

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

FOR OFFICE USE ONLY:

CCMC 18.02

**SPECIAL USE PERMIT**

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

**+ noticing fee**

**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)
- ☐ CD containing application digital data (to be submitted  
once the application is deemed complete by staff)

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.

**FILE # SUP - 15 -**

APPLICANT	PHONE #
JEFF FRAME	775 827 9977
MAILING ADDRESS, CITY, STATE, ZIP	
8985 DOUBLE DIAMOND PKWY #B8 RENO NV 89521	
EMAIL ADDRESS	
JFRAME@FRAMEARCHITECTURE.COM	
PROPERTY OWNER	PHONE #
MARK TURNER	775 745 0861
MAILING ADDRESS, CITY, STATE, ZIP	
2051 EVERGREEN DR CARSON CITY NV 89703	
EMAIL ADDRESS	
SILVERCOPK MARK@ME.COM	
APPLICANT AGENT/REPRESENTATIVE	PHONE #
JEFF FRAME	775 827 9977
MAILING ADDRESS, CITY STATE, ZIP	
8985 DOUBLE DIAMOND PKWY #B8 RENO NV 89521	
EMAIL ADDRESS	
JFRAME@FRAMEARCHITECTURE.COM	

Project's Assessor Parcel Number(s):	Street Address	ZIP Code
00746123 00746122	GS RICHARDS BLVD	
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
MU-COMMERCIAL	RC-P	College Parkway / GS Richards

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:

GO UNIT MULTIFAMILY PROJECT WITH CLUBHOUSE OFFICE AND POOL.

**PROPERTY OWNER'S AFFIDAVIT**

I, Mark B. Turner, 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.

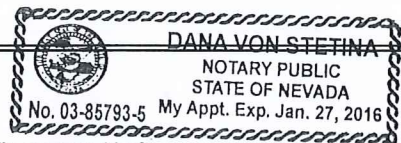
Signature [Signature] Address 2051 Evergreen Drive CC NV 89703 Date 8-17-2015

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

STATE OF NEVADA  
COUNTY \_\_\_\_\_

On August 17, 2015, Mark B. Turner, 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.



8985 Double Diamond Parkway ▪ Suite B8 ▪ Reno, NV 89521 ▪ (775) 827-9977

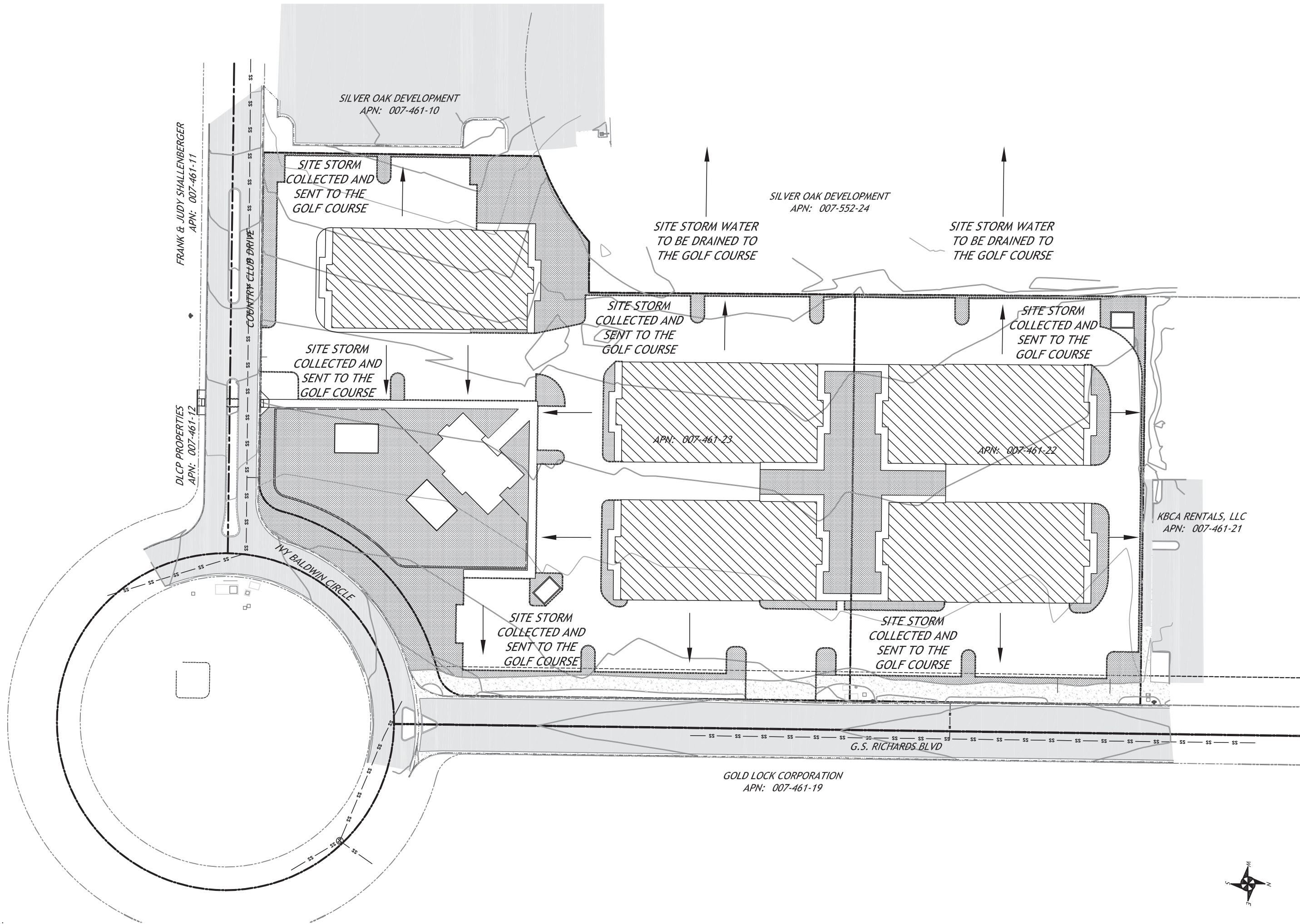
August 18, 2015

#### Project Description

The project is a new 90 unit multifamily project consisting of 50 - two bedroom units and 40 – one bedroom units in 5 buildings. Each building is three stories, has 12 garages per building and the main floor units are fully accessible. The remaining required parking is along the perimeter of the site. There is an office / clubhouse building with a pool on the south side of the site adjacent to the roundabout.

A handwritten signature in black ink, appearing to read "Jeffrey A. New", is written in a cursive style.





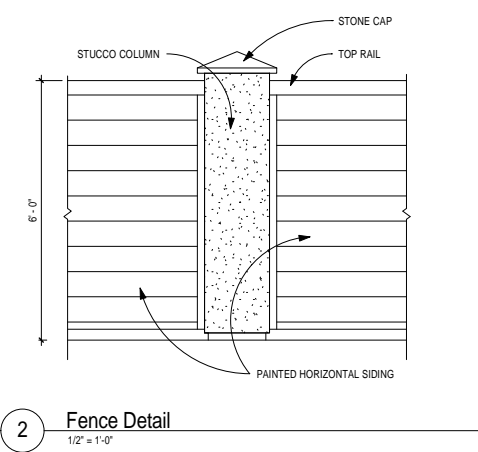
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Silver Oak Development Company Limited Partnership 3075 College Drive Carson City, NV 89703 PH (775) 882-6302	
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<b>POST DEVELOPMENT DRAINAGE PLAN</b>	
<b>APN: 007-461-22 &amp; -23</b>	
<b>GS Richards Boulevard</b>	
<b>CARSON CITY</b>	<b>NV</b>

drawing information	
DESIGNED BY:	BAM
DRAWN BY:	
CHECKED BY:	
DATE:	AUGUST 2015
DWG NAME:	SITE PLAN.DWG
JOB #:	116-007-001
SCALE H:	1"=60'
SCALE V:	N.A.
CITY APPROVAL:	
DATE:	

**C1**  
of 1



SITE PLAN GENERAL NOTES

1. THE SITE IS IN FEMA FLOOD ZONE 'X'
2. THERE ARE NO 15% OR GREATER SLOPES ON SITE
3. THERE ARE NO EXISTING TREES ON SITE
4. BIKE PATH ON SILVER OAK DRIVE 416 FEET TO THE NORTH
5. BIKE PATH TO THE SOUTH ON WEST COLLEGE PARKWAY 719 TO THE SOUTH

