

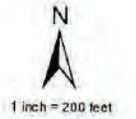


Appendix 3

SEWER ALIGNMENTS

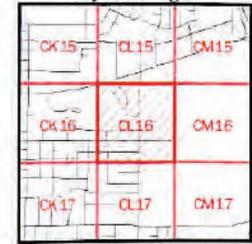
- CARSON CITY PUBLIC WORKS UTILITY RUN BOOK
 - AS-BUILT DRAWINGS

Carson City Public Works Utility Run Book



- Legend**
- Detail Boundary
 - Proposed Freeway
 - Carson City Boundary
- Water Features**
- Fire Hydrant
 - Fire Service
 - Pressure Reducing Valve
 - Flush Out
 - Intake
 - Reducer
 - Single Check Valve
 - Treatment Plant
 - Fire Hydrant Valve
 - Water Zone Valve
 - Closed Valve
 - Gate Valve
 - Butterfly Valve
 - Booster
 - Back Flow Device
 - Air Release Valve
 - Well
 - Water Tank
- Water Pipe Ownership**
- Public
 - Private
 - State
- Sewer Features**
- Cleanout
 - Lift Station
 - Drop Manhole
 - Sewer Manhole
 - Sewer Valve
 - Forced Main
 - Gravity Main
 - Gravity Main (Private)
- Storm Drain Features**
- Out Fall
 - Out Fall End
 - V-Ditch
 - Channel Crest
 - Manhole
 - Catch Basin
 - Storm Pipe
 - Weather Station
 - RC Boxed Culvert (State)
 - Hydrology Channel
 - Basin
- Reclaimed Features**
- Valved Outlet
 - Vent
 - Valve
 - Reducer
 - Inlet
 - Manhole
 - Drain
 - Drop Inlet
 - Blow off Assembly
 - Cutoff Wall
 - Cardgie Joint
 - C Air Release Valve
 - Butterfly Valve
 - Air Release Valve
 - Air Vacuum Valve Assembly
 - Elect Pull Box
 - Pig Launching Station
 - Cathodic Test Station
 - Flange
 - Cathodic Wire
 - Telemetry
 - Redrain Pipe
 - Redrain Pipe Encased

12/11/2013
Adjacent Pages



Douglas County
GIS Department
P.O. Box 218
1815 8th Street
Minden, NV 89423
(775) 782-9894

Photos Flown: 2010

Page: CL16

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1

Sprinkler Road

Carson City Public Works Utility Run Book



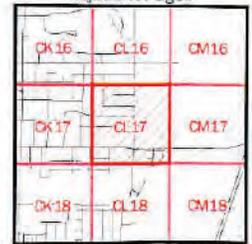
- Legend**
- Detail Boundary
 - Proposed Freeway
 - Carson City Boundary
- Water Features**
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 - Fire Service
 - Pressure Reducing Valve
 - Flush Out
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 - Reducer
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- Cleanout
 - Lift Station
 - Drop Manhole
 - Sewer Manhole
 - Sewer Valve
 - Forced Main
 - Gravity Main
 - Gravity Main (Private)
- Storm Drain Features**
- Out Fall
 - Out Fall End
 - V-Ditch
 - Channel Crest
 - Manhole
 - Catch Basin
 - Storm Pipe
 - Weather Station
 - RC Boxed Culvert (State)
 - Hydrology Channel
 - Basin
- Reclaimed Features**
- Valved Outlet
 - Vent
 - Valve
 - Reducer
 - Inlet
 - Manhole
 - Drain
 - Drop Inlet
 - Blow off Assembly
 - Cutoff Wall
 - Cardiege Joint
 - C/Air Release Valve
 - Butterfly Valve
 - Air Release Valve
 - Air Vacuum Valve Assembly
 - Elect Pull Box
 - Pg Launching Station
 - Catholic Test Station
 - Flange
 - Catholic Wire
 - Telemetry
 - Reclaim Pipe
 - Reclaim Pipe Encased

E. 5th Street

Douglas County
GIS Department
P.O. Box 218
1615 8th Street
Minden, NV 89423
(775) 782-9894

Photos Flown: 2010

12/11/2013
Adjacent Pages



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Page: CL17

Carson City Public Works Utility Run Book

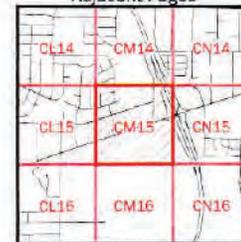


- Legend**
- Detail Boundary
 - Proposed Freeway
 - Carson City Boundary
- Water Features**
- Fire Hydrant
 - Fire Service
 - Pressure Reducing Valve
 - Flush Out
 - Intake
 - Reducer
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 - Water Zone Valve
 - Closed Valve
 - Gate Valve
 - Butterfly Valve
 - Booster
 - Back Flow Device
 - Air Release Valve
 - Well
 - Water Tank
- Water Pipe Ownership**
- Public
 - Private
 - State
- Sewer Features**
- Cleanout
 - Lift Station
 - Drop Manhole
 - Sewer Manhole
 - Sewer Valve
 - Forced Main
 - Gravity Main
 - Gravity Main (Private)
- Storm Drain Features**
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 - Out Fall End
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Douglas County
GIS Department
P.O. Box 218
1615 8th Street
Minden, NV 89423
(775) 782-9894

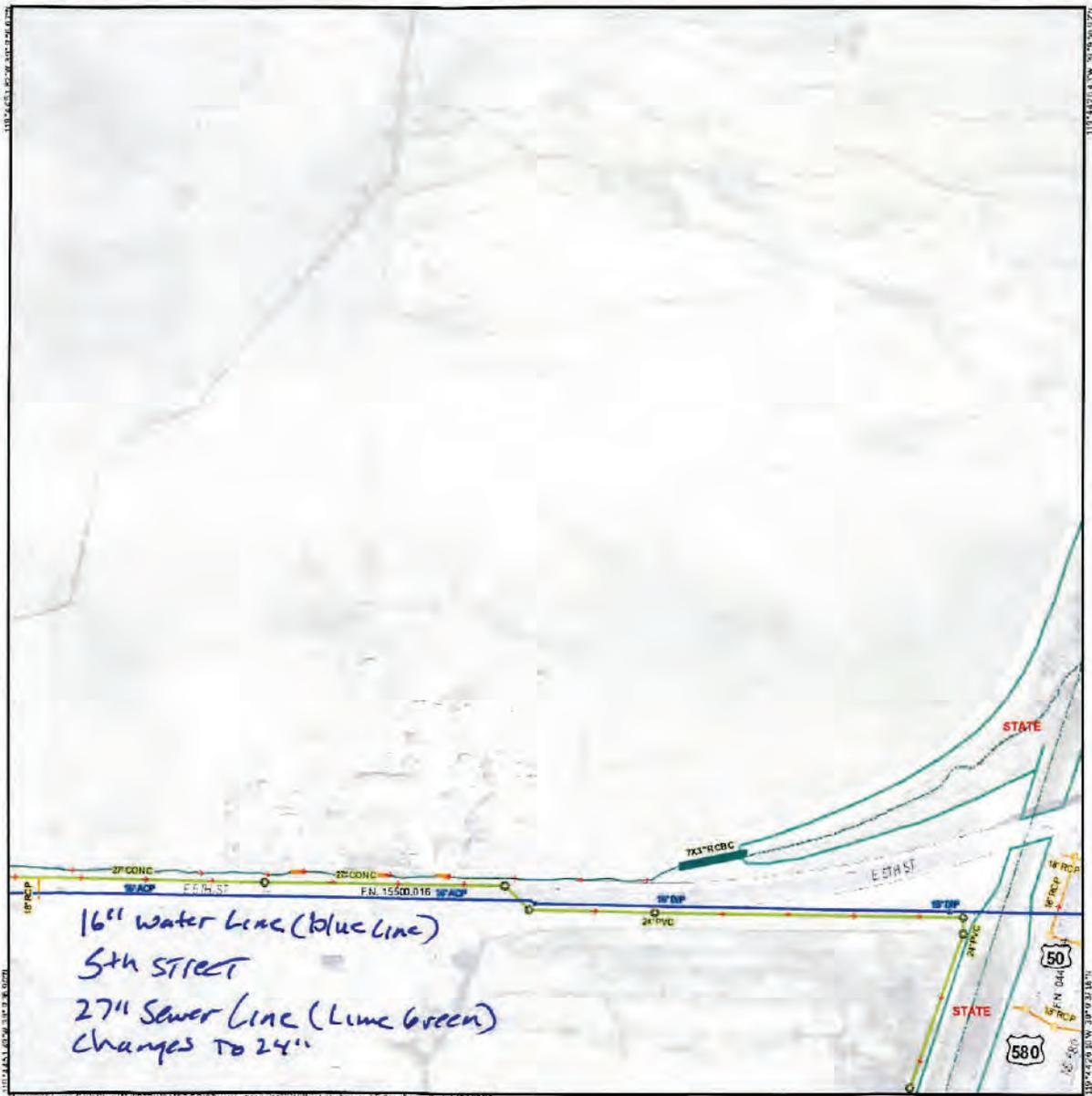
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10/8/2012
Adjacent Pages



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Page: CM15

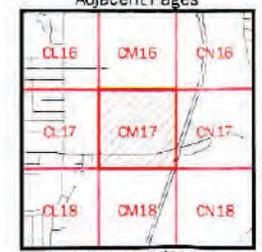


Carson City Public Works Utility Run Book



- | Legend | Sewer Features | Reclaimed Features |
|-----------------------------|-----------------------------|---------------------------|
| Detail Boundary | Cleanout | Valved Outlet |
| Proposed Freeway | Lift Station | Vent |
| Carson City Boundary | Drop Manhole | Valve |
| | Sewer Manhole | Reducer |
| | Sewer Valve | Inlet |
| | Forced Main | Manhole |
| | Gravity Main | Drain |
| | Gravity Main (Private) | Drop Inlet |
| | | Blow off Assembly |
| Water Features | Storm Drain Features | Cutoff Wall |
| Fire Hydrant | Out Fall | Cardegie Joint |
| Fire Service | Out Fall End | C-Air Release Valve |
| Pressure Reducing Valve | V-Ditch | Butterfly Valve |
| Flush Out | Channel Crest | Air Release Valve |
| Intake | Manhole | Air Vacuum Valve Assembly |
| Reducer | Catch Basin | Elect Pull Box |
| Single Check Valve | Storm Pipe | Pig Launching Station |
| Treatment Plant | Weather Station | Cathodic Test Station |
| Fire Hydrant Valve | RC Boxed Culvert (Slate) | Flange |
| Water Zone Valve | Hydrology Channel | Cathodic Wire |
| Closed Valve | Basin | Telemetry |
| Gate Valve | | Reclaim Pipe |
| Butterfly Valve | | Reclaim Pipe Encased |
| Booster | | |
| Back Flow Device | | |
| Air Release Valve | | |
| Well | | |
| Water Tank | | |
| Water Pipe Ownership | | |
| Public | | |
| Private | | |
| State | | |

12/11/2013
Adjacent Pages



Douglas County
GIS Department
P.O. Box 218
1615 8th Street
Minden, NV 89423
(775) 782-9894

Photos Flown: 2010

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DRAWING NUMBER
16500.028

DRAWING NUMBER

DRAWING NUMBER

17.001
05/21/92
SEWER
HIGH SCHOOL SEWER PROJECT
AS BUILT
DRAWN BY: G.J.
CHECKED BY: D.A.T.-R
DATE: 5/20/92

HIGH SCHOOL SEWER PROJECT

BOARD OF SUPERVISORS

Marvin Teixeira _____ Mayor
 Kay Bennett _____ Supervisor
 Tom Fetic _____ Supervisor
 Greg Smith _____ Supervisor
 Tom Tatro _____ Supervisor
 Kiyoshi Nishikawa _____ City Clerk



VICINITY MAP



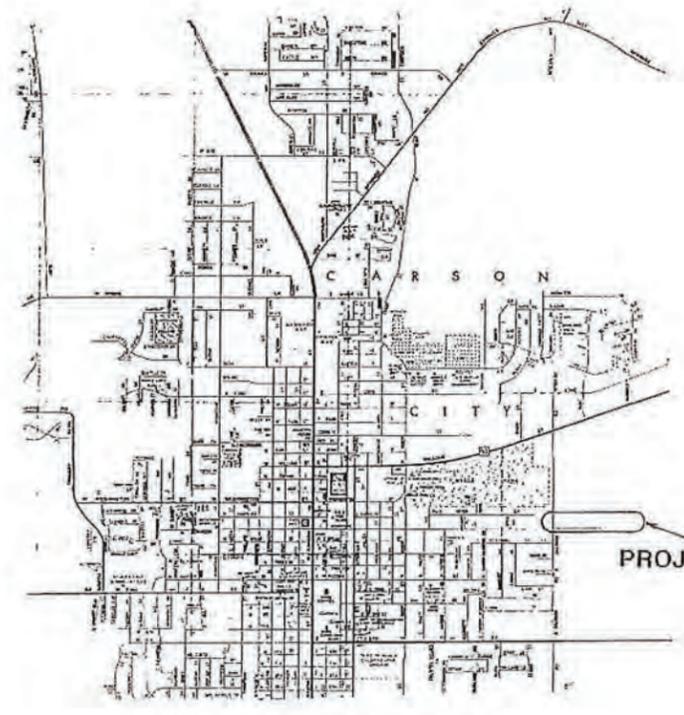
APPROVALS

CARSON CITY

Alfred J. Timian
 exp 7/92

Dorothy A. Timian-Palmer
 Dorothy A. Timian-Palmer, Utility Manager

5/21/92
 Date

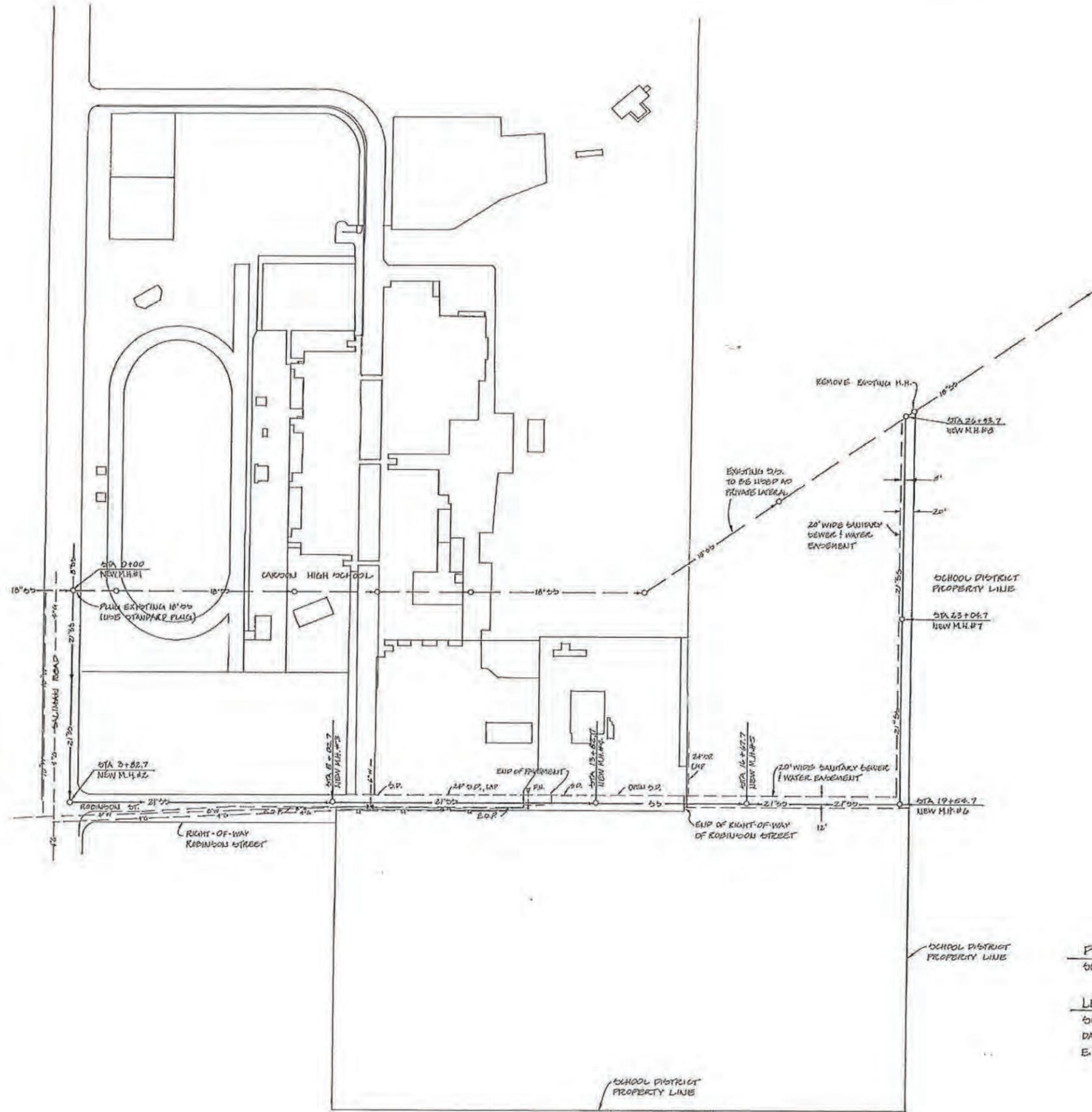


PROJECT LOCATION MAP

SHEET INDEX

	SHEET NO.
COVER SHEET	1
PLAN VIEW	2
PLAN & PROFILE	3,4
DETAILS	5

DESIGNED BY: G.J.	BY: AP/TT	SHEET 1 OF 5
DRAWN BY: G.J.		
CHECKED BY: D.A.T.-R		CARSON CITY SEWER UTILITY DIVISION CARSON CITY, NEVADA PH: 887-2340
DATE: 5/20/92		
SCALE: HORIZ: _____ VERT: _____ JOB No: _____ DRAWING No: _____		
HIGH SCHOOL SEWER PROJECT <i>A.S. 84/27</i>		



PLAN VIEW
SCALE - 1" = 100'

LEGEND
SOLID LINE - BACK FACE OF CURB
DASHED LINE - EDGE OF PAVEMENT (NO CURB)
E.O.P. - EDGE OF PAVEMENT

DESIGNED BY: G.J.	BY: JAH/10
DRAWN BY: GJT	DESCRIPTION:
CHECKED BY: B.A.T.P.	DATE:
DATE: 5/14/92	
SHEET 2 OF 5 CARSON CITY SEWER UTILITY DIVISION 3300 BUTTI WAY CARSON CITY, NEVADA 89701 DRAWING NO. R0701 HIGH SCHOOL SEWER PROJECT AS-BUILT	

DRAWING NUMBER
16500.028

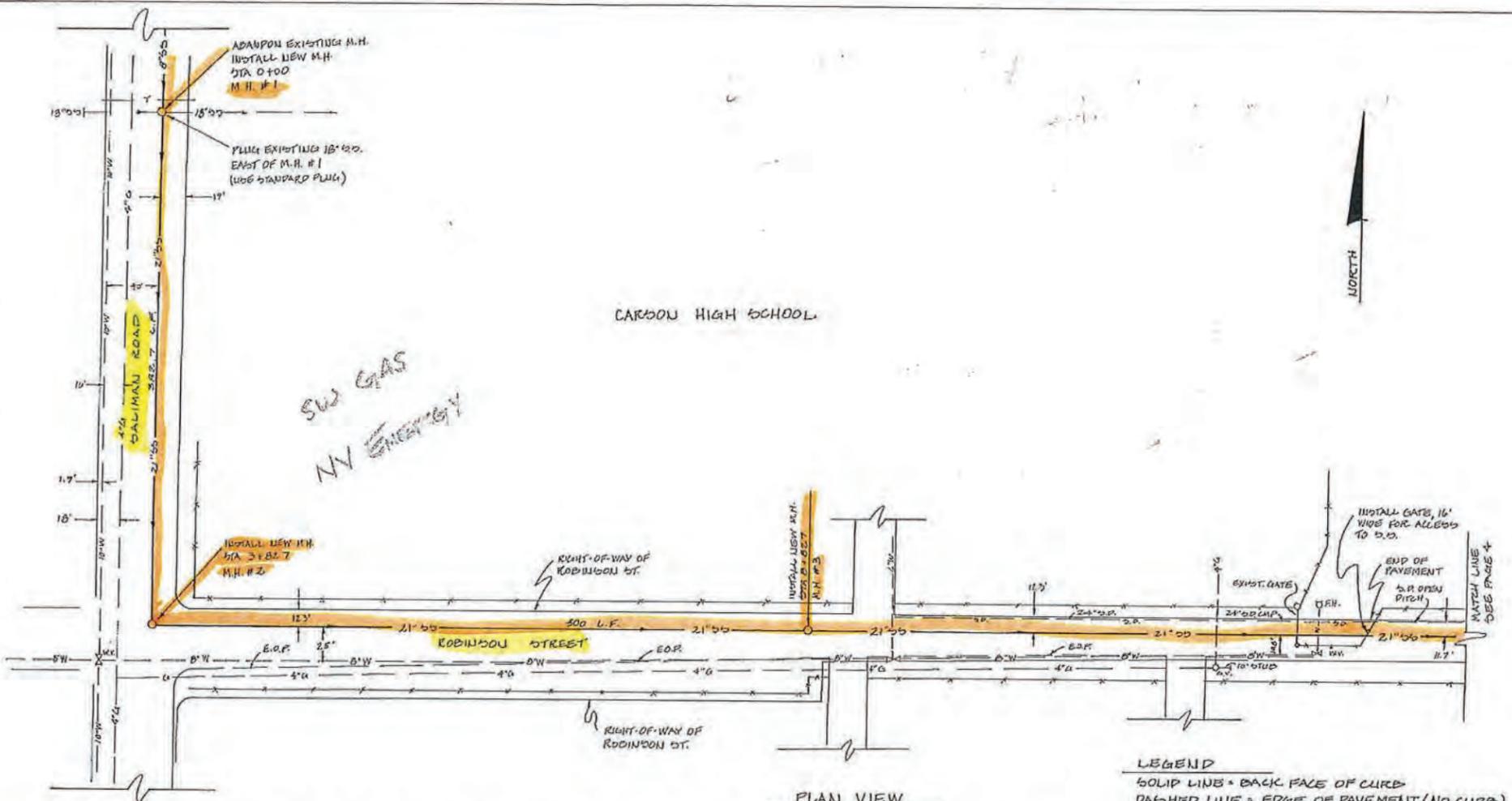
DRAWING NUMBER

DRAWING NUMBER

SEWER
7,000
662192
HIGH SCHOOL SEWER PROJECT
- AS BUILT

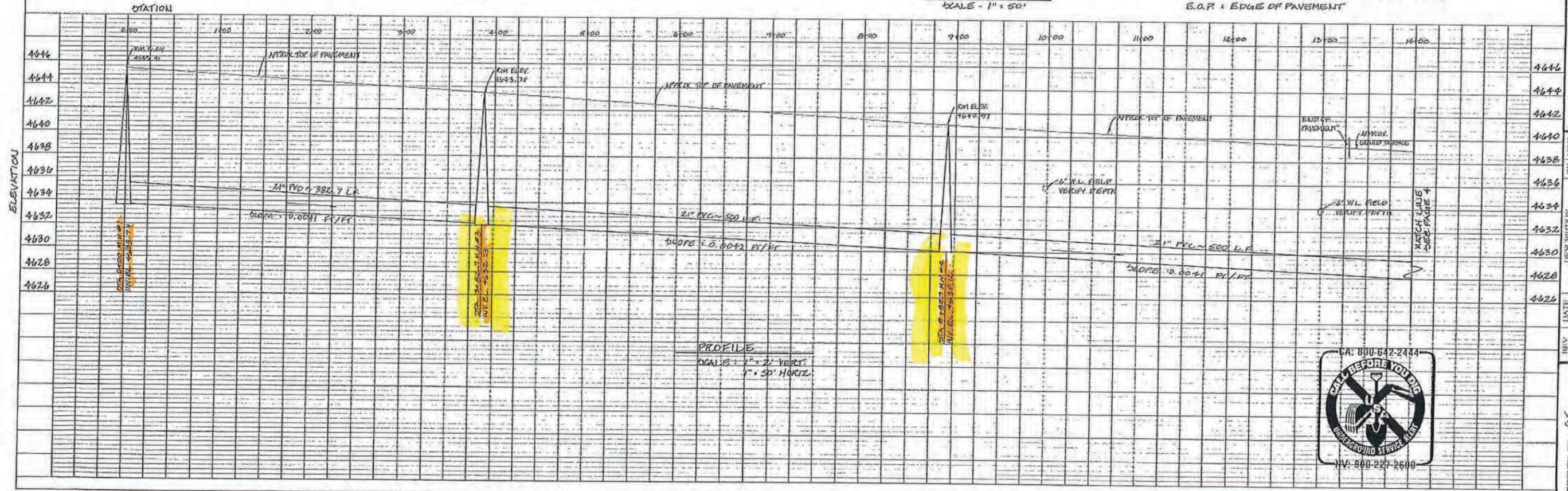
Sewer Construction Notes

- All sewer services shall remain in operation at all times. No service shall be stopped or interrupted for more than a few minutes at any time.
- The contractor shall make every effort to have all necessary pumps and equipment on the job-site so as to eliminate any interruptions of service to any customers.
- The Carson City Sewer Utility Division shall be notified 24 hours in advance of any changes in the flow regime of any sewer trunks through temporary re-routing by the Contractor.
- All manhole lids and covers that are removed shall become the property of the Carson City Sewer Utility Division.
- All locations and depths of lines shown on the plans are approximate unless otherwise noted. Field verify.
- Line locations shall be the responsibility of the Contractor.
- The locations of the utilities shown are approximate. Not all services have been shown. The contractor is responsible for locating all existing utility lines and services.
- Contractor shall be responsible for verification of location of all utility laterals (water, sewer, etc.). Contractor shall include cost of preserving and/or repairing all laterals in his bid.
- Field adjust all manhole rims and covers to match street elevations.
- Use non-pressure PVC sewer pipe for all new mains and laterals (SDR-35, 46 PSI) unless otherwise specified.
- Use only potable water for dust control. Trucks must be inspected prior to use by C.C. Water Dept. Contact Tom Hoffert at 887-2355. A hydrant with a meter will be provided daily at the most convenient location.
- Any survey valves must be raised to match pavement elevation.
- When necessary to disturb any existing survey marker, the inspector must be contacted immediately and work halted until word from the inspector.
- When cutting curb and gutter for laterals, whole sections must be removed and replaced.
- Type 2 Grain rock may be used in pipe zone when depth is greater than 5 ft.



