

TENTATIVE MAP FOR  
5 RIDGES - PHASE 1  
5 RIDGES DEVELOPMENT COMPANY, INC.

Exhibit 3

VILLAGES 2, 3, 4, 6, & 7

SPARKS, NEVADA

SECTION 9 TOWNSHIP 20 N RANGE 20 E

MARCH 2020



APPLICANT/DEVELOPER

5 RIDGES DEVELOPMENT COMPANY, INC.  
ATTN: BLAKE SMITH  
EAST LIBERTY, SUITE 444  
RENO, NV 89501  
(775) 323-1405

GEOTECHNICAL ENGINEER

BLACK EAGLE CONSULTING, INC.  
1345 CAPITAL BOULEVARD, SUITE A  
RENO, NV 89502  
(775) 359-6600

LANDSCAPE ARCHITECT

L.A. STUDIO NEVADA  
1552 C STREET  
SPARKS, NV 89431  
(775) 323-2223

PROPERTY OWNER

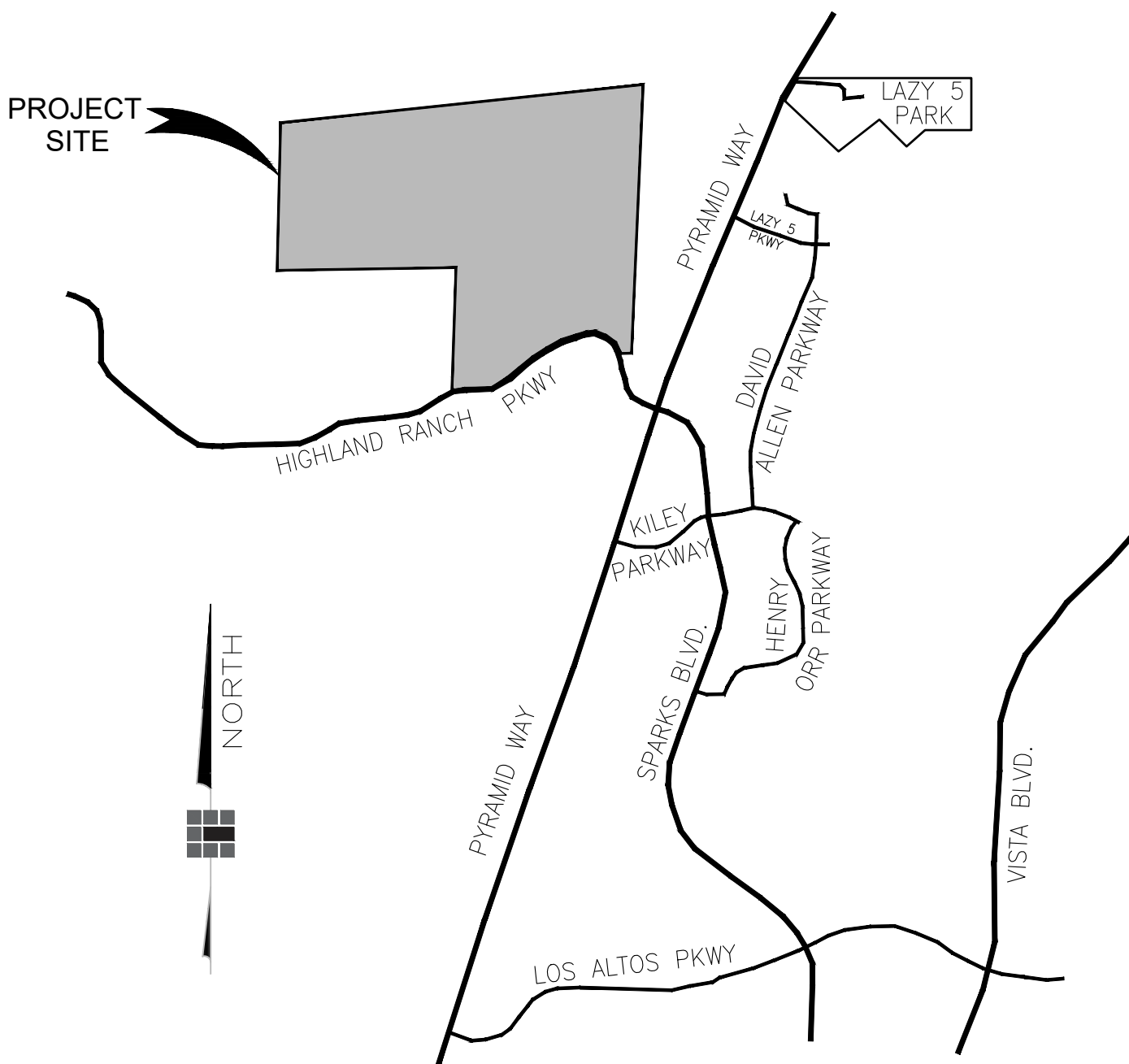
QK LLC  
4785 CAUGHLIN PARKWAY  
RENO, NV 89519

CIVIL ENGINEER/PLANNER/SURVEYOR

CHRISTY CORPORATION  
ATTN: DANIEL MANGUSO, P.E.  
1000 KILEY PARKWAY  
SPARKS, NV 89436  
(775) 502-8552

HYDROLOGIST

HOUSE MORAN CONSULTING, INC.  
10399 DOUBLE R BOULEVARD  
RENO, NV 89521  
(775) 293-4000



VICINITY MAP  
NOT TO SCALE

SITE INFORMATION

ASSESSOR'S PARCEL NUMBER 083-011-15  
TOTAL PARCEL AREA (PARCEL 2 PER RECORD OF SURVEY 3818A) = 386.87 AC

SETBACKS

THE FOLLOWING MINIMUM SETBACKS APPLY TO ALL LOTS:

FRONT YARD: 15'  
GARAGE: 20'  
SIDE YARD: 5'  
EXTERIOR SIDE YARD: 10'  
REAR YARD: 20'

TYPICAL LOT SIZES

TYPICAL LOT WIDTHS AND DEPTHS ARE AS FOLLOWS:

VILLAGE 2: 60' X 100' TO 70' X 100'  
VILLAGE 3: 60' X 100'  
VILLAGE 4: 65' X 100'  
VILLAGE 6: 45' X 90'  
VILLAGE 7: 50' X 100' TO 60' X 100'

SMALL LOT/CLUSTER STANDARDS (APPLIES TO ALL VILLAGES)  
MINIMUM LOT WIDTH IS 45' (MEASURED AT FRONT YARD SETBACK)  
MINIMUM LOT DEPTH IS 90'

LOT STATISTICS

TYPICAL LOT SIZE STATISTICS ARE AS FOLLOWS:

VILLAGE 2: ±66 LOTS  
AVERAGE LOT SIZE: 8,123 SF  
SMALLEST LOT SIZE: 6,000 SF  
LARGEST LOT SIZE: 15,016 SF  
VILLAGE 3: ±39 LOTS  
AVERAGE LOT SIZE: 7,696 SF  
SMALLEST LOT SIZE: 6,297 SF  
LARGEST LOT SIZE: 10,851 SF  
VILLAGE 4: ±36 LOTS  
AVERAGE LOT SIZE: 6,489 SF  
SMALLEST LOT SIZE: 5,999 SF  
LARGEST LOT SIZE: 9,825 SF  
VILLAGE 6: ±147 LOTS  
AVERAGE LOT SIZE: 4,741 SF  
SMALLEST LOT SIZE: 4,050 SF  
LARGEST LOT SIZE: 9,418 SF  
VILLAGE 7: ±172 LOTS  
AVERAGE LOT SIZE: 6,020 SF  
SMALLEST LOT SIZE: 3,000SF  
LARGEST LOT SIZE: 14,364 SF

TOTAL TENTATIVE MAP LOT STATISTICS:

460 LOTS  
AVERAGE LOT SIZE: 6,092 SF  
SMALLEST LOT SIZE: 4,050 SF  
LARGEST LOT SIZE: 15,016 SF  
MINIMUM LOT SIZE: 4,000 SF

DEVELOPMENT STATISTICS:  
OVERALL SITE STANDARDS SHALL BE PER THE PER THE DEVELOPMENT AGREEMENT FOR THIS SITE WITH THE CITY OF SPARKS. THESE STATISTICS APPLY TO THE FULL DEVELOPMENT, INCLUDING THIS TENTATIVE MAP, FUTURE TENTATIVE MAPS AND ANY NON SUBDIVISION DEVELOPMENTS.  
MINIMUM OPEN SPACE: 100 ACRES  
GROSS DENSITY:  
3.1 DWELLING UNITS PER ACRE MINIMUM  
4.6 DWELLING UNITS PER ACRE MAXIMUM

BASIS OF ELEVATIONS

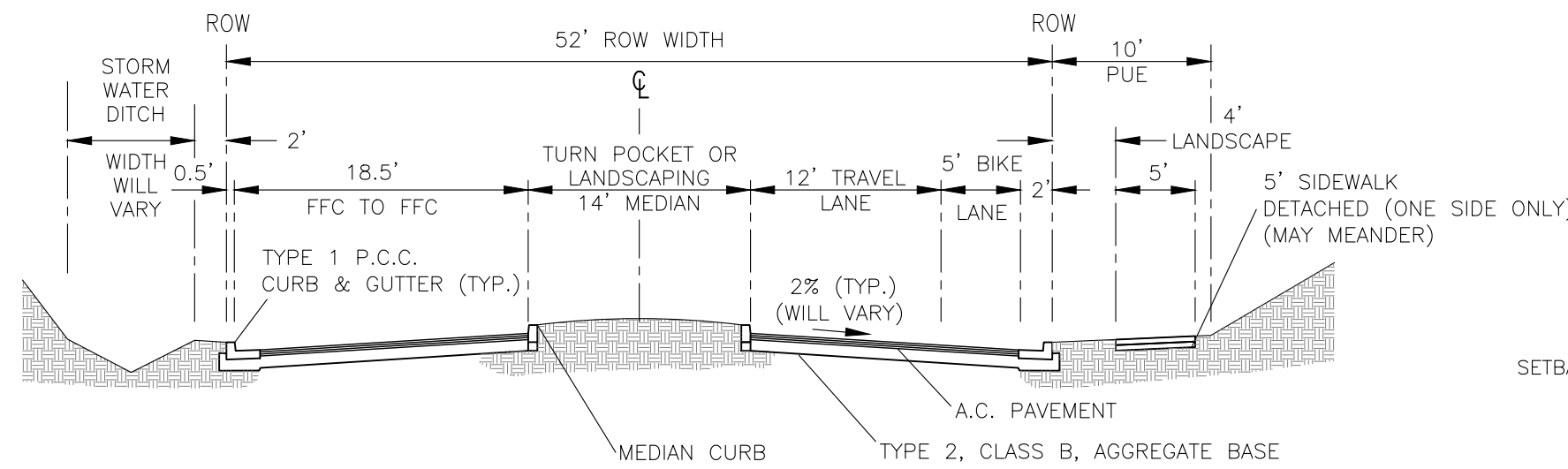
THE MONUMENT WW3023, AS PUBLISHED BY THE CITY OF SPARKS, PER RECORD OF SURVEY MAP NO. 3396, FILE NO. 2190787, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, ELEVATION = 4714.25

BASIS OF BEARINGS

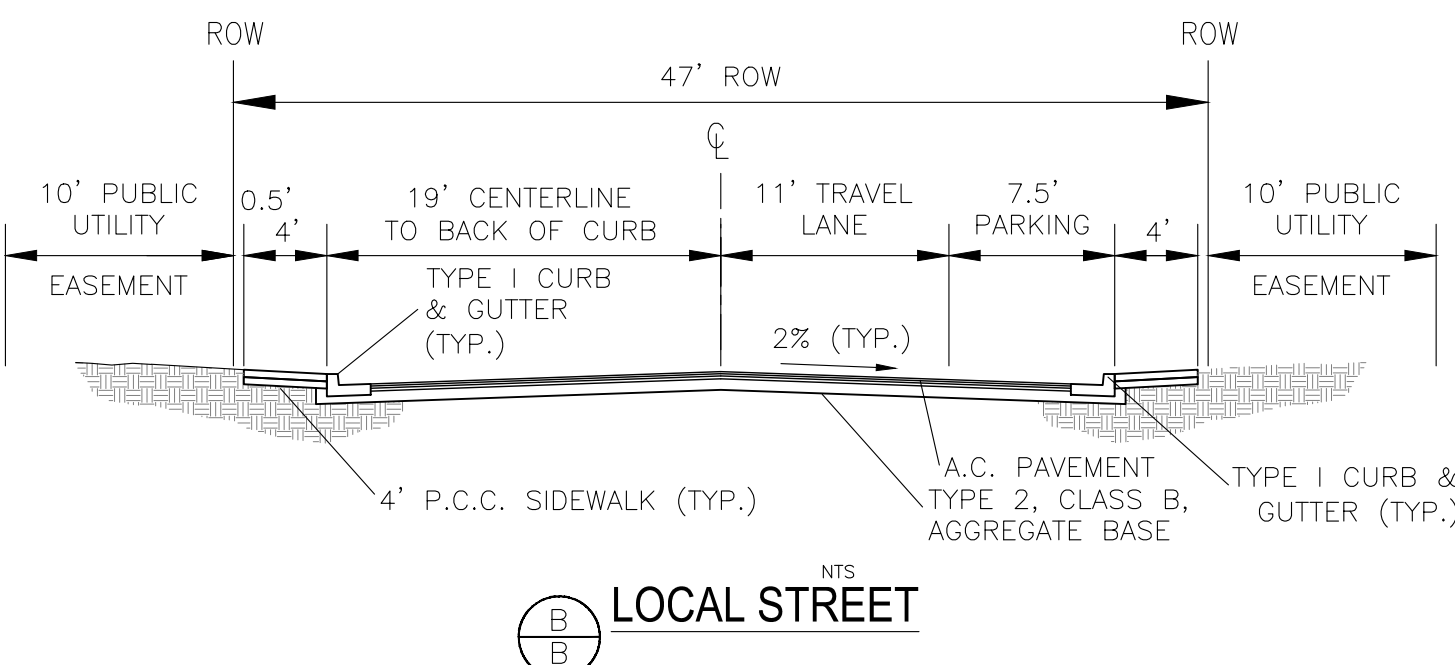
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83), AS DETERMINED FROM THE RECORD POSITIONS OF THE MONUMENTS SHOWN AS "WW3020" AND "WW3023" USING THE COORDINATES AS PUBLISHED BY THE CITY OF SPARKS, PER RECORD OF SURVEY MAP NO. 3396, FILE NO. 2190787, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. (I.E. N0322°08'E)

SHEET INDEX

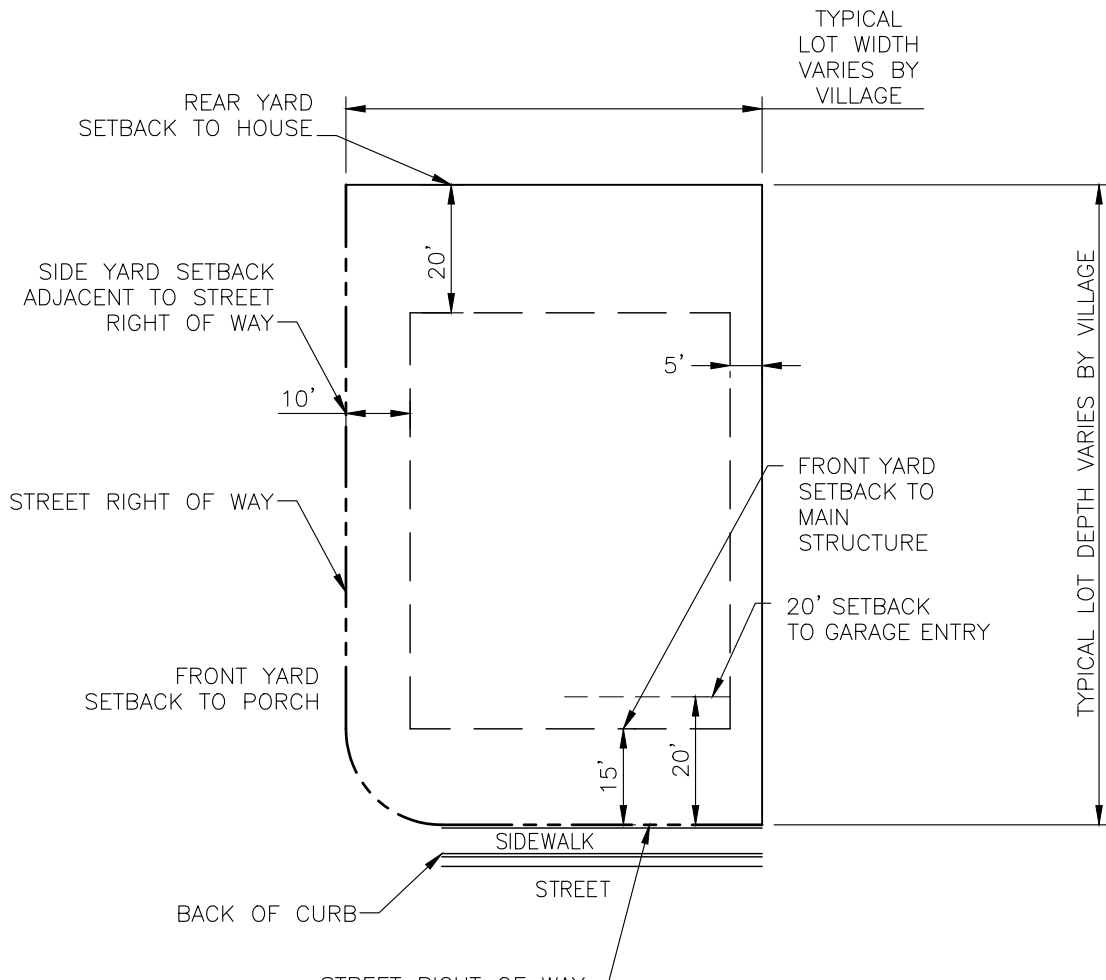
| SHT No. | DRAWING DESCRIPTION                               |
|---------|---------------------------------------------------|
| 1       | TITLE SHEET                                       |
| 2       | PRELIMINARY OVERALL SITE PLAN                     |
| 3       | PRELIMINARY LOT & BLOCK PLAN (VILLAGE 1 - UNIT 1) |
| 4       | PRELIMINARY LOT & BLOCK PLAN (VILLAGE 1 - UNIT 2) |
| 5       | PRELIMINARY LOT & BLOCK PLAN (VILLAGE 3)          |
| 6       | PRELIMINARY LOT & BLOCK PLAN (VILLAGE 4)          |
| 7       | PRELIMINARY LOT & BLOCK PLAN (VILLAGE 6)          |
| 8       | PRELIMINARY LOT & BLOCK PLAN (VILLAGE 6)          |
| 9       | PRELIMINARY LOT & BLOCK PLAN (VILLAGE 7)          |
| 10      | PRELIMINARY GRADING PLAN (VILLAGE 1 - UNIT 1)     |
| 11      | PRELIMINARY GRADING PLAN (VILLAGE 1 - UNIT 2)     |
| 12      | PRELIMINARY GRADING PLAN (VILLAGE 3)              |
| 13      | PRELIMINARY GRADING PLAN (VILLAGE 4)              |
| 14      | PRELIMINARY GRADING PLAN (VILLAGE 6)              |
| 15      | PRELIMINARY GRADING PLAN (VILLAGE 7)              |
| 16      | PRELIMINARY UTILITY PLAN (VILLAGE 1 - UNIT 1)     |
| 17      | PRELIMINARY UTILITY PLAN (VILLAGE 1 - UNIT 2)     |
| 18      | PRELIMINARY UTILITY PLAN (VILLAGE 3)              |
| 19      | PRELIMINARY UTILITY PLAN (VILLAGE 4)              |
| 20      | PRELIMINARY UTILITY PLAN (VILLAGE 6)              |
| 21      | PRELIMINARY UTILITY PLAN (VILLAGE 7)              |
| 22      | PRELIMINARY CROSS SECTIONS                        |
| 23      | PRELIMINARY CROSS SECTION A                       |
| 24      | PRELIMINARY CROSS SECTION B                       |
| 25      | PRELIMINARY LANDSCAPING PLAN (VILLAGE 2)          |
| 26      | PRELIMINARY LANDSCAPING PLAN (VILLAGE 3)          |
| 27      | PRELIMINARY LANDSCAPING PLAN (VILLAGE 4)          |
| 28      | PRELIMINARY LANDSCAPING PLAN (VILLAGE 6)          |
| 29      | PRELIMINARY LANDSCAPING PLAN (VILLAGE 7)          |



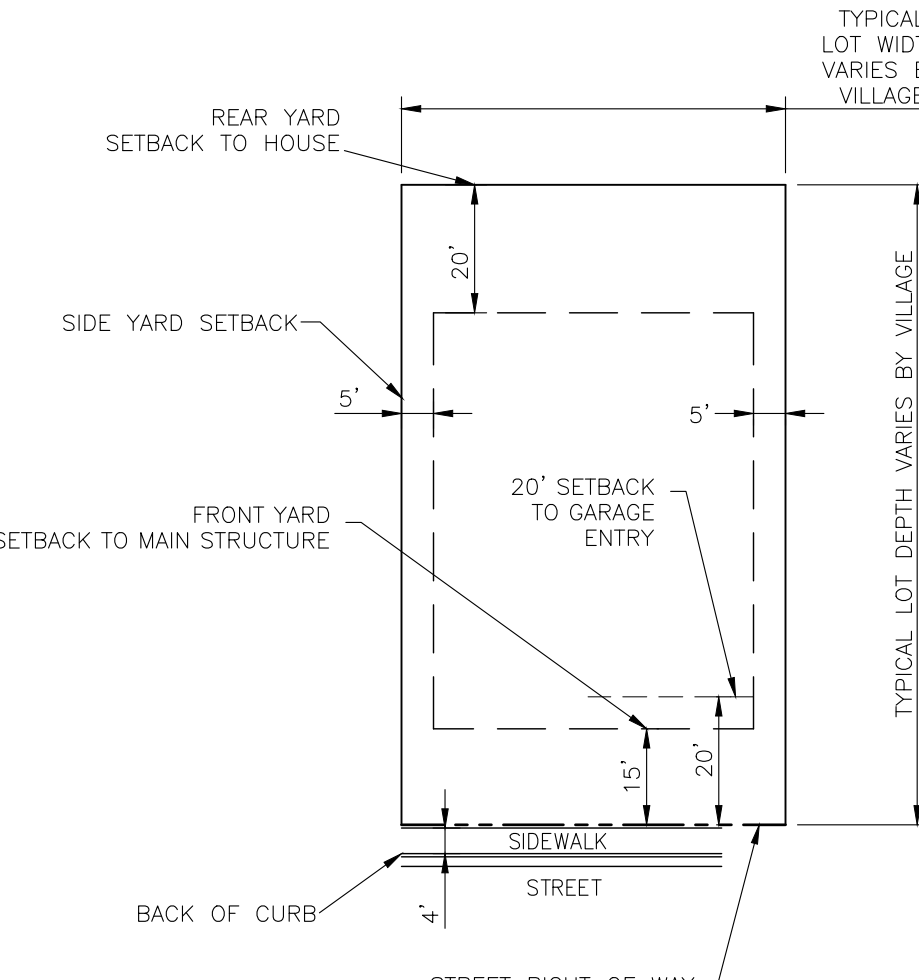
NOTE:  
EMERGENCY BUMP OUTS  
ARE TO BE PROVIDED PER  
THE DEVELOPMENT  
AGREEMENT



