



APACHE COUNTY — Community Development Department

P.O. Box 238 • St. Johns, AZ 85936 • Phone: (928) 337-7526 • Fax: (928) 337-7633

CONDITIONAL USE PERMIT APPLICATION

APPLICANT

Name Escudilla Mountain Domestic Water Improvement District

Mailing Address PO Box 371

Nutrioso, AZ 85932-0371

Contact Person David Knobbe

Phone 602 245-4582 Fax none

Email lorie.knobbe@gmail.com or david.knobbe@yahoo.com

PROPERTY INFORMATION

Assessor's Parcel # 102-64-053

Township 7N Range 30E Section 31

Subdivision Escudilla Mountain Estates Unit 2

Unit # Unit 2 Lot # 53

Address/Location 3 N 2177

Existing Zoning Residential

Existing Land Use Residential

Lot Size 2.59 acres

CONDITIONAL USE PERMIT REQUEST

Please provide a brief description of the request.

Standpipe location for the members of the

Escudilla Mountain Domestic Water Improvement District

Temporary Use: ___ Yes ___ x No

SUBMITTAL CHECKLIST

- Pre-application meeting with a staff planner.
- A non-refundable filing fee.
- Proof of Ownership.
- Application, photographs, diagrams, site plans with the setbacks noted, drainage report and any other required information. Please be precise and detailed.
- Citizen Review Process as listed in ordinance Section 1106. A list of names and addresses of all the property owners within 300 feet of subject property.
- ADOT permit granting ingress / egress access
- Map to property.
- All required items need to be submitted to Planning & Zoning at least 30 days prior to the next scheduled meeting.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Community Development Department access to the subject property during the course of project review. No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant

David W Knobbe Date 10-30-25

Signature of Property Owner (if not the applicant)

David W Knobbe Date 10-30-25

OFFICE USE ONLY

Received By [Signature] Date 11/3/2025

Receipt # 7400000002 Fee \$500

Permit # 2025-59

Related Cases _____

Appeal Filed By _____ Date _____

Receipt # _____ Fee _____

COMMISSION ACTION

Approved with Conditions Denied

Resolution # _____ Date _____

Chairman _____ Date _____

BOARD ACTION

Approved with Conditions Denied

Ordinance # _____ Date _____

Supervisor _____ Date _____

December 1, 2021

HISTORY - The EMDWID was established on May 2, 2023 by the Apache County Board of Supervisors. The plan was to use the well on Lot 53 to supply the district. The Morgans who were the owners of the property said they were willing to share the water but unfortunately during the negotiations they were not willing to comply with the requirements of the Arizona Department of Environmental Quality to establish a Public Water System. During the negotiations Russel Crosby from the Escudilla Cattle Company contacted the EMDWID and wanted to give the well on Lot 80 to the district.

On April 13, 2024 Board of Directors Meeting agreed that the best place for the Standpipe in relation to the Lot 80 well would be on Lot 57. The first Neighborhood Meeting was scheduled for April 27, 2024 at the Alpine Fire Station #2 in Nutrioso. A copy of the letter and map that was mailed to the 17 property owners who had property within the 300 ft radius of Lot 57. The flier that was posted at the Nutrioso Post Office was emailed to Shanna Pierce in the Community Development Department. At the meeting on April 27, 2024 David and Lorie Knobbe (Board Chair and District Clerk) were available to answer questions and concerns. Only two property owners attended. They are district members. The Brokaw's property is located next to Lot 57 / Standpipe location. Their only concern was that there would be sufficient signage to direct the district members to Lot 57. This would prevent those hauling water from using their driveway. One email was received from the owner across the road from Lot 57. She is not in the district and just asked questions about the water district. No specific concern was addressed. The Citizen Participation Report was sent to Shanna Pearce on 4-27-24.

The EMDWID reached out to the Water Infrastructure Finance Authority of Arizona (WIFA) for financing. We were going through the steps required including the Biological Assessment. They assigned the study to SWCA. The major concern was the New Mexico jumping mouse. After seven months of study the WIFA analysis concluded that the project "...neither individually or cumulatively had a significant impact on the human environment." Therefore, the EMDWID qualified for a Finding of No Significant Impact (FONSI). The EMDWID could proceed. The study was paid through a Technical Assistance Grant from WIFA.

While waiting for the FONSI the Morgans reached out to the EMDWID and said they were going to sell their property and would the DWID be interested. To confirm that the well was a good producer a 24 pump test was completed along with a series of water quality tests. Good results were received for both. Since the EMDWID Board of Directors agreed this was a good asset for the DWID and we didn't want to lose the opportunity to purchase it due to delays in WIFA funding, two of the Board Members purchased the property. After consulting with the EMDWID attorney it was agreed to purchase the property and sell it to the DWID once the WIFA funding was received. The lawyer said the sales price to the DWID could include the purchase price and any expenses incurred. Lot 53 is up on the mesa where most of the DWID members are located. The Board Members agreed to make the well on Lot 53 the primary well and to put the standpipe on the same property. The well on Lot 80 by Nutrioso Creek would become the backup water supply.

Currently the EMDWID consists of 78 properties and 74 property owners. All but 2 property owners have paid a \$1000.00 Standpipe Infrastructure / Access Fee. The district clerk has the email addresses for all but 2 of the property owners. The district members are kept up to date by emails and postings. The district members are sent agendas and minutes for each board meeting. The agendas are also posted at the Nutrioso Post Office. The district established a website shortly after its establishment. The website address is www.emdwid.com. Under the News and Notices tab, all the agendas, minutes and information regarding hearings can be found.

CITIZEN PARTICIPATION REPORT - Due to the acquisition of Lot 53 which includes a good producing well the Board of Directors agreed to make this the primary well and standpipe location. Lot 53 is 2.59 acres and there is room for a circular driveway, pump house, tank and standpipe dispenser. The benefits of moving the standpipe to Lot 53 from Lot 80 on the other side of Nutrioso Creek include: the proximity of the well to the district, water on top of the mesa, the potential reduction in project costs, reduction of traffic in some locations, reduction in infrastructure costs due to having head pressure for all the lower properties. The property was purchased in June of 2025 by two of the board members and will be sold to the EMDWID once WIFA funds are available.

Citizen Participation Plan - At the June 14, 2025 Board Meeting the Board of Directors approved to pivot to Lot 53 as the primary water source and standpipe. The district members have had the opportunity to express their concerns at the Call to the Public at the July 5, 2025, August 30, 2025 and September 20, 2025 Board Meetings held at the Alpine Fire Station #2 in Nutrioso. All district members except for two that the district clerk does not have an email for, receive emailed copies of the agendas, minutes and hearing notices. The agendas, minutes and hearing notices are also available on the EMDWID website www.emdwid.com.

On September 22, 2025 the property owners within 300 feet of Lot 53 were sent a letter (attached) inviting them to come to the Citizen Participation Meeting on October 5, 2025. The President of the Escudilla Mountain Estates Unit 2 Homeowners Association was also notified by mail and email. The flier (attached) was posted at the Nutrioso Post Office and Alpine Fire Station #2. There are only 3 property owners within the 300 ft radius that are not district members.

Neighborhood Meeting - The meeting was held on October 5, 2025 at 1:00pm at the Alpine Fire Station #2 in Nutrioso. Board members in attendance included Pat Cruse who conducted the meeting and David Knobbe who attended by phone. There were four property owners in attendance. Two were district members. Three of the four had adjoining properties to Lot 53, Glenn Seder, Carl and Sheri Craig. The Craigs were the only ones who voiced their concerns: light and noise pollution, fencing, color of the storage tank and dust control. In response to the light pollution question, the access to standpipe will be restricted by the Prologic Key Card Reader. The system can be programmed to only allow access at certain times. The times can be limited to daytime hours (dawn to dusk) which will eliminate head lights shining into the neighbor's homes at night. The lights on the building can conform to dark sky lighting standards which include downward, low-level, controlled with dimmers or motion sensors, and warm colored. Sheri was concerned about continuous generator noise. As with normal wells the pumps will be in the pump house and the generator will only be used as a back up. Sheri was also concerned with the color of the tank. The plan is to have a dark colored tank, either dark green or black. Another concern was district members wandering around the property as their tanks fill. Some of the property will be fenced off due to the ADEQ requirements for a Public Water System. The HOA is currently working on revising the rules regarding fencing. The EMDWID will work with the HOA covenants to avoid the district water haulers from wandering onto neighbors properties. Carl mentioned traffic flow and dust control. There is such a thing as a spray-on dust control but when the roads are graded that removes any of the benefits. Carl commented that when the roads are graded it only gets worse because people drive faster which stirs up more dust. He also said that no rocks have been added to the roads in over a

decade. As far as traffic flow, there could be no increase or very little increase in front of their cabin. If you look at the map the majority of the district is up on the mesa and those people who currently haul water from Alpine or Springerville use the same roads that they would be using to access Lot 53. There will be a few more people who would come from Robinson Lane but they would have the option of using two roads to get to Lot 53. One would be in front of their cabin and the other route would not. For those property owners who are not on the mesa they would not have any reason to travel further into the district because there is a turnaround driveway on the property and they would most likely use the same road they came in on. Currently there are 12 district members that would need to come up to the mesa to get their water. Of those twelve district members only two have cabins built on them. The ultimate goal is to eventually have water lines to each property in the district. That would reduce and eventually eliminate water haulers over time.

The Hearing for the Resolution of Intention to make Improvements was held on October 11, 2025. On September 22, 2025, the district members (74) were each mailed a letter informing them of the hearing. The addresses were obtained from the Apache County Assessor's records. If the County records differed from the DWID records an email was sent to confirm the mailing address. All district members that have an email on file (72) were emailed the announcement in addition to the mailed letter with pertinent information and directed to the website for additional documentation. The Hearing was announced twice in the White Mountain Independent. The flier was posted at the Nutrioso Post Office and Alpine Fire Station #2. It was posted on the EMDWID website www.emdwid.com. Ryan Peterson was mailed a packet of information about the Hearing and Improvement Plans.



