

# WILSON LANDING SUBDIVISION

## TENTATIVE SUBDIVISION MAP

### TITLE SHEET

**OWNER:**  
HERO LAND HOLDINGS, LLC  
2241 HARVARD STREET, SUITE 200  
SACRAMENTO, CA 95815

**APPLICANT / DEVELOPER:**  
DOUGLAS T. BARKER  
979 MELBA DRIVE  
RENO, NV 89593  
775.762.2027

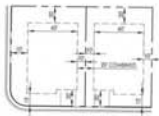
**BASIS OF BEARINGS**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), HIGH ACCURACY REFERENCE NETWORK (HARD BENCHMARK), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK. THE BEARING BETWEEN GPS REFERENCE STATION "COOP1" (1784000) AND HIGH BENCHMARK 8346 IS TAKEN AS NORTH 67°30' EAST. ALL DIMENSIONS SHOWN ARE CIRCULAR DISTANCES. COMBINED GRID TO GROUND FACTOR = 1.00037936.

**BASIS OF ELEVATION**

THE BASIS OF ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AS TAKEN FROM NGS BENCHMARK 8346, WITH A PUBLISHED ELEVATION OF 4135.00 FT. BENCHMARK 8346 IS DESCRIBED AS BENCH A 3 1/2" DIA BENCHMARK. DISK - MARKED "CGS 8346 1987" SET IN TOP OF CONCRETE MONUMENT - 1.03 MILES NE ALONG US ALTERNATE HIGHWAY 95 FROM THE POST OFFICE IN FERRELLY.

