

## 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): 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> 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. Reno, NV      Zip: 89509		Address: 100 Fillmore Way Reno, NV      Zip: 89519	
Phone: 775-691-6920      Fax: 775-996-4127		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. Reno, NV      Zip: 89509		Address: 12930 Valley Springs Rd. Reno, NV      Zip: 89511	
Phone: 775-691-6920      Fax: 775-996-4127		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
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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
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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.
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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.
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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.
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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.
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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.
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14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

NA
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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.
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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
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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.
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## 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.
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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

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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.”

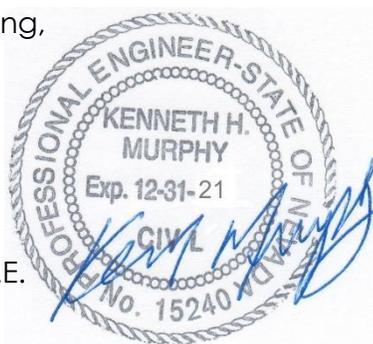
By surveyor – General Note #6, “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications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

**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

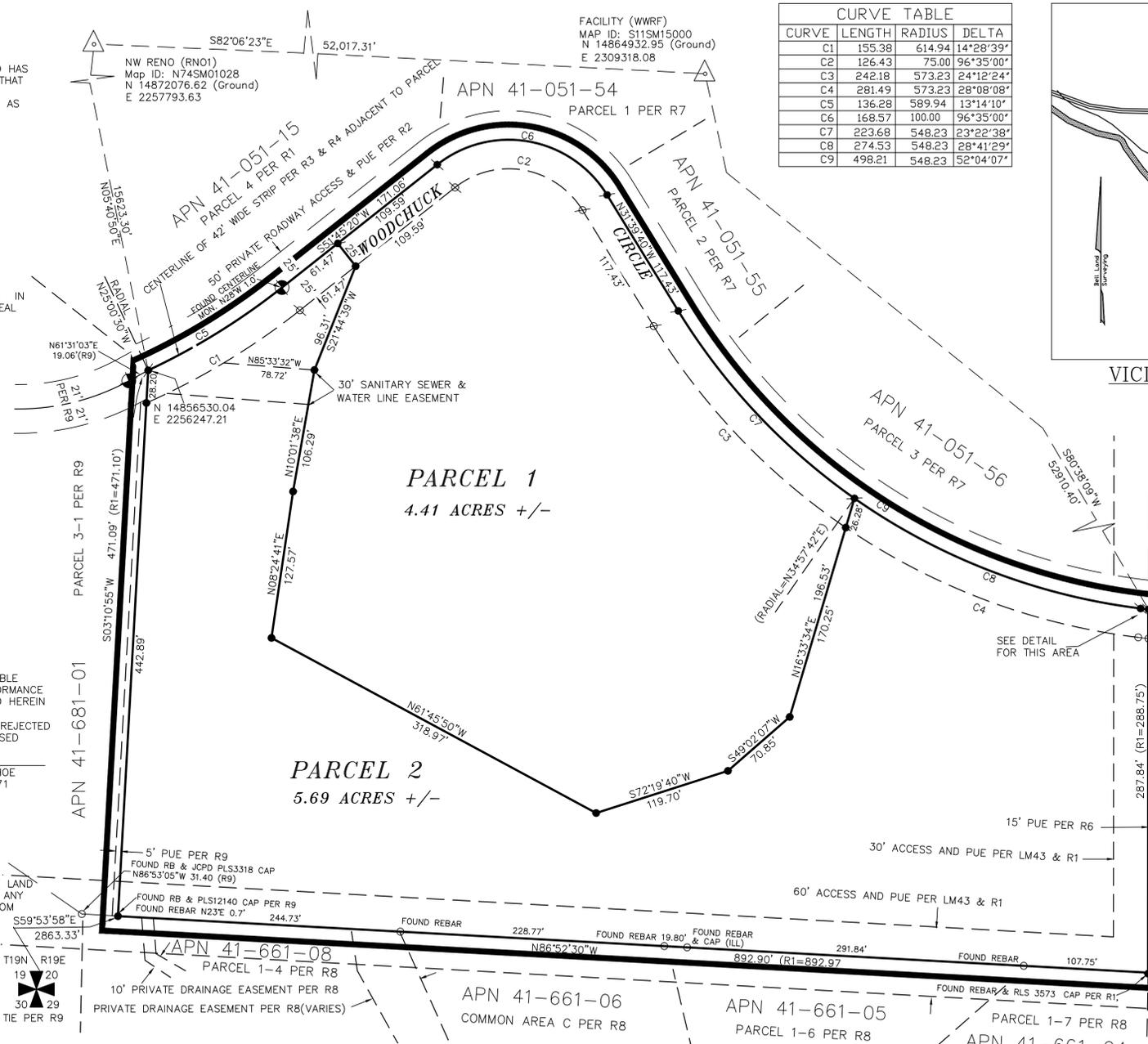
PRINT NAME AND TITLE:

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

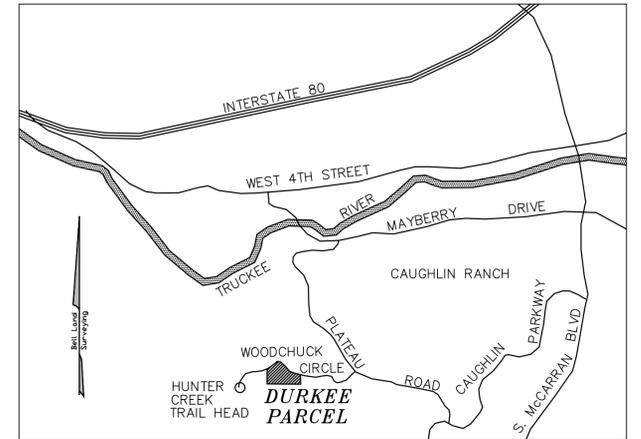
PRINT NAME AND TITLE:

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**

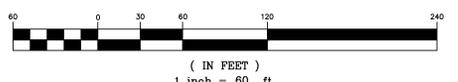
THE NAD-83/94 NEVADA STATE PLANE WEST ZONE (EPOCH 2010) COORDINATE GRID BEARINGS FROM THE TRUCKEE MEADOWS REGIONAL GPS "VRS" NETWORK.

**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.
CALCULATED POINT, NOTHING FOUND OR SET.
RECORD PER REFERENCE.
WASHOE COUNTY "VRS" BROADCAST STATION

TOTAL AREA = 10.10 ACRES

**GRAPHIC SCALE**



**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**

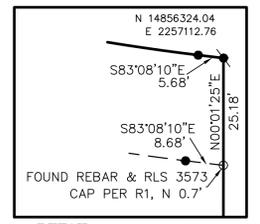
THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE (CHAPTER 110).

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



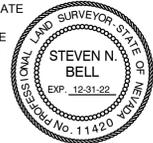
**COUNTY RECORDERS CERTIFICATE:**

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



THESE DRAWINGS ARE THE PROPERTY OF MB ENG. AND OWNERSHIP IS PROTECTED BY FEDERAL COPYRIGHT & COMMON LAWS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, OR DUPLICATED IN ANY FORM 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