SITE COVERAGES

1. TOTAL SITE AREA = 176,771 SF (4.06 ACRES)
2. (5) 3 STORY RESIDENTIAL BUILDINGS 27,276 SF EACH = 136,380 SF
3. (1) OFFICE 2,400 SF
4. LOT COVERAGE OF BUILDING FOOTPRINT = 48,630 SF
5. PAVED SURFACE AREA = 79,638 SF

PARKING

1. 90 TOTAL UNITS AT 2 SPACES PER UNIT = 180 REQUIRED SPACES
2. 180 SURFACED PARKING SPACES PROVIDED
3. 60 GARAGE SPACES PROVIDED

OCCUPANCY AND BUILDING TYPE

1. IRC 2012 OCCUPANCY R2 - MULTIFAMILY; U - PRIVATE GARAGES; B - OFFICE
2. BUILDING TYPE VB (SPRINKLERED)

MULTI-FAMILY:

1. UNIT TALLY: (60) 2 BEDROOM UNITS, (30) 1 BEDROOM UNITS
2. DENSITY RATIO: 90 UNITS / 4.06 ACRES = 22.16 UNITS/ACRE, (60) 2 BEDROOM UNITS AT 1500 sf = 90000 sf (30) 1 BEDROOM UNITS AT 1200 sf = 36000 sf. TOTAL SITE REQUIRED FOR DEVELOPEMENT = 126000 sf. AREA OF SITE = 176,771 SF
3. PARKING: 2 SPACES REQUIRED FOR EACH UNIT. 90 UNITS = 180 REQUIRED SPACES
4. OPEN SPACE (LANDSCAPED) 90 UNITS x 250 SF PER UNIT = 22,500 SF REQUIRED OPEN SPACE. 23,049 SF PROVIDED.
5. AREA OF PAVED SURFACES = 79,638 SF
6. SETBACKS:  
FRONT 10' + 10' FOR EACH STORY ABOVE 2 STORIES. 3 STORIES TOTAL = 20' SETBACK  
SIDE 10' + 10' FOR EACH STORY ABOVE 2 STORIES. 3 STORIES TOTAL = 20' SETBACK  
REAR 20' + 10' FOR EACH STORY ABOVE 2 STORIES. 3 STORIES TOTAL = 30' SETBACK

OPEN SPACE:

1. LANDSCAPE AREA = 23,967 SF (AREA 15' OR WIDER, DOES NOT INCLUDE 10' LANDSCAPE BUFFERS AT PERIMETER OF SITE - REQUIRED = 22,500 SF
2. PRIVATE OPEN SPACE (BALCONIES) = 10,810 SF REQUIRED = 5,000 SF (100 SF PRIVATE OPEN PER UNIT)

LANDSCAPE LEGEND

- KENTUCKY BLUE DERBY/DIASIS  
BLUE FESCUE SOD LANDSCAPING
- XERISCAPING LANDSCAPING TO INCLUDE  
INDIGENOUS TREES AND SCRUBS
- ARTIFICIAL TURF INSTALLED PER  
MANUFACTURER'S SPECIFICATIONS  
APPROX. COVERAGE = 17,457 SF

GS Richards Apartment  
3808 GS. Richards Blvd  
Carson City, NV 89703  
apn 007-461-23 & 007-461-22

Rev#	Rev Date	Revision Description
1	Date 1	Revision 1

FRAME  
ARCHITECTURE INC  
8985 Double Diamond Parkway  
Suite B8  
Reno, NV 89521  
775 827 9977 p - 775 490 0018f

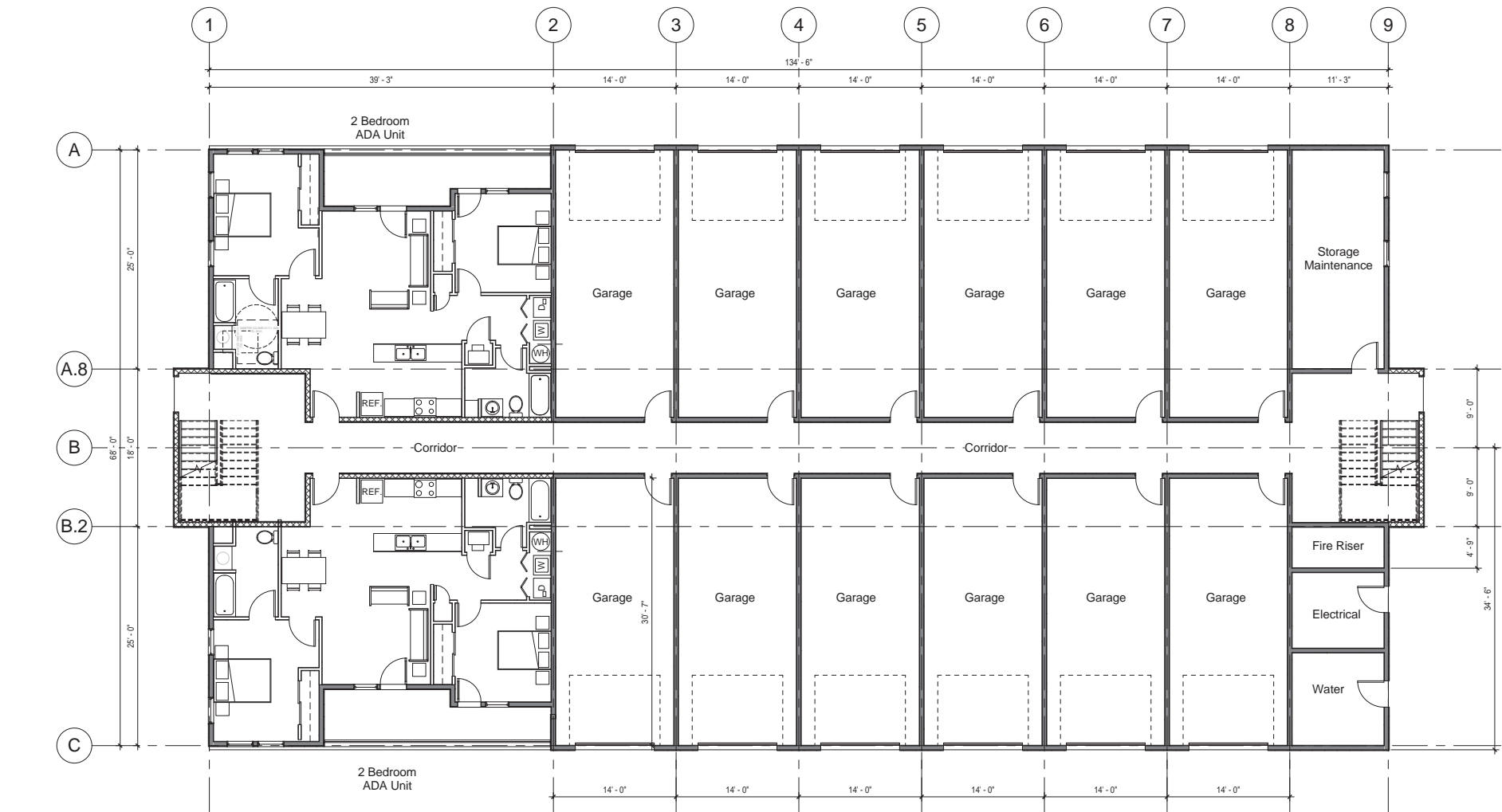
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drawing title  
Conceptual  
Site/Landscaping Plan

job number  
14-36

date  
08-27-2015

drawing number  
A1.0



1 Level 1  
1/8" = 1'-0"

FLOOR PLAN KEYNOTES #

1. ...

