



Parcel Map Review Committee Staff Report

Meeting Date: February 10, 2022

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM19-0019 (Durkee)

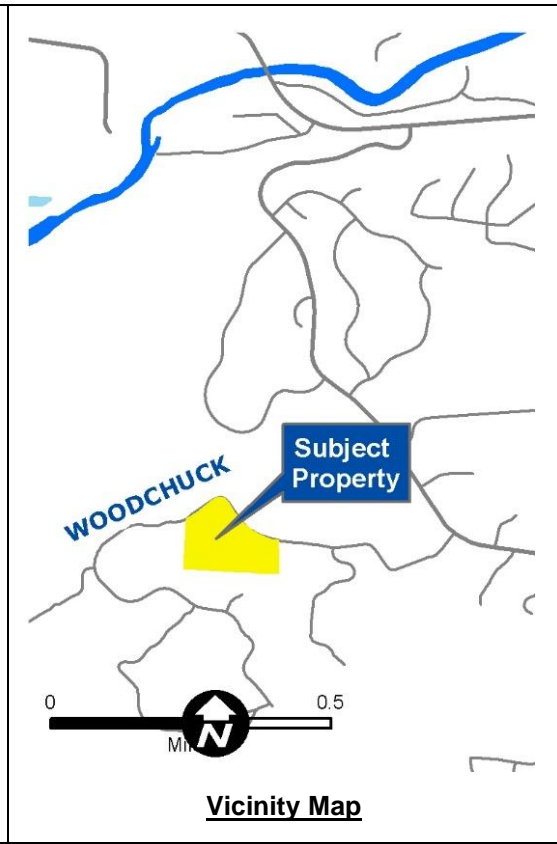
BRIEF SUMMARY OF REQUEST: To divide a 10.105-acre lot into two parcels.

STAFF PLANNER: Planner's Name: Chris Bronczyk
Phone Number: 775.328.3612
E-mail: cbronczyk@washoecounty.us

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a ± 10.105-acre lot into two (2) parcels of ±4.41 acres and ± 5.69 acres in size.

Applicant / Owner: Murphy Family Trust
Location: Woodchuck Circle, approximately 0.4 miles west from the intersection of Plateau Road and Woodchuck Circle
APN: 041-051-17
Parcel Size: 10.105 acres
Master Plan: Suburban Residential (SR) and Rural (R)
Regulatory Zone: Low Density Suburban (LDS) and General Rural (GR)
Area Plan: Southwest Truckee Meadows
Development Code: Authorized in Article 606, Parcel Maps
Commission District: 1 – Commissioner Hill



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM19-0019 (Durkee) for Murphy Family Trust subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e):

(Motion with Findings on Page 8)

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Exhibits Contents

Conditions of Approval Exhibit A
Agency Comments..... Exhibit B
Overall Site Plan Exhibit C
Buildable Area and Driveway Exhibit..... Exhibit D
Slope Analysis Exhibit E
Project Application Exhibit F

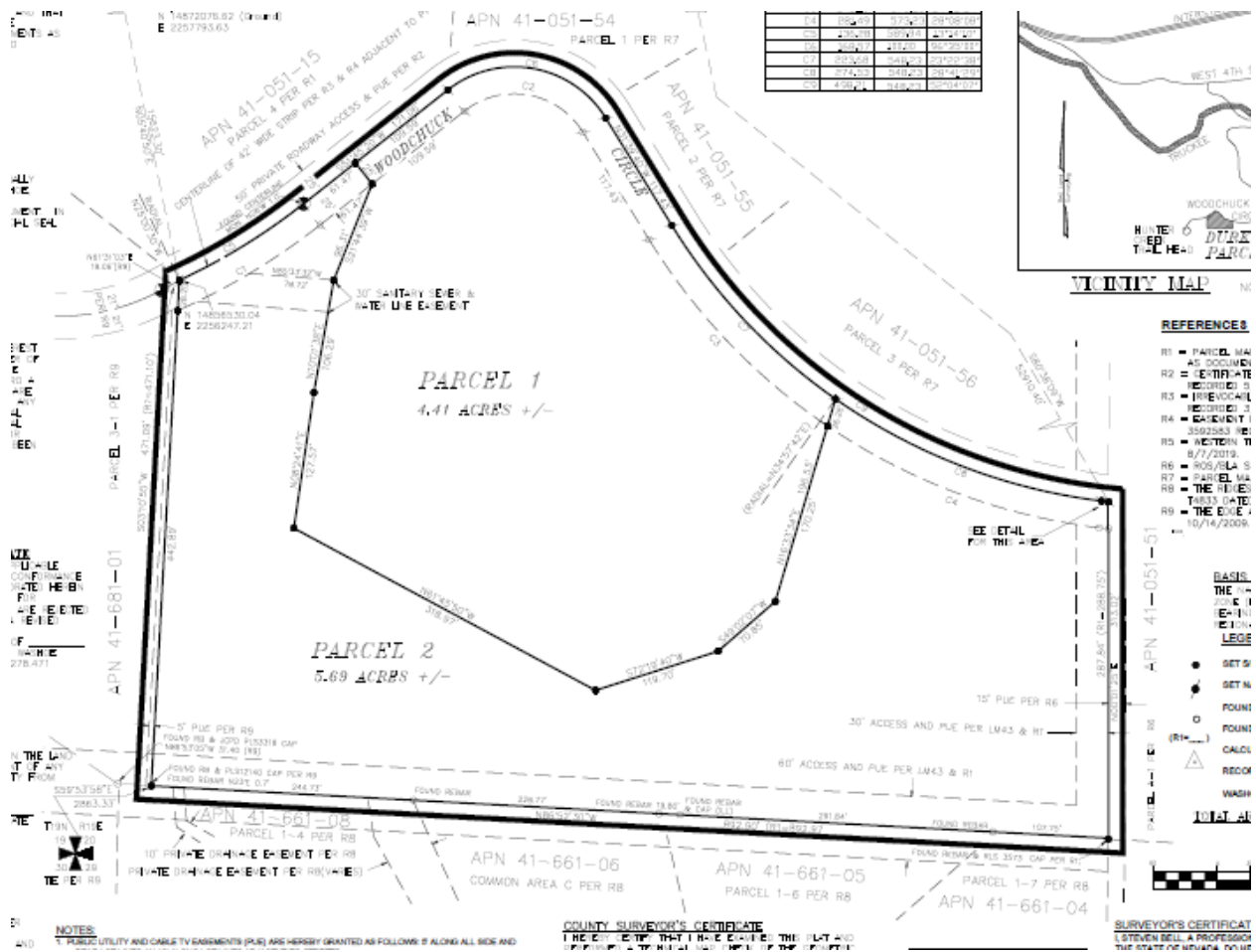
Parcel Map

The purpose of a parcel map is to allow for divisions of land into four lots or less, merger and re-division of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, Parcel Maps. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for dividing land in order to further the orderly layout and use of land and ensure proper legal descriptions and monumenting of divided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to conditions of approval. Conditions of approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within 22 months from the date of approval and record the map within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The conditions of approval for Tentative Parcel Map Case Number WTPM19-0019 (Durkee) are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



Site Plan

PROPOSED PARCEL & ZONING AREAS

PARCEL	AREA	ZONING	
1	4.41	LDS	1.50
		GR	2.56
		PSP	0.35
2	5.69	LDS	0.87
		GR	4.54
		PSP	0.28
TOTAL	10.10		10.10

Tentative Parcel Map Evaluation

Requirement	Evaluation
Area Plan	Southwest Truckee Meadows
TMSA	Inside TMSA
Regulatory Zone	Low Density Suburban (23%), General Rural (71%)
Maximum Lot Potential	2 Lots
Number of Lots on Parcel Map	2 Lots
Minimum Lot Size Required	35,000 square feet (LDS)
Minimum Lot Size on Parcel Map	4.41 acres (192,099 square feet) ±37,897 square feet of LDS.
Minimum Lot Width Required	120 feet
Minimum Lot Width on Parcel Map	313 feet
Development Suitability Map	Heavily constrained with a large amount of the parcel having slopes greater than 30%
Hydrographic Basin	Truckee Meadows Hydrographic Basin.

The tentative parcel map meets all minimum requirements for the Low Density Suburban (LDS) regulatory zone.

The proposed subdivision is not a second or subsequent division of a parcel map approved within the last five years.

Development Information The subject parcel is currently undeveloped. The property contains steep slopes and has Low Density Suburban (LDS) and General Rural (GR) regulatory zones. The GR regulatory zone in this case represents moderate slopes between 15 and 30 percent, and steep slopes, 30 percent or steeper. The required setbacks for the Low Density Suburban (LDS) regulatory zone are 30 ft for front and rear yards and 12 ft for the side yards. The maximum number of dwelling units is 1 per acre. The overall lot size is 10.1 acres; and the total LDS acreage is 2.32 acres. Parcel 1 is proposed to have 4.41 acres, with 1.5 acres (65,340 square feet) containing the LDS regulatory zone. Parcel 2 is proposed to have 5.69 acres, with 0.87 acres (37,897 square feet) containing the LDS regulatory zone. The proposed parcel division will meet density standards and lot standards. The applicant has provided an exhibit to show the buildable area for Parcel 2, as well as a slope map of the entire site.

Southwest Truckee Meadows Area Plan Modifiers

There are no modifiers within Article 214 (Area Plan Regulations – Southwest Area) of the Washoe County Code Chapter 110 (Development Code) that affect the evaluation of this proposed parcel map.

Area Plan Evaluation

The subject parcel is located within the Southwest Truckee Meadows Area Plan. The following is the pertinent Policy from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SW.15.3	Water rights shall be dedicated to Washoe County for all maps of division into large parcels, parcel maps, and subdivision maps, as well as all new civic, commercial and industrial uses.	N/A	Washoe County's Water Resource Coordinator provided comments and conditions related to Water Rights.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agency	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram, vbehmaram@washoecounty.gov / Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Matt Philumalee mphilumalee@washoecounty.gov
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Dale Way, dway@tmfpd.us / Brittany Lemon; blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.606.30(e) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - i. Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
Staff Comment: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
 - ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
Staff Comment: The existing and proposed lots will be served by individual domestic wells. Recommended conditions of approval are provided for water rights dedication requirements.
 - iii. The availability and accessibility of utilities.
Staff Comment: The existing and proposed lots will be served by the existing, adjacent, infrastructure to serve the newly created parcel.
 - iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
Staff Comment: The proposed parcel map would create one additional lot within a developed area that is currently served by community services. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
 - v. Conformity with the zoning ordinances and master plan.
Staff Comment: The proposed division of land conforms with the applicable provisions of the Washoe County Development Code and Master Plan, and the regulatory zoning on the property.
 - vi. General conformity with the governing body's master plan of streets and highways.
Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received, the proposal is in conformance with the Area Plan and Master plans for streets and highways.
 - vii. The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.
Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received, no recommendation for new streets or highways to serve the newly created parcel was received.
 - viii. Physical characteristics of the land such as floodplain, slope and soil.
Staff Comment: The Southwest Truckee Meadows Area Plan Development Suitability Map, a part of the Southwest Truckee Meadows Area Plan, indicates the parcel

- contains moderate slopes between 15 and 30 percent, and steep slopes, 30 percent or steeper.
- ix. The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
- Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommended conditions of approval from the reviewing agencies have been included with the staff report.
- x. The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.
- Staff Comment: The map was sent to Truckee Meadows Fire Protection District and no comments, or recommendations of denial were received.
- xi. Community antenna television (CATV) conduit and pull wire.
- Staff Comment: Appropriate easements are required to be included on the final map.
- xii. Recreation and trail easements.
- Staff Comment: No reviewing agencies recommended conditions requiring trail easements.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM19-0019 (Durkee) is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Motion

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM19-0019 (Durkee) for Murphy Family Trust, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e):

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - i. Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
 - ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
 - iii. The availability and accessibility of utilities.
 - iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
 - v. Conformity with the zoning ordinances and master plan.
 - vi. General conformity with the governing body's master plan of streets and highways.
 - vii. The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.

- viii. Physical characteristics of the land such as floodplain, slope and soil.
- ix. The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
- x. The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.
- xi. Community antenna television (CATV) conduit and pull wire.
- xii. Recreation and trail easements.

Appeal Process

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant / Owner: Murphy Family Trust
 darin@murphybuilt.com

Representatives: Bell Land Surveying
 stevenbell@yahoo.com

 Murphy Built Engineering
 ken@murphybuilt.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM19-0019

The tentative parcel map approved under Parcel Map Case Number WTPM19-0019 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on February 10, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Chris Bronczyk; 775.328.3612; cbronczyk@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.**
- b. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- c. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM19-0019 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for

grading; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.

- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.
- h. The applicant shall provide a building envelope on the final map.

Washoe County Engineering and Capital Projects

- 2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Name – Matthew Philumalee, PLS; mphilumalee@washoecounty.gov

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add the names of the adjacent property owners.
- c. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
- d. All boundary corners must be set.

Truckee Meadows Fire Protection District

- 3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon; blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

Washoe County Water Rights

- 4. The following conditions are requirements of the Washoe County Water Rights Coordinator, which shall be responsible for determining compliance with these conditions.

Contact Name: Vahid Behmaram, vbehmaram@washoecounty.gov; Timber Weiss, tweiss@washoecounty.gov

- a. The Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: January 6, 2022

TO: Chris Bronczyk, Planner - Department of Community Services

FROM: Matthew Philumalee, PLS, Engineering and Capital Projects Division

SUBJECT: *Parcel Map for: DURKEE*
Parcel Map Case No.: WTPM19-0019
APN:041-051-17
Review Date: 12/21/2021

The Engineering and Capital Projects Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Division.

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add the names of the adjacent property owners.
3. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
4. All boundary corners must be set.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WTPM19-0019
EXHIBIT B



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

December 21, 2021

TO: Courtney Weiche, Senior Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM19-0019 (Durkee)

Project description:

The applicant is proposing to approve a tentative parcel map dividing a ± 10.105 acre lot into two (2) parcels of ± 4.41 acres and ± 5.69 acres in size.

The property is located at Woodchuck Circle, approximately 0.4 miles west from the intersection of Plateau Road and Woodchuck Circle, Assessor's Parcel Number: 041-051-17.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

Comment: The application indicates that Municipal water service will be provided by the Truckee Meadows Water Authority (TMWA).

Conditions: The Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits.

From: [Lemon, Brittany](#)
To: [Bronczyk, Christopher](#)
Cc: [Way, Dale](#)
Subject: WTPM19-0019 (Durkee) Conditions of Approval
Date: Monday, December 20, 2021 2:54:31 PM
Attachments: [image001.png](#)

Hi Chris,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584
3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”

From: [Program, EMS](#)
To: [Bronczyk, Christopher](#)
Cc: [Program, EMS](#)
Subject: FW: December Agency Review Memo III
Date: Wednesday, December 15, 2021 4:58:35 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[December Agency Review Memo III.pdf](#)

Good afternoon,

The EMS Oversight Program has reviewed Tentative Parcel Map Case Number WTPM19-0019 (Durkee) and, based on the information provided, has no concerns.

Please let me know if you have any further questions.

Thank you,

Jackie Lawson

Office Support Specialist | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)
Jlawson@washoecounty.gov | O: (775) 326-6051 | 1001 E. Ninth St., Bldg B, Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)

From: Kerfoot, Lacey <LKerfoot@washoecounty.gov>
Sent: Tuesday, December 14, 2021 4:18 PM
To: Rosa, Genine <GRosa@washoecounty.gov>; Restori, Joshua <JRestori@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>
Cc: EHS Plan Review <EHSPlanReview@washoecounty.gov>
Subject: December Agency Review Memo III

Good afternoon,

Please find the attached Agency Review Memo III with cases received in December by Washoe County Community Services Department, Planning and Building Division.