**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**

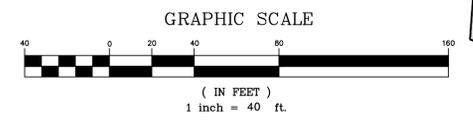
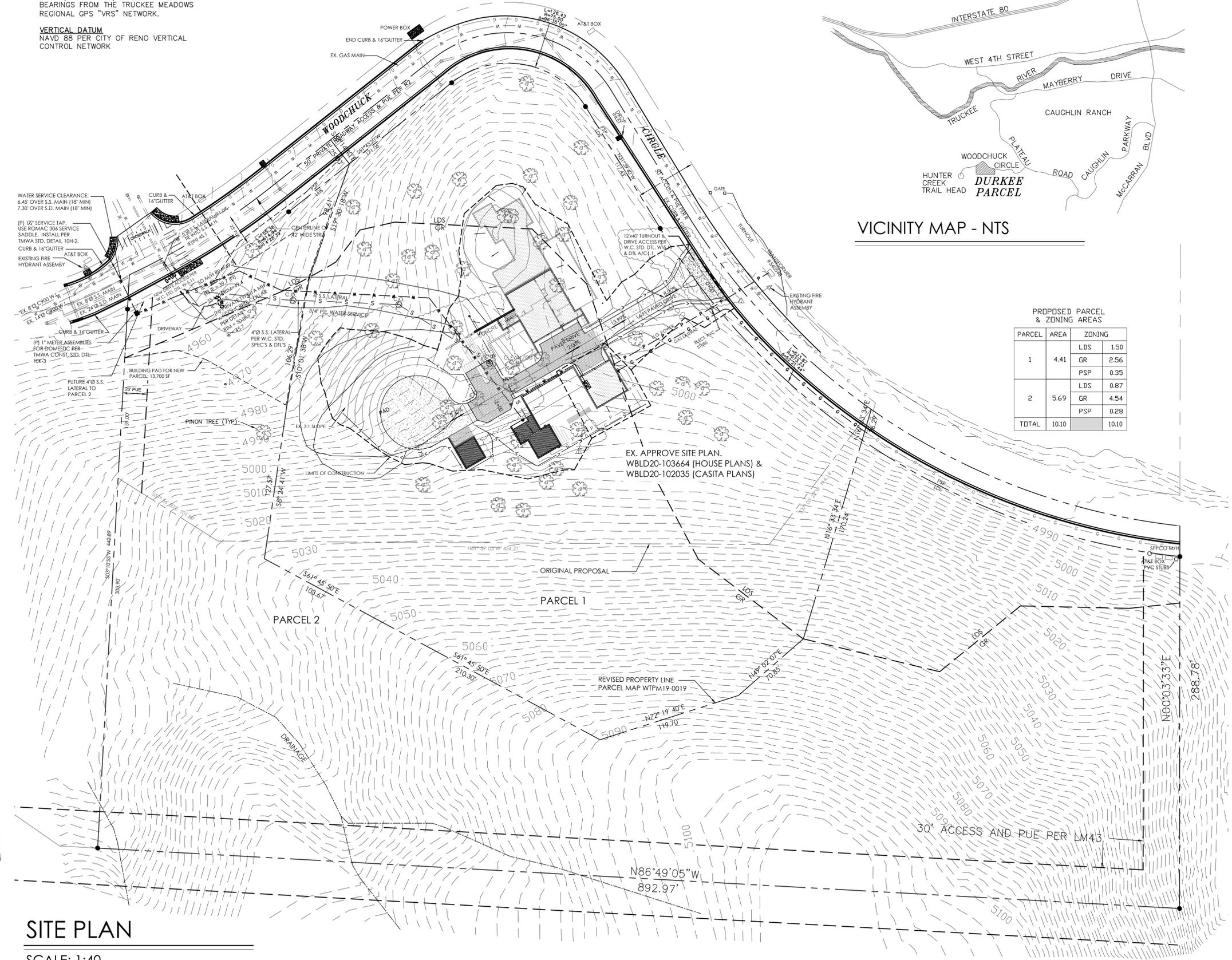
	EXISTING GROUND CONTOUR
	FINISH GROUND CONTOUR
	DRAINAGE SWELL - 1% MIN., U.N.O.
	DRAINAGE FLOW
	PAD
	F.F.E.
	H.P.
	EOA
	TOC
	TBC
	TOW

**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



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

THESE DRAWINGS ARE THE PROPERTY OF MB  
ENG. AND OWNERSHIP IS PROTECTED BY  
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THESE DRAWINGS ARE NOT TO BE REPRODUCED,  
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OR MANNER WITHOUT WRITTEN CONSENT &  
APPROVAL.