FIXTURE COUNTS FOR APARTMENTS

- \*UNIT TYPE 1\* = 1 BEDROOM
- FIXTURES = (2) TOILETS  
(2) LAVATORIES  
(2) TUBS w/ SHOWER HEADS  
(1) WATER HEATER  
(1) KITCHEN SINK
- \*UNIT TYPE 2\* = 2 BEDROOMS UNIT TYPE
- FIXTURES = (1) TOILETS  
(1) LAVATORY  
(1) TUB w/ SHOWER HEAD  
(1) WATER HEATER  
(1) KITCHEN SINK

FIRST FLOOR

(2) \*UNIT TYPE 1\* UNITS

SECOND FLOOR

(4) \*UNIT TYPE 1\* UNITS  
(4) \*UNIT TYPE 2\* UNITS

THIRD FLOOR

(4) \*UNIT TYPE 1\* UNITS  
(4) \*UNIT TYPE 2\* UNITS

TOTAL "UNIT TYPE" COUNT FOR ENTIRE PROJECT - (5) BUILDINGS

(50) \*UNIT TYPE 1\* UNITS  
(40) \*UNIT TYPE 2\* UNITS

FIXTURE COUNTS FOR CLUBHOUSE

- CLUBHOUSE
- FIXTURES = (4) TOILETS  
(4) LAVATORIES  
(2) OUTDOOR SHOWER HEADS  
(1) BAR SINK  
(1) WATERHEATER  
(1) WATER LINE FOR POOL AND/OR FILTER

Wall Legend

- 1 EXTERIOR WALL - 2X4 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND WOOD SIDING ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE
- 2 EXTERIOR PLUMBING WALL - 2X6 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND WOOD SIDING ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE
- 3 EXTERIOR WALL - 2X4 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND STUCCO SYSTEM ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE
- 4 EXTERIOR PLUMBING WALL - 2X6 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND STUCCO SYSTEM ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE
- 5 INTERIOR WALL - 2X4 WOOD STUDS, 1/2" GWB ON EACH FACE. USE WATER RESISTANT GWB WHERE REQUIRED.
- 6 INTERIOR PLUMBING WALL - 2X6 WOOD STUDS, 1/2" GWB ON EACH FACE. USE WATER RESISTANT GWB WHERE REQUIRED.
- 7 FIRE WALL AT GARAGE - 2X4 WOOD STUDS, 1/2" GWB ON INTERIOR FACE. USE WATER RESISTANT GWB WHERE REQUIRED. 5/8" TYPE 'X' GWB, FIRE TAPED ON GARAGE FACE.

GS Richards Apartment  
3808 GS. Richards Blvd  
Carson City, NV 89703  
apn 007-461-23 & 007-461-22

Rev#	Rev Date	Revision Description
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**FRAME** ARCHITECTURE INC.  
8985 Double Diamond Parkway  
Suite B8  
Reno, NV 89521  
775 827 9977 p - 775 490 0018 f

For Permit  
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drawing title

Level 1 Floor Plan

job number

14-36

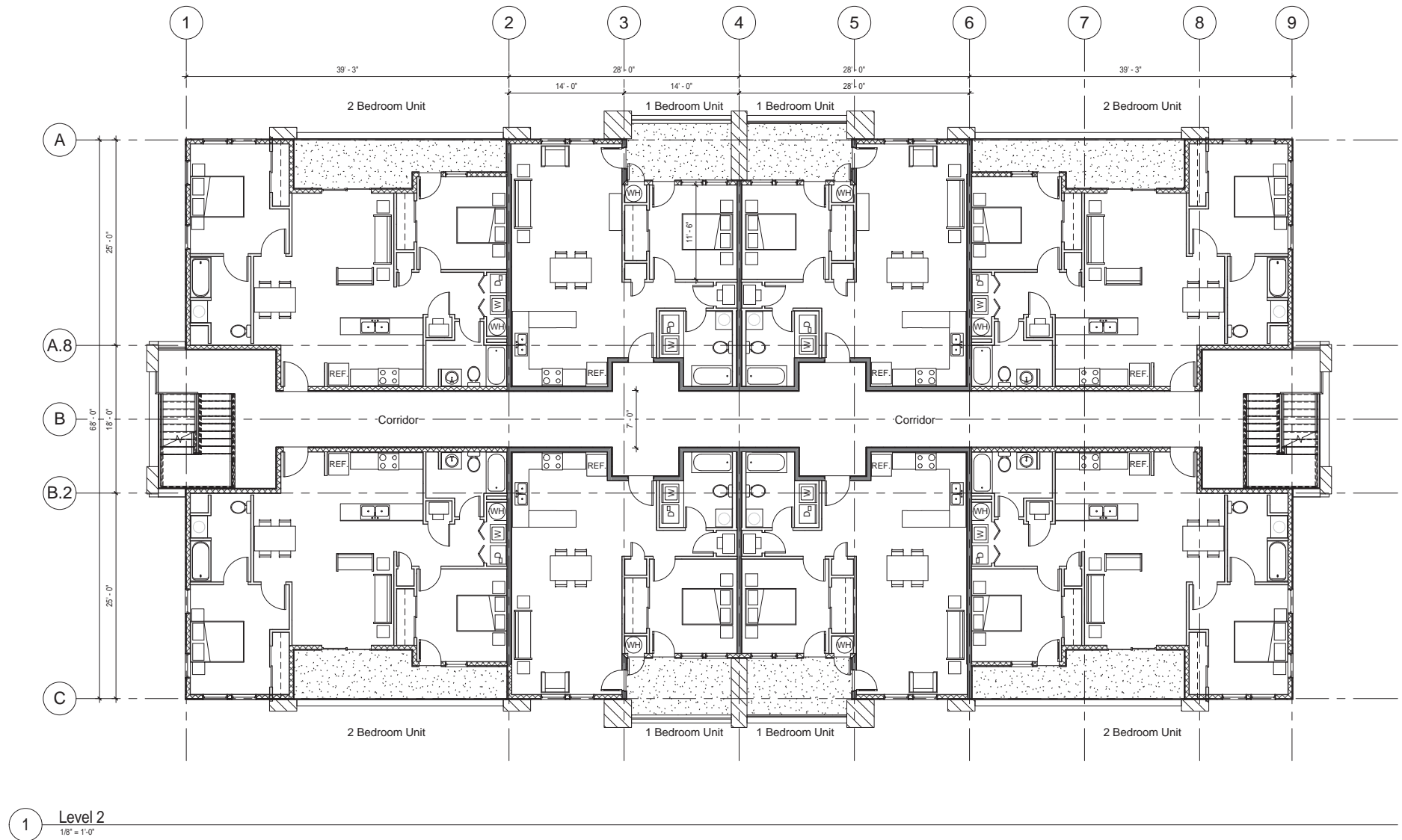
date

08-18-2015

drawing number

A1.1





FLOOR PLAN KEYNOTES #

1. ...

FIXTURE COUNTS FOR APARTMENTS

\*UNIT TYPE 1" = 1 BEDROOM

FIXTURES = (2) TOILETS  
(2) LAVATORIES  
(2) TUBS w/ SHOWER HEADS  
(1) WATER HEATER  
(1) KITCHEN SINK

\*UNIT TYPE 2" = 2 BEDROOMS UNIT TYPE

FIXTURES = (1) TOILETS  
(1) LAVATORY  
(1) TUB w/ SHOWER HEAD  
(1) WATER HEATER  
(1) KITCHEN SINK

FIRST FLOOR

(2) \*UNIT TYPE 1" UNITS

SECOND FLOOR

(4) \*UNIT TYPE 1" UNITS  
(4) \*UNIT TYPE 2" UNITS

THIRD FLOOR

(4) \*UNIT TYPE 1" UNITS  
(4) \*UNIT TYPE 2" UNITS

TOTAL \*UNIT TYPE\* COUNT FOR ENTIRE PROJECT - (5) BUILDINGS

(50) \*UNIT TYPE 1" UNITS  
(40) \*UNIT TYPE 2" UNITS

FIXTURE COUNTS FOR CLUBHOUSE

CLUBHOUSE

FIXTURES = (4) TOILETS  
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(1) BAR SINK  
(1) WATERHEATER  
(1) WATER LINE FOR POOL AND/OR FILTER

Wall Legend

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- EXTERIOR PLUMBING WALL - 2X6 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND WOOD SIDING ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE.
- EXTERIOR WALL - 2X4 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND STUCCO SYSTEM ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE.
- EXTERIOR PLUMBING WALL - 2X6 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND STUCCO SYSTEM ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE.
- INTERIOR WALL - 2X4 WOOD STUDS, 1/2" GWB ON EACH FACE. USE WATER RESISTANT GWB WHERE REQUIRED.
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GS Richards Apartment  
3808 GS. Richards Blvd  
Carson City, NV 89703  
apn 007-461-23 & 007-461-22

Rev#	Rev Date	Revision Description
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**FRAME**  
ARCHITECTURE  
INC.  
8985 Double Diamond Parkway  
Suite B8  
Reno, NV 89521  
775 827 9977 p - 775 490 0018 f