ESCUJILLA MOUNTAIN

DOMESTIC WATER IMPROVEMENT DISTRICT

September 19, 2025

Standpipe Location for Escudilla Mountain DWID

Escudilla Mountain Domestic Water Improvement Board of Directors made the decision at the June 14, 2025 Board Meeting to pivot from the original plan and move the Standpipe to Lot 53 of the Escudilla Mountain Estates Unit 2. Lot 53 is on the south corner where CR2019 turns into CR 2018. The property was recently purchased after successful pump tests and water quality tests were completed. Moving the standpipe to this location will get the system up and running sooner than it would if the original well, that is located by Nutrioso Creek and the standpipe located on Lot 57 on CR 2225, were used. The DWID will eventually connect the two water sources.

Some of the items considered in selecting the location were: proximity to the well head, accessibility to the district owners, dust, nuisance factor to nearby property owners, topography to hide tanks, cost and eventual branching for possible future infrastructure. This new location will be closer to the district members and eliminate the need to go up and down the hill which can be tricky when there are icy conditions. There should be no additional traffic since most of the traffic from EME1 and EME2 uses 2018 on their way to and from the Alpine Standpipe when hauling water. The standpipe will be on the same property as the well head and the storage tank. The trees on the property will provide a good screen from the road. The fill station can be programmed to eliminate night time hours and prevent headlight pollution. The DWID will purchase the land from the property owners. Even with the expense of purchasing the land the total costs including the construction costs to get the standpipe up and running will be reduced.

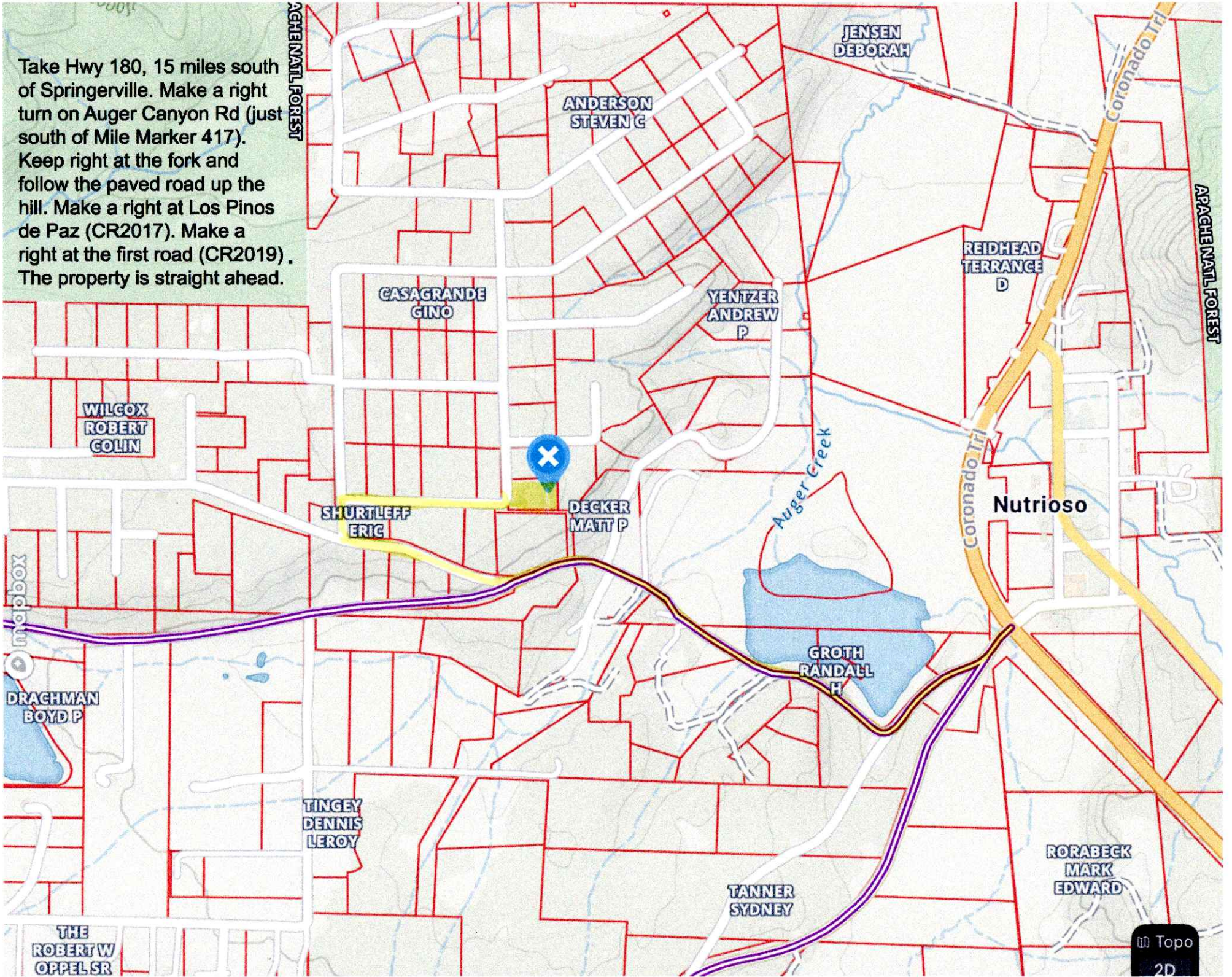
Part of obtaining a Conditional Use Permit is to have citizen participation to encourage the applicant (EMDWID) to be good neighbors and to allow for informed decision making. There will be a Neighborhood Meeting on Sunday, October 5, 2025 from 1:00 to 2:00 pm at the Alpine Fire Station #2 in Nutrioso. This is your opportunity to discuss Escudilla Mountain DWID's proposal with EMDWID representatives and express any concerns, issues, or problems you may have with the proposal in advance of the public hearing.

Contact	Address
602-570-5591	PO Box 371
lorie.knobbe@gmail.com	Nutrioso, AZ
www.emdwid.com	85932-0371

Take Hwy 180, 15 miles south of Springerville. Make a right turn on Auger Canyon Rd (just south of Mile Marker 417). Keep right at the fork and follow the paved road up the hill. Make a right at Los Pinos de Paz (CR2017). Make a right at the first road (CR2019). The property is straight ahead.

APACHE NATL FOREST

APACHE NATL FOREST



mapbox

Topo
2D

IMPROVEMENT PLANS FOR ESCUDILLA MOUNTAIN DWID WELL & FILL STATION

LOCATED WITHIN APN 102-64-080 IN SECTION 31, TOWNSHIP 7 NORTH, RANGE
30 EAST, G. & S.R.M., APACHE COUNTY, ARIZONA

LEGEND

LINETYPES	
SS	EXISTING PRIVATE SEWER LINE/LEACH LINE
OHE	EXISTING OVERHEAD ELECTRIC LINE
UE	EXISTING UNDERGROUND ELECTRIC LINE
---	SUBJECT PROPERTY LINE
○	EXISTING WOOD FENCE LINE
6380	EXISTING CONTOUR LINE
---	EXISTING GRAVEL DRIVE
CDM	EXISTING TELECOMMUNICATIONS LINE
x	EXISTING BARBED WIRE FENCE
---	EXISTING ADJOINING PROPERTY LINE
2"WM	PROPOSED 2" WATER LINE
6"WM	PROPOSED 6" WATER LINE
---	PROPOSED ALL WEATHER ACCESS DRIVE
UE	PROPOSED UNDERGROUND ELECTRIC LINE

SYMBOLS	
⊙	EXISTING SEPTIC VAULT LID/SEWER SERVICE
⊕	EXISTING LEACH FIELD RISER
⊙	EXISTING WELLHEAD
⊕	EXISTING ELECTRIC PEDESTAL
⊕	EXISTING POWER POLE
⊕	EXISTING PROPERTY CORNER
⊕	PROPOSED GATE VALVE
⊕	PROPOSED BLOW-OFF VALVE

