

DIAMOND CREEK PHASE 2



Tentative Map Application

First Submittal: October 2022
Revised: May 2023

PREPARED FOR:

DIAMOND CREEK COMMON LLC

**ATTN: MR. STEVE RYCKEBOSCH
6667 S. SAINT ANDREWS COURT
GILBERT, AZ 85298**

PREPARED BY:



P.O. Box 18790 Reno, NV 89511 (775) 827-6900 Office (775) 750-7956 Cell

SUBMITTED TO:

CITY OF FALLON



**PLANNING AND BUILDING DIVISION
55 WEST WILLIAMS AVENUE
FALLON, NV 89406**



P.O. Box 18790 Reno, NV 89511 (775) 827-6900 Office (775) 750-7956 Cell

October 6, 2022 (original date)
May 31, 2023 (revised date)

City of Fallon
55 West Williams Avenue
Fallon, NV 89406

RE: DIAMOND CREEK PHASE 2 ~ TENTATIVE MAP

To Whom It May Concern:

Bighorn Consulting, on behalf of Diamond Creek Common LLC, appreciates your consideration of the enclosed Tentative Map Application for Diamond Creek Phase 2. The property consists of three (3) separate parcels located north of Williams Avenue, west of Sherman Drive and south of Serpa Place in the City of Fallon. The approval of this application will allow for the submittal of the Tentative Map for the proposed residential development. The enclosed Tentative Map Application addresses such items as the preliminary lot and street layouts and preliminary grading and utility designs.

This project provides for medium density single family residential lots and is consistent with the City of Fallon Municipal Code for zoning and master plan designation.

This project was previously approved as a tentative subdivision map by the City of Fallon; however, the project did not meet the statutory requirements for filing of subsequent final subdivision maps to keep the previous tentative map entitlement active. Therefore, this application is essentially a “renewal” of the previously approved tentative subdivision map.

With this application, we are requesting the following:

- Tentative Subdivision Map for a 60 lot single family residential subdivision.
 - Including the future deeding of the existing north retention pond parcel to the City of Fallon (0.25 acres ~ APN 001-841-96)
 - Including the future deeding of the existing and expanded southwest retention pond parcel to the City of Fallon (0.66 acres)
- Therefore, the total number of proposed parcels is 61.

We look forward to working with you and your staff on this project. If you have any questions or require additional information, please feel free to contact us.

Sincerely,
Bighorn Consulting

A handwritten signature in blue ink that reads "Eric Anderson". The signature is written in a cursive style with a large, prominent initial "E".

Eric Anderson, P.E.
Principal

TENTATIVE MAP INFORMATION SUMMARY

ACTION REQUESTED: Tentative Subdivision Map Application

PROJECT NAME: Diamond Creek ~ Phase 2

PROJECT DESCRIPTION: 60 lot single family residential including the future deeding of the existing north retention pond parcel to the City of Fallon (0.25 acres ~ APN 001-841-96) and the future deeding of the existing and expanded southwest retention pond parcel to the City of Fallon (0.66 acres)
* TOTAL # OF PROPOSED PARCELS/LOTS = 61

APNS: 001-841-98 & 001-841-99

PROJECT LOCATION: Section 30, Township 19 North, Range 29 East

PROPERTY SIZE: 15.87 acres & 0.38 acres

EXISTING ZONING: CITY OF FALLON = R1-7K (7,000 SF minimum)

SMALLEST LOT SIZE: 7,033 SF **LARGEST LOT SIZE:** 11,600 SF

PROPERTY OWNER: Mr. Steve Ryckebosch
Diamond Creek Common LLC
6667 S. Saint Andrews Court
Gilbert, AZ 85298
(775) 690-7978

APPLICANT / DEVELOPER(S): Mr. Steve Ryckebosch
Diamond Creek Common LLC
6667 S. Saint Andrews Court
Gilbert, AZ 85298
(775) 690-7978

APPLICATION CONTACT: Bighorn Consulting
Attn: Eric Anderson, P.E.
1055 West Moana Lane, Suite 201
Reno, NV 89509
(775) 827-6900
eric@bighornconsulting.net

**PROJECT DESCRIPTIONS
FOR
DIAMOND CREEK PHASE 2
RESIDENTIAL DEVELOPMENT**

LOCATION and PREVIOUS MAPPING:

The tentative map project presented in this application was previously approved for a tentative map for 129 lots on December 21, 2004. A final subdivision map called Diamond Creek Phase 1 was recorded on May 20, 2005 (final subdivision map # 370988) for 65 of the 129 lots (see Figure 2 ~ Diamond Creek Phase 1 Final Map). The previous tentative map expired May 20, 2008 by State Statute for not meeting the requirements for the subsequent final map recordation to keep the tentative map entitlement alive and current. See Figure # 1 ~ Vicinity Map.

