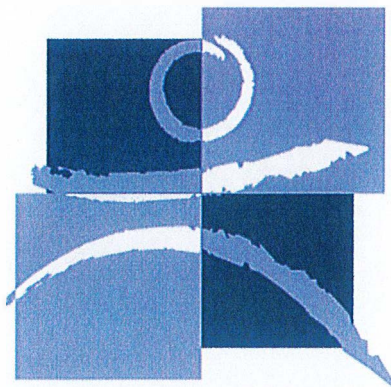


# SAFE EMBRACE SPECIAL USE PERMIT



*Safe*  
**Embrace**

Prepared by:



August 8, 2022  
Revised June 8, 2023

# **SAFE EMBRACE**

## **Special Use Permit**

**Prepared for:**

Safe Embrace  
220 S. Rock Boulevard, Ste 7  
Reno, NV 89502

**Prepared by:**

Christy Corporation, Ltd.  
1000 Kiley Parkway  
Sparks, Nevada 89436  
(775) 502-8552

**August 8, 2022**

**Revised June 8, 2023**

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## Introduction

This application includes the following request:

- A **Special Use Permit** to allow for the establishment of a 25-bed Group Care Facility (connected to city sewer) or 18-bed Group Care Facility (with existing septic system) use within the Low Density Suburban (LDS) zone.

## Project Location

The project site (APN # 026-442-14) includes 1.0± acres located at 1995 Ponderosa Drive in Washoe County. Specifically, the subject property is located on the south side of Ponderosa Drive, west of the intersection with Sullivan Lane. Figure 1 (below) depicts the project location.

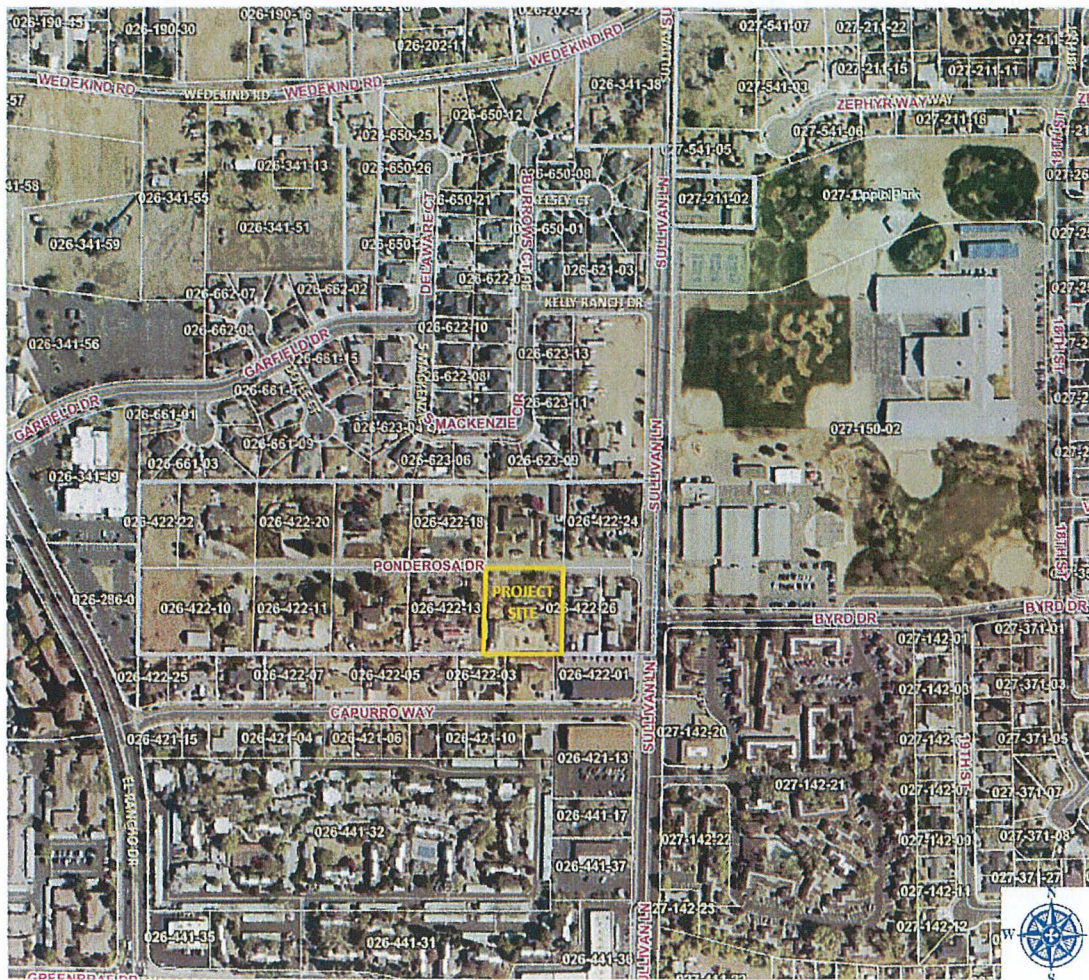


Figure 1 – Vicinity Map

## Existing Conditions

The site was originally developed as a single-family residence and includes an existing garage, outbuilding/office space and a 4 bedroom and bath dwelling addition.

Figure 2 (below) provides an aerial view of the property and existing structures while Figure 3 (page 3) includes a detailed aerial view of the site/site plan with existing site features labeled. Figure 4 (page 4) includes photographs of the existing onsite conditions.