HATCH PATTERNS	
[Pattern]	PROPOSED CONCRETE PAD
[Pattern]	PROPOSED BUILDING
[Pattern]	PROPOSED ALL-WEATHER ACCESS DRIVE

ESTIMATED QUANTITIES

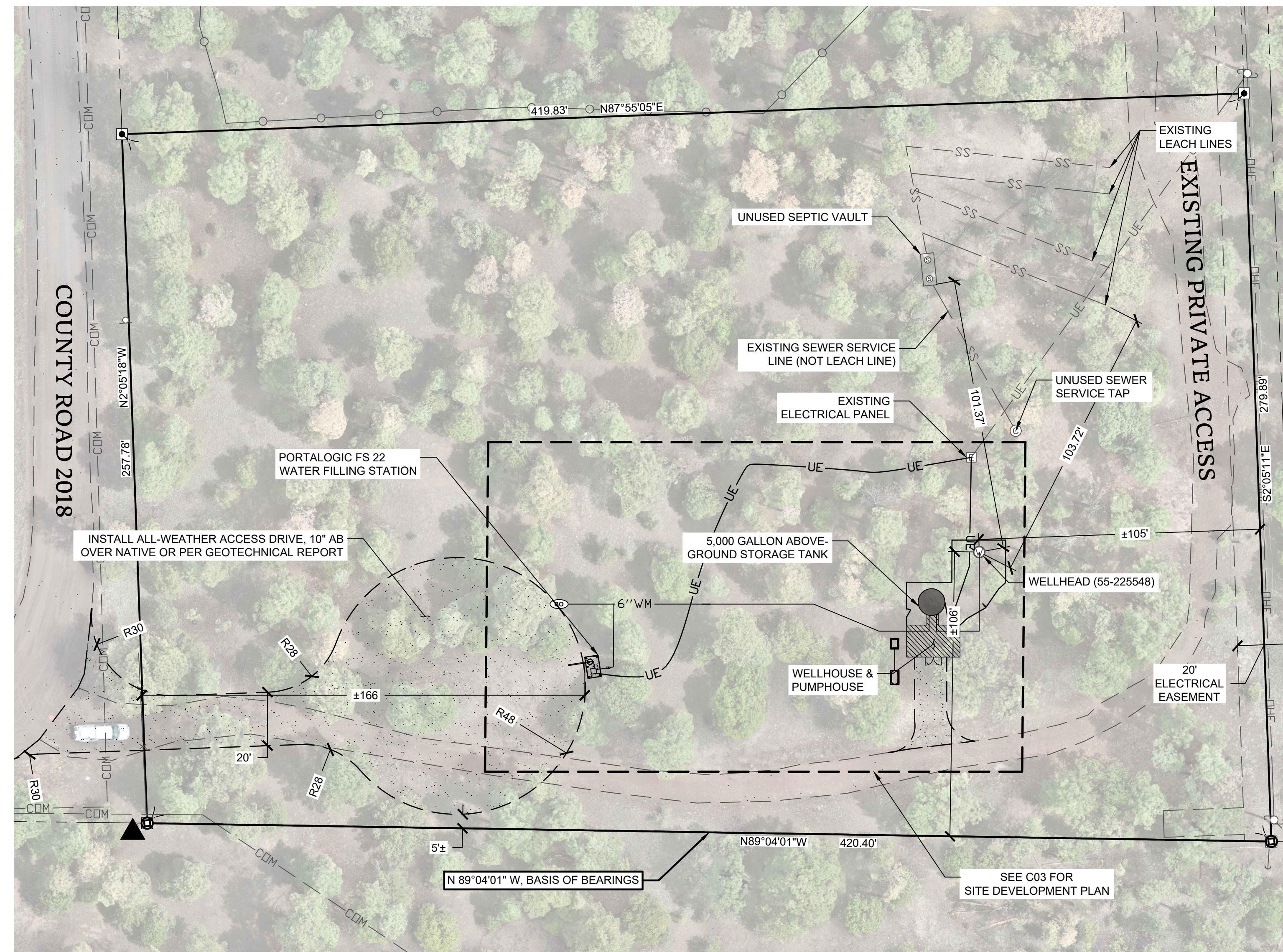
DESCRIPTION	QUANT.	UNIT
ALL-WEATHER ACCESS DRIVE	1134	SY
6" φ AWWA C-900 WATER LINE	135	LF
4" φ AWWA C-900 WATER LINE	23	LF
3" φ DUCTILE IRON WATER LINE	35	LF
6"X6"X4" TEE	1	EA
4"X3" REDUCER	1	EA
BACKFLOW PREVENTION VALVE	1	EA
6" 22.5° BEND	2	EA
BLOWOFF	1	EA
CHAIN LINK FENCE	107	LF

▲ BENCHMARK

A rebar and plastic cap stamped "L.S. 15928" monumenting the Southwest corner of the subject property as shown hereon.
Elevation = 7848.92

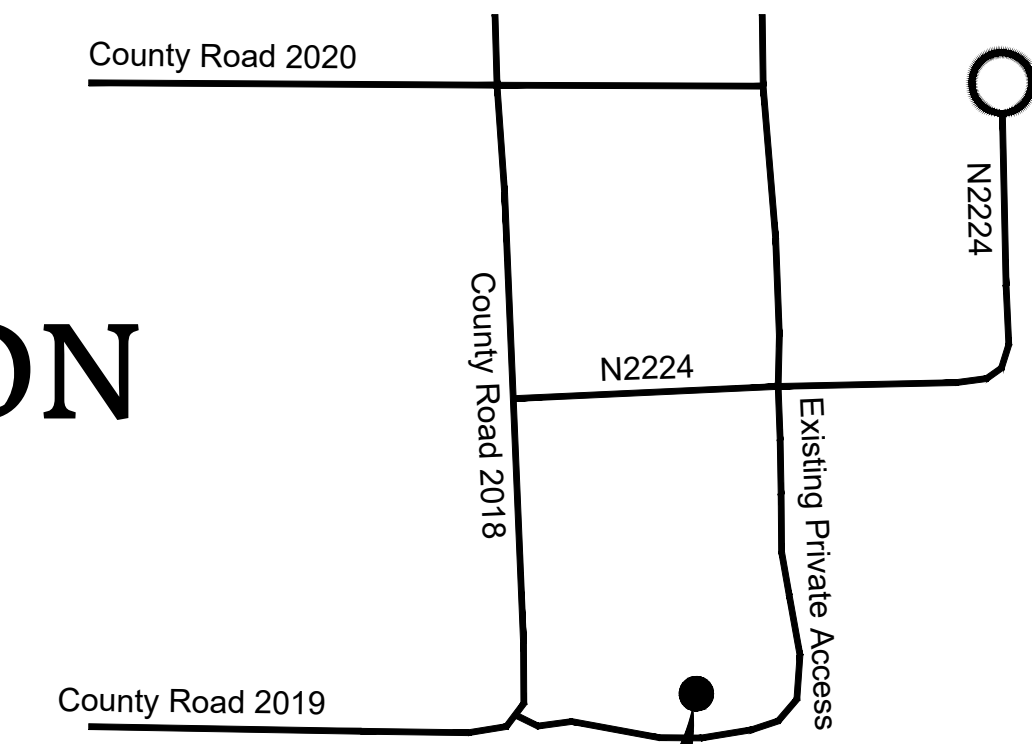
BASIS OF BEARINGS (B.O.B.)

The South line of the subject property between two rebar and plastic caps stamped "L.S. 15928", bears North 89°04'01" West, and all bearings herein are relative thereto.



OVERALL SITE PLAN

SCALE 1" = 30'



PROJECT LOCATION

VICINITY MAP
N.T.S.

OWNER

Escudilla Mountain DWID
P.O. Box 371
Nutrioso, AZ 85932

ENGINEER

Ironsides Engineering & Development, Inc.
P.O. Box 1358
Show Low, Arizona 85902
(928)532-0880

IRONSIDES
ENGINEERING & DEVELOPMENT

P.O. BOX 1358
SHOW LOW, AZ. 85902
(928) 532 - 0880



DRAWING INDEX

SHT	DWG	DESCRIPTION
01	C01	COVER
02	C02	NOTES
03	C03	SITE DEVELOPMENT PLAN
04	C04	WELL DESIGN
05	C05	WELLHEAD, BOOSTER, & TANK DTLS
06	C06	WELLHOUSE DETAILS
07	C07	DETAILS
08	C08	DETAILS

ESCUDILLA MTN DWID WELL & FILL STATION
ADEQ TECHNICAL ASSISTANCE
AZ0401349

COVER

CLIENT: ADEQ
DRAWN BY: JCL
DESIGNER: JCL
REVIEWER: ZWB
PROJECT #: 44802

SHEET

C01

01 OF 08



GENERAL

1) ALL WORK SHALL CONFORM TO THE LATEST EDITION OF MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.

2) STANDARD DETAILS REFER TO THE MAG STANDARD DETAILS UNLESS OTHERWISE NOTED OR MODIFIED ON PLANS.

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THEIR RESPECTIVE AGENCIES. ARIZONA NPDES IS REQUIRED.

4) DISPOSAL OF ALL CONSTRUCTION DEBRIS IS CONSIDERED AN INCIDENTAL COST TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ALL WASTE MATERIAL AND CONSTRUCTION DEBRIS SUCH AS, BUT NOT LIMITED TO OLD CULVERTS, BROKEN CONCRETE, CONSTRUCTION TRASH, ETC. OFFSITE UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

5) PRIOR TO BIDDING THE WORK THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS AND EARTHWORK QUANTITIES, INCLUDING SOLID ROCK. NO CLAIM SHALL BE MADE AGAINST THE OWNER/DEVELOPER, ARCHITECT, OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.

6) ALL EXISTING UTILITY LINES SHOWN ON THE PLANS ARE FROM AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINING AND VERIFICATION OF ACTUAL FIELD LOCATIONS OF PUBLIC UTILITIES BEFORE STARTING CONSTRUCTION. CALL BLUESTAKE AT 1-602-263-1100 OR 1-800-STAKE-IT OR 811.

7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND PIPELINES, UTILITIES AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO RETAIN, PROTECT, AND AVOID DAMAGE TO SUCH. THE ENGINEER AND/OR OWNER WILL NOT GUARANTEE ANY LOCATIONS SHOWN ON THE PLANS, OR THOSE OMITTED. POT-HOLE IN ACCORDANCE WITH BLUESTAKE REQUIREMENTS.

8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE REMOVAL, CONNECTION TIE-INS AND/OR REPLACEMENT OF ALL EXISTING UTILITIES WITH THE RESPECTIVE UTILITY COMPANY(S).

9) ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS, CONTRACT DOCUMENTS, AND PLANS.

10) THE ENGINEER WAIVES ALL RESPONSIBILITY AND IS NOT LIABLE FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS AND THE DESIGN INTENT THEY CONVEY OR FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS.

11) ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.

12) PRIOR TO CONSTRUCTION OF STAKED IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY AND SATISFY TO HIMSELF OF THE ACCURACY OF ALL CONSTRUCTION STAKES SET BY OWNER, ENGINEER AND/OR SURVEYOR. IF A DISCREPANCY IS FOUND BETWEEN THE ENGINEER'S PLANS OR SURVEYOR'S STAKING, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE ENGINEER REGARDING ALLEGED INACCURACY OR BLUNDERS OF CONSTRUCTION STAKES SET BY THE OWNER, ENGINEER OR SURVEYOR.

13) THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO THE VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.

14) THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

15) ANY WORK AND MATERIAL NOT IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

16) ALL EXISTING AND NEW FRAMES, COVERS, VALVE BOXES AND WATER METER BOXES SHALL BE ADJUSTED TO FINISH GRADE BY CONTRACTOR PER MAG SPECIFICATIONS, SECTION 345.

