



Parcel Map Review Committee Staff Report

Meeting Date: December 8, 2022

Agenda Item: 7C

TENTATIVE PARCEL MAP CASE NUMBER:	WTPM22-0020 (Spanish Springs Mixed Use)
BRIEF SUMMARY OF REQUEST:	Divide a 5.02-acre parcel into 4 parcels.
STAFF PLANNER:	Courtney Weiche, Senior Planner Phone Number: 775.328.3608 E-mail: cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 5.02-acre parcel into 4 parcels of 2.4 acres, 43,800 sf, 31,017 sf, and 37,249 sf.

Applicant / Owner: DG Deantronics, LLC
 Location: 45 New Deantronics Way
 APN: 538-131-03
 Parcel Size: 5.02 acres
 Master Plan: Industrial
 Regulatory Zone: Industrial
 Area Plan: Spanish Springs
 Development Code: Authorized in Article 606, Parcel Maps
 Commission District: 4 – Commissioner Hartung



Vicinity Map

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 WTPM22-0020 for DG Deantronics, LLC 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).

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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 WTPM22-0020 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.

Tentative Parcel Map Evaluation

Requirement	Evaluation
Area Plan	Spanish Springs
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Industrial (I)
Maximum Lot Potential	21
Number of Lots on Parcel Map	4
Minimum Lot Size Required	10,000sf
Minimum Lot Size on Parcel Map	31,017sf
Minimum Lot Width Required	100'
Minimum Lot Width on Parcel Map	137'
Development Suitability Map	Most suitable for development.
Hydrographic Basin	Spanish Springs Valley Hydrographic Basin.

The tentative parcel map meets all minimum requirements for the Industrial (I) regulatory zone.

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

Development Information

The subject parcel is flat and undeveloped with native vegetation. The required setbacks for the Industrial (I) regulatory zone are 15 ft from the front and rear yard property lines and 10 ft from the side yard property lines.

Spanish Springs Area Plan Modifiers

The subject parcel is located within the Spanish Springs Area Plan. The following is the pertinent policy from the Area Plan:

Section 110.216.45 Water Rights Requirements. Residential and commercial development in the Spanish Springs planning area shall provide proof of sufficient water rights based upon the following:

- (a) Decreed Truckee River water rights when used in an appropriate drought yield discount as determined by the State Engineer;
- (b) Imported groundwater from a source that is replenished in sufficient quantity to meet demands placed upon a source without groundwater mining; and
- (c) Certificated groundwater rights or permitted quasi-municipal groundwater rights (that existed as of May 22, 1990) matched by imported, decreed surface water, from a source such as the Truckee River, equal to one-half (1/2) of the groundwater rights.

Staff Comment: Washoe County Engineering has reviewed the permit and provided conditions of approval to address this requirement.

Area Plan Evaluation

The subject parcel is located within the Spanish Springs Area Plan. The following are the pertinent policies from the Area Plan for this parcel map.

Policy	Brief Policy Description	Complies	Comment/ Condition of Approval
SS 7.6	Access to existing trails will be protected and improved whenever possible.	Yes	No existing trails are on or near the subject parcel.
SS 15.3	The use of treated effluent for irrigation purposes will be required.	Yes	Future development on the parcels will be reviewed for compliance during the building permit process.
SS.12.7	Dedication of water rights to Washoe County in quantities consistent with established water use standards required for the creation of new parcels.	Yes	Conditions of approval require a will serve letter from Truckee Meadows Water Authority.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Engineering & Capital Projects	X	X	X	Dwayne Smith, desmith@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio, wrubio@washoecounty.gov;
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X			
AT&T	X	X		
NV Energy	X			
Truckee Meadows Water Authority	X			

