

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JUNE 27, 2018

FILE NO: SUP-18-084

AGENDA ITEM: E-3

STAFF CONTACT: Hope Sullivan, Planning Manager

AGENDA TITLE: For Possible Action: To consider a request for a Special Use Permit for a 12,580 square feet expansion to Mark Twain Elementary School on property zoned Public, located at 2111 Carriage Crest Drive, APN 002-101-46.

STAFF SUMMARY: The proposed improvements will expand each of the three wings in the rear of the building, resulting in seven classrooms, intervention rooms, restrooms, a mechanical room, and storage rooms. Three existing modular classrooms will be removed. The three building wings are proposed to be connected with a covered walkway. As the property is zoned Public, the proposed improvements are subject to a Special Use Permit.

RECOMMENDED MOTION: "I move to approve SUP-18-084, a request for a Special Use Permit for a 12,580 square foot expansion to Mark Twain Elementary School on property zoned Public, located at 2111 Carriage Crest Drive, APN 002-101-46, based on the findings and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of 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. 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 within one year and no extension granted, the permit shall become null and void.
5. Any new exterior lighting shall be directed downward, not outward or upward, and shall be installed to prevent spillover lighting onto adjoining properties and glare to the sky. The height of new light standards, light poles and wall pack lighting when adjacent to residential zones is limited. All new exterior lighting shall comply with the requirements listed in Development Standards Division 1.3 Lighting Standards.
6. Provide documentation that the landscaping on site meets a minimum of 40% of the landscape requirements for the entire site, or provide plans to install landscaping in compliance with Development Standards Division 3 Landscaping to bring the amount of landscaping on-site up to the minimum required.
7. All construction and improvements must meet the requirements of Carson City Standard Details.
8. The project must comply with the adopted 2012 International Fire Code (IFC) and Northern Nevada Fire Code Amendments as adopted by Carson City.
9. Backflow preventers are required for both the domestic and the fire water lines. If none currently exist they must be installed above ground in a hot box as close to the property line as possible.

LEGAL REQUIREMENTS: CCMC 18.02.080 Special Use Permits and CCMC 18.04.170 Public

MASTER PLAN DESIGNATION: Public/Quasi-Public (P/QP)

PRESENT ZONING: Public (P)

KEY ISSUES: Will the proposed expansion of the existing school 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:

NORTH: Single Family 6000 (SF-6) / Single Family Residential
EAST: Single Family 6000 (SF-6) / Single Family Residential
WEST: Single Family 6000 (SF-6) / Single Family Residential
SOUTH: Single Family 6000 (SF-6) / Single Family Residential

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X (Areas of Minimal Flooding)
EARTHQUAKE FAULT: Zone II, Moderate
SLOPE/DRAINAGE: The site is flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 10.43 acres
SETBACKS: In the P zoning district, building setbacks are determined by Special Use Permit. The proposed building additions are in excess of 88 feet from the property line.
STRUCTURE SIZE: The existing structure is 59,035 square feet. The expansion will increase the square footage by 12,580 square feet.
STRUCTURE HEIGHT: Expansion area will have a maximum height of 20 feet
PARKING: 79 spaces

VARIANCES REQUESTED: none

PREVIOUS REVIEW:

SUP-16-019: Signage
SUP-07-203: Parking
U-01/02-25: Portable Classrooms
U-97/98-67 / Storage Shed

DISCUSSION:

A Special Use Permit for the proposed project is required for the following reasons:

Title 18.04.170 Public (P). All uses in the Public District require approval of a Special Use Permit. All public district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the Special Use Permit.

The applicant is seeking to expand an existing 59,035 square foot elementary school. The expansion will be in the form of three additions to the three rear wings of the existing building, totaling an addition of 12,580 square feet. The additions will include seven classrooms, intervention rooms, restrooms, a mechanical room, and storage rooms. The three wings will be connected with a covered walkway. The proposed project will also involve removal of three of the four modular classrooms on site. There are currently 620 students attending this school. With the addition, the school will be able to accommodate 650 students. There are currently 82 total employees at the school, and no change in employee count is anticipated with the increased capacity associated with the addition. As part of the proposal, outdoor play areas will also be modified.

An additional level of review is the current landscaping on the site. As the building expansion is proposed at more than 10% but less than 20% of the building, a review is required regarding the amount of landscaping on the site. A recommended condition of approval is a review of the amount of landscaping on the site to verify the current landscaping meets the minimum requirement of 40% of the landscaping requirements for the entire site. If the site

does not meet this minimum standard, the applicant will need to provide and install landscaping which meets all the conditions and requirements of Development Standards Division 3 Landscaping during the building permit submission.

PUBLIC COMMENTS: Public notices were mailed to 287 property owners within a minimum 600 feet of the subject site on June 8, 2018. As of the writing of this report, no comments in support or opposition of the request have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting, 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: No comments received

Fire Department:

1. The project must comply with the adopted 2012 International Fire Code (IFC) and Northern Nevada Fire Code Amendments as adopted by Carson City.
2. For information only, the project must extend fire sprinkler and fire alarm coverage into additions.

Engineering Division:

1. Backflow preventers are required for both the domestic and the fire water lines. If none currently exist they must be installed above ground in a hot box as close to the property line as possible.

Environmental Control: No concerns

Parks: No concerns

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 objectives of the Master Plan elements*

The proposed project is consistent with the following applicable goal of the Master Plan:

Goal 1.5d – Coordination of Services. The City shall coordinate with internal service departments as well as other governmental organizations, such as the School District, that provide services to residents, to ensure that existing and new neighborhoods have adequate services and school sites.

The proposed Special Use Permit is a coordination between the City and the Carson City School District to improve the facilities at the Mark Twain Elementary School.

2. *Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to*

adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

The proposed expansion will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties. The proposed expansion will essentially increase the net classroom space by four classrooms, as it will involve the removal of three modular classrooms. The project primarily involves expansion of the building, thus the impacts in the neighborhood will be substantially similar to what is currently experienced. Outdoor improvements include a future grass turf area that will be closer to the neighboring homes than the existing turf area, but it will not be a formal play field, and it is not clear that utilization of the outdoor area by students will be substantially different than what has been occurring. In general, the use will function as it does today, with minor modifications to outdoor play areas.

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

No changes to points of access are proposed. Therefore, the pattern of vehicular and pedestrian traffic will remain the same. The City's Engineering staff finds that the existing infrastructure is sufficient to provide safe access and circulation.

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 City's Engineering staff finds that the existing sewer, water and storm drain infrastructure is sufficient to provide service to the project. Water main and sewer main analysis will be required with the building permit per Carson City Development Standards. Some utility alignments will need to be altered as proposed in the plans provided.

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.

The purpose of the Public zoning district is to achieve the following objectives:

- To accommodate the wide range of public institutional and auxiliary uses which are established in response to the health, safety, cultural and welfare needs of the citizens of the City;
- To organize the assemblage of specific, nonprofit and profit public facilities into efficient functionally compatible, and attractively planned administrative centers in conformance with the Master Plan;
- To establish site plan approval for many uses thereby ensuring compatibility with adjacent, more restrictive zoning districts.

Staff finds that the proposed school expansion is consistent with the objectives of the district.

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

The school has been in this location for at least 25 years, and enhances the neighborhood by providing a resource in the community. No detriment to the public health, safety, convenience and welfare is anticipated with the proposed expansion to the site. This modification will allow for increased capacity at the school that will align with the residential growth in the overall community.

7. *Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.*

The proposed expansion of the school will not result in material damage to other property in the vicinity. The function of the facility will be similar to what is realized today. The expansion of the school will not adversely impact property in the vicinity.

Attachments:

Engineering Division comments
Fire Department comments
Application (SUP-18-084)

**Engineering Division
Planning Commission Report
File Number SUP-18-084**

TO: Hope Sullivan - Planning Department
FROM: Stephen Pottéy – Development Engineering Department
DATE: June 18, 2018

SUBJECT TITLE:

SUP-18-084 School Expansion at 2111 Carriage Crest Dr.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request and offers the following conditions of approval:

DISCUSSION:

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following discussion:

- Backflow preventers are required for both the domestic and the fire water lines. If none currently exist they must be installed above ground in a hot box as close to the property line as possible.

C.C.M.C. 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

The existing infrastructure is sufficient to provide safe access and circulation.

C.C.M.C. 18.02.080 (5d) - Public Services

The existing sewer, water and storm drain infrastructure appear to be sufficient to provide service to the project. Water main and sewer main analyses will be required with the building permit per Carson City Development Standards. Some utility alignments will need to be altered as proposed in the plans provided.

Engineering Division
Planning Commission Report

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Fire Department Comments

05/22/2018

Comments for SUP 18-084:

1. Project must comply with the 2012 IFC and northern Nevada fire code amendments as adopted by Carson City
2. Info only-project must extend fire sprinkler and fire alarm coverage into additions.

Dave Ruben

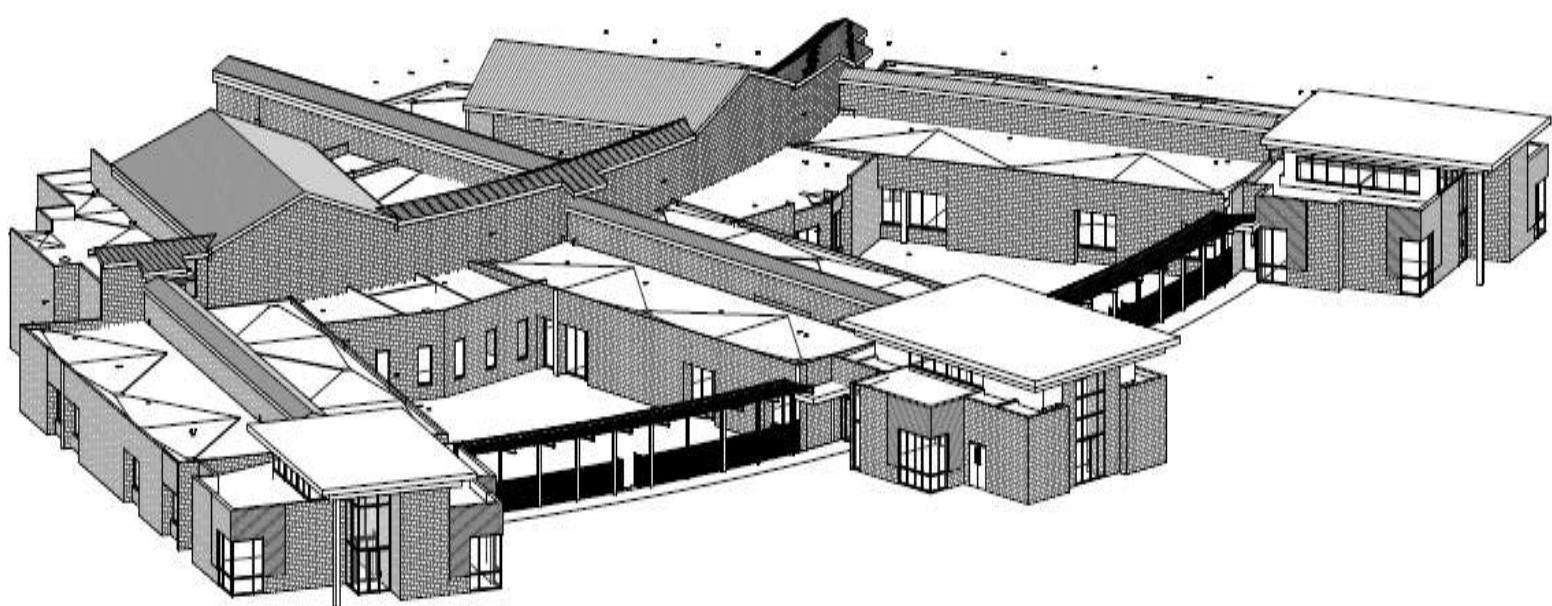
Fire Marshal
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