You've each been asked to review the applications for the items indicated below. The item descriptions and links to the applications are provided in the memo. Comments for Items 1 – 3 are

WTPM19-0019
EXHIBIT B

due by December 23, 2021. Comments for Items 4 – 7 are due by January 3, 2022.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

~~~~~

Air Quality – **Items 2, 3 and 4**

Environmental Health – **Items 2 through 7**

Emergency Management Services – **Items 2, 3, 4 and 7**

Regards,



**Lacey Kerfoot**

**Office Support Specialist | Community Services Department**

[LKerfoot@washoecounty.gov](mailto:LKerfoot@washoecounty.gov) | Office: 775-328-3606 | Fax: 775-328-6133

1001 E. 9<sup>th</sup> Street, Reno, NV 89512

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

For Planning call (775) 328-3600, Email: [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

**From:** [Kirschenman, Sophia](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Parks Comments Re: WTPM19-0019  
**Date:** Tuesday, December 28, 2021 9:20:51 AM  
**Attachments:** [Outlook-sh2kixpg.png](#)  
[Outlook-2lvwnexc.png](#)  
[Outlook-uyqydv5g.png](#)  
[Outlook-hr4ou3ad.png](#)  
[Outlook-3uznq3pz.png](#)


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Hi Chris,

I have reviewed Tentative Parcel Map Case Number WTPM19-0019 (Durkee) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions. There are several existing trails nearby, but additional access is not required.

Thank you,



[Sophia Kirschenman](#)  
Park Planner | Community Services Department  
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512  


Please consider the environment before printing this e-mail.



Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

December 17, 2021

Washoe County Community Services Department

C/O Chris Bronczyk, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTPM19- 0019 Durkee Parcel

Dear Chris,

In reviewing the Durkee parcel, please include our comments dated May 8, 2020.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and any questions call us at (775) 750-8272.

Sincerely,

J. Shaffer



|                  |          |
|------------------|----------|
| REVISION DATE:   | INITIAL: |
| 11/01/21         | KM       |
| PARCEL REVISIONS |          |
|                  |          |
|                  |          |
|                  |          |
| SUBMITTAL SET    | 11/8/21  |

**MURPHY BUILT ENGINEERING**  
12930 VALLEY SPRINGS RD.  
RENO, NV 89511  
(775) 391-6877/PHONE  
(775) 996-4127 FAX

**EXISTING SITE CONDITIONS**  
DURKEE PARCEL MAP  
0 WOODCHUCK CIR  
WASHOE COUNTY, NV  
APN: 041-051-17

PROJ #: JSN19-643  
DRAWN BY: KM  
CHECKED: KM  
DATE: 11/1/21  
SCALE: PER PLAN

ENGINEER APPROVAL:  
  
7/26/19

SHEET No:  
**SP1.0**  
OF SHEETS

**GENERAL NOTES:**

- PROJECT DATA:  
• ZONE: LDS/GR  
• SETBACKS- FRONT: 30-FT, SIDE: 15-FT, REAR: 30-FT  
• FLOOD ZONE: X - PARCEL NOT LOCATED IN FLOOD ZONE
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT AND/OR ENGINEER OF RECORD OF ANY DISCREPANCIES.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH SOIL COMPACTION TEST, IF REQUIRED.
- CONTRACTOR TO OBTAIN AN E&E PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORK IN THE RIGHT OF WAY, IF REQUIRED.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES AS REQUIRED.
- CONTRACTOR TO VERIFY UTILITY LOCATION PRIOR TO CONSTRUCTION.

**LEGEND**

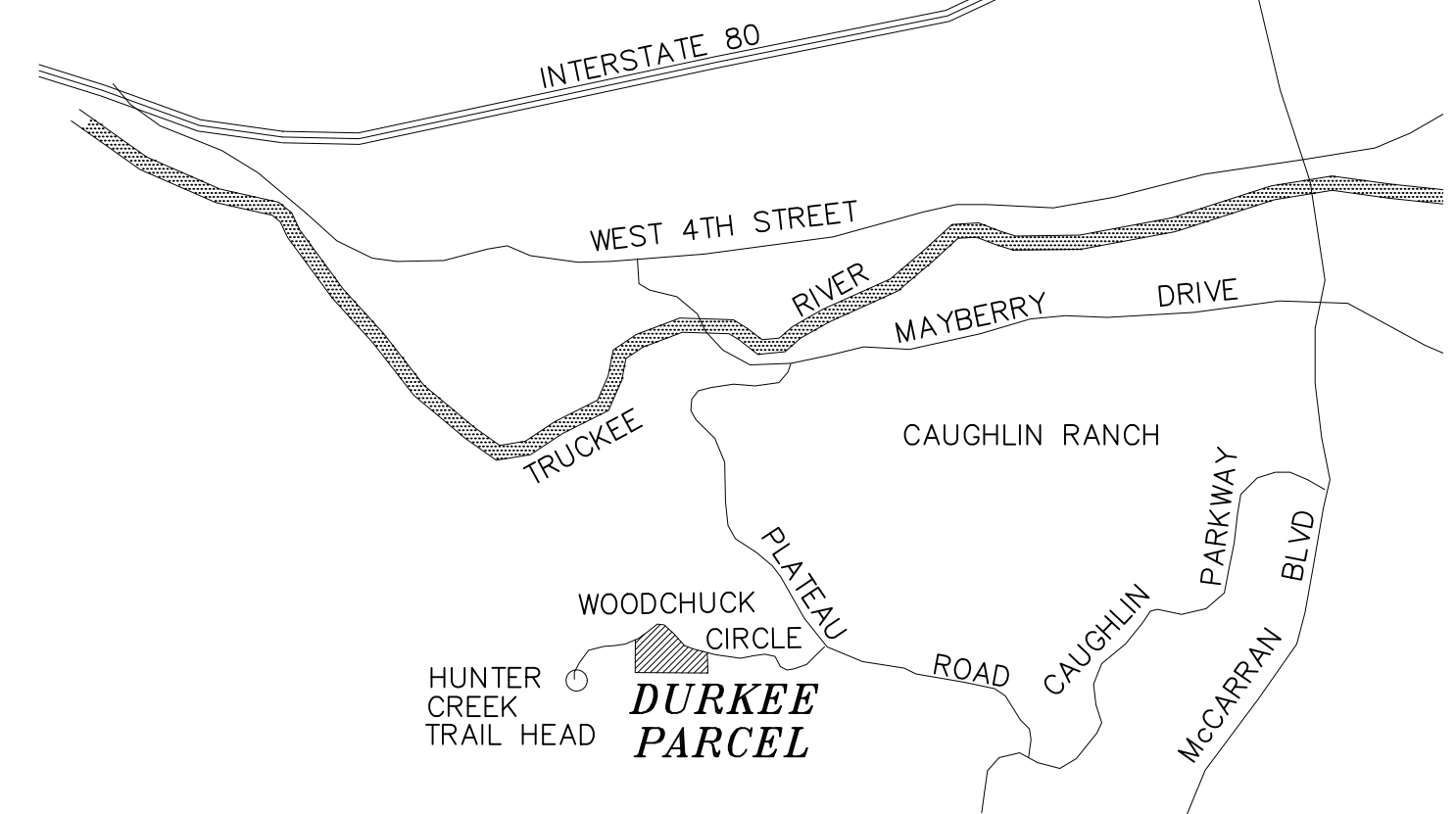
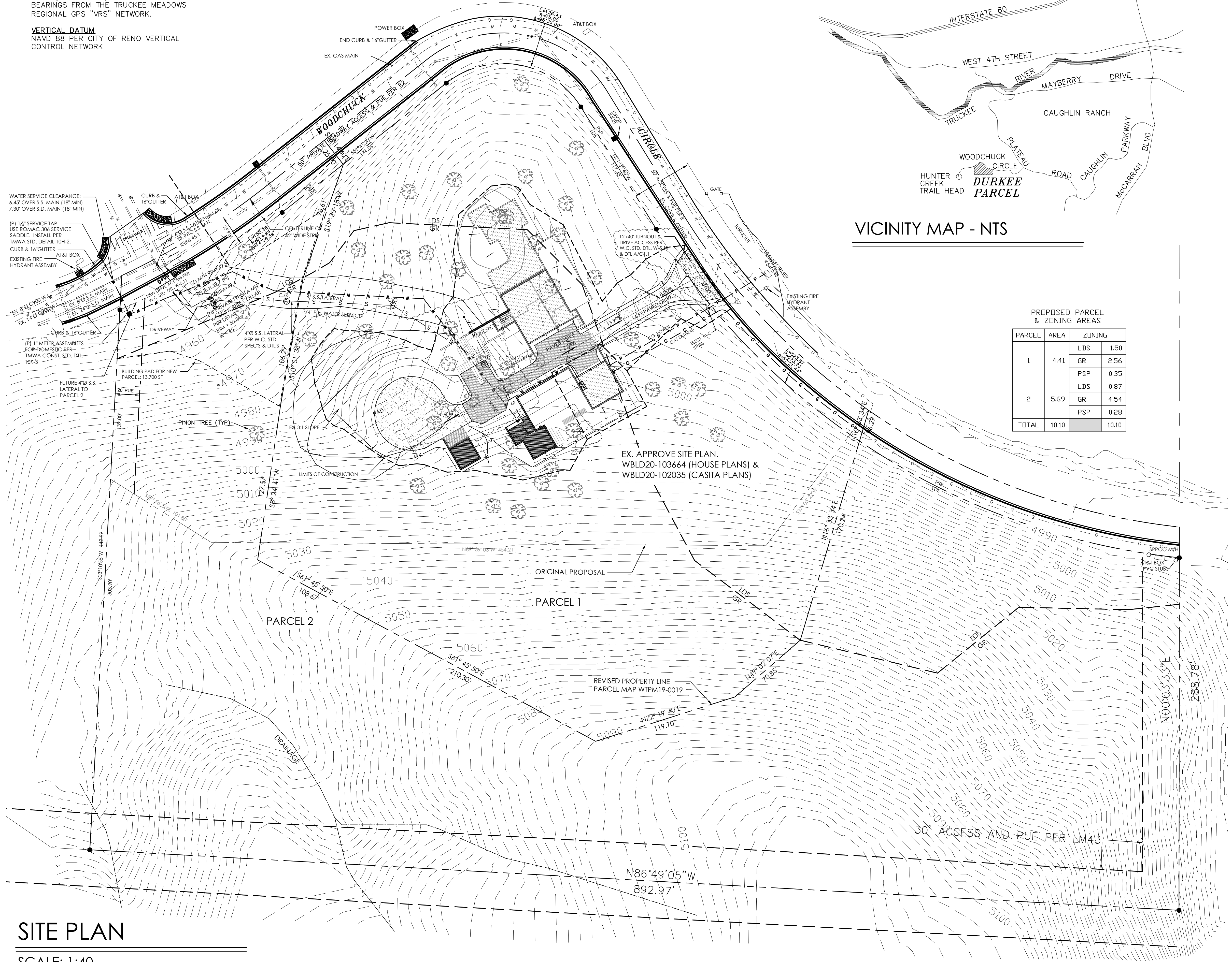
|  |                                  |
|--|----------------------------------|
|  | EXISTING GROUND CONTOUR          |
|  | FINISH GROUND CONTOUR            |
|  | DRAINAGE SWELL - 1% MIN., U.N.O. |
|  | DRAINAGE FLOW                    |
|  | FINISH PAD ELEVATION             |
|  | FINISH FLOOR ELEVATION           |
|  | HIGH POINT                       |
|  | EDGE OF ASPHALT                  |
|  | TOP OF CONCRETE                  |
|  | TOP BACK OF CURB                 |
|  | TOP OF WALL                      |

**UTILITY LEGEND**

|  |                              |
|--|------------------------------|
|  | EXISTING SEWER LINE          |
|  | SANITARY SEWER LINE          |
|  | SANITARY SEWER CLEANOUT      |
|  | EXISTING GAS LINE            |
|  | GAS LINE                     |
|  | EXISTING OVERHEAD POWER LINE |
|  | POWER LINE                   |
|  | EXISTING WATER LINE          |
|  | WATER LINE                   |

**BASIS OF BEARINGS**  
THE NAD-83/94 NEVADA STATE PLANE WEST ZONE (EPOCH 2010) COORDINATE GRID BEARINGS FROM THE TRUCKEE MEADOWS REGIONAL GPS "VRS" NETWORK.

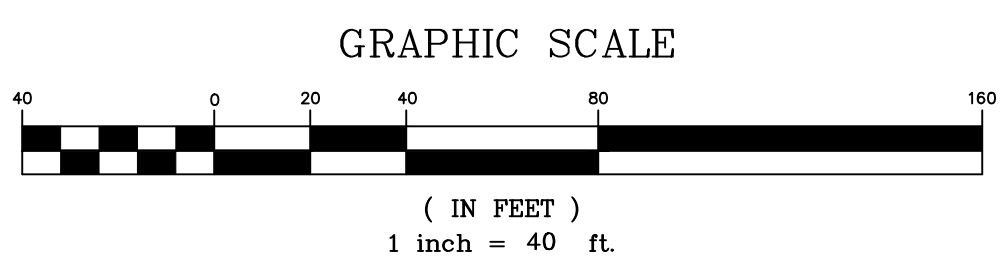
**VERTICAL DATUM**  
NAVD 88 PER CITY OF RENO VERTICAL CONTROL NETWORK



VICINITY MAP - NTS

**PROPOSED PARCEL & ZONING AREAS**

| PARCEL | AREA  | ZONING   |
|--------|-------|----------|
| 1      | 4.41  | LDS 1.50 |
|        |       | GR 2.56  |
|        |       | PSP 0.35 |
| 2      | 5.69  | LDS 0.87 |
|        |       | GR 4.54  |
|        |       | PSP 0.28 |
| TOTAL  | 10.10 | 10.10    |



DESIGNER CONTACT INFORMATION  
E.O.R./CONTACT: KEN MURPHY, P.E.  
775.391.6877  
KEN@MURPHYBUILT.COM

- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONALS.
- CONTRACTOR TO VERIFY EXISTING LOCATIONS OF ALL UTILITIES PRIOR TO STARTING CONSTRUCTION.



**SITE PLAN**

SCALE: 1:40



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OR MANNER WITHOUT WRITTEN CONSENT &  
APPROVAL.

|                |                  |
|----------------|------------------|
| REVISION DATE: | INITIAL:         |
| △ 11/01/21     | KM               |
| △              | PARCEL REVISIONS |
| △              |                  |
| △              |                  |
| △              |                  |
| SUBMITTAL SET  | 11/8/21          |

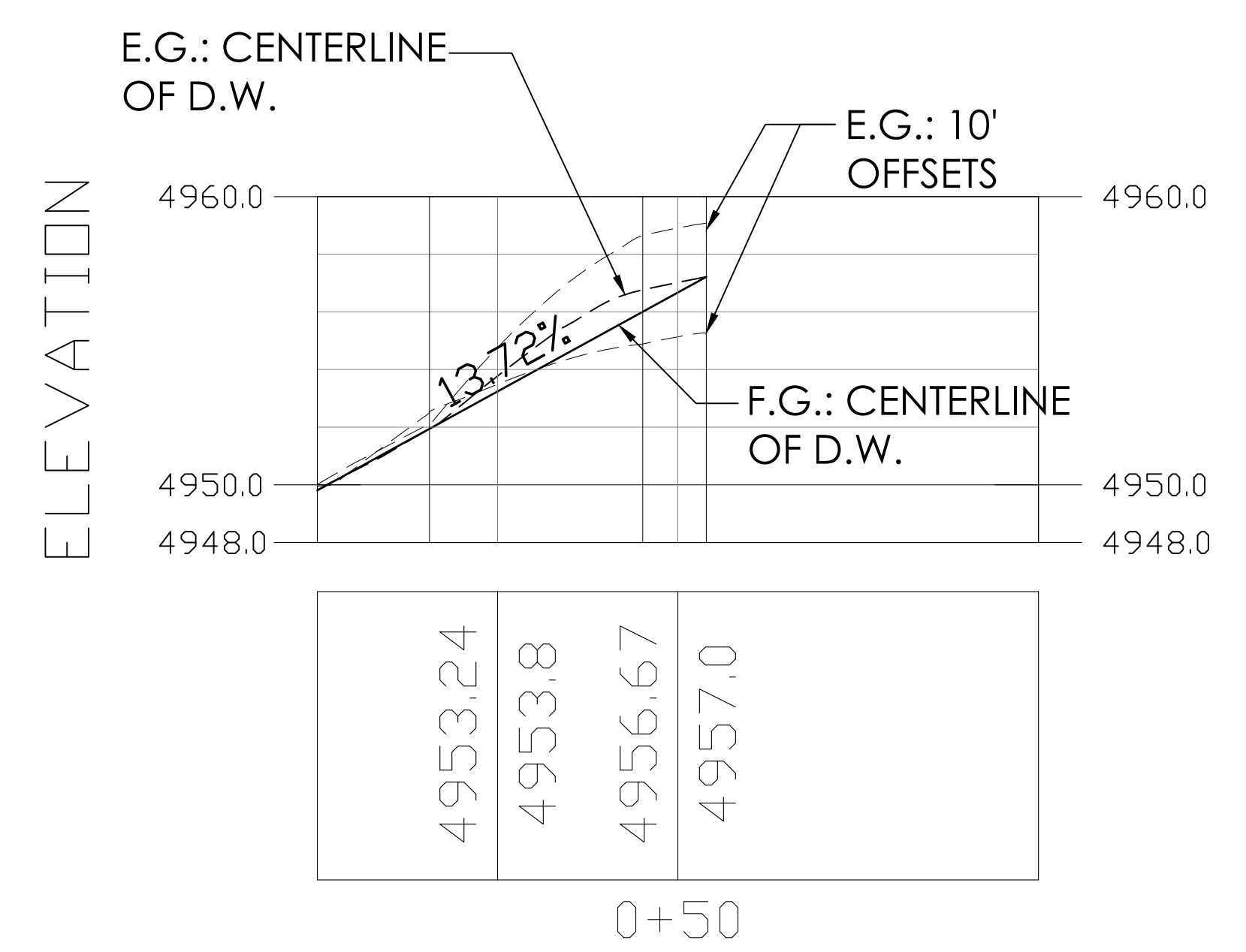
**MURPHY BUILT ENGINEERING**  
12930 VALLEY SPRINGS RD.  
RENO, NV 89511  
(775) 391-6877/PHONE  
(775) 996-4127 FAX

**PARCEL 2 PRELIMINARY DRIVEWAY PLAN**  
**MURPHY RESIDENCE**  
0 WOODCHUCK CIR  
WASHOE COUNTY, NV  
APN: 041-051-17

PROJ #: JSN19-643A  
DRAWN BY: KM  
CHECKED: KM  
DATE: 11/1/21  
SCALE: PER PLAN

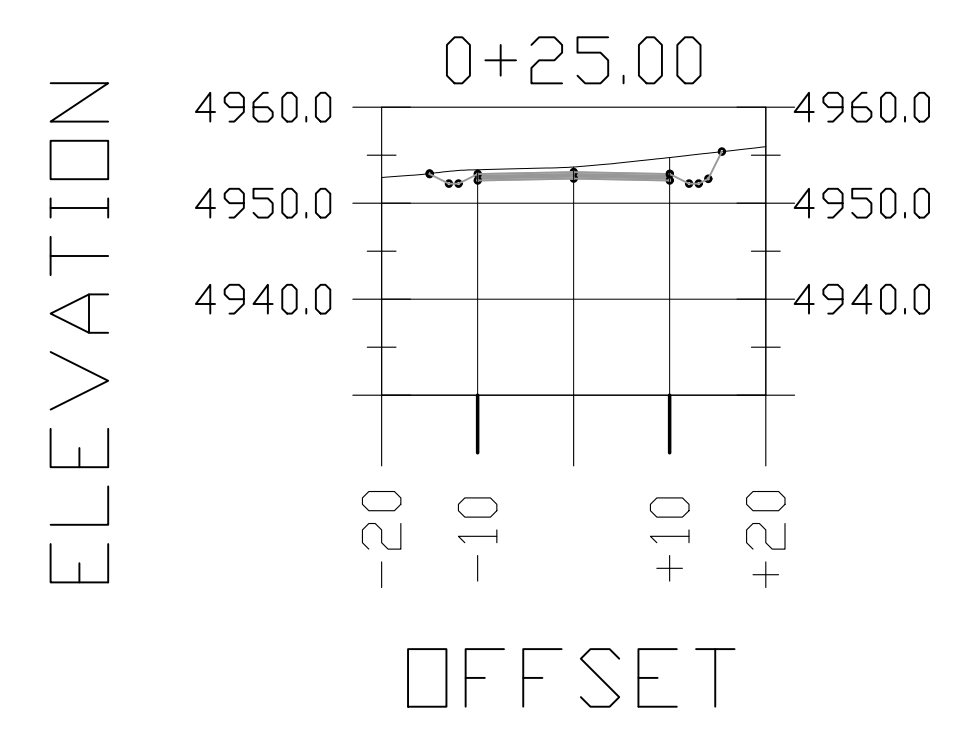
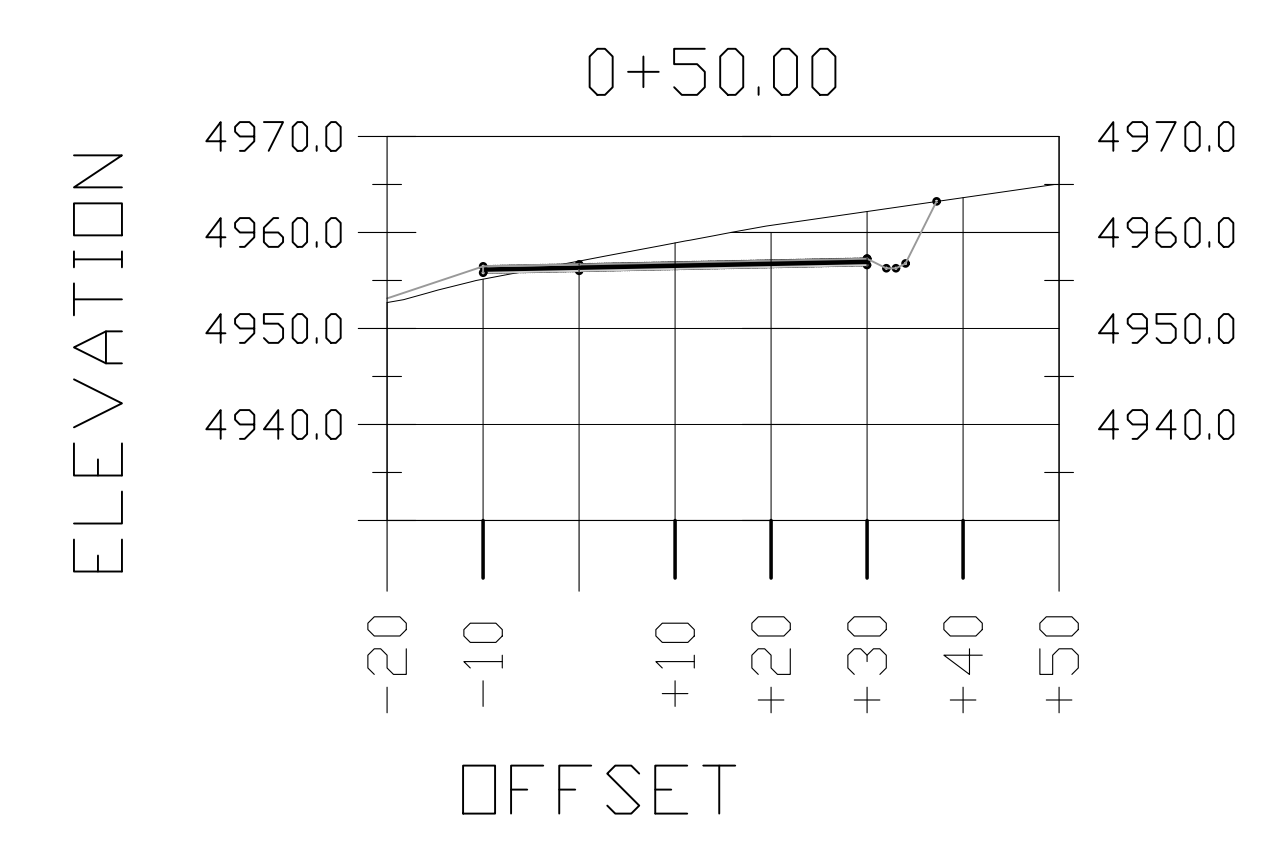
ENGINEER APPROVAL:  
  
7/30/21

SHEET No:  
**SP1.1**  
OF SHEETS



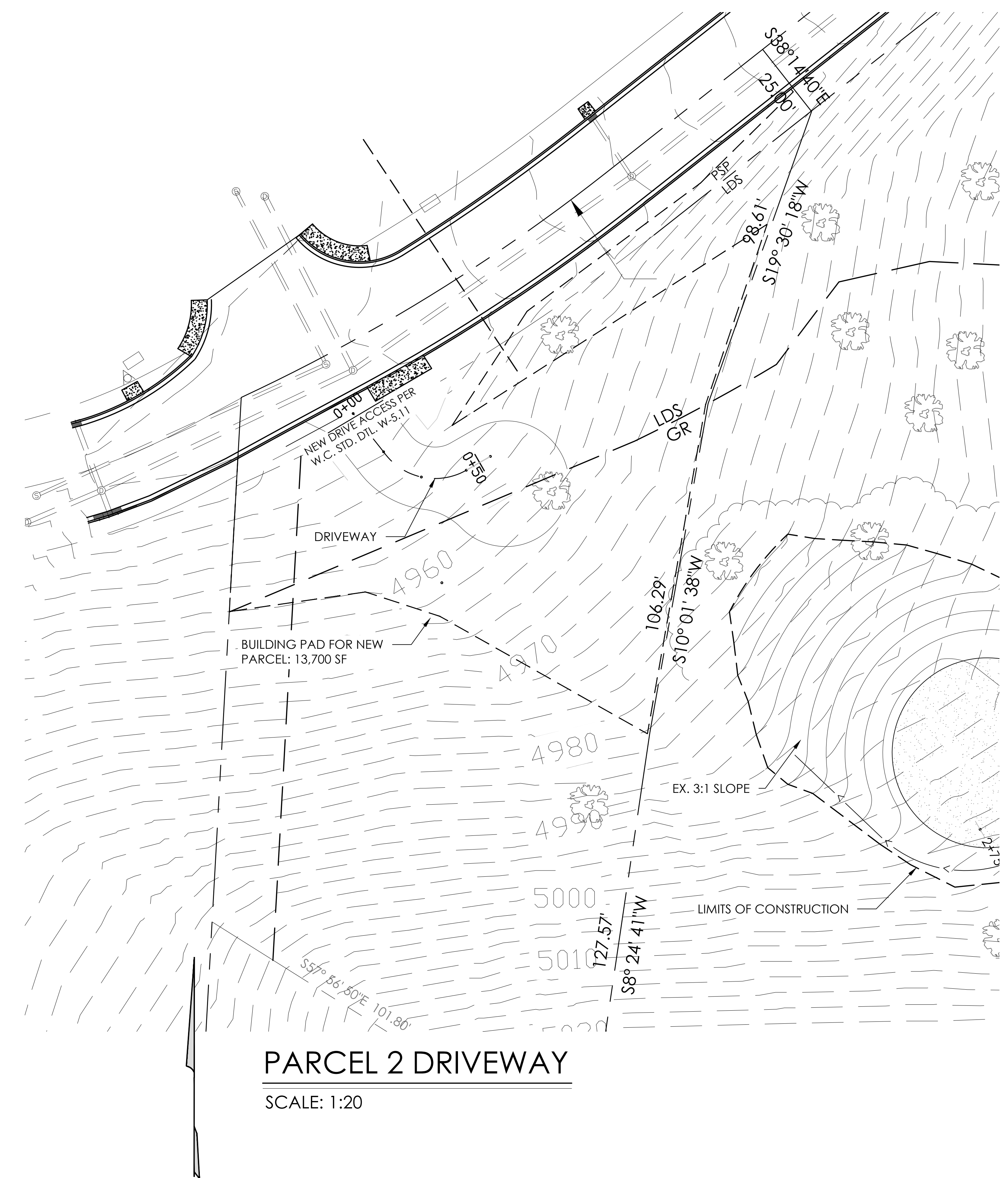
**PARCEL 2 DRIVEWAY PROFILE**

SCALE: 1:20



**PARCEL 2 DRIVEWAY SECTIONS**

SCALE: 1:20



**PARCEL 2 DRIVEWAY**

SCALE: 1:20



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REPRODUCED, OR DUPLICATED IN ANY FORM  
OR MANNER WITHOUT WRITTEN CONSENT &  
APPROVAL.

|                        |          |
|------------------------|----------|
| REVISION DATE:         | INITIAL: |
| 11/08/2021             |          |
| PARCEL LINE ADJUSTMENT |          |