PLAN VIEW
SCALE - 1" = 50'

LEGEND
 SOLID LINE = BACK FACE OF CURB
 DASHED LINE = EDGE OF PAVEMENT (NO CURB)
 E.O.P. = EDGE OF PAVEMENT



PROFILE
 SCALE: 1" = 2' VERT.
 1" = 50' HORIZ.



SHEET 3 OF 5
 CARSON CITY SEWER UTILITY DIVISION
 3300 BUTTE WAY CARSON CITY, NEVADA 89701
 PH: 887-2940
 DRAWING NO. _____
 JOB NO. _____
 DATE _____
 DESIGNED BY: G.T.
 DRAWN BY: G.T.
 CHECKED BY: D.A.T.F.
 DATE: 5/20/92
 HIGH SCHOOL SEWER PROJECT
 AS-BUILT

DRAWING NUMBER
16500.028

PLAN FIELD CORPORATION • IRVINE, CALIFORNIA
REVISION NUMBER 01/28

DRAWING NUMBER

PLAN FIELD CORPORATION • IRVINE, CALIFORNIA
REVISION NUMBER 01/28

DRAWING NUMBER

PLAN FIELD CORPORATION • IRVINE, CALIFORNIA
REVISION NUMBER 01/28

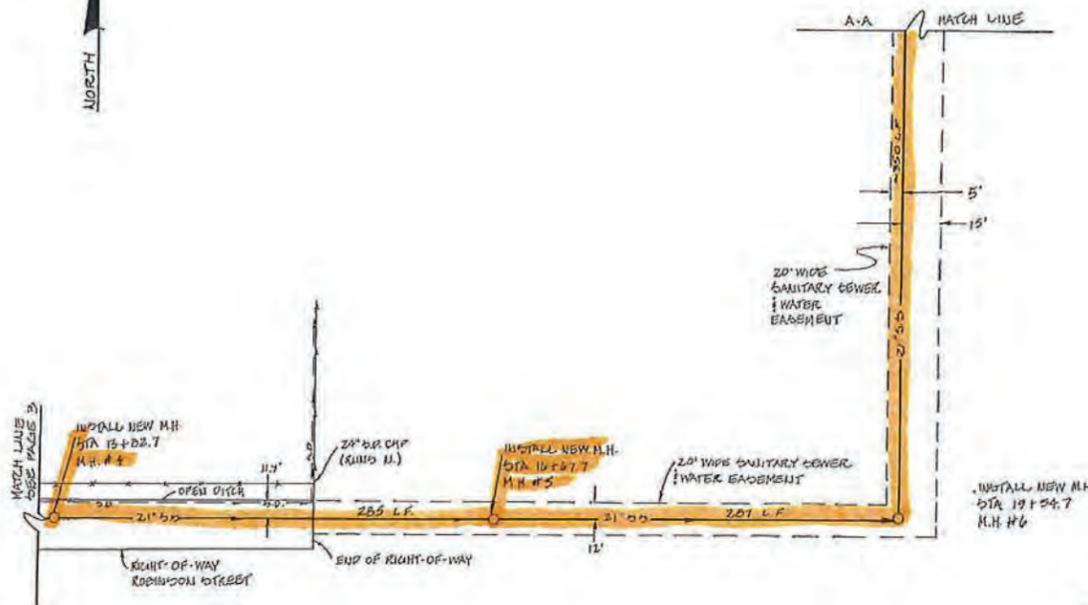
17,004
05/21/92

SEWER

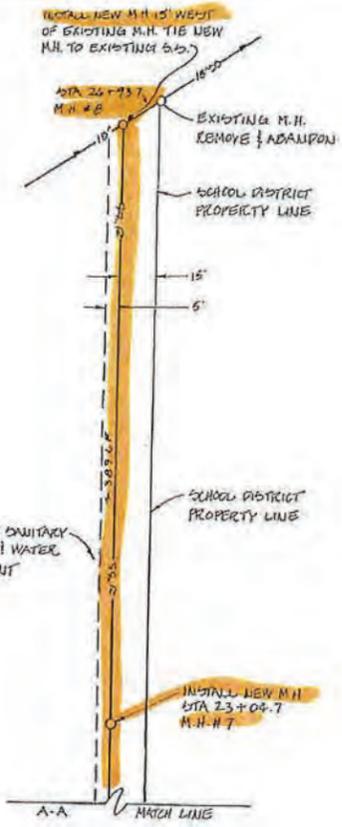
HIGH SCHOOL SEWER PROJECT
- AS BUILT

PLAN FIELD CORPORATION • IRVINE, CALIFORNIA
REVISION NUMBER 01/28

DESIGNED BY: G.T.
DRAWN BY: G.T.
CHECKED BY: J.A.T.-P.
DATE: 5/20/92



PLAN VIEW
SCALE: 1" = 50'



PROFILE
SCALE: 1" = 2' VERT.
1" = 50' HORIZ.

- Sewer Construction Notes**
- All sewer services shall remain in operation at all times. No service shall be stopped or interrupted for more than a few minutes at any time.
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 - Any survey valves must be raised to match pavement elevation.
 - When necessary to disturb any existing survey marker, the inspector must be contacted immediately and work halted until word from the inspector.
 - When cutting curb and gutter for laterals, whole sections must be removed and replaced.
 - Type 2 drain rock may be used in pipe zone when depth is greater than 5 ft.

SHEET
4
OF
5

CARSON CITY SEWER UTILITY DIVISION
CARSON CITY, NEVADA
3300 BUTTI WAY
PH: 887-2340

SCALE:
HORIZ VERT
JOB NO
DRAWING NO

HIGH SCHOOL SEWER PROJECT
- AS BUILT

REV	DATE	DESCRIPTION	BY	APP'D

CARSON CITY FREEWAY PHASE 2A UTILITY RELOCATIONS

E. FIFTH ST. WEST OF FREEWAY
CARSON CITY, NEVADA - SEC 16, T15N, R20E
PROJECT 00-6010

SHEET INDEX

- 1W TITLE SHEET
- 2W INDEX MAP, ABBREVIATIONS, LEGEND AND CONTROL POINTS
- 3W - 4W E. FIFTH ST. WEST OF FREEWAY - SANITARY SEWER
- 5W - 6W E. FIFTH ST. WEST OF FREEWAY - WATER
- 7W - 10W TYPICAL CONSTRUCTION DETAILS

BOARD OF SUPERVISORS

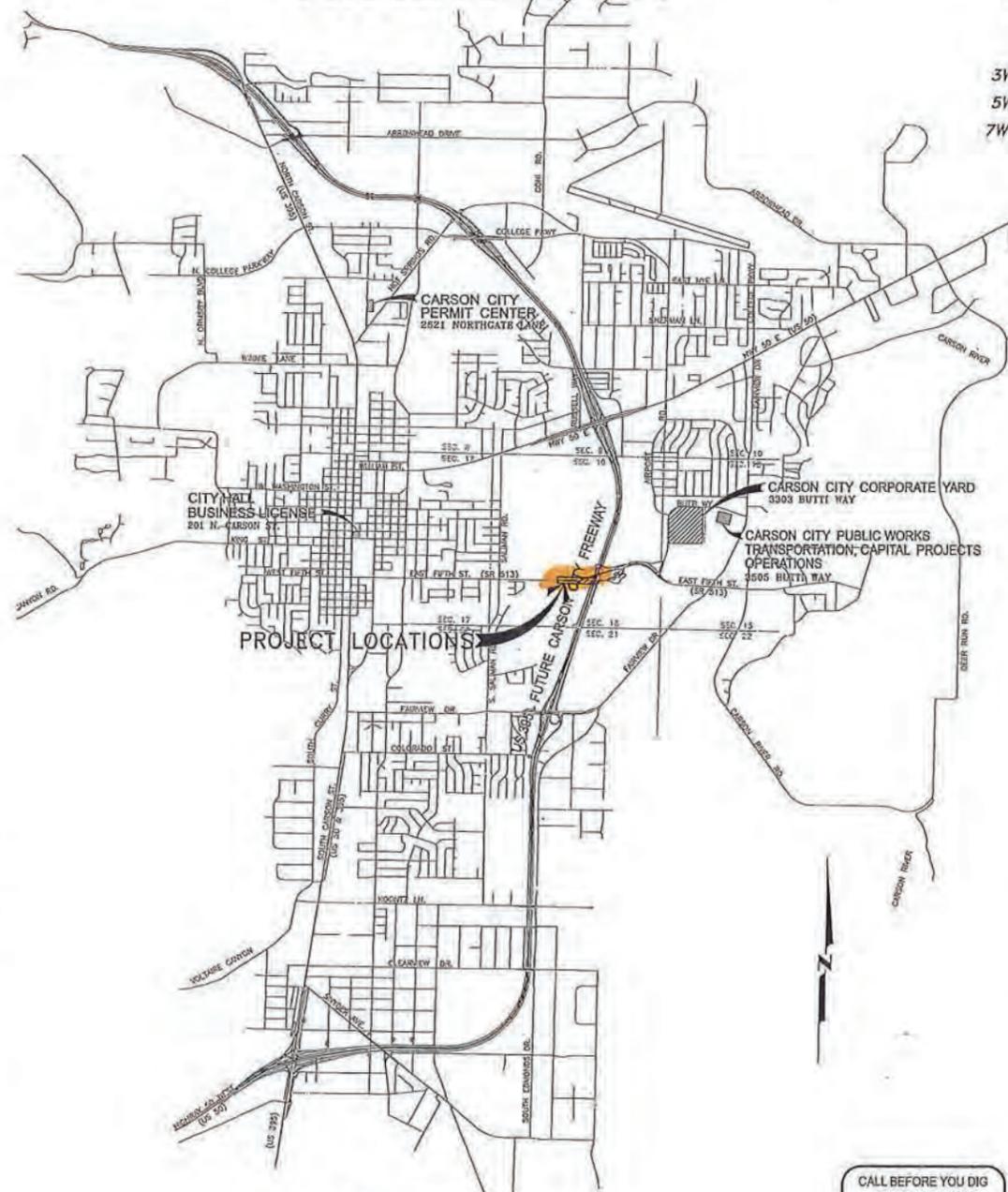
Marv Teixeira	Mayor
Robin Williamson	Supervisor
Shelly Aldean	Supervisor
Pete Livermore	Supervisor
Richard Staub	Supervisor
Alan Glover	City Clerk

DESIGNED FOR:

CARSON CITY PUBLIC WORKS
OPERATIONS DIVISION
3505 BUTTI WAY
CARSON CITY, NV 89701
887-2355

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS ADOPTED BY CARSON CITY, AND APPLICABLE NDOT STANDARD SPECIFICATIONS (2001) AND STANDARD PLANS (2005) FOR ROAD AND BRIDGE CONSTRUCTION IN NDOT RIGHT-OF-WAY.
- ALL TRAFFIC CONTROL AND BARRICADING WITHIN THE CARSON CITY AND NDOT RIGHT-OF-WAY SHALL CONFORM TO SECTION 133 OF THE STANDARD SPECIFICATIONS AND PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AND THE NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK, 1986 EDITION.
- THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT ("CALL BEFORE YOU DIG") AT 1-800-227-2600 FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.
- THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THESE LOCATIONS AT THE PROPOSED POINTS OF CONNECTIONS AND IN AREAS OF POSSIBLE CONFLICT WITH NEW UTILITY INSTALLATION. PRIOR TO BEGINNING CONSTRUCTION, POT-HOLING IS REQUIRED. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF PROPER SHORING OF TRENCHES IN ACCORDANCE WITH OCCUPATIONAL SAFETY LAWS. THE DUTIES OF THE ENGINEER DO NOT INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY IN, ON, OR NEAR THE CONSTRUCTION SITE.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
- THE CONTRACTOR SHALL CALL CARSON CITY DEVELOPMENT ENGINEERING (887-2300) FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- MODIFICATION TO THE APPROVED PLANS REQUIRES REVIEW AND APPROVAL BY CARSON CITY PUBLIC WORKS. WORK PERFORMED WITHOUT WRITTEN APPROVAL BY PUBLIC WORKS WILL REQUIRE REMOVAL AT THE CONTRACTORS EXPENSE.
- THE APPROVED PLAN, PERMITS, AND INSPECTION RECORD MUST BE ON THE JOB SITE AT ALL TIMES.
- PLAN APPROVAL SHALL EXPIRE ONE YEAR FROM DATE OF APPROVAL UNLESS CONSTRUCTION HAS BEEN INITIATED. (CCMC 12-6.180F, 12.01.140D)



VICINITY MAP
N.T.S.

RECORD DRAWING NOTE: (AB)

PROJECT CONSTRUCTED BY: MARY McQUEARY EXCAVATING.
UNDER CONTRACT NUMBER: 2007-073.
RECORD DRAWINGS PREPARED BY THE LOUIS BERGER GROUP, INC.
UTILIZING INFORMATION PROVIDED BY CARSON CITY (STANTEC, CONSTRUCTION MANAGERS)
AND MARY McQUEARY EXCAVATING AND THEIR CONSTRUCTION SURVEYOR TRI-STATE SURVEY,
DATED JUNE 5, 2008.

REVIEWED FOR CITY REQUIREMENTS:

Jeff Sharp, P.E. (BY COMPUTER) 6/15/07
JEFF SHARP, P.E. - DEPUTY CITY ENGINEER DATE

Jeff Sharp, P.E. (BY COMPUTER) 6/15/07
DEVELOPMENT ENGINEERING DATE

Ken Arnold (BY COMPUTER) 6/11/07
KEN ARNOLD, PUBLIC WORKS OPERATIONS MANAGER DATE



APPLICATION NO. 07-333
NDOT APPLICATION NO. 92334
NDEP BSDW NO. (CC-2766-07RPD)A

DESIGNED BY: JOR
DRAWN BY: JCV
CHECKED BY: JCV
DTG NO.: Cover-West-Of-Freeway
SCALE (HORIZONTAL): NONE
SCALE (VERTICAL): NONE
PLOT DATE: 10-27-08

CARSON CITY DEPARTMENT
PUBLIC WORKS
3505 BUTTI WAY
CARSON CITY, NEVADA 89701
PH: 887-2355 FAX: 887-2112

THE LOUIS BERGER GROUP, INC.
LAS VEGAS, NEVADA



REV	DATE	DESCRIPTION	BY	APP'D
1	5/27/07	ADDITION No. 1	JOR	JOR
2	5/29/07	ADDITION No. 2	JOR	JOR
3	5/29/07	ADDITION No. 3	JOR	JOR
4	5/29/07	ADDITION No. 4	JOR	JOR
5	5/29/07	CONFORMED PLAN SET	JOR	JOR
6	6/14/07	PLAN CLARIFICATIONS	JOR	JOR
7	10/27/08	AS BUILT CONDITION	JOR	JOR

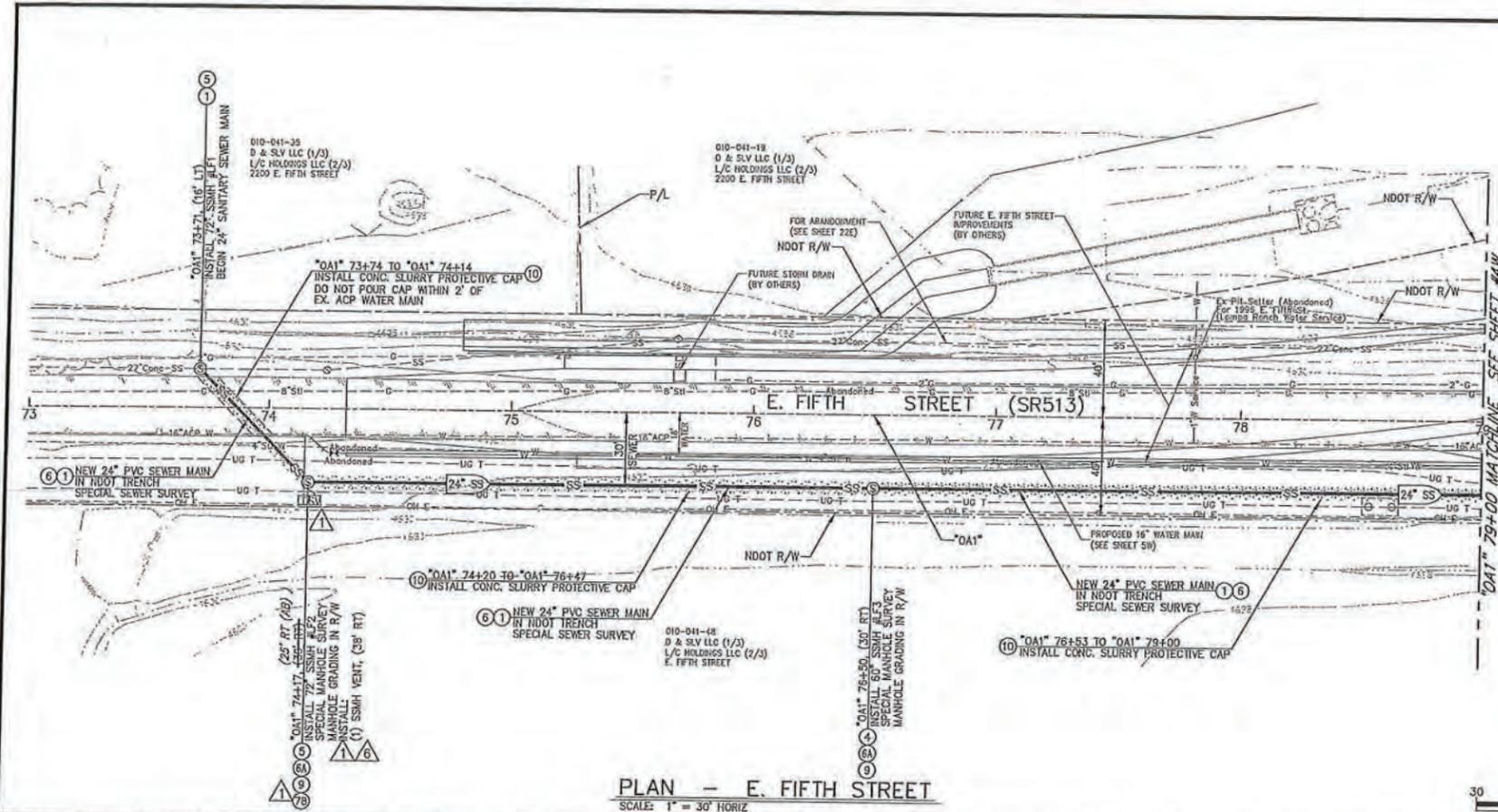
CARSON CITY FREEWAY PHASE 2A
UTILITY RELOCATIONS
E. FIFTH ST. WEST OF FREEWAY
PROJECT No. 00-6010
TITLE SHEET

SHEET
1W
OF
10

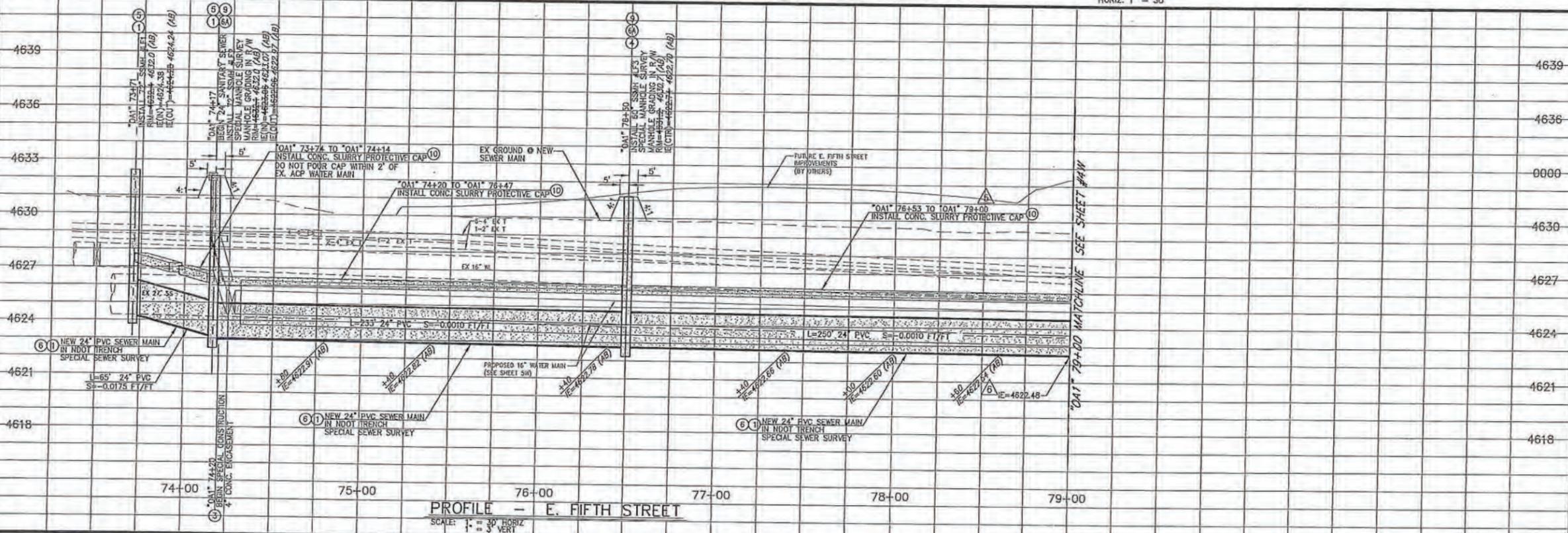
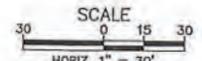
RECORD DRAWING
16000-040

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REFERENCE FILES: 878-CC-Utility-2A-Border.mxd, 878-Utility-2A-15.dgn - 878-Utility-2A-15.dgn - 878-Utility-2A-15.dgn
 FILE NAME: X:\878-Carson City Utilities\Fifth Street-East and West - As Built - 102408\West of Freeway\Plans\878-Utility-2A-Fifth-Sub-Sewer-01.dgn - 11/18/2008 - 9:23:27 .DWG



PLAN - E. FIFTH STREET
 SCALE: 1" = 30' HORIZ



PROFILE - E. FIFTH STREET
 SCALE: 1" = 30' HORIZ
 1" = 3' VERT

- CONSTRUCTION NOTES:**
- INSTALL 24 INCH PVC ASTM F679, PS46 SEWER MAIN IN NDOT TRENCH PER DETAIL SHEET 10W.
 - INSTALL NEW CONCENTRIC FLATTOP 60 INCH DIA. EPOXY LINED PRECAST SANITARY MANHOLE IN NDOT RIGHT OF WAY PER DETAIL SHEET 30E, FLATTOP MANHOLE TYPE 1-B TOP, UTILITY MARKER AND PLACEMENT DETAIL SHEET 7W, AND THE SPECIAL PROVISIONS.
 - INSTALL NEW CONCENTRIC FLATTOP 72 INCH DIA. EPOXY LINED PRECAST SANITARY MANHOLE IN NDOT RIGHT OF WAY PER DETAIL SHEET 30E, FLATTOP MANHOLE TYPE 1-B TOP, UTILITY MARKER AND PLACEMENT DETAIL SHEET 7W, AND THE SPECIAL PROVISIONS.
 - SPECIAL SEWER SURVEY - LOCATION OF INSTALLED SEWER MAINS AND TOP OF ENCASMENT OF INSTALLED SEWER MAINS SHALL BE CERTIFIED BY A NEVADA LICENSED PROFESSIONAL SURVEYOR OR HIS SUBORDINATES. THE SURVEYOR SHALL CERTIFY THE PIPE AND MANHOLES WERE INSTALLED TO THE DESIGN ELEVATIONS AND SLOPES WITHIN THE FOLLOWING SPECIFIED TOLERANCES PRIOR TO COMMENCING WITH BACKFILL: VARIANCE FROM PLAN ALIGNMENT SHALL NOT BE GREATER THAN FIVE HUNDREDTHS (0.05) FOOT, VARIANCE FROM ELEVATION SHALL NOT BE GREATER THAN FIVE HUNDREDTHS (0.05) FOOT, AND PIPE SLOPE SHALL ALWAYS BE PER PROFILE SPECIFIED IN THE PLANS. WHERE SEWER MAIN ENCASMENT IS REQUIRED, THE TOP OF THE ENCASMENT SHALL BE SURVEYED EVERY 60' AND PROVIDED WITH THE SEWER MAIN CERTIFICATION.
 - THE MANHOLE SHALL BE SURVEYED AND CERTIFIED AS TO CONFORMING TO GRADES AND LOCATION PRIOR TO COMPLETION OF THE RISER.
 - MANHOLE GRADING REQUIREMENTS IN NDOT RIGHT OF WAY USE DETAIL SHEET 7W.
 - INSTALL CONCRETE SLURRY PROTECTIVE CAP PER DETAIL SHEET 10W.
 - INSTALL SANITARY SEWER MANHOLE VENT PER DETAIL SHEET 28E.

