



AGENDA

CITY COUNCIL MEETING

55 West Williams Avenue Fallon, NV
September 05, 2023 at 9:00 AM

The Honorable City Council will meet in a regularly scheduled meeting on September 5, 2023 at 9:00 a.m. in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

Items on the agenda may be taken out of order. The Council may combine two or more agenda items for consideration. The Council may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Unless otherwise allowed by the City Council, public comments by an individual will be limited to three minutes.

1. Pledge of Allegiance to the Flag
2. Certification of Compliance with Posting Requirements
3. Public Comments
General in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken. **(For discussion only)**
4. Approval of Warrants **(For possible action)**
 - A) Accounts Payable
 - B) Payroll
 - C) Customer Deposit
5. Consideration of application by Rick McCusker for an on-premise drinking establishment liquor license for Elk’s Lodge 2239 located at 93 W. Center Street. **(For possible action)**
6. Consideration and possible approval of a Tentative Subdivision Map for Diamond Creek 2 Subdivision. **(For possible action)**
7. Fallon Police Department Monthly Report for July 2023

8. Public Comments (**For discussion only**)
9. Council and Staff Reports (**For discussion only**)
10. Executive Session (**Closed**)

Discuss Litigation Matters (**For discussion only**) (NRS 241 et.seq.)

Negotiations with Operating Engineers Local Union No. 3 (**For discussion only**)

Negotiations with Fallon Peace Officers Association (**For discussion only**)

This agenda has been posted on or before 9:00 a.m. on August 30, 2023 at City Hall, District Court Building, Churchill County Office Complex, Churchill County Public Library and posted to the City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>). Members of the public may request the supporting material for this meeting by contacting Elsie M. Lee, Deputy City Clerk, City Clerk's Office, City Hall, 55 West Williams Avenue, Fallon, Nevada, 775-423-5104. The supporting material for this meeting is also available to the public on the City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>).

/s/ Elsie M. Lee

NOTICE TO PERSONS WITH DISABILITIES: Reasonable effort will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the City Clerk's Office at 775-423-5104 in advance so that arrangements may be conveniently made.



CITY OF FALLON REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: August 28, 2023
 AGENDA DATE: September 5, 2023
 TO: The Honorable City Council
 FROM: Elsie Lee, Deputy City Clerk
 AGENDA ITEM TITLE: Consideration of application by Rick McCusker for an on-premise drinking establishment liquor license for Elk’s Lodge 2239 located at 93 W. Center Street. **(For possible action)**

TYPE OF ACTION REQUESTED:

- | | |
|--|--|
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Ordinance |
| <input checked="" type="checkbox"/> Formal Action/Motion | <input type="checkbox"/> Other – Discussion Only |

RECOMMENDED COUNCIL ACTION: Motion to approve application and to issue an on-premise drinking establishment to Rick McCusker for Elk’s Lodge 2239 located at 93 W. Center Street.

DISCUSSION: Rick McCusker, bar manager of Elk’s Lodge 2239 has made an application for an on-premise drinking establishment for Elk’s Lodge 2239 at 93 W. Center Street. A drinking establishment liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption upon the premises only

FISCAL IMPACT: Annual drinking establishment liquor license fee revenue.

FUNDING SOURCE: N/A.

PREPARED BY: Elsie Lee, Deputy City Clerk

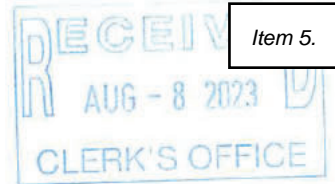


CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874



Item 5.

LIQUOR LICENSE APPLICATION

Application Type: New Owner Change Manager Change Location Change

Applicant Name: MCCUSKER RICK F Application Date: 8-8-23
Last First MI

Title: BAR MANAGER Phone: (916) 201-9543

Date of Birth: [REDACTED] Driver's License Number: [REDACTED]
State: NV

List all addresses in which you have resided at for the past five (5) years.

Begin/End	Physical Address	City	State	Zip
2018-Present	2487 HARVEY DR	FALLON	NV	89406

Business Entity Type: Sole Proprietor Partnership Limited Liability Company DBA
 Corporation Association Other:

Business Name: ELKS LODGE 2239

Business Owner(s):

Name	Address	Title
FRATERNAL ORDER OF ELKS		

Business Address: 93 W. CENTER ST. FALLON NV 89406
City State Zip

Provide a brief description of the portion to be occupied by the establishment for which the license is sought:

BAR, DINING ROOM

Is the premises to be licensed leased by the applicant? Yes No

Name of the owner of the premises: _____

Name of the owner's authorized agent, if any: _____

What type of license for which the application is made: Retail (Off Premises) Drinking Establishment (On Premises)

Have you owned or managed any other business? Yes No



CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874

If Yes, list the business(es) you have owned or managed.

Begin/End	Name	Address	City	State	Zip

Have you ever been issued a business or a liquor license? Yes No
 If Yes, when? _____ What Agency? _____

Have you ever had a business or liquor license revoked? Yes No
 If Yes, when? _____ What Agency? _____

Have you ever been denied a business or liquor license? Yes No
 If Yes, when? _____ What Agency? _____

Have you received any specialized training for serving alcoholic beverages? Yes No
 If Yes, explain: OUT BY PREVIOUS BAR MANAGER

Have you ever been arrested? Yes No
 If Yes, provide the following information:

Date	Charge	Arresting Agency	Disposition

List five (5) references not related to you with daytime phone numbers:

Name	Phone	Relationship
JOHN RILEY	217-6770	FRIEND
AL KIRBY	423 9372	FRIEND
JIM COOPER	714 856 6934	"
BLAKE JOHNSON	287-8952	"
SHAWN GARZA	303 681-3143	SISTER
RAM JASON FENNER		FRIEND

I declare under penalty of perjury that the foregoing is true and correct:

- That I have received and read a copy of Chapter 5.08 of the Fallon Municipal Code – Alcoholic Beverage Sales;
- That upon approval of a Liquor License, I will conduct the business and business establishment in accordance with the provisions of the laws of the State of Nevada, the United States, and the ordinances of the City of Fallon applicable to the conduct of business; and
- That the above information is true and correct to the best of my knowledge and belief and that such declaration is made with the full knowledge that any failure to disclose, misstatement, or other attempt to mislead may be considered sufficient cause for denial of a business license.

[Handwritten Signature]
 Applicant's Signature



CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874

AUTHORIZATION AND RELEASE

I, RICK F. MCDONALD authorize the Fallon Police Department to perform a background check and to release the results of said investigation, which may include information of a confidential or privileged nature, to the City Council in public documents and/or discussion at a public meeting.

Rick F. McDonald
Applicant's Signature

OFFICIAL USE ONLY			
10 Print Card	_____	Spillman Entry	_____
Photo	_____		
Local records	_____		Recommended by Chief of Police or Designee
NCJIS	_____		
Municipal Code	_____		
Fee	\$ _____		Not Recommended by Chief of Police or Designee
City of Fallon Engineering/Building Department		REVIEWED BY: <u>See attached</u>	Date: _____
City of Fallon Chief of Police			Date: _____
City of Fallon/Churchill County Fire Dept.			Date: _____
City of Fallon Attorney's Office			Date: _____

OFFICIAL USE ONLY:		
Account No.	License No.	Payment Received By:



CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406
Phone: (775) 423-5104
Fax: (775) 423-8874

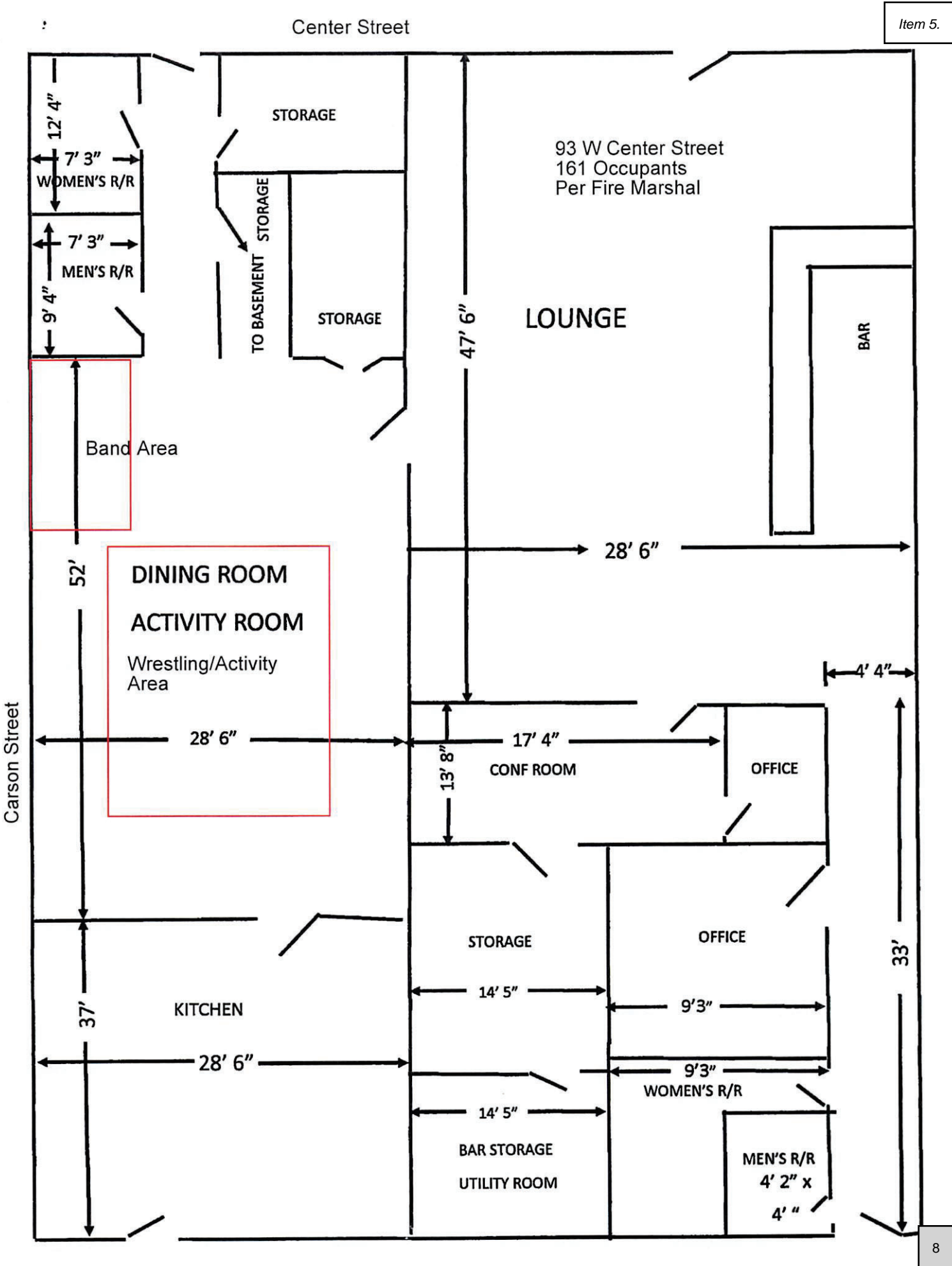
Privilege License Supplemental Approval Form

Application Date: 8/8/23
Applicant: Rick McCusker
Business: Elk's Lodge 2239
License Type: Liquor License

Application Type: New Owner Change Name Change Manager Change Location Change

OFFICIAL USE ONLY			
City of Fallon	Approve	Approve with Conditions	Disapprove
Chief of Police	<i>Ronald Weng</i>	_____	_____
Engineering/Building Department	<i>Dave MPT</i>	_____	_____
Attorney's Office	<i>[Signature]</i>	_____	_____
City Clerk's Office	<i>[Signature]</i>	_____	_____
Fallon/Churchill Fire Dept	<i>[Signature]</i>	_____	_____
Conditions required for approval: _____			
Committee recommendation for application: <u>Approved</u> <u>Approved with Conditions</u> <u>Disapproved</u>			

OFFICIAL USE ONLY:		
Account No. 1010881	License No. 7451	Payment Received By:



FALLON POLICE DEPARTMENT

55 West Williams Avenue
Fallon, Nevada 89406-2941
775-423-2111
Fax: 423-6527

Ronald D. Wenger
Chief of Police

August 22, 2023

On August 8, 2023 the Fallon Police Department received an application for City Liquor License from Mr. Rick McCusker of 2487 Harvey Lane Fallon Nevada. Mr. McCusker is the Bar Manager for Elks Lodge #2239 located at 93 West Center Street, within the City Limits of Fallon Nevada. Mr McCusker is requesting an "On Premise Liquor License" for the Bar within the Elks Lodge.

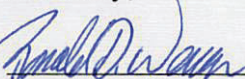
The police department has contacted the provided references and has received no negative comments.

I have met with Mr McCusker regarding components of the Fallon Municipal Code concerning alcoholic beverage sales as well as his responsibilities as owner of the business.

Furthermore, there is a supplemental form that specifically addresses the operation of the business, to include identifying the on-site manager, and acknowledgments from the applicant indicating his understanding he may be held personally responsible for improper business practices.

This letter certifies that Mr McCusker has passed a basic background check which consists of a local records check and reference contacts.

Sincerely,



Ronald D Wenger
Chief of Police

Liquor License Application Interview Supplement

APPLICANT Rick McCusker

DATE 8/22/2023

BUSINESS NAME – Elks Lodge #2239 93 West Center Street Fallon, Nv 89406

I (will) be the on-site supervisor.

If not, the on-site supervisor will be EMMY AUTORI CALTEKANTE

I understand that if the on-site supervisor changes, I am responsible to notify the City Clerk's Office. Initials RFM

I acknowledge that as the license holder, I am personally responsible for what is sold at the store. Initials RFM

I further acknowledge that as the license holder, I am responsible for alcohol sales from the business and may be held personally responsible for alcohol sales that violate any law or ordinance. Initials RFM

I have received, read and understand the Liquor and Business License requirements within the Fallon Municipal Code and agree to abide by those requirements. Initials RFM

Witness: Ronald D Wenger, Chief of Police



CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: August 28, 2023
 AGENDA DATE: September 5, 2023
 TO: The Honorable City Council
 FROM: Derek Zimney, City Engineer
 AGENDA ITEM TITLE: Consideration and possible approval of a Tentative Subdivision Map for Diamond Creek 2 Subdivision. **(For possible action)**

TYPE OF ACTION REQUESTED:

- | | |
|--|--|
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Ordinance |
| <input checked="" type="checkbox"/> Formal Action/Motion | <input type="checkbox"/> Other – Discussion Only |

RECOMMENDED COUNCIL ACTION: Motion to approve the Tentative Subdivision Map for Diamond Creek 2 Subdivision with the condition that a minimum 8 foot high concrete or masonry/CMU block sound wall is required to be installed on the west (rear) property line of Lots 219, 226, 227, 234, 235, and the Southwest Retention Pond Parcel (as shown on the Tentative Map); all of which are adjacent to and share the common property line with the existing Churchill County Maintenance Yard to the west.

DISCUSSION: This map would be the first step in creating sixty (60) new single family lots in the proposed subdivision located on the parcel identified as APN 001-841-99.

The City of Fallon City Council first approved a tentative map for this area in 2004. This map has been revised and resubmitted.

This map has been reviewed by Derek Zimney - City Engineer, Brian Byrd – Public Works Director and Bob Erickson – Chief of Staff. Letters of intent and copies of the proposed tentative map have been submitted to the Nevada Department of Environmental Protection, Nevada Division of Water Resources, Truckee-Carson Irrigation District, Churchill County and the Churchill County School District. Responses received are attached.

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A.

PREPARED BY: Derek Zimney, City Engineer

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	0.25 acres
(APN 001-841-96)	
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.

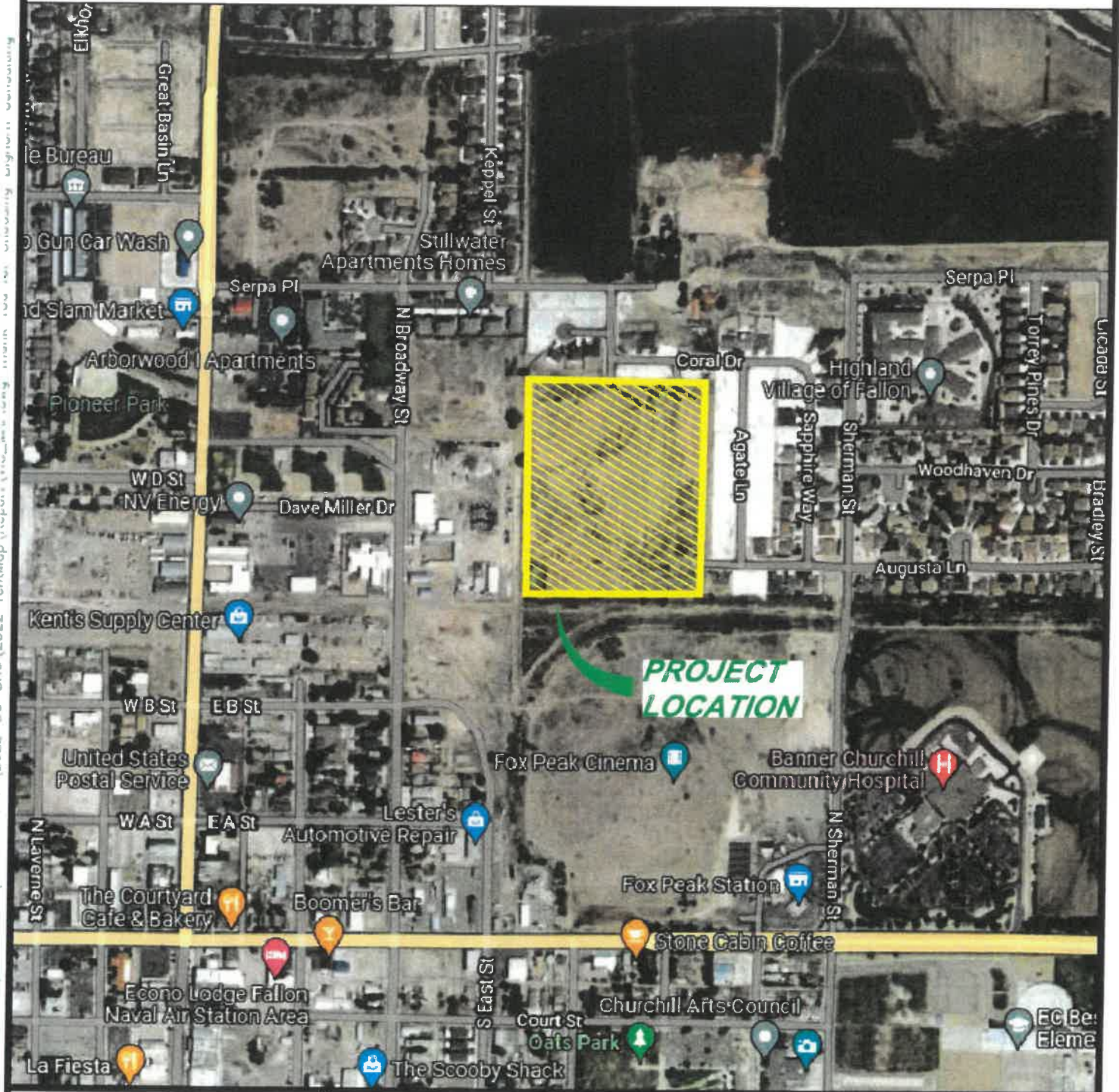
LANDSCAPING

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



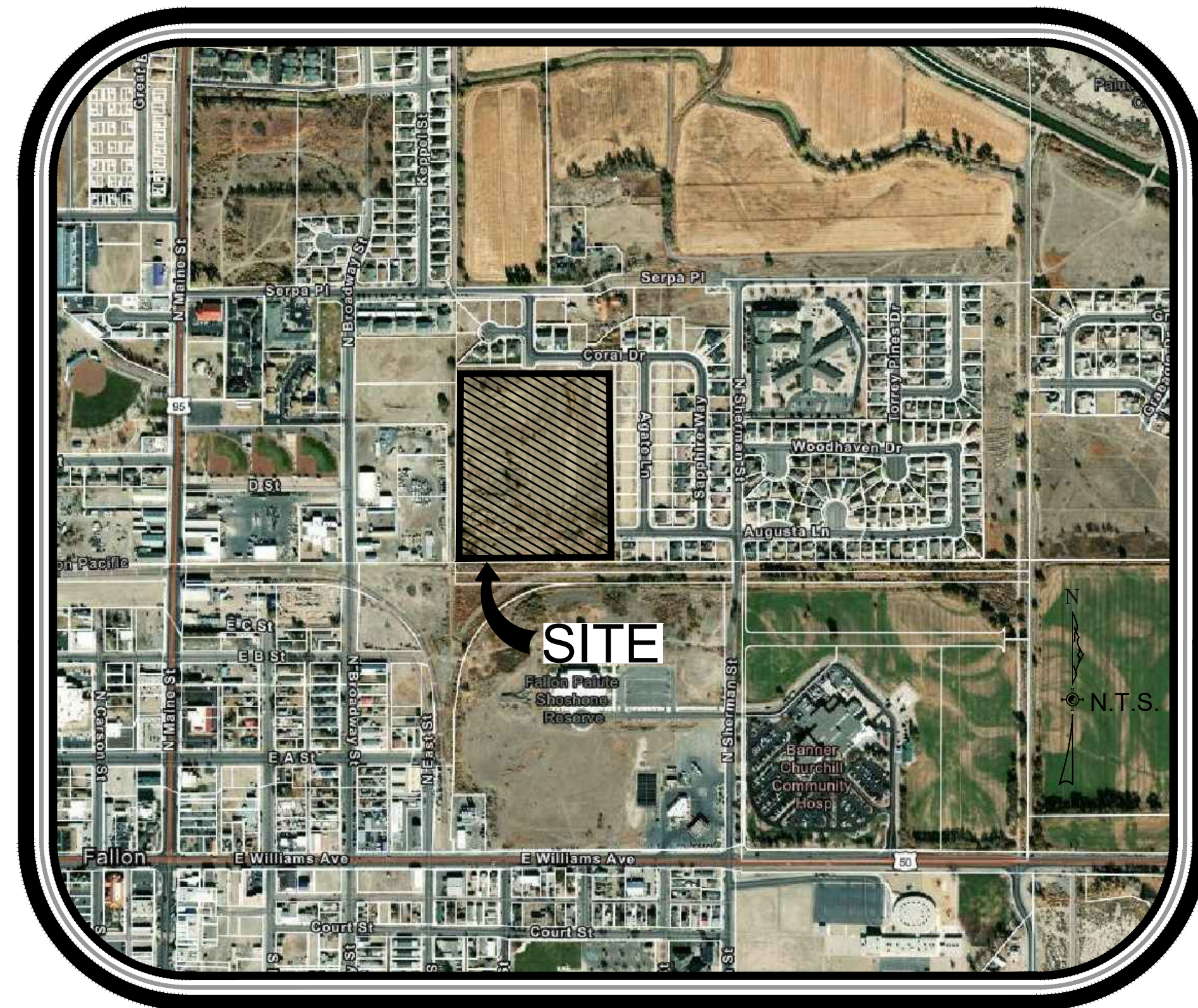
DIAMOND CREEK PHASE 2	SCALE: N.T.S.	 <p>BIGHORN C.O.N.S.U.L.T.I.N.G</p> <p>P.O. BOX 18780 RENO, NEVADA 89511 OFFICE: 775.827.8900 FAX: 775.825.8188</p>	SHEET FIG-1
TENTATIVE SUBDIVISION MAP	FALLON NEVADA		OF 1
VICINITY MAP	OCTOBER 2022		

"THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, ANY UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS."