Therefore, the tentative map project presented in this application is the second tentative map to be presented for the Diamond Creek project. This tentative map application replicates the previous tentative map with some minor lot size adjustments to arrive at the total proposed number of lots of 61. The parcels this project encumbers are 001-841-98 and 99 (see Figure # 3 ~ Assessor's Parcel Map). Parcel 001-841-98 consists of 0.38 acres and parcel 001-841-99 consists of 15.87 acres (see Figure #4 ~ Assessors Property Details).

PROJECT DATA:

| | |
|--|---------------------------|
| TOTAL SITE AREA | +/- 16.25 acres |
| TOTAL NUMBER OF RESIDENTIAL LOTS | 60 |
| SMALLEST LOT | 7,033 square feet |
| LARGEST LOT | 11,600 square feet |
| REVISED SOUTHWEST RETENTION POND PARCEL | 0.66 acres |
| EXISTING NORTH RETENTION POND PARCEL (APN 001-841-96) | 0.25 acres |
| TOTAL NUMBER OF PROPOSED PARCELS/LOTS | 61 |

ADJACENT OWNERSHIP AND USE:

The surrounding properties are as follows:

- (North) Existing residential lots with R1-7K zoning
- (East) Existing residential lots with R1-7K zoning
- (South) Existing railroad easement and vacant land
- (West) Existing multifamily apartments

PROJECT PHASING:

It is anticipated that the residential portion of Diamond Creek Phase 2 will be developed in no more than five (5) phases, which averages 12 residential lots per phase. The phases will be final subdivision mapped as Diamond Creek Phase 2 (a through e) and will be determined with market and consumer demands along with associated utility infrastructure connections.

RETENTION PONDS:

In discussions with the City of Fallon, the City of Fallon desires to assume the responsibilities of maintaining the existing north retention pond (APN 001-841-96) and the existing/to be expanded southwest retention pond. It has been agreed that the northwest retention pond will be deeded to the City of Fallon after the following have occurred:

- 1) the pond has been cleaned and reconditioned, the existing 3:1 slopes have been cut back to 2:1 slopes and rock rip-rapped, a new 20' access gate is installed, and a maintenance access ramp has been constructed by the project and is deemed functional and acceptable by the City of Fallon; and
- 2) following the recording of the first final subdivision map under this tentative map.

It has been agreed that the southwest retention pond will be expanded by the project (per the approved first final subdivision map grading design and drainage calculations) and the pond will be deeded to the City of Fallon after the following have occurred:

- 1) the pond has been cleaned and reconditioned, the existing 3:1 slopes have been cut back to 2:1 slopes and rock rip-rapped, a new 20' access gate is installed, new fencing is installed, and a maintenance access ramp has been constructed by the project and is deemed functional and acceptable by the City of Fallon; and
- 2) following the recording of the first final subdivision map under this tentative map that creates the pond as its own APN and real property.

WATER AVAILABILITY:

The City of Fallon is the water purveyor for this project. Existing domestic water mains were stubbed into the subject property from the construction of the Diamond Creek Phase 1 subdivision. Proposed domestic water main connections will be made with existing water mains located in Augusta Lane, Coral Drive and Diamond Creek Lane. The City of Fallon will determine that adequate domestic water service flows, fire flows/durations, and water main looping requirements are met and are in accordance with all requirements.

ELECTRICAL AVAILABILITY:

The City of Fallon will provide the electric service for this project. An underground power source already exists along Augusta Lane, Coral Drive and Diamond Creek Lane. Connections will be made at each of these locations. The City of Fallon's electric service design will determine the extent of the improvements required to provide adequate service to this project.

TELEPHONE AVAILABILITY:

CC Communications will provide the telephone service for this project. A telephone source already exists along Augusta Lane, Coral Drive and Diamond Creek Lane. CC Communication's telephone service design will determine the extent of the improvements required to provide adequate service to this project.