DESIGNED BY: JBR	CARSON CITY DEPARTMENT	
DRAWN BY: GJV	PUBLIC WORKS DIVISION	
CHECKED BY: TOC	3505 BUTTE WAY	
DWG NO.: 878-Sub-Sewer-01	CARSON CITY, NEVADA 89701	
SCALE (HORIZ): 1" = 30'	PH: 887-2355	RECORD DRAWING
SCALE (VERT): 1" = 3'	FAX: 887-2112	16520.070
PLANT DATE: 11/18/2008		

REV.	DATE	DESCRIPTION
A	5/15/07	ADDENDUM No. 1
B	5/25/07	CONFORMED PLAN SET
C	5/25/07	PLAN CLARIFICATIONS
D	10/27/08	AS BUILT CONDITION

BY:	APP'D:	DESCRIPTION:
GJV	JBR	CARSON CITY FREeway PHASE 2A
JPS	JBR	UTILITY RELOCATIONS
GJV	JBR	E. FIFTH ST. WEST OF FREEWAY
		PROJECT No. 00-6010
		24" SANITARY SEWER RELOCATION
		"0A1" 73+00 to "0A1" 79+00

SHEET 3W OF 10

DRAWING NUMBER
16502.001

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

AIRPORT ROAD / FAIRVIEW DRIVE SEWER MAIN REHABILITATION PROJECT

CARSON CITY, NEVADA - SEC 16, T15N, R20E
PROJECT 06-6006

BOARD OF SUPERVISORS

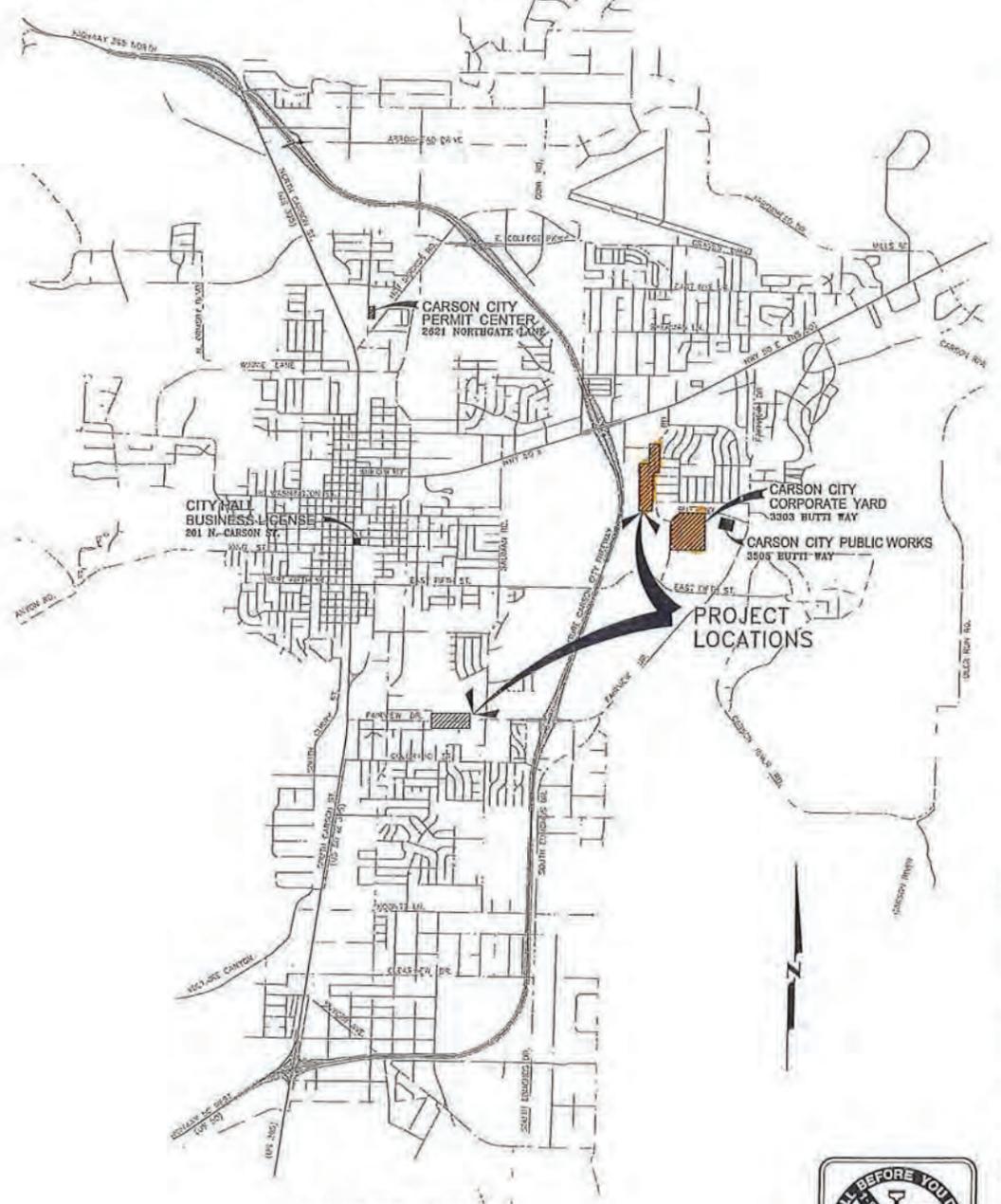
- Marv Teixeira Mayor
- Robin Williamson Supervisor
- Shelly Aldean Supervisor
- Pete Livermore Supervisor
- Richard Staub Supervisor
- Alan Glover City Clerk

DESIGNED FOR:

CARSON CITY PUBLIC WORKS DEPARTMENT
OPERATIONS DIVISION
3505 BUTTI WAY
CARSON CITY, NV 89701
887-2355

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS ADOPTED BY CARSON CITY, AND APPLICABLE NDOT STANDARD SPECIFICATIONS (2001) AND STANDARD PLANS (2003) FOR ROAD AND BRIDGE CONSTRUCTION IN NDOT RIGHT-OF-WAY.
2. ALL TRAFFIC CONTROL AND BARRICADING WITHIN THE CARSON CITY AND NDOT RIGHT-OF-WAY SHALL CONFORM TO SECTION 133 OF THE STANDARD SPECIFICATIONS AND PART IV OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AND THE NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK, 1998 EDITION. NO STREET CLOSURES WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF A TRAFFIC CONTROL PLAN BY THE CONSTRUCTION MANAGER.
3. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT ("CALL BEFORE YOU DIG") AT 1-800-227-2600 FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.
4. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THESE LOCATIONS AT THE PROPOSED POINTS OF CONNECTIONS AND IN AREAS OF POSSIBLE CONFLICT WITH NEW UTILITY INSTALLATION, PRIOR TO BEGINNING CONSTRUCTION. POT-HOLING IS REQUIRED. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
5. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF PROPER SHORING OF TRENCHES IN ACCORDANCE WITH OCCUPATIONAL SAFETY LAWS. THE DUTIES OF THE ENGINEER DO NOT INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY IN, ON, OR NEAR THE CONSTRUCTION SITE.
6. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
7. THE CONTRACTOR SHALL CALL THE CARSON CITY DEVELOPMENT ENGINEERING DIVISION (887-2300) FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
8. MODIFICATIONS TO THE APPROVED PLANS REQUIRES REVIEW AND APPROVAL BY CARSON CITY DEVELOPMENT ENGINEERING DIVISION. WORK PERFORMED WITHOUT WRITTEN APPROVAL BY THE DIVISION WILL REQUIRE REMOVAL AT THE CONTRACTORS EXPENSE.
9. THE APPROVED PLAN, PERMIT AND INSPECTION RECORD MUST BE ON THE JOB SITE AT ALL TIMES.
10. PLAN APPROVAL SHALL EXPIRE ONE YEAR FROM DATE OF APPROVAL UNLESS CONSTRUCTION HAS BEEN INITIATED. (CCMC 12.06.180F, 12.01.140D)
11. WATER VALVE MARKERS SHALL BE BLUE CARSONITE UTILITY MARKER (CUM-375), 5"-2" WITH CARSON CITY WATER VALVE DECAL (CWV-200) OR APPROVED EQUAL. PLACE MARKER NO MORE THAN FIVE (5) FEET FROM THE VALVE OR AS DIRECTED BY THE CARSON CITY INSPECTOR.



VICINITY MAP
N.T.S.

SHEET INDEX

- 1 TITLE SHEET
- 2 SHEET INDEX MAP & LEGEND
- 3 AIRPORT ROAD - PLAN & PROFILE
- 4 AIRPORT ROAD - PLAN & PROFILE
- 5 AIRPORT ROAD - PLAN & PROFILE
- 6 FAIRVIEW DRIVE - PLAN & PROFILE
- 7 FAIRVIEW DRIVE - PLAN & PROFILE
- 8 TYPICAL CONSTRUCTION DETAILS

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	PVMT	PAVEMENT
CONC	CONCRETE	Q	FLOW (CFS)
DI	DROP INLET/DUCTILE IRON	RCP	REINFORCED CONCRETE PIPE
DIA	DIAMETER	RT	RIGHT
DWG	DRAWING	S	SLOPE, SOUTH
EXIST	EXISTING	SCH	SCHEDULE
E	EAST	SD	STORM DRAIN
EA	EACH	SDMH	STORM DRAIN MANHOLE
EL, ELEV	ELEVATION	SDR	STANDARD DIMENSION RATIO
FT	FEET	SF	SQUARE FEET
FL	FLOWLINE	SS	SANITARY SEWER
G	GAS	SSMH	SANITARY SEWER MANHOLE
HORIZ	HORIZONTAL	SSPWC	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
HYD	HYDRANT	STA	STATION
IE, INV	INVERT ELEVATION	STD	STANDARD
LAT	LATERAL	STL	STEEL
LF	LINEAL FEET	T, TELE	TELEPHONE
LT	LEFT	TYP	TYPICAL
MAX	MAXIMUM	U/G	UNDERGROUND
MH	MANHOLE	VERT	VERTICAL
MIN	MINIMUM	W	WEST, WATER
N	NORTH	W/	WITH
NTS	NOT TO SCALE	W/O	WITHOUT
PVC	POLYVINYL CHLORIDE	WW	WATER VALVE

REVIEWED FOR CITY REQUIREMENTS:

Jeff Sharp (BY COMPUTER) 7/25/07
JEFF SHARP, P.E. DEPUTY CITY ENGINEER DATE

Tom Grundy (BY COMPUTER) 7/26/07
DEVELOPMENT ENGINEERING DATE

Ken Arnold (BY COMPUTER) 7/25/07
KEN ARNOLD, PUBLIC WORKS OPERATIONS MANAGER DATE

RECORD DRAWING NOTE:

PROJECT CONSTRUCTED BY *INSITUFORM TECHNOLOGIES & PETERSEN CONSTRUCTION (AB)* UNDER CITY CONTRACT No. 2006-156 (AB).
RECORD DRAWINGS PREPARED BY *CARSON CITY PUBLIC WORKS DEPT. (AB)* UTILIZING INFORMATION PROVIDED BY CARSON CITY, *CARSON CITY INSPECTOR (AB)*, AND THEIR CONSTRUCTION SURVEYOR *N/A (AB)*.
DATED *N/A (AB)*.



DESIGNED BY: DGR
DRAWN BY: DGR
CHECKED BY: MB
DATE: 2/8/10

JTG NO.: 06-6006-1E (AB) (B/E)
SCALE (HORIZ): N/A
SCALE (VERT): N/A

CARSON CITY
PUBLIC WORKS DEPARTMENT

3505 BUTTI WAY CARSON CITY, NEVADA 89701
PH: 887-2355 FAX: 887-2112

REV.	DATE	DESCRIPTION	BY	APP'D
1	7-25-07	CONFORMED FOR CONSTRUCTION	DGR	MB
2	7-27-07	AS-BUILT CONDITIONS	DGR	MB

AIRPORT ROAD / FAIRVIEW DRIVE
SEWER MAIN REHABILITATION PROJECT
PROJECT No. 06-6006

TITLE SHEET

SHEET 1 OF 8

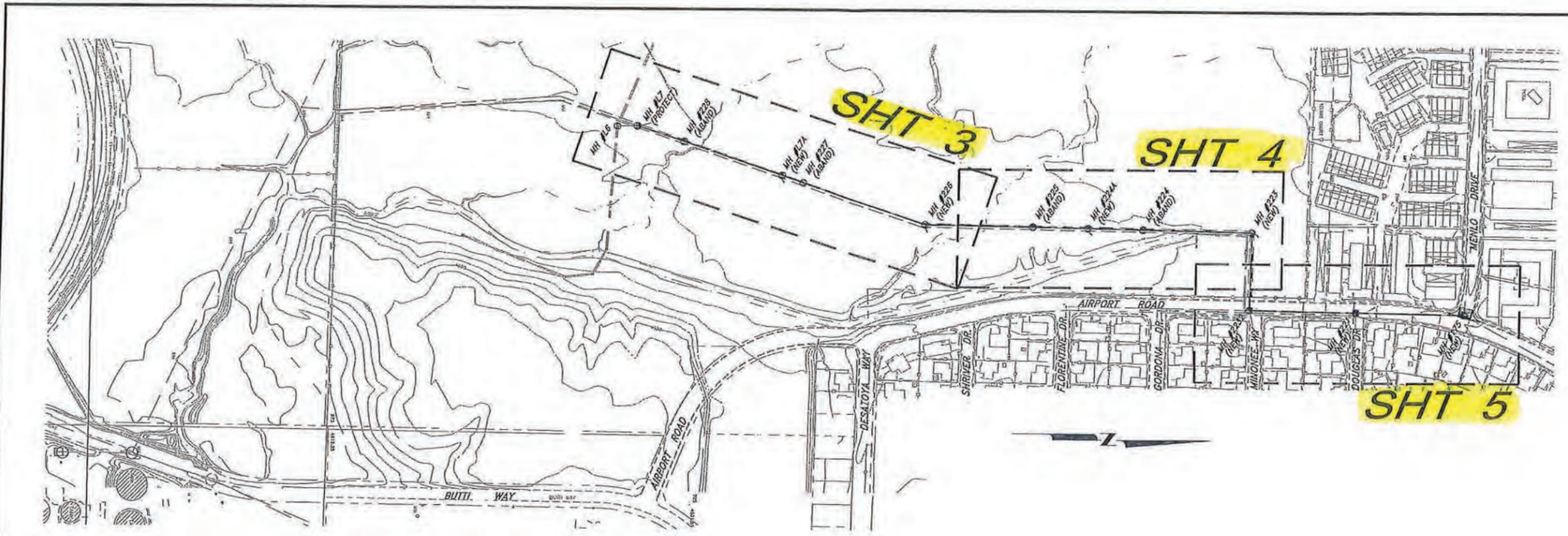
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PERMIT NO. 07-0706

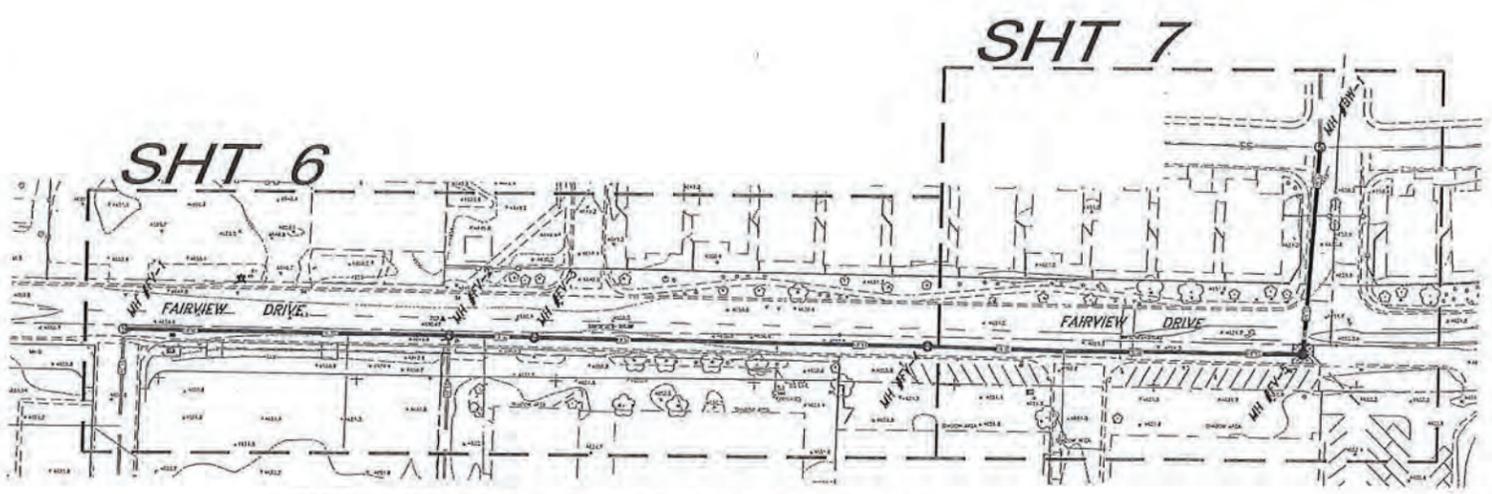
DRAWING NUMBER
16502.001

DRAWING NUMBER

DRAWING NUMBER



SHEET INDEX MAP - AIRPORT ROAD SEWER MAIN
NOT TO SCALE



SHEET INDEX MAP - FAIRVIEW DRIVE SEWER MAIN
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
---	APPROX. PROPERTY LINE	---
---	CENTER LINE	---
---	EASEMENT	---
---	FENCE	---
---	EDGE OF PAVEMENT	---
---	CONSTRUCTION NOTE	(XX)
---	GAS MAIN	---
---	RECLAIMED WATER MAIN	---
---	WATER MAIN	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	AIR RELEASE VALVE	---
---	WATER SERVICE & METER	---
---	STORMDRAIN PIPE	---
---	SANITARY SEWER	---
---	SANITARY SEWER MANHOLE	---
---	FLOW LINE/DRAINAGE SWALE	---
---	CONTOUR ELEVATION	---
---	SPOT ELEVATION	---
---	POWER POLE	---
---	OVERHEAD POWER	---
---	GUY WIRE	---
---	AS BUILT/AS DESIGNED	AS BUILT/ (AB) --AS-DESIGNED--



DESIGNED BY: DGR
DRAWN BY: DGR
CHECKED BY: MR
DWG NO.: 06-006-15 (AIR) DWG
SCALE (HORIZ): N/A
SCALE (VERT): N/A
DATE: 2/9/10

**CARSON CITY
PUBLIC WORKS DEPARTMENT**
3505 BUTTI WAY CARSON CITY, NEVADA 89701
PH: 887-2355 FAX: 887-2112



REV.	DATE	DESCRIPTION
1	7-28-07	CONFORMED FOR CONSTRUCTION
2	1-27-10	AS-BUILT COMPUTER

**AIRPORT ROAD / FAIRVIEW DRIVE
SEWER MAIN REHABILITATION PROJECT
PROJECT No. 06-6006**

SHEET INDEX MAP & LEGEND

SHEET
2
OF
8

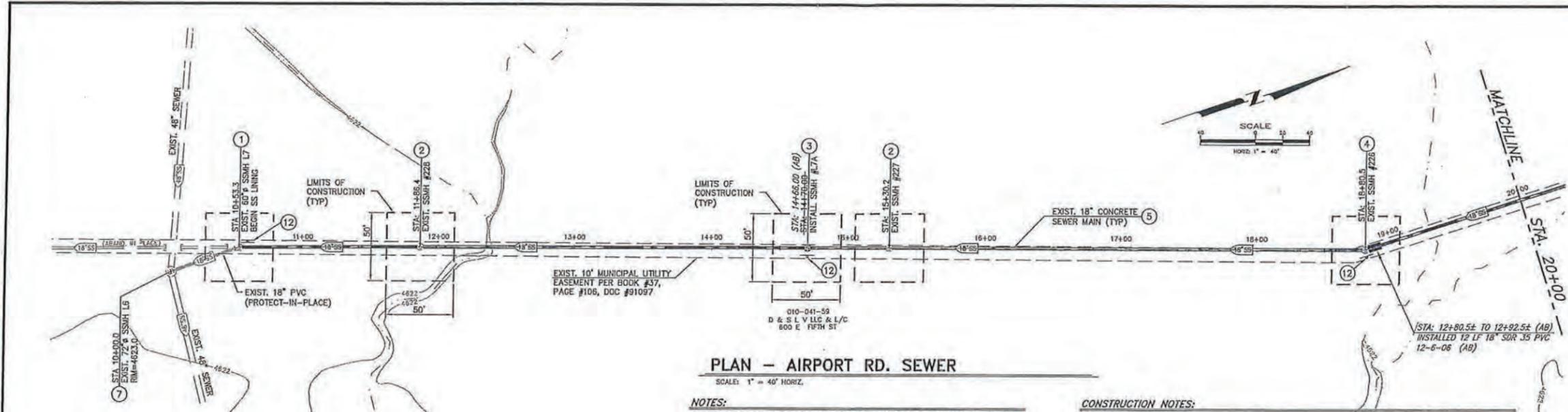
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16502.001

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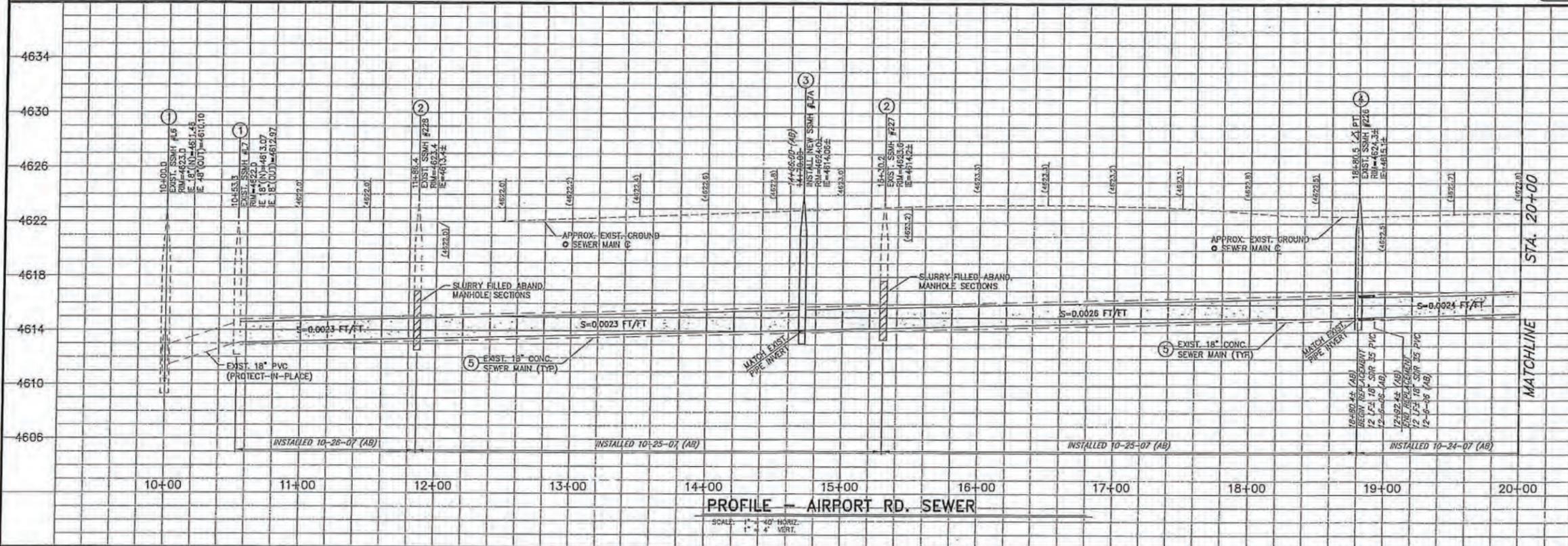
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DRAWING NUMBER



- NOTES:**
1. ALL SEWER MANHOLES LOCATED IN OPEN RANCH LAND SHALL HAVE THE RIM SET 1' (FOOT) ABOVE EXISTING GROUND ELEVATION.
 2. PEAK FLOW IN AIRPORT ROAD 18" SEWER MAIN IS ESTIMATED AT BETWEEN 800-1000 GPM, CONTRACTOR TO VERIFY.