TENTATIVE MAP FOR DIAMOND CREEK ~ PHASE 2

CITY OF FALLON

NEVADA



VICINITY MAP

SITUATED WITHIN SECTION 30,
TOWNSHIP 19 N., RANGE 29 E., M.D.M.

OWNER
DIAMOND CREEK COMMON LLC
6667 S. SAINT ANDREWS COURT
GILBERT, AZ 85298
REPRESENTATIVE: MR. STEVE RYCKEBOSCH
1.775.690.7978

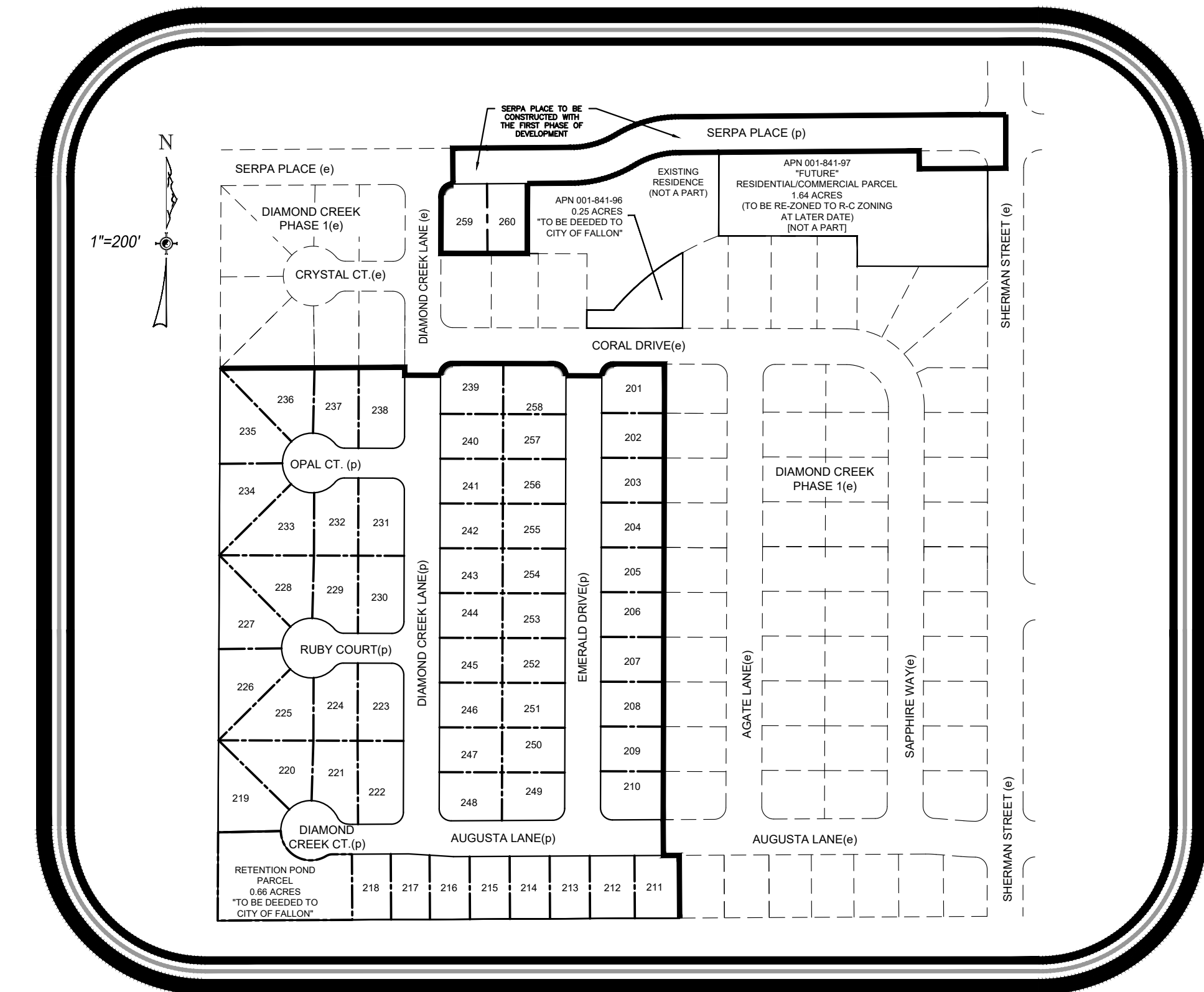
BASIS OF BEARING:
N 00° 30' 26" E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER
OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 29 EAST, M.D.B. & M.

SITE INFORMATION:

APNS: 001-841-98 & 001-841-99
AREA: 0.38 ACRES & 15.87 ACRES
ZONING: R1-7K
LAND USE: SINGLE FAMILY RESIDENTIAL

SITE DEVELOPMENT CALCULATIONS

TOTAL # OF SFR LOTS = 60
SMALLEST LOT SIZE = 7,033 S.F.
LARGEST LOT SIZE = 11,600 S.F.
RETENTION POND PARCELS TO BE DEEDED TO THE CITY OF FALLON:
• EXISTING NORTH POND (APN 001-841-96) = 0.25 ACRES
• SOUTHWEST POND = 0.66 ACRES
TOTAL # OF PARCELS = 61



SITE PLAN

UTILITIES

- CABLE - CHARTER COMMUNICATIONS
- ELECTRICAL - CITY OF FALLON
- SEWER - CITY OF FALLON (Community System)
- SOLID WASTE - CITY OF FALLON
- TELEPHONE - CC COMMUNICATIONS
- GAS - SOUTHWEST GAS
- WATER - CITY OF FALLON (Public Water System)

SHEET INDEX

DRAWING	DESCRIPTION
T-1	TITLE SHEET
T-2	NOTES & SPECIFICATIONS SHEET
T-3	SITE PLAN
T-4	GRADING & DRAINAGE PLAN
T-5	UTILITY PLAN
T-6	SECTIONS SHEET

ENGINEER'S STATEMENT

I, ERIC P. ANDERSON, DO HEREBY CERTIFY THAT THESE TENTATIVE MAP PLANS HAVE BEEN COMPLETED BY ME, OR UNDER MY SUPERVISION AND ARE IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS SET FORTH BY THE CITY OF FALLON MUNICIPAL CODE AND THE STATE OF NEVADA REVISED STATUTES.



ERIC P. ANDERSON

P.E. #17780



TENTATIVE MAP FOR
DIAMOND CREEK ~ PHASE 2
TITLE SHEET

Date: 5.31.2023
Drawn By: EPA
Designed By: EPA
Checked By: EPA

T-1
1 OF 6

GENERAL CONSTRUCTION NOTES:

- 1. THESE NOTES CONTAIN INFORMATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK CONTAINED ON THESE IMPROVEMENT PLANS. THESE NOTES APPLY TO ALL PLAN SHEETS. ADDITIONAL CONSTRUCTION NOTES MAY ALSO BE SHOWN ON INDIVIDUAL PLAN SHEETS. THE CONTRACTOR IS RESPONSIBLE TO READ AND COMPLY WITH ALL NOTES SHOWN ON THIS SET OF PLANS. THE TERM "CONTRACTOR", AS USED IN THESE NOTES AND ELSEWHERE IN THIS PLAN SET, MEANS THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND INDIVIDUALS AUTHORIZED TO PERFORM WORK SHOWN ON THESE IMPROVEMENT PLANS. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL NOTES APPLICABLE TO HIS/HER WORK. ALL CONTRACTORS ARE DIRECTED TO CONTACT THIS ENGINEER FOR ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF ANY NOTE OR OTHER INFORMATION CONTAINED ON THESE IMPROVEMENT PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT HIS/HER CONTRACTOR FOR SERVICES INCLUDES THE RESPONSIBILITIES DEFINED BY THE APPLICABLE NOTES.
- 2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE ORANGE BOOK "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (LATEST EDITION) INCLUDING ANY ADDITIONS AND MODIFICATIONS THAT ARE SET FORTH IN THE DRAWINGS AND SPECIFICATIONS AND OTHER ORDINANCES AND REGULATIONS THAT MAY APPLY.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND THE SAFETY OF ALL CONSTRUCTION PERSONNEL IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL CODES. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY TRAFFIC AND PEDESTRIAN CONTROL DURING CONSTRUCTION INCLUDING WARNING SIGNS AND CONSTRUCTION FENCING WHERE REQUIRED.
- 4. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- 5. THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST NOT BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION AND SHORING PROCEDURES AND CONFORM TO THE LATEST O.S.H.A. REQUIREMENTS.
- 7. THE CONTRACTOR SHALL, AT ALL TIMES DURING CONSTRUCTION, PROTECT FROM DAMAGE EXISTING IMPROVEMENTS ON AND AROUND THE SITE, INCLUDING, BUT NOT LIMITED TO PAVEMENT, CURB & GUTTER, SIDEWALK, LANDSCAPING, SIGNAGE, STORM & SANITARY SEWER, AND ALL UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE REPAIR OF ANY IMPROVEMENTS (EXISTING OR PROPOSED) DAMAGED THROUGHOUT THE COURSE OF CONSTRUCTION.
- 8. THE EXISTING UTILITY LOCATIONS, SIZES, AND DESCRIPTIONS AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM VARIOUS SOURCES INCLUDING SURFACE OBSERVATIONS, AVAILABLE RECORDS, REFERENCE MAPS, DRAWINGS AND VERBAL STATEMENTS SUPPLIED BY UTILITY COMPANIES AND MAY NOT BE WHOLLY ACCURATE OR RELIABLE. ALL UTILITIES SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE FIELD VERIFIED PRIOR TO MAKING ANY NECESSARY CONNECTIONS. THE LOCAL UTILITY COMPANY SHOULD BE CONTACTED PRIOR TO REMOVING, REPLACING, RELOCATING OR CONNECTING TO, ANY EXISTING UTILITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UTILITY CONFLICTS DISCOVERED.
- 9. IT IS THE INTENT OF THESE SPECIFICATIONS AND IMPROVEMENT PLANS THAT THE WORK PERFORMED UNDER THE CONTRACT SHALL RESULT IN A COMPLETE OPERATING SYSTEM IN SATISFACTORY WORKING CONDITION WITH RESPECT TO THE FUNCTIONAL PURPOSES OF THE INSTALLATION. IF THERE ARE ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF THESE PLANS, THE CONTRACTOR IS DIRECTED TO CONTACT THE CONSULTING ENGINEER IMMEDIATELY.
- 10. NO MATERIALS OF ANY KIND SHALL BE STOCKPILED OR CONSTRUCTION EQUIPMENT PARKED ON CONCRETE OR ASPHALT SURFACES WITHIN PUBLIC RIGHTS-OF-WAY.
- 11. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL IMPROVEMENTS ARE CONSTRUCTED ACCORDING TO THESE PLANS AND DETAILS. ANY CHANGES TO THE LOCATION (HORIZONTAL OR VERTICAL), OR ANY OTHER PLAN DESIGNATION, SHALL BE APPROVED BY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR IS REQUIRED TO KEEP THE NECESSARY RECORDS TO ENABLE THE ENGINEER TO PREPARE AS-BUILT DRAWINGS OF THE FINAL CONSTRUCTED IMPROVEMENTS. THESE RECORDS SHALL BE DELIVERED TO THE ENGINEER UPON COMPLETION OF WORK.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONFORMANCE WITH ALL PERMITS, INCLUDING GRADING PERMIT, BUILDING PERMITS, DUST CONTROL PERMIT, AND THE STORM WATER DISCHARGE PERMIT (ISSUED BY ANY AND ALL PUBLIC ENTITIES GOVERNING THE PROJECT SITE).
- 13. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES EMERGENCY ACCESS TO THE PROJECT SITE TO THE SATISFACTION OF THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR SHALL PROVIDE A FIRE BREAK AROUND THE LIMITS OF THE CONSTRUCTION SITE CLEARED OF ALL COMBUSTIBLE MATERIAL INCLUDING WEEDS AND BRUSH PER THE REQUIREMENTS OF THE LOCAL FIRE PROTECTION DISTRICT. THE CONTRACTOR SHALL MAINTAIN THE REQUIRED FIRE BREAK DURING ALL CONSTRUCTION OF THE CONSTRUCTION PHASE.
- 14. NO GRADING OR CONSTRUCTION TRAFFIC SHALL OCCUR OUTSIDE THE LIMITS OF THE PHASE OTHER THAN THE DELIVERY OF MATERIALS OR THE REMOVAL OF TRASH BY MEANS OF AN APPROVED CONSTRUCTION HAUL ROUTE. TEMPORARY DIRT ROADS MAY BE UTILIZED FROM THE PROJECT BOUNDARY TO THE CONSTRUCTION SITE. GRAVEL APRONS SHALL BE PLACED AT ANY LOCATION WHERE CONSTRUCTION TRAFFIC EXITS TO A PAVED STREET OR OTHER PUBLIC ACCESS. GRAVEL APRONS SHALL BE OF SUFFICIENT AREA AND DEPTH TO PREVENT THE TRACKING OF SEDIMENT AND DEBRIS BEYOND THE CONSTRUCTION SITE.
- 15. THE OWNER IS RESPONSIBLE TO RETAIN THE SERVICES OF A TESTING AND INSPECTION FIRM TO PROVIDE ALL REQUIRED TESTING AND INSPECTION OF GRADING AND CONSTRUCTION NOT INSPECTED DIRECTLY BY THE LOCAL BUILDING DEPARTMENT, STATE OF NEVADA, OR THE PUBLIC UTILITY COMPANIES. THE CONTRACTOR SHALL PROVIDE ANY INSPECTING ENTITY 48 HOURS ADVANCE NOTICE OF ANY REQUIRED TESTING OR INSPECTION.
- 16. NO GEOTECHNICAL INVESTIGATION AND FINDINGS REPORT WAS PERFORMED FOR THIS TENTATIVE MAP UPDATE PROJECT. A GEOTECHNICAL INVESTIGATION WAS PERFORMED FOR THE PREVIOUS DIAMOND CREEK PHASE 1 PROJECT BY NORTHECH GEOTECHNICAL CONSULTANTS, TITLED "GEOTECHNICAL INVESTIGATION VILLAGE AT DIAMOND CREEK", DATED FEBRUARY 3, 2005. THE CONTRACTOR SHALL ATTENTIVELY CHECK THE SITE IN SUCH A MANNER THAT HE CAN CONFIRM EXISTING SURFACE CONDITIONS. ANY CONCERNS OR ISSUES THAT BE OF PRIOR KNOWLEDGE TO THE CONTRACTOR THAT IS REVEALED THROUGH HIS INVESTIGATIONS SHALL BE MADE AVAILABLE TO THE OWNER.
- 17. THE CONTRACTOR SHALL PURSUE THE WORK IN A CONTINUOUS AND DILIGENT MANNER, CONFORMING TO ALL THE PERTINENT SAFETY REGULATIONS, TO INSURE A TIMELY COMPLETION OF THE PROJECT.
- 18. IN ORDER TO EXPEDITE THE INSPECTION AND TESTING OF MATERIALS, THE CONTRACTOR SHALL FURNISH COMPLETE STATEMENTS TO THE GEOTECHNICAL ENGINEER AS TO THE ORIGIN, COMPOSITION AND MANUFACTURER OF ALL MATERIALS TO BE USED IN THE WORK. SUCH STATEMENTS SHALL BE FURNISHED PROMPTLY AFTER EXECUTION OF THE CONTRACT, BUT IN ALL CASES PRIOR TO DELIVERY OF SUCH MATERIALS.
- 19. AREAS TO BE GRADED SHALL BE CLEARED OF ALL SURFACE VEGETATION AND DEBRIS TO BE DISPOSED OF IN CONFORMANCE WITH THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION AGENCY (BMAP) REGULATIONS OR PLACED IN APPROVED NON-STRUCTURAL FILL AREAS IF SHOWN ON GRADING PLANS OR APPROVED BY THE PROJECT MANAGER. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXCAVATION DEBRIS FROM ANY AND ALL PAVED SURFACES ON A DAILY BASIS.
- 20. ALL GRADING WITHIN PROPOSED STREET RIGHT-OF-WAYS AND OTHER STRUCTURAL AREAS SHALL BE TO SUBGRADE ELEVATIONS. REFER TO THE DETAIL SHEETS FOR SPECIFIC INFORMATION ON SUBGRADE ELEVATIONS. SOIL WITHIN TWO FEET OF SUBGRADE ELEVATIONS MUST MEET THE REQUIREMENTS FOR STRUCTURAL FILL AS DEFINED IN THE GEOTECHNICAL INVESTIGATION AND AS VERIFIED IN THE FIELD BY THE GEOTECHNICAL FIELD INSPECTOR. SOIL WITHIN THREE FEET OF PAD GRADE MUST ALSO MEET THE REQUIREMENTS FOR STRUCTURAL FILL TO BE VERIFIED BY THE FIELD INSPECTOR. GRADING WITHIN ANY RETENTION/DETENTION BASINS AND OTHER REVEGETATED AREAS SHALL BE TO FINISH GRADES.
- 21. THE CONTRACTOR SHALL MAINTAIN A 24-HOUR DUST CONTROL PROGRAM IN CONFORMANCE WITH THE STATE OF NEVADA AIR QUALITY DIVISION, POLLUTION REGULATIONS AND THE APPROVED DUST CONTROL PERMIT FOR THE PROJECT. DUST SHALL BE CONTROLLED AT ALL TIMES BY DIRECT WATERING OF AREAS DISTURBED BY GRADING OPERATIONS. OPEN WATERING SHALL BE DONE BY WATER TRUCK OR PRESSURE IRRIGATION SYSTEM. AREAS DESIGNATED FOR REVEGETATION SHALL BE REVEGETATED WITHIN 15 DAYS OF COMPLETION OF GRADING. IF DUST BECOMES AN ISSUE OR IF ANY COMPLAINTS ARE FILED, AREAS NOT TO RECEIVE PERMANENT REVEGETATION SHALL BE TREATED WITH AN APPROVED DUST PALLIATIVE. A LIST OF ACCEPTABLE DUST PALLIATIVES CAN BE OBTAINED FROM THE STATE OF NEVADA DIVISION OF ENVIRONMENTAL PROTECTION. LAND GRADING SHALL BE DONE IN A METHOD TO PREVENT DUST FROM TRAVERSING THE PROPERTY LINES.
- 22. ALL QUANTITIES SHOWN HEREIN ARE APPROXIMATE AND USED FOR PERMIT AND BOND PURPOSES ONLY. THEY SHALL NOT BE USED IN ANY WAY FOR BIDDING OR CONSTRUCTION. IT SHALL BE THE THE CONTRACTORS RESPONSIBILITY TO CONDUCT QUANTITY TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES.
- 23. THE CONTRACTOR SHALL ELIMINATE ALL MOSQUITO BREEDING PLACES WITHIN THE GRADED AREAS.
- 24. GRADING WITHIN ANY RETENTION/DETENTION BASINS, DRAINAGE SWALES/CHANNELS, AND OTHER REVEGETATED AREAS SHALL BE TO FINISH GRADES ACCOUNTING FOR DEPTH OF ROCK RIP RAP, AS SPECIFIED. CONTOUR AND FLAG GRADE (FL TOP, BOTTOM) ELEVATIONS SHOWN WITHIN ANY RETENTION/DETENTION BASINS OR DRAINAGE SWALES/FLOWLINES ARE FINISH GRADE ELEVATIONS OF ROCK RIP RAP OR EARTHEN SURFACE.
- 25. DRAINAGE: THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING. NO FENCE OR OTHER OBSTRUCTION WHICH INTERFERES WITH DRAINAGE SHALL BE ALLOWED WITHIN A DRAINAGE OR STORM DRAIN EASEMENT. STORM RUNOFF FROM THE CONSTRUCTION AREA SHALL BE CONTROLLED AT ALL TIMES TO PREVENT THE TRANSPORT OF SEDIMENT.
- 26. THE APPROVED PLANS, PERMITS, AND INSPECTION RECORDS MUST BE IN THE JOB SITE AT ALL TIMES.
- 27. NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE LOCAL BUILDING DEPARTMENT INSPECTOR AT LEAST ONE (1) WORKING DAY BEFORE WORK IS COMMENCED.
- 28. THE ENGINEER-OF-RECORD / GEOTECHNICAL INSPECTOR SHALL PROVIDE THE CITY WITH COPIES OF ALL TEST RESULTS ON A WEEKLY BASIS AND A BOND REPORT OF THE TEST RESULTS AND INSPECTION REPORTS ARRANGED IN CHRONOLOGICAL ORDER AT THE COMPLETION OF THE PROJECT.
- 29. ALL PUBLIC RIGHT-OF-WAYS, PUBLIC ACCESS EASEMENTS, AND STREETS SHALL BE MAINTAINED FREE OF DUST AND MUD CAUSED BY GRADING OPERATIONS.
- 30. THE SOILS ENGINEER/ GEOTECHNICAL INSPECTOR SHALL APPROVE ALL GRADING INCLUDING COMPACTION REQUIREMENTS AND THE STABILITY OF SLOPES CREATED, EXISTING, OR REMAINING.

