



N E V A D A

AGENDA
Regular Meeting
Planning Commission

Wednesday, June 11, 2025 • 5:00 PM

Members

- Jenni McCullar - Chairwoman
- Angela Lewis - Vice Chair
- Barry Williams Sr. - Commissioner
- Cody Wagner - Commissioner
- Jacob VanderHeiden - Commissioner
- Robert Flores - Commissioner
- Tessa Garvin - Commissioner
- Julianne Holt - Alternate

Fernley City Council Chambers, 595 Silver Lace Boulevard, Fernley, NV 89408

Zoom information:

Please click the following link to join the webinar: <https://us02web.zoom.us/j/82966343247>, or one tap_mobile: 12532158782, Dial: 669 900 9128, Webinar ID: 829 6634 3247

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Public Comment: Those wishing to address the Planning Commission may submit public comment through the [online public comment form](#), or by sending an email to cityclerk@cityoffernley.org. Comments received prior to 4:00 pm the day of the meeting will be provided to the Planning Commission and added to the record but will not be read during the live meeting. Public comments received after 4 pm the day of the meeting will be included in the record but may not reach commission members before action is taken. Public comment, whether on action items or public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. The public may comment on any matter that is not specifically included on an agenda as an action item or comment on a specific agenda item. Items not included on the agenda cannot be acted upon other than to place them on a future agenda. Additionally, if you wish you can comment in person at the meeting or use the Raise your Hand feature in Zoom (*9 if you are participating via phone).

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Supporting Material: Staff reports and supporting material for the meeting are available at the City Clerk’s Office, and on the City’s website at www.cityoffernley.org Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the City Council.

Order of Business: The presiding officer shall determine the order of the agenda. The Fernley Planning Commission may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted. Items scheduled to be heard at a specific time will be heard no earlier than the stated time but may be heard later.

1. INTRODUCTORY ITEMS

- 1.1. Pledge of Allegiance**
- 1.2. Roll Call**
- 1.3. Public Forum**
- 1.4. (For Possible Action) Approval of Agenda**
- 1.5. (Possible Action) Approval of Minutes**

2. STAFF REPORTS

- 2.1. (For Possible Action) – TSM20004 – Tentative Subdivision Map Amendment to Conditions of Approval**
Consideration of and possible action on an amendment to the conditions of approval for the Fernwood Village Tentative Subdivision Map, TSM20004, a 54-lot subdivision comprising ±7.08 acres generally located between Eaglewood Drive to the north, Granada Street to the east, Tanglewood Drive to the south, and Vine Street to the west (APN 020-516-06).

3. CHAIR AND COMMISSION ITEMS

(SUMMARY OR ACTIVITY REPORTS ON PLANNING ISSUES, ACTIVITIES OR ORGANIZATIONS IN WHICH INDIVIDUAL MEMBERS MAY BE INVOLVED. THIS ITEM IS TO PROVIDE GENERAL INFORMATION TO THE COMMISSION AND PUBLIC. NO DISCUSSION SHALL TAKE PLACE AND NO ACTION WILL BE TAKEN.)

4. PLANNING DIRECTOR ITEMS

(ACTIVITY SUMMARY OR UPDATES ON PROJECTS THAT HAVE BEEN PREVIOUSLY REVIEWED BY THE PLANNING COMMISSION. THIS ITEM IS TO PROVIDE GENERAL INFORMATION TO THE COMMISSION AND PUBLIC. NO DISCUSSION SHALL TAKE PLACE AND NO ACTION WILL BE TAKEN.)

- 4.1. Update on City Council actions from May 21, 2025 and June 4, 2025.**
- 4.2. General Planning Department updates and announcements**

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

6. PUBLIC FORUM

7. ADJOURNMENT

Next Meeting: July 9th @ 5pm

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
MAY 14, 2025**

Chair Jenni McCullar called the meeting to order at 5:00.

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Chair Jenni McCullar, Vice-Chair Angela Lewis, Commissioner Barry Williams, Sr., Commissioner Cody Wagner, Commissioner Jacob VanderHeiden (Zoom), Commissioner Robert Flores, Commissioner Tessa Garvin, Alternate Commissioner Julianne Holt, City Manager Ben Marchant, Mayor Neal E. McIntyre, City Attorney Aaron Mouritsen, Planning Director Michele Rambo, Senior Planner Alisa Johansson, Deputy City Clerk Brenda Gosser, Administrative Specialist I Sandy Harris.

1.3. Public Forum

Tammy Dittman, Fernley resident, stated regarding the Southwest Master Plan that unless something has changed, it looks like there is public taking of private land. An attorney for Norman TRI II stated that at the last meeting.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA. **Action:** Approved. **Moved by:** Commissioner Robert Flores, **Seconded by:** Commissioner Tessa Garvin. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chair McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin.

1.5. (Possible Action) Approval of Minutes

Vice-Chair Lewis stated that she would abstain from the vote, as she was not present during last month's meeting.

Motion: I MOVE TO APPROVE THE MINUTES FROM THE PREVIOUS MEETING OF THE PLANNING COMMISSION. **Action:** Approved. **Moved by:** Commissioner Robert Flores, **Seconded by:** Commissioner Cody Wagner. **Vote:** Passed, **Summary:** Yes 6, Abstained 1. **Yes:** Commissioner Williams, Chair McCullar, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin, **Abstain:** Vice-Chair Lewis.

Commissioner Cody Wagner stated he believed there was a mistake in the votes for the Southwest Area Plan.

Aaron Mortson, City attorney, stated we can go back and listen to the recording, and then we can bring back the minutes for you to approve of the next meeting.

2. GENERAL BUSINESS

2.1. Review of the current Planning Commission bylaws

Michele Rambo, Planning Director, reviewed the bylaws of the Planning Commission. The bylaws were adopted November 14, 2001, and revised March 3, 2024.

Commissioner Wagner stated his concern regarding SB48, where they are trying to make Planning Commission members at will appointments of the City Council. So, the city council can come in and remove Planning Commissioners whenever they want.

Aaron Mouritsen, City Attorney, stated that as it currently stands, the requirement under the NRS for the removal is that the City Council must find just cause. Under SB48 it would have it that the Commissioners serve at the pleasure of the appointing authority, so they'd essentially be at will. We could bring back a discussion of that in the future, but the difference is that they would essentially lower the bar required for the removal of Planning Commissioners.

3. PUBLIC HEARINGS

3.1. (For possible action) Discussion and possible action regarding Resolution #25-004 associated with a Master Plan Amendment application (MPA25002) submitted by the City of Fernley to adopt the Southwest Fernley Area Plan document for approximately 11,800 acres generally located south of the Truckee Canal and west of Highway 50/95 Alternate.

Michele Rambo, Planning Director, presented a new map version that was agreed upon on Monday. After the Planning Commission heard this last, it was taken to the City Council. There was a technical issue with the voting. We did need a 5 super majority vote from the Planning Commission. The City Council referred it back to the Planning Commission to re-vote on it and see if we could get that super majority vote. In the meantime, we have had discussions with TRI II about their properties. They have agreed to keep a lot of open space. When you count the future parcel, which right now is BLM, it will be turned over to the city as part of a Lands Bill.

The other thing that needs to be updated is the fiscal impact analysis, because the acreages have changed, and the fiscal impact analysis is based on the acres

Public input:

Derek Kirkland, Wood Rogers, presenting TRI II LLC, the Norman family, thanked the Planning Commission, also City Council and staff for taking a step back and working with them. We support this plan. We feel like we are at a much better spot. The next steps for TRI II would be planned unit development. The vision of the Normans is less focused on industrial. We heard the community loud and clear. They don't want to see industrial going up that hillside. The

Norman family did develop a lot of the South Meadows area where you see a lot of light industrial, apartments, townhomes, single family, and commercial, and so they're based on what we heard from the community. That's their new vision. He thanked the city for accommodating the TRI II group and letting us come in and rework the vision a little bit and, hopefully, going forward, we can continue that relationship.

Tammy Dittman, Fernley resident, stated that hopefully they do not approve this tonight, because it's not ready and table it for the next meeting.

Commissioner Wagner wanted to put on record that he certainly appreciated Blake's work on this over the last couple of weeks. He did a great job navigating some of the interests of the developers with community interests. He's a lot more comfortable voting for this tonight.

Motion: I MOVE TO APPROVE RESOLUTION NUMBER 25-004 ASSOCIATED WITH MPA 25002 AND RECOMMEND THAT THE CITY COUNCIL CERTIFY RESOLUTION NUMBER 25-002 TO ADOPT THE SOUTHWEST FERNLEY AREA PLAN DOCUMENT AS PRESENTED BY STAFF TONIGHT WITH SOME MINOR EDITS THAT MISS RAMBO REFERENCED. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Chair Jenni McCullar. **Vote:** Passed, **Summary:** Yes 6, No 1. **Yes:** Commissioner Williams, Chair McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, **No:** Commissioner Garvin.

4. CHAIR AND COMMISSION ITEMS

Commissioner Wagner would like a discussion of SF6 zoning and possible options that we have in requiring larger lots, and second data center rules, regulations, things that we can move forward with.

Commissioner Holt stated she went to the City Council meeting recently and felt like there was a disconnect. We are supposed to vote on something to help them decide their vote. Is there a possibility we can give a synopsis of what was offered, said, or negotiated. Give them an idea of why we voted the way we did.

5. PLANNING DIRECTOR ITEMS

5.1. Update on City Council actions from April 9, 2025, to May 14, 2025.

The City Council did grant the appeal for the Brown Road topic at the April 16th meeting, which basically just waived the curb, gutter and sidewalk. The Council remanded the Southwest Area Plan back to the Planning Commission.

5.2. General Planning Department updates and announcements

Michele Rambo, Planning Director, introduced Alisa Johansson the new Senior Planner

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

None at this time.

7. PUBLIC FORUM

Becki Howlett, Fernley resident, stated that sometimes when the Commissioners were talking, they couldn't be heard.

The next meeting will be on June 11, 2025.

8. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:54 pm.

Approved by the Fernley Planning Commission on June 11, 2025, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Chairwoman Jenni McCullar

ATTEST:

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
APRIL 9, 2025**

Commissioner Barry Williams, Sr. called the meeting to order at 5:00 pm

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Commissioner Barry Williams, Sr., Commissioner Tessa Garvin, Commissioner Robert Flores, Commissioner Julianne Holt, Chair Jenni McCullar (Zoom), Commissioner Cody Wagner (Zoom), City Attorney Aaron Mouritsen, Deputy City Manager Lydia Altick, Mayor Neal E. McIntyre, Planning Director Michele Rambo, Deputy City Clerk Breanda Gosser, Administrative Specialist I Sandy Harris. **Absent:** Vice-Chair Lewis, Commissioner Jacob VanderHeiden.

1.3. Public Forum

None at this time.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA. **Action:** Approved. **Moved by:** Commissioner Robert Flores, **Seconded by:** Commissioner Julianne Holt. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Commissioner Williams, Chair McCullar, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner Holt.

1.5. (Possible Action) Approval of Minutes

Motion: I MOVE TO APPROVE THE MARCH MEETING MINUTES. **Action:** Approved. **Moved by:** Commissioner Tessa Garvin, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Commissioner Williams, Chair McCullar, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Planning Commissioner Holt.

2. PUBLIC HEARINGS

2.1. (For possible action) Discussion and possible action regarding Resolution #25-004 associated with a Master Plan Amendment application (MPA25002) submitted by the City of Fernley to adopt the Southwest Fernley Area Plan document for approximately 11,800 acres generally located south of the Truckee Canal and west of Highway 50/95 Alternate.

Michele Rambo, Planning Director, stated this has been about a year and a half in the making and, through many public meetings, open houses, workshops, stakeholder meetings, we've come to what we are presenting to you tonight. Blake Young from Kimley Horn will be presenting.

Blake Young, Kimley Horn, the project manager on the Southwest Area Plan, went through the key milestones of the project, a project overview and the Southwest Area Plan review process.

The project was started in the winter of 2023 and 2024. This starts with the existing conditions and market analysis and the starting phases of the community engagement. That led to the first draft of the land use plan, some additional stakeholder engagement with the landowners and adjacent owners, and then that led to the Planning Commission and City Council meetings, slash workshops, and then finally, for public review of the land use plan draft. From that review, we refined the land use plan per those comments, and then we led directly into the implementation strategy, and then we had the revision of the draft plan, and finally here at plan adoption. The process for an area plan is similar to a Comprehensive Plan, it is all-encompassing. The water capacity analysis was something that the City Council really wanted to see. What the current capacity is now and what it will be once this area plan is at full build out in 20, 30, 40 years plus. The Southwest Area Plan can be developed in a thousand different ways, and this is just one of those. So, using the vision and the goals, the feedback from community engagement, and guidance from city staff, we drafted the key roadway connections, prioritized access points, the land use delineations and the multimodal trail connections. The multimodal trail connections we felt were a good balance between providing active uses and trails that can also support all the land uses that we're providing as well as providing access to the open-space areas to the southwest. One thing we heard from the stakeholders was to retain area for aviation and airport-related uses. We went to the City Council members and presented that question to them, and they provided a recommendation to keep the airport as is. What we heard from both the City Council and the Planning Commission was to focus on water capacity and supply, fiscal impacts of development at full build-out and to design the Southwest Area Plan to be a self-sustaining district of Fernley to provide all public services, commercial and employment uses needed for future residents within the area plan. They also asked to reduce the impact on existing facilities within the city. This pertains mostly to water, water retention, water storage, and other facilities, including fire and emergency services, and possibly public facilities like schools.

Commissioner Robert Flores inquired about a slope analysis and the gravity-fed water resources.

Michele Rambo, Planning Director, stated that when projects come in they have to do a slope analysis and at this point we don't have that. We rely on the applicants. The gravity flow comes from the water tanks up on the hill and those come down via gravity, and then they're pumped around to individual services. So, it's a combination.

Commissioner Julianne Holt disclosed that while she doesn't live within the zone that's being addressed, she does live incredibly close to it on the south side of Fernley. This doesn't affect her opinion or judgment in any way of what is being discussed here. She inquired about the school zoning acreage size.

Blake Young stated that they used the school site at 20 acres as just a baseline. It's essentially a placeholder for that location. An important note about the area plan is that these are not hard lines on the map. These are more of a soft, blurred line if you will. A 20-acre school site is based off a more dense built-out area, and we pulled these sorts of numbers from Colorado and Utah.