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drawing title

Level 2 Floor Plan

job number

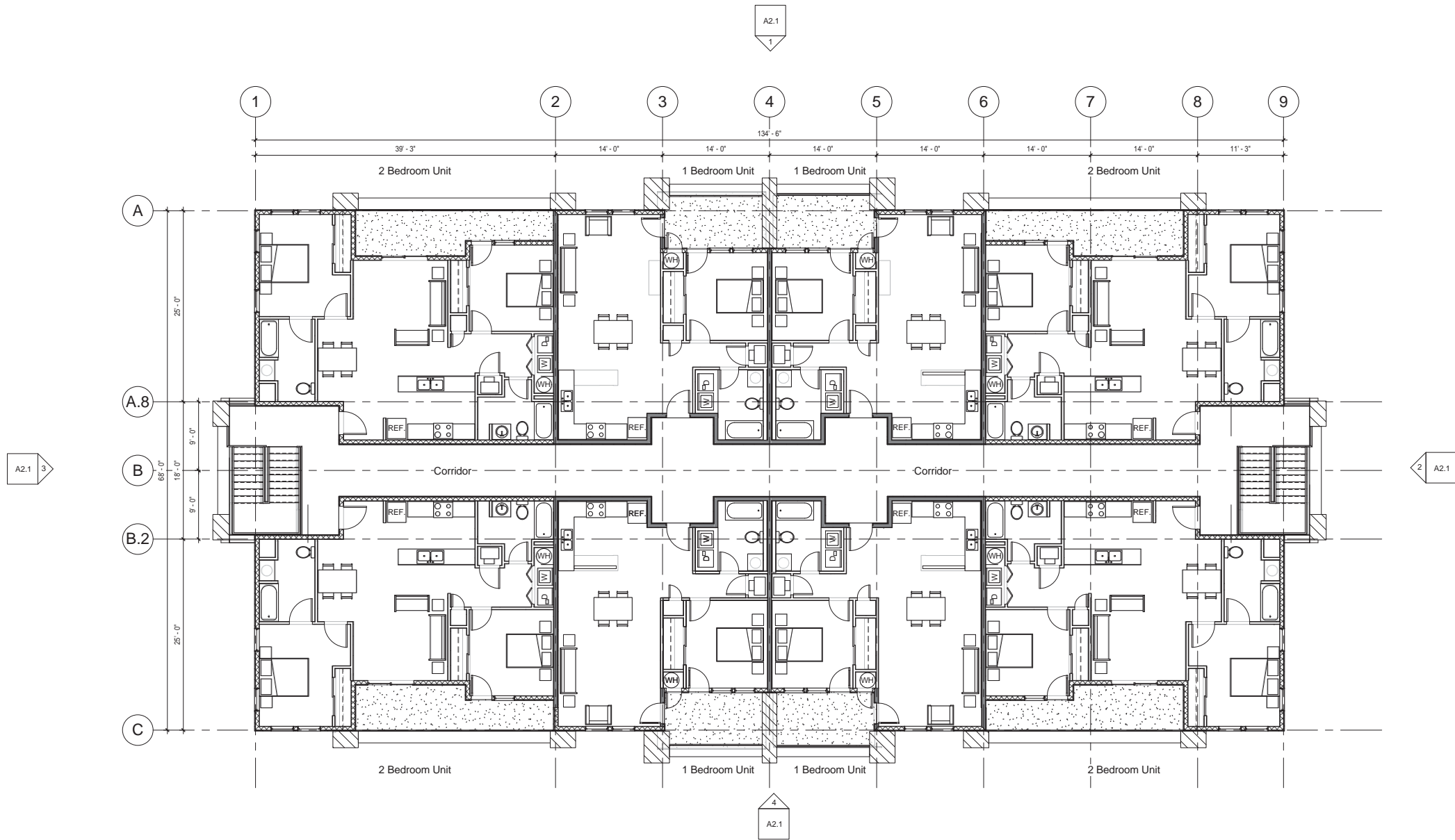
14-36

date

08-18-2015

drawing number

A1.2



1 Level 3  
1/8" = 1'-0"

## FLOOR PLAN KEYNOTES #

1. ...

## FIXTURE COUNTS FOR APARTMENTS

\*UNIT TYPE 1\* = 1 BEDROOM

FIXTURES = (2) TOILETS  
(2) LAVATORIES  
(2) TUBS w/ SHOWER HEADS  
(1) WATER HEATER  
(1) KITCHEN SINK

\*UNIT TYPE 2\* = 2 BEDROOMS UNIT TYPE

FIXTURES = (1) TOILETS  
(1) LAVATORY  
(1) TUB w/ SHOWER HEAD  
(1) WATER HEATER  
(1) KITCHEN SINK

### FIRST FLOOR

(2) \*UNIT TYPE 1\* UNITS

### SECOND FLOOR

(4) \*UNIT TYPE 1\* UNITS  
(4) \*UNIT TYPE 2\* UNITS

### THIRD FLOOR

(4) \*UNIT TYPE 1\* UNITS  
(4) \*UNIT TYPE 2\* UNITS

### TOTAL \*UNIT TYPE\* COUNT FOR ENTIRE PROJECT - (6) BUILDINGS

(50) \*UNIT TYPE 1\* UNITS  
(40) \*UNIT TYPE 2\* UNITS

## FIXTURE COUNTS FOR CLUBHOUSE

### CLUBHOUSE

FIXTURES = (4) TOILETS  
(4) LAVATORIES  
(2) OUTDOOR SHOWER HEADS  
(1) BAR SINK  
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(1) WATER LINE FOR POOL AND/OR FILTER

## Wall Legend

EXTERIOR WALL - 2X4 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND WOOD SIDING ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE

EXTERIOR PLUMBING WALL - 2X6 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND WOOD SIDING ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE

EXTERIOR WALL - 2X4 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND STUCCO SYSTEM ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE

EXTERIOR PLUMBING WALL - 2X6 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND STUCCO SYSTEM ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE

INTERIOR WALL - 2X4 WOOD STUDS, 1/2" GWB ON EACH FACE. USE WATER RESISTANT GWB WHERE REQUIRED.

INTERIOR PLUMBING WALL - 2X6 WOOD STUDS, 1/2" GWB ON EACH FACE. USE WATER RESISTANT GWB WHERE REQUIRED.

FIRE WALL AT GARAGE - 2X4 WOOD STUDS, 1/2" GWB ON INTERIOR FACE. USE WATER RESISTANT GWB WHERE REQUIRED. 5/8" TYPE 'X' GWB, FIRE TAPED ON GARAGE FACE.

GS Richards Apartment  
3808 GS. Richards Blvd  
Carson City, NV 89703  
apn 007-461-23 & 007-461-22

Rev#	Rev Date	Revision Description
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**FRAME** ARCHITECTURE INC.  
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Suite B8  
Reno, NV 89521  
775 827 9977 p - 775 490 0018 f

For Permit  
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drawing title

Level 3 Floor Plan

job number

14-36

date

08-18-2015

drawing number

A1.3



**GS Richards Apartment**  
**3808 GS. Richards Blvd**  
**Carson City, NV 89703**  
**apn 007-461-23 & 007-461-22**

Rev#	Rev Date	Revision Description

**FRAME**  
**ARCHITECTURE INC.**  
 8985 Double Diamond Parkway  
 Suite B8  
 Reno, NV 89521  
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drawing title

