

OWNER

ROCKHOUND INVESTMENTS LLC
115 KATIE DRIVE
SPRING CREEK, NV 89615
PHONE (775) 691-1519

CIVIL IMPROVEMENT PLANS

FOR
COUNTRY AIR ESTATES PHASE 6
FALLON CHURCHILL COUNTY NEVADA

ENGINEER



CIVIL ENGINEERING CONSULTANTS
9430 DOUBLE DIAMOND PARKWAY, STE A
RENO, NEVADA 89521
PH (775) 553-7900 - FAX (775) 473-7238

BASIS OF BEARING

BASIS OF BEARINGS ARE NEVADA STATE PLANE COORDINATE SYSTEM (NAD 83/94, NEVADA WEST ZONE)

BASIS OF ELEVATION

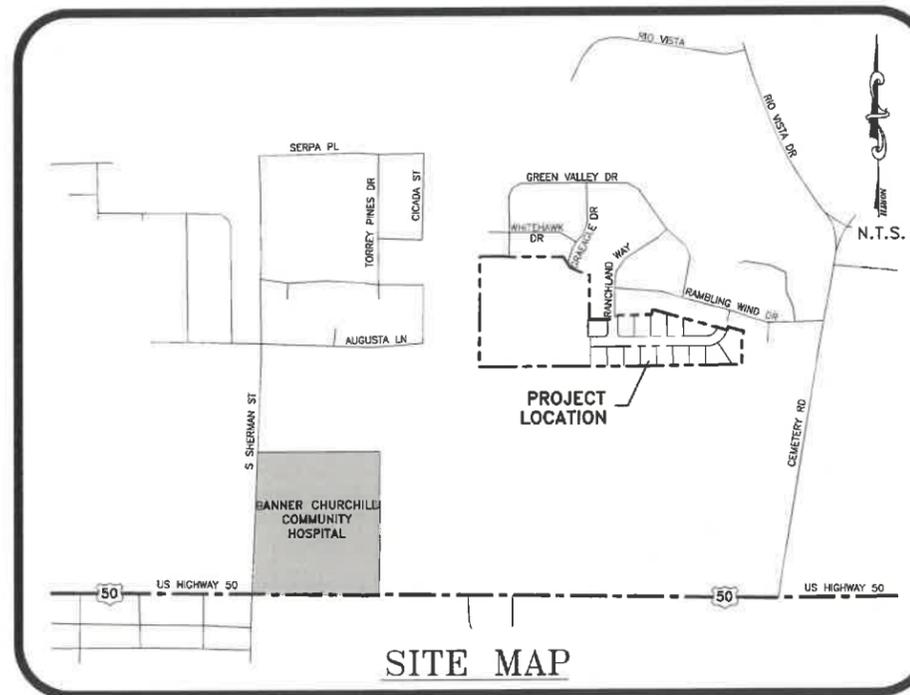
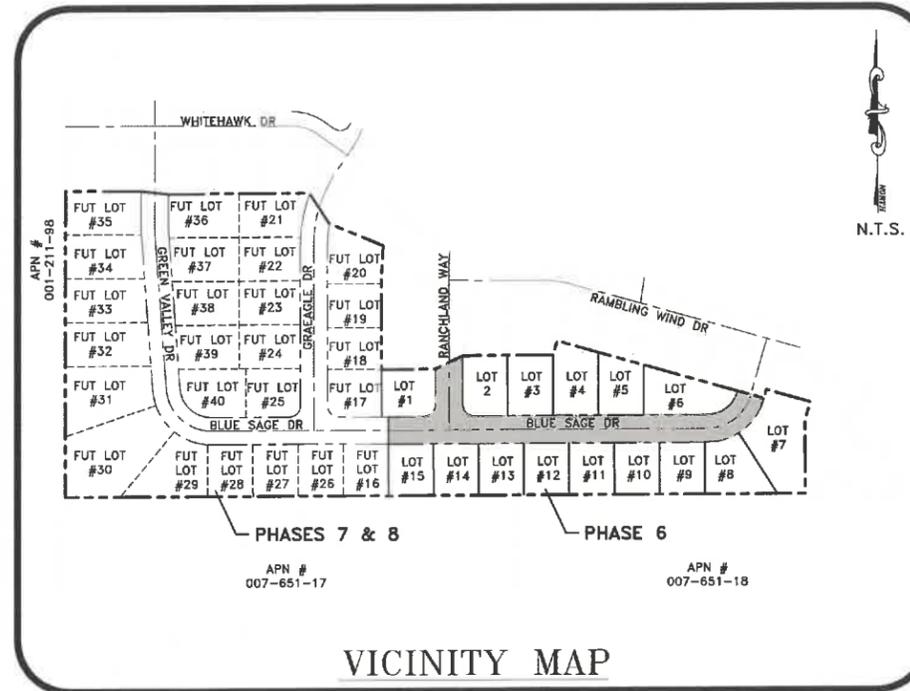
BASIS OF ELEVATIONS IS NAVD 1988 DATUM

SPECIFICATIONS

ALL PUBLIC WORKS CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS ADOPTED BY THE CITY OF FALLON AND THE RECOMMENDATIONS ESTABLISHED BY THE SOILS INVESTIGATION OF THIS SITE AS PREPARED BY WESTEX CONSULTING ENGINEERS ON APRIL 24, 2021.

LEGEND

AC ASPHALT CEMENT CONCRETE	INV INVERT ELEVATION
ACP ASBESTOS CEMENT PIPE	L LENGTH OF CURVE
AGG AGGREGATE	LAT LATERAL
ASS'Y ASSEMBLY	LF LINEAR FOOT
AVE AVENUE	LET LEFT
AWWA AMERICAN WATER WORKS ASSOCIATION	MAX MAXIMUM
BC BEGIN CURVE	MED MEDIAN
BCC BEGIN CURB RETURN	MFG MANUFACTURER
BFC BACK FACE OF CURB	MG MILLION GALLONS
BLDG BUILDING	MH MANHOLE
BLVD BOULEVARD	MIN MINIMUM
BM BENCH MARK	MISC MISCELLANEOUS
BDC BACK FACE OF CURB	MJ MECHANICAL JOINT
BV BUTTERFLY VALVE	MCC MIDDLE OF CURVE
BVC BEGIN VERTICAL CURVE	MVC MIDDLE VERTICAL CURVE
BW BACK OF SIDEWALK	N NORTH
C CHORD OF CURVE	NDOT NOT IN CONTRACT
CB CATCH BASIN	No NUMBER
CI CURB AND GUTTER	NTS NOT TO SCALE
CI CAST IRON	OC ON CENTER
C/L CENTER LINE	OD OUTSIDE DIAMETER
CLR CORRUGATED METAL ARCH PIPE	ODD PAD ELEVATION
CMP CORRUGATED METAL PIPE	PAD PAVEMENT
CO CLEAN OUT	PB POLYBUTYLENE
CONC CONCRETE	PC PULL BOX
CONSTR CONSTRUCT	PC POINT OF COMPOUND CURVE
COR CORNER	PCC PORTLAND CEMENT CONCRETE
CP CONCRETE PIPE	PE POLYETHYLENE
CT COURT	PI POINT OF INTERSECTION
CY CURB YARD	P/L PROPERTY LINE
DI DROP INLET	P POLE
DIA DIAMETER	PRC POINT OF REVERSE CURVE
DR DRIVE	PROP PROPERTY
DRWY DRIVEWAY	PSI POUNDS PER SQUARE INCH
DWG DRAWING	PT POINT OR POINT OF TANGENCY
E ELECTRIC	PVC POLYVINYL CHLORIDE
EA EACH	R RADIUS
ECR END CURVE	RP RADIUS POINT
EG EXISTING GRADE	RCP REINFORCED CONCRETE PIPE
EP EDGE OF PAVEMENT	RD ROAD
EVC END VERTICAL CURVE	REF REFERENCE
EW EACH WAY	RT RIGHT
FDA FLANGED COUPLING ADAPTER	R/W RIGHT OF WAY
FES FLARED END SECTION	S SLOPE
FF FINISH FLOOR	S SOUTH
FFC FRONT FACE OF CURB	SD STORM DRAIN
FG FINISH GRADE	SDR STANDARD DIMENSION RATIO
FH FIRE HYDRANT	SHT SHEET
FL FLOW LINE	SO SQUARE
FLG FLANGE	SS SANITARY SEWER
FM FORCE MAIN	ST STREET
FND FOUND	STA STATION
FOC FRONT FACE OF CURB	STD STANDARD
FS FINISHED SURFACE	T TANGENT OF CURVE
FT FOOT	TM TEMPORARY BENCH MARK
GA GAUGE	TC TOP OF CURB
GB GRADE BREAK	TEL TELEPHONE
GF GARAGE FLOOR	TV TELEVISION
GR GRADE	TYP TYP
GRND GROUND	UNLESS OTHERWISE NOTED
GV GATE VALVE	VC VERTICAL CURVE
HORIZ HORIZONTAL	VERT VERTICAL
HWY HIGHWAY	VG VALLEY GUTTER
ID INSIDE DIAMETER	W WATER
IN INCH	WTR WATER
INT INTERSECTION	W WEST
	W/ WITH
	WM WATER METER
	W/O WITHOUT
	WNF WELDED WIRE FABRIC
	WWM WELDED WIRE MESH



PROJECT SUMMARY

JURISDICTION: CITY OF FALLON
COUNTY: CHURCHILL
APN: 001-061-29
ZONING: R15K
FEMA FLOOD ZONE: UNSHADED ZONE X
ACREAGE: Phase 6 is 5.69 Ac of the 16.48 Ac Parcel

SHEET INDEX

C-1	TITLE SHEET
C-2	SITE PLAN
G-1	GRADING PLAN
G-2	GRADING PLAN
U-1	UTILITY PLAN
U-2	UTILITY PLAN
P-1	PLAN & PROFILE SHEET
P-2	PLAN & PROFILE SHEET
D-1	DETAIL SHEET
D-2	DETAIL SHEET
D-3	DETAIL SHEET
D-4	DETAIL SHEET
D-5	DETAIL SHEET
D-6	DETAIL SHEET
D-7	DETAIL SHEET

ENGINEER'S STATEMENT

THESE PLANS (SHEETS C-1 THROUGH D-7) HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, CITY ORDINANCES AND CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND CITY CODES, THE CITY CODES SHALL PREVAIL.

JACOB R. HILDEBRAND



P.E. #15733

REUSE OF DOCUMENTS
THIS DOCUMENT AND THE DATA AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ENGINEER AND CONSULTANT AND IS NOT TO BE USED IN THE WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER AND CONSULTANT.

NO.	DATE	DESCRIPTION

CIVIL ENGINEERING CONSULTANTS
9430 DOUBLE DIAMOND PARKWAY, STE A
RENO, NEVADA 89521
PH (775) 553-7900 - FAX (775) 473-7238



ROCKHOUND INVESTMENTS LLC
CIVIL IMPROVEMENT PLANS FOR
COUNTRY AIR ESTATES PHASE 6
TITLE SHEET

JOB No.	COUNTRYAIR001
DATE	6/28/2023
VERT. SCALE	NA
HORIZ. SCALE	1"=20'
DRAWN BY	TJM
CHECKED BY	JRH
APPROVED BY	JRH
SHEET	C-1
OF	15
SHEETS	15



REUSE OF DOCUMENTS
THIS DOCUMENT AND THE DATA AND DESIGN INFORMATION HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS THE PROPERTY OF THE ENGINEER AND ARCHITECT AND IS TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER AND ARCHITECT.

NO.	DATE	DESCRIPTION

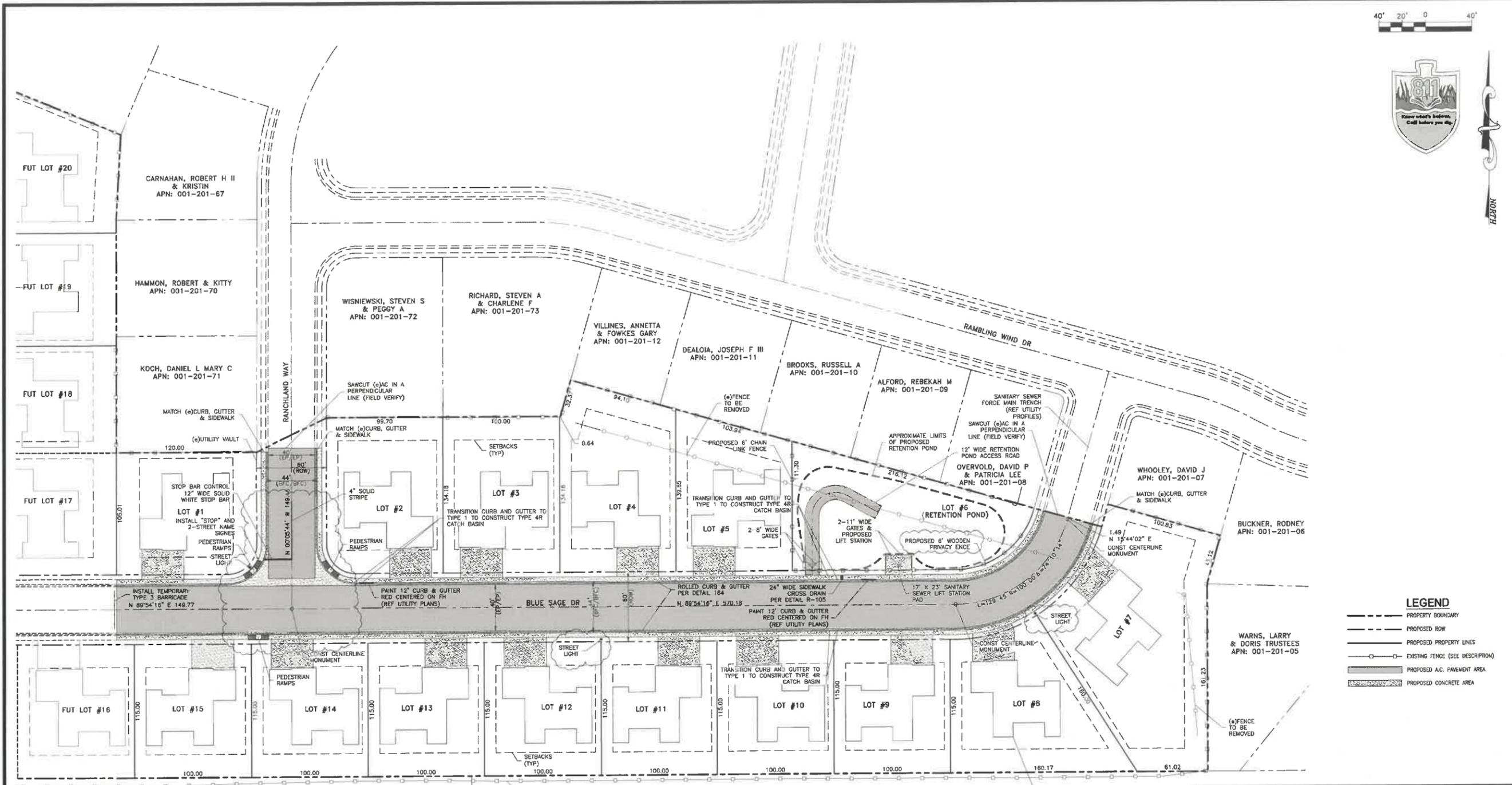


CIVIL ENGINEERING CONSULTANTS
1000 S. RAYBURN BLVD., SUITE 100
LAS VEGAS, NV 89102
PH: (702) 552-7800 - FAX: (702) 472-7238



