

**STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF  
SEPTEMBER 27, 2023**

**FILE NO: LU-2023-0309**

**AGENDA ITEM: 6B**

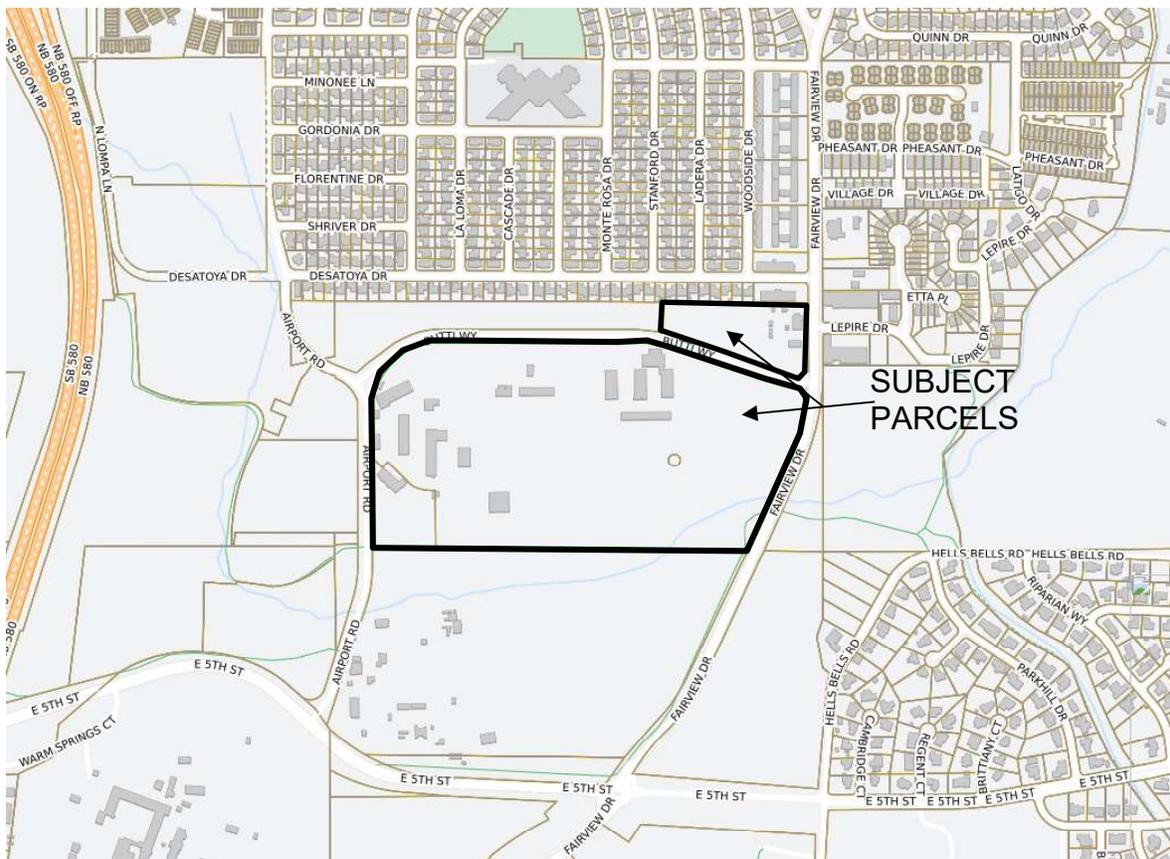
**STAFF AUTHOR:** Heather Ferris, Planning Manager

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request from the Carson City (“Applicant”) for a special use permit (“SUP”) to allow for the construction of a new building to house a fire station, an emergency operations center, information technology offices, and associated parking on parcels zoned Public Regional (“PR”), located at 3645 and 3770 Butti Way, Assessor’s Parcel Numbers (“APNs”) 010-031-04 and 010-037-02. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

**Staff Summary:** The Applicant is requesting an SUP to allow for the construction and operation of a new a 18,077 square foot building to house a fire station, an emergency operations center and information technology offices on APN 010-031-04. Additionally, the Applicant is proposing to improve and expand the existing parking lot which is located on APN 010-037-02 directly across Butti Way from the proposed building. The Planning Commission is authorized to approve an SUP.

**RECOMMENDED MOTION:** “I move to approve LU-2023-0309 based on the ability to make the required findings and subject to the conditions of approval included in the staff report.”

**VICINITY MAP:**



**RECOMMENDED CONDITIONS OF APPROVAL:**

1. All development must be substantially in accordance with the approved plans, except as otherwise modified by the conditions of approval.
2. All on and off-site improvements must 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 of time must be requested in writing to the Planning Division of the Community Development Department ("Planning Division") thirty (30) days prior to the one (1) year expiration date. If this permit is not initiated within one (1) year and no extension is granted, the permit becomes null and void.
4. The Applicant must sign and return the Notice of Decision for conditions of approval within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
5. Building materials must be consistent with the approved plans. All exposed metal surfaces must be painted in flat, non-glossy paint or an earth tone or muted color.
6. With the submittal of the plans for the building permit, the applicant shall provide the exterior lighting details, including manufacturer cut sheets which demonstrate compliance with the non-residential lighting standards contained in Division 1.3 of the Carson City Design Standards ("CCDS").
7. With the submittal of the plans for the building permit, the applicant shall provide a landscaping plan which demonstrates compliance with CCDS Division 3-Landscaping, for review and approval by the Planning Division.
8. The applicant shall submit plans with the building permit application which demonstrate appropriate screening for roof mounted equipment. Roof mounted equipment shall be screened from the public right-of-way and adjacent property using parapet wall, equipment wells, or other architectural means which are integrated into the building design.

**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.185 (Public Regional)

**MASTER PLAN DESIGNATION:** Public / Quasi-Public

**ZONING DISTRICT:** Public Regional (PR)

**KEY ISSUES:** Will the use be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Public Regional, & Single-Family 6,000 / vacant, Jump Around Carson Office, and single-family residences.

EAST: Public / vacant

WEST: Single-Family 6,000 SPA & Public Regional / vacant  
SOUTH: Public Regional / City sewer plant

**SITE DEVELOPMENT INFORMATION:**

LOT SIZE: 52 +/- acres and 5.25 acres  
STRUCTURE SIZE: 18,077 square feet  
VARIANCES REQUESTED: None

**PREVIOUS REVIEWS:**

- SUP-08-094: SUP for continued phased development of the Carson City Corporate Yard including use of commercial coach as an office, vehicle maintenance building, 20 metal storage containers, expansion of asphalt storage building, expansion of the Public Works office building.
- SUP-14-007: SUP for construction and operation of a 110-foot public safety communication radio tower.
- SUP-14-079: SUP for the construction and operation of a 10,955 square foot animal services facility.
- LU-2020-0030: SUP for the construction of a 3,000 square foot, four bay, equipment storage building.
- LU-2022-0296: SUP for a 2,111 square foot addition to the existing fleet maintenance building.

**DISCUSSION:**

APN 010-031-04 is approximately 52 acres in size and is the site of the Carson City Public Works Corporate Yard. The site includes office buildings for the Carson City Public Works Department (“Public Works”) and the Carson City Parks, Recreation and Open Space Department, storage and maintenance buildings. APN 010-037-02 is approximately 5.25 acres in size. The site includes the Jump Around Carson Offices and parking areas.

The new 18,077 square foot building and associated parking is proposed on APN 010-031-04. The building will be constructed of block and steel framing and will house a new fire station including two apparatus bays, crew rooms, restrooms, office space, and a kitchen. The remainder of the building will house the Carson City Information Technology offices and the emergency operations center. The building will be 52.6 feet from the front property line (along Butti Way), 350 feet from the eastern most property line, 1700 feet from the western most property line, and 875 feet from the southernmost property line. A minimum of 50 parking spaces will be provided on-site on the north and south sides of the proposed facility. This meets the required parking for the facility. While not required to serve the new facility, additional parking is proposed across Butti Way, on APN 010-037-02, where the existing parking lot will be improved and expanded from 21 spaces to 46 spaces.

Per CCMC 18.04.185, the use may only be established subject to an SUP. The Planning Commission is authorized to approve an SUP.

## **PUBLIC COMMENTS:**

Public notices were mailed to 112 property owners within 600 feet of the subject site on September 15, 2023. As of the writing of this report, staff has not received any written comments. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on September 27, 2023, depending on the date of submission of the comments to the Planning Division.

## **OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:**

### Development Engineering:

The Development Engineering Division of the Carson City Public Works Department (“Development Engineering”) has no preference or objection to the special use request provided that the following code requirements met:

- The project must meet all Carson City Development Standards and Standard Details including but not limited to the following:
  - Linear style ADA curb ramps must be installed at the driveway entrance.
  - Crosswalks across driveways shall have a maximum cross slope of 1:48 meeting current ADA requirements.
  - Backflow prevention must meet the requirements of NAC 445A as applicable.
  - The project must meet the requirements of CCMC 12.09 Flood Damage Prevention.

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

The project is below the threshold for peak hour and average daily trips to require a traffic impact study and the project does not contribute to the need for a traffic signal in the area. The intersection of Airport Road and East Fifth Street is slated to be upgraded by existing entitled projects.

### CCMC 18.02.080(5)(d) - Public Services

This project will have a minor impact to City water, sewer, and stormwater services and there is sufficient capacity in the City system to serve the project.

### 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 will meet engineering standards for health and safety if Carson City Development Standards are met.

Earthquake faults: There are no known earthquake faults within 500 feet of the site.

FEMA flood zones: The subject site included areas of X-shaded and AE flood zones. Constriction in these areas must include mitigation measures to meet the requirements of CCMC 12.09 Flood Damage Prevention.

Soils and Groundwater: If high groundwater is encountered during construction the project will be required to meet standard construction practices with respect to high groundwater.

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.

Building Division:

1. Plans for construction must specifically identify each of the respective adopted 2018 Code Series and Northern Nevada Amendments (Building and Fire), and International Code Council (“ICC”) and American National Standards Institute (“ANSI”) 117.1 2009, that govern the design, construction, and inspection of the proposed facility.
2. All plan submittals must comply with The Blue Book, A Reference Guide for the Nevada Design and Construction Industry.
3. Apply at Carson City permit center digitally at [permitcenter.carson.org](http://permitcenter.carson.org).
4. A conformed set of plans shall be submitted for building permit plan review. The plan set must include all mechanical, electrical, plumbing (“MEPs”), Structural, Architectural, Entitlements, Energy, Special Inspections, and Civil pages, etc.

**FINDINGS:**

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

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

The proposed fire station, emergency operations center, and information technology offices, and associated parking is consistent with the Master Plan. The subject property is in the Public/Quasi-Public (“PQP”) master plan designation. The PQP designation is intended for schools, government offices, community centers, fire stations, airports, libraries, hospitals and other similar uses. The building will be constructed on the Public Works Corporate Yard property and will be used to house city services.

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 project will not be detrimental to the use, peaceful enjoyment, economic value or

development of surrounding properties or the general neighborhood. The proposed addition will be consistent with other buildings and uses on the site. The site currently operates as the Public Works Corporate Yard and contains office buildings, and storage and maintenance buildings. Current operations at the corporate yard include servicing of fire apparatus, including testing of lights, sirens, and other equipment. The parcel to the east is vacant and zoned Public and parcels to the north are zoned Multi-Family Apartment, Single Family 6,000, and Public Regional. Construction is underway on the apartments on Multi-Family Apartment property, and there are single family residences to the north. The Public Regional zoned parcel is the site of the Jump Around Carson transit offices and the proposed site for the expansion of the existing parking lot. The proposed project will have little impact resulting from noise, vibrations, fumes, odors, dust, glare or physical activity. Any exterior lighting will be required to meet Division 1.3 of the Development Standards to ensure that lights are shielded and directed downward away from adjoining properties and the night sky.

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

The proposed project is within the existing Public Works Corporate Yard property. The applicant has provided a memo from is below the threshold for peak hour and average daily trips to require a traffic impact study and the project does not contribute to the need for a traffic signal in the area.

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

The proposed project is within the existing Public Works Corporate Yard. The proposed addition will not overburden existing public services and facilities. The proposed use will have a negligible impact to City sewer, water and storm drainage. The building permit will be reviewed for compliance with the Carson City Fire Code, Northern Nevada Amendments (2018 International Fire Code (“IFC”)). The proposed facility will result in better response time for the emergency services on the east side of the 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 primary purpose of the Public Regional zoning district is to provide for federal, state and city facilities whose main purpose is to serve regional needs. Public uses such as government facilities are the primary purpose of the Public Regional zoning district. The construction and operation of a new fire station, emergency operations center, and information technology offices, at the existing Public Works Corporate Yard property is consistent with this purpose. Per CCMC 18.04.185, the use may only be established subject to an SUP. As conditioned, the project will meet the definition and specific standards set forth in Title 18.

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

The project will not be detrimental to the public health, safety, convenience, and welfare. The proposed addition project is consistent with other existing uses within the Public Works Corporate Yard property. The project will ultimately provide for better response times for emergency services on the east side of the city; and provide for a consolidated location for the emergency operations center which currently splits its functions between Station 51 for management of incidents and the corporate yard for staging and dispatching.

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

The proposed addition is consistent with other buildings and uses on the site. The site currently operates as the Public Works Corporate Yard and contains office buildings, and storage and maintenance buildings. The Animal Services facility is located south-west of the proposed project and the sewer plant to the south. The parcel to the east is vacant and zoned Public and parcels to the north are zoned Multi-Family Apartment, Single-Family 6,000 and Public Regional. Construction is underway on the apartments on Multi-Family Apartment property, and there are single family residences to the north. The Public Regional zoned parcel to the north is the site of the Jump Around Carson transit offices as well as the proposed expanded parking lot. Due to the projects design and location, it will not result in material damage or prejudice to other property in the vicinity.

Attachments:

Application LU-2023-0309

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

FOR OFFICE USE ONLY:

CCMC 18.02.080

**SPECIAL USE PERMIT**

**FILE #**

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

**+ noticing fee**

**\*Due after application is deemed complete by staff**

APPLICANT PHONE #  
 Carson City 775-283-7584

MAILING ADDRESS, CITY, STATE, ZIP  
 3505 Butti Way, Carson City, NV

EMAIL ADDRESS  
 danderson@carson.org

**SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:**

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

PROPERTY OWNER PHONE #  
 Carson City 775-283-7584

MAILING ADDRESS, CITY, STATE, ZIP  
 201 N. Carson Street, Carson City, NV, 89701

EMAIL ADDRESS  
 danderson@carson.org

**CD or USB DRIVE with complete application in PDF**

APPLICANT AGENT/REPRESENTATIVE PHONE #  
 Darren Anderson, 775-283-7584

**Application Received and Reviewed By:**

MAILING ADDRESS, CITY STATE, ZIP  
 3505 Butti Way

**Submission Deadline: Planning Commission application submittal [schedule](#).**

EMAIL ADDRESS

**danderson@carson.org**

**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): 01003199, 01003702  
 Street Address: 3645 Butti Way

Project's Master Plan Designation: Public/Quasi Public/Open Space  
 Project's Current Zoning: Public Regional  
 Nearest Major Cross Street(s): Fairview

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. Carson City is proposing to construct and new fire station, emergency operations center, and administrative office space on the south side of Butti Way, just east of Public Works. This project also includes expanding and reconstructing the parking lot on the north

side of Butti Way as shown on the the application.