TYPICAL STREET SECTIONS



TYPICAL CORNER LOT & SETBACKS



TYPICAL INTERIOR LOT & SETBACKS

TITLE SHEET

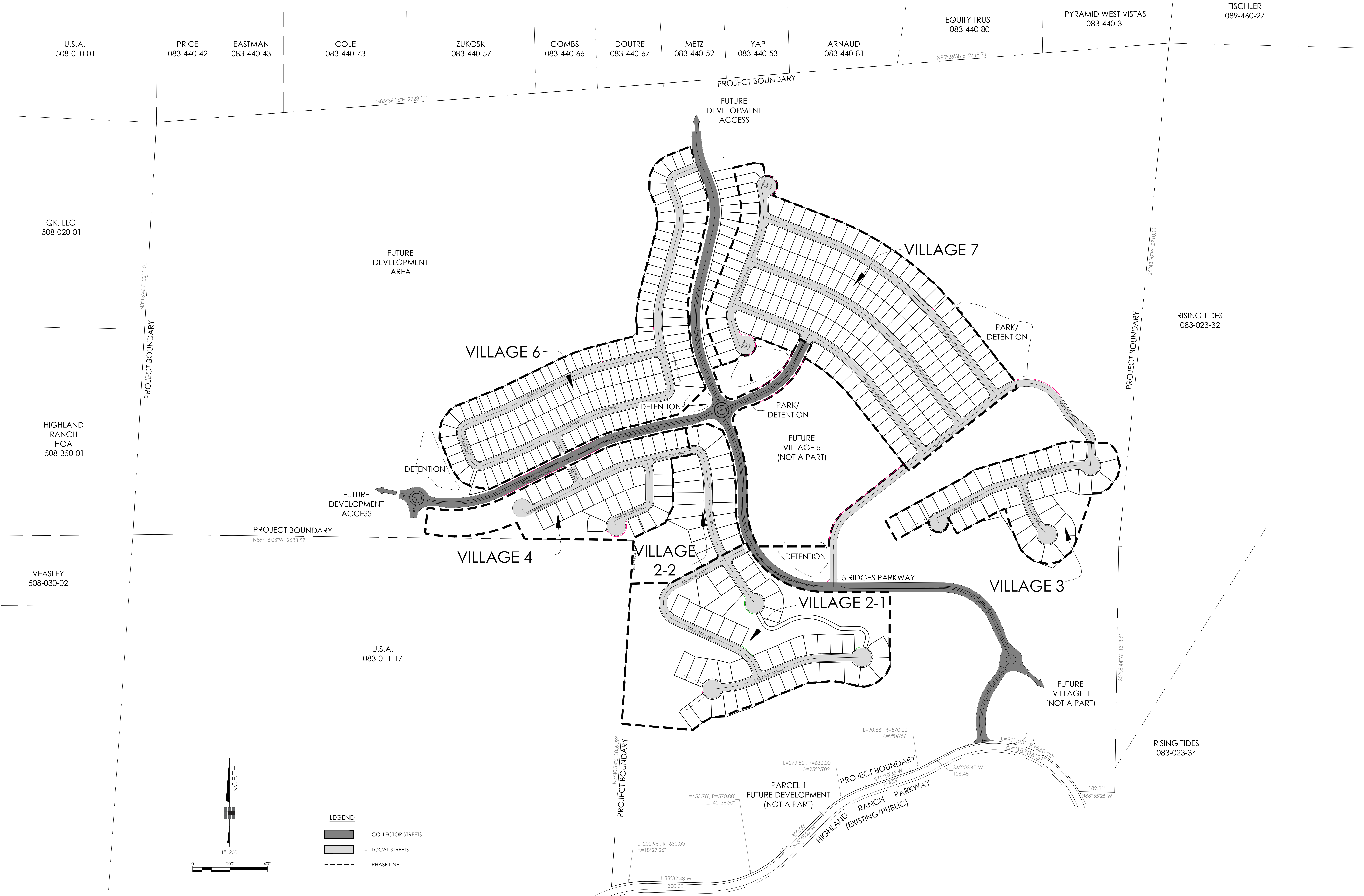
SHEET 1 OF 29



**CHRISTY**  
CORPORATION  
1000 Kiley Parkway | Sparks Nevada 89436  
775.502.8552 christynv.com



TENTATIVE MAP FOR  
**5 RIDGES - PHASE 1**  
5 RIDGES DEVELOPMENT COMPANY, INC.



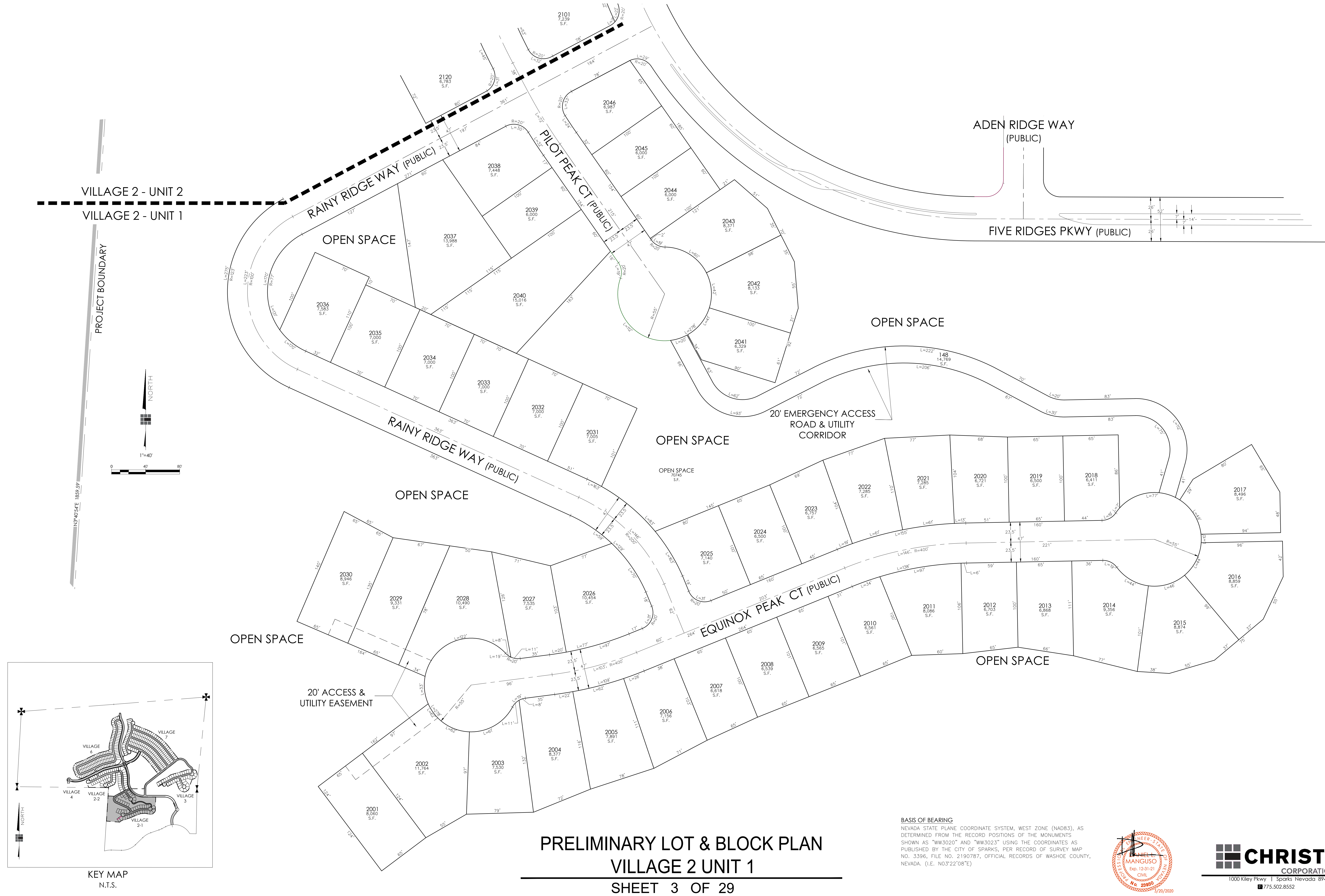
OVERALL SITE PLAN  
SHEET 2 OF 29

BASIS OF BEARING  
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83), AS DETERMINED FROM THE RECORD POSITIONS OF THE MONUMENTS SHOWN AS "WW3020" AND "WW3023" USING THE COORDINATES AS PUBLISHED BY THE CITY OF SPARKS, PER RECORD OF SURVEY MAP NO. 3396, FILE NO. 2190787, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. (I.E. N03°22'08"E)



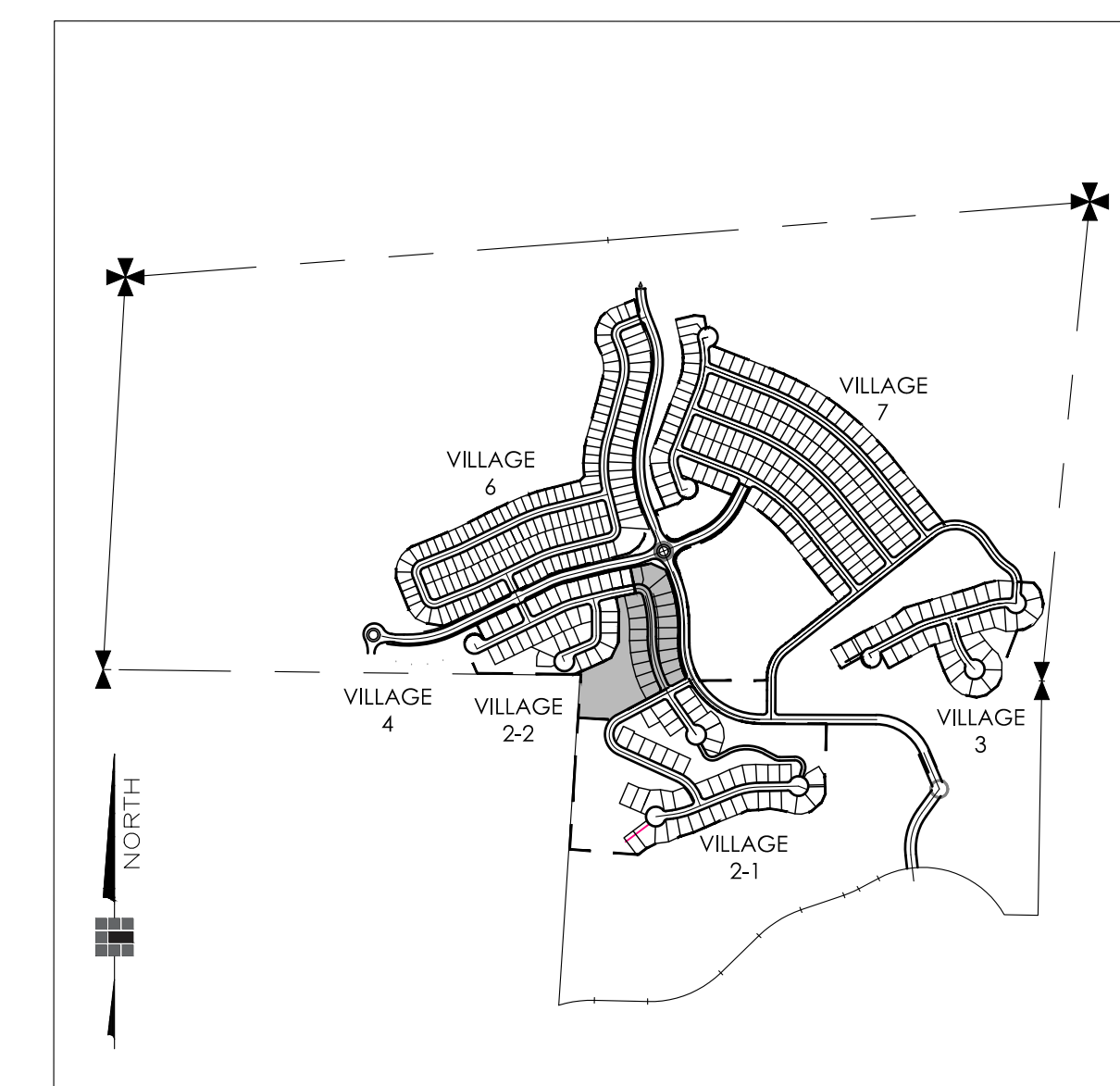
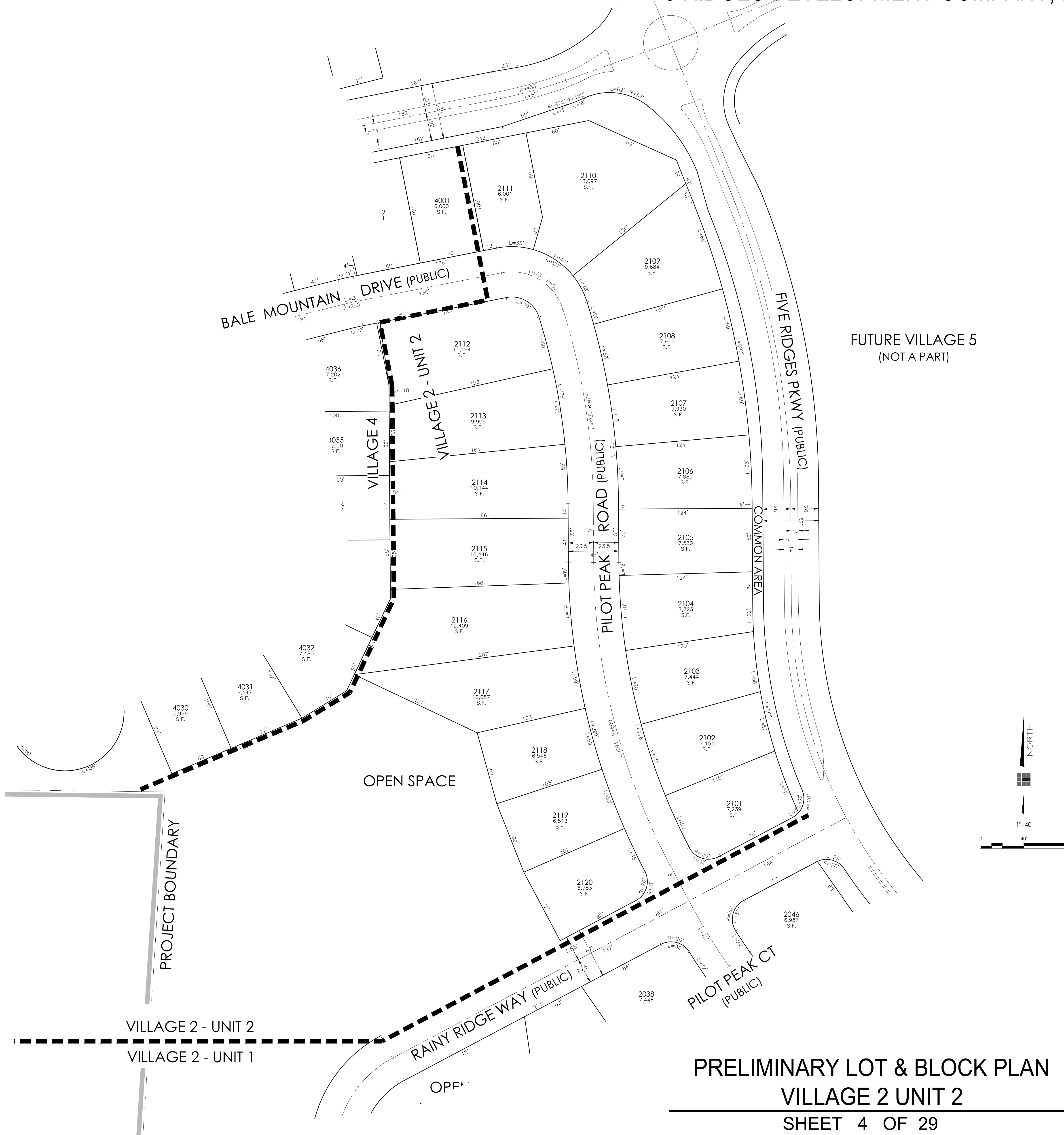


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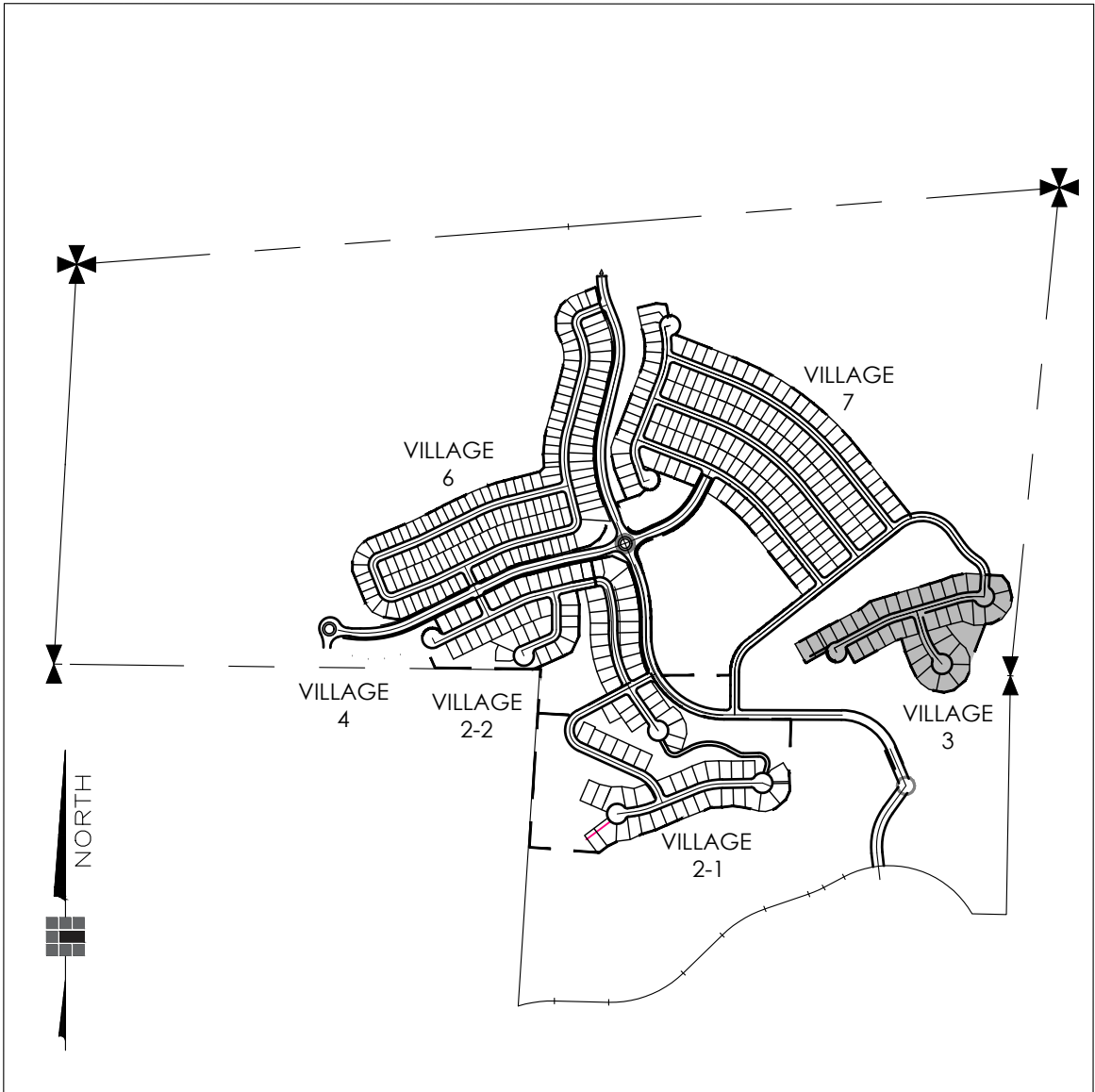
KEY MAP  
N.T.S.

**BASIS OF BEARING**  
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83), AS DETERMINED FROM THE RECORD POSITIONS OF THE MONUMENTS SHOWN AS "NW3020" AND "NW3023" USING THE COORDINATES AS PUBLISHED BY THE CITY OF SPARKS, PER RECORD OF SURVEY MAP NO. 3396, FILE NO. 2190787, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, (I.E. N03°22'08"E)





TENTATIVE MAP FOR  
**5 RIDGES - PHASE 1**  
5 RIDGES DEVELOPMENT COMPANY, INC.



KEY MAP  
N.T.S.

20' EMERGENCY ACCESS ROAD &  
UTILITY CORRIDOR EASEMENT  
TO ADEN RIDGE WAY

OPEN SPACE

20' ACCESS &  
UTILITY EASEMENT

SPLIT RIDGE CT (PUBLIC)

OPEN SPACE

SPLIT RIDGE DRIVE (PUBLIC)

SUNLIGHT PEAK CT (PUBLIC)

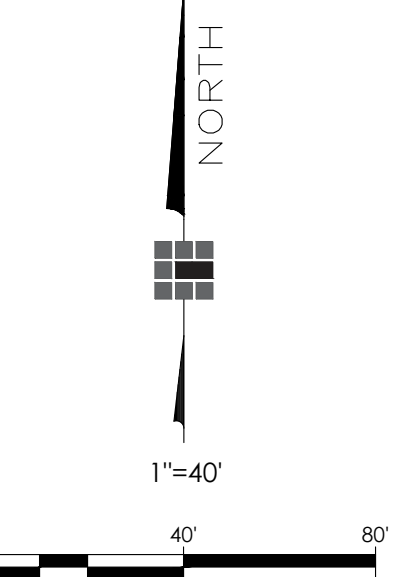
OPEN SPACE

TO VILLAGE 7  
ADEN RIDGE WAY  
(PUBLIC)

PROJECT BOUNDARY

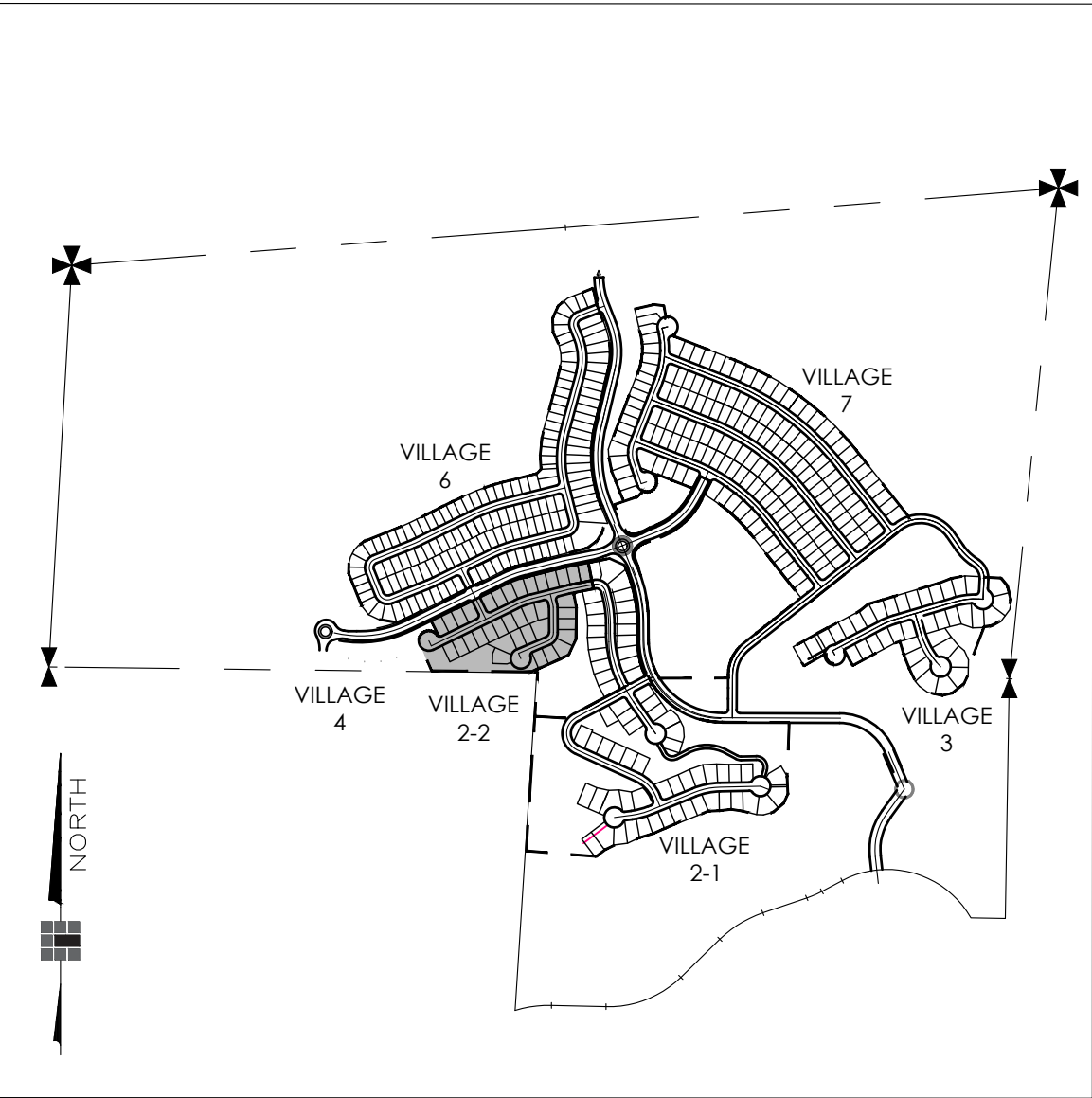
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BASIS OF BEARING  
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N.T.S.

