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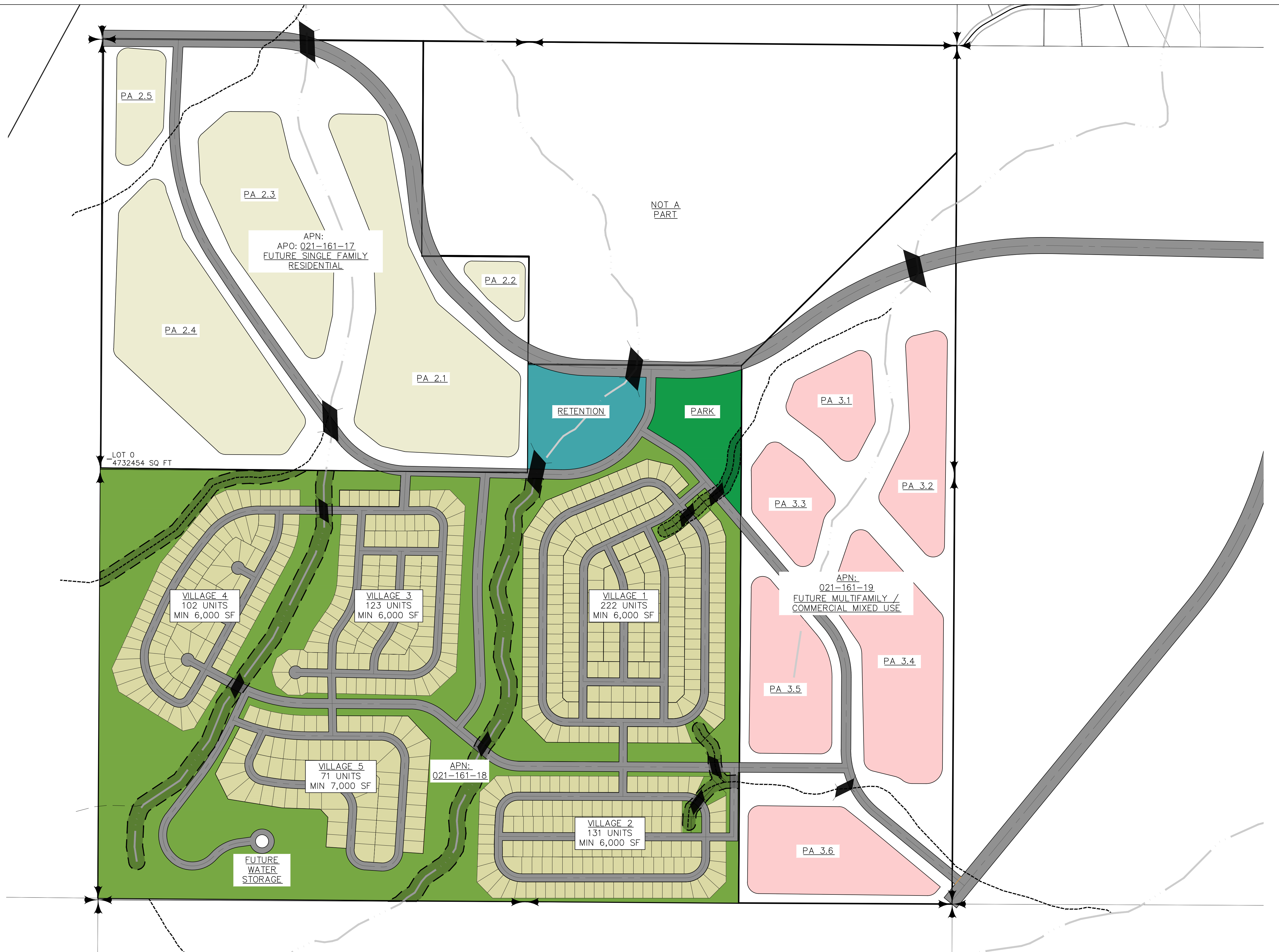
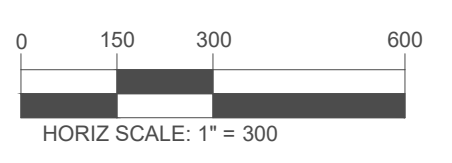
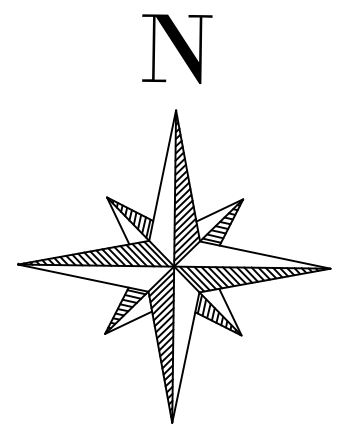
**PROJECT INFO:**