|                        |          |
|                        |          |
| SUBMITTAL SET          |          |
| 10/14/19               |          |

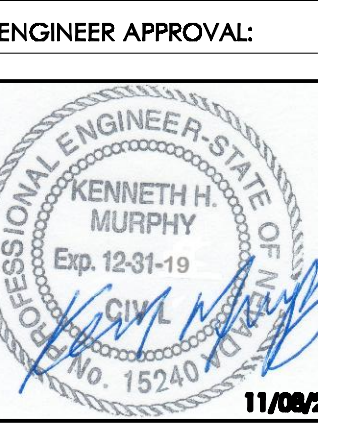
**MURPHY BUILT ENGINEERING**

12930 VALLEY SPRINGS RD.  
RENO, NV 89511  
(775) 391-6877 PHONE  
(775) 996-4177 FAX

**SLOPE AND HILLSIDE ANALYSIS**

**DURKEE PARCEL MAP**  
0 WOODCHUCK CR  
WASHOE COUNTY, NV  
4.8N1-041-061.17

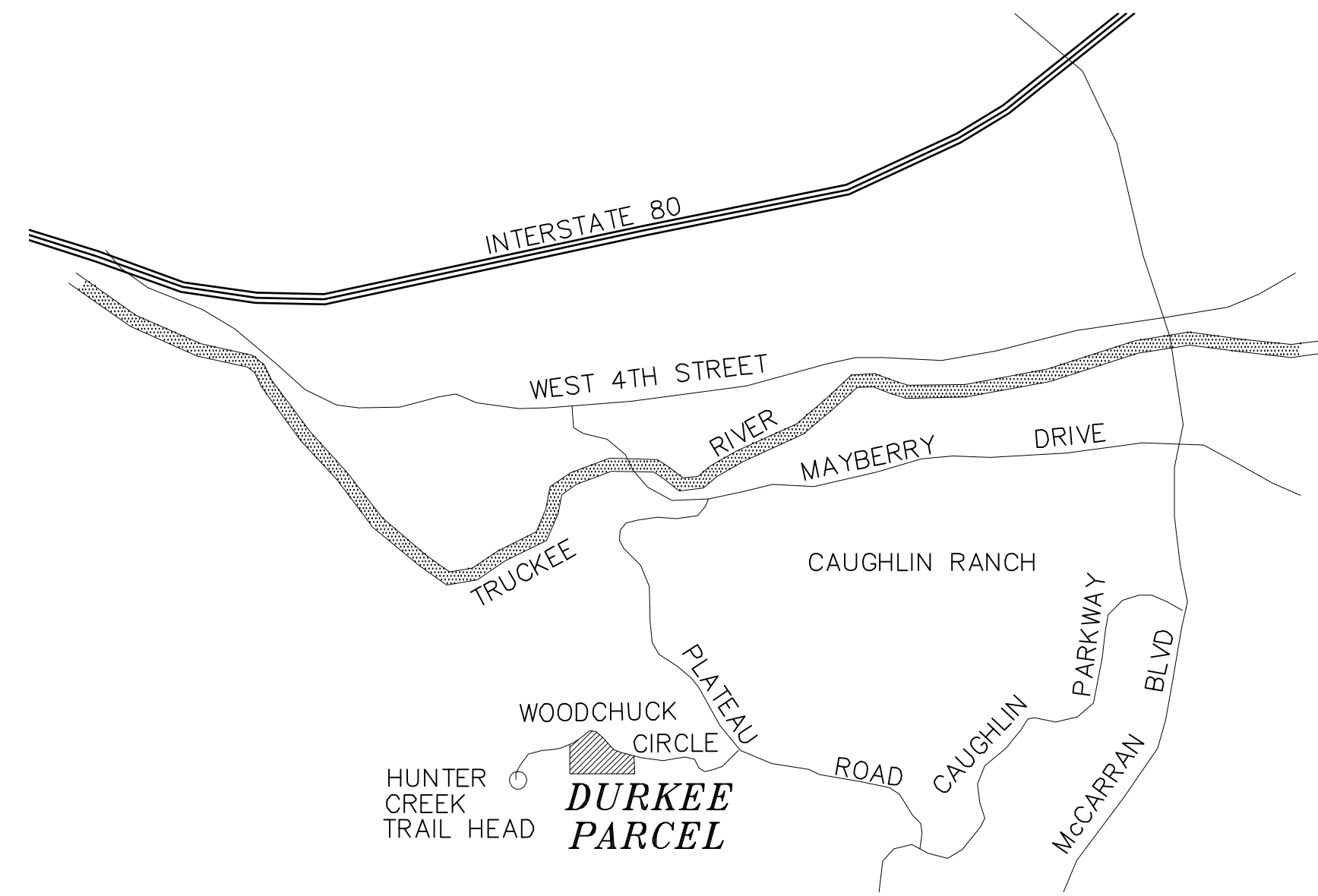
PROJ #: JSN19-643  
DRAWN BY: KM  
CHECKED: KM  
DATE: 7/12/19  
SCALE: PER PLAN



ENGINEER APPROVAL:

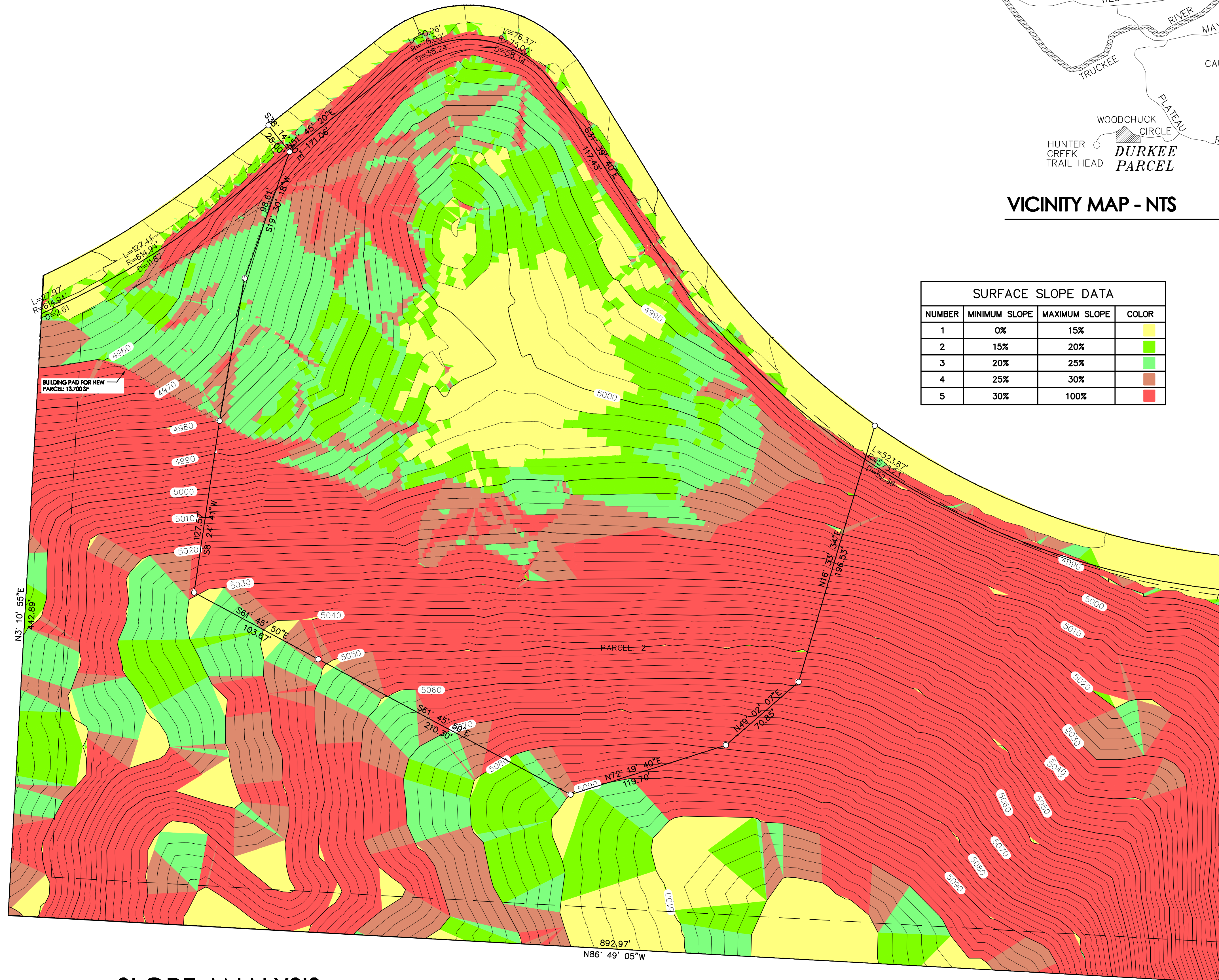
SHEET No:  
**SP1.1**

OF SHEETS



**VICINITY MAP - NTS**

| SURFACE SLOPE DATA |               |               |              |
|--------------------|---------------|---------------|--------------|
| NUMBER             | MINIMUM SLOPE | MAXIMUM SLOPE | COLOR        |
| 1                  | 0%            | 15%           | Yellow       |
| 2                  | 15%           | 20%           | Light Green  |
| 3                  | 20%           | 25%           | Medium Green |
| 4                  | 25%           | 30%           | Dark Green   |
| 5                  | 30%           | 100%          | Red          |



**SLOPE ANALYSIS**

SCALE: 1:40

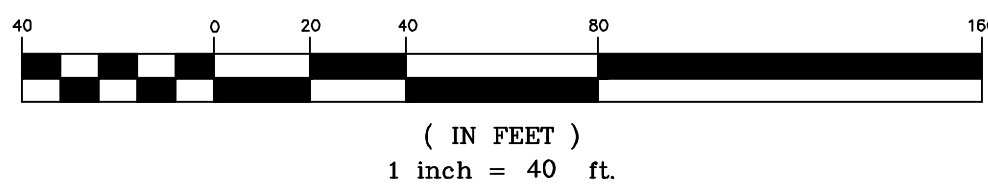
**GENERAL NOTES:**

- PROJECT DATA:  
• ZONE LDS/GR  
• SETBACKS: FRONT: 30-FT, SIDE: 15-FT, REAR: 30-FT  
• FLOOD ZONE: X - PARCEL NOT LOCATED IN FLOOD ZONE
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT AND/OR ENGINEER OF RECORD OF ANY DISCREPANCIES.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH SOIL COMPACTION TEST, IF REQUIRED.
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- CONTRACTOR TO VERIFY UTILITY LOCATION PRIOR TO CONSTRUCTION.

**HILLSIDE ANALYSIS:**

- EACH PARCEL HAS BEEN DIVIDED WITH OF 1/4 AC OF LAND WITH A SLOPE 15% OR LESS.
- RESIDENTIAL SITE PLANS TO BE SUBMITTED WITH CONSTRUCTION DRAWINGS.
- NO MAJOR RIDGE LINES, RAVINES, KNOLLS, ECT EXIST ON PROPERTY.
- NO MAJOR GEOLOGICAL CONDITIONS INCLUDING MAJOR ROCK OUTCROPPING, SLIDE AREAS, FAULTS, ECT EXISTING ON PROPERTY.
- NO SIGNIFICANT HYDROLOGICAL CONDITIONS EXIST INCLUDING RIVERS, STREAMS, DRAINAGE CANALS, ECT. EXIST ON PROPERTY.
- NATURAL VEGETATION NATIVE TO NORTHERN NEVADA EXIST ON THE PROPERTY.
- NO ENDANGERED SPECIES OF ANIMALS WERE ENCOUNTERED ON THE PROPERTY.
- NO NEW ROADS ARE NEEDED FOR THIS PARCEL MAP.

**GRAPHIC SCALE**



DESIGNER CONTACT INFORMATION  
E.O.R./CONTACT: KEN MURPHY, P.E.  
775.391.6877  
KEN@MURPHYBUILT.COM



## 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: Woodchuck Parcel Split @ Durkee Property                                                                                                                                                 |                 |                                                               |                 |
| Project Description: Divide the current 10-ac parcel into two parcels                                                                                                                                  |                 |                                                               |                 |
| Project Address: 4700 Woodchuck Cir                                                                                                                                                                    |                 |                                                               |                 |
| Project Area (acres or square feet): 10.10 AC                                                                                                                                                          |                 |                                                               |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator):<br>Woodchuck Circle approximately 0.4 miles west from the intersection of Plateau Rd. and Woodchuck Circle. |                 |                                                               |                 |
| Assessor's Parcel No.(s):                                                                                                                                                                              | Parcel Acreage: | Assessor's Parcel No.(s):                                     | Parcel Acreage: |
| 014-051-17                                                                                                                                                                                             | 10.10           |                                                               |                 |
| <b>Indicate any previous Washoe County approvals associated with this application:</b><br>Case No.(s). NA                                                                                              |                 |                                                               |                 |
| <b>Applicant Information</b> (attach additional sheets if necessary)                                                                                                                                   |                 |                                                               |                 |
| <b>Property Owner:</b>                                                                                                                                                                                 |                 | <b>Professional Consultant:</b>                               |                 |
| Name: Murphy Family Trust                                                                                                                                                                              |                 | Name: Bell Land Surveying                                     |                 |
| Address: 2110 Parkridge Cir.<br>Reno, NV      Zip: 89509                                                                                                                                               |                 | Address: 100 Fillmore Way<br>Reno, NV      Zip: 89519         |                 |
| Phone: 775-691-6920      Fax: 775-9964127                                                                                                                                                              |                 | Phone: 775-240-3079      Fax:                                 |                 |
| Email: darin@murphybuilt.com                                                                                                                                                                           |                 | Email: stevenbell@yahoo.com                                   |                 |
