roadway Functional Classification	Maximum Limits of Street Inundation (See Notes)
1) Arterial	Q5 Storm: Flow contained in R/W. No curb overtopping. A minimum forty-eight foot (48') wide dry lane centered shall be maintained and in each direction twenty-four feet (24') centered. Runoff in excess of street capacity shall be piped.
	Q100 Storm: Flow contained to not inundate structures. Maximum depth at gutter flow line shall be 1 foot (1'). A minimum twelve foot (12') wide dry lane shall be maintained in each direction or twenty-four feet (24') centered.
2) Collector	Q5 Storm: Flow contained in R/W. No curb overtopping. A minimum eighteen foot (18') wide dry lane centered shall be maintained. Runoff in excess of street capacity shall be piped.
	Q100 Storm: Flow contained to not inundate structures. Maximum depth at gutter flow line shall be one foot (1'). A minimum twelve foot (12') wide dry lane shall be maintained centered.
3) Local or Industrial Street	Q5 Storm: Flow contained in R/W. No curb overtopping. A minimum twelve foot (12') wide dry lane centered shall be maintained. Runoff in excess of street capacity shall be piped.
	Q100 Storm: Flow contained to not inundate structures. Maximum depth at gutter flow line shall be one foot (1'). Street flooded.

Notes:

1. Where no curb exists, encroachment onto adjacent property shall be allowed but must be contained to not inundate structures.
2. Other criteria such as the Federal Housing Administration regulations may impose standards more restrictive than cited.

14.3.2 Design Criteria.

14.3.2.1 Allowable Storm Drain Capacity.

The storm drain capacity calculations shall begin at the storm drain outlet and proceed upstream, accounting for all energy losses. The Energy Grade Line (EGL) and Hydraulic Grade Line (HGL) shall be calculated to include all hydraulic losses including friction, expansion, constriction, bend, and junction losses. The available energy at all junctions and transitions shall be checked to

determine whether or not the flow in the storm drain shall be pressurized due to backwater effects even if the design flow is less than the full flow capacity of the storm drain.

If any section of the storm drain is pressurized due to backwater effects, then the storm drain system shall be designed to convey the design storm under surcharged or pressure flow conditions. The storm drain shall be considered surcharged when the depth of flow (HGL) in the storm drain is greater than eighty percent (80%) of full flow depth. The maximum level of surcharging for the capacity analysis shall be limited to maintaining the HGL to one foot (1') below the final grade above the storm drain at all locations. Special site conditions that warrant additional surcharging shall require locking type manhole covers or grated covers and shall be reviewed on a case-by-case basis by development engineering.

14.3.2.2 Allowable Storm Drain Velocity. The maximum allowable storm drain velocity is dependent on many factors including the type of pipe, the acceptable wear level during the pipe design life, proposed flow conditions (open channel versus pressure flows), and the type and quality of construction of joints, manholes, and junctions. In consideration of the above factors, the maximum velocity in all storm drains and culverts shall not exceed the erosion resisting capabilities of the conduit and storm drain system, but in no case exceed fifteen feet (15') per second (fps).

All storm drains and culverts, and low flow outlets shall be designed to maintain a minimum velocity of three (3) fps at half or full conduit conditions, but in no case shall the storm drain slope be less than one-fourth percent ($\frac{1}{4}\%$).

14.3.2.3 Manning's Roughness Coefficient. All storm drain system hydraulic calculations shall be performed using Manning's formula. A Manning's roughness factor, or "n," shall be as defined by the specific pipe manufacturer provided that the coefficient is within the range of accepted engineering standards.

14.3.2.4 Pipe Size. The minimum pipe size for storm inlet laterals and storm drain mains shall be fifteen inches (15") in diameter for round pipe, or an equivalent flow area for other pipe shapes.

14.3.2.5 Minimum and Maximum Cover. The required cover over a storm drain pipe is dependent on many factors including the design pipe strength, pipe size, and cover material. For practical purposes, the storm drain shall be protected from potential surface disturbances and displacements. The minimum and maximum cover is dependent upon the design pipe strength.

14.3.2.6 Manhole and Junction Spacing. A manhole, catch basin, or junction box shall be located at all changes in pipe size, direction, elevation and grade for all pipes with a diameter (or rise dimension) of less than forty-eight inches (48"), and at the end of all public storm drain lines (unless the storm drain daylights at the end of the line). Maximum spacing between manholes or junction boxes shall be three hundred fifty feet (350'). For pipes with a diameter (or rise dimension) of forty-eight inches (48") and greater, the designer shall consult with development engineering for location of manholes and junctions based on hydraulic and maintenance considerations.

14.3.2.7 Horizontal Alignment. The horizontal alignment of storm drains shall be generally straight between manholes and/or junctions. All storm drains shall be placed within the right-of-way dedicated for public streets unless the use of easements is approved by development engineering.

When storm drains are to be installed in existing streets, factors such as curbs, gutters, drainage ditches, sidewalks, traffic conditions, pavement conditions, future street improvement plans, and existing utilities shall be considered by the design engineer when selecting the storm drain location and alignment.

14.3.2.8 Utility Clearances. Storm drains and culverts shall be located to minimize potential contamination and disturbance of water supply and sanitary sewer mains. Additional requirements may be imposed by the local utility companies, or the Nevada Division of Health. Where requirements differ, the more stringent shall apply.

14.3.2.9 Storm Inlet and Catch Basin Types, Locations, and Capacity Factors. Standard storm inlet and catch basin details are included in the standard details. The allowable use of these storm inlet and catch basin types is presented on Table 14.3. Allowable inlet capacity factors for each of the standard inlets and catch basins are also presented on Table 14.3. These capacity factors shall

be applied to the theoretical capacity of the inlets and catch basins to account for conditions which decrease the capacity of the standard inlets. These conditions include plugging from debris and sediment, pavement overlaying, variations in design assumptions, and the general deterioration of the inlet and catch basin conditions over time. All catch basins shall have sumps (seventeen inches (17") minimum, twenty-four inches (24") maximum).

Catch basins or inlets shall be installed at low points of vertical curves, at all street intersections, and at sufficient intervals to intake the design storm peak flow such that flows shall not interfere with traffic or flood adjoining property in accordance with the requirements of Table 14.2. Catch basins and inlets at street intersections shall be located on the upstream side of the intersection and upstream of crosswalk locations.

When storm drain pipes are connected to a catch basin, inlet, or manhole with concrete/grout, both the inside and outside of the catch basin, manhole, or inlet shall be grouted at the pipe connection.

14.3.3 Materials.

14.3.3.1 Pipe Material and Shape.

The material and shape of the storm drain shall be in accordance with the "Standard Specifications for Public Works Construction." Round, square, or rectangular reinforced concrete pipe (RCP) in accordance with ASTM C-789 or C-850 shall be used for storm drain construction under roadways, driveways and other traffic areas. Reinforced concrete pipe shall be at a minimum Class III, or the appropriate class when design requires a greater pipe support strength. Other pipe materials as approved by the city for storm drain use, with the exception of corrugated metal (permitted for residential driveway culverts), are permitted outside of roadway or traffic areas.

14.3.3.2 Manholes. Precast manhole tees are not allowed where there is a change in storm drain slope or alignment or where there are intersecting storm drain mains or laterals. Pipes may be directly cast into the manhole base. Gasketed joints, locking type manhole covers, and/or grated manhole covers for pressure flow conditions may be required.

14.3.3.3 Storm Drain Outlet Protection. Storm drain outlets shall be designed to prevent the receiving channel from scour erosion or sediment deposition and shall be constructed with outlet protection for discharges to channels with unlined bottoms in accordance with the following:

Outlet Velocity (fps)	Minimum Outlet Protection
Less than 5	Rip-rap protection
Between 5 and 15	Rip-rap protection or Energy Dissipater
Greater than 15	Energy dissipater

For channels with unlined bottoms, the outlet discharge velocity shall not exceed the maximum allowable channel velocity without an energy dissipation structure. Specifications for the outlet protection shall be submitted with the improvement plans.

14.3.4 Storm Drain Hydraulic Analysis. A hydraulic analysis of all storm drains shall be performed and submitted to development engineering as part of the technical drainage report. Storm drain hydraulic and capacity analysis shall account for changes in flow conditions (open channel versus pressure flow) in the HGL and EGL calculations. Both the HGL and the EGL for the design flow shall be included on storm drain improvement plans as part of the drainage report.

Table 14.3
Allowable Storm Inlet Types and Capacity Factors

Inlet or Catch Basin Type	Permitted Use	Permitted Location Condition	Capacity Factor
Catch Basin Type 1	Private Use Only	Sump	0.65
Catch Basin Type 1A	Street with Curb and Gutter	Continuous Grade Sump	0.70 (Grate), 0.80 (Curb Opening) 0.65
Catch Basin Type 3	Landscaped or Unimproved Areas	Sump	0.50
Catch Basin Type 4	Street with Curb and Gutter	Continuous Grade Sump	0.70 (Grate), 0.80 (Curb Opening) 0.65

Notes:

1. Capacity factor is applied to the theoretical inlet capacity to obtain the allowable inlet capacity to account for factors which reduce actual inlet capacity.

14.3.5 Design Standards for Culverts. Culverts shall be designed and constructed using the following standards. The analysis and design shall consider design flow, culvert size and material, entrance structure layout, outlet structure layout, and erosion protection.

14.3.5.1 Culvert Sizing Criteria.

14.3.5.1.1 Design Frequency. As indicated in section 14.2.1.4 (culverts), all culverts shall be designed to pass the flow from the design storm including an overflow section where permitted.

14.3.5.1.2 Minimum Size. The minimum culvert size shall be eighteen inches (18") diameter for round pipe or an equivalent flow area for other pipe shapes.

14.3.5.2 Culvert Materials. Culverts shall be RCP in accordance with the standard details under roadways, and other traffic areas. For rural residential driveways CMP is allowed. The use of dip sections rather than culverts are encouraged for rural residential driveway crossings.

14.3.5.3 Outlet Protection. Outlet erosion protection for discharges to channels with unlined bottoms shall be provided as follows:

Outlet Velocity (fps)	Required Outlet Protection
Less than 5	Rip-rap protection
Between 5 and 15	Rip-rap protection or energy dissipater
Greater than 15	Energy dissipater

Specifications for the outlet protection shall be submitted with the improvement plans.

14.3.5.4 Headwater Criteria. The maximum headwater for the design storm for culverts greater than thirty-six inches (36") diameter or a culvert rise of thirty-six inches (36") shall be one-and-one-half (1.5) times the culvert height. The maximum headwater for culverts with a height of thirty-six inches (36") or less shall be five feet (5') if adjacent properties are not adversely affected.

14.3.5.5 Alignment. Whenever possible, culverts shall be aligned with the natural channel to reduce inlet and outlet transition problems.

14.3.5.6 Temporary Crossing. Temporary crossings are defined as dip road sections with a culvert sized to pass nuisance flow, or a culvert system that does not meet criteria presented in this manual. Temporary crossings shall be reviewed on a case by case basis. Consideration shall be given to the following items:

1. Drainage area contributing to crossing.
2. Level of roadway traffic.
3. Vertical and horizontal roadway alignment (sight distance).
4. Alternate access routes.
5. Time frame for temporary crossing (time to construction of permanent crossing).
6. Current and projected development density.
7. Twenty-five (25) year and one hundred (100) year storm flows.

14.3.5.7 Multiple Barrel Culverts. Multiple culverts may be used if available fill height limits the size of culvert needed to convey the flood flow.

14.3.5.8 Inlet and Outlet Configuration. Culverts shall be designed with protection at the inlet and outlet areas. The culvert inlet shall include a headwall with wingwalls or a flared end-section.

The outlet area shall also include a headwall with wingwalls or a flared end-section. Where outlet velocities exceed the limitation set forth in Section 14.3.5.3 (outlet protection), an energy dissipater shall be required.

14.3.5.9 Structural Design. All culverts shall be designed to withstand, as a minimum, an H-20 loading in accordance with the design procedures of AASHTO "Standard Specifications for Highway Bridges" and with the pipe manufacturer's recommendations.