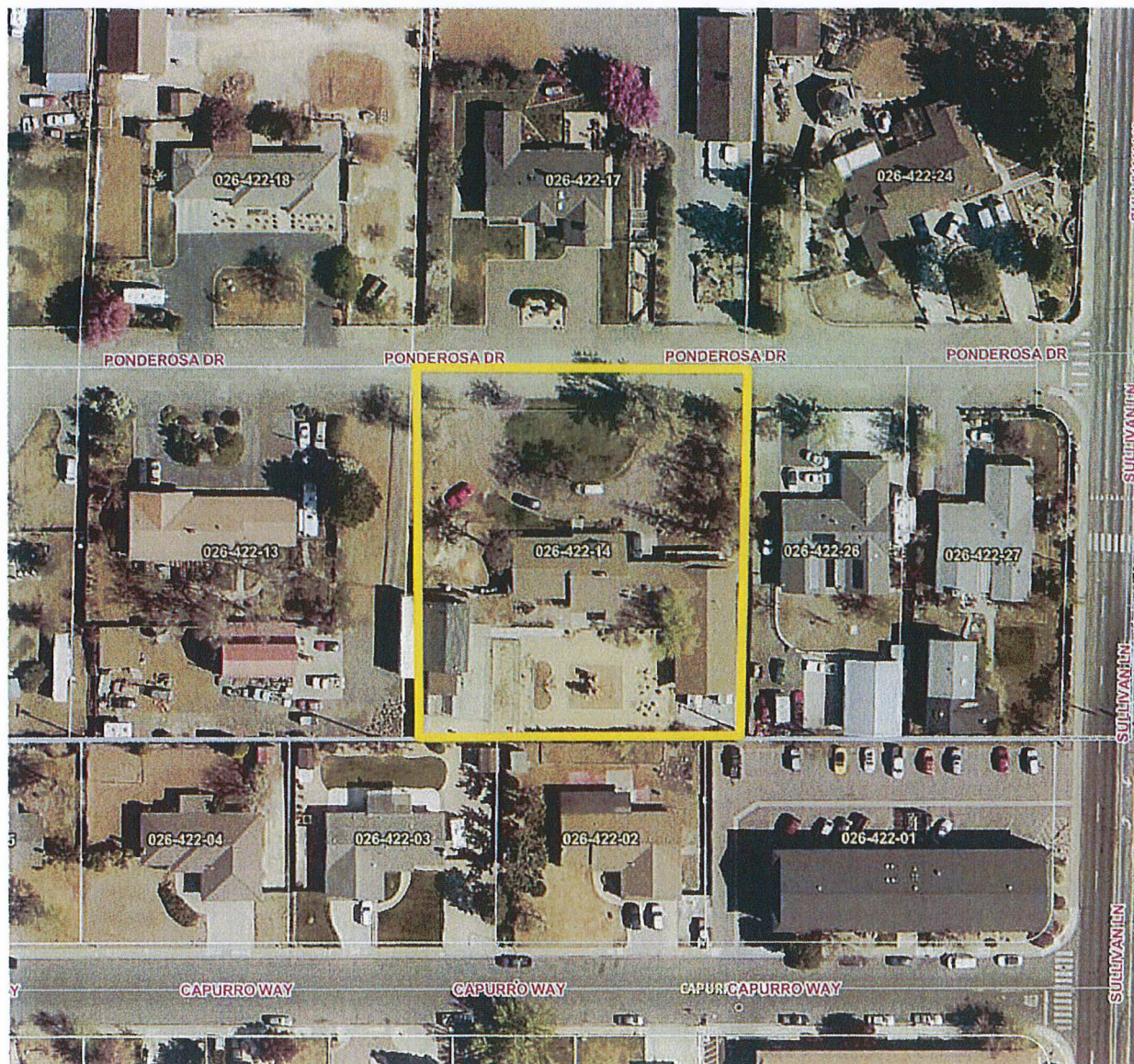


Figure 2 – Aerial View of Property



Figure 3 – Existing Site Features/Site Plan

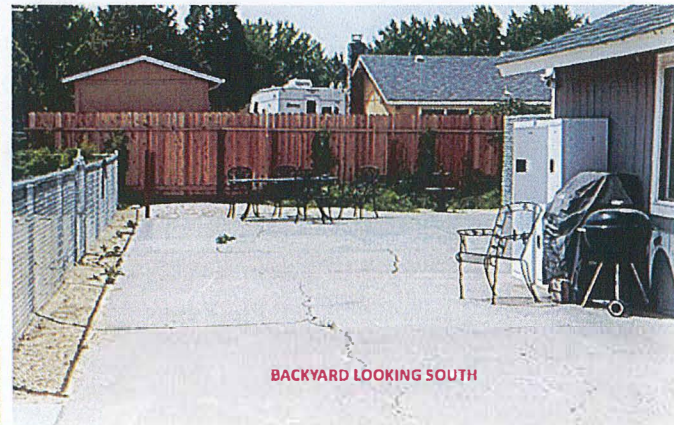
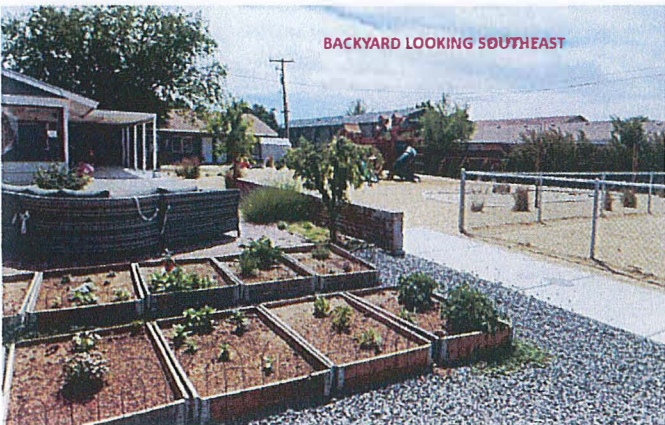
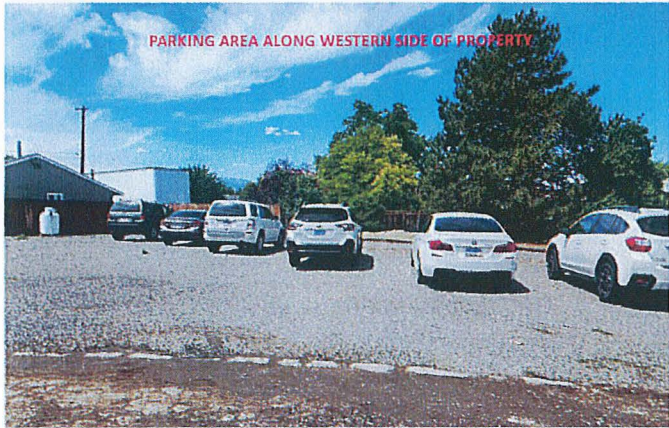
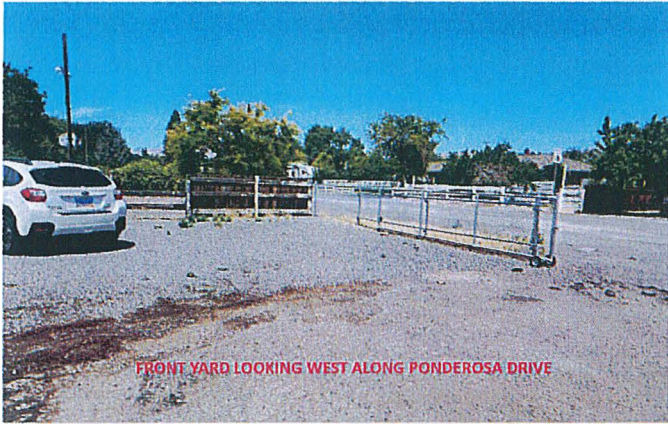


Figure 4 – Existing Conditions

Parcels that adjoin the site are single family residences similar to that of the project site. Property to the southwest has multi-family zoning with an office building along Sullivan Lane. With the exception of the properties adjacent to Ponderosa Drive within Washoe County, the surrounding properties (and those within the immediate vicinity) are located with the City of Sparks jurisdiction and are zoned Single Family 6, 9 and 15 (SF-6, SF-9 and SF-15), Multi-Family 4 and 5 (MF-4 and MF-5), Commercial (C2), Public Facilities (PF), and Professional Office (PO). General Rural (GR). Figures 5 (below) and 6 (page 6) provides the Washoe County and City of Sparks zoning maps.

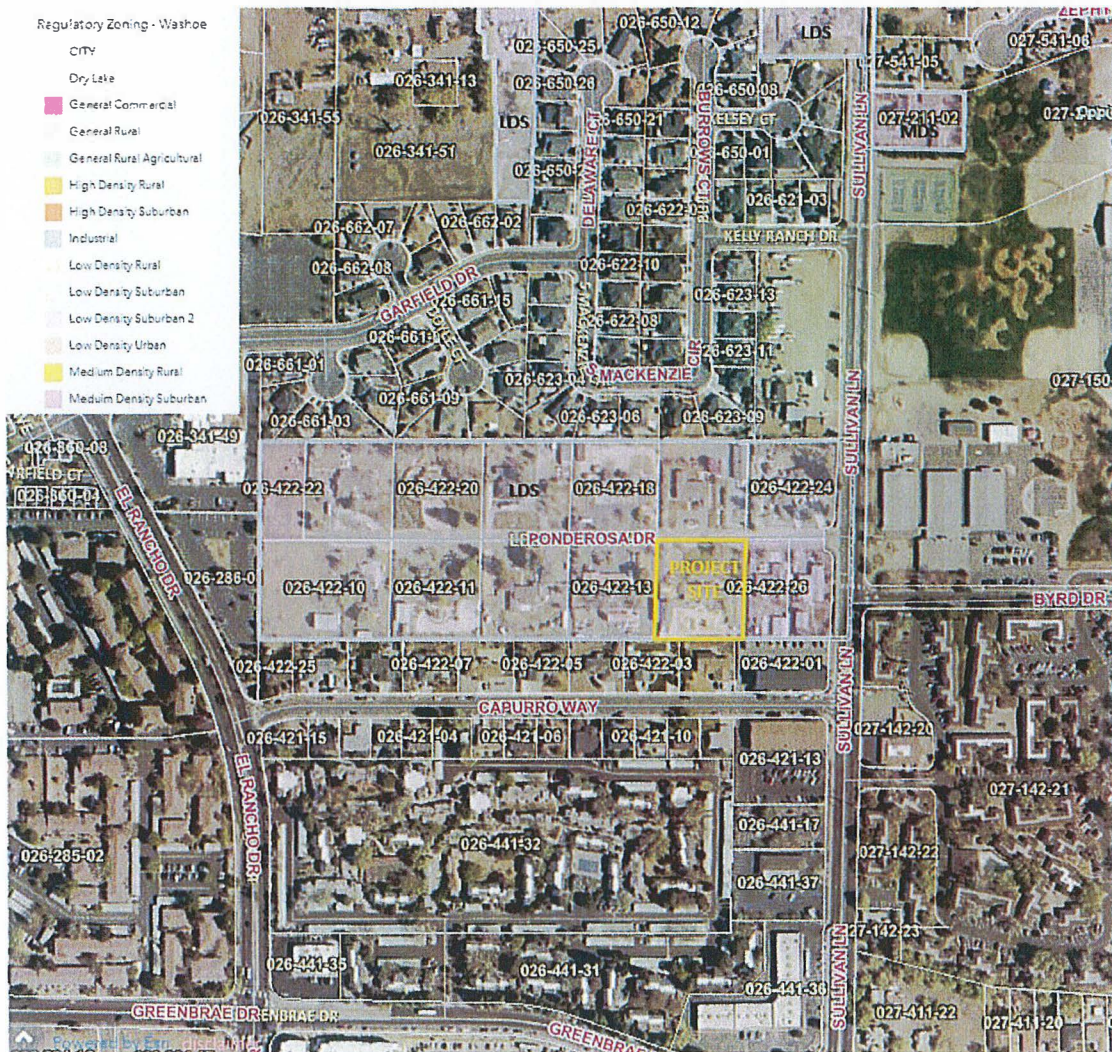


Figure 5 – Washoe County Zoning Map







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## **Project Description/Request**

This application includes an Amended Special Use Permit (SUP) request to establish a 25-bed Group Care Facility (connected to city sewer) or 18-bed Group Care Facility (with existing septic system) use within the Low Density Suburban (LDS) zone. An SUP application was previously submitted on August 8, 2022. During the review process, additional information was required regarding the septic system and the sizing of improvements performed upon the system in 2018. As a result, the project was temporarily put on hold while the construction and state documents were obtained. The research revealed that the septic field was sized for an 18-bed facility.