17) THE CONTRACTOR SHALL KEEP SUITABLE EQUIPMENT ON-HAND AT THE JOB SITE FOR MAINTAINING DUST CONTROL AND SHALL CONTROL DUST AS DIRECTED BY THE OWNERS REPRESENTATIVE.

18) NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CLEANUP IS COMPLETED, INCLUDING, BUT NOT LIMITED TO, CURBS, PAVEMENTS AND SIDEWALKS SWEEP CLEAN OF ALL DIRT AND DEBRIS.

19) SHOULD THE CONTRACTOR ENCOUNTER, DURING HIS OPERATIONS, ANY ARCHEOLOGICAL OR HISTORICAL FINDINGS, HE SHALL IMMEDIATELY CEASE OPERATIONS IN THAT LOCATION AND NOTIFY THE OWNER.

20) ANY REVISIONS TO THE APPROVED PLANS SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.

21) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES, CONFLICTS, ETC. FOUND WITHIN THIS DRAWING SET, APPLICABLE SPECIFICATIONS, AND DETAILS.

22) THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ANY AGENCY PERTAINING TO THE JOB TWO WORKING DAYS BEFORE BEGINNING ANY WORK IN THE PUBLIC RIGHT-OF-WAY.

23) ALL SIGNS TO BE DG3 SHEETING. SIGN POST BASE TO BE CONCRETED IN GROUND. BASE TO BE 12" DIA., 18" DEEP WITH 6" OF BASE SHOWING ABOVE GRADE. MAIN POST TO BE ATTACHED TO BASE WITH BREAKAWAY BOLTS. PLACEMENT OF SIGNS TO CONFORM TO MUTCD SPECIFICATIONS. STREET SIGNS MUST BE, 6" LETTERS FOR STREET NAME, 3" LETTERS FOR ADDRESSING AND STOP SIGNS MUST BE 24".

24) RIGHT-OF-WAY, PROPERTY LINES AND EASEMENTS SHOWN ON THIS SET OF PLANS ARE FROM AVAILABLE INFORMATION, NOT FROM A RECORDED SURVEY, RIGHT-OF-WAYS, PROPERTY LINES AND EASEMENTS SHOULD BE CONSIDERED APPROXIMATE FOR GRAPHICAL REPRESENTATION ONLY.

25) THE FIELD SURVEY FOR THIS PROJECT WAS COMPLETED ON 7-23-25 AND THE DESIGN HEREIN IS BASED ON THE FIELD CONDITIONS AS WAS PRESENT ON THAT DATE.

LIMITS OF CONSTRUCTION

1) ALL CONSTRUCTION SHALL REMAIN WITHIN PROJECT CONSTRUCTION LIMITS AND RIGHT-OF-WAY LIMITS (PERMANENT AND TEMPORARY) AS DEFINED BY PROJECT ENGINEER. THE RESIDENT SUPERVISOR SHALL ENSURE THE CONTRACTOR IS AWARE OF CONSTRUCTION LIMITS AND ANY SPECIAL CONSTRUCTION CONDITIONS IN THE PROJECT. IN THE EVENT THE CONTRACTOR IS UNABLE TO STAY WITHIN THE LIMITS PROVIDED PROPER AUTHORIZATION SHALL BE ACQUIRED FROM PROJECT ENGINEER, ENVIRONMENTAL, AND/OR GOVERNING AGENCIES PRIOR TO CONTINUATION OF WORK.

2) THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER TO PREVENT LIMB, BARK, OR ROOT INJURIES TO TREES, SHRUBS, OR OTHER TYPES OF VEGETATION THAT ARE TO REMAIN GROWING AND ALSO TO PREVENT DAMAGE TO ADJACENT PROPERTY. WHEN ANY SUCH INJURIES UNAVOIDABLY OCCUR, ALL ROUGH EDGES OF SCARRED AREAS SHALL BE MADE REASONABLY SMOOTH IN ACCORDANCE WITH GENERALLY ACCEPTED HORTICULTURAL OR APPLICABLE PRACTICES. ANY SUCH PLANTS THAT ARE DAMAGED BY ANY CONSTRUCTION OPERATIONS TO SUCH AN EXTENT AS TO DESTROY THEIR VALUE FOR SHADE OR OTHER LANDSCAPE PURPOSES, SHALL BE CUT AND DISPOSED OF BY THE CONTRACTOR, AND REPLACED WITHOUT EXTRA COMPENSATION, WHEN SO DIRECTED BY THE PROJECT ENGINEER.

3) ANY DEBRIS AND/OR WASTE OUTSIDE CONSTRUCTION LIMITS GENERATED BY CONTRACTOR OR CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY CLEANED UP AND DISPOSED OF LEGALLY BY CONTRACTOR, IN ACCORDANCE WITH THE SWPPP OR AS DIRECTED BY PROJECT ENGINEER.

UNDERGROUND UTILITY STATEMENT

1) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SUCH. THE ENGINEER AND / OR OWNER WILL NOT GUARANTEE ANY LOCATIONS SHOWN ON THE PLANS, OR THOSE OMITTED.

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING ALL BLUESTAKES.

WATER

1) ALL PIPE USED FOR WATER MAINS SHALL BE AWWA C900 (4" - 12") AWWA C905 (14" - 36") PVC POTABLE WATER PIPE, SINGLE GASKET, INTEGRAL BELL, 200 PSI WORKING PRESSURE, DR 18. ALL PVC PLASTIC PIPE SHALL BE APPROVED BY THE NATIONAL SANITATION FOUNDATION & CERTIFICATION MUST BE PROVIDED.

2) DIP PIPE AND FITTINGS USED IN FIRE HYDRANT INSTALLATIONS SHALL BE CEMENT MORTAR LINED, STANDARD THICKNESS AND BITUMINOUS COATED, AND POLYWRAPPED IN ACCORDANCE WITH AWWA C104, TYTON TYPE, MECHANICAL JOINT OR C.I. - PVC (C-900) TYPE. ALL FIRE HYDRANTS SHALL BE MUELLER OR WATEROUS.

3) ALL VALVES SHALL CONFORM TO THE LATEST REVISIONS OF AWWA C-500, SUPPLEMENTED AS FOLLOWS: VALVES SHALL BE DOUBLE DISC GATE VALVES, WATEROUS OR MULLER DESIGNED TO WORK EQUALLY WELL WITH PRESSURE ON EITHER SIDE OF THE GATE, SHALL BE NON-RISING STEM TYPE AND SHALL BE LEFT HAND OPENING, COUNTER CLOCKWISE. ALL INTERIOR FERROUS SURFACES EXPOSED TO FLUIDS FLOW SHALL BE FACTORY COATED WITH A TWO PART THERMO-SETTING EPOXY COATING TO A MINIMUM THICKNESS OF 4 MLS. VALVE SHALL HAVE A 2" OPERATING NUT UNLESS OTHERWISE SPECIFIED. EXTEND NUT TO WITHIN 5" OF BOX COVER.

4) ALL WATER VALVE BOX TYPES TO BE PER (MAG) STANDARD DETAIL, 391-1, VALVES IN ASPHALT AREAS OR AREAS SUBJECT TO WHEEL LOADS SHALL BE TYPE 'A' LOCATION OF ALL WATER VALVES MUST BE REFERENCED AT ALL TIMES DURING CONSTRUCTION BY THE CONTRACTOR.

5) WATER MAINS, WELLS, AND TANKS SHALL BE DISINFECTED IN ACCORDANCE WITH ADEQ ENGINEERING BULLETIN NO. 8, "DISINFECTION OF WATER SYSTEMS."

6) ALL MAINS AND SERVICES SHALL HAVE TRACING WIRE, 14 GAUGE MINIMUM, SINGLE STRAND, DIRECT BURY COPPER WIRE. TRACE WIRE SHALL BE SUBJECT TO A TRACTABILITY TEST. END WIRE AT FIRE HYDRANTS AND METER BOXES.

7) WATER MAINS SHALL BE SUBJECT TO A PRESSURE AND LEAKAGE TEST IN ACCORDANCE WITH AWWA C-600 STANDARD.

8) A 4' MINIMUM COVER SHALL BE PROVIDED FROM FINISHED GRADE TO TOP OF WATER LINES FOR LINES LARGER THAN 10" AND 3' MINIMUM COVER FOR LINES 10" OR SMALLER.

9) ALL FACILITIES AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE PROJECT ENGINEER TO INSURE THE PROPER AND ORDERLY DEVELOPMENT OF THE PUBLIC WATER SYSTEM.

10) ALL SPECIFICATIONS SHALL BE SUBJECT TO THE INTERPRETATION BY THE PROJECT ENGINEER. ALL MATERIALS SHALL BE INSPECTED BY THE PROJECT ENGINEER. THE CONTRACTOR MUST OBTAIN WRITTEN APPROVAL OF THEIR ACCEPTANCE BEFORE INSTALLING THE MATERIALS.

11) NO CHANGES TO THE SET OF PLANS APPROVED FOR CONSTRUCTION OF WATER FACILITIES WILL BE ALLOWED UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE PROJECT ENGINEER OR HIS DESIGNEE.

12) WHERE EXTRA PROTECTION IS REQUIRED, DUCTILE IRON PIPE SHALL BE INSTALLED AND EXTENDED 10 FEET MINIMUM FROM EDGE OF PIPE CROSSING PER MAG STANDARD DETAIL 404.

13) ALL WATER AND SEWER PIPES MUST MAINTAIN VERTICAL AND HORIZONTAL SEPARATION PER ADEQ BULLETIN NO. 10.

14) WATER SYSTEM VALVES SHALL NOT BE OPERATED BY ANYONE OTHER THAN ESCUDILLA MOUNTAIN DWID PERSONNEL OR THEIR DESIGNEE.