14.3.6 Drainage Channels. When open drainage channels are permitted, the potential for erosion and scour shall be determined, and submitted as part of the drainage report. Recommended mitigation measures to prevent erosion and sediment deposition shall be identified and incorporated into design of the drainage channels. Flow velocities in drainage shall not exceed the maximum permissible flow velocities for the design storm as recommended in the American Society of Civil Engineers (ASCE) Manuals and Reports of Engineering Practice No. 77, "Design and Construction of Urban Storm water Management Systems."

Side slopes for unlined channels shall be 3:1 (horizontal to vertical) or flatter. Side slopes for lined channels shall be 2:1 (horizontal to vertical) or flatter. The use of rip rap as a channel lining is discouraged due to maintenance requirements.

All drainage channels that are not located within public rights-of-way shall be located in easements dedicated to the city or the appropriate entity, and shall be provided with a permanent maintenance access road in accordance with Section 12.11.14 (improved maintenance access) to provide access for maintenance.

(Ord. 2001-23, Development Standards).

APPENDIX B

Project Description

File Name EX_HYDRO_5YR.SPF

Project Options

Flow Units CFS
Elevation Type Elevation
Hydrology Method Rational
Time of Concentration (TOC) Method SCS TR-55
Link Routing Method Hydrodynamic
Enable Overflow Ponding at Nodes YES
Skip Steady State Analysis Time Periods NO

Analysis Options

Start Analysis On Dec 11, 2014 00:00:00
End Analysis On Dec 12, 2014 00:00:00
Start Reporting On Dec 11, 2014 00:00:00
Antecedent Dry Days 0 days
Runoff (Dry Weather) Time Step 0 01:00:00 days hh:mm:ss
Runoff (Wet Weather) Time Step 0 00:05:00 days hh:mm:ss
Reporting Time Step 0 00:05:00 days hh:mm:ss
Routing Time Step 30 seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins.....	14
Nodes.....	15
Junctions	12
Outfalls	3
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links.....	12
Channels	1
Pipes	11
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period..... 5 year(s)

Subbasin Summary

SN ID	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
				Runoff (in)	Runoff (ac-in)	Volume (ac-in)	Peak Runoff (cfs)	
1	X-01	0.33	0.6800	0.25	0.17	0.06	0.33	0 00:10:00
2	X-02	0.42	0.8500	0.25	0.21	0.09	0.53	0 00:10:00
3	X-03	0.42	0.4200	0.25	0.10	0.04	0.26	0 00:10:00
4	X-04	0.40	0.8100	0.25	0.20	0.08	0.47	0 00:10:00
5	X-05	0.32	0.6800	0.25	0.17	0.05	0.32	0 00:10:00
6	X-06	0.29	0.5200	0.25	0.13	0.04	0.22	0 00:10:00
7	X-07	0.72	0.2000	0.25	0.05	0.04	0.21	0 00:10:00
8	X-08	0.36	0.6100	0.25	0.15	0.05	0.32	0 00:10:00
9	X-09	0.27	0.7800	0.25	0.19	0.05	0.31	0 00:10:00
10	X-10	0.23	0.5800	0.25	0.14	0.03	0.20	0 00:10:00
11	X-11	0.20	0.6800	0.25	0.17	0.03	0.20	0 00:10:00
12	X-12	0.59	0.8500	0.25	0.21	0.12	0.74	0 00:10:00
13	X-13	0.27	0.6500	0.25	0.16	0.04	0.26	0 00:10:00
14	X-14	0.15	0.8500	0.25	0.21	0.03	0.19	0 00:10:00

Project Description

File Name EX_HYDRO_100YR.SPF

Project Options

Flow Units CFS
Elevation Type Elevation
Hydrology Method Rational
Time of Concentration (TOC) Method SCS TR-55
Link Routing Method Hydrodynamic
Enable Overflow Ponding at Nodes YES
Skip Steady State Analysis Time Periods NO

Analysis Options

Start Analysis On Dec 11, 2014 00:00:00
End Analysis On Dec 12, 2014 00:00:00
Start Reporting On Dec 11, 2014 00:00:00
Antecedent Dry Days 0 days
Runoff (Dry Weather) Time Step 0 01:00:00 days hh:mm:ss
Runoff (Wet Weather) Time Step 0 00:05:00 days hh:mm:ss
Reporting Time Step 0 00:05:00 days hh:mm:ss
Routing Time Step 30 seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins.....	14
Nodes.....	15
Junctions	12
Outfalls	3
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links.....	12
Channels	1
Pipes	11
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period..... 100 year(s)

Subbasin Summary

SN ID	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff (ac-in)	Peak (cfs)	Time of Concentration (days hh:mm:ss)
				Total Runoff (in)	Total Runoff (ac-in)	Peak (cfs)		
1	X-01	0.33	0.8500	0.60	0.51	0.17	1.00	0 00:10:00
2	X-02	0.42	0.9500	0.60	0.57	0.24	1.42	0 00:10:00
3	X-03	0.42	0.6600	0.60	0.39	0.17	0.99	0 00:10:00
4	X-04	0.39	0.9200	0.60	0.55	0.21	1.28	0 00:10:00
5	X-05	0.32	0.8100	0.60	0.48	0.15	0.93	0 00:10:00
6	X-06	0.29	0.7200	0.60	0.43	0.12	0.75	0 00:10:00
7	X-07	0.72	0.5000	0.60	0.30	0.21	1.29	0 00:10:00
8	X-08	0.36	0.7900	0.60	0.47	0.17	1.02	0 00:10:00
9	X-09	0.26	0.8900	0.60	0.53	0.14	0.83	0 00:10:00
10	X-10	0.23	0.7800	0.60	0.46	0.11	0.64	0 00:10:00
11	X-11	0.20	0.8500	0.60	0.51	0.10	0.61	0 00:10:00
12	X-12	0.59	0.9500	0.60	0.57	0.33	2.00	0 00:10:00
13	X-13	0.27	0.8100	0.60	0.48	0.13	0.78	0 00:10:00
14	X-14	0.14	0.9500	0.60	0.57	0.08	0.48	0 00:10:00

APPENDIX C

Project Description

File Name PROP_HYDRO_5YR.SPF

Project Options

Flow Units CFS
Elevation Type Elevation
Hydrology Method Rational
Time of Concentration (TOC) Method SCS TR-55
Link Routing Method Hydrodynamic
Enable Overflow Ponding at Nodes YES
Skip Steady State Analysis Time Periods NO

Analysis Options

Start Analysis On Dec 11, 2014 00:00:00
End Analysis On Dec 12, 2014 00:00:00
Start Reporting On Dec 11, 2014 00:00:00
Antecedent Dry Days 0 days
Runoff (Dry Weather) Time Step 0 01:00:00 days hh:mm:ss
Runoff (Wet Weather) Time Step 0 00:05:00 days hh:mm:ss
Reporting Time Step 0 00:05:00 days hh:mm:ss
Routing Time Step 30 seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins.....	11
Nodes.....	17
Junctions	12
Outfalls	4
Flow Diversions	0
Inlets	0
Storage Nodes	1
Links.....	13
Channels	1
Pipes	12
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period..... 5 year(s)

Carson Tahoe Hospital
Prestige Care Facility
5-Year Proposed Conditions

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Coefficient	Total Runoff	Total Rainfall	Total Runoff	Peak Runoff	Time of Concentration (days hh:mm:ss)
				(in)	(in)	(ac-in)	(cfs)	
1	P-01	0.27	0.4700	0.25	0.12	0.03	0.19	0 00:10:00
2	P-02	1.02	0.7500	0.25	0.18	0.19	1.13	0 00:10:00
3	P-03	0.35	0.8500	0.25	0.21	0.07	0.44	0 00:10:00
4	P-04	0.64	0.2000	0.25	0.05	0.03	0.19	0 00:10:00
5	P-05	0.62	0.7700	0.25	0.19	0.12	0.70	0 00:10:00
6	P-06	0.17	0.6300	0.25	0.15	0.03	0.16	0 00:10:00
7	P-07	0.21	0.4800	0.25	0.12	0.02	0.15	0 00:10:00
8	P-08	0.75	0.6200	0.25	0.15	0.11	0.68	0 00:10:00
9	P-09	0.40	0.8500	0.25	0.21	0.08	0.50	0 00:10:00
10	P-10	0.28	0.5300	0.25	0.13	0.04	0.22	0 00:10:00
11	P-11	0.22	0.8500	0.25	0.21	0.05	0.28	0 00:10:00

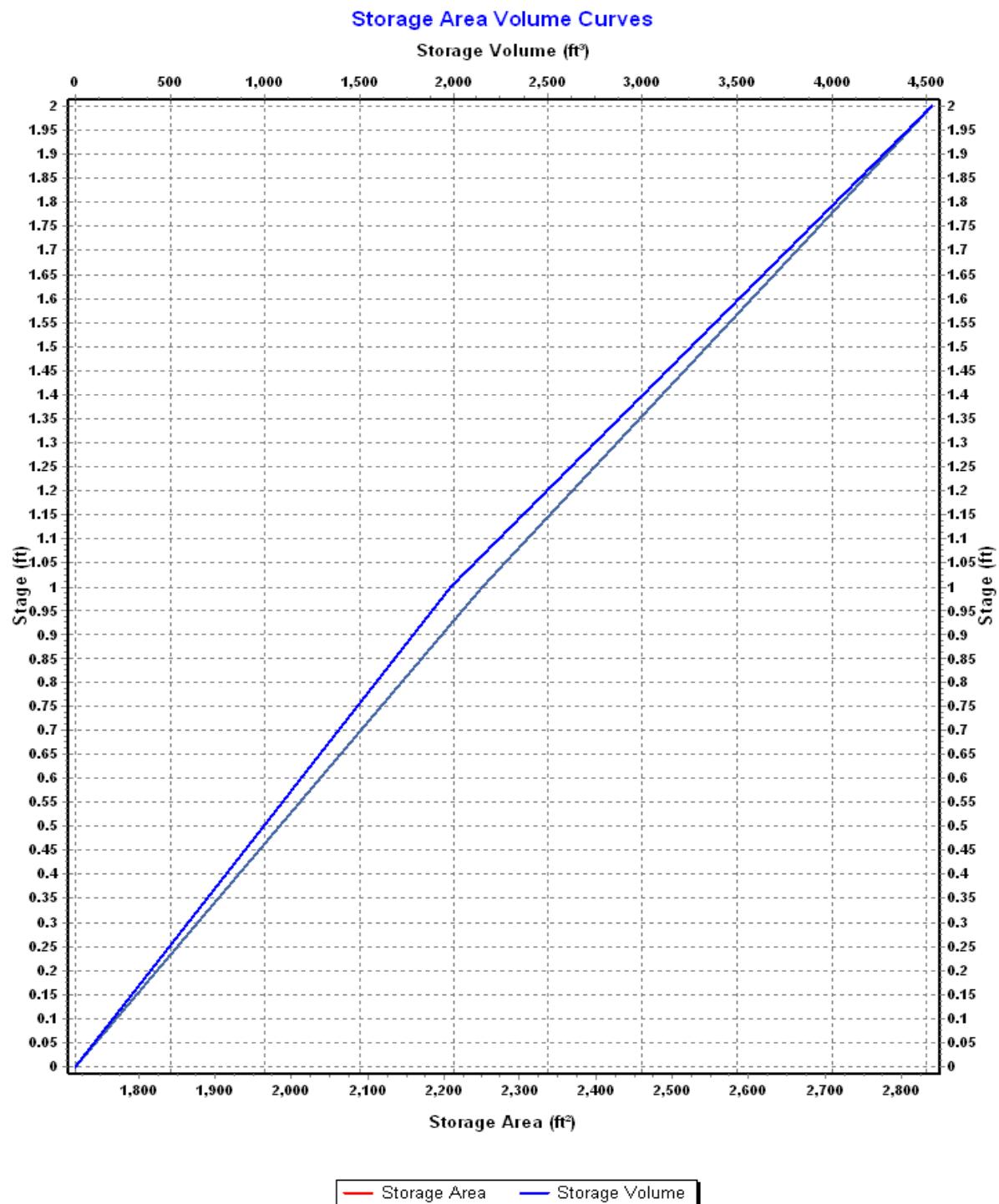
Storage Nodes

Storage Node : DET-01

Storage Area Volume Curves

Storage Curve : Storage-01

Stage (ft)	Storage Area (ft ²)	Storage Volume (ft ³)
0	1717	0.000
1	2250	1983.50
2	2840	4528.50



