STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 15, 2022

FILE NO: LU-2022-0439 **AGENDA ITEM: 6.C**

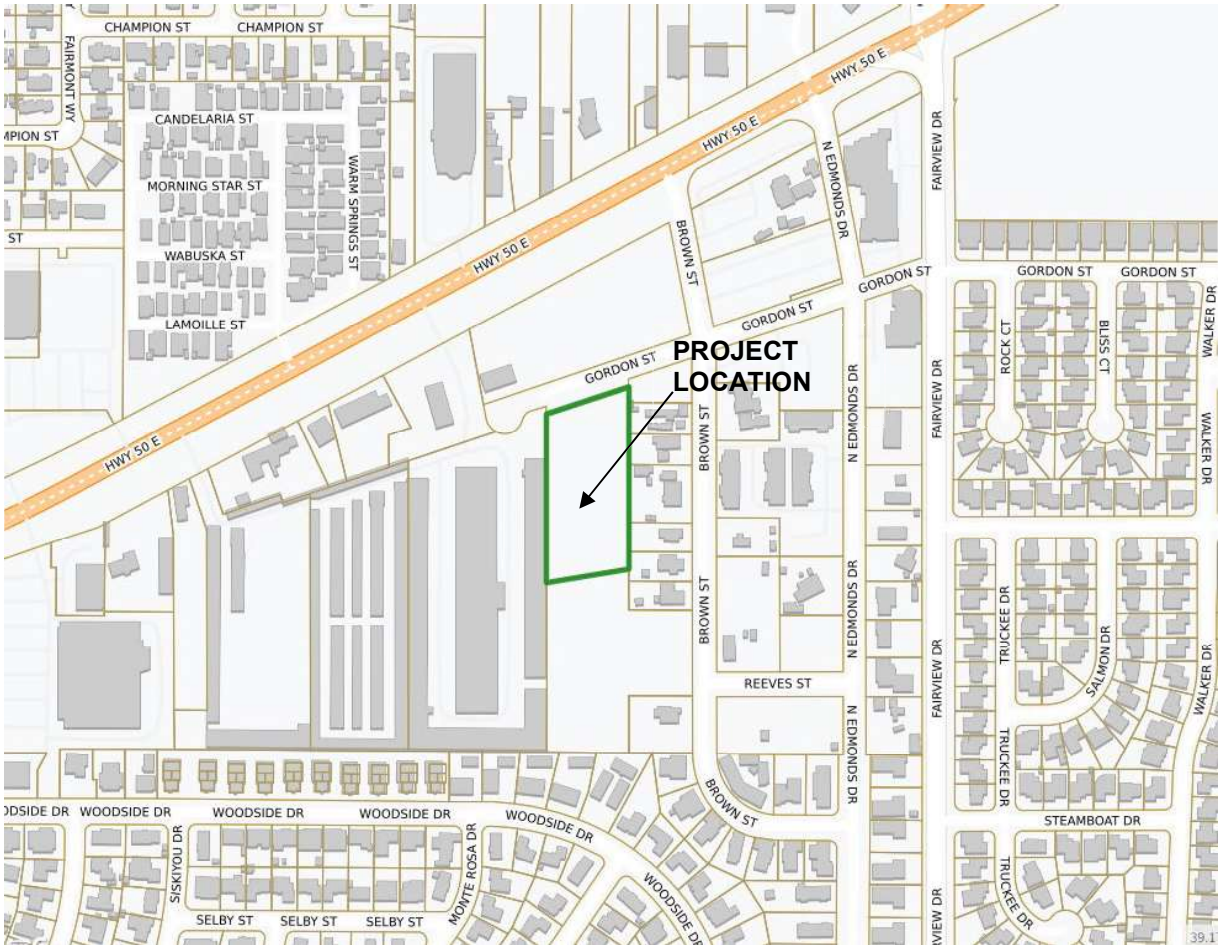
STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an application from the Advocates to End Domestic Violence ("Applicant") for a special use permit ("SUP") to allow for a multi-family dwelling on property zoned General Commercial ("GC"), located at 3649 Gordon Street, Assessor's Parcel Number ("APN") 008-303-41. (Heather Ferris, hferris@carson.org)

Staff Summary: The Applicant proposes to construct a single story, six-unit multi-family apartment complex. Site amenities include on-site storage for residents and open space areas for play, gardening and a walking path. Multi-family residential development requires an SUP in the GC use district. The Planning Commission is authorized to approve the SUP.

RECOMMENDED MOTIONS:
"I move to approve Special Use Permit LU-2022-0439 based on the ability to make the required findings and subject to the conditions of approval as outlined in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the plans presented to the Planning Commission.

2. All on and off-site improvements shall conform to city standards and requirements.

3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.

4. 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 will be rescheduled for the next planning commission meeting for further considerations.

5. As part of the site improvement permit application, the applicant shall provide an open space exhibit which demonstrates compliance, both quantitatively and qualitatively, with Division 1.18.6 of CCDS.

6. Prior to issuance of the site improvement permit, the applicant shall submit a landscape plan demonstrating compliance with Division 3 of CCDS.

7. The drainage system design must not preclude the use of the storm drainage easement which crosses the east side of the property.

8. Prior to issuance of the site improvement permit the applicant shall enter into a pro-rata cost sharing agreement for the Morgan Mill lift station based on the additional sewer flow and anticipated impact the project is expected to have to the lift station not to exceed $5,502.00.

LEGAL REQUIREMENTS: Carson City Municipal Code ("CCMC") 18.02.080 (Special Use Permit) and 18.04.135 (General Commercial); and Carson City Development Standards ("CCDS") 1.18 (Residential development standards in non-residential districts);

SITE DEVELOPMENT INFORMATION:
SUBJECT SITE AREA: 2.02 acres
EXISTING LAND USE: Vacant

MASTER PLAN DESIGNATION: Mixed-Use Commercial ("MUC")

ZONING: General Commercial ("GC")

KEY ISSUES: Will the Special Use Permit meet the required findings and will the proposed residential use be compatible with the surrounding neighborhood and in keeping with the standards of CCMC?

SURROUNDING ZONING AND LAND USE INFORMATION
NORTH: General Commercial / Resource Center and Thrift Store

SOUTH: General Commercial & Multi-Family Apartment SPA / Vacant (approved multi-family project)
EAST: General Commercial & Multi-Family Apartment SPA / residential
WEST: General Commercial / office and warehouse

ENVIRONMENTAL INFORMATION:
FLOOD ZONE: Zone X shaded
SEISMIC ZONE: Zone II (Moderate Severity)

DISCUSSION:
The project site is 2.02 acres in size and zoned GC. The Applicant proposes to construct a six-unit multi-family apartment complex. Per CCMC 18.04.135(3), a residential use is a conditional use in the GC zoning district and therefore requires an SUP, subject to the supplemental standards outlined in CCDS 1.18 (Residential Development Standards in Non-Residential Districts).

There is no maximum density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements. The overall design concept is a single-story six-plex, with a mix of 1- and 2-bedroom units. On-site amenities including on-site storage for residents and open space areas for play, gardening and a walking path. Parking will be provided on-site. A minimum of 15 spaces is required (ratio of 2.5 spaces per unit). As designed the project will provide 20 spaces.

The Planning Commission is authorized to approve an SUP upon making the seven required findings of fact.

PUBLIC COMMENTS: Public notices were mailed to 140 property owners within 600 feet of the subject site on November 3, 2022, pursuant to the provisions of Nevada Revised Statutes ("NRS") and CCMC. As of the completion of this staff report no public comments have been received. Any written comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on November 15, 2022, depending upon their submittal date to the Planning Division of the Carson City Community Development Department.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS: The following comments were received from City departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Development Engineering

The Carson City Public Works Department, Engineering Group ("Development Engineering") has no preference or objection to the special use request provided that the following conditions are met:

- The drainage system design must not preclude the use of the storm drainage easement which crosses the east side of the property.
- The project is to contribute towards a Pro Rata cost sharing agreement for the Morgan Mill lift station based on the additional sewer flow and anticipated impact the project is expected to have to the lift station not to exceed $5,502.00.
- The project must meet all Carson City Development Standards and Standard Details including but not limited to the following:
    - The location of the laterals shall meet Carson City Standard Detail C-1.2.5.
    - The minimum driveway width for 2-way traffic is 30-feet per CCDS 12.12.3.
    - In the event that groundwater is encountered, standard construction practices for high groundwater must be employed.

ENGINEERING DISCUSSION:

Development Engineering 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. Development Engineering offers the following discussion:

CCMC 18.02.080(5)(a) - Master Plan
The request is not in conflict with any Engineering Master Plans.

CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility
Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(c) - Traffic/Pedestrians
Local intersections: The closest intersection is Gordon St and Brown St, both streets are local streets.
Parking and internal circulation: The project is proposing onsite parking with 20 parking spaces, 1 ADA van accessible parking space. The internal circulation is proposed to be one point of ingress/egress onto Gordon St.
Adjacent Streets On-Street Parking: There is on-street parking on one side on Gordon St due to the width of the street.
No traffic mitigations are required beyond the half-street improvements shown.

CCMC 18.02.080(5)(d) - Public Services
Sanitary Sewer: There is an 8” PVC main in Gordon Street that is approximately 5% full d/D. Morgan Mill Lift Station is downstream from this project and is currently at capacity and a pro rata share contribution is required.
Water: The existing water main is 6-inch PVC in Gordon Street. The city water and storm drain infrastructure has sufficient capacity to serve the project.
Public Lands: There is a 20-foot-wide drainage easement on the east side of the property per Document # 533191. The ingress/egress easement on the west side of the property has been abandoned with Document #533189.

CCMC 18.02.080(5)(e) – Title 18 Standards
Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare
The project meets will meet engineering standards for health and safety.

Earthquake faults: There is a fault on the site however the geotechnical engineer investigated the fault and found that it is inactive, so no mitigation is required.
FEMA flood zones: The current flood zone is Zone X (unshaded) so no special flood mitigation is required.
Site slope: The existing site slope is between 0 to 2 percent.
Soils and Groundwater: The existing soil is fine sandy loam and clay loam. Groundwater was encountered during the geotechnical exploration at depths between 6 feet and 9 feet. In the event that groundwater is encountered, standard construction practices for high groundwater must be employed.

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property
Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Fire Department

1. The project shall meet or exceed the 2018 International Fire Code ("IFC") requirements.

2. The project shall meet or exceed the 2018 International Fire Code Northern Nevada Amendments.

3. Any building over 5000 square feet shall be provided with an approved automatic fire sprinkler system.

4. A key box (KNOX) shall be provided, multiple boxes maybe required.

5. Occupant load and use will determine possible additional requirements based on the codes above.

6. Access shall be provided within 150 feet of all portions of the building(s) and shall meet the 2018 IFC for access road construction.

SPECIAL USE PERMIT FINDINGS: Staff recommends approval of the SUP based on the findings below and in the information contained in the attached reports and documents, pursuant to CCMC 18.02.080(5) (Findings), subject to the recommended conditions of approval, and further substantiated by the applicant's written justification. In making findings for approval, the Planning Commission must consider:

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

The project is consistent with the Master Plan. The project site is designated as Mixed-Use Commercial, which is intended to encourage more compact, mixed-use patterns of development with commercial uses generally being the primary use and a percentage of the total land in the mixed-use area being higher density residential uses. The mixed-use area currently contains a mix of both commercial and residential uses. The proposed six-plex will continue that mix.

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 subject property is surrounded by a mix of residential and commercial uses. The project proposes a single-story six-plex, with a mix of 1- and 2-bedroom units. On-site amenities including on-site storage for residents and open space areas for play, gardening, and a walking path. The proposed use is consistent with the existing neighborhood, will be developed consistent with the CCDS, and will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood.

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

As proposed and conditioned, the project will have little or no detrimental effect on vehicular or pedestrian traffic. The applicant has provided a traffic memo outlining the estimated trips, based on the Institute of Transportation Engineers ("ITE") Trip Generation Manual. The project is

anticipated to generate 40 daily trips with an AM peak of 3 trips and a PM peak of 3 trips. This is below the threshold for a full traffic analysis.

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 project is located adjacent to existing residential and commercial developments which are served by the existing public services including schools, sheriff, transportation facilities and parks. Development Engineering has reviewed the development for impacts to water, sewer, storm drainage and roadway systems. The existing water, storm drain and roadway infrastructure is sufficient to serve the project. Morgan Mill Lift Station is downstream from this project and is currently at capacity and a pro rata share contribution is required. The Carson City Fire Department ("Fire Department") has also reviewed the development. As noted in the Fire Department comments, the project must comply with the currently adopted edition of the IFC and the Northern Nevada Fire Code Amendments as adopted by Carson City.

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 project meets the definition and specific standards set forth in Title 18. The subject property is zoned "GC". A residential use is a conditional use in this zoning district. CCDS 1.18 provides standards for residential development in non-residential zoning districts, as well as supplemental findings. Compliance with the provisions of CCDS 1.18- Residential Development Standards in non-residential districts is outlined below:

Permitted uses. Residential uses are only allowed as permitted by Chapter 18.04, Use Districts, as a primary or conditional use in the applicable zoning districts.

The subject property is located in the "GC" zoning district and therefore residential uses are allowed subject to first obtaining approval of a Special Use Permit.

Maximum permitted density. There is no maximum residential density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements of this chapter.

The density for the project is 2.97 units per acre. The proposed development will comply with the height, setbacks, parking and open space requirements.

Maximum building height shall be the maximum height established by the zoning district in which the project is located.

The "GC" zoning district allows for a maximum height of 45 feet. The applicant proposes single story buildings which will be well under the 45 foot height limitation.

Setbacks. Minimum setbacks shall be those established by the zoning district in which the project is located, subject to the following:
a. In the NB, RC, GC and GO zoning districts, a minimum setback of twenty (20) feet is required adjacent to a residential zoning district, with an additional ten (10) feet for each story above one (1) story if adjacent to a single-family zoning district.

The "GC" zoning district calls for a setback of 0 feet but additional setbacks are required when a residential development is proposed in a non-residential district adjacent to a residential

zoning district. The parcels immediately east of the project site are residentially zoned, therefore a setback of 20 feet is required. The project proposes a 45 foot setback from the eastern most property line to the proposed six-plex, and a 30 foot setback for the proposed storage building.

b. A minimum setback of ten (10) feet is required from the right-of-way of an arterial street as identified in the adopted Transportation Master Plan, excluding the Downtown Mixed-Use area.

The project will front on Gordon Street which is a local road; therefore, this requirement does not apply.

Required parking: Two (2) spaces per dwelling unit; and in compliance with the Development Standards Division 2, Parking and Loading.

Two parking spaces are required for each unit and an additional 1 space per 2 units for guest spaces for a total of 15 required on-site spaces. The applicant has proposed a total of 20 spaces. As proposed, sufficient parking will be provided that the SUP for tandem parking is approved.

Open Space.

a. For Multi-Family Residential development, a minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may only include contiguous landscaped areas with no dimension less than 15 feet, and a minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a softscape surface covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, with no dimension less than 25 feet.

A minimum of 900 square feet of open space must be provided to comply with this requirement. A total of 21,617 square feet of common open space is being provided with this development. The project does not propose 10 or more units, therefore, the second portion of this requirement does not apply.

b. For Multi-Family Residential development, a minimum of 100 square feet of additional open space must be provided for each unit either as private open space or common open space.

A minimum of 600 square feet is required to be provided to comply with this requirement. A total of 21,617 square feet of common open space is being provided with this development.

c. For Single-Family Residential development or Two-Family Residential development, a minimum of 250 square feet of open space must be provided for each unit either as private open space or common open space.

This does not apply as it is a multi-family project.

d. Front and street side yard setback areas may not be included toward meeting the open space requirements.

As proposed, the bulk of the open space is located between the buildings and the eastern property line. To ensure compliance with this requirement, staff is recommending a condition of approval requiring the applicant provide an open space exhibit demonstrating (both quantitatively and qualitatively) compliance with the open space requirements prior to recording the final subdivision map.

Landscaping. Landscaping shall comply with the Carson City Development Standards Division 3, Landscaping.

The applicant has identified areas for landscaping, but not a detailed landscape plan. A detailed landscape plan that demonstrates compliance with CCDS Division 3 is required to be submitted with construction plans. Staff has included this as a condition of approval.

Special Use Permit review standards. Where a residential use is a conditional use within a given zoning district, the Planning Commission shall make two (2) of the following findings in the affirmative in the review of the Special Use Permit in addition to the required findings of Section 18.02.080 of the Carson City Municipal Code.

a. The development is not situated on a primary commercial arterial street frontage.

This finding is met. The project is not located on a commercial arterial frontage. The proposed development is located on Gordon Street which is a local road.

b. The development is integrated into a mixed-use development that includes commercial development.

This finding is met. Although the subject property is intended to develop as solely residential, it is adjacent to and in proximity to commercial and residential uses alike, thus creating a mixed-use area.

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

As conditioned, the proposed multi-family apartment development will not be detrimental to the public health, safety, convenience, and welfare. The use is consistent with other uses in the neighborhood and will meet all City standards.

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

As conditioned, the proposed development will not result in material damage or prejudice to other property in the vicinity. The subject property is surrounded by residential and commercial uses. The project proposes a six-plex which will provide a transitional use between the commercial use and the residential uses.

Attachments
Application- LU-2022-0439

Special Use Permit

FOR

The AEDV Gordon Street Shelter

Prepared For:

Advocates to End
Domestic Violence
112 N Curry St
Carson City, NV 89703

Prepared By:

MONTE VISTA CONSULTING

575 E. Plumb Lane, Suite 101
Reno, NV 89502
775.636.7905

October 2022

22.065

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Advocates to End Domestic Violence

September 22, 2022

Carson City Planning Division
2621 Northgate Lane #62
Carson City, Nevada 89706

AEDV was incorporated in 1979 and began providing emergency shelter to survivors of domestic violence and their children in 1981. Over the course of 41 years, the program has provided more than 200,000 nights of safe and supportive shelter to homeless individuals and families fleeing abusive relationships. For 37 of those years, the emergency shelter has been housed in buildings rented from the state. AEDV has been a good steward of these properties, improving buildings that are nearly 100 years old as well as their grounds without attracting attention that they are shelters for survivors of domestic violence.

While the historically-protected buildings have served our needs, they are expensive to maintain due to their age, limited in their ability to be adapted for accessibility, and cannot receive the internet without an exorbitant layout of funds.

Realizing these limitations and the State's long-term plan to repurpose the properties, AEDV's Board developed a plan that has taken nearly twenty-five years to realize. The goal was to relocate AEDV's crisis intervention offices, emergency shelter, transitional housing, and thrift shop to buildings owned by the agency. After investigating available properties, all of which required extensive renovation, AEDV chose to purchase land to accommodate its different facilities in a "campus" environment and provide accessibility while better meeting the needs of survivors and the agency.

The plan was broken into phases, the first of which was completed in 2017 with the construction of Classy Seconds Thrift Shop, which generates funds essential to providing services to survivors. In 2021, the Intervention and Resource Center opened, completing the second phase. The third and pending phase is construction of the emergency shelter that has been designed to blend into the interactive landscaping with contemporary lines, walking paths, and the ability to capture sunlight for the future addition of solar panels. Each shelter unit will be accessible, offering a nurturing and healing atmosphere while increasing protection with attractive fencing and a security system.

At its completion, the new facility will be an architectural asset to the neighborhood, transforming a vacant lot into a place of great purpose, but most importantly, it will meet the needs of the survivors we shelter now and well into the future.

I appreciate your support,

Lisa Lee
Executive Director

3640 Gordon Street Carson City, Nevada 89701 (775) 883-7654 Fax (775) 883-0364 aedv.org

Project Information

Location: 3649 Gordon St | APN: 008-303-41 | Site Area: 2.0 ac

Zoning: GC – General Commercial | Master Plan Designation: Mixed-Use Commercial

Proposed Use: Multi-Family Residential & Storage

SUP Trigger: Residential development in non-residential districts (CCMC Appendix 18.1.18)

Existing Development

Existing Conditions & Development:

The site is located at the western end of Gordon Street approximately 175' from its intersection with Brown Street. The 2.0 acre project site is currently undeveloped consisting of native grasses and brush. It was previously utilized as a construction staging area for a previous development and some remnants of that activity are visible. Access to the site is from Gordon Street to the north. There are no existing curb, gutter or sidewalk along the project frontage, however the remainder of the street is fully developed. Existing utility infrastructure exists within Gordon Street including sanitary sewer main, a water main, storm drain improvements, electric and telecommunication facilities.

Surrounding Properties:

- North: Gordon St | Zoning: N/A | Master Plan: MU-Commercial
- South: Undeveloped | Zoning: GC | Master Plan: MU-Commercial
- East: Developed Residential | Zoning: MFA-SPA | Master Plan: MU-Residential
- West: Developed Commercial | Zoning: GC | Master Plan: MU-Commercial

Proposed Development Discussion

Proposed Improvements:

The proposed improvements include a ±6-unit emergency shelter building and a ±2,400 s.f. storage along with the associated driveway, parking area, utility connections, landscaping and drainage improvements. A future transitional housing building is planned along the western property line however, this building is not intended for consideration with this application.

Development Considerations:

The proposed development is consistent with the zoning district and master plan pending approval of this Special Use Permit Application. The site lies adjacent to both commercial and multi-family zoned properties and will provide a transitional buffer between the storage units to the west and the commercial uses to the north and existing residential uses to the south east. The single-story project will be unimposing on the surrounding properties and will provide architectural interest. The project will provide ample setbacks to the residentially zoned properties to the east with over 45' of setback to the emergency shelter building which will be comprised of landscaped open space and over 30' to the storage building. Per code only 20' is required.

Project Phasing:

The project is intended to be completed as quickly as possible, however, as funding is largely dependent on donations, a phased approach is proposed. The initial phase will include the development of the 6-unit shelter along with the necessary site improvements including parking lot, landscaping required to meet or exceed the minimum requirements, temporary fire turnaround, stormwater provisions and utility connections. The second phase will include the storage building, the remainder of the driveway, the permanent fire turnaround and additional landscaping required to meet or exceed the minimum requirements. The final phase will be the remainder of the extensive landscaping and community garden in the open space along the eastern property line. We are asking the City to allow Advocates to End Domestic Violence 18 months from the completion of one phase to the start of the subsequent phase.

Findings

An analysis of findings and approval criteria has been done in order to show compliance with Sections 18.02.080(5) and Appendix 18.1.18(8) of the Carson City Municipal Code.

Section 18.02.080(5)

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

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.

1. *A Balanced Land Use Pattern*
    a. **The proposed development will promote a balanced land use pattern by improving public access, incorporating durable and sustainable building materials, providing generous setbacks & allowing for the expansion of drainage detention facilities to the south.**
2. *Equitable Distribution of Recreational Opportunities*
    a. **The improvements will include extending a public sidewalk across the frontage of the site extending the existing sidewalk network.**
3. *Economic Vitality*
    a. **The proposed use will provide for secure shelter in times of need when economic resources are limited.**
4. *Livable Neighborhoods and Activity Centers*
    a. **The proposed development will provide a low impact development with generous landscape buffers and private common amenities.**

5. *A Connected City*
    a. **The project will expand the existing street and extend the pedestrian sidewalk across the project frontage.**

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.*
    a. *Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)*
    Reference Pre-Development Discussion above.
    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.*
    The proposed development will improve the neighborhood and will not be detrimental to the surrounding properties. The proposed use is consistent with surrounding development and will it will fill an undeveloped parcel with a relatively low density project providing a transitional buffer between the commercial uses along Highway 50 to the north and residential uses to the south. There are currently both multi-family and storage uses in the immediate vicinity of the development. Additionally, the proposed improvements include street frontage improvements along Gordon Street extending existing services and creating a significant landscape buffer between the proposed use and existing residential parcels to the east.
    c. *Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.*
    The project use will generate minimal traffic increases and create minimal noise as a residential use, therefore, having no detrimental effect on the surrounding properties.
    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.*
    All required lighting will be dark sky compliant consistent with Carson City standards.
    e. *Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site place with existing and proposed landscape shown on the plan which complies with City ordinance requirements.*
    The proposed landscape improvements are in excess of Carson City standards and will provide a significant buffer between the properties to the east and the proposed shelter.
    f. *Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.*
    Reference letter from the Director of Advocates to End Domestic Violence.

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

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.
The proposed improvements will have minimal traffic impact and should require no mitigation. The project will include extension of the public sidewalk providing for safe pedestrian access. Reference the Traffic Letter.

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.

    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?*
    The proposed project will have no impact on the school district.
    b. *How will your project affect police and fire protection?*
    The proposed project should have a minimal impact on both police and fire protection. The project will provide access in accordance with fire department requirements. Please see letter of support from Sheriff Ken Furlong.
    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.*
    There is an existing water main in Gordon Street capable of serving the proposed development. As required in the MPR letter, a Water Main Analysis will be provided in association with the final building permit application.
    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.*
    The proposed development will include cascading bio-retention ponds which will accommodate the differential between the pre and post development conditions in accordance with Carson City standards.
    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.*
    The proposed project will connect to the existing sanitary sewer main in Gordon Street which has the capacity to serve the project based on the MPR Letter. It is understood that there is a downstream lift station which is at capacity. Based on this condition, it is understood the project will need to provide compensation at a pro rata share of cost for the necessary improvements. A sanitary sewer generation letter is provided and if required, a full Sanitary Sewer Study will be provided with the final building permit application.

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.*
Street frontage improvements along with sidewalk curb and gutter along the project frontage are proposed.

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).*
The conclusions above were made based on discussions with Carson City Public Works and Engineering Division as well as the Major Project Review comments.

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.*

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
The intended use of a storage and emergency shelter for the proposed development meets the allowable uses provided by the General Commercial District in the condition that the emergency shelter undergoes the special use permit process. Furthermore, the site meets the non-residential district intensity and dimensional standards by achieving the minimum lot area and size, maintaining building height maximums and setbacks from adjacent parcels.

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

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.
The proposed development will not be detrimental to the public health, safety, convenience and welfare as the site will not produce any physical nuisance or potential hazards. The project will provide a shelter in times of need for the community.

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

Provide a statement explaining how your project will not result in material damage or prejudice to other property in the vicinity.
The project will not result in material damage or prejudice to other property in the vicinity because the proposed storage and emergency shelter units are compatible with the adjacent uses, therefore, should not have conflicting goals that are detrimental to the other properties.

Per Appendix 18.1.18(8) Two of the following (4) findings must be made:

1. The development is not situated on a primary commercial arterial street frontage.
    a. The project complies as Gordon Street is designated as a Local street.
2. The development is integrated into a mixed-use development that includes commercial development.
    a. The proposed development incorporates both residential and storage.
3. The applicant has provided evidence that the site is not a viable location for commercial uses.
    a. With residential uses and a MU-Residential master plan designation to the east, the use provides a transition between more dense commercial uses to the north and west.
4. The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed-Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.
    a. The site is designated as mixed-use commercial and is adjacent to both mixed-use commercial and mixed-use residential on the Master Plan. The proposed development meets all applicable mixed-use criteria standards.

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

SPECIAL USE PERMIT

FEE*: $2,450.00 MAJOR
$2,200.00 MINOR (Residential zoning districts)
+ noticing fee
***Due after application is deemed complete by staff**

FILE

APPLICANT **PHONE #**
Monte Vista Consulting, Ltd. 775-235-8404

MAILING ADDRESS, CITY, STATE, ZIP
575 E Plumb Ln, Suite 101, Reno, NV 89502

EMAIL ADDRESS
mike@montevistaconsulting.com

PROPERTY OWNER **PHONE #**
Advocates to End Domestic Violence 775-883-7654

MAILING ADDRESS, CITY, STATE, ZIP
PO Box 2529, Carson City, NV 89702

EMAIL ADDRESS
director@aedv.org

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
Monte Vista Consulting, LTD. 775-636-7905

MAILING ADRESS, CITY STATE, ZIP
575 E Plumb Ln, Suite 101, Reno, NV 89502

EMAIL ADDRESS
mike@montevistaconsulting.com

- ☐ **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)
- ☐ **CD or USB DRIVE with complete application in PDF**

Application Received and Reviewed By:

_____

Submittal Deadline: 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):	Street Address	
008-303-41	3649 Gordon St	
Project's Master Plan Designation	**Project's Current Zoning**	**Nearest Major Cross Street(s)**
Mixed-Us Commercial	GC	Gordon St & Brown St

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

PROPERTY OWNER'S AFFIDAVIT

I, Lisa Lee, 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 — PO Box 2529; CC, NV 89702 Address — 9-15-22 Date

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA)
COUNTY OF LYON)

On Sept. 15, 2022, Lisa Lee 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.

Teresa Farnsworth
Notary Public

TERESA FARNSWORTH
Notary Public
STATE OF NEVADA
No. 03-84175-12 My Appt. Exp. Oct. 1, 2023

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.

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	Print Name	Date
[signature]	Michael Vicks	10.4.22

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.

Development Name: AEDV Gordon Shelter

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN

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

Is or does the proposed development:

- ☑ Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- ☐ Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- ☑ Located in a priority infill development area (1.2a)?
- ☑ Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- ☑ Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- ☐ At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- ☑ In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- ☑ Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- ☑ Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- ☑ Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- ☑ Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- ☐ If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES

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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY

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

Is or does the proposed development:

- ☐ Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- ☐ Encourage the development of regional retail centers (5.2a)
- ☐ Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- ☐ Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- ☐ Promote revitalization of the Downtown core (5.6a)?
- ☐ Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS

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

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY

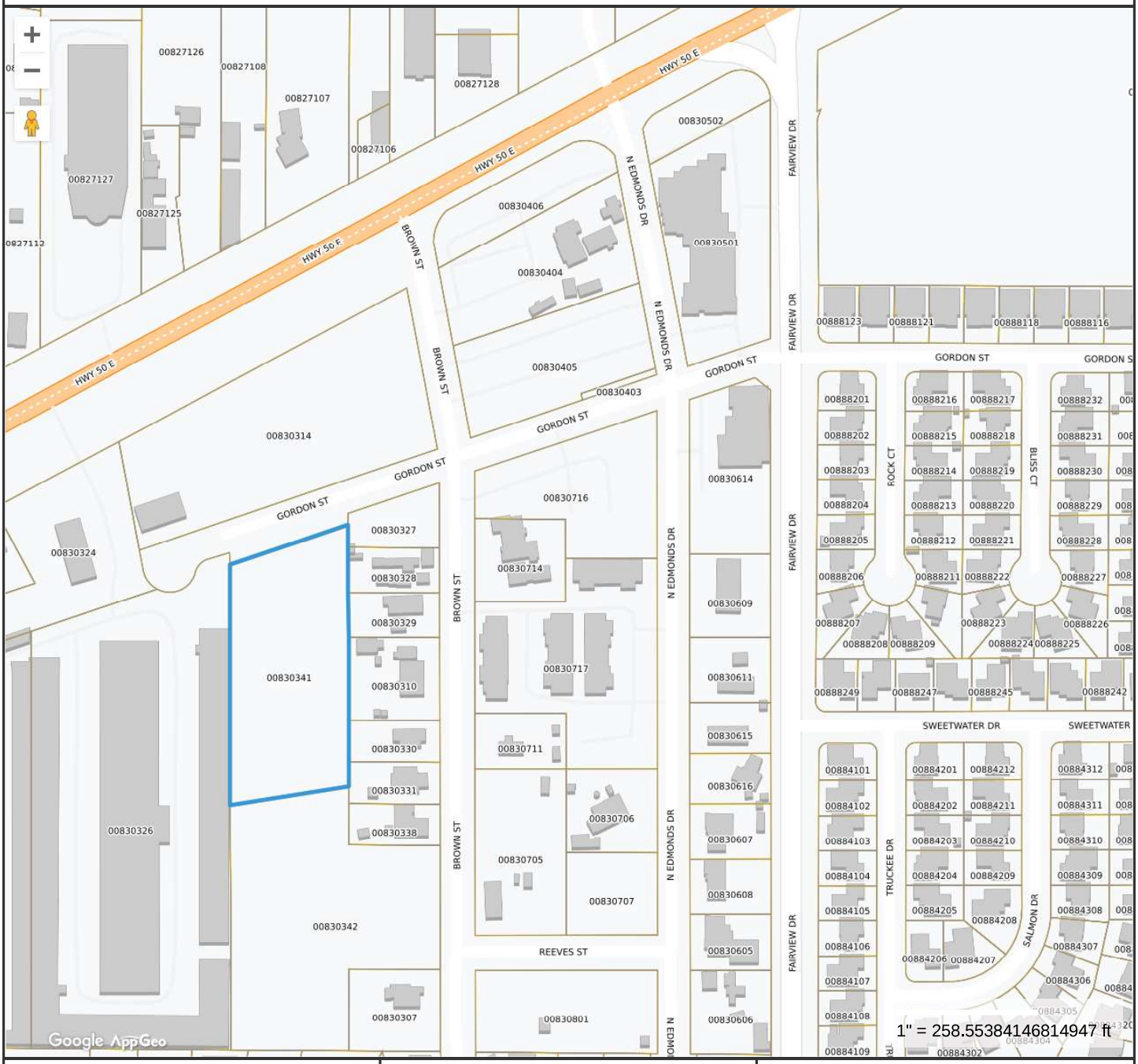
The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

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)?