| Cell: 775-691-6920      Other:                                                                                                                                                                         |                 | Cell: 775-240-3079      Other:                                |                 |
| Contact Person: Darin Murphy                                                                                                                                                                           |                 | Contact Person: Steve Bell, PLS                               |                 |
| <b>Applicant/Developer:</b>                                                                                                                                                                            |                 | <b>Other Persons to be Contacted:</b>                         |                 |
| Name: Darin & Tamra Murphy                                                                                                                                                                             |                 | Name: Murphy Built Engineering                                |                 |
| Address: 2110 Parkridge Cir.<br>Reno, NV      Zip: 89509                                                                                                                                               |                 | Address: 12930 Valley Springs Rd.<br>Reno, NV      Zip: 89511 |                 |
| Phone: 775-691-6920      Fax: 775-9964127                                                                                                                                                              |                 | Phone: 775-391-6877      Fax:                                 |                 |
| Email: darin@murphybuilt.com                                                                                                                                                                           |                 | Email: ken@murphybuilt.com                                    |                 |
| Cell: 775-691-6920      Other:                                                                                                                                                                         |                 | Cell: 775-391-6877      Other:                                |                 |
| Contact Person: Darin Murphy                                                                                                                                                                           |                 | Contact Person: Ken Murphy, PE                                |                 |
| <b>For Office Use Only</b>                                                                                                                                                                             |                 |                                                               |                 |
| Date Received:                                                                                                                                                                                         | Initial:        | Planning Area:                                                |                 |
| County Commission District:                                                                                                                                                                            |                 | Master Plan Designation(s):                                   |                 |
| CAB(s):                                                                                                                                                                                                |                 | Regulatory Zoning(s):                                         |                 |

# Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

1. What is the location (address or distance and direction from nearest intersection)?

4700 Woodchuck Circle approximately 0.4 miles west from the intersection of Plateau Rd. and Woodchuck Circle.

- a. Please list the following:

| APN of Parcel | Land Use Designation | Existing Acres |
|---------------|----------------------|----------------|
| 041-051-17    | LDS, GR, PSP         | 10.10          |
|               |                      |                |

2. Please describe the existing conditions, structures, and uses located at the site:

Vacant parcel adjacent to Woodchuck Circle. Woodchuck Circle is paved with utilities in the street and is easement zoned PSP.

3. What are the proposed lot standards?

|                            | Parcel 1 | Parcel 2 | Parcel 3 | Parcel 4 |
|----------------------------|----------|----------|----------|----------|
| Proposed Minimum Lot Area  | 4.41     | 5.69     |          |          |
| Proposed Minimum Lot Width | 441'     | 313'     |          |          |

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

|                      | Parcel 1 | Parcel 2 | Parcel 3 | Parcel 4 |
|----------------------|----------|----------|----------|----------|
| Proposed Zoning Area | LDS      | LDS      |          |          |
| Proposed Zoning Area | GR       | GR       |          |          |

5. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

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

6. Utilities:

|                                 |                             |
|---------------------------------|-----------------------------|
| a. Sewer Service                | Public -Washoe County Sewer |
| b. Electrical Service/Generator | Public - NV Energy          |
| c. Water Service                | Public - TMWA               |

7. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

|                                                  |           |      |
|--------------------------------------------------|-----------|------|
| <input type="checkbox"/> Individual wells        |           |      |
| <input type="checkbox"/> Private water           | Provider: |      |
| <input checked="" type="checkbox"/> Public water | Provider: | TMWA |



b. Available:

|                                         |                                    |                                    |                                   |
|-----------------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> Now | <input type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years | <input type="checkbox"/> 5+ years |
|-----------------------------------------|------------------------------------|------------------------------------|-----------------------------------|

c. Washoe County Capital Improvements Program project?

