

DOC # 790839
10/11/2011 11:17AM Deputy: SG
OFFICIAL RECORD
Requested By:
First American Title Reno
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 6 Fee: \$44.00
BK-1011 PG-1648 RPTT: 0.00



Recording Requested by:



*First American
Title Company*

*5310 Kietzke Lane, Ste 100
Reno, NV 89511*

WHEN RECORDED MAIL TO:
Legacy Homes
Attn: Roy Van Dorst
Director of Development
3202 West March Lane, Suite A
Stockton, CA 95219

NOTICE OF COMPLETION

(Title of Document)



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Mimi Moss

COMMUNITY DEVELOPMENT DIRECTOR

775-782-6201

FAX: 775-782-6297

website: www.douglascountynv.gov

Planning Division
Engineering Division
Building Division
Regional Transportation
Code Enforcement

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PG-1649
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NOTICE OF COMPLETION

DATE: October 4, 2011
PROJECT: Montañá Subdivision, phase 2
SIP: #00335-05; 00335-06; 00335-07

Ed Mason, Douglas County Construction Inspector performed a final inspection on 12/03/2008. The contractor has completed the work as required in Site Improvement Permit to the satisfaction of all parties concerned.

Douglas County, its officers and employees assume no responsibilities for any omissions, deletions or errors for the design and/or the construction of the improvements within the subject project.

The Engineer of Record on this Project was Robert O. Anderson, P.E.



Carl Ruschmeyer, P.E. County Engineer

10/5/11

Date

CC: Karen Lommori, Community Development
Stacey von Schottenstein, Comptroller's Office
Jeff Foltz, P.E. - Senior Engineer
Warranty Folder
Reno 37, LLC, Owner
ROAnderson, Engineer
Return original and file(s) to EOD



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To: Stacey von Schottenstein, Comptroller's Office
From: Community Development
Re: GASB 34 Update
Date: October 4, 2011

Project: Montañá Subdivision, phase 2
SIP: #00335-05; 00335-06; 00335-07

Public Water Improvements \$427,231.00 System: West Valley Water System Area
Public Sewer Improvements \$922,998.00 System: North Valley Service Area
Special Features: None

Exhibit B

MONTANA SUBDIVISION - PHASE 2
ENGINEER'S PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COSTS
 2/14/2005 REVISED 10/10/05 REVISED 10/18/05 REVISED 11/10/05

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A. SITE PREPARATION

NO.	ITEM	QUANTITY	PRICE	TOTAL
1	CLEAR AND GRUB	54.4 AC	\$ 800.00 /AC	\$ 43,520.00
2	ONSITE EARTHWORK	143,000 CY	\$ 3.50 /CY	\$ 500,500.00
3	EROSION AND DUST CONTROL	1 LS	\$ 10,000.00 /LS	\$ 10,000.00
4	EROSION CONTROL BLANKET	42,548 SF	\$ 1.00 /SF	\$ 42,548.00
SUBTOTAL FOR SITE PREPARATION				\$ 596,568.00

B. SITE IMPROVEMENTS

NO.	ITEM	QUANTITY	PRICE	TOTAL
1	ON-SITE AC PAVING (3" AC ON 6" AB)	345,199 SF	\$ 2.25 /SF	\$ 776,697.75
2	UTILITY ACCESS ROAD PAVING	3,761 SF	\$ 2.00 /SF	\$ 7,522.00
3	TYPE 1 PCC CURB & GUTTER	18,525 LF	\$ 13.00 /LF	\$ 240,825.00
4	5' SIDEWALK	91,214 SF	\$ 3.00 /SF	\$ 273,642.00
SUBTOTAL FOR SITE IMPROVEMENTS				\$ 1,298,686.75