PROPERTY OWNER'S AFFIDAVIT  
 I, ROBERT C. NELLIS, 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.

Robert C. Nellis Signature      3505 BUTTI WAY Address      8/23/23 Date

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

STATE OF NEVADA )  
 COUNTY )

On \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public \_\_\_\_\_

**NOTE:** If your project is located within the Historic District 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

# 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: Carson City Fire Station, Emergency Operation Center 

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)?



**CARSON CITY NEVADA**  
**Consolidated Municipality and State Capital**  
**PUBLIC WORKS**

August 17th, 2023

Carson City Planning Commission  
108 E. Proctor Street  
Carson City, Nevada 89701

RE: Special Use Permit Project Description – Fire Station, Emergency Operations Facility, and IT Offices

Carson City Public Works is near completion of design for a new Fire Station, Emergency Operation Center, and Information Technology Facility and is submitting for a Special Use Permit as necessary to proceed to construct the proposed facility. The project address is 3645 Butti Way and is located on APN 010-031-99 and APN 010-037-02. The facility itself and majority of the improvements will occur on APN 101-031-99. An existing parking lot on APN 010-037-02 is proposed to be reconstructed to provide additional employee and public parking for the new facility.

The facility will be approximately 18,000 square feet, single story, and constructed of block and steel framing. Public parking and employee parking is proposed on the north side of the building and employee and fleet parking on the south side of the building. Please see the supplemental information in this application for additional information on appearance of the facility and use/layout of the site.

If you have any questions, please feel free to call or email me.

Sincerely,

Darren Anderson, P.E.  
Senior Project Manager  
Carson City Public Works  
danderson@carson.org

## STATEMENT OF FINDINGS

### APPLICATION FOR SPECIAL USE PERMIT

#### Fire Station + EOC + IT Facility

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

The Fire Station, EOC, IT Facility will be in accordance with the Master Plan elements. The subject parcel is currently zoned Public Regional and houses the Carson City Public Works Corporation Yard. Public Works, Parks and Recreation, Fleet Maintenance, SWAT, and the Animal Shelter are currently all based at this location. The addition of the Fire Station, Emergency Operations Center, and IT office space serve as an extension of public services currently housed at this location.

**Question 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 neighborhood 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 direct area of the project is currently undeveloped but is adjacent to the Public Works Corporation Yard. Much of the uses of the proposed facility occur at various locations and buildings in the corporation yard. A breakdown of the new facility uses include:

Fire Station: Currently, Fleet Maintenance is housed in the Corporation Yard and maintains the Fire Department's apparatus and other equipment. Sirens are tested and equipment is driven around the yard and on adjacent streets to verify equipment is operating correctly. The new station will provide additional noise due to emergency responses initiated from the new facility; however, this location is fitting for this use and less impactful when compared to other locations on the east side of Carson due to the nature of the operations that occur in the Corporation Yard. The Carson City Fire Department Master Plan (2020) recommended adding two additional staffed stations to reduce travel time and improve effective response force coverage. This location helps meet this objective by providing a station in the eastern portion of town.

Emergency Operations Center: The current location used for managing emergency situations is at Fire Station 51; however, Public Works is often involved in these events and utilizes the Corporation Yard to dispatch crews and equipment for emergency responses related to events such as fires, floods, snowstorms. Relocating the EOC to the location on Butti Way will insignificantly change the use of the property and impact to adjacent properties.

Information Technology Offices: Public employee offices are located northeast of the proposed location at JAC Transit and west of the location in the Corporation Yard. Relocating IT to this location will not change the way the property is currently being used. The IT Department currently consists of 16 employees which will create minimal additional traffic in the area of the project.

The new facility will have area lighting. This lighting will be similar to the parking lot lighting at Public Works and JAC Transit directly to the west and northeast. Area lighting will be used for safety and security around the new facility.

The exterior finishes of the facility are designed to complement the buildings in the Public Works Yard and Animal Shelter.

The new facility will be used for improved public safety housing critical operations which include the Fire Station and EOC. The people of Carson City will benefit through a safer community due to improved response time and better department and interagency coordination that is enabled by the facility.

**Adjacent properties:**

West: PR – Public Works Corporation Yard

Northwest: MFA – New low-income housing development

North: PR and SF6 – Pet cemetery, JAC Transit Facility, and single-family homes

East: PC – undeveloped

South: PR – Water Resource Recovery Facility

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

A Carson City Fire Station and Emergency Operations Facility Trip Generation Memorandum was prepared to accompany the Special Use Permit for the construction of the Carson City Fire Station providing anticipated trip generation for the Project. About 129 total daily trips are anticipated which includes staff, visitors, and emergency response. Of the 129 daily trips traffic during peak hours is anticipated to be approximately 24 light vehicles entering and seven exiting the EOBDC parking lot in the morning, and seventeen light vehicles exiting the EOBDC parking lot in the evening. The generated trips are less than the 80 peak hour trips and 500 trips per day set by the Carson City Planning Department, therefore a formal traffic study was not performed. The number of trips for an emergency event where additional staff is needed was not included in the daily trip calculation as it would not be a regular occurrence. Based on the low number of trips anticipated, no detrimental effect on vehicular traffic is anticipated. Minimal increase in pedestrian traffic is anticipated and existing pathways will not be altered other than the addition of two driveways along the sidewalk on the south side of Butti Way.

**Question 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 Water and Sanitary Sewer System Impact Letter as well as a Technical Drainage Report are provided with the Special Use Permit application to show impacts to the utility systems. Per the documents, minimal impacts are anticipated. The project will benefit public services due to the nature of the facility.

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

The Fire Station, Emergency Operation Facility, and Information Technology Facility will be in conformance with the requirements of Carson City Municipal Code and all related standards.

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

This project will not be detrimental to the public's health, safety, convenience, and welfare. The facility will be a benefit to the public's health, safety, and welfare.

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

As explained in the above responses, the use of the land proposed for the project is consistent with how the land is used adjacent to the project. No damage or prejudice will be caused to adjacent properties.

**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.



Darren Anderson

8/17/2023

Applicant's Signature

Print Name

Date

### FS - EOC - IT



Applicant:  
 Carson City Public Works  
 Darren Anderson  
 Senior Project Manager  
 3505 Butti Way,  
 Carson City, NV 89701

Site Address:  
 3645 Butti Way  
 Carson City, NV, 89701

Assessor Parcel Numbers:  
 010-031-99, 010-037-02

Project Title:  
 Fire Station + EOC + IT  
 Facility

Permit Request:  
 Special Use Permit



CARSON CITY PUBLIC WORKS & CARSON CITY FIRE DEPARTMENT & I.T. DEPARTMENT  
Entry View from across Butti Way



CARSON CITY FIRE STATION + EOC & I.T. OFFICES  
3505 Butti Way, Carson City NV  
07/27/23

CARSON CITY PUBLIC WORKS & CARSON CITY FIRE DEPARTMENT & I.T. DEPARTMENT  
**West View of Entry from Butti Way**



**CARSON CITY FIRE STATION + EOC & I.T. OFFICES**

3505 Butti Way, Carson City NV

07/27/23

CARSON CITY PUBLIC WORKS & CARSON CITY FIRE DEPARTMENT & I.T. DEPARTMENT  
**East View of South Facade (Rear)**



**CARSON CITY FIRE STATION + EOC & I.T. OFFICES**

3505 Butti Way, Carson City NV

07/27/23

CARSON CITY PUBLIC WORKS & CARSON CITY FIRE DEPARTMENT & I.T. DEPARTMENT  
**West View of South Facade (Rear)**



**CARSON CITY FIRE STATION + EOC & I.T. OFFICES**

3505 Butti Way, Carson City NV

07/27/23

CARSON CITY PUBLIC WORKS & CARSON CITY FIRE DEPARTMENT & I.T. DEPARTMENT  
Entry Aerial View



CARSON CITY FIRE STATION + EOC & I.T. OFFICES

3505 Butti Way, Carson City NV

07/27/23

CARSON CITY PUBLIC WORKS & CARSON CITY FIRE DEPARTMENT & I.T. DEPARTMENT  
Aerial View



CARSON CITY FIRE STATION + EOC & I.T. OFFICES

3505 Butti Way, Carson City NV

07/27/23

CARSON CITY PUBLIC WORKS & CARSON CITY FIRE DEPARTMENT & I.T. DEPARTMENT  
Aerial View

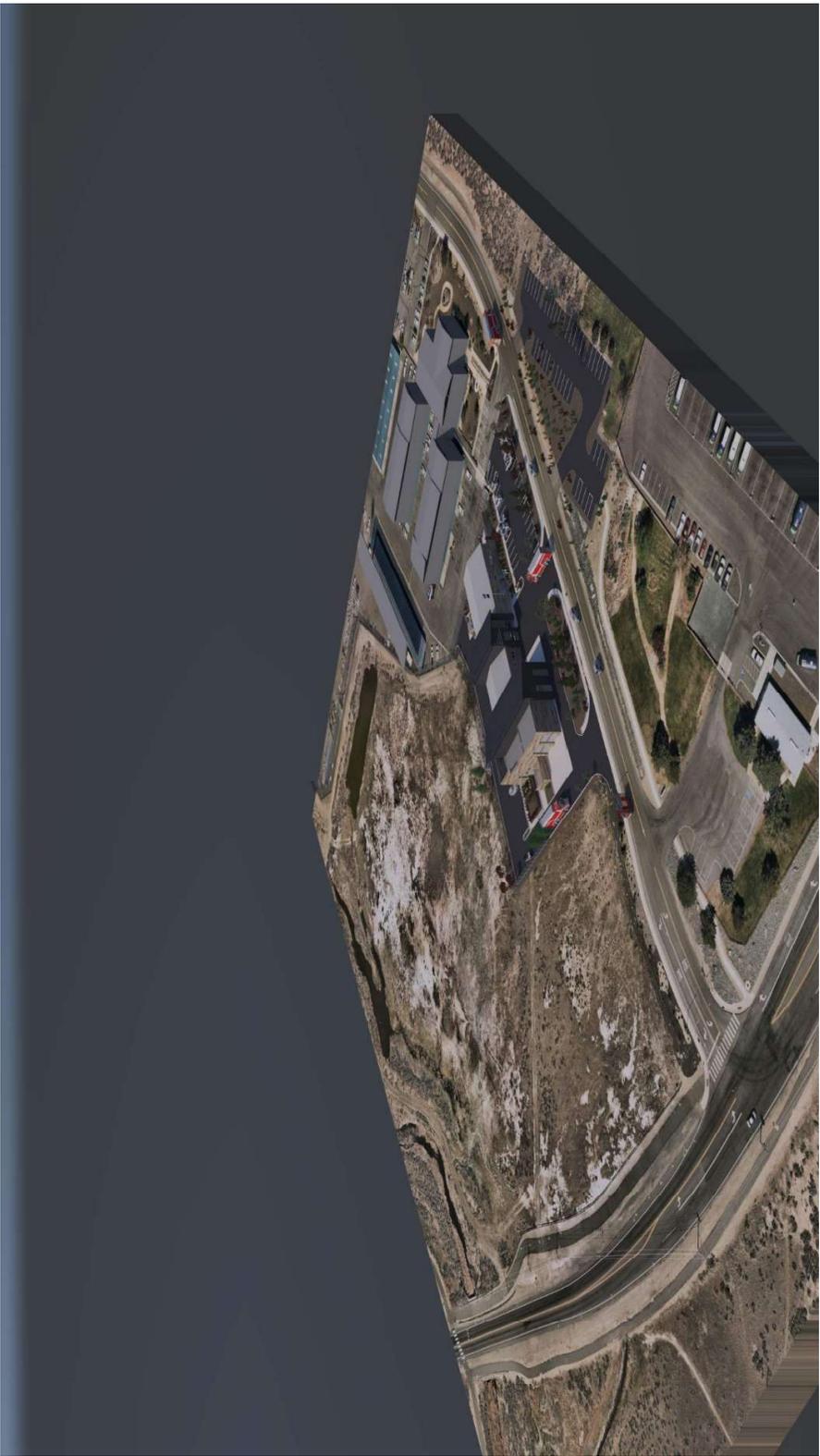


CARSON CITY FIRE STATION + EOC & I.T. OFFICES

3505 Butti Way, Carson City NV

07/27/23

CARSON CITY PUBLIC WORKS & CARSON CITY FIRE DEPARTMENT & I.T. DEPARTMENT  
Site Context Aerial

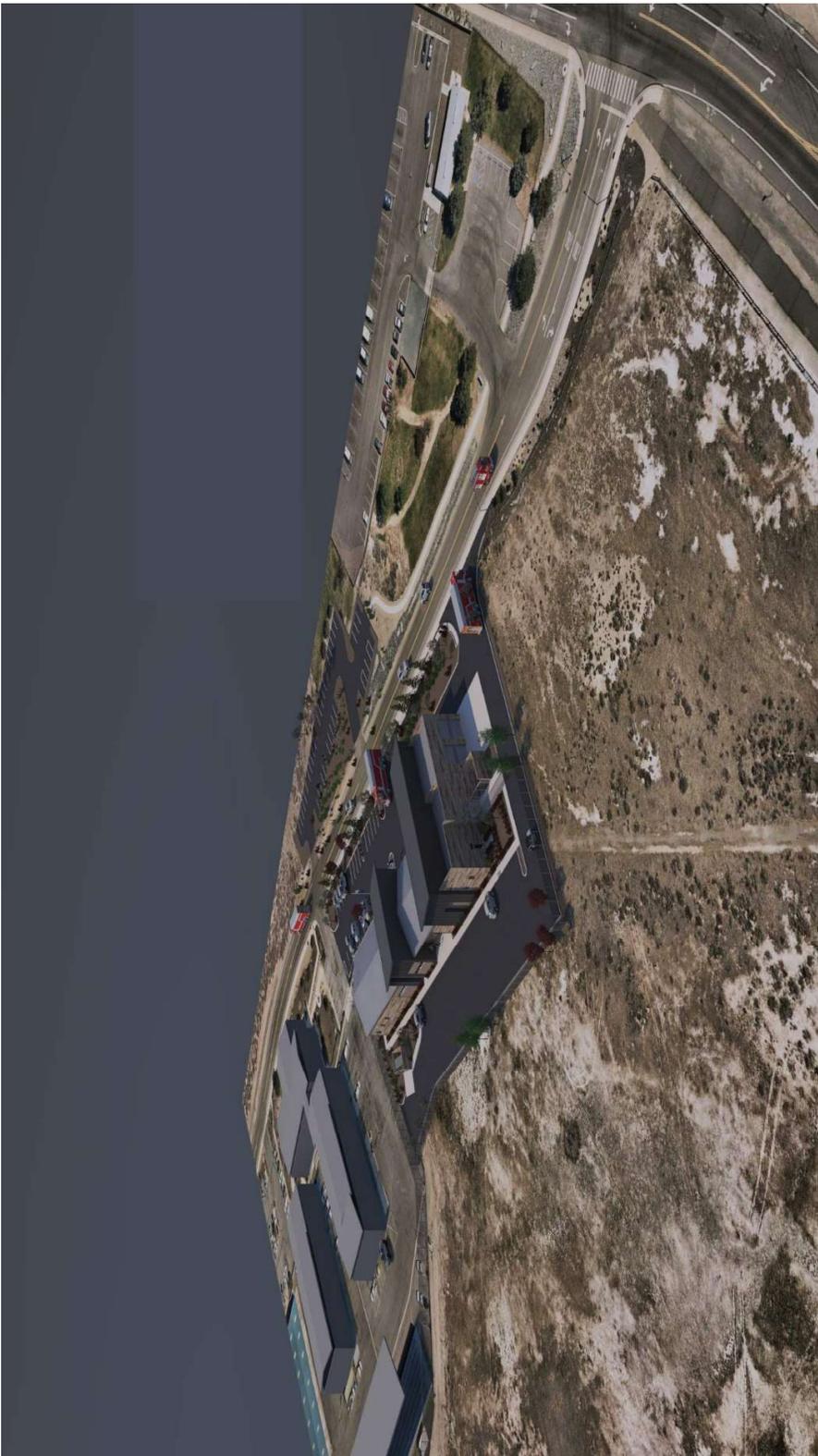


CARSON CITY FIRE STATION + EOC & I.T. OFFICES

3505 Butti Way, Carson City NV

07/27/23

CARSON CITY PUBLIC WORKS & CARSON CITY FIRE DEPARTMENT & I.T. DEPARTMENT  
Site Context Aerial from Fairview Drive