Currently, the applicant is in talks with the City of Sparks to connect the project site to municipal sewer, thus allowing the increase in permittable beds to 25 beds overall. We request that the 25-bed capacity be conditioned upon the connection to the City of Sparks municipal sewer.

If the connection cannot be established, the applicant is requesting 18 beds be allowed. The existing septic on site is sized for 18 beds after the upgrades in 2018. The Onsite Sewage Disposal System (OSDS) application and approval letter from NDEP are attached as an Attachment to this report.

Further discussions with Washoe County Staff and the City of Sparks resulted in the amended application for either a 25-bed group care facility if the property is connected to the City of Sparks sewer system or an 18-bed facility if the property remains on the existing permitted septic system.

As defined by the Washoe County Development Code, the SUP will allow for the operation of a maximum 25-bed group care facility. This use is specifically allowed in the Low Density Suburban (LDS) zone with the approval of a SUP per section 110.304.20 of the Development Code. Group care facilities must also comply with the review standards and guidelines in section 110.322.10 of the Development Code.

The Group Care Facility will provide 18 or 25 beds for temporary residents of the Care Facility. Residents include women, men and children and is inclusive to all. The length of stay of any individual is capped at 90 days. There are generally 4 staff members on site daily. In order to address the community concerns regarding safety and security, Safe Embrace is willing to hire an additional advocate to reside at the site during the overnight hours.

Safe Embrace is also upgrading the cameras and security system to allow for monitoring of the exterior of the residence. Additionally, as required in the development code guidelines, Safe Embrace is preparing a Neighborhood Response Program. This will provide a procedure for immediate response to incidents and complaints arising out of activities on site. This will include contact numbers and emails for the Executive Director and Shelter Manager and an email address for neighborhood residents to report neighborhood problems, suggestions and improvements to the group care facility.

The site has 4,100 square feet of living space. 25 beds/users require interior space of 4,050 square feet (1,200 sf for first 6 users plus 19 users x 150 sf/user = 4,050 square feet). Outdoor recreation space of 2,025 square feet is required for 25 users (600 sf for first 6 users plus 75 sf x 19 users = 2,025 sf). The site provides a 3,300 square foot outdoor recreation space at the rear of the property. If the site is allowed a maximum of 18 beds based upon the existing septic system size, the interior space required would be reduced to 3,000 square feet and the required outdoor recreation space would reduce to 1,500 square feet.

There is a pet shelter that can house 3 dogs and 6 cats/small animals. The dog pens include 3 dog runs with an indoor and outdoor run area. There have been nuisance complaints in the past regarding dogs barking at night. Since May of 2022, no pets have been allowed at the facility and a new pet policy is being prepared that will layout all rules and regulations and allow for removal of residents with pets for allowing dogs to bark and any neglect or nuisance complaints. The maximum number of animals allowed on site will adhere to the current Washoe County Code. Additionally, the outdoor portion of the dog run will not operate at night.

The property is a single-story building. The garage located on the subject property was converted to a living space in 2007. The setbacks are met for the property with the exception of the converted existing detached garage on the west property boundary. This building was converted in 2006 into work and office space. Additionally, the facility is required to meet all HUD requirements, is ADA compliant and has fire sprinklers throughout.

Parking is provided in a graveled parking area along the north end of the western property boundary and along the paved circular drive. This parking provides for the 10 required parking spaces (4 for employees and 6 for users). At this time, it is requested that the paving standard be waived for the site.

The existing landscaping on site will be supplemented to meet standards. Existing trees will be retained and additional landscaping along the road frontage will include one (1) tree for every fifty (50) linear feet of street frontage with additional bushes added between the trees. The adjacent residential property boundaries to the front of the buildings, including the parking area will include one (1) tree for every twenty (20) linear feet of the parking area, planted in off-set rows or groupings. It is requested that the existing 6-foot wood fences be allowed to remain.

No additional lighting is proposed for the site beyond what is already present. The property is not open to the public and the lighting is comparable to other properties on the street. At this time, it is requested that lighting the parking lot standard be waived to keep in character with the neighborhood.



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## Special Use Permit Findings

In order to approve a Special Use Permit, the following findings must be made. Responses are provided in **bold face type**.

1. Consistency. The granting of the special use permit is consistent with the policies and maps of the Comprehensive Plan Elements and the Area Plan in which the property is located.

**The requested SUP is consistent with Washoe County Development Code and does not conflict with policies contained within the North Valleys Area Plan. The project is an existing operation and is appropriate for the area.**

2. Adequate Public Facilities. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities must exist or will be provided.

**The site is an existing facility with adequate utilities located on a private road.**

3. Site Suitability. The site must be physically suitable for the proposed use and for the intensity of development.

**The care facility has been in existence for over 20 years. The site was previously approved and operated under the City of Sparks before it was determined that the permitting should have been completed under Washoe County. This permit is to correct that inadvertent oversight for an operating site.**

4. Issuance Not Detrimental. Issuance of the permit may not be significantly detrimental to the public health, safety or welfare; have a detrimental impact on adjacent properties; or be detrimental to the character of the surrounding area.

**Safe Embrace provides a vital community service to those escaping domestic violence. The site location provides a discreet, safe, and appropriate location for Safe Embrace's services. The operational parameters described herein can be conditioned with the SUP ensuring that any and all potential impacts are properly mitigated. Concerns raised by surrounding neighbors at the two community meetings have been addressed with this SUP request and will be ongoing to ensure that negative impacts do not occur.**

# APPENDICES

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Safe Embrace SUP</b>			
Project Description: A Special Use Permit to allow for the establishment of a 25-bed Group Care Facility (connected to city sewer) or 18-bed Group Care Facility (with existing septic system) use within the Low Density Suburban (LDS) zone.			
Project Address: 1995 Ponderosa Drive, Sparks, NV 89431			
Project Area (acres or square feet): 1 acre			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): 3 lots to the west from intersection of Ponderosa Drive and Sullivan Lane, on the south side of Ponderosa Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
026-422-14	1.000		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Safe Embrace		Name: Christy Corporation, LTD	
Address: 220 S Rock Blvd Ste 7		Address: 1000 Kiley Parkway	
Reno, NV	Zip: 89502	Sparks, NV	Zip: 89436
Phone: (775) 342-3766	Fax:	Phone: (775) 502-8552	Fax:
Email: afshan@safeembrace.org		Email: Lisa@christynv.com	
Cell: (775) 376-3457	Other:	Cell: (908) 763-6576	Other:
Contact Person: Afshan West		Contact Person: Lisa Nash	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

A Special Use Permit to allow for the establishment of a 25-bed Group Care Facility (connected to city sewer) or 18-bed Group Care Facility (with existing septic system ) use within the Low Density Suburban (LDS) zone.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See attached report.

3. What is the intended phasing schedule for the construction and completion of the project?

No phasing.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

This use has been in existence for over 20 years and the site is appropriate to the use.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

The project is a very necessary and vital service to the community.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

The installation of additional landscaping and appropriate screening materials for the property will occur to ensure applicable codes are met. The is detailed in the attached report.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Refer to the attached report for this information.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

9. Utilities:

a. Sewer Service	Septic or Future City Sewer Connection
b. Electrical Service	NV Energy
c. Telephone Service	Various Providers
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Various Providers
g. Water Service	TMWA

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

10. Community Services (provided and nearest facility):

a. Fire Station	TMFPD
b. Health Care Facility	Renown
c. Elementary School	Risley
d. Middle School	Sparks Middle School
e. High School	Hug High School
f. Parks	Washoe County Parks
g. Library	Sparks Library
h. Citifare Bus Stop	Greenbrae and Sullivan



# **ATTACHMENTS**



Nevada Division of Environmental Protection
Bureau of Water Pollution Control

ENTERED
3/16/18
[Signature]

Onsite Sewage Disposal System (OSDS) Application RECEIVED

General Permit No. GNEVOSDS09

FEB 28 2018

Note: Please consult with local or state agency to confirm the proposed method of sewage disposal at your location is acceptable; some restrictions may apply. Please refer to NRS 445A & NAC 445A.