NATURAL GAS AVAILABILITY:

Southwest Gas will provide the natural gas service for this project. Proposed gas main connections will be made with existing gas mains located in Augusta Lane, Coral Drive and Diamond Creek Lane. With this development, a gas main loop will be created between all of the existing adjacent gas facilities. Southwest Gas' natural gas service design will determine the extent of the improvements required to provide adequate service to this project.

CABLE AVAILABILITY:

Charter Communications will provide the cable service for this project. A cable source already exists along Augusta Lane, Coral Drive and Diamond Creek Lane. Charter Communication's cable service design will determine the extent of the improvements required to provide adequate service to this project.

SEWAGE DISPOSAL AVAILABILITY:

The City of Fallon will provide sanitary sewer service for this project. The residential lots will be served by a newly constructed gravity sanitary sewer system. This gravity system will connect into the existing sanitary sewer system located in Augusta Lane, Coral Drive and Diamond Creek Lane.

STORM DRAINAGE:

The site was previously mass-graded and two retention ponds (north pond and southwest pond) were constructed with the Diamond Creek Phase 1 improvements. All storm water produced from the development of this project will utilize overland flow to convey storm water through a system of roadside curbs and gutters, storm drains, and valley gutters. The storm water conveyance systems will drain into the two existing retention ponds, which were planned with the previous tentative map and the Diamond Creek Phase 1 improvements.

Reference Appendix B for updated Tentative Map Drainage Report.

According to FEMA'S Flood Insurance Rate Map, 32001C1732F, dated September 26, 2008, the site lies in Zone X. Zone X is defined as a flood insurance zone that corresponds to areas outside the 500-year flood plain.

FIRE PROTECTION:

The Fallon/Churchill Volunteer Fire Department is located approximately 1 mile from this project. The fire emergency vehicle travel time is suitable due to the ability to travel east on Williams Avenue and north on Sherman Street to the project site. The fire department chief and the project engineer will cooperatively locate the required fire hydrants within the project.

EMERGENCY MEDICAL SERVICES:

The Banner Churchill Community Hospital is located on the corner of Williams Avenue and Sherman Street, less than 0.5 miles south of the project. The City of Fallon Police Department is located less than 1.0 mile southwest of this project.

LEGAL ACCESS:

There will be a total of three primary public access points to this project. Two of the access points on the north side of the project are located off Coral Drive with one at Diamond Creek Lane and the second from Coral Drive. The other access point on the east side of the project is from Augusta Lane. Each of these access locations are existing 60 foot City of Fallon right-of ways. The timing of the construction of the individual access locations will be determined by the specific phasing of the final maps.

SERPA PLACE:

The previous Diamond Creek Tentative Map included APN 001-841-97 (1.64 acres) as 3 proposed single family residential lots and a remainder commercial parcel. It was previously proposed that Serpa Place would be constructed from Diamond Creek Lane on the west to Sherman Street on the east with the subdividing of both APN 001-841-98 and 001-841-97 via a final subdivision map that would create the 5 single family residential lots and the remainder commercial parcel.

The remaining portion of Serpa Place will be constructed with the first phase of development from the east side of Diamond Creek Lane to the east to the west side of Sherman Street.

With this current proposed tentative map project, APN 001-841-97 is not a part and is excluded from this proposed entitlement. At the point in the future, it is the intention to change the zoning of APN 001-841-97 to R-C so that it has the potential to be developed, or subdivided and developed under the provisions of the R-C Zoning code.

LANDSCAPE MAINTENANCE AND CC&Rs:

A maintenance association exists for the lots located within Diamond Creek Phase 1 and is named "Diamond Creek Flood Control Maintenance Association." In May of 2006, Bighorn Consulting and the City of Fallon's legal counsel rewrote the language associated with the maintenance association stated above. The amended document for the maintenance association

has not recorded as of this date. Prior to the submittal of the first final subdivision map on Diamond Creek Phase 2, this maintenance association document shall be reviewed and prepared for recordation as well as take into consideration the current agreement between the City of Fallon and the project regarding the deeding of the two retention pond parcels.