**TYPICAL LOT SETBACK DETAIL**



**NOTE:**  
REFER TO EXISTING CONDITIONS PLAN (EC-1) FOR EXISTING EASEMENTS TO BE RELINQUISHED.



VICINITY MAP  
NOT TO SCALE

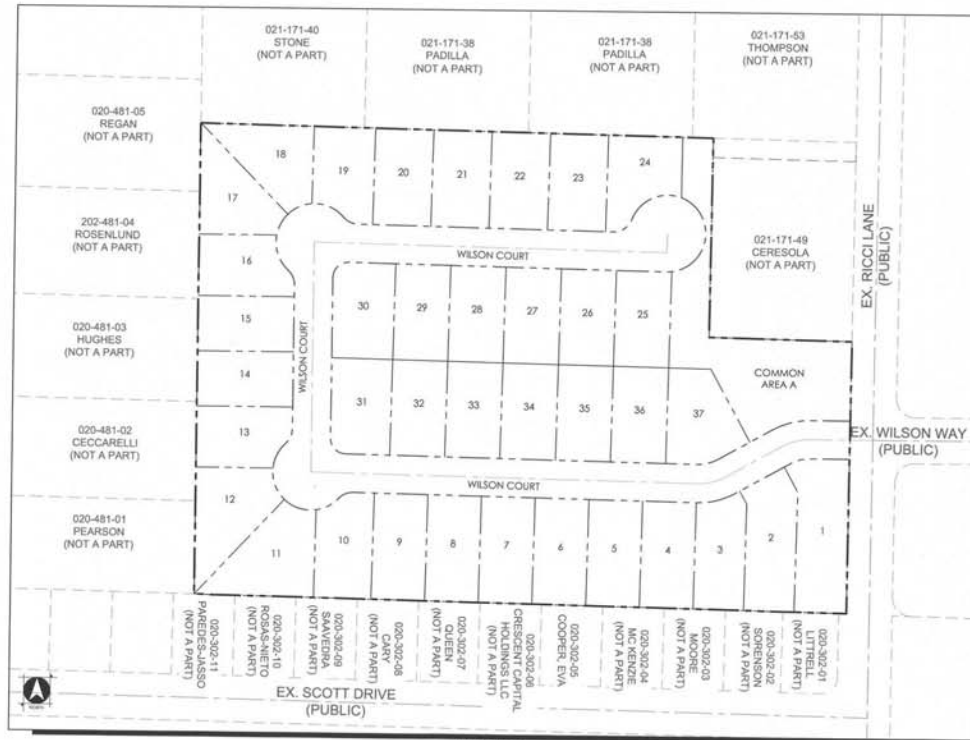
**SITE INFORMATION:**

**SITE INFORMATION:**  
TOTAL NUMBER OF LOTS = 37  
COVERED AREA = 10.82 AC  
TOTAL SITE AREA = 10.82 AC  
RIGHT OF WAY AREA = 1.92 AC  
LOT AREA = 8.26 AC  
COMMON AREA = 0.30 AC  
**PROJECT DENSITY:**  
GROSS DENSITY = 3.42 U/LAC  
NET DENSITY = 4.0 U/LAC  
**LOT SUMMARY:**  
MINIMUM LOT SIZE = 8,000 SF  
MAXIMUM LOT SIZE = 13,000 SF  
AVERAGE LOT SIZE = 8,719 SF  
**ASSESSOR PARCEL NUMBERS:**  
021-171-05 021-171-04

**ENGINEER'S STATEMENT:**

I, C. EVAN NEER, DO HEREBY CERTIFY THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND WAS COMPLETED ON THE 13TH DAY OF SEPTEMBER, 2007.

*C. Evan Neer*  
C. EVAN NEER, P.E. #1168



SITE PLAN  
NOT TO SCALE

**SHEET INDEX**

SHEET NO.	DWG. NO.	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	BC-1	EXISTING CONDITIONS PLAN
3	SB-1	PRELIMINARY LOT AND BLOCK PLAN
4	CL-1	PRELIMINARY GRADING PLAN
5	UL-1	PRELIMINARY UTILITY PLAN
6	LS-1	PRELIMINARY LANDSCAPE PLAN