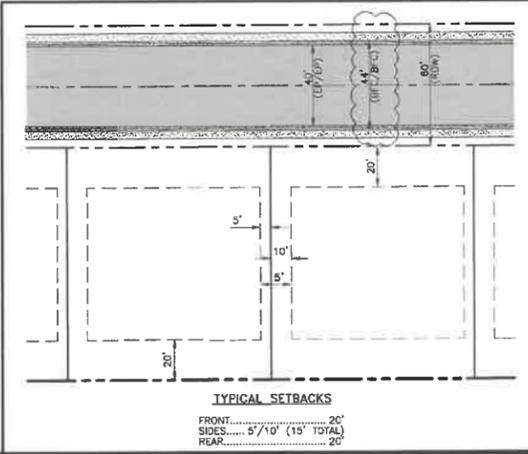
ROCKHOUND INVESTMENTS LLC
CIVIL IMPROVEMENT PLANS FOR
COUNTRY AIR ESTATES PHASE 6
SITE PLAN

JOB No.	COUNTRYAIR.001
DATE	6/28/2023
VERT. SCALE	NA
HORIZ. SCALE	1"=40'
DRAWN BY	TJM
CHECKED BY	JRH
APPROVED BY	JRH
SHEET	C-2
OF	15
SHEETS	15

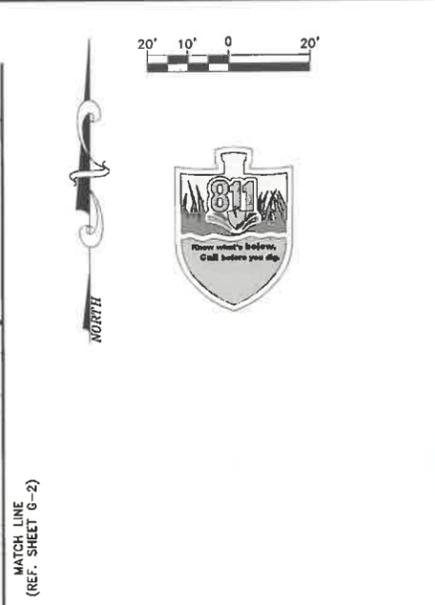
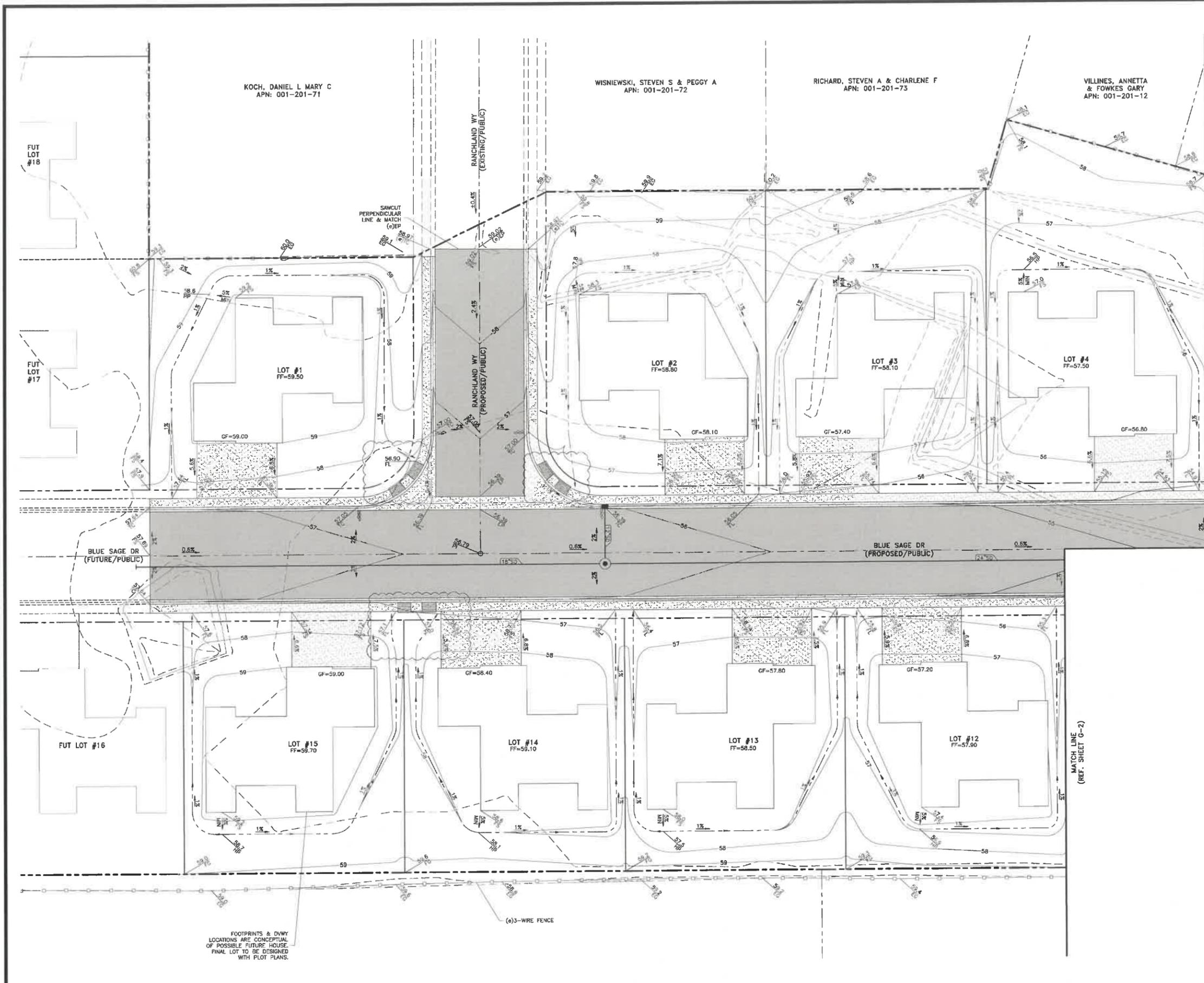


LEGEND

- PROPERTY BOUNDARY
- - - PROPOSED ROW
- - - PROPOSED PROPERTY LINES
- - - EXISTING FENCE (SEE DESCRIPTION)
- ▨ PROPOSED A.C. PAVEMENT AREA
- ▨ PROPOSED CONCRETE AREA



FOOTPRINTS & DWY LOCATIONS ARE FOR REFERENCE ONLY. LOTS TO BE FINALIZED UNDER PLOT PLANS.



LEGEND

- PROPERTY BOUNDARY
- - - PROPOSED RIGHT-OF-WAY
- 12" SD --- STORM DRAIN W/ SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- CATCH BASIN (HOLLOW IF EXISTING)
- MANHOLE (HOLLOW IF EXISTING)
- PROPOSED A.C. PAVEMENT AREA
- PROPOSED CONCRETE AREA
- GRADE BREAK
- 3961 --- EXISTING CONTOUR LINE (BY OTHERS)
- 55 --- APPROXIMATE PROPOSED CONTOUR LINE
- HANDICAP RAMP
- 52.30 --- PROPOSED ELEV. @ FRONT FACE TOP OF CURB
- 58.00 --- PROPOSED ELEVATION @ FINISHED GRADE
- 53.65 --- PROPOSED ELEVATION @ GRADE BREAK
- 55.10 --- PROPOSED ELEVATION @ HIGH POINT
- 54.40 --- PROPOSED ELEVATION @ FLOW LINE
- 52.10 --- PROPOSED ELEVATION @ TOP OF WALL
- 50.10 --- PROPOSED ELEVATION @ BOTTOM OF WALL
- 3:1 --- SLOPE INDICATOR w/ SLOPE RATIO
- FLOWLINE

NOTES

- 1) ADD 3900 TO ALL SPOI ELEVATIONS.
- 2) REF GEOTECH REPORT AND LANDSCAPE PLAN FOR SLOPE PROTECTION.
- 3) EARTHWORK:
 CUT = 21,978 Cu.Yds.
 FILL = 252 Cu.Yds.
 NET = 21,726 Cu.Yds. (CUT)

FOOTPRINTS & DWY LOCATIONS ARE CONCEPTUAL OF POSSIBLE FUTURE HOUSE. FINAL LOT TO BE DESIGNED WITH PLOT PLANS.

REUSE OF DOCUMENTS
 THIS DOCUMENT AND THE DATA AND DESIGN INFORMATION HEREON, IS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ENGINEER AND ARCHITECT, AND IS NOT TO BE REPRODUCED, COPIED, OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND ARCHITECT.

NO.	DATE	DESCRIPTION



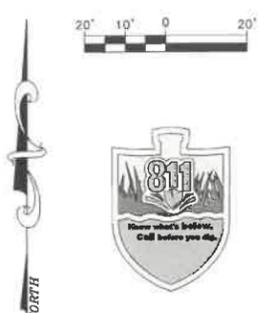
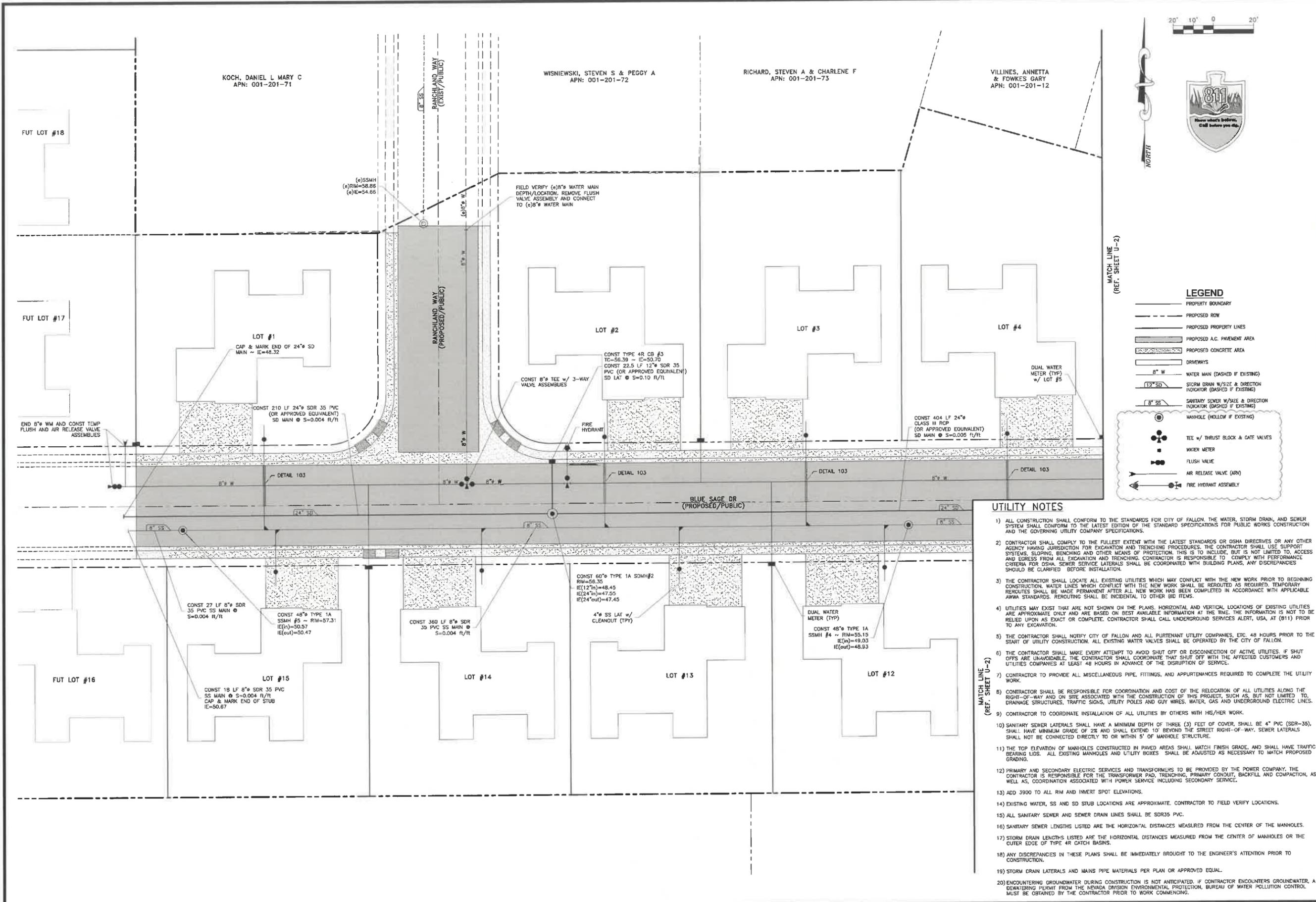
CIVIL ENGINEERING CONSULTANTS
 6800 DOUBLE BLANCK RD SUITE 4
 PH (773) 562-7800 - FAX (773) 472-7808