C. SEWER SYSTEM IMPROVEMENTS

NO.	ITEM	QUANTITY	PRICE	TOTAL
1	8" SEWER MAIN	5,935 LF	\$ 38.00 /LF	\$ 225,530.00
2	4" SEWER MAIN	21 LF	\$ 40.00 /LF	\$ 840.00
3	4" GRAVITY SEWER LATERAL	72 EA	\$ 750.00 /EA	\$ 54,000.00
4	48" STANDARD SSMH	35 EA	\$ 2,700.00 /EA	\$ 94,500.00
5	SSMH/SAMPLE BOX	4 EA	\$ 3,000.00 /EA	\$ 12,000.00
6	1-1/2" FM SEWER LINE	3,043 LF	\$ 28.00 /LF	\$ 85,204.00
7	4" PRIVATE LIFT STATION LATERAL	25 EA	\$ 1,000.00 /EA	\$ 25,000.00
8	RELOCATE & RETEST 10" HDPE	1,574 LF	\$ 25.00 /LF	\$ 39,350.00
SUBTOTAL FOR SEWER SYSTEM IMPROVEMENTS				\$ 536,424.00

D. WATER SYSTEM IMPROVEMENTS

NO.	ITEM	QUANTITY	PRICE	TOTAL
1	8" WATER MAIN	5,979 LF	\$ 25.00 /LF	\$ 149,475.00
2	10" WATER MAIN	3,326 LF	\$ 31.00 /LF	\$ 103,106.00
3	3/4" DOUBLE WATER SERVICE	52 EA	\$ 1,050.00 /EA	\$ 54,600.00
4	3/4" SINGLE WATER SERVICE	1 EA	\$ 850.00 /EA	\$ 850.00
5	FIRE HYDRANT ASSEMBLY	20 EA	\$ 3,000.00 /EA	\$ 60,000.00
6	10" GATE VALVE	12 EA	\$ 1,400.00 /EA	\$ 16,800.00
7	8" GATE VALVE	16 EA	\$ 1,250.00 /EA	\$ 20,000.00
8	FLUSH VALVE ASSEMBLY	2 EA	\$ 1,500.00 /EA	\$ 3,000.00
9	AIR RELEASE VALVE	1 EA	\$ 1,400.00 /EA	\$ 1,400.00
10	PRESSURE REDUCING STATION	1 EA	\$ 18,000.00 /EA	\$ 18,000.00
SUBTOTAL FOR WATER SYSTEM IMPROVEMENTS				\$ 427,231.00

E. STORM DRAINAGE SYSTEM IMPROVEMENTS

NO.	ITEM	QUANTITY	PRICE	TOTAL
1	15" RCP	243 LF	\$ 36.00 /LF	\$ 8,748.00
2	18" RCP	531 LF	\$ 40.00 /LF	\$ 21,240.00
3	24" RCP	700 LF	\$ 46.00 /LF	\$ 32,200.00
4	36" RCP	504 LF	\$ 56.00 /LF	\$ 28,224.00
5	42" RCP	462 LF	\$ 68.00 /LF	\$ 31,416.00
6	34"X53" ELLIPTICAL RCP	553 LF	\$ 85.00 /LF	\$ 47,005.00
7	43"X68" ELLIPTICAL RCP	336 LF	\$ 104.00 /LF	\$ 34,944.00
8	48" STANDARD SDMH	6 EA	\$ 2,400.00 /EA	\$ 14,400.00
9	48" STANDARD SDMH W/ GRATES	4 EA	\$ 2,400.00 /EA	\$ 9,600.00
10	SPECIAL SDMH	6 EA	\$ 3,000.00 /EA	\$ 18,000.00
11	TYPE 4R CATCH BASIN	16 EA	\$ 1,200.00 /EA	\$ 19,200.00
12	18" FLARED END SECTION	1 EA	\$ 350.00 /EA	\$ 350.00
13	24" FLARED END SECTION	4 EA	\$ 450.00 /EA	\$ 1,800.00
14	43"X68" FLARED END SECTION	1 EA	\$ 2,000.00 /EA	\$ 2,000.00
15	SIDEWALK CROSS DRAINS WITH RIPRAP	3 EA	\$ 2,000.00 /EA	\$ 6,000.00
20	CONCRETE DRAINAGE DITCH	2,358 LF	\$ 30.00 /LF	\$ 70,740.00
21	DRAINAGE CHANNEL RIPRAP LINING	2,000 LF	\$ 80.00 /LF	\$ 160,000.00
22	12' ARCH BRIDGE	1 EA	not included /EA	\$ -
23	14' ARCH BRIDGE	1 EA	not included /EA	\$ -
SUBTOTAL FOR STORM DRAINAGE SYSTEM IMPROVEMENTS				\$ 505,867.00