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

Carson City School District Mark Twain Elementary School Expansion

SPECIAL USE PERMIT

May 2018



Prepared For:



1402 West King Street Carson City, NV 89703

Prepared By:



241 Ridge Street, Suite 400 Reno, NV 89501

TABLE OF CONTENTS

Project Location	1
Existing Conditions.....	2
Master Plan and Zoning Designations	2
Application Request.....	5
Project Description and Justification	5
Findings	11
Master Plan Policy Checklist	13

LIST OF FIGURES

Figure 1: Project Location	1
Figure 2: Surrounding Property Designation	2
Figure 3: Master Plan Designation.....	3
Figure 4: Zoning Designation	4
Figure 5: Site Plan	6
Figure 6: Building Elevations.....	7
Figure 7: Floor Plans.....	8

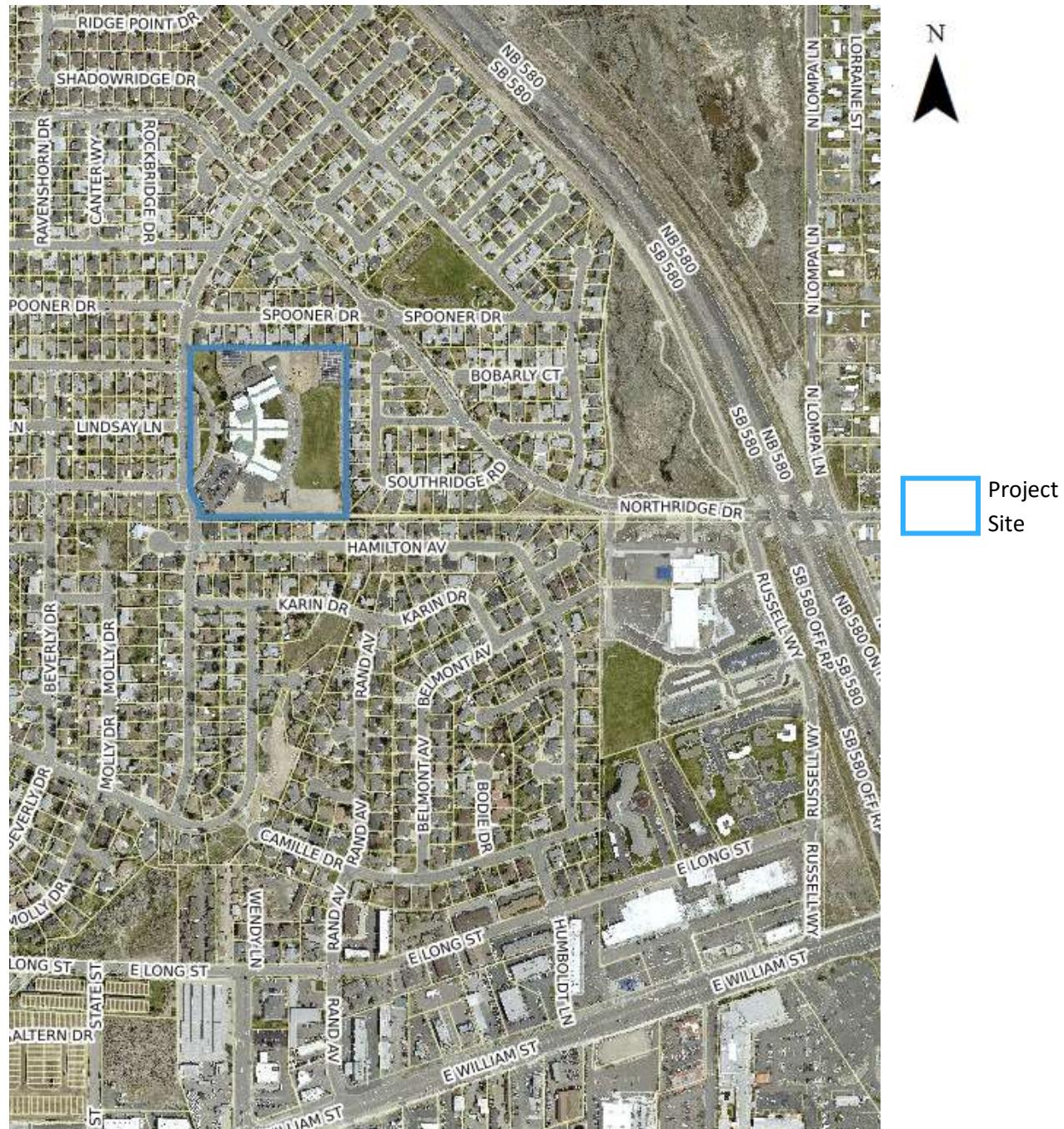
APPENDICES

- SUP Application Form (includes Applicant's Acknowledgement)
- Master Plan Policy Checklist
- Documentation of Taxes Paid-to-Date
- Project Impact Reports
- Site Plan
- Building Elevations
- Floor Plans

PROJECT LOCATION

Mark Twain Elementary School is located Carriage Crest Drive between Spooner Drive and Hamilton Avenue, approximately 1/2 mile north of William Street; APN 002-101-46.

Figure 1: Project Location



EXISTING CONDITIONS

Mark Twain Elementary School is 59,035 sq. ft. and was constructed in 1992. Since initial construction, four modular structures have been added on site that are now aging and are in need of repair/replacement. There are currently +/- 620 students attending Mark Twain Elementary School in grades Pre-K through 5, along with 41 teachers/administrators and 39 support staff members. Office hours are 7:00 a.m. to 3:30 p.m.

Figure 2: Surrounding Property Designations

Direction	Current Zoning	Master Plan	Current Land Use
North:	SF6	Medium Density Residential	Single Family Residential
East:	SF6	Medium Density Residential	Single Family Residential
South:	SF6	Medium Density Residential	Single Family Residential
West:	SF6	Medium Density Residential	Single Family Residential

MASTER PLAN AND ZONING DESIGNATIONS

The project site has a Master Plan designation of Public/Quasi Public and a zoning designation of Public (P). A school is a conditional use which requires a Special Use Permit in the Public zoning designation (Carson City Municipal Code Section 18.04.170).



Figure 3: Master Plan Designation

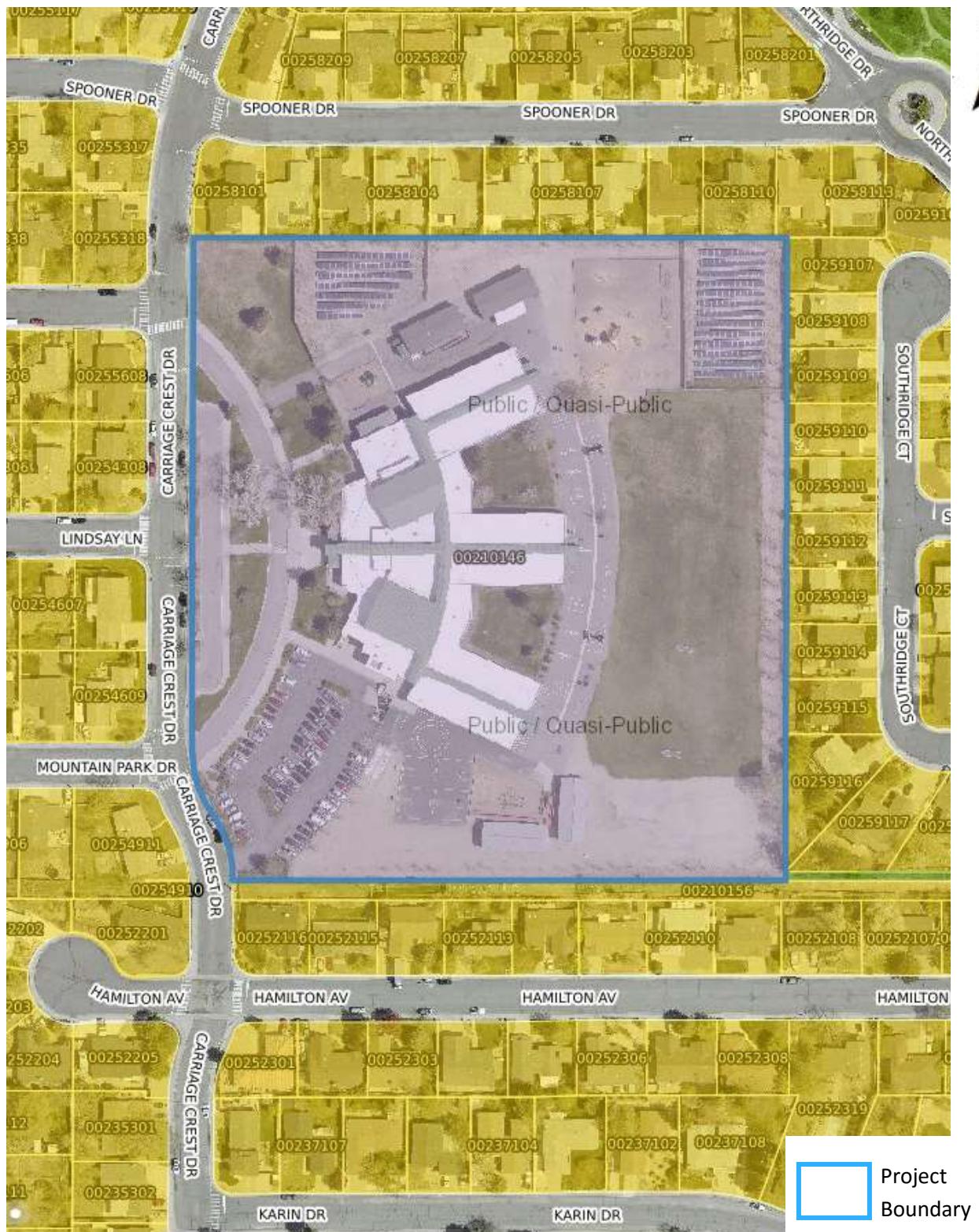


Figure 4: Zoning Designation



APPLICATION REQUEST

The enclosed application is for:

1. **SPECIAL USE PERMIT for the expansion of Mark Twain Elementary School. A school is a conditional use in the Public (P) zoning designation (CCMC Section 18.04.170(3)).**

PROJECT DESCRIPTION AND JUSTIFICATION

The proposed expansion is intended to expand the capacity of the existing building, thereby allowing for the removal of 3 (of the 4 existing) modular structures that are onsite. Carson City School District (CCSD) has been working to eliminate modular classrooms as they are unsightly, costly to maintain and operate, difficult to access, and isolated from the main activities. The expansion will also provide some additional capacity for students (from 620 to +/- 650 students). The project will also improve the aesthetics of the existing neighborhood and enhance safety on campus by allowing students to move between wings under a covered walkway.