ROCKHOUND INVESTMENTS LLC
 CIVIL IMPROVEMENT PLANS FOR
 COUNTRY AIR ESTATES PHASE 6
GRADING PLAN

JOB No.	COUNTRYAIR.001
DATE:	6/28/2023
VERT. SCALE:	NA
HORIZ. SCALE:	1"=20'
DRAWN BY:	TJM
CHECKED BY:	JRH
APPROVED BY:	JRH

SHEET G-1
 OF
 15 SHEETS



MATCH LINE (REF. SHEET U-2)

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW
- PROPOSED PROPERTY LINES
- PROPOSED A.C. PAVEMENT AREA
- PROPOSED CONCRETE AREA
- DRIVEWAYS
- 8" W WATER MAIN (DASHED IF EXISTING)
- 12" SD STORM DRAIN W/ SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- 8" SS SANITARY SEWER W/ SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- MANHOLE (HOLLOW IF EXISTING)
- TEE w/ THRUST BLOCK & GATE VALVES
- WATER METER
- FLUSH VALVE
- AIR RELEASE VALVE (ARV)
- FIRE HYDRANT ASSEMBLY

UTILITY NOTES

- 1) ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS FOR CITY OF FALLON. THE WATER, STORM DRAIN, AND SEWER SYSTEM SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE GOVERNING UTILITY COMPANY SPECIFICATIONS.
- 2) CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT IS NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA. SEWER SERVICE LATERALS SHALL BE COORDINATED WITH BUILDING PLANS, ANY DISCREPANCIES SHOULD BE CLARIFIED BEFORE INSTALLATION.
- 3) THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES WHICH MAY CONFLICT WITH THE NEW WORK PRIOR TO BEGINNING CONSTRUCTION. WATER LINES WHICH CONFLICT WITH THE NEW WORK SHALL BE REROUTED AS REQUIRED. TEMPORARY RELOCUTES SHALL BE MADE PERMANENT AFTER ALL NEW WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS. REROUTING SHALL BE INCIDENTAL TO OTHER BID ITEMS.
- 4) UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON BEST AVAILABLE INFORMATION AT THE TIME. THE INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. CONTRACTOR SHALL CALL UNDERGROUND SERVICES ALERT, USA, AT (811) PRIOR TO ANY EXCAVATION.
- 5) THE CONTRACTOR SHALL NOTIFY CITY OF FALLON AND ALL PURTENANT UTILITY COMPANIES, ETC. 48 HOURS PRIOR TO THE START OF UTILITY CONSTRUCTION. ALL EXISTING WATER VALVES SHALL BE OPERATED BY THE CITY OF FALLON.
- 6) THE CONTRACTOR SHALL MAKE EVERY ATTEMPT TO AVOID SHUT OFF OR DISCONNECTION OF ACTIVE UTILITIES. IF SHUT OFFS ARE UNAVOIDABLE, THE CONTRACTOR SHALL COORDINATE THAT SHUT OFF WITH THE AFFECTED CUSTOMERS AND UTILITIES COMPANIES AT LEAST 48 HOURS IN ADVANCE OF THE DISRUPTION OF SERVICE.
- 7) CONTRACTOR TO PROVIDE ALL MISCELLANEOUS PIPE, FITTINGS, AND APPURTENANCES REQUIRED TO COMPLETE THE UTILITY WORK.
- 8) CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ALONG THE RIGHT-OF-WAY AND ON SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO, DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES AND GUY WIRES, WATER, GAS AND UNDERGROUND ELECTRIC LINES.
- 9) CONTRACTOR TO COORDINATE INSTALLATION OF ALL UTILITIES BY OTHERS WITH HIS/HER WORK.
- 10) SANITARY SEWER LATERALS SHALL HAVE A MINIMUM DEPTH OF THREE (3) FEET OF COVER, SHALL BE 4" PVC (SDR-35), SHALL HAVE MINIMUM GRADE OF 2% AND SHALL EXTEND 10' BEYOND THE STREET RIGHT-OF-WAY. SEWER LATERALS SHALL NOT BE CONNECTED DIRECTLY TO OR WITHIN 5' OF MANHOLE STRUCTURE.
- 11) THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISH GRADE, AND SHALL HAVE TRAFFIC BEARING LIDS. ALL EXISTING MANHOLES AND UTILITY BOXES SHALL BE ADJUSTED AS NECESSARY TO MATCH PROPOSED GRADING.
- 12) PRIMARY AND SECONDARY ELECTRIC SERVICES AND TRANSFORMERS TO BE PROVIDED BY THE POWER COMPANY. THE CONTRACTOR IS RESPONSIBLE FOR THE TRANSFORMER PAD, TRENCHING, PRIMARY CONDUIT, BACKFILL AND COMPACTION, AS WELL AS, COORDINATION ASSOCIATED WITH POWER SERVICE INCLUDING SECONDARY SERVICE.
- 13) ADD 3900 TO ALL RIM AND INVERT SPOT ELEVATIONS.
- 14) EXISTING WATER, SS AND SD STUB LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATIONS.
- 15) ALL SANITARY SEWER AND SEWER DRAIN LINES SHALL BE SDR35 PVC.
- 16) SANITARY SEWER LENGTHS LISTED ARE THE HORIZONTAL DISTANCES MEASURED FROM THE CENTER OF THE MANHOLES.
- 17) STORM DRAIN LENGTHS LISTED ARE THE HORIZONTAL DISTANCES MEASURED FROM THE CENTER OF MANHOLES OR THE OUTER EDGE OF TYPE 4R CATCH BASINS.
- 18) ANY DISCREPANCIES IN THESE PLANS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION.
- 19) STORM DRAIN LATERALS AND MAINS PIPE MATERIALS PER PLAN OR APPROVED EQUAL.
- 20) ENCOUNTERING GROUNDWATER DURING CONSTRUCTION IS NOT ANTICIPATED. IF CONTRACTOR ENCOUNTERS GROUNDWATER, A DEWATERING PERMIT FROM THE NEVADA DIVISION ENVIRONMENTAL PROTECTION, BUREAU OF WATER POLLUTION CONTROL MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO WORK COMMENCING.

REUSE OF DOCUMENTS
 THIS DOCUMENT AND THE DATA AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF TEC ENGINEERING CONSULTANTS. IT IS TO BE USED ONLY IN THE PROJECT OR IN PART FOR THE SAME PROJECT WITHOUT THE WRITTEN APPROVAL OF TEC ENGINEERING CONSULTANTS.

NO.	DATE	DESCRIPTION

6/28/2023

TEC ENGINEERING CONSULTANTS
 8400 DOWLING BLVD. SUITE 100, FALLON, NV 89406
 TEL: (775) 552-7800 FAX: (775) 472-7889

TEC

ROCKHOUND INVESTMENTS LLC
 CIVIL IMPROVEMENT PLANS FOR
 COUNTRY AIR ESTATES PHASE 6
 UTILITY PLAN

JOB No. COUNTRYAIR-001
 DATE: 6/28/2023
 VERT. SCALE: NA
 HORIZ. SCALE: 1"=20'
 DRAWN BY: TJM
 CHECKED BY: JRH
 APPROVED BY: JRH

SHEET U-1
 OF
 15 SHEETS

Jun 28 2023

REUSE OF DOCUMENTS
 THE OCCASION AND THE DATE AND OCCASION OF REPRODUCTION SHALL BE THE PROPERTY OF THE ENGINEER AND SHALL BE REPRODUCED AND NOT BE USED IN THE WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER.

NO.	DATE	DESCRIPTION

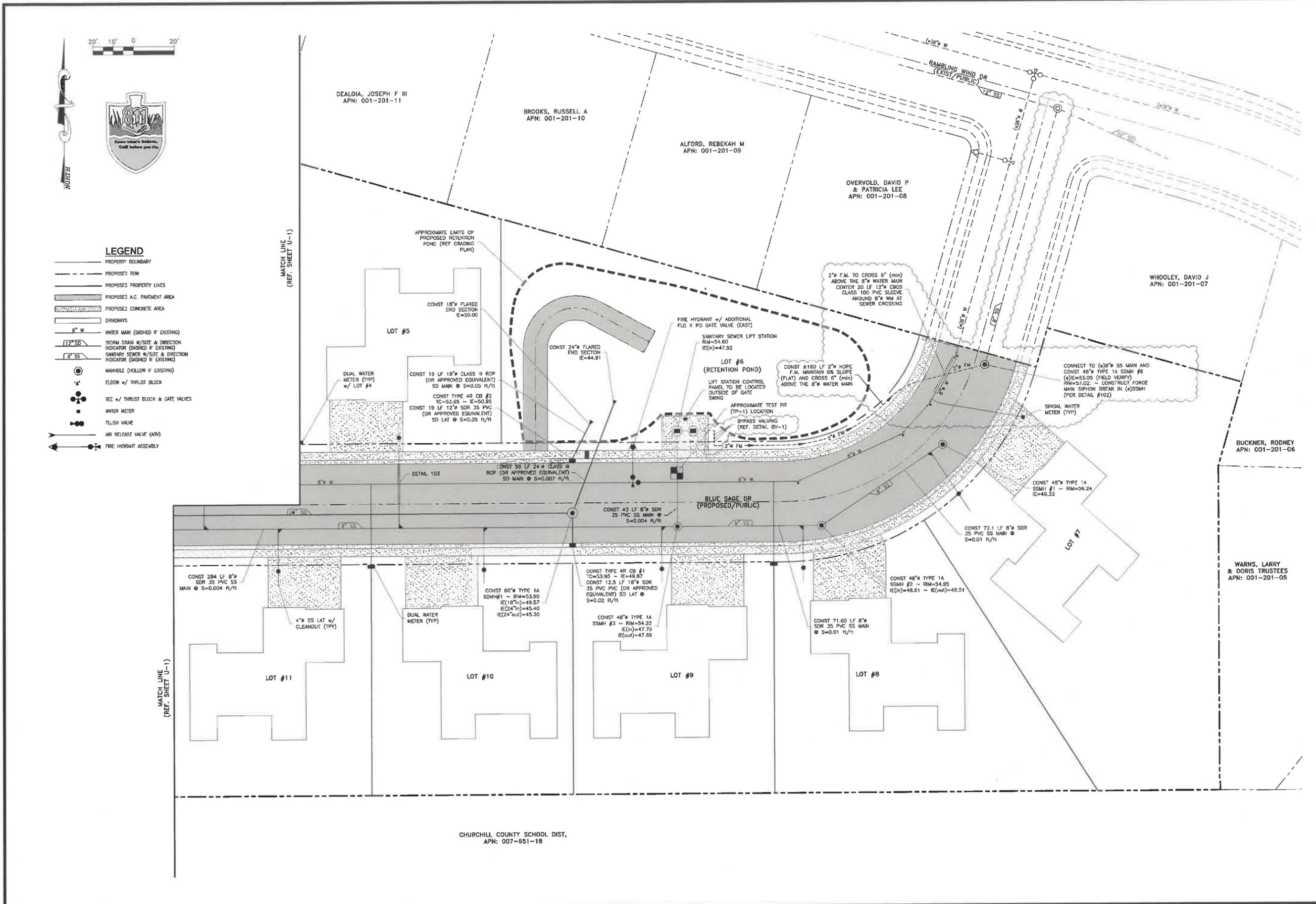


ROCKHOUND INVESTMENTS LLC
 CIVIL ENGINEERING CONSULTANTS
 6000 DOUGLAS BLVD SUITE 100
 LAS VEGAS, NV 89120
 PH (702) 562-7800 FAX (702) 472-7808



ROCKHOUND INVESTMENTS LLC
 CIVIL IMPROVEMENT PLANS FOR
 COUNTRY AIR ESTATES PHASE 6
 UTILITY PLAN

JOB No.	COUNTRYAIR.001
DATE	6/28/2023
VERT. SCALE	NA
HORIZ. SCALE	1"=20'
DRAWN BY	TJM
CHECKED BY	JRH
APPROVED BY	JRH
SHEET	U-2
OF	15
SHEETS	



LEGEND

- PROPERTY BOUNDARY
- - - PROPOSED ROW
- - - PROPOSED PROPERTY LINES
- ▨ PROPOSED A.C. PAVEMENT AREA
- ▨ PROPOSED CONCRETE AREA
- DRIVEWAYS
- 8" W WATER MAIN (DASHED IF EXISTING)
- 12" SDR STORM DRAIN W/SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- 8" SDR SANITARY SEWER W/SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- MANHOLE (HOLLOW IF EXISTING)
- ⊕ ELBOW w/ THRUST BLOCK
- ⊕ TEE w/ THRUST BLOCK & GATE VALVES
- ⊕ WATER METER
- ⊕ FLUSH VALVE
- ⊕ AIR RELEASE VALVE (ARV)
- ⊕ FIRE HYDRANT ASSEMBLY

REUSE OF DOCUMENTS
THIS DOCUMENT AND THE DATA AND DESIGN
INCORPORATED HEREIN AS AN INSTRUMENT
OF PROFESSIONAL SERVICE IS THE PROPERTY
OF TEC ENGINEERS & ARCHITECTS, P.C.
IT IS NOT TO BE USED IN THE SERVICE
OF ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF
TEC ENGINEERS & ARCHITECTS, P.C.