GRADING NOTES:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONFORMANCE WITH ALL PERMITS, INCLUDING GRADING PERMIT, BUILDING PERMITS, DUST CONTROL PERMIT, AND THE STORM WATER DISCHARGE PERMIT (ISSUED BY ANY AND ALL PUBLIC ENTITIES GOVERNING THE PROJECT SITE).
- 2. FINISH GRADE (FG) REPRESENTS THE ELEVATION OF THE FINISHED SURFACE. THIS INCLUDES LANDSCAPE AREAS, PAVED OR CONCRETE SURFACES, ROCK RIP-RAP SURFACE AND ELEVATION AT EXTERIOR OF STRUCTURE FOUNDATION, UNLESS OTHERWISE DENOTED ON DETAIL OR SPECIAL LABEL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST SUBGRADE OR TOP SOIL TO ALLOW FOR FINISHED SURFACE MATERIAL DIMENSIONS. IF DETAIL IS PROVIDED FOR SPECIAL AREA, DETAIL SHALL DENOTE FINISH GRADES. PROPOSED CONTOURS REFLECT FINISH GRADE. FINISH GRADE AT CENTERLINE OF A ROAD OR RADIUS POINT OF A CUL-DE-SAC WITH A RAISED LANDSCAPE ISLAND REFLECTS THE ELEVATION AT WHICH THE ASPHALT WOULD BE PROJECTED TO; IT IS NOT THE ELEVATION OF THE SOIL FOR THE LANDSCAPE ISLAND.
- 3. CONTRACTOR SHALL CONSTRUCT BUILDING PADS TO THE PAD ELEVATION SHOWN. THE FINISH GRADE (FG) ELEVATION IS THE PROPOSED GRADE AT STRUCTURE CONSTRUCTION TIME (SEE NOTE ABOVE).
- 4. CONTRACTOR TO USE EXTREME CAUTION WHEN GRADING OR OPERATING OUTSIDE OF GRADING BOUNDARIES TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION.
- 5. CONTRACTOR TO USE EXTREME CAUTION WHEN GRADING AROUND EXISTING UTILITIES AND EXISTING ROADS.
- 6. CONTRACTOR SHALL PROVIDE ALL NECESSARY DE-WATERING TO PROPERLY CONSTRUCT ALL IMPROVEMENTS. IT SHOULD BE NOTED THAT GROUNDWATER CAN FLUCTUATE THROUGHOUT CLIMATIC CHANGES AND SEASONS WHICH CAN CAUSE DE-WATERING WHEN IT IS NOT ANTICIPATED. IT IS THE CONTRACTORS RESPONSIBILITY TO READ AND UNDERSTAND THE GEOTECHNICAL REPORT FOR THE PROJECT TO ANTICIPATE DE-WATERING ISSUES.
- 7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL AFFECTED PUBLIC AGENCIES AND SOILS TESTING AGENCIES 48 HOURS PRIOR TO COMMENCEMENT OF GRADING WORK.

EROSION CONTROL NOTES:

- 1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR ACCUMULATE IN THE PUBLIC RIGHTS OF WAYS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING ANY STORM WATER PIPING, RETENTION, AND DETENTION SYSTEMS.
- 2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED BY THE LOCAL JURISDICTION OR THE NDEP BUREAU OF WATER POLLUTION CONTROL.
- 3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORM WATER GENERAL PERMIT NVR100000, SECTION 1.8.1.b.(2).
- 4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMP's WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NVR100000, SECTION 1.8.1.g.
- 5. ACCUMULATED SEDIMENT IN BMP's SHALL BE REMOVED AT REGULAR INTERVALS, WITHIN 7 DAYS AFTER A STORMWATER RUNOFF EVENT, AND PRIOR TO THE NEXT ANTICIPATED STORM EVENT. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN EXCEEDED BY 50 PERCENT OR MORE.
- 7. IF REQUIRED, A COPY OF THE NOTICE OF INTENT (NOI), LETTER OF AUTHORIZATION FROM NDEP, AND SWPPP SHALL REMAIN ON-SITE AT ALL TIMES. CONTRACTOR SHALL FOLLOW REQUIREMENTS SET FORTH IN THE SWPPP AT ALL TIMES.
- 8. CONTRACTOR SHALL MODIFY THE SWPPP AS NEEDED TO PROVIDE CONTINUOUS PROTECTION FROM STORM WATER RUN-OFF.
- 9. CONTRACTOR SHALL CREATE AND MAINTAIN A LOCATION FOR HANDLING AND DISPOSING OF CONCRETE AND CEMENT AND FOR VEHICLE STORAGE AND MAINTENANCE.
- 10. REFER TO THE NDEP -- BUREAU OF WATER POLLUTION CONTROL FOR ALL BMP'S TO BE UTILIZED DURING CONSTRUCTION.

SLOPE STABILIZATION NOTES:

- ALL AREAS DISTURBED BY GRADING OPERATIONS ARE TO BE REVEGETATED PER THE SPECIFICATIONS INCLUDED BELOW. CONTRACTOR IS RESPONSIBLE TO PROTECT THE AREAS OF REVEGETATION DURING THE ESTABLISHMENT PERIOD OF THE PLANT GROWTH.
- PLANTING:
 - 1. THE SEED MIXTURE AND APPLICATION RATE FOR THE SLOPE STABILIZATION SHALL BE TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEED SHALL BE APPLIED TO THE SOIL TO A DEPTH RECOMMENDED BY THE LANDSCAPE ARCHITECT AND THE SEED SUPPLIER.
- 3:1 TO 5:1 SLOPES
 - 1. CUT AND FILL SLOPES BETWEEN 3:1 AND 5:1 SHALL BE STABILIZED BY HYDROSEEDING WITH MULCH AND TACTIFIER (OR AN APPROVED EQUAL AS RECOMMENDED BY THE LANDSCAPE ARCHITECT) AND TEMPORARILY IRRIGATED (IF REQUIRED) UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY ENGINEER EXCEPT IN AREAS LOCATED WITHIN SINGLE FAMILY LOTS OR ALONG COMMON LOT LINES BETWEEN SINGLE FAMILY RESIDENCES. SATISFACTION OF GROWTH MUST OCCUR WITHIN THE FIRST YEAR OF REVEGETATION.
- SLOPES STEEPER THAN 3:1
 - 1. THE TOP 3" OF SOIL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. STABILIZE WITH EROSION CONTROL BLANKETS OR APPROVED EQUAL AS RECOMMENDED BY THE LANDSCAPE ARCHITECT AND REVEGETATED PER THE SPECIFICATIONS ABOVE.
- ROCK RIP RAP
 - 4. IF ROCK RIP RAP IS USED FOR SLOPE STABILIZATION, IT SHALL CONTAIN A MINIMUM OF FOUR FRACTURED FACES. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, SHALL BE PLACED TO A MINIMUM DEPTH OF 12 INCHES, AND A MINIMUM OF 75% OF THE ROCK RIP RAP SHALL BE 8-INCH DIAMETER ROCK OR GREATER.

FIRE DEPARTMENT NOTES:

- 1. FIRE HYDRANTS TO BE INSTALLED AND FIRE ACCESS SHALL MEET THE APPROVAL OF THE FIRE MARSHALL PRIOR TO COMBUSTIBLE MATERIALS ALLOWED ON SITE.
- 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM PROPER FIRE HYDRANT INSTALLATION WITH THE FIRE MARSHALL. THIS INCLUDES FINAL COLOR OF HYDRANTS, SURROUNDING DELINEATING PAINT MARKINGS AND REFLECTORS AND VERTICAL AND HORIZONTAL CLEARANCES AROUND SAID HYDRANTS.
- 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE REQUIRED INSPECTIONS AND TESTS RELATED TO FIRE DISTRIBUTION SYSTEMS AS PART OF THESE CIVIL IMPROVEMENT PLANS WITH THE FIRE MARSHALL AND/OR LOCAL FIRE DISTRICT TO INCLUDE, BUT NOT LIMITED TO, TRESTL BLOCK PRE-POUR, TRENCH, AND BACKFILL; UNDERGROUND HYDROSTATIC TEST; UNDERGROUND FLUSH; WELD INSPECTIONS; AND FINAL UNDERGROUND INSPECTIONS.
- 4. THE INSTALLATION OF THE FIRE DISTRIBUTION SYSTEM AS PART OF THESE CIVIL IMPROVEMENT PLANS SHALL COMPLY WITH THE FIRE DISTRICTS CURRENT ADOPTED EDITIONS OF NFPA 13 AND INTERNATIONAL FIRE CODE.
- 5. FIRE ACCESS LANES SHOWN ON THESE PLANS SHALL BE KEPT CLEAR AT ALL TIMES WITH NO OBSTRUCTIONS WITHIN LANE LIMITS.

CLAY MATERIAL NOTE:

SHOULD ANY EVIDENCE OF CLAY MATERIAL BE DISCOVERED AT ANY STAGE IN THE GRADING OPERATION, CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ENGINEER OF RECORD, AND PROJECT ENGINEER.

PREHISTORIC NOTE:

SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL BE TEMPORARILY HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF MUSEUMS, LIBRARY AND ARTS, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.

FLOOD PLAIN NOTE:

ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP NUMBER 32001C1732F, EFFECTIVE DATE OF SEPTEMBER 26, 2008, THE PROJECT SITE LIES WITHIN A ZONE "X" (UN-SHADED); AREA OF MINIMAL FLOOD HAZARD.

INVENTORY NOTE:

BIGHORN CONSULTING IS NOT RESPONSIBLE FOR SURVEYANCES AND/OR DISCREPANCIES IN THE TOPOGRAPHY OR BOUNDARY INFORMATION. THE BASIS OF BEARING AND THE BASIS OF ELEVATION WERE PROVIDED BY SUMMIT ENGINEERING.

IRRIGATION SLEEVES NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY IRRIGATION SLEEVES EITHER ON THE LANDSCAPE PLANS OR THE UTILITY PLANS PRIOR TO PAVING OR CONSTRUCTION OF CONCRETE FLATWORK.

STRUCTURAL NOTE:

BIGHORN CONSULTING IS NOT RESPONSIBLE FOR ANY STRUCTURAL CALCULATIONS AND/OR DESIGN. THIS INCLUDES BUT IS NOT LIMITED TO SOUND OR RETAINING WALLS, BUILDING FOUNDATIONS, FENCING, MONUMENT OR OTHER SIGNS, AND SPECIAL INSPECTION REQUIREMENTS OF SAID STRUCTURAL ELEMENTS.

DE-WATERING NOTE:

CONTRACTOR SHALL PROVIDE ALL NECESSARY DE-WATERING TO PROPERLY CONSTRUCT ALL IMPROVEMENTS. IT SHOULD BE NOTED THAT GROUNDWATER CAN FLUCTUATE THROUGHOUT CLIMATIC CHANGES AND SEASONS WHICH CAN CAUSE DE-WATERING WHEN IT IS NOT ANTICIPATED. IT IS THE CONTRACTORS RESPONSIBILITY TO ANTICIPATE DE-WATERING ISSUES AND SITUATIONS LOCATED WITHIN THE PROJECT SITE.

DEMOLITION NOTE:

CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING CONCRETE, SIDEWALKS, CURBS, GUTTERS, LANDSCAPING, COLLARS, RAMPS, POSTS, EQUIPMENT, AND MISCELLANEOUS ITEMS DURING DEMOLITION OR ANY OTHER CONSTRUCTION ACTIVITIES.

TEST PITS / POTHOLES NOTE:

ANY EXPLORATION TRENCHES WERE BACKFILLED WITHOUT MECHANICAL COMPACTION; THEREFORE, WHERE THESE TEST PITS AND POTHOLES ARE LOCATED IN PLANNED BUILDING OR FLATWORK AREAS, THE BACKFILL IN THE TRENCHES MUST BE REMOVED AND REPLACED TO PREVENT LOCALIZED SETTLEMENT. CONTRACTOR IS RESPONSIBLE TO REFERENCE GEOTECHNICAL INVESTIGATION REPORT FOR ALL TRENCHES AND TEST PIT LOCATIONS.

NOXIOUS WEED MANAGEMENT GENERAL NOTES:

- 1. OWNER, ALL CONTRACTORS, SUB-CONTRACTORS, VEHICLES, EQUIPMENT, AND PERSONNEL INVOLVED WITH ALL CONSTRUCTION ACTIVITIES IN SUPPORT OF THIS PROJECT ARE RESPONSIBLE FOR COMPLYING WITH THE NEVADA DEPARTMENT OF AGRICULTURE'S (NDA) REQUIREMENTS AS SET FORTH IN THE NEVADA REVISED STATUTE 555 WITH RESPECT TO CONTROL OF INSECTS, PESTS, AND NOXIOUS WEEDS.
- 2. OWNER, ALL CONTRACTORS, SUB-CONTRACTORS, VEHICLES, EQUIPMENT, AND PERSONNEL INVOLVED WITH ALL CONSTRUCTION ACTIVITIES IN SUPPORT OF THIS PROJECT ARE RESPONSIBLE TO BE AWARE AND FAMILIAR WITH DISTRIBUTION MAPS (EARLY DETECTION & DISTRIBUTION MAPPING SYSTEM) OF NOXIOUS WEEDS THAT HAVE BEEN REPORTED IN THE SUBJECT PROJECT VICINITY TOGETHER WITH THE "NEVADA NOXIOUS WEED FIELD GUIDE" PRODUCED BY THE UNIVERSITY OF NEVADA COOPERATIVE EXTENSION AND THE NEVADA WEED MANAGEMENT ASSOCIATION.
- 3. OWNER, ALL CONTRACTORS, SUB-CONTRACTORS, VEHICLES, EQUIPMENT, AND PERSONNEL INVOLVED WITH ALL CONSTRUCTION ACTIVITIES IN SUPPORT OF THIS PROJECT ARE REQUIRED TO REPORT NOXIOUS WEEDS THAT HAVE BEEN OBSERVED.
- 4. PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY; OWNER, ALL CONTRACTORS, SUB-CONTRACTORS, VEHICLES, EQUIPMENT, AND PERSONNEL INVOLVED WITH ALL CONSTRUCTION ACTIVITIES IN SUPPORT OF THIS PROJECT SHALL EDUCATE THEMSELVES ABOUT STATE LISTED NOXIOUS WEEDS THAT MIGHT BE ENCOUNTERED ON THE PROJECT SITE AND ARE RESPONSIBLE TO ENSURE ALL EQUIPMENT AND VEHICLES ARE CLEAR OF POSSIBLE NOXIOUS WEEDS AND THEIR PLANT PARTS.

DEFENSIBLE SPACE AND VEGETATION MANAGEMENT GENERAL NOTES:

- 1. REQUIRED DEFENSIBLE SPACES SHALL BE 30' FOR MODERATE HAZARD RATINGS, 50' FOR HIGH HAZARD RATINGS AND 100' FOR REQUIRED DEFENSIBLE SPACES SHALL BE 30' FOR MODERATE HAZARD RATINGS, 50' FOR HIGH HAZARD RATINGS AND 100' FOR EXTREME HAZARD RATINGS OR AS MODIFIED BY THE FIRE MARSHALL.
- 2. DEFENSIBLE SPACE SHALL BE MAINTAINED TO THE REQUIRED DISTANCE OR TO THE PROPERTY LINE, WHICHEVER IS LESS DEFENSIBLE SPACE SHALL BE MAINTAINED TO THE REQUIRED DISTANCE OR TO THE PROPERTY LINE, WHICHEVER IS LESS MEASURED ON A HORIZONTAL PLANE FROM THE PERIMETER OR PROJECTION OF THE BUILDING OR STRUCTURE.
- 3. CULTIVATED GROUND COVER SUCH AS GRASS, IVY, SUCCEULENTS OR SIMILAR PLANTS USED AS GROUND COVER ARE ALLOWED CULTIVATED GROUND COVER SUCH AS GRASS, IVY, SUCCEULENTS OR SIMILAR PLANTS USED AS GROUND COVER ARE ALLOWED WITHIN THE DEFENSIBLE SPACE PROVIDED THEY DO NOT FORM A MEANS OF TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.
- 4. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DEFENSIBLE SPACE WHICH SHALL INCLUDE MODIFYING OR REMOVING THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DEFENSIBLE SPACE WHICH SHALL INCLUDE MODIFYING OR REMOVING NON FIRE-RESISTIVE VEGETATION AND KEEPING LEAVES, NEEDLES AND OTHER DEAD VEGETATIVE MATERIAL REGULARLY REMOVED FROM ROOFS OF BUILDINGS & STRUCTURES.
- 5. TREE CROWNS SHALL BE PRUNED IN ORDER TO MAINTAIN 10' CLEARANCE FROM ANY STRUCTURE AND TO MAINTAIN A 8' TREE CROWNS SHALL BE PRUNED IN ORDER TO MAINTAIN 10' CLEARANCE FROM ANY STRUCTURE AND TO MAINTAIN A 8' VERTICAL CLEARANCE BETWEEN THE GROUND AND LIMBS WITHIN THE DEFENSIBLE SPACE. DEADWOOD & LITTER SHALL BE REGULARLY REMOVED FROM TREES.
- 6. SPARK ARRESTORS SHALL BE INSTALLED ON CHIMNEYS SERVING FIREPLACES, BARBECUES, INCINERATORS OR DECORATIVE SPARK ARRESTORS SHALL BE INSTALLED ON CHIMNEYS SERVING FIREPLACES, BARBECUES, INCINERATORS OR DECORATIVE HEATING APPLIANCES IN WHICH SOLID OR LIQUID FUEL IS USED.
- 7. FIREWOOD AND OTHER COMBUSTIBLE MATERIALS SHALL NOT BE STORED IN UNENCLOSED SPACES BENEATH BUILDINGS OR FIREWOOD AND OTHER COMBUSTIBLE MATERIALS NOT BE STORED IN UNENCLOSED SPACES BENEATH BUILDINGS OR STRUCTURES, ON DECKS OR UNDER EAVES, CANOPIES OR OTHER PROJECTIONS/OVERHANGS. WHEN FIREWOOD OR OTHER COMBUSTIBLE MATERIALS SHALL BE STORED A MINIMUM OF 20' FROM STRUCTURES AND SEPARATED FROM THE CROWN OF TREES BY A MINIMUM HORIZONTAL DISTANCE OF 15'.
- 8. TREE SPACING GUIDELINES: SLOPES 0%-20% 10'; SLOPES 20%-40% 20'; SLOPES GREATER THAN 40% 30'). TREE SPACING GUIDELINES: SLOPES 0%-20% 10'; SLOPES 20%-40% 20'; SLOPES GREATER THAN 40% 30').
- 9. SHRUB SPACING GUIDELINES: SLOPES 0%-20% 2 TIMES THE HEIGHT OF THE SHRUB; SLOPES 20%-40% 4 TIMES THE HEIGHT SHRUB SPACING GUIDELINES: SLOPES 0%-20% 2 TIMES THE HEIGHT OF THE SHRUB; SLOPES 20%-40% 4 TIMES THE HEIGHT OF THE SHRUB; SLOPES GREATER THAN 40% 6 TIMES THE HEIGHT OF THE SHRUB).
- 10. VERTICAL SPACE BETWEEN THE TOP OF A SHRUB AND THE BOTTOM OF LOWER TREE BRANCHES IS RECOMMENDED TO BE 3 VERTICAL SPACE BETWEEN THE TOP OF A SHRUB AND THE BOTTOM OF LOWER TREE BRANCHES IS RECOMMENDED TO BE 3 TIMES THE HEIGHT OF THE SHRUB.