CARSON CITY FIRE STATION + EOC & I.T. OFFICES

3505 Butti Way, Carson City NV

07/27/23

CARSON CITY PUBLIC WORKS & CARSON CITY FIRE DEPARTMENT & I.T. DEPARTMENT  
Site Context Aerial from Butti Way



CARSON CITY FIRE STATION + EOC & I.T. OFFICES

3505 Butti Way, Carson City NV

07/27/23

# CARSON CITY FIRE STATION + EOC & I.T. OFFICES

## CONSTRUCTION DOCUMENTS

08/17/2023

PROJECT ADDRESS:  
**3505 BUTTI WAY**  
**CARSON CITY, NV 89071**



CLIENT:  
**CARSON CITY PUBLIC WORKS & CARSON CITY**  
**FIRE DEPARTMENT & I.T. DEPARTMENT**

# tsk

225 South Arlington Avenue,  
Reno, NV 89501  
Phone: 775.867.2849  
Fax: 775.867.2823  
www.tskinc.com



THESE DRAWINGS AND SPECIFICATIONS ARE  
ADMITTED TO AND MAY NOT BE REPRODUCED  
OR TRANSMITTED IN ANY FORM OR BY ANY  
MEANS, ELECTRONIC OR MECHANICAL,  
INCLUDING PHOTOCOPYING, RECORDING,  
OR BY ANY INFORMATION STORAGE AND  
RETRIEVAL SYSTEM, WITHOUT THE WRITTEN  
CONSENT OF TSK ARCHITECTS. ANY  
REPRODUCTION OR TRANSMISSION OF  
THESE DRAWINGS OR SPECIFICATIONS  
WITHOUT THE WRITTEN CONSENT OF  
TSK ARCHITECTS IS PROHIBITED.

Copyright, Ltd. 2023

Consultant

**DESIGN TEAM**  
**ARCHITECT**  
TSK ARCHITECTS  
225 S ARLINGTON AVE.  
RENO, NV 89501

**CIVIL ENGINEER**  
LUMOS & ASSOCIATES  
650 SANDHILL ROAD  
SUITE 200  
RENO, NV 89501

**LANDSCAPE ARCHITECT**  
LAGE DESIGN  
314 S. WATER STREET  
SUITE 100  
RENO, NV 89501

**STRUCTURAL ENGINEER**  
LUMOS & ASSOCIATES  
650 SANDHILL ROAD  
SUITE 200  
RENO, NV 89501

**MECHANICAL ENGINEER**  
IMEC CORP  
4598 LONGLEY LN  
RENO, NV 89502  
775.838-8888

**PLUMBING ENGINEER**  
IMEC CORP  
4598 LONGLEY LN  
RENO, NV 89502  
775.838-8888

**ELECTRICAL ENGINEER**  
IMEC CORP  
4598 LONGLEY LN  
RENO, NV 89502  
775.838-8888

**FIRE PROTECTION**  
TSK ARCHITECTS  
225 S ARLINGTON AVE  
RENO, NV 89501  
775.867.2849

PLEASE RECYCLE  
PRINT

**CARSON CITY FIRE**  
**STATION + EOC & I.T.**  
**OFFICES**  
3505 BUTTI WAY  
CARSON CITY, NV  
89071

Job No. 24-073.20

Owner  
**CARSON CITY**  
**PUBLIC WORKS &**  
**CARSON CITY FIRE**  
**DEPARTMENT & I.T.**  
**DEPARTMENT**

**CONSTRUCTION**  
**DOCUMENTS**  
08/17/2023

















THESE DRAWINGS AND SPECIFICATIONS ARE PREPARED BY TSK AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OF THESE DRAWINGS OR SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF TSK IS STRICTLY PROHIBITED. THE CLIENT ACCEPTS THE RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED HEREIN. TSK SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS OR SPECIFICATIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL RESOURCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC RESOURCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CULTURAL RESOURCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ARCHAEOLOGICAL RESOURCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PALEONTOLOGICAL RESOURCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL GEOLOGICAL RESOURCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HYDROLOGICAL RESOURCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CLIMATOLOGICAL RESOURCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL METEOROLOGICAL RESOURCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL AERONAUTICAL RESOURCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SPACE RESOURCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL OCEANOGRAPHIC RESOURCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL GEOPHYSICAL RESOURCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL GEODESIC RESOURCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL GEOMATHEMATICAL RESOURCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL GEOTECHNICAL RESOURCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL GEOPHYSICAL RESOURCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL GEODESIC RESOURCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL GEOMATHEMATICAL RESOURCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL GEOTECHNICAL RESOURCES.

Copyright © 2023

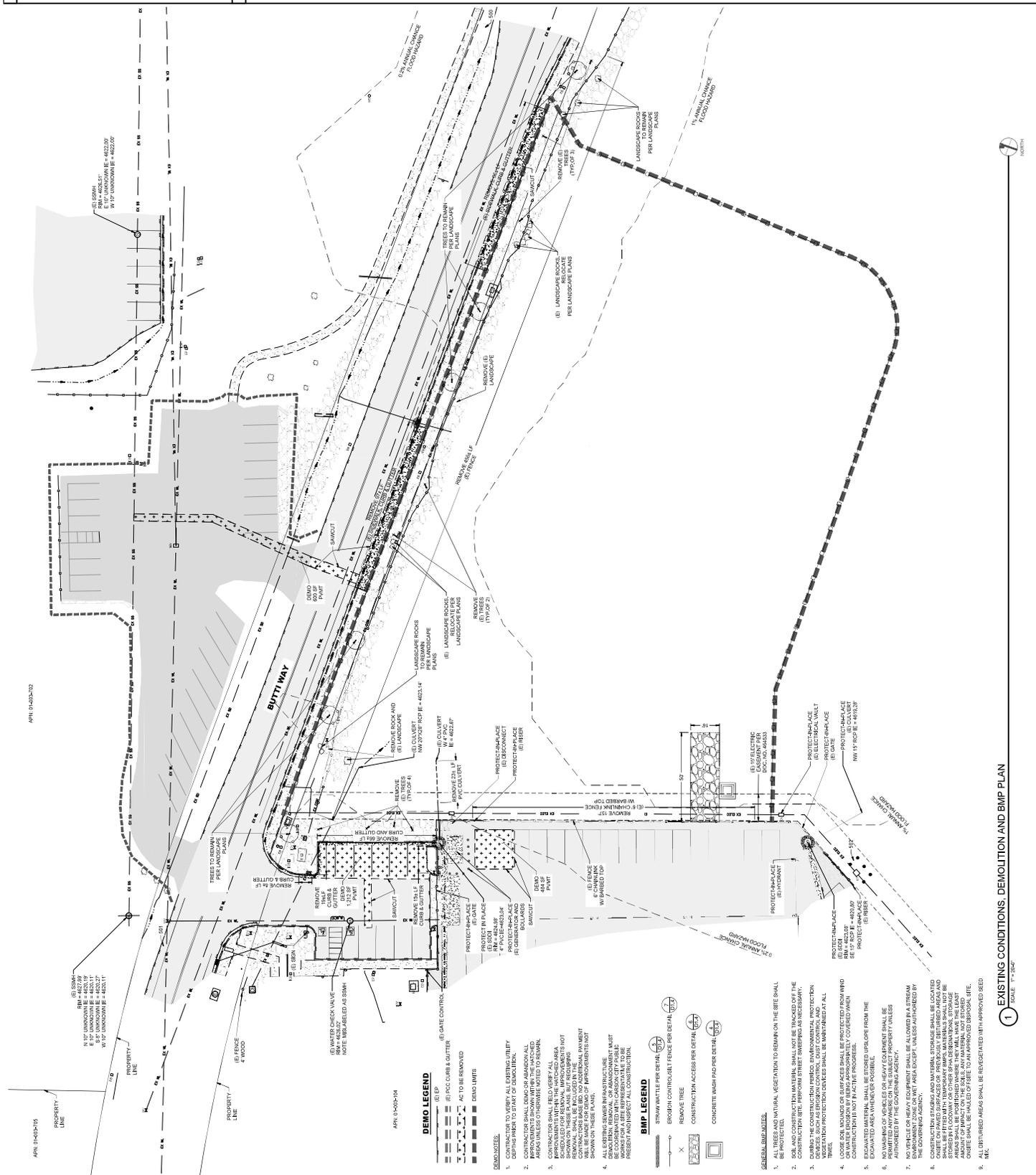
**CONSTRUCTION DOCUMENTS**

REV.	DATE	REVISIONS	DESCRIPTION

SHEET 118  
**EXISTING CONDITIONS, DEMOLITION AND BMP PLAN**

- GENERAL NOTES**
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
  2. ALL UTILITIES SHALL BE PROTECTED AND MARKED WITH RED FLAG AND SURVEY PIN. ALL UTILITIES SHALL BE PROTECTED WITH 2" X 4" WOODEN BRACKETS AND 2" X 4" WOODEN BRACKETS SHALL BE SPACED AT 4' ON CENTER.
  3. REFER TO SHEETS C2.01 AND C2.02 FOR ADDITIONAL INFORMATION.
  4. ALL UTILITIES SHALL BE PROTECTED WITH 2" X 4" WOODEN BRACKETS AND 2" X 4" WOODEN BRACKETS SHALL BE SPACED AT 4' ON CENTER.
  5. ALL UTILITIES SHALL BE PROTECTED WITH 2" X 4" WOODEN BRACKETS AND 2" X 4" WOODEN BRACKETS SHALL BE SPACED AT 4' ON CENTER.
  6. ALL UTILITIES SHALL BE PROTECTED WITH 2" X 4" WOODEN BRACKETS AND 2" X 4" WOODEN BRACKETS SHALL BE SPACED AT 4' ON CENTER.
  7. ALL UTILITIES SHALL BE PROTECTED WITH 2" X 4" WOODEN BRACKETS AND 2" X 4" WOODEN BRACKETS SHALL BE SPACED AT 4' ON CENTER.
  8. ALL UTILITIES SHALL BE PROTECTED WITH 2" X 4" WOODEN BRACKETS AND 2" X 4" WOODEN BRACKETS SHALL BE SPACED AT 4' ON CENTER.

- KEYNOTES**
1. REMOVE (R)
  2. REMOVE (R)
  3. REMOVE (R)
  4. REMOVE (R)
  5. REMOVE (R)
  6. REMOVE (R)
  7. REMOVE (R)
  8. REMOVE (R)
  9. REMOVE (R)
  10. REMOVE (R)
  11. REMOVE (R)
  12. REMOVE (R)
  13. REMOVE (R)
  14. REMOVE (R)
  15. REMOVE (R)
  16. REMOVE (R)
  17. REMOVE (R)
  18. REMOVE (R)
  19. REMOVE (R)
  20. REMOVE (R)
  21. REMOVE (R)
  22. REMOVE (R)
  23. REMOVE (R)
  24. REMOVE (R)
  25. REMOVE (R)
  26. REMOVE (R)
  27. REMOVE (R)
  28. REMOVE (R)
  29. REMOVE (R)
  30. REMOVE (R)
  31. REMOVE (R)
  32. REMOVE (R)
  33. REMOVE (R)
  34. REMOVE (R)
  35. REMOVE (R)
  36. REMOVE (R)
  37. REMOVE (R)
  38. REMOVE (R)
  39. REMOVE (R)
  40. REMOVE (R)
  41. REMOVE (R)
  42. REMOVE (R)
  43. REMOVE (R)
  44. REMOVE (R)
  45. REMOVE (R)
  46. REMOVE (R)
  47. REMOVE (R)
  48. REMOVE (R)
  49. REMOVE (R)
  50. REMOVE (R)
  51. REMOVE (R)
  52. REMOVE (R)
  53. REMOVE (R)
  54. REMOVE (R)
  55. REMOVE (R)
  56. REMOVE (R)
  57. REMOVE (R)
  58. REMOVE (R)
  59. REMOVE (R)
  60. REMOVE (R)
  61. REMOVE (R)
  62. REMOVE (R)
  63. REMOVE (R)
  64. REMOVE (R)
  65. REMOVE (R)
  66. REMOVE (R)
  67. REMOVE (R)
  68. REMOVE (R)
  69. REMOVE (R)
  70. REMOVE (R)
  71. REMOVE (R)
  72. REMOVE (R)
  73. REMOVE (R)
  74. REMOVE (R)
  75. REMOVE (R)
  76. REMOVE (R)
  77. REMOVE (R)
  78. REMOVE (R)
  79. REMOVE (R)
  80. REMOVE (R)
  81. REMOVE (R)
  82. REMOVE (R)
  83. REMOVE (R)
  84. REMOVE (R)
  85. REMOVE (R)
  86. REMOVE (R)
  87. REMOVE (R)
  88. REMOVE (R)
  89. REMOVE (R)
  90. REMOVE (R)
  91. REMOVE (R)
  92. REMOVE (R)
  93. REMOVE (R)
  94. REMOVE (R)
  95. REMOVE (R)
  96. REMOVE (R)
  97. REMOVE (R)
  98. REMOVE (R)
  99. REMOVE (R)
  100. REMOVE (R)