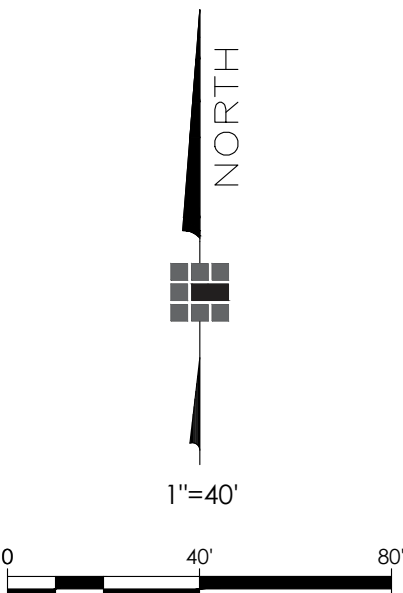
FUTURE DEVELOPMENT ACCESS &  
EMERGENCY ACCESS/UTILITY  
CORRIDOR

OPEN SPACE

PROJECT BOUNDARY

OPEN SPACE

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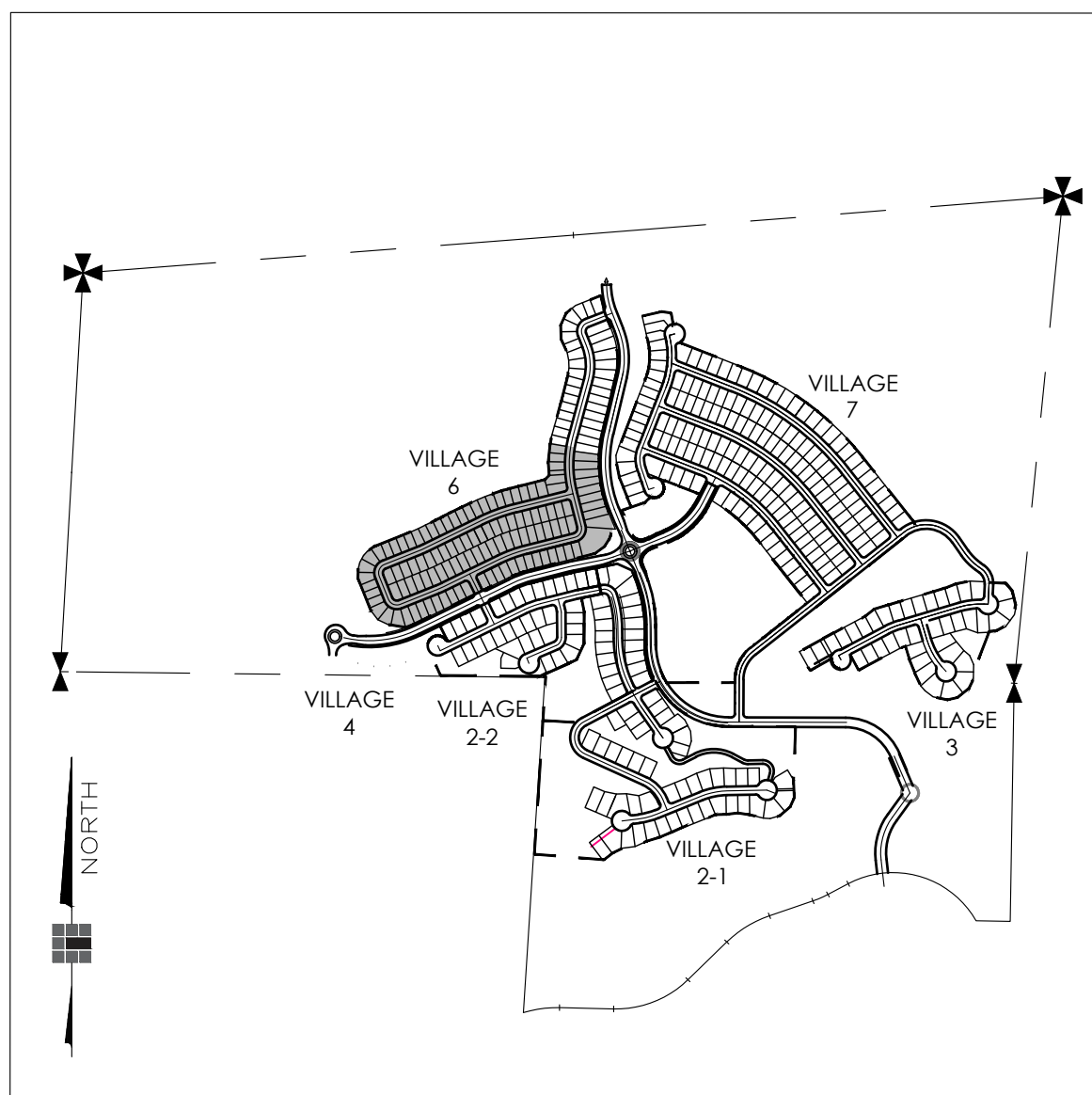
**PRELIMINARY LOT & BLOCK PLAN**  
**VILLAGE 4**  
**SHEET 6 OF 29**



**CHRISTY CORPORATION**  
1000 Kiley Pkwy | Sparks Nevada 89436  
775.502.8552

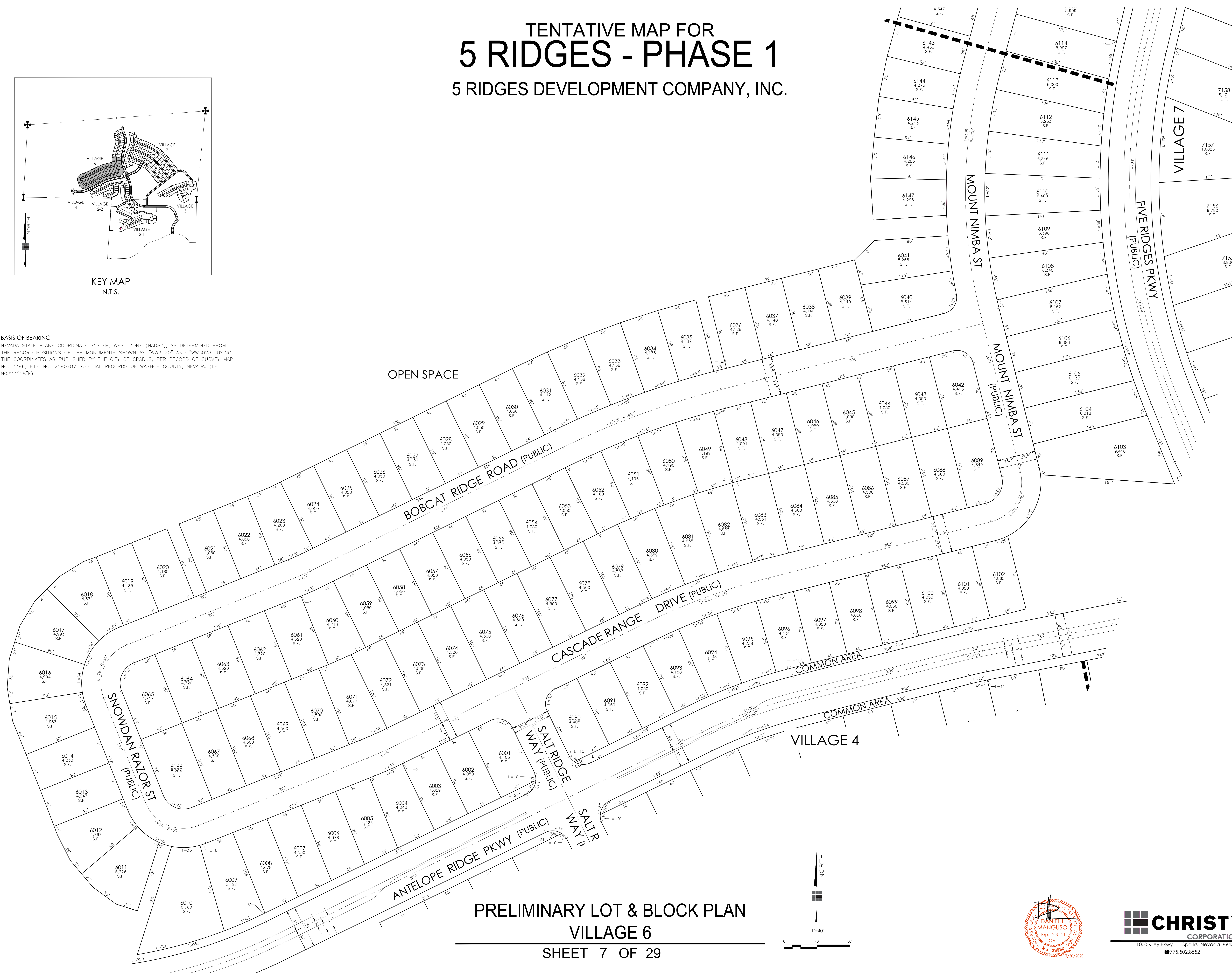


TENTATIVE MAP FOR  
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KEY MAP  
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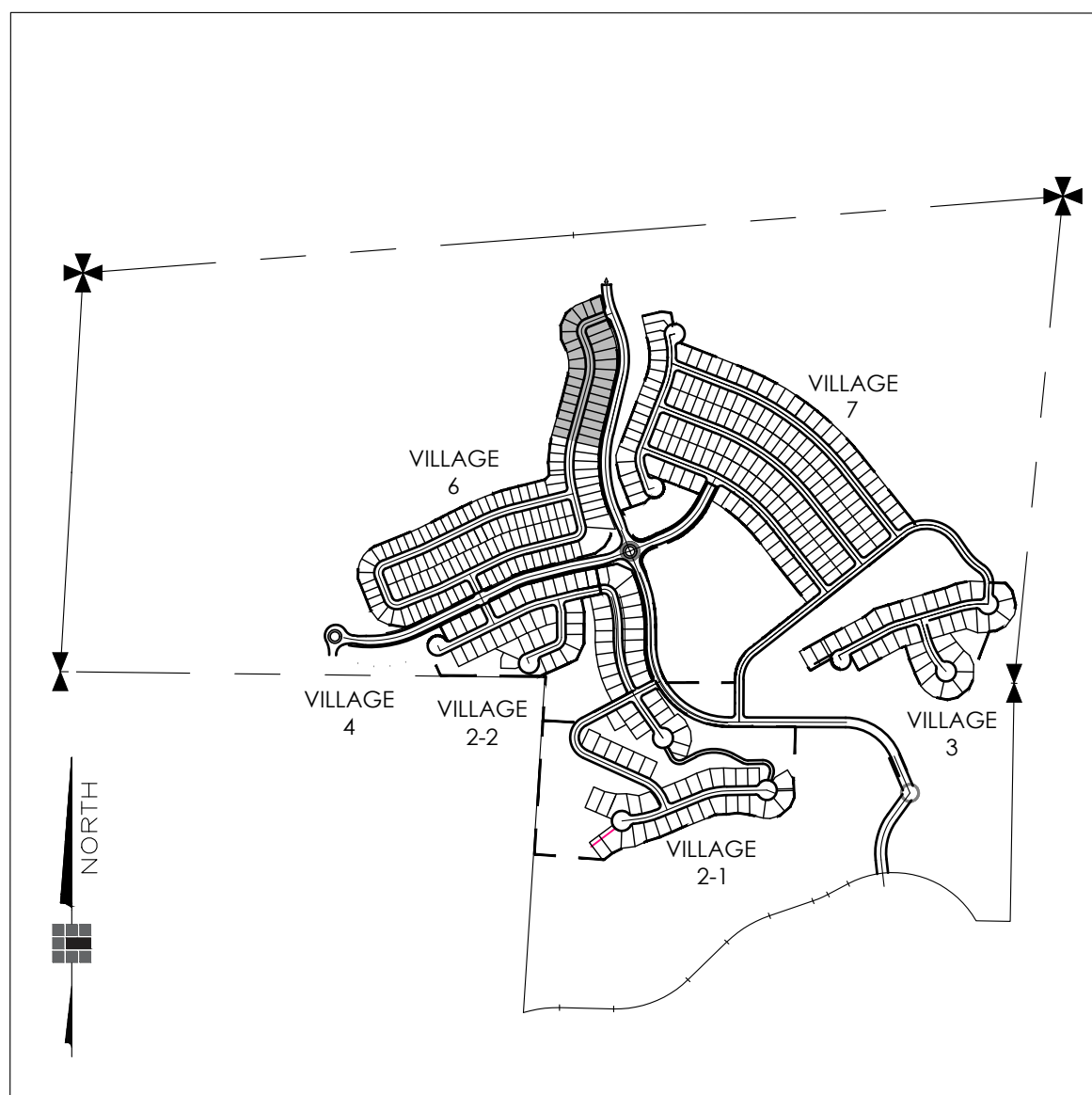


PRELIMINARY LOT & BLOCK PLAN  
**VILLAGE 6**  
SHEET 7 OF 29



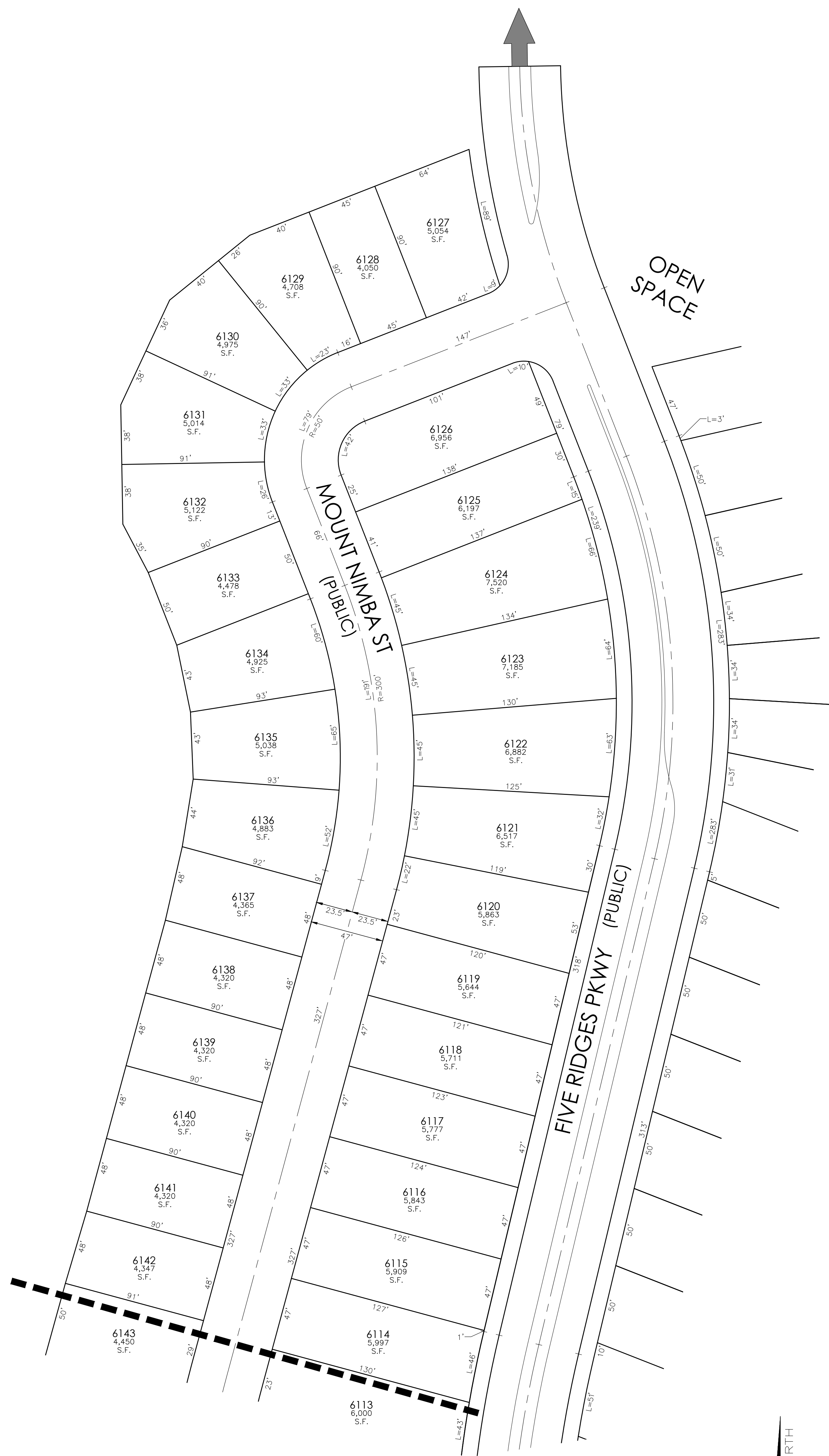


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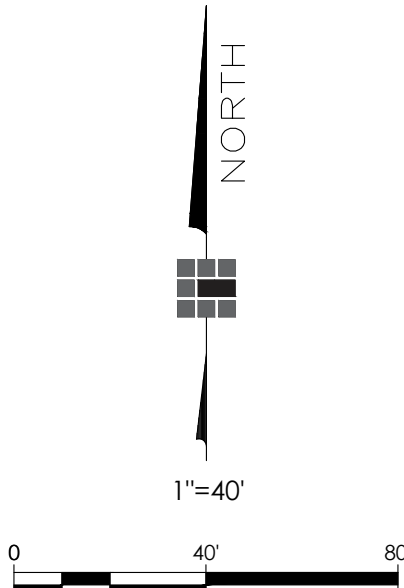


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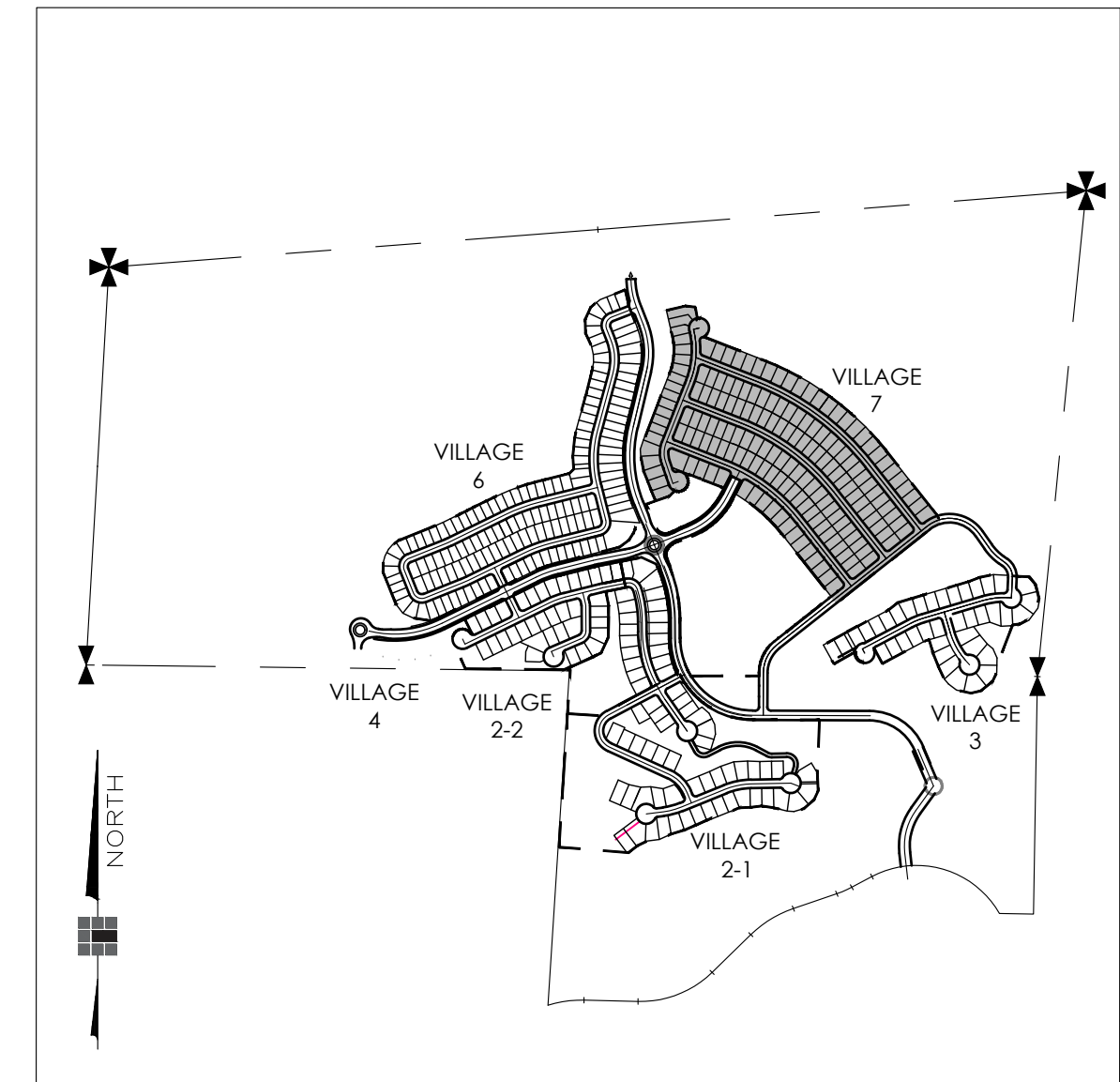
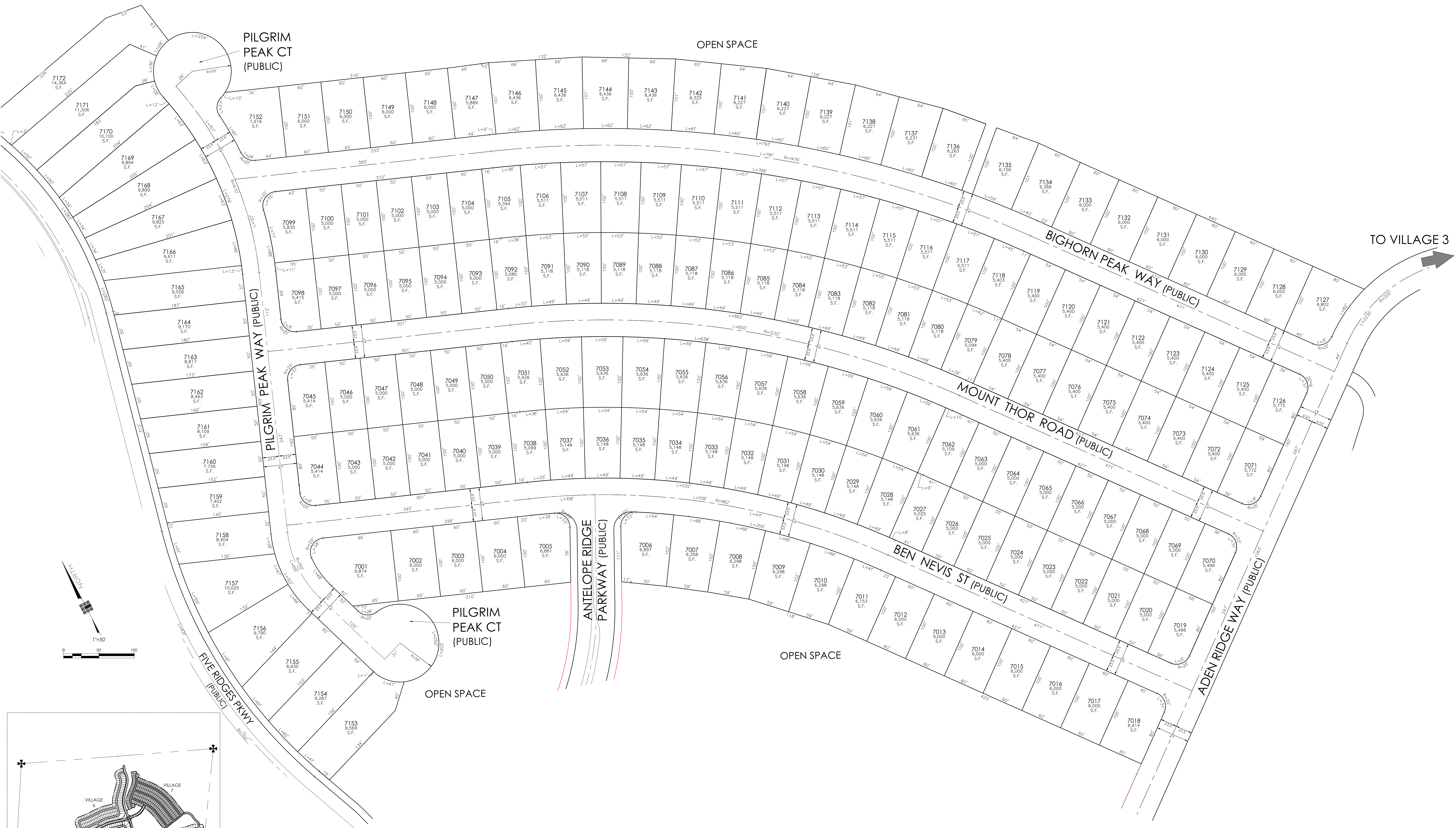


PRELIMINARY LOT & BLOCK PLAN  
**VILLAGE 6**  
SHEET 8 OF 29





TENTATIVE MAP FOR  
**5 RIDGES - PHASE 1**  
5 RIDGES DEVELOPMENT COMPANY, INC.