WILSON LANDING SUBDIVISION  
TITLE SHEET

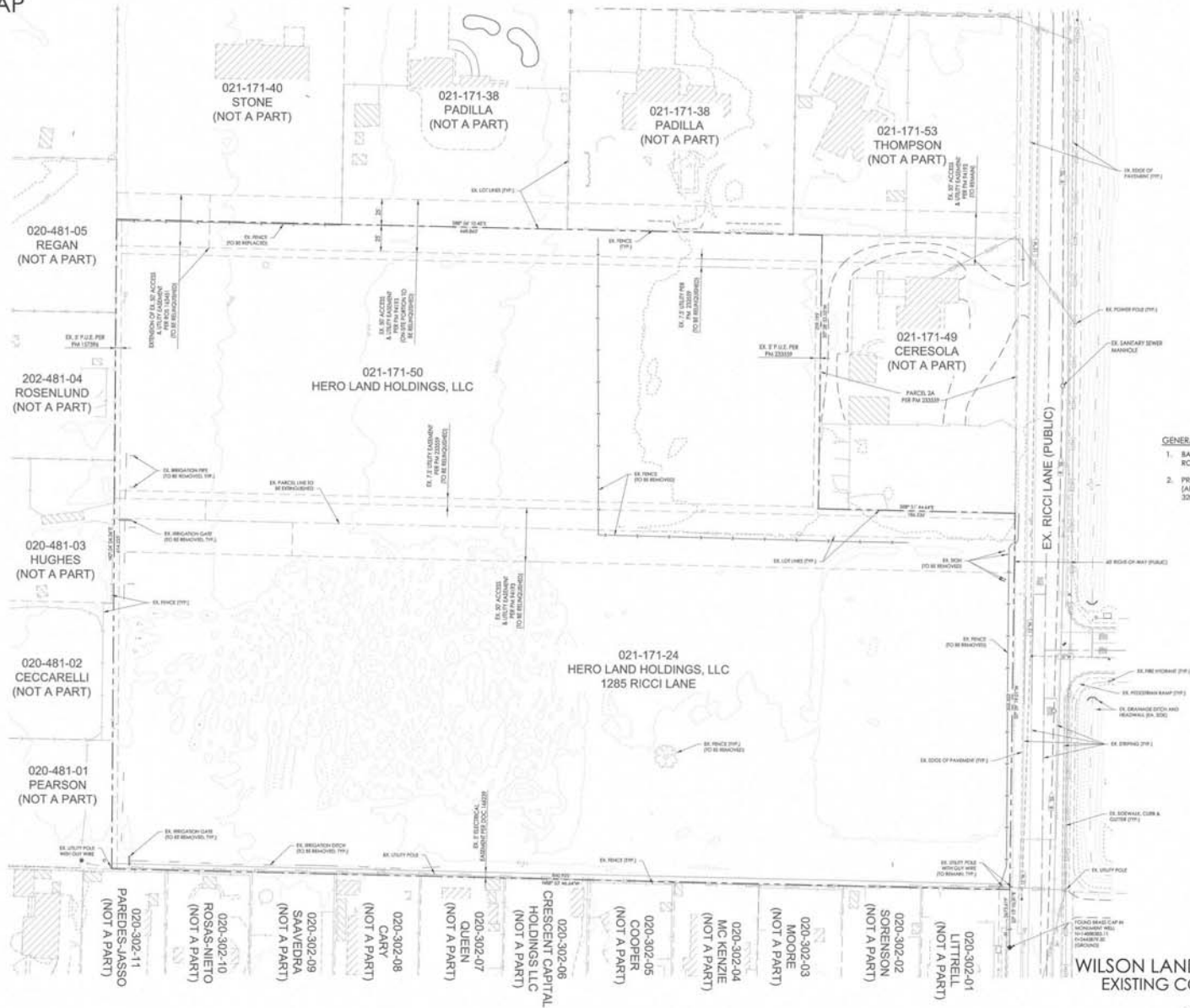


**WOOD ROGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard Tel 775.823.4068  
Reno, NV 89502 Fax 775.823.4066

3799.007 SEPTEMBER, 2007  
SHEET T-1 OF 6

# WILSON LANDING SUBDIVISION

TENTATIVE SUBDIVISION MAP  
EXISTING CONDITIONS PLAN



- GENERAL NOTES:**
1. BASE TOPOGRAPHIC MAP PREPARED BY WOOD RODGERS, INC. (RENO, NV), DATED JULY 21, 2009.
  2. PROJECT IS LOCATED IN A ZONE X FLOOD ZONE (AREA OF MINIMAL FLOOD HAZARD) PER FIRM 3001FC0105E, EFFECTIVE JANUARY 16, 2009.

WILSON LANDING SUBDIVISION  
EXISTING CONDITIONS PLAN



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1961 Corporate Boulevard Tel 775.823.4068  
Reno, NV 89502 Fax 775.823.4066

3797.007 SEPTEMBER, 2020  
SHEET EC-10F 6

# WILSON LANDING SUBDIVISION

TENTATIVE SUBDIVISION MAP  
PRELIMINARY LOT AND BLOCK PLAN



- GENERAL NOTES:**
1. REFER TO EXISTING CONDITIONS PLAN (EC-1) FOR EXISTING EASEMENTS TO BE RELINQUISHED.
  2. A 10' P.U.E. SHALL BE GRANTED CONCURRENT WITH ALL RIGHT-OF-WAY AND A 5' P.U.E. SHALL BE GRANTED ON SIDE AND REAR LOT LINES.



WILSON LANDING SUBDIVISION  
PRELIMINARY LOT AND BLOCK PLAN



**WOOD RODGERS**  
BUILDINGS RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard Tel 775.823.4068  
Reno, NV 89502 Fax 775.823.4066