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: The tentative parcel map will be required to comply with all applicable environmental and health laws*
- (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: According to the applicant, the water service will be provided by Truckee Meadows Water Authority (TMWA).*
- (iii) The availability and accessibility of utilities.
- Staff Comment: The property is currently vacant. However, utilities are available in the area, including Washoe County sewer, NV Energy and AT&T. Additionally, when future development occurs the availability and accessibility of utilities will be reviewed and will be addressed.*
- (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
- Staff Comment: Approval of this tentative parcel map is not expected to significantly increase demand on public services such as schools, police and fire protection, transportation, or recreation and parks. The application was sent to agencies related to the above services and none indicated having any concern.*
- (v) Conformity with the zoning ordinances and master plan.
- Staff Comment: The proposed division of land is in conformity with the existing Industrial (I) regulatory zones and the applicable provisions of the Washoe County Development Code and Master Plan.*
- (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 comments of concern were 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. No comments of concern were received. Conditions of approval require the applicant to record a reciprocal access easement for a common access point for all proposed parcels on to Calle De La Plata at a location approved by the County Engineer, and access to Deantronics Way. No recommendation for new streets or highways to serve the parcel map was received.*
- (viii) Physical characteristics of the land such as floodplain, slope and soil.
- Staff Comment: The site is relatively flat with no slope with a slope of less than 1%. The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no comments of concern were received.*

- (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 application was reviewed by Truckee Meadows Fire Protection District and no comments of concern were received.
- (xi) Community antenna television (CATV) conduit and pull wire.
Staff Comment: The application was reviewed by the appropriate agencies and no comments of concern were received. All appropriate easements shall be provided prior to approval of the final map.
- (xii) Recreation and trail easements.
Staff Comment: The application was reviewed by the appropriate agencies and no comments of concern were received.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM22-0020 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 WTPM22-0020 for DG Deantronics, LLC, 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: DG Deantronics, LLC
stepheng@dgoc.us



Conditions of Approval

Tentative Parcel Map Case Number WTPM22-0020

The tentative parcel map approved under Parcel Map Case Number WTPM22-0020 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on December 8, 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 – Courtney Weiche, Senior Planner, 775.328.3608,
cweiche@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. WTPM22-0020 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.

KELLY MULLIN, 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.

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 – Wayne Handrock, PLS, 775.328.2318, whandrock@washoecounty.gov

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a Water Rights Dedication Certificate.
- c. 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.
- d. Add a Security Interest Holder’s Certificate to the map if applicable.
- e. 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.”
- f. Provide a reciprocal access easement that provides a common access point for all proposed parcels on to Calle De La Plata at a location approved by the County Engineer, and access to Deantronics Way.

Washoe County Health District

- 3. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.

Contact Name – James English, 775.328.2610, jenglish@washoecounty.gov

- a. All parcels will be served by municipal sewer and water and are proposed for industrial use.

Washoe County Water Management Planner Coordinator

- 4. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

Contact: Timber Weiss, 775.328.3699, 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.

Truckee Meadows Fire Protection District

5. 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, Fire Captain, 775.326.6079, 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/>

*** End of Conditions ***



INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: October 27, 2022

TO: Courtney Weiche, Senior Planner - Department of Community Services

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

SUBJECT: Parcel Map for: DG Deantronics
Parcel Map Case No.: WTPM22-0020
APN: 538-131-03
Review Date: 10/17/2022

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 a Water Rights Dedication Certificate.
3. 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.
4. Add a Security Interest Holder's Certificate to the map if applicable.
5. 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."
6. Provide a reciprocal access easement that provides a common access point for all proposed parcels on to Calle De La Plata at a location approved by the County Engineer, and access to Deantronics Way.



QUALITY
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INTEGRITY



EFFECTIVE
COMMUNICATION

Weiche, Courtney

From: Lemon, Brittany
Sent: Monday, October 31, 2022 1:03 PM
To: Weiche, Courtney
Cc: Way, Dale
Subject: WTPM22-0020 (Spanish Springs Mixed Use) Conditions of Approval

Hi Courtney,

“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/>.