- GENERAL NOTES**
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
  2. ALL UTILITIES SHALL BE PROTECTED AND MARKED WITH RED FLAG AND SURVEY PIN. ALL UTILITIES SHALL BE PROTECTED WITH 2" X 4" WOODEN BRACKETS AND 2" X 4" WOODEN BRACKETS SHALL BE SPACED AT 4' ON CENTER.
  3. REFER TO SHEETS C2.01 AND C2.02 FOR ADDITIONAL INFORMATION.
  4. ALL UTILITIES SHALL BE PROTECTED WITH 2" X 4" WOODEN BRACKETS AND 2" X 4" WOODEN BRACKETS SHALL BE SPACED AT 4' ON CENTER.
  5. ALL UTILITIES SHALL BE PROTECTED WITH 2" X 4" WOODEN BRACKETS AND 2" X 4" WOODEN BRACKETS SHALL BE SPACED AT 4' ON CENTER.
  6. ALL UTILITIES SHALL BE PROTECTED WITH 2" X 4" WOODEN BRACKETS AND 2" X 4" WOODEN BRACKETS SHALL BE SPACED AT 4' ON CENTER.
  7. ALL UTILITIES SHALL BE PROTECTED WITH 2" X 4" WOODEN BRACKETS AND 2" X 4" WOODEN BRACKETS SHALL BE SPACED AT 4' ON CENTER.
  8. ALL UTILITIES SHALL BE PROTECTED WITH 2" X 4" WOODEN BRACKETS AND 2" X 4" WOODEN BRACKETS SHALL BE SPACED AT 4' ON CENTER.
- DEMOLITION**
1. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PRIOR TO START OF DEMOLITION.
  2. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  3. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  4. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  5. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  6. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  7. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  8. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  9. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  10. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  11. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  12. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  13. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  14. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  15. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  16. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  17. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  18. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  19. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  20. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  21. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  22. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  23. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  24. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  25. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  26. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  27. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  28. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  29. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  30. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  31. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  32. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  33. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  34. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  35. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  36. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  37. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  38. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  39. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  40. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  41. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  42. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  43. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  44. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  45. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  46. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  47. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  48. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  49. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  50. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  51. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  52. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  53. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  54. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  55. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  56. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  57. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  58. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  59. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  60. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  61. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  62. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  63. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  64. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  65. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  66. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  67. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  68. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  69. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  70. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  71. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  72. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  73. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  74. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  75. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  76. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  77. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  78. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  79. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  80. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  81. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  82. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  83. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  84. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  85. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  86. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  87. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  88. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  89. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  90. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  91. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  92. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  93. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  94. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  95. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  96. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  97. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  98. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  99. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  100. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- BMP LEGEND**
- STRAW BATTLE PER DETAIL
  - EROSION CONTROL BATTLE PER DETAIL
  - REMOVE TREE
  - CONSTRUCTION ACCESS PER DETAIL
  - CONCRETE WASH PAD PER DETAIL



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TSK AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN CONSENT OF TSK, NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN CONSENT OF TSK, NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Copyright © 2023



3800 LORRY STREET, SUITE 200  
 CARSON CITY, NV 89701  
 WWW.LUMOS.COM  
 775.857.2949

PLEASE RECYCLE

Project  
**CARSON CITY FIRE  
 STATION + EOC**

3805 BUTTWAY  
 CARSON CITY, NV  
 89701

Job No. 2-4732-20  
 Owner  
**CARSON CITY  
 PUBLIC WORKS &  
 CARSON CITY FIRE  
 DEPARTMENT**

CONSTRUCTION  
 DOCUMENTS

REV#	DATE	REVISION

Sheet Title  
**CONTROL PLAN**

Date: AUGUST 11, 2023  
 Sheet No:  
**C2.10**

- GENERAL NOTES**
1. CONSULT WITH THE ARCHITECT FOR THE LOCATION OF THE CONTROL PLAN.
  2. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  3. REFER TO SHEETS C2.10 AND C2.11 FOR THE LOCATION OF THE CONTROL PLAN.
  4. REFER TO SHEETS C2.10 AND C2.11 FOR THE LOCATION OF THE CONTROL PLAN.
  5. REFER TO SHEETS C2.10 AND C2.11 FOR THE LOCATION OF THE CONTROL PLAN.
  6. REFER TO SHEETS C2.10 AND C2.11 FOR THE LOCATION OF THE CONTROL PLAN.
  7. REFER TO SHEETS C2.10 AND C2.11 FOR THE LOCATION OF THE CONTROL PLAN.
  8. REFER TO SHEETS C2.10 AND C2.11 FOR THE LOCATION OF THE CONTROL PLAN.
  9. REFER TO SHEETS C2.10 AND C2.11 FOR THE LOCATION OF THE CONTROL PLAN.
  10. REFER TO SHEETS C2.10 AND C2.11 FOR THE LOCATION OF THE CONTROL PLAN.

- REMARKS**
1. REFER TO SHEETS C2.10 AND C2.11 FOR THE LOCATION OF THE CONTROL PLAN.
  2. REFER TO SHEETS C2.10 AND C2.11 FOR THE LOCATION OF THE CONTROL PLAN.
  3. REFER TO SHEETS C2.10 AND C2.11 FOR THE LOCATION OF THE CONTROL PLAN.
  4. REFER TO SHEETS C2.10 AND C2.11 FOR THE LOCATION OF THE CONTROL PLAN.
  5. REFER TO SHEETS C2.10 AND C2.11 FOR THE LOCATION OF THE CONTROL PLAN.
  6. REFER TO SHEETS C2.10 AND C2.11 FOR THE LOCATION OF THE CONTROL PLAN.
  7. REFER TO SHEETS C2.10 AND C2.11 FOR THE LOCATION OF THE CONTROL PLAN.
  8. REFER TO SHEETS C2.10 AND C2.11 FOR THE LOCATION OF THE CONTROL PLAN.
  9. REFER TO SHEETS C2.10 AND C2.11 FOR THE LOCATION OF THE CONTROL PLAN.
  10. REFER TO SHEETS C2.10 AND C2.11 FOR THE LOCATION OF THE CONTROL PLAN.

**CURVE TABLE**

CURVE#	LENGTH	RADIUS	DELTA
C1	1.00	1.00	90.00
C2	1.00	1.00	90.00
C3	1.00	1.00	90.00
C4	1.00	1.00	90.00
C5	1.00	1.00	90.00
C6	1.00	1.00	90.00
C7	1.00	1.00	90.00
C8	1.00	1.00	90.00
C9	1.00	1.00	90.00
C10	1.00	1.00	90.00
C11	1.00	1.00	90.00
C12	1.00	1.00	90.00
C13	1.00	1.00	90.00
C14	1.00	1.00	90.00
C15	1.00	1.00	90.00
C16	1.00	1.00	90.00
C17	1.00	1.00	90.00
C18	1.00	1.00	90.00
C19	1.00	1.00	90.00
C20	1.00	1.00	90.00
C21	1.00	1.00	90.00
C22	1.00	1.00	90.00
C23	1.00	1.00	90.00
C24	1.00	1.00	90.00
C25	1.00	1.00	90.00
C26	1.00	1.00	90.00
C27	1.00	1.00	90.00
C28	1.00	1.00	90.00

**LINE TABLE**

LINE#	LENGTH	DIRECTION
L1	1.00	N00°00'00"E
L2	1.00	N00°00'00"E
L3	1.00	N00°00'00"E
L4	1.00	N00°00'00"E
L5	1.00	N00°00'00"E
L6	1.00	N00°00'00"E
L7	1.00	N00°00'00"E
L8	1.00	N00°00'00"E
L9	1.00	N00°00'00"E
L10	1.00	N00°00'00"E
L11	1.00	N00°00'00"E
L12	1.00	N00°00'00"E
L13	1.00	N00°00'00"E
L14	1.00	N00°00'00"E
L15	1.00	N00°00'00"E
L16	1.00	N00°00'00"E
L17	1.00	N00°00'00"E
L18	1.00	N00°00'00"E
L19	1.00	N00°00'00"E
L20	1.00	N00°00'00"E
L21	1.00	N00°00'00"E
L22	1.00	N00°00'00"E
L23	1.00	N00°00'00"E
L24	1.00	N00°00'00"E
L25	1.00	N00°00'00"E
L26	1.00	N00°00'00"E
L27	1.00	N00°00'00"E
L28	1.00	N00°00'00"E
L29	1.00	N00°00'00"E
L30	1.00	N00°00'00"E

**LINE TABLE**

LINE#	LENGTH	DIRECTION
L31	1.00	N00°00'00"E
L32	1.00	N00°00'00"E
L33	1.00	N00°00'00"E
L34	1.00	N00°00'00"E
L35	1.00	N00°00'00"E
L36	1.00	N00°00'00"E
L37	1.00	N00°00'00"E
L38	1.00	N00°00'00"E
L39	1.00	N00°00'00"E
L40	1.00	N00°00'00"E
L41	1.00	N00°00'00"E
L42	1.00	N00°00'00"E
L43	1.00	N00°00'00"E
L44	1.00	N00°00'00"E
L45	1.00	N00°00'00"E
L46	1.00	N00°00'00"E
L47	1.00	N00°00'00"E
L48	1.00	N00°00'00"E
L49	1.00	N00°00'00"E
L50	1.00	N00°00'00"E
L51	1.00	N00°00'00"E
L52	1.00	N00°00'00"E
L53	1.00	N00°00'00"E
L54	1.00	N00°00'00"E
L55	1.00	N00°00'00"E
L56	1.00	N00°00'00"E
L57	1.00	N00°00'00"E
L58	1.00	N00°00'00"E
L59	1.00	N00°00'00"E
L60	1.00	N00°00'00"E

**HORIZONTAL CONTROL TABLE**

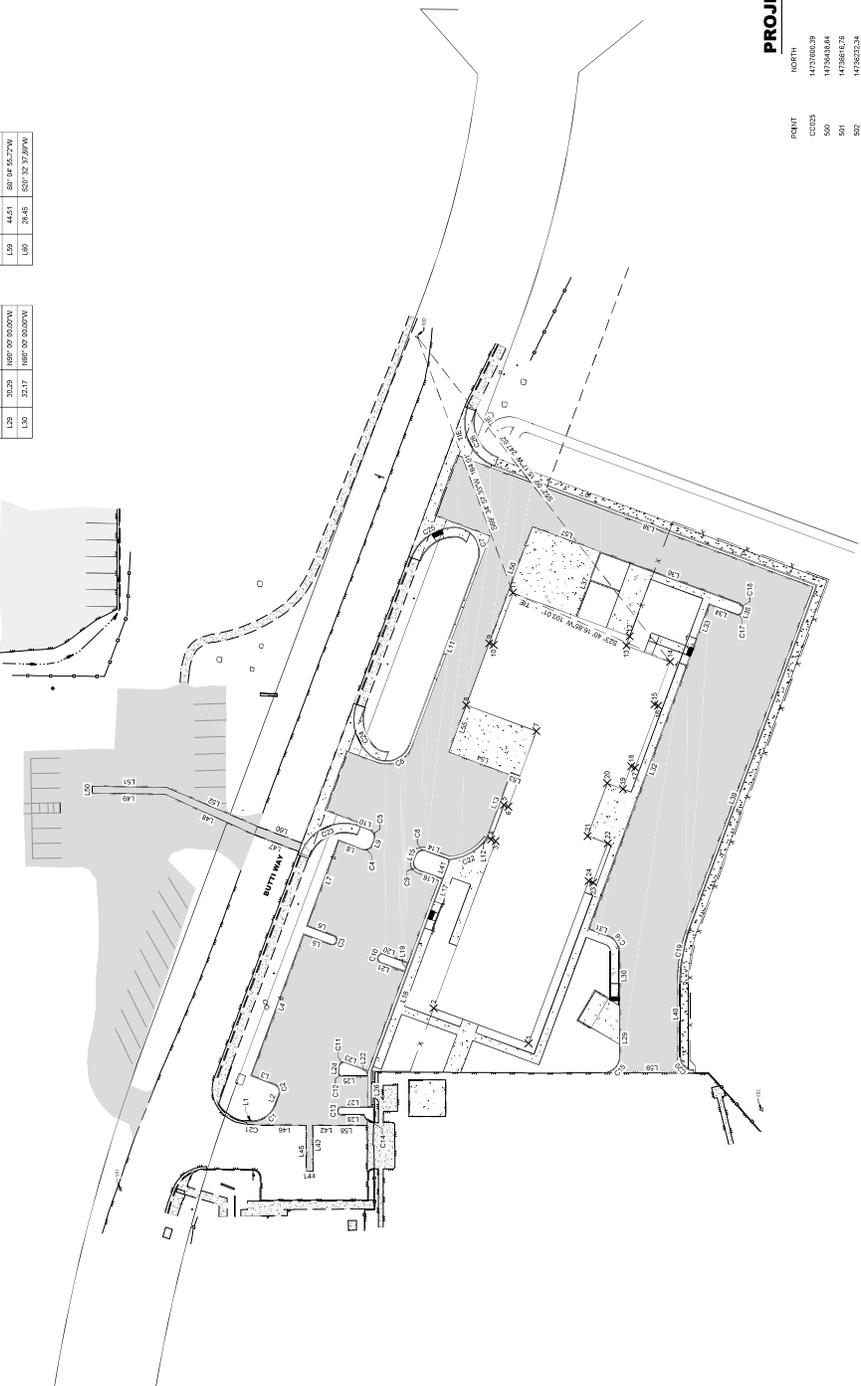
POINT#	NORTHING	EASTING	DESCRIPTION
1	1478000.00	200000.00	BUILDING CORNER
2	1478000.00	200000.00	BUILDING CORNER
3	1478000.00	200000.00	BUILDING CORNER
4	1478000.00	200000.00	BUILDING CORNER
5	1478000.00	200000.00	BUILDING CORNER
6	1478000.00	200000.00	BUILDING CORNER
7	1478000.00	200000.00	BUILDING CORNER
8	1478000.00	200000.00	BUILDING CORNER
9	1478000.00	200000.00	BUILDING CORNER
10	1478000.00	200000.00	BUILDING CORNER
11	1478000.00	200000.00	BUILDING CORNER
12	1478000.00	200000.00	BUILDING CORNER
13	1478000.00	200000.00	BUILDING CORNER
14	1478000.00	200000.00	BUILDING CORNER
15	1478000.00	200000.00	BUILDING CORNER
16	1478000.00	200000.00	BUILDING CORNER
17	1478000.00	200000.00	BUILDING CORNER
18	1478000.00	200000.00	BUILDING CORNER
19	1478000.00	200000.00	BUILDING CORNER
20	1478000.00	200000.00	BUILDING CORNER
21	1478000.00	200000.00	BUILDING CORNER
22	1478000.00	200000.00	BUILDING CORNER
23	1478000.00	200000.00	BUILDING CORNER
24	1478000.00	200000.00	BUILDING CORNER

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS PROJECT IS THE STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83 (BROADBENT) COORDINATE SYSTEM. SURVEY DATA FROM THE STATE PLANE COORDINATE SYSTEM IS REFERENCED TO THE CARSON CITY CONTROL POINT. ALL BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM. ALL BEARINGS ARE REFERENCED TO U.S. SURVEY FEET. ALL BEARINGS ON THIS MAP ARE GROUND BEARINGS.