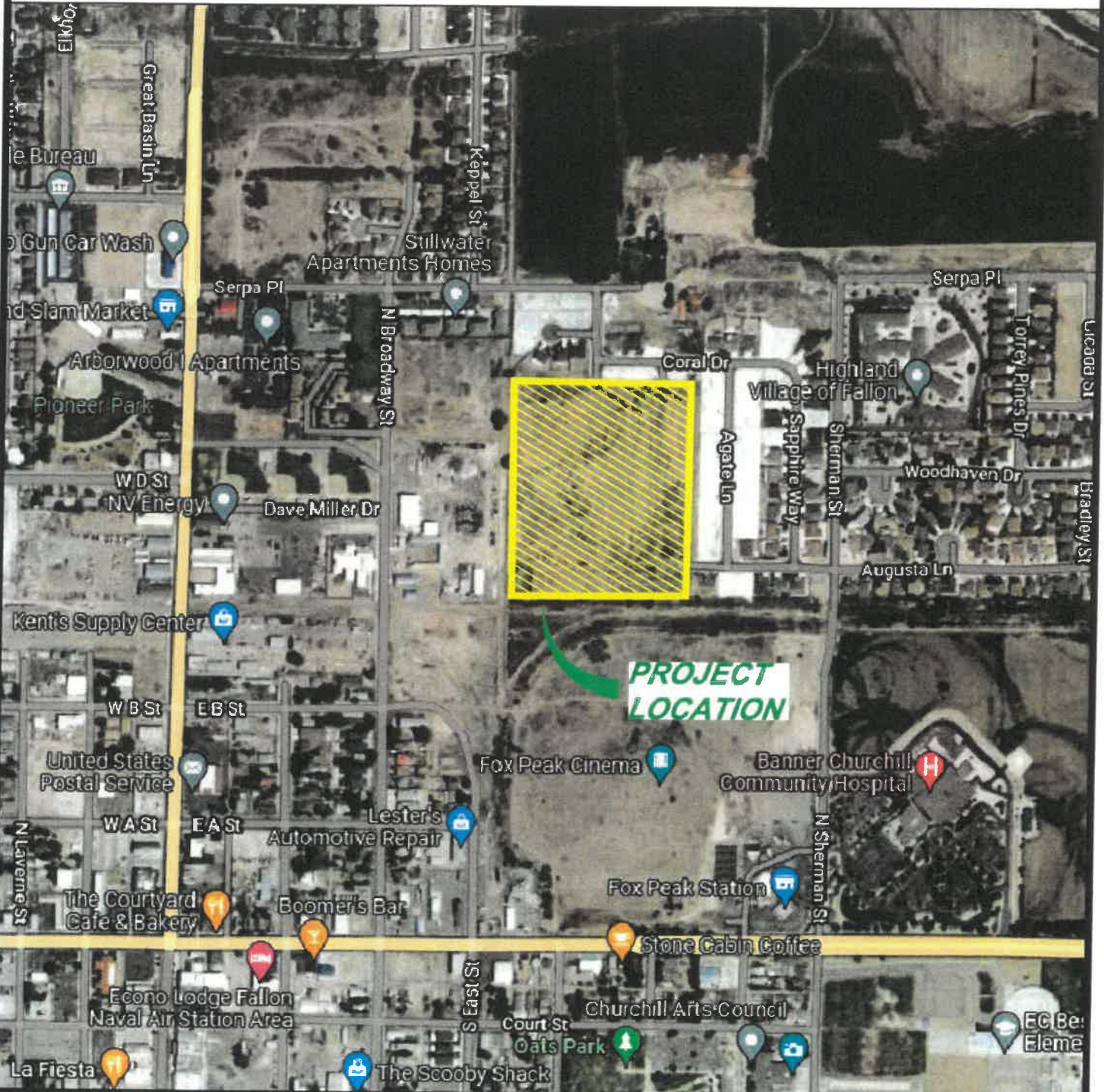
LANDSCAPING

The landscaping within the residential portion of the project will consist of permanent front yard landscaping based on a typical front yard landscape design determined by the homebuilder.

PROPOSED STREET NAMES:

| | | |
|---------------------|--------------|---------------|
| Diamond Creek Lane | Augusta Lane | Emerald Drive |
| Diamond Creek Court | Opal Court | Ruby Court |

FIGURE #1



| | | | |
|---------------------------|------------------|--|----------------|
| DIAMOND CREEK PHASE 2 | SCALE: N.T.S. |  <p>BIGHORN C.O.N.S.U.L.T.I.N.G</p> <p>P.O. BOX 18780 RENO, NEVADA 89511 OFFICE: 775.827.8900 FAX: 775.825.8188</p> | SHEET FIG-1 |
| TENTATIVE SUBDIVISION MAP | FALLON NEVADA | | OF 1 |
| VICINITY MAP | OCTOBER 2022 | | |