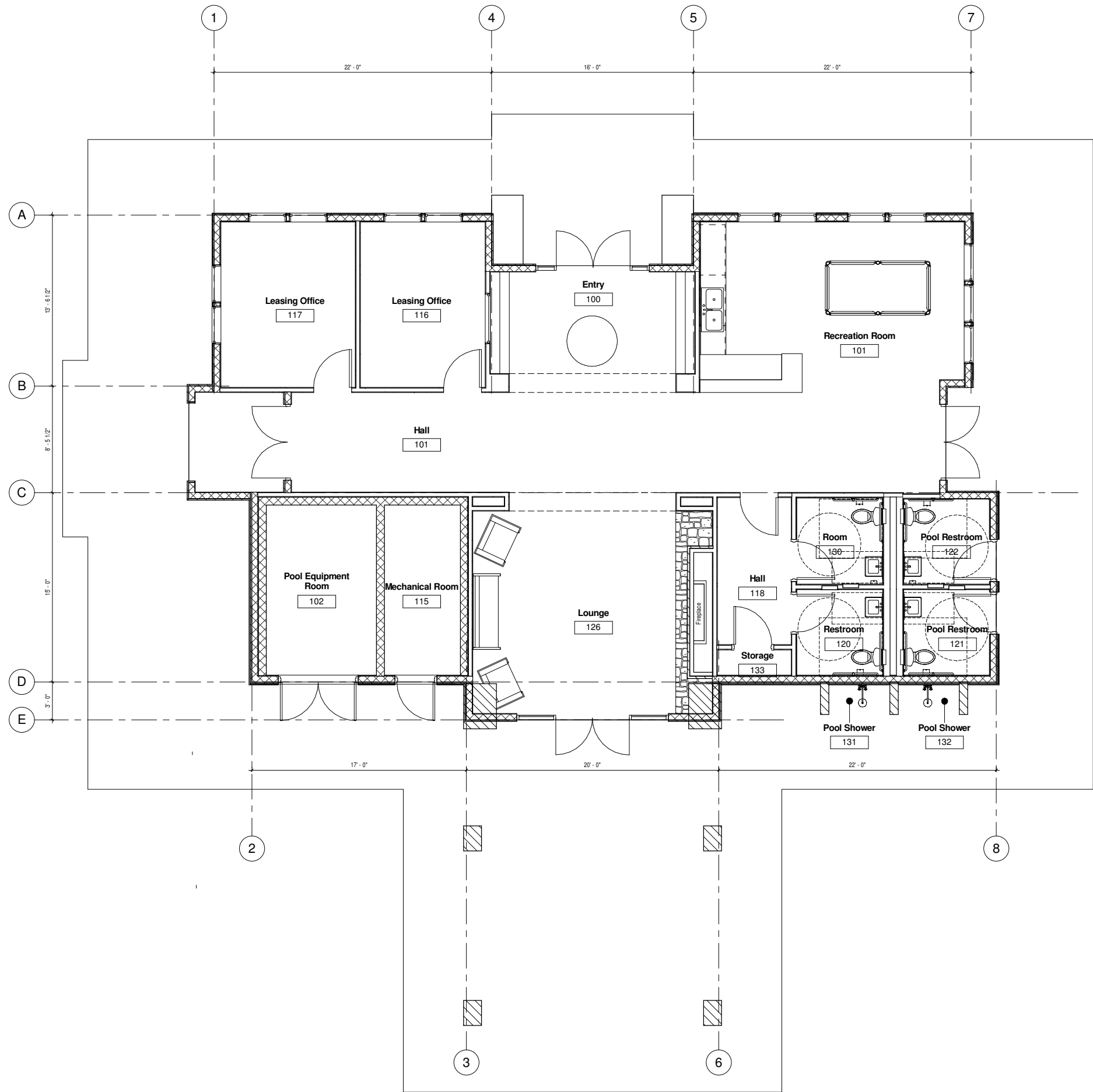
Building Elevations

job number  
 14-36

date  
 08-18-2015

drawing number  
**A2.1**





GS Richards Apartments  
Office Building

Revision Schedule		
Rev#	Rev Date	Revision Description

**FRME**  
ARCHITECTURE  
INC.

8985 Double Diamond Parkway  
Suite B8  
Reno, NV 89521  
775 827 9977 p - 775 490 0018 f

For Permit: 8/18/2015 3:57:41 PM
drawing title  Level 1 Floor Plan
job number  14-36
date  08-18-2015
drawing number  <b>A1.1</b>



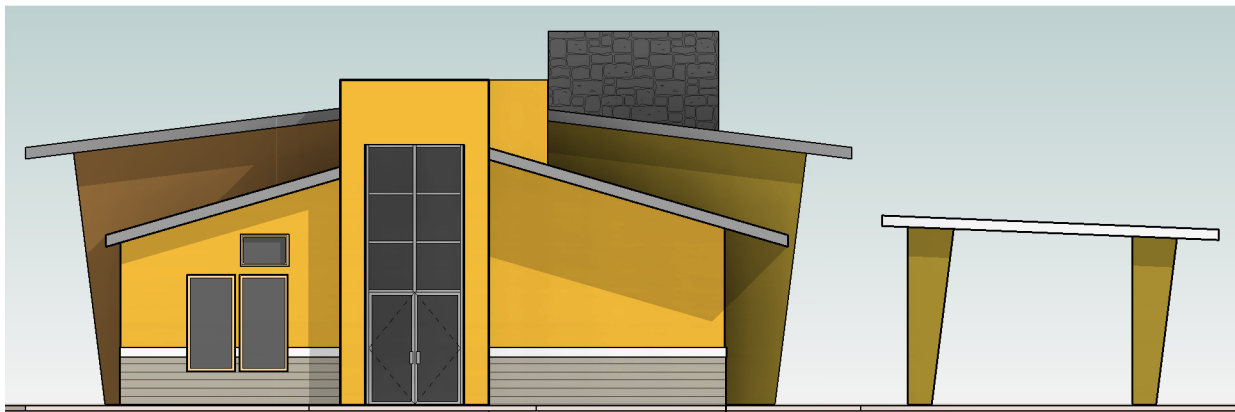
1 North  
3/16" = 1'-0"



3 South  
3/16" = 1'-0"



2 East  
3/16" = 1'-0"



4 West  
3/16" = 1'-0"

GS Richards Apartments  
Office Building

Revision Schedule		
Rev#	Rev Date	Revision Description

**FRAME** ARCHITECTURE INC.  
8985 Double Diamond Parkway  
Suite B8  
Reno, NV 89521  
775 827 9977 p - 775 490 0018 f

For Permit:  
8/18/2015 3:57:08 PM

drawing title  
Exterior Elevations

job number  
14-36

date  
08-18-2015

drawing number  
**A2.1**



8985 Double Diamond Parkway ▪ Suite B8 ▪ Reno, NV 89521 ▪ (775) 827-9977

August 18, 2015

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

Answer: The Master Plan designation for the site is MU-Commercial. The 90 proposed multi-family units conform to the Master Plan.

A Balanced Land Use Pattern:

As part of the Silver Oak PUD the project brings residents into the commercial areas which encourage a more compact, mixed use pattern of development.

Equitable Distribution of Recreational Opportunities:

The project contains a pool and clubhouse for the recreational amenities of the tenants.

Economic Vitality:

The tenants will use the adjacent commercial services which will increase the economic vitality of those businesses.

Livable Neighborhoods and Activity Centers:

The addition of the residents will provide access to the existing adjacent pathways along GS Richards Blvd and open spaces.

A Connected City:

The project incorporates the existing Silver Oak PUD walkways and pedestrian access to the surrounding neighborhoods to the south across College Parkway, employment areas to the east and recreational activities such as the golf course to the west.

Question 2: Will the effect of the proposed development be detrimental to the community? To the general neighborhood?

Answer: The zoning is RC-P and is within the Silver Oak PUD, which provides for multi-family housing. The surrounding land uses are to the west the existing Silver Oak Golf Course, to the north an office building, to the east across GS Richards Blvd. is vacant land and to the south across Country Club Drive is an office building.



As a residential use, the project naturally does not produce noise, dust, odors, vibration, fumes, glare or any detrimental activity with neighboring properties. The project is allowed per the Silver Oak PUD, as multi-family was always intended for this area. The only uses not contained within the buildings will be the recreational tenant areas which will be screened. Our project is taller than surrounding projects; however it is still under the 45' height limit.

Multi-family is approved in the Silver Oak PUD and provides much needed residential for the adjacent Medical Offices and Hospital on the north end of Carson City.

GS Richards and Country Club drive are engineered for full development. The current traffic is minimal since the east side of GS Richards north of the roundabout currently has no development. The project will make left turns on both GS Richards and Country Club drive.

Emergency Response time is 3 minutes or less per the fire department. The closest fire station, #52, at the airport 2400 College Parkway.

The short-range benefit of the project is local construction jobs for the people who will work on the project the long-range benefit is the addition of medical professionals living in the area.

Question 3: Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?  
We don't anticipate a major impact to the school district as the project has 50 – two bedroom units and 40 – one bedroom units. The project is marketed for professional and medical people with the adjacency of the hospital.

All surface area drainage flows to the golf course per the Silver Oak PUD, see engineers report.