But we've seen school sites in rural counties go up to 40 to 50 acres. It really depends on how they utilize their site and the site layout itself.

Commissioner Tessa Garvin asked hypothetically if the Council approves this plan, that there would probably be another 3 years to go through surveys and studies for water distribution, utilities, meetings with NDOT, and the surface water.

Blake Young stated that it is his professional recommendation that, at the very minimum, we do a surface water study and an infrastructure plan to help guide the development-world in implementing this. He's not saying a developer can't come in and develop right away. That is something that the city can really help the development community in reducing their headaches and their constraints on developing their land.

Michele Rambo, Planning Director, stated that the surface water plan is already underway, and the infrastructure plan just got the tentative approval from the Council to put in next year's budget. We've been having pretty regular conversations with NDOT. After the North Area Plan was approved, NDOT came to us to discuss access and roads within that plan. She anticipates that they will do the same for this one, and put it in their future plans to start looking at those connections and the accesses and getting people around.

Lydia Altick, Deputy City Manager, stated that we're in the process of doing a preliminary engineer report for surface water integration into the water treatment plant. That will probably last another 6 months to a year before we can start designing. As far as our discussions with the Bureau of Reclamation, they are telling us that they don't have the funds to complete the lining, and if they did want to stabilize the canal further, that they would do a different method.

Mayor Neal McIntyre stated as far as our surface water, the city has 6,500-acre feet of surface water, and we have 12,500-acre feet of groundwater. Right now we are using approximately 8,000 acre feet of that groundwater. We could more than double in size right now and still be okay with our water.

Commissioner Cody Wagner complimented Blake Young on this plan. If we were to approve this plan, it does not immediately change zoning districts and land plan usages. That would be a further process in this matrix that you laid out here. But there would be another opportunity to look at specific land uses when it comes to adoption that we would vote on again. He asked if a developer has purchased land out there, and it is in a specific land use category right now, this plan will not change that category as soon as it's adopted. A lot of the area that we're planning right now is either under the county's jurisdiction or BLM's jurisdiction. Obviously, this Lands Bill process has been a long-drawn-out deal. We think there's some momentum to possibly pass it. Do we have any idea of what the timeline looks like for Lands Bill to possibly pass, and some more details about how it works? Does the city have to purchase that land and if so, how does the city plan to do that? We have 5 intersections proposed that go to NDOT, and the dangers of the Cottonwood and 95A intersection right now would really worry him in approving too much out there until some of that is taken care of. In regard to water supply, have we considered the effect on current aquifer levels in that plan? He is totally on board with the surface water

integration. Our community probably has a lot of worries about just drilling deeper wells because some of the private wells will dry up. Regarding the financial analysis, I know this is very approximate. At this point, there is \$100 million dollars in property tax revenue potentially. Increases in sales tax right now are not going to come back to the city of Fernley. That's just how Consolidated Tax is set up and there's no indication that that's going to change anytime soon. Out of that \$100 million dollars, what is the percentage of what the city of Fernley would actually receive?

Michele Rambo, Planning Director, stated that it does not change the zoning. It does suggest the future land uses of that area. But, as Blake just said earlier, it's more of a suggestion document. As developers come in to develop the area, it will go through the same planning process as any other project, whether it's a zoning change, or a master plan amendment, or a CUP, or whatever it might be, the Planning Commission will have a chance to review them all.

Blake Young explained this is more policy rather than regulatory. Zoning is a regulatory tool for the city to regulate the land uses on that land. This document is a guiding policy document to help the Planning Commission and City Council to make decisions when development applications come through for rezoning. We need to use this plan as strictly a policy document to guide future decision-making. This plan will not change any zoning. It will not change any land use. If a current parcel of land is identified as it is currently zoned commercial, and it is identified as light industrial, under this plan they can still build commercial land use. But if they were to try to rezone that commercial land to something else, then they would have to go through the regular development application phases. It does not bind you to it. Regarding the water supply, water is going to be the most important factor in providing growth, not only to the Southwest Area Plan, but to Fernley in general. We did not get to that level of specificity in the plan, but we do recommend that that study be held as soon as possible. The financial analysis has already been sort of baked into the equation. So, \$130 million is what the city of Fernley would get after that proportion is broken out. We used market adjusters for 5 different properties.

Lydia Altick, Deputy City Manager, stated that Mark Amodei is bringing this before the Senate, and it hasn't happened yet, but he's hoping for the end of the year. That's for the 2023 Lands Bill. The 2013 Lands Bill, we are getting closer to phase one, and that is just 8 interior parcels. They're sort of central to the city of Fernley. That should happen anytime. We have just started Phase 2 of the 2013 Lands Bill, and that's in the southwest area. It could be from one year to 5 years.

Public Input:

Derek Kirkland, Wood Rogers, stated he was representing a couple of different property owners. BC Ranch, which is about 900 acres across from the High School, and the Norman Tri II properties, which are about 3 sections of over 2,000 acres. BC Ranch is a PUD that was originally approved in 2005. Obviously, there was the economic downturn around then, and that developer has been working diligently over the last several years to work on infrastructure and overcome some of those challenges in the area. We're getting really close to actually coming up with phase one for that project. We have worked with staff a little bit to let them know that, based

on the plan tonight, the future PUD for BC ranch, we're anticipating some changes to that. We will probably be back in front of this board with some proposed changes to the Master Plan doesn't necessarily jive with the plan that's before you today. One of those being that they would like to see more non-residential uses on the south parcel. We also have some questions related to that in terms of access, both long-term and short-term, while the bypass is great, what's the short-term plan? Obviously, there's the infrastructure plan coming out and hopefully, we'll get some of those questions answered. Tri II is on the south end, and they've been to the city a few times with some different plans and some different options. Some of those plans are also changing and evolving, and so they've recently brought us on to help with some of that. One concern they have with this plan is that of the 2,000 acres that they hold in this, all 3 of their parcels are currently designated as a Master Plan of open space. He doesn't think it's a great practice to Master Plan private property as open space. We all know, once that happens, it's really hard to go back and change that, and they currently have zoning in some development rights. While some of those properties do have some development constraints, those can be overcome, and we can look at some different development plans for those. They are not currently supportive of this plan based on their parcels being zoned open space. This is a 20-year plan, and I think, from both of the developers' perspectives, there are a few more questions that they have, and I think on their behalf we just ask that we maybe pause and go back and work with some of the stakeholders and build a stronger partnership with the city, and we're happy to continue that partnership and keep working.

Greg Johnson, Manager of Samsarg Field Airport, thanked everybody for the hard work that they put into this plan. There are a few other points that have missed the plan, namely, considerations pertaining to Federal governance on airspace. It would be appropriate to pause and get those points included in the plan as well. We also have plans to improve the airport. We'd like to see Fernley have a domestic airport. We're probably approaching the point where we'd like to be talking with you and seeing what you would like to see in an airport. We have worked with several airports before, so he would be happy to provide that input when you are ready and thank you very much for the opportunity to talk. Since this is a document that's going to guide policy, we should be aware of the different considerations that would need to be paid attention to so that we don't get in trouble.

Commissioner Robert Flores asked if the governance guidelines from the Federal FAA should be something we want to put in the document they're going to pass so that we're aware in the future that we're restricted in what we can do at Samsarg Field Airport.

Aaron Mouritsen, City Attorney, stated that you would not normally include those guidelines in this packet. However, it would be useful to take those into account when looking at the development and planning for those areas around the airport. But you wouldn't specifically include the guidelines here now.

Commissioner Cody Wager stated that after hearing from three major landowners out there, he believes that we're close here and, ultimately, it's the City Council's decision. His preference

right now would be to table this item and try to figure it out with those 3 landowners. Because he does think this, even though it's a very high-level document, it's important in guiding policy, and he'd hate to rush this right now and have to regret it 10 years from now.

Harold Hutchinson, Fernley resident, stated that just from looking at the plan it would appear that this is going to have a big impact on the people that live in the Sage Ranch area. What is the impact on law enforcement and fire protection for that particular southwest area? Do we involve the sheriff's office, since they're the Law Enforcement agency and the fire department, in determining what the impact is going to be on their departments, and whether they're going to have to increase their personnel to cover us in the event of something catastrophe that may occur? The only other concern that he would have being in the Sage Ranch area, would be access from an alternate location other than Sage Street to Sage Drive.

Michele Rambo, Planning Director, stated that we have reached out to the sheriff and the fire department. They're both aware of what we're doing. They have not provided any specific directions on anything. They are aware of the process and whatever impact they haven't told us.

Commissioner Robert Flores stated that we have to remember that these tools are not going to come all at once. They're going to come in gradually. The question about service levels is going to come in smaller steps.

Blake Young, Kimley Horn, stated they sent out public notices to all the stakeholders, all the landowners within the Southwest area plan and within the entire city of Fernley. They posted notices on social media and various forms to notify the public of this process. Throughout this process, they've been receiving comments from stakeholders. There are over 450 of them. Over 400 of those are not here today because we feel that we have mitigated their concerns. The airport has been decided by the City Council already, and we have a direct recommendation from the City Council to maintain the boundaries of the airport, and the other 2 landowners have been in the process, and have brought up concerns very late in this process. He wanted to make sure that was heard, and we had light industrial uses on the land that was identified for Tri II. We also heard from the community that it was not appropriate to develop development on that hillside, because it would essentially be destroying the natural beauty that the community wanted to see. We feel that we have already mitigated those issues so far.

Motion: I MOVE TO APPROVE RESOLUTION #25-004 (ASSOCIATED WITH MPA25002) AND RECOMMEND THAT THE CITY COUNCIL CERTIFY RESOLUTION #25-004 TO ADOPT THE SOUTHWEST FERNLEY AREA PLAN DOCUMENT AS PRESENTED BY STAFF. **Action:** Denied. **Moved by:** Commissioner Tessa Garvin, **Seconded by:** Commissioner Robert Flores. **Vote:** Failed, **Summary:** Yes 4, No 2. **Yes:** Commissioner Williams, Chair McCullar, Commissioner Flores, Commissioner Garvin, **No:** Commissioner Wagner, Commissioner Holt.

Aaron Mouritsen, City Attorney, stated that this one requires a super majority, and so, without a super majority, that is a recommendation of denial for Council.

3. CHAIR AND COMMISSION ITEMS

Commissioner Tessa Garvin stated that at the State of the City Address, Mayor McIntyre brought up the desire to install a fishing hole in Fernley. She is interested in hearing about any type of preliminary plans that he has for this recreational area if possible. As a follow-up to the School Board representative who came in February to address us about our class sizes and everything, he said that they would be discussing that in their April meeting, which is on April 22 in Dayton.

Michele Rambo, Planning Director, stated that at the moment we have just the site picked. We're working towards getting some preliminary plans put together and working with the Department of Fish and Wildlife. It's very early in the planning stage right now.

Commissioner Cody Wagner stated he had two things in the docket that he had mentioned in previous meetings. One is just a discussion right now about the SF6 Planning district and what the possibilities are to possibly require developers to develop a certain percentage of lots in those districts at a higher land area. Number 2 was the data centers. There was an announcement made on social media today about a purchase and, to me, that is front and center of what we do as far as planning and making sure that we know about them and figure out what the concerns are about them before we get too far along in the process.

Aaron Mouritsen, City Attorney, stated that he has reached out to Chris Molina, our outside planning counsel. He is preparing a presentation to be able to bring back the Planning Commission, likely in a legal brief, regarding SF6.

4. PLANNING DIRECTOR ITEMS

Michele Rambo, Planning Director, stated that even though the Southwest Area Plan didn't pass that it is still going to Council next week. We are still expecting our Senior Planner to start on the 28th.

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

None at this time

6. PUBLIC FORUM

Al Gunter, Fernley resident, asked if there is a hospital planned in this development that is being planned.

7. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 6:31 pm.

Approved by the Fernley Planning Commission on May 14, 2025, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Chairwoman Jenni McCullar

ATTEST:



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: June 11, 2025

REPORT TO:	Fernley Planning Commission
REPORT FROM:	Alisa Johansson

FINANCIAL IMPACT:		CURRENTLY BUDGETED:		FUND/ACCOUNT:
Yes:	No: X	Yes:	No: X	N/A

ACTION REQUESTED: Motion

AGENDA ITEM:

(For Possible Action) – TSM20004 – Tentative Subdivision Map Amendment to Conditions of Approval
 Consideration of and possible action on an amendment to the conditions of approval for the Fernwood Village Tentative Subdivision Map, TSM20004, a 54-lot subdivision comprising ±7.08 acres generally located between Eaglewood Drive to the north, Granada Street to the east, Tanglewood Drive to the south, and Vine Street to the west (APN 020-516-06).

AGENDA ITEM BRIEF:

The applicant is submitting a request for an amendment to the conditions of approval for the Fernwood Village Tentative Subdivision Map, TSM20004. Condition 3 of the approved conditions of approval incorrectly states that no extensions shall be granted. Nevada Revised Statutes Chapter 278 Section 360 Paragraph 1(c) permits extensions of time of up to two (2) years by planning commission or governing body action. Removal of the erroneous statement in Condition 3 would allow the applicant to submit an extension of time. If approved by future Planning Commission action, the extension of time would provide the developer with up to an additional two (2) years to record their final subdivision map.

RECOMMENDED MOTION:

Approval

"I move to recommend approval of the amendment to the conditions of approval for TSM20004, removing the restriction on extensions as presented by staff."

BUSINESS IMPACT (per NRS Chapter 237):

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which

legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

See attached report for background, analysis, alternatives.

ALTERNATIVES:

No alternatives are suggested, but any motion acceptable under Planning Commission parliamentary procedures is possible.

BACKGROUND:

Analysis:

The Fernwood Village Tentative Subdivision Map, TSM20004, was approved by the City of Fernley City Council on May 19, 2021. Current staff is unsure as to why the erroneous condition text was added. As noted above, the Nevada Revised Statutes Chapter 278 Section 360 Paragraph 1(c) allows extension of time of up to two (2) years by planning commission or governing body action. The City of Fernley’s conditions of approval for this tentative subdivision map are in conflict with state statutes and must be amended accordingly to allow for an extension of time request to be considered and acted upon.

Condition 3 as written:

3. Expiration Date:

The tentative map shall expire within four (4) years of the date of the city council approval, unless the final map has been recorded in accordance with Nevada Revised Statutes (N.R.S.) 278.360. No extensions may be granted.