Storage Node : DET-01 (continued)

Output Summary Results

Peak Inflow (cfs)	2.68
Peak Lateral Inflow (cfs)	0.22
Peak Outflow (cfs)	0.11
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	4700.83
Max HGL Depth Attained (ft)	0.83
Average HGL Elevation Attained (ft)	4700.75
Average HGL Depth Attained (ft)	0.75
Time of Max HGL Occurrence (days hh:mm)	0 00:23
Total Exfiltration Volume (1000-ft ³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Project Description

File Name PROP_HYDRO_100YR.SPF

Project Options

Flow Units CFS
Elevation Type Elevation
Hydrology Method Rational
Time of Concentration (TOC) Method SCS TR-55
Link Routing Method Hydrodynamic
Enable Overflow Ponding at Nodes YES
Skip Steady State Analysis Time Periods NO

Analysis Options

Start Analysis On Dec 11, 2014 00:00:00
End Analysis On Dec 12, 2014 00:00:00
Start Reporting On Dec 11, 2014 00:00:00
Antecedent Dry Days 0 days
Runoff (Dry Weather) Time Step 0 01:00:00 days hh:mm:ss
Runoff (Wet Weather) Time Step 0 00:05:00 days hh:mm:ss
Reporting Time Step 0 00:05:00 days hh:mm:ss
Routing Time Step 30 seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins.....	11
Nodes.....	17
Junctions	12
Outfalls	4
Flow Diversions	0
Inlets	0
Storage Nodes	1
Links.....	13
Channels	1
Pipes	12
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period..... 100 year(s)

Carson Tahoe Hospital
Prestige Care Facility
100-Year Proposed Conditions

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Coefficient	Total Runoff	Total Rainfall	Total Runoff	Total Runoff	Peak Volume (ac-in)	Time of Concentration (days hh:mm:ss)
				(in)	(in)	(ac-in)	(cfs)		
1	P-01	0.27	0.7000	0.60	0.42	0.11	0.68	0	00:10:00
2	P-02	1.02	0.8900	0.60	0.53	0.54	3.24	0	00:10:00
3	P-03	0.35	0.9500	0.60	0.57	0.20	1.19	0	00:10:00
4	P-04	0.64	0.5000	0.60	0.30	0.19	1.14	0	00:10:00
5	P-05	0.62	0.9000	0.60	0.54	0.33	1.99	0	00:10:00
6	P-06	0.17	0.8100	0.60	0.48	0.08	0.49	0	00:10:00
7	P-07	0.21	0.7000	0.60	0.42	0.09	0.53	0	00:10:00
8	P-08	0.75	0.8000	0.60	0.48	0.36	2.14	0	00:10:00
9	P-09	0.40	0.9500	0.60	0.57	0.23	1.36	0	00:10:00
10	P-10	0.28	0.7000	0.60	0.42	0.12	0.70	0	00:10:00
11	P-11	0.22	0.9500	0.60	0.57	0.12	0.75	0	00:10:00

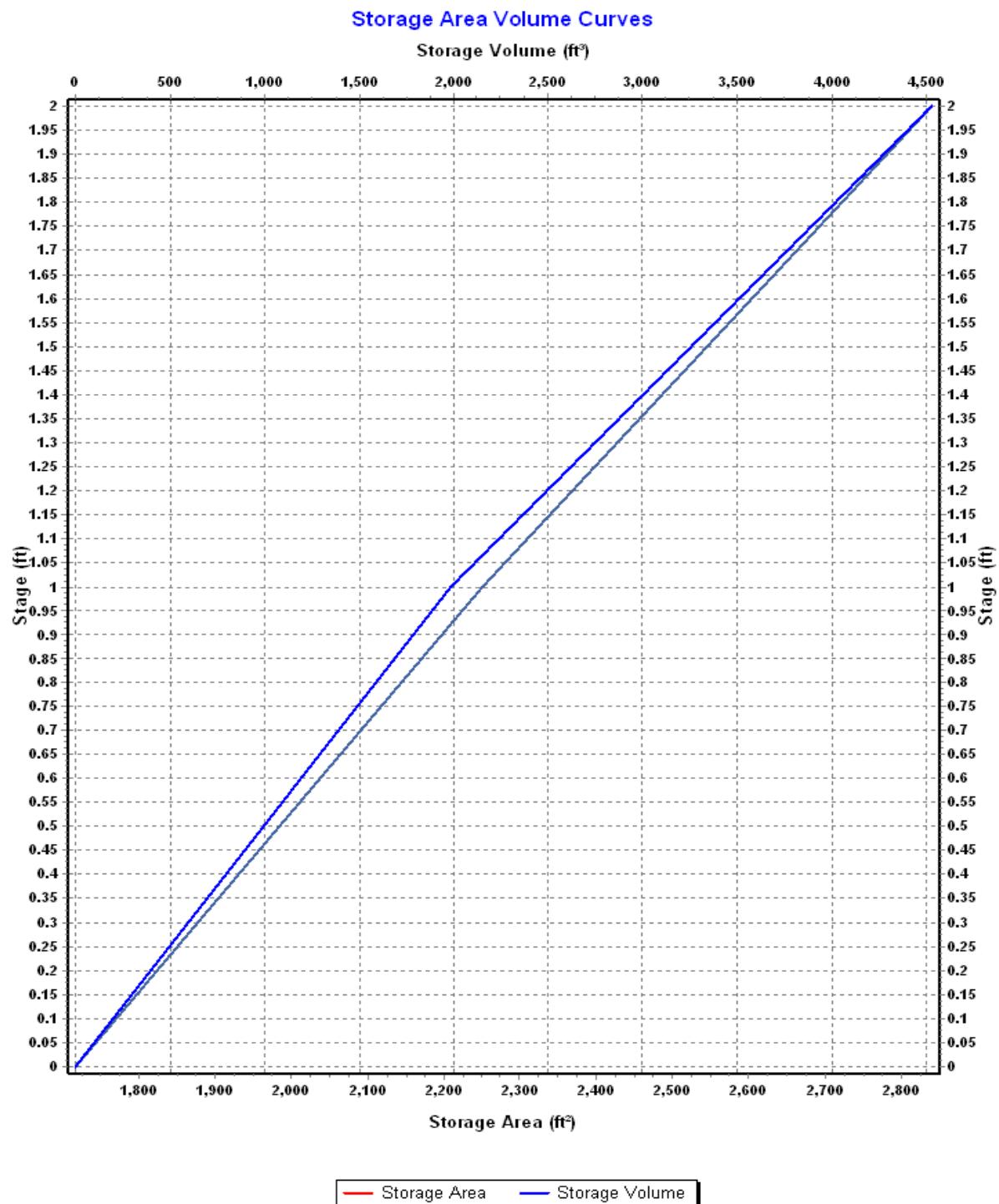
Storage Nodes

Storage Node : DET-01

Storage Area Volume Curves

Storage Curve : Storage-01

Stage (ft)	Storage Area (ft ²)	Storage Volume (ft ³)
0	1717	0.000
1	2250	1983.50
2	2840	4528.50



Storage Node : DET-01 (continued)

Output Summary Results

Peak Inflow (cfs)	8.27
Peak Lateral Inflow (cfs)	0.69
Peak Outflow (cfs)	3.66
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	4701.54
Max HGL Depth Attained (ft)	1.54
Average HGL Elevation Attained (ft)	4700.77
Average HGL Depth Attained (ft)	0.77
Time of Max HGL Occurrence (days hh:mm)	0 00:16
Total Exfiltration Volume (1000-ft ³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00



Bureau of Environmental Services
 Portland Water Bureau
 PO Box 4216
 Portland, OR 97208-4216
 www.portlandoregon.gov/pwb
 www.portlandoregon.gov/water
 Telephone 503-823-7770
 Email: PWBCustomerService@portlandoregon.gov

Combined Sewer/Stormwater/Water Bill

The Portland Water Bureau found high levels of lead in drinking water in some homes. Lead can cause serious health problems. For more information, please call the LeadLine, 503-988-4000, or visit www.leadline.org.

10 1477
12/26 1/14
Account Number 299-849-570-0

Customer Name PRESTIGE CARE INC
 Service Address 5601 SE 122ND AVE

Account Activity

Previous Bill Amount	\$	14,897.79
Net Adjustments	\$	0.00
Late Fees	\$	0.00
Payments - Thank you	\$	-14,897.79
Balance Forward	\$	0.00
Current Charges	\$	13,748.39
Amount Due	\$	13,748.39
Due Date	Feb 18, 2014	

Billing Details	Billing Date	Billing Period	Days of Service	Billing Type		
	01/27/14	10/16/13 - 01/22/14	99	Commercial/Quarterly		
Service	Meter Number	Usage in CCF		Rate per CCF		Charges
Water Volume	30788394	945 CCF		\$ 3.441	\$	3,251.75
Sewer Volume		945 CCF		\$ 8.685	\$	8,207.33
Stormwater Off-site (Impervious Area 61000 sq. ft.)				\$	\$	1,415.70
Stormwater On-site				\$	\$	762.30
Portland Harbor Superfund				\$	\$	76.98
Base Charges				\$	\$	34.33
				Total Current Charges	\$	13,748.39

Meter Detail

Meter Number	Previous Read	Current Read	Usage
30788394L	130	166	36
30788394S	3062	3971	909

+140 GPD

Based on SNF
 @ 72 BPS

WE HAVE 80



Please detach and return this portion with payment payable to City of Portland

Account Number	Address Served	Bill Date	Due Date	Amount Due
299-849-570-0	5601 SE 122ND AVE	Jan 27, 2014	Feb 18, 2014	\$13,748.39

City of Portland

PO Box 4216
 Portland, OR 97208-4216

PRESTIGE CARE INC
 7700 NE PARKWAY DR STE 300
 VANCOUVER WA 98662-6473

Amount Enclosed \$

Check this box if you have changes or comments.
 Note changes on reverse.

Check here to sign up for GreenBucks
 (please see reverse).

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Bureau of Environmental Services
 Portland Water Bureau
 PO Box 4216
 Portland, OR 97208-4216
www.portlandoregon.gov/bes
www.portlandoregon.gov/water

Telephone: 503-823-7770
 Email: PWBCustomerService@portlandoregon.gov

Combined Sewer/Stormwater/Water Bill

The Portland Water Bureau found high levels of lead in drinking water in some homes. Lead can cause serious health problems. For more information, please call the LeadLine, 503-988-4000, or visit www.leadline.org.

10
 7/12/15
 4/14

Page 1 of 2 04252014 183002 519

Account Number 299-849-570-0

Customer Name PRESTIGE CARE INC
 Service Address 5601 SE 122ND AVE

Account Activity

Previous Bill Amount	\$	13,748.39
Net Adjustments	\$	0.00
Late Fees	\$	0.00
Payments - Thank you	\$	-13,748.39
	\$	0.00
Balance Forward	\$	0.00
Current Charges	\$	11,825.29
	\$	11,825.29
Amount Due	\$	11,825.29
	\$	May 16, 2014
Due Date		

Billing Details		Billing Date	Billing Period	Days of Service	Billing Type		
		04/25/14	01/23/14 - 04/18/14	86	Commercial/Quarterly		
Service		Meter Number	Usage in CCF		Rate per CCF	Charges	
Water Volume		30788394	788 CCF		\$ 3.441	\$ 2,711.51	
Sewer Volume			788 CCF		\$ 8.685	\$ 6,843.78	
Stormwater Off-site (Impervious Area 70000 sq. ft.)					\$	\$ 1,411.25	
Stormwater On-site					\$	\$ 759.90	
Portland Harbor Superfund					\$	\$ 69.03	
Base Charges					\$	\$ 29.82	
					Total Current Charges	\$ 11,825.29	

Meter Detail

Meter Number	Previous Read	Current Read	Usage
30788394L	166	199	33
30788394S	3971	4726	755

6853 GPO



Please detach and return this portion with payment payable to: City of Portland

Account Number	Address Served	Bill Date	Due Date	Amount Due
299-849-570-0	5601 SE 122ND AVE	Apr 25, 2014	May 16, 2014	\$11,825.29

City of Portland

PO Box 4216
 Portland, OR 97208-4216

PRESTIGE CARE INC
 7700 NE PARKWAY DR STE 300
 VANCOUVER WA 98662-6473

Amount Enclosed \$



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 Note changes on reverse.