**BASIS OF ELEVATIONS**  
 PROJECT BENCHMARK: C-0025  
 HAVING AN ELEVATION OF 4628.79

**PROJECT CONTROL**

POINT	NORTH	EAST	ELEVATION	DESCRIPTION
C-0025	1478000.00	200000.00	4628.79	"C" MARK BENCHMARK
501	1478000.00	200000.00	4628.79	REMARK: S. CHAMBER
502	1478000.00	200000.00	4628.79	REMARK: S. CHAMBER







225 South Arlington Avenue,  
Suite A  
Reno, NV 89501  
Phone: 775.857.2949  
Fax: 775.857.2403  
www.tskinc.com



THESE DRAWINGS AND SPECIFICATIONS ARE PREPARED BY TSK AND ARE THE PROPERTY OF TSK. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF TSK IS STRICTLY PROHIBITED. TSK ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. TSK SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE USER DUE TO OMISSIONS OR INADEQUACIES OF ANY INFORMATION PROVIDED BY THE USER. TSK SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING BUT NOT LIMITED TO, DAMAGE TO EXISTING UTILITIES, STRUCTURES, OR LANDSCAPE, CAUSED BY THE CONSTRUCTION OF THE PROJECT. TSK SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF ANY INFORMATION PROVIDED BY THE USER. TSK SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING BUT NOT LIMITED TO, DAMAGE TO EXISTING UTILITIES, STRUCTURES, OR LANDSCAPE, CAUSED BY THE CONSTRUCTION OF THE PROJECT.

Consultant:  
Copyright: Ltd 2023



300 LORRY STREET, SUITE 200  
WALLACON, NV 89406  
TEL: 775.241.1770  
WWW.LUMOS.COM  
INFO@LUMOS.COM

PLEASE RECYCLE

Project  
**CARSON CITY FIRE  
STATION + EOC**

3505 BUTTIWAY  
CARSON CITY, NV  
89071

Job No. 2-4572-20

Client  
**CARSON CITY  
PUBLIC WORKS &  
CARSON CITY FIRE  
DEPARTMENT**

CONSTRUCTION  
DOCUMENTS

REV#	DATE	REVISIONS	DESCRIPTION

Sheet Title  
**GRADING PLAN  
WEST**

Date: AUGUST 17, 2023  
Sheet No:

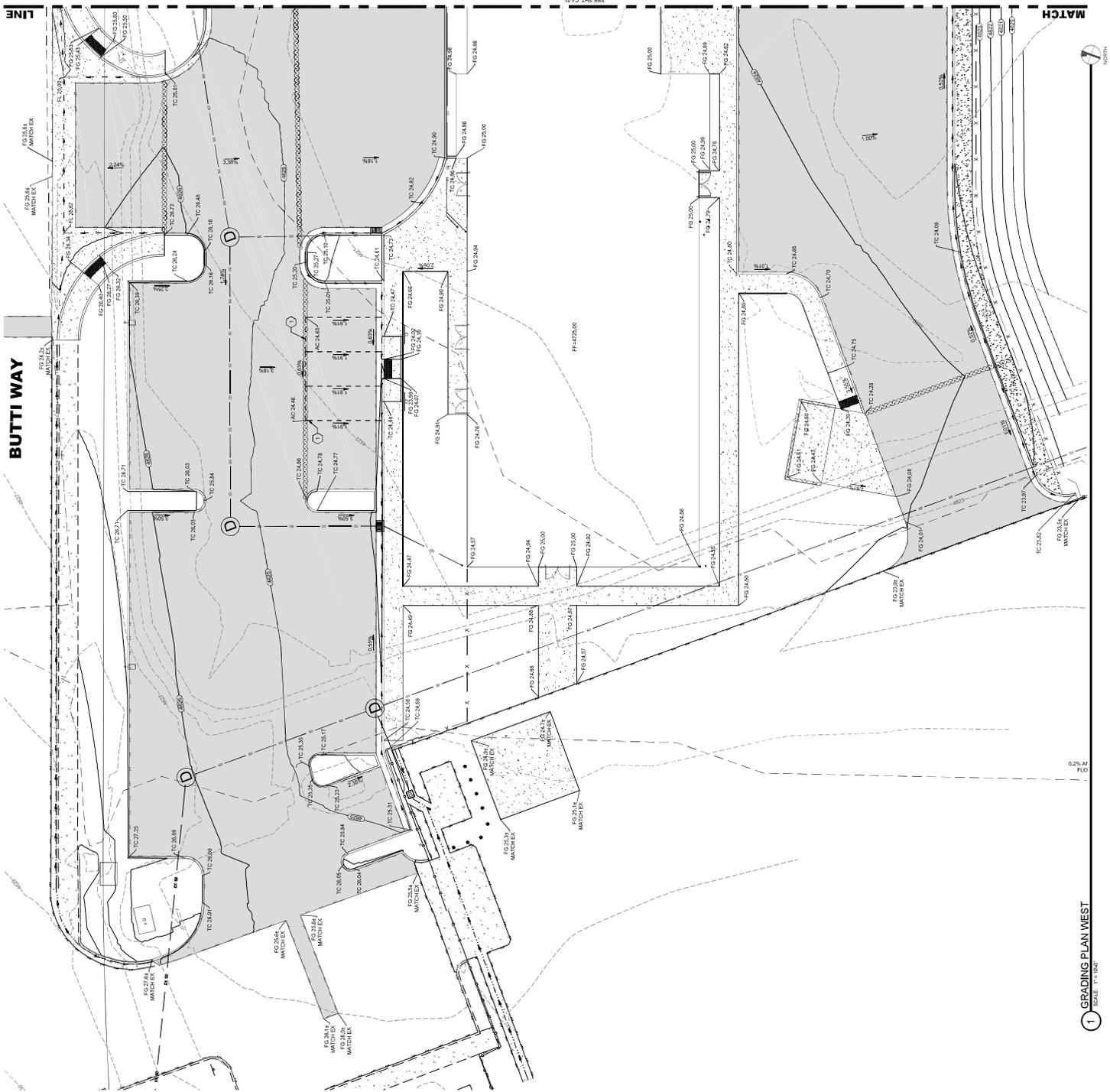
**C4.00**

**GENERAL NOTES**

1. CONSULT WITH THE CITY ENGINEER FOR ALL CITY PERMITS AND REGULATORY APPROVALS.
2. VERIFY ALL EXISTING UTILITIES, STRUCTURES, AND LANDSCAPE BEFORE CONSTRUCTION.
3. REFER TO SHEETS C2, C3, AND C4 FOR GENERAL NOTES AND SPECIFICATIONS.
4. VERIFY ALL EXISTING UTILITIES, STRUCTURES, AND LANDSCAPE BEFORE CONSTRUCTION.
5. VERIFY ALL EXISTING UTILITIES, STRUCTURES, AND LANDSCAPE BEFORE CONSTRUCTION.
6. VERIFY ALL EXISTING UTILITIES, STRUCTURES, AND LANDSCAPE BEFORE CONSTRUCTION.
7. VERIFY ALL EXISTING UTILITIES, STRUCTURES, AND LANDSCAPE BEFORE CONSTRUCTION.
8. VERIFY ALL EXISTING UTILITIES, STRUCTURES, AND LANDSCAPE BEFORE CONSTRUCTION.
9. VERIFY ALL EXISTING UTILITIES, STRUCTURES, AND LANDSCAPE BEFORE CONSTRUCTION.
10. VERIFY ALL EXISTING UTILITIES, STRUCTURES, AND LANDSCAPE BEFORE CONSTRUCTION.

**REMARKS**

1. ALL EXISTING UTILITIES, STRUCTURES, AND LANDSCAPE TO REMAIN UNDER 7% IN ANY AND ALL DIRECTIONS.
2. VERIFY ALL EXISTING UTILITIES, STRUCTURES, AND LANDSCAPE BEFORE CONSTRUCTION.
3. FINISHED GRADE TO BE 1" EXCEPT AT ADA ACCESSIBLE DOWNWAYS.



1 GRADING PLAN WEST  
SCALE: 1" = 32'





THESE DRAWINGS AND SPECIFICATIONS ARE PREPARED BY TSK AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TSK. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TSK IS PROHIBITED.

Copyright: Ltd 2023



PLEASE RECYCLE  
Project  
**STATION CITY FIRE  
CARSON + EOC**  
3505 BUTTWAY  
CARSON CITY, NV  
89801

Job No. 2-4732-20  
Client  
**CARSON CITY  
PUBLIC WORKS &  
CARSON CITY FIRE  
DEPARTMENT**

**CONSTRUCTION  
DOCUMENTS**

REV.	DATE	DESCRIPTION

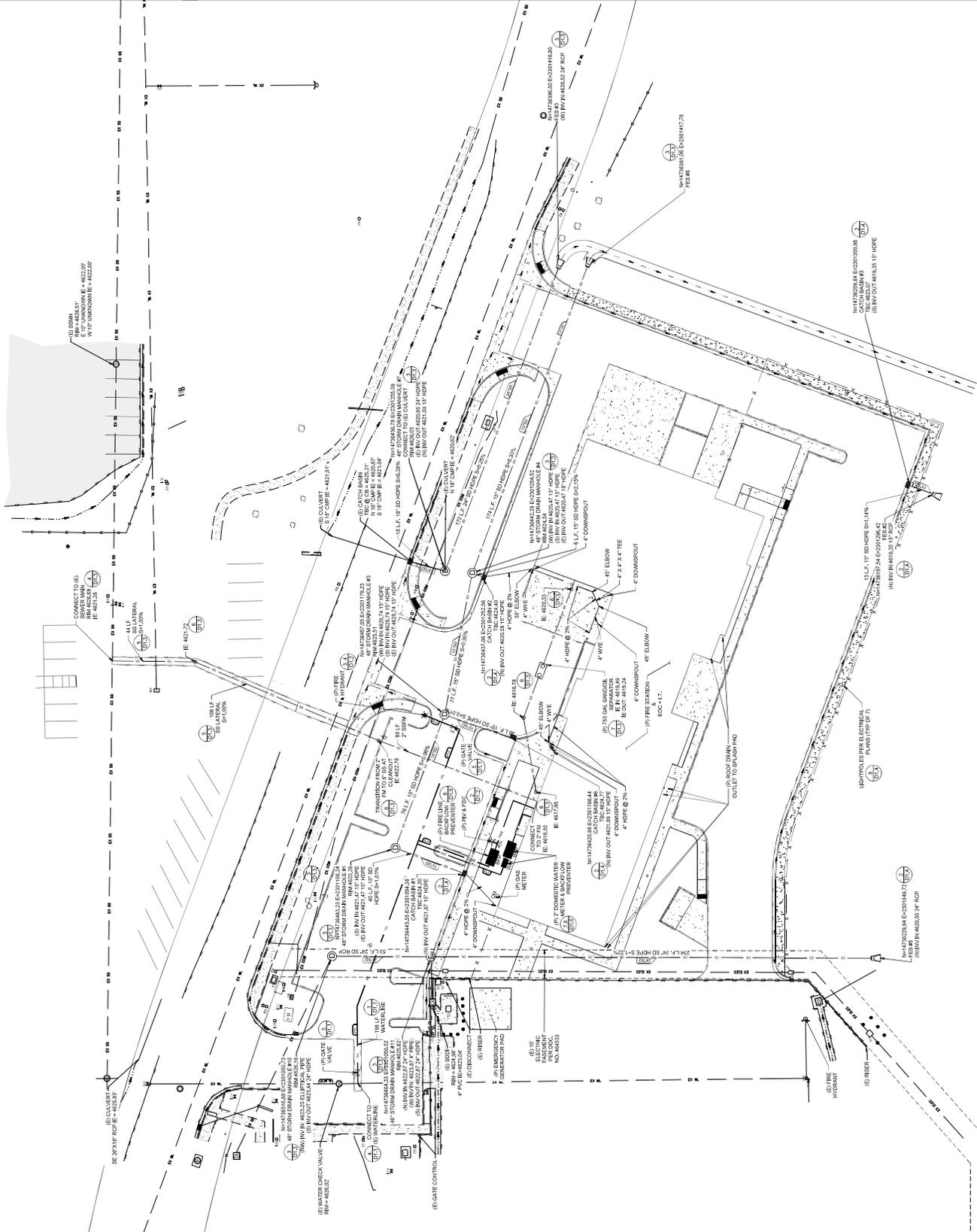
Sheet Title  
**UTILITY PLAN**

Date: AUGUST 11, 2023  
Sheet No:

**C5.00**

- GENERAL NOTES**
1. CONSULT THE CITY ENGINEER FOR ALL CITY REQUIREMENTS.
  2. ALL UTILITIES TO BE INSTALLED OR RELOCATED SHALL BE SHOWN ON THIS PLAN.
  3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.
  4. REFER TO SHEETS C2.30 AND C2.31 FOR GENERAL NOTES AND SPECIFICATIONS.
  5. REFER TO SHEETS C2.32 AND C2.33 FOR GENERAL NOTES AND SPECIFICATIONS.
  6. REFER TO SHEETS C2.34 AND C2.35 FOR GENERAL NOTES AND SPECIFICATIONS.
  7. REFER TO SHEETS C2.36 AND C2.37 FOR GENERAL NOTES AND SPECIFICATIONS.
  8. REFER TO SHEETS C2.38 AND C2.39 FOR GENERAL NOTES AND SPECIFICATIONS.
  9. REFER TO SHEETS C2.40 AND C2.41 FOR GENERAL NOTES AND SPECIFICATIONS.
  10. REFER TO SHEETS C2.42 AND C2.43 FOR GENERAL NOTES AND SPECIFICATIONS.
  11. REFER TO SHEETS C2.44 AND C2.45 FOR GENERAL NOTES AND SPECIFICATIONS.
  12. REFER TO SHEETS C2.46 AND C2.47 FOR GENERAL NOTES AND SPECIFICATIONS.
  13. REFER TO SHEETS C2.48 AND C2.49 FOR GENERAL NOTES AND SPECIFICATIONS.
  14. REFER TO SHEETS C2.50 AND C2.51 FOR GENERAL NOTES AND SPECIFICATIONS.
  15. REFER TO SHEETS C2.52 AND C2.53 FOR GENERAL NOTES AND SPECIFICATIONS.
  16. REFER TO SHEETS C2.54 AND C2.55 FOR GENERAL NOTES AND SPECIFICATIONS.
  17. REFER TO SHEETS C2.56 AND C2.57 FOR GENERAL NOTES AND SPECIFICATIONS.
  18. REFER TO SHEETS C2.58 AND C2.59 FOR GENERAL NOTES AND SPECIFICATIONS.
  19. REFER TO SHEETS C2.60 AND C2.61 FOR GENERAL NOTES AND SPECIFICATIONS.
  20. REFER TO SHEETS C2.62 AND C2.63 FOR GENERAL NOTES AND SPECIFICATIONS.