Although N.R.S. 278.360.1(c) is encapsulated within the citation identified in the condition, City staff feel it would be most appropriate to modify the condition to remove the erroneous prohibition on extensions.

Findings or Approval Criteria:

There are no specific findings or approval criteria for this action. This action proposes to rectify the City’s conditions for conformance with state law. However, Fernley Code of Ordinances states under Section 32.03.060(f)(1)(i) that amendments to approved tentative maps or conditions of approval shall be processed in the same manner as the original application for division of land. The Planning Commission’s recommendation to Council is hereby requested.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Nevada Revised Statutes (NRS) Chapter 278 – Planning and Zoning
Fernley Municipal Code (FMC) Title 32 – Development Code
City of Fernley Comprehensive Master Plan, August 2018 (3rd Update)

Specific References:

- NRS 278.320 – 278.3295 – Subdivision of Land: General Provisions
- NRS 278.330 – 278.353 – Subdivision of Land: Tentative Maps
- NRS 278.360 – 278.460 – Subdivision of Land: Final Maps
- FMC Section 32.03.060 (f) – Development Code, Administration, Land division applications, Subdivision maps

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Exhibit 1 - Vicinity Map
2. Exhibit 2 - Extension of Time Request Letter
3. Exhibit 3 - Approval Letter with Conditions
4. Exhibit 4 - Tentative Map as Approved

Vicinity Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



To: Michele Rambo: City of Fernley Planning Dept
From: Devin Perry
Subject: TSM20004 – Tentative Subdivision Map Extension Request
Date: 04.29.2025

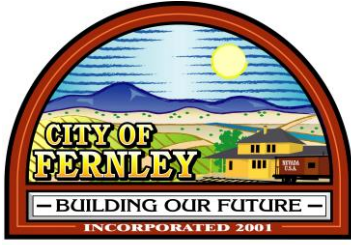
Dear Michele,

On behalf of the applicant (Vertex Fund 1 LLC), Phelps Engineering would like to request an extension to the expiration date for TSM20004 Tentative Subdivision Map – Fernwood Village. The Tentative Subdivision Map was approved on May 19, 2021, and is set to expire (4) years from that date: (May 19, 2025).

The project has experienced delays due to the processing of a TCID easement drain line vacation that runs from East to West on the north side of the Fernwood property limit. Over the past three years, Phelps Engineering has been actively coordinating with TCID and Bureau of Reclamation to resolve the vacation of the easement and it is expected that the said easement will be vacated in the next few months.

Conditions of Approval for this project state that “no extensions may be granted”, although per Nevada state law, it is understood that a 2-year maximum extension is allowed for Final Map recording. We would like to formally request a 2-year extension to the expiration date to finalize the Final map for recording.

Thanks,
Devin Perry, RLA
Planning Manager
Landscape Architect
NV License # 1170
775-462-9919



Planning Department

Permits
Planning
Development Review
Sustainability

May 25, 2021

Matt Hurley
Vertex Fund 1 LLC
3522 S Emerson St, Englewood, CO 80113

RE: TSM20004 – Tentative Subdivision Map Approval Letter – Fernwood Village

Dear Applicant:

The Tentative Subdivision Map request from Vertex Fund 1 LLC, for a Tentative Subdivision Map request to allow for a 54-Lot Single Family Residential Subdivision in the MDR14 (Medium Density Residential 14 du/ac max.) zoning district with the land use classification of Mixed Residential (MR). Generally located north of Fremont Street, south of U.S. Interstate 80, west of Granada Street & Wildwood Drive, and east of Vine Street. The Tentative Subdivision Map shall expire within four (4) years of the date of the City Council approval, unless the final map has been recorded in accordance with Nevada Revised Statutes, NRS 278.360.

The Tentative Subdivision Map was approved at the City Council Meeting on May 19, 2021 subject to the Conditions of Approval attached hereto.

Please make changes and submit for final map. Please include cover letter explaining how each comment has been addressed. If you have any questions concerning this application, please contact Tim Thompson, at (775) 784-9815 or via email at tthompson@cityoffernley.org.

Sincerely,

Tim Thompson, AICP
Senior Planner

cc: Cal Eilrich
C&D Development Co.
P.O. Box 1980 Fernley, NV 89408
quickcal@sbcglobal.net

Clayton T. Trapp
Phelps Engineering Services Inc.
155 County Estates Circle, Suite 300
Reno, NV 89511
ctrapp@phelpsengineering.net

Enclosures: Conditions of Approval for TSM20004

Conditions of Approval for TSM20004 Tentative Subdivision Map

1. APPROVAL:

THE PROJECT IS APPROVED AS SUBMITTED AND CONDITIONED. ANY SUBSTANTIVE CHANGE SHALL REQUIRE REVIEW AND APPROVAL BY THE PLANNING COMMISSION AND CITY COUNCIL AS AN AMENDMENT TO THIS TENTATIVE SUBDIVISION MAP.

2. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO A 54-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION AND 3 OPEN SPACE LOTS ON ± 7.08 ACRES.

3. EXPIRATION DATE:

THE TENTATIVE MAP SHALL EXPIRE WITHIN FOUR (4) YEARS OF THE DATE OF THE CITY COUNCIL APPROVAL, UNLESS THE FINAL MAP HAS BEEN RECORDED IN ACCORDANCE WITH NEVADA REVISED STATUTES (N.R.S.) 278.360. NO EXTENSIONS MAY BE GRANTED.

4. ADJACENCY STANDARDS:

THE DEVELOPER SHALL COMPLY WITH THE ADJACENCY STANDARDS OF THE CITY OF FERNLEY DEVELOPMENT CODE SECTION 32.09.030 TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

5. ENGINEERING DIVISION:

THE DEVELOPER SHALL COMPLY WITH ALL ENGINEERING REQUIREMENTS WITHIN THE FERNLEY MUNICIPAL CODE TITLE 32, INCLUDING BUT NOT LIMITED TO, COMPLIANCE WITH SITE DEVELOPMENT STANDARDS, FLOODPLAIN MANAGEMENT, ROADWAYS, UNDERGROUNDING OF UTILITIES, AND WATER AND WASTEWATER FACILITIES TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THE PROJECT.

6. DESIGN STANDARDS:

THE DEVELOPER SHALL COMPLY WITH THE DESIGN STANDARDS AND REGULATIONS AS SET FORTH IN THE CITY OF FERNLEY'S DEVELOPMENT CODE AND PUBLIC WORKS DESIGN MANUAL UNLESS IN CONFLICT WITH THE LOCAL, STATE, OR FEDERAL REGULATIONS, IN WHICH CASE THE MORE STRINGENT REGULATION WILL TAKE PRECEDENCE. THE PROJECT SHALL COMPLY WITH THE DESIGN STANDARDS WITHIN §32.06.070(c) TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.

7. WATER RIGHTS:

THE DEVELOPER SHALL COMPLY WITH ALL CITY OF FERNLEY MUNICIPAL CODES REGARDING THE DEDICATION OF WATER RIGHTS AND ALL ASSOCIATED FEES FOR THE CONNECTION TO THE CITY'S MUNICIPAL WATER SYSTEM IN THE AMOUNT THAT IS REQUIRED PRIOR TO THE RECORDATION OF A FINAL MAP.



8. SEWER REPORT:

AT THE TIME OF ANY FINAL MAP SUBMITTAL, THE DEVELOPER SHALL SUBMIT A FINAL SEWER REPORT THAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 8 OF THE CITY OF FERNLEY'S PUBLIC WORKS DESIGN STANDARDS TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

9. WATER AND SEWER MODELING:

THE DEVELOPER SHALL PAY ALL FEES AND PROVIDE ALL THE INFORMATION NECESSARY TO COMPLETE WATER AND SEWER MODELING OF THE PROJECT. MODELING WILL BE PERFORMED BY THE CITY OF FERNLEY'S CONSULTANT AND ANY ADDITIONAL INFRASTRUCTURE OR CAPACITY IDENTIFIED BY THE MODELING SHALL BE INCLUDED IN THE IMPROVEMENT PLANS AND CONSTRUCTED BY THE DEVELOPER.

10. WATER AND SEWER MAINS AND SERVICES:

THE DEVELOPER SHALL COMPLY WITH ALL STANDARDS, CODES, AND REQUIREMENTS REGARDING CONNECTION TO THE CITY'S SANITARY SEWER AND POTABLE WATER SYSTEMS, INCLUDING BUT NOT LIMITED TO, ASSOCIATED FEES, EASEMENTS, DESIGN STANDARDS, SYSTEM LOOPING, DEVELOPMENT CODE REQUIREMENTS, AND STATE NDEP REQUIREMENTS. PRIOR TO THE RECORDATION OF A FINAL MAP FOR ANY PHASE OF THE PROJECT, THE DEVELOPER SHALL PROVIDE THE CITY WITH A UTILITY PLAN FOR WATER AND SANITARY SEWER THAT IS IN CONFORMANCE WITH THE CITY OF FERNLEY'S MUNICIPAL CODE AND PUBLIC WORKS DESIGN MANUAL TO THE APPROVAL OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR, AND ADMINISTRATOR. EACH PHASE MUST ALSO BE REVIEWED AND APPROVED BY THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION PRIOR TO ISSUANCE OF A PERMIT FOR CONSTRUCTION.

11. UTILITY EASEMENTS:

THE DEVELOPER SHALL PROVIDE EASEMENTS TO THE CITY OF FERNLEY FOR THE MAINTENANCE OF THE PUBLIC WATER, SEWER, OR STORM DRAIN FACILITIES BEING INSTALLED ON PRIVATE PROPERTY. THE EASEMENTS SHALL INCLUDE THE CITY OF FERNLEY'S STANDARD EASEMENT LANGUAGE AND SHALL BE RECORDED ALONG WITH THE FINAL MAP.

12. DRAINAGE AND GRADING:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE FERNLEY MUNICIPAL CODE CHAPTER 32 (DRAINAGE AND GRADING) AND CHAPTER 10 OF THE CITY OF FERNLEY'S PUBLIC WORKS DESIGN MANUAL TO THE APPROVAL OF ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR. THE DEVELOPER SHALL PROVIDE A DRAINAGE REPORT FOR THE PROJECT IN CONFORMANCE WITH THE CITY'S DEVELOPMENT CODE, MUNICIPAL CODE, AND THE PUBLIC WORKS DESIGN MANUAL FOR REVIEW AND APPROVAL BY THE CITY ENGINEER. EACH SUCCESSIVE PHASE OF THE PROJECT SHALL SUBMIT AN UPDATED DRAINAGE REPORT FOR REVIEW AND APPROVAL BY THE CITY ENGINEER SHOWING THE CUMULATIVE EFFECT OF THE DEVELOPED PORTION OF THE PROJECT ALONG WITH THE PROPOSED PHASE'S EFFECT ON THE TOTAL DISCHARGE INTO THE DRAINAGE SYSTEM.



13. GRADING PERMIT:

THE DEVELOPER SHALL SUBMIT A GRADING PLAN FOR ANY PHASE OF THE PROJECT TO THE APPROVAL OF THE CITY ENGINEER. PRIOR TO THE ISSUANCE OF A GRADING PERMIT FOR THE DEVELOPMENT, THE DEVELOPER SHALL POST A SURETY BOND FOR REGRADING AND RECLAMATION OF THE SITE. THE DEVELOPER SHALL PROVIDE A STAMPED ENGINEER'S ESTIMATE FOR REGRADING AND RECLAMATION OF THE SITE. THE DEVELOPER SHALL COMPLY WITH ALL GRADING REQUIREMENTS SET FORTH IN THE CITY OF FERNLEY'S DEVELOPMENT CODE AS WELL AS ALL STATE AND FEDERAL REGULATIONS. THE DEVELOPER OR THEIR DESIGNEE SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PERMIT WITH THE STATE OF NEVADA AS WELL AS A SURFACE AREA DISTURBANCE PERMIT.

14. PARKING:

PURSUANT TO §32.09.120(b), THE ADMINISTRATOR HAS DETERMINED THAT A SPECIAL CONDITION EXISTS. THEREFORE, THE DEVELOPER SHALL BE REQUIRED TO PROVIDE ONE (1) OFF-STREET PARKING SPACE PER BEDROOM FOR EACH RESIDENTIAL UNIT, BUT NOT LESS THAN 2 PER UNIT. THE DEVELOPER SHALL DEMONSTRATE COMPLIANCE WITH THIS REQUIREMENT WITH EACH BUILDING PERMIT SUBMITTAL.

15. STREETS:

THE DEVELOPER SHALL CONSTRUCT ANY ROADWAY IMPROVEMENTS NECESSARY TO SERVE THE PROJECT TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR. THE DEVELOPER SHALL PROVIDE A FINAL MAP AND IMPROVEMENT PLANS THAT SHOW THE PROPOSED PINWOOD DRIVE AND ALL OTHER PROPOSED LOCAL STREETS CONSTRUCTED TO A 50-FOOT-WIDE RIGHT OF WAY STANDARD. THE FINAL MAP AND IMPROVEMENT PLANS SHALL ALSO SHOW THE CONNECTION TO THE PROPOSED MULTIFAMILY PROJECT TO THE WEST MODIFIED TO OPERATE AS A GATED EMERGENCY ACCESS ONLY WITH A GATE, SIDEWALK ACCESS AND COMMERCIAL DRIVEWAY.