NO.	DATE	DESCRIPTION

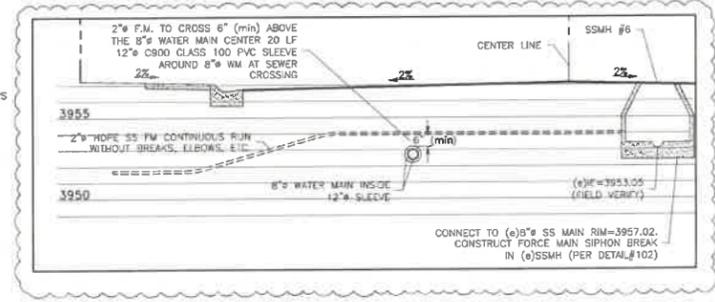
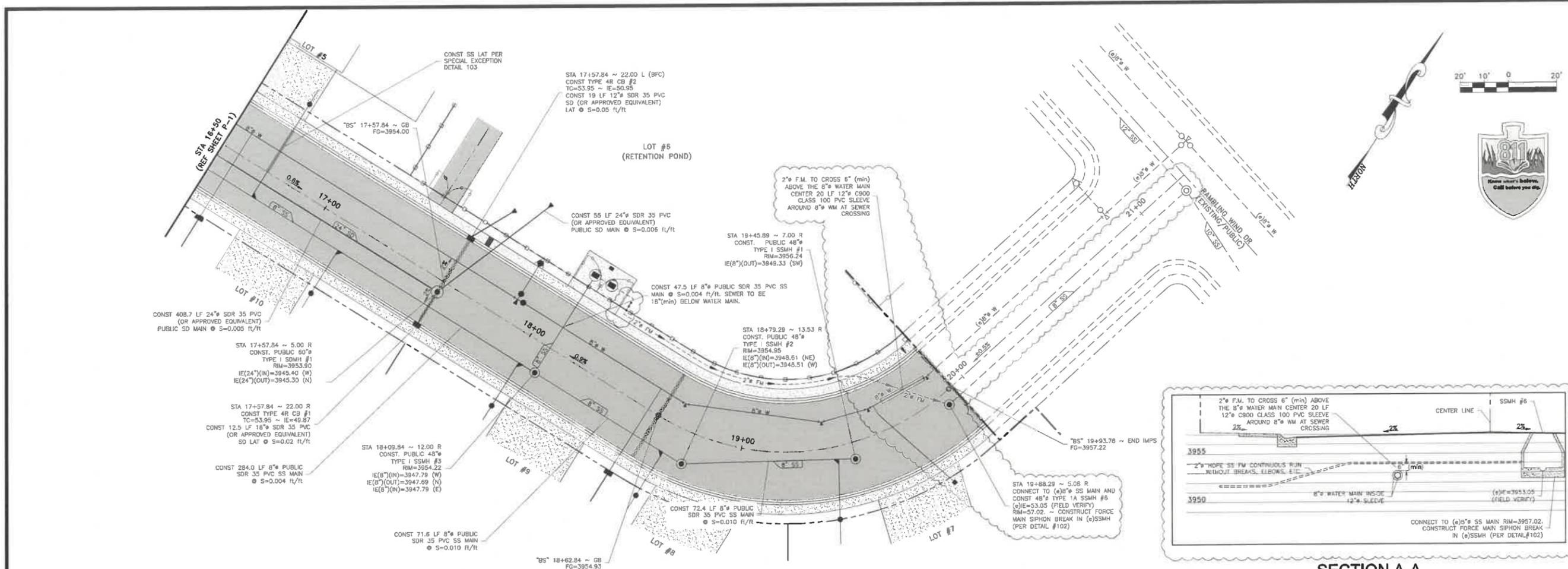


CIVIL ENGINEERING CONSULTANTS
ROCKHOUND INVESTMENTS LLC
COUNTRY AIR ESTATES PHASE 6
BLUE SAGE/ RAMBLING
PLAN & PROFILE SHEET

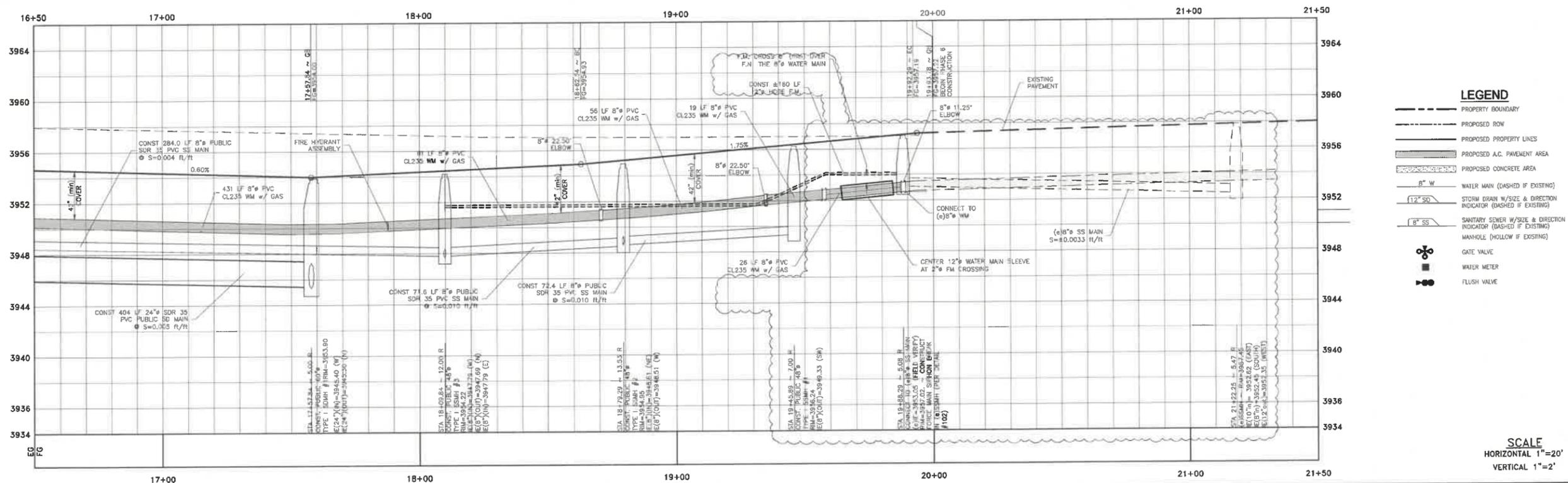


ROCKHOUND INVESTMENTS LLC
CIVIL IMPROVEMENT PLANS FOR
COUNTRY AIR ESTATES PHASE 6
BLUE SAGE/ RAMBLING
PLAN & PROFILE SHEET

JOB No.	COUNTRYAIR-001
DATE	6/28/2023
VERT. SCALE	1"=2'
HORIZ. SCALE	1"=20'
DRAWN BY	TJM
CHECKED BY	JRH
APPROVED BY	JRH
SHEET	P-2
OF	15
SHEETS	



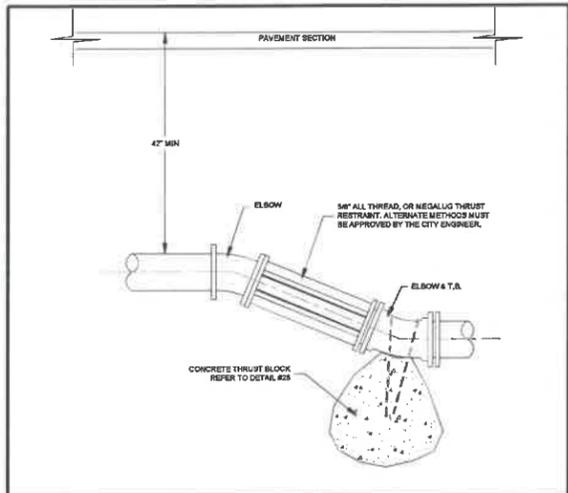
BLUE SAGE RD & RAMBLING WIND DR



LEGEND

- PROPERTY BOUNDARY
- - - PROPOSED ROW
- - - PROPOSED PROPERTY LINES
- ▨ PROPOSED A.C. PAVEMENT AREA
- ▨ PROPOSED CONCRETE AREA
- 8" W WATER MAIN (DASHED IF EXISTING)
- 12" SD STORM DRAIN W/SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- 8" SS SANITARY SEWER W/SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- MANHOLE (HOLLOW IF EXISTING)
- ⊕ GATE VALVE
- ⊕ WATER METER
- ⊕ FLUSH VALVE

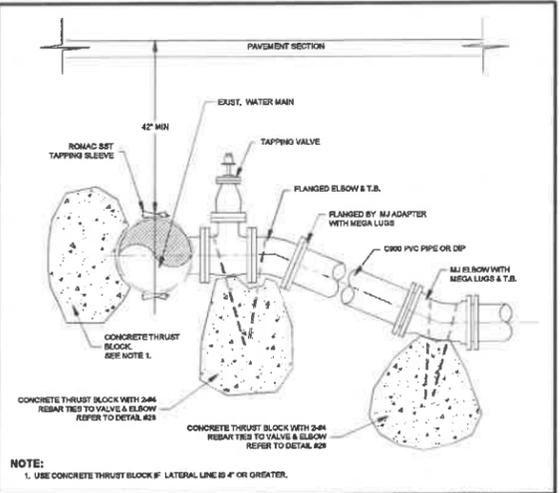
SCALE
HORIZONTAL 1"=20'
VERTICAL 1"=2'



VERTICAL RESTRAINT

21

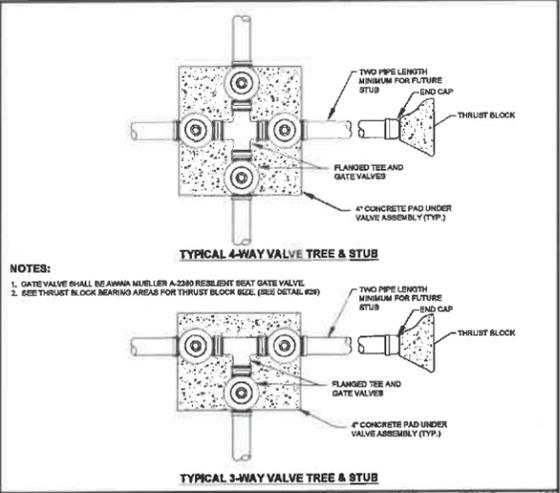
WATER



TAPPING DETAIL

22

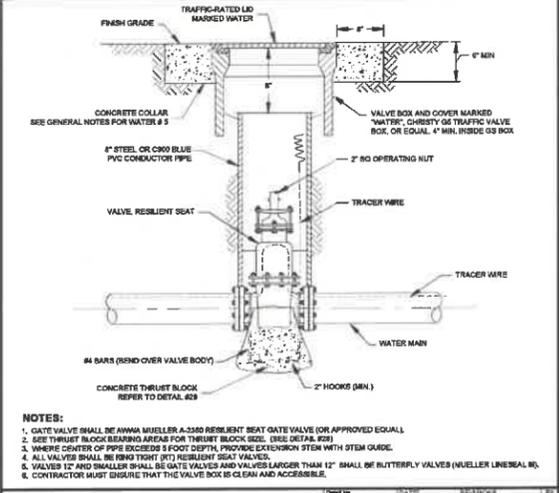
WATER



3-WAY & 4-WAY VALVE ASSEMBLIES

23

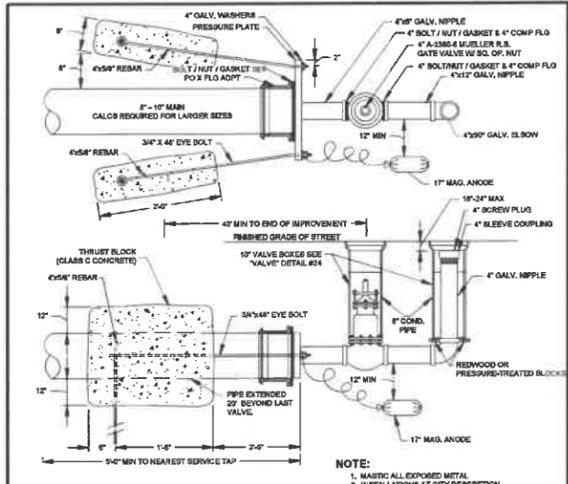
WATER



VALVE & VALVE BOX

24

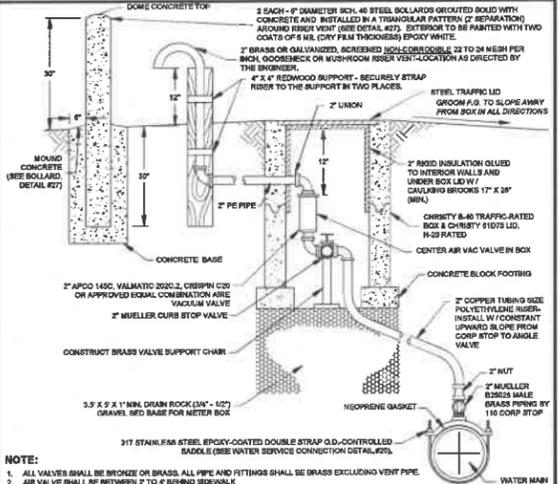
WATER



PERMANENT FLUSH VALVE ASSEMBLY

25

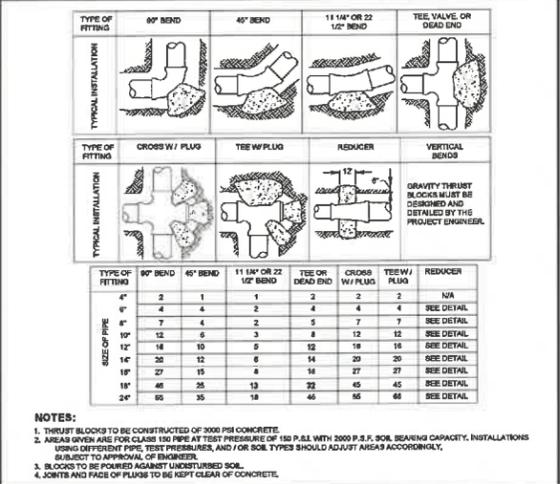
WATER



AIR VALVE

26

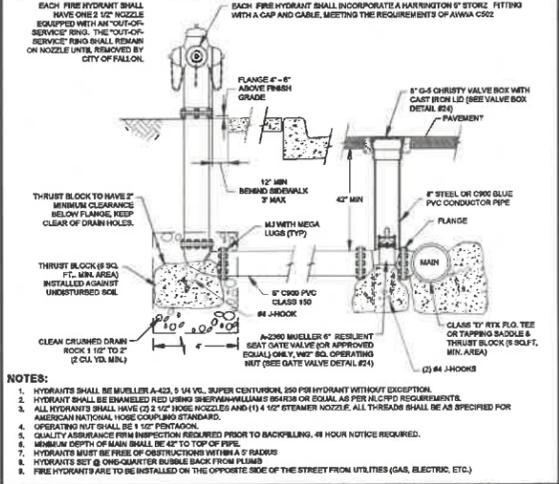
WATER



THRUST BLOCK BEARING AREAS (IN SQ. FT.)