Yes there is plenty of water for our project without degrading the quality to others in the area.

The existing 8" sewer lines in both Country Club Drive and GS Richards are adequate for our use per our engineers report.

The existing roadways and drive cuts at GS Richards and Country Club drive are being used.

We discussed this with the Public works department

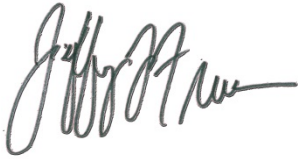
Outdoor lighting will be shielded so that the light does not overflow onto adjacent properties.

Landscape will consist of street trees in the parking lot islands, small shrubs along the perimeter of the residential units and artificial turf in the landscaped areas between the residential units and at the pool.

Parking plan is supplied, we are not asking for any off-site parking.

#### ACKNOWLEDGEMENT OF APPLICANT

I certify that the forgoing 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.



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Applicant

08-19-2015

---

Date

# 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: GS RICHARDS APARTMENTS

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)? **PUD**

## 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 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)?







Gayle Robertson  
Carson City Treasurer  
(775) 887-2092

# CARSON CITY CONSOLIDATED MUNICIPALITY REAL PROPERTY TAXES FOR FISCAL YEAR 2015-2016

TAXES FROM JULY 1, 2015 THRU JUNE 30, 2016



NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH NRS 361.485 NOTICE TO TAXPAYERS TAXES FOR THE FISCAL YEAR AS INDICATED ARE NOW DUE AND PAYABLE. ANY PERSON SEEKING RELIEF FROM PENALTIES OR INTEREST SHALL REFER TO NRS 361.485.

PROPERTY LOCATION / DESCRIPTION			
PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
007-461-23	2.4	017688	GS RICHARDS BLVD

1A-13640  
TURNER, M & RICHARD, S & ET AL  
2051 EVERGREEN DR  
CARSON CITY, NV 89703

**MAKE REMITTANCE PAYABLE TO:**  
CARSON CITY TREASURER  
TAX DEPARTMENT  
201 N. CARSON STREET #5  
CARSON CITY, NV 89701

**YOUR CHECK IS YOUR RECEIPT**  
IF ADDITIONAL RECEIPT IS NEEDED, RETURN  
ENTIRE TAX BILL WITH PAYMENT AND SELF-  
ADDRESSED STAMPED ENVELOPE.

NOTE: IF YOU HAVE A LENDER WHO PAYS YOUR TAXES, THIS INFORMATION HAS BEEN PROVIDED TO THEM.

ASSESSED VALUATION		DISTRIBUTION OF TAX AMOUNTS				
DESCRIPTION	VALUE	TAXING AGENCY	RATE	PREABATEMENT AMOUNT	ABATEMENT/RECAPTURE AMOUNT	TAX AMOUNT
Real Estate	357,826	CITY OPER.	1.9122	\$6,842.36	\$3,101.81-	\$3,740.55
		CO-OP EXT.	0.0128	\$45.80	\$4.69-	\$41.11
		SR. CIT.	0.0500	\$178.91	\$18.36-	\$160.55
		ACCIDENT INDG	0.0150	\$53.67	\$5.51-	\$48.16
		MEDICAL INDG	0.1000	\$357.83	\$36.72-	\$321.11
		CAP.PROJ. (L)	0.0500	\$178.91	\$18.36-	\$160.55
		SCHOOL OPER.	0.7500	\$2,683.70	\$275.42-	\$2,408.28
		SCH. DEBT (V)	0.4300	\$1,538.65	\$157.90-	\$1,380.75
		STATE OF NV	0.1700	\$608.30	\$62.43-	\$545.87
		SUB-CONSERV.	0.0300	\$107.35	\$11.02-	\$96.33
		Ad Valorem Totals	3.5200	\$12,595.48	\$3,692.22-	\$8,903.26
		E. V. Water				\$5.13
NET ASSESSED	357,826					
Information concerning taxing authorization, rates and uses of taxes collected can be found at <a href="http://www.carson.org/taxes">www.carson.org/taxes</a>						
						\$8,908.39

PLEASE SEE THE REVERSE SIDE OF THIS TAX BILL FOR IMPORTANT INFORMATION

GO TO: [www.carson.org/taxes](http://www.carson.org/taxes)

\*\*Pay Online\*\*

\*\*Sign up for free Tax E-Alerts\*\*

\*\*Review your Tax History\*\*

DETACH AND MAIL THIS STUB WHEN PAYING 4TH INSTALLMENT.  
MAIL TO: CARSON CITY TREASURER TAX DEPARTMENT  
201 N. CARSON STREET #5  
CARSON CITY, NV 89701

**4<sup>TH</sup> INSTALLMENT**

DUE ON OR BEFORE

March 7, 2016

PARCEL NUMBER

007-461-23

AMOUNT

\$2,227.00



DETACH AND MAIL THIS STUB WHEN PAYING 3RD INSTALLMENT.  
MAIL TO: CARSON CITY TREASURER TAX DEPARTMENT  
201 N. CARSON STREET #5  
CARSON CITY, NV 89701

**3<sup>RD</sup> INSTALLMENT**

DUE ON OR BEFORE

January 4, 2016

PARCEL NUMBER

007-461-23

AMOUNT

\$2,227.00



DETACH AND MAIL THIS STUB WHEN PAYING 2ND INSTALLMENT.  
MAIL TO: CARSON CITY TREASURER TAX DEPARTMENT  
201 N. CARSON STREET #5  
CARSON CITY, NV 89701

**2<sup>ND</sup> INSTALLMENT**

DUE ON OR BEFORE

October 5, 2015

PARCEL NUMBER

007-461-23

AMOUNT

\$2,227.00



DETACH AND MAIL THIS STUB WHEN PAYING 1ST INSTALLMENT.  
MAIL TO: CARSON CITY TREASURER TAX DEPARTMENT  
201 N. CARSON STREET #5  
CARSON CITY, NV 89701

**1<sup>ST</sup> INSTALLMENT**

DUE ON OR BEFORE

August 17, 2015

PARCEL NUMBER

007-461-23

AMOUNT

\$2,227.99



**Brian A. Matthews**  
**245 Como Lane**  
**Dayton, NV 89403**  
**(775) 230-8125**

# **CONCEPTUAL DRAINAGE REPORT**

**PROJECT:**  
**GS Richards Apartments**  
**GS Richards Boulevard**  
**Carson City, NV**

**Prepared By:**  
**Brian A. Matthews, P.E.**

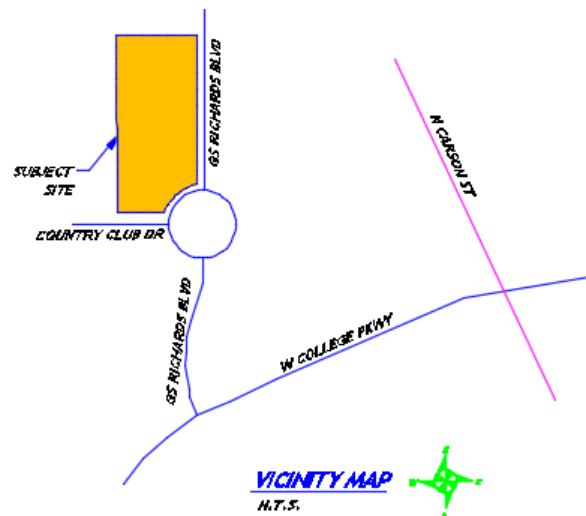
**Prepared For:**  
**Silver oak Development Company**  
**Limited Partnership**  
**3075 College Drive**  
**Carson City, NV 89703**

**August 18, 2015**

## Introduction

**Street Address:** GS Richards Boulevard, Carson City  
**APN:** 007-461-22 & -23  
**Total Parcel Area:** 176,771 sq ft, 4.06 Acres  
**Existing Disturbed Area:** Not Developed  
**Proposed Disturbed Area:** 176,771+/- sq ft, 4.06+/- Acres  
**Permanently Disturbed Area:** 176,771+/- sq ft, 4.06+/- Acres  
**Township, Range, Section:** Located in the south east  $\frac{1}{4}$  of Township 15 North,  
Range 20 East, Section 6

### Location Map:



### Site Description:

The site is located just on the west side of GS Richards Boulevard and there is a developed business on the north, Country Club Drive on the south and the golf course to the west, including a portion of the parking lot for the Silver Oak Golf Club. The site is vacant, but it has been graded from west to east, towards GS Richards Boulevard. There is an existing curb and gutter and sidewalk along GS Richards Boulevard and curb and gutter along Country Club Drive. The subject property includes two separate parcels, but I assume they will be combined during the development of the subject site.