The project includes an addition onto three wings of the building, totaling approximately 12,580 sq. ft., which will include 7 classrooms, intervention rooms, restrooms, a mechanical room, and storage rooms. Individual expansion areas at the end of each wing are 4,120 sq. ft., 4,733 sq. ft., and 3,726 sq. ft. The design will connect the three wings with a covered walkway. The expansion will result in +/- 35 (28 current plus 7 proposed) total brick-and-mortar classrooms, which would ultimately accommodate +/- 650 students. Underground utilities and certain playground features will be relocated to accommodate the expansion area. **Please note that the site plan, building elevations, and floor plans may change slightly due to final design.**



Figure 5: Site Plan

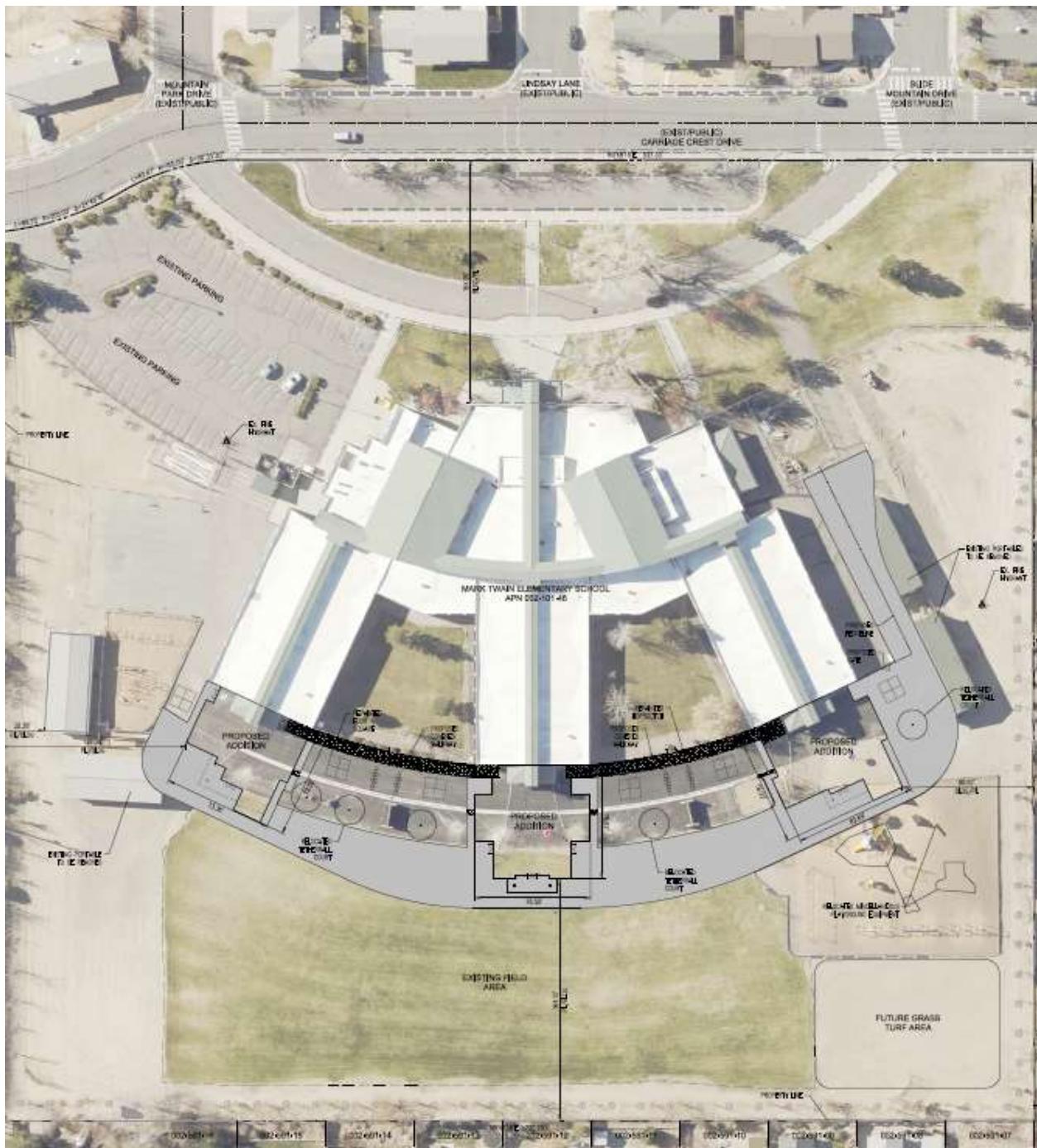


Figure 6: Building Elevations

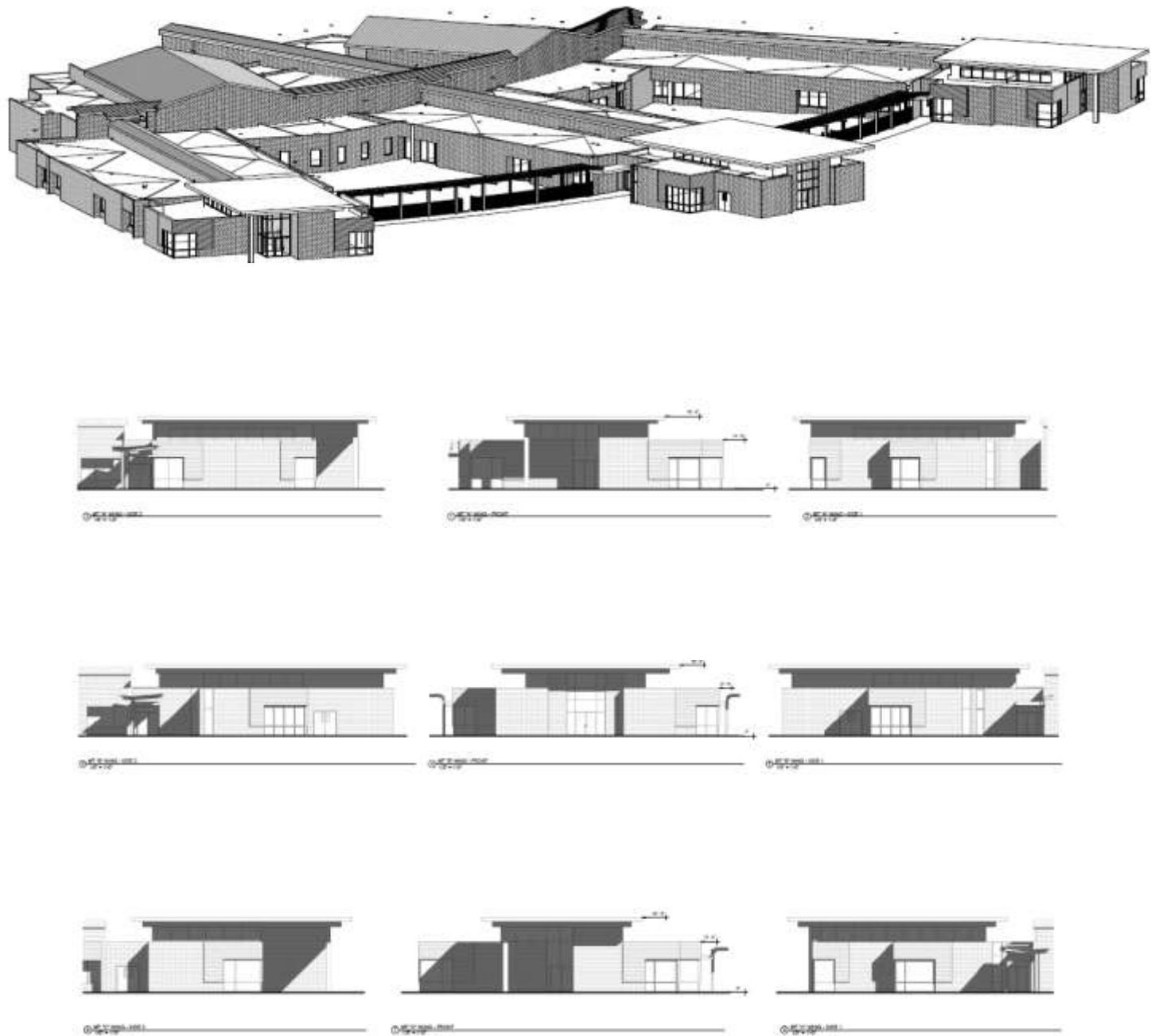
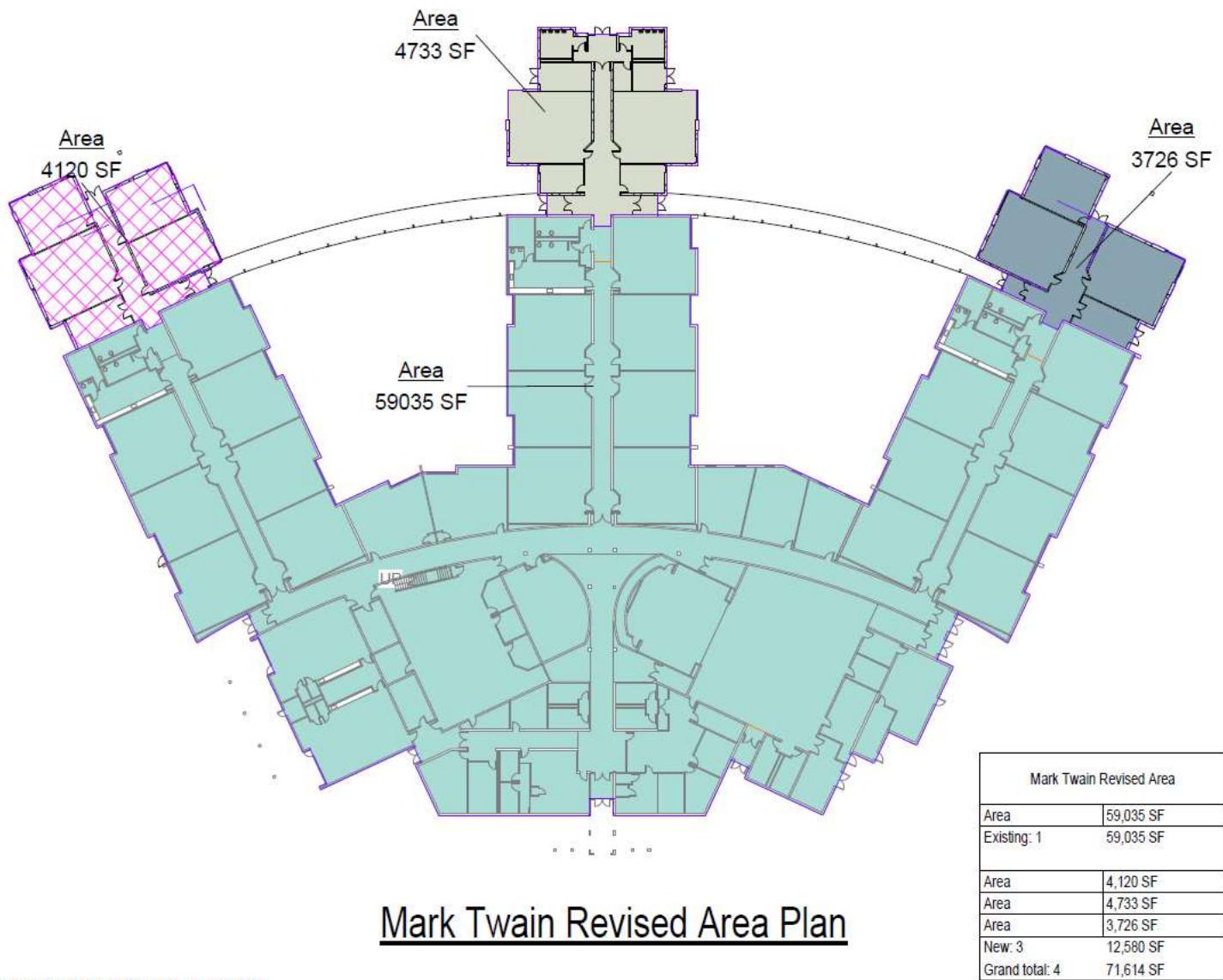
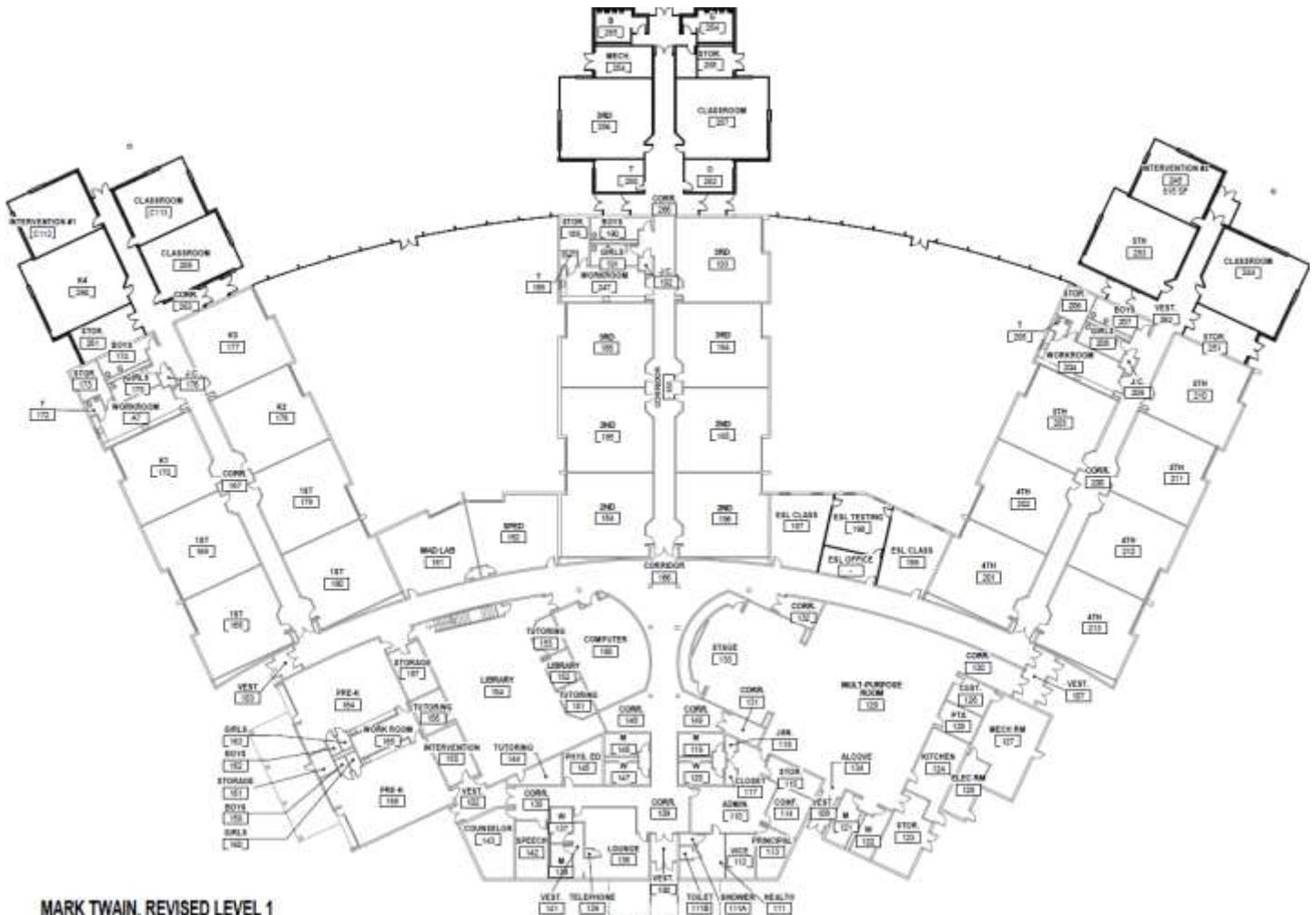


Figure 7: Floor Plans



MARK TWAIN AREA PLAN



Development Standards

The proposed expansion will not impact existing setbacks because the expansion area is towards the back of the site.

The Carson City Municipal Code does not set development standards in the Public zoning district (Section 18.04.195). Building height, building setbacks, minimum area, and maximum lot depth are determined by special use permit. The following development standards are based on existing structures constructed at the school site:



Building Height:..... 40 ft. (Please note that current building elevations of the expansion area show a maximum height of 20 ft.)

Building Setbacks

Front: +/- 151 ft. (existing building setback from Carriage Crest Drive)

Side: +/- 37 ft. (existing to modular building); +/- 95' (proposed setback to expansion area)

Street Side:..... N/A

Rear:..... +/- 162' (proposed setback from expansion area to rear property line)

Lot Area:..... 10.43 acres (existing parcel size)

Maximum Lot Depth: +/- 650.4 ft. (deepest parcel of the parcel)

Parking

Staff and visitor parking is primarily provided in the parking lot located at the southwest corner of the school site (at the terminus of Mountain Park Drive and Carriage Crest Drive). This parking lot has 67 spaces. Additionally, approximately 20 on-street parking spaces are available along the frontage of the school (school side only, Carriage Crest Drive) and short-term parking is available for visitors in the driveway area at the front of the school. There is also a drop off/pick up area also at the front of the school.

For "Elementary and Junior High Schools", Carson City Municipal Code, Division 2, Parking and Loading, requires 1.5 spaces for each employee or faculty member plus 1 space for every 20 square feet of seating area in auditorium or assembly area (Section 2.2). Based on 44 faculty members (41 current teachers/administrations plus 3 teachers for proposed new classrooms) at the school, the total parking required would be 66 spaces. There is no dedicated auditorium with seating area. The existing 67 off-street parking spaces exceeds the required 66 spaces.

Landscaping

Public uses are required to comply with Division 3, Landscaping, of the Carson City Municipal Code. Landscaping is shown on the Site Plan. It is expected that the final Landscaping Plan will be reviewed with the improvement plans.

Utilities (Please see detailed Project Impact Statements included with this application)