28

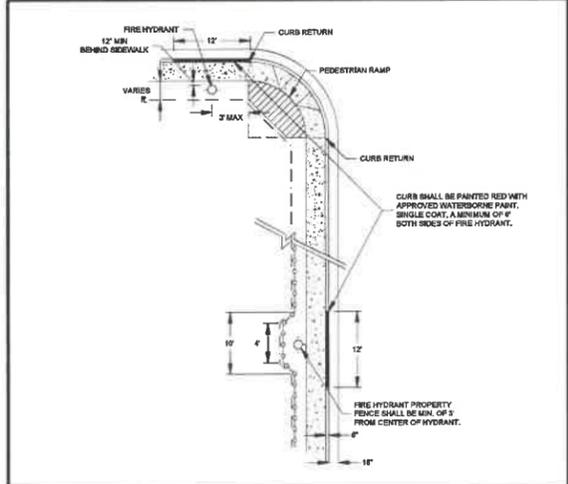
WATER



FIRE HYDRANT

29

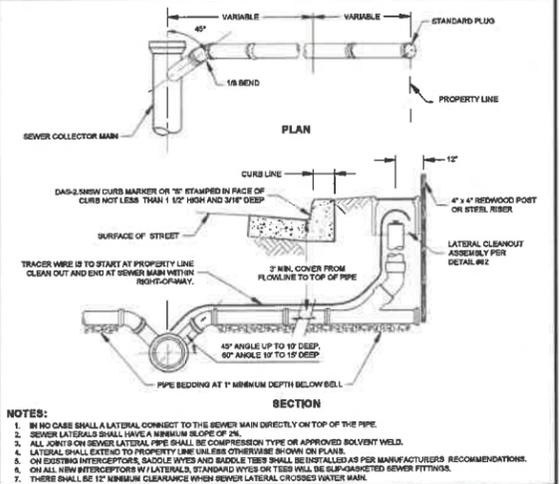
WATER



FIRE HYDRANT LOCATIONS

30

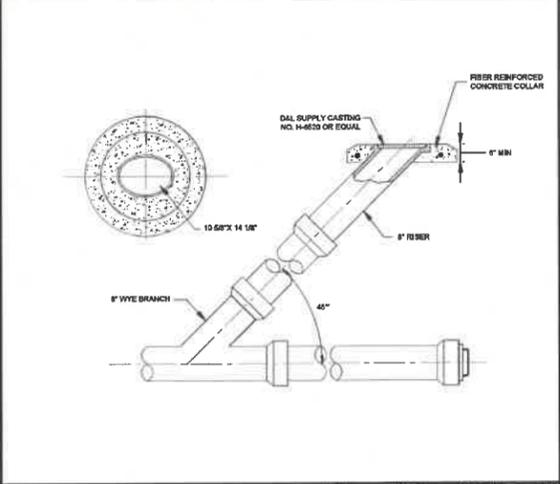
WATER



SEWER LATERAL CONNECTION

80

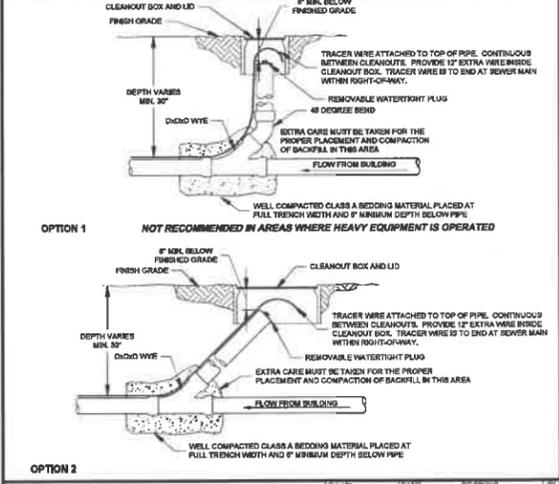
SEWER



SEWER MAIN CLEANOUT

81

SEWER



LATERAL CLEANOUT ASSEMBLY

82

SEWER

REUSE OF DOCUMENTS
THIS DOCUMENT AND THE DATA AND DESIGN INFORMATION HEREON IS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF TEC, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF TEC, INC.

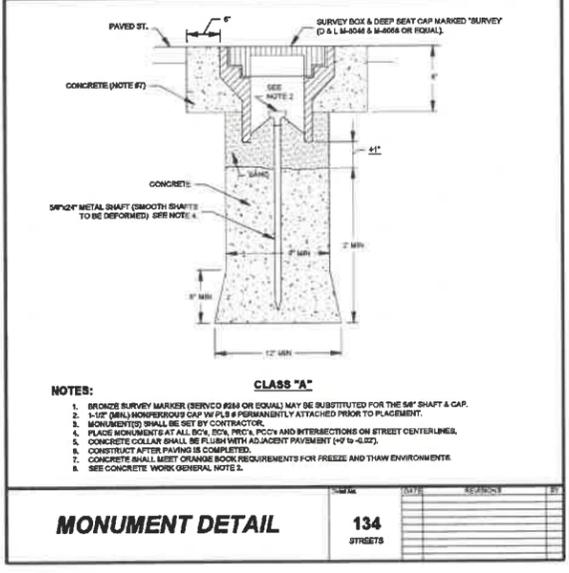
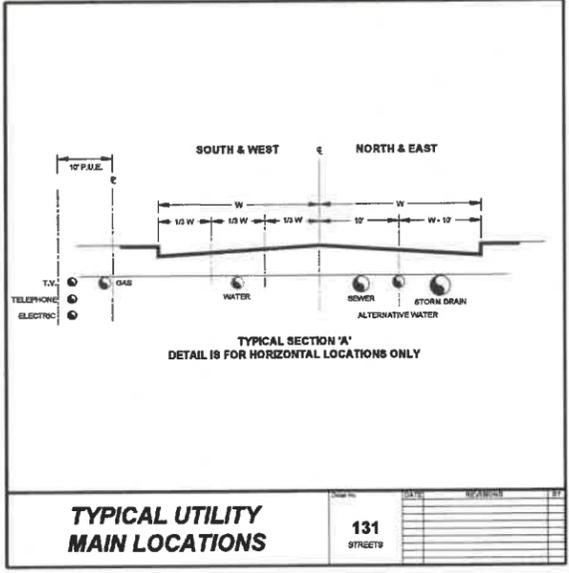
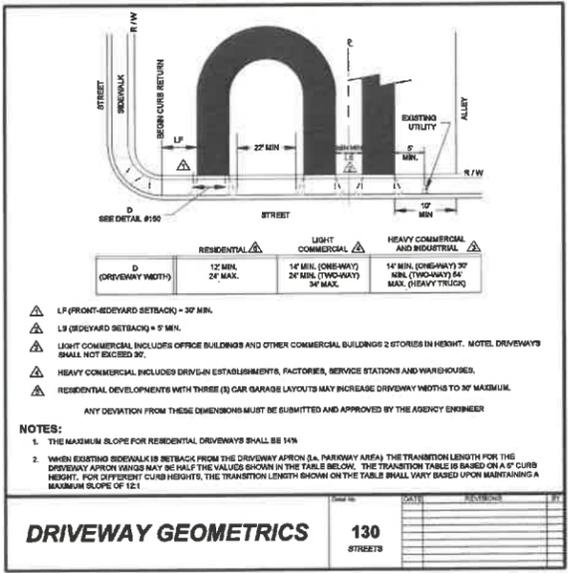
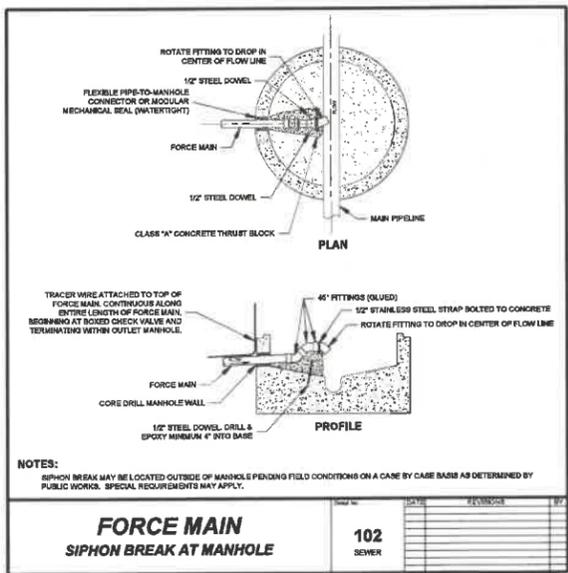
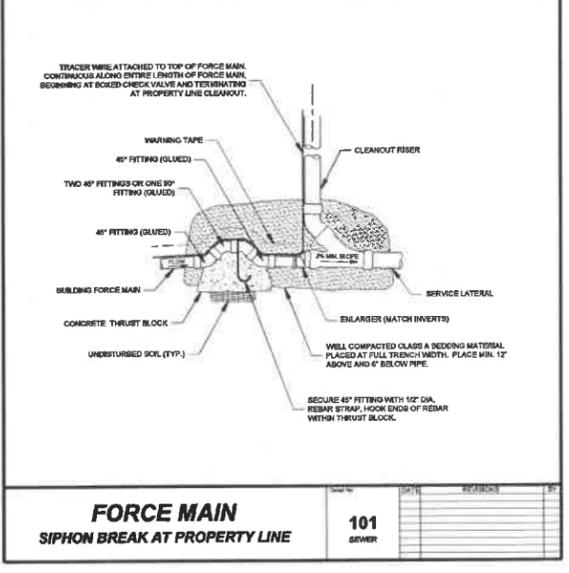
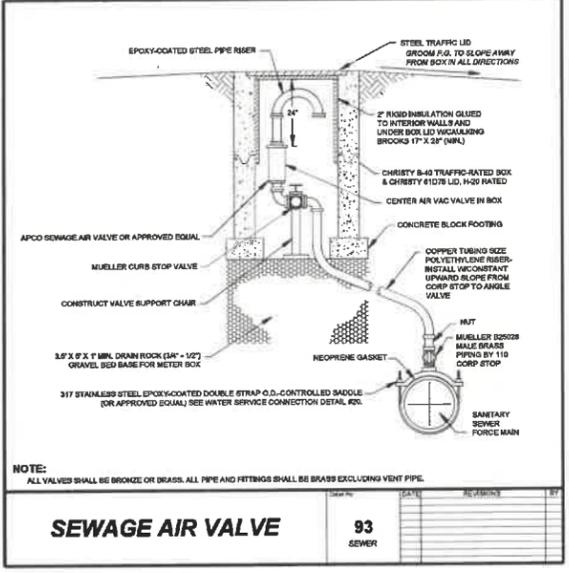
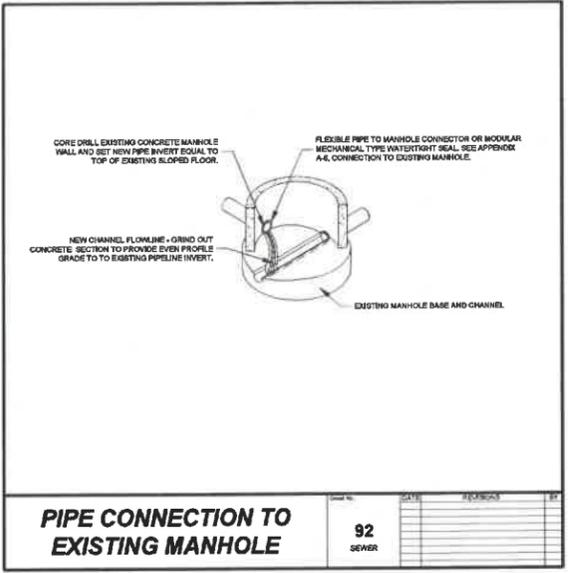
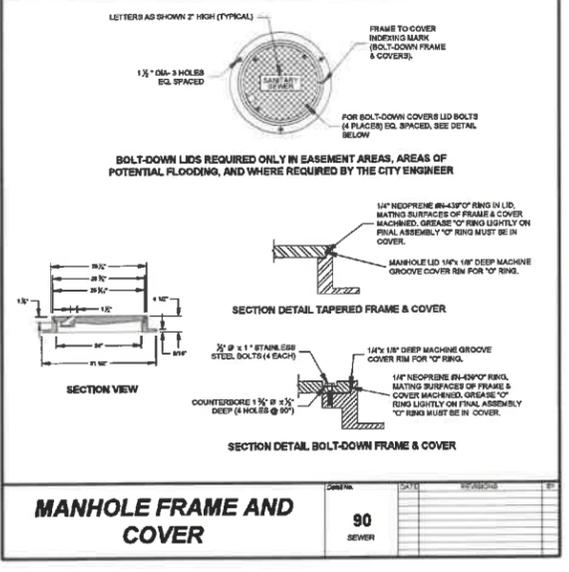
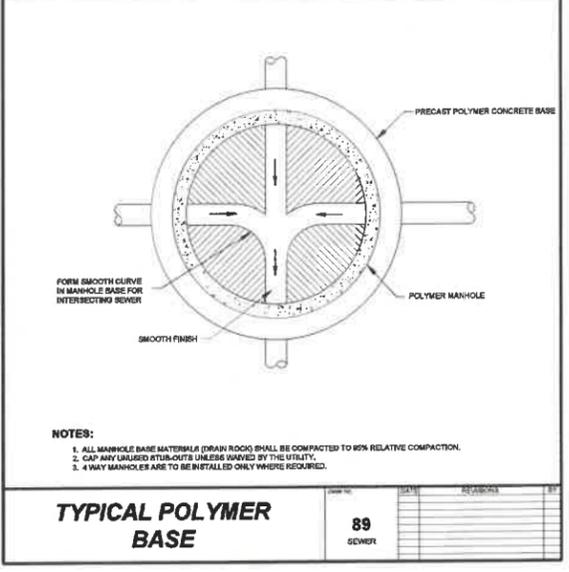
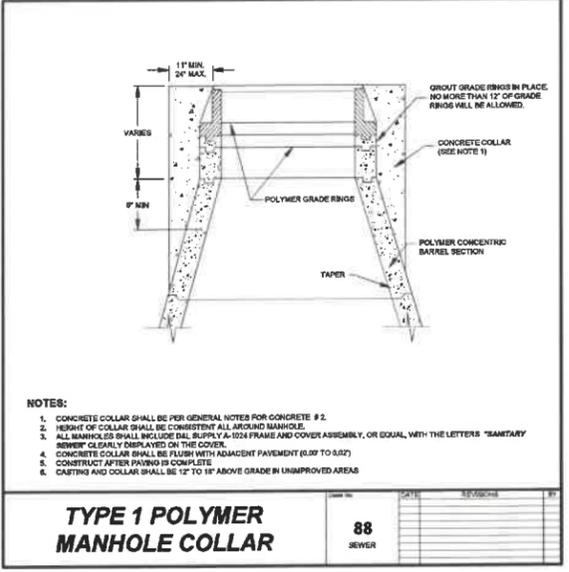
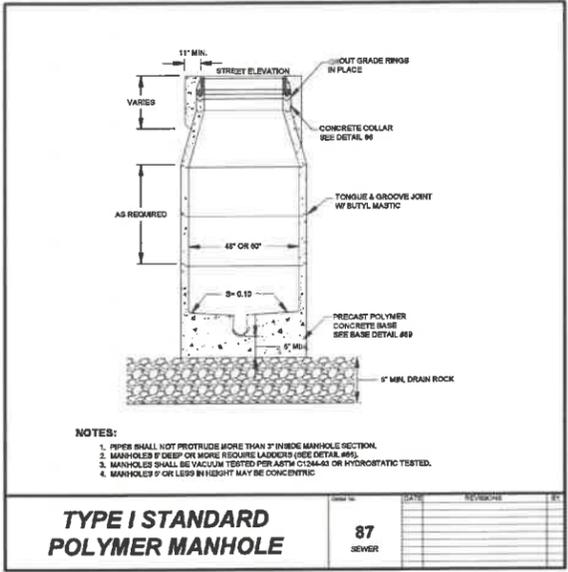
NO.	DATE	DESCRIPTION