Vicinity Map



Property Information

Property ID	00830341
Location	3649 GORDON ST
Owner	ADVOCATES TO END DOMESTIC VIOLENCE
Acres	0

CLICK LOGO FOR TUTORIAL

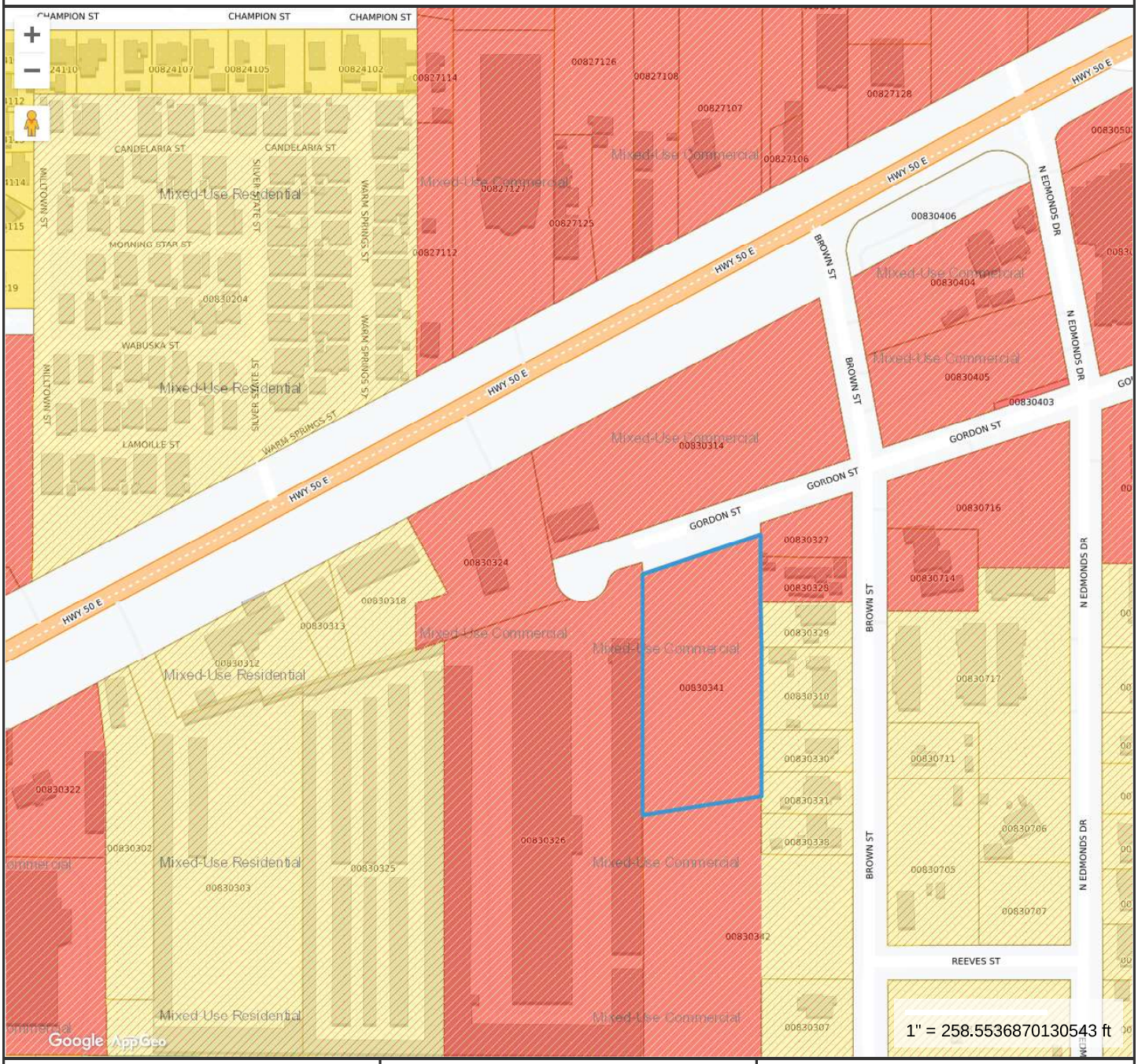
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/17/2018
Data updated 11/17/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Master Plan



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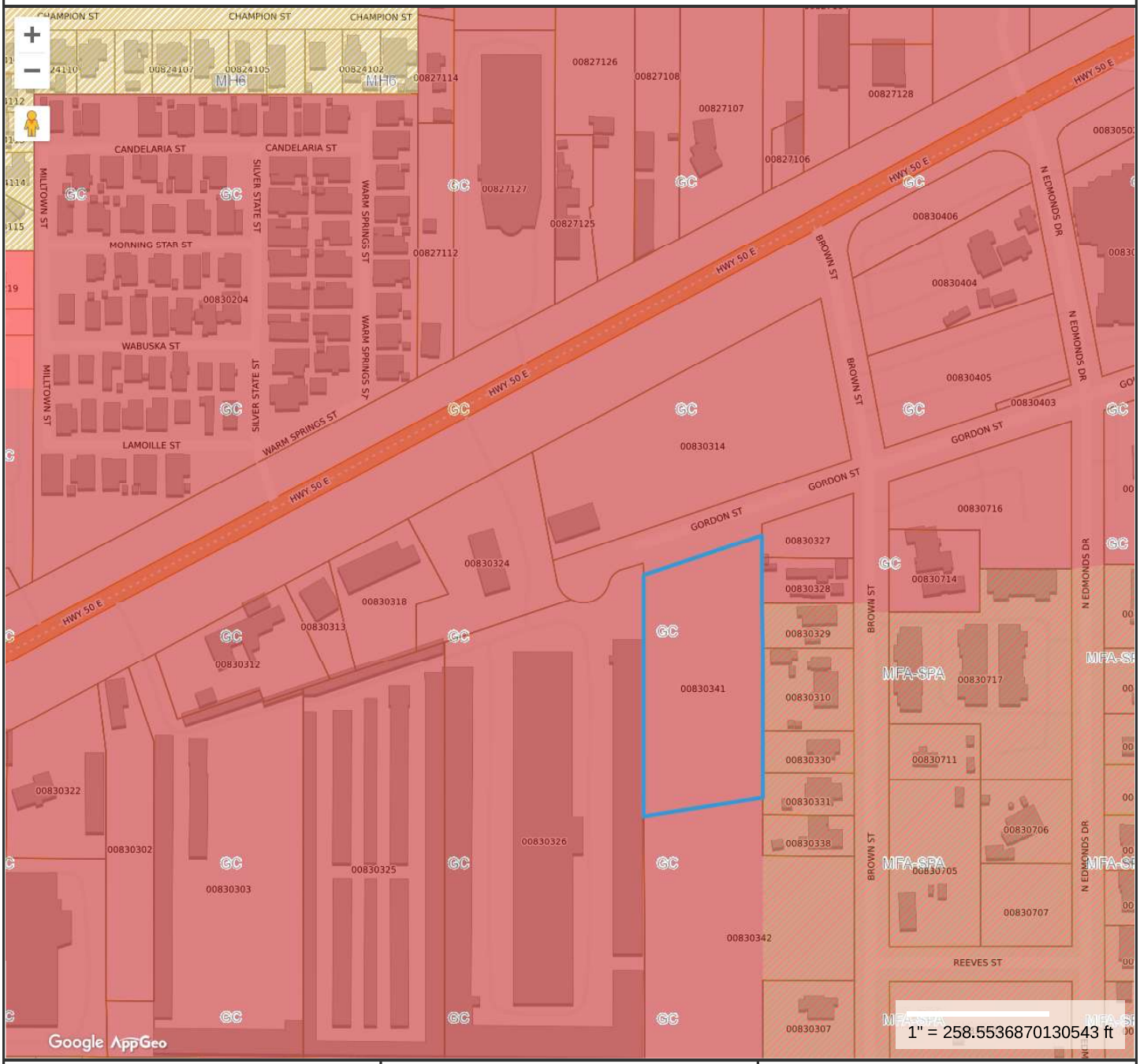
Zoning Map



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Geometry updated 11/17/2018
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Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Map Theme Legends

Current Zoning

Carson City Zoning Boundary Layer. Layer was created using the Carson City Parcel Boundary File and the Carson City Street Centerline File.

Map Theme Legends

Master Plan

Carson City, NV Master Plan Land UseThis layer should not be confused with current land usage, which is called zoning. This layer depicts the future planned land usage agreed apon by the Carson City Planning Department and the Board of Supervisors.

Plans

PLAN / RCP SHEET NOTES

1. ALIGN FACE OF FINISH

WALL TYPES LEGEND

EXTERIOR STUDWALL U.N.O. (1 HR) (A)
2x6 STUDS @ 24" O.C.
5/8" TYPE X GYPSUM WALLBOARD INTERIOR SIDE
R-21 FIBERGLASS INSULATION TO T.O.P.
EXTERIOR WALL SHEATHING PER STRUCTURAL
EXTERIOR FINISH - STUCCO W/ ACRYLIC FINISH
COLOR VARIES
ICC/ESR-1194; 1HR RATING

6" DEMISING WALL U.N.O. (1 HR) (B)
5/8" TYPE 'X' GYPSUM PANELS
SHEAR PANEL ONE SIDE PER STRUCTURAL
2x6 WOOD STUDS 24" O.C.
1/2" RESILIENT CHANNELS ONE SIDE @ 24" O.C.
R-11 FIBERGLASS INSULATION
JOINTS FINISHED
GA-WP-3243

6" INTERIOR STUDWALL U.N.O. (C)
2x6 STUDS @ 24" O.C.
5/8" GYPSUM WALLBOARD EACH SIDE

4" INTERIOR STUDWALL U.N.O. (D)
2x4 STUDS @ 24" O.C.
1/2" GYPSUM WALLBOARD EACH SIDE

6" RISER WALL (1 HR) (E)
"SEE DETAIL ON A007 FOR DISC."

FLOOR PLAN NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE BUILDING CODES AND REGULATIONS, LOCAL JURISDICTION AMENDMENTS AND ORDINANCES, AND PRODUCT MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENT.
4. DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF-STUD OR FACE-OF-CONCRETE TO FACE OF CONCRETE, UNLESS NOTED OTHERWISE.
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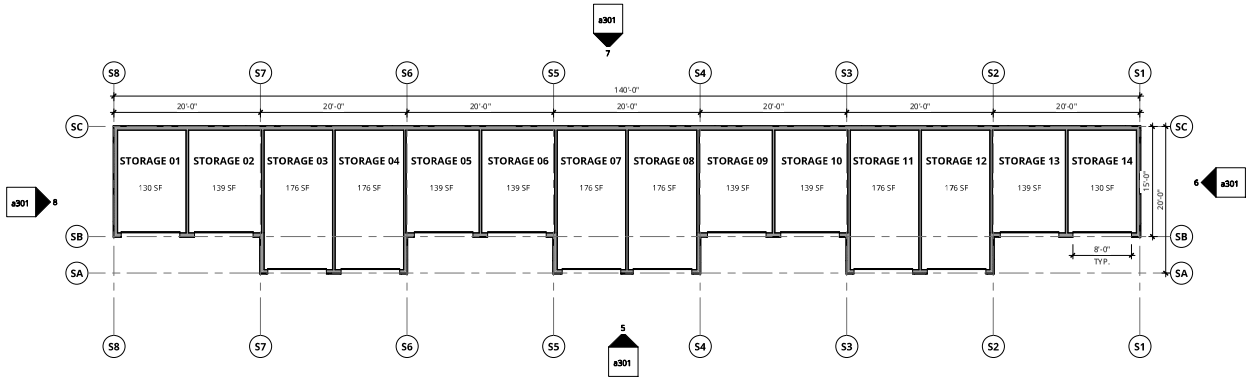
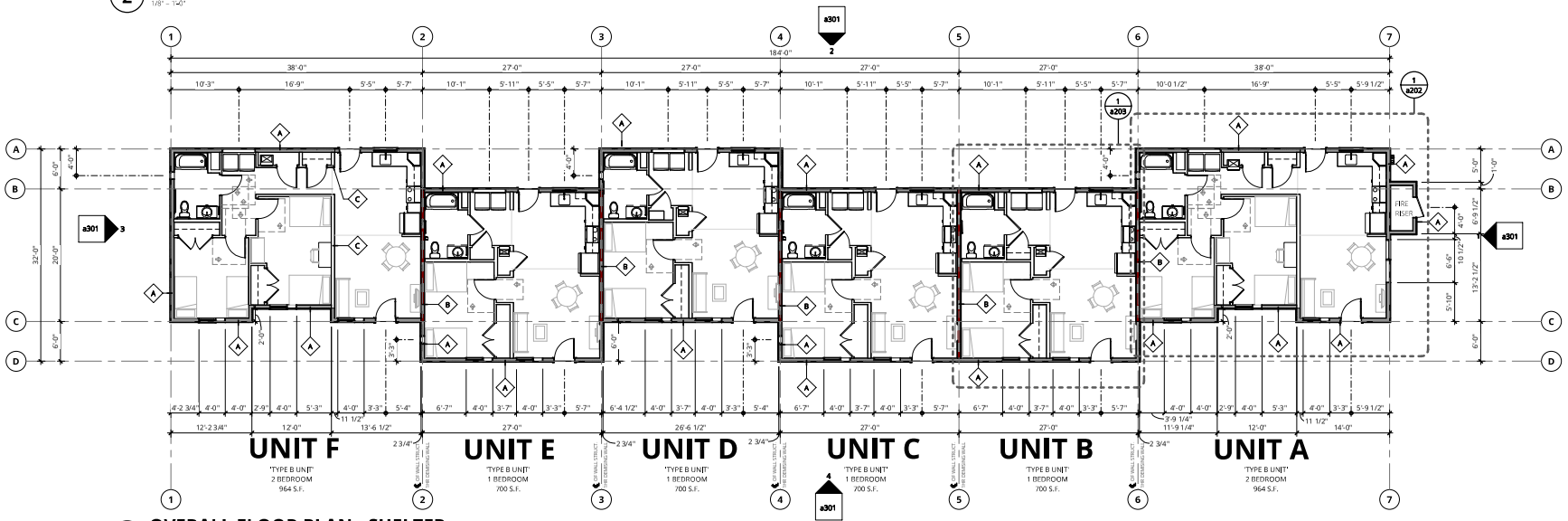
6. ALL FINISH MATERIALS NOT SPECIFIED TO BE COORDINATED WITH OWNER AND ARCHITECT.
7. PROVIDE SOLID BLOCKING/BACKING BEHIND ALL FIXTURES AND WALL MOUNTED ACCESSORIES.
8. USE MOISTURE RESISTANT GYPSUM BOARD OR CEMENT BOARD AT ALL WET AREAS.
9. SEE GENERAL CONSTRUCTION NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.



2 OVERALL FLOOR PLAN - STORAGE UNITS

1/8" = 1'-0"

OVERALL AREA: 2,427 S.F. S-1 V-B CONSTRUCTION



1 OVERALL FLOOR PLAN - SHELTER

1/8" = 1'-0"

OVERALL AREA: 4,775 S.F. R-2 V-B CONSTRUCTION - SPRINKLERED NFPA 13R

REVISIONS		
REV.	DATE	DESCRIPTION

OVERALL FLOOR PLANS

a201

FORMGREY STUDIO

AEDV SHELTER
Client: Lisa Lee

3649 Gordon Street
Carson City, NV 89701

Project Status
Issue Date: NOT FOR CONSTRUCTION
Project #: 2021-23

NOT FOR CONSTRUCTION

10/4/2022 6:42:43 PM

ACCESSORY AND EQUIPMENT SCHEDULE - DWELLING UNIT

NO.	DESCRIPTION	MANUFACTURER	MODEL	ACCESSIBLE	COMMENTS
1	TUB/SHOWER			NO	
2	LAVATORY			NO	
3	TOILET			NO	
4	MIRROR			NO	
5	TOILET TISSUE DISPENSER SURFACE MOUNT			NO	
6	TOWEL HOOKS			NO	
7	SHELF AND POLE			NO	
8	MEDICINE CABINET			NO	
9	SHOWER ROD, CURTAIN, HOOKS			NO	
10	COUNTERTOP			NO	
11	KITCHEN SINK / CONTROLS			NO	
12	GARBAGE DISPOSAL			NO	
13	OVEN / ELEC. RANGE			NO	
14	VENT HOOD			NO	
15	REFRIGERATOR			NO	
16	WINDOW BLINDS			NO	
17	DISHWASHER			NO	
18	LIGHT FIXTURE			NO	
19	TV (BY OWNER)			NO	PROVIDE ELEC. OUTLET AND DATA
20	CEILING FAN W/LIGHT				
21	WASHER / DRYER				

ROOM FINISH SCHEDULE - 2 BEDROOM

NAME	#	BASE FINISH	CEILING FINISH	FLOOR FINISH	NORTH WALL	SOUTH WALL	EAST WALL	WEST WALL	COMMENTS
LIVING ROOM	A101								
KITCHEN	A100								
M.BED	A102								
BEDROOM	A103								
BATH	A104								
HALLWAY	A105								

FLOOR PLAN NOTES

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8. USE MOISTURE RESISTANT GYPSUM BOARD OR CEMENT BOARD AT ALL WET AREAS.
9. SEE GENERAL CONSTRUCTION NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

PLAN / INT. ELEV. SHEET NOTES

(1) ALIGN FACE OF FINISH

WALL TYPES LEGEND

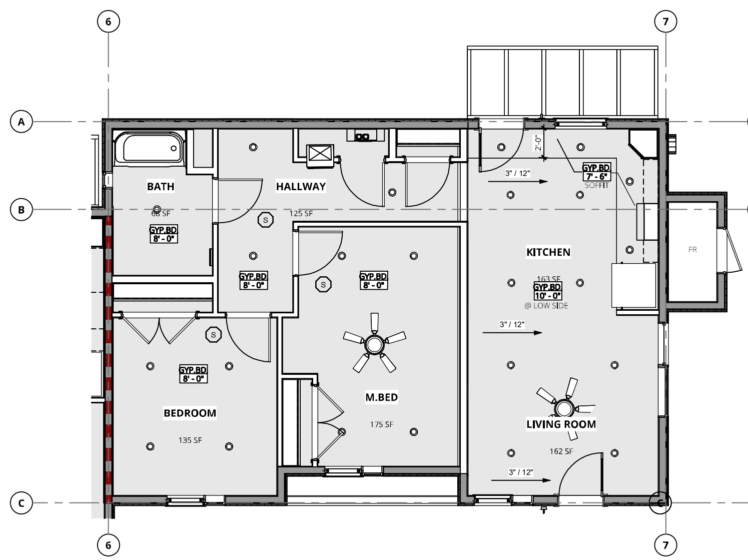
A — **EXTERIOR STUDWALL U.N.O. (1 HR)**
2x6 STUDS @ 24" O.C.
5/8" TYPE X GYPSUM WALLBOARD INTERIOR SIDE
R-21 FIBERGLASS INSULATION TO T.O.P.
EXTERIOR WALL SHEATHING PER STRUCTURAL
EXTERIOR FINISH - STUCCO W/ ACRYLIC FINISH
COLOR VARIES
ICC/ESR-1194: 1HR RATING

B — **6" DEMISING WALL U.N.O. (1 HR)**
5/8" TYPE 'X' GYPSUM PANELS
SHEAR PANEL ONE SIDE PER STRUCTURAL
2x6 WOOD STUDS 24" O.C.
1/2" RESILIENT CHANNELS ONE SIDE @ 24" O.C.
R-11 FIBERGLASS INSULATION
JOINTS FINISHED
GA-WP-3243

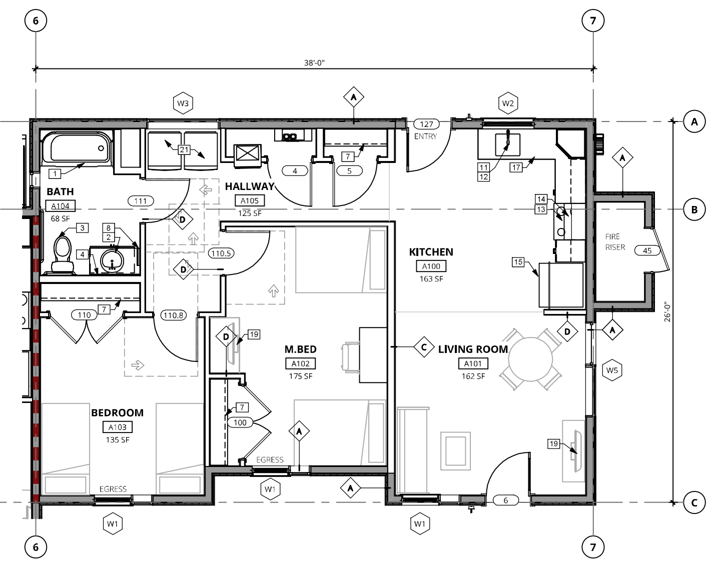
C — **6" INTERIOR STUDWALL U.N.O.**
2x6 STUDS @ 24" O.C.
5/8" GYPSUM WALLBOARD EACH SIDE

D — **4" INTERIOR STUDWALL U.N.O.**
2x4 STUDS @ 24" O.C.
1/2" GYPSUM WALLBOARD EACH SIDE

E — **6" RISER WALL (1 HR)**
"SEE DETAIL ON A007 FOR DISC."



(2) **ENLARGED REFLECTED CEILING PLAN**
1/4" = 1'-0"



(1) **ENLARGED FLOOR PLAN**
1/4" = 1'-0"

REVISIONS		
REV	DATE	DESCRIPTION

ENLARGED FLOOR / CEILING PLANS - TWO BEDROOM UNITS

a202

FORMGREY STUDIO

AEDV SHELTER
Client: Lisa Lee

3649 Gordon Street
Carson City, NV 89701

Project Status
Issue Date: NOT FOR CONSTRUCTION
Project #: 2021-23

NOT FOR CONSTRUCTION

10/4/2022 6:42:45 PM

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NO.	DESCRIPTION	MANUFACTURER	MODEL	ACCESSIBLE	COMMENTS
1	TUB/SHOWER			NO	
2	LAVATORY			NO	
3	TOILET			NO	
4	MIRROR			NO	
5	TOILET TISSUE DISPENSER SURFACE MOUNT			NO	
6	TOWEL HOOKS			NO	
7	SHELF AND POLE			NO	
8	MEDICINE CABINET			NO	
9	SHOWER ROD, CURTAIN, HOOKS			NO	
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13	OVEN / ELEC. RANGE			NO	
14	VENT HOOD			NO	
15	REFRIGERATOR			NO	
16	WINDOW BLINDS			NO	
17	DISHWASHER			NO	
18	LIGHT FIXTURE			NO	
19	TV (BY OWNER)			NO	PROVIDE ELEC. OUTLET AND DATA
20	CEILING FAN W/LIGHT				
21	WASHER / DRYER				

ROOM FINISH SCHEDULE - 1 BEDROOM

NAME	#	BASE FINISH	CEILING FINISH	FLOOR FINISH	NORTH WALL	SOUTH WALL	EAST WALL	WEST WALL	COMMENTS
LIVING ROOM	B101								
BATH	B104								
BEDROOM	B102								
KITCHEN	B100								
LAUNDRY	B103								

FLOOR PLAN NOTES

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PLAN / INT. ELEV. SHEET NOTES

1 ALIGN FACE OF FINISH

WALL TYPES LEGEND

A — **EXTERIOR STUDWALL U.N.O. (1 HR)**
2x6 STUDS @ 24" O.C.
5/8" TYPE X GYPSUM WALLBOARD INTERIOR SIDE
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EXTERIOR WALL SHEATHING PER STRUCTURAL
EXTERIOR FINISH - STUCCO W/ ACRYLIC FINISH
COLOR VARIES
ICC/ESR-1194: 1HR RATING

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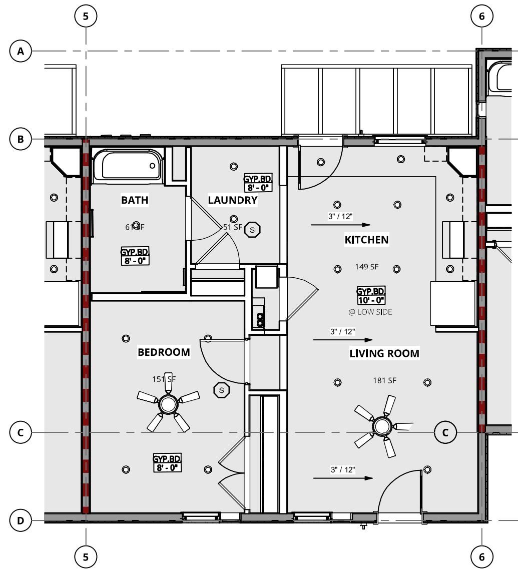
SHEAR PANEL ONE SIDE PER STRUCTURAL
2x6 WOOD STUDS 24" O.C.
1/2" RESILIENT CHANNELS ONE SIDE @ 24" O.C.
R-11 FIBERGLASS INSULATION
JOINTS FINISHED
GA-WP-3243

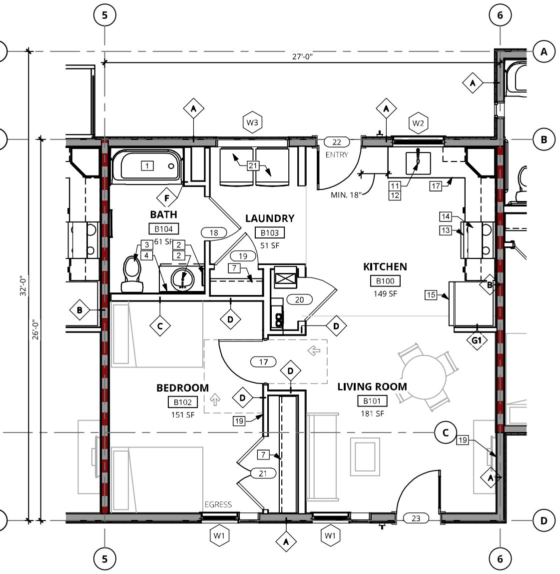
C — **6" INTERIOR STUDWALL U.N.O.**
2x6 STUDS @ 24" O.C.
5/8" GYPSUM WALLBOARD EACH SIDE

D — **4" INTERIOR STUDWALL U.N.O.**
2x4 STUDS @ 24" O.C.
1/2" GYPSUM WALLBOARD EACH SIDE

E — **6" RISER WALL (1 HR)**
"SEE DETAIL ON A007 FOR DISC."



2 **ENLARGED REFLECTED CEILING PLAN**
1/4" = 1'-0"



1 **ENLARGED FLOOR PLAN**
1/4" = 1'-0"

REVISIONS		
REV	DATE	DESCRIPTION

ENLARGED FLOOR / CEILING PLANS - 1 BEDROOM UNITS

a203

FORMGREY STUDIO

AEDV SHELTER
Client: Lisa Lee

3649 Gordon Street
Carson City, NV 89701

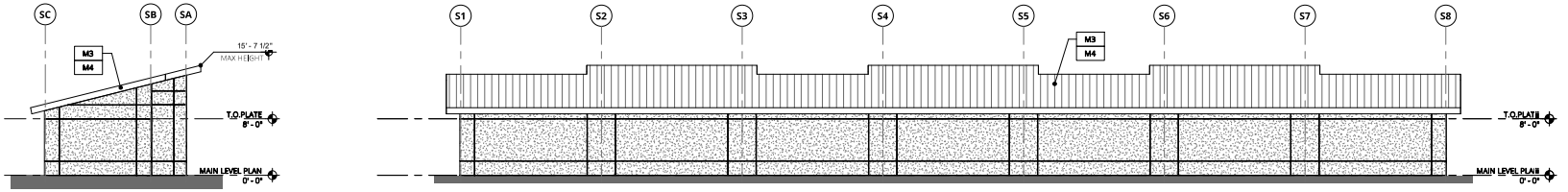
Project Status
Issue Date: NOT FOR CONSTRUCTION
Project #: 2021-23

NOT FOR CONSTRUCTION

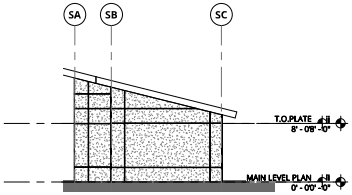
10/4/2022 6:42:46 PM

MATERIAL LEGEND

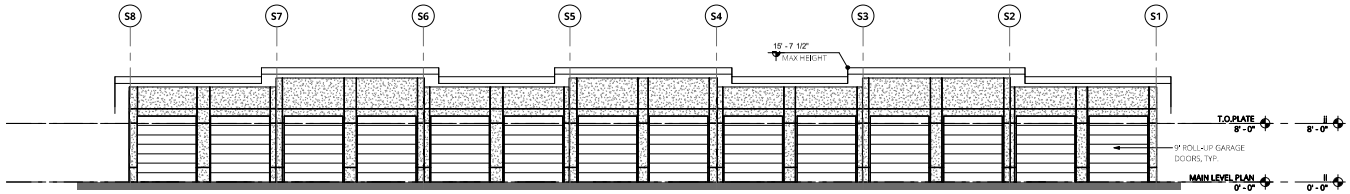
M1	STUCCO - PAREX COLOR "MOUNTAIN"
M2	CORRUGATED METAL - "GALVANIZED"
M3	DARK GRAY METAL FASCIA - MATCH ROOF COLOR
M4	DARK GREY - STANDING SEAM METAL ROOF



8 STORAGE UNIT - EAST ELEVATION
1/8" = 1'-0"

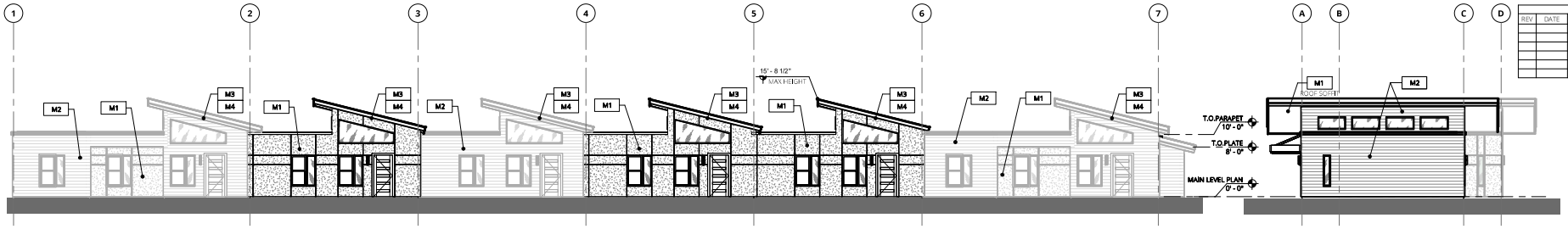


7 STORAGE UNIT - SOUTH ELEVATION
1/8" = 1'-0"



6 STORAGE UNIT - WEST ELEVATION
1/8" = 1'-0"

5 STORAGE UNIT - NORTH ELEVATION
1/8" = 1'-0"



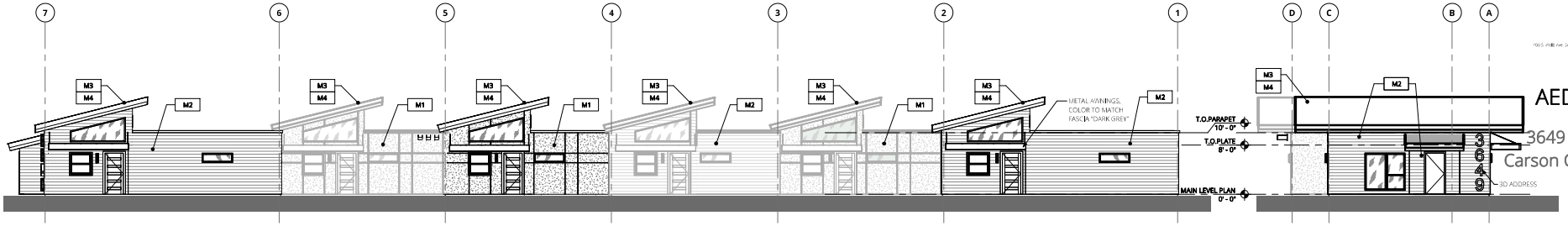
REVISIONS		
REV.	DATE	DESCRIPTION

ELEVATIONS

a301

4 EAST ELEVATION
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"



FORMGREY STUDIO

AEDV SHELTER

Client:Lisa Lee

3649 Gordon Street
Carson City, NV 89701

3649 ADDRESS

2 WEST ELEVATION
1/8" = 1'-0"

1 NORTH ELEVATION
1/8" = 1'-0"

Project Status

Issue Date: NOT FOR CONSTRUCTION

Project #: 2021-23

NOT FOR CONSTRUCTION

10/4/2022 6:42:50 PM

1 3D View 1

2 3D View 2

3 3D View 3

4 3D View 4

REVISIONS		
REV	DATE	DESCRIPTION

3-DIMENSIONAL VIEWS

a303

FORMGREY STUDIO

AEDV SHELTER

Client: Lisa Lee

3649 Gordon Street
Carson City, NV 89701

Project Status

Issue Date: NOT FOR CONSTRUCTION

Project #: 2021-23

NOT FOR CONSTRUCTION

10/4/2022 6:42:58 PM

SITE & GRADING LEGEND

- A.C. PAVEMENT AREA
- CONCRETE AREA
- ACCESSIBLE PARKING SPACE W. SIGN & PAVEMENT MARKINGS
- PEDESTRIAN ACCESS RAMP
- ACCESSIBLE ROUTE
- (12) PARKING SPACE COUNT
- 1 1 1 KEYNOTE (REF. CORRESPONDING LEGEND)
- UTILITY — PROPOSED UTILITY LINE W. DESCRIPTION
- (UTILITY) — EXISTING UTILITY LINE W. DESCRIPTION
- MAHHOLE W. DESCRIPTION (EXISTING/PROPOSED)
- CLEANOUT (EXISTING/PROPOSED)
- CATCH BASIN/DROP INLET
- YARD DRAIN
- DIRECTIONAL FLOW LINE
- GRADE BREAK
- 4900 PROPOSED CONTOUR LINE
- 4900 EXISTING CONTOUR LINE
- (FG)XX.XX SPOT ELEVATION FG/XX.XX (EXISTING) ~ PROPOSED