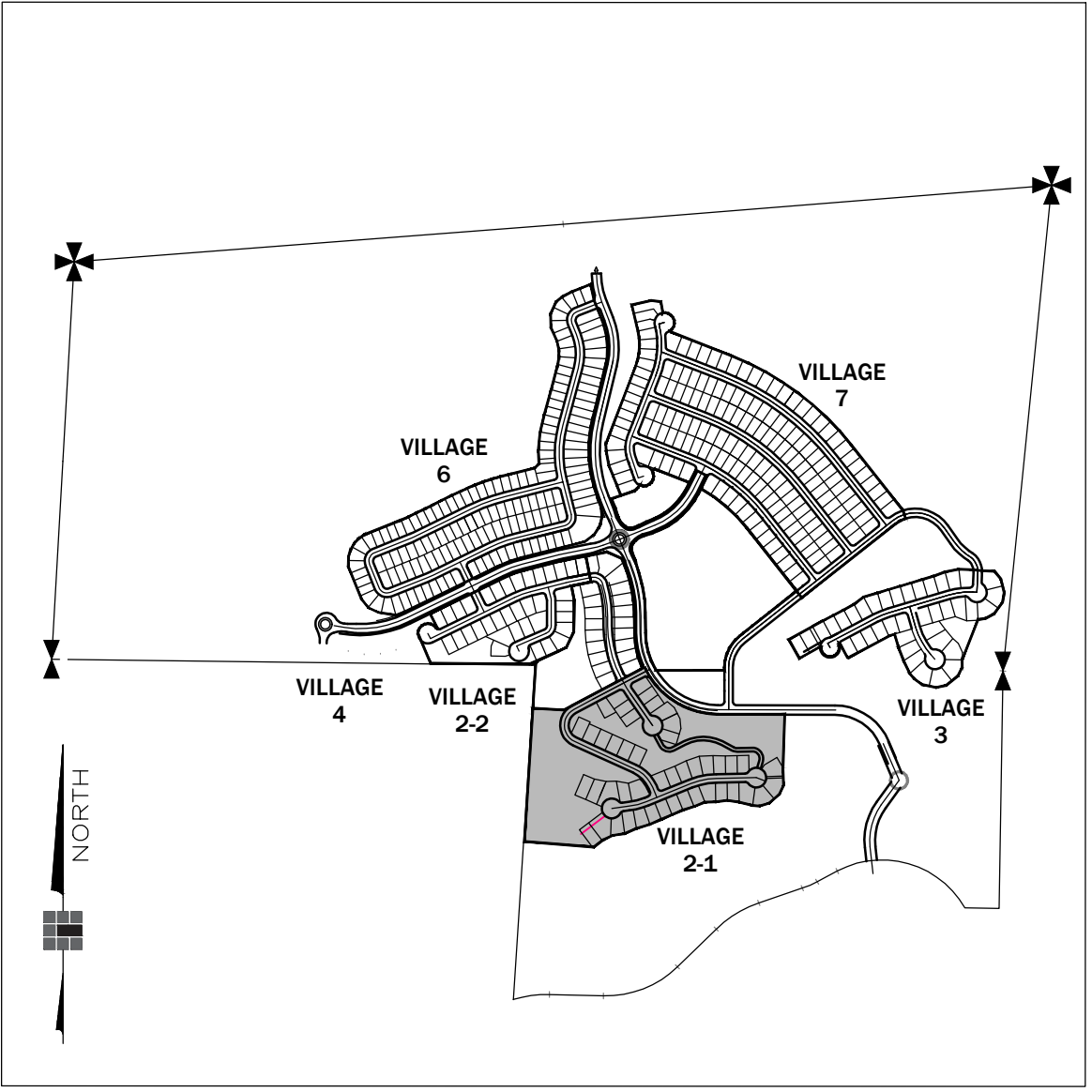
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**PRELIMINARY LOT & BLOCK PLAN**  
**VILLAGE 7**  
**SHEET 9 OF 29**

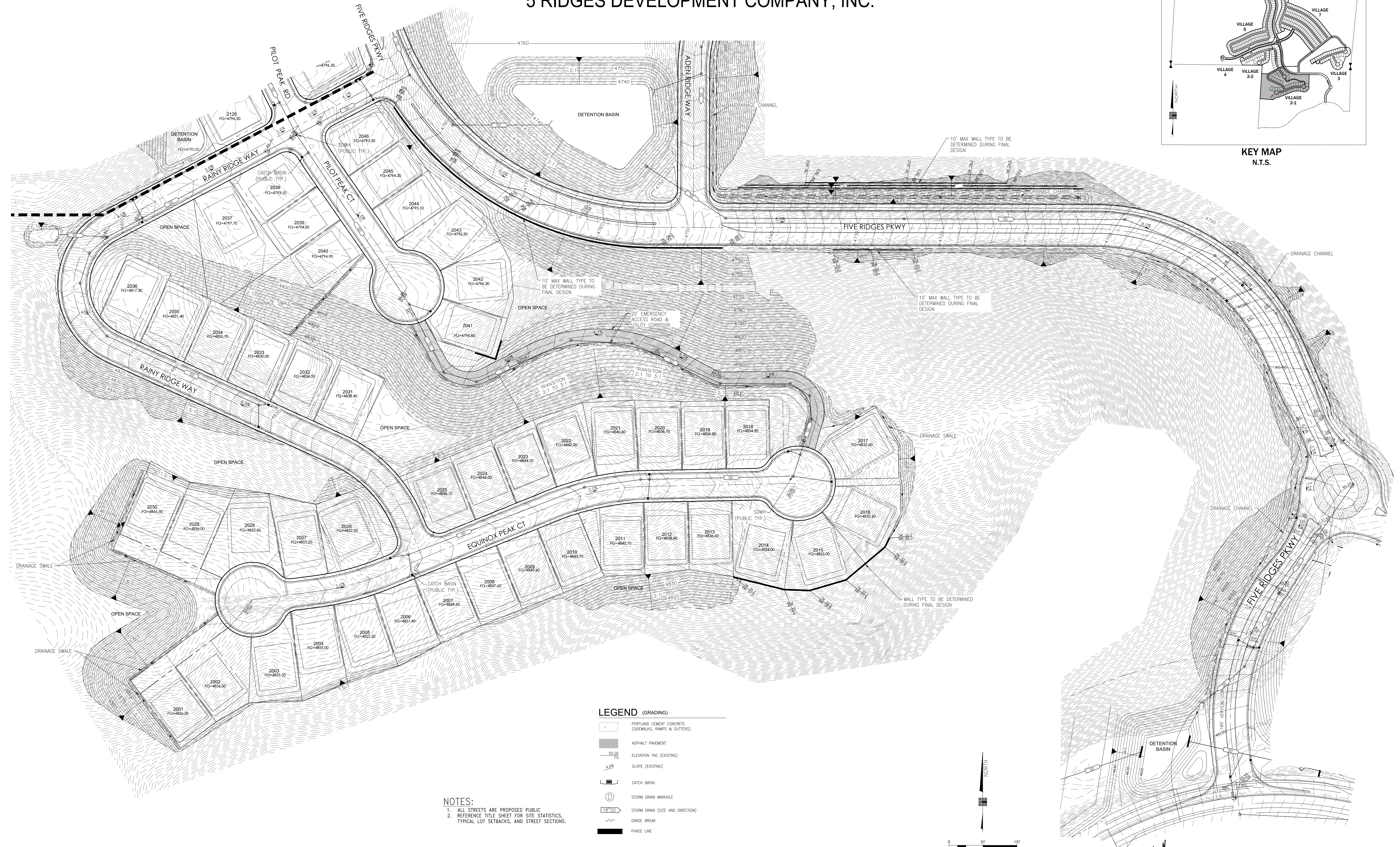




TENTATIVE MAP FOR  
**5 RIDGES - PHASE 1**  
5 RIDGES DEVELOPMENT COMPANY, INC.



KEY MAP  
N.T.S.



NOTES:  
1. ALL STREETS ARE PROPOSED PUBLIC  
2. REFERENCE TITLE SHEET FOR SITE STATISTICS,  
TYPICAL LOT SETBACKS, AND STREET SECTIONS.

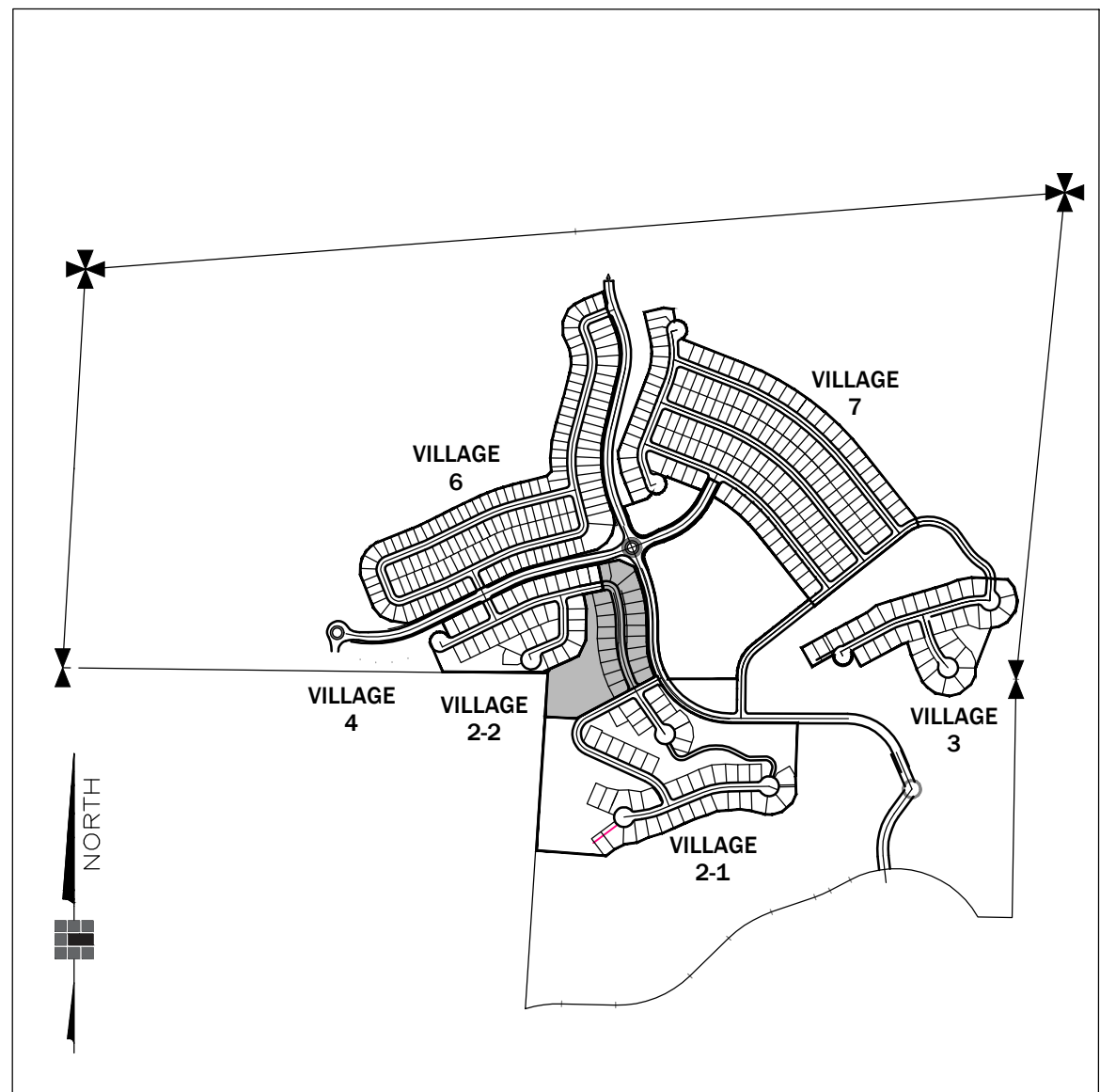
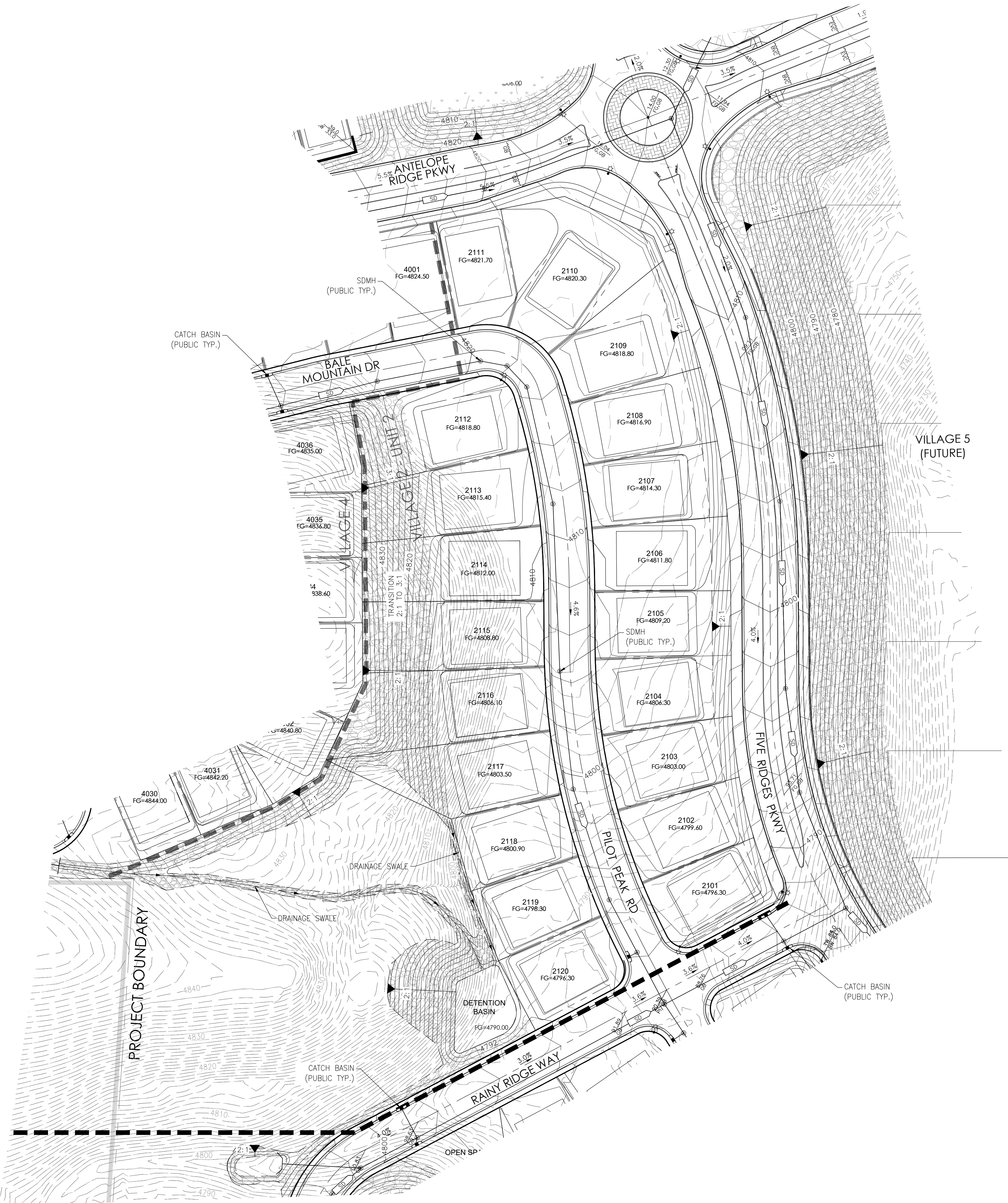
LEGEND (GRADING)

- PORTLAND CEMENT CONCRETE (SIDEWALKS, RAMPS & GUTTERS)
- ASPHALT PAVEMENT
- ELEVATION TAG (EXISTING)
- SLOPE (EXISTING)
- CATCH BASIN
- STORM DRAIN MANHOLE
- STORM DRAIN (SIZE AND DIRECTION)
- GRADE BREAK
- PHASE LINE





TENTATIVE MAP FOR  
**5 RIDGES - PHASE 1**  
5 RIDGES DEVELOPMENT COMPANY, INC.



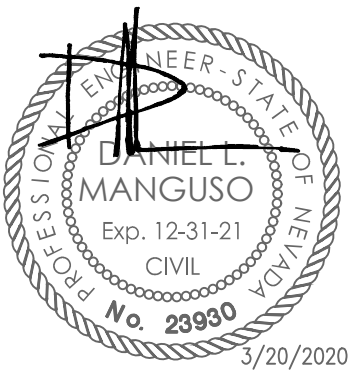
KEY MAP  
N.T.S.