6/28/2023

TEC
CIVIL ENGINEERING CONSULTANTS
2525 DOUBLE EAGLE PARKWAY, STE. 1
FALLS CHURCH, VA 22038
TEL: (703) 245-7800 FAX: (703) 475-7838

ROCKHOUND INVESTMENTS' LLC
CIVIL IMPROVEMENT PLANS FOR
COUNTRY AIR ESTATES PHASE 6
DETAIL SHEET

JOB No. COUNTRYAIR.001
DATE: 6/28/2023
VERT. SCALE: NA
HORIZ. SCALE: 1"=20'
DRAWN BY: TJM
CHECKED BY: JRH
APPROVED BY: JRH
SHEET D-2
OF 15 SHEETS



REUSE OF DOCUMENTS
 THIS DOCUMENT AND THE DESIGN AND DESIGN INFORMATION ARE THE PROPERTY OF THE ENGINEER AND ARCHITECT. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND ARCHITECT.

NO.	DATE	DESCRIPTION

6/28/2023

TEC
 CIVIL ENGINEERING CONSULTANTS
 100 DOUBLE OAKWOOD DR. SUITE 4
 FORT WORTH, TEXAS 76104
 TEL: (817) 552-7600 FAX: (817) 475-7689

ROCKHOUND INVESTMENTS LLC
 CIVIL IMPROVEMENT PLANS FOR
 COUNTRY AIR ESTATES PHASE 6
 DETAIL SHEET

JOB No. COUNTRYAIR.001
 DATE: 6/28/2023
 VERT. SCALE: NA
 HORIZ. SCALE: 1"=20'
 DRAWN BY: TJM
 CHECKED BY: JRH
 APPROVED BY: JRH
 SHEET D-3
 OF 15 SHEETS

REUSE OF DOCUMENTS
THIS DOCUMENT AND THE DATA AND DESIGN INFORMATION HEREON IS THE PROPERTY OF THE CITY OF FALLON, NEVADA. IT IS NOT TO BE USED IN THE SMALL OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY ENGINEER.

NO.	DATE	DESCRIPTION



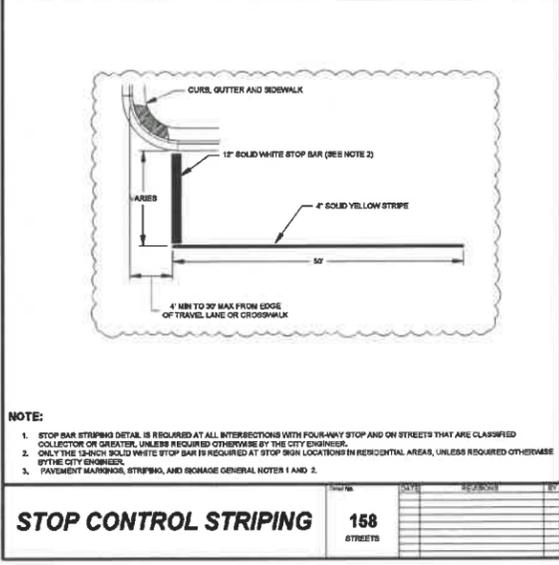
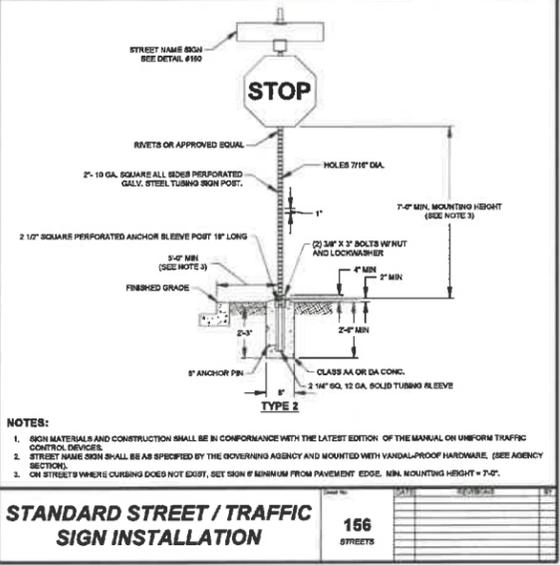
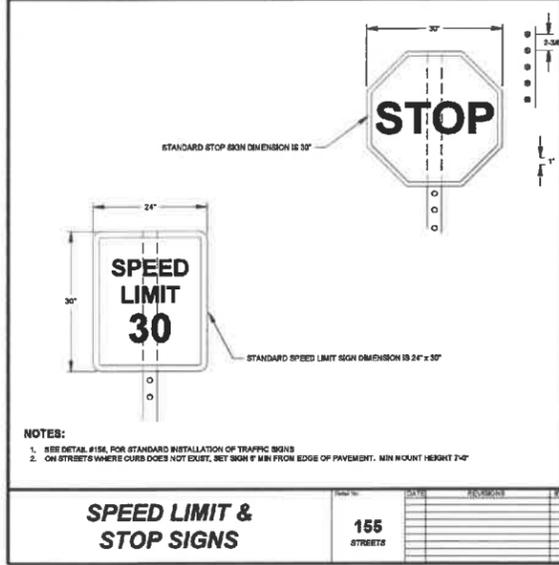
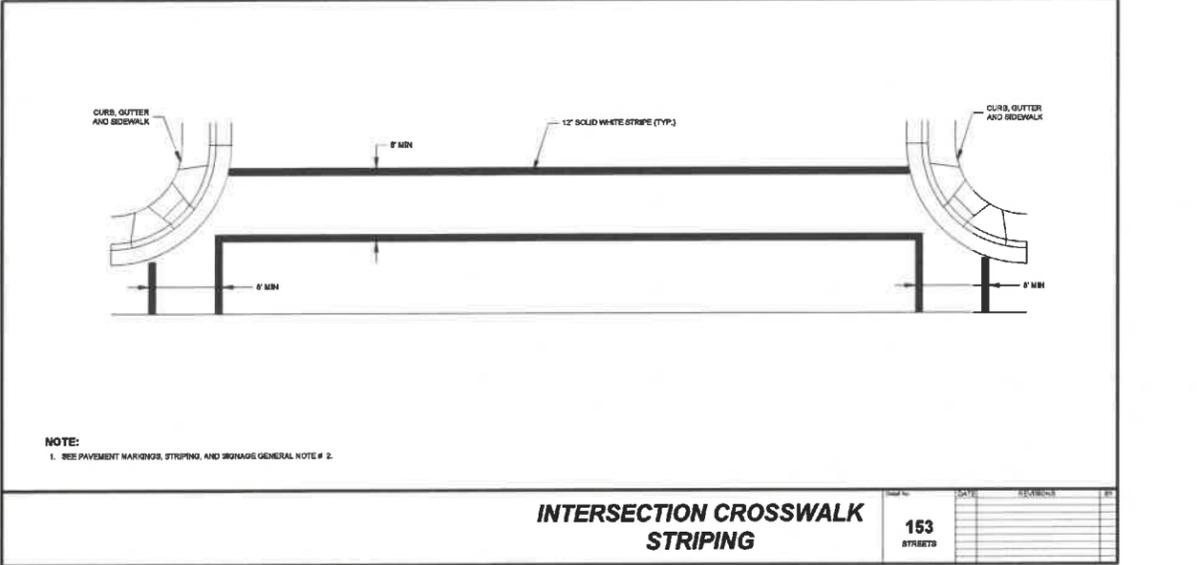
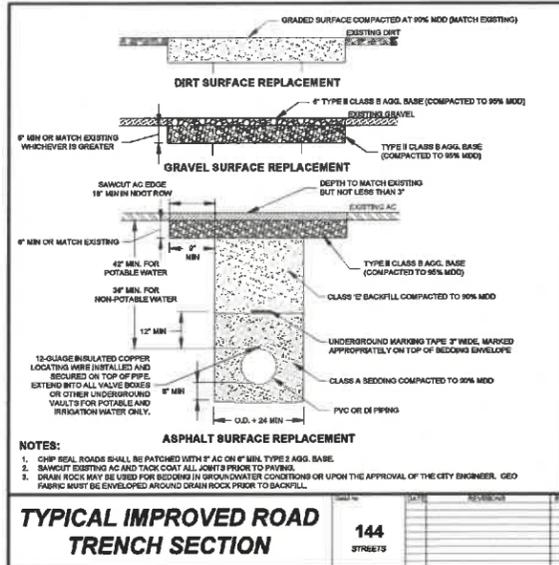
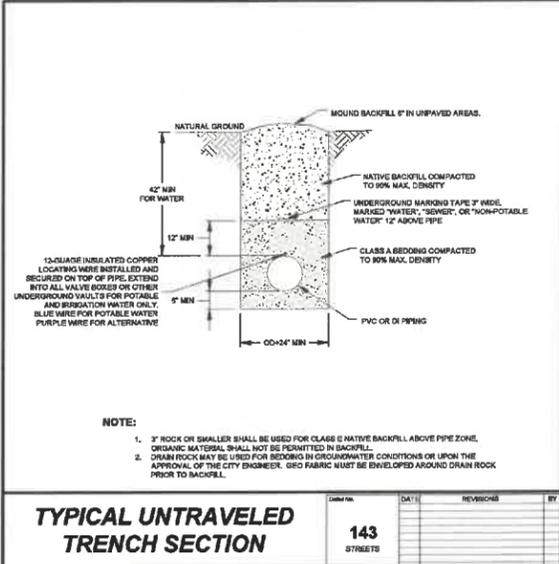
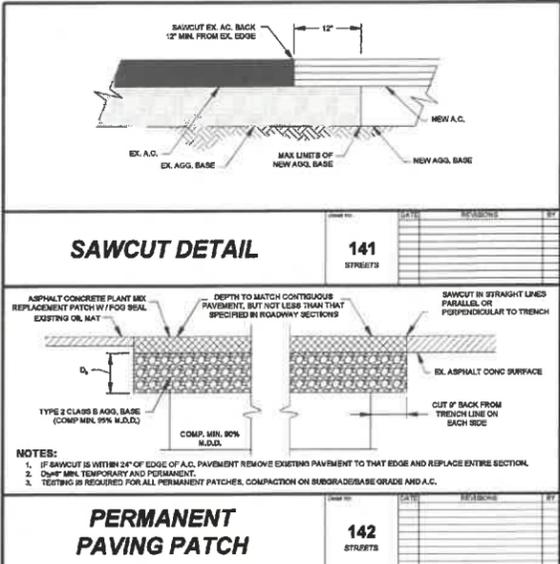
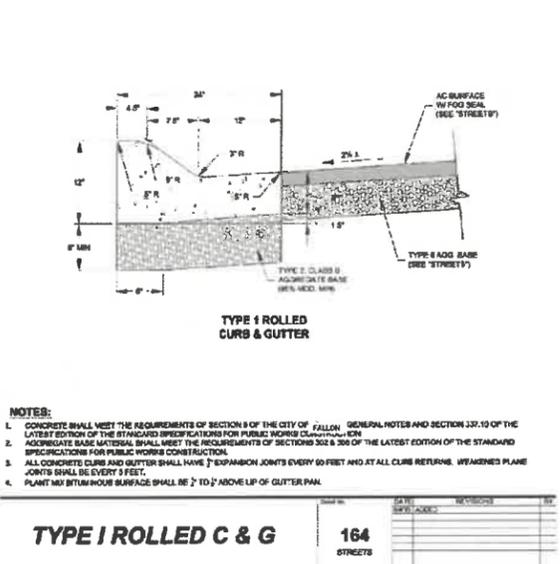
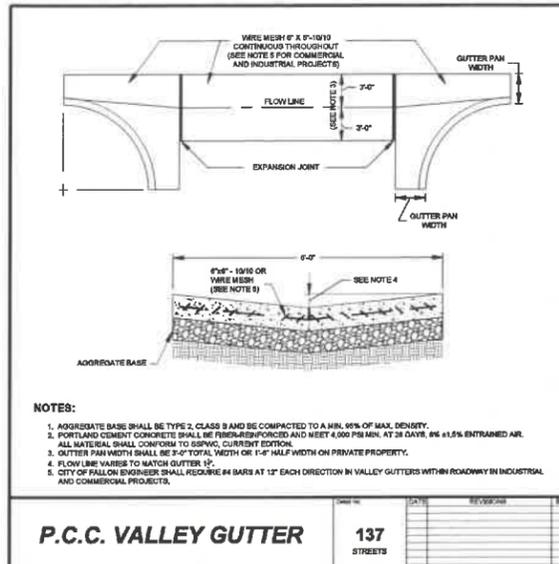
ROCKHOUND INVESTMENTS LLC
CIVIL ENGINEERS
4840 WATKINS DRUMMERY PARKWAY, STE. A
FALLON, NEVADA 89401
PH (775) 252-7800 - FAX (775) 952-7289