GENERAL NOTES

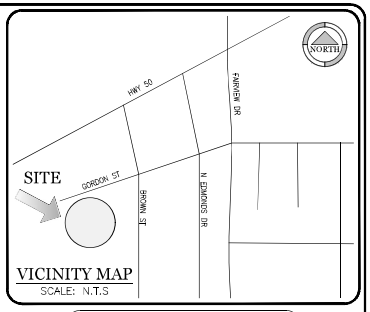
1. THESE PLANS ARE FOR SPECIAL USE PERMIT PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
2. THE FIELD SURVEY PREPARED BY LUMOS & ASSOCIATES IS THE BASIS OF THIS DESIGN. MVC TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL REQUIRED PERMITTING IS OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, DEMOLITION, ENCROACHMENT, BUILDING, GRADING, AND TRAFFIC CONTROL PERMITS.
4. UNLESS SPECIFICALLY PERMITTED OTHERWISE, CONSTRUCTION HOURS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 AM AND 6:00 PM MONDAY THROUGH FRIDAY AND BETWEEN THE HOURS OF 8:00 AM AND 6:00 PM ON SATURDAY. THERE SHALL BE NO CONSTRUCTION ON SUNDAY EXCLUDING DUST CONTROL AND STORM WATER POLLUTION PREVENTION PLAN MEASURES.
5. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) AND THE STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION (SDPWC), AS ADOPTED BY CARSON CITY, AND SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. ALL SPECIFICATIONS REFERENCED HEREIN REFER TO THE SSPWC UNLESS INDICATED OTHERWISE.
6. ALL QUANTITIES INDICATED IN THESE PLANS ARE APPROXIMATE AND INTENDED FOR PERMITTING & BONDING PURPOSES ONLY. THE CONTRACTOR SHALL PREPARE AN INDEPENDENT ESTIMATE FOR BIDDING & CONSTRUCTION PURPOSES.
7. AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CARSON CITY RIGHT-OF-WAY.
8. ALL WORK WITHIN THE CARSON CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CODES, STANDARD SPECIFICATIONS & DETAILS.
9. REFERENCE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
10. ALL DIMENSIONS ARE TO FRONT FACE OF CURB, FACE OF BUILDING, FACE OF WALL, CENTER OF PIPE, CENTER OF MANHOLE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
11. ALL PERMANENT STRIPING, SIGNAGE & TRAFFIC CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS.
12. ALL NEW PEDESTRIAN INSTALLATIONS TO MEET CURRENT ADA REQUIREMENTS (ICC A117.1-2009 & PROWAG GUIDELINES).
13. THE ACCESSIBLE ROUTE SHALL NOT HAVE A RUNNING SLOPE EXCEEDING 5%(1:20) OR A CROSS SLOPE EXCEEDING 2%(1:48).
14. THE ACCESSIBLE ROUTE MAY CONTAIN RAMPS WITH A RUNNING SLOPE BETWEEN 5%(1:20)~8.33%(1:12). RAMPS SHALL HAVE A LANDING WITH A MAXIMUM SLOPE IN ANY DIRECTION OF 2%(1:48) AT THE TOP AND BOTTOM WITH A MAXIMUM VERTICAL RISE OF 30". RAMPS WITH A VERTICAL RISE GREATER THAN 6" SHALL HAVE A HANDRAIL.
15. ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2%(1:48) IN ANY DIRECTION.
16. PROVIDE DETECTABLE WARNING (TRUNCATED DOMES) AT ALL LOCATIONS WHERE AN ACCESSIBLE PEDESTRIAN ROUTE ENTERS A VEHICULAR ROUTE. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES).
17. REFERENCE ARCHITECTURAL PLANS FOR ALL ACCESSIBLE TRANSITIONS FROM THE SITE IMPROVEMENTS TO THE INTERIOR OF THE PROPOSED STRUCTURE.
18. UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. SPECIFICALLY, THE CONTRACTOR SHALL POT HOLE TO EXPOSE ANY UTILITY TIE IN PRIOR TO CONSTRUCTION TO VERIFY ACTUAL LOCATIONS AND ELEVATIONS OF UTILITIES PRIOR TO CONSTRUCTION. SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE INFORMATION SHOWN ON THESE DRAWINGS, THEY SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
19. UTILITY COMPANIES MAY REQUIRE REMOVAL, RELOCATION AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THIS INCLUDES THE ADJUSTMENT/RELOCATION OF ALL EXISTING UTILITY VAULTS, MANHOLE LIDS & VALVE LIDS AS REQUIRED TO ACCOMMODATE THE PROPOSED FINISHED GRADES. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY UTILITY COMPANY APPROVAL AND ENCROACHMENT OR EXCAVATION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE CARSON CITY RIGHT-OF-WAY.
20. UNLESS SPECIFIED OTHERWISE, ALL PROPOSED UTILITY SEWER AND STORM DRAIN IMPROVEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER.
21. ALL SANITARY SEWER FACILITIES ARE INTENDED TO GRAVITY FLOW. SANITARY SEWER LATERALS SHALL MAINTAIN 3.0' MINIMUM COVER WITHIN THE RIGHT-OF-WAY, BE 6"ø PVC SDR 35 AND HAVE A MINIMUM SLOPE OF 1% UNLESS OTHERWISE NOTED.
22. MAINTAIN 3.5' MINIMUM COVER OVER ALL WATER MAINS AND SERVICE LINES.
23. MAINTAIN 3.0' MINIMUM HORIZONTAL CLEARANCE AROUND ALL FIRE HYDRANTS.
24. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN DOMESTIC WATER AND SANITARY SEWER LINES. WHERE CROSSINGS ARE REQUIRED, DOMESTIC WATER SHALL MAINTAIN 18" MINIMUM CLEARANCE OVER SANITARY SEWER. FULL STICKS OF PIPE SHALL BE CENTERED ON THE CROSSING WHERE POSSIBLE. IF THESE CLEARANCES ARE NOT POSSIBLE, SPECIAL CONSTRUCTION IS REQUIRED (IF NOT SPECIFIED, CONTRACTOR SHALL NOTIFY MVC PRIOR TO PROCEEDING WITH CONSTRUCTION).
25. ALL PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH PERTINENT REGULATIONS AND MANUFACTURES RECOMMENDATIONS.
26. ANY LOCATION OF GAS, ELECTRICAL, TELEPHONE, CABLE TV, COMMUNICATION OR ANY OTHER LOW VOLTAGE IMPROVEMENT SHOWN IS SCHEMATIC ONLY (REF. DESIGN & DETAIL BY OTHERS).
27. ALL GRADING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY WESTEX CONSULTING ENGINEERS.
28. ALL ELEVATIONS IDENTIFIED ARE TO FINAL SURFACE FINISH GRADE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL ADJUST GRADING TO ACCOMMODATE THE DEPTH OF ANY RIP-RAP PROTECTION, LANDSCAPE SURFACE TREATMENTS OR THE LIKE TO ENSURE THE IDENTIFIED GRADES ARE ESTABLISHED WITH COMPLETE SITE STABILIZATION.
29. ANY RETAINED HEIGHTS INDICATED ARE FROM SURFACE TO SURFACE UNLESS OTHERWISE NOTED. MVC IS NOT RESPONSIBLE FOR ANY STRUCTURAL DESIGN OF SITE RETAINING WALLS OR FEATURES. REFERENCE APPLICABLE STRUCTURAL/ARCHITECTURAL DESIGN BY OTHERS FOR DESIGN AND DETAIL.
30. BACKFILL ESTABLISHING SEPARATION AS REQUIRED BY ARCHITECTURAL AND STRUCTURAL DESIGN BETWEEN FINISH GRADE AND SIDING (8" MIN SEPARATION TYP.).
31. UNLESS SPECIFIED OTHERWISE, ALL DRAINAGE IMPROVEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
32. ADD 4600' TO ALL ELEVATIONS.

ABBREVIATIONS

AC	– ASPHALT CONCRETE	GB	– GRADE BREAK	PUE	– PUBLIC UTILITY EASEMENT
AGG	– AGGREGATE	GF	– GARAGE FLOOR ELEVATION	PVC	– POLYVINYL CHLORIDE
BC	– BEGIN CURVE	GV	– GATE VALVE	PVI	– POINT OF VERTICAL INTERSECTION
BFC	– BACK FACE OF CURB	HC	– HANDICAPPED	Q_5	– FIVE YEAR FLOW RATE
BVC	– BEGIN VERTICAL CURVE	HP	– HIGH POINT	Q_{100}	– ONE HUNDRED YEAR FLOW RATE
BW	– BOTTOM OF WALL	IE	– INVERT ELEVATION	Q_{CAP}	– CAPACITY FLOW RATE
CL/℄	– CENTERLINE	IN	– INCH	R	– RADIUS
CB	– CATCH BASIN	INT	– INTERSECTION	REF	– REFERENCE
CFS	– CUBIC FEET PER SECOND	IRR	– IRRIGATION	RJ	– RESTRAINED JOINT
CO	– CLEAN OUT	L	– LENGTH	RP	– RADIUS POINT
CONC	– CONCRETE	LAT	– LATERAL	RT	– RIGHT
CONST	– CONSTRUCT	LF	– LINEAR FEET	RW	– RIGHT-OF-WAY
COORD	– COORDINATE	LP	– LOW POINT	S	– SLOPE
DET	– DETAIL	LT	– LEFT	SCH	– SCHEDULE
DI	– DROP INLET	MAX	– MAXIMUM	SD	– STORM DRAIN
DIP	– DUCTILE IRON PIPE	MDD	– MAXIMUM DRY DENSITY	SF	– SQUARE FOOT
DOM	– DOMESTIC	MH	– MANHOLE	SS	– SANITARY SEWER
E	– EXISTING	MIN	– MINIMUM	STA	– STATION
EC	– END CURVE	MISC	– MISCELLANEOUS	STD	– STANDARD
EG	– EXISTING GRADE	NPWL	– NON POTABLE WATER LINE	SW	– SIDEWALK
ELEV	– ELEVATION	NTS	– NOT TO SCALE	T	– TANGENT
EVC	– END VERTICAL CURVE	OD	– OUTSIDE DIAMETER	TB	– THRUST BLOCK
FDC	– FIRE DEPARTMENT CONNECTION	P	– PROPOSED	TC	– TOP OF CURB
FF	– FINISHED FLOOR ELEVATION	PAD	– PAD GRADE	TOE	– TOE OF SLOPE
FFC	– FRONT FACE OF CURB	PCC	– PORTLAND CEMENT CONCRETE	TOP	– TOP OF SLOPE
FG	– FINISHED GRADE	PI	– POINT OF INTERSECTION	TW	– TOP OF WALL
FH	– FIRE HYDRANT	PIV	– POST INDICATOR VALVE	TYP	– TYPICAL
FLE	– FLOW LINE	PLE	– PROPERTY LINE	V	– VELOCITY
FLG	– FLANGE	PO	– PUSH ON	W	– WATER
FT	– FOOT	PRC	– POINT OF REVERSE CURVATURE	YD	– YARD DRAIN

SITE PLAN KEYNOTE LEGEND

1. AC PAVEMENT SECTION
2. P.C.C. PAVEMENT SECTION
3. P.C.C. SIDEWALK
4. P.C.C. VALLEY GUTTER
5. TRASH ENCLOSURE
6. DISABLED PARKING SPACE
7. FIRE TURNAROUND
8. SEWER LINE
9. FIRE SERVICE
10. WATER SERVICE
11. IRRIGATION SERVICE
12. STORM DRAIN LINE
13. LANDSCAPE POND
14. ROCKERY LANDSCAPE RETAINING WALL
15. LANDSCAPE DRY CREEK
16. CURB CUT
17. YARD DRAIN



VICINITY MAP
SCALE: N.T.S

THIS PLAN IS INTENDED FOR PRELIMINARY REVIEW ONLY NOT FOR CONSTRUCTION

FLOOD ZONE

THIS SITE LIES IN FEMA FLOOD ZONE X (UNSHADED) (32009D1011H). ZONE X (UNSHADED) IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN.

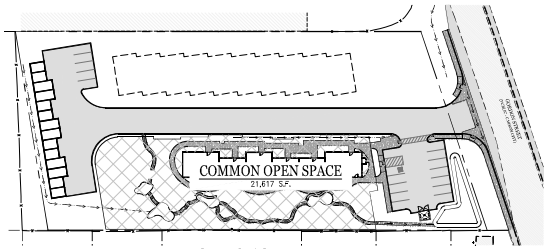
SITE ANALYSIS

AREA	87,825 S.F.
ZONING	GENERAL COMMERCIAL
SETBACKS (F/R/S)	0/0/0 (FT)
BUILDING FOOTPRINT	4,770 S.F. 5.4%
FUTURE BUILDING	9,600 S.F. 10.9%
PAVED/IMPERVIOUS	27,474 S.F. 31.3%
LANDSCAPED	45,981 S.F. 52.4%

EARTHWORK ANALYSIS

SITE AREA	2.0 AC
SITE DISTURBANCE	2.0 AC
PROPOSED CUT	1,470 YD³
PROPOSED FILL	1,800 YD³
NET EARTHWORK	330 YD³ FILL

THIS ANALYSIS COMPARES THE EXISTING FINISH GRADE SURFACE TO THE PROPOSED FINISH GRADE SURFACE AND IS INTENDED FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL PREPARE AN INDEPENDENT EARTHWORK ANALYSIS INCORPORATING ANY OVER EXCAVATION, SHRINKAGE, EXPANSION AND/OR STRUCTURAL SECTIONS, ETC.



OPEN SPACE EXHIBIT
SCALE:1"=60'

OPEN SPACE CALCULATIONS

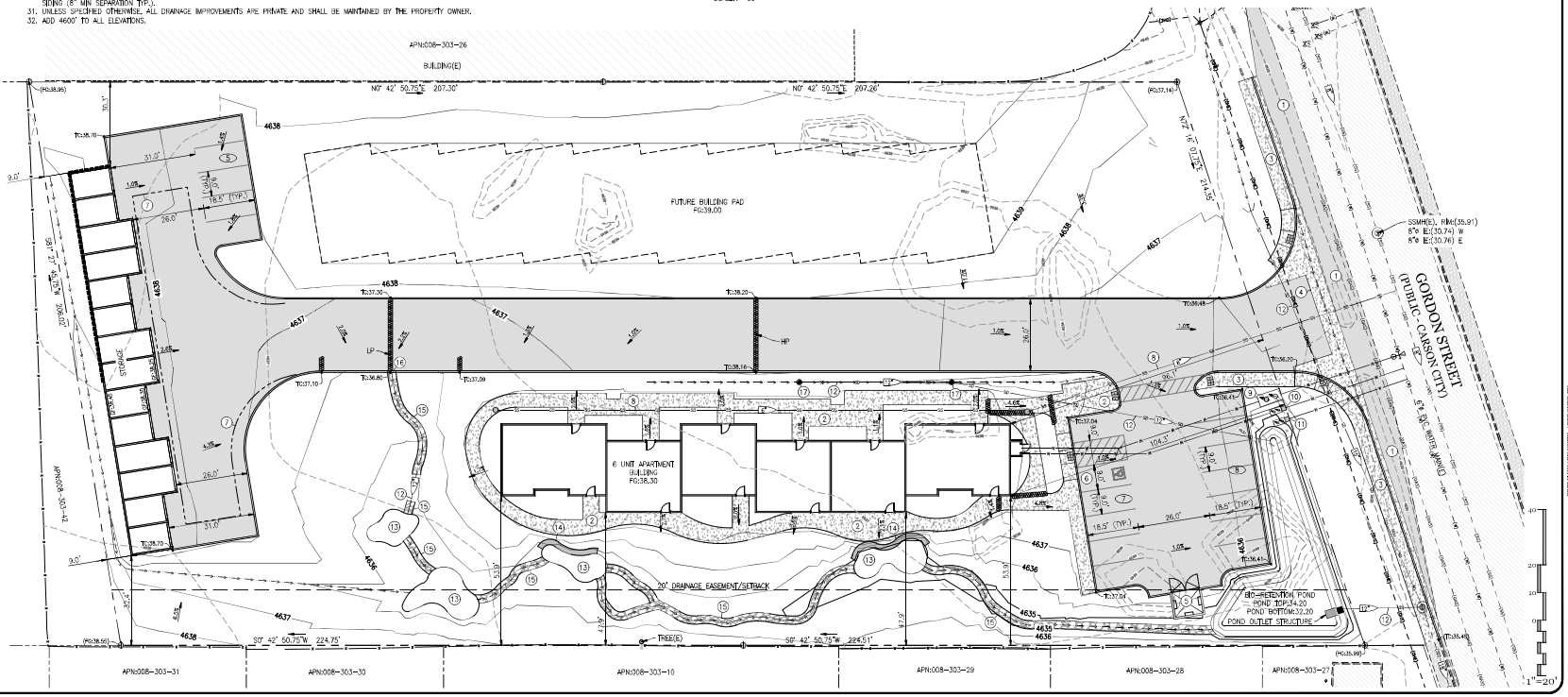
REQUIREMENTS	UNITS	REQUIRED OPEN SPACE
MIN. 150 S.F./DWELLING UNIT OF COMMON OPEN SPACE	6	900 S.F.
MIN. 100 S.F./DWELLING UNIT OF ADDITIONAL COMMON OR PRIVATE OPEN SPACE	6	600 S.F.
TOTAL REQUIRED OPEN SPACE	COMMON OPEN SPACE PROVIDED	PRIVATE OPEN SPACE PROVIDED
1,500 S.F.	21,617 S.F.	0 S.F.

NOTES:
1. ALL BUILDING INFORMATION PROVIDED BY FORMGREY STUDIO.
2. REQUIREMENTS DETERMINED USING CARSON CITY MUNICIPAL CODE TITLE 18 APPENDIX, DIVISION 1.17.

PARKING ANALYSIS

USE	AREA (FT²)	CRITERIA	REQUIRED SPACES
MULTI-FAMILY RESIDENTIAL	6 UNITS	2/UNIT	12
GUEST PARKING	6 UNITS	1/2 UNITS	3
TOTAL VEHICLE REQUIREMENT	SPACES PROVIDED	ADA SPACES	VAN ACCESSIBLE
15	20	1	1

NOTES:
1. ALL BUILDING INFORMATION PROVIDED BY FORMGREY STUDIO.
2. REQUIREMENTS DETERMINED USING CCMC TITLE 18 APPENDIX DIVISION 2.



MONTE VISTA CONSULTING
575 E. Plumb Lane #101
Reno, NV 89502
775.636.7005
montevistaconsulting.com

AEDV Gordon Shelter

Preliminary Site Plan

3649 Gordon St
APN: 008-303-41
Carson City, NV

Project #	22.065
Drawn	HBA
Checked	MWV
Date	10.5.2022
△	Revisions

PRELIMINARY UNTIL APPROVED BY CARSON CITY, NV

PROFESSIONAL ENGINEER STATE OF NEVADA MICHAEL W. VICKS Exp: 6.30.2024 CIVIL No. 21025

October 5, 2022

C1.0
1 of 1

811 Know what's below. Call before you dig.

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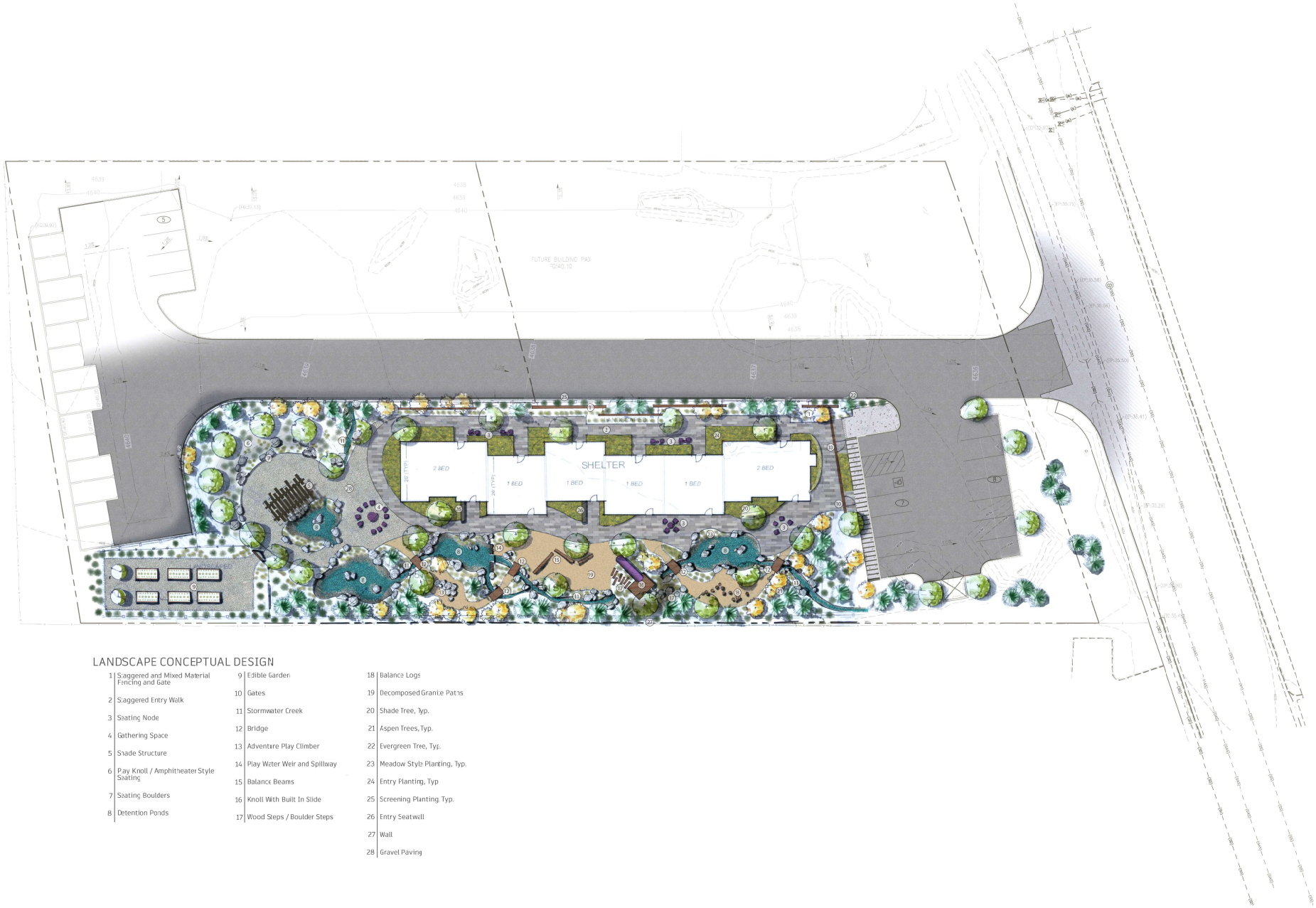


LANDSCAPE CONCEPTUAL DESIGN

1. Staggered and Mixed Material Fencing and Gate
2. Staggered Entry Walk
3. Seating Node
4. Gathering Space
5. Shade Structure
6. Play Knoll / Amphitheater Style Seating
7. Seating Boulders
8. Detention Ponds
9. Edible Garden
10. Gates
11. Stormwater Creek
12. Bridge
13. Adventure Play Climber
14. Play Water Weir and Spillway
15. Balance Beams
16. Knoll With Built In Slide
17. Wood Steps / Boulder Steps
18. Balance Logs
19. Decomposed Granite Paths
20. Shade Tree, Typ.
21. Aspen Trees, Typ.
22. Evergreen Tree, Typ.
23. Meadow Style Planting, Typ.
24. Entry Planting, Typ
25. Screening Planting Typ.
26. Entry Seatwall
27. Wall
28. Gravel Paving

Project Impact Reports & Additional Information

PRELIMINARY ONSITE DRAINAGE REPORT

FOR

The AEDV Gordon Street Shelter

Prepared For:

Advocates to End
Domestic Violence
112 N Curry St
Carson City, NV 89703

Prepared By:

MONTE VISTA CONSULTING

575 E. Plumb Lane, Suite 101
Reno, NV 89502
775.636.7905

October 2022

22.065

Table of Contents

Onsite Drainage Report

Project: The AEDV Gordon Street Shelter Date: October 2022

Description: The project will consist of a 6-unit emergency shelter building, a storage building, and associated driveway, parking lot, landscaping, utilities and drainage improvements.

Location: 3649 Gordon Street	APN: 008-303-41	
Site Area: 2.0 ac	Developed Area: 0.7 ac	Disturbance: 2.0 ac
Flood Zone: X (Unshaded)	Firm: 3200010111H	Restrictions: None

Pre-Development Discussion

Existing Development & Drainage Facilities:

The site is mostly undeveloped. Existing improvements consist of a concrete pad and overhead electric improvements. The site slopes between 1-5% from the southwest to the northeast. The majority of vegetation on the site consists of native grasses and brush. There is some remanent disturbance from previous construction staging activities. Onsite flow generated by the site flows to the northeast and discharged to either the adjacent sites to the east or north to Gordon Street. Flow discharged to Gordon Street is captured by an existing swale and existing storm drain infrastructure along Gordon Street. Onsite flow ultimately contributes to the Carson River.

Surrounding Properties:

- North: Gordon Street and undeveloped commercial
- South: Undeveloped commercial
- East: Developed residential
- West: Developed commercial

Offsite Contributing Flow: N/A

Previous Analysis: N/A

Post-Development Discussion

Proposed Drainage Improvements:

The developed site will maintain and improve existing drainage patterns. The site will be graded to direct storm flows away from the proposed buildings to swales and curb and gutters. The majority of the storm flows are conveyed to a series of cascading bio-retention ponds that are to the east of the proposed emergency shelter. During storm events, storm flows will continue north through the ponds until storm flows reach the final proposed bio-retention pond in the northeast corner of the site. Additionally, any existing flows that discharge to the residential sites to the east are redirected to the proposed drainage infrastructure, eliminating a potential drainage concern. The final bio-retention pond has been sized to accommodate the 10-year 24-hour storm event in accordance with Carson City drainage standards and the upstream bio-retention ponds will provide an additional factor of safety against larger storm events. The final pond will have an outlet structure that connects to the existing storm drain infrastructure in Gordon Street. The rim elevation of the outlet structure will be elevated

near the top of the pond which allows the pond to retain the required flow prior to releasing excess flows directly to the existing storm drain infrastructure.

Low Impact Development Features:

This site will utilize a bio-retention pond (TC-30) to promote sedimentation and infiltration addressing LID requirements.

Conclusions:

The proposed development will be constructed in accordance with Carson City Design Standards. Peak flow from the site will be limited to pre-development conditions and the proposed bio-retention basin will address the post construction stormwater quality requirements.

Onsite Drainage Calculations - Rational Method

Project: AEDV Gordon Shelter

Hydrology Methodology

Rational Method Analysis is used for all calculations in this report. Peak runoff is determined using equation 708 of the TMRDM:

Q = Peak Flow (cfs)

C = Runoff Coefficient

$$Q = CiA$$

The runoff coefficient is determined by land use type and surface type. For typical surfaces standard runoff coefficients can be determined utilizing Table 701 of the TMRDM. For this analysis, a composite runoff coefficient can be determined utilizing weighted averaging of the individual surface runoff coefficients.

i = Rainfall Intensity (in/hr)

Rainfall intensity is determined utilizing the NOAA Atlas Point Precipitation Frequency Estimates which give rainfall intensities based on average recurrence intervals and duration. The duration of a storm is also known as the time of concentration. For small urbanized paved areas shall be 5 minutes & 10 minutes for vegetated landscape areas.