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

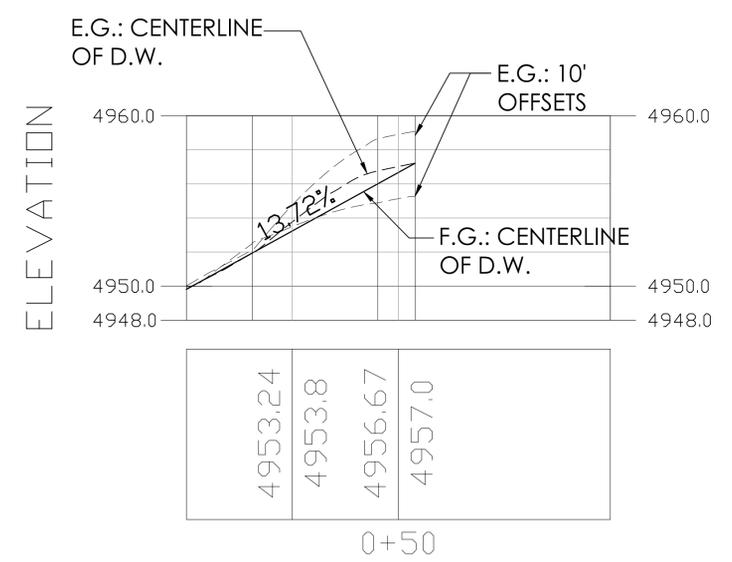
**MURPHY BUILT ENGINEERING**  
12930 VALLEY SPRINGS RD.  
RENO, NV 89511  
(775) 391-6877/PHONE  
(775) 996-4127 FAX

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

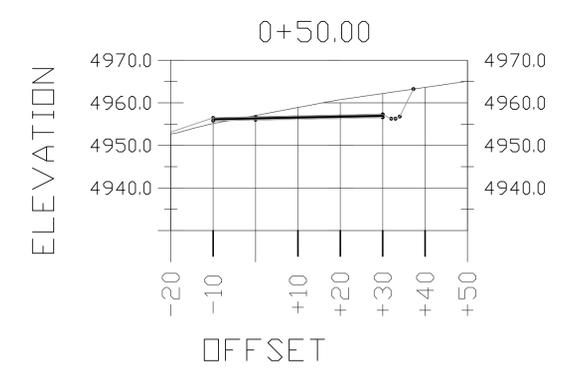
PROJ #: JSN19-643A  
DRAWN BY: KM  
CHECKED: KM  
DATE: 11/1/21  
SCALE: PER PLAN

ENGINEER APPROVAL:  
  