APPLICANT: (Agency/Person responsible for the OSDS System)

Name: John Etchmendy Phone:
Address: 1995 Ponderosa Drive Fax:
City: Sparks State: Nevada Zip: 89506

SITE LOCATION(S): If more than one, please attach a legal description of each site.

Project Name Safe Embrace Addition
Project Address: 1995 Ponderosa Drive
City: Sparks County: Washoe State NV Zip: 89506
Latitude: N 39 / 33 / 0.44 Longitude: W 119 / 46 / 20.89
Deg. Min. Sec. Deg. Min. Sec.
Township 20 Range 20 Section 31

ENGINEERING FIRM INFORMATION

Name: Pezonella Associates, Inc Phone: (775) 856-5566 Fax (775) 856-6042
Contact Person: Ray Pezonella email: ray@pezonella.com
Address: 520 Edison Way
City: Reno State: Nevada Zip: 89502

**THE FOLLOWING INFORMATION MUST BE INCLUDED WITH THE APPLICATION:**

**GENERAL SITE INFORMATION:**

- Business Description (church, school etc.): Group Home Care Facility
- Assessor's Parcel Number (APN): 026-422-14
- Property Area (in acres): 1.006
- Distance to Public Sewer (if any): Over 200 feet
- Water Supply (city or well): City Well: \_\_\_\_\_ Depth: \_\_\_\_\_ (ft) Seal (if any) \_\_\_\_\_ (ft)
- Is proposed location within 100 year or 50 year flood zone?: No

**OSDS INFORMATION:**

- Number of proposed OSDS Tanks: 1
- Size of Proposed OSDS System(s): 4,000 (gallons)
- Tank Model(s): Jensen Ty 4000 Distribution Box Model(s): Jensen D30
- Is this a denitrifying, mechanical or aerobic OSDS System No
- Existing OSDS Systems (if any): Total Tanks 1 Total Volume: 1,500 (gallons)
- NDEP Permit (if any) : WCDHD
- Total volume of OSDS systems in this property : 4,000 (gal lons)

**SITE PLAN:**

- Site plan drawn to scale – 2 sets needed
- Setbacks shown and in accordance with NAC 445A
- Location of test pits w ithin proposed absorption area
- Please verify that OSDS system will only treat Domestic sewage.

**OSDS CALCULATIONS:**

- Calculations Submitted
- OSDS Size based on Occupational Flow: 18 person Group home & 8 Fixture Unit Computer Lab
- \_\_\_\_\_ OSDS Size based on Fixture Unit Count: \_\_\_\_\_

x   Percolation rate/absorption rate: \_\_\_\_\_ (min/in) – Design rate/absorption rate:   15   (min/in)

  x   Depth to Seasonal High Groundwater:   N/a   (ft)

  x   Type of absorption system (trenches, chambers mound etc):   Absorption bed  

  x   Total OSDS Absorption area:   4,896   (ft<sup>2</sup>)

  x   Total Absorption trench length:   n/a   (ft)

  x   Number and length of trenches:   n/a   Trench Separation \_\_\_\_\_

  x   Dosing Tank information – (if required):   412 gallons per dose  

\_\_\_\_\_  
\_\_\_\_\_

**CERTIFICATION:**

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a holding tank designed to assure that it complies with Nevada Division of Environmental Protection regulations. I also confirm that records will be maintained at the project site from the start of activities, and that the site will be compliant. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines for knowing violations."

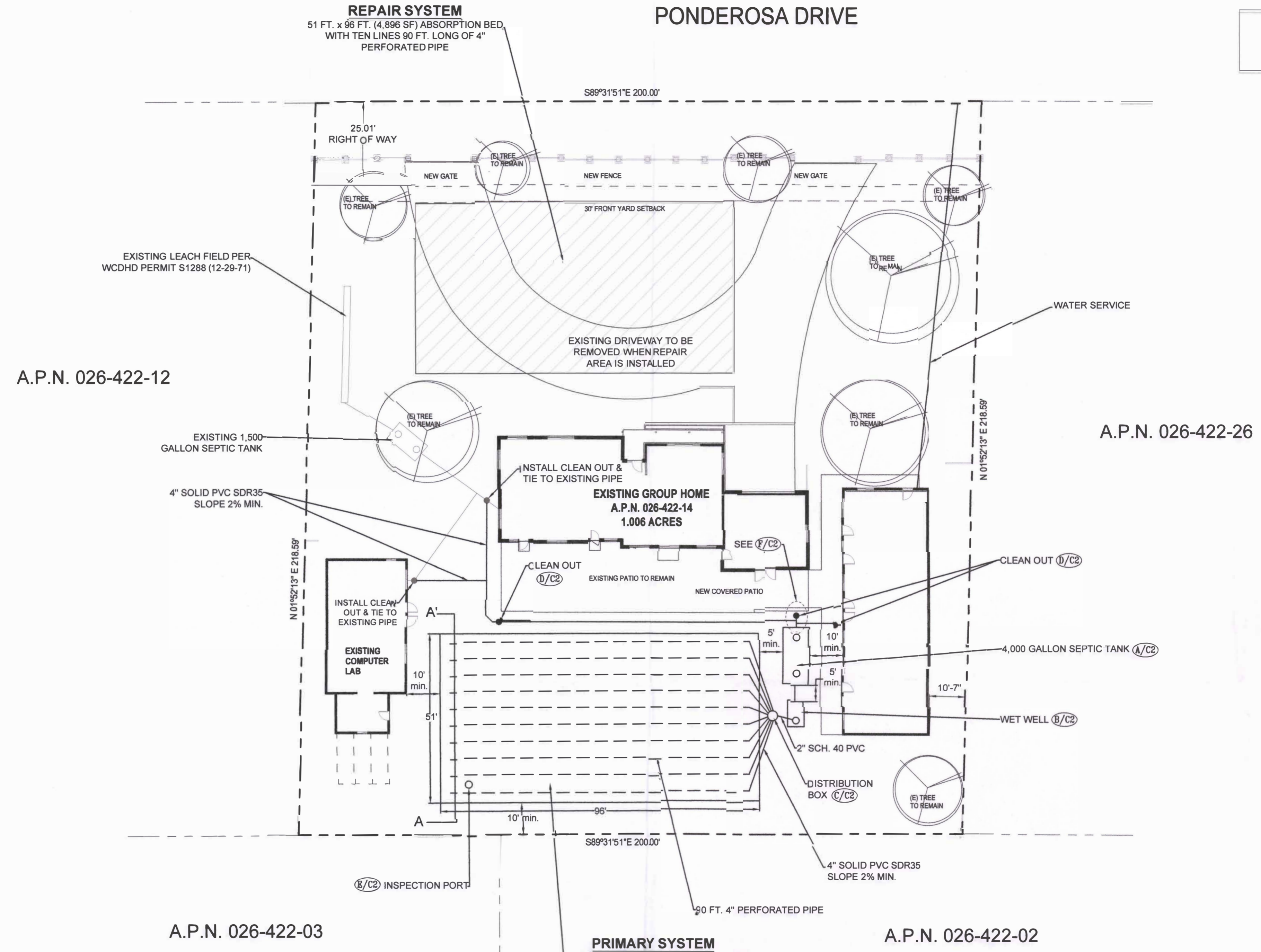
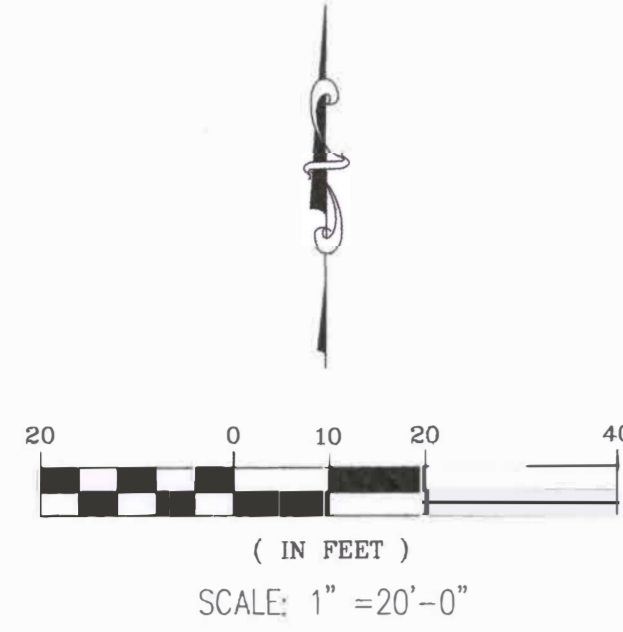
Printed Name of Applicant (Owner/Operator):   Ray Pezonella  

Signature:      Date:   2/28/13  

A copy of the permit will be mailed to you along with your discharge authorization.