- CONSTRUCTION NOTES:**
- 1 EXISTING SEWER MANHOLE (PROTECT-IN-PLACE). INSTALL LINER THROUGH MANHOLE TROUGH AND CUT OUT TOP TO MATCH EXISTING MANHOLE BASE.
 - 2 REMOVE UPPER SECTION OF EXISTING SEWER MANHOLE, ABANDON LOWER SECTIONS IN PLACE PER DETAIL 1, SHEET B.
 - 3 INSTALL NEW 48" DIAMETER SEWER MANHOLE TYPE 1, PER STD DWG C-6.6, AND DETAIL 2, SHEET B.
 - 4 REMOVE AND REPLACE EXISTING SEWER MANHOLE, INSTALL NEW 48" DIAMETER SEWER MANHOLE TYPE 1, PER STD. DWG C-6.6, AND DETAIL 2, SHEET B.
 - 5 INSTALL TRENCHLESS LINER SYSTEM INSIDE EXISTING CONCRETE SEWER MAIN PER MANUFACTURERS RECOMMENDATION.
 - 7 PROTECT IN PLACE.
 - 12 INSTALL CARSONITE MARKER PER STD. DWG C-11.1.



DESIGNED BY: DGR
 DRAWN BY: DGR
 CHECKED BY: MB
 DWG NO.: Airport-BR (AB)JWE
 SCALE (HORIZ): 1"=40'
 SCALE (VERT): 1"=4'
 DATE: 2/8/10

CARSON CITY PUBLIC WORKS DEPARTMENT
 3505 BUTTI WAY CARSON CITY, NEVADA 89701
 PH: 887-2355 FAX: 887-2112

PROFESSIONAL ENGINEER - STATE OF NEVADA
MARK BRETHAUER
 Exp: 12/31/08
 CIVIL
 No. 10102

REV.	DATE	DESCRIPTION
1	10-26-07	CONFORMED FOR CONSTRUCTION
2	1-27-10	AS-BUILT CONSTRUCTION

AIRPORT ROAD / FAIRVIEW DRIVE SEWER MAIN REHABILITATION PROJECT
 PROJECT No. 06-6006
AIRPORT ROAD PLAN & PROFILE
 STA 10+00 to STA 20+00

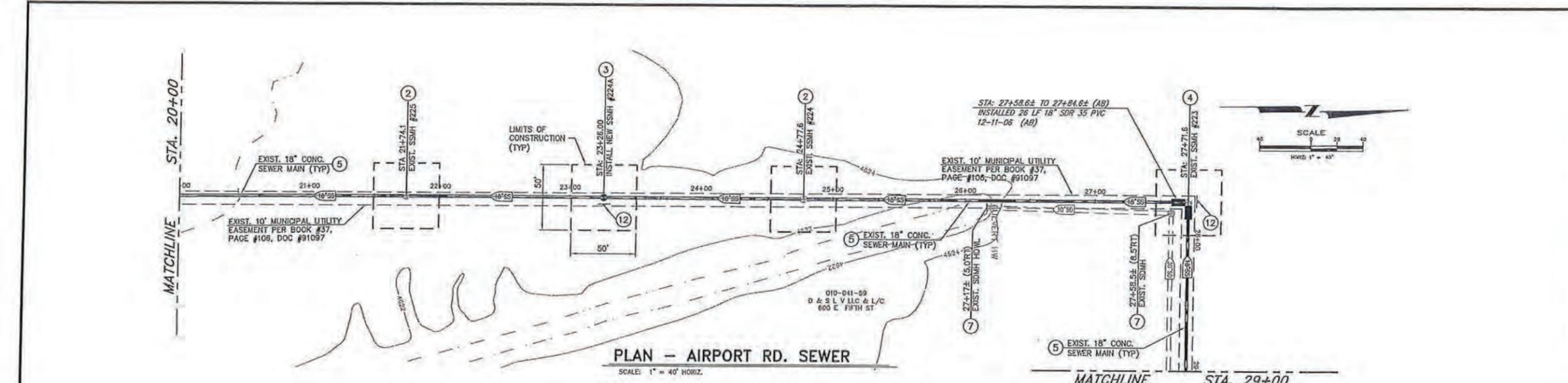
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 OF
 RECORD DRAWING 07-706
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DRAWING NUMBER
16502.001

DRAWING NUMBER

DRAWING NUMBER

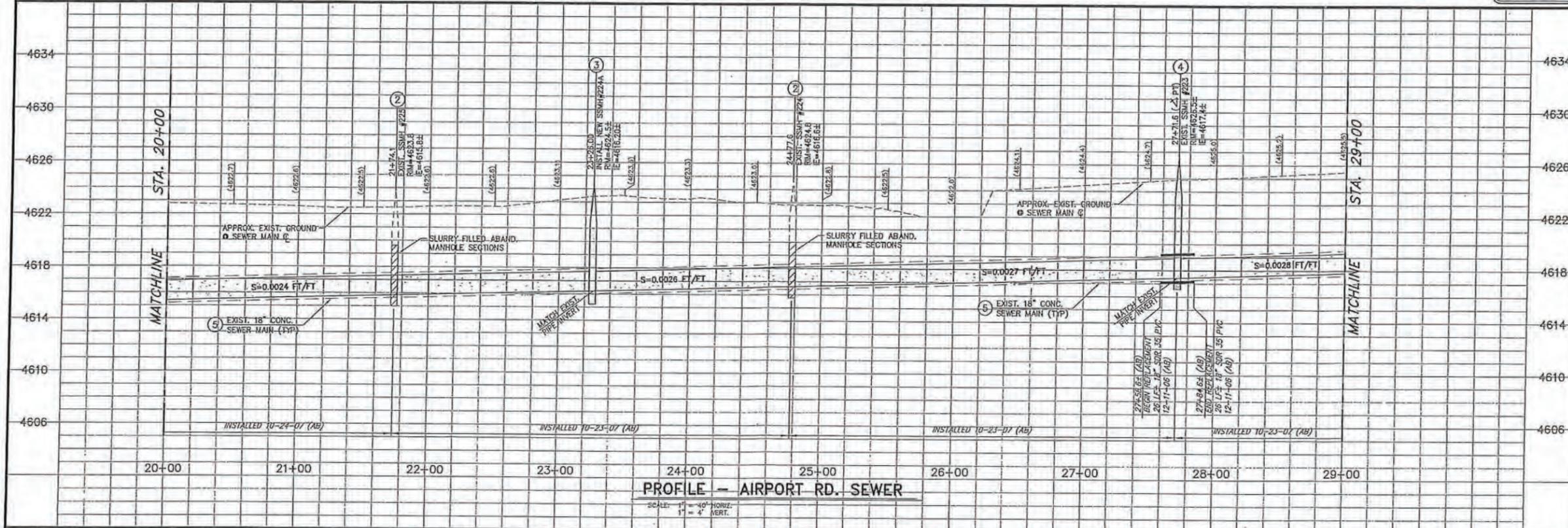
DRAWING NUMBER



PLAN - AIRPORT RD. SEWER
SCALE: 1" = 40' HORIZ.

- NOTES:**
1. ALL SEWER MANHOLES LOCATED IN OPEN RANCH LAND SHALL HAVE THE RIM SET 1' (FOOT) ABOVE EXISTING GROUND ELEVATION.
 2. PEAK FLOW IN AIRPORT ROAD 18" SEWER MAIN IS ESTIMATED AT BETWEEN 800-1000 GPM, CONTRACTOR TO VERIFY.

- CONSTRUCTION NOTES:**
- 2 REMOVE UPPER SECTION OF EXISTING SEWER MANHOLE, ABANDON LOWER SECTIONS IN PLACE PER DETAIL 1, SHEET B.
 - 3 INSTALL NEW 48" DIAMETER SEWER MANHOLE TYPE 1, PER STD DWG C-6.6, AND DETAIL 2, SHEET B.
 - 4 REMOVE AND REPLACE EXISTING SEWER MANHOLE, INSTALL NEW 48" DIAMETER SEWER MANHOLE TYPE 1, PER STD. DWG C-6.6, AND DETAIL 2, SHEET B.
 - 5 INSTALL TRENCHLESS LINER SYSTEM INSIDE EXISTING CONCRETE SEWER MAIN PER MANUFACTURER'S RECOMMENDATIONS.
 - 7 PROTECT IN PLACE
 - 12 INSTALL CARSONITE MARKER PER STD. DWG C-11.1.



PROFILE - AIRPORT RD. SEWER
SCALE: 1" = 40' HORIZ.
1" = 4' VERT.



DESIGNED BY: DOR
DRAWN BY: DOR
CHECKED BY: MB
DWG NO.: 16502-001 (AB) (JWC)
SCALE (HORIZ): 1"=40'
SCALE (VERT): 1"=4'
DATE: 2/8/10

**CARSON CITY DEPARTMENT
PUBLIC WORKS DEPARTMENT**
3505 BUTTE WAY CARSON CITY, NEVADA 89701
PH: 887-2355 FAX: 887-2112



REV.	DATE	DESCRIPTION	BY	APP'D
(AB)	7-26-07	CONFORMED TO CONSTRUCTION	DR	MB
(AB)	1-27-10	AS-BUILT CONFORM	DLO	MB

**AIRPORT ROAD / FAIRVIEW DRIVE
SEWER MAIN REHABILITATION PROJECT**
PROJECT No. 06-6006
**AIRPORT ROAD
PLAN & PROFILE**
STA 20+00 to STA 29+00

SHEET
4
OF
8

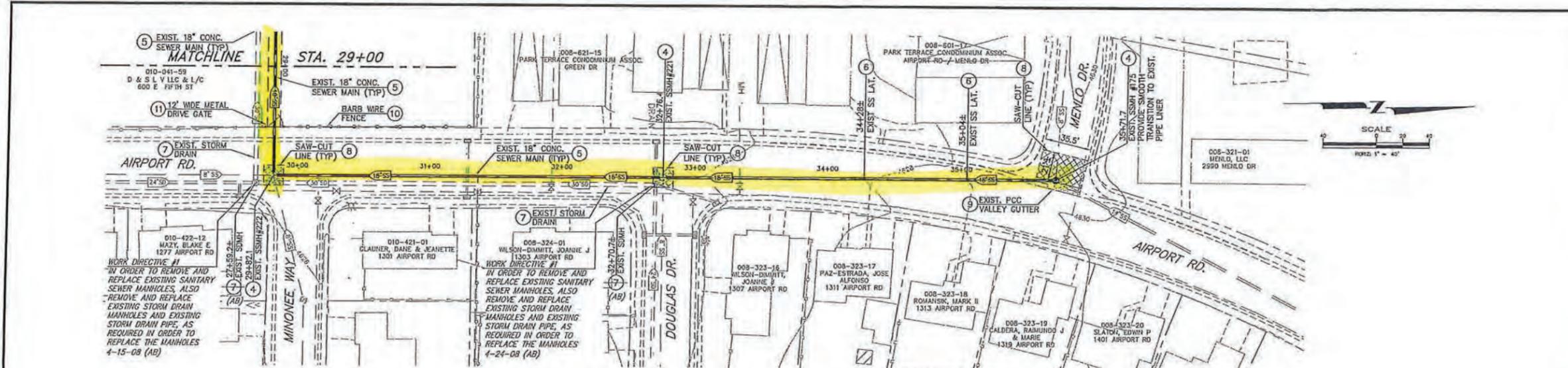
RECORD DRAWING 07.706
16502.001

DRAWING NUMBER
16502.001

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



WORK DIRECTIVE #1
IN ORDER TO REMOVE AND REPLACE EXISTING SANITARY SEWER MANHOLES, ALSO REMOVE AND REPLACE EXISTING STORM DRAIN MANHOLES AND EXISTING STORM DRAIN PIPE, AS REQUIRED IN ORDER TO REPLACE THE MANHOLES 4-15-08 (AB)

CONSTRUCTION NOTES:

- ALL SEWER MANHOLES LOCATED IN OPEN RANCH LAND SHALL HAVE THE RIM SET 1' (FOOT) ABOVE EXISTING GROUND ELEVATION.
- PEAK FLOW IN AIRPORT ROAD 18" SEWER MAIN IS ESTIMATED AT BETWEEN 600-1000 GPM, CONTRACTOR TO VERIFY.

- REMOVE AND REPLACE EXISTING SEWER MANHOLE, INSTALL NEW 48" DIAMETER SEWER MANHOLE TYPE 1, PER STD. DWG C-6.6, AND DETAIL 2, SHEET B.
- INSTALL TRENCHLESS LINER SYSTEM INSIDE EXISTING 18" DIAMETER CONCRETE SEWER MAIN. PER MANUFACTURERS RECOMMENDATIONS.
- EXISTING SEWER LATERAL SERVICE, RECONNECT TO TRENCHLESS LINER SYSTEM WITH TOPHAT LINER INSERT.
- PROTECT IN PLACE.
- LIMITS FOR SAW-CUT AND REMOVAL OF EXISTING AC PAVEMENT SHALL BE 12" (INCHES) MINIMUM BEYOND TOP OF TRENCH EXCAVATION. REPLACEMENT OF AC PAVING SHALL BE PER PERMANENT PAVEMENT PATCH DETAIL AS SHOWN ON SHEET
- REMOVE AND REPLACE EXISTING PCC VALLEY GUTTER FROM SPANDREL TO SPANDREL, MATCH EXISTING FLOWLINE, MAINTAIN POSITIVE DRAINAGE FLOW.
- REMOVE AND REPLACE EXISTING 4-WIRE FENCE PER NDOT STD. DWG R-6.1.2.
- INSTALL 12' WIDE SINGLE SWING GATE PER NDOT STD. DWG R-6.1.3.

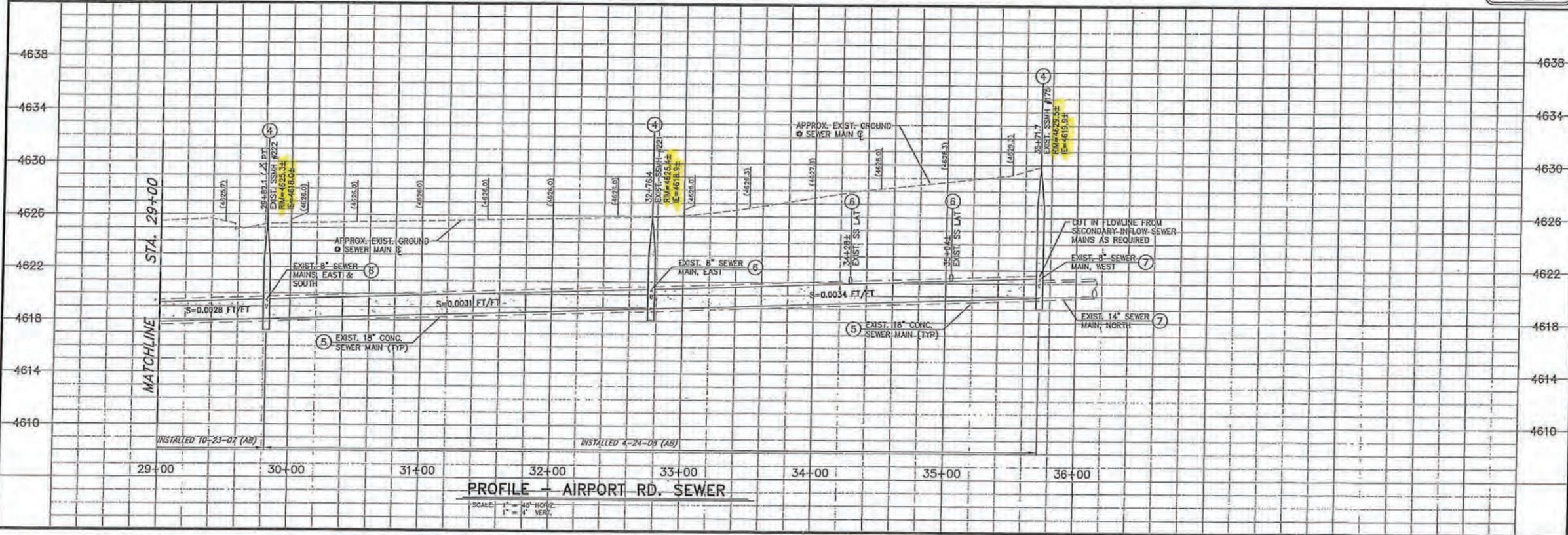


DESIGNED BY: DOR
DRAWN BY: DOR
CHECKED BY: MB
DWG NO.: AIRPORT-REI (AB) JWG
SCALE (HORIZ): 1"=40'
SCALE (VERT): 1"=4'
DATE: 2/9/10

**CARSON CITY
PUBLIC WORKS DEPARTMENT**
3505 BUTTE WAY CARSON CITY, NEVADA 89701
PH: 887-2555 FAX: 887-2112



REV.	DATE	DESCRIPTION
1	7-26-07	CONFORMED FOR CONSTRUCTION
2	1-27-10	AS-BUILT CORRECTIVE



**AIRPORT ROAD / FAIRVIEW DRIVE
SEWER MAIN REHABILITATION PROJECT**
PROJECT No. 06-6006
**AIRPORT ROAD
PLAN & PROFILE**
STA 29+00 to STA 36+00

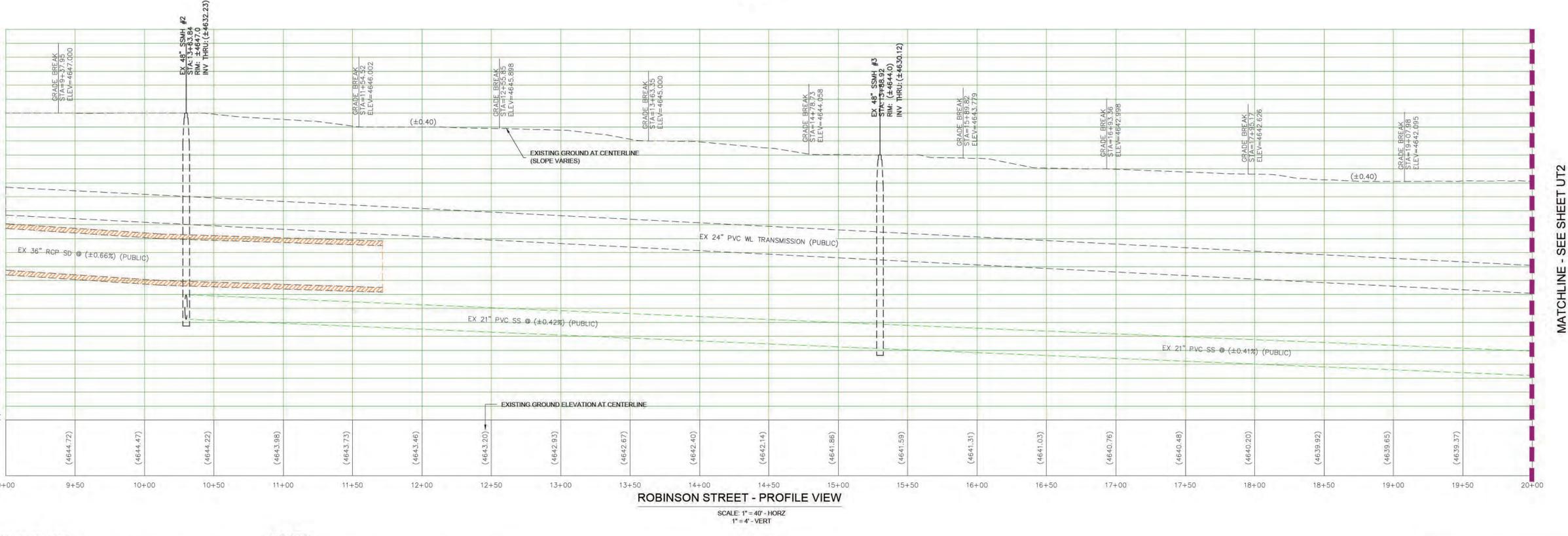
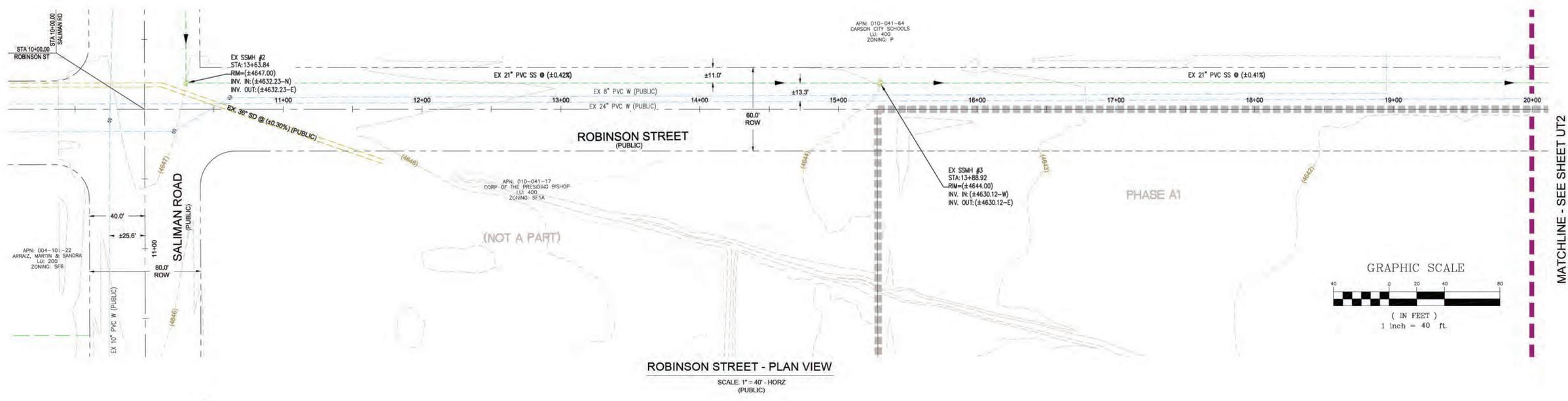
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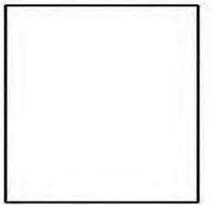


Appendix 4

MASTER CONCEPT SANITARY SEWER AND WATER SYSTEM LAYOUT



THE RED LTD
7272 S. El Capitan Way
Suite 2
Las Vegas, NV 89148
(702) 528-7804 office
www.theredltd.com
R | REAL ESTATE
E | ENGINEERING
D | DEVELOPMENT



CLIENT:
BLACKSTONE DEVELOPMENT GROUP
439 PLUMB LANE
RENO, NV 89509
CONTACT: JOSHUA MYERS
PHONE: (775) 352-4200

DATE	NO.	REVISIONS	APPROVED

LOMPA RANCH NORTH
MASTER CONCEPT SANITARY SEWER AND WATER SYSTEM LAYOUT
LOMPA RANCH NORTH
CARBON CITY, NEVADA

PROJECT NO.	ENTR-900
DESIGNED BY	MAS/EL
DRAWN BY	EL
CHECKED BY	JY
DATE	2017 MARCH

SHT UT1 1 of 11
CC PROJECT # TBD

D:\TheRedLtd\04-138-300_Lompa Ranch North\TheRedLtd\CD_MASTER UTILITY.dwg, Nov 13 2017 - 10:07pm

DISCLAIMER NOTE
THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING, PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY ALL UTILITIES AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NDOT RIGHT-OF-WAY

- 5TH STREET (SR-513) AND PROPOSED US-395 ARE WITHIN NDOT RIGHT-OF-WAY
- ANY WORK TO BE PERFORMED WITHIN NDOT RIGHT-OF-WAY SHALL REQUIRE AN NDOT ENCROACHMENT PERMIT.