15) THE CONTRACTOR SHALL INSTALL WATER SERVICES AWAY FROM ANY NATURAL OR PLANNED DRAINAGE WAYS.

16) ALL PIPES AND APPURTANCES THAT COME INTO CONTACT WITH POTABLE WATER SHALL BE NSF-61 APPROVED AND BEAR THE NSF-PW SEAL.

17) ALL WATER COMPONENTS SHALL BE LEAD FREE IN ACCORDANCE WITH A.A.C. R18-4-504.

18) ALL RESTRAINED JOINTS PER MAG STD. DETAILS & REQUIREMENTS.

WATER LOADING STATIONS

1. TO PREVENT CONTAMINATION OF THE POTABLE WATER SUPPLY, SPECIAL PRECAUTIONS MUST BE TAKEN. A DEVICE SHALL BE INSTALLED ON THE FILL LINE TO PROVIDE AN AIR BREAK AND PREVENT A SUBMERGED DISCHARGE LINE. THE FILL HOSE CONTROL DEVICE MUST BE CONSTRUCTED SO THAT WHEN HANGING FREELY IT WILL TERMINATE AT LEAST TWO FEET ABOVE THE GROUND SURFACE. THE DISCHARGE END OF THE FILL LINE MUST BE UNTHREADED AND CONSTRUCTED TO PREVENT THE ATTACHMENT OF ADDITIONAL HOSE, PIPING OR OTHER APPURTENANCES.

STRUCTURAL GENERAL NOTES

GENERAL:

- THE FOLLOWING NOTES APPLY UNLESS NOTED OTHERWISE ON DRAWINGS.
- THE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION.
- THESE NOTES SHALL BE USED ALONG WITH THE DRAWINGS. WHERE DIFFERENCES OCCUR BETWEEN NOTES AND DRAWINGS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN. THE CONTRACTOR SHALL REQUEST CLARIFICATION IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MAKE AS A DEVIATION, BY THE CONTRACTOR, FROM THE DRAWINGS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
- OPTIONS ARE FOR THE CONTRACTOR'S CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF HE CHOOSES AN OPTION AND SHALL COORDINATE ALL DETAILS. THE COST OF ADDITIONAL ENGINEERING/DESIGN WORK RESULTING FROM SELECTION OF AN OPTION SHALL BE PAID BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DRAWING DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL AND OTHER WORK WITH THE APPROPRIATE PARTIES.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS. WHERE NO DETAIL ARE PROVIDED, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
- TYPICAL DETAILS ARE NOT CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.
- WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST ADDITION.
- ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ARIZONA.

DESIGN CRITERIA:

- GOVERNING CODE: 2003 INTERNATIONAL BUILDING CODE
- WIND: WIND SPEED 90 MPH, EXPOSURE 'C', 3 SECOND GUST SPEED 110 MPH
- LIVE LOADS: ROOF = 40 PSF (SNOW LOAD, 4:12 ROOF PITCH); ROOF = 40 PSF (SNOW LOAD, 2:12 ROOF PITCH)

EXCAVATION, FOUNDATION & COMPACTION:

- ALL EARTH WORK SHALL COMPLY WITH THE REQUIREMENTS GIVEN IN THE GEOTECHNICAL REPORT, IF ANY.
- FOOTINGS SHALL BE DESIGNED USING THE INFORMATION GIVEN IN THE ABOVE GOVERNING CODE(S) AND/OR GEOTECHNICAL REPORT.

FORMWORK:

- CONCRETE FORMWORK, SHORING, FORM REMOVAL, AND RESHORING / BACKSHORING ARE CONSTRUCTION MEANS AND METHODS THAT ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH "ACI GUIDE TO FORMWORK FOR CONCRETE" (AC134R-7).
- NO LOAD CONCENTRATION ON FLOOR SLABS SHALL OCCUR DURING CONSTRUCTION WITHOUT ADEQUATELY PROTECTING THE SLAB.

CONCRETE:

- CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS NOTED.
- CONCRETE FOR THE PROJECT SHALL ATTAIN THE FOLLOWING COMPRESSIVE STRENGTHS (f_c') AT 28 DAYS:
 - DRILLED SHAFTS & SLABS 3000 PSI
 - GRADE BEAMS 3000 PSI
- ALL CONCRETE MIXES USED WHERE EXPOSED TO WEATHER SHALL INCLUDE A 5% AIR ENTRAINMENT.
- CONCRETE MIX DESIGNS SHALL BE SUBMITTED TO ARCHITECT AND/OR STRUCTURAL ENGINEER FOR REVIEW.
- MAXIMUM SLUMP ATTAINED ON THE SITE SHALL BE 4" (+/- 1") FOR CONCRETE WITHOUT PLASTICIZER. WITH PLASTICIZER, A HIGHER SLUMP MAY BE USED UPON APPROVAL FROM THE ARCHITECT.
- MIX DESIGNS SHALL BE SUBMITTED FOR EACH TYPE OF CONCRETE AND INCLUDE: MIX IDENTIFICATION, STATEMENT OF INTENDED USE, MIX PROPORTIONS, DESIGN STRENGTH, DESIGN SLUMP, WET AND DRY UNIT WEIGHT, AND OTHER SUPPORTING DATA.
- CALCIUM CHLORIDE OR ADMXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED AS ADDITIVES.
- ADMXTURES MAY BE USED; HOWEVER, THEY SHALL NOT BE CONSIDERED AS REPLACING ANY PART OF THE CEMENT CONTENT FOR A SPECIFIED CONCRETE STRENGTH.
- POZZOLAN CLASS 'F' MAY BE ADDED AT A RATIO NOT TO EXCEED 10% OF THE TOTAL WEIGHT OF CEMENT PLUS POZZOLAN.
- NO ALUMINUM CONDUITS OR PIPE SHALL BE EMBEDDED IN CONCRETE.
- HOT WEATHER AND COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305 AND ACI 306 RECOMMENDED PRACTICES RESPECTIVELY.
- MECHANICAL VIBRATIONS SHALL ALSO BE USED AROUND ITEMS EMBEDDED IN THE SLAB OR BEAMS.

REINFORCING STEEL:

- ALL REINFORCING STEEL SHALL BE DEFORMED BARS AND SHALL CONFORM TO THE FOLLOWING ASTM STANDARD DESIGNATIONS:
 - #3 AND LARGER BAR REINFORCING A615 GRADE 60
 - WELDED WIRE FABRIC A185
- REINFORCING LAP SPLICE LENGTHS SHALL BE AS FOLLOWS:
 - VERTICAL BARS IN CONCRETE (MIN. 2'-0") CLASS B
 - HORIZONATAL BARS IN CONCRETE (MIN. 2'-0") CLASS B
 - VERTICAL BARS IN MASONRY (MIN. 2'-0") 48 DIAM.
 - HORIZONTAL BARS IN MASONRY (MIN. 2'-0") 48 DIAM.
- 90, 135 AND 180 DEGREE HOOKS INDICATED ON DETAILS AND CONCRETE COVER SHALL BE IN ACCORDANCE WITH ACI STANDARDS.
- CHAIRS AND SUPPORT BARS SHALL BE PROVIDED IN ACCORDANCE WITH ACI STANDARDS TO ADEQUATELY SUPPORT AND PREVENT DISPLACEMENT OF ALL BAR REINFORCEMENT.
- REINFORCEMENT SHALL BE DETAILED TO MEET ACI 315 STANDARDS.
- WELDING OF REINFORCED BARS SHALL BE DONE WITH ASTM A706 REINFORCING AND IN ACCORDANCE WITH AVS D1.4, AND ONLY AFTER WRITTEN AUTHORIZATION FROM THE ARCHITECT AND/OR STRUCTURAL ENGINEER.

CONCRETE PROTECTION FOR REINFORCING:

- THE FOLLOWING MINIMUM COVER SHALL BE PROVIDED FOR REINFORCING PLACED IN CONCRETE:
 - CONCRETE CAST AGAINST EARTH ----- 3"
 - CONCRETE EXPOSED TO EARTH OR WEATHER ----- 2"
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER ----- 1-1/2"
 - CONCRETE SLABS, SOFFITS AND TOP SURFACE ----- 1"

ANCHOR BOLTS:

- ANCHOR BOLTS SHALL CONFORM TO ASTM A307 OR A325.
- BENT BAR ANCHOR BOLTS SHALL HAVE A HOOK WITH A 90 DEGREE BEND WITH AN INSIDE DIAMETER OF THREE (3) BOLT DIAMETERS, PLUS AN EXTENSION OF ONE AND ONE-HALF (1-1/2) BOLT DIAMETERS AT THE FREE END.

TRUSSES:

- ALL ROOF TRUSSES SHALL BE DESIGNED PER "NATIONAL DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES" AS PUBLISHED BY THE TRUSS PLATE INSTITUTE (TPI) AND DESIGNED, REVIEWED AND SEALED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF ARIZONA.
- ALL ROOF TRUSSES SHALL BE FABRICATED TO CONFORM TO THE DESIGN AS SPECIFIED IN ITEM #1 ABOVE.

WOOD FRAMING:

- ALL FRAMING SHALL BE DOUGLAS FIR LARCH NO. 2 OR BETTER, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- ALL SILL PLATES AND OTHER WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED AND/OR REDWOOD.
- NAILING SHALL CONFORM TO IBC TABLE 2304.9.1, FASTENING SCHEDULE.