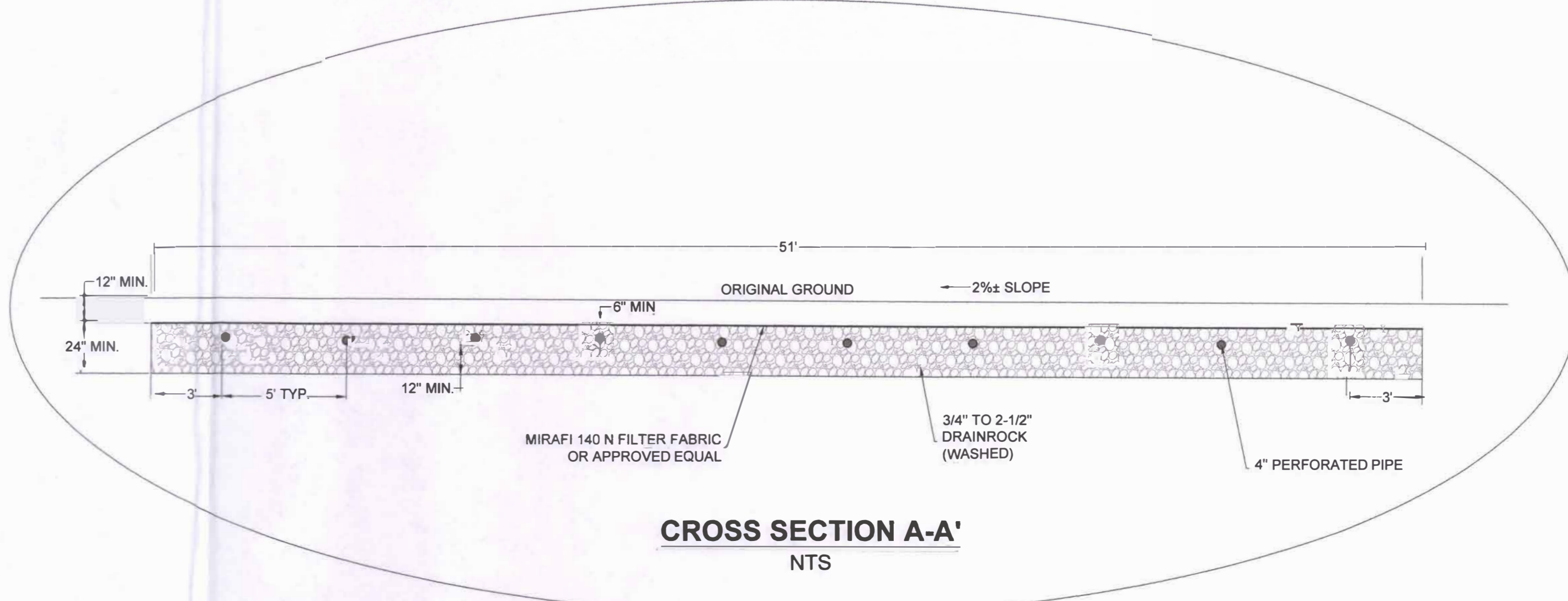
Send completed form to:

OSDS Program Coordinator  
Nevada Division of Environmental Protection  
Bureau of Water Pollution Control  
901 S. Stewart Street, Suite 4001  
Carson City, Nevada 89701-5249

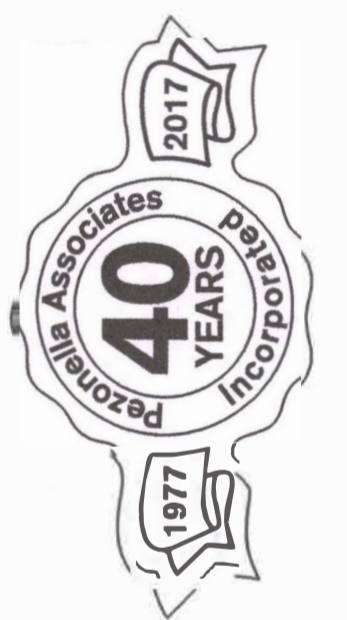


SITE PLAN PROVIDED BY  
FRAME ARCHITECTURE

- NOTES:**
1. THE EXISTING GROUP HOME AND COMPUTER LAB ARE TO REMAIN CONNECTED TO THE EXISTING 1,500 GALLON SEPTIC TANK UNTIL THE NEW SEPTIC ABSORPTION BED SYSTEM IS COMPLETED AND APPROVED.
  2. ONCE THE NEW SYSTEM IS APPROVED THE EXISTING GROUP HOME AND COMPUTER LAB ARE TO BE CONNECTED TO THE NEW SEPTIC SYSTEM. THEN THE 1,500 GALLON SEPTIC TANK IS TO BE PUMPED OUT AND THEN ABANDONED IN PLACE.



SEWAGE DISPOSAL SYSTEM  
SAFE EMBRACE ADDITION  
1995 PONDEROSA DRIVE  
SPARKS, NEVADA

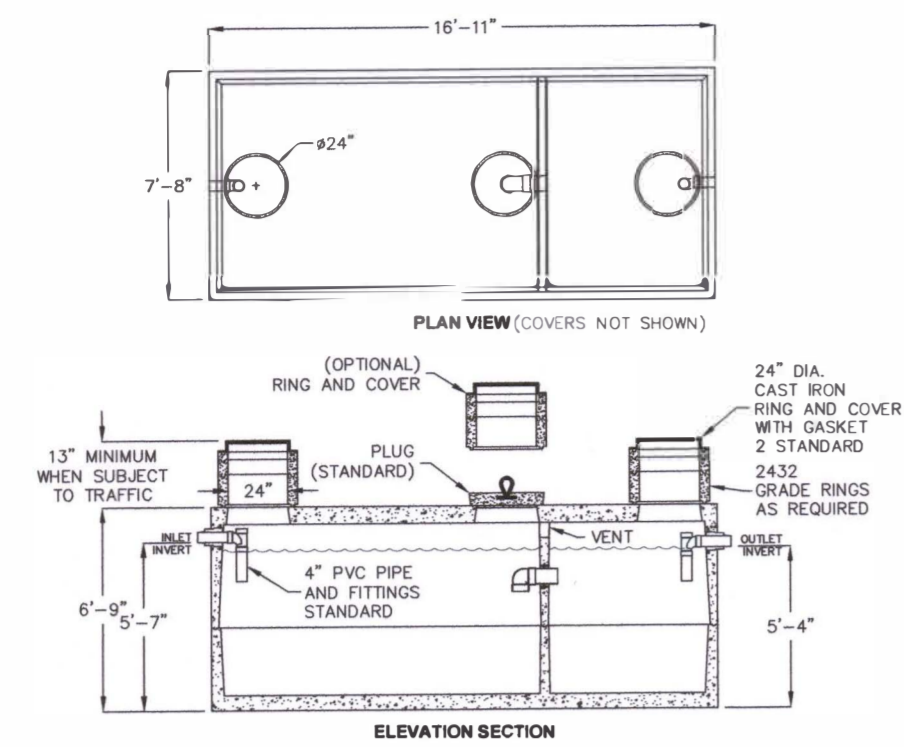


**Pezonella Associates, Inc.**

Consulting Engineers  
520 Edison Way Reno, Nevada 89502  
PHONE (775) 856-5566 FAX (775) 856-6042

Drawn by	KLM/ BEL	Sheet	
Job No.	538.92-M		
Date	JAN. 30, 2018		C1
Scale	1" = 20'		