A = Basin Area (acres)

Site Runoff Coefficients & Rainfall Intensities

5-Year	$C_{Undeveloped}$= 0.2	$C_{Impervious}$= 0.88	$C_{Landscape}$= 0.2
100-Year	$C_{Undeveloped}$= 0.5	$C_{Impervious}$= 0.93	$C_{Landscape}$= 0.5
5-min	i_2= 1.416	i_5= 1.896	i_{100}= 4.62
10 min	i_2= 1.080	i_5= 1.44	i_{100}= 3.51
24 hr	i_{10}(24 hr)= 0.086		

Pre-Development Condition

1.1 Composite Runoff Coefficient

Basin	Area (s.f.)	Impervious Area (s.f.)	Undeveloped Area (s.f.)	C_5	C_{100}
X1	87825	507	87318	0.20	0.50
Totals	**87825**	**507**	**87318**	**0.20**	**0.50**

1.2 Rational Flow Calculations

Basin	Area (ac)	i_2 (in/hr)	i_5 (in/hr)	i_{100} (in/hr)	Q_2 (cfs)	Q_5 (cfs)	Q_{100} (cfs)	Q_{10} (24hr) (cfs)	Target
X1	2.02	1.080	1.44	3.51	0.444	0.592	3.556	0.087	EX SD
Totals	**2.02**				**0.444**	**0.592**	**3.556**	**0.087**	

Post-Development Condition

2.1 Composite Runoff Coefficient

Basin	Area (s.f.)	Impervious Area (s.f.)	Landscape Area (s.f.)	C_5	C_{100}
1	87825	32244	55581	0.45	0.66
Totals	**87825**	**32244**	**55581**	**0.45**	**0.66**

2.2 Rational Flow Calculations

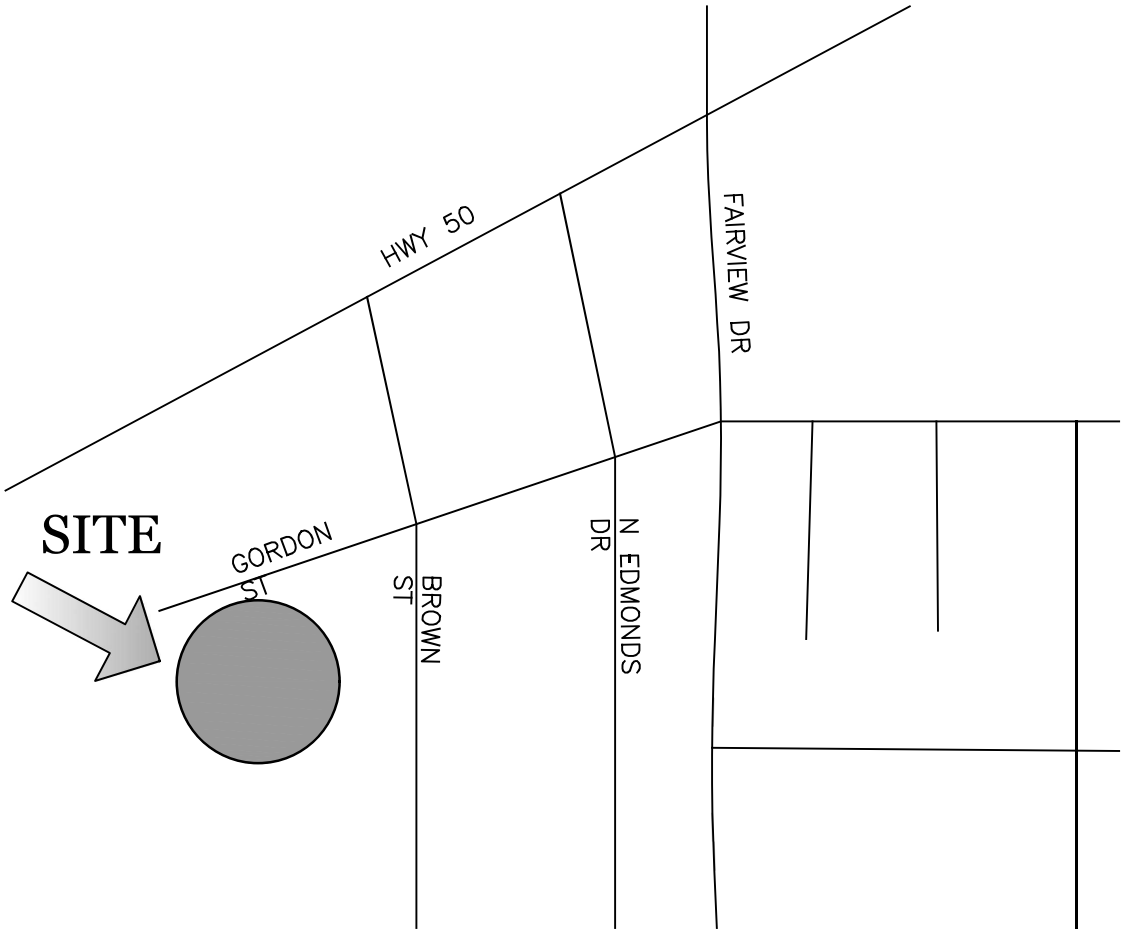
Basin	Area (ac)	i_2 (in/hr)	i_5 (in/hr)	i_{100} (in/hr)	Q_2 (cfs)	Q_5 (cfs)	Q_{100} (cfs)	Q_{10} (24hr) (cfs)	Target
1	2.02	1.416	1.896	4.62	1.284	1.719	6.128	0.114	Ponds
Totals	**2.02**				**1.284**	**1.719**	**6.128**	**0.114**	

2.3 Detention/Retention Calculations

Event	Pre-Dev Q_{10} (cfs)	Post-Dev Q_{10} (cfs)	Required Detention (cfs)	Required Detention (ft^3)
24 hr	0.09	0.11	0.03	2335

Pond	Area (ft^2)	Volume (ft^3)	Infiltration Rate (in/hr)	Volume Capacity (cfs)	Infiltration Capacity (cfs)	Total Capacity (cfs)	Q_{100} (24hr) (cfs)	Bypassed Flow (cfs)	Target	Factor of Safety
Final Pond	1716	2571	3	0.03	0.12	0.15	0.11	0.0000	EX SD	1.3

Infiltration Rate per Geotechnical Report by Westex Consulting Engineers, LLC



AEVD Gordon Shelter	Vicinity Map	MONTE VISTA CONSULTING
3649 Gordon Street		575 E. Plumb Lane #101, Reno, NV 89502
APN: 008-303-41		775.636.7905
22.065		montevistaconsulting.com

SITE & GRADING LEGEND

- A.C. PAVEMENT AREA
- CONCRETE AREA
- ACCESSIBLE PARKING SPACE W. SIGN & PAVEMENT MARKINGS
- PEDESTRIAN ACCESS RAMP
- ACCESSIBLE ROUTE
- (12) PARKING SPACE COUNT
- 1 1 1 KEYNOTE (REF. CORRESPONDING LEGEND)
- UTILITY — PROPOSED UTILITY LINE W. DESCRIPTION
- (UTILITY) — EXISTING UTILITY LINE W. DESCRIPTION
- MAHHOLE W. DESCRIPTION (EXISTING/PROPOSED)
- CLEANOUT (EXISTING/PROPOSED)
- CATCH BASIN/DROP INLET
- YARD DRAIN
- DIRECTIONAL FLOW LINE
- GRADE BREAK
- 4900 PROPOSED CONTOUR LINE
- 4900 EXISTING CONTOUR LINE
- (FG)XX.XX SPOT ELEVATION FG/XX.XX (EXISTING) ~ PROPOSED

GENERAL NOTES

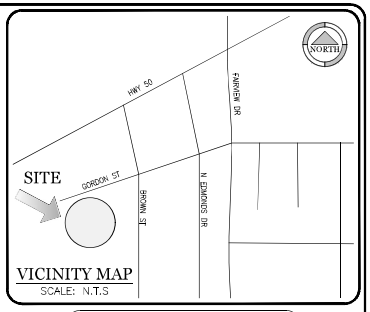
1. THESE PLANS ARE FOR SPECIAL USE PERMIT PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
2. THE FIELD SURVEY PREPARED BY LUMOS & ASSOCIATES IS THE BASIS OF THIS DESIGN. MVC TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL REQUIRED PERMITTING IS OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, DEMOLITION, ENCROACHMENT, BUILDING, GRADING, AND TRAFFIC CONTROL PERMITS.
4. UNLESS SPECIFICALLY PERMITTED OTHERWISE, CONSTRUCTION HOURS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 AM AND 6:00 PM MONDAY THROUGH FRIDAY AND BETWEEN THE HOURS OF 8:00 AM AND 6:00 PM ON SATURDAY. THERE SHALL BE NO CONSTRUCTION ON SUNDAY EXCLUDING DUST CONTROL AND STORM WATER POLLUTION PREVENTION PLAN MEASURES.
5. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) AND THE STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION (SDPWC), AS ADOPTED BY CARSON CITY, AND SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. ALL SPECIFICATIONS REFERENCED HEREIN REFER TO THE SSPWC UNLESS INDICATED OTHERWISE.
6. ALL QUANTITIES INDICATED IN THESE PLANS ARE APPROXIMATE AND INTENDED FOR PERMITTING & BONDING PURPOSES ONLY. THE CONTRACTOR SHALL PREPARE AN INDEPENDENT ESTIMATE FOR BIDDING & CONSTRUCTION PURPOSES.
7. AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CARSON CITY RIGHT-OF-WAY.
8. ALL WORK WITHIN THE CARSON CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CODES, STANDARD SPECIFICATIONS & DETAILS.
9. REFERENCE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
10. ALL DIMENSIONS ARE TO FRONT FACE OF CURB, FACE OF BUILDING, FACE OF WALL, CENTER OF PIPE, CENTER OF MANHOLE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
11. ALL PERMANENT STRIPING, SIGNAGE & TRAFFIC CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS.
12. ALL NEW PEDESTRIAN INSTALLATIONS TO MEET CURRENT ADA REQUIREMENTS (ICC A117.1-2009 & PROWAG GUIDELINES).
13. THE ACCESSIBLE ROUTE SHALL NOT HAVE A RUNNING SLOPE EXCEEDING 5%(1:20) OR A CROSS SLOPE EXCEEDING 2%(1:48).
14. THE ACCESSIBLE ROUTE MAY CONTAIN RAMPS WITH A RUNNING SLOPE BETWEEN 5%(1:20)~8.33%(1:12). RAMPS SHALL HAVE A LANDING WITH A MAXIMUM SLOPE IN ANY DIRECTION OF 2%(1:48) AT THE TOP AND BOTTOM WITH A MAXIMUM VERTICAL RISE OF 30". RAMPS WITH A VERTICAL RISE GREATER THAN 6" SHALL HAVE A HANDRAIL.
15. ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2%(1:48) IN ANY DIRECTION.
16. PROVIDE DETECTABLE WARNING (TRUNCATED DOMES) AT ALL LOCATIONS WHERE AN ACCESSIBLE PEDESTRIAN ROUTE ENTERS A VEHICULAR ROUTE. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES).
17. REFERENCE ARCHITECTURAL PLANS FOR ALL ACCESSIBLE TRANSITIONS FROM THE SITE IMPROVEMENTS TO THE INTERIOR OF THE PROPOSED STRUCTURE.
18. UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. SPECIFICALLY, THE CONTRACTOR SHALL POT HOLE TO EXPOSE ANY UTILITY TIE IN PRIOR TO CONSTRUCTION TO VERIFY ACTUAL LOCATIONS AND ELEVATIONS OF UTILITIES PRIOR TO CONSTRUCTION. SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE INFORMATION SHOWN ON THESE DRAWINGS, THEY SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
19. UTILITY COMPANIES MAY REQUIRE REMOVAL, RELOCATION AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THIS INCLUDES THE ADJUSTMENT/RELOCATION OF ALL EXISTING UTILITY VAULTS, MANHOLE LIDS & VALVE LIDS AS REQUIRED TO ACCOMMODATE THE PROPOSED FINISHED GRADES. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY UTILITY COMPANY APPROVAL AND ENCROACHMENT OR EXCAVATION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE CARSON CITY RIGHT-OF-WAY.
20. UNLESS SPECIFIED OTHERWISE, ALL PROPOSED UTILITY SEWER AND STORM DRAIN IMPROVEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER.
21. ALL SANITARY SEWER FACILITIES ARE INTENDED TO GRAVITY FLOW. SANITARY SEWER LATERALS SHALL MAINTAIN 3.0' MINIMUM COVER WITHIN THE RIGHT-OF-WAY, BE 6"ø PVC SDR 35 AND HAVE A MINIMUM SLOPE OF 1% UNLESS OTHERWISE NOTED.
22. MAINTAIN 3.5' MINIMUM COVER OVER ALL WATER MAINS AND SERVICE LINES.
23. MAINTAIN 3.0' MINIMUM HORIZONTAL CLEARANCE AROUND ALL FIRE HYDRANTS.
24. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN DOMESTIC WATER AND SANITARY SEWER LINES. WHERE CROSSINGS ARE REQUIRED, DOMESTIC WATER SHALL MAINTAIN 18" MINIMUM CLEARANCE OVER SANITARY SEWER. FULL STICKS OF PIPE SHALL BE CENTERED ON THE CROSSING WHERE POSSIBLE. IF THESE CLEARANCES ARE NOT POSSIBLE, SPECIAL CONSTRUCTION IS REQUIRED (IF NOT SPECIFIED, CONTRACTOR SHALL NOTIFY MVC PRIOR TO PROCEEDING WITH CONSTRUCTION).
25. ALL PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH PERTINENT REGULATIONS AND MANUFACTURES RECOMMENDATIONS.
26. ANY LOCATION OF GAS, ELECTRICAL, TELEPHONE, CABLE TV, COMMUNICATION OR ANY OTHER LOW VOLTAGE IMPROVEMENT SHOWN IS SCHEMATIC ONLY (REF. DESIGN & DETAIL BY OTHERS).
27. ALL GRADING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY WESTEX CONSULTING ENGINEERS.
28. ALL ELEVATIONS IDENTIFIED ARE TO FINAL SURFACE FINISH GRADE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL ADJUST GRADING TO ACCOMMODATE THE DEPTH OF ANY RIP-RAP PROTECTION, LANDSCAPE SURFACE TREATMENTS OR THE LIKE TO ENSURE THE IDENTIFIED GRADES ARE ESTABLISHED WITH COMPLETE SITE STABILIZATION.
29. ANY RETAINED HEIGHTS INDICATED ARE FROM SURFACE TO SURFACE UNLESS OTHERWISE NOTED. MVC IS NOT RESPONSIBLE FOR ANY STRUCTURAL DESIGN OF SITE RETAINING WALLS OR FEATURES. REFERENCE APPLICABLE STRUCTURAL/ARCHITECTURAL DESIGN BY OTHERS FOR DESIGN AND DETAIL.
30. BACKFILL ESTABLISHING SEPARATION AS REQUIRED BY ARCHITECTURAL AND STRUCTURAL DESIGN BETWEEN FINISH GRADE AND SIDING (8" MIN SEPARATION TYP.).
31. UNLESS SPECIFIED OTHERWISE, ALL DRAINAGE IMPROVEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
32. ADD 4600' TO ALL ELEVATIONS.

ABBREVIATIONS

AC	– ASPHALT CONCRETE	GB	– GRADE BREAK	PUE	– PUBLIC UTILITY EASEMENT
AGG	– AGGREGATE	GF	– GARAGE FLOOR ELEVATION	PVC	– POLYVINYL CHLORIDE
BC	– BEGIN CURVE	GV	– GATE VALVE	PVI	– POINT OF VERTICAL INTERSECTION
BFC	– BACK FACE OF CURB	HC	– HANDICAPPED	Q_5	– FIVE YEAR FLOW RATE
BVC	– BEGIN VERTICAL CURVE	HP	– HIGH POINT	Q_{100}	– ONE HUNDRED YEAR FLOW RATE
BW	– BOTTOM OF WALL	IE	– INVERT ELEVATION	Q_{CAP}	– CAPACITY FLOW RATE
CL/℄	– CENTERLINE	IN	– INCH	R	– RADIUS
CB	– CATCH BASIN	INT	– INTERSECTION	REF	– REFERENCE
CFS	– CUBIC FEET PER SECOND	IRR	– IRRIGATION	RJ	– RESTRAINED JOINT
CO	– CLEAN OUT	L	– LENGTH	RP	– RADIUS POINT
CONC	– CONCRETE	LAT	– LATERAL	RT	– RIGHT
CONST	– CONSTRUCT	LF	– LINEAR FEET	RW	– RIGHT-OF-WAY
COORD	– COORDINATE	LP	– LOW POINT	S	– SLOPE
DET	– DETAIL	LT	– LEFT	SCH	– SCHEDULE
DI	– DROP INLET	MAX	– MAXIMUM	SD	– STORM DRAIN
DIP	– DUCTILE IRON PIPE	MDD	– MAXIMUM DRY DENSITY	SF	– SQUARE FOOT
DOM	– DOMESTIC	MH	– MANHOLE	SS	– SANITARY SEWER
E	– EXISTING	MIN	– MINIMUM	STA	– STATION
EC	– END CURVE	MISC	– MISCELLANEOUS	STD	– STANDARD
EG	– EXISTING GRADE	NPWL	– NON POTABLE WATER LINE	SW	– SIDEWALK
ELEV	– ELEVATION	NTS	– NOT TO SCALE	T	– TANGENT
EVC	– END VERTICAL CURVE	OD	– OUTSIDE DIAMETER	TB	– THRUST BLOCK
FDC	– FIRE DEPARTMENT CONNECTION	P	– PROPOSED	TC	– TOP OF CURB
FF	– FINISHED FLOOR ELEVATION	PAD	– PAD GRADE	TOE	– TOE OF SLOPE
FFC	– FRONT FACE OF CURB	PCC	– PORTLAND CEMENT CONCRETE	TOP	– TOP OF SLOPE
FG	– FINISHED GRADE	PI	– POINT OF INTERSECTION	TW	– TOP OF WALL
FH	– FIRE HYDRANT	PIV	– POST INDICATOR VALVE	TYP	– TYPICAL
FLE	– FLOW LINE	PLE	– PROPERTY LINE	V	– VELOCITY
FLG	– FLANGE	PO	– PUSH ON	W	– WATER
FT	– FOOT	PRC	– POINT OF REVERSE CURVATURE	YD	– YARD DRAIN

SITE PLAN KEYNOTE LEGEND

1. AC PAVEMENT SECTION
2. P.C.C. PAVEMENT SECTION
3. P.C.C. SIDEWALK
4. P.C.C. VALLEY GUTTER
5. TRASH ENCLOSURE
6. DISABLED PARKING SPACE
7. FIRE TURNAROUND
8. SEWER LINE
9. FIRE SERVICE
10. WATER SERVICE
11. IRRIGATION SERVICE
12. STORM DRAIN LINE
13. LANDSCAPE POND
14. ROCKERY LANDSCAPE RETAINING WALL
15. LANDSCAPE DRY CREEK
16. CURB CUT
17. YARD DRAIN



VICINITY MAP
SCALE: N.T.S

THIS PLAN IS INTENDED FOR PRELIMINARY REVIEW ONLY NOT FOR CONSTRUCTION

FLOOD ZONE

THIS SITE LIES IN FEMA FLOOD ZONE X (UNSHADED) (32009D1011H). ZONE X (UNSHADED) IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN.

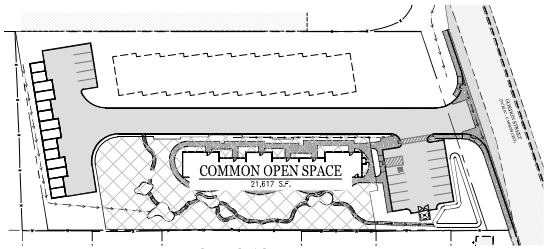
SITE ANALYSIS

AREA	87,825 S.F.
ZONING	GENERAL COMMERCIAL
SETBACKS (F/R/S)	0/0/0 (FT)
BUILDING FOOTPRINT	4,770 S.F. 5.4%
FUTURE BUILDING	9,600 S.F. 10.9%
PAVED/IMPERVIOUS	27,474 S.F. 31.3%
LANDSCAPED	45,981 S.F. 52.4%

EARTHWORK ANALYSIS

SITE AREA	2.0 AC
SITE DISTURBANCE	2.0 AC
PROPOSED CUT	1,470 YD³
PROPOSED FILL	1,800 YD³
NET EARTHWORK	330 YD³ FILL

THIS ANALYSIS COMPARES THE EXISTING FINISH GRADE SURFACE TO THE PROPOSED FINISH GRADE SURFACE AND IS INTENDED FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL PREPARE AN INDEPENDENT EARTHWORK ANALYSIS INCORPORATING ANY OVER EXCAVATION, SHRINKAGE, EXPANSION AND/OR STRUCTURAL SECTIONS, ETC.



OPEN SPACE EXHIBIT
SCALE:1"=60'

OPEN SPACE CALCULATIONS

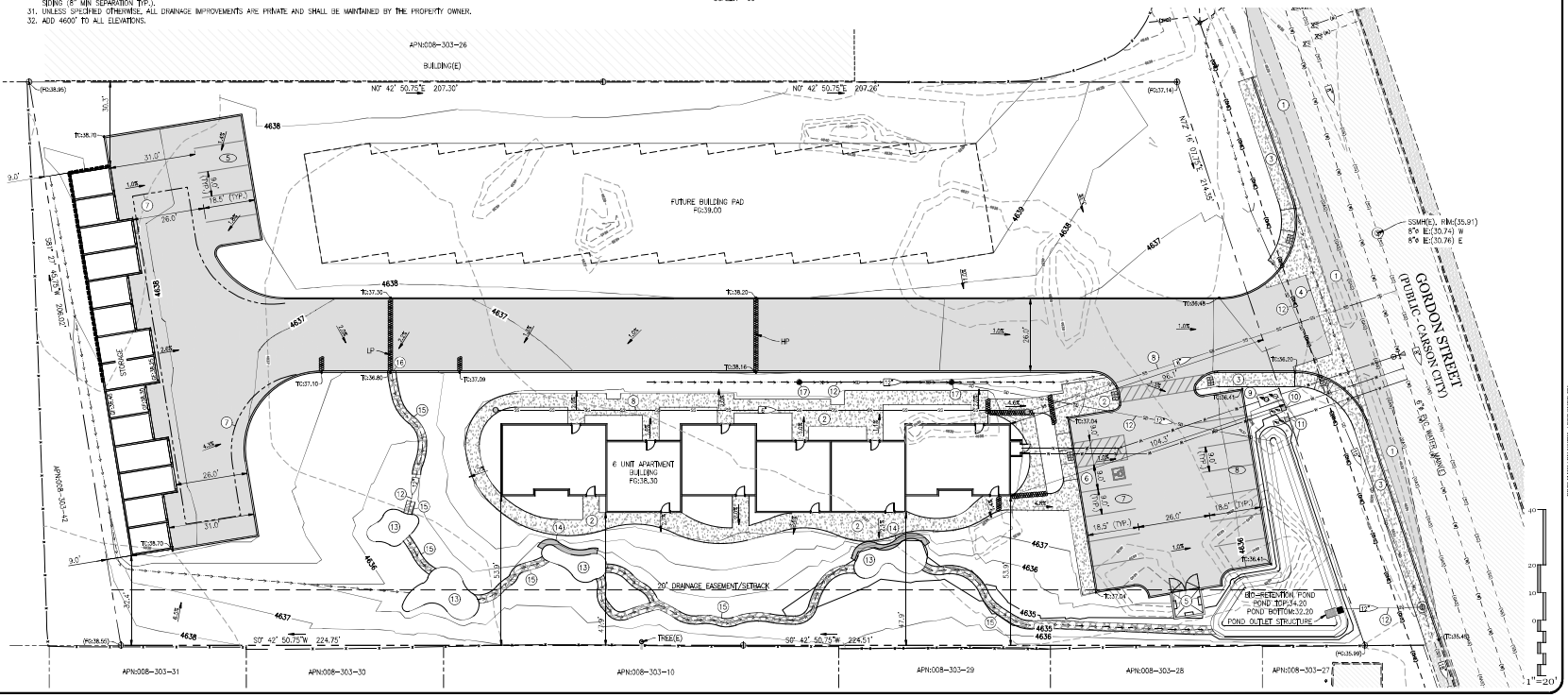
REQUIREMENTS	UNITS	REQUIRED OPEN SPACE
MIN. 150 S.F./DWELLING UNIT OF COMMON OPEN SPACE	6	900 S.F.
MIN. 100 S.F./DWELLING UNIT OF ADDITIONAL COMMON OR PRIVATE OPEN SPACE	6	600 S.F.
TOTAL REQUIRED OPEN SPACE	COMMON OPEN SPACE PROVIDED	PRIVATE OPEN SPACE PROVIDED
1,500 S.F.	21,617 S.F.	0 S.F.

NOTES:
1. ALL BUILDING INFORMATION PROVIDED BY FORMGREY STUDIO.
2. REQUIREMENTS DETERMINED USING CARSON CITY MUNICIPAL CODE TITLE 18 APPENDIX, DIVISION 1.17.

PARKING ANALYSIS

USE	AREA (FT²)	CRITERIA	REQUIRED SPACES
MULTI-FAMILY RESIDENTIAL	6 UNITS	2/UNIT	12
GUEST PARKING	6 UNITS	1/2 UNITS	3
TOTAL VEHICLE REQUIREMENT	SPACES PROVIDED	ADA SPACES	VAN ACCESSIBLE
15	20	1	1

NOTES:
1. ALL BUILDING INFORMATION PROVIDED BY FORMGREY STUDIO.
2. REQUIREMENTS DETERMINED USING CCMC TITLE 18 APPENDIX DIVISION 2.



MONTE VISTA CONSULTING
575 E. Plumb Lane #101
Reno, NV 89502
775.636.7005
montevistaconsulting.com

AEDV Gordon Shelter

Preliminary Site Plan

3649 Gordon St
APN: 008-303-41
Carson City, NV

Project #	22.065
Drawn	HBA
Checked	MWV
Date	10.5.2022
△	Revisions

PRELIMINARY UNTIL APPROVED BY CARSON CITY, NV

PROFESSIONAL ENGINEER STATE OF NEVADA MICHAEL W. VICKS Exp: 6.30.2024 CIVIL No. 21025

October 5, 2022

C1.0
1 of 1

811 Know what's below. Call before you dig.

C:\Users\mike\Work data\Projects\22.065 AEDV Gordon Shelter\AEDV Gordon Shelter.dwg 10/5/2022 11:11 AM

Appendix

National Flood Hazard Layer FIRMette

FEMA

119°43'55"W 39°10'53"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

119°43'18"W 39°10'25"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/29/2022 at 3:03 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

NOAA Atlas 14, Volume 1, Version 5
Location name: Carson City, Nevada, USA*
Latitude: 39.1775°, Longitude: -119.7268°
Elevation: 4637.27 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

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

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.095 (0.082-0.112)	0.118 (0.102-0.140)	0.158 (0.135-0.188)	0.196 (0.167-0.233)	0.259 (0.213-0.308)	0.316 (0.252-0.378)	0.385 (0.297-0.464)	0.466 (0.345-0.573)	0.596 (0.416-0.747)	0.713 (0.475-0.910)
10-min	0.144 (0.124-0.171)	0.180 (0.155-0.213)	0.240 (0.206-0.286)	0.298 (0.254-0.354)	0.394 (0.324-0.468)	0.481 (0.384-0.576)	0.585 (0.451-0.707)	0.709 (0.525-0.872)	0.907 (0.633-1.14)	1.08 (0.722-1.38)
15-min	0.179 (0.154-0.212)	0.223 (0.193-0.265)	0.298 (0.255-0.354)	0.370 (0.314-0.440)	0.488 (0.402-0.580)	0.596 (0.476-0.714)	0.726 (0.560-0.877)	0.879 (0.651-1.08)	1.12 (0.786-1.41)	1.34 (0.895-1.72)
30-min	0.241 (0.207-0.285)	0.300 (0.260-0.357)	0.401 (0.344-0.477)	0.498 (0.424-0.592)	0.657 (0.541-0.782)	0.803 (0.641-0.961)	0.977 (0.754-1.18)	1.18 (0.877-1.46)	1.51 (1.06-1.90)	1.81 (1.21-2.31)
60-min	0.298 (0.257-0.353)	0.371 (0.321-0.441)	0.497 (0.426-0.591)	0.616 (0.524-0.733)	0.814 (0.670-0.968)	0.993 (0.794-1.19)	1.21 (0.933-1.46)	1.47 (1.09-1.80)	1.87 (1.31-2.35)	2.24 (1.49-2.86)
2-hr	0.404 (0.360-0.464)	0.502 (0.445-0.576)	0.640 (0.564-0.733)	0.763 (0.665-0.874)	0.950 (0.805-1.09)	1.12 (0.925-1.30)	1.30 (1.05-1.53)	1.53 (1.19-1.82)	1.92 (1.43-2.37)	2.28 (1.64-2.89)
3-hr	0.482 (0.431-0.544)	0.601 (0.541-0.680)	0.756 (0.674-0.853)	0.882 (0.780-0.994)	1.06 (0.924-1.20)	1.22 (1.04-1.39)	1.39 (1.16-1.60)	1.61 (1.32-1.89)	1.97 (1.56-2.40)	2.31 (1.78-2.92)
6-hr	0.665 (0.596-0.744)	0.830 (0.746-0.933)	1.03 (0.923-1.16)	1.19 (1.06-1.34)	1.41 (1.24-1.59)	1.58 (1.37-1.80)	1.76 (1.49-2.01)	1.96 (1.63-2.27)	2.26 (1.83-2.66)	2.52 (1.99-3.02)
12-hr	0.872 (0.777-0.980)	1.10 (0.976-1.23)	1.38 (1.23-1.56)	1.61 (1.42-1.81)	1.91 (1.66-2.16)	2.14 (1.84-2.44)	2.37 (2.01-2.74)	2.62 (2.18-3.05)	2.95 (2.38-3.50)	3.21 (2.54-3.87)
24-hr	1.13 (1.02-1.25)	1.41 (1.28-1.56)	1.78 (1.62-1.96)	2.07 (1.88-2.29)	2.48 (2.24-2.75)	2.81 (2.51-3.10)	3.15 (2.79-3.49)	3.49 (3.07-3.90)	3.97 (3.44-4.47)	4.35 (3.72-4.93)
2-day	1.34 (1.20-1.50)	1.68 (1.51-1.88)	2.13 (1.92-2.39)	2.50 (2.24-2.80)	3.00 (2.67-3.38)	3.41 (3.01-3.84)	3.83 (3.36-4.34)	4.27 (3.71-4.88)	4.88 (4.16-5.63)	5.36 (4.51-6.25)
3-day	1.47 (1.31-1.65)	1.84 (1.65-2.07)	2.35 (2.11-2.65)	2.77 (2.47-3.11)	3.35 (2.96-3.78)	3.81 (3.35-4.31)	4.30 (3.75-4.89)	4.82 (4.15-5.50)	5.54 (4.69-6.39)	6.11 (5.10-7.13)
4-day	1.59 (1.42-1.80)	2.01 (1.79-2.26)	2.58 (2.30-2.91)	3.04 (2.70-3.43)	3.69 (3.26-4.17)	4.21 (3.69-4.78)	4.77 (4.14-5.43)	5.36 (4.59-6.13)	6.20 (5.21-7.15)	6.87 (5.69-8.00)
7-day	1.85 (1.65-2.09)	2.34 (2.09-2.64)	3.01 (2.69-3.40)	3.55 (3.16-4.01)	4.31 (3.81-4.87)	4.90 (4.30-5.56)	5.53 (4.81-6.29)	6.18 (5.33-7.07)	7.09 (6.02-8.18)	7.80 (6.54-9.10)
10-day	2.03 (1.81-2.29)	2.58 (2.30-2.91)	3.33 (2.97-3.76)	3.93 (3.48-4.42)	4.73 (4.17-5.34)	5.36 (4.69-6.06)	6.01 (5.22-6.81)	6.67 (5.75-7.60)	7.57 (6.44-8.72)	8.27 (6.96-9.60)
20-day	2.47 (2.21-2.76)	3.13 (2.80-3.50)	4.03 (3.62-4.50)	4.72 (4.22-5.26)	5.63 (5.01-6.28)	6.32 (5.59-7.07)	7.02 (6.16-7.88)	7.71 (6.73-8.70)	8.63 (7.44-9.82)	9.31 (7.95-10.7)
30-day	2.78 (2.50-3.10)	3.52 (3.16-3.93)	4.52 (4.06-5.03)	5.27 (4.73-5.86)	6.27 (5.59-6.97)	7.02 (6.22-7.82)	7.77 (6.85-8.70)	8.52 (7.44-9.59)	9.50 (8.21-10.8)	10.2 (8.77-11.7)
45-day	3.26 (2.94-3.61)	4.14 (3.72-4.58)	5.30 (4.78-5.85)	6.16 (5.54-6.79)	7.25 (6.49-8.00)	8.04 (7.18-8.88)	8.80 (7.83-9.75)	9.51 (8.44-10.6)	10.4 (9.15-11.6)	11.0 (9.64-12.4)
60-day	3.73 (3.36-4.14)	4.75 (4.27-5.27)	6.09 (5.47-6.73)	7.03 (6.31-7.77)	8.20 (7.35-9.07)	9.03 (8.07-10.0)	9.82 (8.75-10.9)	10.5 (9.36-11.7)	11.4 (10.1-12.7)	11.9 (10.5-13.4)

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

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

Please refer to NOAA Atlas 14 document for more information.