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99

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Bureau of Environmental Services
 Portland Water Bureau
 PO Box 4216
 Portland, OR 97208-4216
www.portlandoregon.gov/bes
www.portlandoregon.gov/water

Telephone: 503-823-7770
 Email: PWBCustomerService@portlandoregon.gov

Combined Sewer/Stormwater/Water Bill

- Bureau of Environmental Services
 - Portland Water Bureau

10
 1411
 7225
 7/14
 Account Number 299-849-570-0

Customer Name PRESTIGE CARE INC
 Service Address 5601 SE 122ND AVE

Account Activity

Previous Bill Amount	\$	11,825.29
Net Adjustments	\$	0.00
Late Fees	\$	0.00
Payments - Thank you	\$	-11,825.29
Balance, Forward	\$	0.00
Current Charges	\$	14,538.04
Amount Due	\$	14,538.04
Due Date		Aug 14, 2014

Billing Details		Billing Date	Billing Period	Days of Service	Billing Type	
Service		07/24/14	04/19/14 - 07/16/14	89	Commercial/Quarterly	
		Meter Number	Usage in CCF		Rate per CCF	Charges
Water Volume (Old rate)		30788394	995 CCF / 89 x 73		\$ 3.441	\$ 2,808.28
Water Volume (New rate)		30788394	995 CCF / 89 x 16		\$ 3.682	\$ 658.62
Sewer Volume (Old rate)			995 CCF / 89 x 73		\$ 8.685	\$ 7,088.03
Sewer Volume (New rate)			995 CCF / 89 x 16		\$ 9.057	\$ 1,620.08
Stormwater Off-site (Impervious Area 70000 sq. ft.)						\$ 1,465.74
Stormwater On-site						\$ 789.24
Portland Harbor Superfund						\$ 76.80
Base Charges						\$ 31.25
		Total Current Charges			\$	14,538.04

Meter Detail

Meter Number	Previous Read	Current Read	Usage
30788394L	199	240	41
30788394S	4726	5680	954

8362 GPO



Please detach and return this portion with payment payable to: City of Portland

Account Number	Address Served	Bill Date	Due Date	Amount Due
299-849-570-0	5601 SE 122ND AVE	Jul 24, 2014	Aug 14, 2014	\$14,538.04

City of Portland

PO Box 4216
 Portland, OR 97208-4216

Amount Enclosed \$



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PRESTIGE CARE INC
 7700 NE PARKWAY DR STE 300
 VANCOUVER WA 98662-6473



Bureau of Environmental Services
 Portland Water Bureau
 PO Box 4216
 Portland, OR 97208-4216
www.portlandoregon.gov/bes
www.portlandoregon.gov/water

Telephone: 503-823-7770
 Email: PWBCustomerService@portlandoregon.gov

Combined Sewer/Stormwater/Water Bill

- Bureau of Environmental Services
- Portland Water Bureau

10/14/14
 M11
 11/25

Page 1 of 2 10222014 183002 311

Account Number 299-849-570-0

Customer Name PRESTIGE CARE INC
 Service Address 5601 SE 122ND AVE

Account Activity

Previous Bill Amount	\$ 14,538.04
Net Adjustments	\$ 0.00
Late Fees	\$ 0.00
Payments - Thank you	\$ -14,538.04
Balance Forward	\$ 0.00
Current Charges	\$ 16,418.32
Amount Due	\$ 16,418.32
Due Date	Nov 12, 2014

Billing Details	Billing Date	Billing Period	Days of Service	Billing Type		
				Commercial/Quarterly		
Service		Meter Number	Usage in CCF	Rate per CCF	Charges	
Water Volume	10/22/14	30788394	1093 CCF	\$ 3.682	\$	4,024.43
Sewer Volume			1093 CCF	\$ 9.057	\$	9,899.30
Stormwater Off-site (Impervious Area 70000 sq. ft.)				\$	\$	1,556.72
Stormwater On-site				\$	\$	838.23
Portland Harbor Superfund				\$	\$	65.13
Base Charges				\$	\$	34.51
				Total Current Charges	\$	16,418.32

Meter Detail

Meter Number	Previous Read	Current Read	Usage
30788394L	240	284	44
30788394S	5680	6729	1049

8791 GPO



Please detach and return this portion with payment payable to: City of Portland

Account Number	Address Served	Bill Date	Due Date	Amount Due
299-849-570-0	5601 SE 122ND AVE	Oct 22, 2014	Nov 12, 2014	\$16,418.32

City of Portland

PO Box 4216
 Portland, OR 97208-4216

Amount Enclosed \$



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 Note changes on reverse.



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 (please see reverse).

PRESTIGE CARE INC
 7700 NE PARKWAY DR STE 300
 VANCOUVER WA 98662-6473

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OAK LODGE WATER DISTRICT
14496 SE River Road
Oak Grove, Oregon 97267
(503) 654-7765



2742
301

Account Number	AMOUNT DUE
99-00655-001 11/13	\$476.45
Service Address	
17999 SE RIVER RD	

There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person, please bring both portion of this bill.

99006550010000000476450000000476452

HOMEWOODS HEIGHTS
7700 NE PARKWAY DR
STE 300
VANCOUVER, WA 98662

OAK LODGE WATER DISTRICT
14496 SE River Road
Oak Grove, Oregon 97267

Please return this portion with your payment. When paying in person, please bring both portions of this bill.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name		Service Address			Account Number
HOMEWOODS HEIGHTS		17999 SE RIVER RD			99-00655-001
Status	Service Dates	Number of Days	Bill Date	Penalty Date	Due Date
Active	From 10/15/2013	To 11/15/2013	31	11/30/2013	12/16/2013

PREVIOUS BALANCE	\$736.37
PAYMENTS	\$736.37-
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00

CURRENT		PREVIOUS		USAGE	61.49
DATE	READING	DATE	READING		
11/15/2013	40,413	10/15/2013	40,140	273 Base Charge	
11/15/2013	40,413	10/15/2013	40,140	273 Consumption Charge	
				<i>CCF = 748 GPD</i>	

BASED on 42 BPD ALF

NEW USE 52 BPD ALF

CURRENT BILL
AMOUNT DUE

\$476.45
\$476.45

✓
12/12/15



OAK LODGE WATER DISTRICT
14496 SE River Road
Oak Grove, Oregon 97267
(503) 654-7765

2748
301

Account Number	AMOUNT DUE
99-00655-001 12/13	\$439.97
Service Address	
17999 SE RIVER RD	

There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person, please bring both portion of this bill.



99006550010000000439970000000439974

HOMEWOODS HEIGHTS
7700 NE PARKWAY DR
STE 300
VANCOUVER, WA 98662

OAK LODGE WATER DISTRICT
14496 SE River Road
Oak Grove, Oregon 97267

Please return this portion with your payment. When paying in person, please bring both portions of this bill.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name		Service Address			Account Number
HOMEWOODS HEIGHTS		17999 SE RIVER RD			99-00655-001
Status	Service Dates	From	To	Number of Days	Bill Date
Active	11/15/2013	12/15/2013	30	12/31/2013	1/15/2014

PREVIOUS BALANCE	\$476.45
PAYMENTS	\$476.45-
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00

CURRENT		PREVIOUS		USAGE	
DATE	READING	DATE	READING	249	Base Charge
12/15/2013	40,662	11/15/2013	40,413	249	Consumption Charge
12/15/2013	40,662	11/15/2013	40,413		

CURRENT BILL
AMOUNT DUE

\$439.97
\$439.97

12125



OAK LODGE WATER DISTRICT
14496 SE River Road
Oak Grove, Oregon 97267
(503) 654-7765

Account Number	AMOUNT DUE
99-00655-001	\$529.07
Service Address	
17999 SE RIVER RD	

There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person, please bring both portions of this bill.



301

HOMEWOODS HEIGHTS
7700 NE PARKWAY DR
STE 300
VANCOUVER, WA 98662

OAK LODGE WATER DISTRICT
14496 SE River Road
Oak Grove, Oregon 97267

99006550010000000529070000000529078

Please return this portion with your payment. When paying in person, please bring both portions of this bill.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name		Service Address			Account Number	
HOMEWOODS HEIGHTS		17999 SE RIVER RD			99-00655-001	
Status	Service Dates		Number of Days	Bill Date	Penalty Date	Due Date
	From	To				
Active	12/15/2013	1/15/2014	31	1/31/2014		2/17/2014

PREVIOUS BALANCE	\$0.00
PAYMENTS	\$0.00
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00

CURRENT	PREVIOUS	USAGE			
DATE 1/15/2014	READING 40,968	DATE 12/15/2013	READING 40,662	306	Base Charge 63.95
1/15/2014	40,968	12/15/2013	40,662	306	Consumption Charge 465.12

CURRENT BILL
AMOUNT DUE

\$529.07
\$529.07



OAK LODGE WATER DISTRICT
14496 SE River Road
Oak Grove, Oregon 97267
(503) 654-7765

2/14/21
2/15/21

Account Number	AMOUNT DUE
99-00655-001 2/14	\$410.51
Service Address	
17999 SE RIVER RD	

There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person, please bring both portions of this bill.



99006550010000000410510000000410512

HOMEWOODS HEIGHTS
7700 NE PARKWAY DR
STE 300
VANCOUVER, WA 98662

OAK LODGE WATER DISTRICT
14496 SE River Road
Oak Grove, Oregon 97267

Please return this portion with your payment. When paying in person, please bring both portions of this bill.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name		Service Address			Account Number
HOMEWOODS HEIGHTS		17999 SE RIVER RD			99-00655-001
Status	Service Dates	Number of Days	Bill Date	Penalty Date	Due Date
Active	From 1/15/2014 To 2/15/2014	31	2/28/2014		3/17/2014

PREVIOUS BALANCE	\$529.07
PAYMENTS	\$529.07-
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00

CURRENT		PREVIOUS		USAGE	Base Charge	Consumption Charge	63.95
DATE	READING	DATE	READING				
2/15/2014	41,196	1/15/2014	40,968	228			
2/15/2014	41,196	1/15/2014	40,968	228	Base Charge	Consumption Charge	346.56

CURRENT BILL
AMOUNT DUE

\$410.51
\$410.51

7/21/25



OAK LODGE WATER DISTRICT
14496 SE River Road
Oak Grove, Oregon 97267-1115
(503) 654-7765

Account Number	Amount Due
99-00655-001 3/14	\$437.87
Service Address	
17999 SE RIVER RD	

2742
301



3/31/14

1oz - #10 - 3790 - 3790

HOMEWOODS HEIGHTS
7700 NE PARKWAY DR STE 300
VANCOUVER WA 98662-6654



OAK LODGE WATER DISTRICT
14496 SE RIVER RD
OAK GROVE OR 97267-1115



Please return this portion with your payment. When paying in person, please bring both portions of this bill.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name		Service Address			Account #	
HOMEWOODS HEIGHTS		17999 SE RIVER RD			99-00655-001	
Status	Service Dates From	To	Number of Days	Bill Date	Penalty Date	Due Date
Active	02/15/2014	03/15/2014	28	03/31/2014		04/15/2014