- REMARKS**
1. ALL UTILITIES TO BE INSTALLED OR RELOCATED SHALL BE SHOWN ON THIS PLAN.
  2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.
  3. REFER TO SHEETS C2.30 AND C2.31 FOR GENERAL NOTES AND SPECIFICATIONS.
  4. REFER TO SHEETS C2.32 AND C2.33 FOR GENERAL NOTES AND SPECIFICATIONS.
  5. REFER TO SHEETS C2.34 AND C2.35 FOR GENERAL NOTES AND SPECIFICATIONS.
  6. REFER TO SHEETS C2.36 AND C2.37 FOR GENERAL NOTES AND SPECIFICATIONS.
  7. REFER TO SHEETS C2.38 AND C2.39 FOR GENERAL NOTES AND SPECIFICATIONS.
  8. REFER TO SHEETS C2.40 AND C2.41 FOR GENERAL NOTES AND SPECIFICATIONS.
  9. REFER TO SHEETS C2.42 AND C2.43 FOR GENERAL NOTES AND SPECIFICATIONS.
  10. REFER TO SHEETS C2.44 AND C2.45 FOR GENERAL NOTES AND SPECIFICATIONS.
  11. REFER TO SHEETS C2.46 AND C2.47 FOR GENERAL NOTES AND SPECIFICATIONS.
  12. REFER TO SHEETS C2.48 AND C2.49 FOR GENERAL NOTES AND SPECIFICATIONS.
  13. REFER TO SHEETS C2.50 AND C2.51 FOR GENERAL NOTES AND SPECIFICATIONS.
  14. REFER TO SHEETS C2.52 AND C2.53 FOR GENERAL NOTES AND SPECIFICATIONS.
  15. REFER TO SHEETS C2.54 AND C2.55 FOR GENERAL NOTES AND SPECIFICATIONS.
  16. REFER TO SHEETS C2.56 AND C2.57 FOR GENERAL NOTES AND SPECIFICATIONS.
  17. REFER TO SHEETS C2.58 AND C2.59 FOR GENERAL NOTES AND SPECIFICATIONS.
  18. REFER TO SHEETS C2.60 AND C2.61 FOR GENERAL NOTES AND SPECIFICATIONS.
  19. REFER TO SHEETS C2.62 AND C2.63 FOR GENERAL NOTES AND SPECIFICATIONS.



1 UTILITY PLAN  
SCALE: 1" = 20'





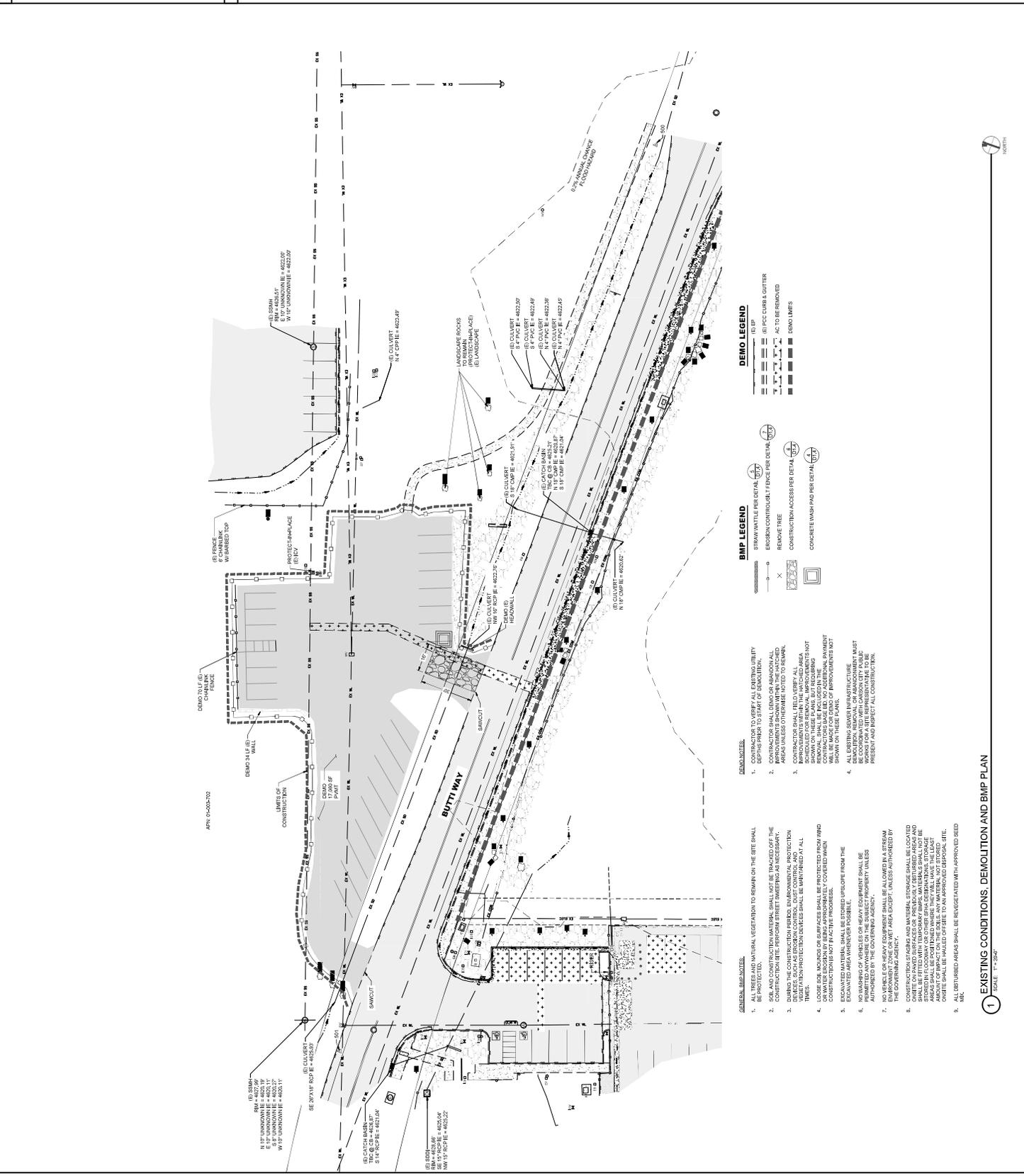
THESE DRAWINGS AND SPECIFICATIONS ARE PREPARED BY TSK AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OF THESE DRAWINGS OR SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF TSK IS STRICTLY PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Copyright © 2023  
Concibart

**GENERAL NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ALL EXISTING UTILITIES TO BE MAINTAINED OR RELOCATED AS SHOWN ON THESE PLANS. ANY CHANGES TO UTILITIES SHALL BE APPROVED BY THE APPROPRIATE AGENCIES.
3. REFER TO SHEETS C-1 AND C-2 FOR ADDITIONAL INFORMATION.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CARSON CITY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CARSON CITY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CARSON CITY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS.
7. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CARSON CITY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS.

**KEYNOTES**



- GENERAL NOTES:**
1. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  2. CONTRACTOR SHALL DEMO OR ABANDON ALL UTILITIES SHOWN WITHIN THE HATCHED AREA UNLESS OTHERWISE NOTED TO REMAIN.
  3. IMPROVEMENTS SHOWN WITHIN THE HATCHED AREA SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARSON CITY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS.
  4. ALL EXISTING SEWER INFRASTRUCTURE SHALL BE MAINTAINED OR RELOCATED AS SHOWN ON THESE PLANS. ANY CHANGES TO SEWER INFRASTRUCTURE SHALL BE APPROVED BY THE APPROPRIATE AGENCIES.

- DEMOLITION LEGEND**
- 18\"/>

- BMP LEGEND**
- 18\"/>

**EXISTING CONDITIONS, DEMOLITION AND BMP PLAN**  
SCALE: 1\"/>



**CONSTRUCTION DOCUMENTS**

REV.	DATE	DESCRIPTION

SHEET THIS  
**EXISTING CONDITIONS, DEMOLITION, AND BMP BID ALT**







THESE DIMENSIONS AND SPECIFICATIONS ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SPECIFICATIONS WITH THE ARCHITECTS AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES HAVING JURISDICTION.

Consultant  
 Copyright, Ltd 2023



PLEASE RECYCLE

Project  
**CARSON CITY FIRE STATION + EOC**

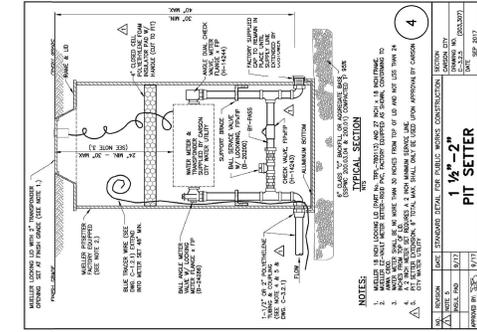
3505 BUTTWAY  
 CARSON CITY, NV  
 89801

Job No. 2-4772-20

Client  
**CARSON CITY PUBLIC WORKS & CARSON CITY FIRE DEPARTMENT**

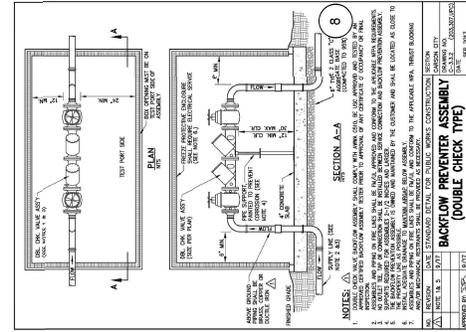
- GENERAL NOTES**
1. CONSULT WITH THE ARCHITECT FOR ALL DIMENSIONS AND SPECIFICATIONS.
  2. VERIFY ALL DIMENSIONS AND SPECIFICATIONS WITH THE ARCHITECTS AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES HAVING JURISDICTION.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES HAVING JURISDICTION.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES HAVING JURISDICTION.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES HAVING JURISDICTION.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES HAVING JURISDICTION.
  8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES HAVING JURISDICTION.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES HAVING JURISDICTION.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES HAVING JURISDICTION.

**REMARKS**



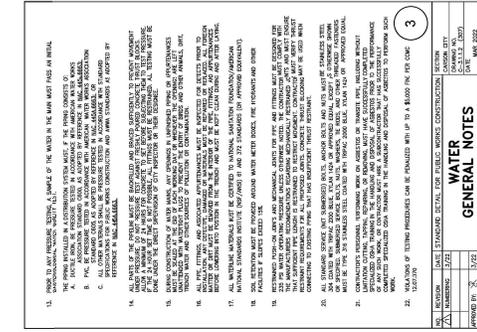
**1 1/2" - 2" PIT SETTER**

DATE: 08/11/2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: 2023-001



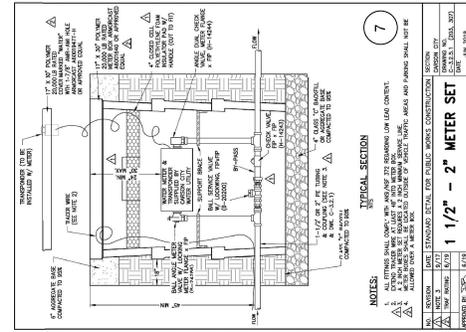
**BACKFLOW PREVENTER ASSEMBLY (DOUBLE CHECK TYPE)**

DATE: 08/11/2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: 2023-001



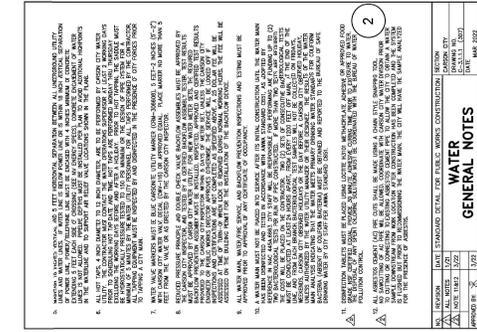
**1 1/2" - 2" METER SET**

DATE: 08/11/2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: 2023-001



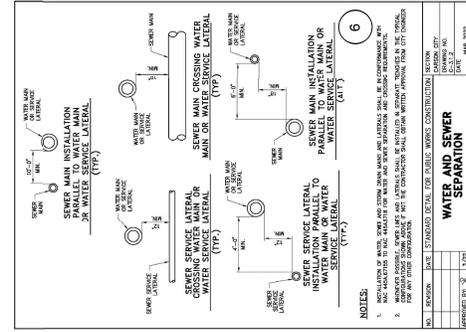
**WATER METER SET**

DATE: 08/11/2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: 2023-001



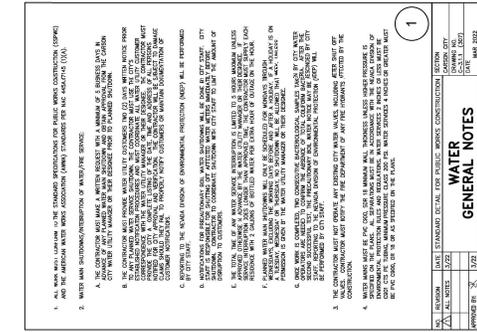
**SEWER SERVICE LATERAL CROSSING WATER MAIN OR WATER LATERAL**

DATE: 08/11/2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: 2023-001



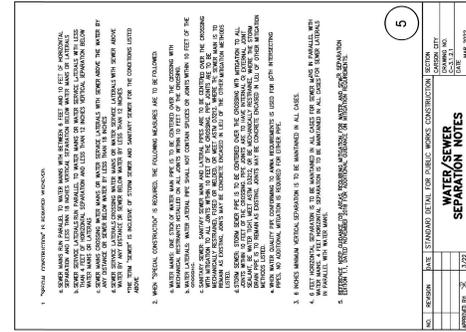
**SEWER MAIN INSTALLATION OR PARALLEL WATER LATERAL**

DATE: 08/11/2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: 2023-001



**SEWER MAIN CROSSING WATER MAIN OR WATER LATERAL**

DATE: 08/11/2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: 2023-001



**SEWER AND SEWER SEPARATION**

DATE: 08/11/2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: 2023-001

**CONSTRUCTION DOCUMENTS**

REV.	DATE	DESCRIPTION

Sheet Title  
**WATER DETAILS**







THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TSK INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS AND SPECIFICATIONS IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