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

8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

|                                                   |           |               |
|---------------------------------------------------|-----------|---------------|
| <input type="checkbox"/> Individual septic        |           |               |
| <input checked="" type="checkbox"/> Public system | Provider: | Washoe County |

b. Available:

|                                         |                                    |                                    |                                   |
|-----------------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> Now | <input type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years | <input type="checkbox"/> 5+ years |
|-----------------------------------------|------------------------------------|------------------------------------|-----------------------------------|

c. Washoe County Capital Improvements Program project?

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

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

|                    |    |                    |  |
|--------------------|----|--------------------|--|
| a. Permit #        | NA | acre-feet per year |  |
| b. Certificate #   | NA | acre-feet per year |  |
| c. Surface Claim # | NA | acre-feet per year |  |
| d. Other, #        | NA | acre-feet per year |  |

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

|                                                                                            |
|--------------------------------------------------------------------------------------------|
| NA - Water to be provided by TMWA. Required water rights to be purchased through provider. |
|--------------------------------------------------------------------------------------------|

10. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

|                              |                                        |                                                         |
|------------------------------|----------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, include a separate set of attachments and maps. |
|------------------------------|----------------------------------------|---------------------------------------------------------|

11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

|                                         |                             |                                                         |
|-----------------------------------------|-----------------------------|---------------------------------------------------------|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, include a separate set of attachments and maps. |
|-----------------------------------------|-----------------------------|---------------------------------------------------------|

Residential exemption applies, however, slope & hillside analysis attached, See sheet SP1.1

12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

|                              |                                        |                                                         |
|------------------------------|----------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, include a separate set of attachments and maps. |
|------------------------------|----------------------------------------|---------------------------------------------------------|

13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

|                              |                                        |                                                         |
|------------------------------|----------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, include a separate set of attachments and maps. |
|------------------------------|----------------------------------------|---------------------------------------------------------|

14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

|    |
|----|
| NA |
|----|

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

|                              |                                        |                                                         |
|------------------------------|----------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, include a separate set of attachments and maps. |
|------------------------------|----------------------------------------|---------------------------------------------------------|

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

|    |
|----|
| NA |
|----|

17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

|                              |                                        |                                                         |
|------------------------------|----------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, include a separate set of attachments and maps. |
|------------------------------|----------------------------------------|---------------------------------------------------------|

## Grading

**Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.**

18. How many cubic yards of material are you proposing to excavate on site?

|              |
|--------------|
| See item 19. |
|--------------|

19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

Excavation is not required for parceling. Parcel 1 has an approved grading permit (WBLD20-103664) for residential development. Parcel 2 may be accessed via Woodchuck Circle and Utilities are stubbed to it. If required, a driveway may be stubbed to parcel 2, as shown on the submitted site plan. Both export and import would be less than 50 cu. yds. each for the driveway.

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

Parcel 1 is currently being development per approved permit WBLD20-103664, which includes fully development drives, landscaping etc. Parcel 2 may be directly accessed from Woodchuck. To minimize disturbance, applicant proposes to only install a standard drive approach at this time.

21. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

Applicant purposes to install a standard drive approach to parcel 2, which would not require any vertical cuts/fills at this time.

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

Existing grades creates natural berming. Not excavated berms would be required.

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

Parcel 1 has approved retaining walls per permit WBLD20-103664. No walls would be required for Parcel 2.

24. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

NA

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

Existing approved plans for Parcel 1 requires Northern Nevada Seed Mix for Upland Sites. Less than 0.5ac is to be reseeded for parcel 1.