**PROJECT NAME:**  
FERNLEY 520

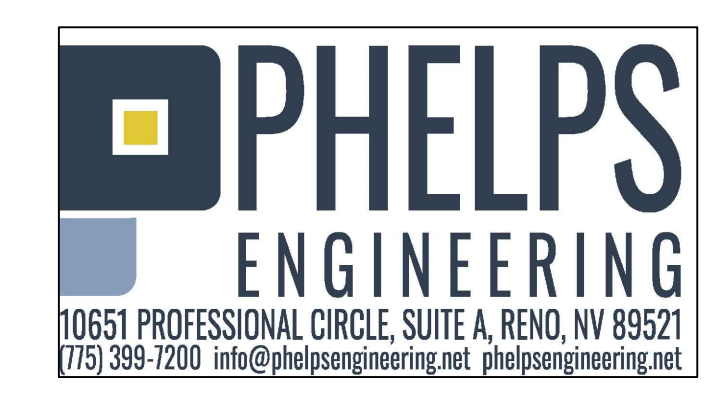
**PROJECT OWNER:**  
FERNLEY 520 LLC.

**PROJECT STATEMENT:**  
TOTAL AREA: 260 ACRES  
SFR UNITS: 649  
DENSITY: 2.5 DU/AC

SFR AREA: 106 AC (40.5%)  
ROADWAY AREA: 47 AC (18%)  
OPEN SPACE AREA: 98 AC (38%)  
RETENTION AREA: 9 AC (3.5%)



**FERNLEY 520**  
**SITE PLAN: APN 021-161-18**  
Lyon County  
Fernley, Nevada



*Exhibit*  
**1**

SCALE: AS SHOWN  
DATE: JAN, 2026  
DRAWN BY: DP  
CHECKED BY: LP

Drawing name: C:\Users\Devin Perry\Phelps Engineering Services\Company OneDrive - Company\Entitlement Engineering\250731 - SW Fernley 520\08 - CAD\Planning\DWG\250731\_Planning\_Base.dwg DRAFT TM Jan 23, 2026 11:15am by: Devin Perry