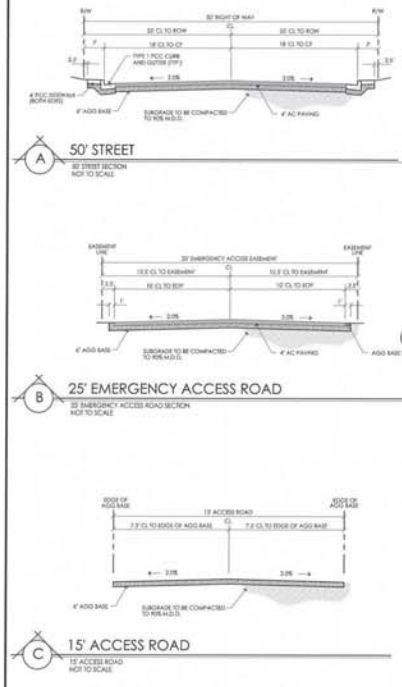
3797.007 SEPTEMBER, 2020

SHEET LB-1 OF 6

# WILSON LANDING SUBDIVISION

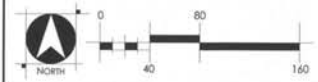
## TENTATIVE SUBDIVISION MAP

### PRELIMINARY GRADING PLAN



**ESTIMATED EARTHWORK QUANTITIES**  
 CUT VOLUME: 3,400 CY  
 FILL VOLUME: 22,420 CY  
 NET IMPORT: 19,020 CY (FILL)

**NOTE**  
 CUT AND FILL SLOPES NOT TO EXCEED 3:1 (HORIZONTAL TO VERTICAL).



**WILSON LANDING SUBDIVISION**  
**PRELIMINARY GRADING PLAN**

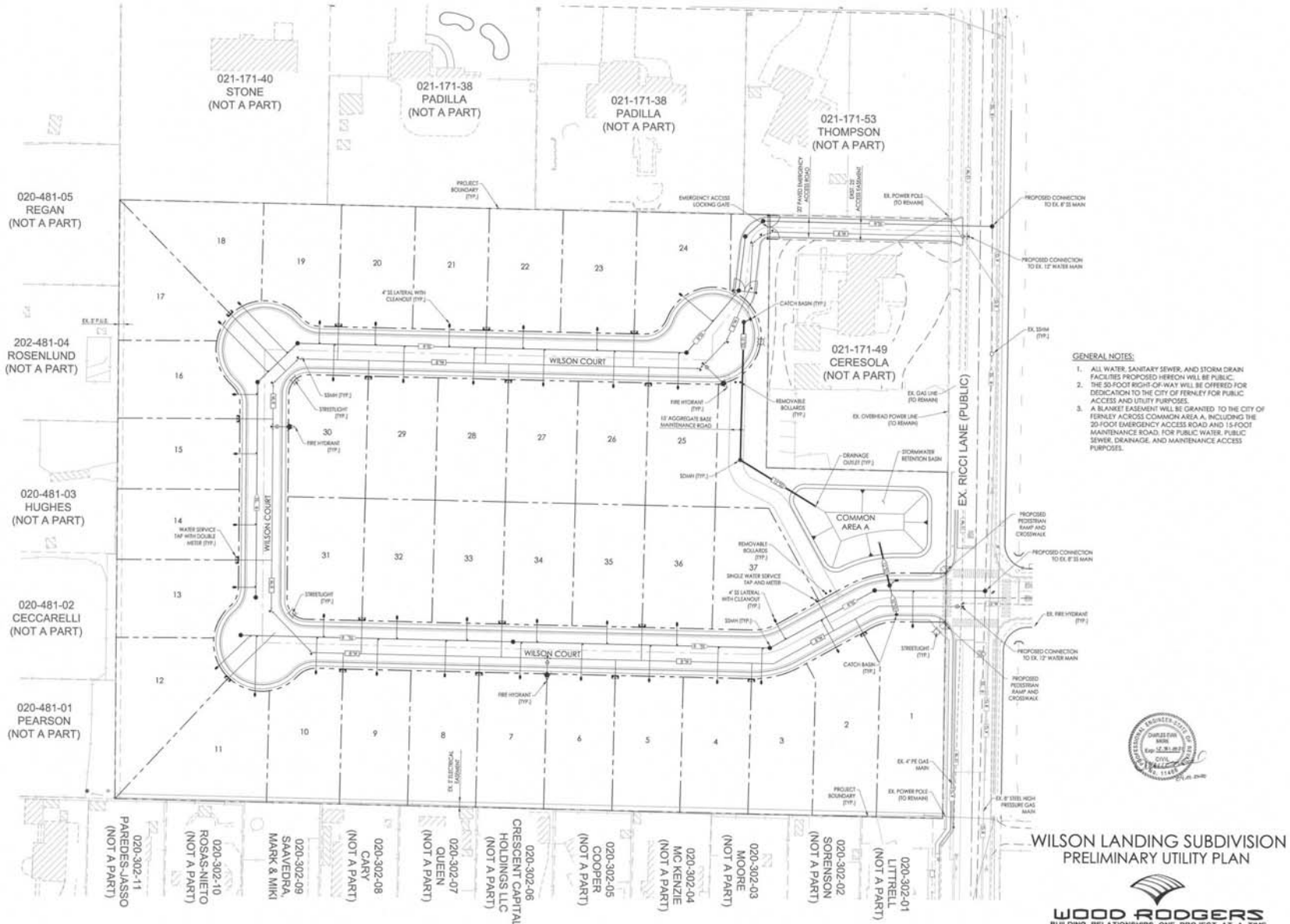
**WOOD ROGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard Tel: 775.823.4068  
 Reno, NV 89502 Fax: 775.823.4066