PREVIOUS BALANCE \$410.51
PAYMENTS -\$410.51
ADJUSTMENTS \$0.00
PENALTIES \$0.00

PAST DUE AMOUNT \$0.00

CURRENT		PREVIOUS		USAGE	Water	\$437.87
DATE	READING	DATE	READING			
03/20/2014	41442	02/18/2014	41196	246.00		

✓
72125

CURRENT BILL \$437.87
AMOUNT DUE \$437.87



OAK LODGE WATER DISTRICT
14496 SE River Road
Oak Grove, Oregon 97267-1115
(503) 654-7765

Account Number	Amount Due
99-00655-001 4/14	\$453.07
Service Address	
17999 SE RIVER RD	



9900655001

1oz - #10 - 3610 - 3610
HOMEWOODS HEIGHTS
7700 NE PARKWAY DR STE 300
VANCOUVER WA 98662-6654



OAK LODGE WATER DISTRICT
14496 SE RIVER RD
OAK GROVE OR 97267-1115



Please return this portion with your payment. When paying in person, please bring both portions of this bill.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name		Service Address			Account #		
HOMEWOODS HEIGHTS		17999 SE RIVER RD			99-00655-001		
Status	Service Dates	From	To	Number of Days	Bill Date	Penalty Date	Due Date
Active	03/15/2014	04/15/2014		31	04/30/2014		05/15/2014

PREVIOUS BALANCE \$0.00
PAYMENTS \$0.00
ADJUSTMENTS \$0.00
PENALTIES \$0.00

CURRENT		PREVIOUS		PAST DUE AMOUNT	
DATE	READING	DATE	READING	USAGE	
04/21/2014	41698	03/20/2014	41442	256.00	Water \$453.07
					Base Charge \$63.95 Consumption Charge \$389.12

CURRENT BILL
AMOUNT DUE

\$453.07
\$453.07

7/2/2014



OAK LODGE WATER DISTRICT
14496 SE River Road
Oak Grove, Oregon 97267-1115
(503) 654-7765

Account Number	Amount Due
99-00655-001 3/15	\$323.87
Service Address	
17999 SE RIVER RD	

2742
301

1oz - #10 - 3767 - 3767

HOMEWOODS HEIGHTS
7700 NE PARKWAY DR STE 300
VANCOUVER WA 98662-6654



9900655001000000003238700000000323872

OAK LODGE WATER DISTRICT
14496 SE RIVER RD
OAK GROVE OR 97267-1115



Please return this portion with your payment. When paying in person, please bring both portions of this bill.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name		Service Address			Account #
HOMEWOODS HEIGHTS		17999 SE RIVER RD			99-00655-001
Status	Service Dates	From	To	Number of Days	Bill Date
Active	04/15/2014	05/15/2014		30	05/30/2014

PREVIOUS BALANCE	\$0.00
PAYMENTS	\$0.00
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00

CURRENT		PREVIOUS		PAST DUE AMOUNT	
DATE	READING	DATE	READING	USAGE	
05/14/2014	41869	04/21/2014	41698	171.00	Water \$323.87
					Base Charge \$63.95 Consumption Charge \$259.92

CURRENT BILL
AMOUNT DUE

\$323.87
\$323.87

72125



OAK LODGE WATER DISTRICT
14496 SE River Road
Oak Grove, Oregon 97267-1115
(503) 654-7765

Account Number	Amount Due
99-00655-001 6/4	\$623.31
Service Address	17999 SE RIVER RD

1oz - #10 - 175 - 175

HOMEWOODS HEIGHTS
7700 NE PARKWAY DR STE 300
VANCOUVER WA 98662-6654



2/14/25
2/15/25



99006550010000000623310000000623310

OAK LODGE WATER DISTRICT
14496 SE RIVER RD
OAK GROVE OR 97267-1115



Please return this portion with your payment. When paying in person, please bring both portions of this bill.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name		Service Address			Account #		
HOMEWOODS HEIGHTS		17999 SE RIVER RD			99-00655-001		
Status	Service Dates	From	To	Number of Days	Bill Date	Penalty Date	Due Date
Active	05/15/2014	06/15/2014		31	06/30/2014		07/15/2014

PREVIOUS BALANCE \$0.00
PAYMENTS \$0.00
ADJUSTMENTS \$0.00
PENALTIES \$0.00

CURRENT		PREVIOUS		PAST DUE AMOUNT	
DATE	READING	DATE	READING	USAGE	
06/16/2014	42237	05/14/2014	41869	368.00	Water \$623.31
					Base Charge \$63.95 Consumption Charge \$559.36

CURRENT BILL
AMOUNT DUE

\$623.31
\$623.31

72125



OAK LODGE WATER DISTRICT
14496 SE River Road
Oak Grove, Oregon 97267-1115
(503) 654-7765

Account Number	Amount Due
99-00655-001 7/4	\$878.67
Service Address	
17999 SE RIVER RD	

10z - #10 - 3761 - 3761
HOMEWOODS HEIGHTS
7700 NE PARKWAY DR STE 300
VANCOUVER WA 98662-6654



2742
301

99006550010000000878670000000878678
OAK LODGE WATER DISTRICT
14496 SE RIVER RD
OAK GROVE OR 97267-1115



Please return this portion with your payment. When paying in person, please bring both portions of this bill.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name		Service Address			Account #		
HOMEWOODS HEIGHTS		17999 SE RIVER RD			99-00655-001		
Status	Service Dates	From	To	Number of Days	Bill Date	Penalty Date	Due Date
Active	06/15/2014	07/15/2014	30	07/31/2014			08/15/2014

PREVIOUS BALANCE \$0.00
PAYMENTS \$0.00
ADJUSTMENTS \$0.00
PENALTIES \$0.00

CURRENT		PREVIOUS		PAST DUE AMOUNT	
DATE	READING	DATE	READING	USAGE	
07/21/2014	42773	06/16/2014	42237	536.00	Water \$878.67
				Base Charge	\$63.95
				Consumption Charge	\$814.72

CURRENT BILL
AMOUNT DUE

\$878.67
\$878.67

72125



OAK LODGE WATER DISTRICT
14496 SE River Road
Oak Grove, Oregon 97267-1115
(503) 654-7765

10z - #10 - 3591 - 3591

HOMEWOODS HEIGHTS
7700 NE PARKWAY DR STE 300
VANCOUVER WA 98662-6654



2/21/14
301

Account Number	Amount Due
99-00655-001	8/14 \$877.15
Service Address	17999 SE RIVER RD
	8/31/14



99006550010000000877150000000877156

OAK LODGE WATER DISTRICT
14496 SE RIVER RD
OAK GROVE OR 97267-1115



Please return this portion with your payment. When paying in person, please bring both portions of this bill.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name		Service Address			Account #	
HOMEWOODS HEIGHTS		17999 SE RIVER RD			99-00655-001	
Status	From	Service Dates To	Number of Days	Bill Date	Penalty Date	Due Date
Active	07/15/2014	08/15/2014	31	08/31/2014		09/15/2014

PREVIOUS BALANCE \$878.67
PAYMENTS -\$878.67
ADJUSTMENTS \$0.00
PENALTIES \$0.00

CURRENT		PREVIOUS		PAST DUE AMOUNT	
DATE	READING	DATE	READING	USAGE	
08/22/2014	43308	07/21/2014	42773	535.00	Water \$877.15
					Base Charge \$63.95 Consumption Charge \$813.20

CURRENT BILL
AMOUNT DUE

\$877.15
\$877.15

7/21/2014



OAK LODGE WATER DISTRICT
14496 SE River Road
Oak Grove, Oregon 97267-1115
(503) 654-7765

Account Number	Amount Due
99-00655-001 9/14	\$761.63
Service Address	
17999 SE RIVER RD	

2142
2/10/14

1oz - #10 - 3778 - 7555
HOMEWOODS HEIGHTS
7700 NE PARKWAY DR STE 300
VANCOUVER WA 98662-6654



99006550010000000761630000000761638

OAK LODGE WATER DISTRICT
14496 SE RIVER RD
OAK GROVE OR 97267-1115



Please return this portion with your payment. When paying in person, please bring both portions of this bill.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name		Service Address		Account #	
HOMEWOODS HEIGHTS		17999 SE RIVER RD		99-00655-001	
Status	Service Dates	From	To	Number of Days	Bill Date
Active	08/15/2014	09/15/2014		31	09/30/2014

PREVIOUS BALANCE	\$0.00
PAYMENTS	\$0.00
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00

CURRENT	PREVIOUS	PAST DUE AMOUNT	
DATE 09/17/2014	READING 43767 DATE 08/22/2014	READING 43308	

USAGE		
459.00	Water	\$761.63
CEP	Base Charge Consumption Charge	\$63.95 \$697.68

BASED ON 42 BEO ACF

WE HAVE 52 BEO'S

9/15/2014 - 10/15/2014 = 439 CCF

CURRENT BILL
AMOUNT DUE

\$761.63
\$761.63



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180-Hearing Impaired: 711
www.carson.org
www.carson.org/planning

July 8, 2014

Ms. April Copeland
Carson City Property Ventures, LLC
c/o Prestige Care Inc.
7700 NE Parkway Drive, Suite 300
Vancouver, WA 98662

Major Project Review: MPR-14-042

Project Description: Prestige Skilled Nursing and Memory Care Facility

Review Date: June 17, 2014

Major Project Review Comments

The Major Project Review Committee has reviewed the proposed plans for the Prestige Skilled Nursing and Memory Care Facility. The following requirements and comments are provided for your use in preparing final plans and submittals for the project. Please be advised that the comments presented in this letter are based on the plans submitted with the Major Project Review application and may not include all the requirements or conditions which may be placed on the project at the time of submittal of planning applications for approval (if applicable) or final plans for building permits. It is hoped, however, that this review will expedite the completion of your project.

Some of the requirements noted below may have already been shown or otherwise indicated in the plans and need only be submitted in the final improvement plan form. Final on- and off-site improvement plans shall be submitted to the Building Division, (108 E. Proctor Street). These plans must contain all appropriate requirements of Development Engineering, Health, Utilities, Fire, and Planning Divisions/Departments.

Planning applications (if applicable), such as Master Plan Amendments, Zoning Changes, Special Use Permits, Variances, Lot Line Adjustments, Parcel Maps, etc. shall be submitted to the Planning Division (108 E. Proctor Street) for review and approval.

SITE INFORMATION:

Address: 1001 Mountain Street

APN: 001-201-15, 001-201-16, 001-201-26 and 001-201-27

Parcel Size: 4.941 acres

Master Plan Designation: Mixed-Use Residential (MUR)

Zoning: Public/Community (PC)

PLANNING DIVISION

Contact Susan Dorr Pansky, Planning Manager

1. The proposed use is not permitted in the Public Community zoning district. A Zoning Map Amendment will be required to accommodate the skilled nursing facility under the definition of a congregate care facility. Staff suggests proposing a Zone Map Amendment to Multi-Family Apartment (MFA) to align with the Master Plan designation of Mixed-Use Residential.
2. The proposed congregate care facility use is a conditional use in the Multi-Family Apartment (MFA) zoning district. A Special Use Permit will be required. This Special Use Permit may be processed concurrently with the Zoning Map Amendment.
3. A Lot Line Deletion will be required to eliminate property lines to allow the proposed building. A Line Deletion was submitted on June 16, 2014 and is currently being reviewed and processed.

Special Use Permit - CCMC 18.02.080; Variance - CCMC 18.02.085

1. The project requires a Special Use Permit to accommodate a congregate care facility as a conditional use. A congregate care facility is only allowed in select zoning district, and in all cases requires a Special Use Permit.
2. Based on the conceptual plan presented, staff does not believe a Variance is necessary at this time.

Setbacks - CCMC 18.04.190 (Residential) or CCMC 18.04.195 (Non-residential)

	<u>Front</u>	<u>Rear</u>	<u>Side</u>	<u>Street Side</u>
Required in MFA zoning district:	10 feet*	20 feet**	10 feet**	N/A

* An additional 10 feet is required for each story above two stories.