Water- There is an existing 8" water line running north-south in Carriage Crest Drive and remains the existing source of water for the existing elementary school and proposed expansion. There will be an increase in water usage (from 4,386 gpd to 5,154 gpd), which will be accommodated by the existing 2" service meter.



Sewer- There is an existing 8" sewer line running east-west on the north side of the single-family residences facing Hamilton Avenue and remains the existing sources of sewer for the existing elementary school and proposed expansion. There will be an increase in sewer overall, which will be accommodated by the existing 4" sewer lateral.

Drainage- The project is located on an existing school site. The additions will be located at the eastern end of each existing wing. The addition will be located within the paved playground area. Because the new addition lies in an impervious drainage zone, the additional drainage will be mitigated by existing drainage patterns.

Geotechnical Investigation

A Geotechnical Investigation was completed for the Mark Twain Elementary School site in January 2018. The study was completed with a larger scope (21,654 sq. ft. addition instead of the proposed 12,580 sq. ft. addition included in this application). It was determined that the surface and near-surface soils within the school expansion project are granular sand soils; when properly prepared, these soils will provide adequate support for building foundations and exterior improvements. Isolated areas of clay soils may be encountered during earthwork and will require structural fill separation from improvements.

FINDINGS

In accordance with Carson City Municipal Code Section 18.02.080, this project has been designed to consider the following:

Findings from a preponderance of evidence must indicate that the proposed use:

1. Will be consistent with the objectives of the Master Plan elements.

The expansion of Mark Twain Elementary School is consistent with the objectives of the Carson City Master Plan elements because it improves an existing public facility. The Master Plan Policy Checklist is included in this application package with additional information.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties of the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare, or physical activity.

The school use is existing in this location. The surrounding neighborhood is comprised of single family residential homes. The existing school use will be nominally expanded by approximately 5 percent, based on the number of students (+/- 620 students currently to a maximum of +/- 650 students in the future). Because existing modular structures are being removed, there is



less of an impact. The project will not have additional impact or be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties of the general neighborhood.

Any outdoor lighting installed on the exterior of the building will be shielded from neighboring property through height, placement, and wattage. Outdoor lighting will be indicated on improvement plans.

Landscaping will be installed in accordance with Carson City requirements. Landscape areas are shown on the Site Plan and will be reviewed with Improvement Plans.

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

The existing street network, sidewalks, and parking will accommodate the nominal increase in use.

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.