I have been in contact with this applicant. The comments provided to the applicant were to provide access, fire flow, hydrant locations and a vegetation management plan as part of their plan submittal.

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"

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

October 31, 2022

Washoe County Community Services
Planning and Development Division

RE: Spanish Springs Mixed Use; APN 538-131-03
Tentative Parcel Map; WTPM22-0020

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Wesley Rubio - wrubio@washoecounty.us

- a) The WCHD-EHS has the no objections to the approval of the parcel map described above.
 - a. All parcels will be served by municipal sewer and water and are proposed for industrial use.

If you have any questions or would like clarification regarding the foregoing, please contact Wesley Rubio, EHS Supervisor at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



Wesley Rubio, MPH, REHS
EHS Supervisor
Environmental Health
Washoe County Health District



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 E. 9th St.
Reno, Nevada 89512
Phone: (775) 328-3600
Fax: (775) 328-3699

October 26, 2022

TO: Courtney Weiche, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM22-0020 (Spanish Springs Mixed Use)

Project description:

The applicant is proposing to approve a tentative parcel map dividing a 5.02-acre parcel into 4 parcels of 2.4 acres, 43,800sf, 31,017sf, and 37,249sf.

Project located at 45 New Deantronics Way, APN: 538-131-06.

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

Comments:

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.

Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

This sheet must accompany the original application and be signed by the Professional Land Surveyor.

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering Department for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.
7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
 - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly

- shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, to the best of my knowledge,, all information contained in this application is correct and meets all Washoe County Development Code requirements.



Professional Land Surveyor

Parcel Map Waiver

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due the Engineering Department for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Application Materials:** The completed Parcel Map Waiver Application materials.
5. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.
6. **Development Plan Specifications:**
 - a. Record of Survey.
7. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering and Capital Projects.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.

**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)?

West Calle De La Plata & Pyramid Highway

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
538-131-03	Industrial	5.02

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

Vacant

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.40 AC.	43,800 S.F.	31,017 S.F.	37,249 S.F.
Proposed Minimum Lot Width	165.45'	146.29'	151.62'	190.07'

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				
Proposed Zoning Area				

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.)

Yes No

6. Utilities:

a. Sewer Service	COUNTY SEWER
b. Electrical Service/Generator	NV ENERGY
c. Water Service	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 checked="" 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 checked="" type="checkbox"/> Yes	<input 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 #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		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):

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

NO PRIVATE ROADS

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?

--

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 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?

N/A

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?

N/A

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?

N/A

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?

N/A

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?

N/A

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?

N/A

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

N/A

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?

N/A

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

N/A

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

N/A

28. Surveyor:

Name	MICHAEL TALONEN
Address	15506 QUICKSILVER DR RENO, NV 89511
Phone	775-544-7817
Cell	775-544-7817
E-mail	MSTSURVEYING@HOTMAIL.COM
Fax	775-677-8408
Nevada PLS #	19567

**Parcel Map Waiver Application
Supplemental Information**
(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

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a. If a utility, is it Public Utility Commission (PUC) regulated?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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2. What is the location (address or distance and direction from nearest intersection)?

West Calle De La Plata & Pyramid Highway
--

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
538-131-03	Industrial	5.02

3. Please describe:

a. The existing conditions and uses located at the site:

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b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	
South	
East	
West	

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.40 AC.	43,800 S.F.	31,017 S.F.	37,249 S.F.
Proposed Minimum Lot Width	165.45'	146.29'	151.62'	190.07'

5. Utilities:

a. Sewer Service	COUNTY SEWER
b. Electrical Service/Generator	NV ENERGY
c. Water Service	TMWA

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

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. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

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7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

<input checked="" type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	WASHOE COUNTY

b. Available:

<input checked="" type="checkbox"/> Now	<input checked="" 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
------------------------------	--

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

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8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

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

Explanation:

ZONE X

b. Does 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
------------------------------	--

Explanation:

--

- c. 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 type="checkbox"/> Yes, the Hillside Ordinance applies.	<input type="checkbox"/> No, it does not.
---	---

Explanation:

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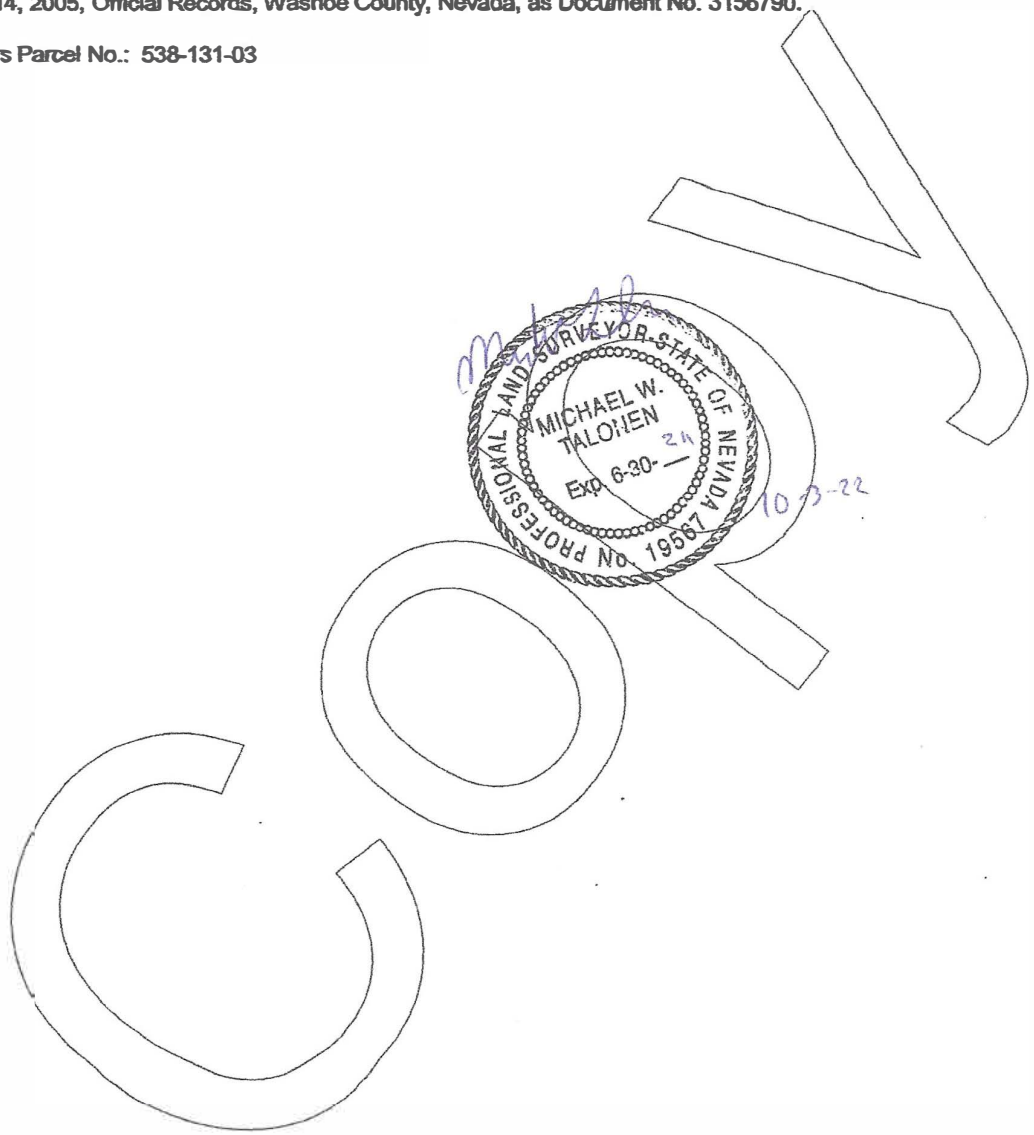
9. Surveyor:

Name	MICHAEL TALONEN
Address	15506 QUICKSILVER DR RENO, NV 89511
Phone	775-544-7817
Fax	775-677-8408
Nevada PLS #	19567

EXHIBIT A

Parcel 2 of Parcel Map No. 4320, 21st Parcel Map for SPANISH SPRINGS ASSOCIATES, recorded January 14, 2005, Official Records, Washoe County, Nevada, as Document No. 3156790.