NOTES

- ALL WATERLINE AND SANITARY SEWER FACILITIES CONSTRUCTION SHALL BE IN ACCORDANCE WITH CARSON CITY STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION WHERE APPLICABLE.
- REPLACE ALL TRAFFIC CONTROL DEVICES (SIGNS OR PAVEMENT MARKINGS) THAT ARE DISTURBED, DESTROYED, MOVED OR MODIFIED BY TRENCHING ACTIVITY TO CARSON CITY SATISFACTION. ALL MATERIALS USED SHALL MEET CARSON CITY'S SPECIFICATIONS, OR WILL BE AN APPROVED EQUIVALENT.
- DISPOSAL OF ASBESTOS CEMENT PIPE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- ADJUST ALL WATER VALVES BOXES TO FINISHED GRADE. VALVES SHALL BE ACCESSIBLE AT ALL TIMES.
- ADJUST ALL MANHOLES TO FINISHED GRADE.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITIES CROSSING PROPOSED UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY.
- ANY EXISTING UTILITIES (SUCH AS WATER LINE GATE VALVES) SHALL BE ADJUSTED TO GRADE. ANY EXISTING UTILITIES (SUCH AS SANITARY SEWER MANHOLES) THAT HAVE BEEN PAVED OVER BY ASPHALT SHALL BE EXPOSED AND ADJUSTED TO GRADE.

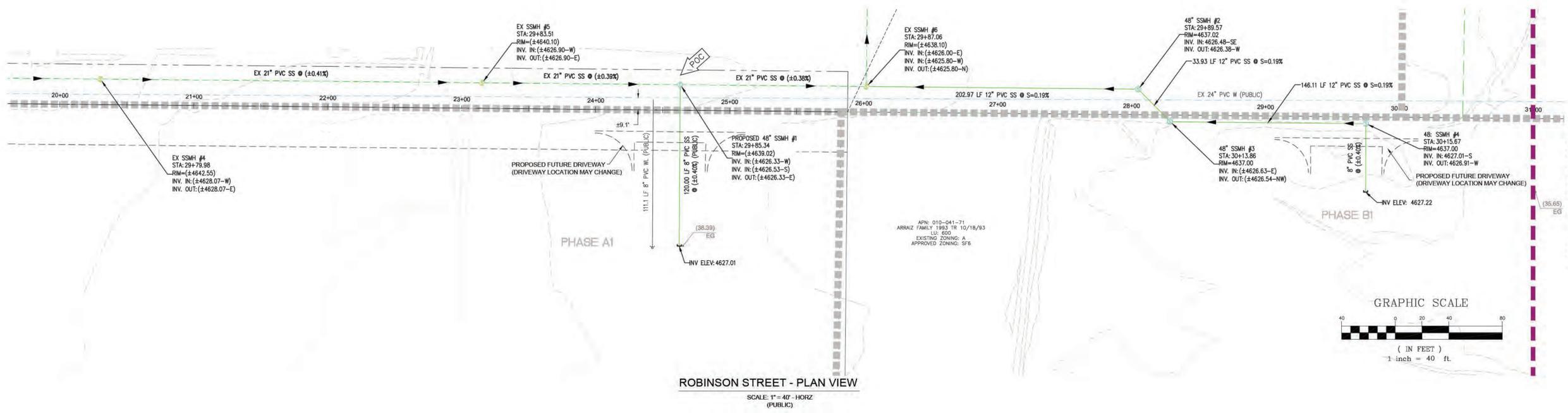
BASIS OF BEARINGS
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BEARINGS AND DISTANCES HEREON REFLECT GRID COORDINATES MULTIPLIED BY A COMBINED GRID TO GROUND FACTOR OF 1.0002 (ALSO KNOWN AS CARSON CITY MODIFIED).

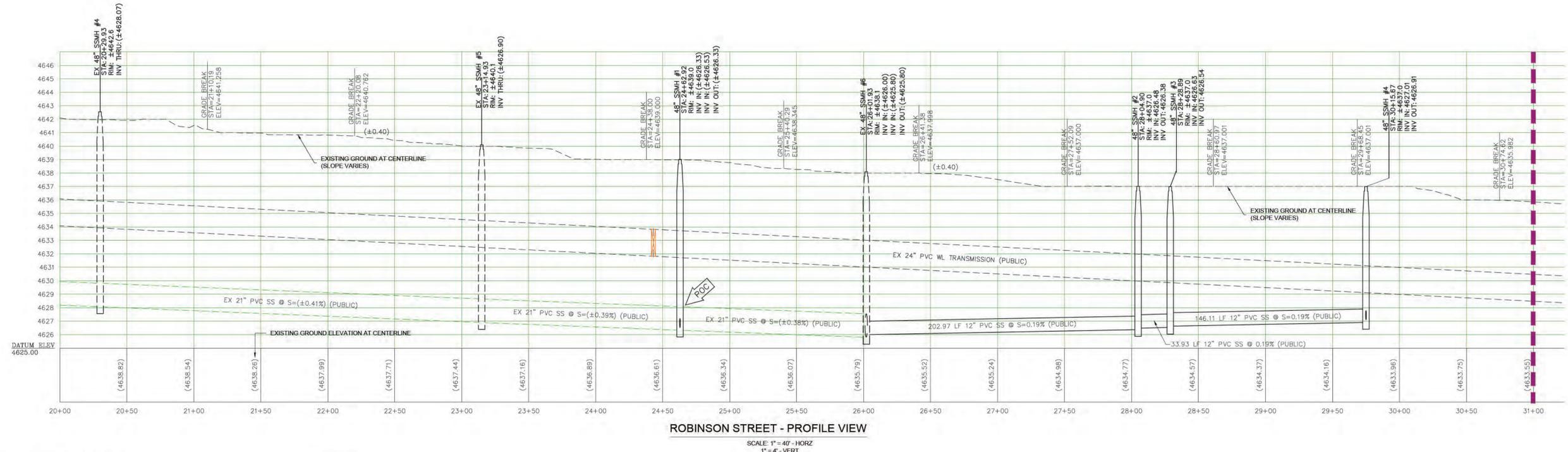
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PROJECT LOCATION
A PORTION OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

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ROBINSON STREET - PLAN VIEW
SCALE: 1" = 40' - HORIZ
(PUBLIC)



ROBINSON STREET - PROFILE VIEW
SCALE: 1" = 40' - HORIZ
1" = 4' - VERT

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CONTACT: JOSHUA MYERS
PHONE: (775) 352-4200

DATE	NO.	REVISIONS	APPROVED

DATE	NO.	REVISIONS	APPROVED

LOMPO RANCH NORTH
MASTER CONCEPT SANITARY SEWER
AND WATER SYSTEM LAYOUT

LOMPO RANCH NORTH
CARSON CITY, NEVADA

PROJECT NO.	ENTR-300
DESIGNED BY	MAS/EL
DRAWN BY	EL
CHECKED BY	JY
DATE	2017 MARCH

SHT UT2 2 of 11
CC PROJECT #

DISCLAIMER NOTE
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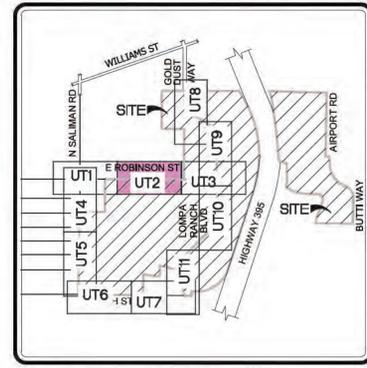
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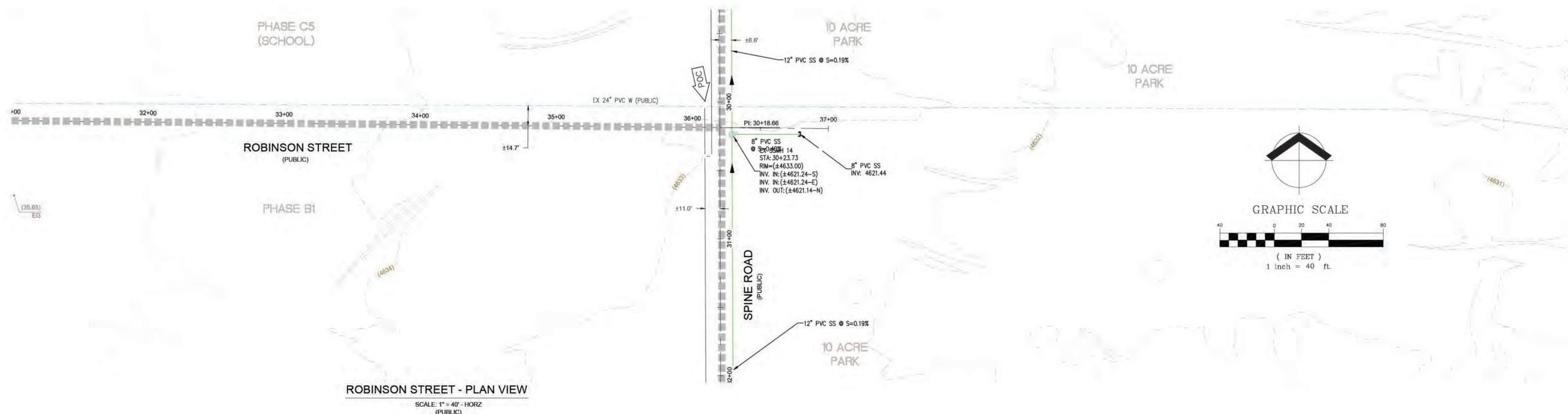
PROJECT LOCATION
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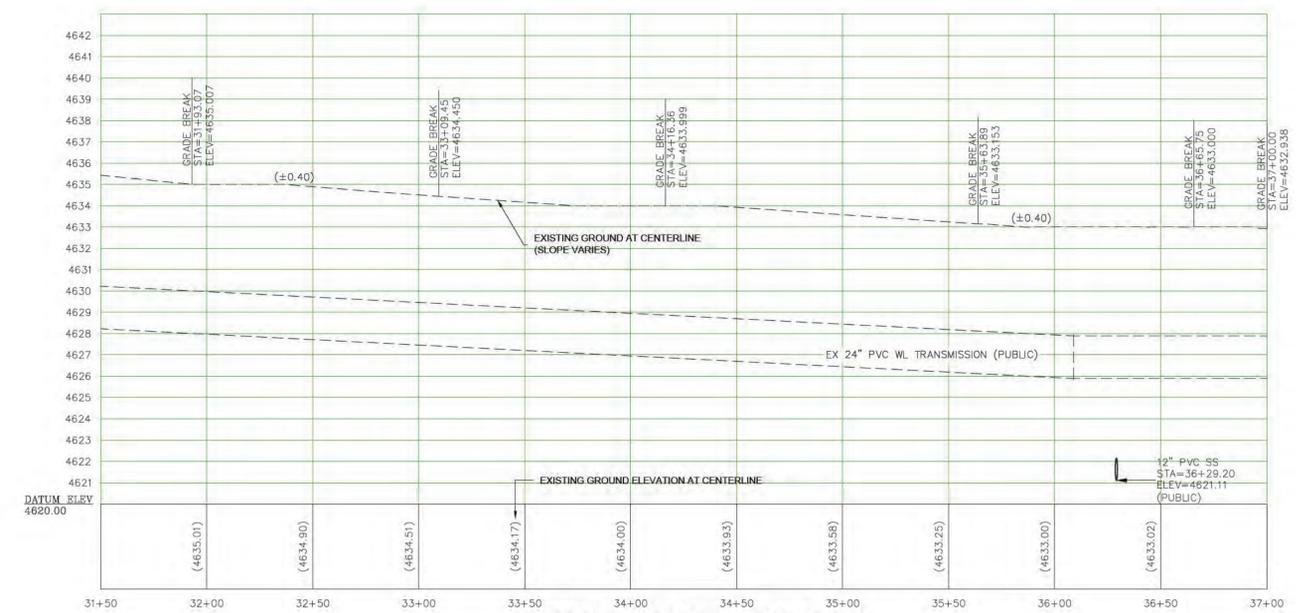
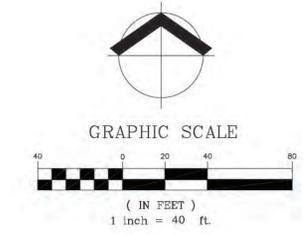


KEY MAP
SCALE: NTS

G:\TheRedLtd\04-138-300_Lompa Ranch North\TheRedLtd\04-138-300_MASTER UTILITY.dwg, Nov 13 2017 - 10:08am



ROBINSON STREET - PLAN VIEW
SCALE: 1" = 40' - HORZ
(PUBLIC)



ROBINSON STREET - PROFILE VIEW
SCALE: 1" = 40' - HORZ
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DISCLAIMER NOTE

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BASIS OF BEARINGS

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BENCHMARK

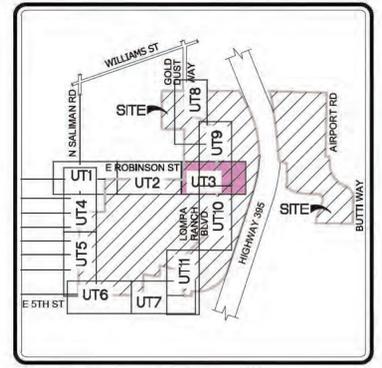
ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), AS ESTABLISHED BY USGS BENCHMARK V357, PID KR0998.

PROJECT LOCATION

A PORTION OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

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KEY MAP
SCALE: NTS

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DATE	NO.	REVISIONS	APPROVED

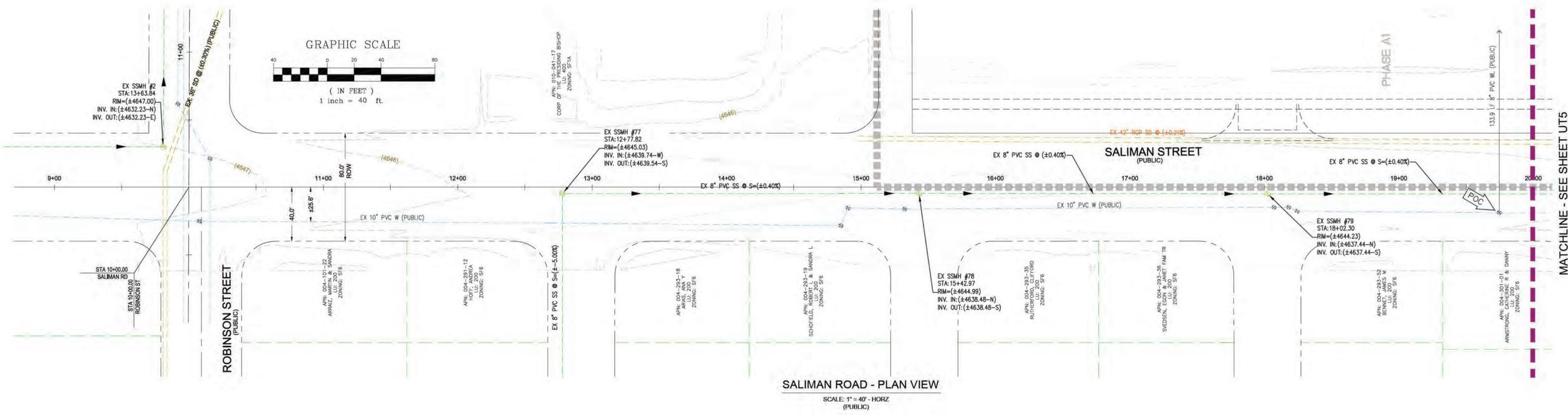
LOMPA RANCH NORTH
MASTER CONCEPT SANITARY SEWER
AND WATER SYSTEM LAYOUT

LOMPA RANCH NORTH
CARSON CITY, NEVADA

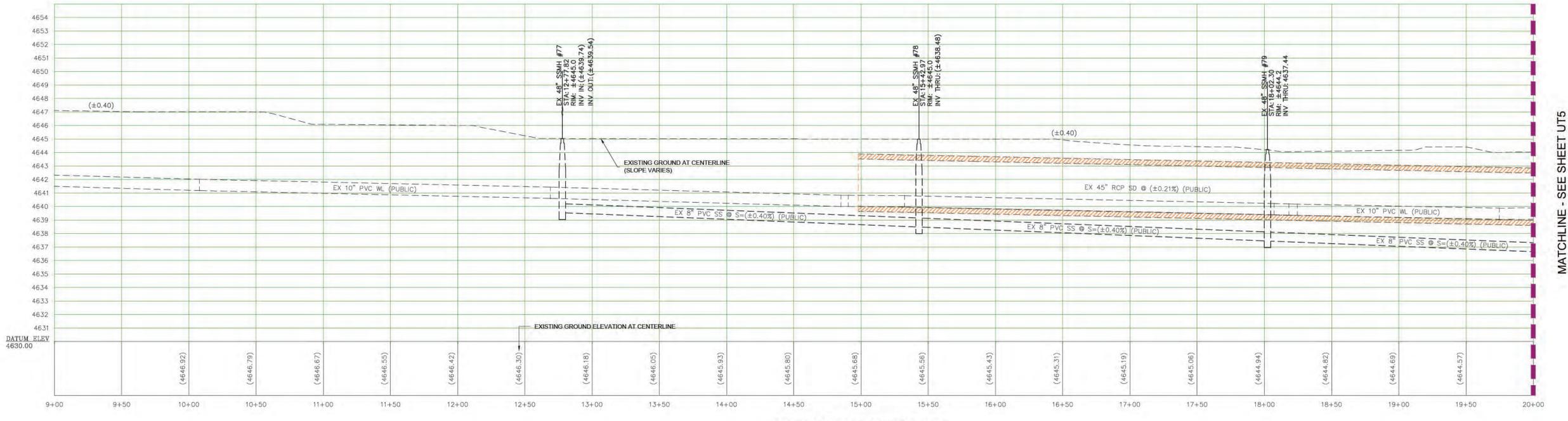
PROJECT NO.	ENTR-300
DESIGNED BY	MAS/EL
DRAWN BY	EL
CHECKED BY	JY
DATE	2017 MARCH

SHT UT3 3 of 11
CC PROJECT #

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SALIMAN ROAD - PLAN VIEW
SCALE: 1" = 40' - HORIZ
(PUBLIC)



SALIMAN ROAD - PROFILE VIEW
SCALE: 1" = 40' - HORIZ
1" = 4' - VERT

MATCHLINE - SEE SHEET UT5

MATCHLINE - SEE SHEET UT5

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LOMPA RANCH NORTH
MASTER CONCEPT SANITARY SEWER AND WATER SYSTEM LAYOUT
LOMPA RANCH NORTH
CARSON CITY, NEVADA

PROJECT NO.	ENTR-300
DESIGNED BY	MAS/EL
DRAWN BY	EL
CHECKED BY	JY
DATE	2017 MARCH

SHT UT4 4 of 11
CC PROJECT #

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Call before you Dig
Avoid cutting, underground utility lines, or costly.

Call
1-800-227-2600

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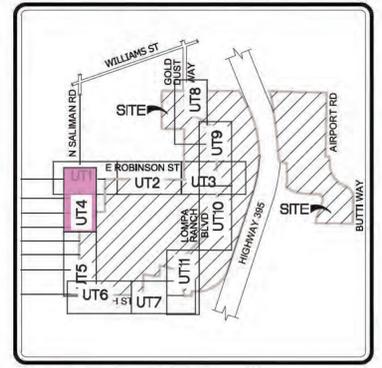
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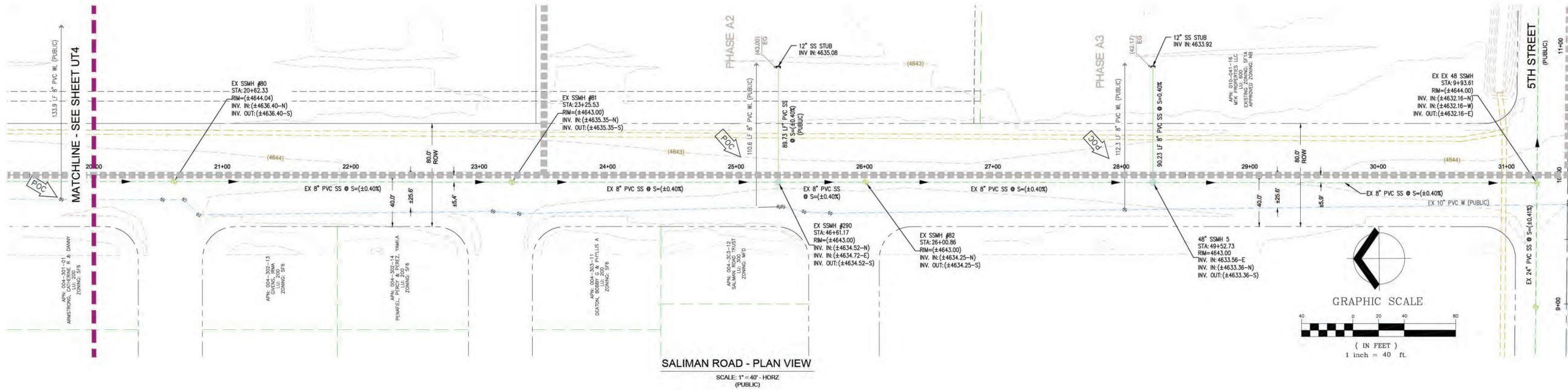
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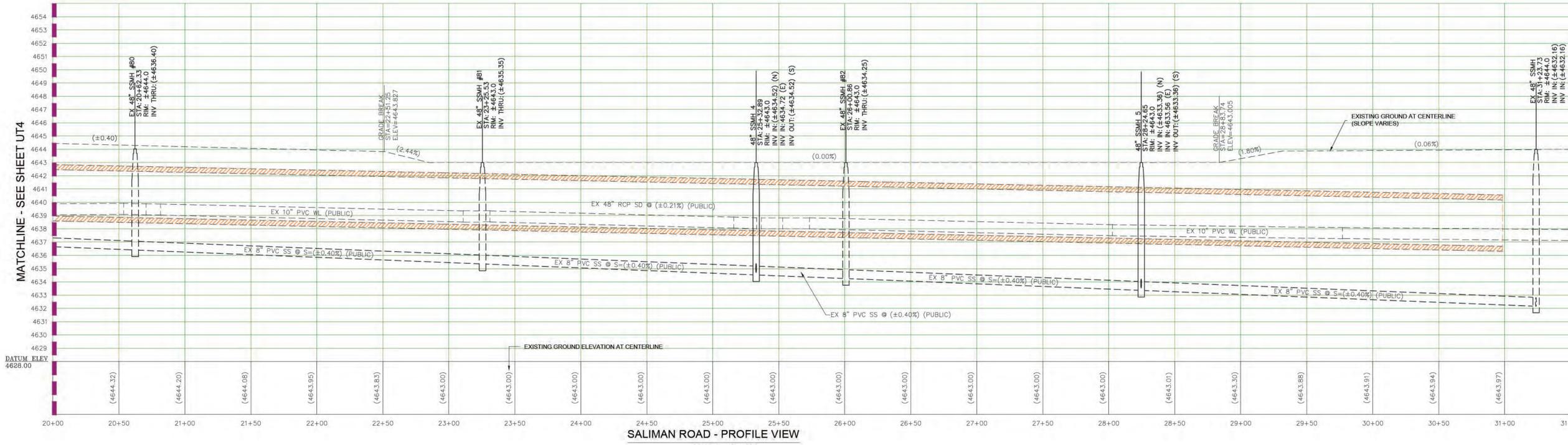


KEY MAP
SCALE: NTS

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SALIMAN ROAD - PLAN VIEW
SCALE: 1" = 40' - HORIZ
(PUBLIC)



SALIMAN ROAD - PROFILE VIEW
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NDOT RIGHT-OF-WAY

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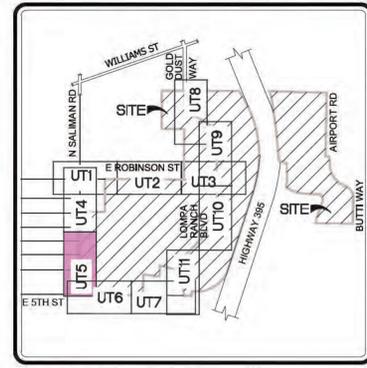
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KEY MAP
SCALE: NTS