3797.007 SEPTEMBER, 2020  
**SHEET G-1 OF 6**

# WILSON LANDING SUBDIVISION

## TENTATIVE SUBDIVISION MAP

### PRELIMINARY UTILITY PLAN



- GENERAL NOTES:**
1. ALL WATER, SANITARY SEWER, AND STORM DRAIN FACILITIES PROPOSED HEREON WILL BE PUBLIC. THE 50-FOOT RIGHT-OF-WAY WILL BE OFFERED FOR DEDICATION TO THE CITY OF FERNLEY FOR PUBLIC ACCESS AND UTILITY PURPOSES.
  2. A BLANKET EASEMENT WILL BE GRANTED TO THE CITY OF FERNLEY ACROSS COMMON AREA A, INCLUDING THE 20-FOOT EMERGENCY ACCESS ROAD AND 15-FOOT MAINTENANCE ROAD FOR PUBLIC WATER, PUBLIC SEWER, DRAINAGE, AND MAINTENANCE ACCESS PURPOSES.
  3. A BLANKET EASEMENT WILL BE GRANTED TO THE CITY OF FERNLEY ACROSS COMMON AREA A, INCLUDING THE 20-FOOT EMERGENCY ACCESS ROAD AND 15-FOOT MAINTENANCE ROAD FOR PUBLIC WATER, PUBLIC SEWER, DRAINAGE, AND MAINTENANCE ACCESS PURPOSES.

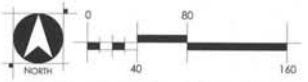


WILSON LANDING SUBDIVISION  
PRELIMINARY UTILITY PLAN



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard Tel 775.823.4068  
Reno, NV 89502 Fax 775.823.4066

3797.007 SEPTEMBER, 2020  
SHEET U-1 OF 6





# WILSON LANDING SUBDIVISION

## TENTATIVE SUBDIVISION MAP

### PRELIMINARY LANDSCAPE PLAN



- LEGEND**
- COMMON AREA
  - LOTS
  - PADS
  - ROADWAYS
  - BIP RAP SLOPE
  - FRONT YARD
  - TREES

- GENERAL NOTES:**
1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
  2. FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURE PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SQ AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF AMERICAN STANDARD FOR NURSERY STOCK. (ANSI Z60.1)
  3. ALL PLANTER BEDS WILL BE RECEIVE 4" DEPTH OF MULCH WITH WEED CONTROL.
  4. ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLANS. TURF GRASS WILL BE IRRIGATED USING LOW ANGLE SPRAY, ROTARY, AND JOB IMPACT HEADS TO REDUCE WIND DRIFT. CONTAINER PLANTING WILL BE DRIP IRRIGATED. A REDUCED PRESSURE TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUESTED PER CODE.



WILSON LANDING SUBDIVISION  
PRELIMINARY LANDSCAPE PLAN



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1961 Corporate Boulevard Tel 775.823.4068  
Reno, NV 89502 Fax 775.823.4068

3797.007 SEPTEMBER, 2020