ABBREVIATIONS:

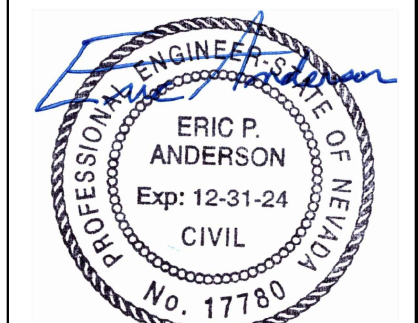
AGG	..... ASPHALTIC CONCRETE	LT	..... LEFT
ACC	..... AGGREGATE	MH	..... MANHOLE
BC	..... BEGIN CURVE	WPC	..... WOOD POINT OF CURVE
BF	..... BOTTOM OF FOOTING	PAD	..... PAD ELEVATION
BVC	..... BEGIN VERTICAL CURVE	PCC	..... POINT OF COMPOUND CURVATURE
CB	..... CATCH BASIN	PCV	..... POINT OF INTERSECTION
CB	..... CATCH BASIN	PRC	..... POINT OF REVERSE CURVATURE
CL	..... CENTERLINE	PVC	..... POLYVINYL CHLORIDE PIPE
CMCC	..... CONCRETE	PL	..... PROPERTY LINE
CONC.	..... CONCRETE	P.U.E.	..... PUBLIC UTILITY EASEMENT
CONST.	..... CONSTRUCT	PI	..... POINT OF INTERSECTION
CO	..... CLEAN OUT	P10	..... 10-YEAR STORM FLOW
CP	..... CONCRETE PIPE	Q100	..... 100-YEAR STORM FLOW
CR	..... CURB RETURN	R	..... RADIAL
DET.	..... DROP INLET	REF	..... REFERENCE
E	..... END OF CURVE	RCR	..... REINFORCED CONCRETE PIPE
ELEV.	..... ELECTRICAL ELEVATION	RP	..... RADIUS POINT
EC	..... END OF CURVE	RT	..... RIGHT
EVC	..... END OF VERTICAL CURVE	R/W	..... RIGHT OF WAY
EXIST.	..... EXISTING	S	..... SLOPE
(%)	..... EXISTING GRADE	S.G.	..... SUBGRADE
(%)	..... EXISTING GRADE	SS	..... SANITARY SEWER
FF	..... FINISHED FLOOR	S.S.	..... SIDEWALK
FFC	..... FRONT FACE OF CURB	STD	..... STANDARD
FG	..... FINISHED GRADE	SHT	..... SHEET
FI	..... FIRE HYDRANT	STA	..... STATION
FL	..... FLOW LINE	SD	..... STORM DRAIN
FLG.	..... FLANGE	TANGEN	..... TANGENT
G	..... GAS	TEL	..... TELEPHONE
GB	..... GRADE BREAK	TC	..... TOP OF CURB
GV	..... GATE VALVE	TB	..... TYPICAL BLOCK
HC	..... HANDICAPPED	TOE	..... TOE OF SLOPE
HORIZ.	..... HORIZONTAL	TOP	..... TOP OF SLOPE
HP	..... HIGH POINT	TOP	..... TOP OF SLOPE
INT.	..... INTERSECTION	TP	..... TYPICAL
I/E	..... INVERT ELEVATION	VC	..... VERTICAL CURVE
L	..... LENGTH	VPI	..... VERTICAL POINT OF INTERSECTION
LF	..... LINEAL FEET	W	..... WATER
LP	..... LOW POINT	Δ	..... CURVE DELTA

GENERAL UTILITY NOTES:

- 1. WHERE POTABLE WATER MAINS CROSS WITH ANY NON-POTABLE WATER / SANITARY SEWER / STORM DRAIN REFER TO N.D.E.P VERTICAL CROSSING CONFLICT SUMMARY. THE MINIMUM MITIGATED VERTICAL SEPARATION AT CROSSINGS SHALL NOT BE LESS THAN 6 INCHES.
- 2. ALL WATER AND SEWER LINES SHALL HAVE A MINIMUM OF A 10' HORIZONTAL SEPARATION UNLESS OTHERWISE APPROVED BY THE GOVERNING AGENCY'S HEALTH OR PUBLIC WORKS DEPARTMENTS.
- 3. THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE PLANS. THIS RESPONSIBILITY INCLUDES CONTACTING UTILITY COMPANIES FOR LOCATIONS OR POTHOLES PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 5. ALL STORM DRAIN LATERALS SIZES, SLOPES AND MATERIALS ARE SPECIFIED ON PLANS.
- 6. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE SPECIFIED ON THE UTILITY PLAN AND/OR THE PLAN AND PROFILE PLAN.
- 7. ALL WATER WATER SYSTEM MATERIALS AND CONSTRUCTION METHODS ARE TO BE IN ACCORDANCE WITH ALL APPLICABLE AWWA STANDARDS.
- 8. ALL SANITARY SEWER PIPE MATERIALS ARE SPECIFIED ON THE UTILITY PLAN AND/OR THE PLAN AND PROFILE PLAN. INSTALLATION OF ALL SEWER PIPE SHALL CONFORM TO THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- 9. ALL SANITARY SEWER LATERALS SHALL BE 4" (MIN.) SDR-35 AND SHALL HAVE A MINIMUM SLOPE OF 2.00%. ALL LATERALS SHALL EXTEND 10' BEYOND THE STREET RIGHT-OF-WAY UNLESS OTHERWISE DENOTED ON THE PLANS. ALL LATERALS SHALL BE EQUIPPED WITH A SEWER BACKFLOW PREVENTION DEVICE SUCH AS A CAP OR PLUG.
- 10. ALL UTILITY PIPING INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, STORM DRAIN, RECLAIMED WATER, PHONE CONDUIT, ELECTRICAL CONDUIT, GAS MAINS AND SERVICE LINES, SHALL BE TESTED IN ACCORDANCE WITH THE ALL GOVERNING UTILITY AGENCIES REQUIREMENTS PRIOR TO ANY PAVING OVER SAID UTILITIES PER THE ENGINEER'S RECOMMENDATION.
- 11. ALL PVC WATER PIPE SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C605, SECTION 7.
- 12. ALL WATER LINES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651.
- 13. ANY OPENINGS IN UNFINISHED PIPING AND APPURTENANCES MUST BE SEALED AND WATERTIGHT AT THE END OF EACH WORKING DAY.
- 14. PVC SOLID WALL PIPE TO BE USED FOR SANITARY SEWER, STORM DRAIN, AND IRRIGATION SLEEVES; PIPE AND FITTINGS SHALL BE MADE FROM PVC COMPOUNDS AS DEFINED AND DESCRIBED IN ASTM D 1784 FOR RIGID PVC COMPOUNDS AND CHLORINATED PVC COMPOUNDS. PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM D 3034 FOR SDR 35 AND ASTM F 679, GASKETS SHALL CONFORM TO ASTM F 477. ALL PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 46 PSI. PIPE AND MATERIALS SHALL BE MADE OF PVC PLASTIC HAVING A MINIMUM CELL CLASSIFICATION OF 12454-C OR 12364-C AS DEFINED IN ASTM D 1784. JOINTS MUST PROVIDE WATERIGHT SEAL AND ASSEMBLED WITH AN INTEGRAL BELL AND SPIGOT JOINT WITH THE RUBBER SEALING GASKET MEETING THE REQUIREMENTS OF ASTM A 3212.
- 15. BIGHORN CONSULTING IS NOT RESPONSIBLE FOR WATER ANALYSIS, INCLUDING PIPE SIZING AND WATER PRESSURES FOR EITHER DOMESTIC OR FIRE SUPPRESSION SYSTEMS.
- 16. ALL SEWER MAINS SHALL BE TV INSPECTED PRIOR TO ACCEPTANCE.
- 17. ALL SEWER MAINS SHALL PASS THE BALL AND MANDREL TEST PRIOR TO ACCEPTANCE.
- 18. ALL SEWER MAINS SHALL BE AIR TESTED PRIOR TO ACCEPTANCE.
- 19. ALL SEWER MANHOLES SHALL BE VACUUM TESTED PRIOR TO ACCEPTANCE
- 20. THESE PLANS ARE IN COMPLIANCE WITH NAC 278.440 & NAC 445A.65505 THROUGH NAC 445A.6731.

Avoid cutting underground utility lines. It's costly. Call you Dig 1-800-227-2600 UNDERGROUND SERVICE (USA)

THE NOTES AND SPECIFICATIONS ON THIS SHEET ARE FOR THE PROJECT CIVIL IMPROVEMENT PLANS BY BIGHORN CONSULTING ONLY



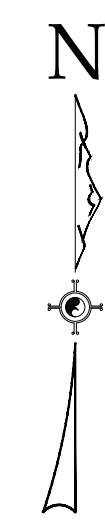
Date: 5.31.2023 Drawn By: EPA Designed By: EPA Checked By: EPA

T-2 2 OF 6

Item 6. Revision: Date: No.

TENTATIVE MAP FOR DIAMOND CREEK ~ PHASE 2 NOTES & SPECIFICATIONS SHEET

CITY OF FALLOW NEVADA



SITE INFORMATION

APNS: 001-841-98 & 001-841-99
 AREA: 0.38 ACRES & 15.87 ACRES
 ZONING: R1-7K
 LAND USE: SINGLE FAMILY RESIDENTIAL

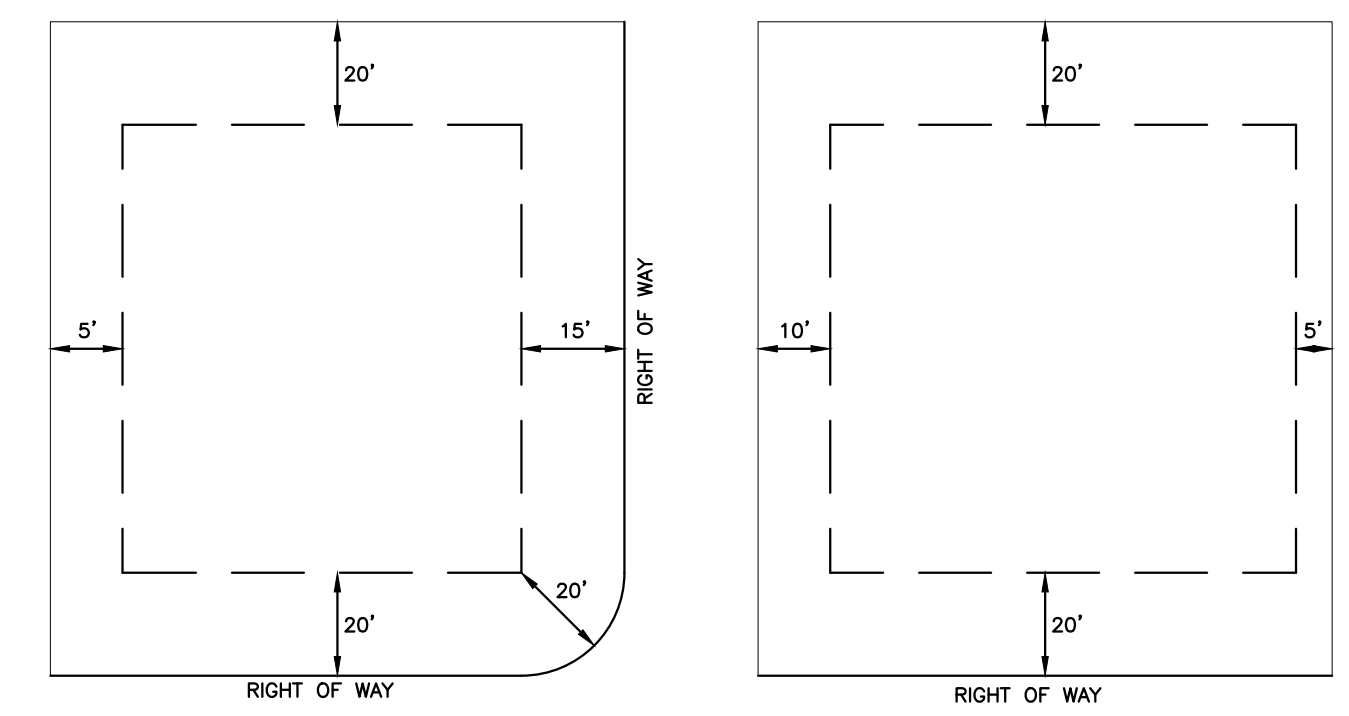
SITE DEVELOPMENT CALCULATIONS

TOTAL # OF SFR LOTS = 60
 SMALLEST LOT SIZE = 7,033 S.F.
 LARGEST LOT SIZE = 11,600 S.F.

RETENTION POND PARCELS TO BE DEEDED TO THE CITY OF FALLON:

- EXISTING NORTH POND (APN 001-841-96) = 0.25 ACRES
- SOUTHWEST POND = 0.66 ACRES

TOTAL # OF PARCELS = 61



TYPICAL SETBACKS (CORNER LOT) TYPICAL SETBACKS (MID-BLOCK LOT)

SECTIONS NOTE
 REF. DETAIL SHEET FOR ALL SECTIONS

SEE SHEET T-2 FOR NOTES AND SPECIFICATIONS

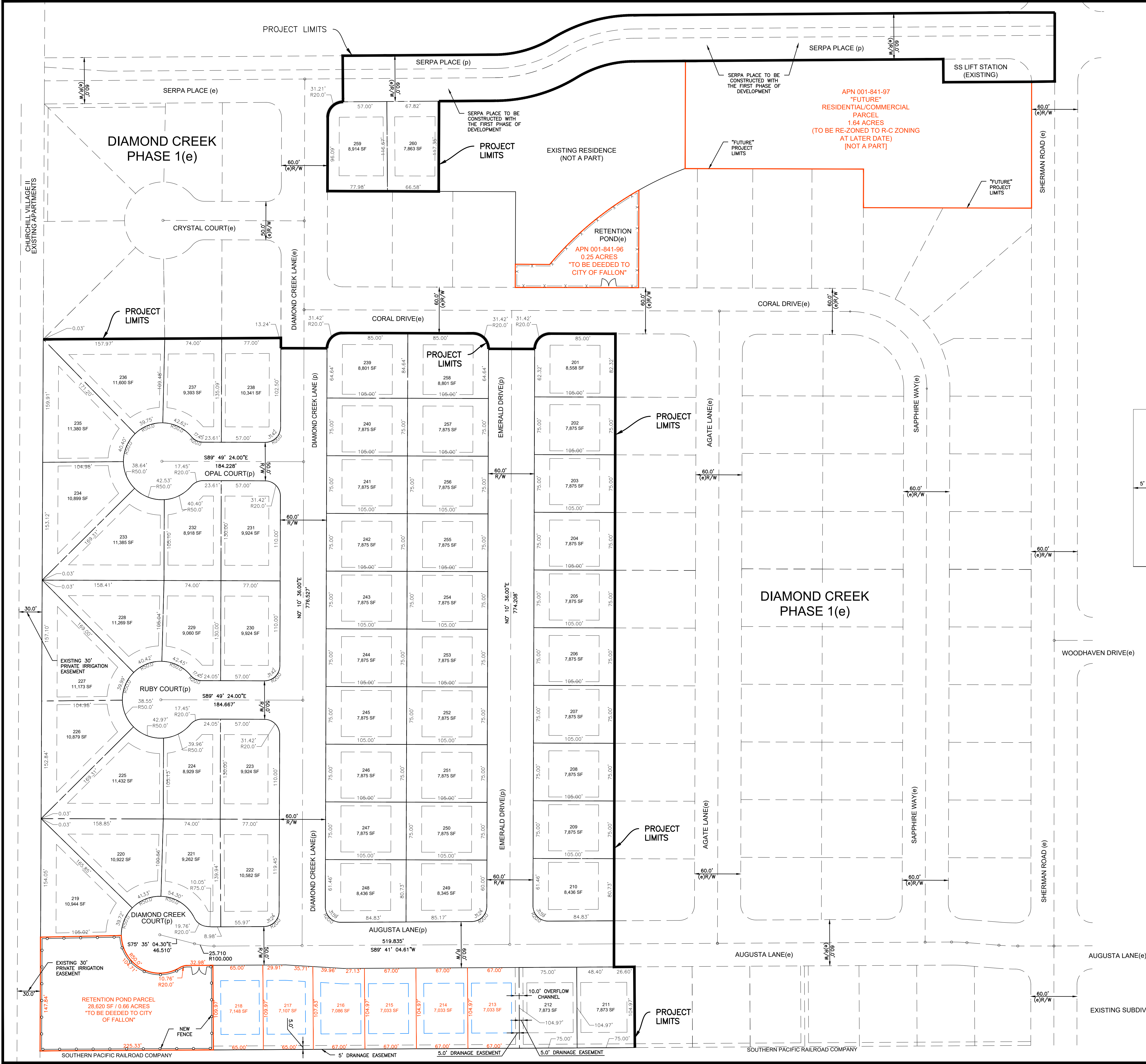
Avoid cutting underground utility lines. It's costly.
 before Call you Dtg
 1-800-227-2600
 UNDERGROUND SERVICE (USA)



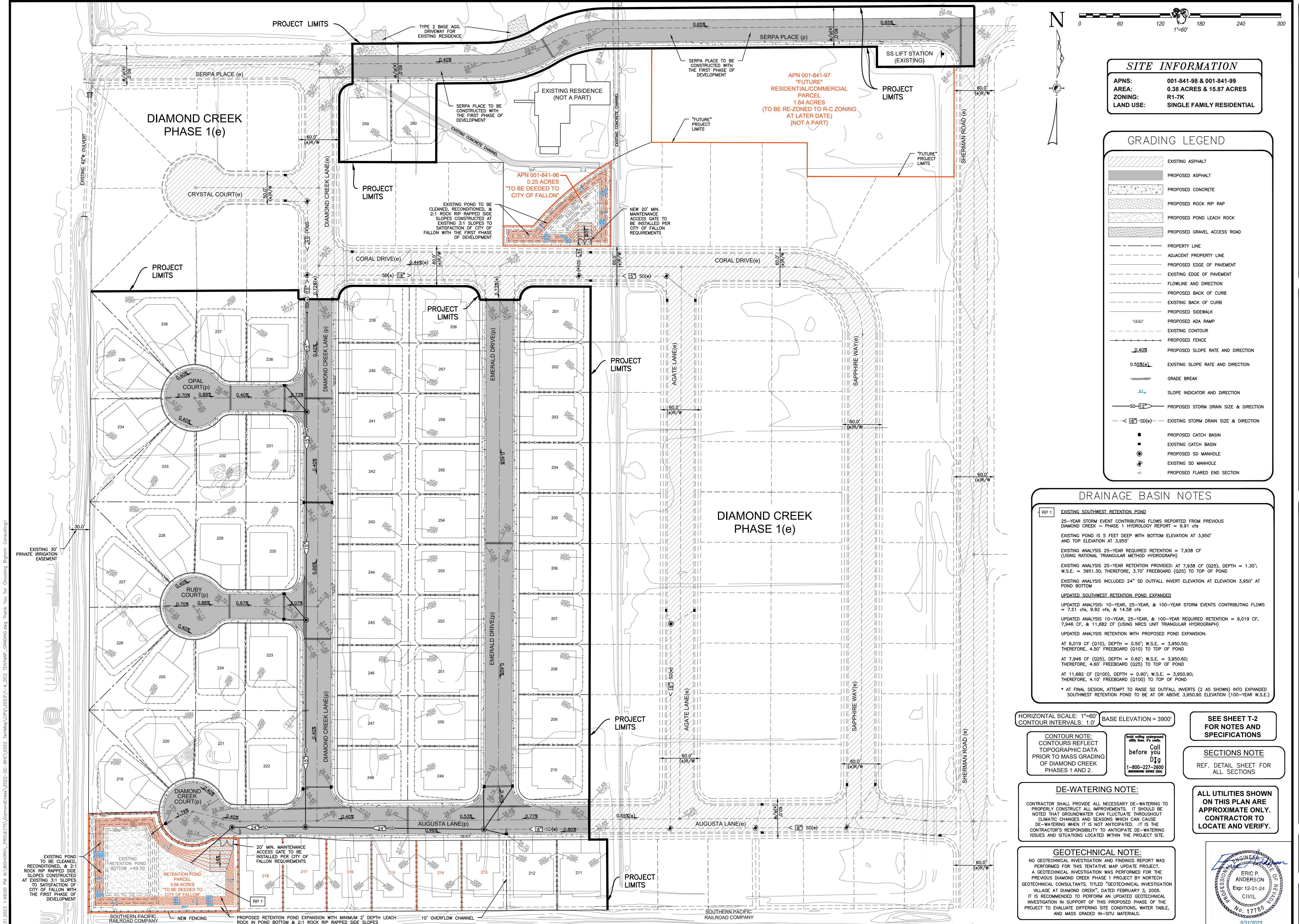
TENTATIVE MAP FOR
 DIAMOND CREEK ~ PHASE 2
 SITE PLAN

Date: 5.31.2023
 Drawn By: EPA
 Designed By: EPA
 Checked By: EPA

T-3
 3 OF 6



5/31/2023 14:42:23 PM N:\BIGHORN\PROJECTS\DiamondCreek\2022-DC-BMC\2022-ItemMap\Site\T-3-D02-ITEMAP-SITE.dwg Thank You for Choosing Bighorn Consulting!



SITE INFORMATION

APNS: 001-841-98 & 001-841-99
 AREA: 0.38 ACRES & 15.87 ACRES
 ZONING: R1-7K
 LAND USE: SINGLE FAMILY RESIDENTIAL

GRADING LEGEND

[Symbol]	EXISTING ASPHALT
[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED ROCK RIP RAP
[Symbol]	PROPOSED POND LEACH ROCK
[Symbol]	PROPOSED GRAVEL ACCESS ROAD
[Symbol]	PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	PROPOSED EDGE OF PAVEMENT
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	FLOWLINE AND DIRECTION
[Symbol]	PROPOSED BACK OF CURB
[Symbol]	EXISTING BACK OF CURB
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED ADA RAMP
[Symbol]	EXISTING CONTOUR
[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED SLOPE RATE AND DIRECTION
[Symbol]	EXISTING SLOPE RATE AND DIRECTION
[Symbol]	GRADE BREAK
[Symbol]	SLOPE INDICATOR AND DIRECTION
[Symbol]	PROPOSED STORM DRAIN SIZE & DIRECTION
[Symbol]	EXISTING STORM DRAIN SIZE & DIRECTION
[Symbol]	PROPOSED CATCH BASIN
[Symbol]	EXISTING CATCH BASIN
[Symbol]	PROPOSED SD MANHOLE
[Symbol]	EXISTING SD MANHOLE
[Symbol]	PROPOSED FLARED END SECTION

DRAINAGE BASIN NOTES

RP1 EXISTING SOUTHWEST RETENTION POND

25-YEAR STORM EVENT CONTRIBUTING FLOWS REPORTED FROM PREVIOUS DIAMOND CREEK ~ PHASE 1 HYDROLOGY REPORT = 9.91 cfs

EXISTING POND IS 5 FEET DEEP WITH BOTTOM ELEVATION AT 3,950' AND TOP ELEVATION AT 3,955'

EXISTING ANALYSIS 25-YEAR REQUIRED RETENTION = 7,938 CF (USING RATIONAL TRIANGULAR METHOD HYDROGRAPH)

EXISTING ANALYSIS 25-YEAR RETENTION PROVIDED: AT 7,938 CF (Q25), DEPTH = 1.30'; W.S.E. = 3951.30; THEREFORE, 3.70' FREEBOARD (Q25) TO TOP OF POND

EXISTING ANALYSIS INCLUDED 24" SD OUTFALL INVERT ELEVATION AT ELEVATION 3,950' AT POND BOTTOM

UPDATED SOUTHWEST RETENTION POND EXPANDED

UPDATED ANALYSIS: 10-YEAR, 25-YEAR, & 100-YEAR STORM EVENTS CONTRIBUTING FLOWS = 7,946 CF, & 11,682 CF (USING NRCS UNIT TRIANGULAR HYDROGRAPH)

UPDATED ANALYSIS RETENTION WITH PROPOSED POND EXPANSION:

AT 6,019 CF (Q10), DEPTH = 0.50'; W.S.E. = 3,950.50; THEREFORE, 4.50' FREEBOARD (Q10) TO TOP OF POND

AT 7,946 CF (Q25), DEPTH = 0.60'; W.S.E. = 3,950.60; THEREFORE, 4.60' FREEBOARD (Q25) TO TOP OF POND

AT 11,682 CF (Q100), DEPTH = 0.90'; W.S.E. = 3,950.90; THEREFORE, 4.10' FREEBOARD (Q100) TO TOP OF POND

* AT FINAL DESIGN, ATTEMPT TO RAISE SD OUTFALL INVERTS (2 AS SHOWN) INTO EXPANDED SOUTHWEST RETENTION POND TO BE AT OR ABOVE 3,950.90 ELEVATION (100-YEAR W.S.E.)