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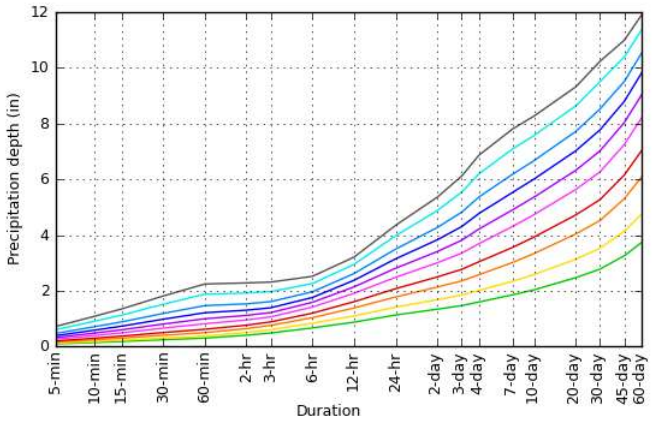
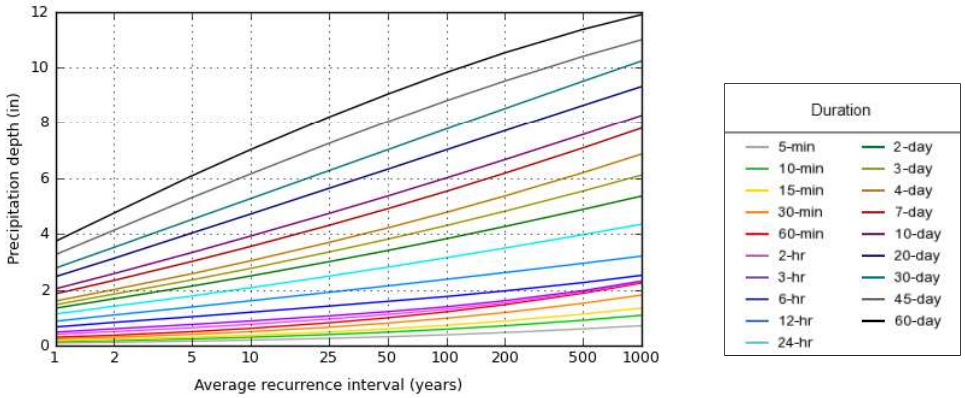
PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 39.1775°, Longitude: -119.7268°





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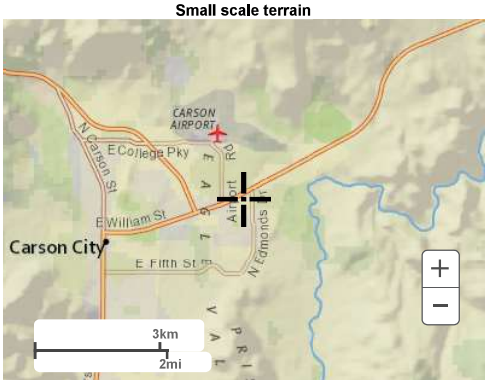
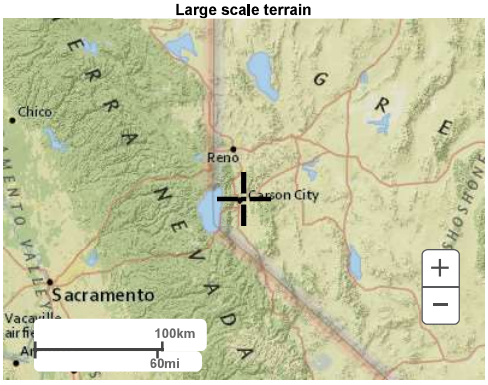
Maps & aerials

Small scale terrain

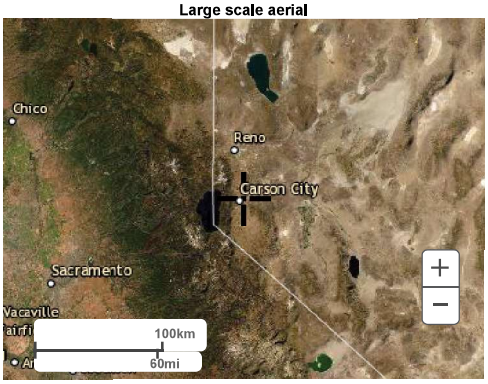


Large scale terrain



Large scale map

Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

RATIONAL FORMULA METHOD
RUNOFF COEFFICIENTS

Land Use or Surface Characteristics	Aver. % Impervious Area	Runoff Coefficients 5-Year (C_5)	Runoff Coefficients 100-Year (C_{100})
Business/Commercial:			
Downtown Areas	85	.82	.85
Neighborhood Areas	70	.65	.80
Residential:			
(Average Lot Size)			
⅛ Acre or Less (Multi-Unit)	65	.60	.78
¼ Acre	38	.50	.65
⅛ Acre	30	.45	.60
½ Acre	25	.40	.55
1 Acre	20	.35	.50
Industrial:	72	.68	.82
Open Space:			
(Lawns, Parks, Golf Courses)	5	.05	.30
Undeveloped Areas:			
Range	0	.20	.50
Forest	0	.05	.30
Streets/Roads:			
Paved	100	.88	.93
Gravel	20	.25	.50
Drives/Walks:	95	.87	.90
Roof:	90	.85	.87

Notes:

1. Composite runoff coefficients shown for Residential, Industrial, and Business/Commercial Areas assume irrigated grass landscaping for all pervious areas. For development with landscaping other than irrigated grass, the designer must develop project specific composite runoff coefficients from the surface characteristics presented in this table.

GEOTECHNICAL INVESTIGATION REPORT

3649 GORDON STREET

APN: 008-303-41

CARSON CITY, NEVADA

Prepared For

Ms. Lisa Lee
Advocates To End Domestic Violence
P.O. Box 2529
Carson City, Nevada 89702

Prepared By

WESTEX
Consulting Engineers

P.O. Box 18871, Reno, Nevada 89511
Blake@westexconsulting.com (775) 771-9539

File No.: 22104.001-A
September 21, 2022

WESTEX
Consulting Engineers

P.O. Box 18871
Reno, Nevada 89511
Locally Owned & Operated

September 21, 2022

Ms. Lisa Lee
Advocates To End Domestic Violence
P.O. Box 2529
Carson City, Nevada 89702
Via Email: director@aedv.org

Re: **Geotechnical Investigation Report**
3649 Gordon Street.
APN: 008-303-41
Carson City, Nevada
File No.: 22104.001-A

Reference: *3649 Gordon Street, Site Plan, Major Projects Review, Lumos & Associates, 22 March 2022, File No.: LA22.219.*

Dear Ms. Lee,

WESTEX Consulting Engineers, LLC (Westex) is pleased to present this report containing the results of our geotechnical investigation performed at the referenced property.

As presented in the attached report, based on the results of our investigation, knowledge of the project area, and understanding of the project, we conclude that from a geotechnical standpoint the site is suitable for the intended use. The primary geotechnical concerns include:

- Shallow groundwater may cause inconveniences during construction
- Processing any over-size boulders or cobbles for re-use as structural fill
- Proper moisture conditioning and compaction of foundation and subgrade soils.

We appreciate your selecting WESTEX Consulting Engineers to perform this investigation and trust that the results will fulfill project design requirements. If you, any design consultants, or plan reviewers have any questions, please contact me directly at (775) 384-2898 or blake@westexconsulting.com.

Respectfully submitted,
WESTEX Consulting Engineers, LLC

REGISTERED PROFESSIONAL ENGINEER-STATE OF NEVADA
BLAKE DOUGLAS CARTER
CIVIL
Exp. 12/31/22
NO. 22331

Blake D. Carter, P.E.
President
P.E. 22331, Exp. 12/31/2022
ICC 8077939, Exp. 03/06/2023

Mikela Dzwir
Mikela Dzwir
Engineering Technician

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WESTEX Consulting Engineers, LLC
P.O. Box 18871
Reno, Nevada 89511

I INTRODUCTION

This report presents the results of our geotechnical investigation performed for the proposed shelter, storage units and transitional housing to be located at 3649 Gordon Street, Carson City, Nevada. The site location is shown on the attached *Site Vicinity Map,* Plate 1. This investigation was conducted in general accordance with our July 1, 2022 proposal and work order, authorized on July 1, 2022.

The conclusions and recommendations contained in this report are founded on selected points of exploration, an engineering analysis of the data acquired during our investigation, and our experience with similar site characteristics. If during grading and construction, site conditions or project plans are found to vary from those described in this report, we should be contacted immediately to verify that the recommendations contained herein remain applicable to the final project design. Accordingly, this report may be revised at any time. To provide project continuity and observe that the provided geotechnical recommendations are followed, we recommend retaining Westex for construction testing and inspection services.

A. Purpose and Scope of Services

The purpose of this geotechnical engineering investigation is to characterize the site subsurface soil and groundwater conditions and provide appropriate and economic design-level engineering conclusions and recommendations pertaining to these conditions. Our scope of services included:

1. Field reconnaissance of the site,
2. Review of published geologic information,
3. Exploration of the subsurface conditions by excavating, logging, and sampling within three (3) test pits,
4. Geophysical measurements of shear wave velocity to a depth of 100-feet to determine seismic Site Classification,
5. Laboratory testing on select samples acquired from the exploratory test pits,
6. Engineering evaluation and preparation of this geotechnical engineering report addressing current project design and construction recommendations.

Included in this report are conclusions and recommendations regarding:

1. Local soil and groundwater conditions,
2. Potential geologic hazards,
3. Earthquake site response,
4. Site grading and structural design,
5. Fill placement and compaction specifications,
6. Soil properties for drainage,
7. Trench excavation, utility line bedding, and trench backfilling,
8. Foundation and slab-on-grade support,
9. Lateral resistance and loads,
10. Exterior concrete flatwork,
11. Pavement section recommendations,
12. Additional geotechnical engineering services.

This report is geotechnical in nature and not intended to identify other site constraints such as environmental hazards, wetlands determinations and/or the potential presence of buried utilities. Recommendations included in this report are specific to development within the limits of the property and are not intended for off-site development. Proposed development outside the limits of our investigation or any conceptual changes to site development, such as the use of alternative foundations or grade changes, could require additional subsurface exploration, laboratory tests and engineering analyses.

B. Site Location and Description

Our site description is based on our site visits conducted in August 2022 and Carson City Assessor mapping information.

The project site is located on the south side of Highway 50 East in Carson City, Nevada, and occupies Assessor parcel number (APN) 008-303-41. According to the Public Land Survey System (PLSS), the project site is located in a portion of the SW ¼, Section 10, Township 15 North, Range 20 East, Mt. Diablo Meridian.

The roughly 2-acre property is currently undeveloped with a dirt path running north to south through the center of the property. Other than that, the property appears relatively undisturbed with ground coverage of vegetation, a few existing power poles and bare dirt. Access to the site is along Gordon Street through the locked gate. The property is bordered by Gordon Street to the north, existing residential housing to the east, undeveloped land with a wall to the south, and commercial buildings with a wall to the west. The site appears to be relatively undisturbed from a grading perspective.

Based on published topographic information, the maximum site elevation is approximately 4,649 feet above mean sea level (MSL, NAVD88 vertical datum), to the northeast of the site boundary. The minimum elevation is approximately 4,643 MSL, for a maximum relief of about 6 feet. The property slopes down slightly toward the west, at approximately 3 percent, draining towards Gordon Street and the west side of the property.

C. Proposed Development

Project information is based on conversations with the client and the referenced preliminary site plan. The current conceptual plan consists of using the site as shelter, transitional housing and storage units. The project is anticipated to be completed in two phases. Phase 1 will include the shelter and storage units. Phase 2 will be the transitional housing. Structural loads are anticipated to be light to moderate for the building types.

Site grading is anticipated to produce a near-balanced site and could include minor cuts and fills on the order of five vertical feet. We anticipate several surfacing options may be on the table throughout the property's lifetime and various uses. Areas may be gravel-surfaced, paved with asphalt, or include sections of concrete approaches or aprons over time.

Additionally, we assume that foundations will bottom at least 24 inches below the lowest adjacent exterior ground surface and that structural design will be in accordance with the 2018 edition of the International Building Code and Northern Nevada Code Amendments. Off-site civil

improvements shall be constructed in accordance with the latest edition of the Standard Specifications for Public Works Construction "Orange Book" as required by Carson City.

II FIELD EXPLORATION AND LABORATORY TESTING

A. Field Exploration

Exploratory Test Pits

Subsurface soil conditions were explored in August 2022 by excavating three (3) exploratory test pits to a maximum depth of 9 feet below the existing ground surface (BEG). The test pits were excavated with a 304 E CAT excavator.

The test pits were located in the field based on the referenced site plan, knowledge of the project, existing underground and above-ground utility locations, and accessibility, and are depicted on Plate 2, *Geotechnical Exploration Map*. Our field engineer recorded the location of each test pit using a hand-held Global Positioning System (GPS) receiver. All locations are approximate and considered accurate to within ±15 feet. No greater accuracy is inferred.

Bulk soil samples were collected from the exploratory test pits from specific soil layers. The soils were visually classified and logged by our engineer in the field in accordance with the Unified Soil Classification System (USCS) and ASTM D2488. Logs of the exploratory test pits are presented in Plate 7 through Plate 9.

Test pits encountered medium dense soils and were backfilled with native soils to the extent possible with the excavator bucket, but not to compaction levels specified for improvements. During grading the test pits shall be located, excavated and re-compacted to limit disturbance to newly constructed improvements.

Field Infiltration and Percolation Testing

Field infiltration testing was performed near the center of the property at two depths within test pit TP-1 to provide a general indication of retention pond suitability. Field tests were performed in accordance with NAC 444. The measured infiltration rates below can be used as a design aid in retention basin sizing or preliminary septic system design:

Location	Depth	Measured Infiltration Rate
TP-1	3' BEG	3.00 inches per hour
TP-1	6' BEG	3.75 inches per hour

The tested rates represent the field conditions when and where tested. Periodic inspection and sufficient maintenance of retention ponds shall be supported to ensure the desired level of performance is sustained.

Geophysical Survey

The approximate locations of the geophysical alignment is included on Plate 2, *Geotechnical Exploration Map.* Seismic refraction microtremor (ReMi®) measurements were performed in accordance with ASTM D5777, Standard Guide for Using the Seismic Refraction Method for Subsurface Investigation, and result in a one-dimensional shear wave velocity profile. A multi-

channel seismograph using 12 geophones was spaced at 27-feet to develop a line creating a total geophone spread of 300-feet.

Shear wave velocity, which was also measured, is typically reserved for soil stiffness but design codes present those velocities in excess of 1,200 (fps) indicate very dense soil and soft rock; rock is indicated at a velocity of 2,500 fps. Shear wave velocities presented on Plate 18 do not typically begin to significantly exceed 1,200 feet per second (fps) until depths on the order of 55 feet.

Results from geophysical measurements are included in Plate 18.

B. Laboratory Testing

Bulk representative samples from the exploratory test pits were selected for laboratory testing. Index tests were performed which were in turn correlated with typical engineering design parameters for similar soils. The following tests were performed:

- Particle size analysis (ASTM D422)
- Atterberg Limits (ASTM D4318)

III SUBSURFACE SOILS AND GROUNDWATER CONDITIONS

A. Soils

All test pits encountered a soil matrix consisting of blends of silty sand and clayey sand ranging from non-plastic, of very low expansiveness, to low plasticity, to gravels. All soils encountered were in a dry moisture condition and increasing in moisture with depth. In general, the soils were either very well compacted and encountered dense conditions into native soil at a depth as shallow as six feet.

According to mapping by the U. S. Department of Agriculture, Soil Conservation Service (*Web Soil Survey of Carson City Area, Nevada),* the site is underlain by Dalzell fine sandy loam, deep water table (#12), prior to any grading, generally is composed of a 3 inch surface lalyer of fine sandy loam (SM) underlain by 14 inches of clay loam, loam (CL), underlain by 4 inches of stratified fine sandy loam to sandy clay loam (SC), underlain by cemented material to a depth of 28 inches.

Engineering properties include an expected fines content ranging from 35 to 80 percent and a plasticity index ranging from 2 to 25. Based on our field observations of test pit excavations and laboratory evaluations, the on-site soils appear to match the mapped soil types. However, no clay soils were encountered during our field exploration as shown in the mapped soil types. The on-site soils are predominately granular with low to non-plastic range and low expansion characteristics.

We anticipate that soils within the expected depths of grading will be excavatable with conventional grading equipment; however deeper utility excavations could experience difficult trenching due to high groundwater, and rock.

B. Groundwater

At the time of our exploration, groundwater was encountered in all three (3) of the test pits to the maximum explored depth of 9 feet BEG. The shallowest encounter of groundwater during the field

exploration was observed at 6 feet BEG in test pit, TP-2. Groundwater may affect construction at this site. Based on a query of water wells in the area, an average depth to reported static water levels is approximately 16 feet and depending on topography could be deep as 86 feet.

Depths to groundwater may vary significantly over time due to seasonal precipitation and snow fall/melt that may significantly affect surface and near-surface water seepage. Provisions should be made during construction to manage surface and subsurface water flows.

IV GEOLOGIC AND SEISMIC CONSIDERATIONS

To delineate possible faulting and to evaluate any other geological hazards on the site, our investigation included a review of available geological literature.

A. Geology

Regional Geology

The property is situated in Carson City in Eagle Valley to the west of the Carson River. The primary geologic deposit beneath the site is composed of older alluvial-plain deposits.

Based on the *New Empire Geologic Map*, Nevada Bureau of Mines and Geology (NBMG, 1977), prepared by Bingler, the materials underlain the site are primarily composed of the following Quaternary Deposits:

Older alluvial-plain deposits (Qoa) – pediment gravel that is thicker, finer grained, and better bedded and sorted

B. Faulting, Seismicity, and Slope Stability

Faulting

The United States Geological Survey (USGS) publishes a Quaternary fault and fold database for use with Google Earth. This database allows the user to view possible faults at or near a location. The database shows a spread of the New Empire fault zone trending in a roughly north to south direction trending through the eastern half of the project site. This fault zone is of Late Quaternary age (0.5 to 1.0 Million years) and its traces are considered inactive due to the age since last movement. Based on provisions of the 2018 IBC and Northern Nevada Amendments, it is our opinion that this fault zone requires no further investigation for consideration of building development on this property. Structures should generally maintain a minimum 100-foot setback from any Holocene-active or younger mapped faults, which are mapped 1.2 miles west of the site and not trending through the site.

Seismicity

Active faults capable of generating large magnitude earthquakes have been identified within the region. Strong ground shaking associated with earthquakes should be expected to occur during the life of the project.

Literature prepared by A. Ryall and B. M. Douglas (NBMG, *Regional Seismicity*, 1976) indicates that earthquake recurrence curves predict a return period of 70 to 80 years for an earthquake of Magnitude 7.0 or greater within this region. They also calculate that, on average, an earthquake

of Magnitude 5.3 to 5.4 would be expected to occur regionally approximately once in 30 years, would have a maximum bedrock acceleration of 0.12 to 0.19g, and would involve about 6 seconds of strong shaking. The expected return period of rock accelerations greater than 0.5g at an average site in western Nevada associated with an earthquake of magnitude greater than 7.0 is on the order of 2,000 years.

Slope Stability

Based on the existing and planned topography on-site, slope stability is not a concern that would effect grading or development of the site. Any planned slopes shall be constructed to a 3H:1V inclination per Carson City standard details.

C. Seismically-induced Liquefaction

Liquefaction, a loss of soil shear strength, is a phenomenon associated with loose, relatively clean, saturated granular soils (poorly graded sands and silty sands) subjected to earthquake shaking. Liquefaction can result in differential settlements of foundations and other structural elements supported by susceptible soils. Based on the density of native soils, soil types and depth to groundwater, an estimated post-seismic settlement is calculated at ¼ inch. Based on the increasing density with depth, it is our opinion that the potential effects of liquefaction at this site are very low, and that no further analysis or mitigation measures should be required for the planned structures.

D. Tsunami or Seiche

A tsunami, or a seiche, is a great wave produced by an earthquake or by volcanic activity. A seiche is an oscillating tsunami that develops in enclosed bodies of water, like lakes or bays. The oscillation is typically triggered by variations in atmospheric pressure, wind, tidal currents, earthquakes, or a combination of these factors. Depending on the geometry of the basin, the oscillation continues for some time after the triggering event has ended. There are no large bodies of water near the project site; therefore, the potential for tsunamis or seiches to impact the site is considered nil.

E. Radon

Radon, a colorless, odorless, radioactive gas derived from the natural decay of uranium, is found in nearly all rocks and soils. The Environmental Protection Agency (EPA) suggests that remedial action be taken to reduce radon in any structure with average indoor radon level of 4.0 pCi/L or more. Based on studies completed by the Nevada Bureau of Mines and Geology in cooperation with the Nevada Division of Health and the U.S. Environmental Protection Agency (*Radon In Nevada*, Nevada Bureau of Mines and Geology, Bulletin 108, 1994), the project site is considered within an area where average indoor radon concentrations could exceed 4.0 pCi/L. We recommend testing the site for radon upon completion of rough grade. Our office can be of assistance if radon testing is desired.

F. Flooding

Based on studies completed by the Federal Emergency Management Agency (FEMA), Community Panel Number 3200010111H, effective June 20, 2019, the project site is within Flood

Hazard Zone X (unshaded). *These are areas determined to be outside of the 0.2 percent annual chance floodplain (500-year flood).*

V CONCLUSIONS

Based on the results of our investigation, experience in the project area, and understanding of the proposed project, it is our opinion that the subject site is suitable for development provided the recommendations presented in this report and any subsequent reports are followed during the design and construction phases of the project. The primary identified geotechnical concerns are:

- Shallow groundwater may cause inconveniences during construction
- Processing any over-size boulders or cobbles for re-use as structural fill
- Proper moisture conditioning and compaction of foundation and subgrade soils.

Following are our conclusions.

1. Site soils consist predominately of a soil matrix composed of silty sands and clayey sands, various blends of sands with varying degrees of fine and coarse gravel, some cobbles and the potential for some boulders is expected.
2. On-site soils are medium dense to dense, and any thin surface fills appear well compacted. No major ground disturbances were noted.
3. Based on the one-dimensional seismic (Shear-Wave) velocity profile measured at the site, a Vs100 of 862 feet per second was calculated. A seismic Site Class D “Stiff Soil” is appropriate for structural design per ASCE 7-16.
4. The project site is within Flood Hazard Zone X (unshaded), which is classified as areas determined to be outside of the 0.2 percent annual chance floodplain (500-year flood).
5. There are no apparent geologic hazards that would place unusual constraints on the project; however, strong ground shaking associated with earthquakes should be expected to occur during the life of the project.

VI RECOMMENDATIONS

The following recommendations are based on present information; structural design was not available at the time of writing. When available, structural plans should be reviewed by Westex to evaluate whether or not the recommendations in this report remain valid, and to provide any supplemental recommendations as necessary.

A. Site Preparation and Grading

Areas to be developed should be cleared of any existing and pre-existing improvements, debris, and vegetation. Soils should be scarified a minimum of 12-inches, moisture conditioned to within two percent of optimum moisture content and compacted to a minimum of 90% relative compaction per ASTM D1557.

We recommend supporting all structural elements and flatwork as follows:

- Continuous Spread Footings: the existing native soil should be recompacted a minimum 12 inches below the proposed bottom-of-footing elevation.
- Interior concrete slabs-on-grade: interior concrete slabs should be underlain by a minimum 12 inches of properly compacted non-expansive native soils and capped with a minimum of 4 inches of crushed aggregate base.
- Exterior Concrete Flatwork or Driveways: underlain by a minimum 12 inches of properly compacted non-expansive native soil.
- **Over-excavation depths do *not* include aggregate base sections.**

Over-excavation and re-compaction may be excavated in a neat line (vertical) manner during foundation excavation and preparation for reinforced concrete.

The foundation elevation should be observed by a representative of Westex to document that the conditions are as anticipated and that no objectionable materials are present prior to concrete placement.

Scarification and moisture conditioning may be waived by the Geotechnical Engineer (or their representative) if it is determined that the exposed materials exist at a suitable moisture content for attaining compaction or contain oversize material which will inhibit compaction procedures and result in a lesser density state. Surfaces should be “proof-rolled” under the observation of the Geotechnical Engineer (or their representative) to ensure that adequate compaction has been attained. The Earthwork Contractor is responsible for obtaining approval for each prepared surface prior to proceeding with placement of structural components or fills.

B. Fill Placement and Compaction

To provide quality control where fill material is proposed to attain grades, structural zones are defined as the area three feet below and laterally away from foundations, 12 inches below pavements, 12 inches below slabs-on-grade, exterior flatwork and driveway sections. Mass zones are defined as all areas outside the structural zones. Only approved, select material may be utilized within structural zones; however, materials which do not meet the requirements for structural fill may, in general, be used within mass zones with the prior approval of the Geotechnical Engineer (or representative in the field).

Mass grading and structural fill shall be tested for conformance with specifications and minimum compaction at a minimum rate of one compaction test per 1,000 cubic yards of fill placed.

Suitability of On-site Soils

The native granular soils are considered suitable for use as properly compacted structural fill, provided any deleterious material, debris, vegetation, and/or oversized material are removed from the appropriate layers. In general, any large boulders would be suitable for use in deeper fills, providing the contractor can prove effective means and methods to obtain compaction without ‘nesting’ of the large boulders. The upper one-foot should include an 8-inch maximum particle rock size and should have a sufficient amount of soil to limit any void spaces within the fill.

Fill Material Specifications

Import soils used as structural fill should be free of organic matter and in general conform to the following requirements:

TABLE 1
IMPORT STRUCTURAL FILL SOIL REQUIREMENTS

Sieve Size	% Passing (by dry weight)
6-inch	100
3/4-inch	70 – 100
No. 4	50 – 100
No. 200	15 – 40

Liquid Limit = 40 maximum
Plasticity Index = 15 maximum
R-Value = 30 minimum
Non-deleterious to concrete (low sulfate)

The Earthwork Contractor shall ensure that all proposed fill materials are approved by the Geotechnical Engineer prior to use. Representative imported material samples shall be made available for testing one week prior to hauling to allow for material quality tests.

The recommendations for structural fill are intended as a guideline and define a readily attainable, acceptable material. Adjustments to the specified limits to address the use of other potentially acceptable materials, such as those containing oversize rock or which deviate from the classification requirements, can be made provided: 1) the Earthwork Contractor can demonstrate their ability to place and compact the material in substantial conformance with industry standards to achieve an equivalent finished product as that specified; 2) the Geotechnical Engineer gives their written approval; 3) the Geotechnical Engineer (or their representative) directly observes and approves the placement method; and 4) all parties understand that the Standard ASTM Compaction Test procedures may be invalid for certain material containing oversize aggregate. Compaction approval would only be achieved based on other criteria, such as a performance specification with on-site observation of compaction activity.

Fill Placement

All properly compacted structural fill shall be uniformly moisture conditioned to near optimum and compacted to at least 90 percent relative compaction based on the maximum dry density determined by ASTM D1557. Lift thickness shall be restricted to 8 inches (maximum loose lift) and individually tested unless the Earthwork Contractor can demonstrate their ability to uniformly achieve the required compaction for the entire placed layer.

C. Site Surface Drainage

Adequate drainage for surfaces adjacent to foundations and slopes should be provided to restrict water from infiltrating into the supporting soils. To allow water to drain away from the structure and prevent ponding against perimeter foundations, the ground surface should be permanently sloped at least one-half percent for concrete, one percent for asphalt pavement, and two percent

for soil. Landscape adjacent to structural areas should be limited and consist of native vegetation utilizing drip-type irrigation.

D. Foundation Support

Spread Footings

Conventional spread foundations can gain adequate support on the approved, compacted, structural fill material composed of granular native soils. As previously mentioned, to control the potential for settlement, the supporting materials within spread footings should consist of a uniform 12-inch layer of moisture-conditioned, compacted soils. Monolithic slab-on-grade is another option with thickened edges and thickened foundation at load bearing walls and or columns.

In preparation for foundation construction, the earthwork contractor shall ensure that the Geotechnical Engineer has certified the foundation elevation and that field density tests have been performed to document the relative compaction of the upper 12 inches of exposed materials, and shall be responsible for maintaining the recommended moisture content during construction. Preparation of these materials shall be documented prior to placement of structural components.

For adequate confinement and frost protection, footings should be bottomed at least 24 inches below lowest adjacent exterior grade. **Footings supported in accordance with our recommendations can be designed for a net allowable bearing capacity of 2,500 pounds per square foot (psf).** This pressure can be increased by one-third when considering total design loads, including wind or seismic forces.

Estimated total settlement for footings designed for these bearing capacities should be less than ¾ inch and differential settlement is anticipated to approach half this value. A factor of safety of 3.0 has been utilized in comparison to ultimate soil capacities for the given settlement. Bearing capacity calculations are included in Plate 19.

Drilled Piers

Any covered storage structures or accessory buildings may be supported on relatively short PCC drilled pier foundations. We recommend a minimum four-foot depth for the drilled pier foundations regardless of the diameter. The axial load analysis of the drilled pier foundations may use an allowable tip and side resistance values of 3,000 pounds per square foot (psf) of the end area and 250 psf of the pier side area, respectively. Side resistance/friction should be neglected within the upper 1.5 feet of the pier. In general, relatively short drilled piers may be designed using the IBC method to support the lateral load. The method using limit equilibrium analysis and al allowable lateral soil resistance. For the site soils, an allowable lateral soil resistance of 150 psf per foot of depth of the pier may be utilized. We recommend lateral resistance provided by the upper 1.5 feet of the soils be neglected due to frost. The lateral soil resistance should not be increased below a depth of eight feet from finish grade.

Seismic Design Parameters

We obtained the site seismic design parameters using the *ATC Hazards by Location* application. The web-based application can be found at:

https://hazards.atcouncil.org

The mapping database is used for determining seismic design values according to ASCE 7-16 and the 2018 International Building Code. Design parameters are presented in Table 2:

TABLE 2
2018 IBC SEISMIC DESIGN PARAMETERS (ASCE 7-16)

Description	Value
Latitude	39.17754499999999 deg
Longitude	-119.726826 deg
Site Class	D – "Stiff Soil"
Risk Category	II
Short-Period (0.2 sec) Spectral Response, S_S	2.057 g
Long-Period (1.0 sec) Spectral Response, S_1	0.741 g
Short-Period (0.2 sec) Site Coefficient, F_A	1
Long-Period (1.0 sec) Site Coefficient, F_V	*null
Short (0.2 sec) MCE Spectral Response, S_{MS}	2.057 g
Long (1.0 sec) MCE Spectral Response, S_{M1}	*null g
Short (0.2 sec) Design Spectral Response, S_{DS}	1.372 g
Long (1.0 sec) Design Spectral Response, S_{D1}	*null
PGA_M Site Modified Peak Ground Acceleration	0.996 g
Seismic Design Category, IBC	D

*null values shall be determined by the Structural Engineer in accordance with Section 11.4.8.

Site Classification

Based on our field exploration, knowledge of the site geology, and resulting Shear Wave Velocity ranging from 862 feet per second weighted-average to 100 feet, a Site Classification of D "Stiff Soil" is appropriate used for design.

E. Soil Parameters, Lateral Resistance and Loads

Soil Parameters

Representative native soils can be characterized with the following parameters:

- Soil Unit Weight, 125 pcf
- Internal Friction Angle, 32 degrees

Lateral Resistance

Resistance to lateral loads can be obtained from passive earth pressures and soil friction against the bottom of concrete foundation elements. For design, based on native soil types, we recommend the use of a coefficient of friction of 0.45 with a passive pressure of 445 pounds per cubic foot (equivalent fluid method) per foot of depth.

Lateral Loads

The granular native soils are considered suitable for use as retaining wall, foundation wall, or deep excavation backfill, provided all deleterious material and material larger than six-inch diameter are removed. All backfill materials should meet the requirements of Table 1 *Import Structural Fill Requirements* and be limited to granular soils for native backfill soils. Accordingly,

for level backfill using select granular materials, the recommended design active and passive pressures for level backfill, seismic design, restrained retaining walls are summarized in Table 3.

TABLE 3
ACTIVE AND PASSIVE DESIGN PRESSURES

Pressure	Design Pressure Value (pcf)
Active Pressure (Ka)	35
Active Earth Pressure (Kae)	85
Passive Pressure (Kp)	400
Passive Earth Pressure (Kpe)	275
At-Rest Pressure (Ko)	55

F. Concrete Slab-On-Grade

In preparation for flatwork construction, the Earthwork Contractor shall ensure that soils have been prepared as recommended and that field density tests have been performed to document that the relative compaction of the slab subgrade is at least 95 percent relative compaction, based on the maximum dry density determined by ASTM D1557. Preparation of the native soils shall be documented prior to placement of structural fill, aggregate base or structural components.

Interior Concrete Slabs-on-Grade

Interior concrete slabs-on-grade should be supported on properly compacted structural fill meeting the requirements of Table 1, *Import Structural Fill Soil Requirements*. Structural slab design is the responsibility of the project structural engineer; however, we recommend a minimum thickness of 4-inches of aggregate base (virgin, not recycled materials) to provide a uniform base course.

For slab-on-grade design, a Modulus of Subgrade Reaction (k) of 175 pounds per square inch per inch (psi/in, or pci) may be used for materials meeting the requirement for structural fill.

Due to the potential for seasonal surface water and lateral vapor migration to occur, associated with seasonal moisture change and differences between the building interior and exterior ambient conditions, a vapor inhibitor should be considered if moisture sensitive floor coverings are proposed. Vapor barriers should be designed in accordance with current American Concrete Institute (ACI) guidelines, and placed in accordance with ACI 302.1R-15 Fig. 5.2.3.2.

Exterior Concrete Slabs-on-Grade

All dedicated exterior flatwork should conform to standards provided by the governing agency including section composition, supporting material thicknesses and any requirements for reinforcing steel, air entrainment, and fiber reinforcement.

Exterior concrete flatwork should be supported on properly compacted structural fill meeting the requirements of Table 1, *Import Structural Fill Soil Requirements*. Lightly loaded exterior flatwork, such as walkways, should consist of at least 4 inches of Type II Portland cement concrete with a minimum 28-day compressive strength of 4,000 pounds per square inch (psi) with entrained air, underlain by at least 6 inches of compacted (95 percent relative compaction) aggregate base material.

Concrete mix proportions and construction techniques, including the addition of water and improper curing, can adversely affect the finished quality of the concrete and result in cracking and spalling of the slabs. We recommend that all placement and curing be performed in accordance with procedures outlined by the American Concrete Institute and Portland Cement Association. Special considerations should be given to concrete placed and cured during hot or cold weather conditions. Proper control joints and reinforcing should be provided to minimize any damage resulting from shrinkage.

G. Permanent Cut-and-Fill Slopes

Permanent slopes are not anticipated for final site design.