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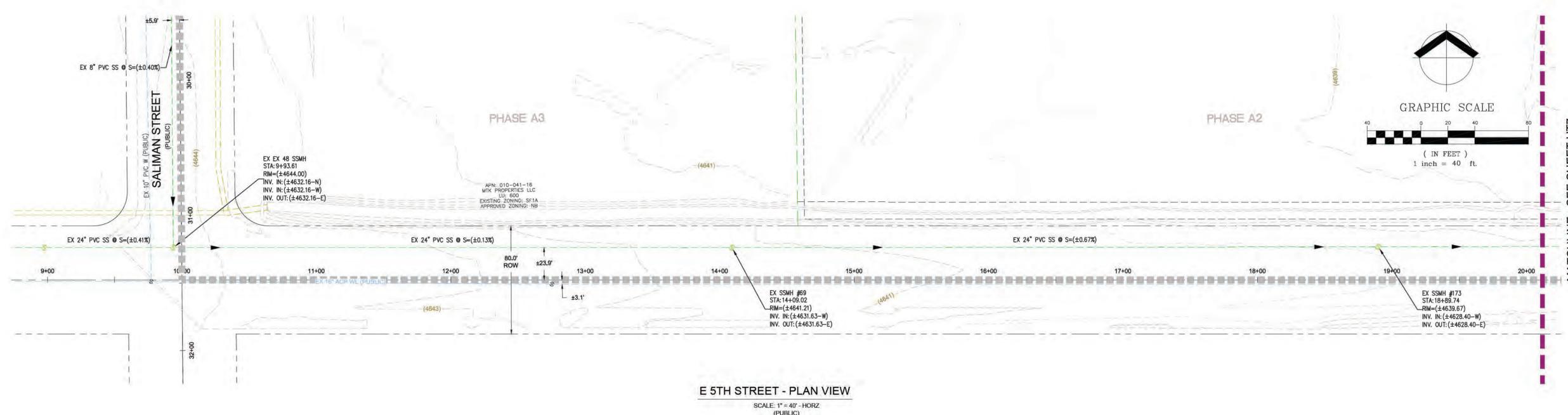
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DATE	NO.	REVISIONS	APPROVED

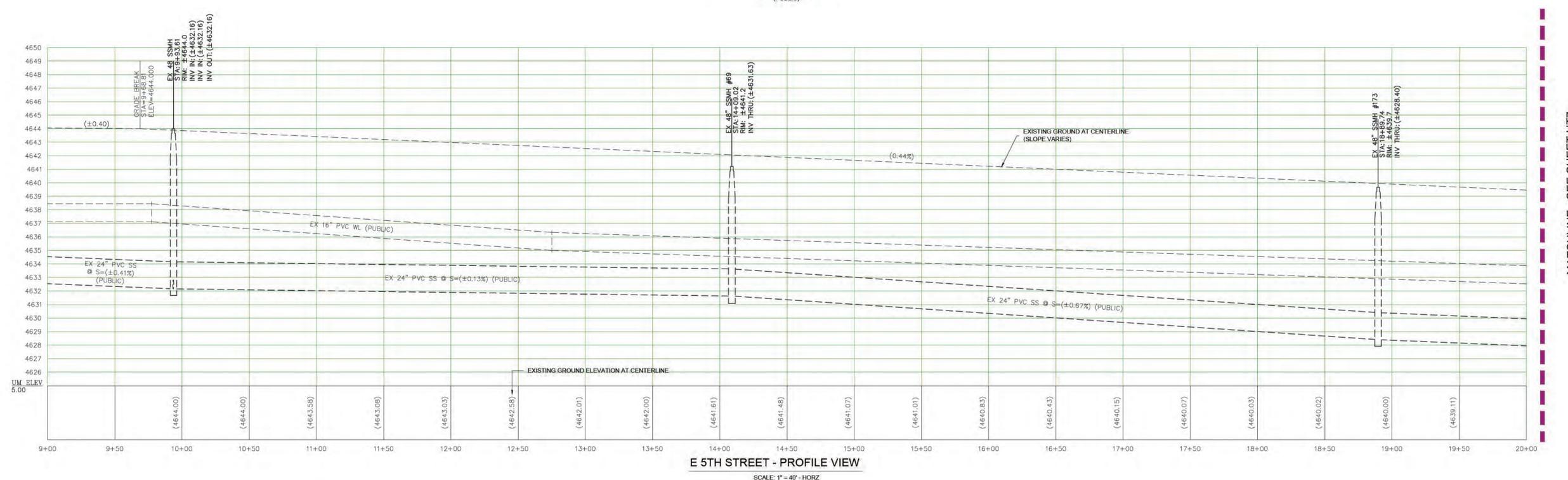
LOMPA RANCH NORTH
MASTER CONCEPT SANITARY SEWER
AND WATER SYSTEM LAYOUT
LOMPA RANCH NORTH
CARSON CITY, NEVADA

PROJECT NO.	ENTR-300
DESIGNED BY	MAS/EL
DRAWN BY	EL
CHECKED BY	JY
DATE	2017 MARCH

SHT UT5 5 of 11
CC PROJECT #



E 5TH STREET - PLAN VIEW
SCALE: 1" = 40' - HORZ
(PUBLIC)



E 5TH STREET - PROFILE VIEW
SCALE: 1" = 40' - HORZ
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MASTER CONCEPT SANITARY SEWER
AND WATER SYSTEM LAYOUT
LOMPA RANCH NORTH
CARSON CITY, NEVADA

PROJECT NO.	ENTR-300
DESIGNED BY	MAS/EL
DRAWN BY	EL
CHECKED BY	JY
DATE	2018 12 21

SHT UT6 6 of 11
CC PROJECT #

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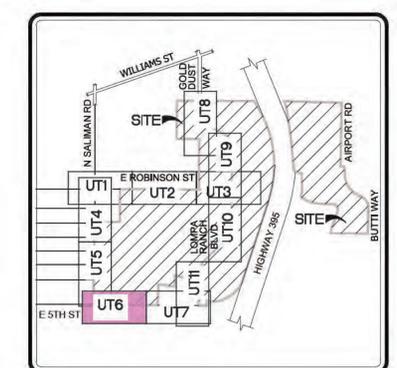
BASIS OF BEARINGS
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94).

BEARINGS AND DISTANCES HEREON REFLECT GRID COORDINATES MULTIPLIED BY A COMBINED GRID TO GROUND FACTOR OF 1.0002 (ALSO KNOWN AS CARSON CITY MODIFIED).

BENCHMARK
ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), AS ESTABLISHED BY USGS BENCHMARK V357, PID KR0998.

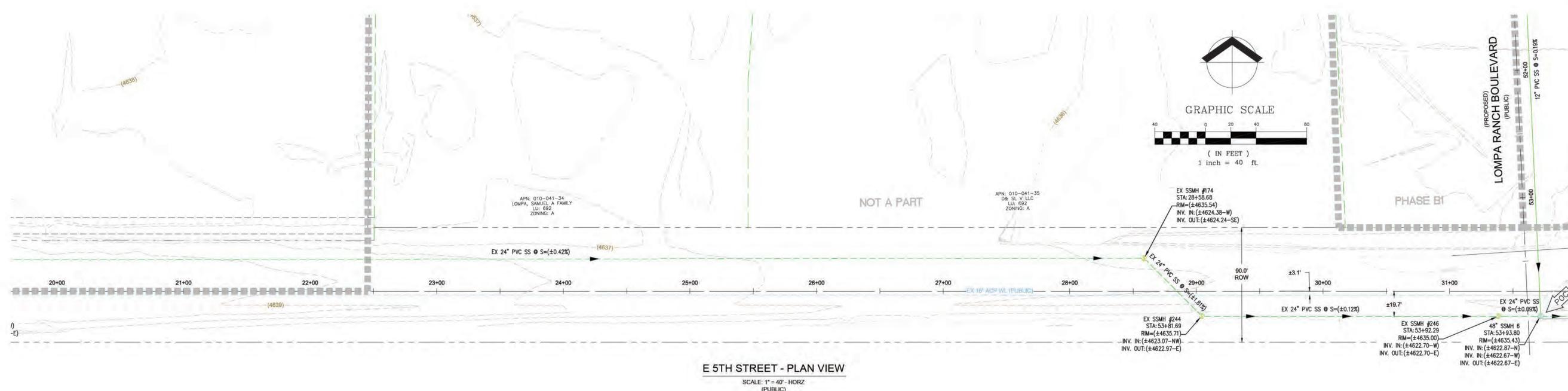
PROJECT LOCATION
A PORTION OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

SEWER MAIN INSTALLATION
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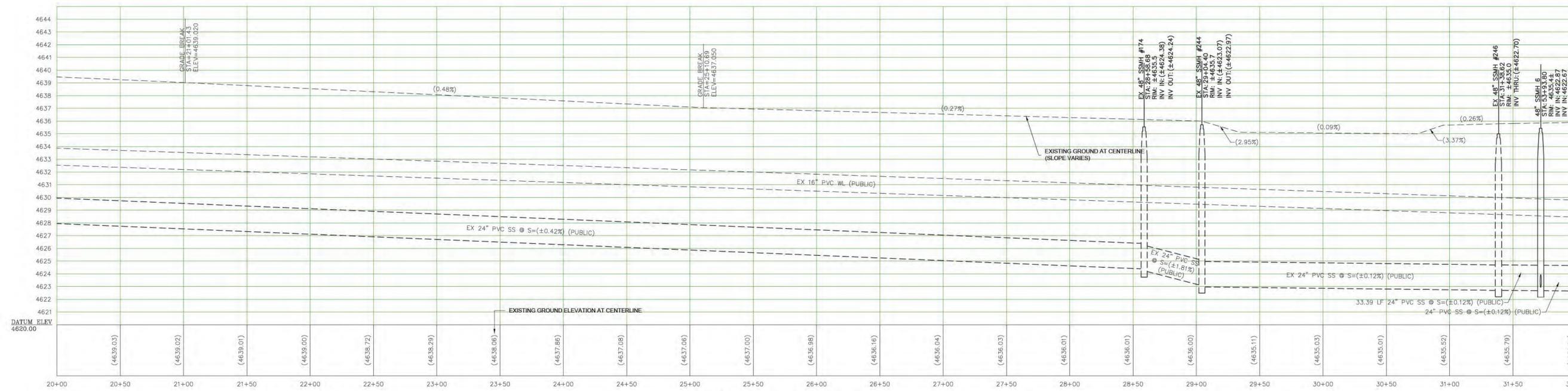


KEY MAP
SCALE: NTS

G:\TheRedLtd\04-138-300_Lompa Ranch North\TheRedLtd\04-138-300_MASTER UTILITY.dwg, Nov 14, 2017 - 10:29am



E 5TH STREET - PLAN VIEW
SCALE: 1" = 40' - HORZ
(PUBLIC)



E 5TH STREET - PROFILE VIEW
SCALE: 1" = 40' - HORZ
1" = 4' - VERT

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CONTACT: JOSHUA MYERS
PHONE: (775) 352-4200

DATE	NO.	REVISIONS	APPROVED

LOMPA RANCH NORTH
MASTER CONCEPT SANITARY SEWER AND WATER SYSTEM LAYOUT
LOMPA RANCH NORTH
CARSON CITY, NEVADA

PROJECT NO.	ENTR-900
DESIGNED BY	MAS/EL
DRAWN BY	EL
CHECKED BY	JY
DATE	2017 MARCH

SHT UT7 7 of 11
CC PROJECT #

DISCLAIMER NOTE
THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING, PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY ALL UTILITIES AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

- NDOT RIGHT-OF-WAY**
- 5TH STREET (SR-613) AND PROPOSED US-395 ARE WITHIN NDOT RIGHT-OF-WAY
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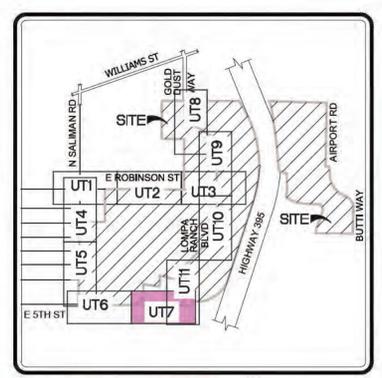
BASIS OF BEARINGS
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94)

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PROJECT LOCATION
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KEY MAP
SCALE: NTS

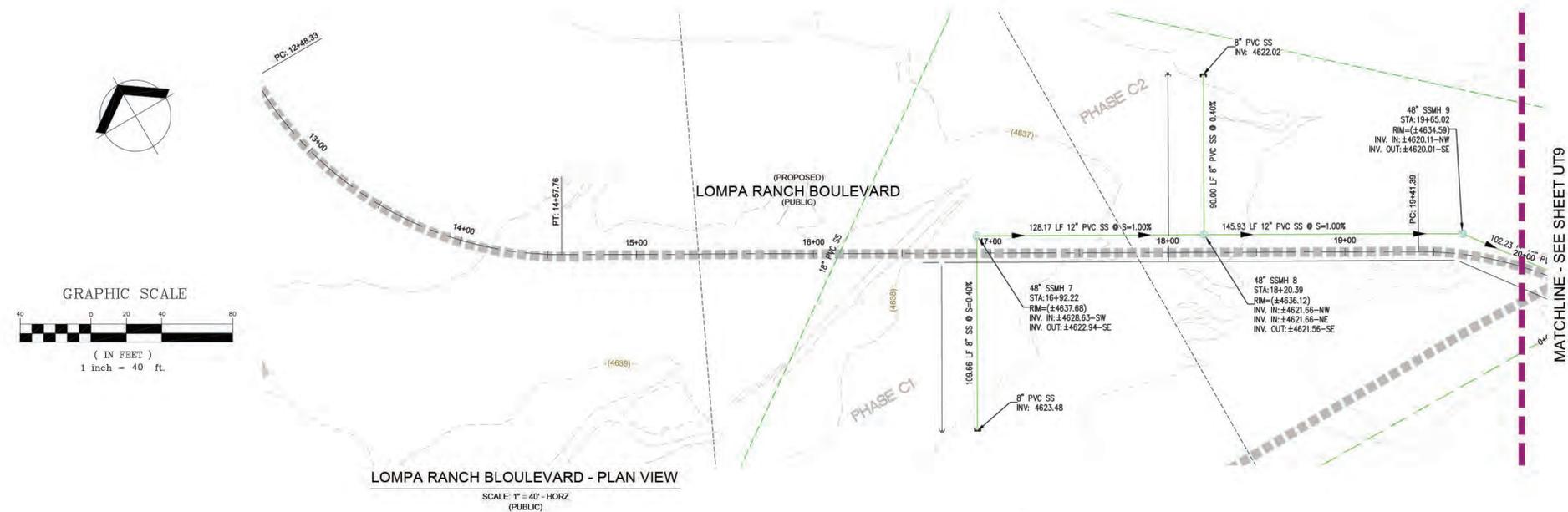
© THE RED LTD - 138-300 Lompa Ranch North, TheRedLTD.com, MASTER UTILITY.dwg, Nov 14, 2017 - 10:31am

DATE	NO.	REVISIONS	APPROVED

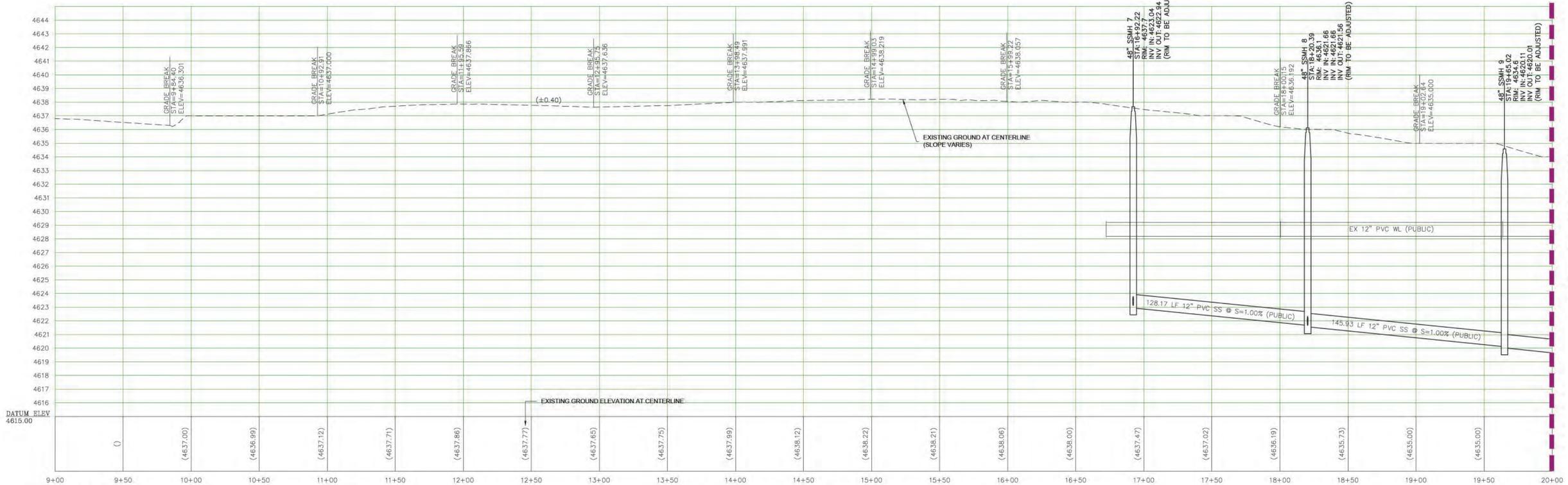
LOMPA RANCH NORTH MASTER CONCEPT SANITARY SEWER AND WATER SYSTEM LAYOUT
 LOMP A RANCH NORTH
 CARSON CITY, NEVADA

PROJECT NO.	ENTR-900
DESIGNED BY	EL
DRAWN BY	EL
CHECKED BY	JY
DATE	2017 MARCH

SHT UT8 8 of 11
 CC PROJECT #



LOMPA RANCH BOULEVARD - PLAN VIEW
 SCALE: 1" = 40' - HORZ
 (PUBLIC)



LOMPA RANCH BOULEVARD - PROFILE VIEW
 SCALE: 1" = 40' - HORZ
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BASIS OF BEARINGS

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BENCHMARK

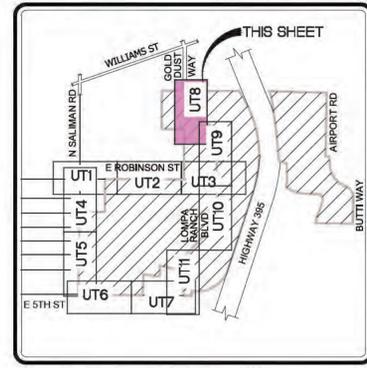
ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), AS ESTABLISHED BY USGS BENCHMARK V357, PID KR0998.

PROJECT LOCATION

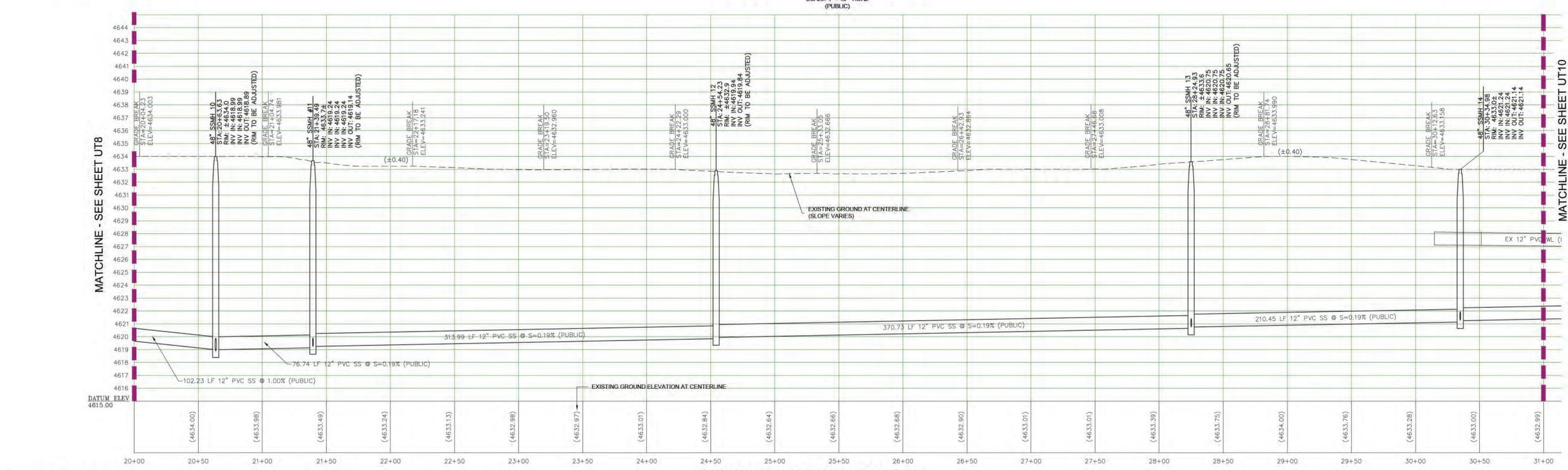
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KEY MAP
 SCALE: NTS



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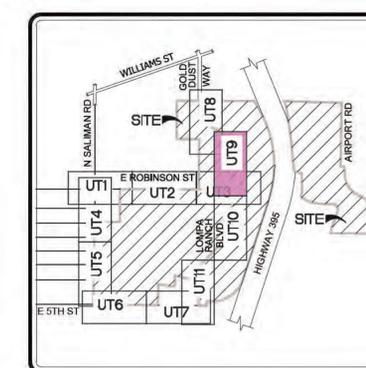
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THE RED LTD

7272 S. El Capitan Way
Suite 2
Las Vegas, NV 89148

(702) 528-7804 office
www.theredltd.com

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D | DEVELOPMENT

CLIENT:
BLACKSTONE DEVELOPMENT GROUP
439 PLUMB LANE
RENO, NV 89509
CONTACT: JOSHUA MYERS
PHONE: (775) 352-4200

DATE	NO.	REVISIONS	APPROVED

LOMPA RANCH NORTH
MASTER CONCEPT SANITARY SEWER AND WATER SYSTEM LAYOUT

LOMPA RANCH NORTH
CARSON CITY, NEVADA

PROJECT NO.	ENTR-900
DESIGNED BY	MAS/EL
DRAWN BY	EL
CHECKED BY	JY
DATE	2017 MARCH

SHT UT9 9 of 11
CC PROJECT #

D:\TheRedLtd\04-138-300_Lompa Ranch North\TheRedLtd\CD_MASTER UTILITY.dwg, Nov 14, 2017 - 12:33pm

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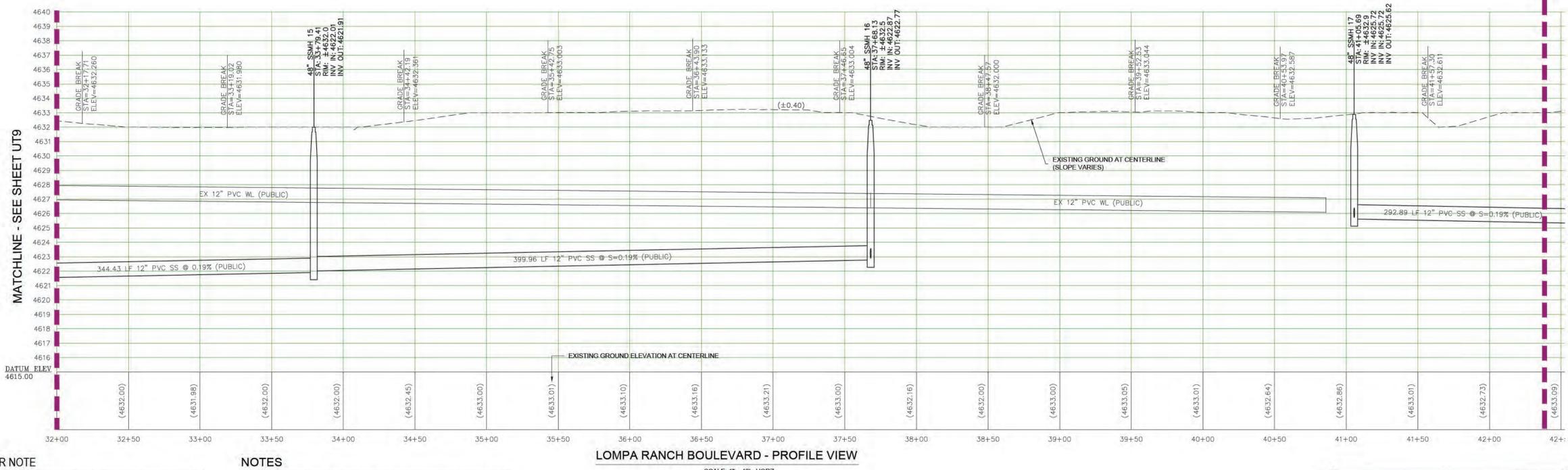
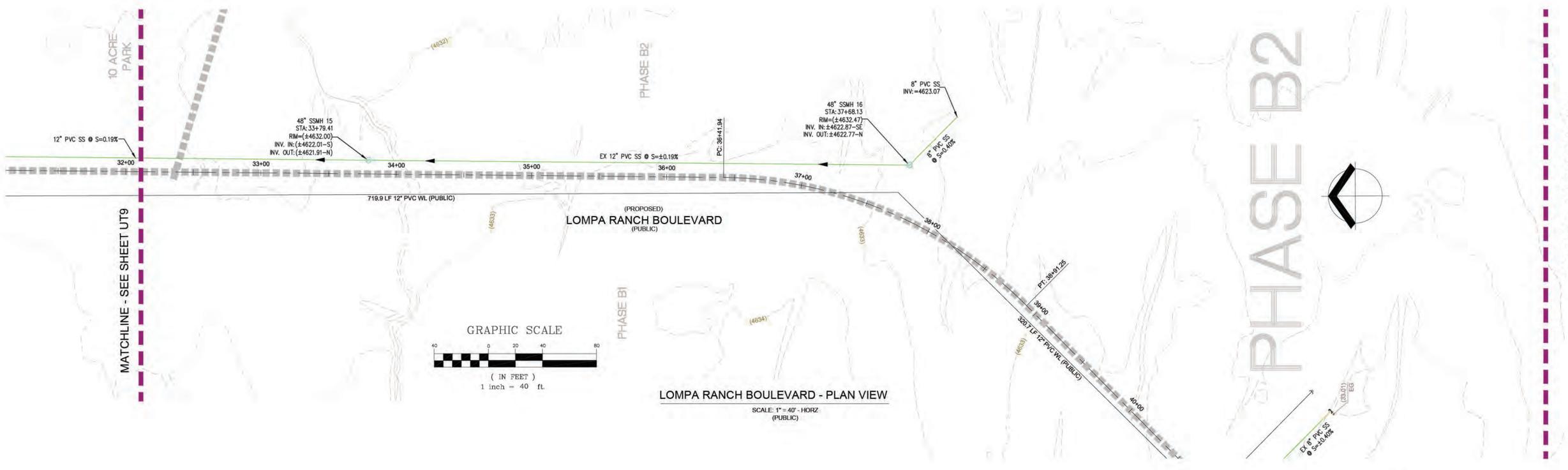
DATE	NO.	REVISIONS