F. MISCELLANEOUS IMPROVEMENTS

NO.	ITEM	QUANTITY	UNIT	PRICE	TOTAL
1	PAVEMENT MARKINGS	1	LS	\$ 2,000.00 /LS	\$ 2,000.00
2	SURVEY MONUMENT	46	EA	\$ 400.00 /EA	\$ 18,400.00
3	COMBINATION STREET/STOP SIGN	10	EA	\$ 450.00 /EA	\$ 4,500.00
4	EROSION CONTROL FILTER FENCE	2,989	LF	\$ 3.00 /LF	\$ 8,967.00
5	TEMPORARY CONSTRUCTION ENTRANCE	2	EA	\$ 5,000.00 /EA	\$ 10,000.00
SUBTOTAL FOR MISCELLANEOUS IMPROVEMENTS					\$ 43,867.00

G. JACKS VALLEY ROAD IMPROVEMENTS

NO.	ITEM	QUANTITY	UNIT	PRICE	TOTAL
1	AC PAVING (4" AC ON 8" AB)	32,317	SF	\$ 2.55 /SF	\$ 82,408.35
2	SAWCUT	1,734	LF	\$ 2.10 /LF	\$ 3,641.40
3	TRAFFIC CONTROL	1	LS	\$ 10,000.00 /LS	\$ 10,000.00
4	PAVEMENT STRIPING	1	LS	\$ 5,000.00 /LS	\$ 5,000.00
5	OFFSITE 36" CULVERTS	234	LF	\$ 56.00 /LF	\$ 13,104.00
6	OFFSITE 36" F.E.S.	6	EA	\$ 650.00 /EA	\$ 3,900.00
7	12' ARCH BRIDGE	1	EA	not included /EA	\$ -
SUBTOTAL FOR SITE IMPROVEMENTS					\$ 118,053.75

NOTE: ROCKERY WALL BRIDGES AND LANDSCAPING COSTS COVERED
UNDER SEPARATE BUILDING PERMIT

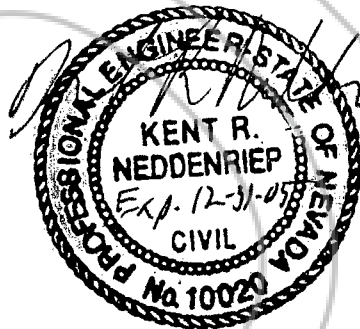
TOTAL FOR FEE WORK UNDER THIS SITE IMPROVEMENT PERMIT \$ 3,526,697.50

TOTAL SIP FEE \$ 36,466.98

GRADING SIP FEES PAID APRIL 2005 \$ 6,740.20

SEWER SIP FEES PAID JUNE 2005 \$ 2,466.44

REMAINING SIP FEES \$ 27,260.34



11-10-05

MONTANA SUBDIVISION - PHASE 2
ENGINEER'S PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COSTS
 June 10, 2005

C. SEWER SYSTEM IMPROVEMENTS

NO.	ITEM	QUANTITY	PRICE	TOTAL
1	8" SEWER MAIN	5,190 LF	\$ 38.00 /LF	\$ 197,220.00
2	4" SEWER MAIN	21 LF	\$ 40.00 /LF	\$ 840.00
3	4" GRAVITY SEWER LATERAL	65 EA	\$ 750.00 /EA	\$ 48,750.00
4	48" STANDARD SSMH	27 EA	\$ 2,700.00 /EA	\$ 72,900.00
5	SSMH/SAMPLE BOX	1 EA	\$ 3,000.00 /EA	\$ 3,000.00
6	2" FM SEWER LINE	1,388 LF	\$ 28.00 /LF	\$ 38,864.00
7	4" PRIVATE LIFT STATION LATERAL	25 EA	\$ 1,000.00 /EA	\$ 25,000.00
SUBTOTAL FOR SEWER SYSTEM IMPROVEMENTS				\$ 386,574.00

TOTAL FOR FEE WORK UNDER THIS SITE IMPROVEMENT PERMIT \$ 386,574.00

SIP PLAN REVIEW FEE \$ 2,466.44


 ROBERT O. ANDERSON
 Exp 12-31-06
 CIVIL
 6-29-05
 PROFESSIONAL ENGINEER
 STATE OF MONTANA
 NO. 7767

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