7/30/21

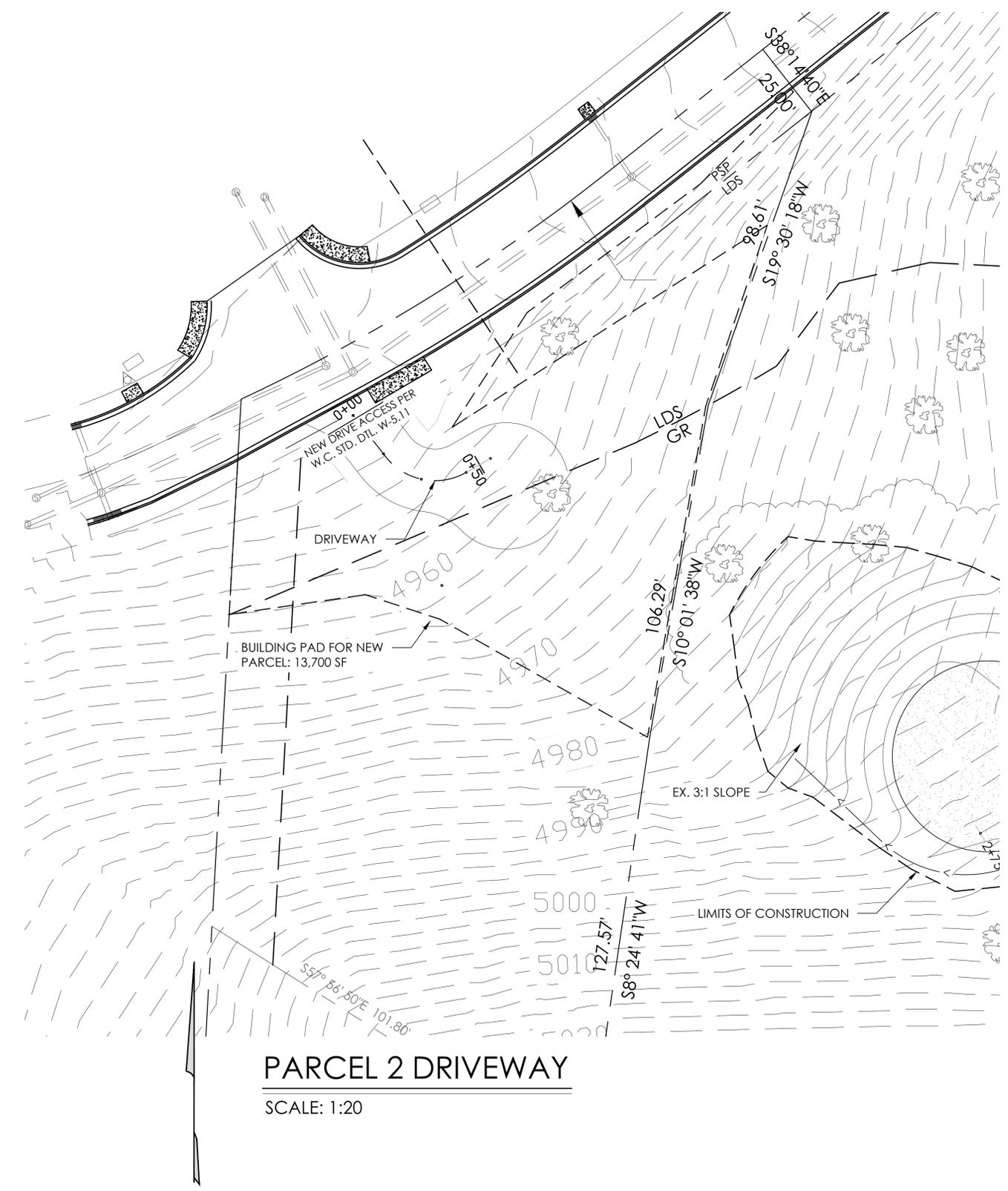
SHEET No:  
**SP1.1**  
OF SHEETS



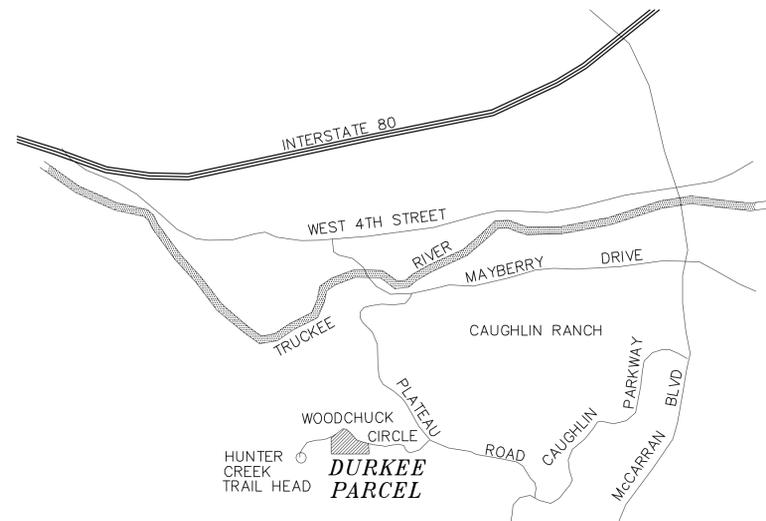
**PARCEL 2 DRIVEWAY PROFILE**  
SCALE: 1:20