** For each story above one story, add 10 feet if adjacent to a Single Family zoning district.

Height - CCMC 18.04.190 (Residential) or CCMC 18.04.195 (Non-residential)

A proposed building height was not provided. The maximum height in the MFA zoning district is 45 feet. Additional height may be allowed by Special Use Permit. If a Special Use Permit for additional height is desired, this may be accomplished as a part of the Special Use Permit for the overall project and does not require a separate Special Use Permit application.

Historic District - CCMC 18.06

A portion of the project area lies within the Carson City Historic District and will require adherence to Historic District Design Guidelines as well as Historic Resources Commission approval.

Any proposed project located within the Historic District to construct, alter, remodel, restore, renovate, rehabilitate, demolish, remove or change the exterior appearance of a building or structure; or to place signs, fences, or lighting; or to construct parking areas or site improvements; or which affects the exterior landscape features and spaces that characterize a property and its environment shall not be started without prior approval of an application

submitted to the Historic Resources Commission as provided for by CCMC 18.06. Application to the Historic Resources Commission shall be made through the Planning Division for processing. (CCMC 18.06.015)

New construction which is appropriately designed is encouraged by the Carson City Historic Resources Commission (HRC). The Historic District should be an active and vital part of the city. New construction should look new and reflect the technology, building materials and design ideas of the present era. The design of new construction needs to be compatible and respectful of the historic building stock that surrounds it so that visual conflict and confusion are avoided. There is no formula that will guarantee "good design". There are specific elements of building design which can be identified, and therefore, addressed in a review process so that consistency can be achieved. The following elements shall be individually assessed for their degree of appropriateness for each project. (Development Standards, Division 5.27)

1. **Scale and Massing:** The overall size and height of the new building should be consistent with the surrounding buildings. (Development Standards, Division 5.27.1)
2. **Shape:** The overall shape of the building, particularly its roof type, height, and design emphasis (horizontal or vertical) should be consistent and harmonious with others in the environs. (Development Standards, Division 5.27.2)
3. **Setback:** The front and side yard setbacks for the building should be approximately the same as others in the surrounding area and conform with CCMC Development Standards, Division 1, Land Use and Site Design. (Development Standards, Division 5.27.3)
4. **Site Elements:** When at all possible avoid substantial site alteration by importing or exporting fill materials. Generally speaking vacant lots in the district were once occupied by a building. Attempt to place the new building as near as possible to the same grade as the original. Carefully consider the placement and relationship of the public sidewalk, side and front yard fences, driveway, gardens and accessory buildings when determining the location of the new building on the lot. (Development Standards, Division 5.27.4)
5. **Materials:** Exterior siding should reflect the prevailing style of the neighborhood. A vertical or diagonal style siding should not be used when the dominant style is a horizontal drop or shiplap type. The exterior siding should blend in, not stand out. (Development Standards, Division 5.27.5)
6. **Windows and Doors:** The rhythm and arrangement of the windows and doors should reflect the style of the building design and the predominant patterns found in existing buildings of the area. The ratio of the total surface area of openings to total wall surface area of new buildings should reflect that of historic buildings in the environs. (Development Standards, Division 5.27.6)
7. **Details and Other Elements:** Trim details are often the single most relevant design feature which can be utilized to give harmony and compatibility to a new building. If existing buildings have boxed eaves, do not leave rafter tails exposed. If windows and doors typically have fanciful trim, incorporate trim with architecturally equal weight. If trim work is typically simple, do not use "ginger bread". Seek to design the new building so that the trim and architectural details compliment the existing buildings in the area. (Development Standards, Division 5.27.7)

8. **Floor Elevations:** The elevation of the first floor in relation to the street and the finish grade of the lot can often be a critical design feature. For example, if surrounding buildings normally have steps leading from street level up to the first floor level, then the new building should have a similar entrance level. (Development Standards, Division 5.27.8)

NOTE: Each of the design elements listed above has more detailed new construction information throughout Division 5 of the Development Standards. The applicant is encouraged to review each of these sections individually for more specific information.

Signs - Carson City Development Standards, Division 4

A Sign Permit will be required prior to the placement or erection of any sign, or to install or alter any electrical wiring or fixture. See the Planning Division for information and standards. A Sign Permit application may be obtained from the Building Division. (Development Standards, Division 4.4.1)

1. Permitted signs and maximum sign area shall be as follows (Development Standards, Division 4.7.5):
 - Permitted sign area for the parcel shall be calculated based on a ratio of three square feet for every one foot of the frontage of building for the first 100 feet of frontage. Sign area shall be calculated on a ratio of one square foot for every one foot of the frontage of the building/suite for the portion of the frontage exceeding the first 100 feet up to a maximum sign area of 600 feet.
 - One address sign not exceeding four square feet in area.
 - A maximum of 50 percent of the total allowable sign area may be located on the freestanding sign pursuant to Development Standards, Division 4.6.3.
2. Maximum sign height of the freestanding sign shall be 20 feet.
3. Illumination from or upon any sign shall be shaded, shielded, directed or reduced so as to avoid undue brightness, glare or reflection of lights.
4. Sign materials shall be compatible with the design of the primary on-site building.
5. Regardless of the amount of the frontage of the building or suite, each business is entitled to a minimum of 80 square feet of signs.

Landscaping - Carson City Development Standards, Division 3

1. A landscape and irrigation plan shall be filed with the City and approved by the Director prior to the approval of a site plan or issuance of a building permit. The plan shall be prepared by a landscape architect registered in the State of Nevada, or other person permitted to prepare landscape plans pursuant to Chapter 623A of the Nevada Revised Statutes (NRS). Landscaping on all commercial/industrial projects must be installed or supervised by an individual at the job location with at least one of the following credentials: Certified Landscape Technician, Licensed Landscape Contractor, Certified Landscape Professional, ISA Certified Arborist, Registered Landscape Architect, a C10 Qualified Employee as recognized by the State Contractor's Board, or an equivalent

certification, approved by the Parks & Recreation Department. (Development Standards, Division 3.3)

2. The plans shall include landscape calculations relevant to the application of the standards of Division 3 of the Development Standards and shall include a plant list in a legend format giving the common and botanical names of each plant with a key number or identifying symbol assigned to each plant, the size of the plant, its spacing and the quantity to be used. (Development Standards, Division 3.3.2)
3. The landscape plans shall include construction details for planting, staking, soil amendments and any special requirements for the project and may be an attachment to the plans. (Development Standards, Division 3.3.3)
4. Identification and description of automatic irrigation components to insure that vegetation is adequately serviced through water conserving features is required. Overhead sprinkler irrigation is only allowed on turf areas or other areas requiring overhead sprinkler irrigation. (Development Standards, Division 3.3.5)
5. Trees and significant shrubs shall be preserved whenever possible and shall be considered part of the required landscape area. Preservation of existing 4-inch caliper (6-8 foot for evergreens) healthy trees will be eligible for a 2:1 credit toward the total tree requirement if approved by the Director, up to a maximum of 25% of the requirement for trees on the site. Provide an overlay on all submitted plans of all existing trees with caliper (deciduous) or height (evergreen) and significant shrubs on the site and clearly mark which will be retained on the site and which are proposed to be removed. (Development Standards, Division 3.4)
6. Deciduous trees with a trunk diameter of four inch or greater at a point four and one-half foot above ground level or evergreen trees six foot or greater in height or significant shrubs, shall not be removed unless authorized by prior written approval from the Director. The applicant is encouraged to submit a report to the Director prepared by a certified arborist, or licensed design professional detailing a reason for a request to authorize removal of trees and significant shrubs. After consultation with other applicable City divisions, the Director may authorize the removal of existing trees and shrubs if any of the criteria listed below exist. (Development Standards, Division 3.4.1)
 - The health or condition of the tree presents a clear danger to people or property or it constitutes a nuisance.
 - When the tree or shrub is located within the footprint of the building, or when a tree trunk or shrub is so close to a building area that construction would result in irreparable damage or death to the plant.
 - Access is so restricted to the site that removal is necessary and unavoidable.
 - The elevation will be severely changed by grading/building/development. The tree or shrub cannot remain on the site as a result of the change in elevation.
 - Any other instances deemed appropriate by the Director shall be considered.
7. Tree Protection. All deviations from the Tree Protection Code must be approved by the Planning Division. Construction activities can severely damage or kill trees. See the Tree Retention/Protection, Root Pruning Detail, and Excavation Adjacent to Retained Trees in

the Development Standards, Division 3 Appendix for additional requirements and information. (Development Standards, Division 3.4.2)

8. Protective Fencing shall enclose the entire area under the canopy drip line of the tree protection zone throughout the life of the project, or until work within the tree protection zone is completed. The fence shall not be moved during construction phase without prior approval of the qualified site professional utilizing the best management practices. The protective fence may be removed at final grading inspection or at the time final landscaping is installed. Refer to the detail in the Development Standards, Division 3 Appendix for sample fence drawing. (Development Standards, Division 3.4.2)
9. All landscaping shall aesthetically enhance and be compatible with the site area. Landscaping shall be installed to enhance the view of the site from public street(s) and adjacent properties. (Development Standards, Division 3.5.1)
10. A minimum of 20% of the site's impervious surfaces excluding the building coverage must be pervious areas of landscape material. The area within the public right-of-way adjacent to a site must be landscaped and may be counted for 25% of the total required landscaped area. In areas with right-of-ways over 20 feet in depth, the Director may modify or waive the requirement for landscaping of the right-of-way. The requirement may also be waived by the Director if the public agency denies permission for an encroachment permit or lease of the area to be landscaped. (Development Standards, Division 3.5.2)
11. Where landscape areas abut sidewalks, drive-aisles, parking areas or other hardscape surfaces, a minimum three-foot wide landscape buffer area must be provided between any turf areas and the hardscape to capture irrigation overspray and runoff. The buffer area may be drip-irrigated plant materials or non-living landscape materials. (Development Standards, Division 3.6.3)
12. The minimum number of trees shall be one tree per 400 square feet of landscape area. Additional trees are required if the number of trees for parking areas and along right-of-way areas as described in Development Standards, Division 3.7.1.a and 3.7.1.b exceed this minimum. The Director may modify this standard for public uses such as parks. (Development Standards, Division 3.7.1)
 - Included in the minimum required number of trees, a minimum of one shade tree must be planted for every 10 parking spaces or fraction thereof, and distributed throughout the parking area surface to provide even shading within the parking lot. For example, 18 parking spaces shall require two trees. A minimum of one deciduous tree shall be placed in each standard sized parking island.
 - Included in the minimum required number of trees, at least one tree shall be placed along the right-of-way frontage for every 30 lineal feet of right-of-way at a point not more than 20 feet from the right-of-way. The Director may allow for different spacing or locations of trees for projects with outside display such as automobile sales lots.
13. Where more than 10 deciduous trees are provided as a part of the landscape plan, a minimum of 50% of the trees shall be of a different species to ensure diversity. Additional species may be required on larger projects. (Development Standards, Division 3.7.2)