26. How are you providing temporary irrigation to the disturbed area?

A working water meter is located on parcel 1, which is supplying water to all disturbed areas.

27. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

NA

28. Surveyor:

|              |                      |
|--------------|----------------------|
| Name         | Bell Land Surveying  |
| Address      | 100 Fillmore Way     |
| Phone        | 775-240-3079         |
| Cell         |                      |
| E-mail       | stevenbell@yahoo.com |
| Fax          |                      |
| Nevada PLS # | 11420                |





**MURPHY BUILT ENGINEERING**

12930 Valley Springs Rd.  
Reno, NV  
(775) 391-6877

---

November 1, 2021

Chris Bronczyk, Planner  
Planning & Building Division  
Washoe County Community Services  
1001 East Ninth Street, Reno, NV 89512  
Office: 775.328.3612  
cbronczyk@washoecounty.us

Re.: WTPM19-0019  
Parcel Map Review Comments - Engineering

Project: Durkee Parcel Map  
0 Woodchuck Dr.  
Reno, NV

APN: 041-051-17

MB Job #: JSN19-643

Chris,

Please find below an itemized response to the parcel map review comments from engineering for the above referenced project.

1. Comply with the conditions of the Washoe County technical check for this map.  
*By surveyor - Initial parcel map was submitted, but the revised technical check is in progress.*
2. Add a graphic border around the proposed division.  
*By surveyor – Graphical border has been added.*
3. Add a section corner tie.  
*By surveyor – Section corner has been added.*
4. Add a north arrow to the vicinity map.  
*By surveyor – North arrow has been added.*
5. Dash all lines that are not a part of the division.  
*By surveyor – Lines have been dashed as requested.*
6. Complete the Surveyor's Certificate.  
*By surveyor – Surveyor's certificate is ready for signature.*
7. All boundary corners must be set.



By surveyor – Boundary corners to be set prior to recordation or as required.

8. Place a note on the map stating that the natural drainage will not be impeded.

By surveyor – General Note #5, “natural drainage will not be impeded”, has been added.

9. Prior to the recordation of the final map, access roadway improvements to the new parcels shall be constructed. Engineered design drawings meeting the requirements of Washoe County Development Code shall be submitted to Washoe County for Grading Permit review and approval prior to construction. The roadway shall be designed to support emergency vehicle travel with a minimum 20-foot wide travel way, 6-inch thick aggregate base and associated roadway drainage improvements.

The parcel map has been revised to allow direct access from Woodchuck Circle. A preliminary driveway showing compliance with W.C. Development Code is possible. Applicants request that grading improvement occur at the time of development, as is customary with parcels that have access from an improved roadway.

10. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.

By surveyor – General Note #7, “No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time”, has been added.

11. Add a Security Interest Holder’s Certificate to the map if applicable.

By surveyor – Not applicable.

12. Grant easements for snow storage and signage.

By surveyor – Note #3 grants said easements.

13. Prior to approval of the parcel map, a driveway access plan for each lot shall be submitted for approval and the driveway improvements shall be constructed. Driveway locations shall be situated to provide minimum safe stopping site distance per Association of State Highway Transportation Officials (AASHTO) requirements. An Encroachment/Excavation Permit (aka Street Cut Permit) shall be obtained for all work within Washoe County’s right-of-way.

Parcel 1 has an approved driveway per permits WBLD20-102035 and WBLD20-103664, which were obtained for the construction of a house with a casita. Preliminary plans for a driveway access to parcel 2 is submitted with this letter. The applicant requests that improvements be made at the time of development application as to mitigate possible hillside grading and scaring. Applicants’ preference would be that future development coincides with the natural grade and terrain in lieu of pad building typically seen in production homes.

14. A preliminary site improvement/grading plan shall be submitted to determine a buildable site is available for each parcel. The site improvement/grading plan for Parcel 2 shall show the proposed access driveway plan shall be prepared. The driveway access plan shall also identify the location of buildable site.

Parcel 1 has an approved site improvement/grading plans per permits WBLD20-102035 and WBLD20-103664, as previously noted. Preliminary plans for revised parcel 2 include a 13,700 square foot building pad, driveway access, driveway finish grade profile, and driveway cross section with grades, are submitted with this letter.

Add the following note to the map; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”

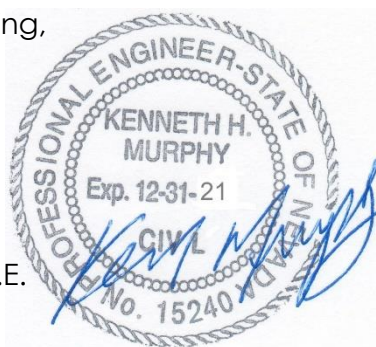
By surveyor – General Note #6, “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”, has been added

15. Prior to map approval, access roadway improvements shall be designed by a licensed engineer and submitted to Washoe County for approval, and upon approval shall be constructed prior to final map recordation. Access road improvements shall be a minimum 20' gravel roadway able to support emergency vehicle travel, with appurtenant drainage improvements. Final design drawings shall include, but not limited to, existing ground contours (2' maximum interval), finished grade contours, roadway profile with grades (14% max), roadway cross section, culvert locations, and drainage improvements to perpetuate existing drainage patterns. All grading for access roads and building pads shall be in accordance with Article 110.438 Grading Standards. An access easement encompassing roadway and drainage improvements shall be provided on the final map.

Revision to allow direct access from Woodchuck Circle have been made and are submitted, as previously noted. As noted in items 13 & 14, preliminary drawings show that this revisions allows for compliance with Washoe County Development Code. Also as previously notes, the applicant is requesting that site improvement, such as driveway, pad grading, etc, be made at the time of development application as to mitigate hillside scaring.

Please contact me with any questions at [ken@murphybuilt.com](mailto:ken@murphybuilt.com) or at (775) 391-6877. Thank you.

Sincerely,  
Murphy Built Engineering,



Kenneth H. Murphy, P.E.