PRELIMINARY GRADING PLAN  
SHEET 11 OF 29

NOTES:  
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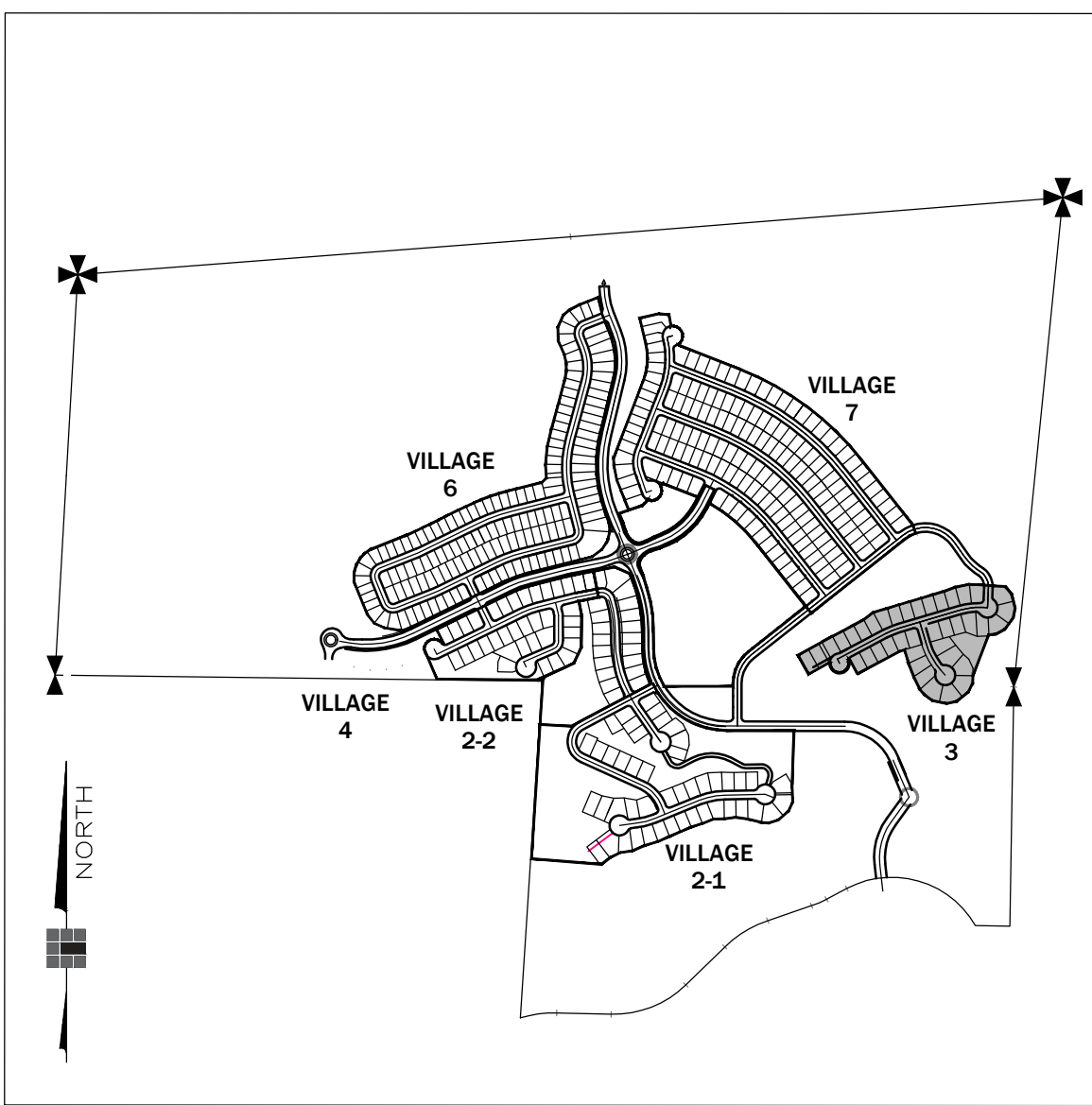
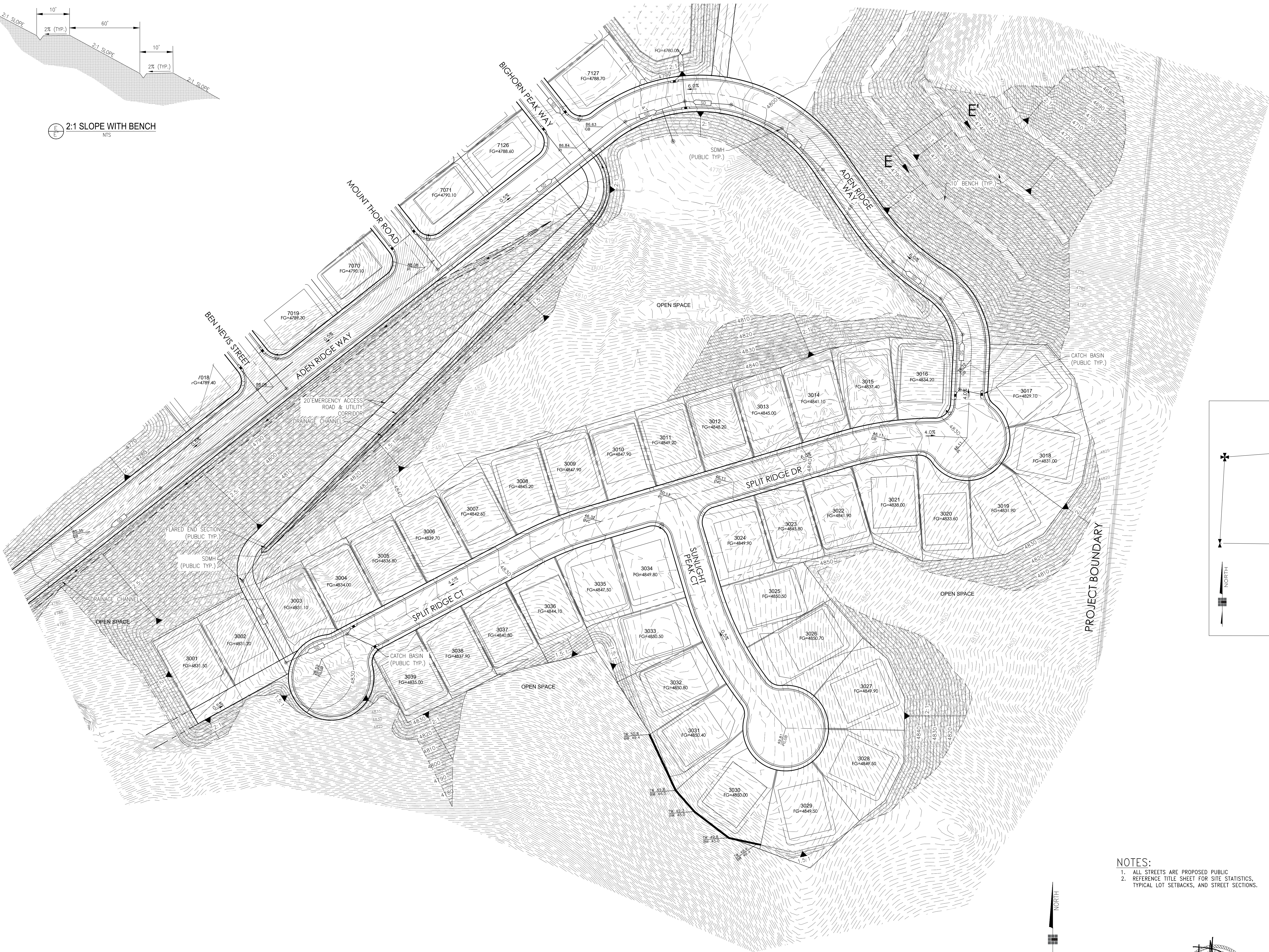
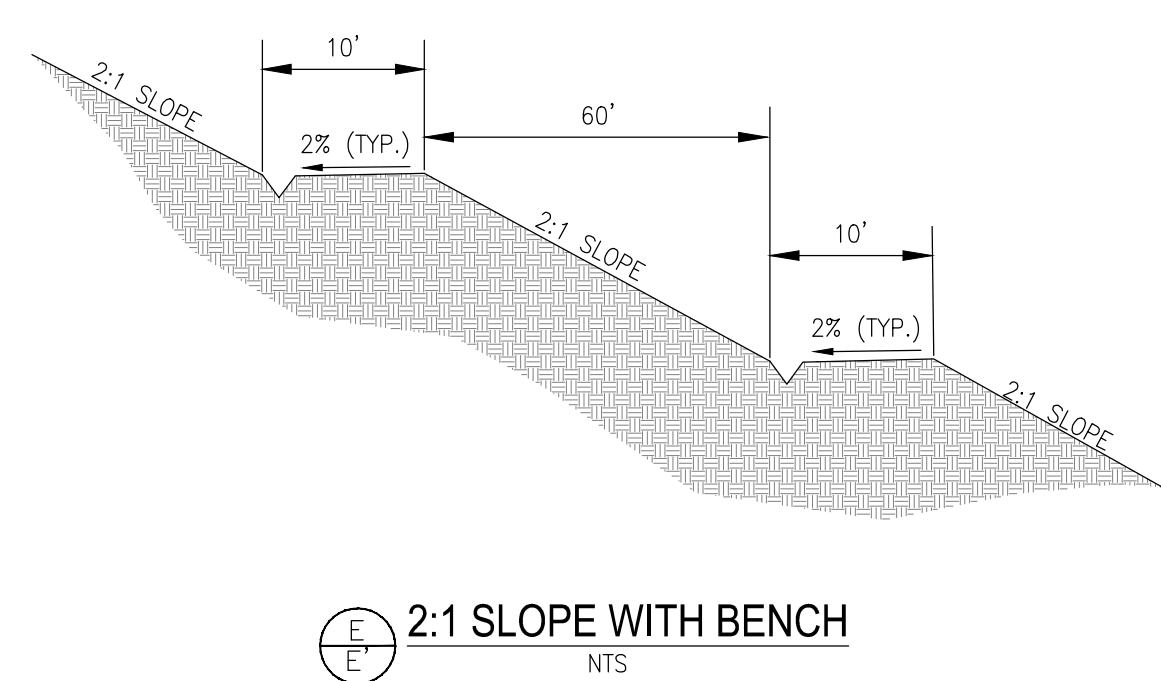
LEGEND (GRADING)

- PORTLAND CEMENT CONCRETE (SIDEWALKS, RAMPS & GUTTERS)
- ASPHALT PAVEMENT
- ELEVATION TAG (EXISTING)
- SLOPE (EXISTING)
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- STORM DRAIN MANHOLE
- STORM DRAIN (SIZE AND DIRECTION)
- GRADE BREAK
- PHASE LINE





TENTATIVE MAP FOR  
**5 RIDGES - PHASE 1**  
5 RIDGES DEVELOPMENT COMPANY, INC.



KEY MAP  
N.T.S.

LEGEND (GRADING)

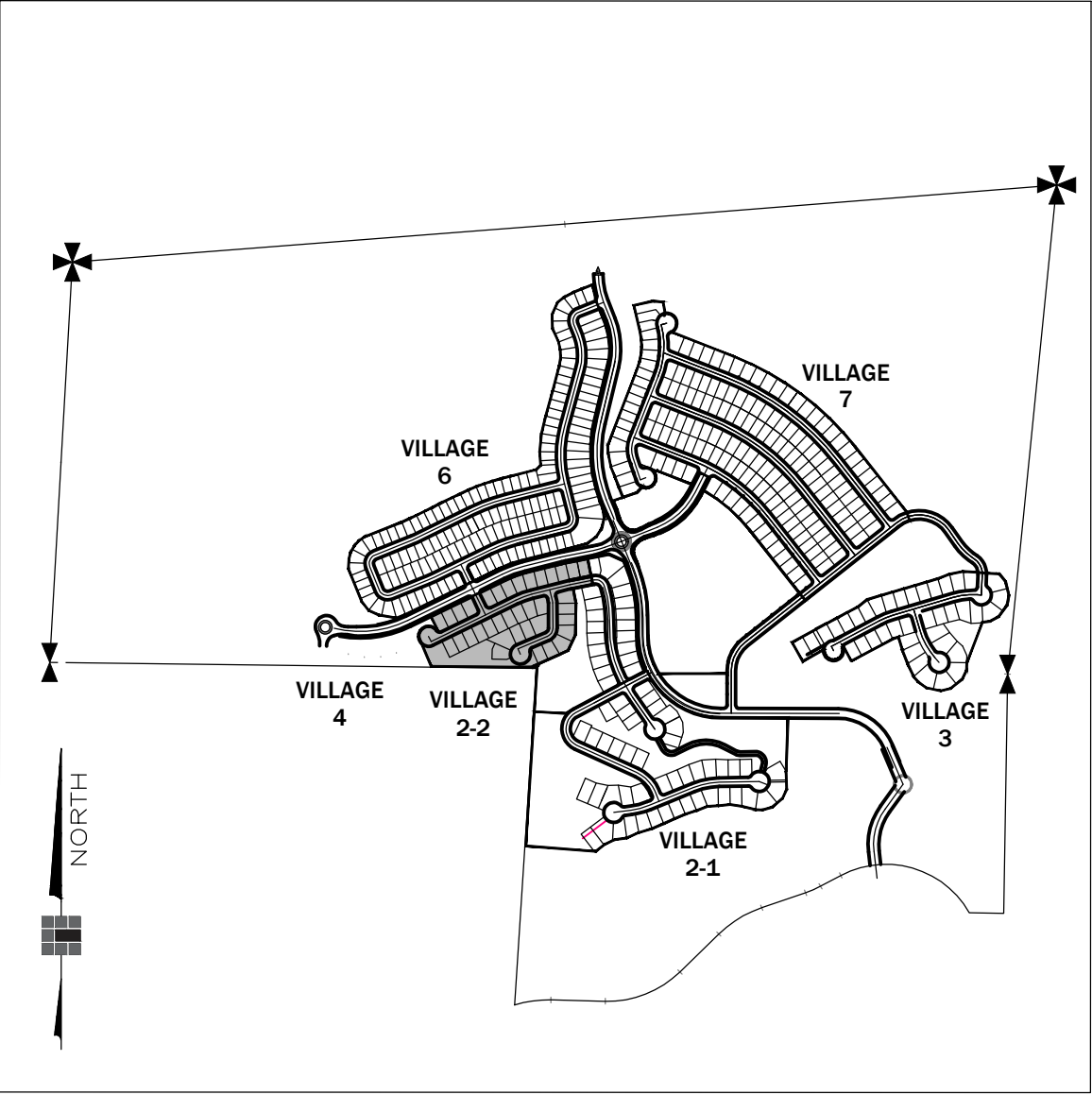
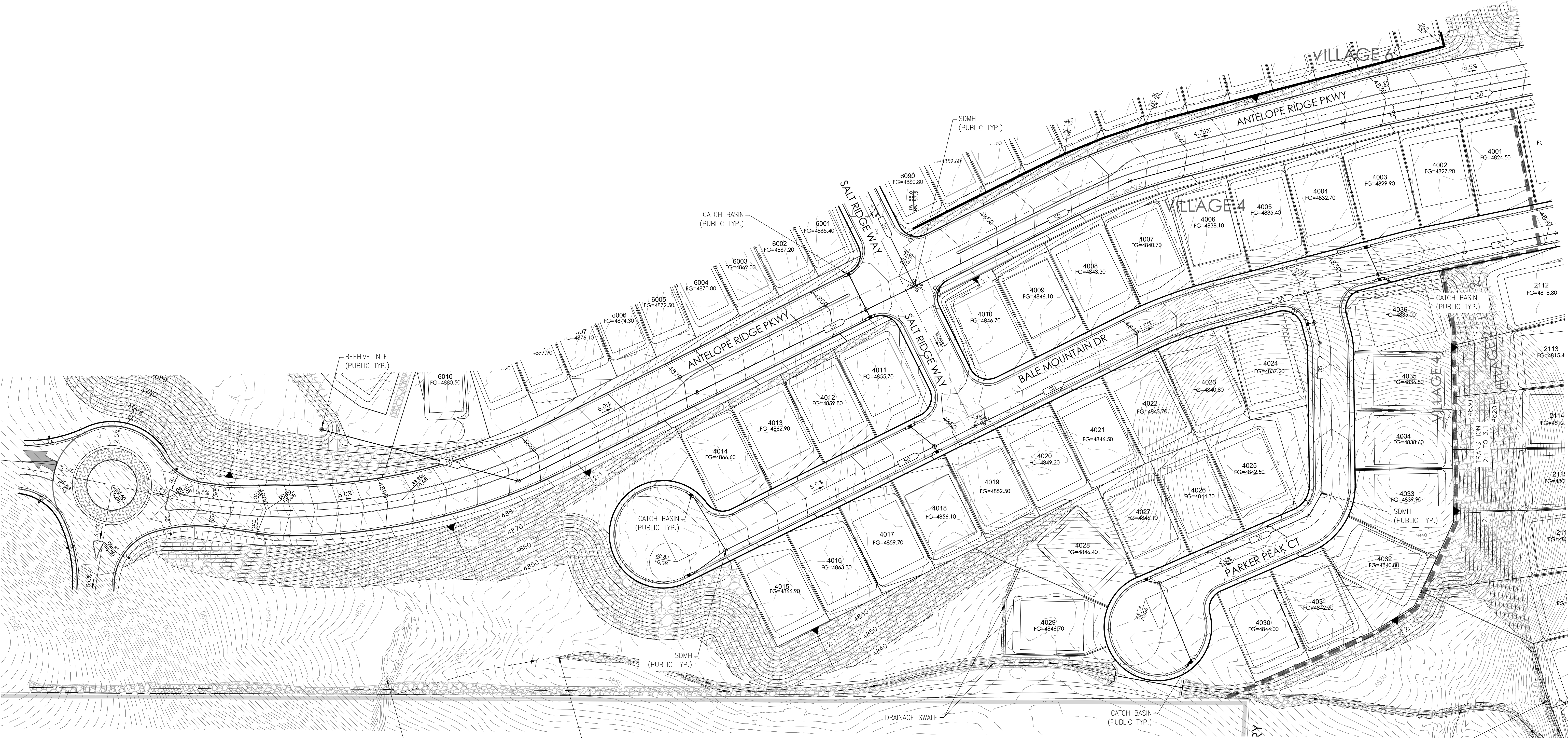
- PORTLAND CEMENT CONCRETE (SIDEWALKS, RAMPS & GUTTERS)
- ASPHALT PAVEMENT
- ELEVATION TAG (EXISTING)
- SLOPE (EXISTING)
- CATCH BASIN
- STORM DRAIN MANHOLE
- STORM DRAIN (SIZE AND DIRECTION)
- GRADE BREAK
- PHASE LINE

NOTES:  
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2. REFERENCE TITLE SHEET FOR SITE STATISTICS, TYPICAL LOT SETBACKS, AND STREET SECTIONS.





TENTATIVE MAP FOR  
**5 RIDGES - PHASE 1**  
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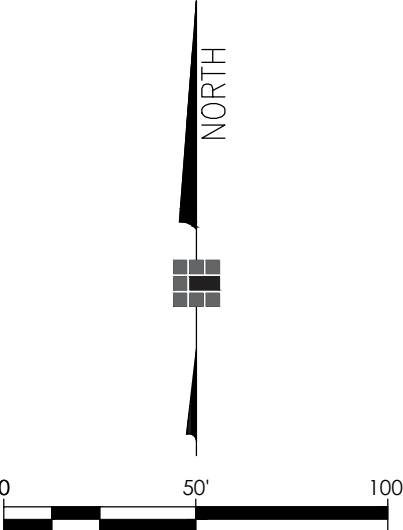


KEY MAP  
N.T.S.

PRELIMINARY GRADING PLAN  
SHEET 13 OF 29

NOTES:  
1. ALL STREETS ARE PROPOSED PUBLIC.  
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TYPICAL LOT SETBACKS, AND STREET SECTIONS.

| LEGEND (GRADING) |                                                          |
|------------------|----------------------------------------------------------|
|                  | PORTLAND CEMENT CONCRETE<br>(SIDEWALKS, RAMPS & GUTTERS) |
|                  | ASPHALT PAVEMENT                                         |
|                  | ELEVATION TAG (EXISTING)                                 |
|                  | SLOPE (EXISTING)                                         |
|                  | CATCH BASIN                                              |
|                  | STORM DRAIN MANHOLE                                      |
|                  | STORM DRAIN (SIZE AND DIRECTION)                         |
|                  | GRADE BREAK                                              |
|                  | PHASE LINE                                               |





5 RIDGES DEVELOPMENT

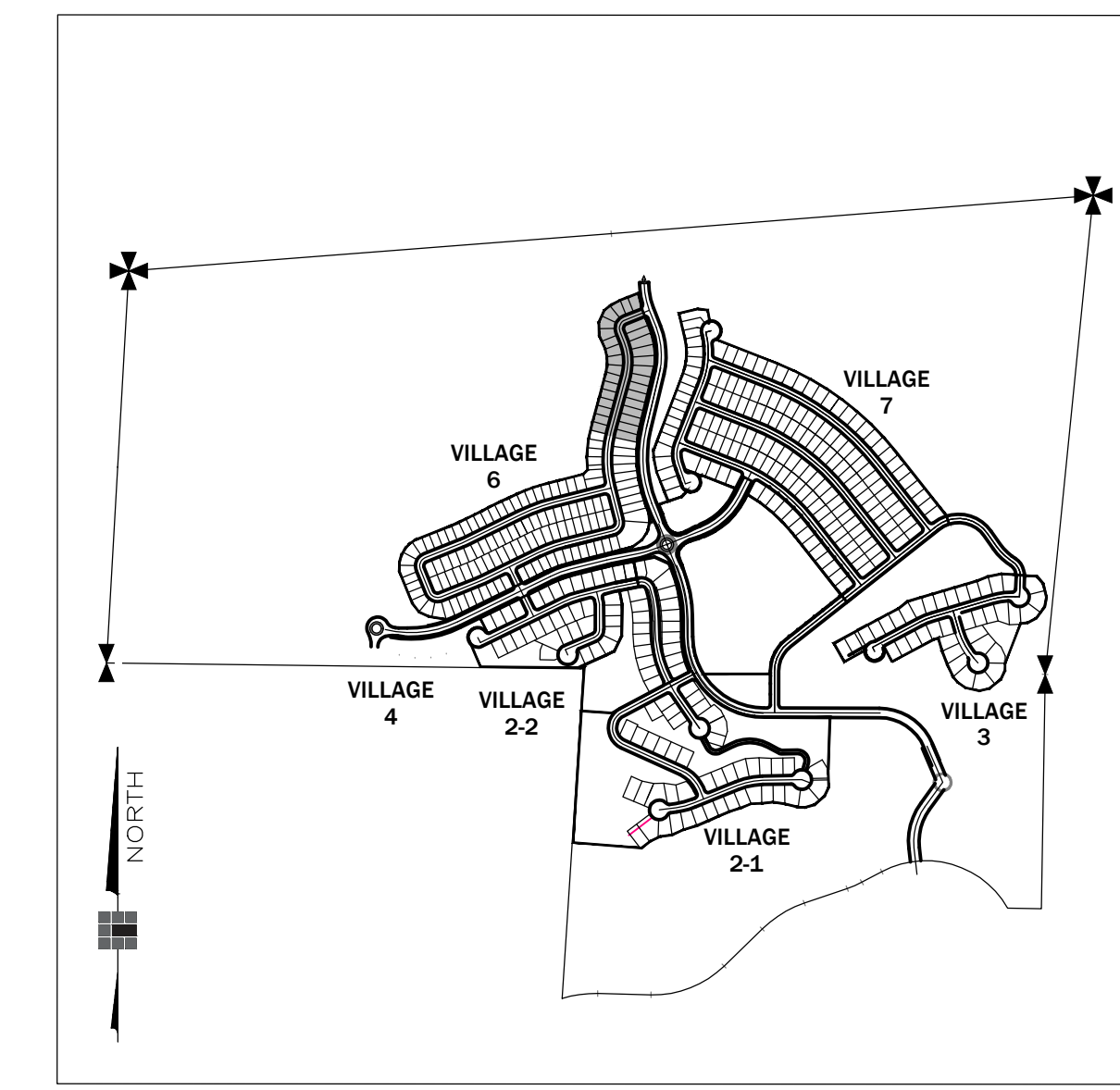
Topographic map showing the 5 Ridges Development. The map displays proposed lots, catch basins, and a match line. The terrain is hilly, with elevations ranging from approximately 4850 to 4950 feet. The map includes a north arrow and a scale bar (0 to 100 feet). The match line is indicated by a thick black line on the left side of the map.