HORIZONTAL SCALE: 1"=60'
 CONTOUR INTERVALS: 1.0'

BASE ELEVATION = 3900'

SEE SHEET T-2 FOR NOTES AND SPECIFICATIONS

CONTOUR NOTE:
 CONTOURS REFLECT TOPOGRAPHIC DATA PRIOR TO MASS GRADING OF DIAMOND CREEK PHASES 1 AND 2.

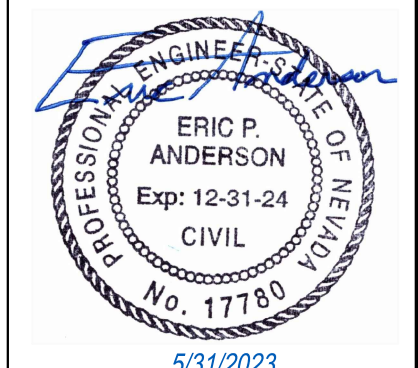
DE-WATERING NOTE:
 CONTRACTOR SHALL PROVIDE ALL NECESSARY DE-WATERING TO PROPERLY CONSTRUCT ALL IMPROVEMENTS. IT SHOULD BE NOTED THAT GROUNDWATER CAN FLUCTUATE THROUGHOUT CLIMATIC CHANGES AND SEASONS WHICH CAN CAUSE DE-WATERING WHEN IT IS NOT ANTICIPATED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE DE-WATERING ISSUES AND SITUATIONS LOCATED WITHIN THE PROJECT SITE.

SECTION NOTE
 REF. DETAIL SHEET FOR ALL SECTIONS

ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. CONTRACTOR TO LOCATE AND VERIFY.

CALL YOU DYG
 before
 1-800-227-2600
 (includes service fee)

GEOTECHNICAL NOTE:
 NO GEOTECHNICAL INVESTIGATION AND FINDINGS REPORT WAS PERFORMED FOR THIS TENTATIVE MAP UPDATE PROJECT. A GEOTECHNICAL INVESTIGATION WAS PERFORMED FOR THE PREVIOUS DIAMOND CREEK PHASE 1 PROJECT BY NORTCH GEOTECHNICAL CONSULTANTS, TITLED "GEOTECHNICAL INVESTIGATION VILLAGE AT DIAMOND CREEK", DATED FEBRUARY 3, 2005. IT IS RECOMMENDED TO PERFORM AN UPDATED GEOTECHNICAL INVESTIGATION IN SUPPORT OF THIS PROPOSED PHASE OF THE PROJECT TO EVALUATE DIFFERING SITE CONDITIONS, WATER TABLE, AND MASS GRADED IN-SITU MATERIALS.



Item 6.

Revision:	
Date:	
No.:	



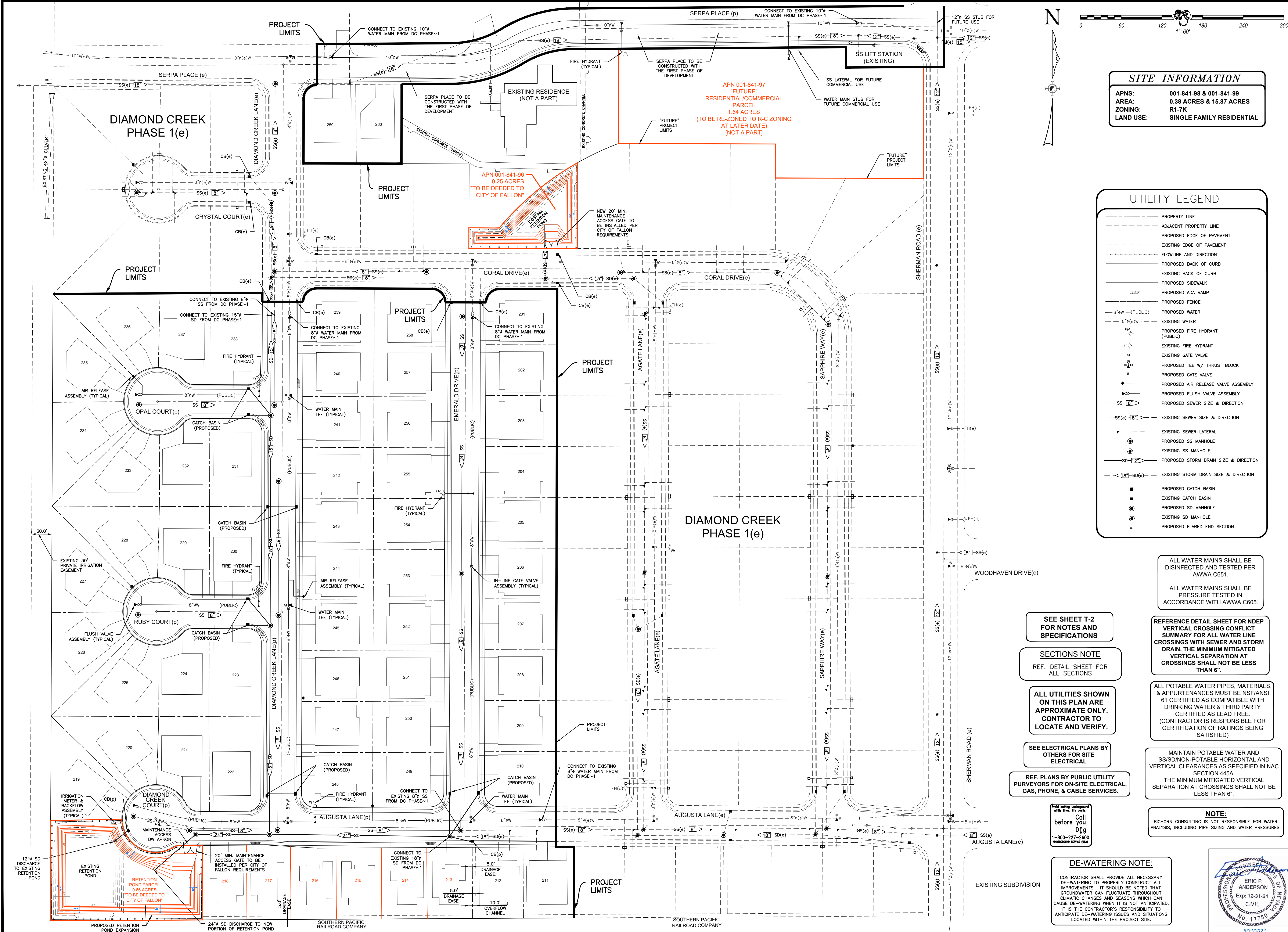
TENTATIVE MAP FOR
 DIAMOND CREEK ~ PHASE 2
 GRADING & DRAINAGE PLAN

NEVADA
 CITY OF FALLON

Date: 5.31.2023
 Drawn By: EPA
 Designed By: EPA
 Checked By: EPA

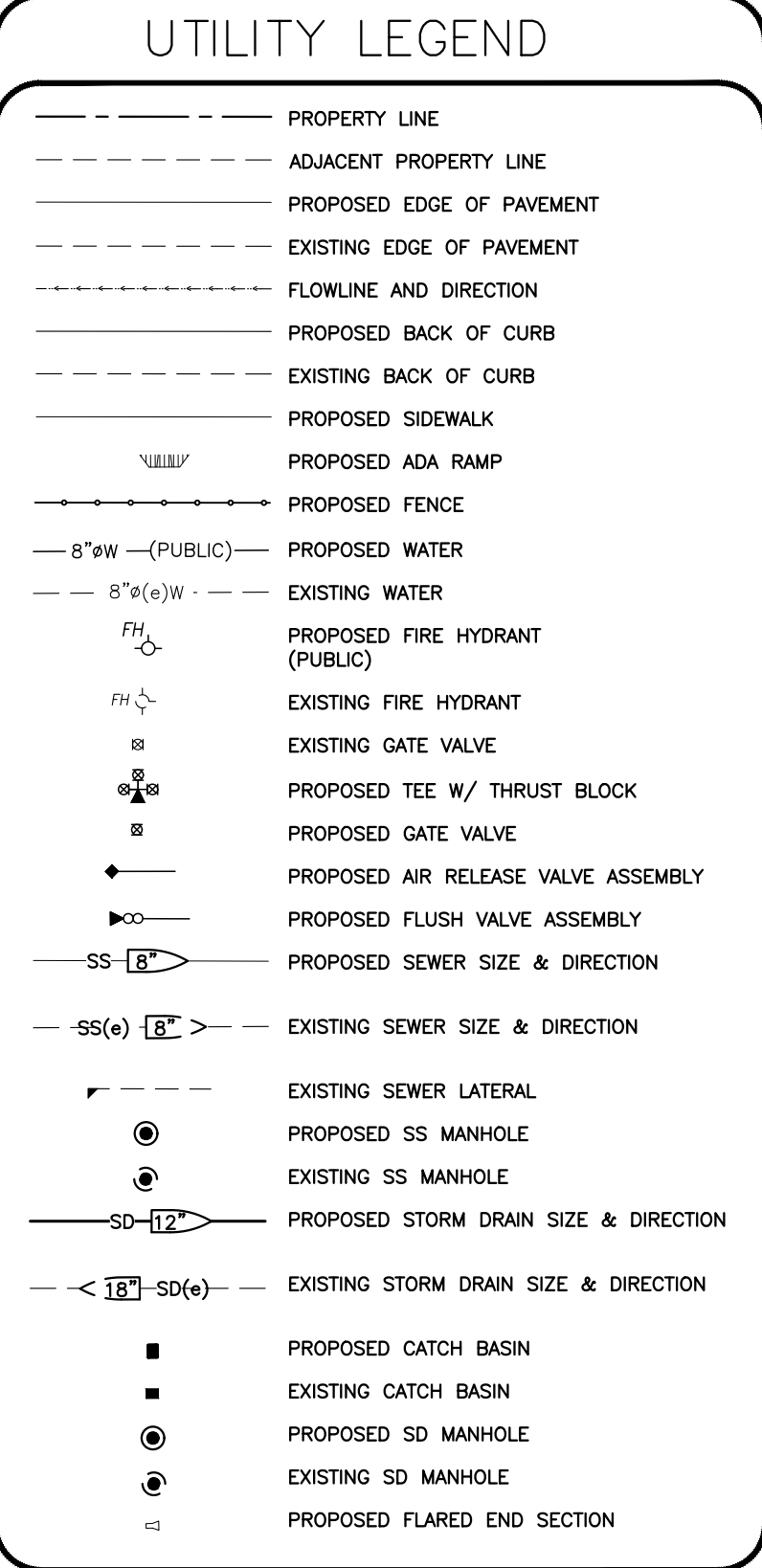
T-4
 4 OF 6

5.31.2023 14:00:00 PM N:\BIGHORN\PROJECTS\DiamondCreek\2022-DC-BIG\T-4.DWG TEKMAP_DRAUGR01.dwg Thank You for Choosing Bighorn Consulting



SITE INFORMATION

APNS: 001-841-98 & 001-841-99
 AREA: 0.38 ACRES & 15.87 ACRES
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 LAND USE: SINGLE FAMILY RESIDENTIAL



SEE SHEET T-2 FOR NOTES AND SPECIFICATIONS

SECTIONS NOTE
REF. DETAIL SHEET FOR ALL SECTIONS

ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. CONTRACTOR TO LOCATE AND VERIFY.

SEE ELECTRICAL PLANS BY OTHERS FOR SITE ELECTRICAL

REF. PLANS BY PUBLIC UTILITY PURVEYORS FOR ON-SITE ELECTRICAL, GAS, PHONE, & CABLE SERVICES.

NOTE:
BIGHORN CONSULTING IS NOT RESPONSIBLE FOR WATER ANALYSIS, INCLUDING PIPE SIZING AND WATER PRESSURES.

DE-WATERING NOTE:
CONTRACTOR SHALL PROVIDE ALL NECESSARY DE-WATERING TO PROPERLY CONSTRUCT ALL IMPROVEMENTS. IT SHOULD BE NOTED THAT GROUNDWATER CAN FLUCTUATE THROUGHOUT CLIMATIC CHANGES AND SEASONS WHICH CAN CAUSE DE-WATERING WHEN IT IS NOT ANTICIPATED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE DE-WATERING ISSUES AND SITUATIONS LOCATED WITHIN THE PROJECT SITE.

ALL WATER MAINS SHALL BE DISINFECTED AND TESTED PER AWWA C651.

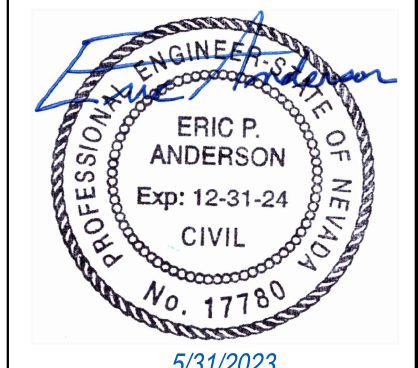
ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C605.

REFERENCE DETAIL SHEET FOR NDEP VERTICAL CROSSING CONFLICT SUMMARY FOR ALL WATER LINE CROSSINGS WITH SEWER AND STORM DRAIN. THE MINIMUM MITIGATED VERTICAL SEPARATION AT CROSSINGS SHALL NOT BE LESS THAN 6".

ALL POTABLE WATER PIPES, MATERIALS, & APPURTENANCES MUST BE NSF/ANSI 61 CERTIFIED AS COMPATIBLE WITH DRINKING WATER & THIRD PARTY CERTIFIED AS LEAD FREE. (CONTRACTOR IS RESPONSIBLE FOR CERTIFICATION OF RATINGS BEING SATISFIED)

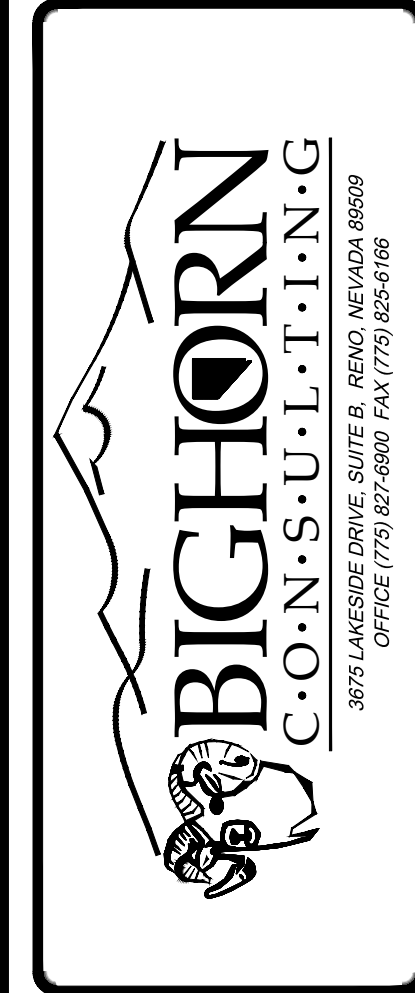
MAINTAIN POTABLE WATER AND SSSID/IN-POTABLE HORIZONTAL AND VERTICAL CLEARANCES AS SPECIFIED IN NAC SECTION 445A. THE MINIMUM MITIGATED VERTICAL SEPARATION AT CROSSINGS SHALL NOT BE LESS THAN 6".

Call before you Dig
 1-800-227-2600
 www.call800dig.com



5/31/2023

Revised:	
Date:	
No.:	

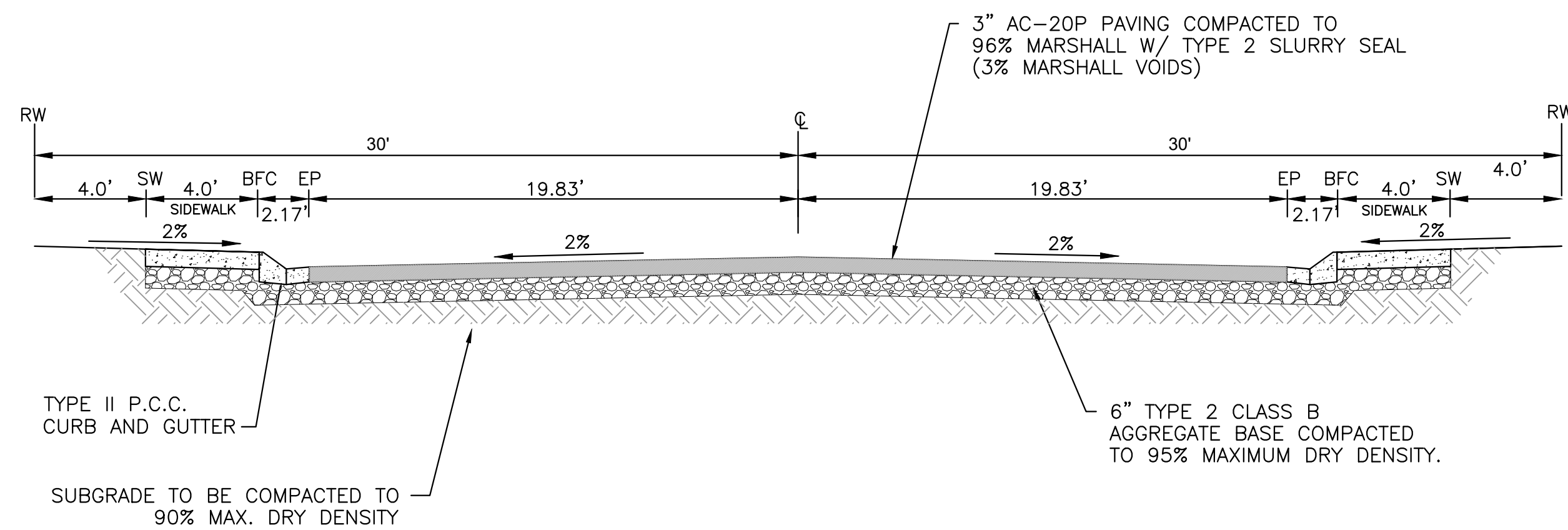


TENTATIVE MAP FOR
 DIAMOND CREEK ~ PHASE 2
 UTILITY PLAN

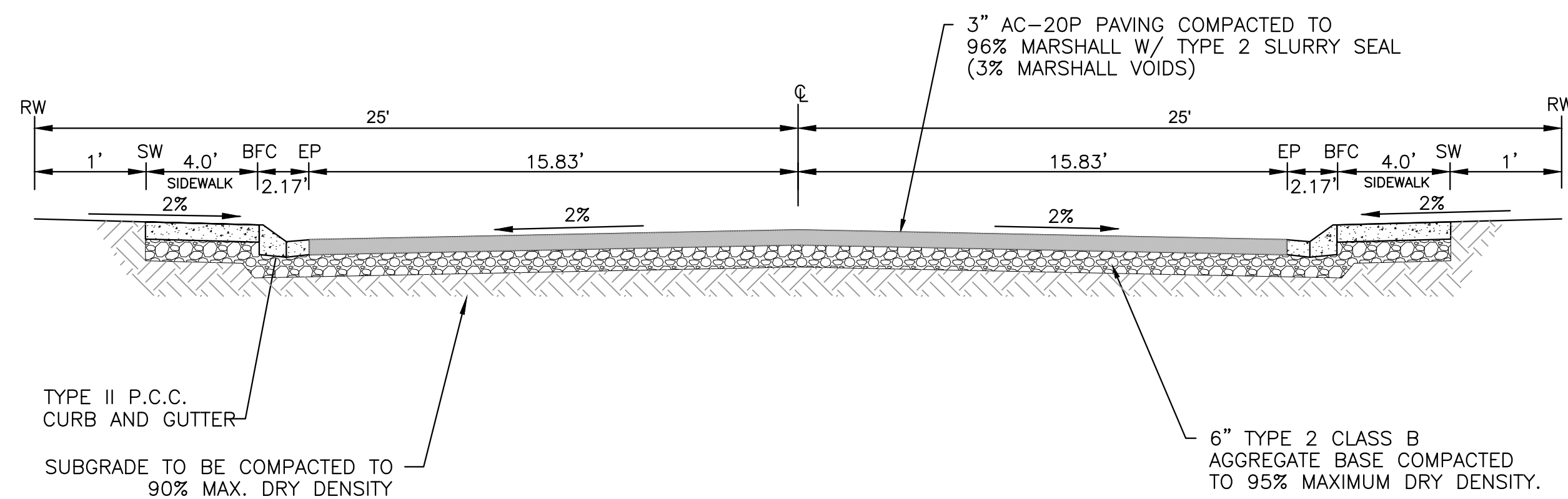
NEVADA
 CITY OF FALLON

Date: 5.31.2023
 Drawn By: EPA
 Designed By: EPA
 Checked By: EPA

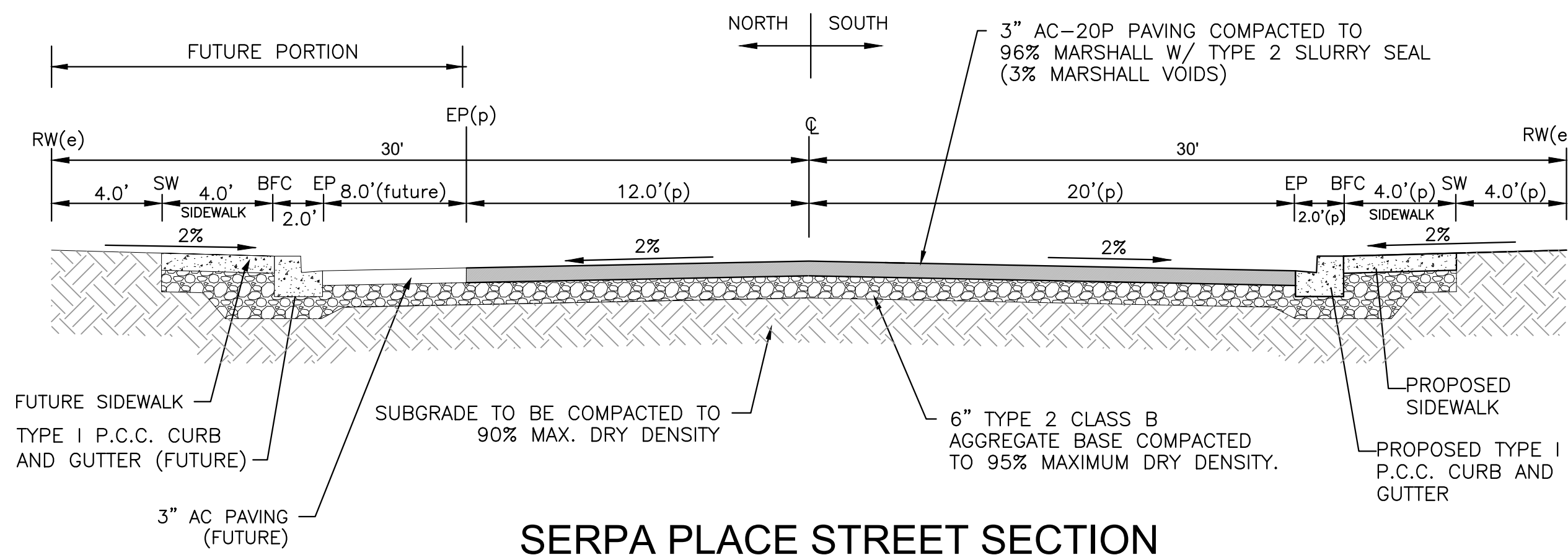
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 PLOT: UTILITY PLAN