Temporary (during construction) and permanent (after construction) erosion control will be required for all disturbed areas. The contractor shall prevent dust from being generated during construction in compliance with all applicable city, county, state and federal regulations. The project specifications should include an indemnification by the contractor of the owner and engineer for any dust generation during the construction period. The owner will be responsible for mitigation of dust after his acceptance of the project.

H. Corrosion

The native soils in the area are mapped and have been tested ranging from a high corrosion potential to concrete and steel. The native soils may be considered detrimental to normally formulated concrete per ACI guidelines.

I. Utilities, Trench Excavation, and Backfilling

The Earthwork Contractor must comply with the "Safety and Health Regulations for Construction" as directed by the Occupational Safety and Health Act (OSHA Standards, Volume III, Part 1926, Subpart P) while excavating and backfilling. The Earthwork Contractor is also responsible for providing a competent person, as defined by OSHA standards, to ensure excavation safety.

Pipe bedding and trench backfill materials should be moisture conditioned to slightly over optimum and compacted to 90 percent relative compaction, or local requirements, based on the maximum dry density determined by ASTM D1557. The upper 24 inches of trench backfill within asphalt or concrete paved areas should be compacted to a minimum 95 percent relative compaction as determined by ASTM D1557. The thickness of all lifts will be restricted to a maximum of 8 inches (loose) and individually tested unless the Earthwork Contractor can demonstrate their ability to uniformly achieve the required compaction for the entire layer of material placed.

For corrosion protection, where steel and/or metal pipes are proposed, the Contractor shall follow the pipe manufacturer’s recommendation regarding corrosion protection.

J. Pavement Sections

Based on the level of performance needed for a typical variation in size of trucks and trailers, a range of surfaces or pavements may be selected for use on this property. Based on the soil conditions expected at subgrade elevation, very good relative quality of roadbed soil, we

recommend the minimum sections noted in Table 4, which have typically gained satisfactory performance within the region.

TABLE 4
MINIMUM SURFACE AND PAVEMENT SECTIONS

Pavement Designation	Asphalt Concrete (inches)	Aggregate Base (inches)
Gravel (AB) Surface	---	6
Asphalt Pavement	3	6
Asphalt Heavy Section*	4 to 5	6 to 8
Concrete Apron	6	6

*Can be confirmed based on anticipated truck and axle weights.

The Earthwork Contractor shall ensure that field density tests have been performed to document the relative compaction of at least the upper 12 inches of subgrade soils prior to placing subsequent lifts. Preparation of the native soils shall be documented prior to placement of structural fill or aggregate base. All subgrade shall be compacted to a smooth non-yielding surface and proof-rolled with no pumping or limited deflections before placement of aggregate base.

Driveways can be composed of typical minimum thickness for the selected products. If pavers are selected, a higher degree of maintenance shall be expected to correct minor settlements. Product manufacturer's recommendations should be followed for installation, including setting pavers in concrete, as applicable to the local soil conditions. Any off-site roadway construction shall be in accordance with the Standard Specifications for Public Works Construction.

To provide uniform pavement section support, native subgrade soils shall be scarified, moisture conditioned to within two percent of optimum moisture content, and compacted to at least 90 percent relative compaction per ASTM D1557. Areas of fine-grained or clay soil should be expected to be encountered and should be segregated from the upper 12 inches of pavement sections for better subgrade response and less settlement areas.

Pavement Longevity Recommendations

Flexible pavement sections should be supported on a minimum 12 inches of properly compacted subgrade or native fill soils that qualify as structural fill as previously specified. Recommended 20-year pavement sections have been calculated using AASHTO 93 "Low Volume Road" design methodology with ESAL assumptions and supporting calculations listed in Plate 11.

The performance and longevity of the pavements can be enhanced by minimizing excess moisture reaching the subgrade soils and pavement surface. The following recommendations should be followed, where possible:

- A polymer-modified asphalt oil, such as PG64-28NV, can be considered. The primary benefit of this oil type is improved rutting resistance, and, secondarily, less thermal (cold temperature) cracking, and overall improved mixture durability. Additionally, some modified binders provide improved stripping (moisture drainage) resistance. The higher the degree of Recycled Asphalt Pavement (RAP) in the asphalt mix, 30% max, a slurry seal or other seal coat should be considered on new pavement, and also a higher degree of maintenance should be expected to achieve the full life cycle of this material.

- Proper drainage of the paved areas should be provided to increase the pavement life. The site should be graded a minimum of 2% away from the pavements.
- Compaction of any utility trenches for landscaped areas should be to the same criteria as the pavement subgrade.
- Consideration should be given to using "desert" landscaping and/or minimizing watering to help prevent surface runoff.
- Periodic seal coating, crack sealing, and/or patching of the pavement may be required.

K. Additional Engineering & Inspection Services

This report is geotechnical in nature and not intended to identify other site constraints such as environmental hazards, wetlands determinations and/or the potential presence of buried utilities. We can assist in evaluating these considerations should further information be requested. Moreover, this office should be retained to provide grading observation and testing as well as associated special inspection during all phases of construction.

All plans and specifications for projects should be reviewed for conformance with this geotechnical report and approved by the Geotechnical Engineer.

The recommendations presented in this report are based on the assumption that sufficient field inspection and construction review will be provided during all phases of construction. A pre-construction conference should be scheduled to include, but not be limited to, the Owner, Architect, Civil Engineer, General Contractor, Earthwork and Materials Sub-Contractors, Building Official and Geotechnical Engineer. The recommendations presented in this report should be reviewed by all parties to discuss applicable specifications and testing requirements. At this time, any applicable material quality and mix design reports should be submitted for approval by the Geotechnical Engineer.

WESTEX Consulting Engineers, LLC has prepared this report based on certain assumptions concerning subsurface conditions at the Property. WESTEX Consulting Engineers, LLC should also provide on-site observations and testing during site preparations, grading, excavation, fill placement, foundation installation, and paving. These observations will allow us to document that the soil conditions are as anticipated, and that the contractor’s work is in conformance with the intent of our recommendations and the approved plans and specifications. Our conclusions and recommendations may be invalidated, partially or in whole, by changes outside our control and by subsequent acts occurring on the site after field reconnaissance. This report may be subject to review and revision at any time. Opinions about the condition of the Property do not constitute a warranty of any kind, either express or implied.

VII DISTRIBUTION

One electronic-stamped copy via email to addressee:

Ms. Lisa Lee
Advocates To End Domestic Violence
P.O. Box 2529
Carson City, Nevada 89702
director@aedv.org

LIST OF PLATES

APPENDIX A
GEOTECHNICAL FIGURES

WESTEX
Consulting Engineers

Ref: Carosn City Assessors Map, Imagery Hybrid, accessed September 2022.

Property Information	
Parcel ID	830341
Acreage	2.0
Land Use	140 - Vacant - Commercial
Zoning	GC

WESTEX Consulting Engineers

P.O. Box 18871, Reno, NV 89511

Phone: (775) 771-9539

SITE VICINITY MAP

Geotechnical Investigation
3649 Gordon Street
APN: 008-303-41
Carson City, Nevada

File No.: 22104.001-A

Date: 9/21/2022

PLATE 1

Ref: Carson City Assessors Map, Imagery Hybrid, accessed September 2022.

N

TP-1 Approximate Test Pit Location

L-1 Geophysical Alignment

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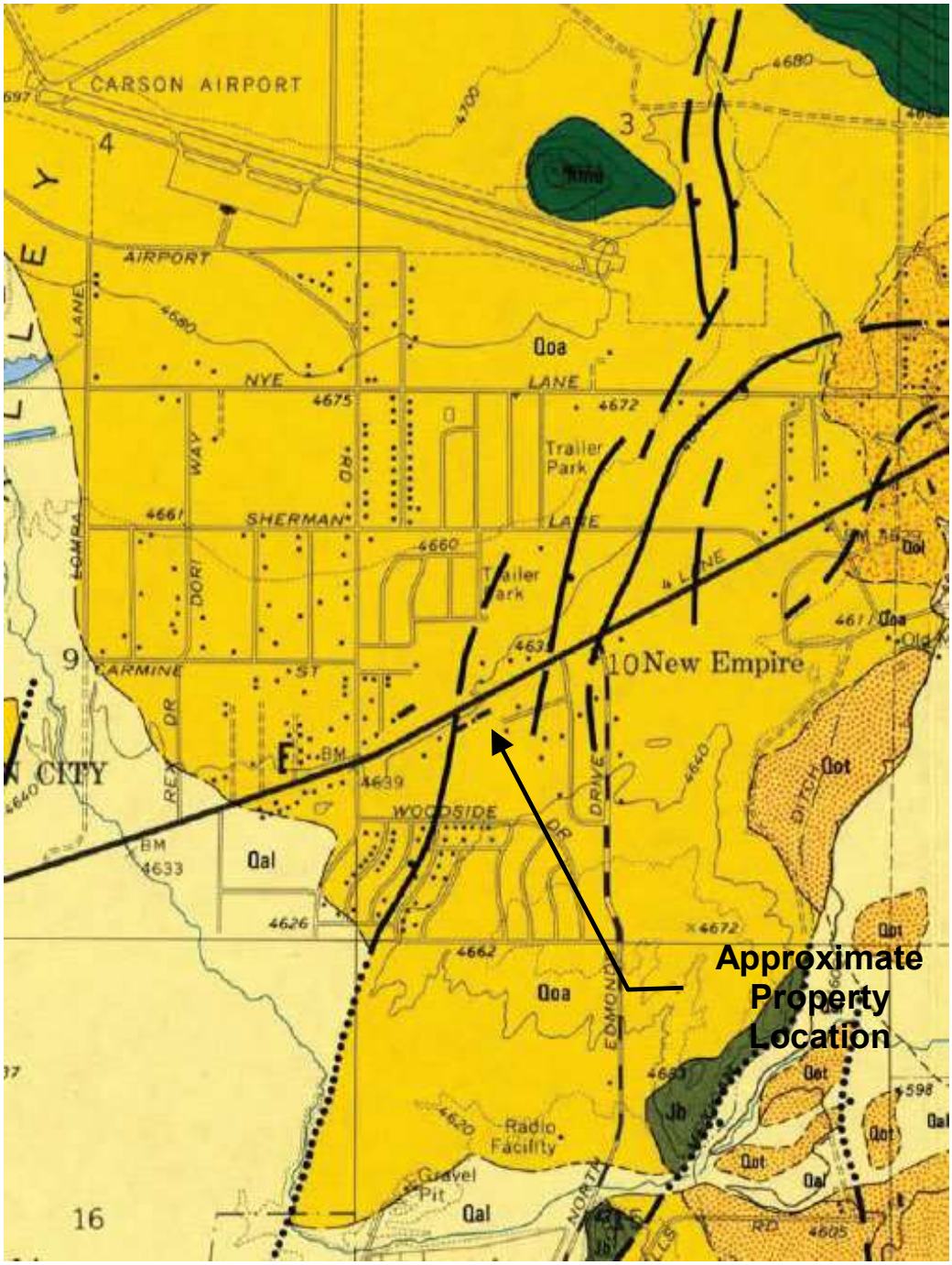
GEOTECHNICAL EXPLORATION MAP

Geotechnical Investigation
3649 Gordon Street
APN: 008-303-41
Carson City, Nevada

File No.:	22104.001-A	**PLATE**
Date:	9/21/2022	**2**

NEW EMPIRE GEOLOGIC MAP



E. C. Bingler. 1977

Qoa **Older alluvial-plain deposits.** Similar to Qop except thicker, finer grained, and better bedded and sorted.

NEVADA BUREAU OF MINES AND GEOLOGY
UNIVERSITY OF NEVADA
RENO, NEVADA 89557

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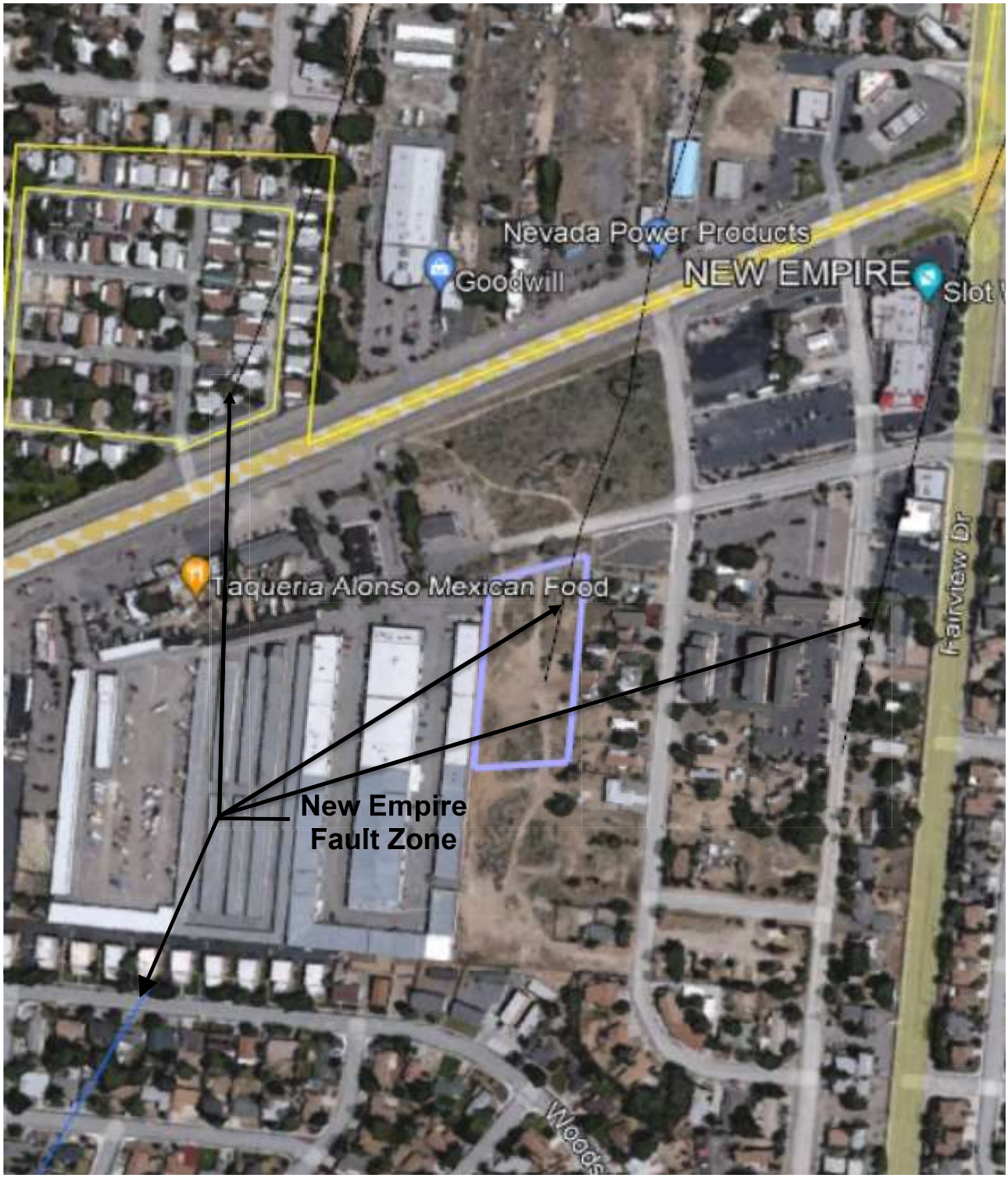
GEOLOGIC MAP

Geotechnical Investigation
3649 Gordon Street
APN: 008-303-41
Carson City, Nevada

File No.: 22104.001-A
Date: 9/21/2022

PLATE 3



Ref: Google Earth Imagery, accessed September 2022.

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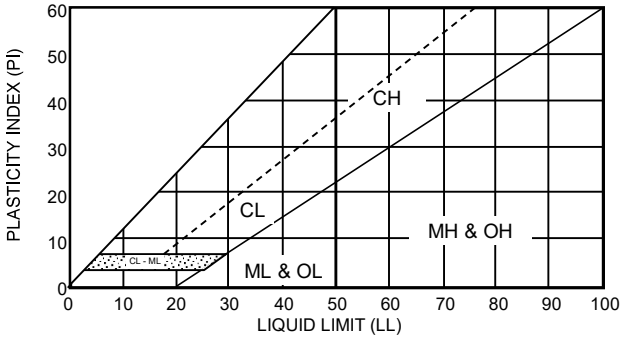
QUATERNARY FAULT MAP

Geotechnical Investigation
3649 Gordon Street
APN: 008-303-41
Carson City, Nevada

File No.:	22104.001-A	**PLATE**
Date:	9/21/2022	**4**

MAJOR DIVISION				TYPICAL NAMES
COARSED-GRAINED SOILS MORE THAN HALF IS COARSER THAN NO. 200 SIEVE	GRAVEL MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN SANDS WITH LITTLE OR NO FINES	GW	WELL GRADED GRAVELS WITH OR WITHOUT SAND, LITTLE OR NO FINES
			GP	POORLY GRADED GRAVELS WITH OR WITHOUT SAND, LITTLE OR NO FINES
		GRAVELS WITH OVER 12% FINES	GM	SILTY GRAVELS, SILTY GRAVELS WITH SAND
			GC	CLAYEY GRAVELS, CLAYEY GRAVELS WITH SAND
	SAND MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS WITH LITTLE OR NO FINES	SW	WELL GRADED SANDS WITH OR WITHOUT GRAVEL, LITTLE OR NO FINES
			SP	POORLY GRADED SAND WITH OR WITHOUT GRAVEL, LITTLE OR NO FINES
		SANDS WITH OVER 12% FINES	SM	SILTY SANDS WITH OR WITHOUT GRAVEL
			SC	CLAYEY SANDS WITH OR WITHOUT GRAVEL
FINE-GRAINED SOILS MORE THAN HALF IS FINER THAN NO. 200 SIEVE	SILT AND CLAY LIQUID LIMIT 50% OR LESS		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTS WITH SANDS AND GRAVELS
			CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY CLAYS WITH SANDS AND GRAVELS, LEAN CLAYS
			OL	ORGANIC SILTS OR CLAYS OF LOW PLASTICITY
	SILT AND CLAY LIQUID LIMIT GREATER THAN 50%		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOLID, ELASTIC SILTS
			CH	INORGANIC CLAYS OR HIGH PLASTICITY, FAT CLAYS
			OH	ORGANIC SILTS OR CLAYS MEDIUM TO HIGH PLASTICITY
HIGHLY ORGANIC SOILS			Pt	PEAT AND OTHER HIGHLY ORGANIC SOILS



CONSISTENCY		RELATIVE DENSITY	
SILTS & CLAYS	SPT BLOW* COUNTS (N)	SANDS & GRAVELS	SPT BLOW* COUNTS (N)
VERY SOFT	0 - 2	VERY LOOSE	0 - 4
SOFT	3 - 4	LOOSE	5 - 10
MEDIUM STIFF	5 - 8	MEDIUM DENSE	11 - 30
STIFF	9 - 15	DENSE	31 - 50
VERY STIFF	16 - 30	VERY DENSE	50 +
HARD	30 +		

* The Standard Penetration Resistance (N) In blows per foot is obtained by the ASTM D1585 procedure using 2" O.D., 1 3/8" I.D. samplers.

DESCRIPTION OF ESTIMATED PERCENTAGES OF GRAVEL, SAND, AND FINES	
TRACE	Particles are present but est. < 5%
FEW	5% - 10%
LITTLE	15% - 20%
SOME	30% - 45%
MOSTLY	50% - 100%

NOTE: Percentages are presented within soil description for soil horizon with laboratory tested soil samples.

DEFINITIONS OF SOIL FRACTIONS	
SOIL COMPONENT	PARTICLE SIZE RANGE
COBBLES	ABOVE 3 INCHES
GRAVEL	3 IN. TO NO. 4 SIEVE
COARSE GRAVEL	3 IN. TO 3/4 IN.
FINE GRAVEL	3/4 IN. TO NO. 4 SIEVE
SAND	NO. 4 TO NO. 200
COARSE SAND	NO. 4 TO NO. 10
MEDIUM SAND	NO. 10 TO NO. 40
FINE SAND	NO. 40 TO NO. 200
FINES (SILT OR CLAY)	MINUS NO. 200 SIEVE

S.6 Rev 2-6-10

WESTEX Consulting Engineers

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KEY TO SOIL DESCRIPTIONS

Geotechnical Investigation

3649 Gordon Street

APN: 008-303-41

Carson City, Nevada

File No.: 22104.001-A

Date: 9/21/2022

PLATE 5

CONSOLIDATION OF SEDIMENTARY ROCKS

Usually determined from unweathered samples. Largley dependent on cementation.

U = unconsolidated
M = moderately consolidated
P = poorly consolidated
W = well consolidated

BEDDING OF SEDIMENTARY ROCKS

Splitting Property	Thickness	Stratification
Massive	Greater than 4.0 ft.	Very thick-bedded
Blocky	2.0 to 4.0 ft.	Thick-bedded
Slabby	0.2 to 2.0 ft.	Thin-bedded
Flaggy	0.05 to 0.2 ft.	Very thin bedded
Shaly or platy	0.01 to 0.05 ft.	Laminated
Papery	Less than 0.01 ft.	Thinly laminated

FRACTURING

Intensity	Size of Pieces in Feet
Very little fractured	Greater than 4.0
Occasionally fractured	1.0 to 4.0
Moderately fractured	0.5 to 1.0
Closely fractured	0.1 to 0.5
Intensely fractured	0.005 to 0.1
Crushed	Less than 0.005

HARDNESS

1. Soft - Reserved for plastic material alone
2. Moderately soft - can be gouged deeply or carved easily with a knife blade
3. Moderately hard - can be readily scratched by a knife blade; scratch leaves a heavy trace of dust and is readily visible after the powder has been blown away
4. Hard - can be scratched with difficulty; scratch produces little powder and is often faintly visible
5. Very Hard - cannont be scratched with a knife blade; leaves a metallic streak

STRENGTH

1. Plastic - very low strength
2. Friable - crumbles easily by rubbing with fingers
3. Weak - An unfractured specimen of such material will crumble under light hammer blows
4. Moderately Strong - Specimen will withstand a few heavy hammer blows before breaking
5. Strong - Specimen will withstand a few heavy hammer blows, and will yeild with difficulty only dust and small flying fragments
6. Very Strong - Specimen will resist heavy ringing hammer blows and will yeild with difficulty only dust and small flying fragments

WEATHERING

The physical and chemical disintegration and decomposition of rocks and minerals by natural processes such as oxidation, reduction, hydration, solution, carbonation, freezing, and thawing

D. Deep - Moderate to complete mineral decomposition; extensive disintegration; deep and thorough discoloration, many fractures, all extensively coated or filled with oxides, carbonates and/or clay silt

M. Moderate - Slight change or partial decomposition of minerals; little disintegration; cementation little to unaffected; Moderate to occasionally intense discoloration; Moderately coated features

S. Slightly - No megascopic decomposition of minerals; little or no effect on normal cementation; Slight and inter-mittent, or localized discoloration; Few stains on fracture surfaces

F. Fresh - Unaffected by weathering agents; No disintegration or discoloration; Fractures usually less numerous than joints

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CRITERIA FOR ROCK DESCRIPTIONS

Geotechnical Investigation
3649 Gordon Street
APN: 008-303-41
Carson City, Nevada

Project No.: 22104.001-A
Date: 09/21/22

PLATE 6

WESTEX
Consulting Engineers

P.O. Box 18871
Reno, Nevada 89511
Locally Owned & Operated

Test Pit No.: TP-1 | **Date:** Tuesday, August 30, 2022
Project: 3649 Gordon Street | **Excv. Method:** Excavator
File No.: 22104.001-A | **Excv. Type:** 304 E CAT
Location: Carson City, Nevada | **Logged By:** DC

GPS: 39.177470, -119.726650
Datum: EL 4,644 FT ~ NAV88

DEPTH (FEET)	SAMPLE TYPE: BULK	SAMPLE TYPE: Grab	SAMPLE TYPE: Drive Tube	Sample ID	Color	PENETROMETER (TSF)	CLAYEY SOILS: SOFT	CLAYEY SOILS: MED. STIFF	CLAYEY SOILS: STIFF	CLAYEY SOILS: VERY STIFF	CLAYEY SOILS: HARD	SAND OR GRAVEL: VERY LOOSE	SAND OR GRAVEL: LOOSE	SAND OR GRAVEL: MED. DENSE	SAND OR GRAVEL: DENSE	SAND OR GRAVEL: VERY DENSE	MOISTURE: DRY	MOISTURE: DAMP	MOISTURE: MOIST	MOISTURE: WET	MOISTURE: SATURATED	USCS SYMBOL	DESCRIPTION
0				1A	Tan									X			X					SM	Silty sand (SM) with a non-plastic fines content of 24.8 percent.
--1--														X			X						
														X			X						
														X			X						
--2--														X			X						
														X			X						
--3--														X			X						
				1B	Brown									X			X					SC	Clayey sand (SC) with a low plasticity fines content of 38.2 percent.
--4--														X			X						
														X			X						
--5--														X			X						
														X			X						
--6--															X			X					
				1C	Dark Brown										X			X				SM	Silty sand (SM) with a non-plastic fines content of 38.6 percent.
--7--															X			X					
															X			X					
--8--															X			X					
															X			X					
--9--															X					X			Groundwater @ 9 feet
--10--																							

Total Depth: 9.0 feet | Groundwater: 9 feet

Plate 7

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P.O. Box 18871
Reno, Nevada 89511
Locally Owned & Operated

Test Pit No.: TP-2
Project: 3649 Gordon Street
File No.: 22104.001-A
Location: Carson City, Nevada

Date: Tuesday, August 30, 2022
Excv. Method: Excavator
Excv. Type: 304 E CAT
Logged By: DC

GPS: 39.177150, -119.727040
Datum: EL 4,644 FT ~ NAV88

DEPTH (FEET)	SAMPLE TYPE: BULK	SAMPLE TYPE: Grab	SAMPLE TYPE: Drive Tube	Sample ID	Color	PENETROMETER (TSF)	CLAYEY SOILS: SOFT	CLAYEY SOILS: MED. STIFF	CLAYEY SOILS: STIFF	CLAYEY SOILS: VERY STIFF	CLAYEY SOILS: HARD	SAND OR GRAVEL: VERY LOOSE	SAND OR GRAVEL: LOOSE	SAND OR GRAVEL: MED. DENSE	SAND OR GRAVEL: DENSE	SAND OR GRAVEL: VERY DENSE	MOISTURE: DRY	MOISTURE: DAMP	MOISTURE: MOIST	MOISTURE: WET	MOISTURE: SATURATED	USCS SYMBOL	DESCRIPTION
--1--				2A	Tan									X			X						SM	Silty sand (SM) with a non-plastic fines content of 38 percent.
--2--																							
--3--																							
--4--				2B	Brown									X				X					SM	Silty sand (SM) with a non-plastic fines content of 38.6 percent.
--5--																							
--6--																							Groundwater @ 6 feet
--7--																							
--8--																							
--9--																							
--10--																							

Total Depth: 6.0 feet

Groundwater: 6 feet

Plate 8

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Consulting Engineers

P.O. Box 18871
Reno, Nevada 89511
Locally Owned & Operated

Test Pit No.:	TP-3	**Date:**	Tuesday, August 30, 2022
Project:	3649 Gordon Street	**Excv. Method:**	Excavator
File No.:	22104.001-A	**Excv. Type:**	304 E CAT
Location:	Carson City, Nevada	**Logged By:**	DC

GPS: 39.176764, -119.726852
Datum: EL 4,544 FT~ NAV88

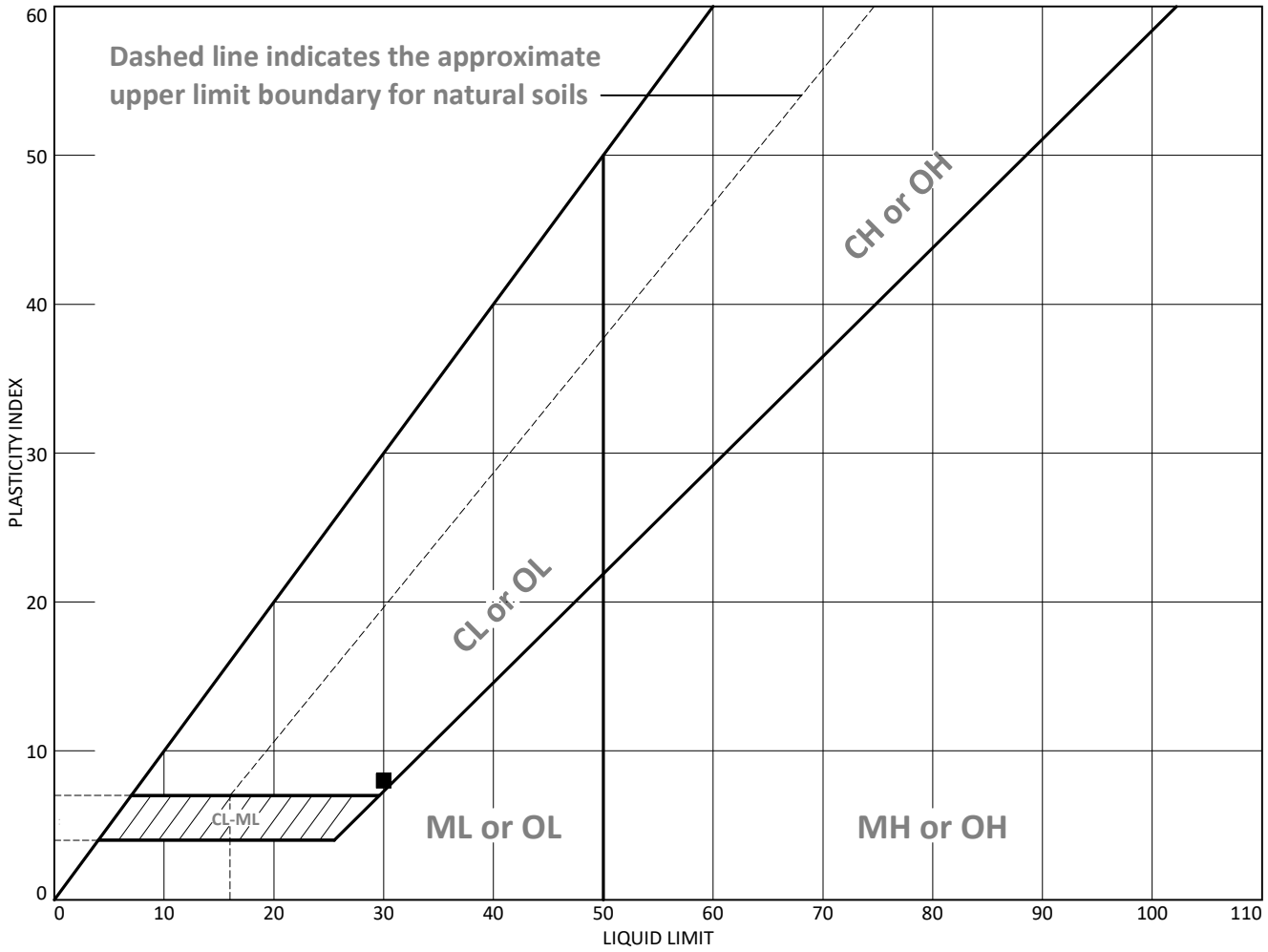
DEPTH (FEET)	SAMPLE TYPE: BULK	SAMPLE TYPE: Grab	SAMPLE TYPE: Drive Tube	Sample ID	Color	PENETROMETER (TSF)	CLAYEY SOILS: SOFT	CLAYEY SOILS: MED. STIFF	CLAYEY SOILS: STIFF	CLAYEY SOILS: VERY STIFF	CLAYEY SOILS: HARD	SAND OR GRAVEL: VERY LOOSE	SAND OR GRAVEL: LOOSE	SAND OR GRAVEL: MED. DENSE	SAND OR GRAVEL: DENSE	SAND OR GRAVEL: VERY DENSE	MOISTURE: DRY	MOISTURE: DAMP	MOISTURE: MOIST	MOISTURE: WET	MOISTURE: SATURATED	USCS SYMBOL	DESCRIPTION
													X				X						
													X				X						
													X				X						
--1--													X				X						
													X				X						
													X				X						
--2--													X				X						
													X				X						
													X				X						
													X				X						Silty sand (SM) with a non-plastic fines content of 38.6
--3--														X			X						percent.
														X				X					
														X				X					
														X				X					
--4--				3A	Tan									X				X				SM	
														X				X					
														X				X					
														X				X					
--5--														X					X				
														X					X				
														X					X				
														X					X				Groundwater seeping @ 6 feet
--6--														X					X				
														X					X				
														X					X				
--7--														X							X		
														X							X		
														X							X		Groundwater @ 7.5 feet
														X							X		
--8--														X							X		
--9--																							
--10--																							