Key features and labels on the map include:

- Match Line:** Indicated by a thick black line on the left side of the map.
- Catch Basins:** Labeled as "CATCH BASIN (PUBLIC TYP.)" in several locations.
- SDMH (PUBLIC TYP.):** Labeled in two locations.
- Proposed Lots:** Numerous lots are shown with their respective lot numbers and elevations, such as 6138, 6139, 6140, 6141, 6142, 6143, 6144, 6145, 6146, 6147, 6148, 6149, 6150, 6151, 6152, 6153, 6154, 6155, 6156, 6157, 6158, 6159, 6160, 6161, 6162, 6163, 6164, 6165, 6166, 6167, 6168, 6169, 6170, 6171, 6172, 6173, 6174, 6175, 6176, 6177, 6178, 6179, 6180, 6181, 6182, 6183, 6184, 6185, 6186, 6187, 6188, 6189, 6190, 6191, 6192, 6193, 6194, 6195, 6196, 6197, 6198, 6199, 6200, 6201, 6202, 6203, 6204, 6205, 6206, 6207, 6208, 6209, 6210, 6211, 6212, 6213, 6214, 6215, 6216, 6217, 6218, 6219, 6220, 6221, 6222, 6223, 6224, 6225, 6226, 6227, 6228, 6229, 6230, 6231, 6232, 6233, 6234, 6235, 6236, 6237, 6238, 6239, 6240, 6241, 6242, 6243, 6244, 6245, 6246, 6247, 6248, 6249, 6250, 6251, 6252, 6253, 6254, 6255, 6256, 6257, 6258, 6259, 6260, 6261, 6262, 6263, 6264, 6265, 6266, 6267, 6268, 6269, 6270, 6271, 6272, 6273, 6274, 6275, 6276, 6277, 6278, 6279, 6280, 6281, 6282, 6283, 6284, 6285, 6286, 6287, 6288, 6289, 6290, 6291, 6292, 6293, 6294, 6295, 6296, 6297, 6298, 6299, 6300, 6301, 6302, 6303, 6304, 6305, 6306, 6307, 6308, 6309, 6310, 6311, 6312, 6313, 6314, 6315, 6316, 6317, 6318, 6319, 6320, 6321, 6322, 6323, 6324, 6325, 6326, 6327, 6328, 6329, 6330, 6331, 6332, 6333, 6334, 6335, 6336, 6337, 6338, 6339, 6340, 6341, 6342, 6343, 6344, 6345, 6346, 6347, 6348, 6349, 6350, 6351, 6352, 6353, 6354, 6355, 6356, 6357, 6358, 6359, 6360, 6361, 6362, 6363, 6364, 6365, 6366, 6367, 6368, 6369, 6370, 6371, 6372, 6373, 6374, 6375, 6376, 6377, 6378, 6379, 6380, 6381, 6382, 6383, 6384, 6385, 6386, 6387, 6388, 6389, 6390, 6391, 6392, 6393, 6394, 6395, 6396, 6397, 6398, 6399, 6400, 6401, 6402, 6403, 6404, 6405, 6406, 6407, 6408, 6409, 6410, 6411, 6412, 6413, 6414, 6415, 6416, 6417, 6418, 6419, 6420, 6421, 6422, 6423, 6424, 6425, 6426, 6427, 6428, 6429, 6430, 6431, 6432, 6433, 6434, 6435, 6436, 6437, 6438, 6439, 6440, 6441, 6442, 6443, 6444, 6445, 6446, 6447, 6448, 6449, 6450, 6451, 6452, 6453, 6454, 6455, 6456, 6457, 6458, 6459, 6460, 6461, 6462, 6463, 6464, 6465, 6466, 6467, 6468, 6469, 6470, 6471, 6472, 6473, 6474, 6475, 6476, 6477, 6478, 6479, 6480, 6481, 6482, 6483, 6484, 6485, 6486, 6487, 6488, 6489, 6490, 6491, 6492, 6493, 6494, 6495, 6496, 6497, 6498, 6499, 6500, 6501, 6502, 6503, 6504, 6505, 6506, 6507, 6508, 6509, 6510, 6511, 6512, 6513, 6514, 6515, 6516, 6517, 6518, 6519, 6520, 6521, 6522, 6523, 6524, 6525, 6526, 6527, 6528, 6529, 6530, 6531, 6532, 6533, 6534, 6535, 6536, 6537, 6538, 6539, 6540, 6541, 6542, 6543, 6544, 6545, 6546, 6547, 6548, 6549, 6550, 6551, 6552, 6553, 6554, 6555, 6556, 6557, 6558, 6559, 6560, 6561, 6562, 6563, 6564, 6565, 6566, 6567, 6568, 6569, 6570, 6571, 6572, 6573, 6574, 6575, 6576, 6577, 6578, 6579, 6580, 6581, 6582, 6583, 6584, 6585, 6586, 6587, 6588, 6589, 6590, 6591, 6592, 6593, 6594, 6595, 6596, 6597, 6598, 6599, 6600, 6601, 6602, 6603, 6604, 6605, 6606, 6607, 6608, 6609, 6610, 6611, 6612, 6613, 6614, 6615, 6616, 6617, 6618, 6619, 6620, 6621, 6622, 6623, 6624, 6625, 6626, 6627, 6628, 6629, 6630, 6631, 6632, 6633, 6634, 6635, 6636, 6637, 6638, 6639, 6640, 6641, 6642, 6643, 6644, 6645, 6646, 6647, 6648, 6649, 6650, 6651, 6652, 6653, 6654, 6655, 6656, 6657, 6658, 6659, 6660, 6661, 6662, 6663, 6664, 6665, 6666, 6667, 6668, 6669, 6670, 6671, 6672, 6673, 6674, 6675, 6676, 6677, 6678, 6679, 6680, 6681, 6682, 6683, 6684, 6685, 6686, 6687, 6688, 6689, 6690, 6691, 6692, 6693, 6694, 6695, 6696, 6697, 6698, 6699, 6700, 6701, 6702, 6703, 6704, 6705, 6706, 6707, 6708, 6709, 6710, 6711, 6712, 6713, 6714, 6715, 6716, 6717, 6718, 6719, 6720, 6721, 6722, 6723, 6724, 6725, 6726, 6727, 6728, 6729, 6730, 6731, 6732, 6733, 6734, 6735, 6736, 6737, 6738, 6739, 6740, 6741, 6742, 6743, 6744, 6745, 6746, 6747, 6748, 6749, 6750, 6751, 6752, 6753, 6754, 6755, 6756, 6757, 6758, 6759, 6760, 6761, 6762, 6763, 6764, 6765, 6766, 6767, 6768, 6769, 6770, 6771, 6772, 6773, 6774, 6775, 6776, 6777,

The diagram shows a cross-section of a road profile. It features a 2:1 slope on the left, a 10' wide top section, a 60' wide section, and a 2% (TYP.) grade. The profile is shown in a cross-section view, with the road surface and the underlying ground indicated by different hatching patterns.

|                                                                                     |                                                          |
|-------------------------------------------------------------------------------------|----------------------------------------------------------|
|  | PORTLAND CEMENT CONCRETE<br>(SIDEWALKS, RAMPS & GUTTERS) |
|  | ASPHALT PAVEMENT                                         |
|  | ELEVATION TAG (EXISTING)                                 |
|  | SLOPE (EXISTING)                                         |
|  | CATCH BASIN                                              |
|  | STORM DRAIN MANHOLE                                      |
|  | STORM DRAIN (SIZE AND DIRECTION)                         |
|  | GRADE BREAK                                              |
|  | PHASE LINE                                               |



**PRELIMINARY GRADING PLAN**

**NOTES:**

1. ALL STREETS ARE PROPOSED PUBLIC.
2. REFERENCE TITLE SHEET FOR SITE STATISTICS, TYPICAL LOT SETBACKS, AND STREET SECTIONS.

**CHRISTY CORPORATION**  
1000 Kiley Parkway | Sparks Nevada 89436

 **CHRISTY**  
CORPORATION

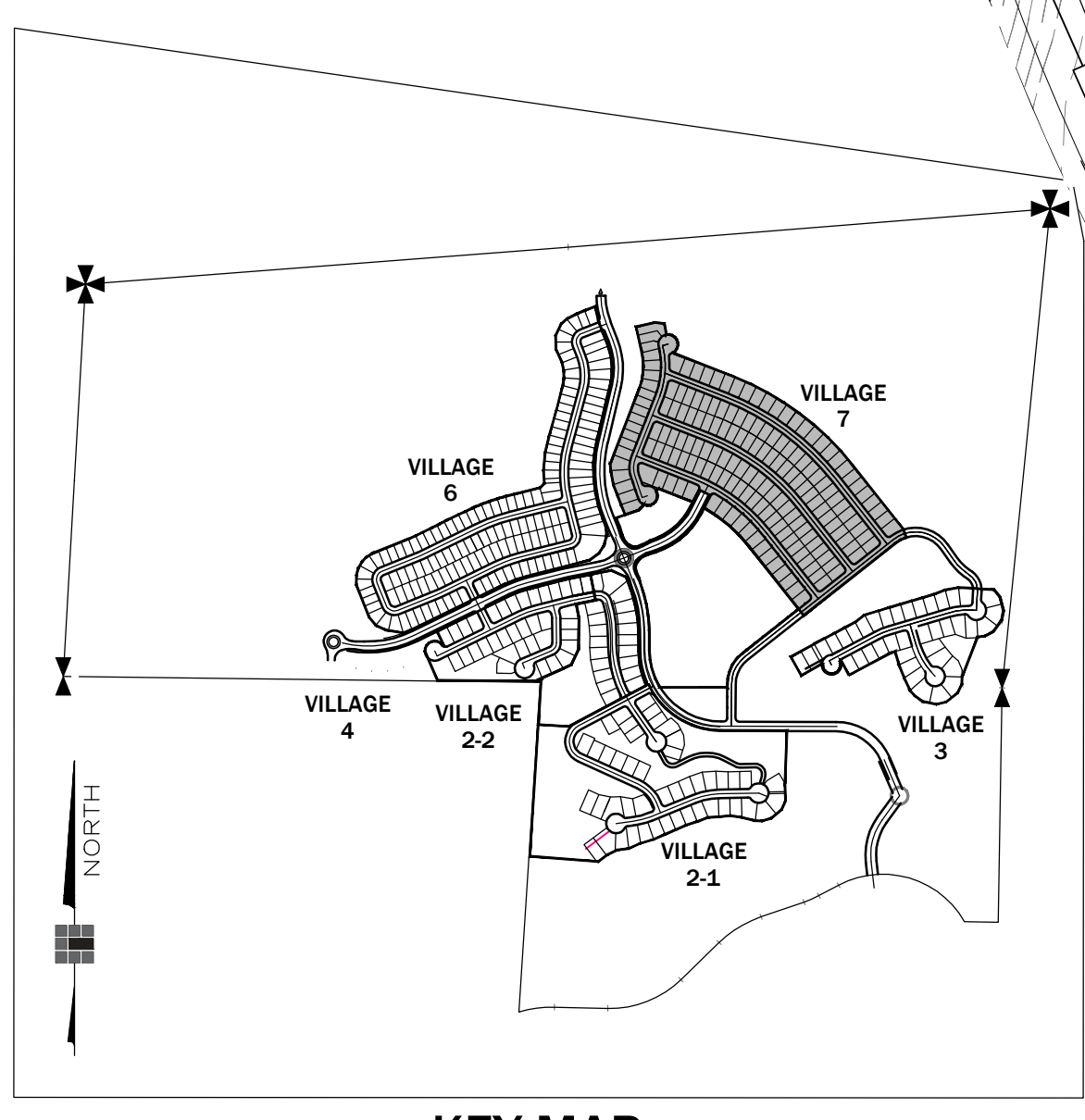
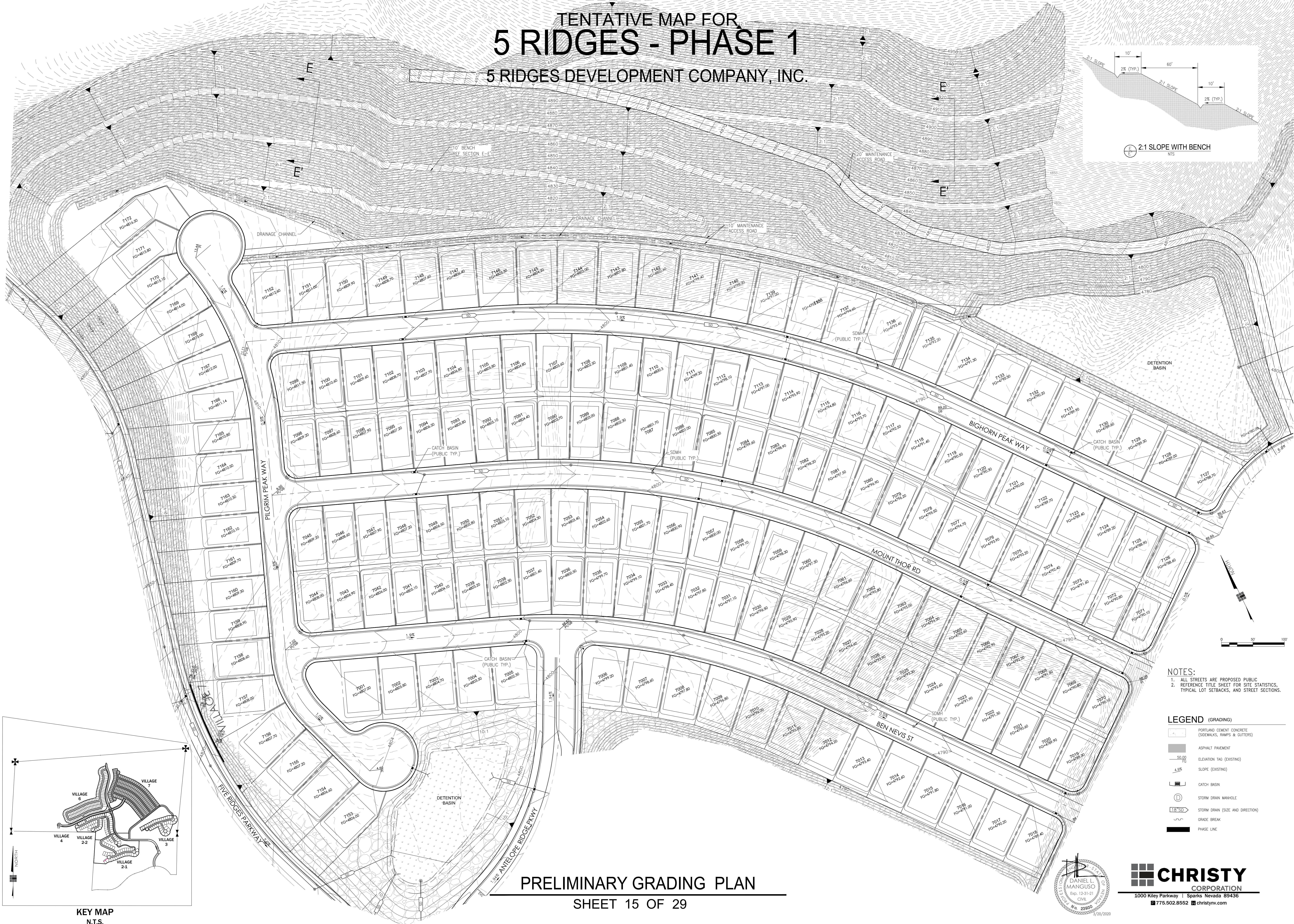
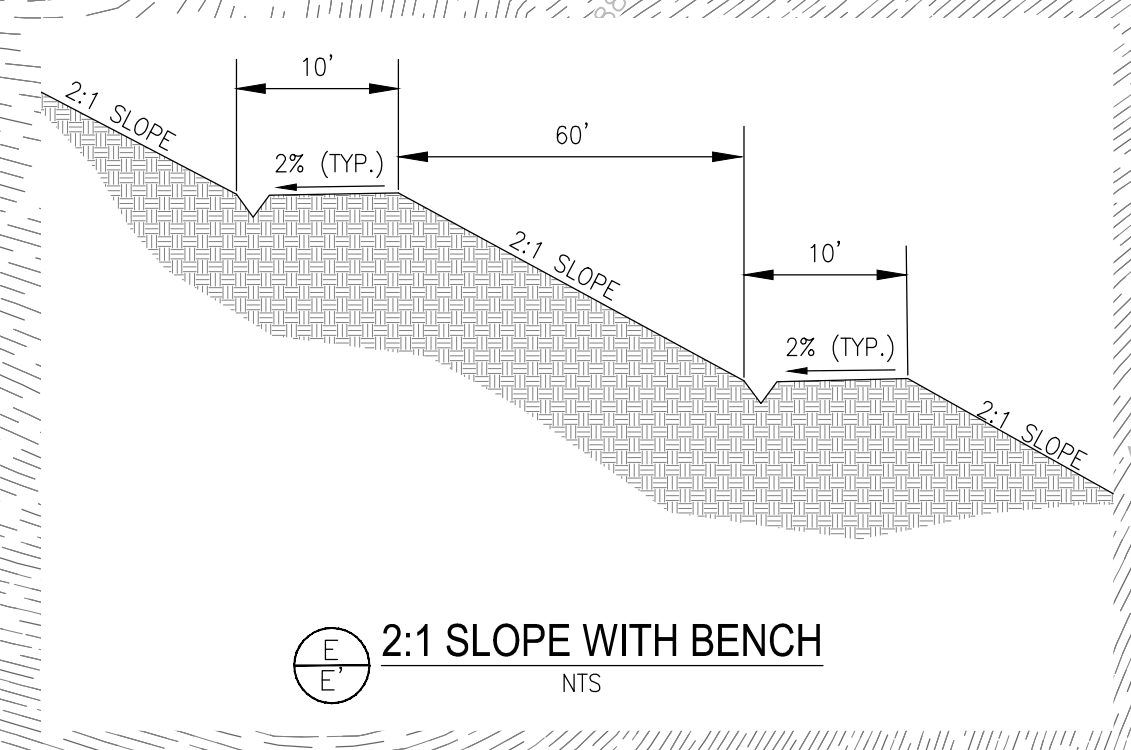
1000 Kiley Parkway | Sparks Nevada 89436  
☎ 775.502.8552 ✉ [christynv.com](mailto:christynv.com)

SHEET 14 OF 29

6' MAX WALL TYPE TO BE  
DETERMINED DURING FINAL  
DESIGN

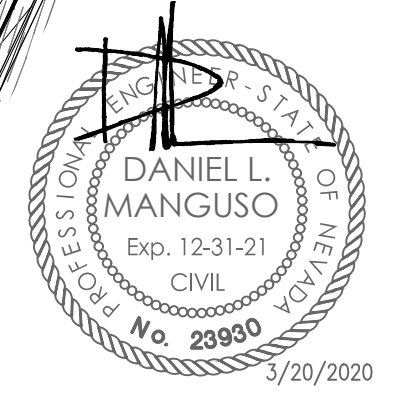


TENTATIVE MAP FOR  
**5 RIDGES - PHASE 1**  
5 RIDGES DEVELOPMENT COMPANY, INC.



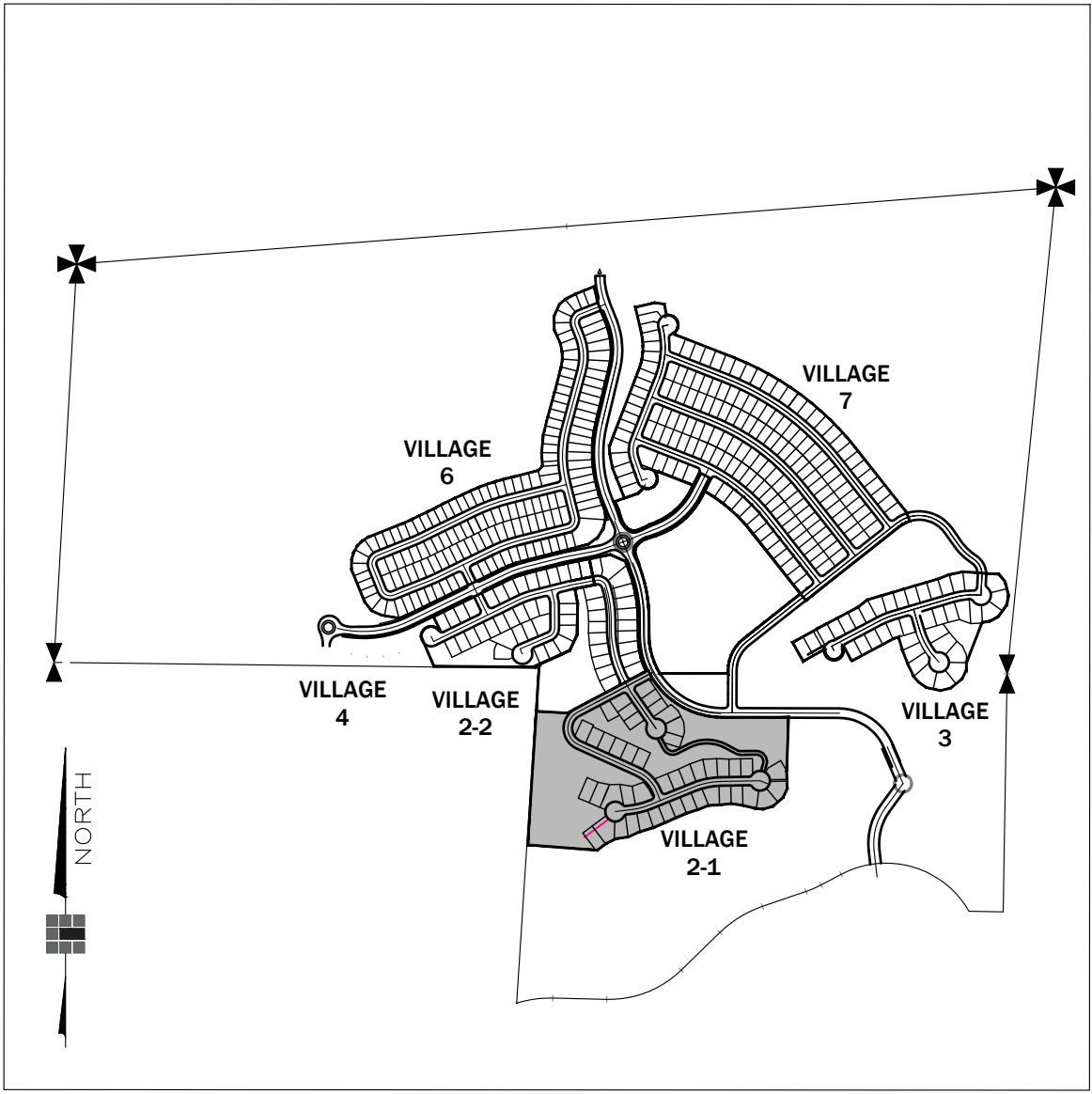
NOTES:  
1. ALL STREETS ARE PROPOSED PUBLIC.  
2. REFERENCE TITLE SHEET FOR SITE STATISTICS, TYPICAL LOT SETBACKS, AND STREET SECTIONS.

| LEGEND (GRADING) |                                                       |
|------------------|-------------------------------------------------------|
|                  | PORTLAND CEMENT CONCRETE (SIDEWALKS, RAMPS & GUTTERS) |
|                  | ASPHALT PAVEMENT                                      |
|                  | ELEVATION TAG (EXISTING)                              |
|                  | SLOPE (EXISTING)                                      |
|                  | CATCH BASIN                                           |
|                  | STORM DRAIN MANHOLE                                   |
|                  | STORM DRAIN (SIZE AND DIRECTION)                      |
|                  | GRADE BREAK                                           |
|                  | PHASE LINE                                            |

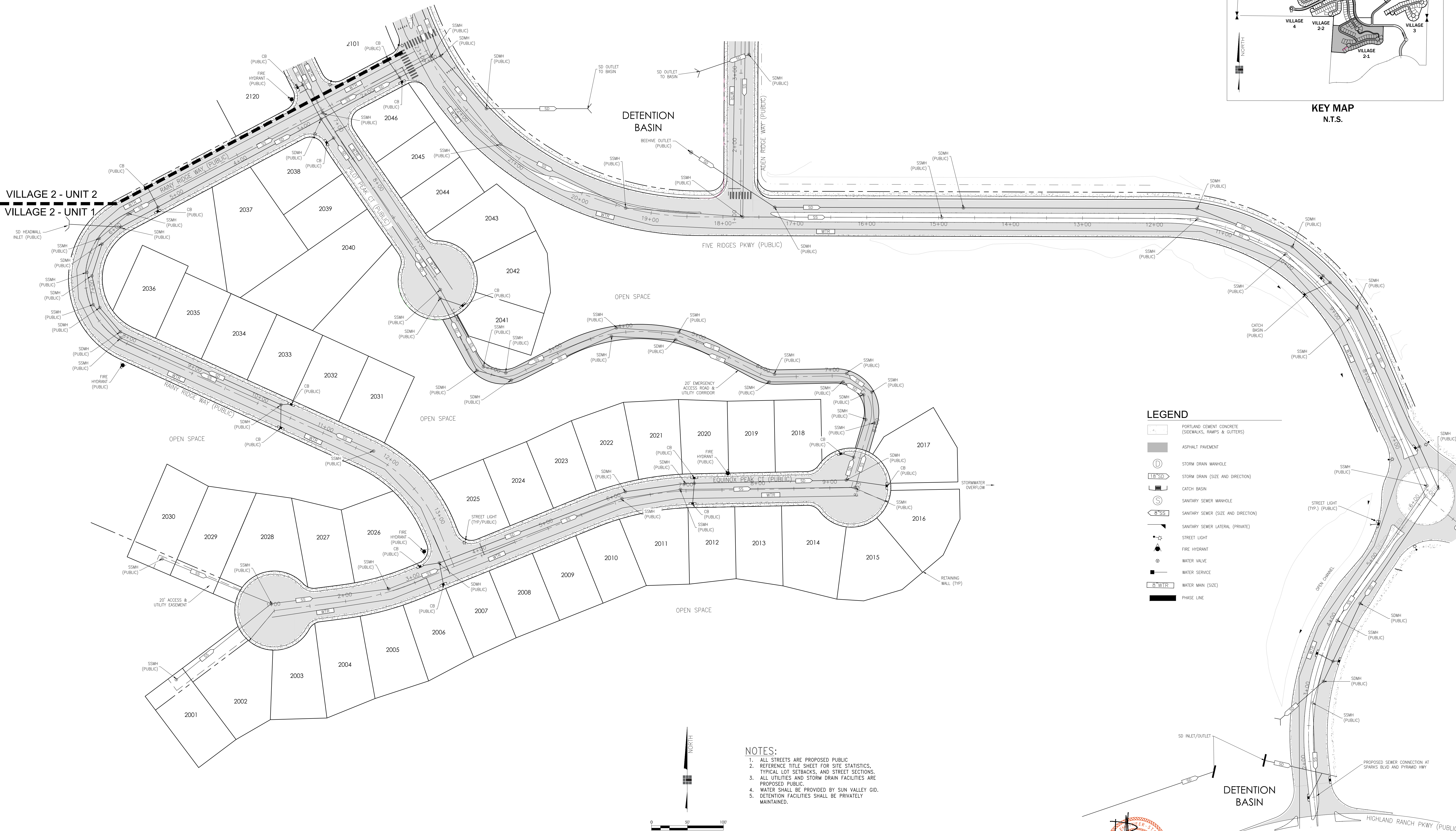




TENTATIVE MAP FOR  
**5 RIDGES - PHASE 1**  
5 RIDGES DEVELOPMENT COMPANY, INC.