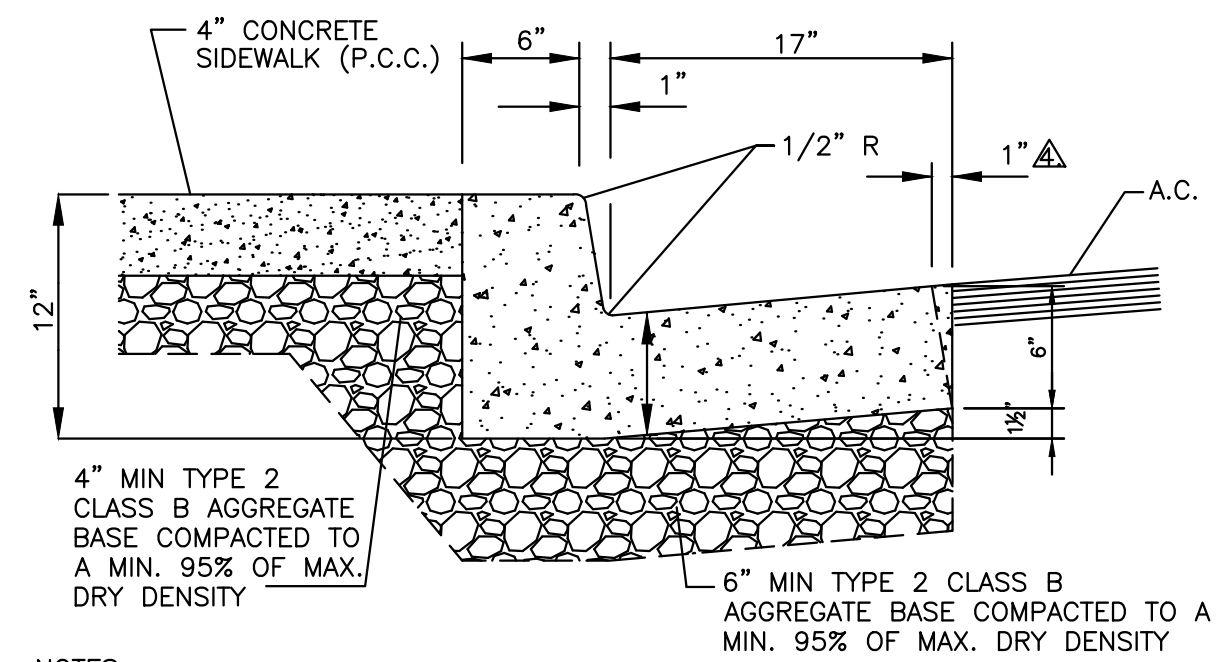
LOCAL STREET SECTION
(60' RIGHT OF WAY)



CUL-DE-SAC STREET SECTION
(50' RIGHT OF WAY)

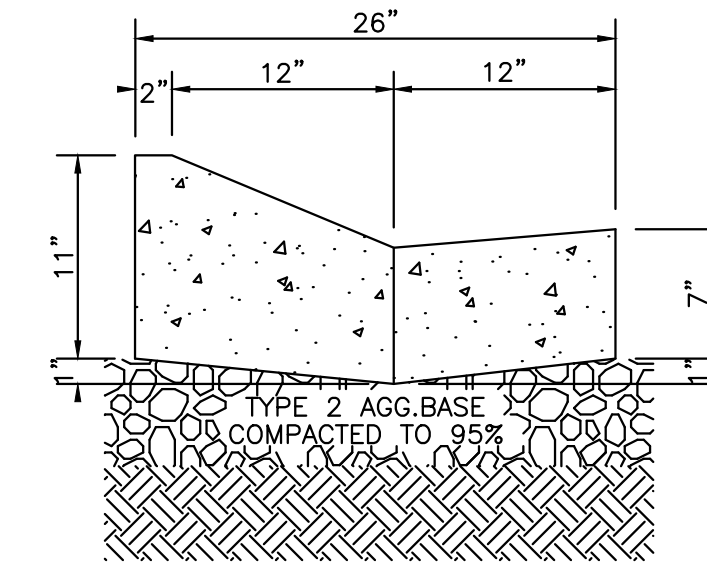


SERPA PLACE STREET SECTION
(3/4 SECTION IMPROVED, 1/4 SECTION FUTURE)



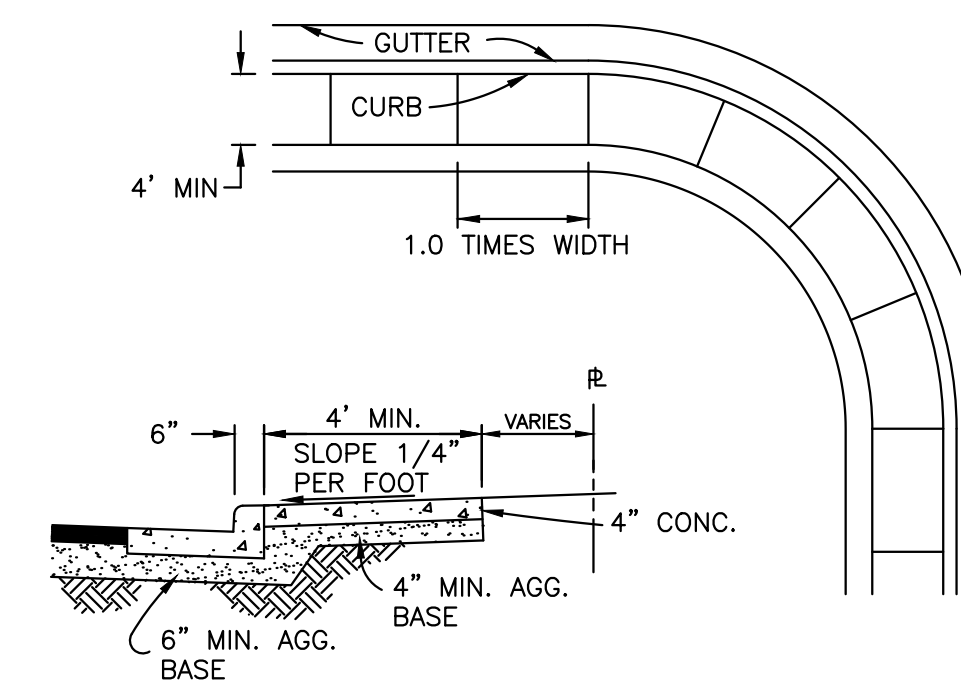
- NOTES:**
- FIBER-REINFORCED PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS: 4000 PSI MIN. COMPRESSIVE STRENGTH @ 28 DAYS, MIN. 6 SACKS OF CEMENT PER CUBIC YARD WITH A MAX. WATER/CEMENT RATIO OF 0.45, AIR ENTRAINMENT 6% ±1.5%, SLUMP AT 1-4 INCHES. ALL MATERIALS SHALL CONFORM TO SSPWC SECTION 202. POLYPROPYLENE FIBERS SHALL BE ADDED TO THE P.C.C. PER THE MANUFACTURER'S RECOMMENDATIONS.
 - EXPANSION JOINTS 1/2" WIDE SHALL BE LOCATED IN CURBS AND GUTTERS AT EA. SIDE OF STRUCTURES, AT THE ENDS OF ALL CURB RETURNS, AND ABUTTING HARDENED IN-PLACE CURB AND GUTTER, EXCEPT THAT EXPANSION JOINTS SHALL NOT BE INSTALLED WITHIN 20 FEET OF AN ISLAND NOSE. EXPANSION JOINTS SHALL BE 1/2" THICK, SHAPED TO THE CROSS SECTION OF THE CURB AND GUTTER, AND CONSTRUCTED AT RIGHT ANGLES TO THE CURB AND GUTTER. JOINT FILLER MATERIAL SHALL CONFORM TO SSPWC SECTION 202.10. WEAKENED PLANE JOINTS SHALL BE EVERY 10 FEET AND LOCATED ON THE BACK, TOP AND FACE OF THE CURB AND THE TOP OF THE GUTTER PAN.
 - CURB & GUTTER SECTIONS SHALL BE PLACED SEPARATELY FROM SIDEWALK SECTIONS.
 - "BATTERED" CONSTRUCTION ALLOWED FOR NEW CONSTRUCTION, WHILE "VERTICAL CONSTRUCTION PERMITTED FOR RECONSTRUCTION.
 - WHERE ALTERNATE STANDARDS OF CURB AND GUTTER EXIST, AND THE REPLACEMENT CURB AND GUTTER IS GREATER THAN 20 CONTINUOUS FEET IN LENGTH, TYPE 1 CURB AND GUTTER SHALL BE INSTALLED WITH THE APPROPRIATE TRANSITIONS TO MATCH INTO THE EXISTING CURB AND GUTTER, IF DIRECTED BY THE CITY ENGINEER.
- WHEN SIDEWALK IS NOT REQUIRED, BACKFILL BEHIND THE CURB TO THE TOP FOR A HORIZONTAL DISTANCE OF 12" FROM BACK FACE OF CURB, WITH A MATCH TO EXISTING GRADE OF NOT EXCEEDING A 3:1 SLOPE.

TYPE 1 P.C.C. CURB & GUTTER



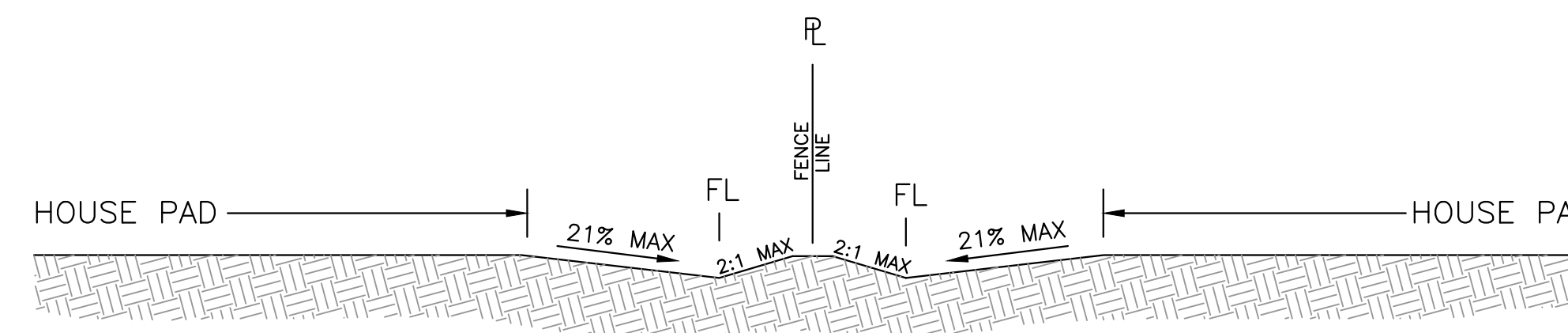
- NOTES:**
- ALL P.C.C. CURB, GUTTER AND SIDEWALK SHALL BE CLASS AA OR DA CONCRETE UNLESS OTHERWISE SPECIFIED
 - ALL CONCRETE CURB, GUTTER AND SIDEWALK SHALL HAVE 1/2" EXPANSION JOINTS EVERY 30' (UNLESS APPROVED OTHERWISE BY THE ENGINEER) AND AT ALL CURB RETURNS AND SHALL HAVE WEAKENED PLANE JOINTS EVERY 10 FEET.
 - AGGREGATE BASE MATERIAL SHALL CONFORM TO THE SPECIFICATIONS FOR TYPE 2 AGGREGATE BASE AND BE COMP. TO A MIN. 95% MAX. DRY DENSITY.

TYPE 2 PCC CURB & GUTTER

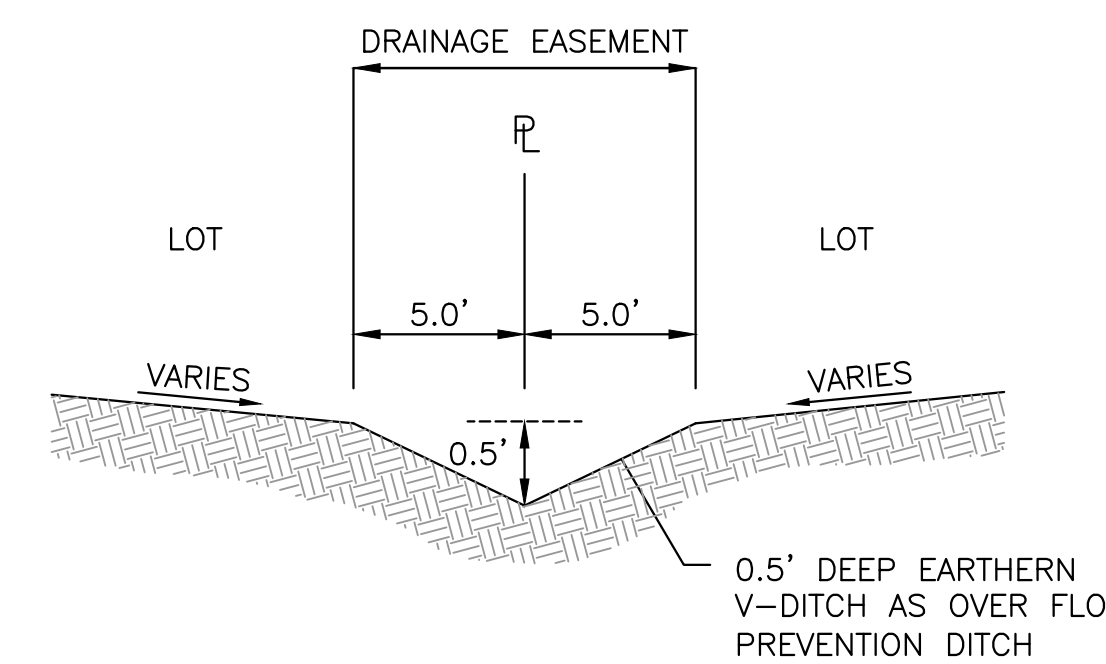


- NOTES:**
- ALL P.C.C. CURB, GUTTER, AND SIDEWALK SHALL BE CLASS AA OR DA CONCRETE UNLESS OTHERWISE SPECIFIED (4000 PSI)
 - MIN. CURB RETURN RADIUS SHALL BE 20 FEET UNLESS OTHERWISE SPECIFIED.
 - ALL CONCRETE CURB, GUTTER, AND SIDEWALK SHALL HAVE 1/2" EXPANSION JOINTS EVERY 30' (UNLESS APPROVED OTHERWISE BY THE ENGINEER) AND AT ALL CURB RETURNS AND SHALL HAVE WEAKENED PLANE JOINTS NO GREATER THAN EVERY 10 FEET.
 - ALL AGGREGATE BASE SHALL BE TYPE 2 CLASS B.
 - ALL WEAKENED PLANE JOINTS SHALL BE IN CONFORMANCE TO SECTION 312.09.02 SSPWC

TYPICAL SIDEWALK



TYPICAL LOT CROSS SECTION



TYPICAL OVERFLOW CHANNEL SECTION

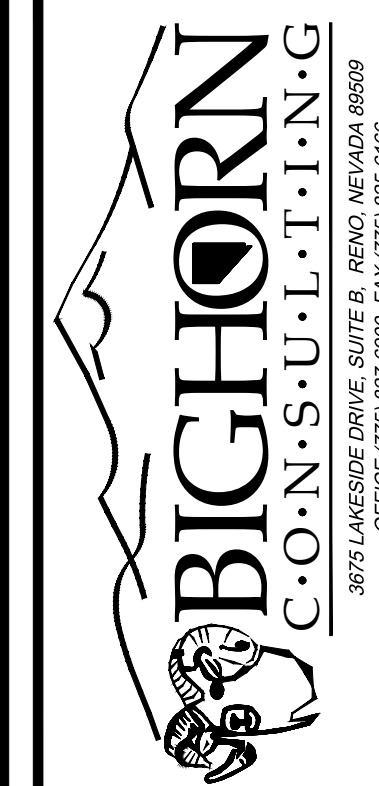
NOTE:
ALL DETAILS
NOT TO SCALE.

NOTE:
BIGHORN CONSULTING IS NOT RESPONSIBLE FOR ANY STRUCTURAL CALCULATIONS AND/OR DESIGN. THIS INCLUDES, BUT IS NOT LIMITED TO, SOUND OR RETAINING WALLS, BUILDING FOUNDATIONS, FOOTINGS, FENCING, TRASH ENCLOSURES, MASONRY, MONUMENT OR OTHER SIGNS, AND SPECIAL INSPECTION REQUIREMENTS OF SAID STRUCTURAL ELEMENTS.



Date: 5.31.2023
Drawn By: EPA
Designed By: EPA
Checked By: EPA

T-6
6 OF 6



TENTATIVE MAP FOR
DIAMOND CREEK ~ PHASE 2
SECTIONS SHEET

CITY OF FALLOON

NEVADA

5/31/2023 1:48:55 PM N:\BIGHORN\PROJECTS\DiamondCreek\2022-DC-BMC-2022-ItemMap\City\2023\1-1-DC2_TENMAP_SECTIONS-SHEETS.dwg Thank You for Choosing Bighorn Consulting!



CHURCHILL COUNTY ROAD DEPARTMENT

330 N. Broadway Street Fallon, NV 89406

(775) 423-4133 Fax (775) 423-7285

August 1, 2023

City of Fallon
55 W. Williams Avenue
Fallon, NV 89406
Attn: Derek Zimney

Mr. Zimney;

The Churchill County Road Department's normal hours of operation are Monday through Friday from 6:00 a.m. to 4:30 p.m. However, during winter weather conditions or for emergency callouts, our equipment may operate at any given time during the day or night.

We are requesting that during the City's review of the map for the expansion of the subdivision behind our equipment yard, a sound wall be required from the developer. This will help to keep the sound level of heavy equipment, like backup alarms, to a minimum.

If you have any questions, please contact me.

Regards,

Gary Fowkes
Churchill County Road Department Supervisor



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

August 1, 2023

Derek Zimney, P.E.
City Engineer, City of Fallon
55 West Williams Ave.
Fallon, NV 89406

**Re: Tentative Map - Diamond Creek Phase 2
60 lots in the City of Fallon**

Dear Mr. Zimney,

The Nevada Division of Environmental Protection has reviewed the above referenced subdivision and recommends approval of said subdivision with respect to water pollution and sewage disposal, provided that the City of Fallon commits to providing water and sewage service to said subdivision.

Please note that the Division requires coverage under the NDEP's Construction Stormwater General Permit NVR100000 if a subdivision will disturb one (1) or more acres and may require coverage under the NDEP's Construction Stormwater General Permit NVR100000 if the subdivision is within a quarter (¼) mile radius of a Waters of the United States. A Notice of Intent must be filed electronically and submitted with the proper fees prior to commencing any earth-disturbing activities at the site. Visit NDEP's Bureau of Water Pollution Control Stormwater website at <https://ndep.nv.gov/water/water-pollution-control/permitting/stormwater-discharge-permits> for more information about this permit.

Sincerely,

Katura Tullar, E.I.
Technical Services Branch
Bureau of Water Pollution Control

ec: Steve Shell, DWR, sshell@water.nv.gov
David Friedman, BCA, dfriedman@ndep.nv.gov
Julia Hoeh, BCA, jhoeh@ndep.nv.gov
Derek Zimney, P.E., City of Fallon, dzimney@fallonnevada.gov
Eric Anderson, P.E., Bighorn Consulting, eric@bighornconsulting.net

Control No. 15558

Derek Zimney

From: Steve Shell <sshell@water.nv.gov>
Sent: Tuesday, August 8, 2023 10:28 AM
To: Derek Zimney
Subject: [EXTERNAL] - RE: City of Fallon - Diamond Creek 2 Tentative Map

The subject property lies within the City of Fallon service area.