Assessors Parcel No.: 538-131-03



ARC= 46.02, RAD= 778.80, DELTA= 3°23'08"
 BC_TO_RAD= N49°50'27"E
 RAD_TO_EC= S53°13'35"W
 ADD_ARC_AREA = 10.43

14 Line N52°41'57"E 129.52 No 14918619.78
 2309136.90

15 Curve 14°46'10" 22.74 No 14918641.77 2309142.69
 ARC= 24.49, RAD= 18.50, DELTA= 75°51'34"

BC_TO_RAD= N37°18'03"W
 RAD_TO_EC= N66°50'23"E
 SUBTRACT_ARC_AREA = 60.63

16 Curve 353°39'54" 24.02 No 14918665.65 2309140.04
 ARC= 24.37, RAD= 41.50, DELTA= 33°39'03"

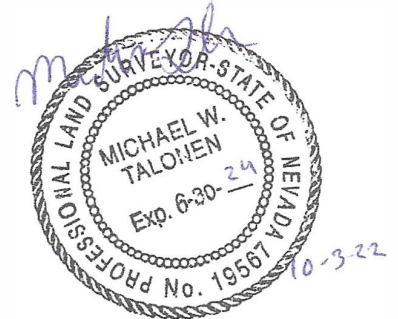
BC_TO_RAD= N66°50'23"E
 RAD_TO_EC= N79°30'34"W
 ADD_ARC_AREA = 28.58

17 Line N10°29'26"E 73.30 No 14918737.73
 2309153.39

18 Line N10°45'16"W 67.91 No 14918804.44
 2309140.72

Ending location (North, East) = (14918804.44, 2309140.72)

Total Distance : 1585.41
 Total Traverse Stations : 19
 Misclosure Direction : S47°40'33"E (from ending location to starting location)
 Misclosure Distance : 0.01
 Error of Closure : 1:182282.9
 Frontage : 0.00
 Frontage/Perimeter : 0.0 percent
 AREA : 104413.912 sq. ft. (straight segment added to close
 traverse)
 = 2.397014 Acres



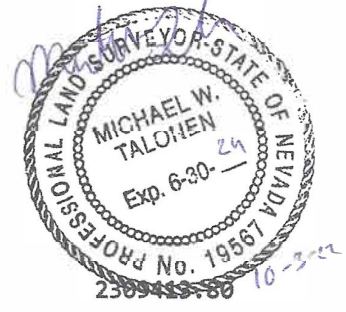
Lot Closure Report - Lot : PARCEL 2A

file- C:\projects\20040.01\dwg\20040-PM 9-10-22.msj\lc_PARCEL 2A.txt
 Sunday, October 2, 2022, 3:21:35p.m.

Starting location (North, East) = (14918804.44, 2309140.72)