KEY MAP  
N.T.S.

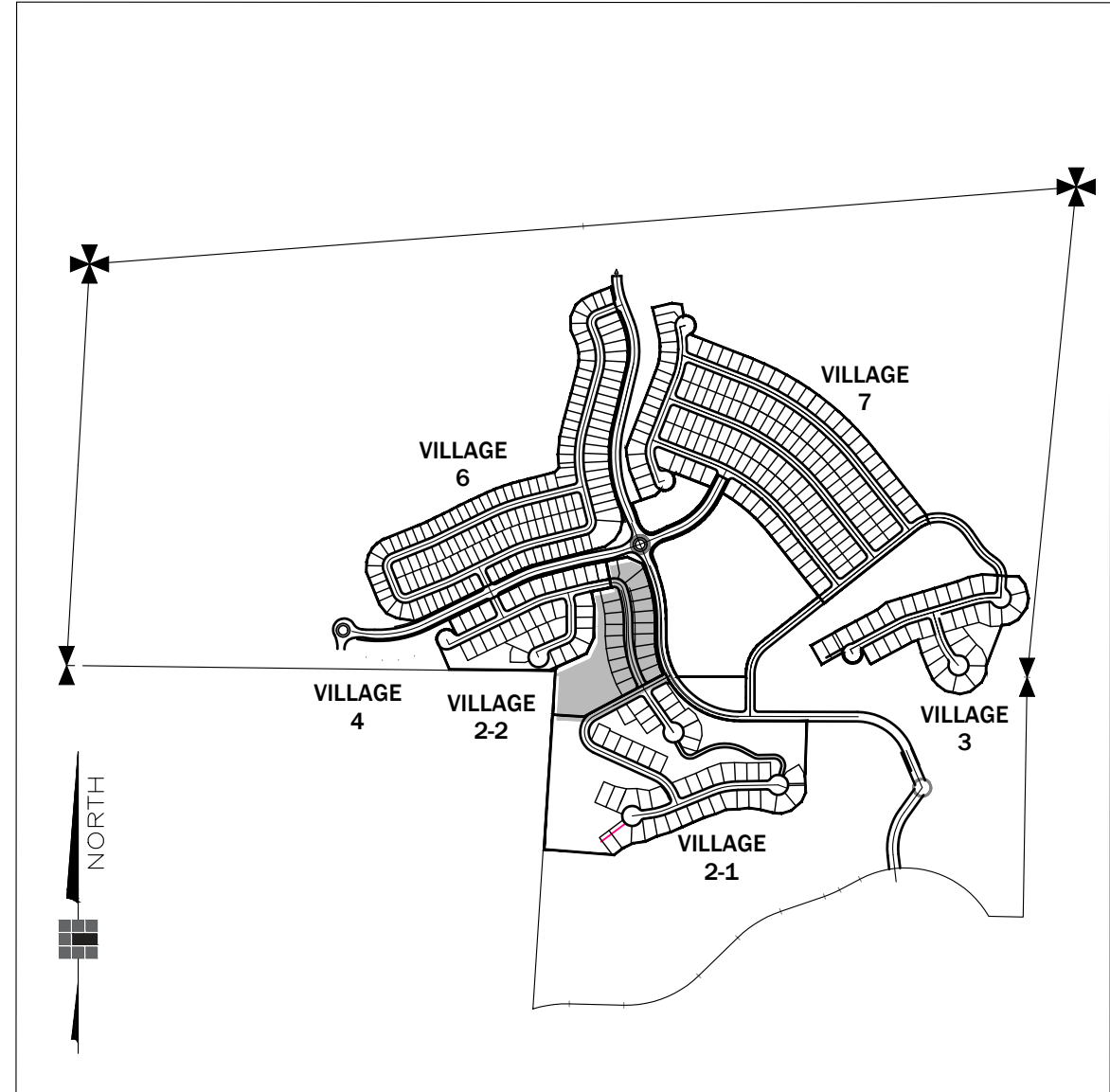
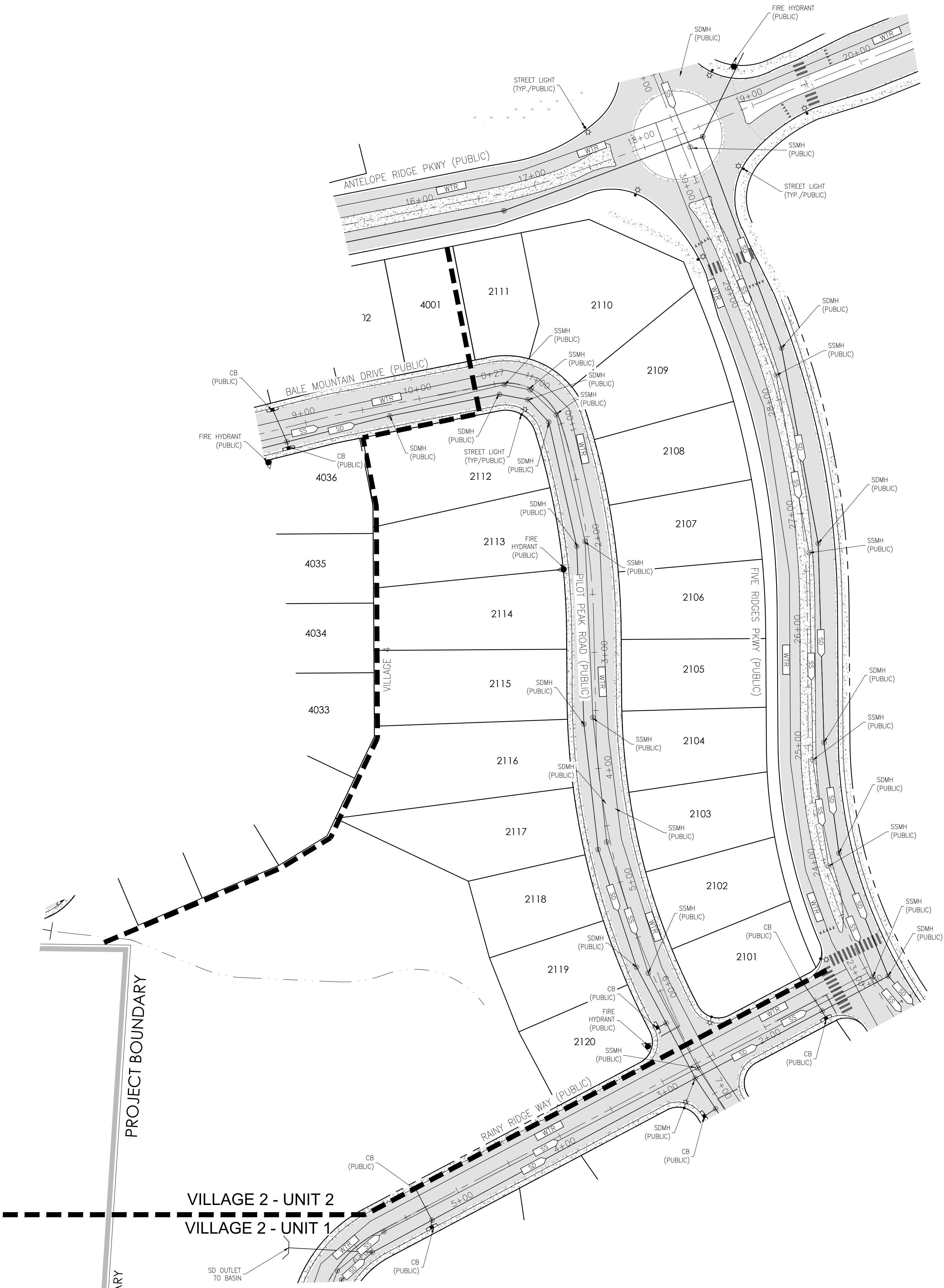


- NOTES:
1. ALL STREETS ARE PROPOSED PUBLIC.
  2. REFERENCE TITLE SHEET FOR SITE STATISTICS, TYPICAL LOT SETBACKS, AND STREET SECTIONS.
  3. ALL UTILITIES AND STORM DRAIN FACILITIES ARE PROPOSED PUBLIC.
  4. WATER SHALL BE PROVIDED BY SUN VALLEY GID.
  5. DETENTION FACILITIES SHALL BE PRIVATELY MAINTAINED.





TENTATIVE MAP FOR  
**5 RIDGES - PHASE 1**  
5 RIDGES DEVELOPMENT COMPANY, INC.



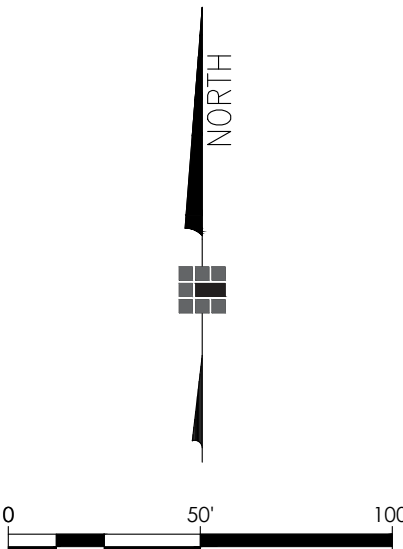
KEY MAP  
N.T.S.

**VILLAGE 2 UNIT 2 - PRELIMINARY UTILITY PLAN**  
SHEET 17 OF 29

**LEGEND**

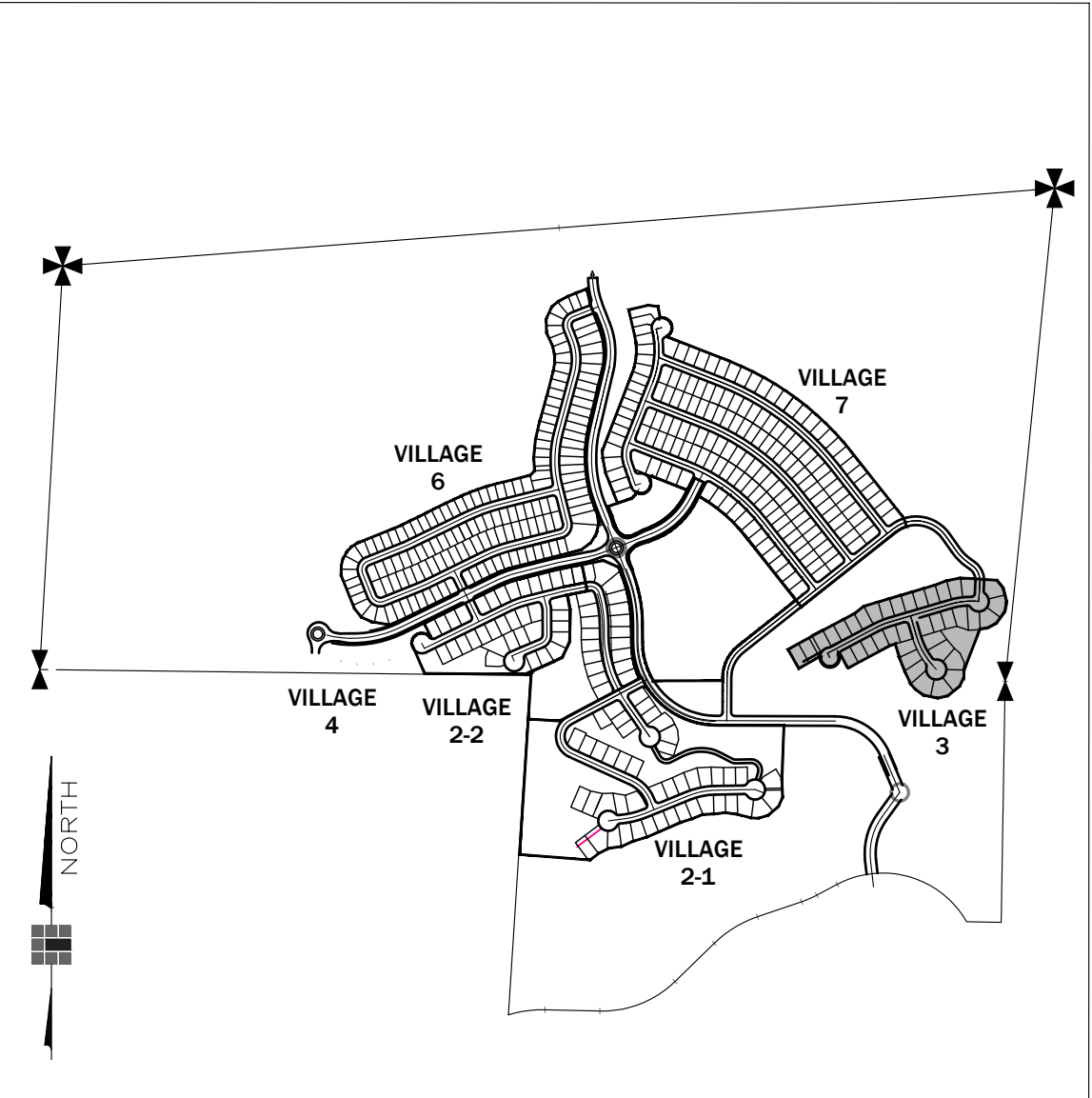
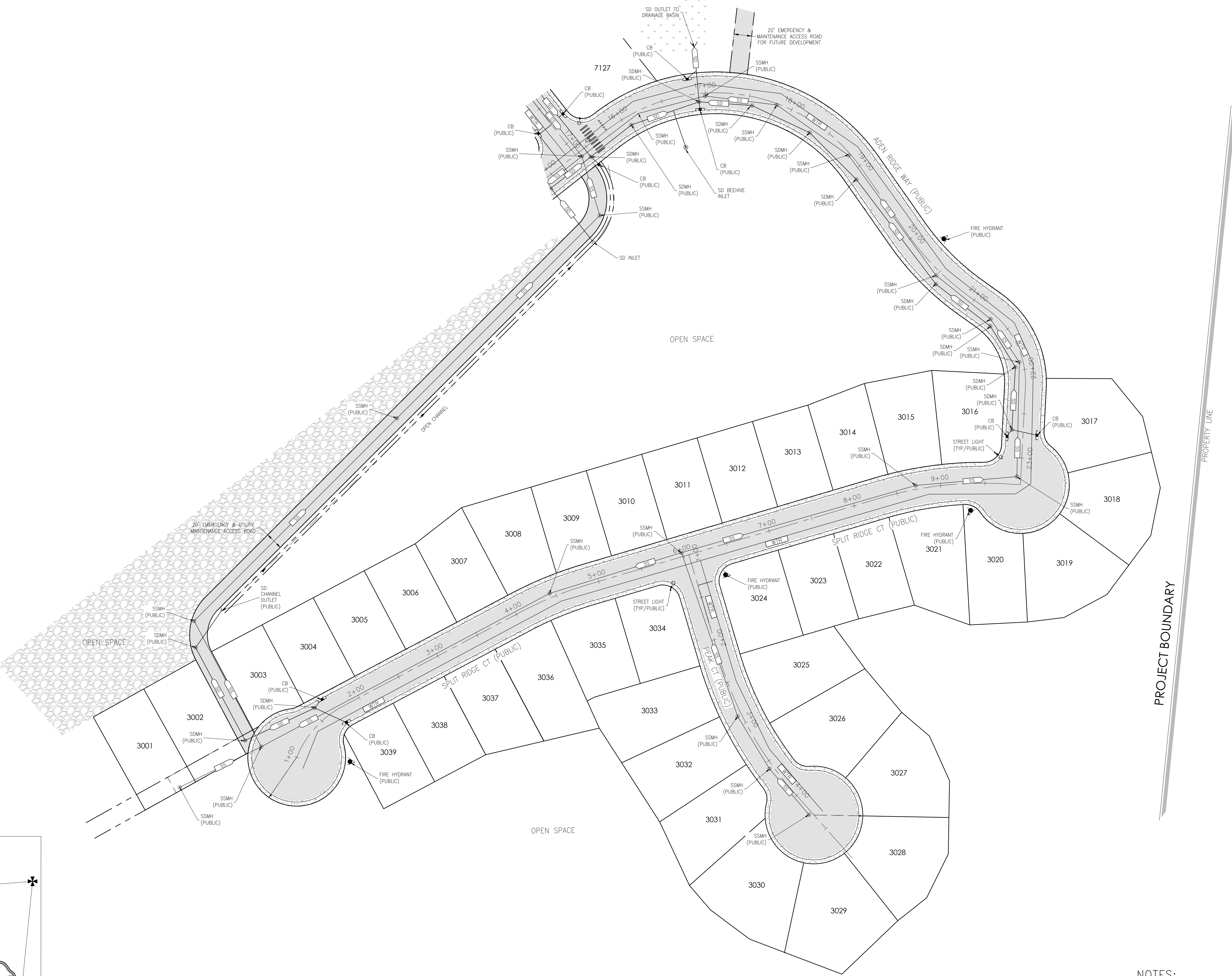
- PORTLAND CEMENT CONCRETE (SIDEWALKS, RAMPS & GUTTERS)
- ASPHALT PAVEMENT
- STORM DRAIN MANHOLE
- STORM DRAIN (SIZE AND DIRECTION)
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER (SIZE AND DIRECTION)
- SANITARY SEWER LATERAL (PRIVATE)
- STREET LIGHT
- FIRE HYDRANT
- WATER VALVE
- WATER SERVICE
- WATER MAIN (SIZE)
- PHASE LINE

- NOTES:**
1. ALL STREETS ARE PROPOSED PUBLIC
  2. REFERENCE TITLE SHEET FOR SITE STATISTICS, TYPICAL LOT SETBACKS, AND STREET SECTIONS.
  3. ALL UTILITIES AND STORM DRAIN FACILITIES ARE PROPOSED PUBLIC.
  4. WATER SHALL BE PROVIDED BY SUN VALLEY GID.
  5. DETENTION FACILITIES SHALL BE PRIVATELY MAINTAINED.





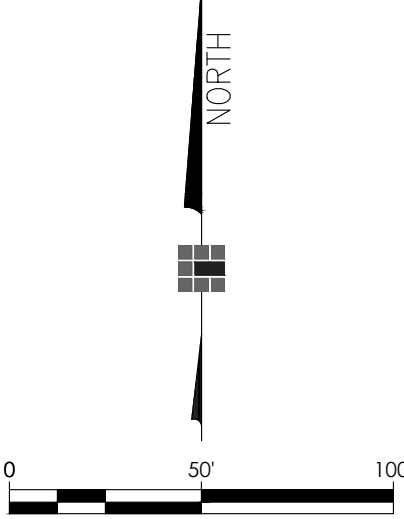
TENTATIVE MAP FOR  
**5 RIDGES - PHASE 1**  
5 RIDGES DEVELOPMENT COMPANY, INC.



KEY MAP  
N.T.S.

**VILLAGE 3 - PRELIMINARY UTILITY PLAN**  
SHEET 18 OF 29

- NOTES:**
1. ALL STREETS ARE PROPOSED PUBLIC.
  2. REFERENCE TITLE SHEET FOR SITE STATISTICS, TYPICAL LOT SETBACKS, AND STREET SECTIONS.
  3. ALL UTILITIES AND STORM DRAIN FACILITIES ARE PROPOSED PUBLIC.
  4. WATER SHALL BE PROVIDED BY SUN VALLEY GID.
  5. DETENTION FACILITIES SHALL BE PRIVATELY MAINTAINED.