14. Non-planted, non-living materials such as wood chips, bark, decorative rock, mulch, stone or other non-living materials may be used as groundcover, and shall be distributed throughout the site. All landscape areas shall be covered with materials suitable for reducing dust and evaporation and shall be designed to improve the aesthetic appearance of the area. An attractive mix of organic and non-organic materials is encouraged. Products which appear to be dirt shall not be used. (Development Standards, Division 3.8.2)
15. A ratio of at least six shrubs (five gallon size), is required for each tree placed or retained on the site. If a large quantity of turf is proposed for the site, the required shrub count may be reduced after review and approval of the submitted landscaping plans by the Planning Division. (Development Standards, Division 3.8.3)
16. On arterial streets, minimum 10 foot wide landscape areas shall be provided along the frontage of the site adjacent to the street. On all other streets, a minimum of six foot wide landscape area shall be provided along the frontage of the site adjacent to the street. On sites with unique constraints, the Director may approve an alternative dimension if the alternative does not compromise the integrity of the landscape plan. (Development Standards, Division 3.9)
17. Tree selection for projects will be guided by the approved Carson City Tree List for Commercial Projects. Trees planted in the City will be installed according to the City's tree planting standards. The approved tree list and standard planting details are located in the Appendix of the Development Standards, Division 3. (Development Standards, Division 3.10.8)
18. Parking and driveway areas shall include concrete curbs or similar improvements as approved by the Director for protection of landscaping. Vehicle overhangs into landscaped areas shall not exceed two feet. Planter areas shall not be less than 72 square feet in size and shall have a minimum width of six feet. (Development Standards, Division 3.11.1)
19. Snow storage should be incorporated within the design of projects and should be oriented for maximum sun exposure for acceleration of melting. Driveways, drive aisles, sidewalks and landscape areas cannot be used for snow storage. Drainage and run-off from snow storage areas shall be considered in the design. (Development Standards, Division 3.11.3)
20. All non-planted landscape areas shall be covered with materials such as mulch. Products which appear to be dirt shall not be used. A weed barrier fabric is required under all rock and cobble mulches and pre-emergent herbicide is recommended. (Development Standards, Division 3.11.5)
21. Conflicts shall be avoided in design of landscape improvements by considering the size and breadth of mature landscaping. Show existing and proposed overhead and underground power lines, utility poles, light standards and utility easements on submitted landscape plans. Fire hydrants, fire connections, water boxes (three feet clearance required), water and sewer service lines (10 feet clearance required for trees), overhead utilities, signs, roof overhangs, light standards etc., shall be taken into consideration in design of landscaping. Show all proposed and existing signage for the site. (Development Standards, Division 3.11.7)
22. All landscape areas must be maintained by the property owners, including using the most current pruning standards accepted by the ANSI International Society of

Arboriculture and/or the National Arborist Association. Any damaged or dead plant(s) must be replaced or repaired by the property owners within 30 days following notification by the Director. If the season of the year makes this repair or replacement within a 30 day period impractical, the person responsible for landscaping shall schedule an appropriate time for the completion of the accomplishment of this work as required and approved by the Director. Property owner shall provide a financial security in a form acceptable to the City, in the amount of 150% of the estimated cost of installation of remaining landscape improvements, which shall be filed with the City guaranteeing installation. The estimated cost of the landscaping improvements not yet completed must be verified by the City. (Development Standards, Division 3.13.1)

23. An acknowledgment by the property owner of the required maintenance for a project must be submitted to the City as a part of landscape and irrigation plan submittals. (Development Standards, Division 3.13.3)
24. Diagrams, text and examples are located in the Appendix of the Development Standards, Division 3 including, but not limited to, general landscape and irrigation notes, irrigation legend detail, typical plant list legend example, tree and shrub planting details, emitter layout and staking, bubbler, tree protection, flushing end cap, drip, spray and coupling valves, rotor/pop-up head, irrigation trench wall section, rock wall, wood and pipe bollards, approved tree, shrub, riparian and Historic District lists, pruning, tree retention/protection, root pruning and excavation adjacent to retained tree details. (Development Standards, Division 3.15)

Parking and Loading – Carson City Development Standards, Division 2

1. The number of parking spaces required for various uses are described in the parking section of the CCMC, Division 2.2 of the Carson City Development Standards. Your site requires 79 parking spaces based on one parking space required for each five beds plus one space for every three employees. Your plan appears to have adequate parking. As discussed in the Major Project Review meeting, because there are three different employee shifts and not all employees work every shift, it may be possible to reduce the required parking spaces to less than 79 based on maximum parking required for the largest shift. This may be addressed with the Special Use Permit.
2. If the facility is used for any outpatient services for patients other than those residing onsite, additional parking spaces may be required. Please discuss these requirements with staff if the need arises.
3. Parking lots adjacent to residential uses must provide proper screening. (Development Standards, Division 2.3.1)

Architectural Design – Carson City Development Standards, Division 1

1. Proposed structures must meet the architectural standards outlined in the Development Standards, Division 1. (Development Standards, Division 1.1)
2. Variations of building details, form, line, color and materials shall be employed to create visual interest. Variations in wall planes, roof lines and direction are encouraged to prevent monotonous appearance in buildings. Large expanses of walls devoid of any articulation or embellishment shall be avoided. Similarly vertical variation in the roof line is encouraged. Mansard roofs shall wrap around the entire building. (Development Standards, Division 1.1.3)

3. All building elevations shall receive architectural treatment, except in special situations where an elevation is not visible from an adjoining property or street. (Development Standards, Division 1.1.4)
4. Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earth-tone in color. Bold colors shall be avoided except when used as accent or trim. (Development Standards, Division 1.1.6)

Lighting - Carson City Development Standards, Division 1

1. All nonresidential uses shall provide lighting within public parking areas and access ways to provide safety and security. All light sources shall be located and installed in such a way as to prevent spillover lighting onto adjoining properties and glare to the sky. (Development Standards, Division 1.3.3)
2. Any lighting facilities shall be so installed as to project light downward and away from adjoining properties and glare to the sky, with the exception of accent lighting, which is limited to a maximum upward angle of 45 degrees. Site lighting trespass onto adjacent locations and the night sky shall be minimized. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover. All light fixtures, except streetlights, shall be located, aimed or shielded so as to minimize stray light trespassing beyond property boundaries. (Development Standards, Division 1.3.3.1)
3. All light fixtures that are required to be shielded shall be installed in such a manner that the shielding is installed as designed. Fixtures which are International Dark Sky Association approved such as Dark Sky Friendly or equivalent with full cutoff lighting for area and wall pack fixtures are recommended. Sag, convex, drop lenses and luminaries with open bulbs are prohibited. (Development Standards, Division 1.3.3.2)
4. If elevations of buildings are proposed for accent illumination, drawings and a photometric plan shall be provided for all relevant building elevations showing the fixtures, the portions of the elevations to be illuminated, the luminance levels of the elevations and the aiming points. The maximum upward angle is 45 degrees. (Development Standards, Division 1.3.3.3)
5. Light standards, light poles and wall pack lighting adjacent to residential zones shall be limited in height as follows: Fixtures shall not exceed an overall height of 12 feet within 75 feet, 16 feet within 100 feet, 20 feet within 125 feet, 24 feet within 150 feet and 28 feet within 175 feet of property line, or center of street, whichever is closer, when adjacent to residential zones. Additional height may be permitted by the Director provided such lights are a sharp cutoff lighting system. Illumination levels at the property line of a project shall be reduced by the use of house side shields and reflectors, and shall be maintained in such a manner as to confine light rays to the premises of the project. (Development Standards, Division 1.3.3.4)
6. Parking area lights are encouraged to be greater in number, lower in height and lower in light level, as opposed to fewer in number, higher in height and higher in light level. A photometric plan is required on all projects with building size of 50,000 square feet or larger and may also be required at the discretion of the Director. (Development Standards, Division 1.3.3.6)
7. For all projects where the total initial output of the proposed lighting equals or exceed 100,000 lumen, certification that the lighting, as installed, conforms to the approved

plans shall be provided by a certified engineer before the certificate of occupancy is issued. Until this certification is submitted and reviewed, approval for use of a certificate of occupancy shall not be issued for the project. (Development Standards, Division 1.3.3.7)

8. Exterior lighting installations shall include timers, dimmers, sensors or photocell controllers that turn the lights off during daylight hours or when lighting is not needed, which will reduce unnecessary lighting, as practical. Businesses are encouraged to turn lighting down or off when businesses are not open. (Development Standards, Division 1.3.3.8)
9. Glare. Reflected glare on nearby buildings, streets or pedestrian areas shall be avoided by incorporating overhangs and awnings, using building materials and colors which are less reflective for exterior walls and roof surfaces, controlling angles of reflection and placing landscaping and screening in appropriate locations. (Development Standards, Division 1.3.3.9)
10. Luminaries which have a maximum output of 500 lumen per fixture, (equivalent to one 40-watt incandescent bulb) regardless of number of bulbs, may be left unshielded provided the fixture has an opaque top to keep light from shining directly up. Luminaries which have a maximum output of 850 lumen per fixture, (equal to one 60 watt incandescent light) regardless of number of bulbs, may be partially shielded, provided the bulb is not visible from off-site, no direct glare is produced, and the fixture has an opaque top to keep light from shining directly up. (Development Standards, Division 1.3.5.1)
11. Accent lighting. Architectural features may be illuminated by up-lighting or light directed to the building, such as wall washing, provided that the light is effectively aimed to or contained by the structure by such methods as caps, decks, canopies, marquees, signs, etc., the lamps are low intensity to produce a subtle lighting effect, and no light trespass is produced. The angle of up-lighting shall not exceed 45 degrees. Luminaries shall not be installed above the height of the parapet or roof. For national flags, statutes, public art, historic buildings or other objects of interest that cannot be illuminated with down-lighting, upward lighting may be used in the form of narrow-cone spot lighting that confines the illumination to the object of interest. (Development Standards, Division 1.3.5.2)
12. All luminaries shall be aimed and adjusted to provide illumination levels and distribution as indicated on submitted plans. All fixtures and lighting systems shall be in good working order, cleaned and maintained in a manner that serves the original design intent of the system. (Development Standards, Division 1.3.5.3)
13. Floodlights that are not full cut-off (light emitted above the fixture) may be used if permanently directed downward, not upward, and aimed at no more than a 45 degree angle, so no light is projected above the horizontal plane, and fitted with external shielding for top and side to prevent glare and off-site light trespass. Unshielded floodlights are prohibited. (Development Standards, Division 1.3.5.4)
14. Maintenance. All fixtures shall be maintained in good working order, with aiming, angles, wattage and intensity as originally approved. Replacement bulbs shall be the same or less wattage and intensity as originally approved. Fixtures and reflecting surfaces shall be cleaned on a regular schedule to reduce additional unapproved glare. (Development Standards, Division 1.3.5.10)

15. The Director may approve variations to the standards set out in this Division if variations are more appropriate to a particular site, provide an equivalent means of achieving the intent of these lighting standards and are in keeping with the purpose statement of the Development Standards. A letter of request detailing the reason for the variation and changes requested is required to be submitted to the Director. (Development Standards, Division 1.3.5.11)

Please note that exterior light fixture details must be submitted with a Building Permit application for review and approval by the Planning Division prior to installation.

Roof-Mounted Equipment - Carson City Development Standards, Division 1

1. Roof-mounted equipment (HVAC, etc.) must be screened from view from a public right-of-way or adjacent property through the use of architectural means such as parapet walls and equipment wells. The use of a picket fence or chain link slatted screening is prohibited. Show all roof-mounted equipment on the elevation plan. (Development Standards, Division 1.1.7)

Trash Storage - Carson City Development Standards, Division 1

1. Outdoor areas used for the storage of trash or refuse must be completely enclosed by a solid gate and a six foot masonry block wall and be designed to integrate with the building and site design, including colors and materials. Enclosures shall be screened with appropriate plant materials wherever possible. Provide trash enclosure construction details with the final building permit plans. (Development Standards, Division 1.2.6)
2. Trash enclosures shall be designed to meet or exceed minimum size requirements as determined by the sanitation company and shall be located to provide unobstructed access to refuse vehicles. All trash, refuse or recycled material shall be stored in containers within its walled enclosure. (Development Standards, Division 1.2.6)

Growth Management - CCMC 18.12

- Growth Management applies to all residential, commercial and industrial property that is required to be served by city water and/or sewer service within the consolidated municipality of Carson City.
- A Growth Management application is required for all commercial and industrial developments that exceed an average daily water usage of 7,500 gallons per day and may be obtained from the Planning Division. Growth Management applications are reviewed by the Planning Commission acting as the Growth Management Commission.

General Issues -

Flood Zone: A large portion of this property is located in the FEMA "AO" flood zone. Any property within a FEMA flood zone "A", "AH", "AO" or other "A" requires a flood study. For reference, the FEMA Firm Number is 320001 0092 F.

Due to changing conditions of business and requirements for zoning, master plan and development codes of Carson City, this Major Project Review information will expire and will need to be updated with a new Major Project Review if the developer has not applied for a Building Permit within one year of the date of the Major Project Review meeting.

Please note that a copy of this Major Project Review letter shall be provided with any Planning Application or Building Permit associated with this project in addition to the required plans and application checklist items.