(In the table below, the Length of Curves refers to the chord length.
 and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N79°14'44"E	169.71	No	14918836.11	
2309307.45						
2	Line	N63°17'58"E	141.28	No	14918899.59	
2309433.67						
3	Line	S26°42'02"E	17.37	No	14918884.07	
2309441.47						
4	Curve	175°16'20"	32.93	No	14918851.25	2309444.19
ARC= 33.75, RAD= 44.00, DELTA= 43°56'44"						
BC_TO_RAD= S63°17'58"W						
RAD_TO_EC= S72°45'18"E						
ADD_ARC_AREA = 70.68						
5	Curve	138°45'29"	95.48	No	14918779.46	2309507.13
ARC= 114.33, RAD= 56.00, DELTA= 116°58'26"						
BC_TO_RAD= S72°45'18"E						
RAD_TO_EC= S9°43'44"E						
SUBTRACT_ARC_AREA = 1803.77						
6	Line	S9°43'44"E	25.00	No	14918754.82	
2309511.36						
7	Line	S10°29'26"W	263.11	No	14918496.11	
2309463.45						
8	Line	N79°30'34"W	19.15	No	14918499.59	
2309444.62						
9	Curve	287°04'48"	32.25	No	14918509.06	2309449.80
ARC= 32.32, RAD= 140.50, DELTA= 13°10'43"						
BC_TO_RAD= N10°29'26"E						
RAD_TO_EC= S23°40'09"W						
ADD_ARC_AREA = 19.96						
10	Line	N66°19'51"W	232.08	No	14918602.23	
2309201.24						
11	Curve	263°11'03"	13.70	No	14918600.61	2309187.64
ARC= 14.37, RAD= 13.50, DELTA= 60°58'12"						
BC_TO_RAD= S23°40'09"W						
RAD_TO_EC= N37°18'03"W						
SUBTRACT_ARC_AREA = 17.29						
12	Line	S52°41'57"W	157.33	No	14918505.27	
2309062.49						
13	Curve	321°32'01"	46.01	No	14918541.29	2309033.87



Lot Closure Report - Lot : PARCEL 2B

file- C:\projects\20040.01\dwg\20040-PM 9-10-22.msj\lc_PARCEL 2B.txt
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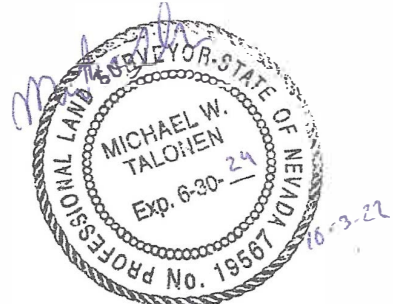
Starting location (North, East) = (14918547.13, 2309326.96)

(In the table below, the Length of Curves refers to the chord length.
 and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S66°19'51"E	94.82	No	14918509.06	
2309413.80						
2	Curve	107°04'48"	32.25	No	14918499.59	2309444.62
ARC= 32.32, RAD= 140.50, DELTA= 13°10'43"						
BC_TO_RAD= N23°40'09"E						
RAD_TO_EC= S10°29'26"W						
SUBTRACT_ARC_AREA = 19.96						
3	Line	S79°30'34"E	19.15	No	14918496.11	
2309463.45						
4	Line	S10°29'26"W	234.35	No	14918265.67	
2309420.78						
5	Curve	296°49'49"	247.08	No	14918377.19	2309200.30
ARC= 248.13, RAD= 778.50, DELTA= 18°15'42"						
BC_TO_RAD= N17°41'58"E						
RAD_TO_EC= S35°57'40"W						
ADD_ARC_AREA = 1626.98						
6	Line	N36°41'49"E	211.94	No	14918547.13	
2309326.95						

Ending location (North, East) = (14918547.13, 2309326.95)

Total Distance : 840.70
 Total Traverse Stations : 7
 Misclosure Direction : N35°38'28"E (from ending location to starting location)
 Misclosure Distance : 0.00
 Error of Closure : 1:362715.7
 Frontage : 0.00
 Frontage/Perimeter : 0.0 percent
 AREA : 43800.395 sq. ft. (straight segment added to close traverse)
 = 1.005519 Acres



Lot Closure Report - Lot : PARCEL 2C

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 file- C:\projects\20040.01\dwg\20040-PM 9-10-22.msx\lc_PARCEL 2C.txt
 Sunday, October 2, 2022, 3:32:56p.m.