As demonstrated in the Project Impact Reports, the project will not overburden existing public services and facilities. Fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements were reviewed during the 5/1/18 MPR meeting. Comments will be incorporated as appropriate in Improvement Plans to ensure that the facility does not overburden existing public services and facilities.

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.

The expansion of Mark Twain Elementary School, part of the Carson City School District, meets the definition of a school as “an institution of learning which offers instruction in the several branches of learning required to be taught in public and private schools of the state of Nevada” (CCMC Section 18.03.010). A school is a conditional use in Public (P) zoning designation (CCMC Section 18.04.170(3)). The school use is existing in this location and the facility will be improved through this project.

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

Expanding the existing school facility will benefit the public health, safety, and welfare by providing an upgraded facility to Carson City School District students.

7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

The school is an existing use in the neighborhood. The improvements to the facilities will not result in material damage or prejudice to other property in the vicinity.



MASTER PLAN POLICY CHECKLIST

The purpose of the Master Plan Policy Checklist is to provide a list of answers 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 this SUP application. This project complies with the Master Plan and accomplishes the following objectives:

Chapter 3: A Balanced Land Use Pattern

1. N/A- the expansion of the existing school does not represent a level of growth. However, the location of the school is consistent with the Master Plan Land Use Map in location and density. (1.1a)
2. It promotes growth within areas already served by community water and wastewater facilities as it is already served by existing infrastructure. (1.1b)
3. It meets the provisions of the Growth Management Ordinance. (1.1d, Municipal Code 18.12)
4. The school facility is adequately served by city services including fire and sheriff services, and, as part of the School District, will serve to ensure adequate provision of schools in Carson City. (1.5d)
5. The existing school provides for a mix of uses in the neighborhood. (2.1a)
6. Friction Zones are not created. (2.1d)
7. The existing school facility is not located on a hillside. (3.2a)
8. It is sited outside the primary floodplain and away from geologic hazards area. (3.3d,e)
9. Does not create land use conflicts; the existing school facility is situated in a neighborhood with single family residential homes.

Chapter 4: Equitable Distribution of Recreational Opportunities

1. The school facility does not create demand for new park facilities; the school provides additional recreational opportunities in the playground area. (4.1b)

Chapter 5: Economic Vitality

1. The school facility provides educational opportunities for the development and/or upgrade of skills required for employment, advancement, and entrepreneurship. (5.1e)
2. The school is a public service and facility necessary to sustain a high quality of life and attract business investment. (5.5e)
3. The school is an existing educational resource of the community that can be used as an economic development tool. (5.5g)

Chapter 6: Livable Neighborhoods and Activity Centers

1. Durable materials will be used in construction. (6.1a)
2. The project will promote variety and visual interest through the incorporation of building styles and colors, and other features in accordance with the Special Use Permit (6.1b).
3. The project will 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)
4. It provides appropriate height, density, and setback transitions and connectivity to surrounding



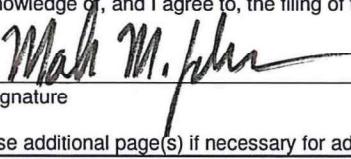
development to ensure compatibility with surrounding development for infill project in accordance with the Carson City Municipal Code. (6.2a, 9.3b, 9.4a)

5. The proposed project is compatible with the surrounding development of residential homes. (9.1a)
6. The proposed project is not spot zoned. It is higher density residential development among other areas of residential and commercial development and is compatible with existing development.

Chapter 7 A Connected City

1. Sidewalks are already constructed around the school (S. Saliman Road and Fire Box Road) and through the parking areas. Sidewalks connecting the entrance with the surrounding neighborhood. (12.1a, 12.1c)



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 18.02.080
FILE # SUP - 18 -		SPECIAL USE PERMIT
APPLICANT PHONE # Carson City School District 775-283-2000 MAILING ADDRESS, CITY, STATE, ZIP 1402 King Street, Carson City, NV 89703		FEE* : \$2,450.00 MAJOR \$2,200.00 MINOR (Residential zoning districts) + noticing fee *Due after application is deemed complete by staff
EMAIL ADDRESS mjohnson@carson.k12.nv.us		SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including: Application Form Detailed Written Project Description Site Plan Building Elevation Drawings and Floor Plans Special Use Permit Findings Master Plan Policy Checklist Applicant's Acknowledgment Statement Documentation of Taxes Paid-to-Date Project Impact Reports (Engineering)
PROPERTY OWNER PHONE # same MAILING ADDRESS, CITY, STATE, ZIP 		CD or USB DRIVE with complete application in PDF
EMAIL ADDRESS		Application Received and Reviewed By:
APPLICANT AGENT/REPRESENTATIVE PHONE # Manhard Consulting/ Karen Downs 775-321-6538 MAILING ADDRESS, CITY STATE, ZIP 3476 Executive Pointe Way, Carson City, NV 89706		Submittal Deadline: See attached Planning Commission application submittal schedule. Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.
Project's Assessor Parcel Number(s): 002-101-46		Street Address 2111 Carriage Crest Drive, Carson City, NV 89706
Project's Master Plan Designation Public/Quasi-Public		Project's Current Zoning Public
Nearest Major Cross Street(s) Spooner Drive and Hamilton Avenue		
Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. Proposed project consists of a +/- 12,580 sq. ft. expansion to Mark Twain Elementary School, along with any associated improvements.		
PROPERTY OWNER'S AFFIDAVIT		
I, <u>Mark M. Johnson</u> , being duly deposed, do hereby affirm that <u>I am the record owner</u> of the subject property, and that I have knowledge of, and I agree to, the filing of this application.		
 Signature		1402 King Street Carson City, NV 89703 Address
May 7, 2018 Date		
Use additional page(s) if necessary for additional owners.		
STATE OF NEVADA COUNTY		
On <u>May 7, 2018</u> , <u>Mark Johnson</u> , 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.		
 R. CORTEZ NOTARY PUBLIC STATE OF NEVADA No. 09-10073-3 My Appt. Exp. March 12, 2021		
Notary Public <u>Robert Z.</u>		
NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.		

SITE PLAN CHECKLIST AND PROJECT IMPACT REPORTS

SITE PLAN: The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

1. Show a north point arrow and site plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original site plan:

0 10 20 40 Feet

2. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
3. Title block in lower right-hand corner including:
 - (a) Applicant's name, mailing address, and daytime phone number (including area code).
 - (b) The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
 - (c) The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
 - (d) Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
 - (e) Project title and permit request. (Example: Variance, Special Use Permit).
4. Property lines of the subject property with dimensions indicated.
5. All existing and proposed structures shall be shown, including:
 - (a) Distances from property lines indicated by dimensions.
 - (b) Distances between buildings shall be indicated on the site plan.
 - (c) Clearly label existing and proposed structures and uses, and show dimensions.
 - (d) Square footage of all existing and proposed structures.
 - (e) If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
 - (f) Elevations of any proposed structures/additions.
 - (g) All easements.
6. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
7. Project access:
 - (a) Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
 - (b) Show adjoining street names.
 - (c) Show all curb cuts with dimension.
8. Show the Assessor Parcel Number(s) of adjoining parcels.
9. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. 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.
10. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
11. If specific landscape areas are required or provided, show with dimensions.
12. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

PROJECT IMPACT REPORTS: Provide documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports required per the Carson City Development Standards, Divisions 12, 14 and 15. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300.

SPECIAL USE PERMIT APPLICATION FINDINGS

State law requires that the Planning Commission consider and support the statements below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION, LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBLE TO PROVIDE THE PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DOES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.

CCMC 18.02.080(5) FINDINGS. Findings from a preponderance of evidence must indicate that the proposed use:

1. Will be consistent with the objectives of the Master Plan elements.

Explanation: Explain how your project will further and be in keeping with, and not contrary to, the goals of the Master Plan elements. Turn to the Master Plan Policy Checklist included with this application. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews addresses 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. Provide written support of the policy statement in your own words as a part of these findings. For additional guidance, please refer to the Carson City Master Plan document on our website at www.carson.org/planning or you may contact the Planning Division to review the document in our office or request a copy.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

Explanation: A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)

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. 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.

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.

D. 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.

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

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

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

Explanation: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have to pedestrian and vehicular traffic when it is successfully operating? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? State how you have arrived at your conclusions.

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.

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?

B. How will your project affect police and fire protection?

C. Is the water supply 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? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

E. 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? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

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

5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.

Explanation: Explain how your project meets the purpose statement of the zoning district in which it is located and how it meets the specific standards that are set forth in that zoning district. In CCMC Section 18.04, Use Districts, find the zoning district where your property is located. Refer to the purpose statement at the beginning of the zoning district section and explain how your project meets the purpose statement of that district. In addition, find the specific Intensity and Dimensional Standards for your zoning district in either CCMC Section 18.04.190 (Residential) or CCMC Section 18.04.195 (Non-Residential) and explain how your project meets these specific standards. To access the Carson City Municipal Code, visit our website at www.carson.org/planning.

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

Explanation: Provide a statement explaining how your project will not be detrimental to the public health, safety, convenience and welfare. If applicable, provide information on any benefits that your project will provide to the general public.

7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

Explanation: Provide a statement explaining how your project will not result in material damage or prejudice to other property in the vicinity.

If there is any additional 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 it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

ACKNOWLEDGMENT 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.


Applicant's Signature

Mark M. Johnson

Print Name

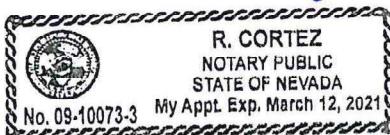
May 7, 2018

Date

State of Nevada, Carson City

Subscribed and Sworn before me on this 7th
day of May, 2018.

Notary Signature R. Cortez



Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & 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.

Detailed Master Plan
Policy review in the
Project Description

Development Name: Mark Twain Elementary School Expansion

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)? in accordance with Carson City Municipal Code
- ☒ 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 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:

- N/A Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- N/A Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- N/A 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)?

Project Impact Report- Water

The new Mark Twain Elementary School building expansion is located within the limits of the Carson City water system. The project site is bounded by Carriage Crest Drive to the west, Spooner Drive to the north, single-family residences facing Hamilton Avenue to the south, and single-family residences facing Southridge Court to the east. There is an existing 8" water line running north-south in Carriage Crest Drive and remains the existing source of water for the existing elementary school and the proposed expansion.