16. TRAFFIC ANALYSIS:

THE DEVELOPER SHALL PROVIDE A TRAFFIC ANALYSIS REPORT FOR THE PROJECT THAT COMPLIES WITH CHAPTER 3 OF THE CITY OF FERNLEY DESIGN STANDARDS MANUAL TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

17. TRAFFIC CAPACITY IMPROVEMENTS:

THE DEVELOPER SHALL COMPLETE MITIGATION MEASURES FOR US-95A/FREMONT/CHISHOLM TRAIL INTERSECTION. THE JANUARY 2020 TRAFFIC ANALYSIS FOR THE SHERWOOD VILLAGE FERNWOOD PROJECT RECOMMENDED SEPARATE LEFT TURN, THROUGH, AND RIGHT TURN LANES AT THE WEST FREMONT STREET AND EAST CHISHOLM TRAIL APPROACHES AS WELL AS OVERLAP PHASING FOR THE RIGHT TURN MOVEMENT AT THE WEST FREMONT STREET APPROACH. OTHER POSSIBLE MITIGATION MEASURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNALIZATION OR SIGNALIZATION IMPROVEMENTS, CHANNELIZED MEDIANS, TURNING LANES, STORAGE LANE INCREASE, RESTRICTED TURN LANES AND/OR ADDITIONAL LANES. ADVANTAGES AND



DISADVANTAGES OF THE PROPOSED MITIGATION NEED TO BE INCLUDED WITH ANY PROPOSED MEASURES. THE PROPOSED MITIGATION MEASURE/S WILL NEED TO BE REVIEWED AND APPROVED BY THE ADMINISTRATOR, CITY ENGINEER, PUBLIC WORKS DIRECTOR, AND THE NEVADA DEPARTMENT OF TRANSPORTATION PRIOR TO THE RECORDATION OF A FINAL MAP. THE MITIGATION MEASURE/S SHALL BE CONSTRUCTED TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, PUBLIC WORKS DIRECTOR, AND THE NEVADA DEPARTMENT OF TRANSPORTATION PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

18. GEOTECHNICAL REPORT:

THE DEVELOPER SHALL PROVIDE A FINAL GEOTECHNICAL REPORT FOR THE PROJECT IN CONFORMANCE WITH THE DEVELOPMENT CODE FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR, CITY ENGINEER AND PUBLIC WORKS DIRECTOR PRIOR TO THE RECORDATION OF A FINAL MAP FOR ANY PORTION OF THE PROJECT.

19. IMPROVEMENT PLANS:

WITH THE SUBMITTAL OF ANY FINAL MAP APPLICATION, THE DEVELOPER SHALL SUBMIT THE ASSOCIATED IMPROVEMENT PLANS FOR REVIEW AND APPROVAL. THE IMPROVEMENT PLANS SHALL BE APPROVED PRIOR TO THE RECORDATION OF THE FINAL MAP. THE UTILITIES AND INFRASTRUCTURE FOR EACH PHASE MUST OPERATE INDEPENDENTLY OF FUTURE PHASES YET TO BE CONSTRUCTED. PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP FOR THE PROJECT, THE DEVELOPER SHALL CONSTRUCT ALL REQUIRED PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, PUBLIC UTILITY AND ROADWAY INFRASTRUCTURE ASSOCIATED WITH THE PROJECT OR PROVIDE A SURETY BOND IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN TITLE 32, IMPROVEMENTS AND AGREEMENTS, OF THE FERNLEY MUNICIPAL CODE.

20. NORTH LYON COUNTY FIRE PROTECTION DISTRICT:

THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF THE NORTH LYON COUNTY FIRE PROTECTION DISTRICT TO THE APPROVAL OF THE ADMINISTRATOR AND THE FIRE CHIEF PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP.

21. RIGHT TO FARM:

THE DEVELOPER SHALL PLACE A NOTE ON THE FINAL MAP PROVIDING NOTICE TO ANY AND ALL SUBSEQUENT PURCHASERS OF "THE RIGHT TO FARM" PROVISIONS INCLUDED IN NEVADA REVISED STATUTES 40.140 AND THE CITY'S DEVELOPMENT CODE.

22. FINAL MAP PHASING:

THE PROJECT SHALL BE DEVELOPED IN A SINGLE PHASE. ANY FINAL MAP SHALL INCLUDE ALL PROPOSED LOTS AND SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.



23. FENCING:

AT THE TIME OF FINAL MAP SUBMITTAL, THE DEVELOPER SHALL SUBMIT A FENCING PLAN IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY'S MUNICIPAL CODE TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

24. RESIDENTIAL CONSTRUCTION TAX:

THE DEVELOPER IS SUBJECT TO THE PROVISIONS OF FERNLEY MUNICIPAL CODE CHAPTER 26.02 – RESIDENTIAL CONSTRUCTION TAX. THE RESIDENTIAL CONSTRUCTION TAX FEE SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR EACH SINGLE-FAMILY RESIDENCE.

25. UNITED STATES POSTAL SERVICE:

THE DEVELOPER SHALL PROVIDE AN EASEMENT FOR ANY NEW CLUSTER MAILBOX LOCATION TO THE APPROVAL OF THE ADMINISTRATOR AND LOCAL POSTAL INSPECTOR PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP.

26. WASTE MANAGEMENT SERVICE:

THE DEVELOPER SHALL PROVIDE A WILL SERVE FROM WASTE MANAGEMENT TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP.

27. TRUCKEE CARSON IRRIGATION DISTRICT (TCID)/BUREAU OF RECLAMATION:

THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF THE TRUCKEE CARSON IRRIGATION DISTRICT AND/OR THE BUREAU OF RECLAMATION RELATED TO ANY FACILITY OR EASEMENT WITHIN THE PROJECT BOUNDARY TO THE APPROVAL OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR AND ADMINISTRATOR PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP.

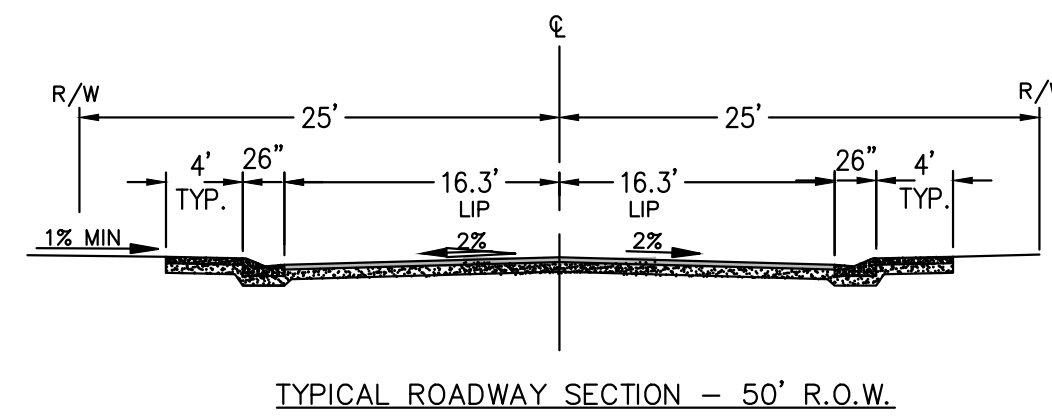
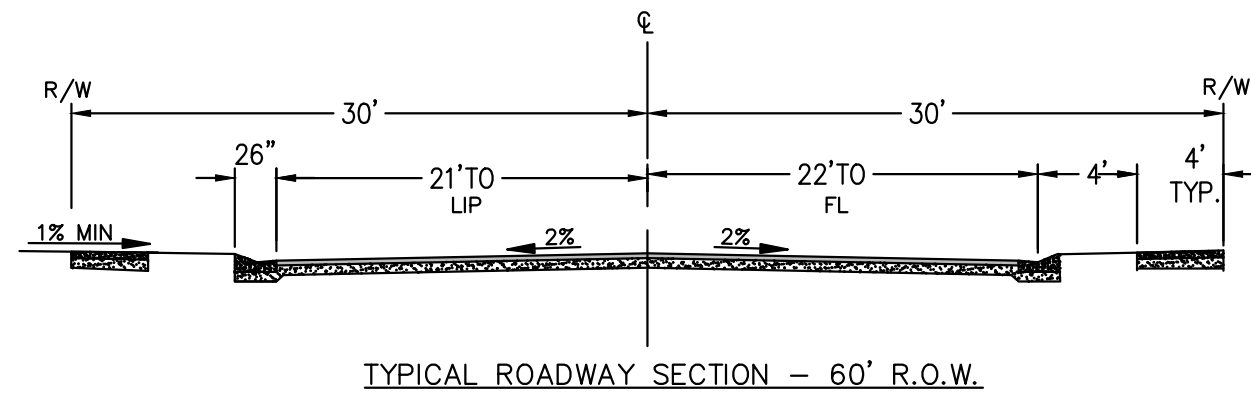
28. NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION- BUREAU OF SAFE DRINKING WATER AND BUREAU OF WATER POLLUTION CONTROL FOR THE WATER AND SEWER INFRASTRUCTURE DESIGN AND CONSTRUCTION TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER AND PUBLIC WORKS DIRECTOR



FERNWOOD VILLAGE TENTATIVE MAP

A.P.N. 020-516-06
CITY OF FERNLEY, LYON COUNTY, NEVADA



Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	SITE PLAN
5	GRADING PLAN
6	UTILITY PLAN

LEGAL DESCRIPTION:

DATUM STATEMENT:

SURVEY CONTROL IS BASED UPON UTILIZING THE ONLINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE NATIONAL GEODETIC SURVEY (NGS).

POINT # 1 IS A NO. 5 REBAR SET ON THE EAST SIDE OF THE INTERSECTION OF TANGLEWOOD DRIVE AND FERNWOOD DRIVE.

POSITIONAL DATA FOR POINT #1:
 LATITUDE: 39°36'35.10922 N
 LONGITUDE: 119°13'45.99844 W
 EL. HEIGHT: 1236.801 M OR 4057.746 US FT
 ORTHO HEIGHT: 1260.956 M OR 4136.995 US FT NAVD 88 DATUM
 PROCESSED ON 11/21/19

A PORTION OF LAND LOCATED IN COUNTY OF STOREY, STATE OF NEVADA;

BOUNDED BY THE MONUMENTS SHOWN HEREON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER (POINT OF BEGINNING);
 THENCE N 89°56'26.74" E, A DISTANCE OF 695.640 FEET;
 THENCE S 00°23'15.00" W A DISTANCE OF 445.982 FEET;
 THENCE N 89°20'22.03" W A DISTANCE OF 695.661 FEET;
 THENCE N 00°23'31.44" E A DISTANCE OF 437.243 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 307,968.287 SQUARE FEET (7.072 ACRES), MORE OR LESS.

"I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS FOR THE FERNWOOD VILLAGE SUBDIVISION WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE CITY OF FERNLEY AND STATE OF NEVADA STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS TO SAID PLANS".

 LONNY E. PHELPS REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEVADA NO. 25230
 PHELPS ENGINEERING DATE

PHELPS ENGINEERING ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

LAND DATA

APN 020-516-06 7.07 AC

PROJECT INFORMATION

TOTAL LOTS: 27
 DENSITY: 14 DU/AC
 ZONING: MDR14
 COMPREHENSIVE PLAN: RESIDENTIAL MULTI-FAMILY
 LINEAL FEET OF NEW STREETS: 2133 LF

EARTHWORK QUANTITIES

CUT= 19,665 CU YDS
 FILL= 7,184 CU YDS W/ 5.0% COMPACTION
 NET= 12,481 CU YDS (EXPORT)

DEVELOPMENT STANDARDS AND NOTES

- MINIMUM LOT SIZE.....6000 SF
- MINIMUM AVERAGE LOT WIDTH.....45 FT. (FRONTAGE: 35 FT MIN.)
- SETBACKS.....FRONT: 15 FT , 20 GARAGE
 SIDE (CORNER): 10 FT
 SIDE (INTERIOR): 7.5 FT (0 FT ON SHARED LOT LINE)
 REAR: 10 FT.
- THIS DEVELOPMENT IS IN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 32019C0105E (EFFECTIVE JANUARY 16, 2009) ZONE "X" IS IDENTIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
- HISTORICALLY, THE PROJECT SITE WAS USED FOR AGRICULTURAL PURPOSES, AN IRRIGATED FIELD
- DOMESTIC WATER SUPPLIED FROM COMMUNITY WATER SYSTEM.
- DOMESTIC SEWAGE DISPOSAL BY COMMUNITY SEWER SYSTEM, ESTIMATED AMOUNT OF SEWAGE CONTRIBUTED IS 130 GAL/DAY/DU (MULTI-FAMILY); 200 GAL/DAY/DU (SINGLE FAMILY ATTACHED).
- ALL UTILITIES TO BE PLACED UNDERGROUND
- ALL STREET AND UTILITY IMPROVEMENTS WILL BE CONSTRUCTED TO CITY STANDARDS
- STORM DRAINAGE WILL BE RETAINED ON SITE
- WATER RIGHT SHALL BE IN ACCORDANCE WITH CITY ORDINANCE #714 BILL 696 PASSED 12-21-04
- THE DISTANCE FROM THE SUBDIVISION TO THE COMMUNITY SEWAGE SYSTEM IS APPROXIMATELY 100 FEET.

UTILITIES:

CHARTER COMMUNICATIONS 9335 PROTOTYPE DRIVE RENO, NV. 89511 (775) 850-7243
 SOUTHWEST GAS CORPORATION 400 EAGLE STATION LANE CARSON CITY, NV. 89702 (775) 887-2720
 FERNLEY PUBLIC WORKS DEPT. 595 SILVER LACE LANE FERNLEY, NV. 89408 (775) 575-2307

SBC NEVADA BELL 645 E. FLUMB LANE P.O. BOX 11010 RENO, NV. 89520 (775) 333-4363
 SIERRA PACIFIC POWER CO. 346 N. MAIN STREET FALLON, NV. 89406 (775) 423-3636

BASIS OF BEARINGS

N 89°39'51" W ALONG THE SOUTH LINE OF THE SW1/4-SW1/4 OF SECTION 15, T20N, R24 E M.D.B.&M., AS SHOWN ON THE DIVISION INTO LARGE PARCEL MAP FOR FERNLEY HILLS ENTERPRISES, INC. FILE #239717 IN THE LYON COUNTY RECORDS.

DATUM STATEMENT:

SURVEY CONTROL IS BASED UPON UTILIZING THE ONLINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE NATIONAL GEODETIC SURVEY (NGS).

POINT # 1 IS A NO. 5 REBAR SET ON THE EAST SIDE OF THE INTERSECTION OF TANGLEWOOD DRIVE AND FERNWOOD DRIVE.

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 EL. HEIGHT: 1236.801 M OR 4057.746 US FT
 ORTHO HEIGHT: 1260.956 M OR 4136.995 US FT NAVD 88 DATUM
 PROCESSED ON 11/21/19

PROJECT CONTACTS:

OWNER/DEVELOPER	ENGINEER	SURVEYOR
VERTEX FUND 1, LLC LOVELAND, CO MATT HURLEY (720) 544-1820	PHELPS ENGINEERING SERVICES, LLC 155 COUNTRY ESTATES CIRCLE SUITE 300 RENO, NV. 89511 (775) 399-2200	PHELPS-BOWMAN 155 COUNTRY ESTATES CIRCLE SUITE 300 RENO, NV. 89511 (775) 399-2200

CITY APPROVAL:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF FERNLEY THIS _____ DAY OF _____, 20____.