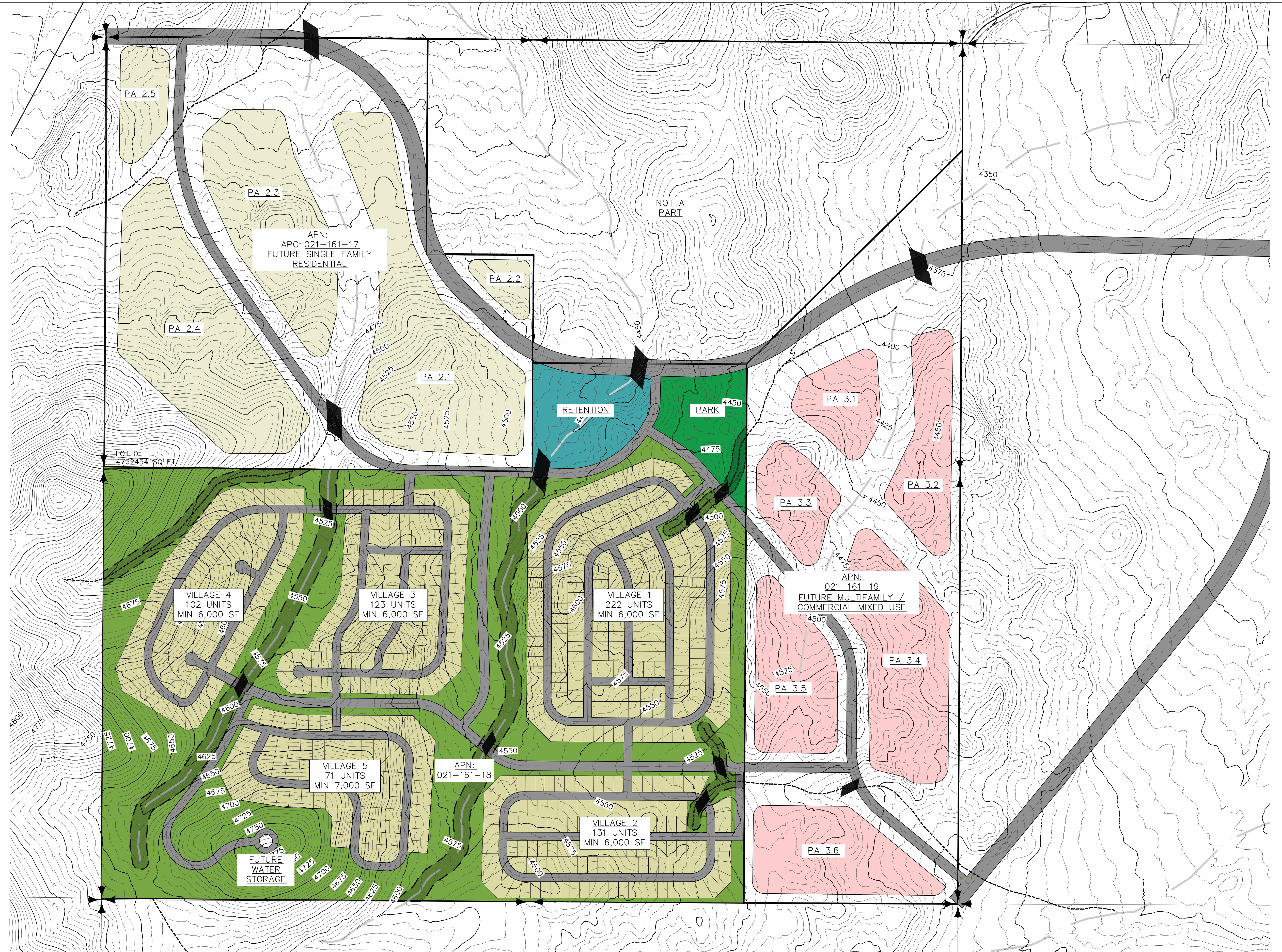
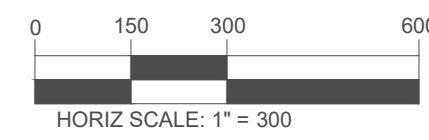
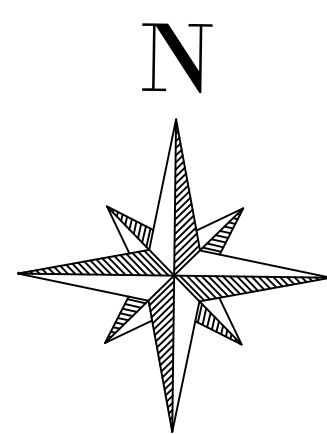
**PROJECT INFO:**