**LOMPA RANCH NORTH
MASTER CONCEPT SANITARY SEWER
AND WATER SYSTEM LAYOUT**

LOMPA RANCH NORTH
CARSON CITY, NEVADA

PC JOB NO. ENT82-900
DESIGNED BY MAS/EL
DRAWN BY EL
CHECKED BY JY
DATE 2017 MARCH

SHT UT10 10 of 11
CC PROJECT #



DISCLAIMER NOTE

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NDOT RIGHT-OF-WAY

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BASIS OF BEARINGS

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BENCHMARK

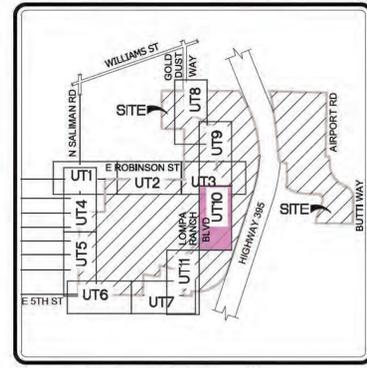
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PROJECT LOCATION

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SCALE: NTS

C:\TheRedLtd\04-138-300-Lompa Ranch North\TheRedLtd\04-138-300-MASTER UTILITY.dwg, Nov. 14, 2017 - 12:32pm

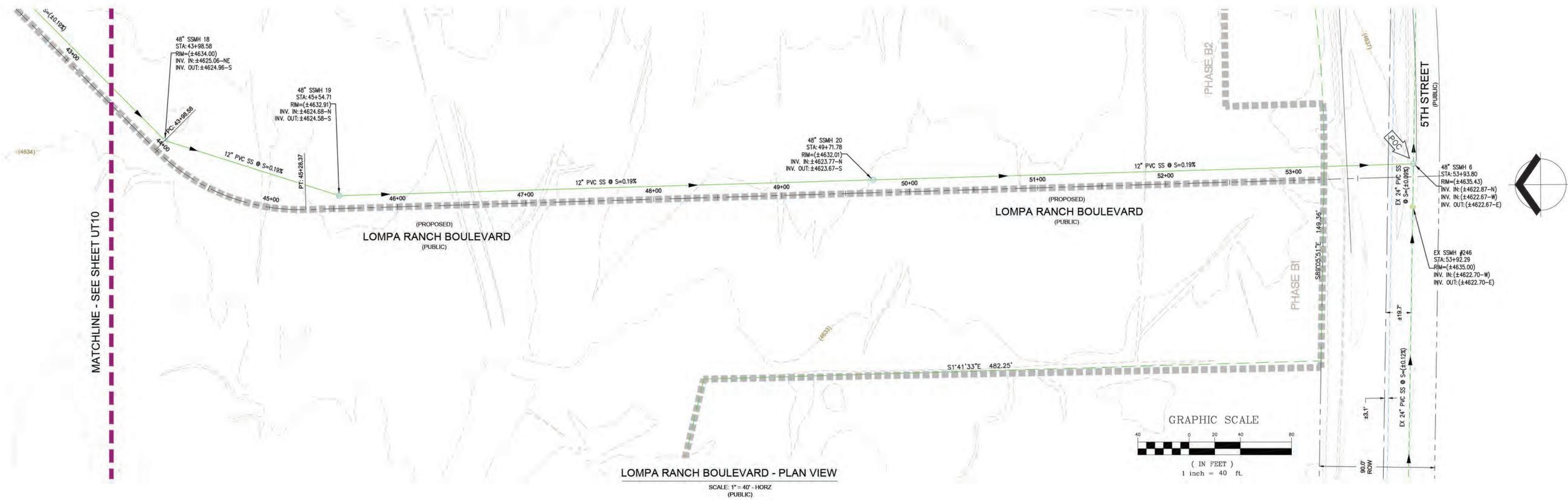
CLIENT:
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DATE	NO.	REVISIONS	APPROVED

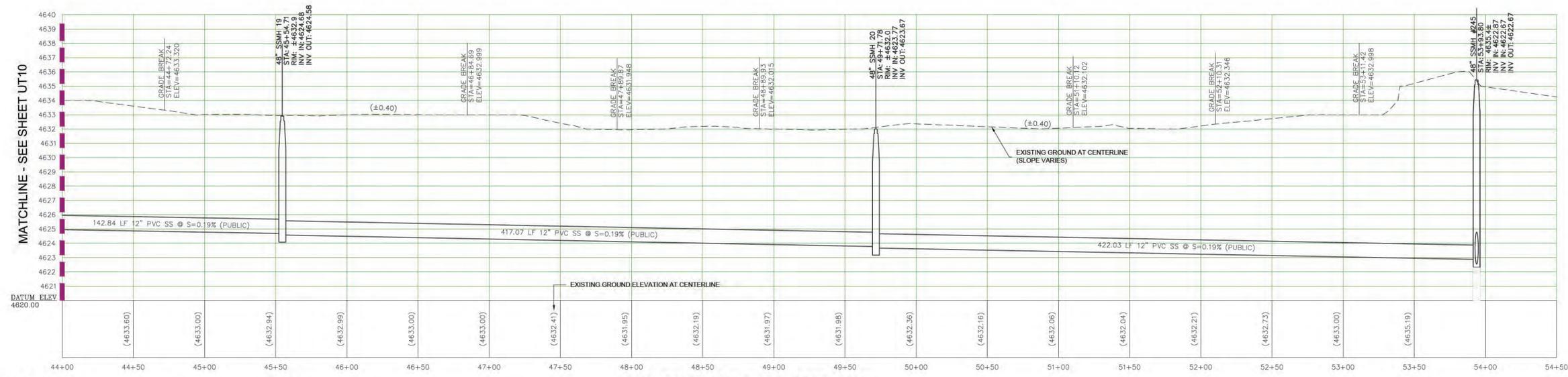
**LOMPA RANCH NORTH
 MASTER CONCEPT SANITARY SEWER
 AND WATER SYSTEM LAYOUT**
 NEVADA
 CARSON CITY

PROJECT NO.	ENTR-900
DESIGNED BY	MAS/EL
DRAWN BY	EL
CHECKED BY	JY
DATE	2017 MARCH

SHT UT11 11 of 11
 CC PROJECT #



LOMPA RANCH BOULEVARD - PLAN VIEW
 SCALE: 1" = 40' - HORZ
 (PUBLIC)



LOMPA RANCH BOULEVARD - PROFILE VIEW
 SCALE: 1" = 40' - HORZ
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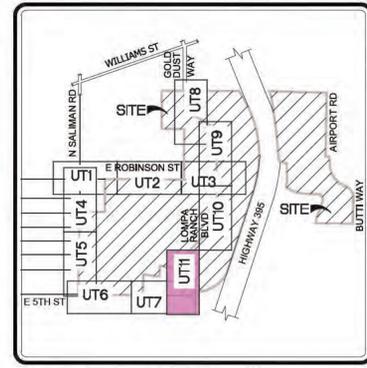
BASIS OF BEARINGS
 NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94).

BEARINGS AND DISTANCES HEREON REFLECT GRID COORDINATES MULTIPLIED BY A COMBINED GRID TO GROUND FACTOR OF 1.0002 (ALSO KNOWN AS CARSON CITY MODIFIED).

BENCHMARK
 ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), AS ESTABLISHED BY USGS BENCHMARK V357, PID KR0998.

PROJECT LOCATION
 A PORTION OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

SEWER MAIN INSTALLATION
 THE CONTRACTOR SHALL USE DUE CARE IN INSTALLING SEWER MAINS. MANHOLE LOCATION AND INVERT ELEVATIONS SHALL BE LAID OUT IN THE FIELD BY A PROFESSIONAL ENGINEER OR LAND SURVEYOR FOR SLOPES LESS THAN 0.4%. SEWER MAINS WILL BE TELEVIEWED AFTER INSTALLATION. ANY AREAS OF PONDING WATER WILL REQUIRE REMOVAL AND REPLACEMENT AT THE CONTRACTORS EXPENSE.



KEY MAP
 SCALE: NTS



G:\TheRedLtd\04-138-300_Lompa Ranch North\TheRedLtd\04-138-300_MASTER UTILITY.dwg, Nov 14, 2017 - 12:35pm

RECORDING REQUESTED BY, AND
WHEN RECORDED RETURN TO:

RD Lompa, LLC
985 Damonte Ranch Parkway, Suite 140
Reno, Nevada 89521

The undersigned hereby affirm(s) that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

MASTER DECLARATION

OF

COVENANTS, CONDITIONS, AND RESTRICTIONS

AND

RESERVATION OF EASEMENTS

FOR

LOMPA RANCH

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**MASTER DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
AND
RESERVATION OF EASEMENTS
FOR
LOMPA RANCH**

THIS MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR LOMPA RANCH is made by Declarant as of the Effective Date. Capitalized terms used herein shall have the meanings set forth in Article 2.

Declarant is the developer of certain residential neighborhoods located within Lompa Ranch North (as defined below), which neighborhoods are generally referred to herein as “Lompa Ranch.” Declarant intends to develop Lompa Ranch as a high-quality residential community, complete with residential neighborhoods and related residential subdivision improvements.

Development of Lompa Ranch will be conducted pursuant to applicable government standards. These standards include, potentially, (i) the Development Agreements, (ii) the Plans, and (iii) the Design Standards.

Development of Lompa Ranch will also be conducted pursuant to the terms and conditions of this Declaration and the Governing Documents, all of which are prepared in accordance with, and subject to, the Act. This Declaration and the Governing Documents, among other things, (i) establish and recognize Lompa Ranch as a unique community with common issues and concerns, (ii) create community standards for the use and maintenance of property within Lompa Ranch, (iii) provide for the creation, operation, administration, and funding of an official community association for Lompa Ranch, which association is charged with the task of ensuring compliance with said community standards, (iv) enable the orderly development of Lompa Ranch by allowing development to proceed according to the dictates of community need and market demands, and (v) allow flexibility in responding to future changes in circumstances surrounding the development and use of properties within Lompa Ranch.

It is Declarant’s intent that this Declaration and the Governing Documents work in harmony with the Development Agreements, Plans, and Design Standards so as to secure the orderly and efficient development of Lompa Ranch. However, in the interest of clarity, this Declaration and the Governing Documents shall at all times remain subordinate and subject to the Development Agreements, Plans, and Design Standards.

PART ONE: CREATION OF THE COMMUNITY; GENERAL CONCEPTS

Article 1
Creation of the Community

1.1 Creation of Lompa Ranch Community. Declarant hereby declares the creation of a common-interest community comprised of the Property. The name of such community is the “Lompa Ranch Community,” and it is hereby established as a “planned community” under the Act. Declarant intends that this Declaration, in conjunction with the Development Agreements, Plans, and Design Standards, create a general plan of development and community standards for all portions of the Lompa Ranch Community now or hereafter made subject to this Declaration.

1.2 Subject Property; Binding Effect. Initially, the Property of which the Lompa Ranch

Community is comprised shall consist of the Phase One Property. In the future, additional real property may be added to the Property, and thus made a part of the Lompa Ranch Community, by Recording one or more Supplemental Declarations in accordance with the terms and provisions of this Declaration.

The Phase One Property, and any additional real property that is added to the Property and thereby made a part of the Lompa Ranch Community in the future by Recording one or more Supplemental Declarations, shall be held, conveyed, encumbered, leased, used, occupied, improved, and otherwise affected in any manner subject to all of the provisions of this Declaration, which shall be deemed to run with the land as covenants running with the land or as equitable servitudes, as the case may be. This Declaration shall be binding upon all persons having any right, title, or interest in any portion of the Property, their heirs, successors, successors-in-title, and assigns.

Unless otherwise provided by Nevada law, this Declaration shall run with the land and have perpetual duration. This Declaration may be terminated only by a Recorded instrument to that effect signed by Owners of at least eighty percent (80%) of the Voting Power of the Association, an authorized representative of the City in the City's sole and absolute discretion, and the Declarant, so long as Declarant or any affiliate of Declarant owns any land described on **Exhibits "A" and/or "B,"** and only if the termination complies with the termination procedures set forth in the Act. Such an instrument may be executed in counterparts. Nothing in this Section shall be construed to permit termination of any easement or similar right created in this Declaration, all of which shall survive termination of this Declaration absent the written consent to termination of the holder of such easement or right. Termination of this Declaration is also subject to any provisions limiting such termination in any Development Agreements, Plans, or Design Standards.

1.3 Community Association. The successful implementation of any community plan requires a measure of organization. In order to organize the property owners within the Lompa Ranch Community toward the implementation of the community plan and standards described in this Declaration, Declarant shall form the Association. The Association, to be comprised of the Members, will be the official organization of property owners within the Lompa Ranch Community, and will advance and protect the Lompa Ranch Community by administering and maintaining community standards, all as set forth in this Declaration.

Some areas within the Lompa Ranch Community may be subject to additional covenants, restrictions, and easements to be administered by another owners association. In that event, if there is a conflict between or among the Governing Documents and any such additional covenants, restrictions, and easements, or the governing documents or policies of such other association, the Governing Documents shall control. However, nothing in this Section shall preclude any Supplemental Declaration or other covenants applicable to any portion of the Lompa Ranch Community from containing additional restrictions or provisions that are more restrictive than the provisions of this Declaration, and in such case the more restrictive shall control. The Association may, but shall not be required to, enforce any such additional covenants or restrictions affecting any portion the Lompa Ranch Community.

1.4 Governing Documents. This Declaration constitutes the primary document governing the creation and operation of the Lompa Ranch Community. A number of other documents supplement and support the concepts, standards, and provisions set forth herein. Taken together, the Governing Documents of the Lompa Ranch Community are as follows:

- this Declaration, which creates the Lompa Ranch Community and generally establishes standards for its development, use, operation, and maintenance;
- each Supplemental Declaration, which may, among other things, add real property to the Property, create additional use restrictions and development standards for certain

portions of the Property, and/or create Limited Common Elements and/or Cost Centers for certain portions of the Property;

- the Articles of Incorporation of the Association, which incorporate the Association as a nonprofit corporation under the law of the State of Nevada;
- the Bylaws of the Association, which govern the Association's internal affairs, including, without limitation, voting and election procedures, notice for and conduct of meetings, and appointment of officers;
- the Rules of the Association, which govern the use of property, certain activities, and certain conduct within the Lompa Ranch Community;
- the Architectural Guidelines, which establish particular architectural standards and procedures governing improvements and modifications to Units and the structures and landscaping located thereon;
- such resolutions as the Board may adopt from time to time in accordance with the other Governing Documents; and
- and any other documents that govern the operation of the Lompa Ranch Community or the Association.

The Governing Documents shall be construed to be consistent with one another to the extent possible. If there exists any irreconcilable conflicts or inconsistencies among the Governing Documents, then terms and provisions of this Declaration shall prevail (unless and to the extent only that any provision of the Declaration fails to comply with any applicable provisions of the Act), and thereafter the Articles shall prevail over the Bylaws, the Architectural Guidelines and the Rules, and the Architectural Guidelines shall prevail over the Rules.

Article 2 Definitions

The terms used in the Governing Documents shall generally be given their natural, commonly accepted definitions unless otherwise specified. Capitalized terms shall be defined as set forth below, and shall incorporate the concepts set forth in each definition.

“AAA”: As defined in Section 14.5(b).

“Act”: Collectively, NRS Chapter 116 and NRS Chapter 116A, as they may be amended from time to time.

“Additional Association”: An owners association, if any, having jurisdiction over any property within the Lompa Ranch Community concurrent with (but subject to) the jurisdiction of the Association. Nothing in this Declaration shall require the creation of an Additional Association for any property within the Lompa Ranch Community.

“Additional Association Property”: The real property within the Property owned by an Additional Association, if any.

“Annexable Property”: That certain real property described in **Exhibit “B”** which may hereafter be brought within the terms of this Declaration as part of the Property pursuant to Section 10.3(a).

“Annual Assessment”: As defined in 9.2(a)(i).

“Applicant”: The Owner of a Unit, the Association, or an Additional Association, as applicable, under an application seeking any approval required from the ARC pursuant to Article 5 of this Declaration.

“Architectural Guidelines”: Rules and regulations adopted by the Architectural Review Committee from time to time, in its sole discretion, establishing the architectural, design, and construction guidelines and application and review procedures applicable to improvement and development of the real property comprising the Lompa Ranch Community (other than any real property owned by Declarant, which is exempt from the Architectural Guidelines). The Architectural Guidelines promulgated by the Architectural Review Committee may be adopted, amended, and repealed by majority vote of the Architectural Review Committee. Subject to restrictions in any Development Agreement, set of Plans, or Design Standards, Architectural Guidelines may be different for different areas within the Lompa Ranch Community. The Architectural Guidelines will establish architectural standards and guidelines for improvements and modifications to Units, including structures, landscaping, and other items located thereon.

“Architectural Review Committee” or “ARC”: The architectural review committee for the Lompa Ranch Community created pursuant to Section 5.1.

“Areas of Common Responsibility”: The Common Elements, together with such other areas (i) for which the Association has or assumes responsibility pursuant to the terms of this Declaration, any Supplemental Declaration, or other applicable covenants, contracts, assignments, or agreements (including, without limitation, any Cost Sharing Agreement), or (ii) which are designated as areas to be maintained by Owners collectively, or by an association of owners of real property within the Lompa Ranch Community, pursuant to (A) the Development Agreements, Plans, Design Standards, or any permit, license, certificate, consent or approval issued by the City or other governmental authorities in connection with development of the Property, or (B) any easement, license, permit, right-of-way, or other servitude obtained by Declarant in connection with development of the Property; but expressly excepting any Additional Association Property or any such area if such area is for the benefit of less than all the Units and the maintenance of such area is provided for in the governing documents of any Additional Association.

“Articles” or “Articles of Incorporation”: The Articles of Incorporation of the Association filed with the Nevada Secretary of State, as amended from time to time.

“Association”: Lompa Ranch Community Association, a Nevada nonprofit corporation.

“Association Property”: All real and personal property now or hereafter owned by or leased to the Association or in which the Association has a recognizable legal or equitable present or future interest.

“Beneficiary”: A beneficiary, mortgagee, or holder of a Deed of Trust, and/or the assignee of such beneficiary, mortgagee, or holder.

“Board” or “Board of Directors”: The Board of Directors of the Association, and synonymous with “executive board” as defined by the Act.

“Bound Parties”: Collectively Declarant, the Association, any Additional Association, each Owner, and each other party bound by this Declaration, each of which may be individually referred to herein as a **“Bound Party.”**

“Budget”: As defined in 9.2(a)(i).

“Bylaws”: The Bylaws of the Association, as amended from time to time. The Bylaws govern the Association’s internal affairs, including, without limitation, voting rights, election procedures, meetings, and appointment of officers.

“City”: Carson City, Nevada, a consolidated municipality of the State of Nevada.

“Claim” or **“Claims”**: As defined in Section 14.5(a).

“Claimant”: All Owners (excluding Declarant and each Participating Builder), the Association, each Additional Association, and their respective successors, heirs, assigns, subsequent Owners, and any third party claiming any right or interest in the Property through the foregoing.

“Common Elements” and **“Common Area”**: Any real property within the Lompa Ranch Community that is owned or leased by the Association (including, without limitation, all easements and servitudes appurtenant thereto), other than a Unit.

“Common Expenses”: Expenditures made by, or financial liabilities of, the Association, together with any allocations to reserves. For purposes of Article 9 below, Common Expenses are broken into the following three categories: (i) **“General Common Expenses”**: Common Expenses incurred for the benefit of all Units (such as, by way of example, Common Expenses incurred as general overhead and administrative costs of operating the Association); (ii) **“Limited Common Expenses”**: Common Expenses incurred for the benefit of a group of Units, but less than all the Units (such as, by way of example, Common Expenses incurred in connection with maintaining Cost Center Improvements, or providing services to a select group of Units in a Cost Center or otherwise); and (iii) **“Individual Common Expenses”**: Common Expenses incurred solely in relation to a particular Unit (such as, by way of example, Common Expenses incurred to bring a Unit into compliance with the Governing Documents, to enforce the Governing Documents against a particular Unit, or to pay for the cost of any other work performed by the Association for such Owner’s account pursuant to the provisions of this Declaration, and any costs or expenses incident thereto, including but not limited to attorneys’ fees and court costs).

“Common Expense Allocation Commencement Date”: For all Units created on a particular Plat, the first day of the calendar month following the date on which is closed and Recorded the first sale to a non-Declarant Owner of any Unit shown on that Plat. For purposes of clarification, a sale from Declarant to an unaffiliated Participating Builder constitutes a sale to non-Declarant Owner.

“Construction”: As defined in Section 12.2(d).

“Construction Industry Rules”: As defined in Section 14.5(b).

“Cost Center”: A group of Units to which is exclusively allocated (i) Limited Common Elements or (ii) certain Improvements (“Cost Center Improvements”) or (iii) services to be performed by the Association, as more particularly set forth in a Supplemental Declaration creating such Cost Center and making such allocations. Each Cost Center, the Units within such Cost Center, and the Cost Center Improvements and/or Limited Common Elements within such Cost Center (and/or the Association services related to such Cost Center) shall be designated in this Declaration or in a Supplemental Declaration creating the applicable Cost Center.

“Cost Sharing Agreement”: An agreement entered into between Declarant or the Association, on one hand, and one or more third party developers, on the other hand, regarding the sharing of costs associated with the maintenance of Common Areas or otherwise sharing Common Expenses, licenses for the use and enjoyment of Areas of Common Responsibility by non-Owners and non-Members, and covering such other matters to which the parties thereto may agree. Any such Cost Sharing Agreement shall be deemed an agreement among owners of separately owned parcels for purposes of Section 116.1209 of the Act, and thus shall not be deemed to create a common-interest community.

“Declarant”: RD Lompa, LLC, a Nevada limited liability company, which has made and executed this Declaration, or any successor, successor-in-title, or assign who takes title to any portion of the real property described in **Exhibits “A”** or **“B”** for the purpose of development and/or sale and who is designated as Declarant in a Recorded instrument executed by the immediately preceding Declarant.

“Declarant’s Control Termination Date”: The date on which Declarant’s rights under Section 10.2(viii) terminate as provided in NRS 116.31032 (as amended or superseded).

“Declaration”: This Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Lompa Ranch, as amended and supplemented from time to time, including, without limitation, as amended and supplemented by each Supplemental Declaration.

“Deed of Trust”: Any form of security instrument encumbering title to a Unit as security for an obligation, including a mortgage, deed of trust, trust deed, security deed, or other consensual lien or title retention contract intended as security for an obligation.

“Design Standards”: Collectively, any “design standards” contained in any Development Agreements and/or Plans or otherwise approved by relevant governmental authorities, each as amended from time to time.

“Developing Party”: Declarant, each Participating Builder, any contractor, supplier, subcontractor, or design professional (in each case as defined in NRS 40.600 to NRS 40.695, as amended from time to time), and their respective predecessors, successors, subsidiaries, and/or affiliated corporations, parent companies, sister companies, divisions, or other entities, partners, joint venturers, affiliates, owners, officers, directors, employees, shareholders, agents, and assigns.