**4000 GALLON  
COMMERCIAL SEPTIC TANK**  
MODEL TY4000-EE-ST-6DNW  
TRAFFIC RATED  
IAPMO LISTED  
OR APPROVED EQUAL

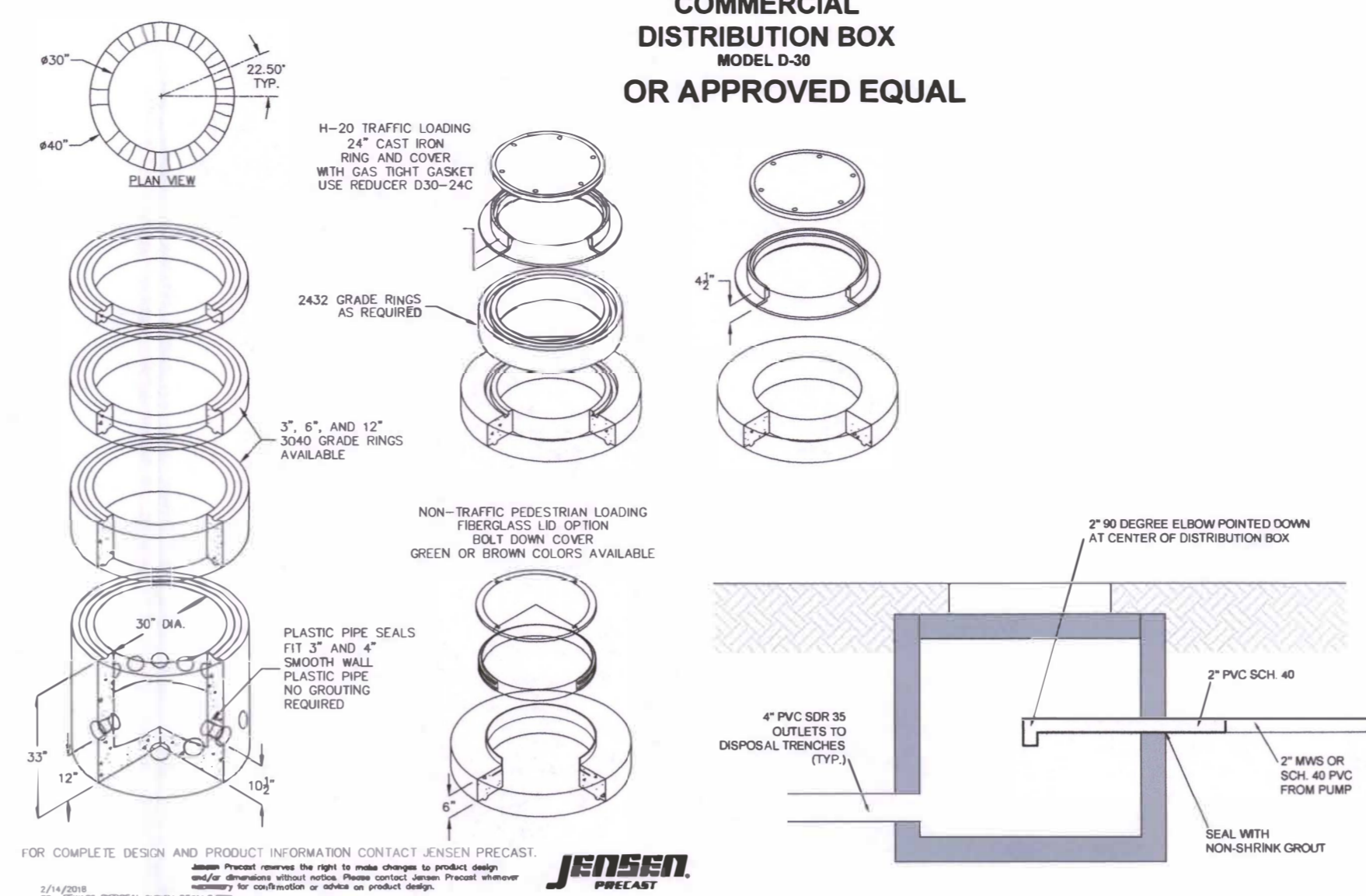


OPERATING CAPACITY: 4000 GALLONS.  
DESIGN LOAD: H-20 TRAFFIC WITH DRY SOIL CONDITIONS (WATER LEVEL BELOW TANK) AND 13 INCHES TO 6 FEET EARTH COVER.  
SUITABLE SUB-BASE BEDDED WITH GRANULAR MATERIAL SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS.  
FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.  
JENSEN PRECAST reserves the right to make changes to product design and/or dimensions without notice. Please contact Jensen Precast whenever necessary for verification or other product design.

**SEPTIC TANK**

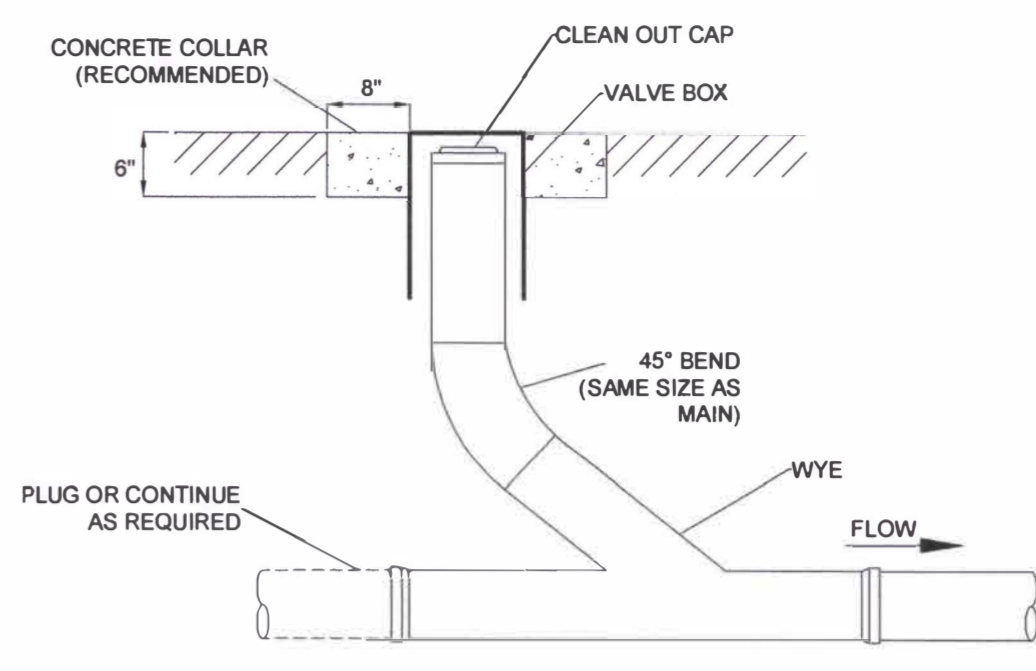
(A/C2)

**COMMERCIAL  
DISTRIBUTION BOX  
MODEL D-30  
OR APPROVED EQUAL**



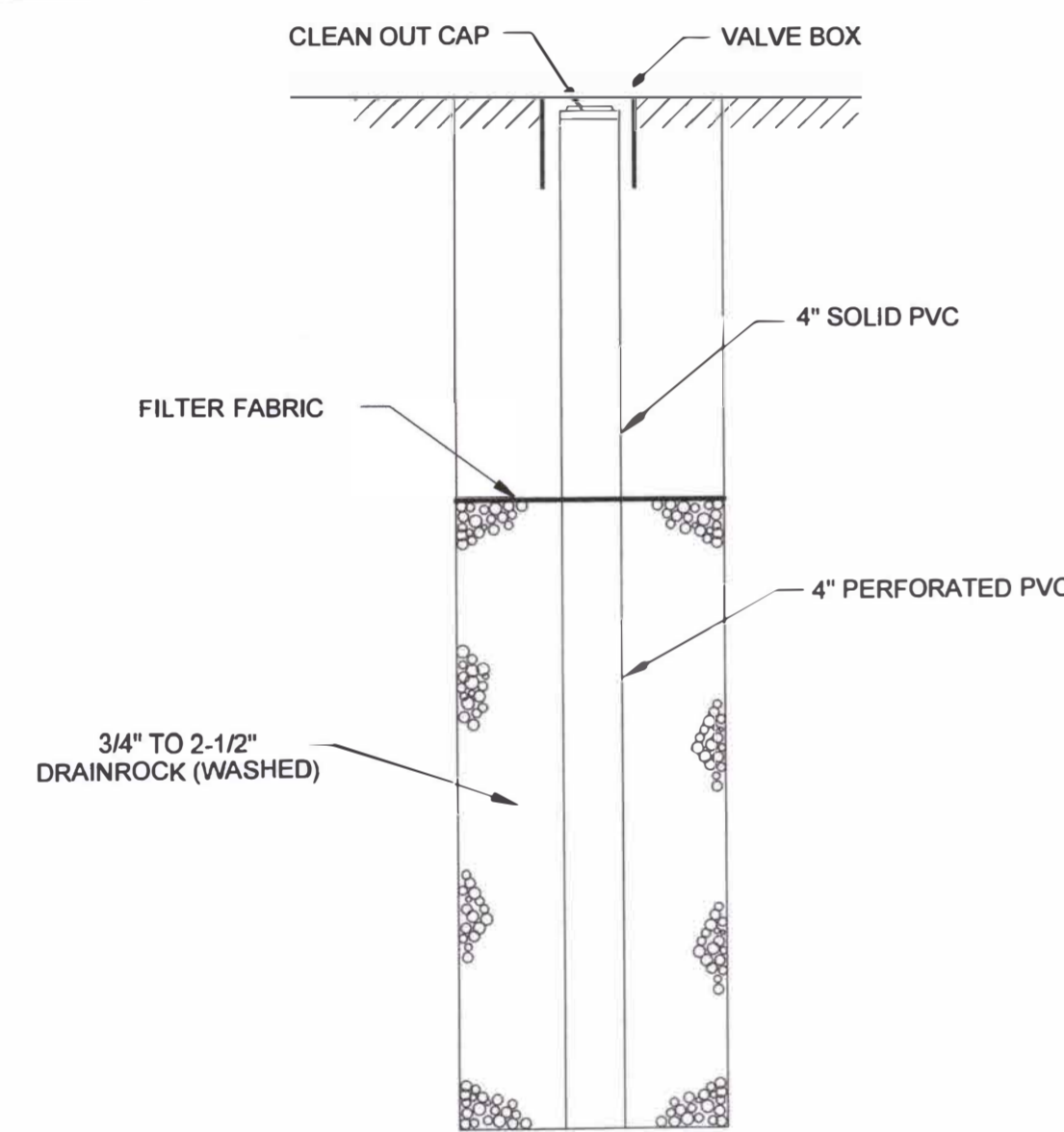
**DISTRIBUTION BOX**

(C/C2)