PUBLIC WORKS

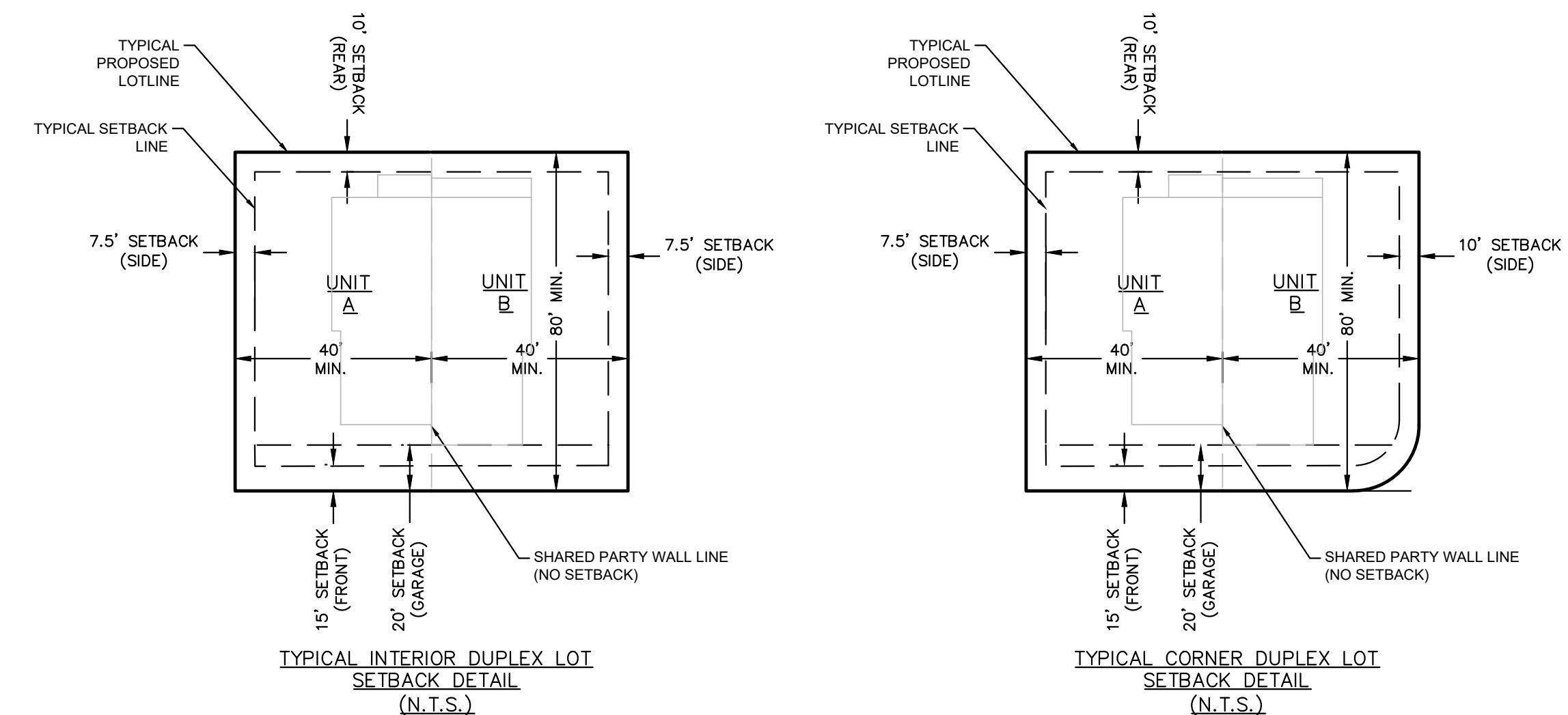
COMMUNITY DEVELOPMENT

CITY ENGINEER

NORTH LYON COUNTY FIRE PREVENTION DISTRICT

TRUCKEE-CARSON IRRIGATION DISTRICT

ATTEST: CITY CLERK



STANDARD LOT SETBACK DETAILS
 (MDR14 ZONING)
 27 LOTS
 7045 AVG. LOT SIZE

CT	DATE	REVISIONS	BY
1	9/02/2020	PER SHAW ENGINEERING COMMENTS	
2	11/05/2020	PER CITY OF FERNLEY COMMENTS	



Know what's below.
 Call 811 before you dig.

NOT TO SCALE IF SHEET SIZE OTHER THAN 24"x36"

DESIGNED BY: FGF
 DRAWN BY: JJP
 CHECKED BY: FGF

FERNWOOD COVER SHEET

FERNWOOD TENTATIVE MAP
 LYON COUNTY
 FERNLEY, NEVADA

02/09/2021
 PROJECT NO.: 19239

GENERAL NOTE FOR ALL DETAILS

- 1. ALL MATERIALS FURNISHED AND WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS" CONSTRUCTION (SSPWC OR ORANGE BOOK).
- GENERAL NOTES FOR WATER SERVICE
1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF OSHA AND CHAPTER 618 OF NRS, IN THE CONSTRUCTION PRACTICES FOR ALL EMPLOYEES DIRECTLY ENGAGED IN THE COMPLETION OF THIS PROJECT.
2. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK ACCORDING TO GENERALLY ACCEPTED CONSTRUCTION PRACTICES.
3. ALL UNDERGROUND VALVES LARGER THAN 2" TEES, ETC., SHALL BE COATED IN MASTIC.
4. NOTIFY CITY OF FERNLEY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
5. FIBER-REINFORCED PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS: 4000 PSI MIN. COMPRESSIVE STRENGTH @ 28 DAYS; MIN 6 SACKS OF CEMENT PER CUBIC YARD WITH A MAX. WATER/CEMENT RATIO OF 0.45; AIR ENTRAINMENT 0% ± 1.5%; SLUMP AT 1 TO 4 INCHES; ALL MATERIALS SHALL CONFORM TO SSPWC SECTION 202. POLYPROPYLENE FIBERS SHALL BE ADDED TO THE P.C.C. PER THE MANUFACTURERS RECOMMENDATIONS.
6. NO OTHER UTILITIES MAY BE PLACED IN A WATER OR SEWER TRENCH.
7. BACKFLOW PREVENTION IS REQUIRED PER DETAILS # 31 THRU # 40. RESIDENTIAL SUBDIVISIONS DO NOT TYPICALLY REQUIRE DETAILS # 31 THRU # 40. CITY OF FERNLEY WILL NOTIFY WHEN THESE SHEETS ARE REQUIRED.
8. CONTRACTORS SHALL COMPLY WITH HOST EMPLOYER (CITY OF FERNLEY) SAFETY PROGRAM
9. CONTRACTOR IS RESPONSIBLE FOR REVIEWING HOST EMPLOYER'S SAFETY PROGRAM. CONTRACTOR AT PRE-BID SHALL FURNISH CITY OF FERNLEY SAFETY RECORDS FROM THE LAST THREE YEAR PERIOD AND A COPY OF ITS OWN COMPANY SAFETY PROGRAM.
10. ALL VALVE BOXES, MANHOLE STRUCTURES, AND CLEANOUTS SHALL BE MARKED AND ACCESSIBLE AT ALL TIMES.
11. FOR DETAILS NOT SHOWN, CONTACT CITY OF FERNLEY @ 775-784-9910, FAX 775-784-9966.
12. THE OWNER IS RESPONSIBLE FOR FURNISHING QUALIFIED SITE INSPECTIONS DURING CONSTRUCTION OF PUBLIC IMPROVEMENTS.
13. CITY OF FERNLEY SHALL APPROVE OF THE INSPECTOR & TESTING FIRM PRIOR TO CONSTRUCTION.
14. THE INSPECTOR SHALL INVENTORY ALL CONSTRUCTION MATERIALS TO ENSURE QUALITY CONTROL. REJECTION OF DEFECTIVE MATERIALS MUST BE COORDINATED WITH CITY OF FERNLEY.
15. PERFORM PLASTIC PIPE BALL AND MANDREL TESTS ON NEWLY INSTALLED SEWER PIPE IN ACCORDANCE WITH SECTION 336.03.09 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
16. PERFORM AIR PRESSURE TESTING ON NEWLY INSTALLED SEWER PIPE IN ACCORDANCE WITH SECTION 336.03.07.04 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
17. ALL NEW PUBLIC WATER MAINS SHALL BE 8" OR LARGER.
18. CONTRACTOR IS RESPONSIBLE TO MAKE FIELD MEASUREMENTS TO LOCATE AND SIZE EXISTING FACILITIES OR UNDERGROUND UTILITIES.
19. PLACE CHLORINE TABLETS IN WATER LINES AS FOLLOWS:
3 TABLETS PER 6" DIAMETER OF LINE;
4 TABLETS PER 8" DIAMETER LENGTH OF LINE;
5 TABLETS PER 10" DIAMETER LENGTH OF LINE;
6 TABLETS PER 12" OR GREATER DIAMETER LENGTH OF LINE;
TABLETS MUST BE GLUED AT EQUALLY SPACED INTERVALS TO INSIDE OF PIPE USING APPROVED ADHESIVE. DISINFECTION SHALL MEET AWWA STANDARD C651.
20. CONTRACTOR SHALL SUBMIT CUT SHEETS & SHOP DRAWINGS FOR REVIEW TO THE PROJECT ENGINEER, AND/OR THE UTILITY ENGINEER PRIOR TO ORDERING CONSTRUCTION MATERIALS. A SIGNED SET OF DRAWINGS MUST ALWAYS BE AVAILABLE ONSITE DURING CONSTRUCTION.
21. PER THE CITY OF FERNLEY RULES AND REGULATIONS, SECTION 1.04.054, A BOND MUST BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.

GENERAL NOTES

Table with 4 columns: Detail No., DATE, REVISIONS, BY. Row 1: 1, GEN NOTES

WATER MAIN PRESSURE & BACTERIA TESTING

- 1. CONTRACTOR SHALL MAINTAIN TEST PRESSURE WITHIN 5 PSI FOR A PERIOD OF 2 HOURS. TEST PRESSURE SHALL BE 150 AND 200 PSI, PER PRESSURE ZONE, AS INDICATED ON PLANS.
2. ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING:
ALLOWABLE LEAKAGE (GALLONS PER HOUR) = 30D x P
WHERE S = LENGTH OF PIPE IN TEST SECTION (FEET)
D = PIPE DIAMETER (INCHES)
P = TEST PRESSURE (PSIG)
3. LEAKAGE SHALL BE MEASURED BY THE VOLUME OF WATER REQUIRED TO MAINTAIN THE TEST PRESSURE WITHIN 5 PSI FOR THE TEST PERIOD, NOT THE DROP IN PRESSURE.
4. INSPECTOR IS RESPONSIBLE FOR OBTAINING AND DELIVERING TESTING LAB SAMPLE BOTTLES AND COLLECTING SAMPLES FOR BACTERIA TESTING. INSPECTOR SHALL PRESENT TEST RESULTS TO THE UTILITY.

REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (RP):

- 1. THE RP SHALL ALWAYS BE INSTALLED ABOVE GRADE AND WILL NOT BE ALLOWED IN BASEMENTS.
2. A DRAIN SHALL BE INSTALLED IN THE BOX FOR OUTDOOR INSTALLATIONS AND A DAYLIGHT DRAIN AND A FLOOR DRAIN SHALL BE INSTALLED FOR INDOOR INSTALLATIONS. REFER TO TABLE A FOR MINIMUM REQUIRED DRAIN SIZES.
3. AN AIR GAP (VERTICAL PHYSICAL SEPARATION) OF AT LEAST 2 TIMES THE DIAMETER OF THE RELIEF VALVE OPENING, WITH A MINIMUM OF 1", SHALL BE MAINTAINED BETWEEN THE WATER DISCHARGE POINT ON THE RELIEF VALVE AND THE DRAIN OR 1" ABOVE THE MINIMUM FLOOD LEVEL, WHICHEVER IS HIGHEST.

TABLE A: RP SIZE vs DRAIN ID SIZE. Rows: 3/4" - 1 1/2", 1 1/4" - 2", 2 1/4" - 3", 4" - 10"

DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY (DC):

- 1. BELOW GROUND VAULTS SHALL REMAIN DRY THROUGHOUT THE YEAR.

PRESSURE VACUUM BREAKER (PVB) SPILL RESISTANT PRESSURE VACUUM BREAKER (SVB) BACKFLOW PREVENTION ASSEMBLY:

- 1. THE PVB SHALL NOT BE SUBJECT TO ANY BACK PRESSURE FROM ELEVATED DOWNSTREAM PIPING, INJECTION SYSTEMS, COMPRESSED AIR, PUMPS, OR OTHER MEANS. IF BACK PRESSURE EXISTS, AN RP MUST BE INSTALLED.

DC, RP, AND PVB/SVB ASSEMBLIES:

- 1. SUPPORTS SHALL BE PROVIDED AS NECESSARY.
2. ELECTRIC SUPPLY SOCKETS SHALL BE AWAY FROM RELIEF VALVE & TEST COCK.
3. FREEZE PROOF INSULATED BOX AND 1 TYPE OF HEAT ARE REQUIRED. 2 TYPES ARE STRONGLY RECOMMENDED.
4. PLACE WATERTIGHT, FLEXIBLE SEALANT AT PIPE PENETRATIONS.
5. INSULATED BOX SHALL EITHER SWING CLEAR OF ASSEMBLY OR BE SIZED TO PROVIDE CLEARANCES SHOWN IN THE DETAILS.
6. SPRINGS LOADED LID IS REQUIRED ON LARGE BOXES.
7. EITHER VALVE BOXES OR PIPE RISERS MAY BE USED FOR THE SHUT OFF VALVES.
8. MANUAL SHUTOFF VALVES SHALL BE BRASS GLOBE OR CURB VALVE SIZED THE SAME AS SERVICE LINE.
9. DRAIN CONFIGURATION SHALL BE AN IN LINE TEE TO BRASS SHUTOFF VALVE WITH A RUBBER SEAT & SCHEDULE 80 1/2" 90° ELBOW WITH FEMALE THREADS. ADD 1/2" RED FREEZE KING DRAIN.
10. USE 2 FULL TURNS OF TEFLON TAPE ON ALL THREADED JOINTS.
11. NO STOP AND WASTE VALVES.
12. ADEQUATE CLEARANCE MUST BE PROVIDED FOR OPERATION OF VALVES AND REPAIR AND TESTING OF THE ASSEMBLIES.
13. NO OUTLET, TEE, OR AN CONNECTION MAY BE MADE TO THE SERVICE LINE BETWEEN THE METER AND THE ASSEMBLY.
14. ALL ASSEMBLIES MUST BE INSTALLED IN THE HORIZONTAL ORIENTATION UNLESS USC APPROVED IN A DIFFERENT ORIENTATION.
15. ASSEMBLIES MUST BE INSTALLED AS CLOSELY AS PRACTICAL TO THE WATER METER.
16. CITY OF FERNLEY RECOMMENDS PROTECTING THE ASSEMBLIES FROM VANDALISM IN SUSCEPTIBLE AREAS. REQUIRED CLEARANCES MUST STILL BE MET AND UTILITY ACCESS MUST BE PROVIDED.
17. ASSEMBLIES LESS THAN 2" REQUIRE 1 CU. FT OF CLEAN GRAVEL AND ASSEMBLIES GREATER THAN OR EQUAL TO 2" REQUIRE 8 CU. FT OF CLEAN GRAVEL FOR ALL DRAINS.