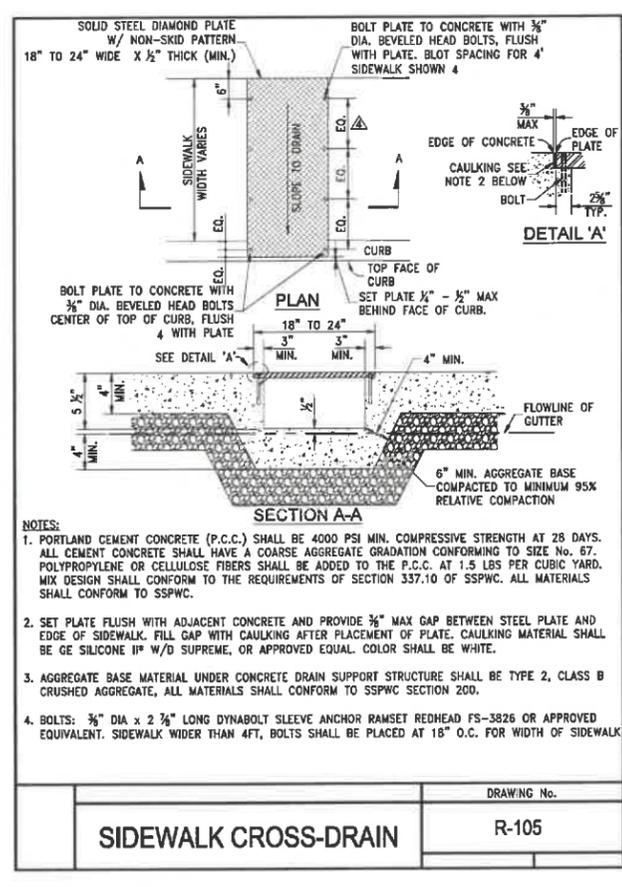
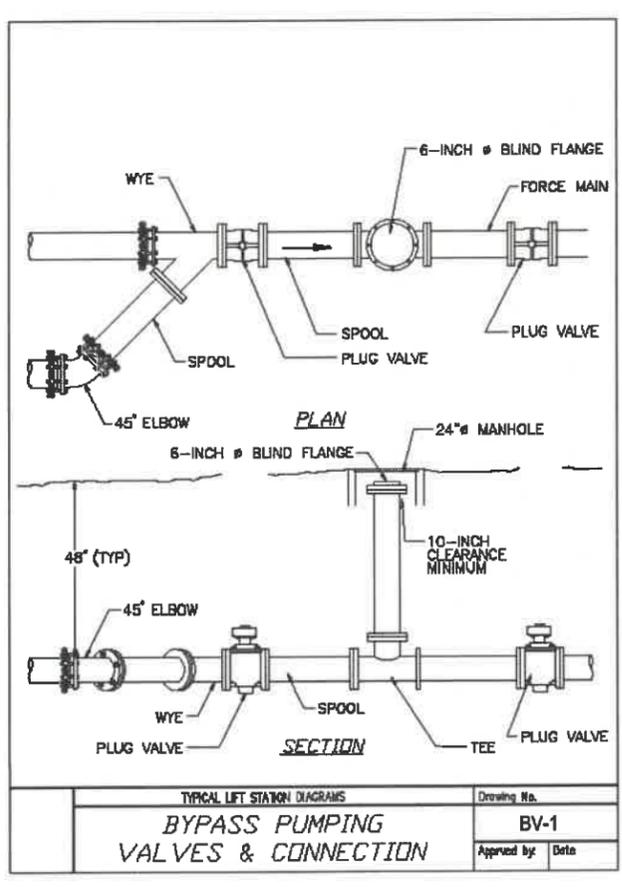
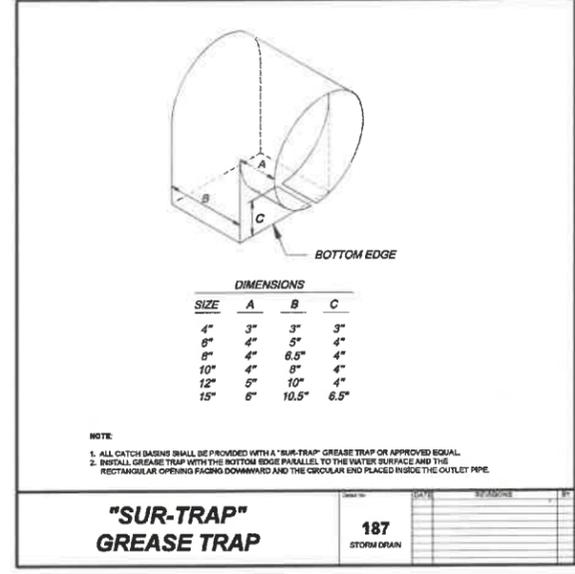
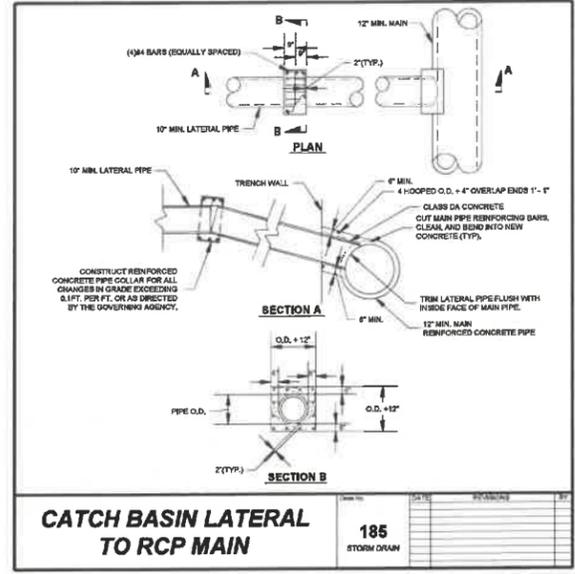
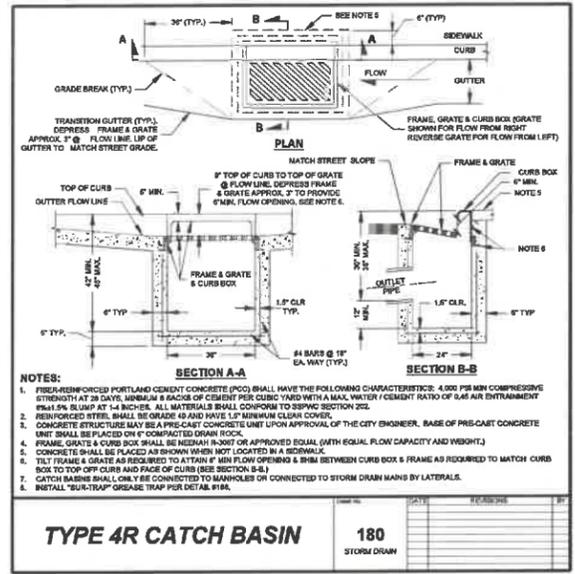
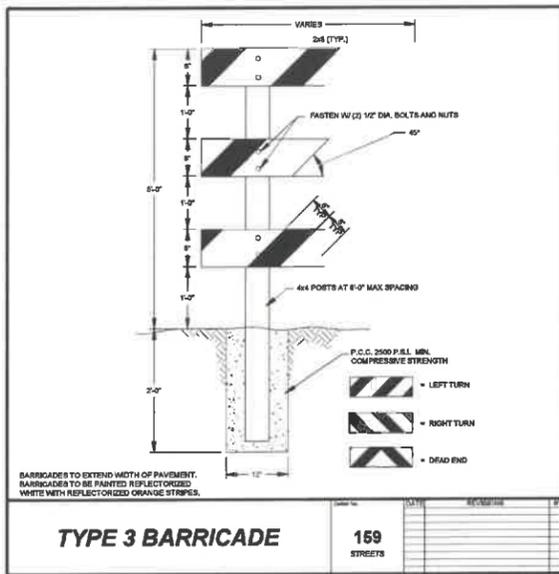


ROCKHOUND INVESTMENTS LLC
CIVIL IMPROVEMENT PLANS FOR
COUNTRY AIR ESTATES PHASE 6
DETAIL SHEET

JOB No. COUNTRYAIR.001
DATE: 6/28/2023
VERT. SCALE: NA
HORIZ. SCALE: 1"=20'
DRAWN BY: JRM
CHECKED BY: JRM
APPROVED BY: JRM

SHEET D-5
OF
15 SHEETS





REUSE OF DOCUMENTS
THIS DOCUMENT AND THE DATA AND DESIGN INFORMATION HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICE OF THE PROPERTY OF TEC. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN AUTHORIZATION OF TEC.

NO.	DATE	DESCRIPTION

6/28/2023

TEC
CIVIL ENGINEERING CONSULTANTS
1000 BOULEVARD DU PAYSAN, STE. A
RICHMOND, BC V6X 2E6
TEL: (604) 273-9988 FAX: (604) 453-2828

ROCKHOUND INVESTMENTS LLC
CIVIL IMPROVEMENT PLANS FOR
COUNTRY AIR ESTATES PHASE 6
DETAIL SHEET

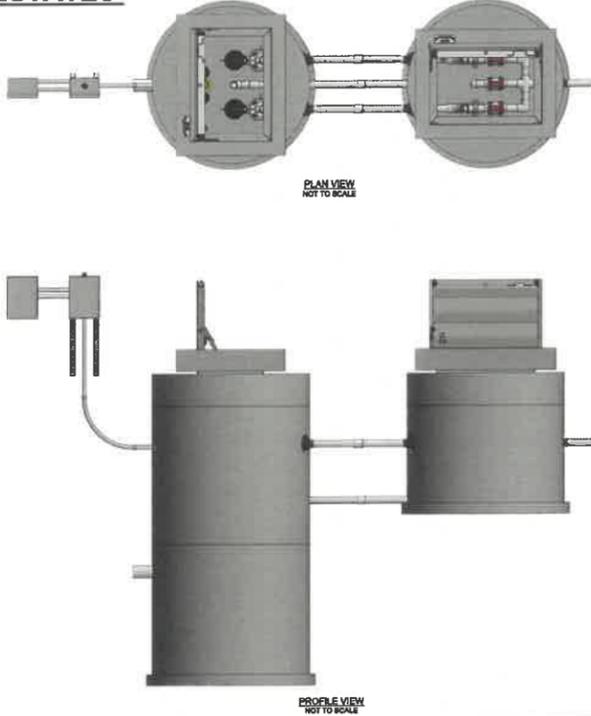
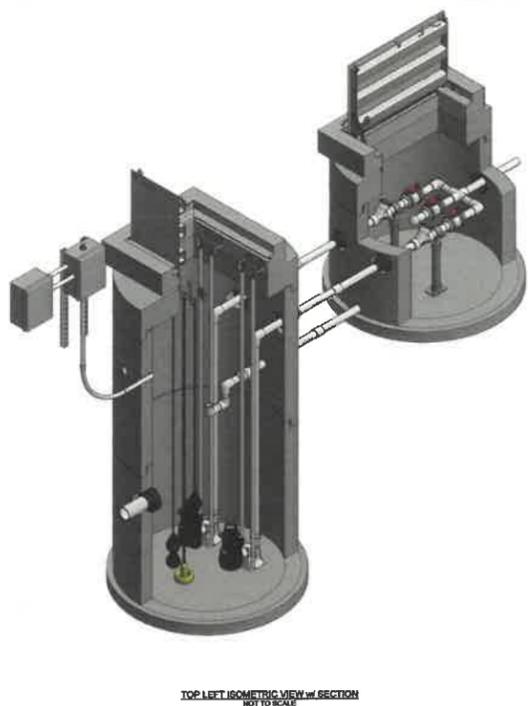
JOB No. COUNTRYAIR.001
DATE: 6/28/2023
VERT. SCALE: NA
HORIZ. SCALE: 1"=20'
DRAWN BY: TJM
CHECKED BY: JRH
APPROVED BY: JRH

SHEET D-6 OF 15 SHEETS

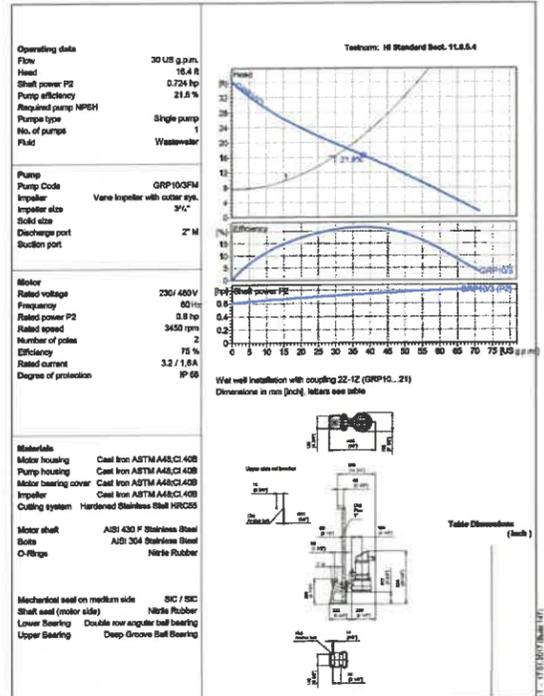
Jun. 28 2023

**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**

248-DV SERIES COUNTY AIR ESTATES



Technical Information GRP103FM



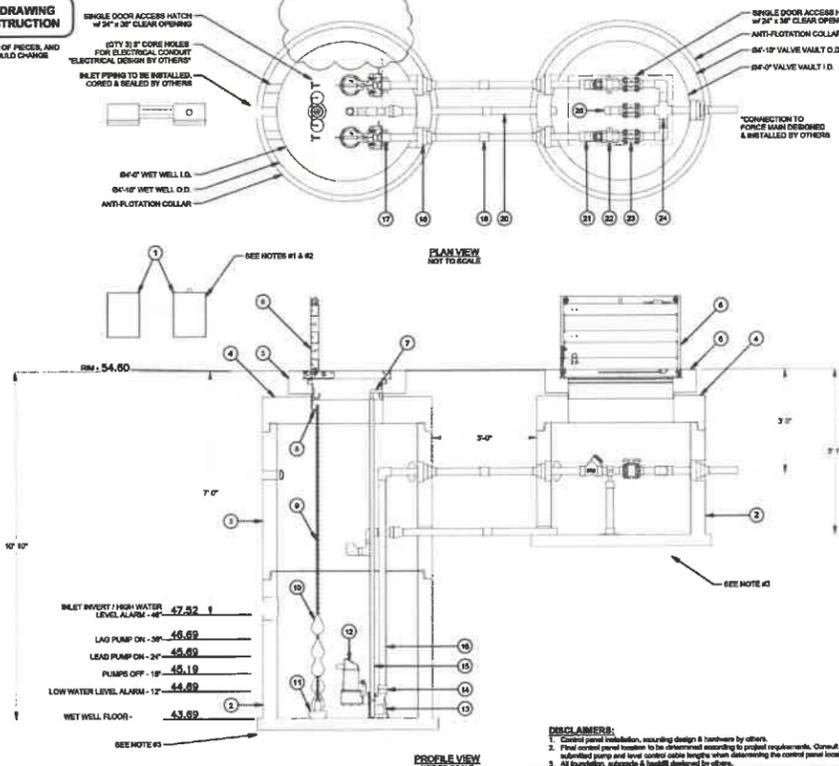
Operating data	30 US g.p.m.	Head	16.4 ft
Shaft power P2	0.724 hp	Pump efficiency	21.6%
Required pump NPSH	Single pump		
Pump type	GRP103FM		
Impeller size	Vane impeller with outer eye, 3 1/2"		
Suction port	2" M		
Discharge port	2" M		
Motor	230/460V		
Rated voltage	60 Hz		
Rated power P2	0.8 hp		
Rated speed	3450 rpm		
Number of poles	2		
Efficiency	75%		
Rated current	3.2 / 1.6 A		
Degree of protection	IP 66		