**WTPM19-0019**  
**EXHIBIT F**



**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, **THE DURKEE TRUST** IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278 AND 278A, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITIES AND DRAINAGE ARE HEREBY GRANTED

**THE DURKEE TRUST**

DANIELLE M. DURKEE, TRUSTEE DATE

STATE OF NEVADA )  
COUNTY OF WASHOE ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN THE COUNTY OF WASHOE, DANIELLE M. DURKEE, TRUSTEE OF THE DURKEE TRUST WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NAME DATE

**TITLE COMPANY CERTIFICATE:**

ORDER NUMBER: 107314-MDD DATED 8/7/2019

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE DURKEE TRUST OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED \_\_\_\_\_ FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE. WESTERN TITLE COMPANY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE OFFICER

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. PM \_\_\_\_\_ MEETS ALL THE APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019 BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

**TAX CERTIFICATE:** (APN # 041-051-17)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER DATE

TITLE

**UTILITY COMPANY CERTIFICATE:**

THE UNDERSIGNED UTILITY COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY HAVE REVIEWED THIS MAP AND FIND THAT THE UTILITY EASEMENTS DESIGNATED AND SHOWN HEREON HAVE BEEN REVIEWED AND ARE APPROVED.

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE

PRINT NAME AND TITLE: \_\_\_\_\_

SIERRA PACIFIC POWER CO. (DBA NV ENERGY) DATE

PRINT NAME AND TITLE: \_\_\_\_\_

TRUCKEE MEADOWS WATER AUTHORITY DATE

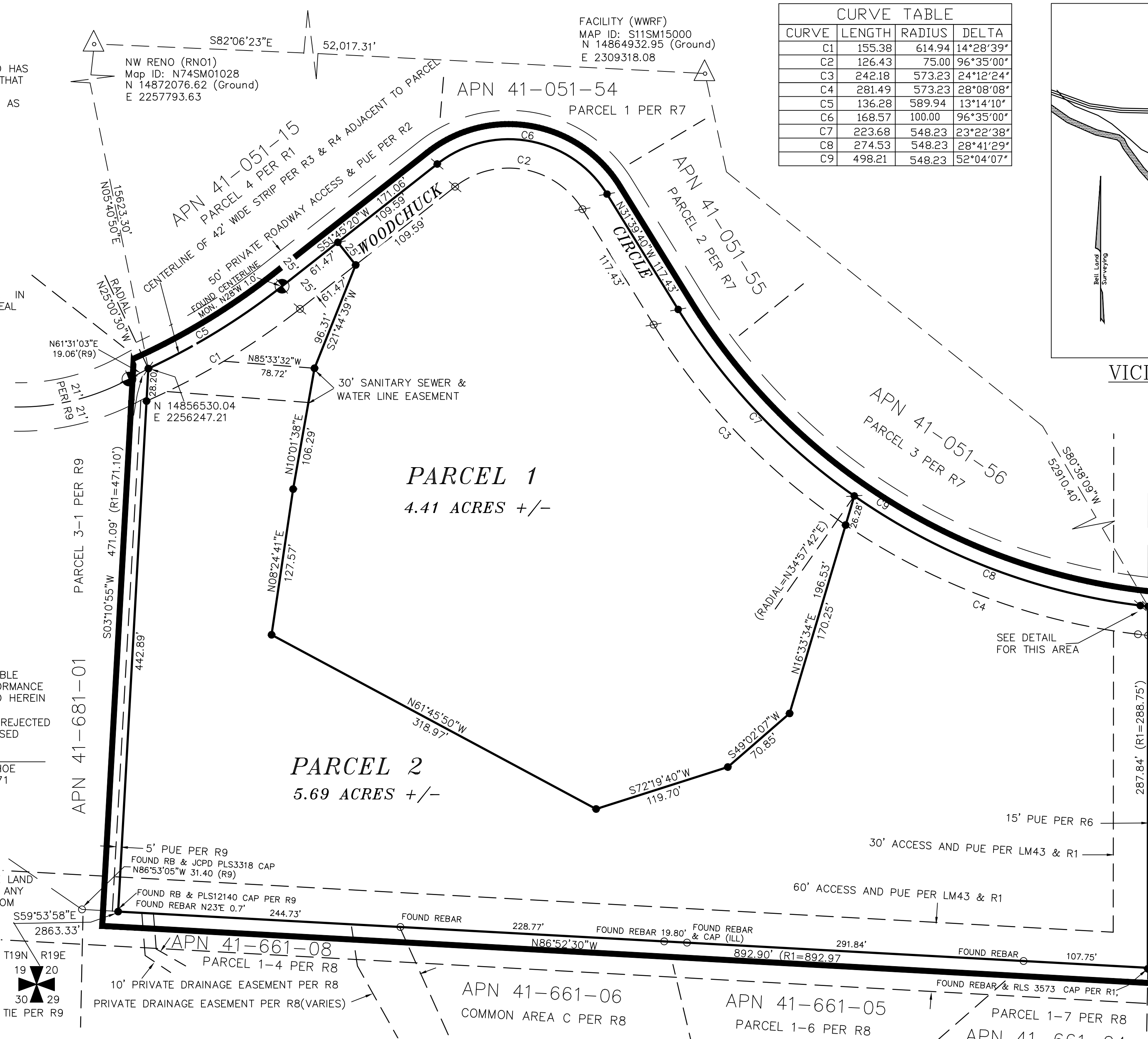
PRINT NAME AND TITLE: \_\_\_\_\_

NEVADA BELL TELEPHONE CO., dbo AT&T NEVADA DATE

PRINT NAME AND TITLE: \_\_\_\_\_

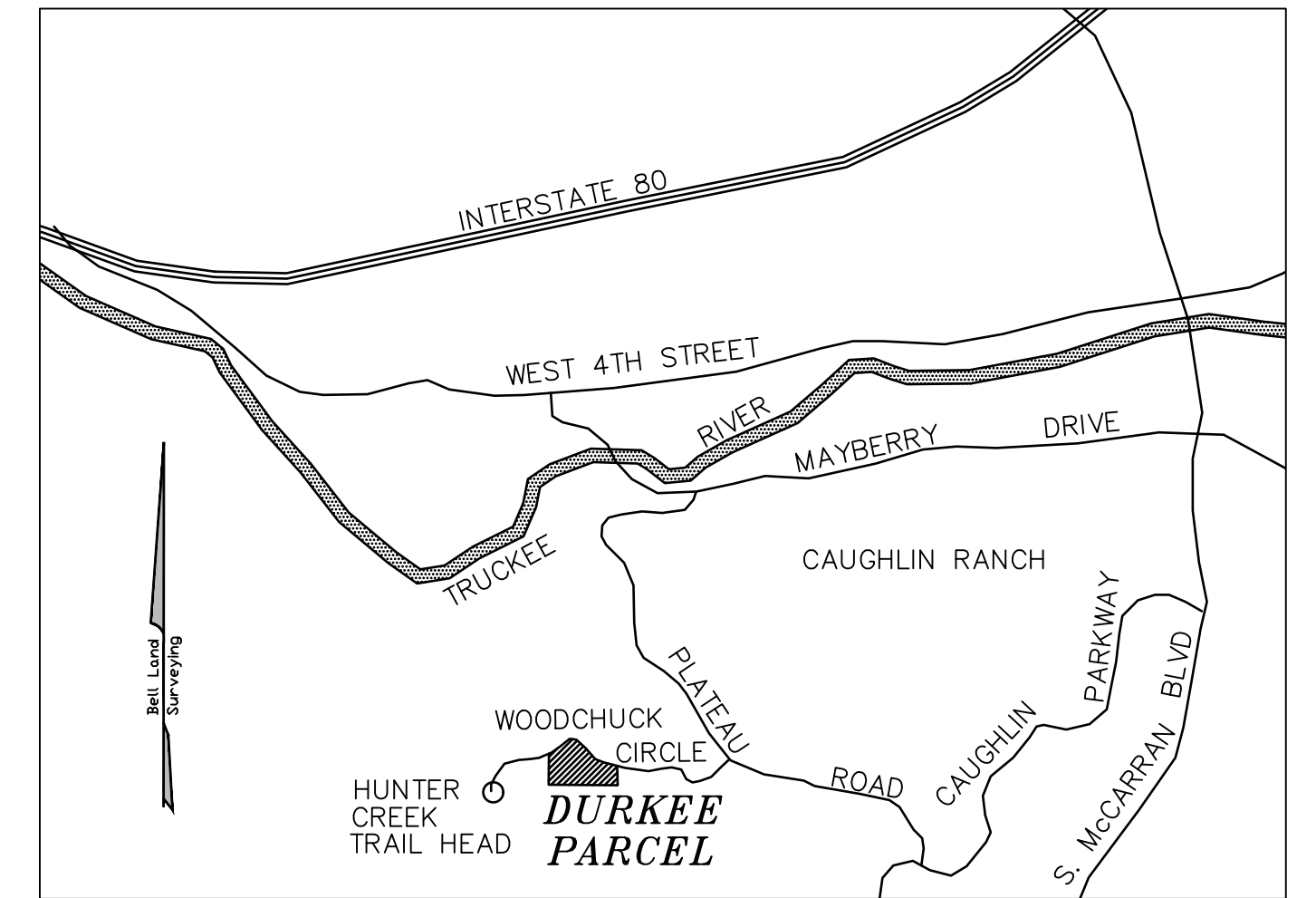
CHARTER COMMUNICATIONS DATE

PRINT NAME AND TITLE: \_\_\_\_\_



**CURVE TABLE**

| CURVE | LENGTH | RADIUS | DELTA     |
|-------|--------|--------|-----------|
| C1    | 155.38 | 614.94 | 14°28'39" |
| C2    | 126.43 | 75.00  | 96°35'00" |
| C3    | 242.18 | 573.23 | 24°12'24" |
| C4    | 281.49 | 573.23 | 28°08'08" |
| C5    | 136.28 | 589.94 | 13°14'10" |
| C6    | 168.57 | 100.00 | 96°35'00" |
| C7    | 223.68 | 548.23 | 23°22'38" |
| C8    | 274.53 | 548.23 | 28°41'29" |
| C9    | 498.21 | 548.23 | 52°04'07" |



**REFERENCES**

- R1 = PARCEL MAP P1298 FOR MARIAN E. DURKEE, RECORDED AS DOCUMENT 769502 ON NOVEMBER 20, 1981.
- R2 = CERTIFICATE OF AMENDMENT, DOC. No 2854261, RECORDED 5/14/2003.
- R3 = IRREVOCABLE OFFER OF DEDICATION, DOC. No 3189717, RECORDED 3/29/2005.
- R4 = EASEMENT NON DISTURBANCE EASEMENT, DOC. No 3592583 RECORDED 11/08/2007.
- R5 = WESTERN TITLE PRELIM ORDER No 107314-MDD DATED 8/7/2019.
- R6 = ROS/BLA S3950 DATED 6/29/2001.
- R7 = PARCEL MAP P3987 DATED 4/3/2003
- R8 = THE RIDGES AT HUNTER CREEK PHASE 1 TRACT MAP T4833 DATED 11/8/2007.
- R9 = THE EDGE AT HUNTER CREEK TRACT MAP T4924 DATED 10/14/2009.

**BASIS OF BEARINGS**

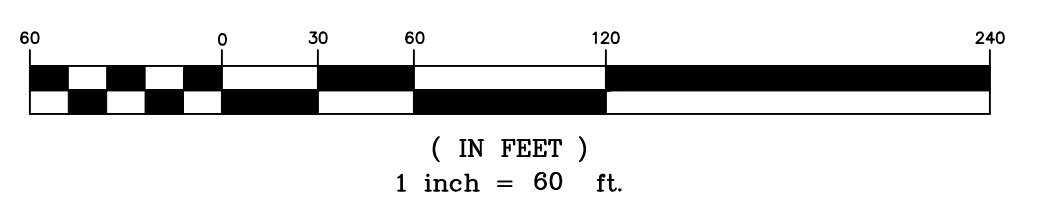
THE NAD-83/94 NEVADA STATE PLANE WEST ZONE (EPOCH 2010) COORDINATE GRID BEARINGS FROM THE TRUCKEE MEADOWS REGIONAL GPS "VRS" NETWORK.

**LEGEND**

- SET 5/8" REBAR AND PLS 11420 CAP, OR AS NOTED.
- SET NAIL AND PLS 11420 TAG IN PAVEMENT.
- FOUND PARCEL CORNER AS NOTED.
- FOUND STANDARD CENTERLINE MON. PER R9.
- (R1= ) CALCULATED POINT, NOTHING FOUND OR SET.
- △ RECORD PER REFERENCE.
- WASHOE COUNTY "VRS" BROADCAST STATION

TOTAL AREA = 10.10 ACRES

**GRAPHIC SCALE**



**NOTES:**

- PUBLIC UTILITY AND CABLE TV EASEMENTS (PUE) ARE HEREBY GRANTED AS FOLLOWS: 5' ALONG ALL SIDE AND REAR LOT LINES AND 10' ALONG LOT LINES ADJACENT TO STREETS
- A PUBLIC UTILITY EASEMENT (PUE) AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY. PUE INCLUDES CATV.
- A 10 FOOT FLOWED SNOW STORAGE AND TRAFFIC CONTROL SIGNAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHT OF WAYS.
- A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY RESERVED COINCIDENT WITH ALL SIDE AND REAR LOT LINES. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- SEWAGE DISPOSAL SHALL BE BY COMMUNITY SEWER ONLY.
- ANY DEVELOPMENTS ON THE PROPERTY SHALL MEET THE REQUIREMENTS OF WASHOE COUNTY CODE 60, WATER FOR SUPPRESSION, MEETING BOTH DURATION AND FLOW, SHALL BE PROVIDED AT BUILDING PERMIT.
- WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE SUFFICIENT WATER RIGHTS TO THE SERVICING WATER PURVEYOR AND PROVIDE THE CITY OF RENO WITH A WILL SERVE LETTER.
- FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- PRIOR TO THE ISSUANCE OF SANITARY SEWER WILL SERVE LETTER OR BUILDING PERMIT, SANITARY SEWER CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID. CONNECTION FEES FOR COMMERCIAL DEVELOPMENT WILL BE DETERMINED UPON WASTE UNIT FIXTURE COUNTS. THESE FIXTURE UNIT COUNTS SHALL BE PREPARED BY THE APPLICANTS ARCHITECT OR ENGINEER IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE AND SHALL BE SUBMITTED TO THE UTILITY SERVICES DIVISION FOR REVIEW AND APPROVAL.
- EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN A PUBLIC UTILITY EASEMENT ADJACENT TO SERVE EACH PARCEL RESPECTIVELY.
- A 30' PRIVATE EASEMENT IS GRANTED WITHIN PARCEL 2 AS SHOWN ON THIS MAP FOR THE PURPOSE OF THE INSTALLATION, OPERATION, AND MAINTENANCE OF A PRIVATE WATERLINE FOR THE BENEFIT OF PARCEL 1 PER THIS MAP.

**COUNTY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA AS DOCUMENT No.2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

WAYNE HANDROCK, PLS 20464  
WASHOE COUNTY SURVEYOR

**WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE**

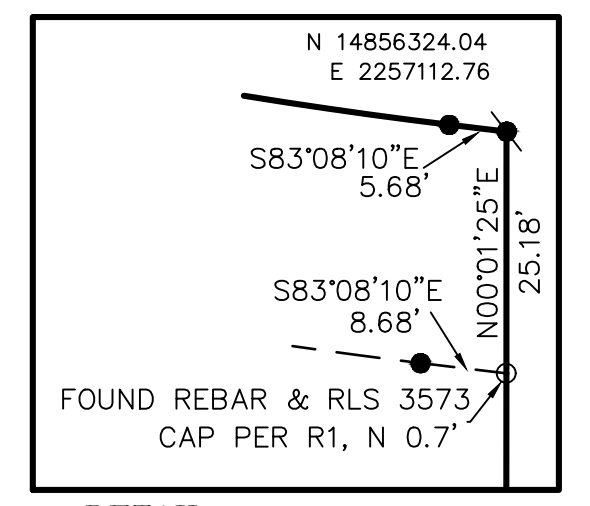
THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE (CHAPTER 110).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

**DISTRICT BOARD OF HEALTH CERTIFICATE**

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH DATE



**COUNTY RECORDERS CERTIFICATE:**

FILE NUMBER \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2019 AT \_\_\_\_\_ MIN PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
OFFICIAL RECORDS OF WASHOE COUNTY,  
NEVADA.  
COUNTY RECORDER  
BY: \_\_\_\_\_  
DEPUTY  
FEE: \_\_\_\_\_

**PARCEL MAP FOR**

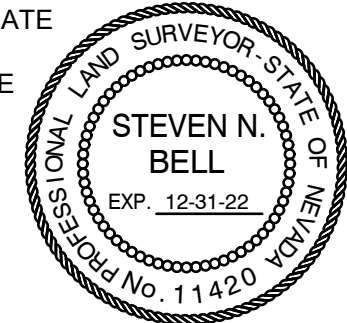
**THE DURKEE TRUST**

PARCEL 2 OF PARCEL MAP P1298  
A PORTION OF THE NE 1/4 OF SECTION 9, T19N, R19E, MDB&M,

WASHOE COUNTY NEVADA

Bell Land Surveying  
100 Fillmore Way  
Reno, Nevada 89519  
(775) 240-3079 FALLON: 775-423-8701  
Email: STEVENNBELL@YAHOO.COM

sh  
1  
of 1





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|                  |          |
|------------------|----------|
| REVISION DATE:   | INITIAL: |
| 11/01/21         | KM       |
| PARCEL REVISIONS |          |
|                  |          |
|                  |          |
| SUBMITTAL SET    | 11/8/21  |

**MURPHY BUILT ENGINEERING**  
12930 VALLEY SPRINGS RD.  
RENO, NV 89511  
(775) 391-6877/PHONE  
(775) 996-4127 FAX