Total Depth: 8.0 feet

Groundwater: 7.5 feet

Plate 9

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Silty sand	NV	NP	NP	67.3	24.8	SM
■	Clayey sand	30	22	8	71.5	38.2	SC
▲	Silty sand	NV	NP	NP	73.0	38.6	SM

Project No. 22104.001-A **Client:** Advocates To End Domestic Violence

Project: 3649 Gordon Street

●**Source of Sample:** TP-1 **Depth:** 0-3' **Sample Number:** 1A

■**Source of Sample:** TP-1 **Depth:** 3'-6' **Sample Number:** 1B

▲**Source of Sample:** TP-1 **Depth:** 6'-9' **Sample Number:** 1C

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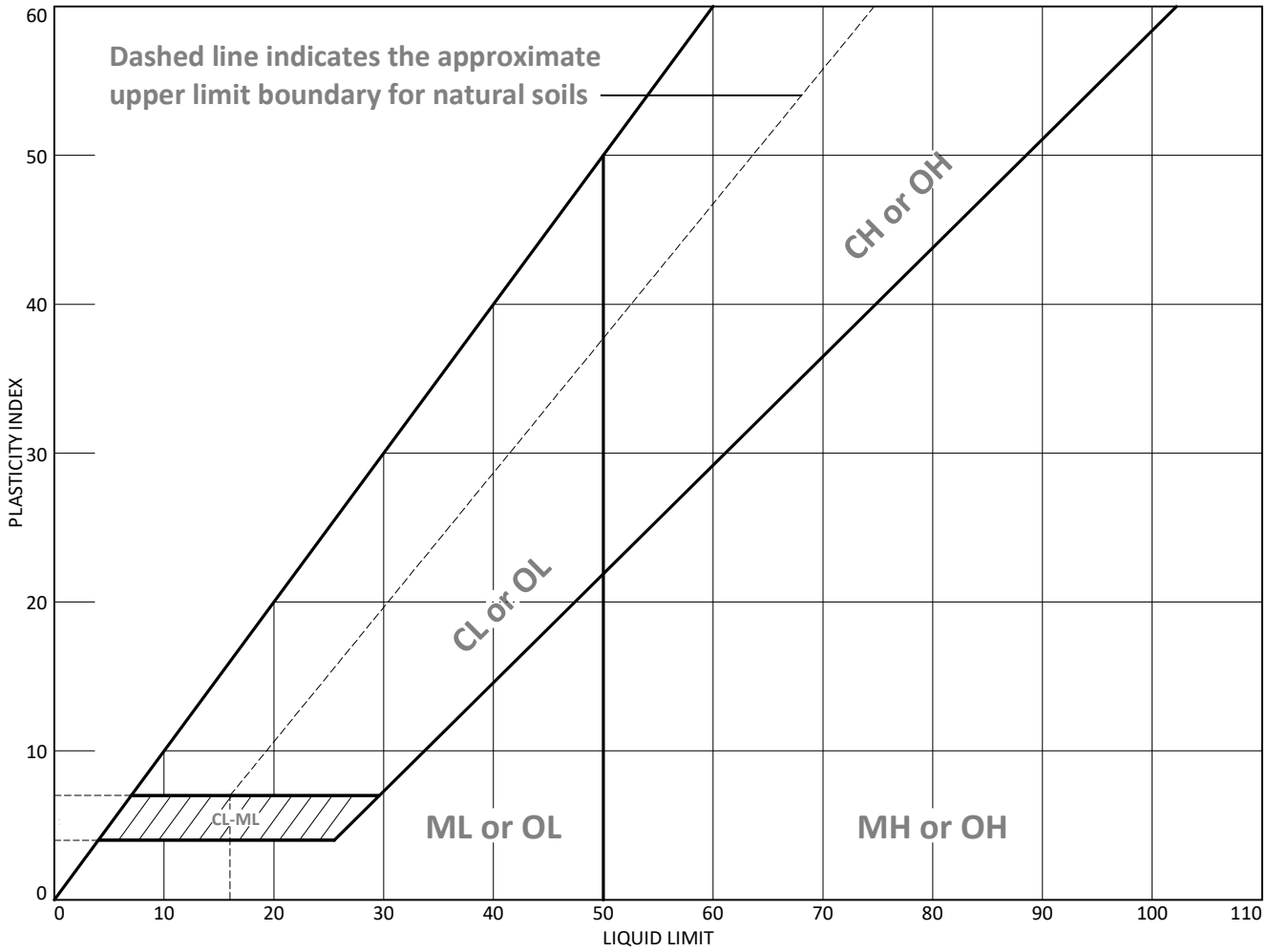
Figure 10

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Silty sand	NV	NP	NP	72.4	38.0	SM
■	Silty sand	NV	NP	NP	73.0	38.6	SM

Project No. 22104.001-A **Client:** Advocates To End Domestic Violence

Project: 3649 Gordon Street

●**Source of Sample:** TP-2 **Depth:** 0-3' **Sample Number:** 2A

■**Source of Sample:** TP-2 **Depth:** 3'-6' **Sample Number:** 2B

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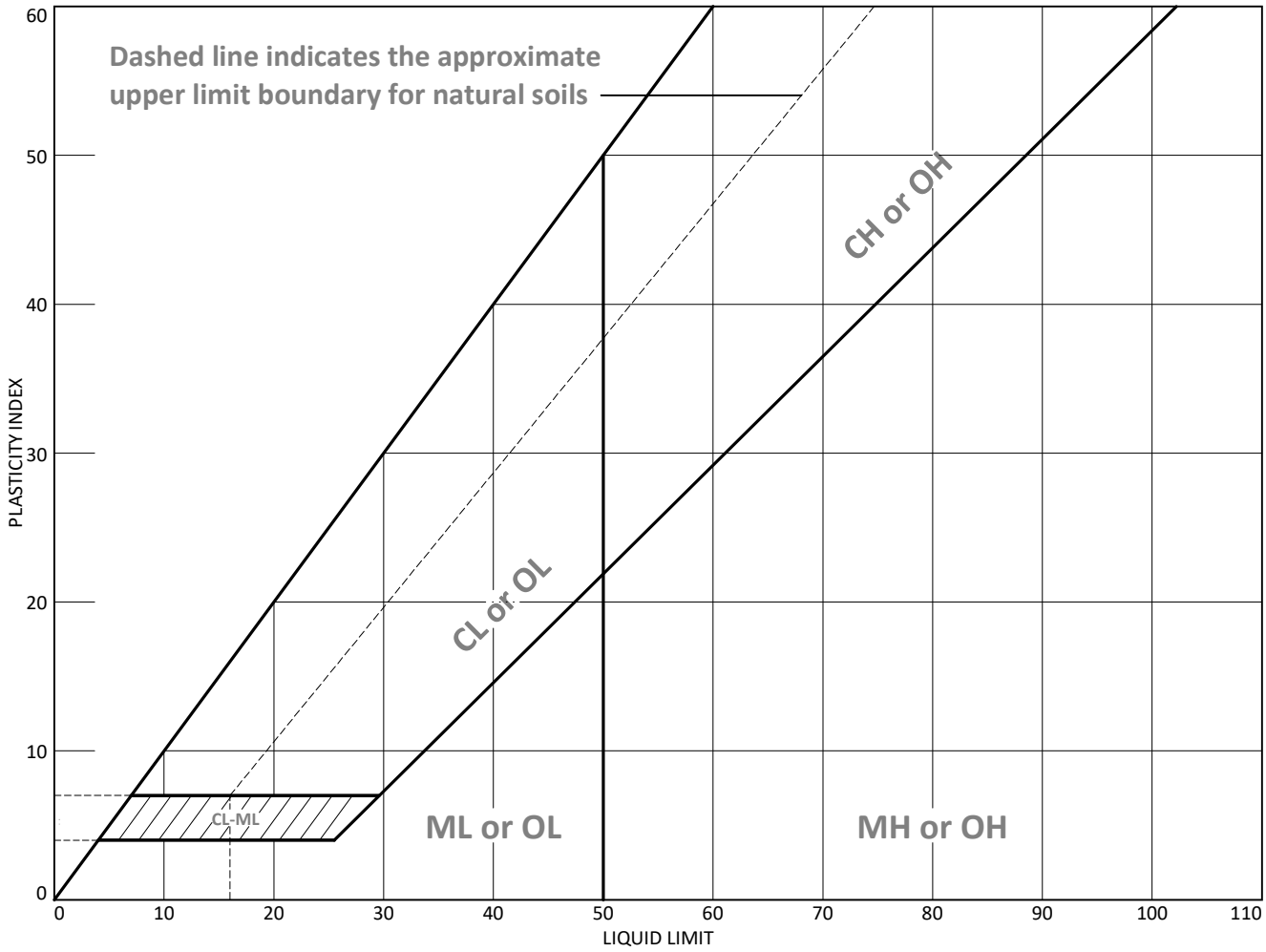
Figure 11

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Silty sand	NV	NP	NP	73.0	38.6	SM

Project No. 22104.001-A **Client:** Advocates To End Domestic Violence

Project: 3649 Gordon Street

●**Source of Sample:** TP-3 **Depth:** 0-8' **Sample Number:** 3A

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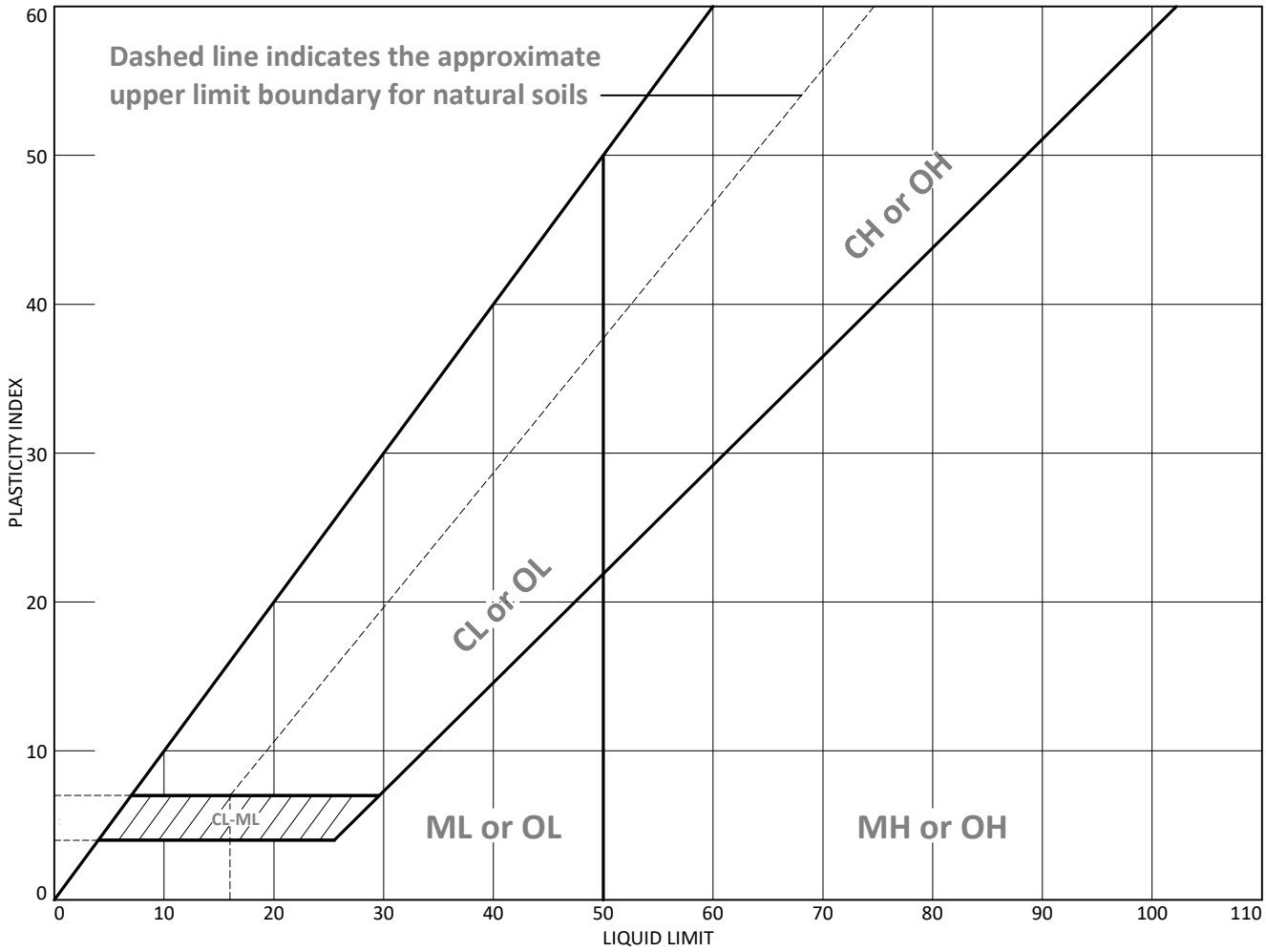
Figure 12

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Silty sand	NV	NP	NP	67.6	31.5	SM

Project No. 22104.001-A **Client:** Advocates To End Domestic Violence

Project: 3649 Gordon Street

●**Source of Sample:** TP-All **Depth:** 0-9' **Sample Number:** All-A

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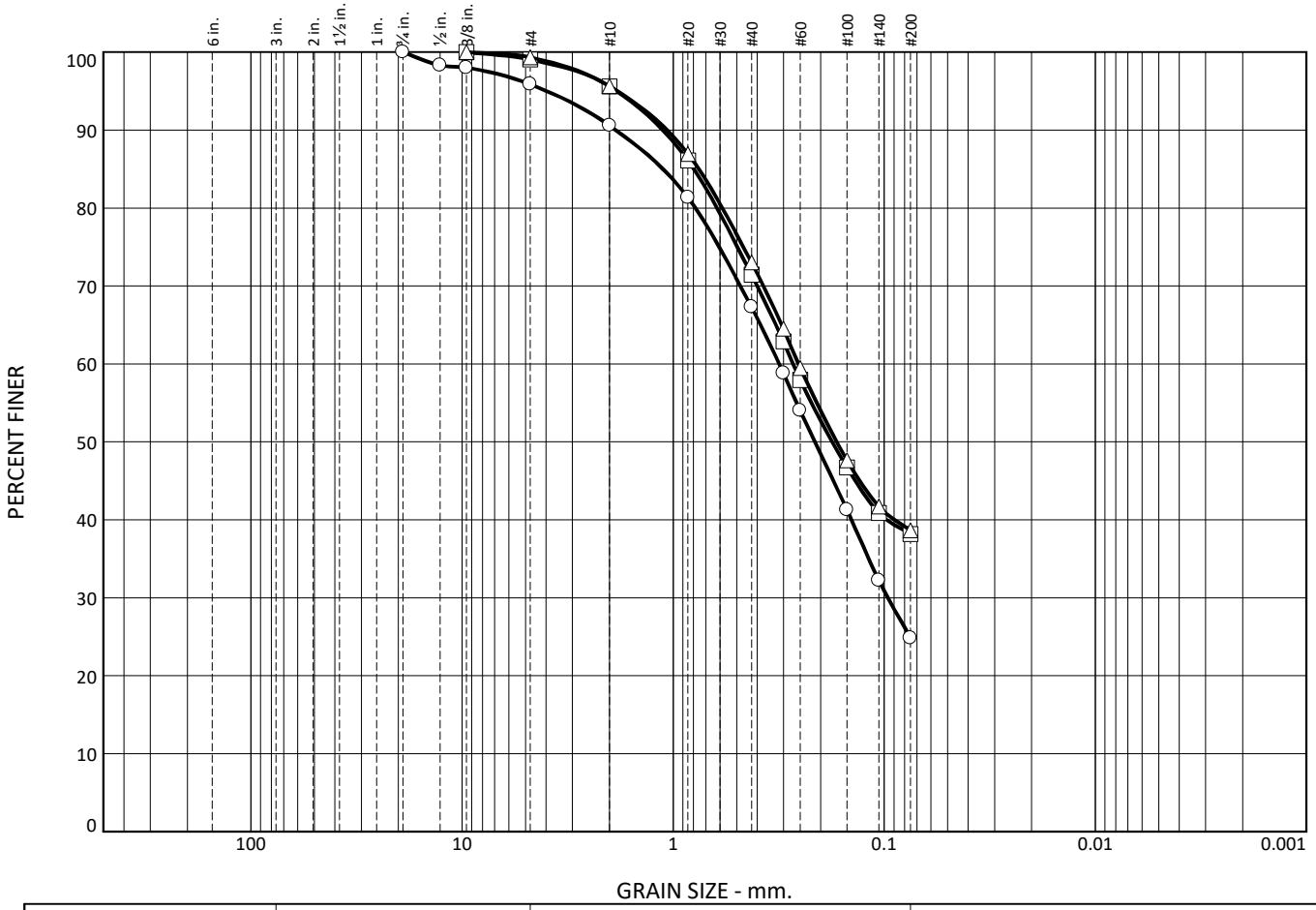
Figure 13

Particle Size Distribution Report

ASTM D6913



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	4.1	5.3	23.3	42.5	24.8	
□	0.0	0.0	1.0	3.4	24.1	33.3	38.2	
△	0.0	0.0	0.7	3.7	22.6	34.4	38.6	

	LL	PL	D_{85}	D_{60}	D_{50}	D_{30}	D_{15}	D_{10}	C_c	C_u
○	NV	NP	1.1152	0.3143	0.2132	0.0960				
□	30	22	0.7967	0.2701	0.1763					
△	NV	NP	0.7548	0.2549	0.1679					

Material Description	Test Date	USCS	NM
○ Silty sand	9/15/22	SM	3.9%
□ Clayey sand	9/15/22	SC	18%
△ Silty sand	9/15/22	SM	15.5%

Project No. 22104.001-A **Client:** Advocates To End Domestic Violence

Project: 3649 Gordon Street

○**Source of Sample:** TP-1 **Depth:** 0-3' **Sample Number:** 1A

□**Source of Sample:** TP-1 **Depth:** 3'-6' **Sample Number:** 1B

△**Source of Sample:** TP-1 **Depth:** 6'-9' **Sample Number:** 1C

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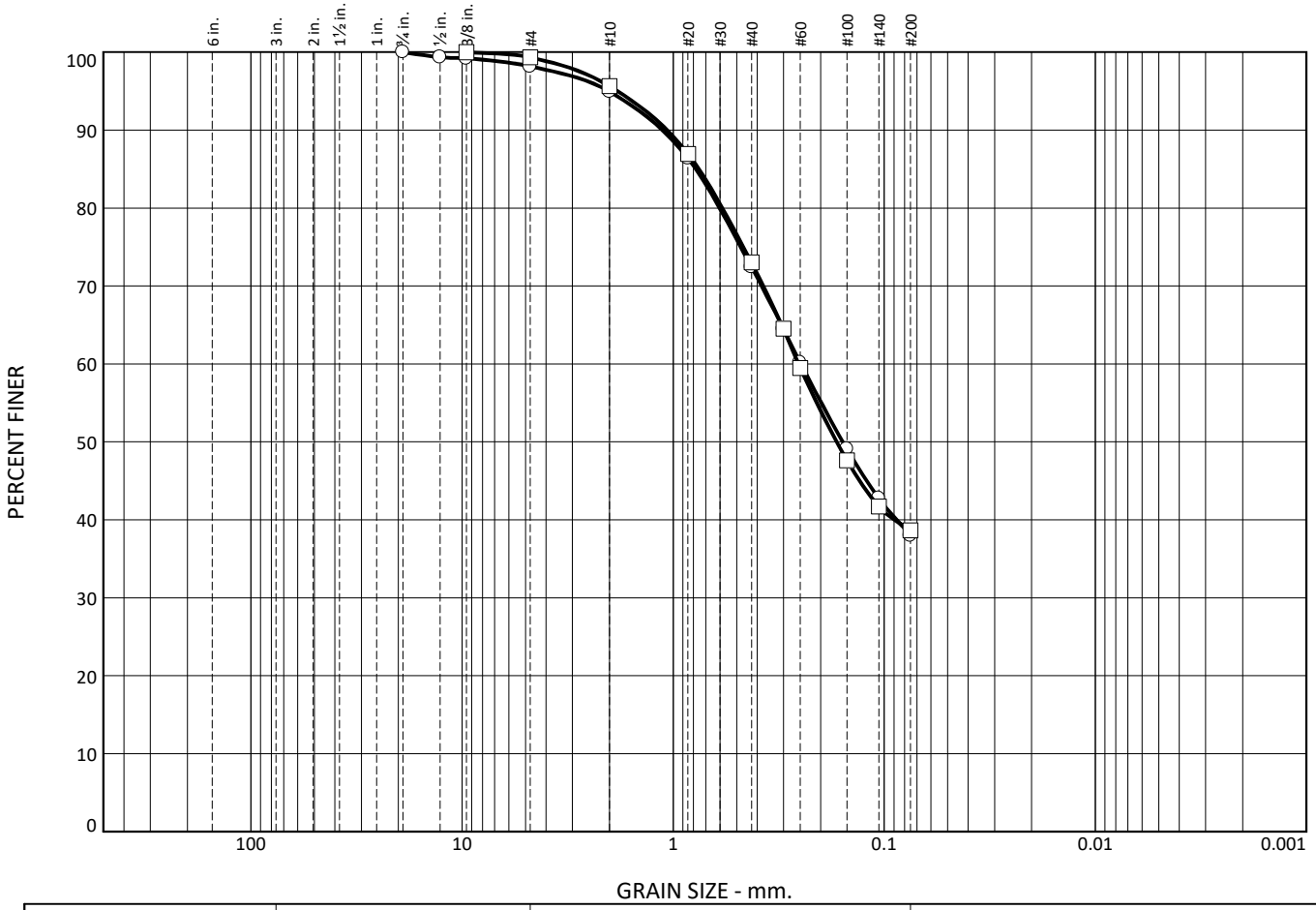
Figure 14

Particle Size Distribution Report

ASTM D6913



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	1.8	3.3	22.5	34.4	38.0	
□	0.0	0.0	0.7	3.7	22.6	34.4	38.6	

	LL	PL	D_{85}	D_{60}	D_{50}	D_{30}	D_{15}	D_{10}	C_c	C_u
○	NV	NP	0.7802	0.2481	0.1570					
□	NV	NP	0.7548	0.2549	0.1679					

Material Description	Test Date	USCS	NM
○ Silty sand	9/15/22	SM	6.1%
□ Silty sand	9/15/22	SM	15.5%

Project No. 22104.001-A **Client:** Advocates To End Domestic Violence

Project: 3649 Gordon Street

○ **Source of Sample:** TP-2 **Depth:** 0-3' **Sample Number:** 2A

□ **Source of Sample:** TP-2 **Depth:** 3'-6' **Sample Number:** 2B

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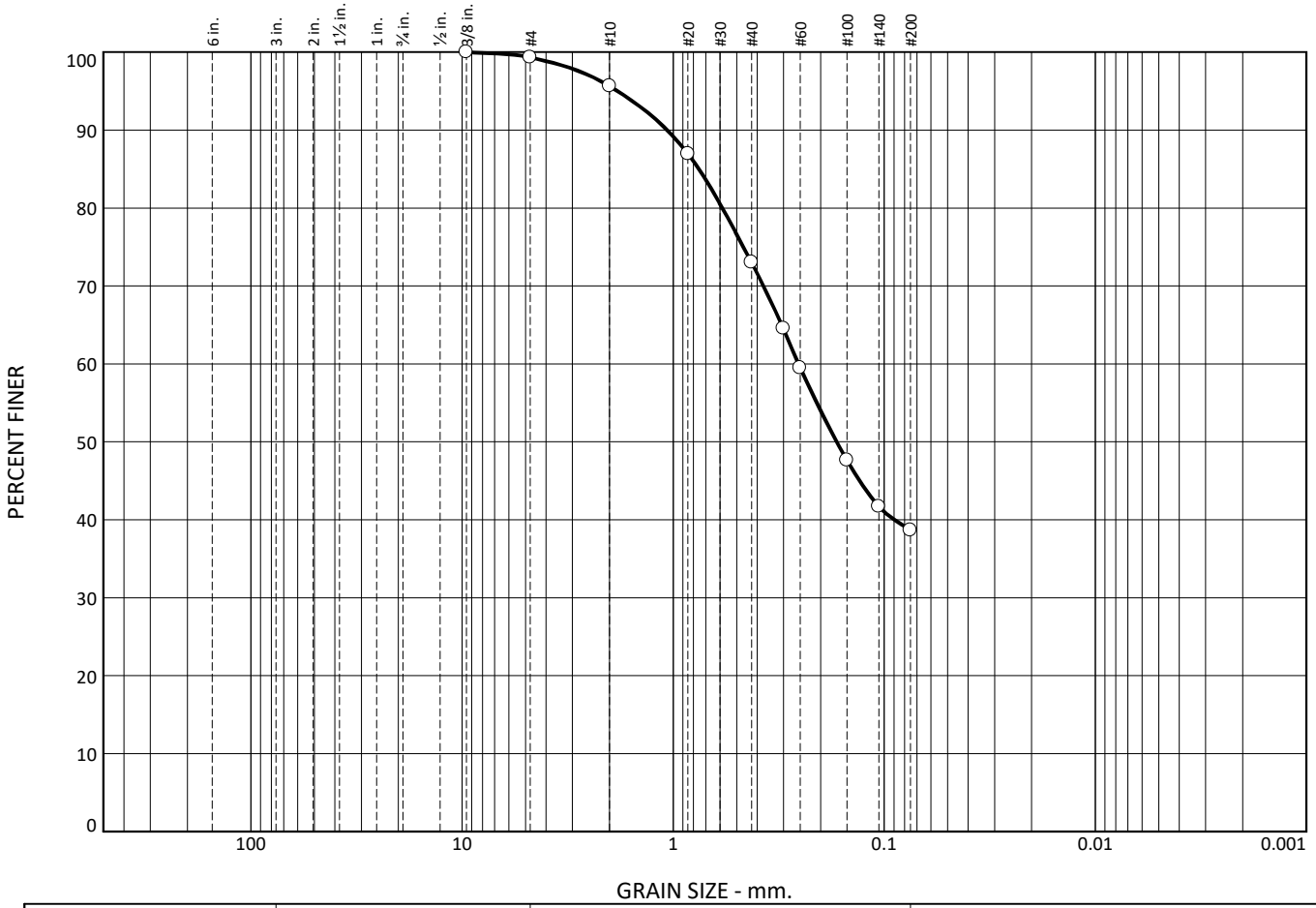
Figure 15

Particle Size Distribution Report

ASTM D6913



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	0.7	3.7	22.6	34.4	38.6	

	LL	PL	D_{85}	D_{60}	D_{50}	D_{30}	D_{15}	D_{10}	C_c	C_u
○	NV	NP	0.7548	0.2549	0.1679					

Material Description	Test Date	USCS	NM
○ Silty sand	9/15/22	SM	15.5%

Project No. 22104.001-A **Client:** Advocates To End Domestic Violence

Project: 3649 Gordon Street

○**Source of Sample:** TP-3 **Depth:** 0-8' **Sample Number:** 3A

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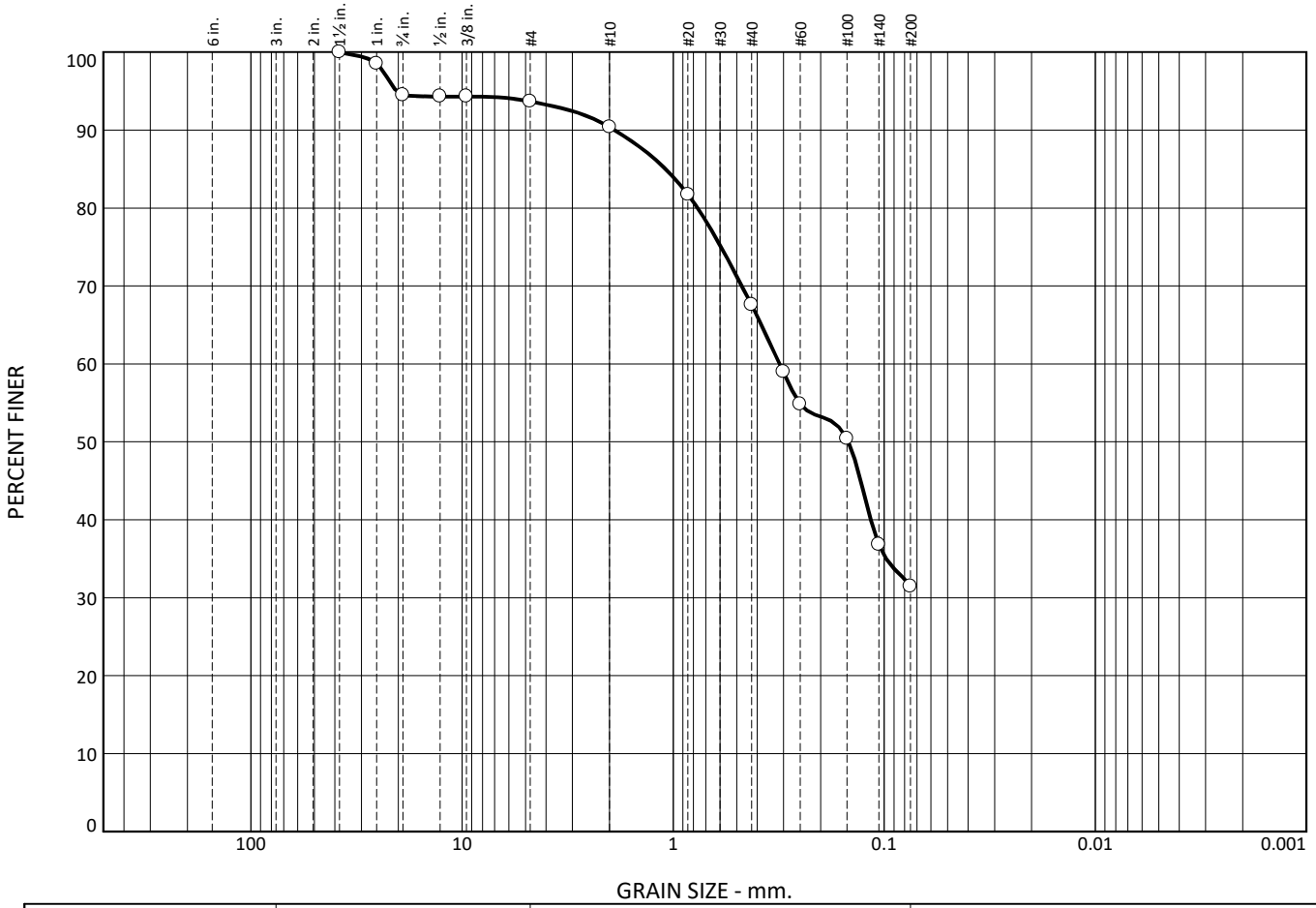
Figure 16