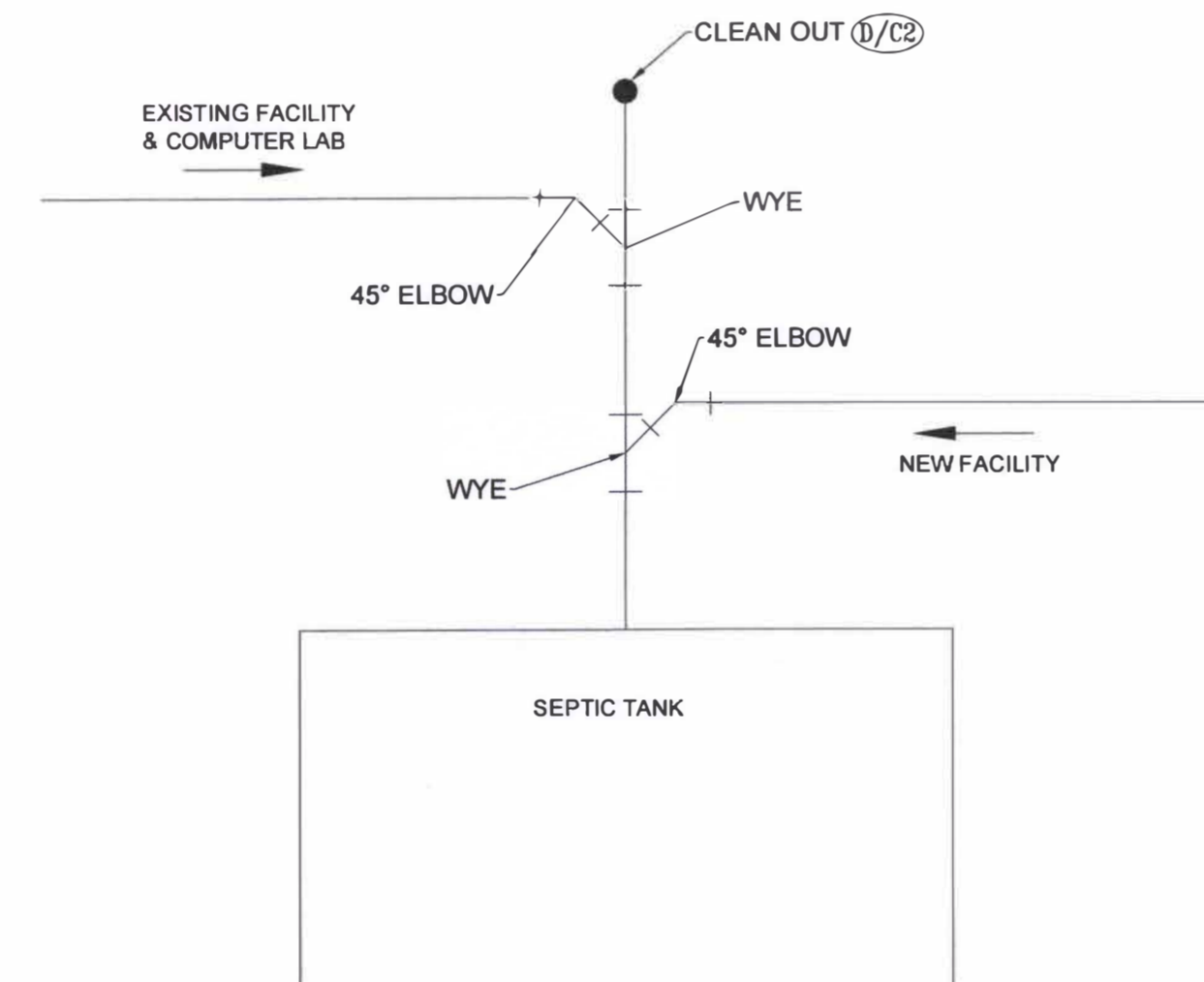
**CLEAN OUT**

(D/C2)



**INSPECTION PORT**

(E/C2)



(F/C2)

**GIVEN:**

- A) The existing residence is a 10 bed group home care facility with a detached computer lab. The owner proposes to construct an addition 8 bed facility.
- B) Per Washoe County District Health Department permit S 1288 (12-29-71), the existing system has a 1500 gallon septic tank and the disposal field has an effective sidewall area of 700 square feet.
- C) The design percolation rate is 15 minutes per inch.

**REQUIRED SEPTIC TANK SIZE:**

Per "Guidance Manual (1.0), On-site Sewage Disposal for Commercial Applications, State of Nevada Division of Environmental Protection Bureau of Water Pollution Control", Table 9-1 (Estimated Sewage Flow) Nursing home/Rest home requires 125 gallons per day per person.

Estimated flow for 18 person group home:  
(18 persons)(125 gpd/person) = 2,250 gpd  
Estimated for Computer Lab:  
Water Closet (1 each) (6 Fixture Units) (25 gpd/Fixture Unit) =150 gpd  
Sink (1 each) (2 Fixture Units) (25gpd/Fixture Units) =50 gpd

TOTAL ESTIMATED FLOWS = 2,450 gpd  
Since the estimated flow is less than 3,000 gallons, the minimum required capacity of the septic tank is equal to the estimated flow multiplied by 1.5.  
Required Septic Tank Size:  
(2,450 gpd)(1.5) = 3,675 gpd

We propose to install a 4,000 gallon septic tank

**REQUIRED DISPOSAL AREA SIZE:**

Design Percolation Rate = 15 MPI  
Proposed Septic Tank Size = 4000 gpd

$Q = \frac{5}{\sqrt{t}}$  where Q = rate of application, gallons per day per square foot, and t = design percolation rate, minutes per inch (mpi)

$Q = \frac{5}{\sqrt{15}} = 1.29 \text{ gpd/sqft}$

Absorption Trench Area =  $\frac{4000 \text{ gpd}}{1.29 \text{ gpd/sqft}} = 3,101 \text{ sqft}$ .

The absorption area of an absorption bed must be at least 50 percent larger than the calculated size that would be required for a standard absorption trench.

Therefore, the absorption bed area = (3,101 SF)(1.5) = 4,652 SF

**PROVIDED AREA:**

The proposed primary and repair areas will be an absorption bed that is 51 ft. wide by 96 ft. long (4,896 SF). The beds will contain ten lines 90 ft. long of 4" perforated pipe.

**CALCULATIONS**

1. NO COMMUNITY SEWER AVAILABLE WITHIN 200' OF THE PROPERTY.
2. BASED ON COMMUNITY PARCEL NO. 32031C3045G, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED MARCH 16, 2009, THE ENTIRE PROPERTY IS IN ZONE X (UNSHADED). THE ZONE X (UNSHADED) IS OUTSIDE THE AREAS OF 0.2% ANNUAL CHANCE OF FLOODS (100 YEAR FLOOD).
3. NO PUBLIC WELL WITHIN 200 FEET OF THE PROPERTY.
4. DRAINAGE AROUND BUILDING SHALL COMPLY WITH APPLICABLE BUILDING CODES.
5. THE BUILDING SEWER AND SOLID LINE BETWEEN THE SEPTIC TANK AND DISPOSAL FIELD SHALL BE LAID ON A SLOPE NOT LESS THAN ONE-FOURTH (1/4) INCH PER FOOT (2%).
6. PERFORATED DISTRIBUTION LINES SHOULD BE LEVEL. THE BOTTOM OF THE DISPOSAL BED SHALL BE ESSENTIALLY LEVEL.
7. THIS SYSTEM IS DESIGNED TO TREAT ONLY "DOMESTIC SEWAGE", WHICH IS ANY LIQUID AND WATERBORNE WASTE THAT IS DERIVED FROM THE ORDINARY LIVING PROCESS AND IS OF SUCH CHARACTER AS TO PERMIT ITS SATISFACTORY DISPOSAL INTO AN ON-SITE SEWAGE DISPOSAL SYSTEM WITHOUT SPECIAL TREATMENT (NAC 445A.9532). THE SYSTEM IS NOT DESIGNED TO TREAT INDUSTRIAL OR HAZARDOUS WASTE.
8. SEPTIC SYSTEM MAINTENANCE IS RECOMMENDED. VISIT THE EPA WEBSITE AT <http://efpub.epa.gov/owm/septic/homeowners.cfm> FOR MAINTENANCE PROTOCOLS.