The future water demands consist of new fixtures contained within the estimated proposed building addition square footage of 12,580 SF. In order to calculate the impact to the existing water system, an inventory of the new fixtures is taken and converted to fixture units and gallons per day (gpd) of use. It is also relevant to compare the existing fixture count and square footage within the existing building to that of the proposed building addition in order to assess the relative increase of water use on the existing site. The number of fixture units is calculated using the uniform plumbing code as follows;

Mark Twain School Building (Existing)

Total Water Fixture Units (net): 365.5
Total Usage (gpd): 4,386 gpd

Mark Twain School Building Additions (New)

Total Water Fixture Units (net): 64
Totals Usage (gpd): 768 gpd

Mark Twain School Building (New & Existing)

Total Water Fixture Units: 429.5
Total Usage: 5,154 gpd

The above tabulations show that the demands for the overall school has increased by 768 gpd increasing the total demand from 4,386 gpd to 5,154 gpd. This means that there is an increase in water usage overall. For the existing building, the existing service meter of 2", with not less than 2.5" building supply line, will accommodate the existing and new demands. The static pressure is not less than 45 psi.

Separately, fire flow is calculated based upon building square footage and type of building construction. Per the project architect, a type IIIB material construction is anticipated. For the new building additions comprising of 12,580 sf, the fire flow required is 2,250 gpm for 2 hours. If the full facility is constructed with connections to the existing building (59,035 SF) for a total of 71,614 sf, there will be an increase in fire flow required to 5,750 gpm for 4 hours. Both fire flow values may be mitigated with an approved automatic fire sprinkler system. With a sprinkler system, the quantities may be reduced by up to 50% per Section B105.2 of the International Fire Code. The minimum fire flow shall not be less than 2,875 gpm for 4 hours.

The proposed Mark Twain Elementary School expansion will include 7 new classrooms, new restrooms, mechanical room, storage rooms, and 2 intervention rooms. In conclusion, per Thomas Grundy with the Carson City Public Works Department, the addition should not have a negative impact on the water system during day to day demands and believes the fire flow requirement can be met for the 71,614 sf of Type IIIB construction with fire sprinklers and asked for a fire flow test to be performed on the existing water system for assurance.



Project Impact Report- Sewer

The new Mark Twain Elementary School building expansion is located within the limits of the Carson City water system. The project site is bounded by Carriage Crest Drive to the west, Spooner Drive to the north, single-family residences facing Hamilton Avenue to the south, and single-family residences facing Southridge Court to the east. There is an existing 8" sewer line running east-west on the north side of the single-family residences facing Hamilton Avenue and remains the existing source of sewer for the existing elementary school and the proposed expansion.

The future sewer demands consist of new fixtures contained within the estimated proposed building square footage of 12,580 SF. In order to calculate impact to the existing sewer system, an inventory of the new fixtures is taken and converted to drainage fixture units and gallons per day (gpd) of use. It is also relevant to compare the existing fixture count and square footage within the existing building to assess the relative increase of sewer use on the existing site. The number of drainage fixture units is calculated using the uniform plumbing code as follows;

Mark Twain School Building (Existing)

Total Water Fixture Units (net): 364
Total Usage (gpd): 4,368 gpd

Mark Twain School Building Additions (New)

Total Water Fixture Units (net): 53
Totals Usage (gpd): 636 gpd

Mark Twain School Building (New & Existing)

Total Water Fixture Units: 417
Total Usage: 5,004 gpd

In addition to fixture units, Carson City has adopted minimum calculations for sewer facilities with an office use. These minimum calculations are based upon per square foot floor area. Using this alternative methodology, the gallon per day calculations for each building are as follows;

Mark Twain School Building (Existing)

Square Footage: 59,035 SF
Total Usage (gpd): 7,084 gpd

Mark Twain School Building Additions (New)

Square Footage: 12,580 SF
Total Usage (gpd): 1,510 gpd

Mark Twain School Building (New & Existing)

Square Footage: 71,614 SF
Total Usage (gpd): 8,597 gpd

By comparison, the City calculations control the minimum gallons per day required for the project. The above tabulations show that demands among the existing building and the building additions. Together these calculations show that there is an increase in sewer overall. A four-inch sewer lateral will adequately cover the building demand required for the existing building and proposed building additions.



Project Impact Report- Drainage

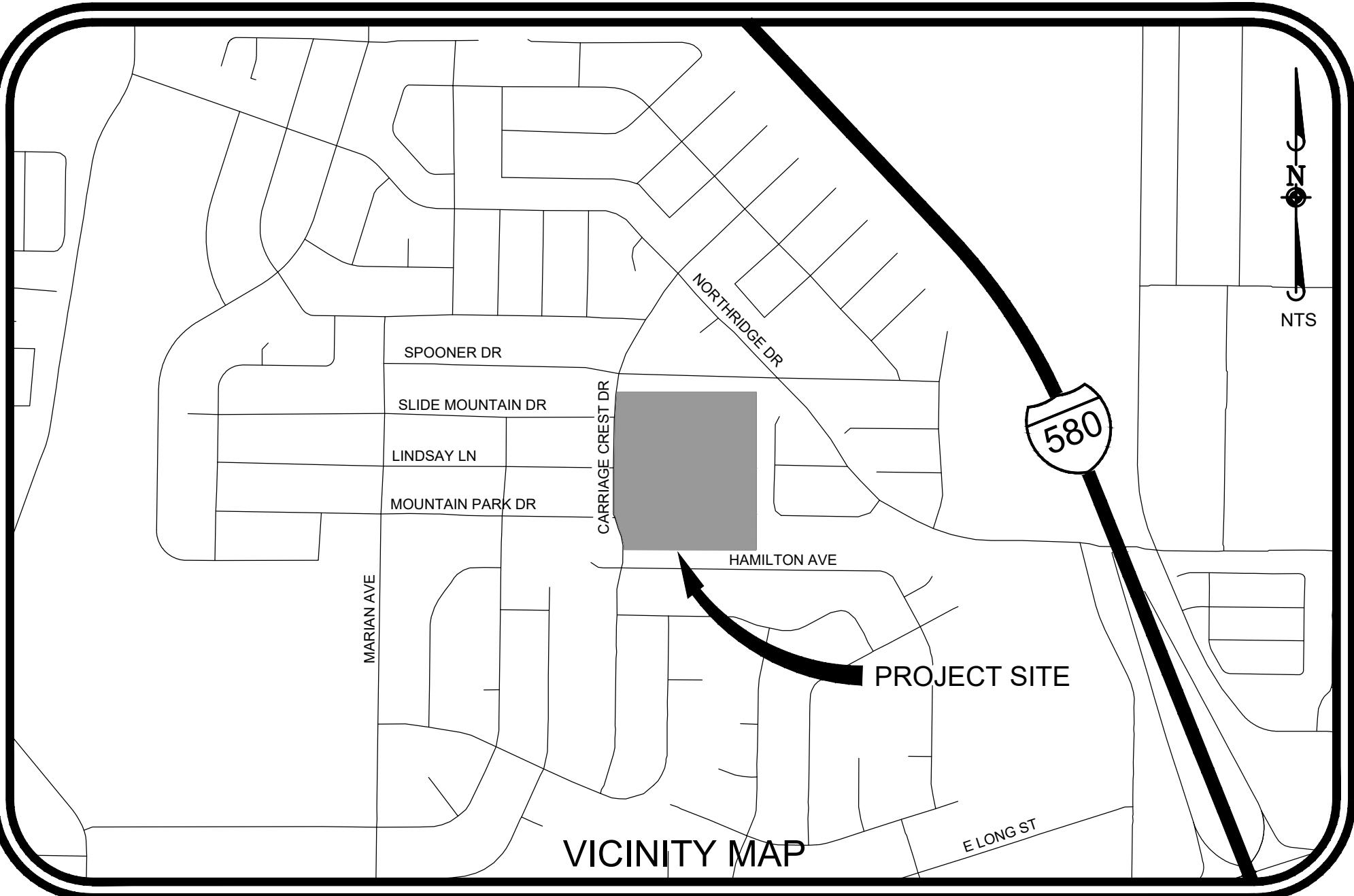
The project is located on an existing school site. The additions will be located at the eastern end of each existing wing. The addition will be located within the paved playground area. Because the new addition lies in an impervious drainage zone, the additional drainage will be mitigated by existing drainage patterns. We do not anticipate any new site retention/detention as part of the site building construction.