**LEGEND**

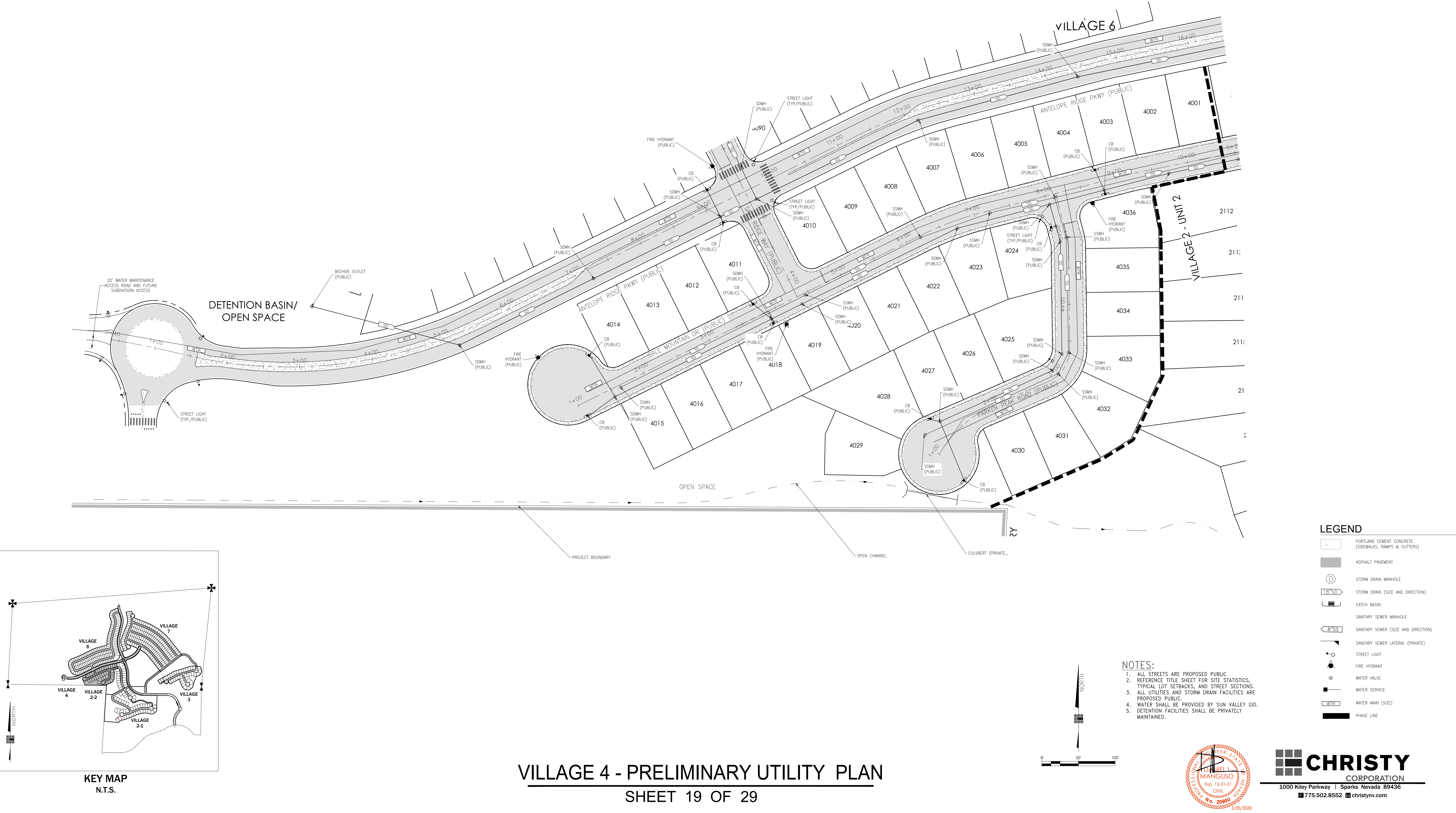
|  |                                                       |
|--|-------------------------------------------------------|
|  | PORTLAND CEMENT CONCRETE (SIDEWALKS, RAMPS & GUTTERS) |
|  | ASPHALT PAVEMENT                                      |
|  | STORM DRAIN MANHOLE                                   |
|  | STORM DRAIN (SIZE AND DIRECTION)                      |
|  | CATCH BASIN                                           |
|  | SANITARY SEWER MANHOLE                                |
|  | SANITARY SEWER (SIZE AND DIRECTION)                   |
|  | SANITARY SEWER LATERAL (PRIVATE)                      |
|  | STREET LIGHT                                          |
|  | FIRE HYDRANT                                          |
|  | WATER VALVE                                           |
|  | WATER SERVICE                                         |
|  | WATER MAIN (SIZE)                                     |
|  | PHASE LINE                                            |



**CHRISTY CORPORATION**  
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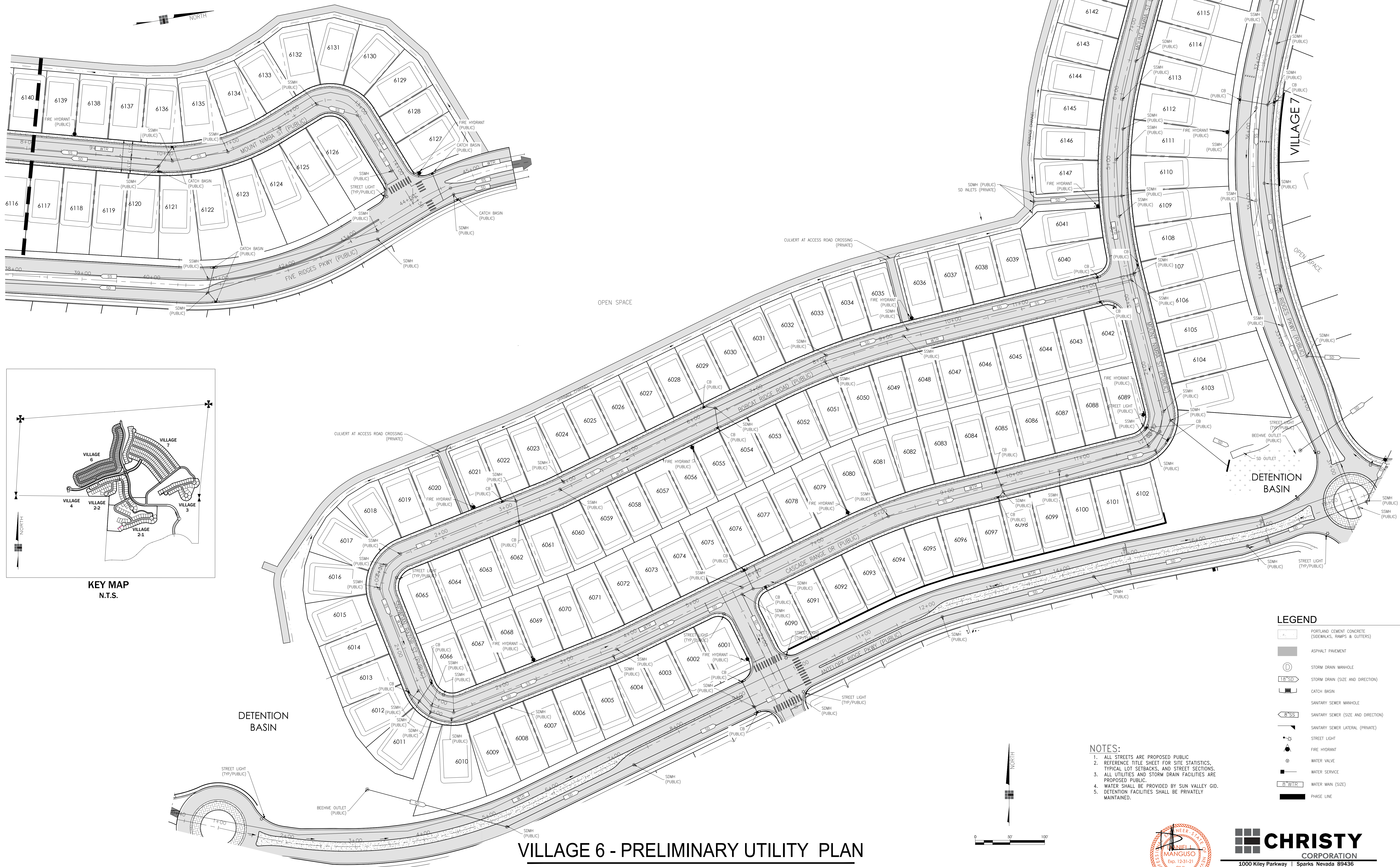


TENTATIVE MAP FOR  
**5 RIDGES - PHASE 1**  
5 RIDGES DEVELOPMENT COMPANY, INC.



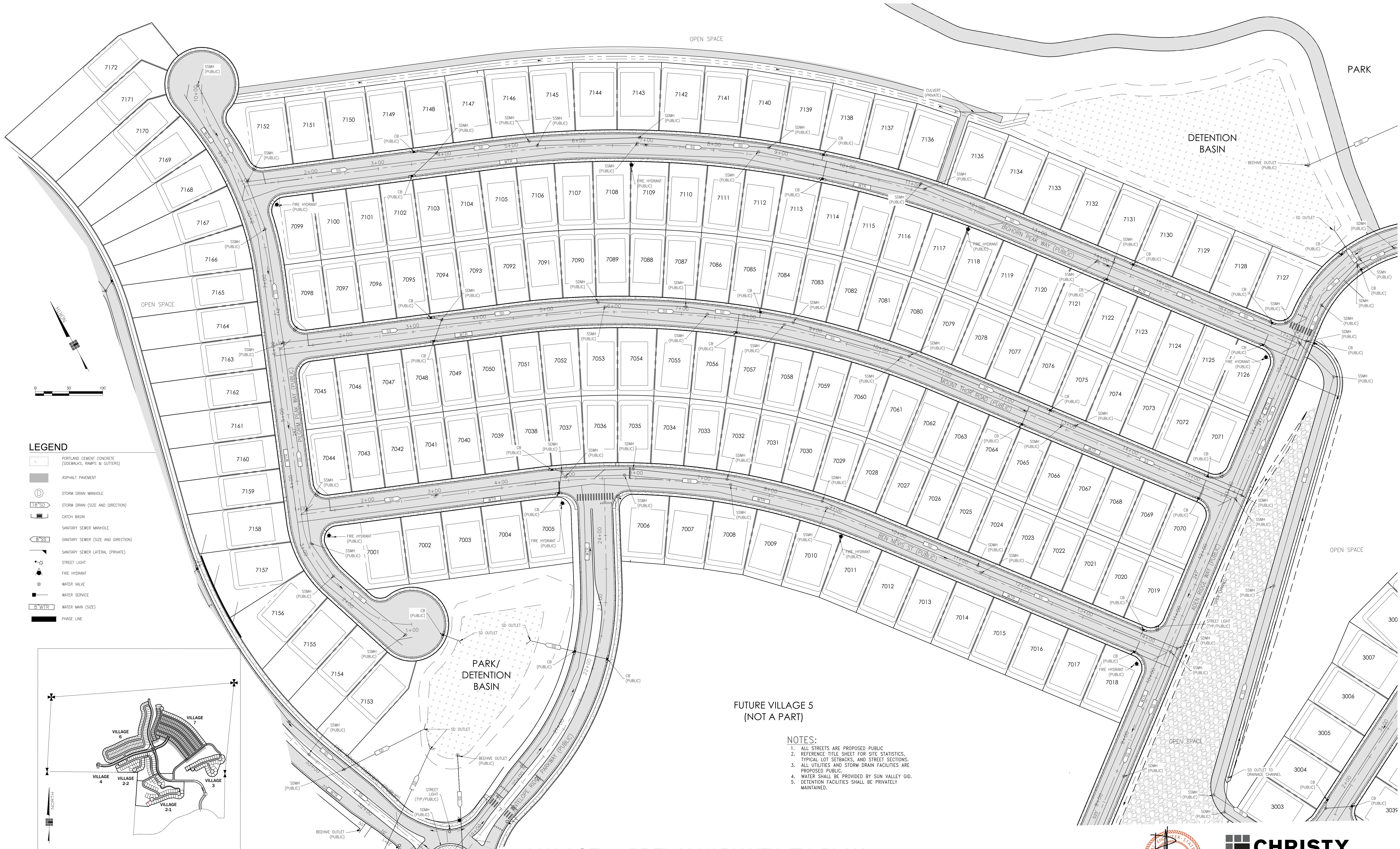


TENTATIVE MAP FOR  
**5 RIDGES - PHASE 1**  
5 RIDGES DEVELOPMENT COMPANY, INC.



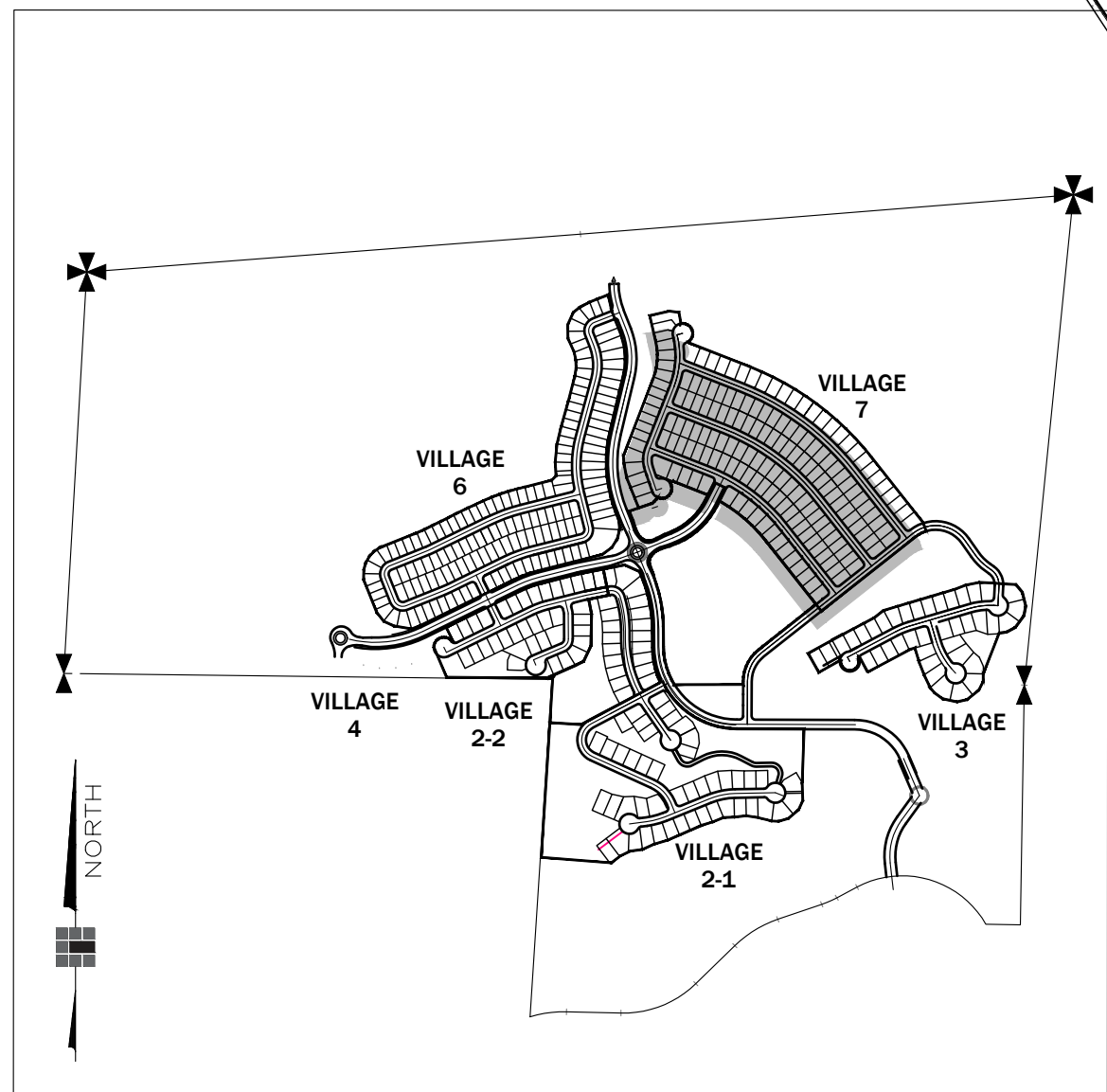


TENTATIVE MAP FOR  
**5 RIDGES - PHASE 1**  
5 RIDGES DEVELOPMENT COMPANY, INC.



**LEGEND**

- PORTLAND CEMENT CONCRETE (SIDEWALKS, RAMPS & GUTTERS)
- ASPHALT PAVEMENT
- STORM DRAIN MANHOLE
- STORM DRAIN (SIZE AND DIRECTION)
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER (SIZE AND DIRECTION)
- SANITARY SEWER LATERAL (PRIVATE)
- STREET LIGHT
- FIRE HYDRANT
- WATER VALVE
- WATER SERVICE
- WATER MAIN (SIZE)
- PHASE LINE



FUTURE VILLAGE 5  
(NOT A PART)

- NOTES:**
1. ALL STREETS ARE PROPOSED PUBLIC.
  2. REFERENCE TITLE SHEET FOR SITE, STATISTICS, TYPICAL LOT SETBACKS, AND STREET SECTIONS.
  3. ALL UTILITIES AND STORM DRAIN FACILITIES ARE PROPOSED PUBLIC.
  4. WATER SHALL BE PROVIDED BY SUN VALLEY GID.
  5. DETENTION FACILITIES SHALL BE PRIVATELY MAINTAINED.



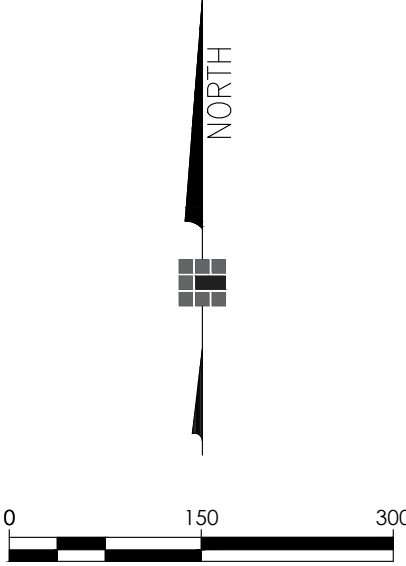


TENTATIVE MAP FOR  
**5 RIDGES - PHASE 1**  
5 RIDGES DEVELOPMENT COMPANY, INC.

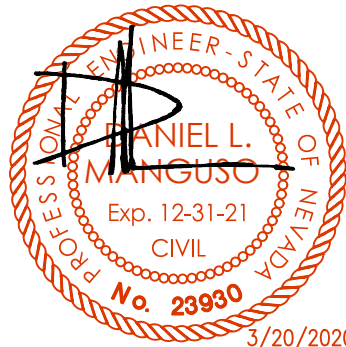
NOTES:  
1. ALL STREETS ARE PROPOSED PUBLIC  
2. REFERENCE TITLE SHEET FOR SITE STATISTICS,  
TYPICAL LOT SETBACKS, AND STREET SECTIONS.

**LEGEND**

|  |                                                          |
|--|----------------------------------------------------------|
|  | PORTLAND CEMENT CONCRETE<br>(SIDEWALKS, RAMPS & GUTTERS) |
|  | ASPHALT PAVEMENT                                         |
|  | RIP-RAP SLOPE STABILIZATION                              |

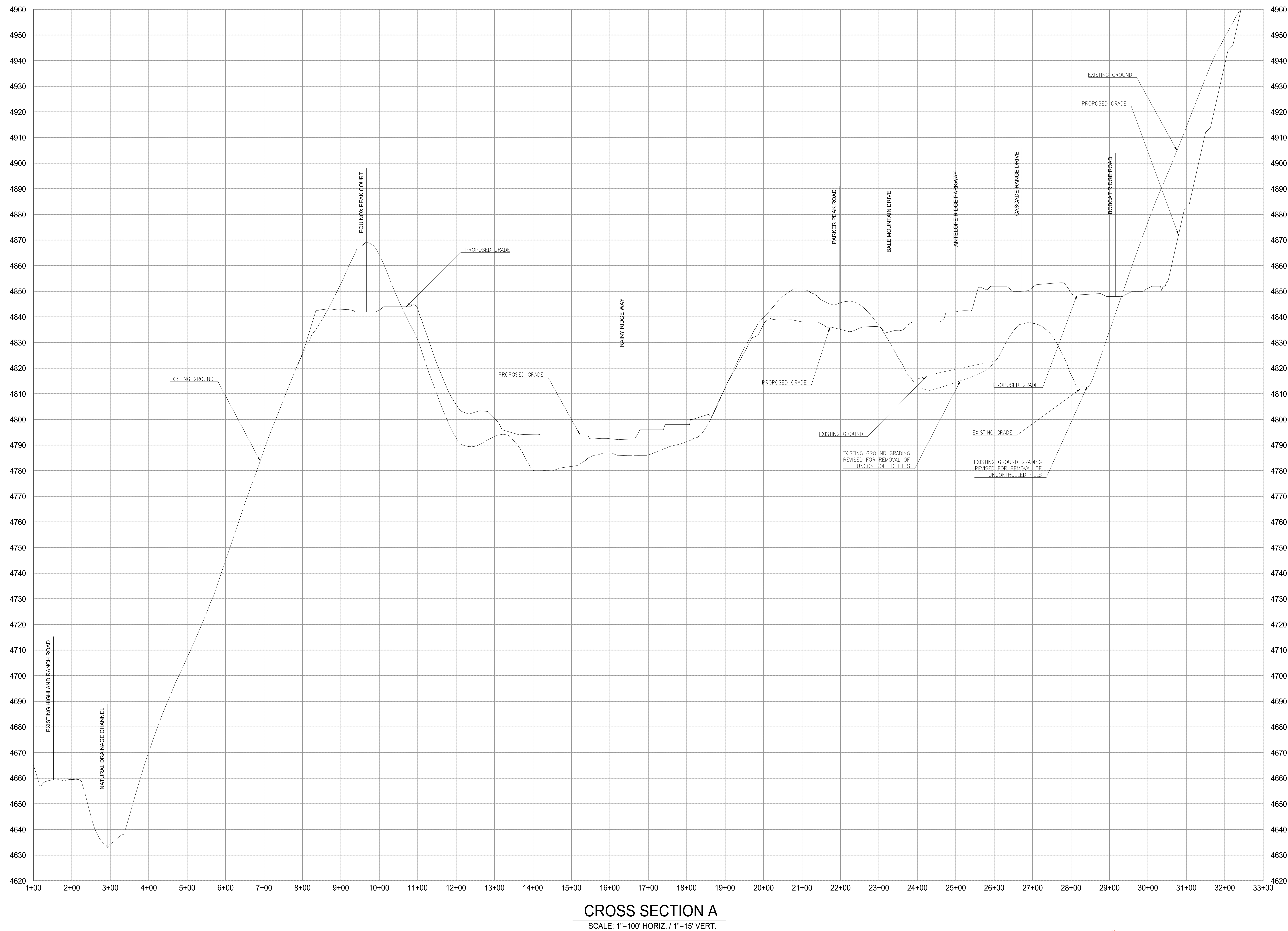


**PRELIMINARY CROSS SECTION CUT LINES A & B**  
SHEET 22 OF 29





TENTATIVE MAP FOR  
**5 RIDGES - PHASE 1**  
5 RIDGES DEVELOPMENT COMPANY, INC.

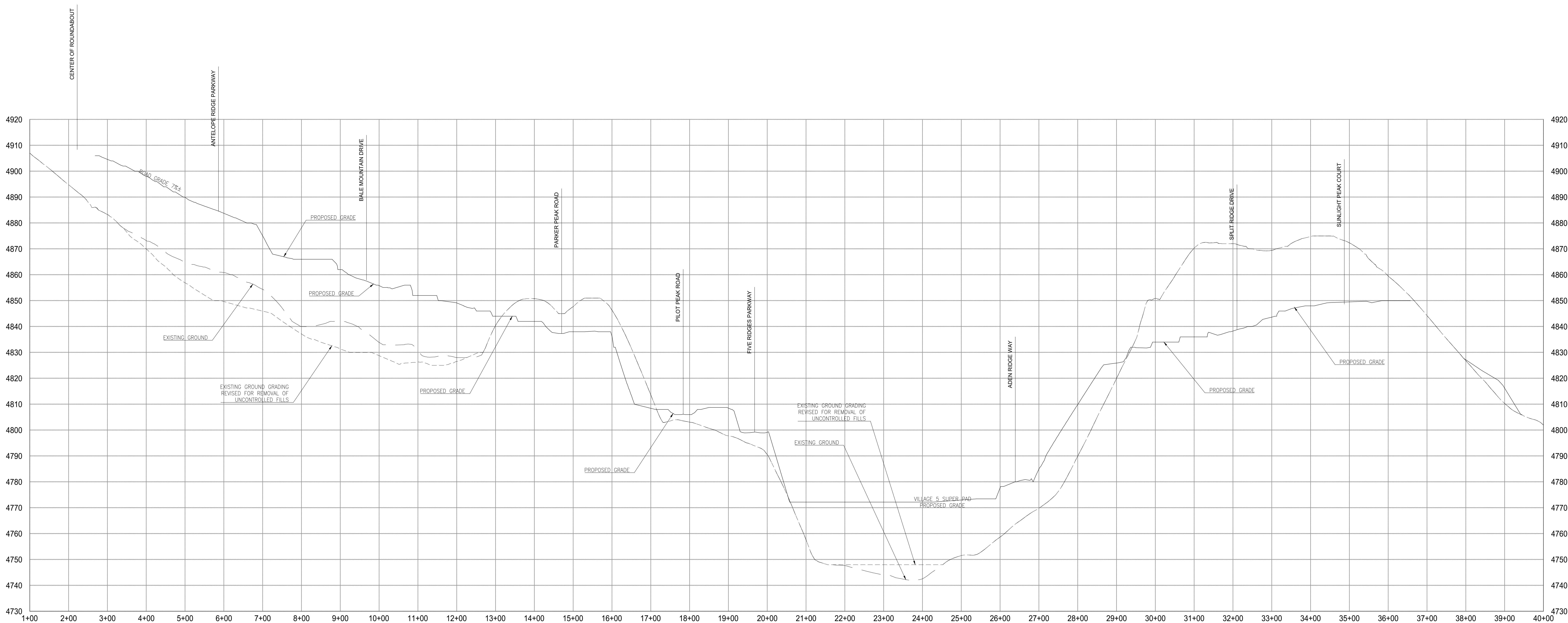


**CROSS SECTION A**  
SCALE: 1"=100' HORIZ. / 1"=15' VERT.  
**PRELIMINARY CROSS SECTION A**  
**SHEET 23 OF 29**





TENTATIVE MAP FOR  
**5 RIDGES - PHASE 1**  
5 RIDGES DEVELOPMENT COMPANY, INC.



**CROSS SECTION B**  
SCALE: 1"=100' HORIZ. / 1"=15' VERT.