Copyright © 2023  
 Consultant



PLEASE RECYCLE  
 Project  
**CARSON CITY FIRE STATION + EOC**

3505 BUTTWAY  
 CARSON CITY, NV  
 89071

Job No. 23-072-20

Client  
**CARSON CITY PUBLIC WORKS & CARSON CITY FIRE DEPARTMENT**

- GENERAL NOTES**
1. CONSULT WITH THE ARCHITECT FOR THE LOCATION OF THE SEWER MAINS AND MANHOLES.
  2. PROVIDE ALL NECESSARY ERECTION DIMENSIONS AND FINISHES TO THE ARCHITECT FOR THE SEWER MAINS AND MANHOLES.
  3. REFER TO SHEETS C-2 AND C-3 FOR THE SEWER MAINS AND MANHOLES.
  4. PROVIDE ALL NECESSARY ERECTION DIMENSIONS AND FINISHES TO THE ARCHITECT FOR THE SEWER MAINS AND MANHOLES.
  5. PROVIDE ALL NECESSARY ERECTION DIMENSIONS AND FINISHES TO THE ARCHITECT FOR THE SEWER MAINS AND MANHOLES.
  6. PROVIDE ALL NECESSARY ERECTION DIMENSIONS AND FINISHES TO THE ARCHITECT FOR THE SEWER MAINS AND MANHOLES.
  7. PROVIDE ALL NECESSARY ERECTION DIMENSIONS AND FINISHES TO THE ARCHITECT FOR THE SEWER MAINS AND MANHOLES.
  8. PROVIDE ALL NECESSARY ERECTION DIMENSIONS AND FINISHES TO THE ARCHITECT FOR THE SEWER MAINS AND MANHOLES.
  9. PROVIDE ALL NECESSARY ERECTION DIMENSIONS AND FINISHES TO THE ARCHITECT FOR THE SEWER MAINS AND MANHOLES.
  10. PROVIDE ALL NECESSARY ERECTION DIMENSIONS AND FINISHES TO THE ARCHITECT FOR THE SEWER MAINS AND MANHOLES.

- REMARKS**
1. PROVIDE ALL NECESSARY ERECTION DIMENSIONS AND FINISHES TO THE ARCHITECT FOR THE SEWER MAINS AND MANHOLES.
  2. PROVIDE ALL NECESSARY ERECTION DIMENSIONS AND FINISHES TO THE ARCHITECT FOR THE SEWER MAINS AND MANHOLES.
  3. PROVIDE ALL NECESSARY ERECTION DIMENSIONS AND FINISHES TO THE ARCHITECT FOR THE SEWER MAINS AND MANHOLES.
  4. PROVIDE ALL NECESSARY ERECTION DIMENSIONS AND FINISHES TO THE ARCHITECT FOR THE SEWER MAINS AND MANHOLES.
  5. PROVIDE ALL NECESSARY ERECTION DIMENSIONS AND FINISHES TO THE ARCHITECT FOR THE SEWER MAINS AND MANHOLES.
  6. PROVIDE ALL NECESSARY ERECTION DIMENSIONS AND FINISHES TO THE ARCHITECT FOR THE SEWER MAINS AND MANHOLES.
  7. PROVIDE ALL NECESSARY ERECTION DIMENSIONS AND FINISHES TO THE ARCHITECT FOR THE SEWER MAINS AND MANHOLES.
  8. PROVIDE ALL NECESSARY ERECTION DIMENSIONS AND FINISHES TO THE ARCHITECT FOR THE SEWER MAINS AND MANHOLES.
  9. PROVIDE ALL NECESSARY ERECTION DIMENSIONS AND FINISHES TO THE ARCHITECT FOR THE SEWER MAINS AND MANHOLES.
  10. PROVIDE ALL NECESSARY ERECTION DIMENSIONS AND FINISHES TO THE ARCHITECT FOR THE SEWER MAINS AND MANHOLES.

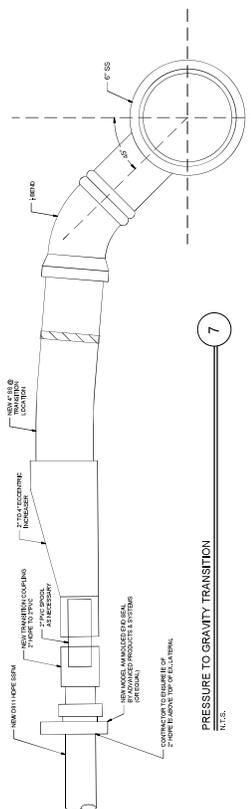
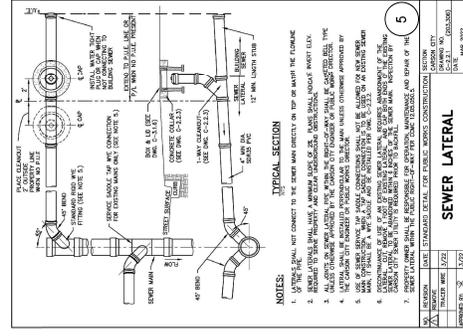
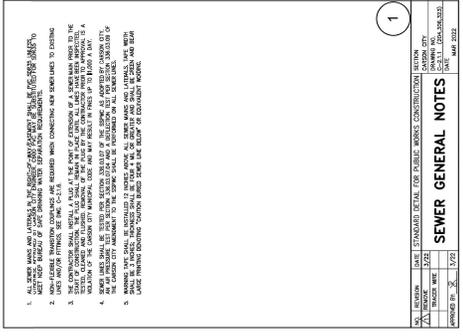
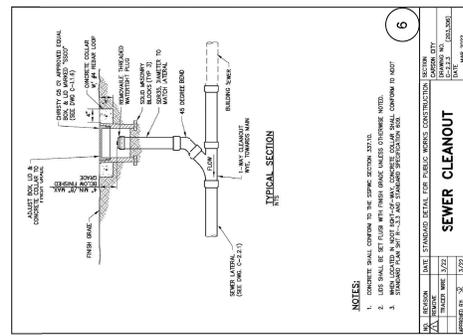
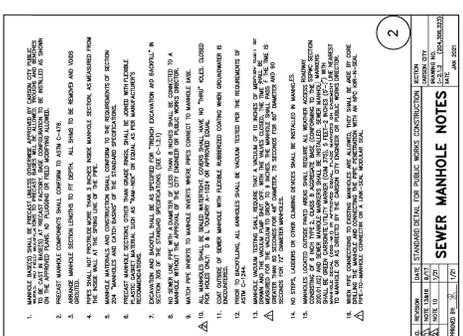
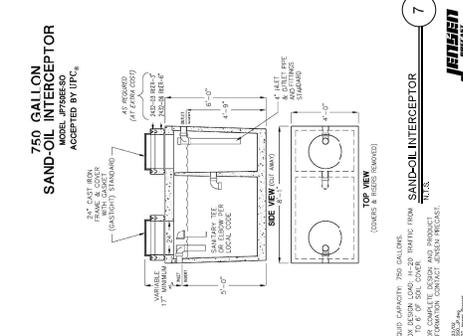
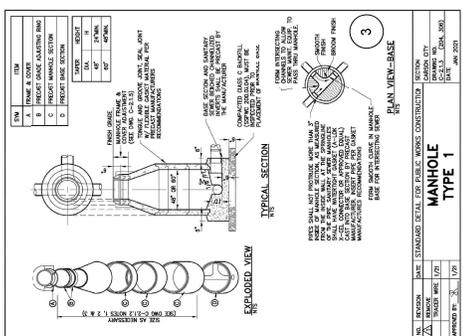
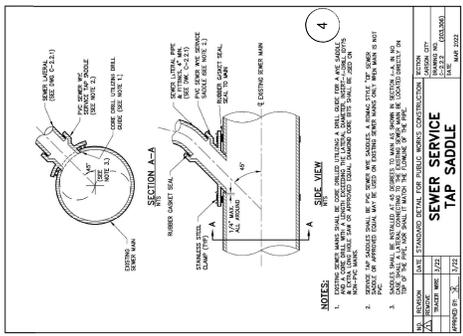
**CONSTRUCTION DOCUMENTS**

REV.	DATE	DESCRIPTION

Sheet Title  
**SEWER DETAILS**

Date: AUGUST 11, 2023  
 Sheet No:

**D1.3**



7



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TSK AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED USE OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO TSK.

Consultant  
 Copyright, Ltd. 2023



PLEASE RECYCLE  
 Project  
**CARSON CITY FIRE  
 STATION + EOC**

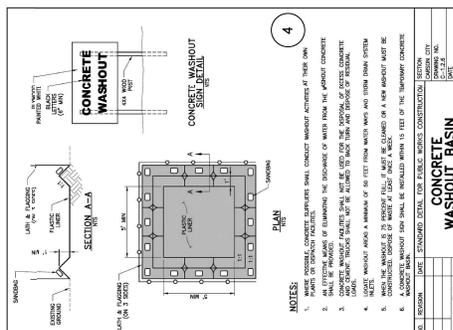
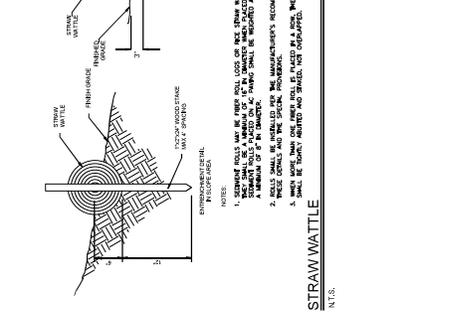
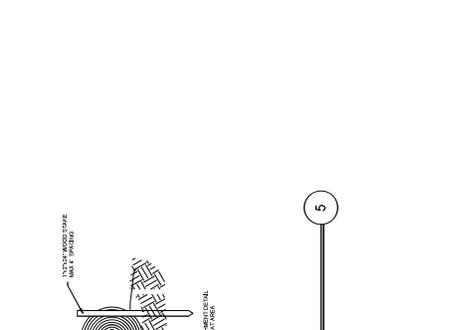
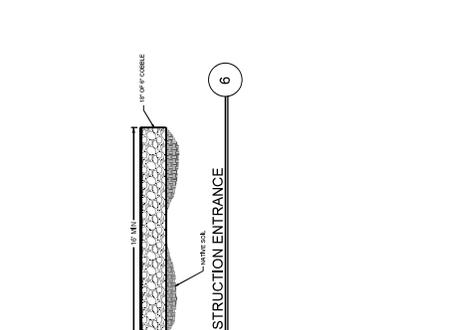
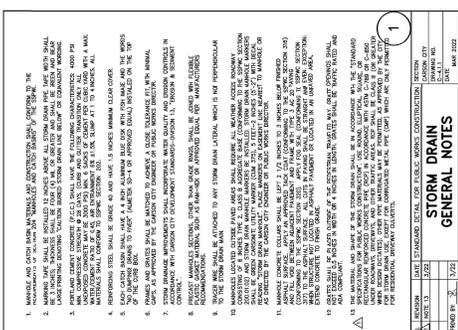
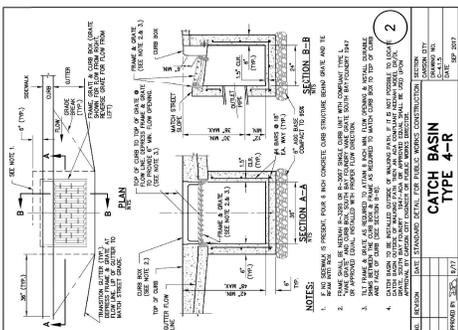
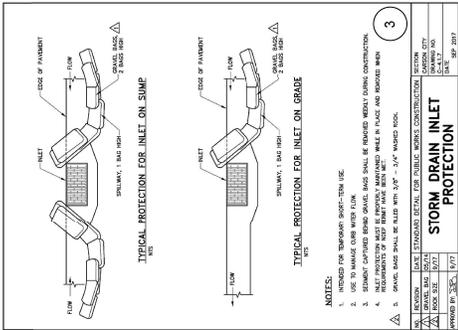
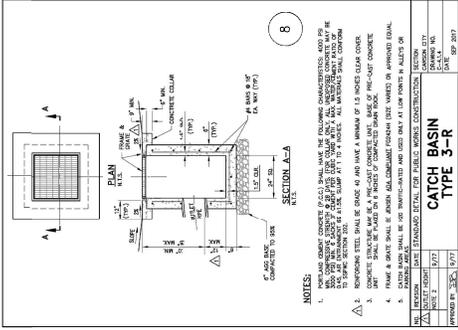
3505 BUTTWAY  
 CARSON CITY, NV  
 89801

Job No. 23-0732-0

Client  
**CARSON CITY  
 PUBLIC WORKS &  
 CARSON CITY FIRE  
 DEPARTMENT**

- GENERAL NOTES**
1. CONSULT WITH THE ARCHITECT FOR THE LOCATION OF THE STORM DRAIN AND CATCH BASIN.
  2. PROVIDE THE STORM DRAIN AND CATCH BASIN WITH A MINIMUM OF 12" CLEARANCE FROM ALL EXISTING OR PROPOSED CURBS, SIDEWALKS, DRIVEWAYS, AND OTHER OBSTRUCTIONS.
  3. REFER TO SHEETS C-2 AND C-3 FOR THE STORM DRAIN AND CATCH BASIN LOCATIONS AND ELEVATIONS.
  4. PROVIDE THE STORM DRAIN AND CATCH BASIN WITH A MINIMUM OF 12" CLEARANCE FROM ALL EXISTING OR PROPOSED CURBS, SIDEWALKS, DRIVEWAYS, AND OTHER OBSTRUCTIONS.
  5. PROVIDE THE STORM DRAIN AND CATCH BASIN WITH A MINIMUM OF 12" CLEARANCE FROM ALL EXISTING OR PROPOSED CURBS, SIDEWALKS, DRIVEWAYS, AND OTHER OBSTRUCTIONS.
  6. PROVIDE THE STORM DRAIN AND CATCH BASIN WITH A MINIMUM OF 12" CLEARANCE FROM ALL EXISTING OR PROPOSED CURBS, SIDEWALKS, DRIVEWAYS, AND OTHER OBSTRUCTIONS.
  7. PROVIDE THE STORM DRAIN AND CATCH BASIN WITH A MINIMUM OF 12" CLEARANCE FROM ALL EXISTING OR PROPOSED CURBS, SIDEWALKS, DRIVEWAYS, AND OTHER OBSTRUCTIONS.
  8. PROVIDE THE STORM DRAIN AND CATCH BASIN WITH A MINIMUM OF 12" CLEARANCE FROM ALL EXISTING OR PROPOSED CURBS, SIDEWALKS, DRIVEWAYS, AND OTHER OBSTRUCTIONS.