SPECIAL USE PERMIT FOR MARK TWAIN ELEMENTARY SCHOOL ADDITION

CARSON CITY NEVADA

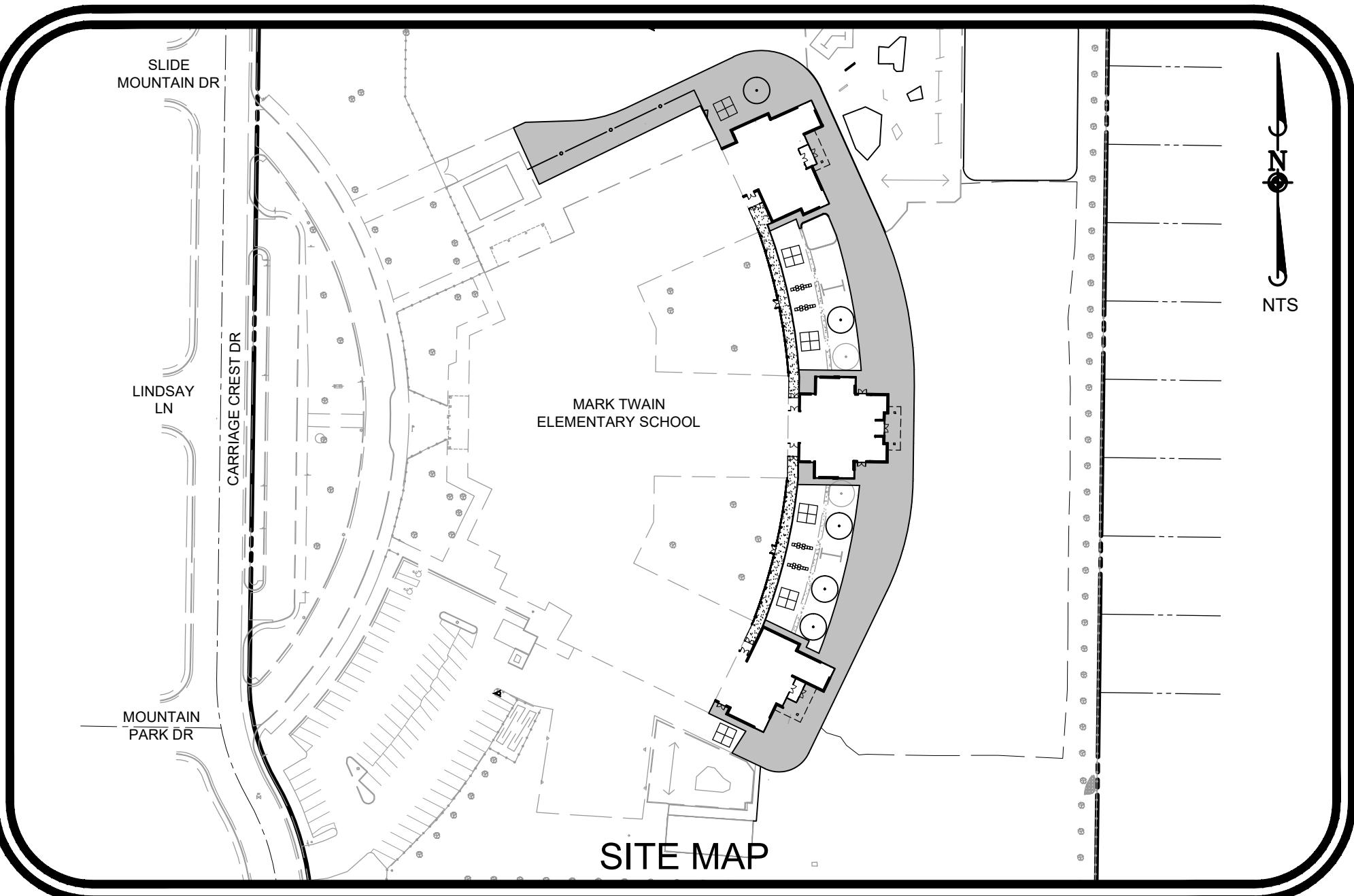
OWNER

CARSON CITY SCHOOL DISTRICT
C/O RICHARD STOKES, SUPERINTENDENT
1402 KING ST. CARSON CITY, NEVADA 89103
(775) 283-2000



ABBREVIATIONS

±	APPROXIMATE
AC	ASPHALTIC CONCRETE
AP	ANGLE POINT
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BEGIN CURVE
BW	BACK OF WALK
BVC	BEGIN VERTICAL CURVE
CAP	CAPACITY
CB	CATCH BASIN
CFS	CUBIC FEET PER SECOND
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST.	CONSTRUCT
CP	CONCRETE PIPE
CR	CURB RETURN
DET	DETAIL
Δ	CURVE DELTA
Ø	DIAMETER
DI	DROP INLET
DWY	DRIVEWAY
DR	DIAETER RATIO
E	ELECTRICAL
EC	END OF CURVE
EG	EXISTING GRADE
ELEV	ELEVATION
EVC	END OF VERTICAL CURVE
(e)	EXISTING
EXIST	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FDC	FIRE DEPARTMENT CONNECTION
FFC	FRONT FACE OF CURB
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FEET
G	GAS
GB	GRADE BREAK
HORIZ.	HORIZONTAL
HP	HIGH POINT
HS	HOUSE SERVICE
IE	INVERT ELEVATION
INT	INTERSECTION
L	LENGTH
LF	LINEAL FEET
LP	LOW POINT
LT	LEFT
MH	MANHOLE
MDD	MAX DRY DENSITY
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
PCC	PORTLAND CEMENT CONCRETE
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PM	PARCEL MAP
POT	POINT OF TANGENT
PR	PRESSURE RATING
PSI	POUNDS PER SQUARE INCH
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POST INDICATOR VALVE
Q	VOLUME FLOW RATE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
RET	CURB RETURN
REQ	REQUIRED
RT	RIGHT
R/W	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SUB	SUBDRAIN
SW	SIDEWALK
T	TRANSFORMER
t	TELEPHONE
TBC	TOP BACK OF CURB
TC	TOP OF CURB
TOP	TOP OF STEP
TP	TEST PIT
TW	TOP OF WALL
TYP	TYPICAL
VC	VERTICAL CURVE
VG	VALLEY GUTTER
VERT	VERTICAL
VPI	VERTICAL POINT OF INTERSECTION
W	WATER
WM	WATER MAIN



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Civil Engineers Surveyors Water Resources Engineers Water & Wastewater Engineers

SHEET INDEX

C1 TITLE SHEET
C2 PRELIMINARY SITE PLAN
C3 PRELIMINARY GRADING & UTILITY PLAN

BASIS OF BEARINGS

THE BASIS OF BEARING IS NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (ALSO KNOWN AS N.A.D. 83/94), NEVADA STATE PLANE WEST ZONE AS DETERMINED WITH REAL TIME KINEMATIC GPS OBSERVATIONS MADE BETWEEN APRIL 1, 2013 THROUGH APRIL 15, 2013 WITH CORRECTIONS TRANSMITTED BY REGIONAL BASE NETWORK CONTINUOUSLY OPERATING REFERENCE STATION DOT1. BEARINGS AND DISTANCES HEREON REFLECT GRID COORDINATES MULTIPLIED BY A COMBINED GRID TO GROUND FACTOR OF 1.0002 (ALSO KNOWN AS CARSON CITY MODIFIED).

BASIS OF ELEVATION

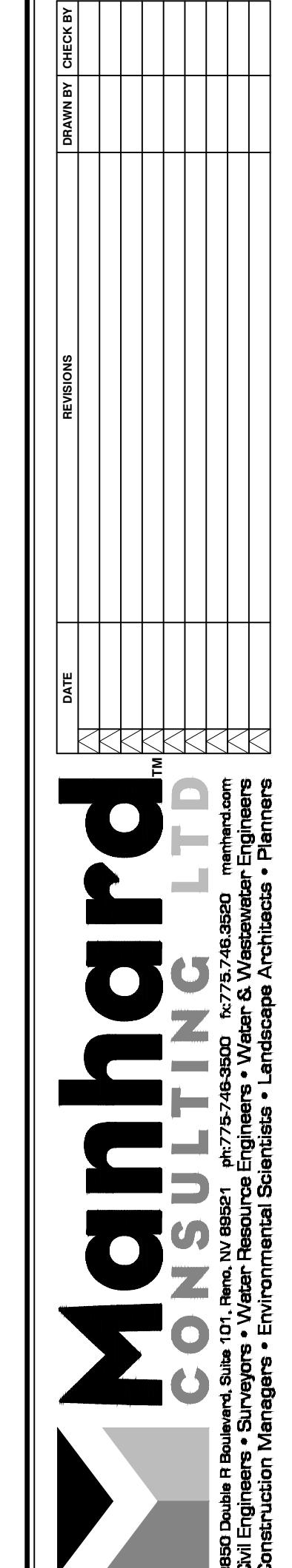
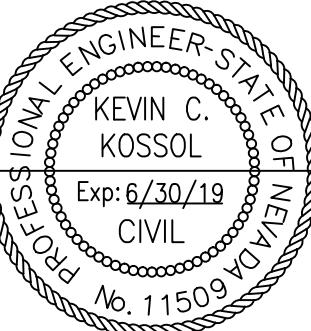
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS BY GPS OBSERVATION, NAVD 88, USING RTK CORRECTIONS TRANSMITTED BY REGIONAL BASE NETWORK CONTINUOUSLY OPERATING REFERENCE STATION (CORS) DOT1 AND USING THE NATIONAL GEODETIC SURVEY'S GEOID MODEL OF 1999.
DATE OF OBSERVATION: APRIL 10, 2013.

ENGINEER'S STATEMENT

I, KEVIN C. KOSSOL, DO HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, COUNTY ORDINANCES, AND CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND COUNTY CODES, THE COUNTY CODES SHALL PREVAIL.

KEVIN C. KOSSOL

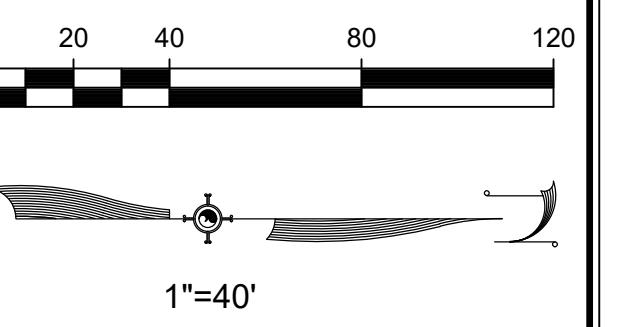
P.E. #11509



MARK TWAIN ELEMENTARY SCHOOL ADDITION
CARSON CITY, NEVADA

TITLE SHEET

PROJ. MGR.: KCK
PROJ. ASSOC.: SDF
DRAWN BY: SDF
DATE: MAY 2018
SCALE: AS SHOWN
SHEET
C1 OF 3
SPECIAL USE PERMIT



LEGEND

- PROPERTY BOUNDARY / RIGHT-OF-WAY
- PROPOSED AC AREA
- PROPOSED CONCRETE AREA
- EXISTING FIRE HYDRANT
- PROPOSED FENCE LINE