“Development Agreements”: Collectively, any development agreements now or hereafter entered into between the City and Declarant, each as amended from time to time.

“Development Rights”: Collectively, the rights reserved to Declarant pursuant to Section 10.3 below.

“Effective Date”: The date this Declaration is Recorded.

“Eligible Mortgage Holder”: As defined in Section 13.3.

“First Deed of Trust”: The most senior Deed of Trust on a Unit.

“Governing Documents”: This Declaration (inclusive of the Plats, as provided under the Act), each Supplemental Declaration, the Articles, the Bylaws, the Rules, the Design Guidelines, all resolutions of the Board adopted from time to time pursuant to the other Governing Documents, and any other documents that govern the operation of the Lompa Ranch Community or the Association, as each may be amended from time to time. Any exhibit, schedule or certification accompanying any Governing Document shall be deemed a part thereof.

“Impacts”: As defined in Section 12.2(d).

“Improvement”: All structures, and works of improvement and appurtenances thereto, of every type and kind, including but not limited to buildings, outbuildings, garages, carports, roads, driveways, parking areas, trails, fences, screening walls, retaining walls, stairs, decks, landscaping, utility lines, drainage facilities, ponds, hedges, windbreaks, planting, planted trees, shrubs, poles, animal pens, signs,

exterior air conditioning, water softener, satellite dishes, antennae, fixtures or equipment.

“Initial Common Parcels”: Parcels “A,” “B,” “C,” and “D” as shown and described on the Final Map for Blackstone Ranch Phase 1-A, Recorded on June 24, 2021, as File No. 521829.

“Limited Common Elements”: A portion of the Common Elements primarily benefiting one or more, but less than all, Units, as more particularly designated and described in a Supplemental Declaration. All Limited Common Elements shall be allocated to a particular Cost Center.

“Lompa Ranch Community”: The common-interest community comprised of the Property and created by this Declaration, as described in Section 1.1. For purposes of clarification, “Lompa Ranch Community” as used herein does not constitute the entirety of Lompa Ranch North, and, upon completion, may or may not include all the single-family residential developments located within Lompa Ranch North.

“Lompa Ranch North”: The entirety of the mixed-use development in Carson City, Nevada, governed by and subject to the Specific Plan.

“Major Controversy”: A civil action by the Association that, pursuant to NRS Section 116.31088 (as amended or superseded), may be commenced or maintained only upon the vote or written agreement of a majority of the Voting Power of the Association.

“Manager”: A person, firm, or corporation possessing all licenses and certifications required by the Act, and employed or engaged to perform management services for the Property and the Association.

“Member” or “Association Member”: Every person or entity who holds a membership in the Association pursuant to the provisions of this Declaration, the Articles and the Bylaws.

“Notice” and “Notify”: The giving of any notice required by this Declaration or the notice itself. Notice may be given in any manner permitted under the Governing Documents or the Act, including, if so permitted: U.S. mail; electronic telecommunication (fax or “e-mail”) with confirmation of receipt; publication in the community newsletter delivered or mailed to each Owner (provided that such notice is clearly identified under a separate headline in the newsletter) or posting.

“NRCP”: As defined in Section 14.5(b).

“NRS”: The Nevada Revised Statutes.

“Owner”: Any person or entity, including Declarant, holding record title in a Unit, but excluding in all cases any person or entity holding an interest merely as security for the performance of an obligation. If a Unit is sold under a Recorded contract of sale, and such contract specifically so provides, the purchaser thereunder will be considered the Owner.

“Participating Builder”: Any person or entity designated as such in writing by Declarant and who (i) holds a Unit or Units in the Property for the purpose of constructing Improvements thereon for later sale to third party buyers in the ordinary course of such person’s/entity’s business, or (ii) holds one or more parcels of real property within the Property for further subdivision, development, and/or resale in the ordinary course of its business.

“Phase One Property”: That certain real property described in **Exhibit “A”** attached hereto and incorporated herein by this reference, which real property is the initial Property subject to this Declaration and comprising the Lompa Ranch Community.

“Plans”: Collectively, the plans, handbooks, schedules, development applications, Plats, and associated conditions approved by the City for the establishment and development of Lompa Ranch Community, including, without limitation, the Specific Plan to the extent applicable to the Lompa Ranch Community, each as amended from time to time.

“Plat”: A Subdivision Map for any portion of the Property and to the extent related to the Property, together with such other information regarding the Property as may be required by the Act, other laws, or included in the discretion of Declarant.

“Property”: The Phase One Property, together with such additional real property as is made subject to this Declaration in accordance with Section 10.3 and the Act, but excluding any real property withdrawn from this Declaration pursuant to the terms of Section 10.3(d) or Section 12.3(h) hereof

“Record”, “Recorded”, or “Recording”: To file, the filing, or filed of record with the Office of the Recorder of Carson City, Nevada. The date of Recording shall refer to that time at which a document, map, or Plat is Recorded.

“Residence”: Each building or structure situated upon a Unit that is intended for use and occupancy as an attached or detached residence for a single family. Notwithstanding the above, an ancillary “guest house,” “casita,” or “in-law suite” on a Unit shall not be a separate Residence but, instead, shall be deemed a part of the structure serving primarily as the Residence on the Unit.

“Rules”: Rules, regulations, restrictions and guidelines adopted by the Board from time to time, in its sole discretion, (i) governing the use of the Areas of Common Responsibility and Additional Association Property (if any), and the conduct of persons in connection therewith, (ii) governing an Owner’s use and/or maintenance of his or her Unit, (iii) covering such additional matters as the Board may deem appropriate to protect property values, keep the Owners’ investments secure, and ensure that residents of the Units shall have a pleasant environment in which to live, (iv) governing enforcement of the restrictions contained in the Rules (including, without limitation, notice and hearing procedures), and/or (v) as otherwise permitted under this Declaration and/or the Act. Subject to restrictions in any Development Agreement, set of Plans, Design Standards, or other governmental land use controls that may apply, Rules may be different for different areas within the Lompa Ranch Community.

“Special Assessment”: As defined in 9.2(b).

“Specific Plan”: The Lompa Ranch North Specific Plan adopted by the City on March 17, 2016, as amended from time to time.

“Subdivision Map”: A final subdivision map, parcel map, or record of survey approved by the City and Recorded, each as may be amended and supplemented from time to time.

“Supplemental Declaration”: A Recorded document executed by Declarant that amends this Declaration pursuant to Sections 10.2 and 10.3, and the Act, and/or that serves for (i) the exercise of any Development Right, and/or (ii) creates a Cost Center, and allocates thereto (A) Limited Common Elements or (B) certain Improvements (“Cost Center Improvements”) or (C) services to be performed by the Association, and/or (iii) the creation or addition of new Areas of Common Responsibility, and/or (iv) sets forth additional restrictions, easements, or covenants that may be applicable to some or all of the Units subject to such Supplemental Declaration, and may provide for the creation of an Additional Association. A Supplemental Declaration shall designate, if applicable, the Cost Center it creates, the Units within such Cost Center, and the Cost Center Improvements and/or Limited Common Elements within such Cost Center, and/or the Association services related to such Cost Center.

“Unit”: A physical portion of the Property depicted as a lot or parcel on a Plat and intended for improvement with an attached or detached residence for a single family (whether or not so improved), but expressly excluding, for clarification, Common Elements, common property of any Additional Association, and real property dedicated to the public on such Plat. The term shall refer to the land, if any, that is part of the Unit as well as any Improvements thereon. Each Unit is a “unit” for purposes of the Act, and the boundaries and identifying number of each Unit shall be delineated on the Plat creating such Unit.

“Voting Power of the Association”: At any particular time, the total votes in the Association allocated in accordance with Section 7.3(c)(ii), inclusive of all Units.

PART TWO: COMMUNITY STANDARDS

The Governing Documents establish, as part of the general plan of development for the Property, community standards governing the use and improvement of the Property. Subject to restrictions in any Development Agreement, set of Plans, or Design Standards, community standards may be different for different areas within the Lompa Ranch Community. The community standards governing the use and improvement of any particular portion of the Property shall be the general community standards set forth in this Declaration, together with the Rules, Architectural Guidelines, and any Supplemental Declaration applicable to such portion of the Property. These community standards are in addition to any that may be set forth in the Development Agreements, Plans (including, without limitation, the Specific Plan), Design Standards, the NRS, the Carson City Municipal Code, and the various approvals, entitlements, and permits issued by applicable governmental authorities in connection with development of the Property. In the event standards and restrictions are addressed in both this Declaration and any of the preceding, the more restrictive standard shall apply.

Article 3 **Rules**

3.1 Rules Generally. Subject to the terms of this Article, the Act, and the Board’s duty to exercise business judgment on behalf of the Association and its Members, the Board may create, enforce, modify, cancel, limit, create exceptions to, and/or expand the Rules. The Board shall have the power to adopt, amend, and repeal the Rules.

3.2 Notice and Effectiveness. At least thirty (30) days prior to the effective date of any action taken under Section 3.1, the Board shall Notify each Owner of the new Rules or explanation of any modifications to the existing Rules (which Notice shall include a copy of any new or modified Rules), and specify the effective date. Upon written request by a Member or Beneficiary, the Association shall provide, without cost, a single copy of the newly revised Rules to such requesting Member or Beneficiary. The Association may charge a reasonable fee for additional copies of the revised Rules.

3.3 Owner Acknowledgement and Notice to Purchasers. An Owner shall comply, and shall cause such Owner’s family, tenants, licensees, guests and invitees to comply, with all Rules applicable to such Owner’s Unit. All Owners shall be deemed to have notice that use of their Units, the Areas of Common Responsibility, and Additional Association Property is limited by the Rules as may be created, amended, expanded, and otherwise modified. Each Owner, by acceptance of a deed, acknowledges and agrees that the use and enjoyment and marketability of his or her Unit can be affected by this provision and that the Rules may change from time to time as provided under Section 3.1. All purchasers of Units are on notice that changes may have been adopted by the Association. Copies of the current Rules may be obtained from the Association. Unless otherwise restricted by the Act or Section 3.2, the Association may charge a reasonable fee for copies of the Rules.

3.4 Limitations: The Rules shall be subject to the following limitations and provisions:

(a) **No Authorization To Change Architectural Guidelines.** No action taken under this Article shall have the effect of modifying, repealing or expanding the Architectural Guidelines. In the event of a conflict between the Architectural Guidelines and the Rules, the Architectural Guidelines shall control.

(b) **Reasonable Rights To Develop.** No Rule, or any other action by the Association or Board, shall unreasonably impede or interfere with the rights of Declarant or any Participating Builder to develop the Property, as determined in Declarant's sole and absolute discretion.

(c) **Additional Association Property.** No Rule, or any other action by the Association or Board, shall unreasonably impede or interfere with the ordinary use and operation of any Additional Association Property in a manner consistent with the development approvals issued by the City and other applicable governmental authorities in connection with such Additional Association Property.

(d) **Activities Within Residences.** No Rule shall interfere with the activities carried on within the confines of a Residence, except that the Rules may prohibit activities not normally associated with residential dwellings or residential neighborhoods, and may restrict or prohibit any activities that create monetary costs for the Association or other Owners, that create a danger to the health or safety of occupants of other Residences, that generate excessive noise, traffic or odor, that create unsightly conditions visible outside the Residence, that create an unreasonable source of annoyance, or that otherwise violate any Law.

(e) **Displays; Signs.** The right of Owners to display religious and holiday signs, symbols, and decorations, inside structures on their Units, of the kinds normally displayed in dwellings located in single-family residential neighborhoods shall not be abridged, except that the Rules may, to the maximum extent permitted by applicable law, regulate the time, place, manner and duration of any displays visible from outside the Residences. Rules may, to the maximum extent permitted by applicable law, regulate the time, content, number, place and manner of posting of political signs (including reasonable design criteria).

(f) **Alienation.** No Rule shall prohibit the lease or transfer of any Unit, or require the Association's consent before the lease or transfer of any Unit; provided, however, that unless the Unit is subject to a Supplemental Declaration that allows such Unit to be submitted to a time-share, fractional ownership, or similar interval use plan, the Association may adopt Rules requiring that a lease of a Unit be (i) for a term of not less than thirty (30) days, (ii) solely for residential use during periods of such Owner's absence, (iii) not part of any commercial venture, and/or (iv) entered into pursuant to rental agreement, in writing, that specifies that failure to abide by the provisions of the Governing Documents shall be a default under the lease or rental agreement. If a Unit is subject to a Supplemental Declaration that allows such Unit to be submitted to a time-share, fractional ownership, or similar interval use plan, no Rule may prohibit its lease or transfer, or otherwise require Association consent prior to such lease or transfer.

(g) **Abridging Existing Rights.** No Rule shall require an Owner to dispose of personal property that was in or on a Unit prior to the adoption of such Rule if such personal property was in compliance with all Rules previously in force. This exemption shall apply only during the period of such Owner's ownership of the Unit, and shall not apply to subsequent Owners who take title to the Unit after adoption of the Rule.

Article 4

General Use Restrictions

4.1 Compliance Generally.

(a) **Compliance with Governing Documents.** An Owner shall comply, and shall cause such Owner's family, tenants, agents, contractors, licensees, guests and invitees to comply, with the Governing Documents to the extent applicable to such Owner's Unit, including, without limitation, each Supplemental Declaration and all Rules governing such Owner's Unit. Similarly, the Association and each Additional Association shall comply with the Governing Documents, as applicable.

(b) **Compliance with Applicable Law.** Declarant, the Association, each Additional Association, each Owner, and every other person or entity bound by or subject to this Declaration shall comply with the Development Agreements, Plans, Design Standards, and each state, municipal, or local law, ordinance, or regulation pertaining to the ownership, occupation, and/or use of any portion of the Property, including, without limitation, the Carson City Municipal Code.

4.2 Community-Wide Development Restrictions. The following development provisions and restrictions shall apply to the entire Lompa Ranch Community:

(a) **General Compliance with the Specific Plan.** Without limiting the generality of any other provision herein related to Specific Plan compliance, and notwithstanding any other provision herein to the contrary, the Association, each Additional Association, and each Owner shall at all times comply with the design standards for the Property set forth in the Specific Plan, including, without limitation and as applicable, provisions set forth therein related to building heights, setbacks, screening of certain Improvements and areas on a Unit, driveway design, fencing, slope grades, and maximum building coverage limitations.

(b) **Construction Procedures.** Prior to commencement of any construction activity within the Property, the Association, the relevant Additional Association, or the relevant Owner, as applicable, and/or its contractor shall take appropriate precautions to protect the site from unnecessary damage and to reduce erosion and dust problems. The site shall be kept in a clean and orderly fashion at all times and the contractor shall have approved sanitary facilities on site as well as a garbage dumpster or other suitable device for regular disposal of trash. Except as to construction materials belonging to Declarant or its agents, no construction materials shall be dumped or stored on roadways, Areas of Common Responsibility, or any Additional Association Property.

4.3 Subdivision and Relocation of Boundaries. Except as to Units owned by Declarant, (i) no Unit may be further subdivided beyond the physical dimensions of that Unit as shown on the Plat pursuant to which said Unit was created without Declarant's prior written approval, which approval may be granted or withheld in Declarant's sole and absolute discretion, (ii) no boundary line between Units may be relocated if the effect of such relocation would be to change the number of Units within the Property, and any relocation must first be approved in writing by the Board, which approval may be granted or withheld in the Board's sole and absolute discretion, and (iii) the zoning and use of any Unit shall not be changed to allow for multi-family or commercial use.

4.4 Areas of Common Responsibility and Additional Association Property. Areas of Common Responsibility and Additional Association Property shall be used in a manner consistent with the Development Agreements, Plans, Design Standards, and other development approvals issued by the City and other applicable governmental authorities in connection with such Areas of Common Responsibility and Additional Association Property, as applicable.

Article 5
Architectural Guidelines

5.1 Creation of Architectural Review Committee. There is hereby established an architectural review committee within the Lompa Ranch Community. This Architectural Review Committee shall be comprised of persons appointed by Declarant until the earlier of (i) such time as Declarant no longer holds Development Rights pursuant to Section 10.3, and (ii) Declarant's delivery to the Board of written notice expressly stating Declarant's election to terminate its rights under this Section. Thereafter, the ARC shall be comprised of the Board; provided, however, that the Board may appoint an ARC of not less than three (3) members, at least one (1) of whom must be a Director, and the remainder of whom need not be Members. Declarant hereby declares that, during such time as Declarant holds the right to appoint the ARC under this Section, the ARC shall be the sole entity authorized or entitled to issue a "homeowner's association approval" or "association approval" or "Lompa Ranch Architectural Committee approval" or "ownership approval" (or words of similar meaning) regarding development plans with respect to the Property, as may be contemplated under the Development Agreements, the Plans, and/or the Design Standards, or any other approval issued by the City.

5.2 Requirement of ARC Approval. Except as to any portion of the Property owned by Declarant, there shall be no temporary or permanent construction, erection, installation, or modification of any thing on any outside portions of the Property (including, without limitation, the outside portion of each Unit), nor shall the exterior appearance of a Unit (or any Improvement thereon) be temporarily or permanently modified, except with the prior approval of the ARC and in strict compliance with the provisions of this Article 5. For clarification, and without limitation, the foregoing requirement applies to the initial construction of a Residence on a Unit, the modification of the exterior of any such Residence, the landscaping of any Unit, construction or alterations on Areas of Common Responsibility, construction or alterations on any Additional Association Property, and the construction, erection, installation, or modification of any of the following on a Unit: garages, porches, patios, guest quarters, breezeways, walks, outbuildings, window coverings visible from the exterior of a structure, signs, basketball hoops, swing sets and similar sports and play equipment, garbage cans, woodpiles, flag poles, solar panels, swimming pools, hedges, walls, drainage facilities, dog runs, animal pens, and fences of any kind. Furthermore, the prior approval of the ARC, in strict compliance with the provisions of this Article 5, shall be required to the extent the Rules and/or Architectural Guidelines require any particular approval or consent of the ARC.

Each of the following items is exempt from the requirements set forth in Section 5.2, except as provided in the subsection discussing such item:

(a) Antennae and satellite dishes less than one meter in diameter, provided any such device is placed in the least conspicuous location on a Unit in which an acceptable quality signal can be received and is screened from the view of adjacent Units, Areas of Common Responsibility, and streets (both within and outside of the Property) in a manner consistent with the Rules and the Architectural Guidelines;

(b) Political signs shall be permitted on a Unit solely to the extent allowed under Section 116.325 of the Act and consistent with the Rules;

(c) Holiday decorations, provided that such decorations shall be installed in such manner as not to compromise or damage unreasonably the surface or item to which installed or attached. All decorations must be installed and removed in a reasonably seasonal manner, and, during the appropriate period of display, shall be maintained in a neat and orderly manner. Without limiting the generality of the foregoing, decorations for the holiday season beginning each year on the day on which Thanksgiving is to be observed pursuant to federal law ("Thanksgiving Day"), and ending on the second day of January of the

following year, may be put up no earlier than one week in advance of Thanksgiving Day, and must be taken down no later than January 17th of the following year; provided, however, that the foregoing restriction shall not apply to any holiday decorations which are not readily visible from the exterior of a Unit;

(d) Covered, sanitary trash containers; provided, however, that in no event shall such containers be kept where they are visible from any neighboring Unit or Area of Common Responsibility, unless such containers are less than six feet (6') in height and are enclosed in a manner consistent with the Architectural Guidelines by a fence, screen or wall which is not less than six feet (6') in height and, notwithstanding such enclosure, such containers remain visible from a neighboring Unit or Area of Common Responsibility. Notwithstanding the foregoing, trash kept in covered, sanitary containers may be brought to the front of a Unit no earlier than the morning of the day scheduled for trash pick up, provided that such containers are removed from the front of the Unit by the end of such pick up date;

(e) Following the expiration of Declarant's right to appoint the ARC under Section 5.1, any construction, erection, installation, or modification of any Improvement by the Association;

(f) Repainting the exterior of a structure in accordance with the originally approved color scheme, normal maintenance of landscaping or replacement of dead or dying landscaping provided there is no material change in plant type, ground cover, or design, and rebuilding in accordance with originally approved drawings and specifications. Any Owner of a Unit may remodel, paint, or redecorate the interior of his or her Residence without the ARC's approval; provided, however, that modifications to the interior of screened porches, patios, windows, and similar portions of a Residence visible from outside the structure shall be subject to the approval process set forth in this Article 5;

(g) An Owner shall be permitted to install screen doors in the exterior doors of the Residence on such Owner's Unit, provided such screen doors conform to any design, style, and quality standards for screen doors that may be adopted by the Architectural Review Committee from time to time;

(h) An Owner shall be permitted to place deck furniture and house plants within the deck/patio/balcony area(s) of such Owner's Residence, provided such plants and furniture conform to any design, style, sizing, numerosity, and quality standards for plants and furniture that may be adopted by the Architectural Review Committee from time to time;

(i) For clarification, any construction, installation, repair, replacement, alteration, modification, and/or maintenance by Declarant or any Participating Builder, or caused by Declarant or any Participating Builder, on any portion of the Property owned by that party; and

(j) Any other item expressly exempted in the Architectural Guidelines.

5.3 Architectural Guidelines. The Architectural Review Committee is authorized to adopt, amend, and repeal by majority vote the Architectural Guidelines; provided, however, that (i) any amendments to the Architectural Guidelines shall be prospective only and shall not require modifications to or removal of Improvements previously approved once the approved construction or modification has commenced, and (ii) as to any portion of the Property owned or previously owned by Declarant or any Participating Builder, the initial Architectural Guidelines adopted by the Architectural Review Committee may not be amended as to such portion of the Property without the prior written consent of Declarant or such the Participating Builder, as the case may be, which right of consent shall expire as to each at such time as Declarant or such Participating Builder, as applicable, no longer owns any land described on Exhibits "A" and/or "B" of this Declaration. The Architectural Guidelines shall at all times be consistent with the Development Agreements, Plans, Design Standards, and all other entitlements for the Property issued by the City, including, without limitation, the Specific Plan and any design standards and design

guidelines prepared in connection therewith. The ARC may, with the express prior written approval of Declarant (until expiration of Declarant's right to appoint the ARC under Section 5.1), seek modifications to the design review plans of the Specific Plan, which modifications must be submitted to and approved by the Carson City Community Development Department before taking effect.

A copy of the Architectural Guidelines, as they may from time to time be adopted, amended, or repealed, certified by any member of the ARC, shall be maintained at the office of the Association and shall be available for inspection and copying by any Owner at any reasonable time during the business hours of the Association.

5.4 Review Procedures.

(a) **Applications.** Prior to undertaking any activity that requires the prior approval of the ARC under Section 5.2, the Owner of the relevant Unit, the Association as to the relevant Association Property, or the Additional Association as to the relevant Additional Association Property, shall apply to the ARC for such approval. Such application shall include plans and specification showing site layout, structural design, exterior elevations, exterior materials and colors, landscaping, drainage, exterior lighting, irrigation, other features of proposed construction, and such other information and materials as the ARC in the exercise of its reasonable discretion deems necessary for it to be adequately informed with respect to the application.

(b) **ARC Deliberations.** In reviewing each application, the ARC may consider any factors it deems relevant in its sole and absolute discretion, including, without limitation, harmony of external design with surrounding structures and environment, compliance with the Development Agreements, Plans, Design Standards, and applicable laws (including the Act), and compliance with the Architectural Guidelines. Each Applicant acknowledges and agrees that (i) the Architectural Guidelines are not the exclusive basis for decisions by the ARC, and compliance with the Architectural Guidelines does not guarantee approval of any application, and (ii) certain considerations the ARC will be purely subjective and matters of opinion.

Notwithstanding the foregoing paragraph, in reviewing any application related to landscaping, the ARC shall consider the Act's provisions relating to the approval of drought tolerant landscaping, and shall not render a decision inconsistent therewith.

(c) **ARC Decisions.** The vote or written consent of a majority of members of the ARC on an application shall constitute the ARC's decision on that application. The ARC shall render its decision on an application within ninety (90) days after receipt of a completed application and all required information. The decision shall be communicated by written Notice to the Applicant within five (5) days after being rendered, and, subject to Section 5.4(b), may be (i) approval of the application, with or without conditions (such as the posting of a performance bond or cash deposit), (ii) approval of a portion of the application (with or without conditions, such as the posting of a performance bond or cash deposit, or proof of sufficient insurance) and disapproval of other portions, or (iii) disapproval of the application.

In the event the ARC fails to timely render its decision on an application, such application shall be deemed approved; provided, however, that no approval, whether expressly granted or deemed granted pursuant to the foregoing, shall be inconsistent with the Architectural Guidelines unless a variance has been granted pursuant to Section 5.7 below.

(d) **Compliance with ARC Decisions.** Each Applicant shall strictly comply, and shall cause such Applicant's family, tenants, agents, contractors, employees, guests, licensees, and invitees to strictly comply, with the terms and conditions of any decision issued to such Applicant by the ARC pursuant