BUILDING DIVISION

Contact Kevin Gattis, Chief Building Official

1. Commercial submittals shall show compliance with the following codes, and adopted amendments:
 - 2012 International Building Code
 - 2009 International Energy Conservation Code
 - 2012 International Fire Code
 - 2012 Uniform Mechanical Code
 - 2012 International Mechanical Code
 - 2012 Uniform Plumbing Code
 - 2011 National Electrical Code
 - 2009 ICC/ANSI A117.1 (For accessible design)
 - 2011 Northern Nevada Amendments
 - 2012 Northern Nevada Amendments
2. The project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
3. As a part of a submittal, provide a separate plan sheet, which clearly shows the **Accessible Route / Exit Discharge Plan**. The **Accessible Route / Exit Discharge Plan** shall have the following minimum information from the accessible entrance of the facility to the public right of way. ('12 IBC Section 1007, 1104.1 & ICC/ANSI A117.1-2009 Chapter 4 & 5):
 - Indicate accessible route surface
 - Indicate accessible route slope
 - Indicate **accessible route width** (Minimum width is 36 inches); however, if the wheelchair is near a drop or change in elevation, a guard will be required. (ICC/ANSI A117.1-2009 Section 403.5 & Table 403.5)
 - Indicate accessible route turn radius
 - Indicate all accessible ramps, with a dimensioned cross section details indicating slope & guardrails (where applicable)
 - Indicate the location and type of the detectable warning surface at curb ramps, island or cut-through medians (ICC/ANSI A117.1-2009 Sections 406.13, 406.14 & 705)
 - Indicate all accessible parking, with signage
 - Indicate location of all building and site accessible signage, with an elevation view to verify compliance with required text, height, etc.

NOTE: The **Accessible Route / Exit Discharge Plan** shall clearly show the accessible route from the accessible entrance of the facility to the accessible parking, public streets and sidewalks – as applicable to the site. ('12 IBC 1007.2, 1023.6, & 1104.1)
4. As a part of the submittal, include a complete "Architectural Design Analysis", which shall include a **complete breakdown** of the allowable area and height versus the actual area and height.

5. A Geotechnical Report will be required. The Geotechnical report for the proposed location shall include a complete assessment of the potential consequences of any liquefaction and soil strength loss, including estimation of differential settlement, lateral movement or reduction in foundation soil-bearing capacity, and shall address mitigation measures. ('2012 IBC 1803.5.12)

ENGINEERING AND UTILITIES

Contact Rory Hogen, Assistant Engineer

1. Any engineering work done on this project must be wet stamped and signed by an engineer licensed in Nevada. This will include site, grading, utility and erosion control plans as well as standard details.
2. All construction work must be to Carson City Development Standards (CCDS) and meet the requirements of the Carson City Standard Details.
3. Fresh water must be used for Dust control. Contact Gregg Ruiz at Public Works at 283-7382 for more information.
4. A wet stamped main analysis must be submitted in accordance with CCDS 15.3.1(a) to show that adequate pressure will be delivered to the meter and fire flows meet the minimum requirements of the Carson City Fire Department. Please contact Tom Grundy, P.E. at (775) 283-7081 for fire flow test data.
5. A wet stamped sewer analysis must be submitted that includes addressing the effect of flows on the existing City system. See Section 15.3.2 of CCDS.
6. If a commercial fire line is required, the system must be designed by an engineer. The double check assembly must be above ground in a hot box, and located as close to the property line (on the private side) as possible. Please see Chapter 445A of Nevada Administrative Code.
7. A private testing agreement will be necessary for the compaction and material testing in the street right of way. The form can be obtained through Carson City Permit Engineering.
8. The domestic water service line will need a reduced pressure backflow preventer as shown in Chapter 445A of the Nevada Administrative Code.
9. The irrigation service will need a reduced pressure backflow preventer if a vacuum breaker system cannot be designed to operate properly.
10. An erosion control plan meeting Section 13 of CCDS will be required in the plan set.
11. Please show all existing water and sewer utilities, including mains in the street.
12. Any existing water and sewer services not being reused must be abandoned at the main.
13. New electrical service must be underground.
14. Please show gas and electric connections for this project.

15. A water and sewer connection fee form will be required. Please submit with the construction permit application. This should include the form, the calculations used, and any back up information.
16. Any work performed in the street right of way will require a traffic control plan and a time line type schedule to be submitted before the work can begin. A minimum of one week notice must be given before any work can begin in the street right of way.
17. A new water main connecting Mountain St. and Washington St. through this property will likely be required. Easement dedications must accompany this.
18. Most of this area is in an AO flood zone according to the latest FEMA maps. All construction must meet the latest FEMA standards for areas within the 100 year flood zone. This is considered a 2 foot flood zone, so the lowest floor elevation must be at least 4 feet higher than the adjacent highest existing ground elevation.
19. Since this is considered a change of use, all sidewalks and driveway approaches must be replaced to meet current ADA standards.

FIRE DEPARTMENT

Contact Dave Ruben, Fire Prevention Captain

1. Project must apply 2012 IFC and Northern Nevada amendments.
2. Multiple hydrants will be required for the project. The final number will depend on the type of construction used. Final location of all hydrants must be approved by CCFD. Spacing is based on 2012 IFC Appendix C.
3. Final fire flow is undetermined at this time as the Type of construction has not been determined. Use Appendix B 2012 IFC to determine fire flow. B105.2 only allows 50% reduction in flow for sprinklers as adopted locally.
4. NFPA 13 designed fire sprinkler system is required. Separate permit is required. Deferred submittal accepted.
5. NFPA 72 designed fire alarm system is required. Separate permit is required. Deferred submittal accepted.
6. No portion of the building shall be more than 600' from a fire hydrant.
7. No portion of the building shall be more than 150' from a fire access road.
8. A Knox box will be required on the east and west side of the building.
9. A shunt trip will be required for the back up generator.
10. The applicant will need to coordinate between State Health, State Fire Marshal, and CCFD for approval of fire and life safety systems. CCFD will work with applicant to allow for CCFD project review and inspection in lieu of State Fire Marshal review and inspection for construction.

HEALTH DEPARTMENT

Contact Dustin Boothe, Environmental Health Specialist

Based on the information provided for review, this facility would be licensed and inspected for

both the kitchen and the facility by the State of Nevada Bureau of Health Care Quality and Compliance. Please contact them in regards to their process for your new facility.

PARKS AND RECREATION DEPARTMENT

Contact Roger Moellendorf, Parks Director

No comments received.

PUBLIC WORKS-TRANSPORTATION

Contact Daniel Doenges, Senior Transportation Planner

No comments.

PUBLIC WORKS-ENVIRONMENTAL

Contact Mark Irwin, Environmental Control Officer

1. A properly sized gravity grease interceptor will be required for this facility per CCMC 12.06.245, Appendix 18 Division 15.5.
2. Plumbing plan showing all connections to the sanitary sewer are required.
3. Plumbing plan showing all lines connections to the grease interceptor are required. Please include the grease interceptor sizing calculations. Carson City is currently using the 2012 UPC, 702.0 Fixture Unit Equivalents & Tables 7.3, 7.4, 1014.3.6.
4. Trash enclosure will need to connect to a grease interceptor and meet all the requirements of CCMC Appendix 18 Division 15.5.
5. Excessive sewer maintenance and/or blockage might trigger the need to install a bar screen at this facility to prevent too large of solids from entering into the City's sewer system per CCMC 12.06.230, 12.06.240.
6. Garbage disposals are not allowed per CCMC 12.06.226.

The aforementioned comments are based on the Major Project Review Committee's review. If you have any questions, please feel free to contact the following members of staff, Monday through Friday 8:00 AM to 4:00 PM.

Planning Division –

Susan Dorr Pansky, Planning Manager
(775) 283-7076
Email: spansky@carson.org

Engineering Division –

Rory Hogen, Assistant Engineer
(775) 887-2300
Email: rhogen@carson.org

Building Division –

Kevin Gattis, Chief Building Official
(775) 887-2310
Email: kgattis@carson.org

Fire Prevention –

Dave Ruben, Fire Prevention Captain
(775) 283-7153
Email: druben@carson.org

Health Department –

Dustin Boothe, Environmental Health Specialist
(775) 887-2190
Email: dbothe@carson.org

Parks and Recreation Department –

Roger Moellendorf, Parks Director
(775) 887-2262
Email: rmoellendorf@carson.org

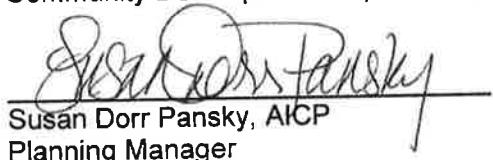
Transportation –

Daniel Doenges, Senior Transportation Planner
(775) 887-2355
Email: ddoenges@carson.org

Environmental Control –

Mark Irwin, Environmental Control Officer
(775) 283-7380
Email: mirwin@carson.org

Sincerely,
Community Development Department, Planning Division



Susan Dorr Pansky
Susan Dorr Pansky, AICP
Planning Manager

cc: Major Project Review Committee
MPR-14-042



CARSON CITY

Capital of Nevada

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Secured Tax Inquiry Detail for Parcel # 001-201-15

Property Location: 608 W WASHINGTON ST Roll #: 003091
Billed to: CARSON-TAHOE HOSPITAL Tax Year: 2015
% CHIEF FINANCIAL OFFICER District: 1.5
P O BOX 2168 Tax Service:
CARSON CITY, NV 89702-0000 Land Use Code: 180

Outstanding Taxes:

Prior Year	Tax Penalty/Interest	Total	Amount Paid	Total Due
2012+	7,165.17	7,165.17	7,165.17	
2013	3,082.57	3,082.57	3,082.57	
2014	3,173.74	3,173.74	3,173.74	,00
Current Year				
08/18	791.31	791.31	791.31	,00
10/06	791.00	791.00	791.00	,00
01/05	791.00	791.00	,00	791.00
03/02	<u>791.00</u>	<u>791.00</u>	<u>,00</u>	1,582.00
Totals:	3,164.31	,00	3,164.31	1,582.31

[History](#)



CARSON CITY

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Secured Tax Inquiry Detail for Parcel # 001-201-16

Property Location: 610 W WASHINGTON ST Roll #: 003092
Billed to: CARSON-TAHOE HOSPITAL Tax Year: 2015
% CHIEF FINANCIAL OFFICER District: 1.5
P O BOX 2168 Tax Service:
CARSON CITY, NV 89702-0000 Land Use Code: 140

Outstanding Taxes.

Prior Year	Tax Penalty/Interest	Total	Amount Paid	Total Due
2012+	1,434.71	1,434.71	1,434.71	
2013	617.23	617.23	617.23	
2014	635.50	635.50	635.50	.00
Current Year				
08/18	160.92	160.92	160.92	.00
10/06	157.00	157.00	157.00	.00
01/05	157.00	157.00	.00	157.00
03/02	<u>157.00</u>	<u>157.00</u>	<u>.00</u>	314.00
Totals:	631.92	.00	631.92	317.92

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CARSON CITY

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Secured Tax Inquiry Detail for Parcel # 001-201-27

Property Location: 1001 MOUNTAIN ST
Billed to: CARSON-TAHOE HOSPITAL
% CHIEF FINANCIAL OFFICER
P O BOX 2168
CARSON CITY, NV 89702-0000

Roll #: 003094
Tax Year: 2015
District: 1.5
Tax Service:
Land Use Code: 180

Outstanding Taxes:

Prior Year	Tax Penalty/Interest	Total	Amount Paid	Total Due
2013	14,675.79	14,675.79	14,675.79	
2014	14,675.15	14,675.15	14,675.15	.00
<u>Current Year</u>				
08/18	3,754.89	3,754.89	3,754.89	.00
10/06	3,752.00	3,752.00	3,752.00	.00
01/05	3,752.00	3,752.00	.00	3,752.00
03/02	3,752.00	3,752.00	.00	7,504.00
Totals:	15,010.89	.00	15,010.89	7,506.89

[History](#)