DISCLAIMERS, INCLUDING BUT NOT LIMITED TO:
 1.) All elevations have been provided by others, and have not been verified by Jensen Process. Contractor to verify all dimensions and elevations in field prior to installation.
 2.) These layout drawings are intended to show overall system design only. All concrete component thicknesses, dimensions, and joint orientations may vary across Jensen Process's manufacturing facilities. Contractor to confirm all thicknesses, dimensions, and joint orientations prior to installation.
 3.) System design criteria has been provided to Jensen Process. Others are responsible for verification that system meets intended application.
 4.) Foundation, subgrade, and backfill to be designed by others.

JENSEN PROCESS
 621 DUNN CIRCLE, SPARKS, NV 89431
 www.jensenprocess.com
 (888) 482-6600

DESCRIPTION	248-DV SERIES STANDARD	DATE	1/12/2023
TITLE SHEET	248-DV SERIES STANDARD	DRAWN BY	P. Latham
MECHANICAL DETAIL	248-DV Series Standard	MOODED	1/12/2023
SHEET	1 of 2		

**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**



BILL OF MATERIALS

ITEM	QTY	DESCRIPTION
1	1	CONTROL ALTERNATING CONTROL PANEL W/ SOLAR PANEL FOR GENERATOR RECEPTACLE & MTS
2	1	48IN DIA JENSEN PRECAST CONCRETE MANHOLE BASE "HEIGHT VARIES"
3	1	48IN DIA JENSEN PRECAST CONCRETE MANHOLE BARREL "HEIGHT VARIES"
4	2	48IN DIA JENSEN PRECAST CONCRETE SPINWHEEL FLAT TOP
5	2	JENSEN PRECAST CONCRETE VENT HUB
6	2	SINGLE DOOR HATCH WITH A CLEAR OPENING OF 36IN X 36IN
7	2	UPPER GUARD RAIL BRACKET 2IN
8	1	FLOAT BRACKET 3 HOOK TYPE 3/8IN
9	1	1/2" LF CHAIN W/ 3/8" HOOK
10	1	FLOAT SWITCH W/ 1/2" CABLE
11	1	ANCHOR TAIL PVC COATED
12	2	2IN SUBMERSIBLE PUMP
13	2	ADAPTER BRK FAL, THIRD 3/8" SLIP RICH BE PVC
14	2	ADAPTER BRK FAL, THIRD 3/8" SLIP RICH BE PVC
15	4	48" LF 1/2" PVC SCH 40S VALVE 7/8" DRAM W/ CHECK VALVE, TRAP & FITTINGS
16	4	48" LF 1/2" PVC SCH 40S VALVE 7/8" DRAM W/ CHECK VALVE, TRAP & FITTINGS
17	4	48" LF 1/2" PVC SCH 40S VALVE 7/8" DRAM W/ CHECK VALVE, TRAP & FITTINGS
18	4	48" LF 1/2" PVC SCH 40S VALVE 7/8" DRAM W/ CHECK VALVE, TRAP & FITTINGS
19	2	FITTING PVC SCH 40S 2IN DIA COUPLING SLIP
20	1	2IN DIA PVC SCH 40S VALVE 7/8" DRAM W/ CHECK VALVE, TRAP & FITTINGS
21	2	Y CHECK VALVE 2IN SCH 40S PVC ROCKET CONNECT FOR HAZARDOUS CHEMICALS
22	2	PIPE SUPPORTS
23	3	BALL VALVE 2IN SCH 40S PVC SLIP
24	1	CROSS 2IN SCH 40S PVC SLIP
25	1	CAP 2IN SCH 40S PVC SLIP

ABBREVIATED SPECIFICATIONS (AVS)
 1. Provide all equipment packaged and installed, including specified controls, pumps, valves, floats, floats, and ground connection and wet well manufactured and finished by Jensen Process, Inc. (JPI) or its authorized manufacturer.
 2. Provide all equipment with a minimum 10-year warranty. Provide all equipment with a minimum 10-year warranty.
 3. Provide all equipment with a minimum 10-year warranty. Provide all equipment with a minimum 10-year warranty.
 4. Provide all equipment with a minimum 10-year warranty. Provide all equipment with a minimum 10-year warranty.
 5. Provide all equipment with a minimum 10-year warranty. Provide all equipment with a minimum 10-year warranty.
 6. Provide all equipment with a minimum 10-year warranty. Provide all equipment with a minimum 10-year warranty.
 7. Provide all equipment with a minimum 10-year warranty. Provide all equipment with a minimum 10-year warranty.
 8. Provide all equipment with a minimum 10-year warranty. Provide all equipment with a minimum 10-year warranty.

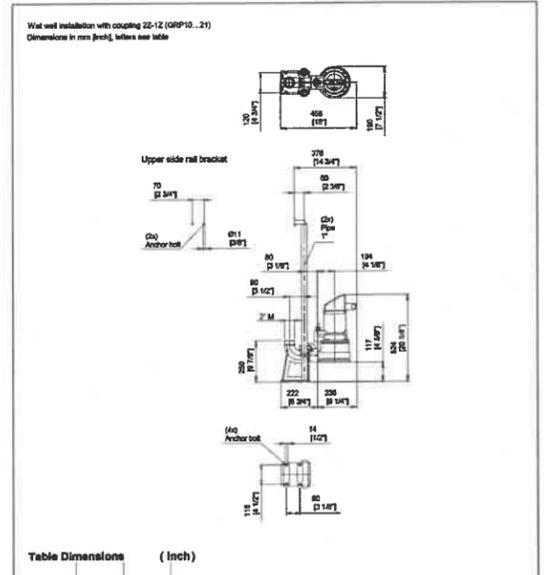
DESCRIPTION	VALUE
DUTY POINT	30 GPM @ 16.4 TDH
MANUFACTURER	JENSEN
MODEL NUMBER	GRP103FM
PUMP TYPE	SUBMERSIBLE, GRINDER
MOTOR SIZE	0.8 hp
MAX FLOW RATE	3450 rpm
PUMP POWER	230 V / 3 PH / 3 ZPLA
ACCESS HATCH LOADING CRITERIA	HS-20 - LEVEL 5 TRAFFIC LOADED

DISCLAIMERS, INCLUDING BUT NOT LIMITED TO:
 1.) All elevations have been provided by others, and have not been verified by Jensen Process. Contractor to verify all dimensions and elevations in field prior to installation.
 2.) These layout drawings are intended to show overall system design only. All concrete component thicknesses, dimensions, and joint orientations may vary across Jensen Process's manufacturing facilities. Contractor to confirm all thicknesses, dimensions, and joint orientations prior to installation.
 3.) System design criteria has been provided to Jensen Process. Others are responsible for verification that system meets intended application.
 4.) Foundation, subgrade, and backfill to be designed by others.

JENSEN PROCESS
 621 DUNN CIRCLE, SPARKS, NV 89431
 www.jensenprocess.com
 (888) 482-6600

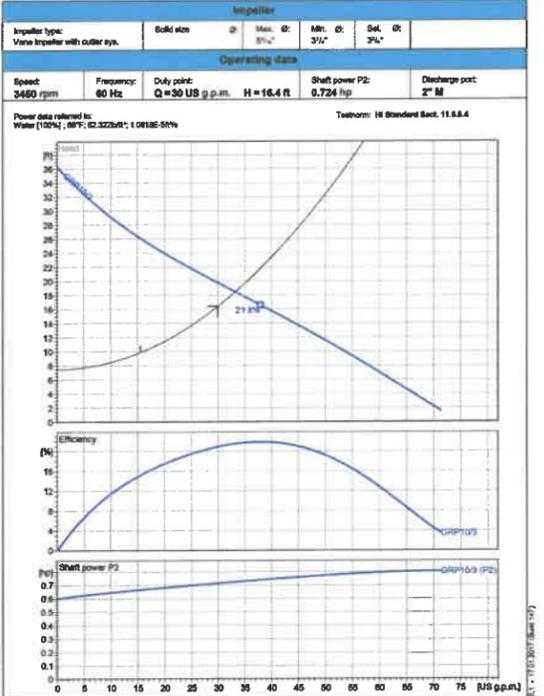
DESCRIPTION	248-DV SERIES STANDARD	DATE	1/12/2023
TITLE SHEET	248-DV SERIES STANDARD	DRAWN BY	P. Latham
MECHANICAL DETAIL	248-DV Series Standard	MOODED	1/12/2023
SHEET	2 of 2		

Dimensions GRP103FM



Project	Project no.:	Created by:	Page:	Date:
			3	2023-01-18

Performance Curve GRP103FM



Operating data	30 US g.p.m.	Head	16.4 ft
Shaft power P2	0.724 hp	Pump efficiency	21.6%
Required pump NPSH	Single pump		
Pump type	GRP103FM		
Impeller size	Vane impeller with outer eye, 3 1/2"		
Suction port	2" M		
Discharge port	2" M		
Motor	230/460V		
Rated voltage	60 Hz		
Rated power P2	0.8 hp		
Rated speed	3450 rpm		
Number of poles	2		
Efficiency	75%		
Rated current	3.2 / 1.6 A		
Degree of protection	IP 66		

Project	Project no.:	Created by:	Page:	Date:
			1	2023-01-18

Technical Data GRP103FM

Operating data			
Flow	30 US g.p.m.	Head	16.43 ft
Shaft power P2	0.7 hp	Static head	7.8 ft
Pump efficiency	21.6%	Required pump NPSH	ft
Pump type	Single pump	No. of pumps	1
Fluid	Water	Temperature	68 °F
Density	62.31 lb/ft³	Viscosity	1.077E-5 cP

Pump			
Pump Code	GRP103FM	Speed	3450 rpm
Suction port	2" M	Head	Max. 38.3 ft
Discharge port	2" M	Min.	1.6 ft
Impeller type	Vane impeller with outer eye	Flow	Max. 71.3 US g.p.m.
Solid size	1/2"	Pump efficiency max.	21.6%
Impeller Ø	3.14"	Required shaft power max. P2	0.8 hp

Motor			
Motor design	Submersible motor	Insulation class	F
Motor name	AM1207M1.6/23	Degree of protection	IP 66
Frequency	60 Hz	Temperature class	T4
Rated power P2	0.8 hp	NEMA code	F
Rated speed	3450 rpm	Efficiency	100% 75.0%
Rated voltage	230 / 460 V 3-	at % rated power	75%
Rated current	3.2 / 1.6 A	at % rated power	50%
Starting current, direct starting	25.0 / 12.5 A	at % rated power	100% 0.64
Starting torque	Directly	at % rated power	75%
Power cable	7X15 / 601.5	Control cable	50%
Type of power cable	1085H0U/J / 10798-F PLUS	Type of control cable	
Cable length	10	Service factor	1.15
Shaft seal	Mechanical seal on medium side	SC / SC	
Shaft seal (motor side)	Nitrile Rubber		
Bearing	Lower Bearing	Double row angular ball bearing	
Upper Bearing	Deep Groove Ball Bearing		

Materials / Weight			
Motor housing	Cast Iron ASTM A53C1408	Motor shaft	AISI 434 F Stainless Steel
Pump housing	Cast Iron ASTM A53C1408	Shaft	AISI 304 Stainless Steel
Motor bearing cover	Cast Iron ASTM A53C1408	O-Rings	Nitrile Rubber
Impeller	Cast Iron ASTM A53C1408		
Cutting system	Hardened Stainless Steel HRCS5		
Weight approx	88.115 lb		

Project	Project no.:	Created by:	Page:	Date:
			4	2023-01-18

REUSE OF DOCUMENTS
 THIS DOCUMENT AND THE DATA AND DESIGN INFORMATION HEREIN IS THE PROPERTY OF TEC ENGINEERING CONSULTANTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF TEC ENGINEERING CONSULTANTS.

NO.	DATE	DESCRIPTION



TEC ENGINEERING CONSULTANTS
 5455 DOUBLE DIAMOND PAVEMENT, STE A
 RENO, NV 89521
 (775) 335-7600 - FAX (775) 475-7609



ROCKHOUND INVESTMENTS LLC
 CIVIL IMPROVEMENT PLANS FOR
 COUNTRY AIR ESTATES PHASE 6
 DETAIL SHEET

JOB No.	COUNTRYAIR.001
DATE:	6/28/2023
VERT. SCALE:	NA
HORIZ. SCALE:	1"=50'
DRAWN BY:	TJM
CHECKED BY:	JRH
APPROVED BY:	JRH
SHEET	D-7
OF	15 SHEETS