The USGS topographic map shows that the general topography in the broader area is from the west to the east towards the site. The majority of offsite flow will come from the "Carson Range" mountains. However, the offsite flow that would normally reach this site is cut off by the Silver Oak Golf Course, more specifically the Silver Oak driving range which has been intentionally constructed to intercept flow from the offsite.

The site is described by FEMA as zone X (protected by a Levee) in the FIRM Community No. 320001 0084F, dated February 19, 2014 (See Appendix).

### Project Description:

The proposed project includes the construction of 5 new apartment buildings, a clubhouse, a swimming pool, parking to accommodate the facilities and landscaping. The site will be approximately 80% impervious when the site is completely developed. The storm water will be collected on site and taken through a distribution system to the golf course, where it will be released. Within the golf course the water will be detained, before being released into an existing underground storm drain system which carries the flow to the east to the Carson City Freeway.



## Drainage Basin Description

### Hydrologic Method:

The AutoDesk Storm and Sanitary Analysis 2015 (S&S Analysis) was utilized to perform the Hydrologic and Hydraulic calculations. The method chosen within this program to estimate the runoff within the project boundaries is the SCS Unit Hydrograph Method (SCS TR-20 Method). The SCS Method utilizes drainage area, precipitation, curve numbers and lag time to estimate the quantity of water that runs off a defined area (basin). The SCS method was originally developed for use in the agricultural industry, so it has a tendency to overestimate flow generated in development, mainly due to the variability of curve numbers and the difficulty in estimating the antecedent water within a development setting. Additionally if a larger parcel is broken into smaller watershed basins, the runoff is further overestimated. The parameters used in this analysis are explained below:

Precipitation information is built into S&S Analysis which creates a unit hydrograph based upon the County and State of the subject site. In order to utilize the most applicable precipitation information, the 24 hour storm event was updated from the Point Precipitation Frequency Estimates from NOAA Atlas 14 at the location of the project (reference: "HDSC Precipitation Frequency Data Server (PFDS)"; [http://hdsc.nws.noaa.gov/hdsc/pfds/sa/nv\\_pfds.html](http://hdsc.nws.noaa.gov/hdsc/pfds/sa/nv_pfds.html)). The precipitation frequency estimates for this location are found in Table 1 (See Appendix).

**Table 1.** Design Storm Precipitation Summary Table

Information taken from NOAA Atlas 14 (See appendix)	5 year 24 hr (in)	100 year 24 hr (in)
Onsite Precipitation	1.94	3.43

The SCS curve number loss rate method was used to estimate the amount of water that does not infiltrate, but rather runs off of a basin. The soils information was obtained from the Natural Resources Conservation Service Web Soil Survey website and this site is broken into two separate soil types (See Appendix):

Haybourne gravelly sandy loam 2 to 4 percent slopes, Hydrologic Soil Group A

Based upon the existing soil group, the following Curve Numbers were used:

Commercial and business: 89 (Soil Group A - Used for proposed development)

Sagebrush Fair: 51 (Soil Group B, as A is not listed for existing condition)

The lag time is the time it takes from the peak rainfall to the peak discharge from a basin. In order to determine the lag time, the time of concentration is first calculated. The time of concentration is the time it takes for rainfall to travel from the hydraulically most distant point of a basin to the outlet point of that basin. The lag time is related to the time of concentration by multiplying the time of concentration by a factor of 0.60. The time of concentration is estimated using inputs such as the length of flow, slope, surface type, etc. This calculation is performed in the S&S Analysis. However due to the conceptual nature of this project, the time of concentration was estimated at 10 minutes for both the existing and developed condition.

### Major Offsite Basins:

Due to the improvements associated with the Silver Oak Golf Course, the offsite flow coming from the "Carson Range" is intercepted by the Silver Oak Driving Range and does not reach the subject site. No offsite flow is anticipated to reach the subject site.

### Existing Onsite Basin:

The existing site was analyzed as one basin. The existing property slopes from west to east towards GS Richards Boulevard. A summary table of the existing runoff is provided in Table 2 (See Appendix).

**Table 2. Existing Conditions Summary Table**

Design Area	Direction of Discharge	5 year 24 hr Flow (cfs)	100 year 24 hr Flow (cfs)
Subject Site	From West to East	0.00	0.37
Total Outflow		0.00	0.37

In the existing condition, the water most likely ponds on the site and does not leave. However, if it does leave the site, it will enter GS Richards Boulevard where it will enter the gutter system and head to the east.

## Proposed Drainage System

The post-development condition has been analyzed as one basin, since the onsite collection system has not been developed. It is anticipated that the storm water runoff from the onsite will be collected in an underground storm drain system which will direct the collected storm water to the Silver Oak Golf Course. Once the water reaches the Silver Oak Golf Course it will be detained within the grass. If the holding capacity of the golf course is exceeded, the water will enter a storm drain system that ties into the Carson City Freeway. A summary table of the proposed runoff is provided in Table 3 (See Appendix).

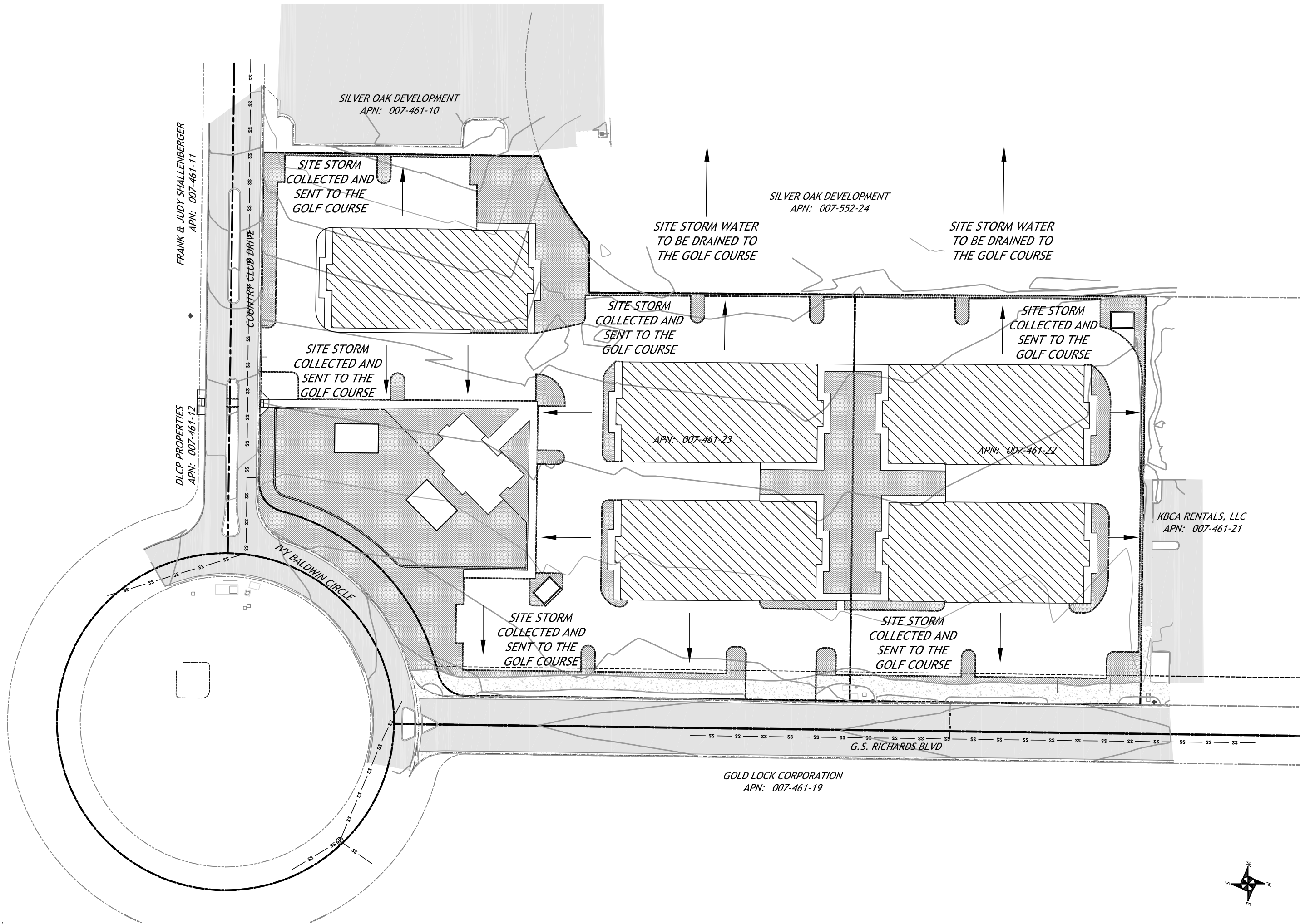
**Table 3. Proposed Conditions Summary Table**