GENERAL NOTES

Table with 4 columns: Detail No., DATE, REVISIONS, BY. Row 1: 2, GEN NOTES

AIR GAP SEPARATION

- 1. THE TANK AND PUMP SHALL BE DESIGNED TO SUIT CUSTOMER'S NEEDS.
2. AN AIR GAP (THE DISTANCE BETWEEN THE LOWEST POINT OF THE SUPPLY LINE AND/OVERFLOW ELEVATION OF THE RECEIVING TANK) MUST BE AT LEAST 2 TIMES THE DIAMETER OF THE SUPPLY LINE, WITH A MINIMUM AIR GAP OF 1".
3. FREEZE PROTECTION SHALL BE PROVIDED FOR THE SUPPLY PIPE AND THE RECEIVING TANK WHERE NECESSARY.
4. THE WATER METER SHALL BE LOCATED UPSTREAM OF THE AIR GAP.
5. AIR GAP BYPASSES MUST BE AUTHORIZED BY THE UTILITY.

TYPICAL LOCATIONS WHERE RP ASSEMBLIES ARE REQUIRED (THIS LIST IS ACCORDING TO NAC 45A.67195, CITY OF FERNLEY MAY REQUIRE AN RP FOR APPLICATIONS NOT LISTED HERE):

- A BUILDING THAT:
• CONTAINS A HOTEL, MOTEL, CASINO, CONDOMINIUM OR TOWNHOUSE, OR ANY APARTMENTS;
• IS USED FOR UNIDENTIFIED COMMERCIAL PURPOSES;
• UTILIZES ANY SEWAGE PUMPS OR EJECTORS;
• UTILIZES A HYDRONIC HEATING SYSTEM WITH A CHEMICAL ADDITIVE;
• HAS A BAPTISMAL FONT;
• UTILIZES A BOTTLING SYSTEM;
• IS A BREWERY, CANNERY, PACKING HOUSE, DAIRY PROCESSING FACILITY, RESTAURANT, OR OTHER FACILITY WHERE FOOD IS PROCESSED OR SERVED, DENTAL CLINIC, MEDICAL FACILITY, HOSPITAL, CONVALESCENT HOME, SANITARIUM, MORGUE, MORTUARY, FACILITY FOR CONDUCTING AUTOPSIES, LABORATORY, SCHOOL, COLLEGE, UNIVERSITY, PUBLISHING OR PRINTING FACILITY, VETERINARY CLINIC, PET SHOP, PET GROOMING FACILITY, LAUNDRY OR DRY CLEANING FACILITY, DYING FACILITY, ANY ELECTROCHEMICAL PLATING FACILITY, FACILITY THAT HAS A POOL OR SPA, A PARK FOR MOBILE HOMES OR RECREATIONAL VEHICLES, FACILITY FOR PRODUCTION OF POWER, FACILITY THAT HANDLES, PROCESSES OR STORES RADIOACTIVE MATERIALS, FACILITY THAT PROCESSES SAND OR GRAVEL, FACILITY THAT MANUFACTURES OR UTILIZES CHEMICALS, FACILITY FOR THE MANUFACTURING, REPAIR, OR WASHING OF MOTOR VEHICLES, FACILITY FOR MANUF. OR PROCESSING OF FILM, FACILITY FOR MANUFACTURING OF ICE, A FACILITY FOR MANUF., PROCESSING OR CLEANING OF METAL, FACILITY FOR MANUF. OF ANY RUBBER, FACILITY FOR MANUF. OF ANY PAPER, ANY FACILITY FOR MANUF., PROCESSING OR FABRICATION, CLASS 4, CLASS 5, OR CLASS 6 FIRE SPRINKLER SYSTEMS, IRRIGATION SYSTEMS WHERE CHEMICALS ARE INJECTED OR BOOSTER PUMPS ARE ADDED.

TYPICAL LOCATIONS WHERE DC OR PVB/SVB ASSEMBLIES OR AIR GAPS ARE REQUIRED (THIS LIST IS ACCORDING TO NAC 45A.67195, CITY OF FERNLEY MAY REQUIRE A DC, PVB/SVB OR AG FOR APPLICATIONS NOT LISTED HERE):

- A DC IS REQUIRED FOR A BUILDING WITH CLASS 1, CLASS 2, OR CLASS 3 FIRE SPRINKLER SYSTEMS, A SITE WITH AN AUXILIARY WATER SUPPLY, AND A SITE WITH TWO METERS. A PVB/SVB IS REQUIRED FOR IRRIGATION SYSTEMS WITH NO PUMPS OR CHEMICAL INJECTION SYSTEMS. AN AIR GAP IS REQUIRED FOR STORM DRAINAGE SYSTEMS, SEWAGE COLLECTION, DISTRIBUTION, OR TREATMENT SYSTEMS, AND FILL LOCATIONS FOR PORTABLE SPRAYING OR CLEANING EQUIPMENT.

CITY OF FERNLEY CROSS-CONNECTION CONTROL PROGRAM REQUIREMENTS

- 1. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE INSPECTED BY A UTILITY REPRESENTATIVE AND A TEST FORM (COMPLETED BY A HEALTH DISTRICT CERTIFIED TESTER) MUST BE SUBMITTED TO CITY OF FERNLEY BEFORE SERVICE IS ACTIVATED.
2. THE TEST FORM MUST BE SUBMITTED TO CITY OF FERNLEY ANNUALLY WITHIN 30 DAYS OF THE ASSEMBLY INSTALLATION ANNIVERSARY DATE.
3. CITY OF FERNLEY MAY TEST THE ASSEMBLY AT ANY TIME AT ITS OWN EXPENSE.
4. THE CUSTOMER IS RESPONSIBLE TO PROTECT HIS/HER SYSTEM FROM THERMAL EXPANSION BY INSTALLING EITHER AN EXPANSION TANK OR PRESSURE RELIEF VALVE IN THE FEED LINE TO THE WATER HEATER (NO PROTECTION COULD RESULT IN SERIOUS DAMAGE AND/OR INJURY).
5. ALL ASSEMBLIES MUST BE USC APPROVED.
6. ALL WATER USED DURING CONSTRUCTION SHALL BE METERED AND SHALL FLOW THROUGH AN APPROVED BACKFLOW PREVENTION ASSEMBLY. UNAUTHORIZED FIRE HYDRANT USAGE SHALL RESULT IN COLLECTION OF FEES, FINES, POSSIBLE LEGAL ACTION, AND INVOLVEMENT OF STATE LOCAL LICENSING BOARDS.
7. IF A CONTINUOUS WATER SUPPLY IS CRITICAL TO A PREMISE, PARALLEL ASSEMBLIES SHOULD BE INSTALLED.
8. IT IS THE CUSTOMER'S RESPONSIBILITY TO ACCOUNT FOR PRESSURE LOSSES FROM THE ASSEMBLY.
9. BACKFLOW PREVENTION SHALL NOT BE RELOCATED, REMOVED, OR REPLACED WITHOUT PRIOR APPROVAL FROM CITY OF FERNLEY.
10. PLEASE NOTE THAT THE REQUIRED ASSEMBLIES PROTECT THE PUBLIC WATER SYSTEM ONLY.
11. ENGINEER TO PROVIDE DOCUMENTATION THAT THE ASSEMBLIES ARE USC APPROVED.

GENERAL NOTES

Table with 4 columns: Detail No., DATE, REVISIONS, BY. Row 1: 3, GEN NOTES

GENERAL NOTES FOR SANITARY SEWER

- 1. SEWER LINE CLEANING SHALL BE PERFORMED WITH HYDRAULICALLY PROPELLED, HIGH-VELOCITY JET, MECHANICALLY POWERED EQUIPMENT, OR OTHER PUBLIC WORKS APPROVED DEVICES. THE CLEANING SHALL RESTORE THE SEWER LINES TO A MINIMUM OF 95% OF THE LINES ORIGINAL CARRYING CAPACITY. FINAL ACCEPTANCE SHALL BE MADE AFTER SUCCESSFUL INSPECTION TO THE PUBLIC WORKS INSPECTORS SATISFACTION THAT THE CONDITIONS ABOVE HAVE BEEN MET.
2. SEWER GRADES SHALL BE VERIFIED AT EACH MANHOLE. INSPECTOR SHALL VERIFY PROPER OPERATION OF LEVELING EQUIPMENT AND PROCEDURE.
3. ALL NEW PUBLIC COLLECTOR SEWERS SHALL BE 8 INCHES OR LARGER.

GENERAL NOTES FOR E-ONE SEWER

- 1. MINIMUM BURY DEPTH IS 30 INCHES.
2. ALL LOW PRESSURE FORCE MAIN PIPING SHALL BE SDR 21 PVC FOR 2" AND 3" MAINS AND C900 PVC FOR 4" AND LARGER MAINS.
3. INSTALL AIR-RELEASE VALVES AT SYSTEM HIGH POINTS OR EVERY 2000 FT OF PIPE RUN.
4. INSTALL FLUSHING STATIONS AND ISOLATION VALVES AT EVERY 1500 FT OF PIPE RUN AND WHENEVER TWO OR MORE MAINS COME TOGETHER.
5. 'LOOPEE' SYSTEMS ARE NOT ALLOWED.
6. SIZE SEWER MAINS IN ACCORDANCE WITH TABLES 4 AND 7 (MAXIMUM NUMBER OF GRINDER PUMP CORES OPERATING DAILY AND SCH 40 PVC PIPE FLUID DYNAMICS) FROM THE ENVIRONMENT-ONE CATALOG.
7. USE OF ENVIRONMENT-ONE SYSTEM COMPONENTS HAS BEEN AUTHORIZED BY THE UTILITY. ALTERNATE SYSTEM WILL BE REVIEWED ON A CASE-BY-CASE BASIS.
8. 'FLAPPER' TYPE STOP-CHECK VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN LINE AS FEASIBLE.

GEOTECHNICAL NOTE:

- 1. BACKFILL OF L.P. SEWER TRENCHES SHALL BE IN ACCORDANCE WITH THE DETAIL ON PAGE ONE OF THESE CITY OF FERNLEY STANDARDS. THE REQUIREMENT FOR CLASS 'A' BEDDING SAND MAY BE WAIVED IF THE TRENCH IS IN A NON-STRUCTURAL LOCATION AND THE NATIVE MATERIAL HAS A PLASTICITY INDEX OF LESS THAN 20.

SYSTEM TESTING:

- 1. THE CITY OF FERNLEY OR ITS AUTHORIZED INSPECTOR SHALL INSPECT ALL SYSTEMS PRIOR TO BURIAL.
2. COMPACTION TESTING (>90% ASTM D1557A) IS REQUIRED IN ALL STRUCTURAL AREAS.
3. HYDROSTATICALLY TEST THE LINE TO 150% OF DEAD HEAD PRESSURE (90 psi) FOR 2 HOURS. SYSTEM SHALL NOT LOSE MORE THAN 5 psi WITHIN THIS TESTING PERIOD.

GENERAL NOTES

Table with 4 columns: Detail No., DATE, REVISIONS, BY. Row 1: 4, GEN NOTES

GENERAL NOTES FOR ROADWAY GEOMETRICS

- 1. THE ENGINEER SHALL SUBMIT A TRAFFIC REPORT AND PAVEMENT SECTION DESIGN WITH THE IMPROVEMENT PLANS, UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER.
2. THE ENGINEER OF RECORD SHALL SUBMIT THE PAVEMENT MIX DESIGN TWO (2) WEEKS PRIOR TO PAVING TO THE CITY OF FERNLEY PUBLIC WORKS DEPARTMENT FOR REVIEW.
3. DESIGN OF THE STRUCTURAL SECTION FOR ASPHALT CONCRETE PAVEMENT FOR BOTH PUBLIC AND PRIVATE STREETS SHALL CONFORM TO THE PROCEDURES AS SET FORTH IN THE CURRENT ASPHALT INSTITUTE MANUAL TRAFFIC STUDY FOR THE PROJECT. SUFFICIENT TESTS SHALL BE MADE TO FULLY EVALUATE EACH DIFFERENT SOIL TYPE IN THE PROJECT. MAJOR ARTERIAL, MINOR ARTERIAL, INDUSTRIAL AND COMMERCIAL STREETS SHALL BE A TYPE 2 AC-20P ASPHALT CONCRETE (AC) PAVEMENT MIX DESIGN WITH HYDRATED LIME (MINERAL FILLER) ADDED AT ONE AND ONE-HALF PERCENT OF THE WEIGHT OF THE DRY AGGREGATES. COLLECTOR AND LOCAL/RESIDENTIAL STREETS SHALL BE A TYPE 3 AC-20 ASPHALT CONCRETE (AC) PAVEMENT MIX DESIGN WITH HYDRATED LIME (MINERAL FILLER) ADDED AT ONE AND ONE-HALF PERCENT OF THE WEIGHT OF THE DRY AGGREGATES. THE MINIMUM DESIGN LIFE OF THE STRUCTURAL SECTION SHALL BE 20 YEARS. MINIMUM STREET STRUCTURAL SECTIONS FOR BOTH PUBLIC AND PRIVATE STREETS SHALL BE 3" AC ON 6" OF TYPE 2, CLASS B AGGREGATE BASE FOR LOCAL/RESIDENTIAL STREETS, 3" AC ON 6" TYPE 2, CLASS B AGGREGATE BASE FOR EXPRESSWAYS AND MAJOR ARTERIAL STREETS. ALL STREETS, BOTH PUBLIC AND PRIVATE, WHICH ARE TO BE UTILIZED BY CONSTRUCTION VEHICLES DURING DEVELOPMENT, SHALL BE DESIGNED TO CARRY THE MAXIMUM ANTICIPATED LOADS. CONCRETE STREETS MAY BE PERMITTED UPON APPROVAL OF STRUCTURAL DESIGNS BY PUBLIC WORK.