LEGAL OWNER:  
SAFE EMBRACE  
1995 PONDEROSA DRIVE  
SPARKS, NEVADA

ENGINEER:  
PEZONELLA ASSOCIATES, INC.  
520 EDISON WAY  
RENO, NEVADA  
(775) 856-5566



**VICINITY MAP**

**40 GPM EASYPAK PUMP MODEL PS620-30DD  
BY ORENCO SYSTEMS, INC. OR APPROVED EQUAL**

1. 4" TURBINE EFFLUENT PUMP, WITH 5 YEAR WARRANTY, LASTS FOUR TIMES LONGER THAN CENTRIFUGAL PUMPS.
2. FLOATS CAN BE EASILY ADJUSTED TO CHANGE DOSE VOLUME.
3. SIMPLEX ELECTRO-MECHANICAL CONTROL PANEL WITH AUDIO AND VISUAL ALARM.
4. POWER REQUIREMENTS: 120 VOLT, SINGLE PHASE AT 60 HZ.

**DOSING CYCLE:**

$V = (\pi)(R)^2(L)(0.70)$

$\pi = 3.14$   
R = Radius of pipe (2" for 4" pipe)  
L = length of perforated pipe (900 ft.)  
V = 70% of the volume of the perforated pipe  
 $62.4 \frac{\text{lb}}{\text{ft}^3}$  = Weight of water per cubic foot  
 $8.33 \frac{\text{lb}}{\text{gal}}$  = Pounds per gallon of water

$(3.14)(2 \text{ in.})^2(900 \text{ ft.})(0.70) = 54.95 \text{ ft}^3$

$(54.95 \text{ ft}^3)(62.4 \frac{\text{lb}}{\text{ft}^3}) = 412 \text{ gallons}$

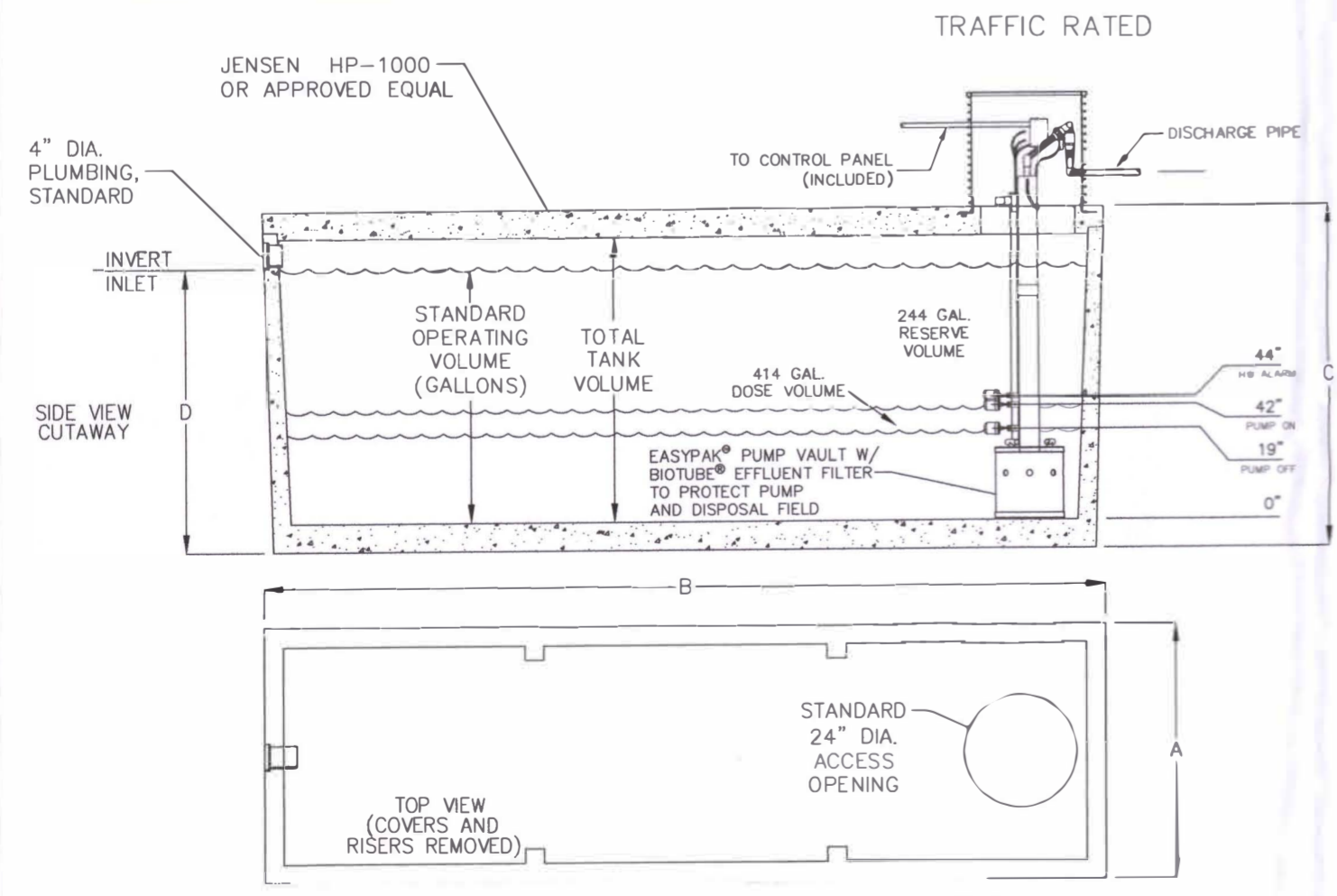
$8.33 \frac{\text{lb}}{\text{gal}}$

The total dose is 412 gallons.

(B/C2)

**NOTES**

**WET WELL**



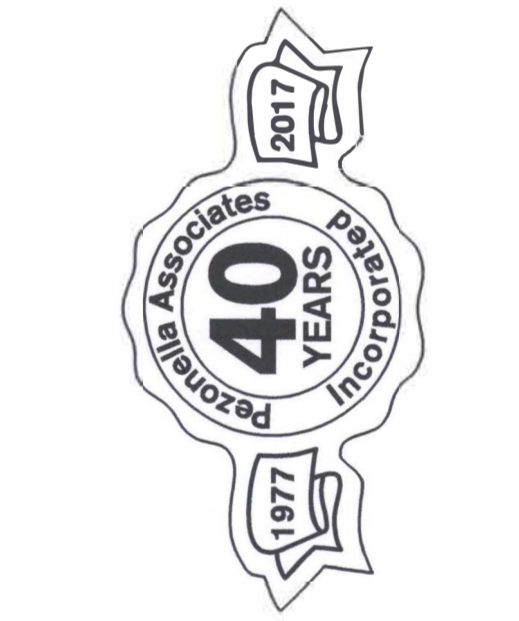
BOX DESIGN LOAD: H-20 TRAFFIC. FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.

MODEL NUMBER	STANDARD OPERATING VOLUME (GALLONS)	TOTAL TANK VOLUME (GALLONS)	DIMENSION A	DIMENSION B	DIMENSION C	DIMENSION D	MINIMUM EXCAVATION WIDTH	MINIMUM EXCAVATION LENGTH	SOIL COVER
HP-1000	1000	1240	5'-1"	8'-2"	6'-0"	5'-0"	6'-1"	9'-2"	1'-6"

SEWAGE DISPOSAL SYSTEM - DETAILS  
SAFE EMBRACE ADDITION  
1995 PONDEROSA DRIVE  
SPARKS, NEVADA



Septic Design Only



**Pezonella Associates, Inc.**  
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520 Edison Way Reno, Nevada 89502  
PHONE (775) 856-5566 FAX (775) 856-6042

Drawn by	KLM/BEL	Sheet	
Job No.	538.92-M		
Date	FEB. 13, 2018		C2
Scale	NTS		