Particle Size Distribution Report

ASTM D6913



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	5.5	0.8	3.3	22.8	36.1	31.5	

	LL	PL	D_{85}	D_{60}	D_{50}	D_{30}	D_{15}	D_{10}	C_c	C_u
○	NV	NP	1.0865	0.3130	0.1474					

Material Description	Test Date	USCS	NM
○ Silty sand	9/15/22	SM	13.7%

Project No. 22104.001-A **Client:** Advocates To End Domestic Violence

Project: 3649 Gordon Street

○**Source of Sample:** TP-All **Depth:** 0-9' **Sample Number:** All-A

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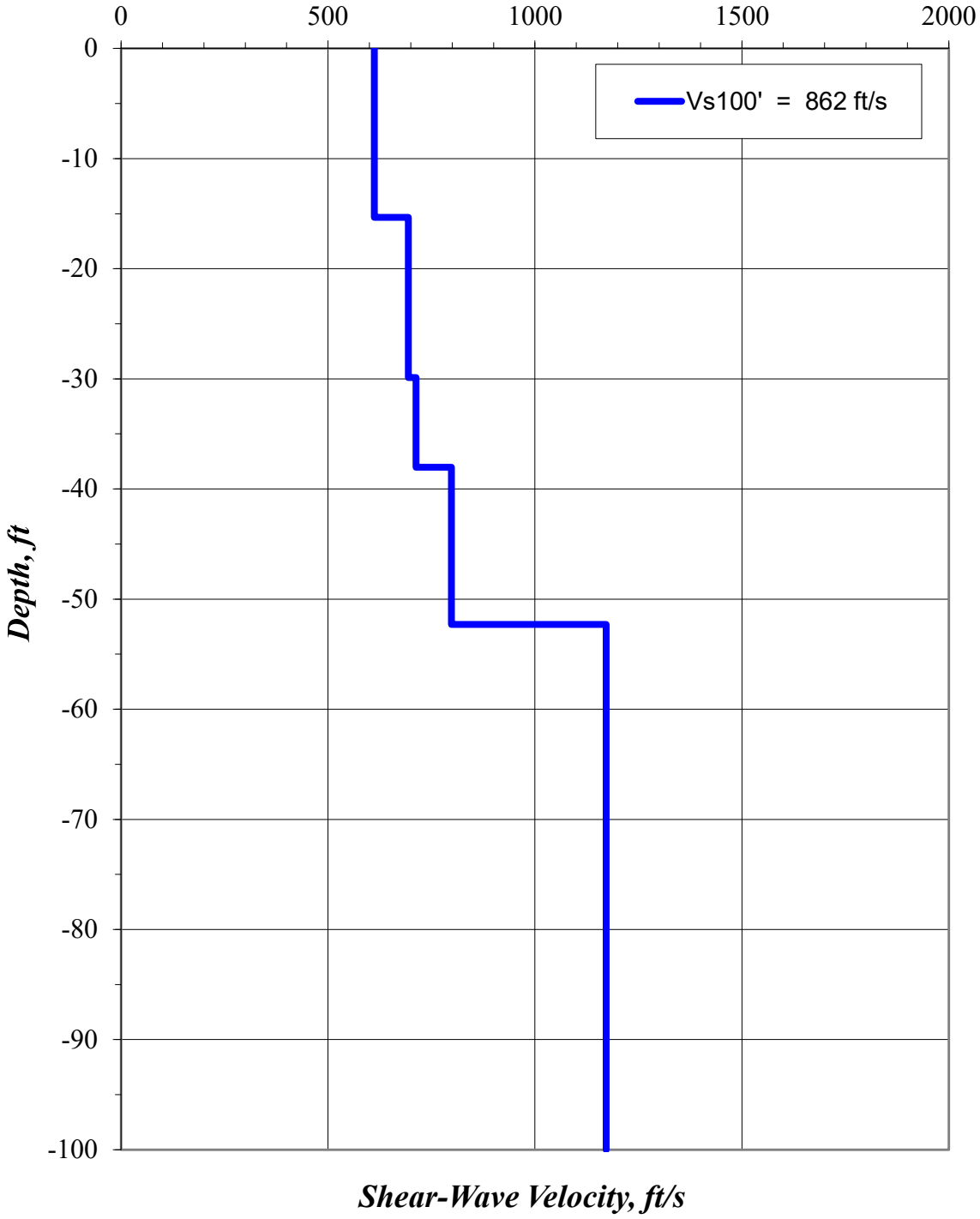
Figure 17

3649 Gordon Street: Vs Model



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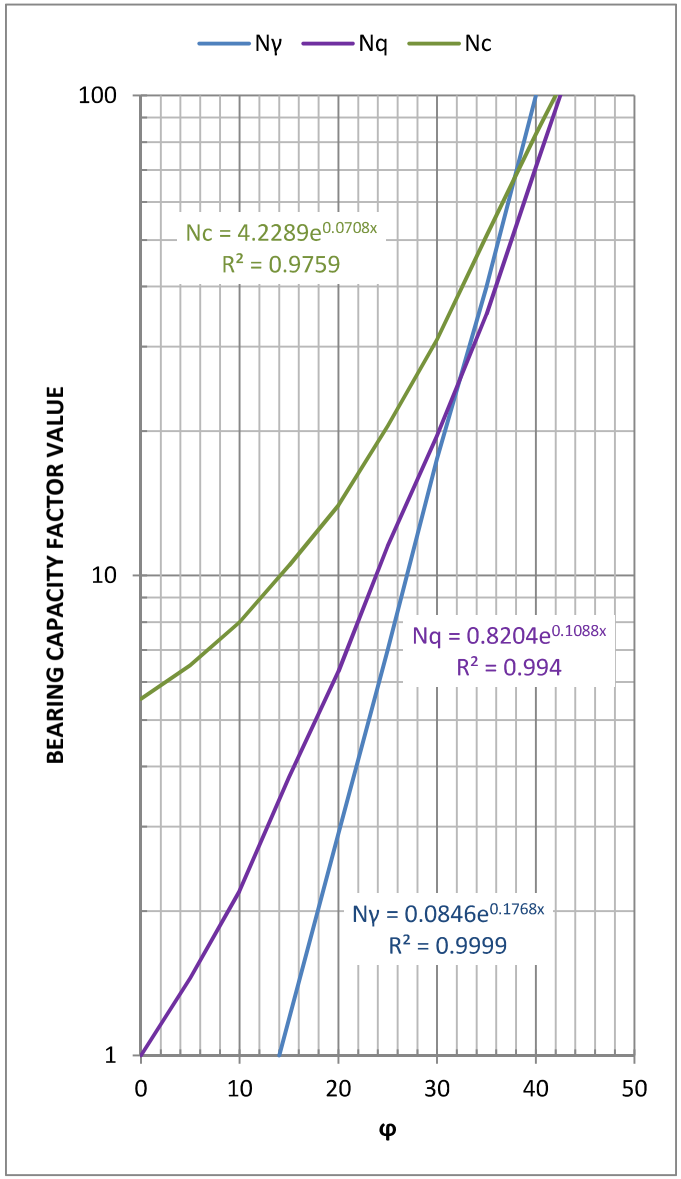
Phone: (775) 771-9539

LINE 1 ONE-DIMENSIONAL SHEARWAVE VELOCITY

Geotechnical Investigation
3649 Gordon Street
APN: 008-303-41
Carson City, Nevada

File No.: 22104.001-A
Date: 9/21/2022

PLATE 18



L	=	1	Footing Length, Feet	c	=	0 psf	N_c = 40.8
B or R	=	1	Footing Width, Feet	φ	=	32 °	N_q = 26.7
D	=	2	Footing Depth, Feet	γ	=	120 pcf	N_γ = 24.2
d_o	=	100	Depth to Water, d_o > B	P_o	=	240 psf	

Footing Type	x
Continuous, General	x
Square or Rectangular	x
Circular	x

φ - c Soil

Continuous Footing, General Case

q_{ult} = 7855 psf

q_{all} = 2620 psf

Square or Rectangular Footing

q_{ult} = 7565 psf

q_{all} = 2520 psf

Circular Footing, R

q_{ult} = 8146 psf

q_{all} = 2720 psf

φ, c = 0

Continuous Footing, General Case

q_{ult} = 7855 psf

q_{all} = 2620 psf

Square or Rectangular Footing

q_{ult} = 7565 psf

q_{all} = 2520 psf

Circular Footing, R

q_{ult} = 8146 psf

q_{all} = 2720 psf

c, φ = 0

Continuous Footing, General Case

q_{ult} = 240 psf

q_{all} = 80 psf

Square or Rectangular Footing

q_{ult} = 240 psf

q_{all} = 80 psf

Circular Footing, R

q_{ult} = 240 psf

q_{all} = 80 psf

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ALLOWABLE BEARING CAPACITY (DM-7.1, NAVFAC)

Geotechnical Investigation
3649 Gordon Street
APN: 008-303-41
Carson City, Nevada

File No.: 22104.001-A

Date: 09/21/22

PLATE 19

ESAL RANGE	
High	700,000 - 1,000,000
Medium	400,000 - 600,000
Low	50,000 - 300,000

ESAL DETERMINATION		
Design Life (yrs)	L	20
Number of Lots	N	100
Average Daily Two Way Trips per Lot	T_d	2
Percent Heavy Trucks	T	25.0
Average Truck Factor	T_f	1.5
Construction Traffic (Trips per Lot)	T_c	50
Construction Truck Factor	T_{cf}	1.0
$ESAL_{20}$		278,750

STRUCTURAL NUMBER (CLIMATE ZONE V)			
Relative Quality of Roadbed Soil	Traffic Level	Reliability	
		50% SN	75% SN
Very Good (R>35)	High	2.4 - 2.6	2.7 - 2.8
	Medium	2.2 - 2.4	2.4 - 2.6
	Low	1.6 - 2.1	1.7 - 2.2
Good (R>15)	High	2.7 - 2.9	3.0 - 3.1
	Medium	2.5 - 2.7	2.6 - 2.9
	Low	1.8 - 2.4	2.0 - 2.5
Fair (R>10)	High	2.9 - 3.1	3.2 - 3.3
	Medium	2.6 - 2.8	2.8 - 3.1
	Low	1.9 - 2.5	2.1 - 2.7
Poor (R>7)	High	3.2 - 3.4	3.5 - 3.6
	Medium	2.9 - 3.2	3.1 - 3.4
	Low	2.2 - 2.8	2.3 - 2.9
Very Poor (R>5)	High	3.4 - 3.6	3.7 - 3.8
	Medium	3.1 - 3.3	3.3 - 3.6
	Low	2.3 - 3.0	2.5 - 3.1

			Minimum	Heavy		
Material Type	Reference	Structural Coefficient	Thickness (in)	Thickness (in)	Thickness (in)	Thickness (in)
Plantmix Surface	AC	0.35	3	4		
Plantmix Base	PB	0.32				
Cement Treated	CTB	0.20				
Type 2 Class B	AB	0.10	6	12		
Structural Fill (R-45)	SF	0.07				
Structural Number for Section			1.7	2.6	0.0	0.0

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Phone: (775) 771-9539

HMA STRUCTURAL PAVEMENT SECTION DESIGN
(Low Volume Roads)

Geotechnical Investigation
3649 Gordon Street
APN: 008-303-41
Carson City, Nevada

File No.: 22104.001-A
Date: 9/21/2022

PLATE 20

APPENDIX B
USDA WEB SOIL SURVEY REPORTS

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Soil Map—Carson City Area, Nevada

Map Scale: 1:1,010 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 45 90 180 270

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Carson City Area, Nevada
Survey Area Data: Version 16, Sep 9, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 1, 2018—Jun 30, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Dalzell fine sandy loam, deep water table	2.7	100.0%
Totals for Area of Interest		**2.7**	**100.0%**

Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic soil group is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007(http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Percentage of rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an ovendry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Liquid limit and *plasticity index* (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties–Carson City Area, Nevada														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
12—Dalzell fine sandy loam, deep water table														
Dalzell	100	C	0-3	Fine sandy loam	SM	A-4	0- 0- 0	0- 0- 0	100-100-100	100-100-100	70-75-80	40-45-50	17-21-24	2-4-6
			3-17	Clay loam, loam	CL	A-6	0- 0- 0	0- 0- 0	100-100-100	100-100-100	90-95-100	70-75-80	31-39-49	13-18-25
			17-21	Stratified fine sandy loam to sandy clay loam	SC	A-6	0- 0- 0	0- 0- 0	100-100-100	100-100-100	75-80-85	35-43-50	26-30-33	10-12-14
			21-28	Cemented material	—	—	—	—	—	—	—	—	—	—

Data Source Information

Soil Survey Area: Carson City Area, Nevada
Survey Area Data: Version 16, Sep 9, 2021

APPENDIX C
ATC HAZARDS BY LOCATION
SEISMIC DESIGN PARAMETERS

WESTEX
Consulting Engineers

Hazards by Location

Search Information

Address: 3649 Gordon St, Carson City, NV 89701, USA

Coordinates: 39.17754499999999, -119.726826

Elevation: 4634 ft

Timestamp: 2022-09-14T18:12:41.619Z

Hazard Type: Seismic

Reference Document: ASCE7-16

Risk Category: II

Site Class: D

Basic Parameters

Name	Value	Description
S_S	2.057	MCE_R ground motion (period=0.2s)
S_1	0.741	MCE_R ground motion (period=1.0s)
S_{MS}	2.057	Site-modified spectral acceleration value
S_{M1}	* null	Site-modified spectral acceleration value
S_{DS}	1.372	Numeric seismic design value at 0.2s SA
S_{D1}	* null	Numeric seismic design value at 1.0s SA

* See Section 11.4.8

Additional Information

Name	Value	Description
SDC	* null	Seismic design category
F_a	1	Site amplification factor at 0.2s
F_v	* null	Site amplification factor at 1.0s
CR_S	0.889	Coefficient of risk (0.2s)
CR_1	0.882	Coefficient of risk (1.0s)
PGA	0.879	MCE_G peak ground acceleration

F_{PGA}	1.1	Site amplification factor at PGA
PGA_M	0.966	Site modified peak ground acceleration
T_L	6	Long-period transition period (s)
SsRT	2.057	Probabilistic risk-targeted ground motion (0.2s)
SsUH	2.315	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
SsD	3.03	Factored deterministic acceleration value (0.2s)
S1RT	0.741	Probabilistic risk-targeted ground motion (1.0s)
S1UH	0.84	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S1D	1.24	Factored deterministic acceleration value (1.0s)
PGAd	1.225	Factored deterministic acceleration value (PGA)

* See Section 11.4.8

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Please note that the ATC Hazards by Location website will not be updated to support ASCE 7-22. Find out why.

Disclaimer

Hazard loads are provided by the U.S. Geological Survey Seismic Design Web Services.

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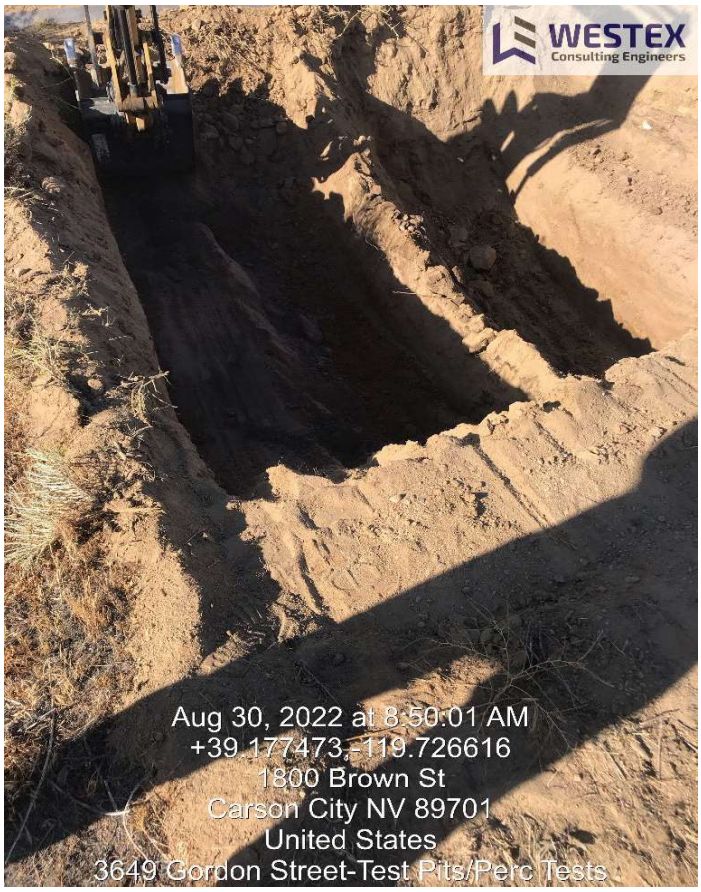
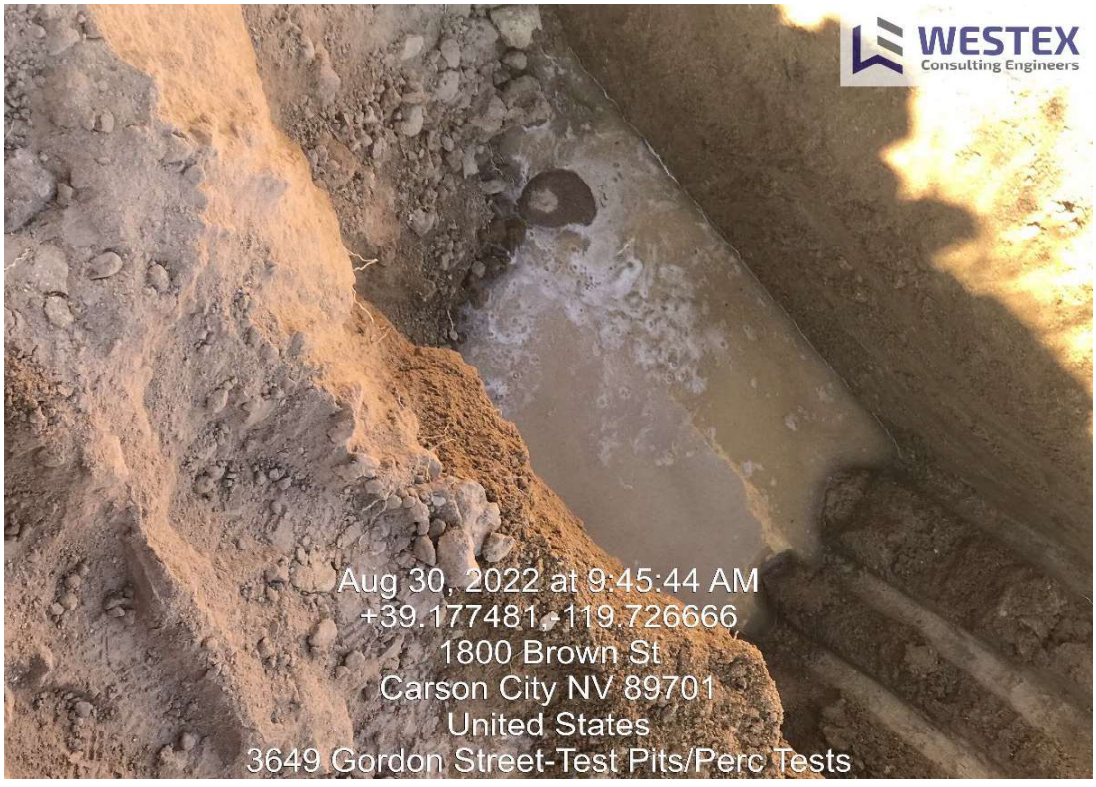
APPENDIX D
EXPLORATION PHOTOS

WESTEX
Consulting Engineers





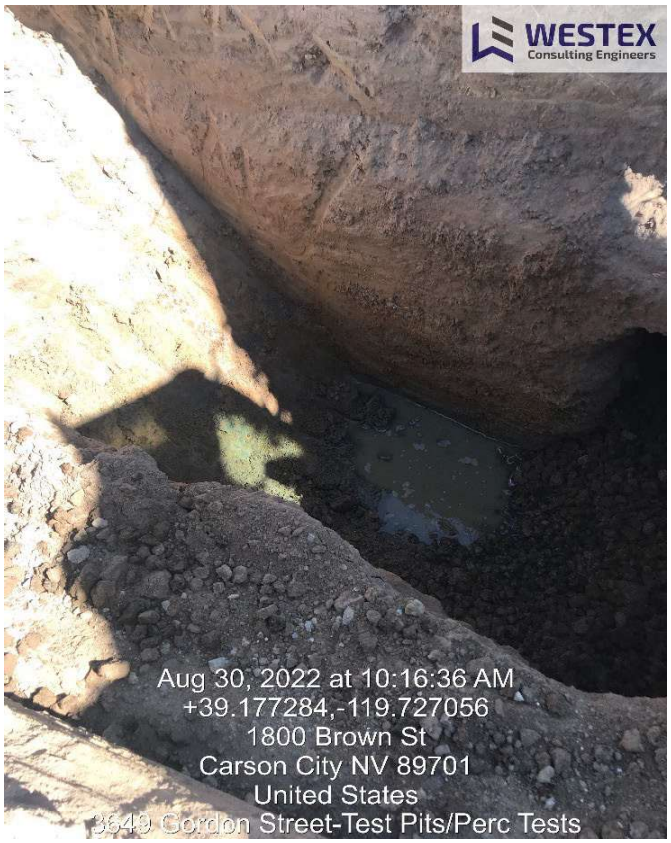
TP-1

WESTEX Consulting Engineers
P.O. Box 18871, Reno, NV 89511
Phone: (775) 771-9539

EXPLORATION PHOTOS

Geotechnical Investigation
3649 Gordon Street
APN: 008-303-41
Carson City, Nevada

File No.:	22104.001-A	**PLATE**
Date:	9/21/2022	**D-1**



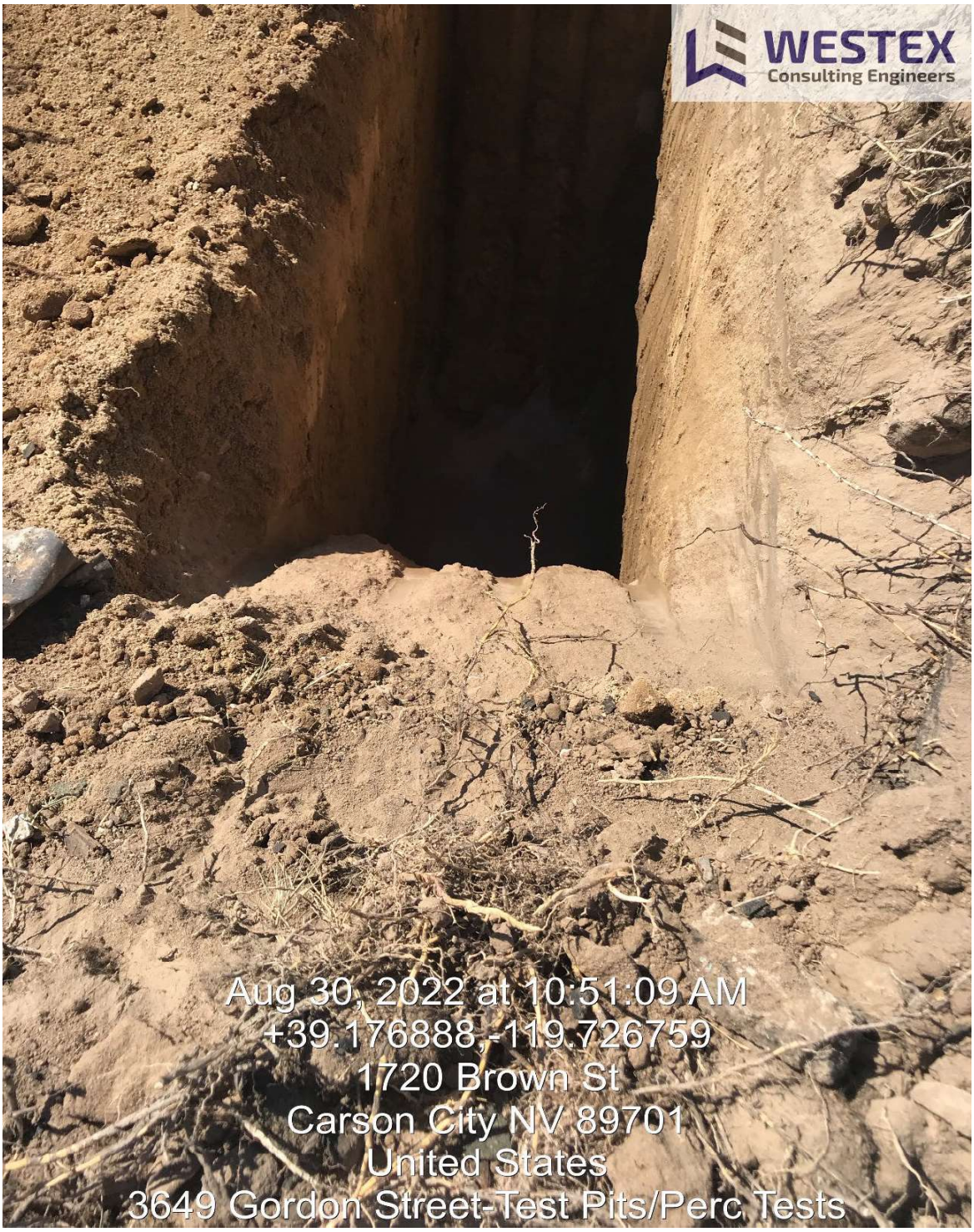
TP-2

WESTEX Consulting Engineers
P.O. Box 18871, Reno, NV 89511
Phone: (775) 771-9539

EXPLORATION PHOTOS

Geotechnical Investigation
3649 Gordon Street
APN: 008-303-41
Carson City, Nevada

File No.:	22104.001-A	**PLATE**
Date:	9/21/2022	**D-2**



TP-3

WESTEX
Consulting Engineers
P.O. Box 18871, Reno, NV 89511
Phone: (775) 771-9539

EXPLORATION PHOTOS

Geotechnical Investigation
3649 Gordon Street
APN: 008-303-41
Carson City, Nevada

File No.:	22104.001-A	**PLATE**
Date:	9/21/2022	**D-3**

Advocates to End Domestic Violence
Attn: Lisa Lee
PO Box 2529
Carson City, NV 89702

MONTE VISTA CONSULTING
575 E. Plumb Lane
Suite 101
Reno, NV 89502
775.636.7905

October 5, 2022

AEDV Gordon Shelter – Sewer Generation Letter

The AEDV Shelter is located at 3649 Gordon Street, 175' west of the intersection of Gordon Street and Brown Street (APN: 08-303-41). The 2.0 acre site does not currently have any existing development. The proposed project will include the development of a 6-unit emergency shelter and associated driveway, parking area, utility connections, landscaping and drainage improvements. In order to determine the sanitary sewer generation quantities, the multi-family contribution rate of 150 GPD utilized by Carson City has been utilized to determine the proposed sanitary sewer contributions of the project based on the following equation:

(6 Units)*(150 GPD/unit)(2.5) = 2,250 GPD

The project will connect to the existing sanitary sewer main in Gordon Street through a private sanitary sewer lateral. Per the Major Project Review letter, the existing sewer main capacity is at 5% (d/D) full. The contribution from the proposed development will have minimal impact on capacity and will be in conformance with Carson City standards. The project does contribute to the Morgan Mill Lift Station which is currently operating at capacity. The proposed contribution from this development will have minimal impact on the lift station, however, it is understood the project will be required to provide a pro rata share of the required future lift station improvements. Ultimately, all sanitary sewer contributions from this site will be treated at the Carson City Waste Water Treatment Plant. No additional sanitary sewer study or analysis has been completed.

Please contact Monte Vista Consulting if you have any questions or if there is anything else I can help with.

Sincerely,

Monte Vista Consulting

Michael Vicks, P.E.

Principal

Advocates to End Domestic Violence
Attn: Lisa Lee
PO Box 2529
Carson City, NV 89702

October 5, 2022

MONTE VISTA CONSULTING
575 E. Plumb Lane
Suite 101
Reno, NV 89502
775.636.7905

AEDV Gordon Shelter – Trip Generation Letter

The AEDV Shelter is located at 3649 Gordon Street, 175' west of the intersection of Gordon Street and Brown Street (APN: 08-303-41). The 2.0 acre site does not currently have any existing development. The site is accessed from Gordon Street at the north of the property. The proposed project will include the development of a 6-unit multi-family shelter with associated driveway, parking area, landscaping and drainage improvements. In order to determine the trip and parking generation quantities, the ITE Trip Generation Manual (11th Edition) and the ITE Parking Generation Manual (5th Edition) have been utilized based on the following parameters:

Multifamily Housing 220, General Urban/Suburban not close to rail transit

Based on this use the project is anticipated to generate the following:

Weekday Daily Trips: 40

Weekday AM Peak Trips: 3

Weekday PM Peak Trips: 3

The proposed site layout includes 20 parking spaces. No additional traffic study or analysis has been completed.

Please contact Monte Vista Consulting if you have any questions or if there is anything else I can help with.

Sincerely,

Monte Vista Consulting

Michael Vicks, P.E.

Principal

SHERIFF'S OFFICE
CARSON CITY

911 E. Musser St.
Carson City, NV
89701

Ken Furlong
Sheriff

775-887-2500
Fax: 775-887-2026

September 22, 2022

RE: AEDV Shelter Operations
Gibson Avenue, Stewart

FROM: Sheriff Ken Furlong

To: Lisa Lee
Executive Director

I have been informed of plans to construct a new domestic violence shelter at 3640 Gordon Street in Carson City. In anticipation of needed permits, zoning, and residential impacts for the proposed location, I have queried the Sheriff's Office Records Division to ascertain historical impacts at the existing shelter located on Gordon Avenue in Stewart. This review was completed to help determine "anticipated" future impacts to a specific location based on previous calls for service at the current location of services/operations. Our records for the past three (3) year period did not disclose **any** law enforcement responses to the area that would be attributed to the site location and/or services presented.

As a result of my inquiry, please allow this letter of support to be filed as you believe is necessary to address possible impacts to the neighboring areas.

Sincerely,

Ken Furlong
Sheriff

Carson City Property Inquiry

Property Information

Parcel ID	008-303-41	**Parcel Acreage**	0.0000
Tax Year	2022		
Land Use Group	VAC	**Assessed Value**	184,781
Land Use	140 - Vacant - Commercial	**Tax Rate**	3.5700
Zoning	GC	**Total Tax**	$2,004.17
Tax District	024	**Fiscal Year (2022 - 2023)**	
Site Address	3649 GORDON ST 3669 GORDON ST	**Total Unpaid All Years**	$0.00
Neighborhood	Comm - Hwy 50 E		Pay Taxes

No Sketches or Photos

Assessments

Taxable Value	Land	Building	Per. Property	Totals
Residential	0	0	0	**0**
Com / Ind.	527,946	0	0	**527,946**
Agricultural	0	0	0	**0**
Exempt	0	0	0	**0**
Pers. Exempt				**0**
Total	**527,946**	**0**	**0**	**527,946**

Assessed Value	Land	Building	Per. Property	Totals
Residential	0	0	0	**0**
Com / Ind.	184,781	0	0	**184,781**
Agricultural	0	0	0	**0**
Exempt	0	0	0	**0**
Pers. Exempt				**0**
Total	**184,781**	**0**	**0**	**184,781**

	New Land	New Const.	New P.P.
Residential	0	0	0
Com / Ind.	0	0	0
Agricultural	0	0	0
Exempt	0	0	0
Totals	0	0	0

Assessor Descriptions

Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2023						
2023	LOT LINE DELETION #528911					
Selected Parcel Year 2022						
2022	LOT LINE DELETION #528911					

No Personal Exemptions

Billing Fiscal Year (2022 - 2023)

Installment	Date Due	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Amount Paid	Total Unpaid
1	8/15/2022	$502.52	$0.00	$0.00	$502.52	$502.52	$0.00
2	10/3/2022	$500.55	$0.00	$0.00	$500.55	$500.55	$0.00
3	1/2/2023	$500.55	$0.00	$0.00	$500.55	$500.55	$0.00
4	3/6/2023	$500.55	$0.00	$0.00	$500.55	$500.55	$0.00
Total		**$2,004.17**	**$0.00**	**$0.00**	**$2,004.17**	**$2,004.17**	**$0.00**

Payment History

	Fiscal Year	Total Due	Total Paid	Amount Unpaid
⊕	(2022 - 2023)	$2,004.17	$2,004.17	$0.00

Related Names

CURRENT Mail To FOR 2023 (2023 - 2024)
Name ADVOCATES TO END DOMESTIC VIOLENCE
Mailing Address 112 N CURRY ST
Status Current
Account

CURRENT OWNER FOR 2023 (2023 - 2024)
Name ADVOCATES TO END DOMESTIC VIOLENCE
Mailing Address
Status Current
Account

Mail To FOR 2022 (2022 - 2023)
Name ADVOCATES TO END DOMESTIC VIOLENCE
Mailing Address 112 N CURRY ST
Status Current
Account

OWNER FOR 2022 (2022 - 2023)
Name ADVOCATES TO END DOMESTIC VIOLENCE
Mailing Address
Status Current
Account

No Structure Information

Sales History

DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN

Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2022	533189	EASEMENT ABANDONMENT	6/7/2022			$0
2022	533190	EASEMENT ABANDONMENT	6/7/2022			$0
2022	533191	EASEMENT DEED	6/7/2022			$0
2022	528911	LOT LINE DELETION	1/12/2022	ADVOCATES TO END DOMESTIC VIOLENCE		$0

Parcel Genealogy

Relationship	Parcel Number	Action	Year	Change Effective Year	Completed
Parent Parcel	00830306	Combination	2022	2022	Yes
Parent Parcel	00830319	Combination	2022	2022	Yes

Taxing Entities

Tax Entity	Tax Rate	Amount
CITY OPER.	1.9622	$1,100.48
SCHOOL OPER.	0.7500	$420.64
SCH. DEBT (V)	0.4300	$241.16
STATE OF NV	0.1700	$95.35
MEDICAL INDG	0.1000	$56.08
SR. CIT.	0.0500	$28.04
CAP.PROJ. (L)	0.0500	$28.04
SUB-CONSERV.	0.0300	$16.82
ACCIDENT INDG	0.0150	$8.42
CO-OP EXT.	0.0128	$7.18
Tax Entity Total	**3.5700**	**$2,002.21**
EAGLE VLY GRND WTR	0.0000	$1.96
Special Assessment Total	**0.0000**	**$1.96**
Year Total	**3.5700**	**$2,004.17**