Municipal water service is subject to City of Fallon rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

A Will Serve from City of Fallon and a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

Derek,

Yeah, I think I skipped over this one, sorry.
Everything seems to be in perfect order, otherwise.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell
Nevada Division of Water Resources
775-684-2836

From: Derek Zimney <dzimney@fallonnevada.gov>
Sent: Wednesday, August 2, 2023 9:36 AM
To: Steve Shell <sshell@water.nv.gov>; Malcolm Wilson <mjwilson@water.nv.gov>
Cc: Eric Anderson <eric@bighornconsulting.net>
Subject: RE: City of Fallon - Diamond Creek 2 Tentative Map

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Steve –

Just checking in to make sure you received everything you need for this map.

Thank you,

Derek

Derek Zimney, P.E. | City Engineer

Derek Zimney

From: eric@bighornconsulting.net
Sent: Tuesday, August 1, 2023 11:05 AM
To: ida@tcid.org
Cc: juanita@tcid.org; Derek Zimney
Subject: [EXTERNAL] - RE: Diamond Creek Phase 2

Good morning Ida,

Hope all is well! Thank you very much for your review and your response, I really appreciate it!

Thanks again,

Eric Anderson, P.E.
 Principal Engineer



Office: 775.827.6900

Cell: 775.750.7956

[Bighorn Consulting](#)

From: Ida Adams
Sent: Monday, July 31, 2023 1:43 PM
To: eric@bighornconsulting.net
Cc: juanita@tcid.org
Subject: RE: Diamond Creek Phase 2

Afternoon Eric,

We have taken a look at the map and there are no Project Easements. At this time , we have no comments.

If you have any question please let us know.

Ida Adams
Clerical Specialist III
& Pump Administrator

TCID
 P.O. Box 1356
 Fallon, NV 89407
 775-423-2141 ext. 1232

From: eric@bighornconsulting.net [<mailto:eric@bighornconsulting.net>]
Sent: Thursday, July 20, 2023 11:39 AM

To: ida@tcid.org
Cc: juanita@tcid.org
Subject: RE: Diamond Creek Phase 2

Good morning Ida,

Hope all is well! Thank you very much for your email, really appreciate it! Very sorry about that check being dated so long ago, I wasn't sure if it was too long ago for you to be able to deposit or not? I will get a check in the mail to you asap.

Thanks again,

Eric Anderson, P.E.
Principal Engineer



Office: 775.827.6900
Cell: 775.750.7956
Bighorn Consulting

From: Ida Adams
Sent: Thursday, July 20, 2023 10:11 AM
To: 'Eric' <eric@bighornconsulting.net>
Cc: juanita@tcid.org
Subject: Diamond Creek Phase 2

Morning Eric,

We received your check for the map review but we are unable to write a receipt do to the date on the check 10-13-22. I will send the check back to you so a check with a current date can be issued.

Ida Adams
Clerical Specialist III
& Pump Administrator

TCID
P.O. Box 1356
Fallon, NV 89407
775-423-2141 ext. 1232



CITY OF FALLON
REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: August 17, 2023
 AGENDA DATE: September 5, 2023
 TO: The Honorable City Council
 FROM: Ronald D. Wenger, Chief of Police
 AGENDA ITEM TITLE: Fallon Police Department Monthly Report for July 2023
 TYPE OF ACTION REQUESTED:

- | | |
|----------------------|---|
| Resolution | Ordinance |
| Formal Action/Motion | <input checked="" type="checkbox"/> Other – Discussion Only |

POSSIBLE COUNCIL ACTION: For Review Only

DISCUSSION: (Attachment, if necessary)

FISCAL IMPACT: None

FUNDING SOURCE: N/A.

PREPARED BY: Emily Rasmussen

PRESENTED TO COUNCIL BY: Chief Ron Wenger

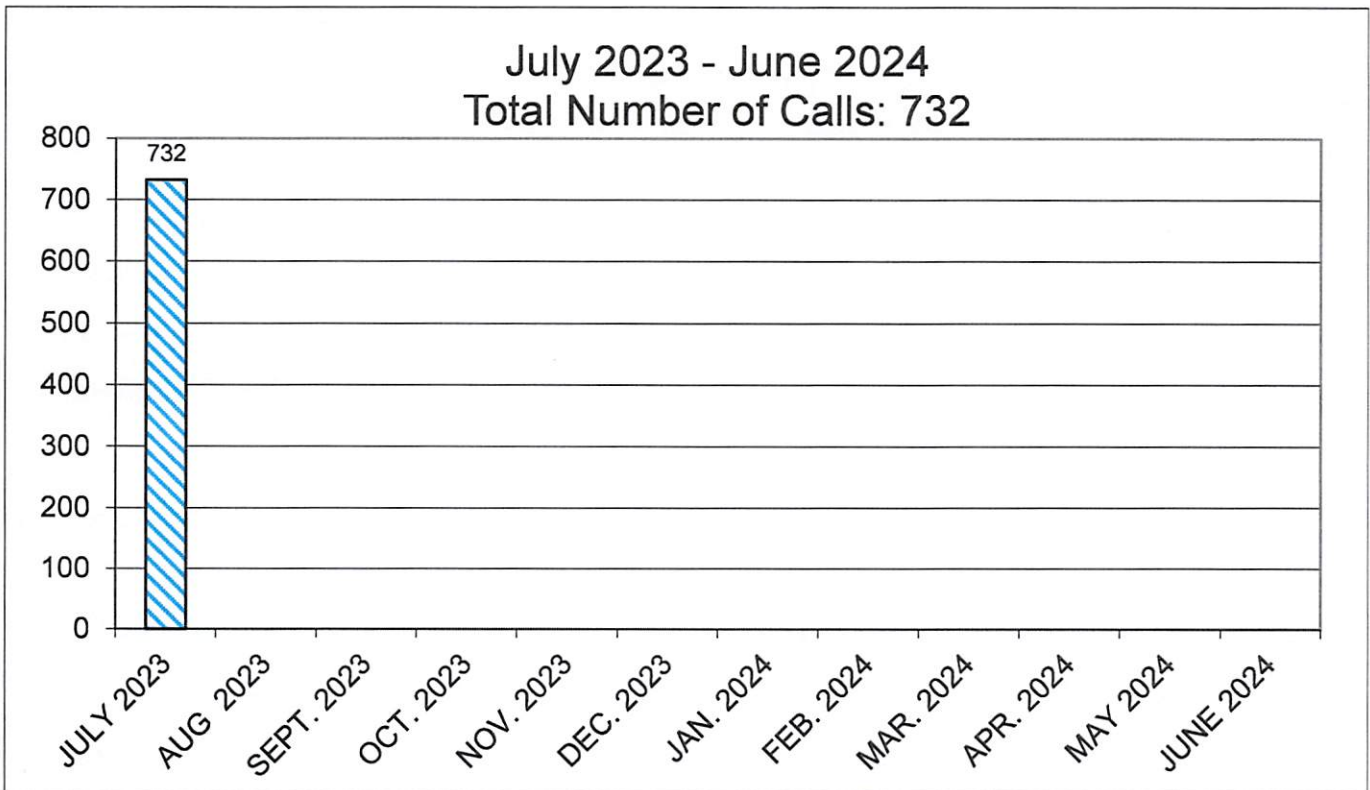
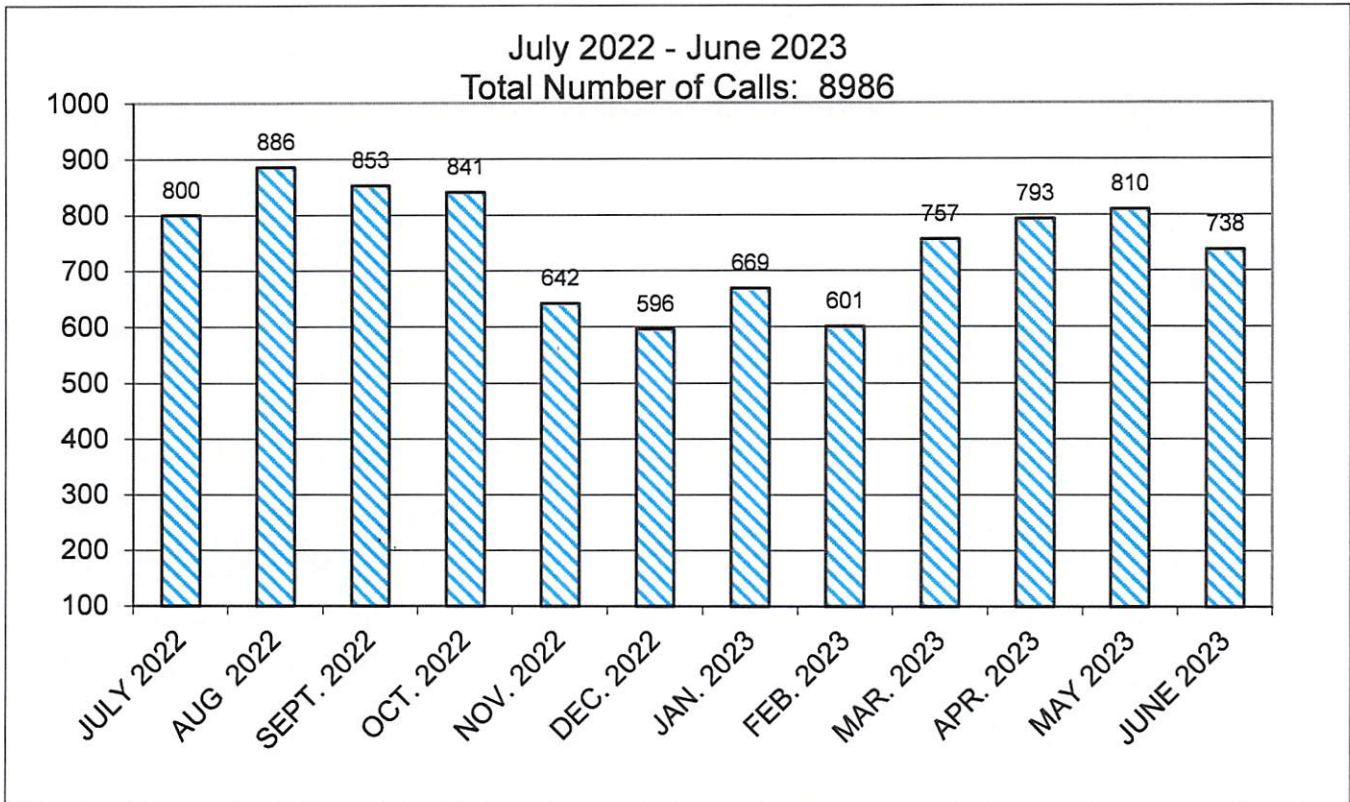
MONTHLY ACTIVITY REPORT



July 2023

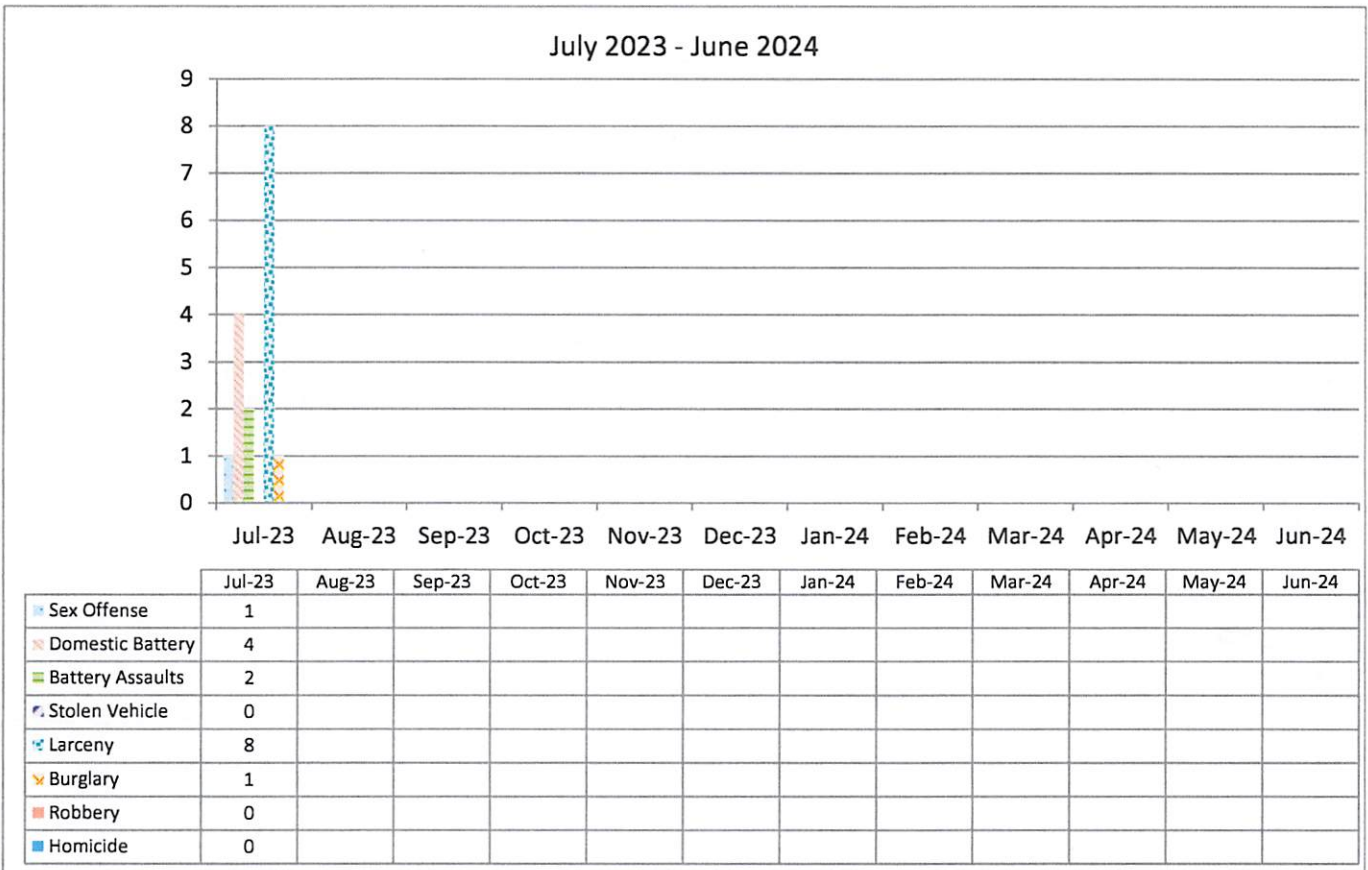
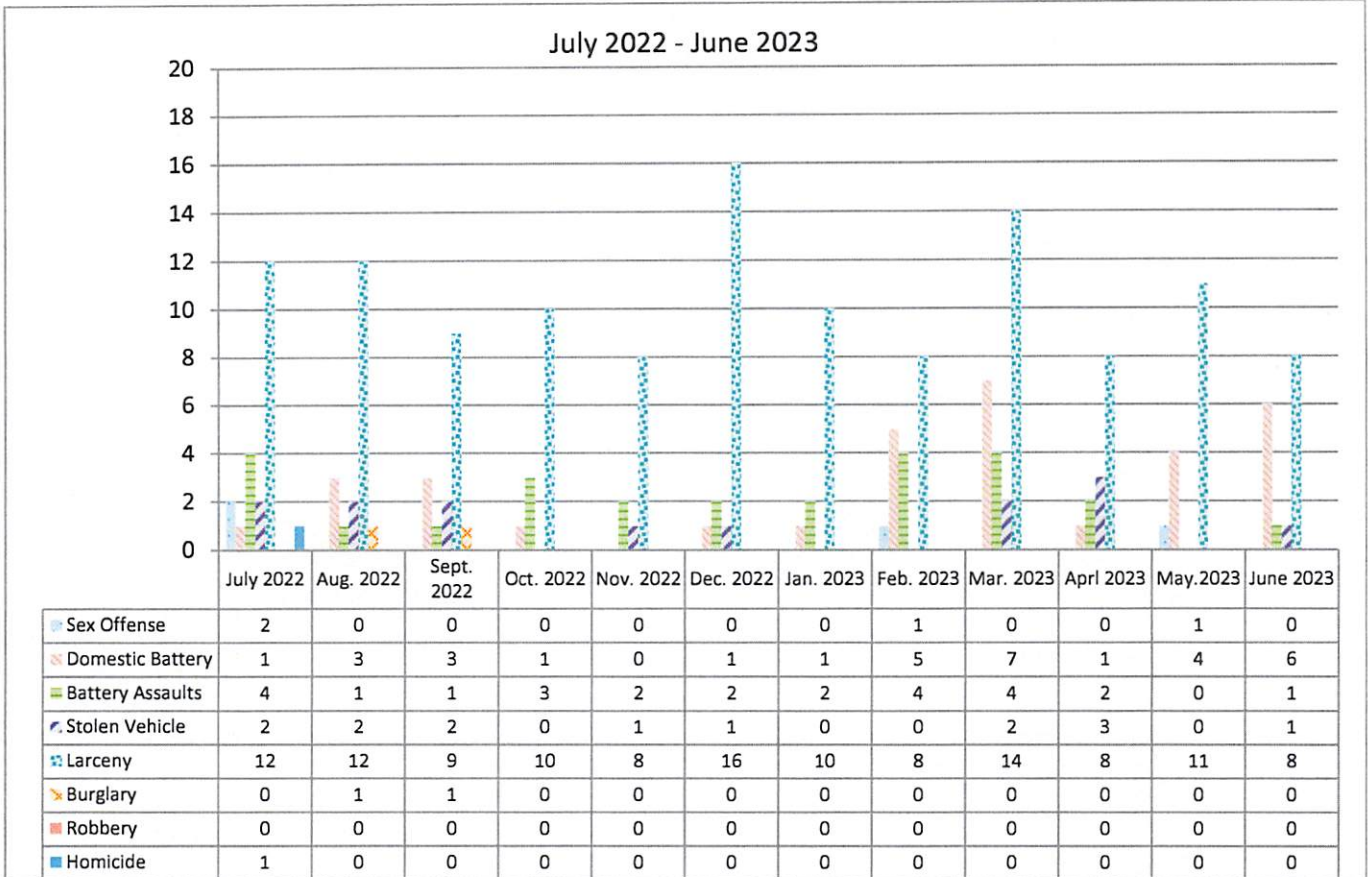
Calls for Service / Total Incidents Reported

Item 7.