- REMARKS**
1. PROVIDE THE STORM DRAIN AND CATCH BASIN WITH A MINIMUM OF 12" CLEARANCE FROM ALL EXISTING OR PROPOSED CURBS, SIDEWALKS, DRIVEWAYS, AND OTHER OBSTRUCTIONS.
  2. PROVIDE THE STORM DRAIN AND CATCH BASIN WITH A MINIMUM OF 12" CLEARANCE FROM ALL EXISTING OR PROPOSED CURBS, SIDEWALKS, DRIVEWAYS, AND OTHER OBSTRUCTIONS.
  3. PROVIDE THE STORM DRAIN AND CATCH BASIN WITH A MINIMUM OF 12" CLEARANCE FROM ALL EXISTING OR PROPOSED CURBS, SIDEWALKS, DRIVEWAYS, AND OTHER OBSTRUCTIONS.
  4. PROVIDE THE STORM DRAIN AND CATCH BASIN WITH A MINIMUM OF 12" CLEARANCE FROM ALL EXISTING OR PROPOSED CURBS, SIDEWALKS, DRIVEWAYS, AND OTHER OBSTRUCTIONS.
  5. PROVIDE THE STORM DRAIN AND CATCH BASIN WITH A MINIMUM OF 12" CLEARANCE FROM ALL EXISTING OR PROPOSED CURBS, SIDEWALKS, DRIVEWAYS, AND OTHER OBSTRUCTIONS.
  6. PROVIDE THE STORM DRAIN AND CATCH BASIN WITH A MINIMUM OF 12" CLEARANCE FROM ALL EXISTING OR PROPOSED CURBS, SIDEWALKS, DRIVEWAYS, AND OTHER OBSTRUCTIONS.
  7. PROVIDE THE STORM DRAIN AND CATCH BASIN WITH A MINIMUM OF 12" CLEARANCE FROM ALL EXISTING OR PROPOSED CURBS, SIDEWALKS, DRIVEWAYS, AND OTHER OBSTRUCTIONS.
  8. PROVIDE THE STORM DRAIN AND CATCH BASIN WITH A MINIMUM OF 12" CLEARANCE FROM ALL EXISTING OR PROPOSED CURBS, SIDEWALKS, DRIVEWAYS, AND OTHER OBSTRUCTIONS.



**CONSTRUCTION DOCUMENTS**

REV#	DATE	DESCRIPTION

Sheet Title  
**STORM AND BMP  
 DETAILS**

DATE: AUGUST 11, 2023  
 SHEET NO:  
**D1.4**



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TSK AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TSK. ANY UNAUTHORIZED USE OF THESE DRAWINGS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO TSK.

Copyright © 2023



PLEASE RECYCLE

Project  
**CARSON CITY FIRE STATION + EOC**

3505 BUTTWAY  
 CARSON CITY, NV  
 89071

Job No. 2-4732-0

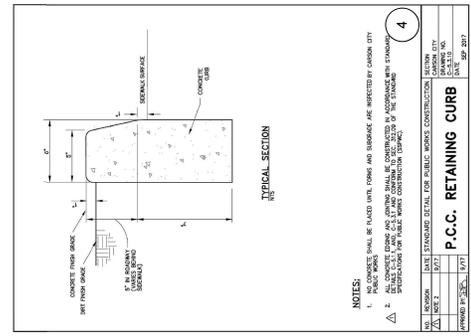
Client  
**CARSON CITY PUBLIC WORKS & CARSON CITY FIRE DEPARTMENT**

**GENERAL NOTES**

- ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.

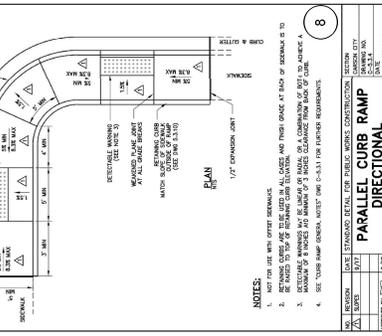
**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/17/2023	ISSUED FOR PERMITS
2	08/17/2023	ISSUED FOR PERMITS
3	08/17/2023	ISSUED FOR PERMITS
4	08/17/2023	ISSUED FOR PERMITS



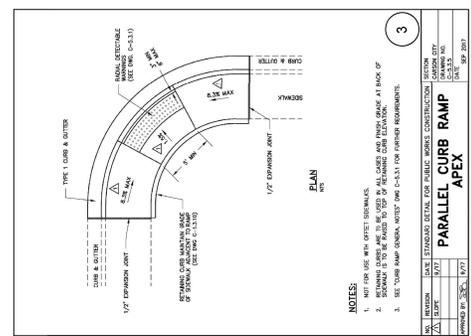
**NOTES:**

- NOT FOR USE WITH OTHER DETAILS.
- SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.



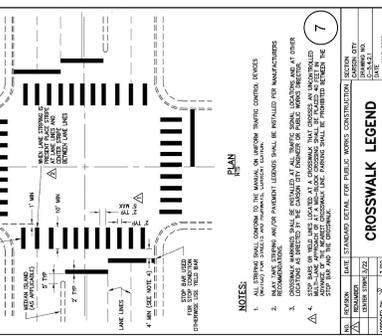
**NOTES:**

- NOT FOR USE WITH OTHER DETAILS.
- SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.



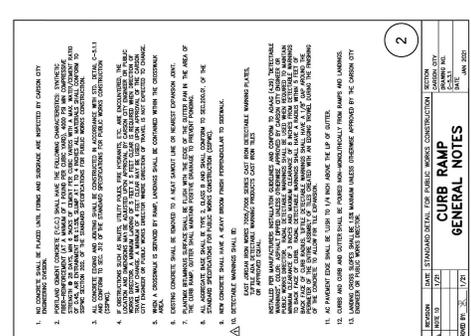
**NOTES:**

- NOT FOR USE WITH OTHER DETAILS.
- SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.



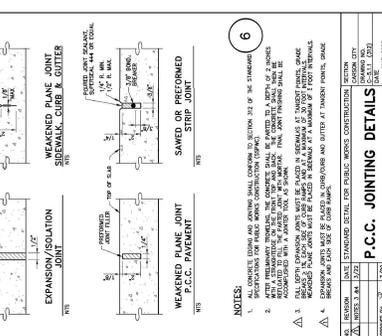
**NOTES:**

- ALL MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.



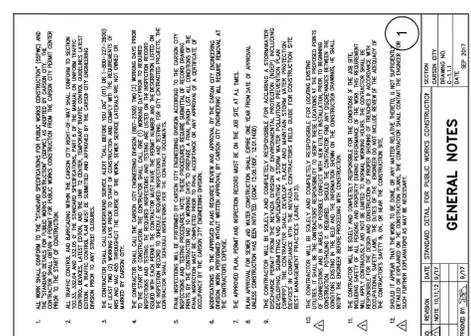
**GENERAL NOTES**

- ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.



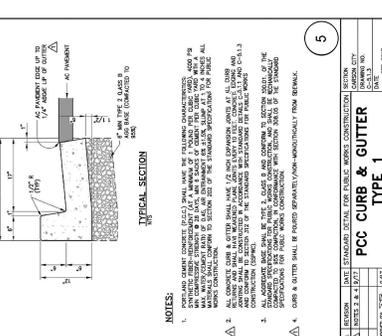
**NOTES:**

- ALL JOINTING SHALL CONFORM TO SECTION 312 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.



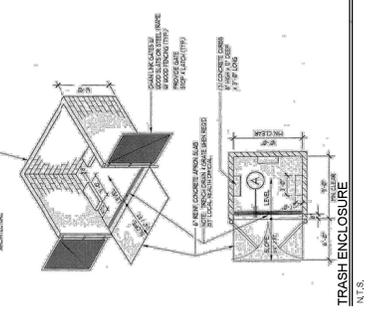
**GENERAL NOTES**

- ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.



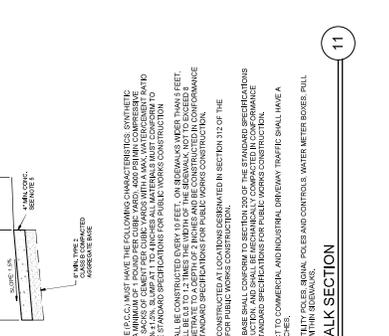
**NOTES:**

- ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.



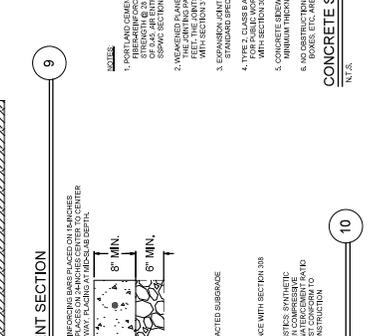
**NOTES:**

- AGGREGATE SHALL BE TYPE 2, CLASS B AND BE COMPACTED IN CONFORMANCE WITH SECTION 308.
- SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- SEE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.



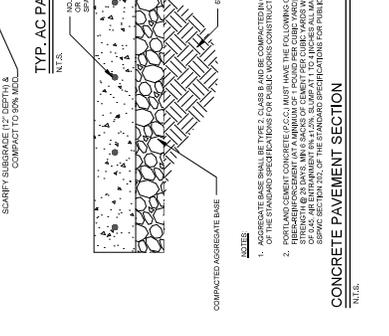
**NOTES:**

- PORTLAND CEMENT CONCRETE (P.C.C.) MUST HAVE THE FOLLOWING CHARACTERISTICS: SYNTHETIC FIBER (20 LBS/YD<sup>3</sup>), MIN. 6 BAGS OF CEMENT PER CYB (200 LBS) WITH MAX. WATER EQUIVALENT RATIO OF 0.45.
- WEAKENED JOINTS SHALL BE CONSTRUCTED EVERY 40 FEET, OR INDETERMINATE WHEN THINER THAN 4 FEET. THE JOINTS SHALL PENETRATE TO A DEPTH OF 2 INCHES AND BE CONSTRUCTED IN CONFORMANCE WITH SECTION 312 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 312 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- CONCRETE SIDEWALK SHALL CONFORM TO SECTION 308 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- CONCRETE SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH SECTION 308 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- MINIMUM FINISHES OF 8 INCHES.
- NO OBSTRUCTIONS, SUCH AS UTILITY PIPES, BOULDER, POLES AND CONTROL WATER BARRIERS SHALL BE PERMITTED UNDER THE SIDEWALK.



**NOTES:**

- PORTLAND CEMENT CONCRETE (P.C.C.) MUST HAVE THE FOLLOWING CHARACTERISTICS: SYNTHETIC FIBER (20 LBS/YD<sup>3</sup>), MIN. 6 BAGS OF CEMENT PER CYB (200 LBS) WITH MAX. WATER EQUIVALENT RATIO OF 0.45.
- WEAKENED JOINTS SHALL BE CONSTRUCTED EVERY 40 FEET, OR INDETERMINATE WHEN THINER THAN 4 FEET. THE JOINTS SHALL PENETRATE TO A DEPTH OF 2 INCHES AND BE CONSTRUCTED IN CONFORMANCE WITH SECTION 312 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 312 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- CONCRETE SIDEWALK SHALL CONFORM TO SECTION 308 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- CONCRETE SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH SECTION 308 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- MINIMUM FINISHES OF 8 INCHES.
- NO OBSTRUCTIONS, SUCH AS UTILITY PIPES, BOULDER, POLES AND CONTROL WATER BARRIERS SHALL BE PERMITTED UNDER THE SIDEWALK.



**NOTES:**

- ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 308.















**Carson City**  
308 N. Curry Street, Suite 200  
Carson City, Nevada 89703  
775.883.7077

August 15, 2023

Carson City

Ref: 10658.001

**RE: Carson City Fire Station and Emergency Operations Facility –  
Trip Generation & Parking Analysis Memo**

This memo is prepared to accompany the Special Use Permit for the construction of the Carson City Fire Station located at 3505 Butti Way providing anticipated trip generation and parking for the project. The development proposes the construction of an approximately 17,712 SF fire station and emergency operations facility.

**Trip Generation**

Per the ITE Trip Generation Table, a Fire and Rescue Station generates 0.48 peak hour trips per 1,000 SF gross floor area between 4pm-6pm, which is 8.5 trips ( $17,712/1,000 \times .48 = 8.5$  Trips).

The station firefighters are expected to be on 48-hour shifts, with shift changes in the morning. There is no ITE data for AM peak hour traffic or average daily trips for a similar type use project. Therefore, assumptions on anticipated trips were determined based on staffing and estimated call volumes. This information is summarized in the table below.

Table 1: Trip Generation Summary Table

<b>Trip Category</b>	<b>Trips In (AM)</b>	<b>Trips Out (AM)</b>	<b>Trips Out (PM)</b>	<b>Trips Misc. Time</b>	<b>Daily Total</b>
Firefighters (Per Shift)	7	7	-	-	14
IT Staff	16	-	16	16	48
EOC Staff	1	-	1	1	3
Anticipated Visitors per Day - 2 (Fire Station)	-	-	-	4	4
Anticipated Visitors per Day - 15 (IT)	-	-	-	30	30
Estimated Calls Per Day - 15	-	-	-	30	30
<b>Total:</b>	<i>24</i>	<i>7</i>	<i>17</i>	<i>81</i>	<i>129</i>

The number of trips for an emergency event where more EOC staff would be present was not included in the daily trips as it will not be a regular occurrence.

Peak hour trips are anticipated to occur during the morning hour shift change for approximately 24 trips into the fire station parking lot and 7 trips leaving the fire station parking lot. The expected average daily trip generation is calculated to be 129 daily trips based on staff, visitors and 911 response calls leaving the station. The generated trips are less than the 80 peak hour trips and 500 trips per day threshold set by Carson City Planning Department.

**Parking Analysis**

Carson City Planning Department does not have specific parking requirements for a fire station and Emergency Operations Center. Therefore, different uses from the development code were used to estimate a minimum number of required parking spots to support the use. The table below details the uses and anticipated parking spots.

Table 2: Parking Requirements

Usage	Number of Spaces Required	Factor	Required Number
Rooming or Boarding House	1 Parking Space per each bedroom	7 Bedrooms	7
Business and Professional Offices	1 Parking Space per 325 Square Feet of Gross Floor Area	7960 Square Feet	25
Number of Spaces Removed from Public Works Site			14
<b>Total:</b>			<b>46</b>

It was concluded based on the uses of the new fire station building being used for IT services, EOC command center and fire station, a minimum of 32 parking spaces should be required. Also needing to be considered was the number of spaces removed from the Public Works site to allow for construction. Therefore a total of 46 spaces for the project needed to be incorporated into the development. The current site plan shows a total of 50 standard parking spaces and two (2) ADA accessible parking spaces on the project site. Development of the bid alternate parking lot on the north side of Butti Way was not analyzed as this would increase total auxiliary parking spaces.



08/17/2023