STRIPING AND SIGNAGE

- 1. PAVEMENT STRIPING SHALL BE NDOT TYPE II WATERBORNE PAINT WITH A MINIMUM FILM THICKNESS OF 25 MILS APPLIED IN TWO COATS. DROP ON GLASS BEADS SHALL BE APPLIED ON SECOND COAT. SEE SECTION 632 OF THE CURRENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SILVER BOOK).
2. PAVEMENT SYMBOL MARKINGS, YIELD LINES, AND STOP BARS SHALL BE REFLECTIVE THERMOPLASTIC MATERIAL MEETING THE CURRENT SPECIFICATIONS FROM SECTION 634 OF THE SILVER BOOK.
3. THE DESIGN AND INSTALLATION OF TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

TRENCHING AND PATCHING

- 1. THE DESIGN AND INSTALLATION OF TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

GENERAL NOTES

Table with 4 columns: Detail No., DATE, REVISIONS, BY. Row 1: 5, GEN NOTES

GENERAL NOTES FOR CONCRETE WORK

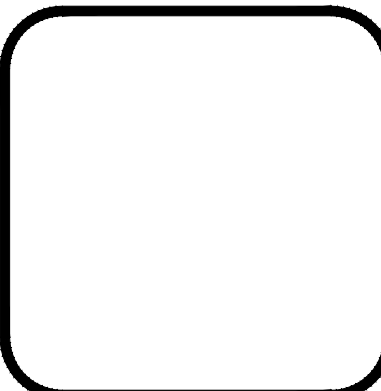
- 1. NO CONCRETE SHALL BE PLACED UNTIL FORMS AND SUBGRADE ARE INSPECTED BY THE CITY EXCAVATION PERMIT INSPECTOR OR APPLICABLE ENGINEER OF RECORD.
2. FIBER-REINFORCED PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS: 4000 PSI MIN. COMPRESSIVE STRENGTH @ 28 DAYS; MIN 6 SACKS OF CEMENT PER CUBIC YARD WITH A MAX. WATER/CEMENT RATIO OF 0.45; AIR ENTRAINMENT 0% ± 1.5%; SLUMP AT 1 TO 4 INCHES; ALL MATERIALS SHALL CONFORM TO SSPWC SECTION 202. POLYPROPYLENE FIBERS SHALL BE ADDED TO THE P.C.C. PER THE MANUFACTURERS RECOMMENDATIONS.
3. COMMERCIAL DRIVEWAYS SHALL HAVE #4 BARS AT 18" ON-CENTER LONGITUDINAL AND TRANSVERSE EXTENDING INTO GUTTER PAN AND DRIVEWAY WINGS. MINIMUM 2" CONCRETE COVER FOR ALL REINFORCING BARS.
4. IF EXPANSION JOINT EXISTS WITHIN 4 FEET OF DRIVEWAY, REMOVE SIDEWALK AND CURB AND GUTTER TO THAT JOINT.
5. CONCRETE REMOVAL SHALL BE TO NEAT SAWCUT LINES
6. REMOVE CONCRETE WHEN CONSTRUCTING DRIVEWAY WHERE CURB AND GUTTER EXIST
7. DEPRESSED CURB LENGTH TO MATCH DRIVEWAY WIDTH
8. WEAKENED PLAIN JOINTS AT 5'-0" O.C. WITH EXPANSION JOINT IF NECESSARY

GENERAL NOTES

Table with 4 columns: Detail No., DATE, REVISIONS, BY. Row 1: 6, GEN NOTES

Table with 2 columns: COMMENTS, DATE. Row 1: PER SHAW ENGINEERING COMMENTS, 9/02/2020. Row 2: PER CITY OF FERNLEY COMMENTS, 11/05/2020.

PHELPS ENGINEERING logo and contact information: 155 Country Estates Circle, Suite 300, Reno, NV 89511 (775) 399-7200, www.phelpsengineering.net



Know what's below. Call 811 before you dig.

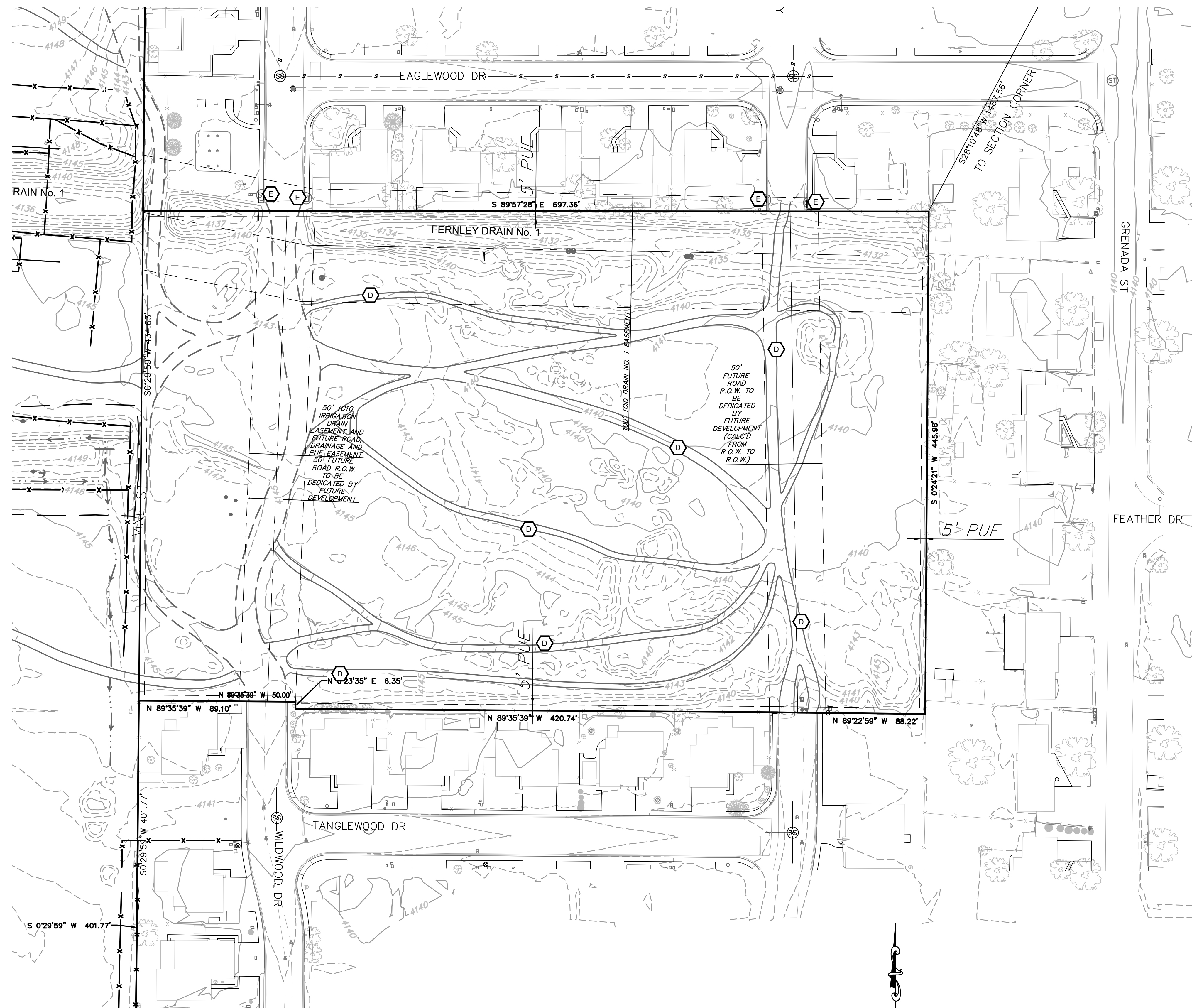
NOT TO SCALE IF SHEET SIZE OTHER THAN 24"x36"

DESIGNED BY: JGF, DRAWN BY: JJP, CHECKED BY: JGF

GENERAL NOTES

FERNWOOD TENTATIVE MAP LYON COUNTY FERNLEY, NEVADA

02/09/2021 PROJECT NO.: 19239



EXISTING CONDITIONS LEGEND:

- PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING SECTION LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING ROAD CENTER LINE
- EDGE OF PAVEMENT
- CURB & GUTTER
- PARKING/TRAFFIC SIGN
- DRAINAGE FLOWLINE
- EXISTING STORM SEWER
- (ST) EXISTING STORM MANHOLE
- W — EXISTING WATER LINE W/FIRE HYDRANT AND GATE/BUTTERFLY VALVE
- EXISTING SANITARY SEWER W/MANHOLE
- RW — EXISTING RAW WATER LINE
- T — EXISTING TELEPHONE
- UGF — EXISTING COMMUNICATION LINE
- (T) EXISTING TRANSFORMER
- G — EXISTING GAS LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- E — EXISTING ELECTRIC
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FENCE
- EXISTING UNPAVED ROAD
- EXISTING VEGETATION TO REMAIN

REMOVE AND DEMOLISH KEY NOTES:

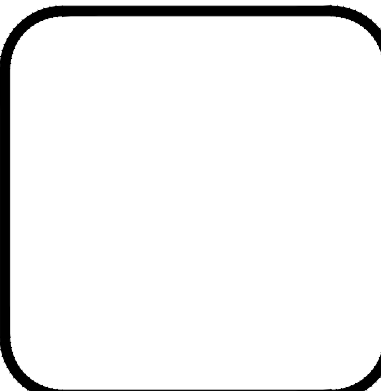
- (A) EXISTING DITCH TO REMAIN
- (B) EXISTING DITCH TO BE REGRADED
- (C) STRUCTURE TO BE DEMOLISHED
- (D) TRAIL SYSTEM TO BE REMOVED
- (V) EXISTING VEGETATION TO BE REMOVED
- (E) EXISTING STORM SEWER INLET
- (F) EXISTING 18" STORM PIPE TO BE REMOVED
- (X) EXISTING FENCE TO BE DEMOLISHED

DEMOLITION NOTES:

ALL ON SITE STRUCTURES, UTILITIES, VEGETATION, WALLS, FENCES AND OTHER ITEMS TO BE REMOVED UNLESS OTHERWISE NOTED

No.	REVISIONS	DATE
1	PER SHAW ENGINEERING COMMENTS	9/02/2020
2	PER CITY OF FERNLEY COMMENTS	11/05/2020

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 www.phelpsengineering.net



811
 Know what's below.
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 NOT TO SCALE IF SHEET SIZE OTHER THAN 24"x36"
 DESIGNED BY: FGF
 DRAWN BY: JJP
 CHECKED BY: FGF

EXISTING CONDITIONS

FERNWOOD TENTATIVE MAP LYON COUNTY FERNLEY, NEVADA

02/09/2021
 PROJECT NO.: 19239

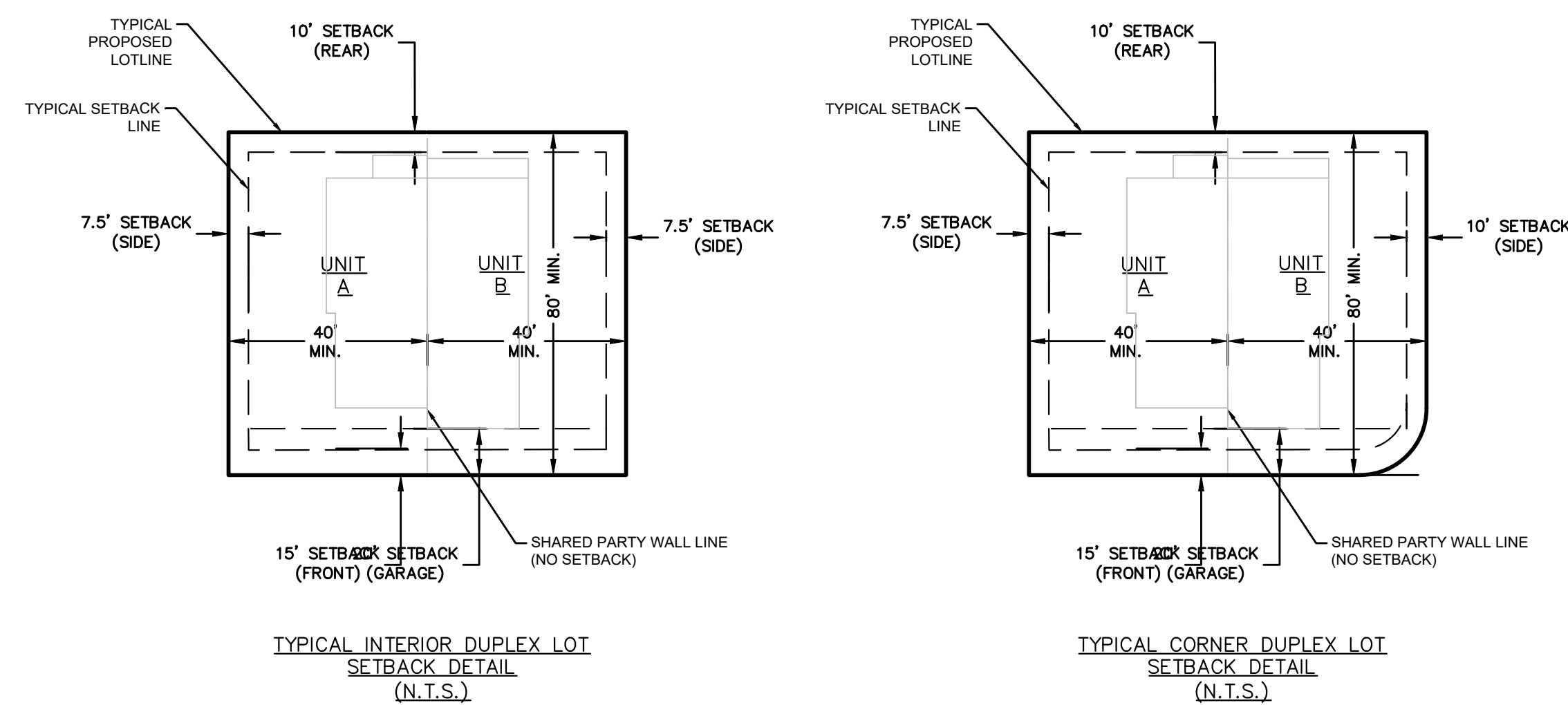
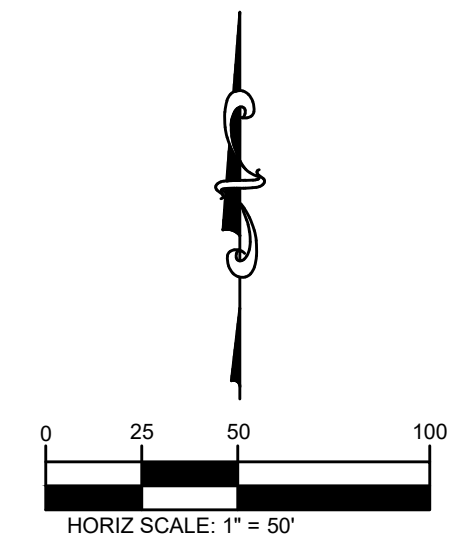