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

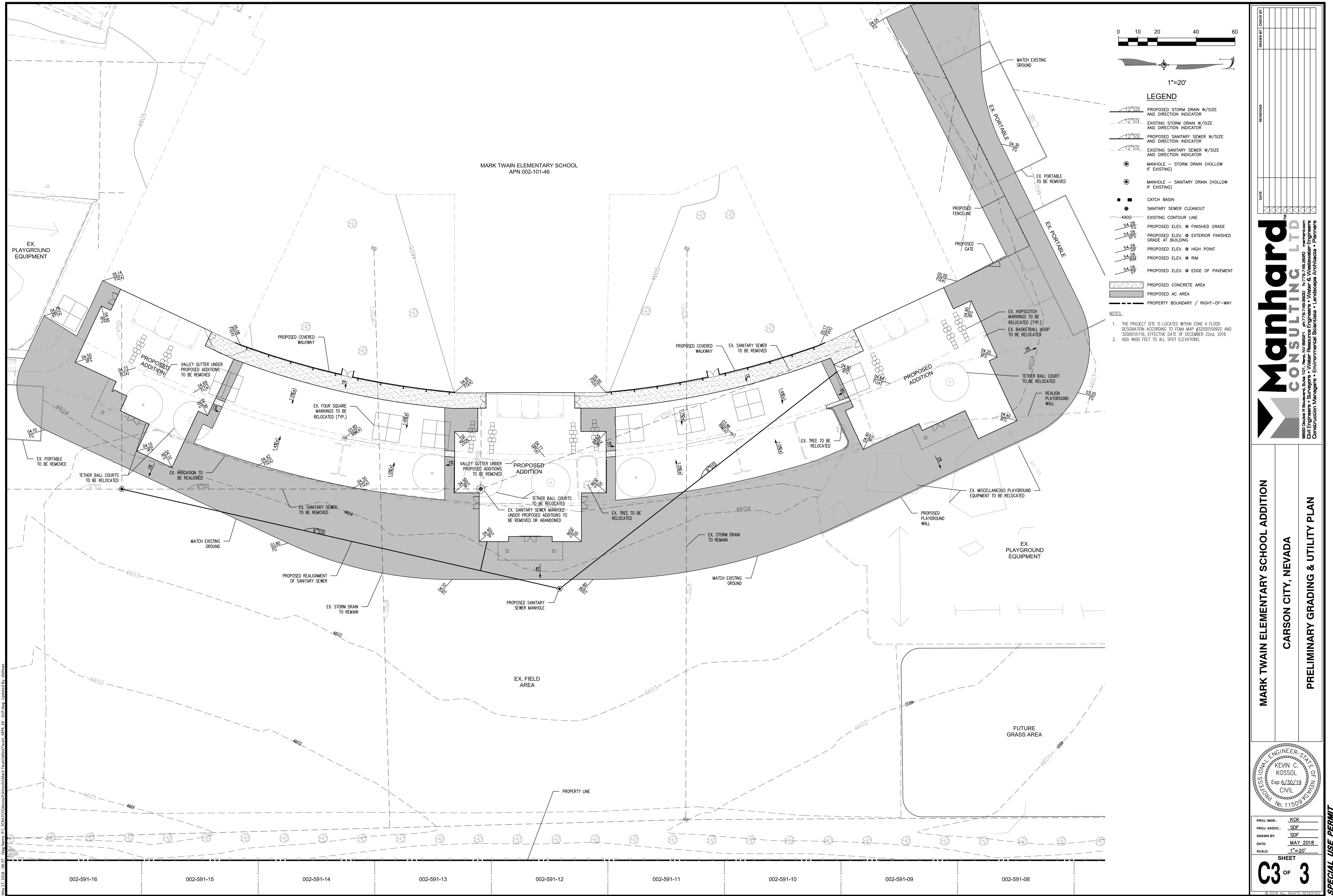
卷之三

ELIMINARY SITE PLAN /
ARSON CITY, NEVADA

PROJ. MGR.: KCK
PROJ. ASSOC.: SDF
DRAWN BY: SDF
DATE: MAY 2018
SCALE: 1"=40'
SHEET

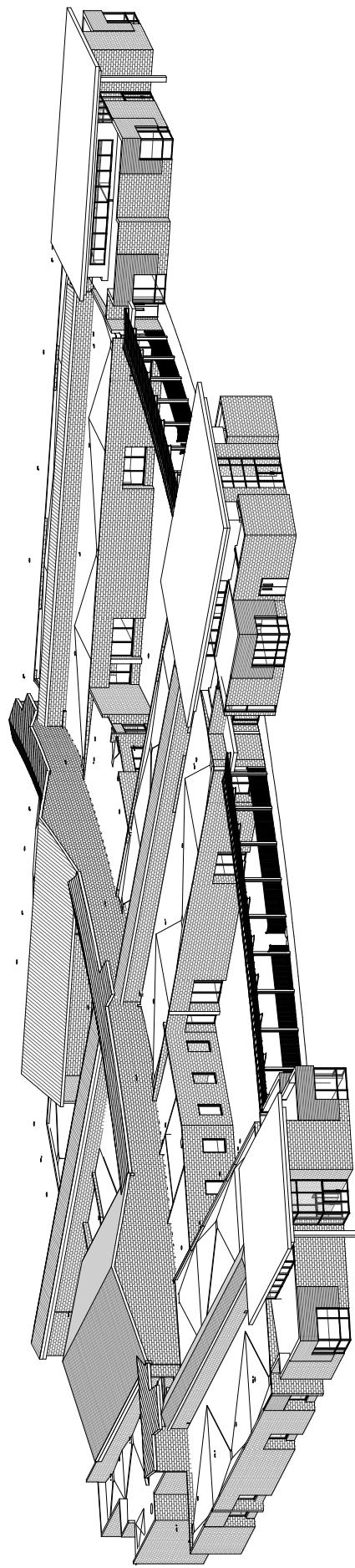
C2 OF 3
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SPECIAL USE PERMIT



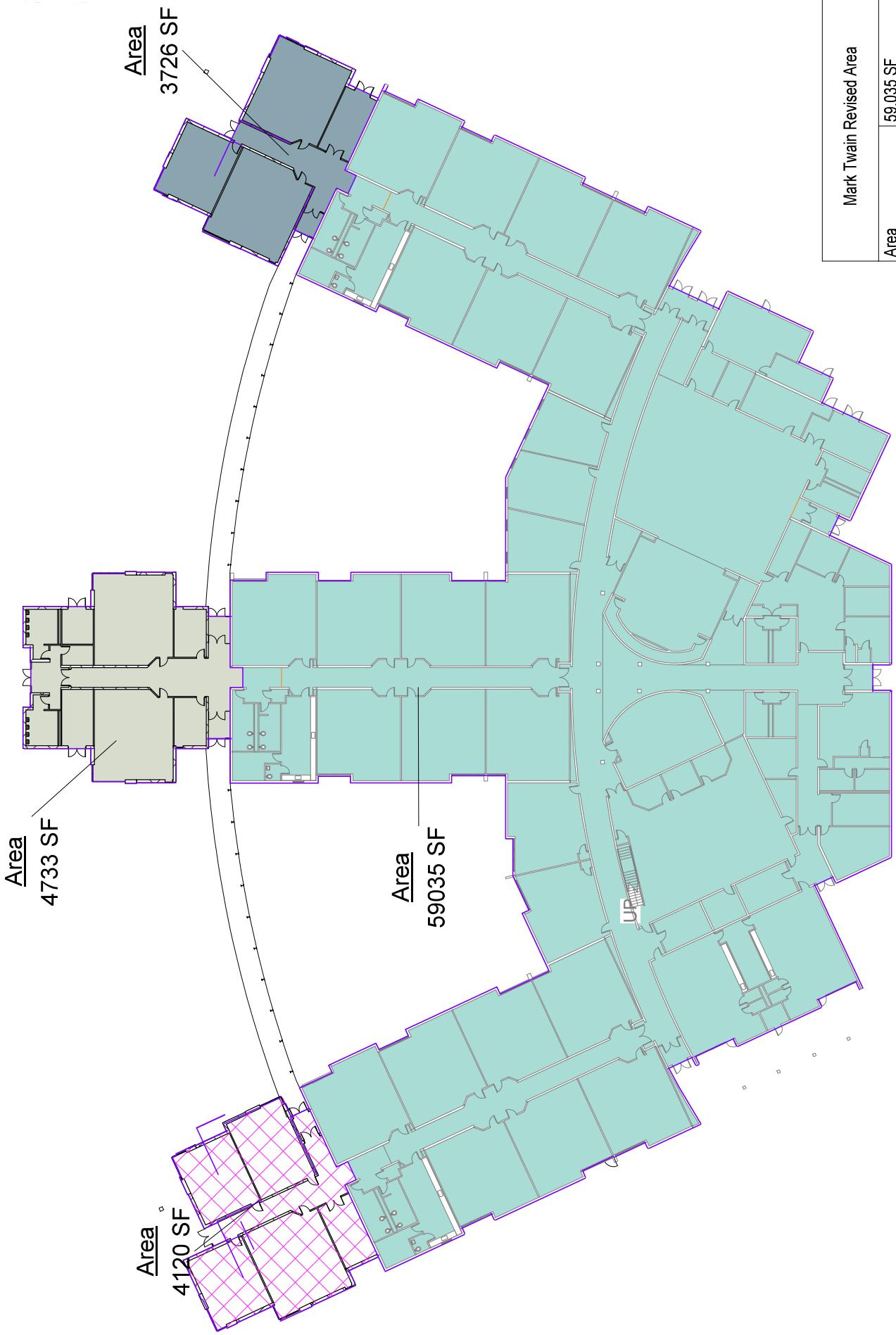
1509	
KCK	
SDF	
SDF	
MAY 2018	
1"=20'	
EET	
F	
3	
RIGHTS RESERVED	

Journal of Oral Rehabilitation 2003 30: 103–109

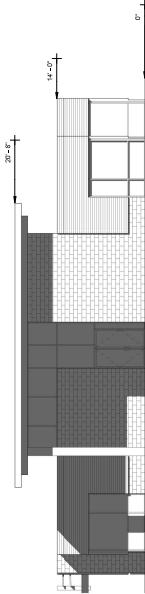


Mark Twain Revised Area Plan

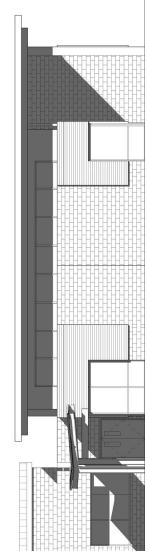
Mark Twain Revised Area	
Area	59,035 SF
Existing: 1	59,035 SF
Area	4,120 SF
Area	4,733 SF
Area	3,726 SF
New: 3	12,580 SF
Grand total: 4	71,614 SF



⑤ MFT WINGS - SIDE 1
1/8 = 1'-0"



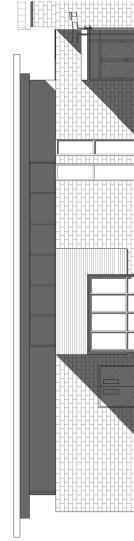
⑤ MFT WINGS - FRONT
1/8 = 1'-0"



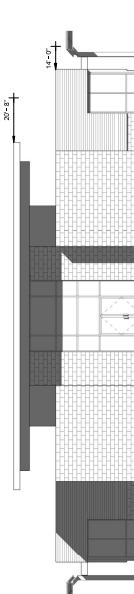
⑤ MFT WINGS - SIDE 2
1/8 = 1'-0"

drawn: Author
checked: Checker
Revision Schedule
Date Description

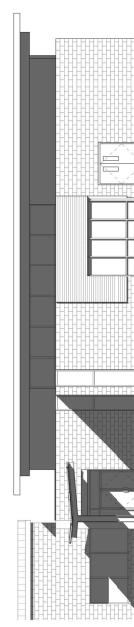
CSD ELEMENTARY SCHOOLS



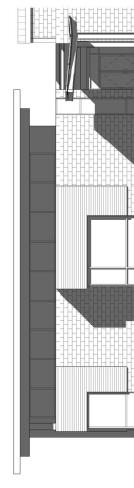
⑤ MFT WINGS - SIDE 1
1/8 = 1'-0"



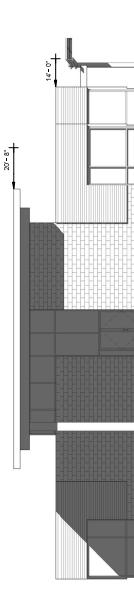
⑤ MFT WINGS - FRONT
1/8 = 1'-0"



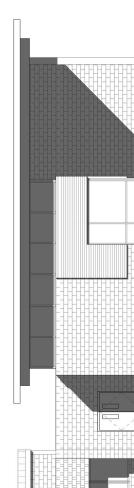
⑤ MFT WINGS - SIDE 2
1/8 = 1'-0"



⑤ MFT WINGS - SIDE 1
1/8 = 1'-0"



⑤ MFT WINGS - FRONT
1/8 = 1'-0"



⑤ MFT WINGS - SIDE 2
1/8 = 1'-0"

Schematic
drawing title
External Elevation - North View
job number
date
303208

A5.2
drawing number