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

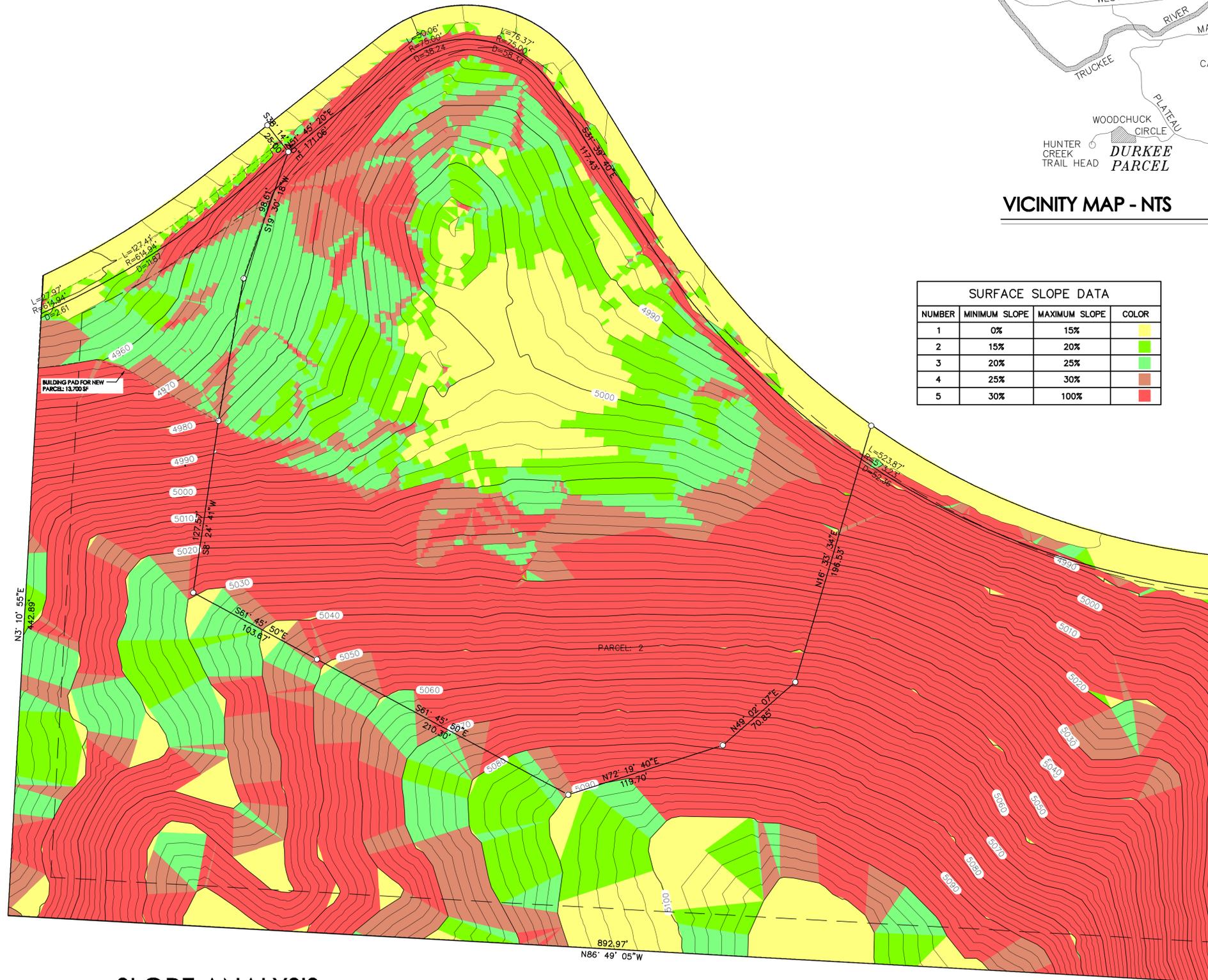


**PARCEL 2 DRIVEWAY**  
SCALE: 1:20



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

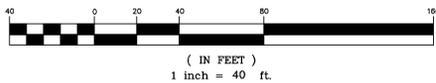
**GENERAL NOTES:**

- PROJECT DATA:  
 • ZONE LDS/GR  
 • SETBACKS: FRONT: 30-FT, SIDE: 15-FT, REAR: 30-FT  
 • FLOOD ZONE: X - PARCEL NOT LOCATED IN FLOOD ZONE  
 2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT AND/OR ENGINEER OF RECORD OF ANY DISCREPANCIES.  
 3. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH SOIL COMPACTION TEST, IF REQUIRED.  
 4. CONTRACTOR TO OBTAIN AN E&E PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORK IN THE RIGHT OF WAY, IF REQUIRED.  
 5. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES AS REQUIRED.  
 6. 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



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