SITE LEGEND:

- BOUNDARY LINE
 - LOT LINE
 - RIGHT-OF-WAY
 - - - EXISTING RIGHT-OF-WAY
 - - - EXISTING SECTION LINE
 - - - EASEMENT LINE
 - - - EXISTING EASEMENT LINE
 - ROAD CENTER LINE
 - EXISTING ROAD CENTER LINE
 - EDGE OF PAVEMENT
 - CURB & GUTTER
 - DRAINAGE FLOWLINE
 - T — EXISTING TELEPHONE
 - G — EXISTING GAS
 - E — EXISTING OVERHEAD ELECTRIC
 - E — EXISTING ELECTRIC
 - EXISTING POWER POLE
 - EXISTING LIGHT POLE
 - ☀ — PROPOSED LIGHT POLE
 - X — EXISTING FENCE
 - - - EXISTING UNPAVED ROAD
- 43 ← LOT NUMBER
7743 ← LOT SIZE IN SQUARE FEET

SITE KEY NOTES:

- SW 4-FT WIDE SIDEWALK



STANDARD LOT SETBACK DETAILS
(MDR14 ZONING)
28 LOTS
7045 AVG. LOT SIZE

NO.	REVISIONS	DATE	BY
1	PER SHAW ENGINEERING COMMENTS	9/02/2020	CT
2	PER CITY OF FERNLEY COMMENTS	11/05/2020	CT

PHELPS
ENGINEERING

155 Country Estates Circle, Suite 300
Reno, NV 89511 (775) 969-7200
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811

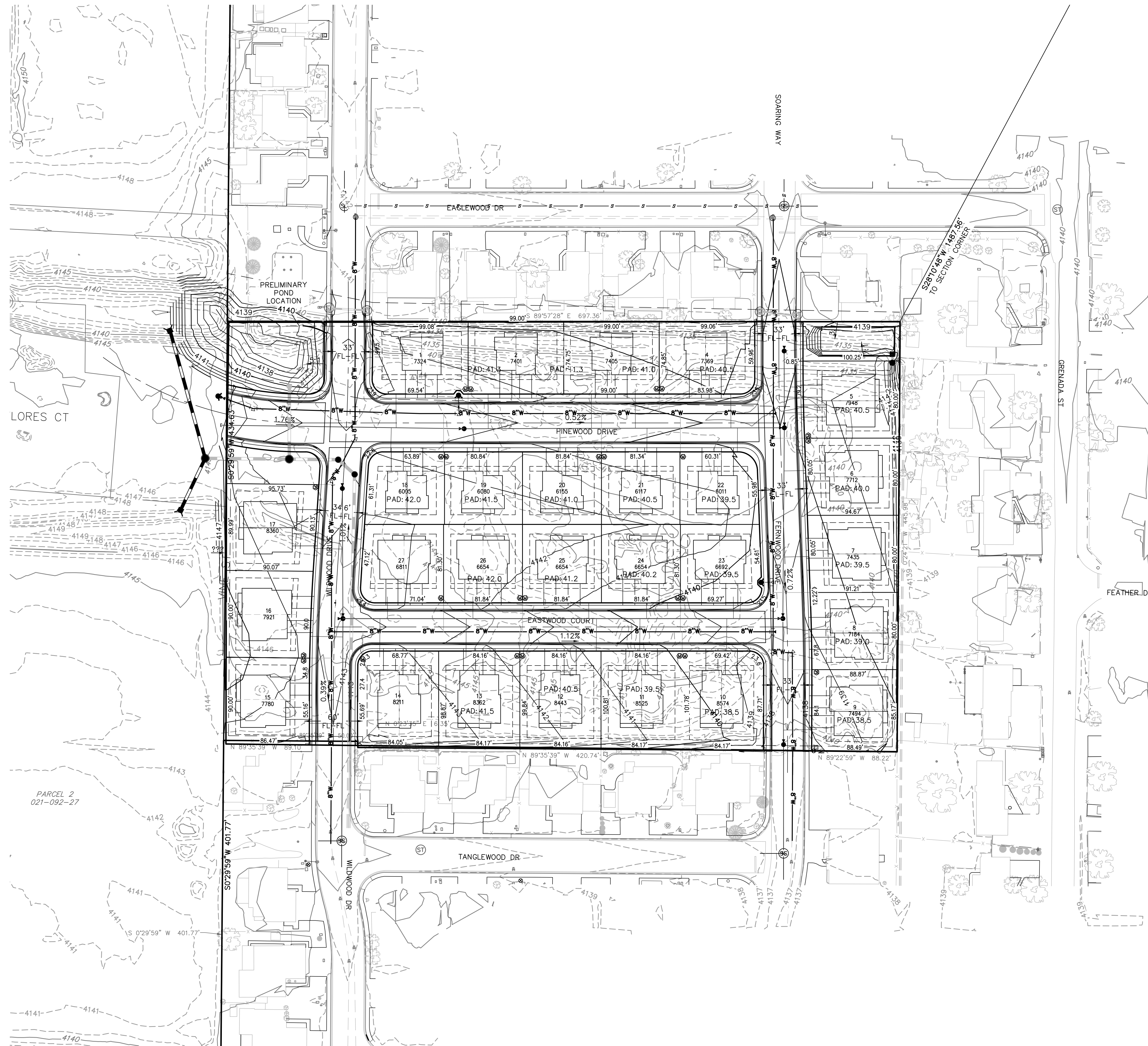
Know what's below.
Call 811 before you dig.

NOT TO SCALE IF SHEET SIZE OTHER THAN 24"x36"

DESIGNED BY: FGF
DRAWN BY: JJP
CHECKED BY: FGF

SITE PLAN

FERNWOOD
TENTATIVE MAP
LYON COUNTY
FERNLEY, NEVADA



GRADING LEGEND:

- 8600 EXISTING CONTOURS
- 8600 PROPOSED CONTOURS
- LOT LINE
- SETBACK LINE
- RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY LINE
- EXISTING SECTION LINE
- EXISTING SECTION LINE
- TRACT
- EASEMENT LINE
- EXISTING EASEMENT LINE
- ROAD CENTER LINE
- EXISTING ROAD CENTER LINE
- EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- STORM SEWER WINLET AND FES
- DRAINAGE FLOWLINE
- 100-YR FLOOD PLAIN
- EXISTING 100-YR FLOOD PLAIN

BASIS OF BEARINGS

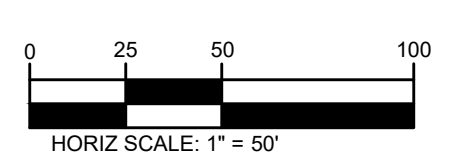
N 89°39'51" W ALONG THE SOUTH LINE OF THE SW1/4-SW1/4 OF SECTION 15, T20N, R24 E M.D.B.&M., AS SHOWN ON THE DIVISION INTO LARGE PARCEL MAP FOR FERNLEY HILLS ENTERPRISES, INC. FILE #239717 IN THE LYON COUNTY RECORDS.

DATUM STATEMENT

SURVEY CONTROL IS BASED UPON UTILIZING THE ONLINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE NATIONAL GEODETIC SURVEY (NGS).

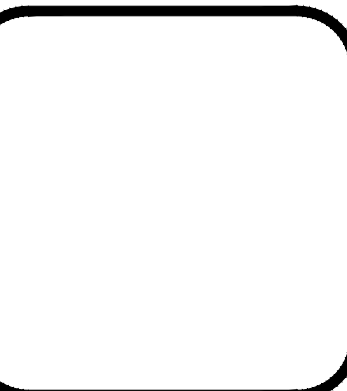
POINT # 1 IS A NO. 5 REBAR SET ON THE EAST SIDE OF THE INTERSECTION OF TANGLEWOOD DRIVE AND FERNWOOD DRIVE.

POSITIONAL DATA FOR POINT #1:
 LATITUDE: 39°36'35.10922 N
 LONGITUDE: 119°13'45.99844 W
 EL. HEIGHT: 1236.801 M OR 4057.746 US FT
 ORTHO HEIGHT: 1260.956 M OR 4136.995 US FT NAVD 88 DATUM
 PROCESSED ON 11/21/19



CT	DATE	REVISIONS	BY
1	9/02/2020	PER SHAW ENGINEERING COMMENTS	
2	11/05/2020	PER CITY OF FERNLEY COMMENTS	

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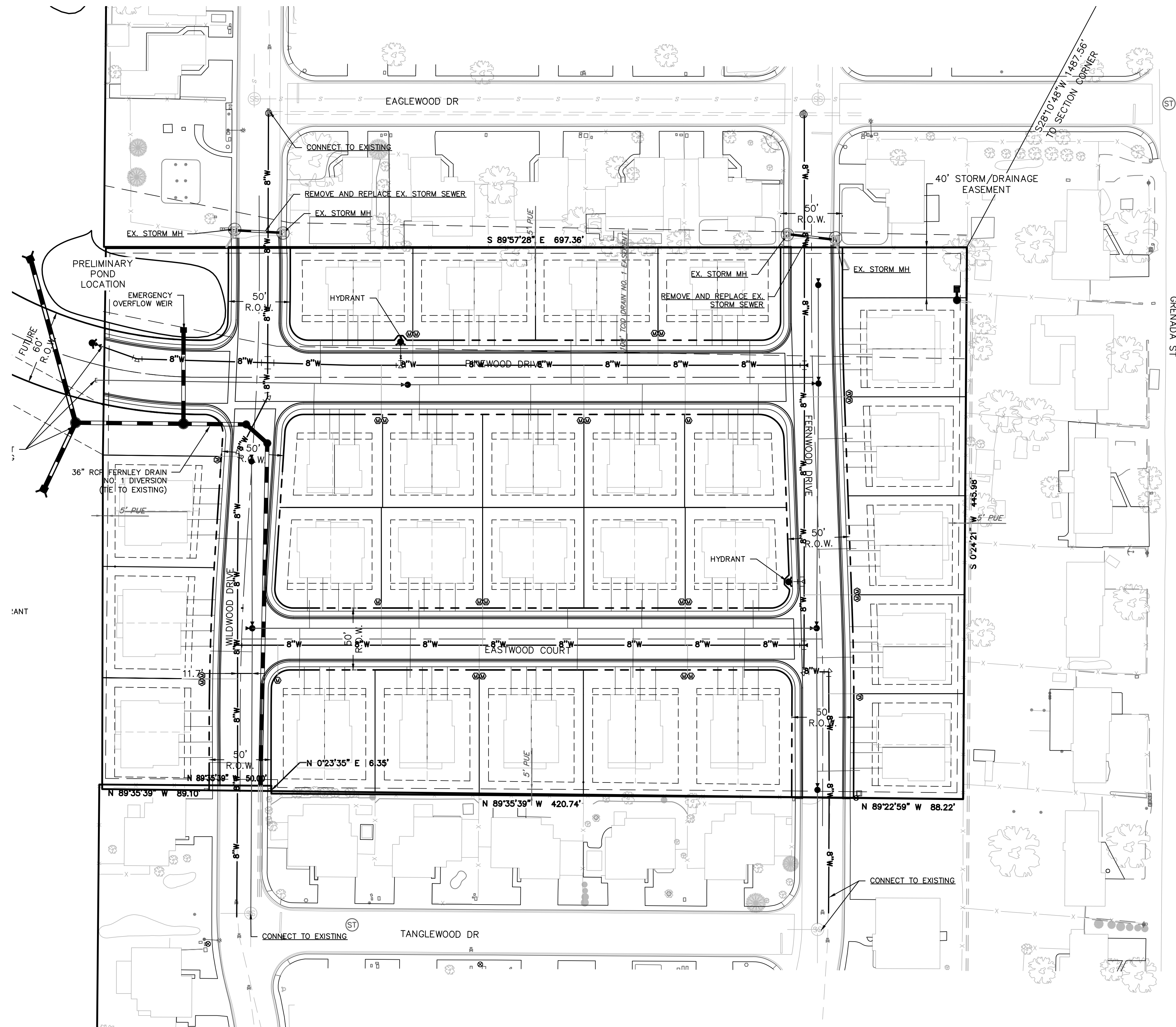
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GRADING PLAN

FERNWOOD TENTATIVE MAP LYON COUNTY FERNLEY, NEVADA

02/09/2021
 PROJECT NO.: 19239

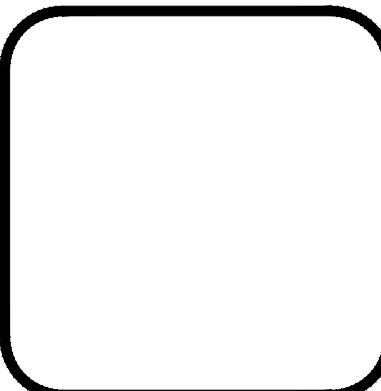


UTILITY LEGEND:

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- ROAD CENTER LINE
- EXISTING ROAD CENTER LINE
- TRACT
- EDGE OF PAVEMENT
- CURB & GUTTER
- EXISTING DRAINAGE FLOWLINE
- STORM SEWER WINLET AND FES
- EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- WATER LINE W/FIRE HYDRANT AND GATE/BUTTERFLY VALVE
- WATER METER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER W/MANHOLE
- 8-INCH Ø SANITARY SEWER W/MANHOLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC
- ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE

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UTILITY PLAN

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