WALL SHEATHING/SIDING:

- PANEL GRADINGS SHALL BE C-C, C-D, SHEATHING OR OTHER GRADES COVERED IN IBC TABLE 2304.7(3) REQUIREMENTS.
- ALL PANELS SHALL BE IDENTIFIED BY A GRADE MARK OF CERTIFICATE OF INSPECTION BY AN APPROVED AGENCY.
- PANEL THICKNESS SHALL BE AS FOLLOWS: THICKNESS
A. ALL PANELS (U.N.O.): 3/8"

ROOF SHEATHING:

- PANEL GRADINGS SHALL BE C-C, C-D, SHEATHING OR OTHER GRADES COVERED IN IBC TABLE 2304.7(1) REQUIREMENTS.
- ALL PANELS SHALL BE IDENTIFIED BY A GRADE MARK OF CERTIFICATE OF INSPECTION BY AN APPROVED AGENCY.
- PANEL THICKNESS SHALL BE AS FOLLOWS: THICKNESS SPAN INDEX
A. ALL PANELS (U.N.O.) 5/8" 40/20
- ALL ROOF SHEATHING SHALL BE NAILED WITH 10d NAILS @ 6" O.C. AT BOTH BOUNDARIES & INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE ON DRAWINGS.

WOOD FASTENERS:

- ALL WOOD FASTENERS SHALL BE 'SIMPSON STRONG-TIE' PRODUCTS UNLESS NOTED OTHERWISE. PRODUCTS FROM OTHER MANUFACTURES MAY BE USED PROVIDED THAT BOTH THE INTENDED USE AND CAPACITY ARE EQUAL TO THE SIMPSON PRODUCT AND THAT IT HAS A CURRENT ICBO REPORT.
- REFER TO DRAWINGS FOR FASTENER TYPES REQUIRED.
- ALL FASTENERS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND REQUIREMENTS.
- LAG BOLTS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1-1981.
- SPLIT RINGS SHALL BE MANUFACTURED TO CONFORM TO NATIONAL DESIGN SPECIFICATION NDS-1997 SECTION 10.1.2.
- SPLIT RINGS ASSEMBLY SHALL CONFORM TO NDS-1997 SECTION 10.1.3.

DRAINAGE/STORMWATER

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION AND SUBMITTAL OF A STORMWATER POLLUTION PREVENTION PLAN TO ALL APPROPRIATE GOVERNING AGENCIES. CONTRACTOR TO PROVIDE NOTICE OF INTENT TO ECCOA PRIOR TO CONSTRUCTION.

GRADING, CLEARING & EARTHWORK

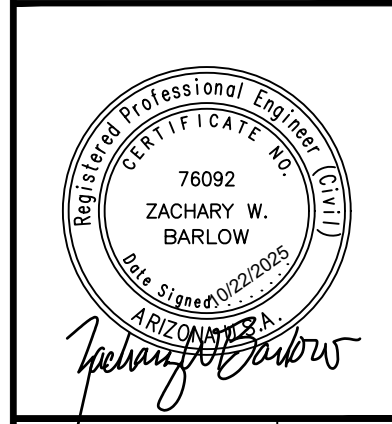
- ALL EARTHWORK SHALL BE CONDUCTED IN ACCORDANCE WITH STANDARD CURRENT MAG SPECIFICATIONS, PART 200 OR AS SPECIFIED ON PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CLEARING, STRIPING, GRUBBING, TREE REMOVAL, AND STUMPING WITHIN AREAS OF NEW IMPROVEMENTS. ALL CLEARING AND WASTE MATERIAL SHALL BE REMOVED FROM SITE AT CONTRACTORS EXPENSE. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF QUANTITIES OF MATERIAL TO BE REMOVED, SUCH AS TREES AND STUMPS.
- AREAS UNDERLYING STRUCTURAL IMPROVEMENTS, INCLUDED, BUT NOT LIMITED TO, PAVEMENT, NEW BUILDING, CURB, AND ALL TREES AND NATURAL VEGETATION OUTSIDE OF CLEARING LIMITS SHALL BE RETAINED AND PROTECTED. SIDEWALK SHALL BE STRIPPED OF 6 INCHES EXISTING MATERIAL OR AS DETERMINED BY THE ENGINEER.

DATE	DESCRIPTION
	ADEQ REVIEW COMMENTS 10-21-25

NO. 1

IRONSIDE
ENGINEERING & DEVELOPMENT

P.O. BOX 1358
SHOW LOW, AZ. 85902
(928) 532 - 0860



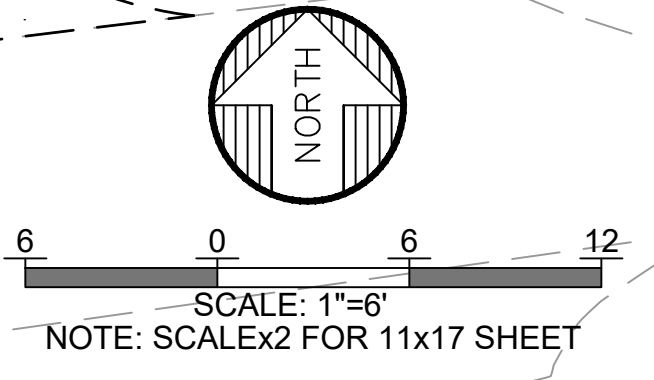
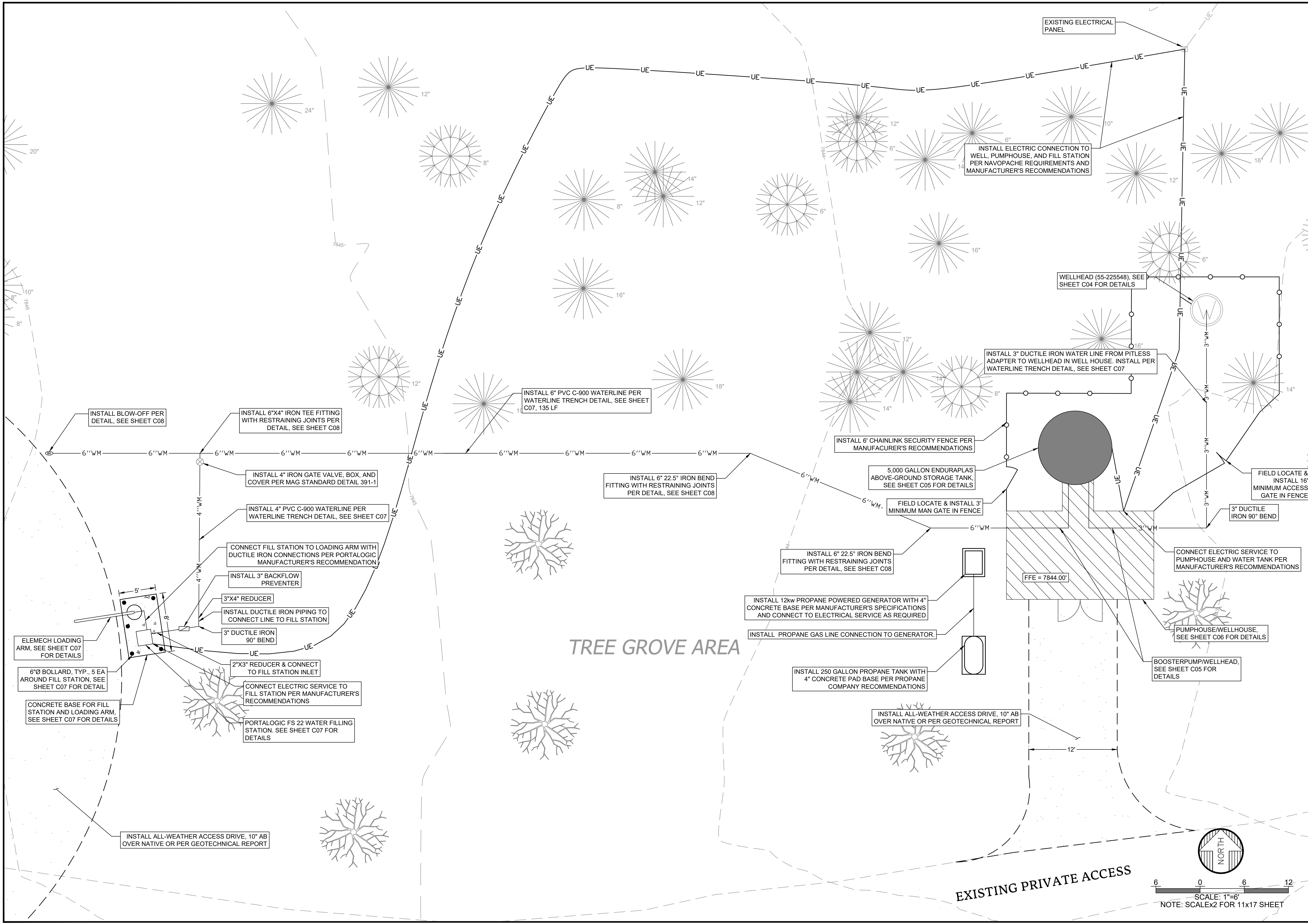
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ADEQ TECHNICAL ASSISTANCE
AZ0401349