Design Area	Direction of Discharge	5 year 24 hr Flow (cfs)	100 year 24 hr Flow (cfs)
Basin 1	Collected in an onsite storm drain system and directed to the Silver Oak Golf Course	5.54	12.79
TOTAL OUT	Detained in the Silver Oak Golf Course	5.54	12.79

The onsite storm drain system has not been designed, however, I anticipate that the storm drain system will completely manage the 5 year 24 hour storm event and a portion of the 100 year 24 hour storm event. The water which exceeds the system will leave the site to the east and enter GS Richards Boulevard where it will continue east within the roadway.

## Conclusions

This drainage report has been prepared to address the drainage of the GS Richards Apartments. This report estimates the quantity of runoff generated during two storm events for both the pre- and post-development. The report describes a method for collecting and managing the post-development runoff for the 5 year 24 hour storm event, so that the flows do not exceed the pre-development flow rate. This will be done by sending the collected storm water to the existing Silver Oak Golf Course. If the storm event causes the runoff to exceed the onsite storm drainage system, the runoff will be directed to the east where it will enter GS Richards Boulevard and head to the east. Storm water runoff from the proposed improvements will be mitigated to meet the Carson City requirements.



revisions	
△	
△	
△	
△	
△	

Silver Oak Development Company Limited Partnership 3075 College Drive Carson City, NV 89703 PH (775) 882-6302	
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<b>POST DEVELOPMENT DRAINAGE PLAN</b>	
APN: 007-461-22 & -23	
GS Richards Boulevard	
CARSON CITY	NV

drawing information	
DESIGNED BY:	BAM
DRAWN BY:	
CHECKED BY:	
DATE:	AUGUST 2015
DWG NAME:	SITE PLAN.DWG
JOB #:	116-007-001
SCALE H:	1"=60'
SCALE V:	N.A.
CITY APPROVAL:	
DATE:	

**C1**  
of 1

G.S. Richards Apartments  
G.S. Richards Blvd

Permit No.: T.B.D.  
Description: Fixture Unit Calculation for proposed Clubhouse

Fixture	No. of Fixture per Unit	Fixtures per Unit	Water- Supply Fixture- Unit	Proposed Fixture Units
Bathtub	1	2	1.4	2.8
Lavatory	1	4	0.7	2.8
Water Closet	1	4	2.2	8.8
Bar Sink	1	1	2.5	2.5
Total Fixture Units:				16.9

Reference: 2006 IRC, Table P2903.6  
  
Approximately 33 GPM for 17 Fixture Units



## GS Richards Apartments

Preliminary Water Analysis

Date: August 20, 2015

By: BAM

	No. of Units	People per Unit	Usage in WERC*** per Residence (GPD)	Apartment WERC is Half (GPD)	Total Usage (GPD)	Total Usage (GPM)	Total Usage (cfs)
2 Bedroom Units	50	N.A.	550	275	13750	9.5	0.021
1 Bedroom Units	40	N.A.	550	275	11000	7.6	0.017
Clubhouse*	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Pool**	N.A.	N.A.	N.A.	N.A.	1,122	0.8	0.002
<b>Total Water Use</b>					25872	18.0	0.040
* - Assume patrons are at Clubhouse or home, not both							
** - Pool Usage is based on an evaporation loss rate of a quarter inch per day							
*** - WERC is a Water Equivalent Residential Customer which means that the average daily water usage of a residential unit is based upon 550 GPD. (CCMC Title 12.01.010) And Apartments are considered half of a residence (CCMC Title 12.01.030)							

	Potential Irrigatable Area (ft^2)	Estimated No. Trees Each	Estimated No. Shrubs Each	Water Usage per Tree per Watering Gal/Tree	Water Usage per Shrub per Watering Gal/Shrub	Potential Watering Period Months	Potential Watering Period Days	Water use Every Other Day Days	Water use On Day of Watering GPD	Water use for Season Gal/Season	Total Estimated Usage (Ac-ft/year)
Maintained Landscaped Area	41,218	50	150	5.0	1.0	7	210	105	400	42000	0.13

A landscaping plan will be prepared in the future, but in discussing the matter with Mark Turner, he is planning on landscaping that is efficient in its use of water. The water estimates shown are his idea of what he estimates will go into the plan.

Fire Flow for Apartments with Sprinklers	1560.0	gpm
--	--------	-----

Carson City  
Community Development  
108 E. Proctor Street  
Carson City, NV 89701

August 20, 2015  
File No.: 116-007-000

**RE: GS Richards Apartments, Off GS Richards Boulevard, APN: 007-461-22 & 23  
Water Use Estimate**

Dear Engineering Division;

The subject parcel has plans to construct five four story apartment buildings which will house 50 two bedroom units and 40 one bedroom units with a proposed clubhouse. Water usage was not provided for the clubhouse since it is assumed that the resident is either at the clubhouse or at their house, but they are not at both at the same time. The clubhouse will have a pool which is estimated to use about 1,122 gallons per day (calculated as the area of the pool times a quarter of an inch per day). Additionally the site will have landscaping throughout the project, although a landscape plan has not been created all areas of potential landscaping were estimated to consume about 0.13 Ac-ft/year (calculated for a 7 month growing season).

Since this project is in the early stages I was not sure of the required fire flow. However, it is my understanding that the apartments will be sprinkled and so I assumed a flow of 1,560 gal per minute.

The estimated quantity of flow for this site is 25,872 GPD including the apartments, pool (and by inference the clubhouse).

Please call me at 230-8125 if you have any questions regarding this matter.

Sincerely,

Brian A. Matthews, P.E.  
Design Engineer

**GS Richards Apartments**

Preliminary Sewer Analysis

**Date:** August 17, 2015**By:** BAM

	<b>No. of Units</b>	<b>People Per Unit</b>	<b>Usage in GPD per Person (GPD)</b>	<b>Total Usage (GPD)</b>	<b>Total Usage (GPM)</b>	<b>Total Usage (cfs)</b>
2 Bedroom Units	50	4	80	16000	11.11	0.0248
1 Bedroom Units	40	2	80	6400	4.44	0.0099
Clubhouse*	N/A	N/A	N/A	15840	33.00	0.0735
* - Club house usage assumed 8 hours per day						
<b>Total Flow Sent to Existing Public Sewer</b>				<b>38240</b>	<b>48.56</b>	<b>0.1082</b>

Carson City  
Community Development  
108 E. Proctor Street  
Carson City, NV 89701

August 17, 2015  
File No.: 116-007-000

**RE: GS Richards Apartments, Off GS Richards Boulevard, APN: 007-461-22 & 23  
Sanitary Sewer Estimate**

Dear Engineering Division;

The subject parcel has plans to construct five four story apartment buildings which will house 50 two bedroom units and 40 one bedroom units with a proposed clubhouse. The clubhouse will have 2 outdoor showers, 4 sinks, 4 toilets and a bar sink. The clubhouse will also have a pool which will recycle its water and only discharge a minimal amount to the sanitary sewer system.

The sanitary sewer quantity of flow was estimated at 38,240 GPD. This quantity of flow was calculated for the apartment units and for the clubhouse. Not knowing how the clubhouse will operate, it was assumed that the clubhouse will be actively used for 8 hours a day, which created about 15,840 GPD (although this seems on the high side). The Apartment units were estimated to have four persons per 2 bedroom units and 2 persons per 1 bedroom units, with a flow of 80 GPD per person (estimate is the high end of the "Domestic" range as taken from Table 15-2 of "Water Resources Engineering, Third Edition").

Please call me at 230-8125 if you have any questions regarding this matter.

Sincerely,

Brian A. Matthews, P.E.  
Design Engineer