**EXISTING SITE CONDITIONS**  
DURKEE PARCEL MAP  
0 WOODCHUCK CIR  
WASHOE COUNTY, NV  
APN: 041-051-17

PROJ #: JSN19-643  
DRAWN BY: KM  
CHECKED: KM  
DATE: 11/1/21  
SCALE: PER PLAN

ENGINEER APPROVAL:  
  
7/26/19

SHEET No:  
**SP1.0**  
OF SHEETS

**GENERAL NOTES:**

- PROJECT DATA:  
• ZONE: LDS/GR  
• SETBACKS- FRONT: 30-FT, SIDE: 15-FT, REAR: 30-FT  
• FLOOD ZONE: X - PARCEL NOT LOCATED IN FLOOD ZONE
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT AND/OR ENGINEER OF RECORD OF ANY DISCREPANCIES.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH SOIL COMPACTION TEST, IF REQUIRED.
- CONTRACTOR TO OBTAIN AN E&E PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORK IN THE RIGHT OF WAY, IF REQUIRED.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES AS REQUIRED.
- CONTRACTOR TO VERIFY UTILITY LOCATION PRIOR TO CONSTRUCTION.

**LEGEND**

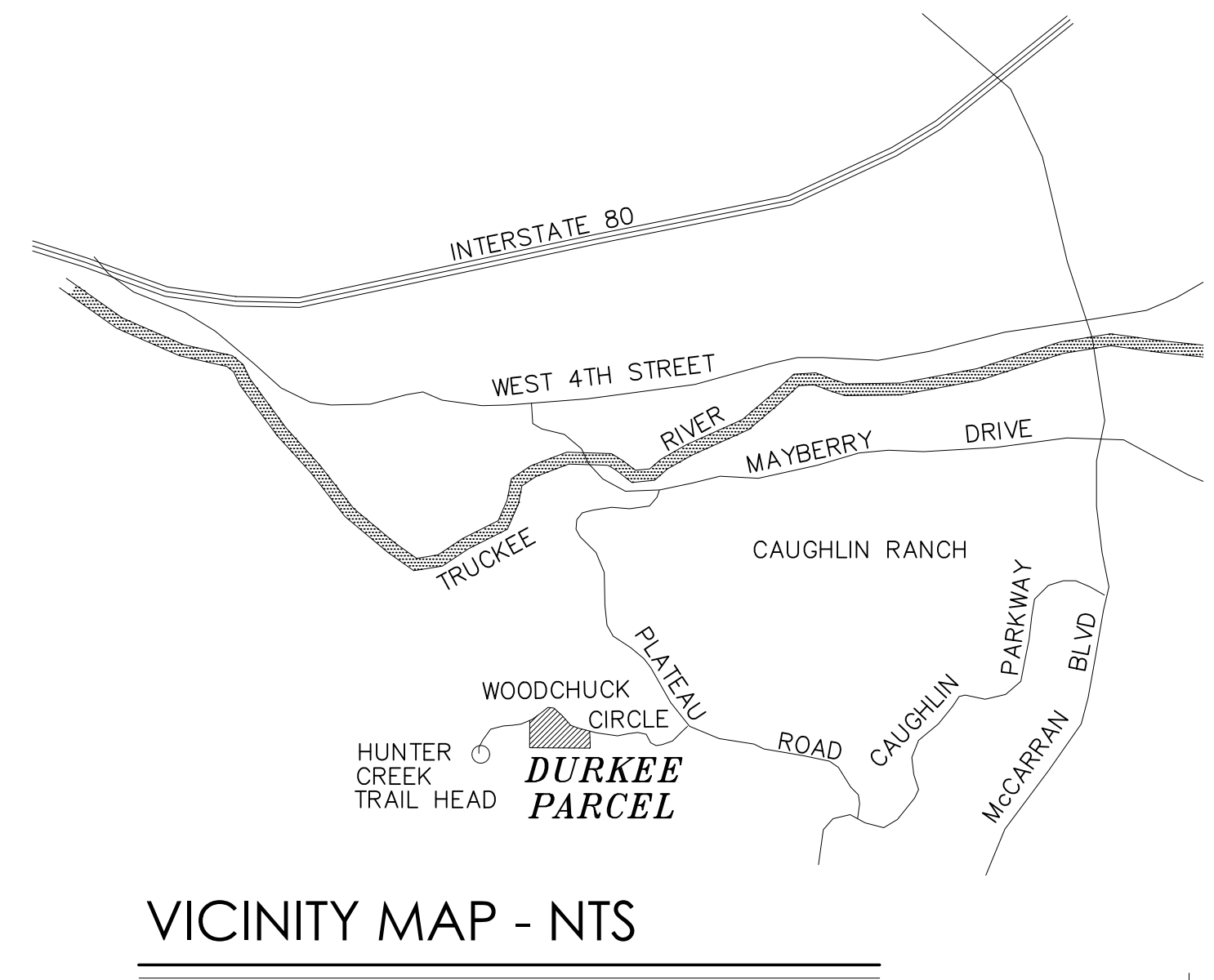
|  |                                  |
|--|----------------------------------|
|  | EXISTING GROUND CONTOUR          |
|  | FINISH GROUND CONTOUR            |
|  | DRAINAGE SWELL - 1% MIN., U.N.O. |
|  | DRAINAGE FLOW                    |
|  | PAD                              |
|  | F.F.E.                           |
|  | H.P.                             |
|  | EOA                              |
|  | TOC                              |
|  | TBC                              |
|  | TOW                              |

**UTILITY LEGEND**

|  |                              |
|--|------------------------------|
|  | EXISTING SEWER LINE          |
|  | SANITARY SEWER LINE          |
|  | SANITARY SEWER CLEANOUT      |
|  | EXISTING GAS LINE            |
|  | GAS LINE                     |
|  | EXISTING OVERHEAD POWER LINE |
|  | POWER LINE                   |
|  | EXISTING WATER LINE          |
|  | WATER LINE                   |

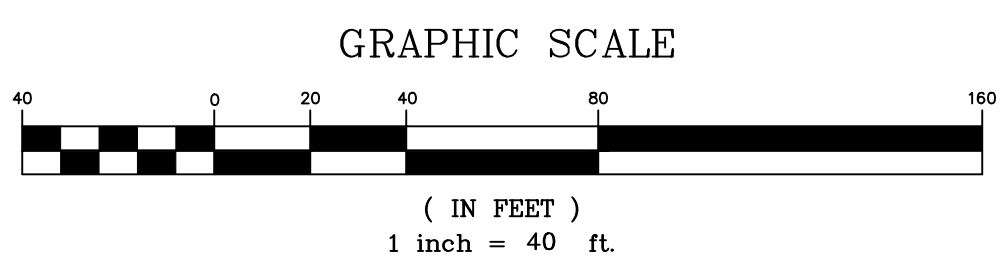
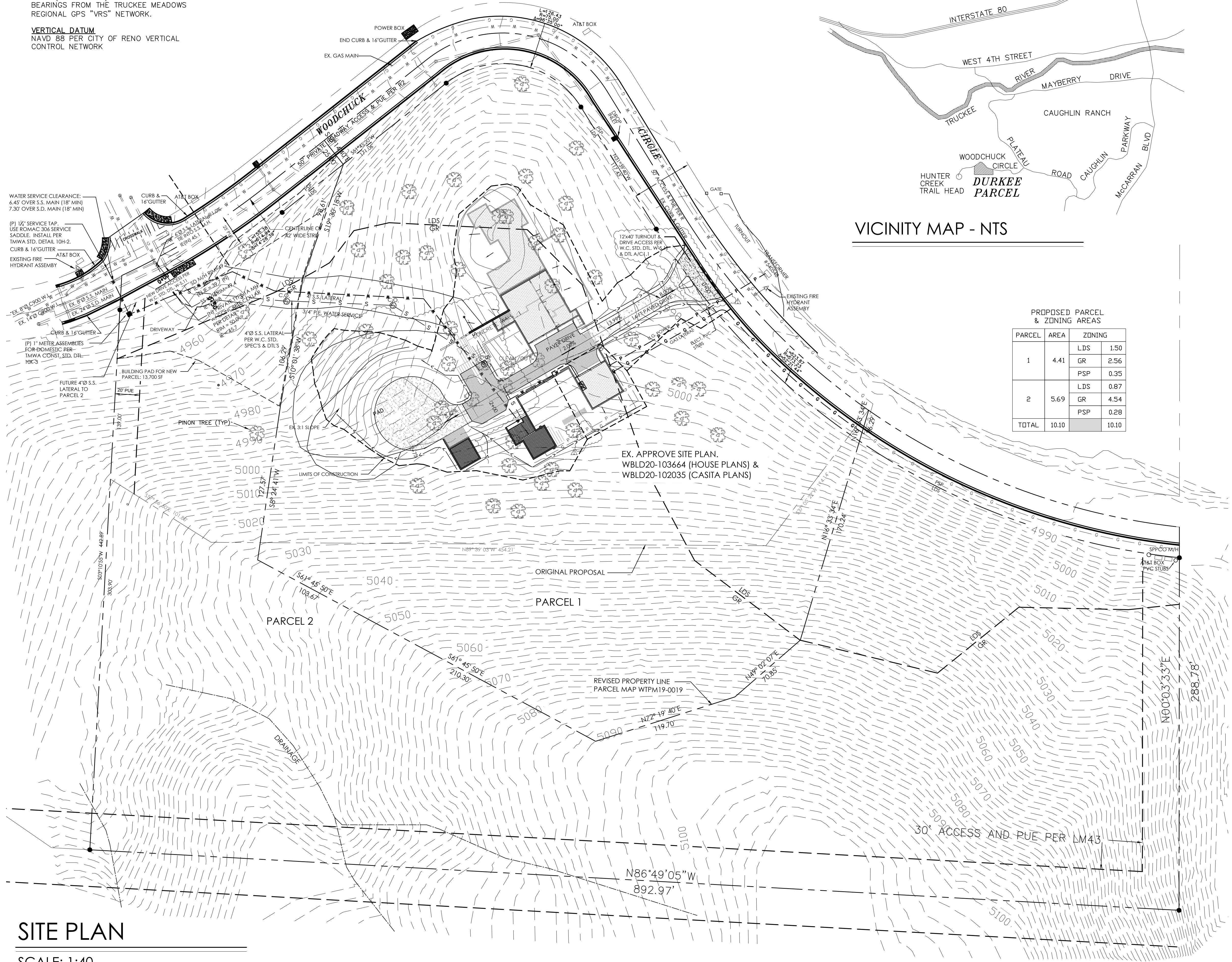
**BASIS OF BEARINGS**  
THE NAD-83/94 NEVADA STATE PLANE WEST ZONE (EPOCH 2010) COORDINATE GRID BEARINGS FROM THE TRUCKEE MEADOWS REGIONAL GPS "VRS" NETWORK.

**VERTICAL DATUM**  
NAVD 88 PER CITY OF RENO VERTICAL CONTROL NETWORK



**PROPOSED PARCEL & ZONING AREAS**

| PARCEL | AREA  | ZONING   |
|--------|-------|----------|
| 1      | 4.41  | LDS 1.50 |
|        |       | GR 2.56  |
|        |       | PSP 0.35 |
| 2      | 5.69  | LDS 0.87 |
|        |       | GR 4.54  |
| TOTAL  | 10.10 | 10.10    |



DESIGNER CONTACT INFORMATION  
E.O.R./CONTACT: KEN MURPHY, P.E.  
775.391.6877  
KEN@MURPHYBUILT.COM

- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONALS.
- CONTRACTOR TO VERIFY EXISTING LOCATIONS OF ALL UTILITIES PRIOR TO STARTING CONSTRUCTION.



**SITE PLAN**  
SCALE: 1:40



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OR MANNER WITHOUT WRITTEN CONSENT &  
APPROVAL.

|                  |          |
|------------------|----------|
| REVISION DATE:   | INITIAL: |
| 11/01/21         | KM       |
| PARCEL REVISIONS |          |
|                  |          |
|                  |          |
| SUBMITTAL SET    | 11/8/21  |

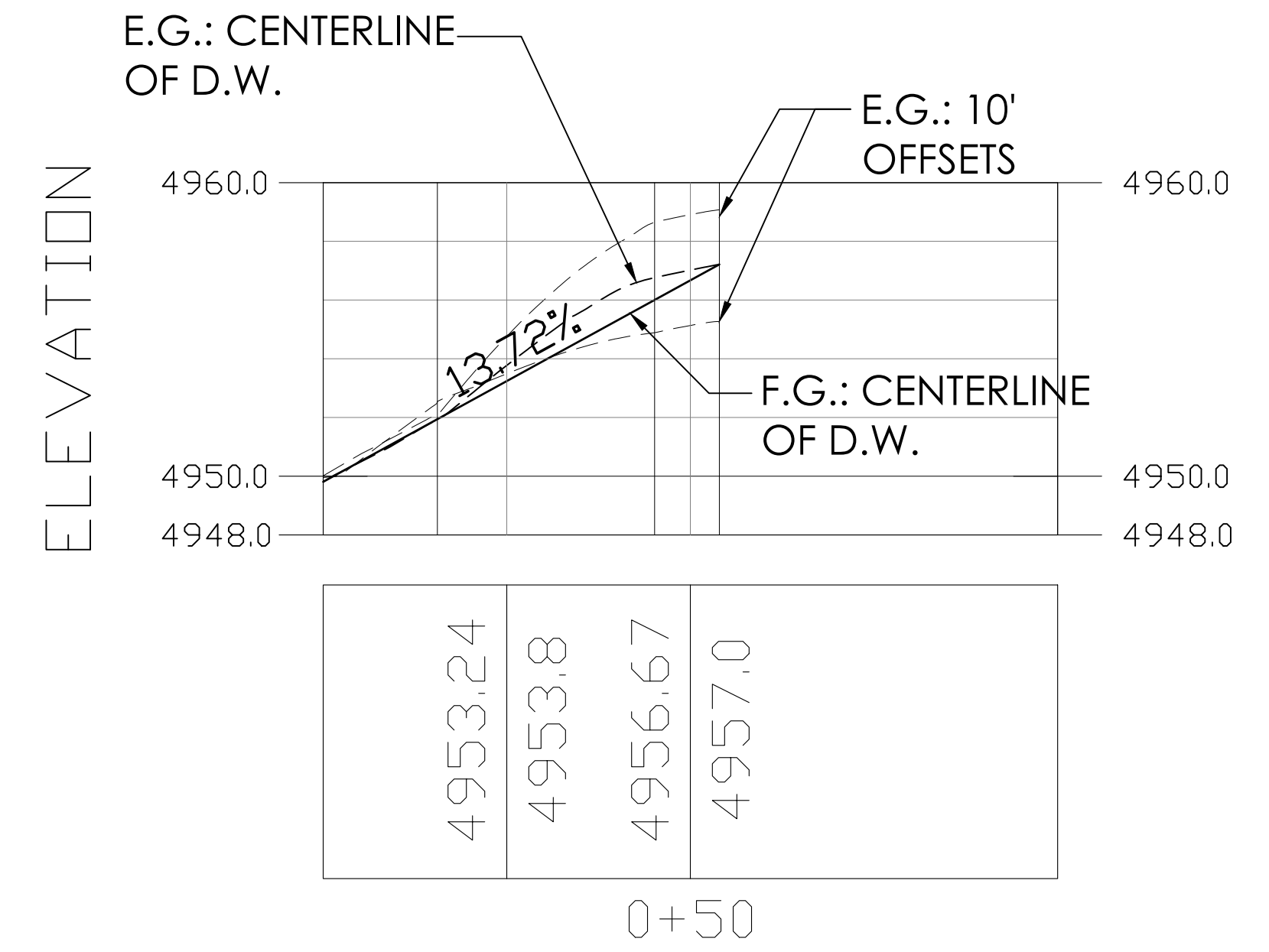
**MURPHY BUILT ENGINEERING**  
12930 VALLEY SPRINGS RD.  
RENO, NV 89511  
(775) 391-6877/PHONE  
(775) 996-4127 FAX

**PARCEL 2 PRELIMINARY DRIVEWAY PLAN**  
**MURPHY RESIDENCE**  
0 WOODCHUCK CIR  
WASHOE COUNTY, NV  
APN: 041-051-17

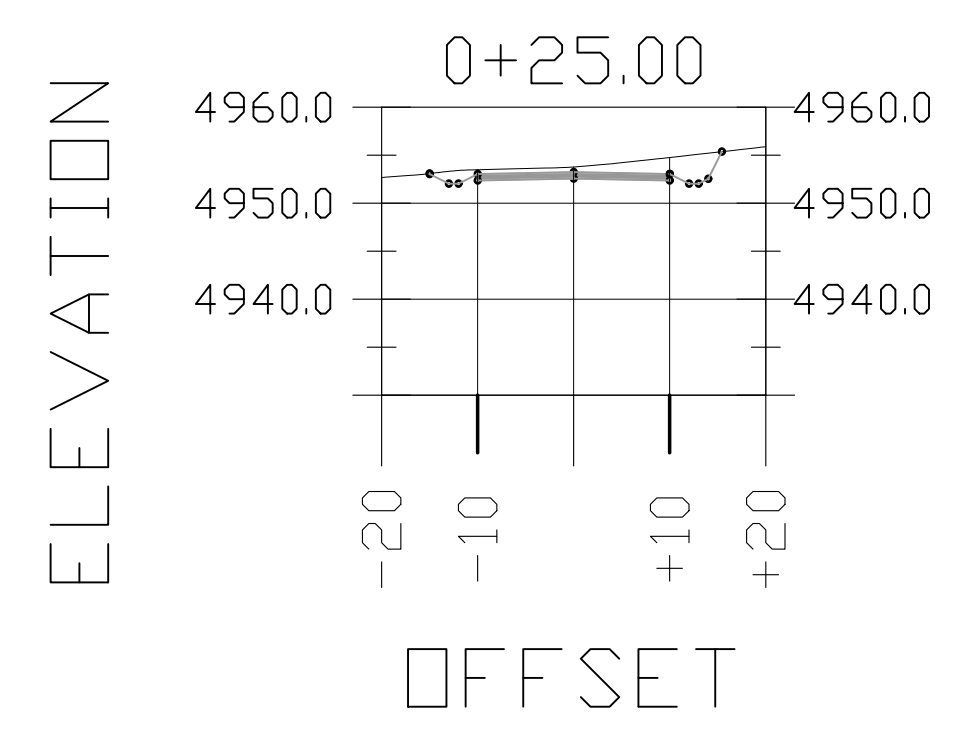
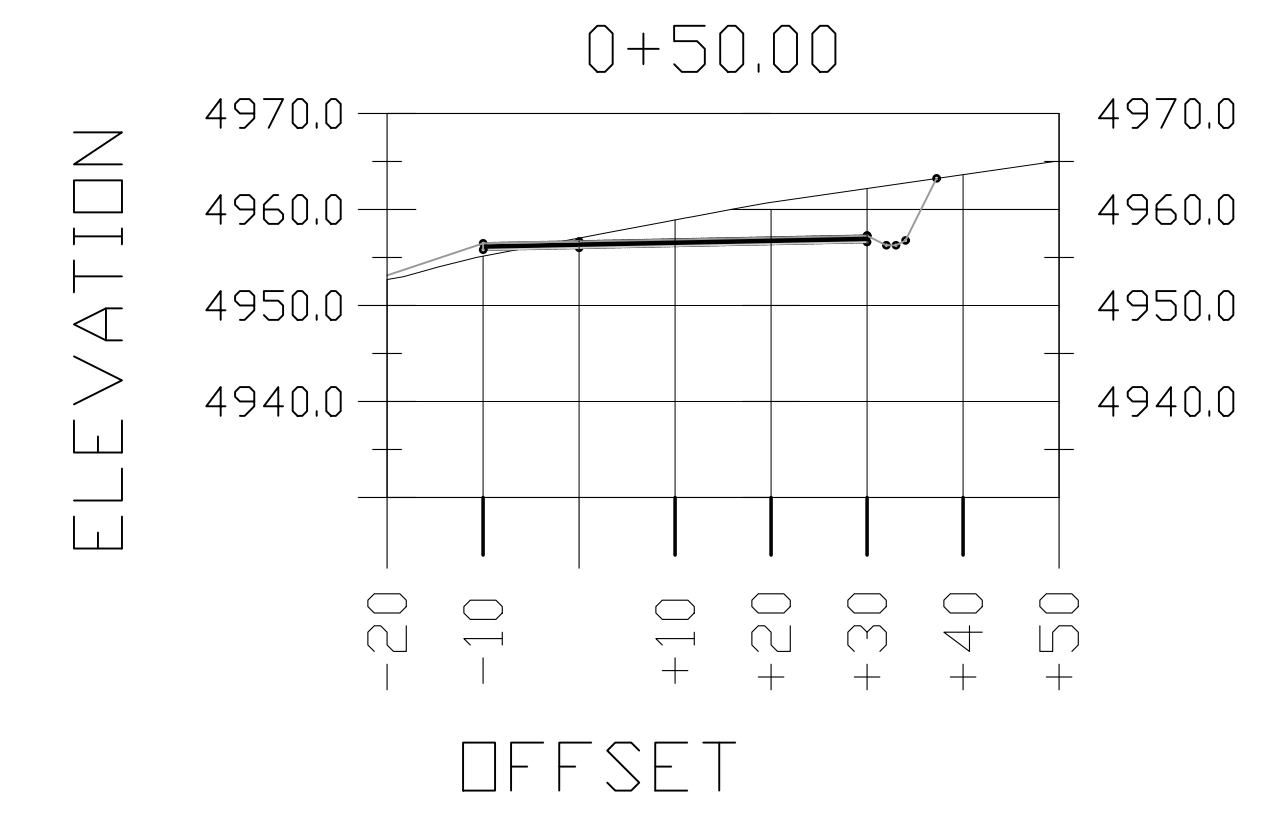
PROJ #: JSN19-643A  
DRAWN BY: KM  
CHECKED: KM  
DATE: 11/1/21  
SCALE: PER PLAN

ENGINEER APPROVAL:  
  
7/30/21

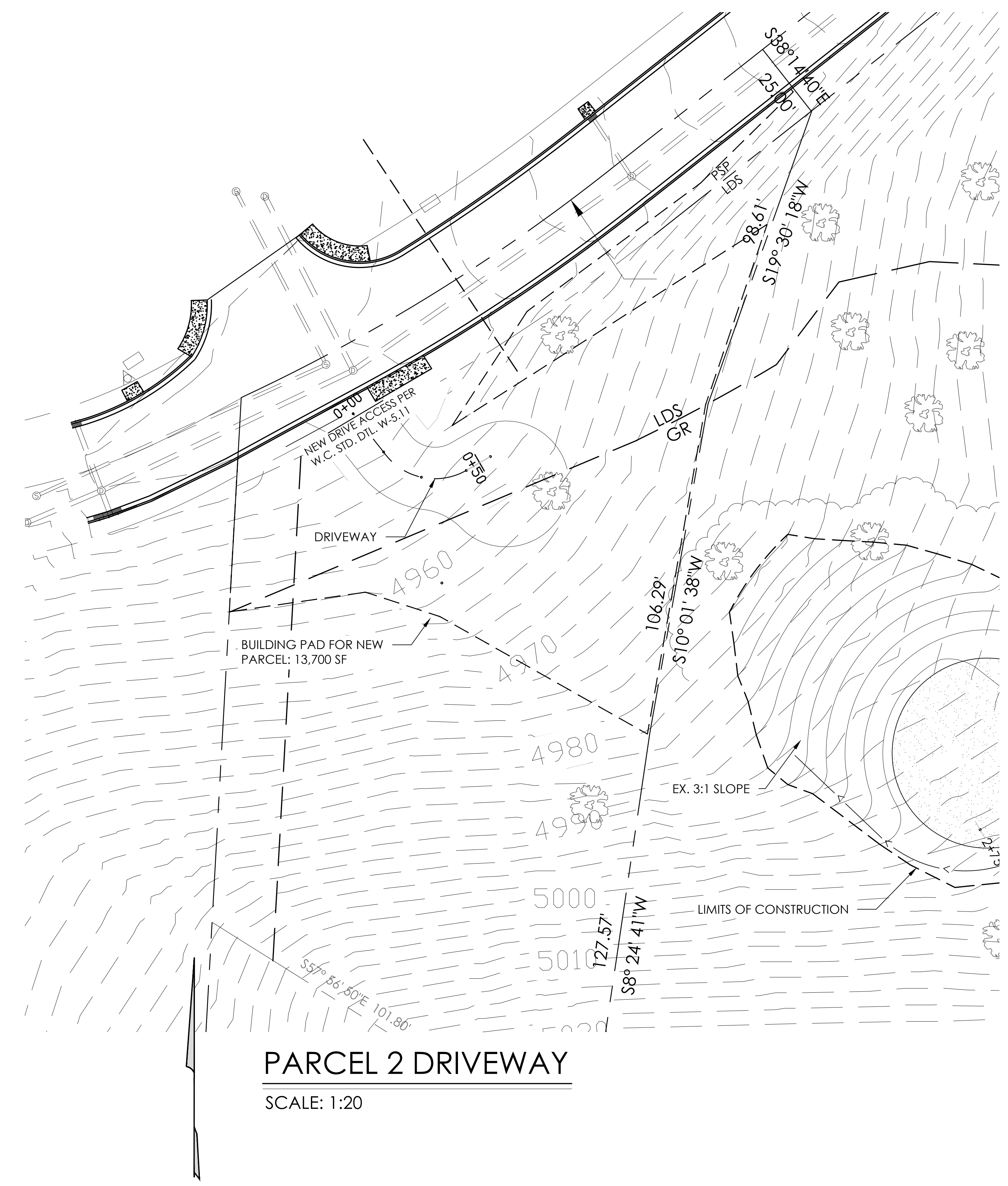
SHEET No:  
**SP1.1**  
OF SHEETS



**PARCEL 2 DRIVEWAY PROFILE**  
SCALE: 1:20



**PARCEL 2 DRIVEWAY SECTIONS**  
SCALE: 1:20



**PARCEL 2 DRIVEWAY**  
SCALE: 1:20



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REPRODUCED, OR DUPLICATED IN ANY FORM  
OR MANNER WITHOUT WRITTEN CONSENT &  
APPROVAL.

|                        |          |
|------------------------|----------|
| REVISION DATE:         | INITIAL: |
| 11/08/2021             |          |
| PARCEL LINE ADJUSTMENT |          |
|                        |          |
|                        |          |
| SUBMITTAL SET          |          |
| 10/14/19               |          |

MURPHY BUILT ENGINEERING

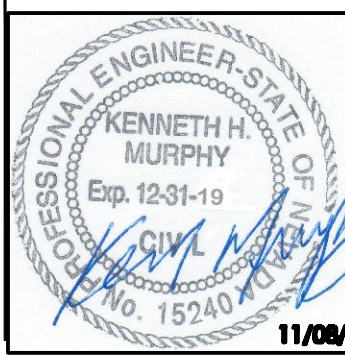
12930 VALLEY SPRINGS RD.  
RENO, NV 89511  
(775) 391-6877 PHONE  
(775) 996-4177 FAX

SLOPE AND HILLSIDE ANALYSIS

DURKEE PARCEL MAP  
0 WOODCHUCK CR  
WASHOE COUNTY, NV  
4.8N1-041-061.17

PROJ #: JSN19-643  
DRAWN BY: KM  
CHECKED: KM  
DATE: 7/12/19  
SCALE: PER PLAN

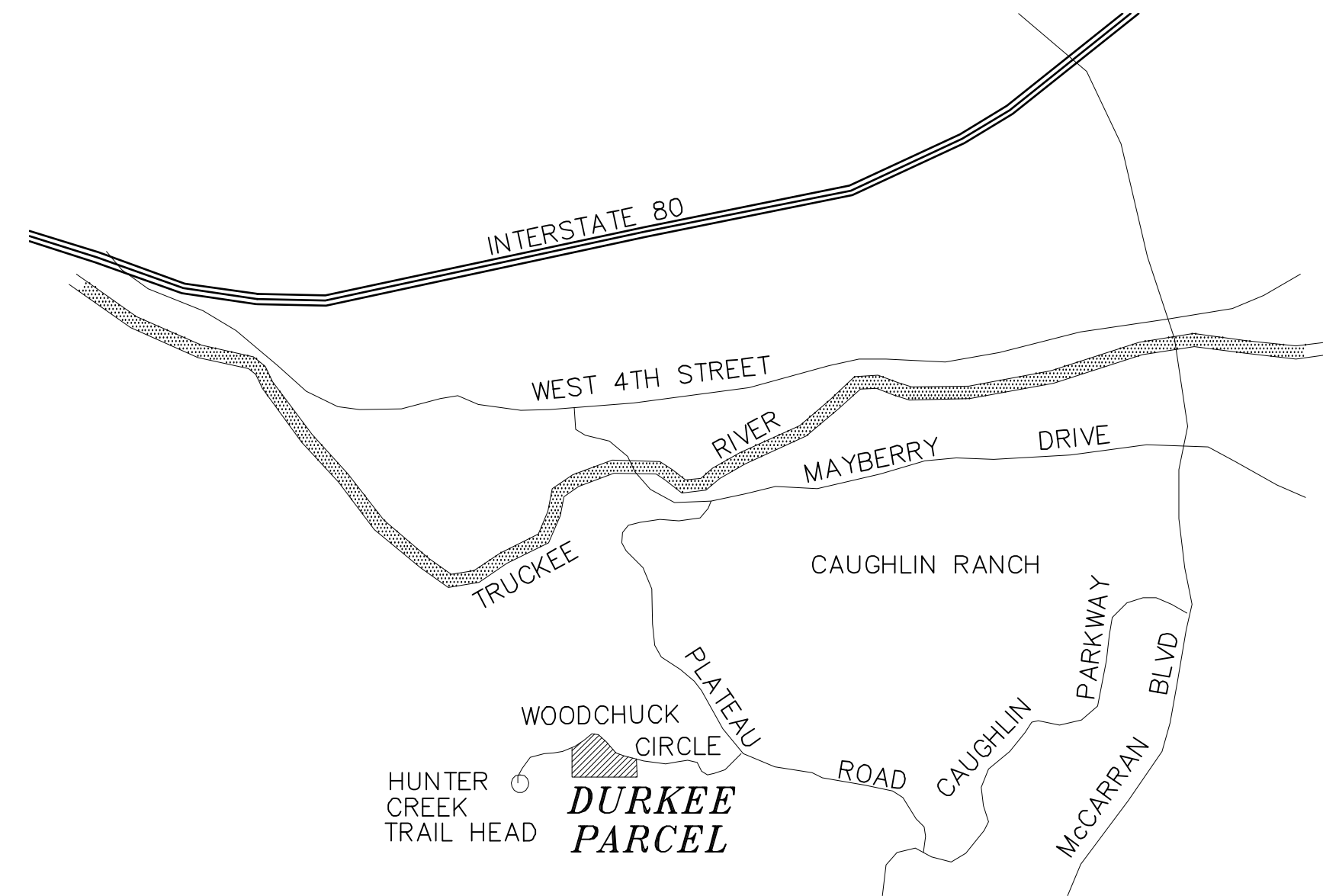
ENGINEER APPROVAL:



SHEET No:

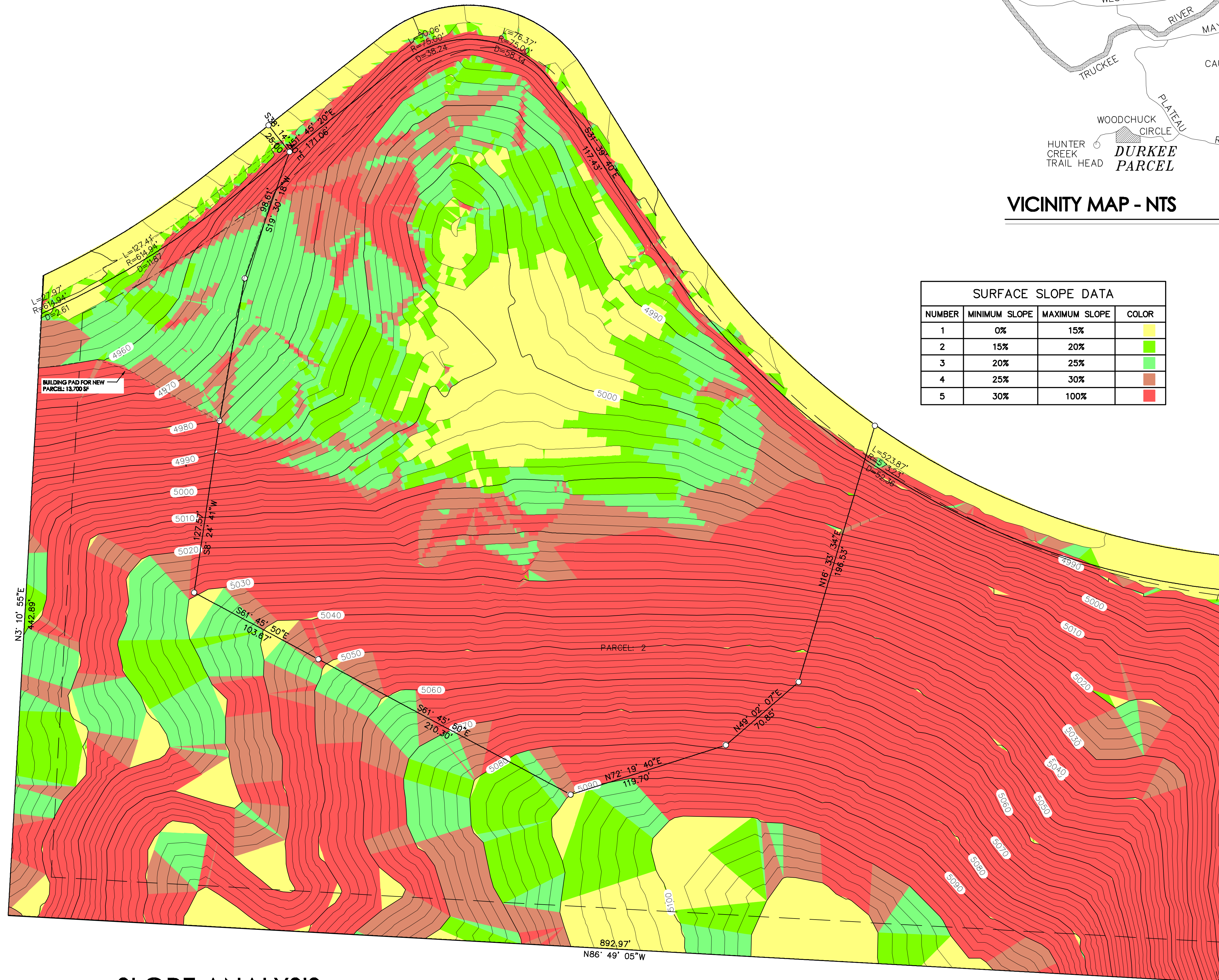
SP1.1

OF SHEETS  
WTRM19-0019  
EXHIBIT F



VICINITY MAP - NTS

| SURFACE SLOPE DATA |               |               |              |
|--------------------|---------------|---------------|--------------|
| NUMBER             | MINIMUM SLOPE | MAXIMUM SLOPE | COLOR        |
| 1                  | 0%            | 15%           | Yellow       |
| 2                  | 15%           | 20%           | Light Green  |
| 3                  | 20%           | 25%           | Medium Green |
| 4                  | 25%           | 30%           | Dark Green   |
| 5                  | 30%           | 100%          | Red          |



**SLOPE ANALYSIS**

SCALE: 1:40

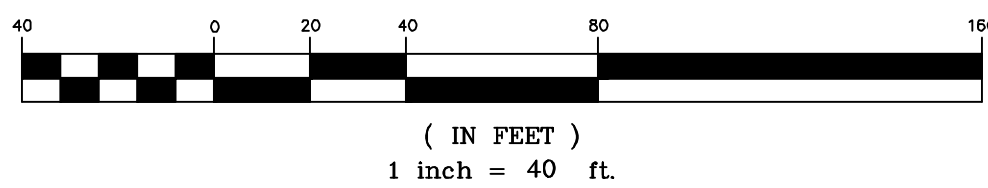
**GENERAL NOTES:**

- PROJECT DATA:
  - ZONE LDS/GR
  - SETBACKS: FRONT: 30-FT, SIDE: 15-FT, REAR: 30-FT
  - FLOOD ZONE: X - PARCEL NOT LOCATED IN FLOOD ZONE
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT AND/OR ENGINEER OF RECORD OF ANY DISCREPANCIES.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH SOIL COMPACTION TEST, IF REQUIRED.
- CONTRACTOR TO OBTAIN AN E&E PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORK IN THE RIGHT OF WAY, IF REQUIRED.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES AS REQUIRED.
- CONTRACTOR TO VERIFY UTILITY LOCATION PRIOR TO CONSTRUCTION.

**HILLSIDE ANALYSIS:**

- EACH PARCEL HAS BEEN DIVIDED WITH OF 1/4 AC OF LAND WITH A SLOPE 15% OR LESS.
- RESIDENTIAL SITE PLANS TO BE SUBMITTED WITH CONSTRUCTION DRAWINGS.
- NO MAJOR RIDGE LINES, RAVINES, KNOLLS, ECT EXIST ON PROPERTY.
- NO MAJOR GEOLOGICAL CONDITIONS INCLUDING MAJOR ROCK OUTCROPPING, SLIDE AREAS, FAULTS, ECT EXISTING ON PROPERTY.
- NO SIGNIFICANT HYDROLOGICAL CONDITIONS EXIST INCLUDING RIVERS, STREAMS, DRAINAGE CANALS, ECT. EXIST ON PROPERTY.
- NATURAL VEGETATION NATIVE TO NORTHERN NEVADA EXIST ON THE PROPERTY.
- NO ENDANGERED SPECIES OF ANIMALS WERE ENCOUNTERED ON THE PROPERTY.
- NO NEW ROADS ARE NEEDED FOR THIS PARCEL MAP.

GRAPHIC SCALE



DESIGNER CONTACT INFORMATION  
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