NOTES

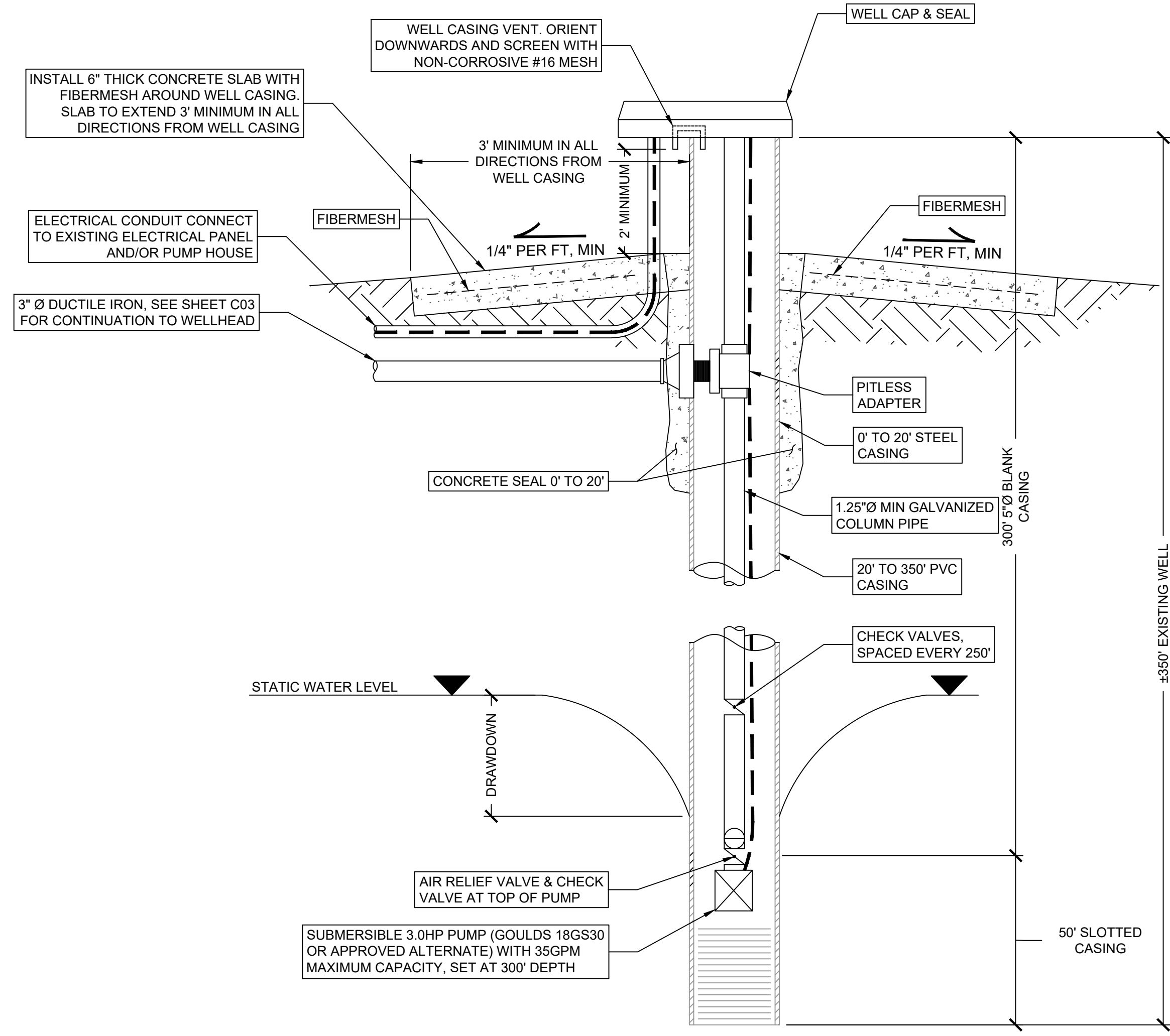
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SHEET
C02
02 OF 08

DATE PLOTTED: Oct 22, 2025
 FILE NAME: D:\Projects\448 - ADEQ\44802 - Escudilla Mountain DWID\CAD Files\Civil Sheets.dwg



DATE		DESCRIPTION	
NO. 1		ADEQ REVIEW COMMENTS 10-21-25	
IRONSIDE ENGINEERING & DEVELOPMENT P.O. BOX 1358 SHOW LOW, AZ. 85902 (928) 532 - 0880			
ESCUDILLA MTN DWID WELL & FILL STATION ADEQ TECHNICAL ASSISTANCE AZ0401349			
SITE DEVELOPMENT PLAN			
CLIENT: ADEQ	DRAWN BY: JCL	DESIGNER: JCL	REVIEWER: ZWB
PROJECT #: 44802			
SHEET			
C03			
03 OF 08			



C WELL PROFILE (55-225548)
 N.T.S.

NO.	DESCRIPTION	DATE
1	ADEQ REVIEW COMMENTS 10-21-25	

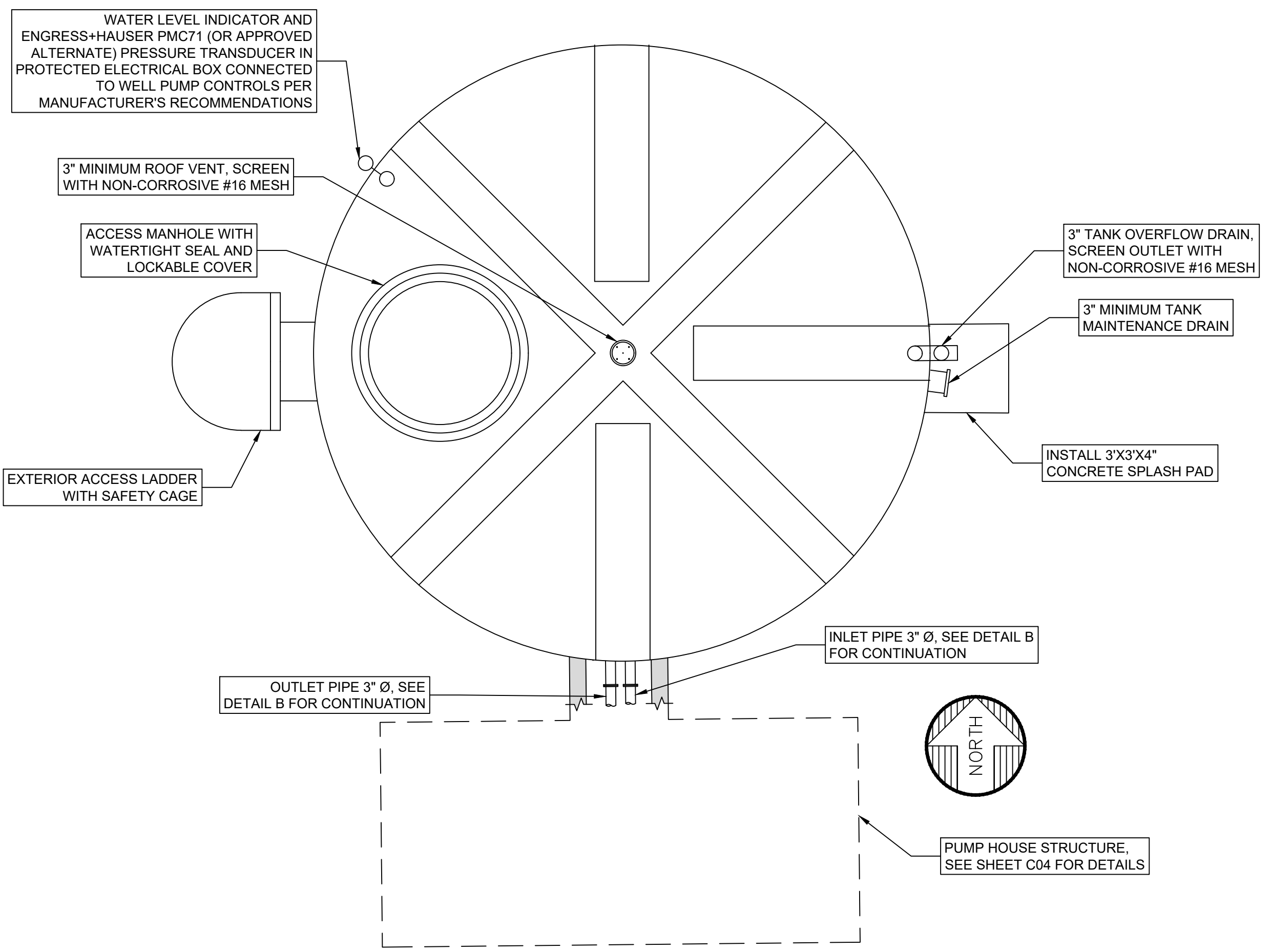
IRONSIDE
 ENGINEERING & DEVELOPMENT
 P.O. BOX 1358
 SHOW LOW, AZ. 85902
 (928) 532 - 0880



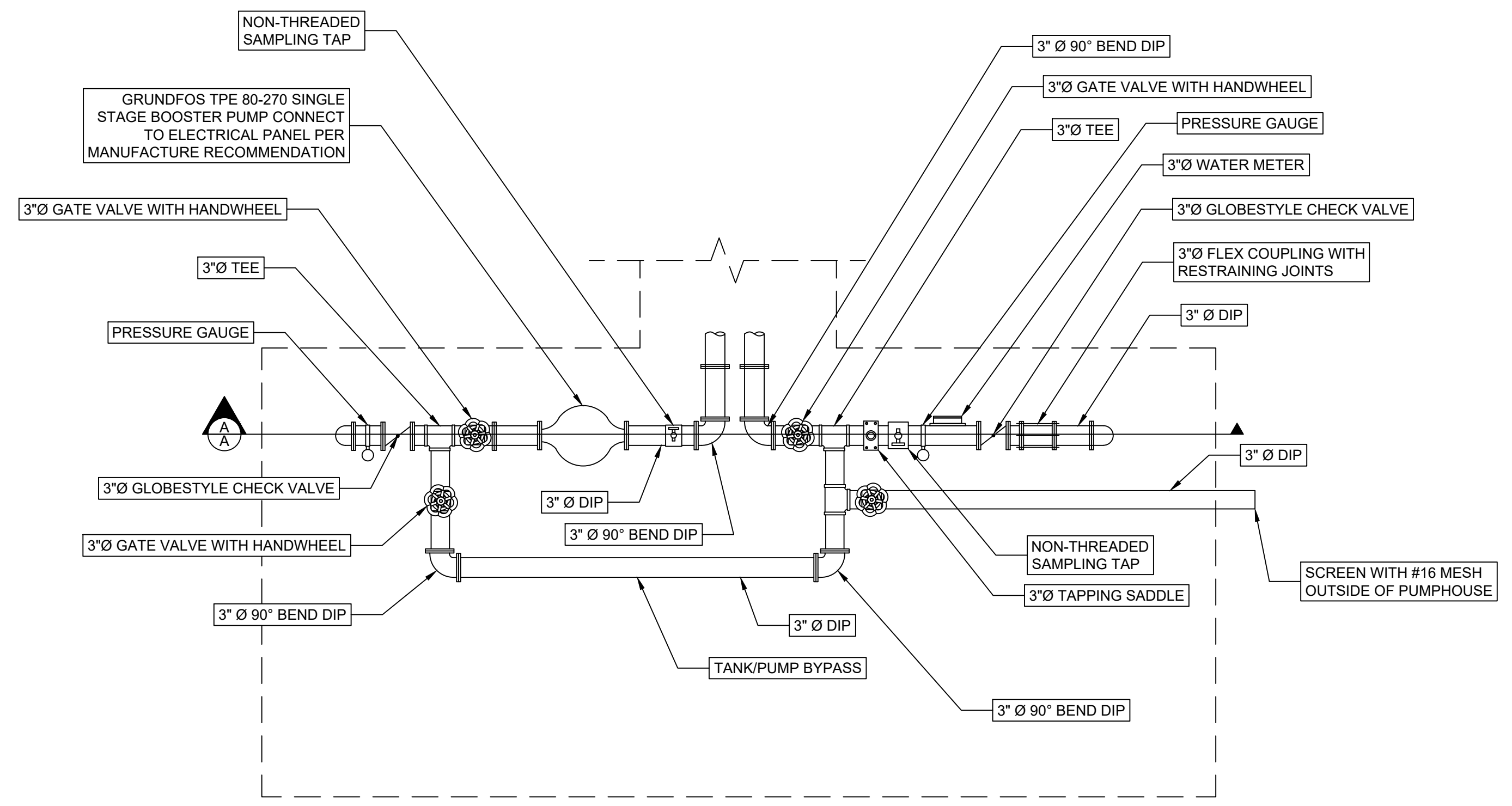
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 ADEQ TECHNICAL ASSISTANCE
 AZ0401349
WELL DESIGN