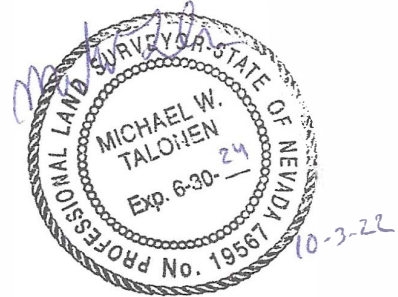
Starting location (North, East) = (14918602.23, 2309201.25)

(In the table below, the Length of Curves refers to the chord length.
 and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S66°19'51"E	137.25	No	14918547.13	
2309326.95						
2	Line	S36°41'49"W	211.94	No	14918377.20	
2309200.30						
3	Curve	312°54'04"	188.13	No	14918505.26	2309062.49
ARC= 188.59, RAD= 778.50, DELTA= 13°52'47"						
BC_TO_RAD= N35°57'40"E						
RAD_TO_EC= S49°50'27"W						
ADD_ARC_AREA = 715.87						
4	Line	N52°41'57"E	157.33	No	14918600.60	
2309187.64						
5	Curve	83°11'03"	13.70	No	14918602.23	2309201.24
ARC= 14.37, RAD= 13.50, DELTA= 60°58'12"						
BC_TO_RAD= S37°18'03"E						
RAD_TO_EC= N23°40'09"E						
ADD_ARC_AREA = 17.29						

Ending location (North, East) = (14918602.23, 2309201.24)

Total Distance : 709.47
 Total Traverse Stations : 6
 Misclosure Direction : N72°11'32"E (from ending location to starting location)
 Misclosure Distance : 0.01
 Error of Closure : 1:110884.2
 Frontage : 0.00
 Frontage/Perimeter : 0.0 percent
 AREA : 31016.652 sq. ft. (straight segment added to close
 traverse)
 = 0.712044 Acres



Lot Closure Report - Lot : PARCEL 2D

=====
 file- C:\projects\20040.01\dwg\20040-PM 9-10-22.msj\lc_PARCEL 2D.txt
 Sunday, October 2, 2022, 3:39:03p.m.

Starting location (North, East) = (14918804.44, 2309140.72)

(In the table below, the Length of Curves refers to the chord length.
 and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S10°45'16"E	67.91	No	14918737.72	
2309153.40						
2	Line	S10°29'26"W	73.30	No	14918665.65	
2309140.05						
3	Curve	173°39'54"	24.02	No	14918641.77	2309142.70
ARC= 24.37, RAD= 41.50, DELTA= 33°39'03"						
BC_TO_RAD= S79°30'34"E						
RAD_TO_EC= S66°50'23"W						
SUBTRACT_ARC_AREA = 28.58						
4	Curve	194°46'10"	22.74	No	14918619.78	2309136.90
ARC= 24.49, RAD= 18.50, DELTA= 75°51'34"						
BC_TO_RAD= S66°50'23"W						
RAD_TO_EC= S37°18'03"E						
ADD_ARC_AREA = 60.63						
5	Line	S52°41'57"W	129.52	No	14918541.29	
2309033.87						
6	Curve	332°26'21"	249.25	No	14918762.25	2308918.55
ARC= 250.32, RAD= 778.50, DELTA= 18°25'24"						
BC_TO_RAD= N53°13'39"E						
RAD_TO_EC= S71°39'03"W						
ADD_ARC_AREA = 1670.43						
7	Line	N79°14'44"E	226.15	No	14918804.45	
2309140.73						

Ending location (North, East) = (14918804.45, 2309140.73)

Total Distance : 796.07
 Total Traverse Stations : 8
 Misclosure Direction : S17°28'38"W (from ending location to starting location)
 Misclosure Distance : 0.01
 Error of Closure : 1:66465.0
 Frontage : 0.00
 Frontage/Perimeter : 0.0 percent
 AREA : 39248.506 sq. ft. (straight segment added to close
 traverse)
 = 0.901022 Acres