**PROJECT NAME:**  
FERNLEY 520

**PROJECT OWNER:**  
FERNLEY 520 LLC.

**PROJECT STATEMENT:**  
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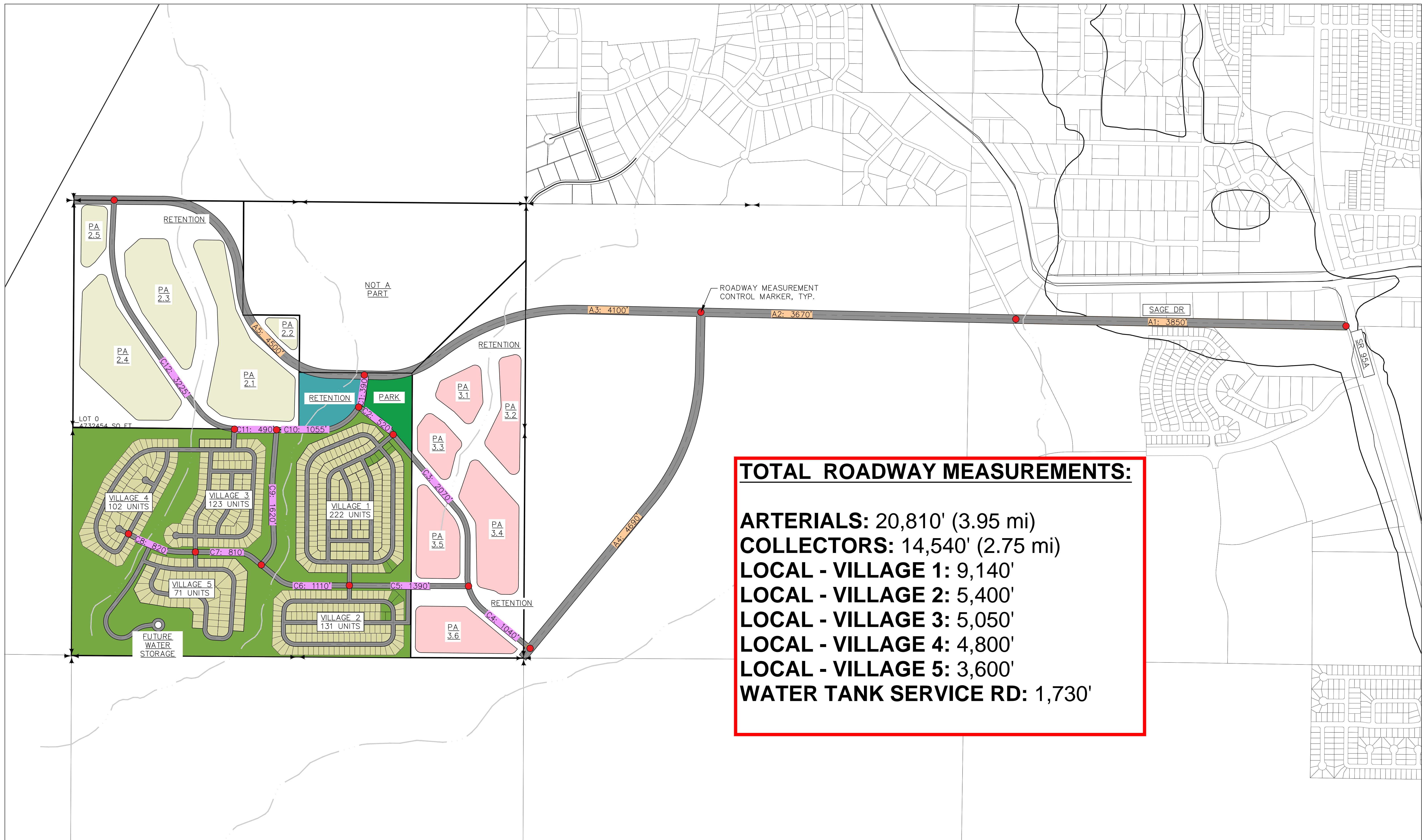


**FERNLEY 520**  
**SITE PLAN: APN 021-161-18**  
Lyon County  
Fernley, Nevada



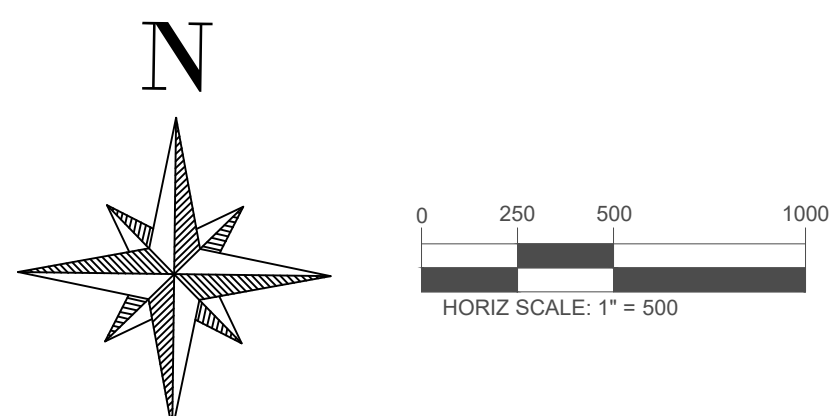
*Exhibit*  
**2**

SCALE: AS SHOWN  
DATE: JAN, 2026  
DRAWN BY: DP  
CHECKED BY: LP



**TOTAL ROADWAY MEASUREMENTS:**

- ARTERIALS:** 20,810' (3.95 mi)
- COLLECTORS:** 14,540' (2.75 mi)
- LOCAL - VILLAGE 1:** 9,140'
- LOCAL - VILLAGE 2:** 5,400'
- LOCAL - VILLAGE 3:** 5,050'
- LOCAL - VILLAGE 4:** 4,800'
- LOCAL - VILLAGE 5:** 3,600'
- WATER TANK SERVICE RD:** 1,730'



# FERNLEY 520 ROADWAY OVERVIEW

Lyon County  
Fernley, Nevada