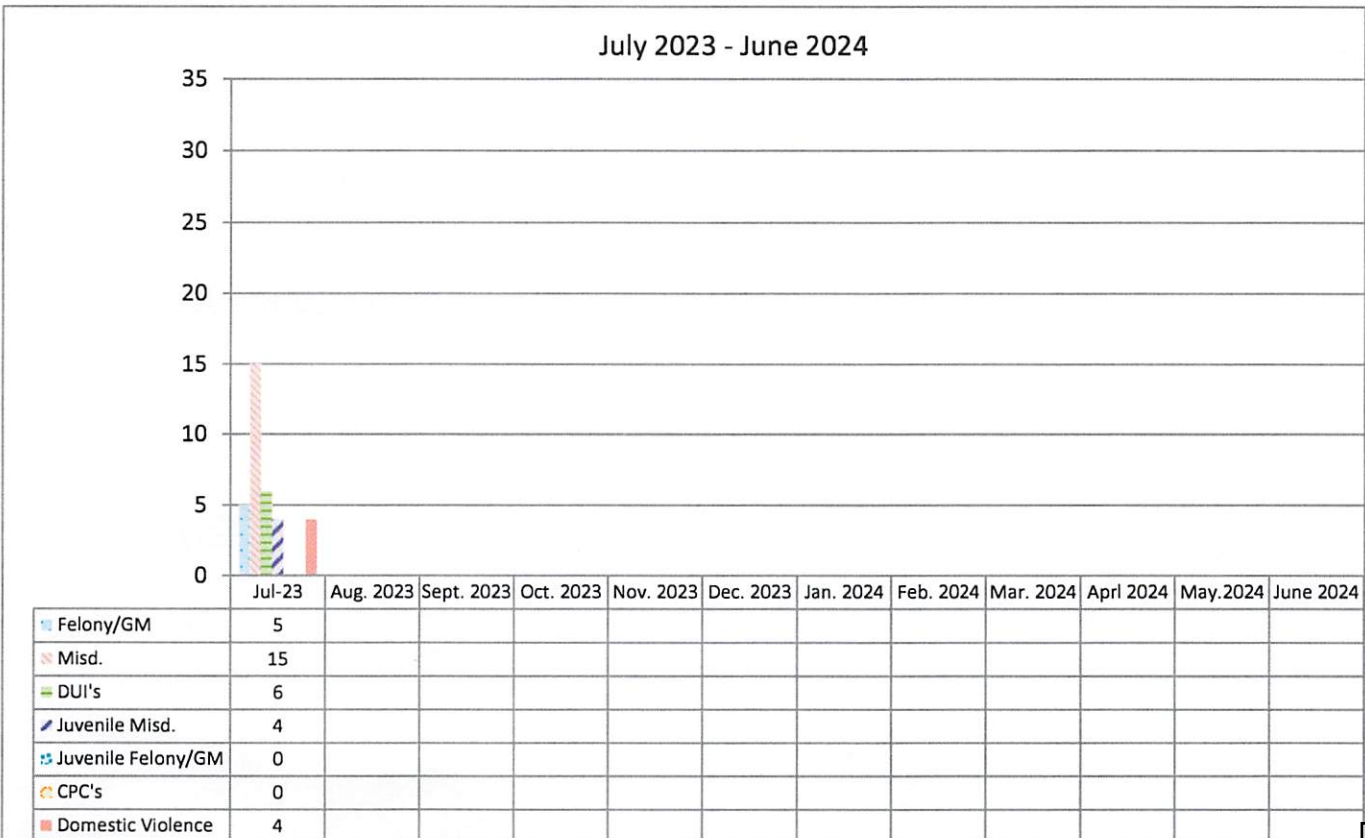
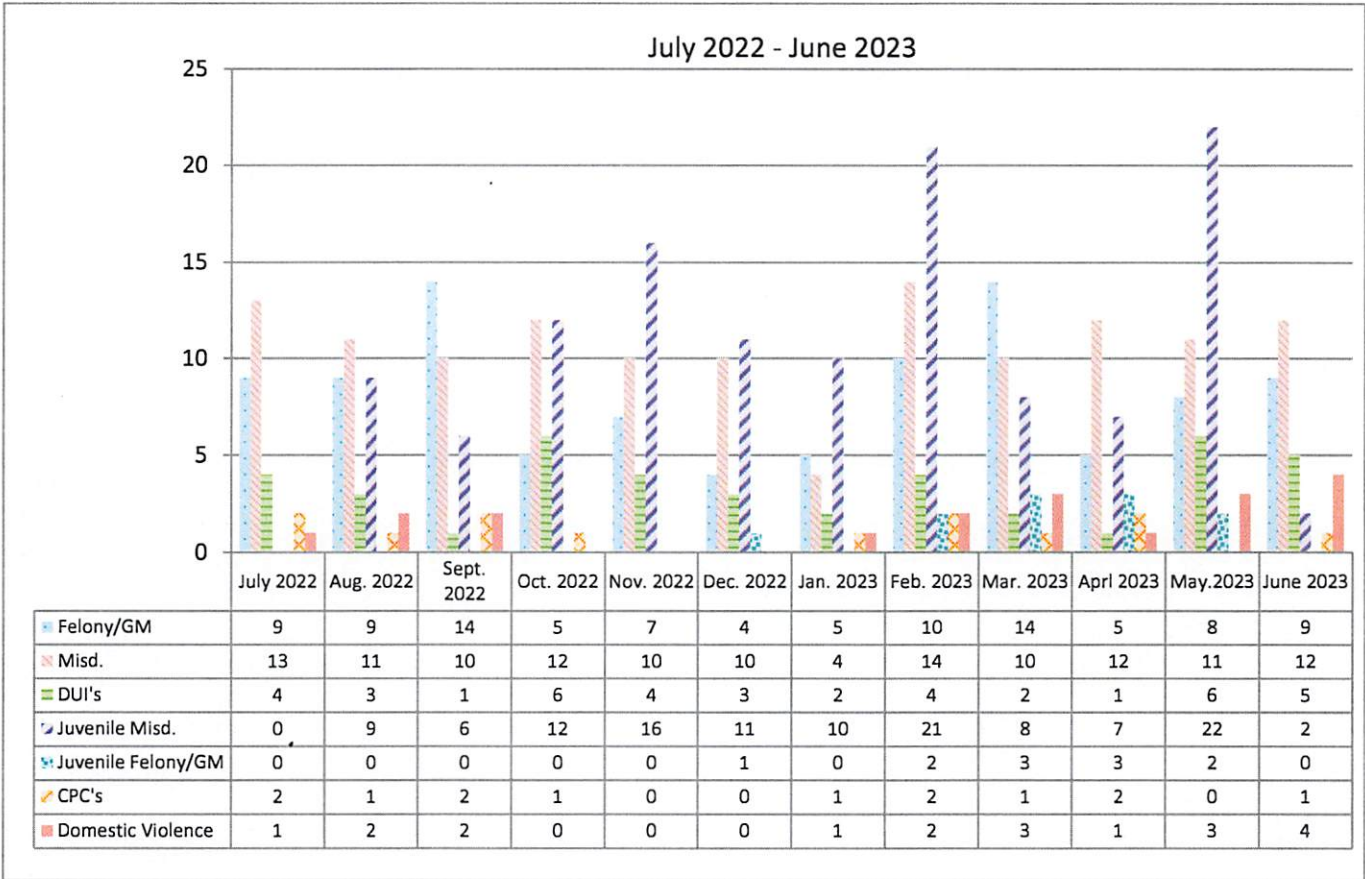
Crime Summary

Item 7.



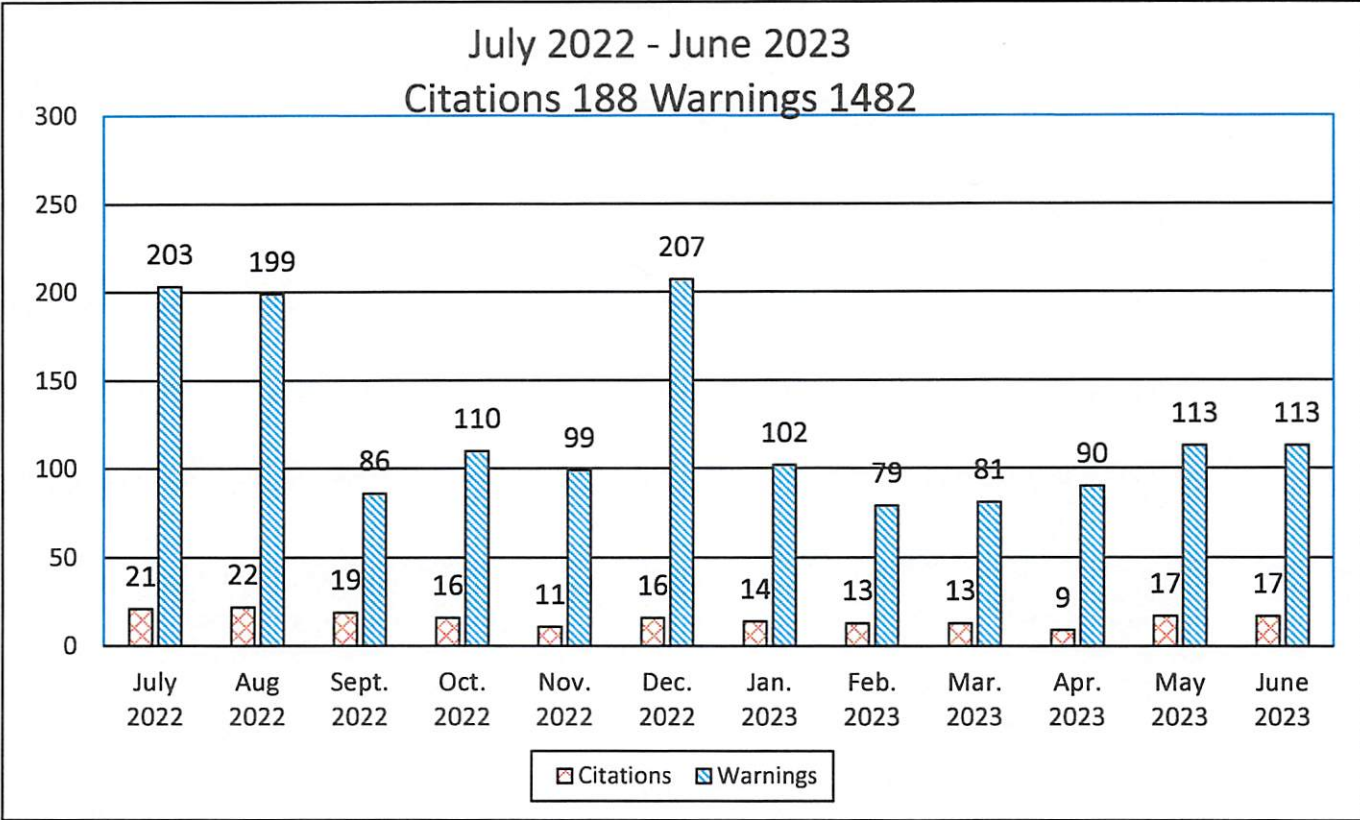
Arrest Summary

Item 7.

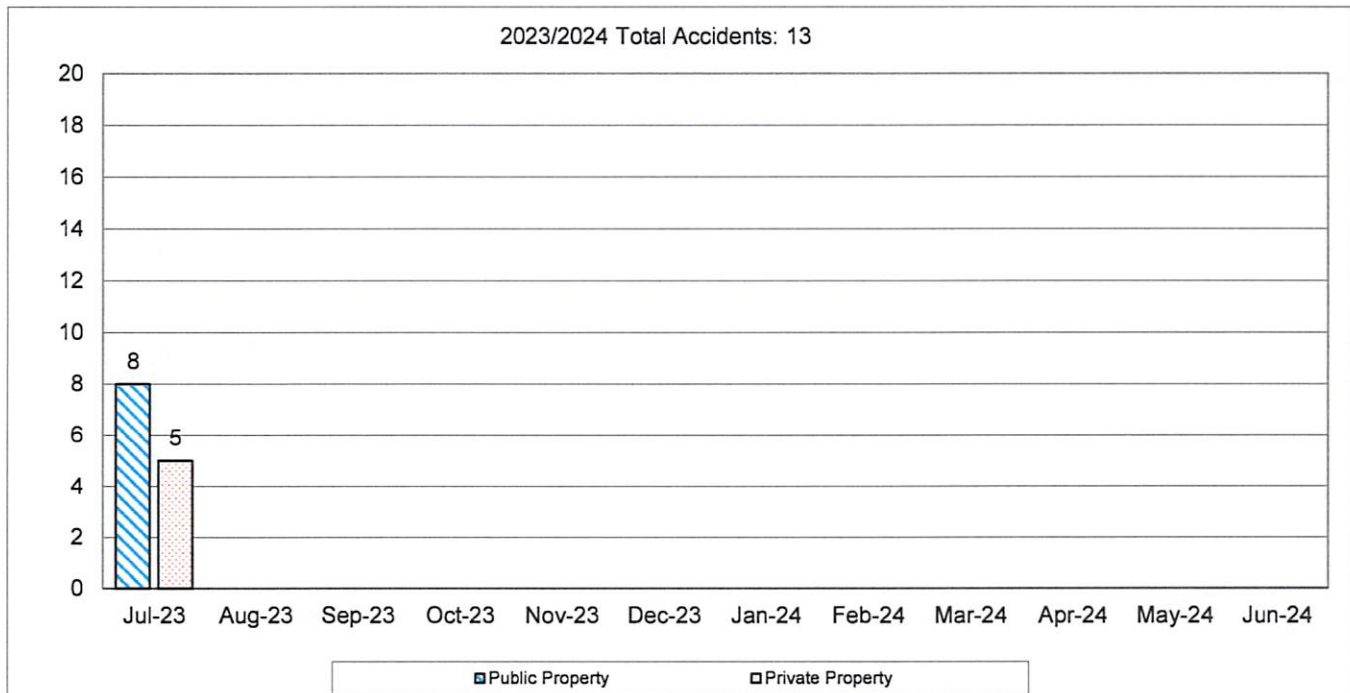
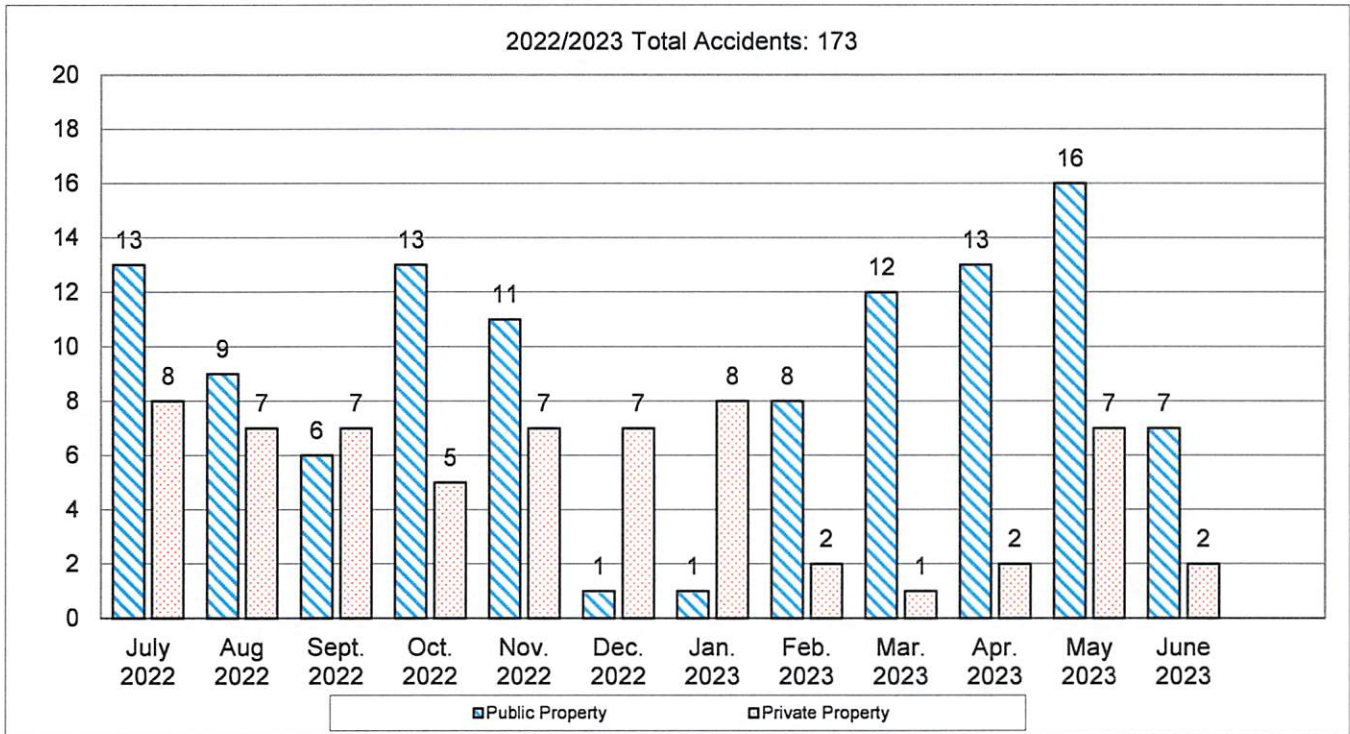


Moving Citations Traffic Warnings

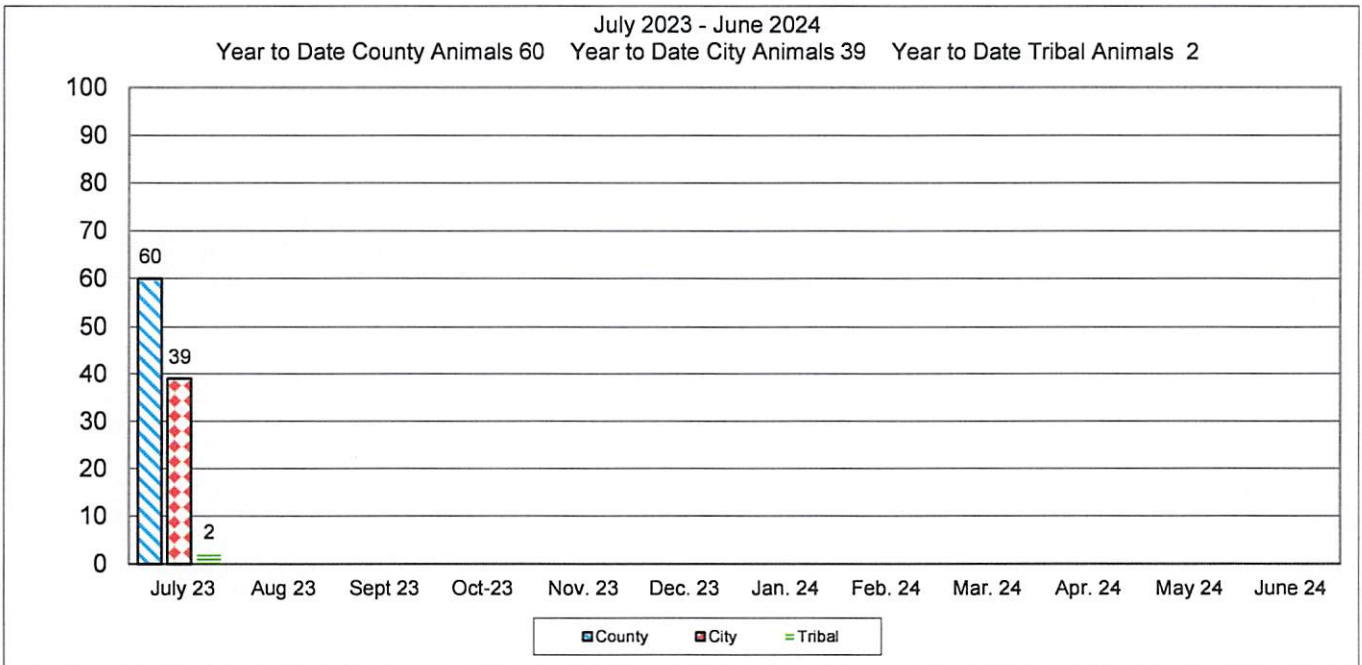
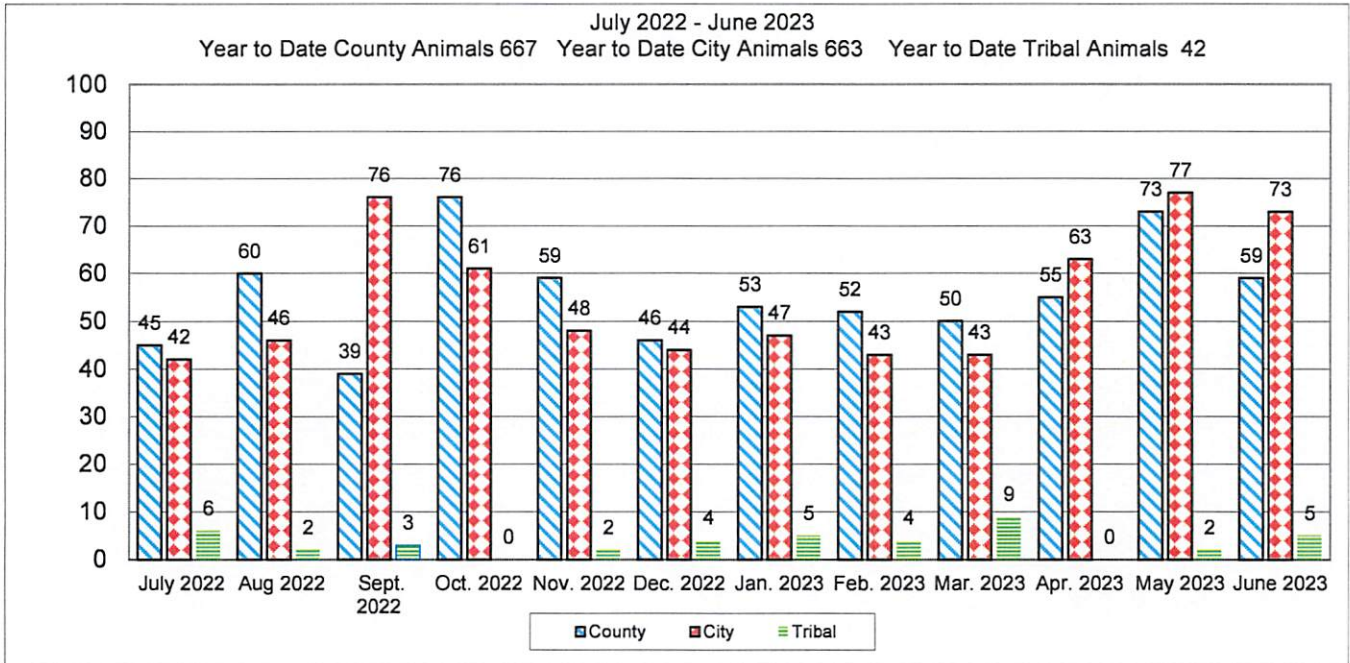
Item 7.



Traffic Accidents



Animal Shelter Services





Activity Report for July 2023

Total Service Hours	133.0
Training Hours	0
Helping Hand Contacts	26
VIN Checks	0
<u>Other Assignments:</u>	
<i>Helping Hand</i>	<i>35.0 hours</i>
<i>July 4th Parade</i>	<i>10.0 hours</i>
<i>Fallon Community Day</i>	<i>10.0 hours</i>

**Fallon Police Department
Activities / Special Events
July 2023**

ASSISTANCE

During the month of July, we provided zero (0) bus tickets.

INDOCTRINATION

During the month of July, there was one (1) indoctrination at NAS Fallon.

VOLUNTEERS IN POLICE SERVICES

July 2023 the Fallon Police VIPS volunteered one hundred thirty-three (133) hours to the agency. These hours consisted of assistance with Helping Hands, the 4th of July Parade & Community Day.

OTHER PUBLIC RELATIONS

During July officers conducted special detail for the following:

- On July 4th, 2023, officers provided traffic control for the 4th of July parade.
- On July 18th, 2023, Detective Goodrick participated in a crime scene learning experience for SumFun.
- On July 18th, 2023, CSO Burgess & Capt. Babiarz set up a radar trailer in the area of Oats Park.
- On July 25th, 2023, Sgt. Jacobs collected donated toys for kids in foster care.
- On July 29th, 2023, Detective Goodrick, FPD VIPS, CSO Hammond & CSO Norcutt handed out school supplies at Fallon Community Day.
- On July 31st, 2023, Detective Goodrick conducted an active shooter training for Museum Staff.

BREAKDOWN OF ARRESTS

During the month of July, the Police Department had thirty-five (35) total arrests:

- Of the six (6) felony arrests, one (1) was a P&P violation, and there were two (2) felony warrant arrests.
- There were no (0) gross misdemeanor arrests.
- Of the fifteen (15) misdemeanor arrests, twelve (12) were misdemeanor warrant arrests.
- There were four (4) juvenile arrests, all were misdemeanors.

Fallon Police Department
Citizen Survey Results
July 2023

When you contacted the Police Department, how satisfied were you with the ability of the dispatcher or employee that assisted you?

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
1			

Were you satisfied with the courtesy and concern shown by the dispatcher or employee?

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
1			

Are you satisfied with the Police Department's response time?

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
1			

Regarding your most recent contact, please rate the Officer in the following areas:

Officer name (s) Ofc. Jessica Zamora

Dispatcher (s) _____

	VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
Concern	1			
Courtesy	1			
Knowledge	1			
Problem Solving Ability	1			
Professional Conduct	1			

Overall, how satisfied are you with the Fallon Police Department?

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
1			