CLIENT: ADEQ
DRAWN BY: JCL
DESIGNER: JCL
REVIEWER: ZWB
PROJECT #: 44802

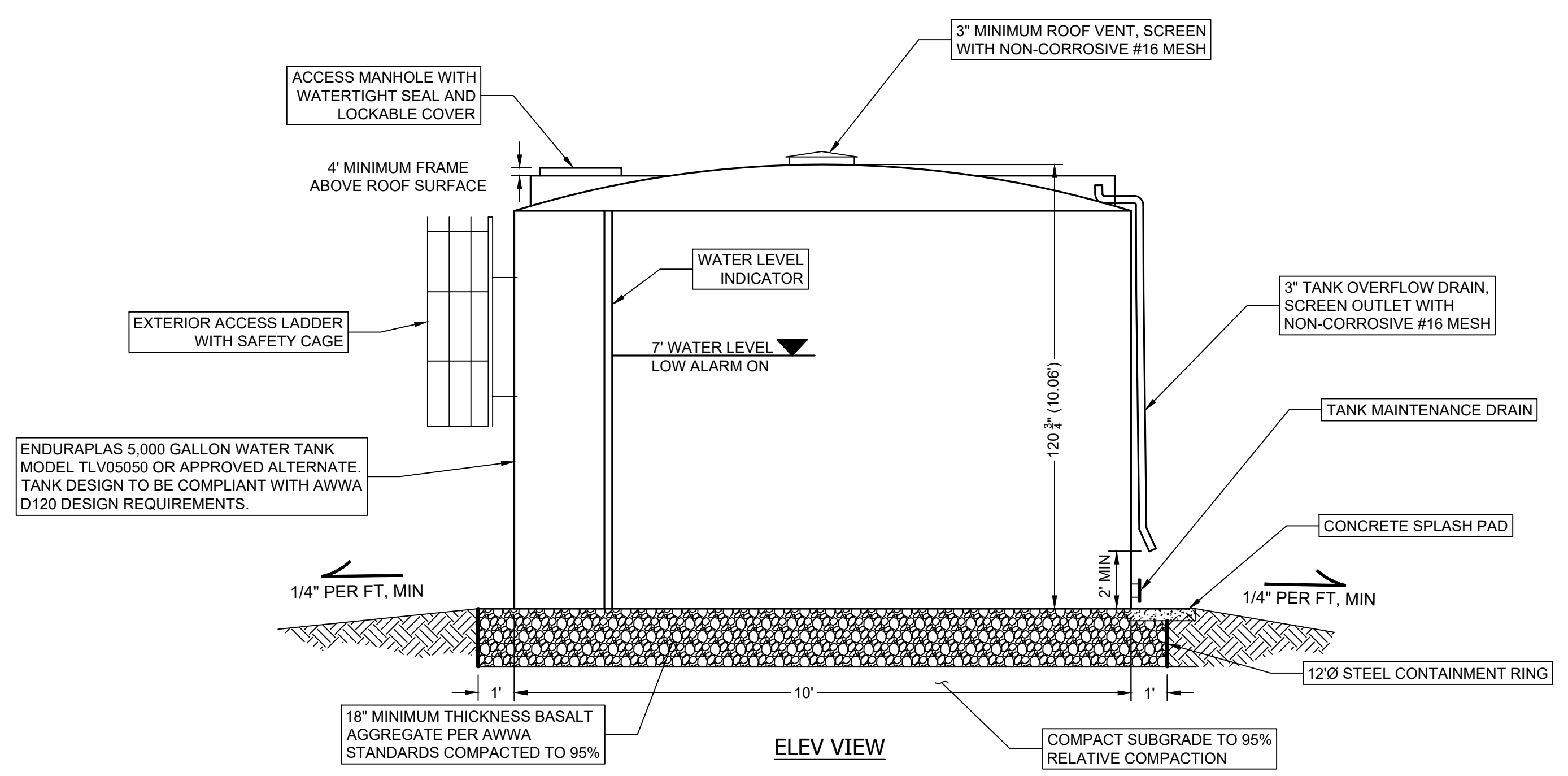
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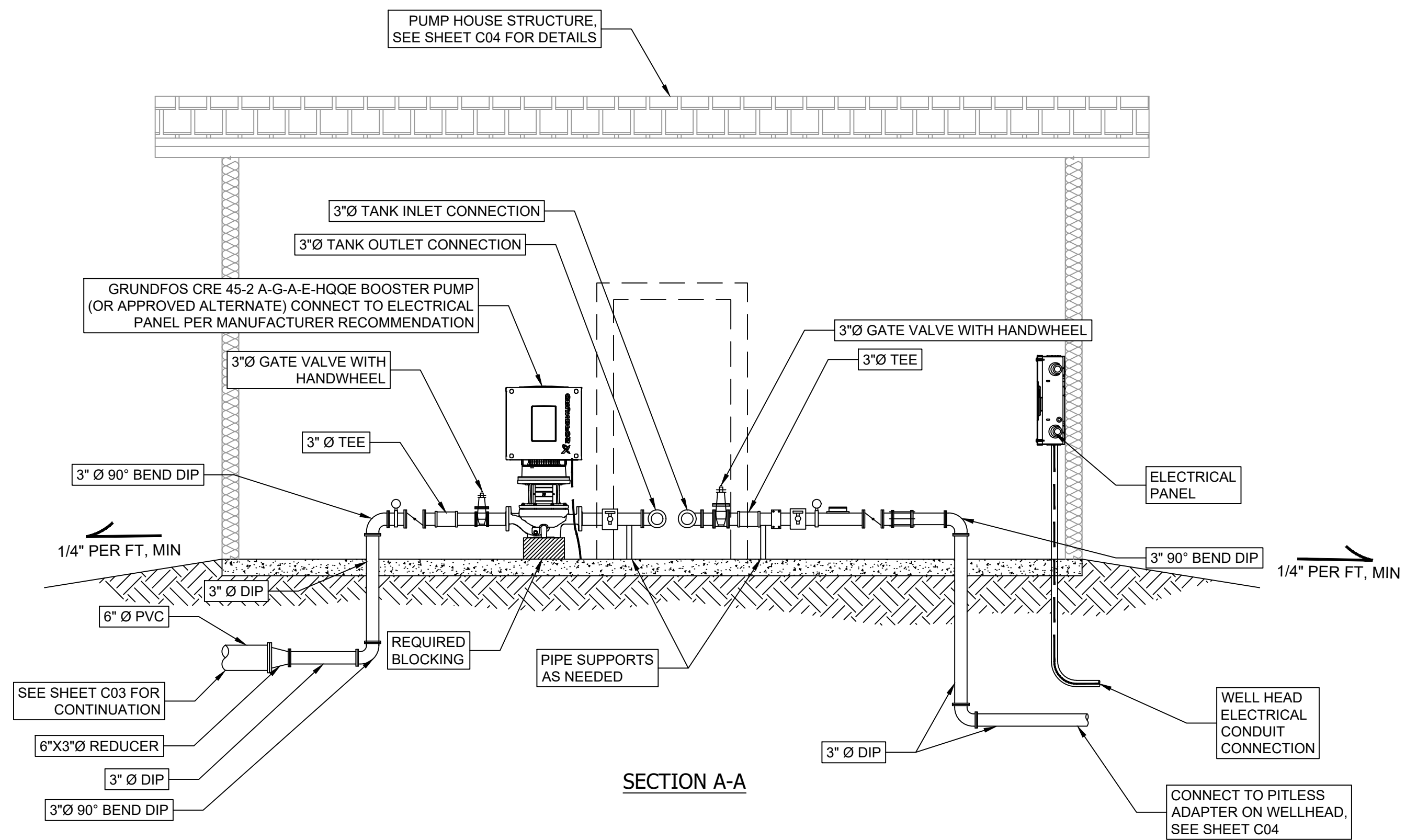
PLAN VIEW



PLAN VIEW



A WATER TANK DETAIL
 N.T.S.

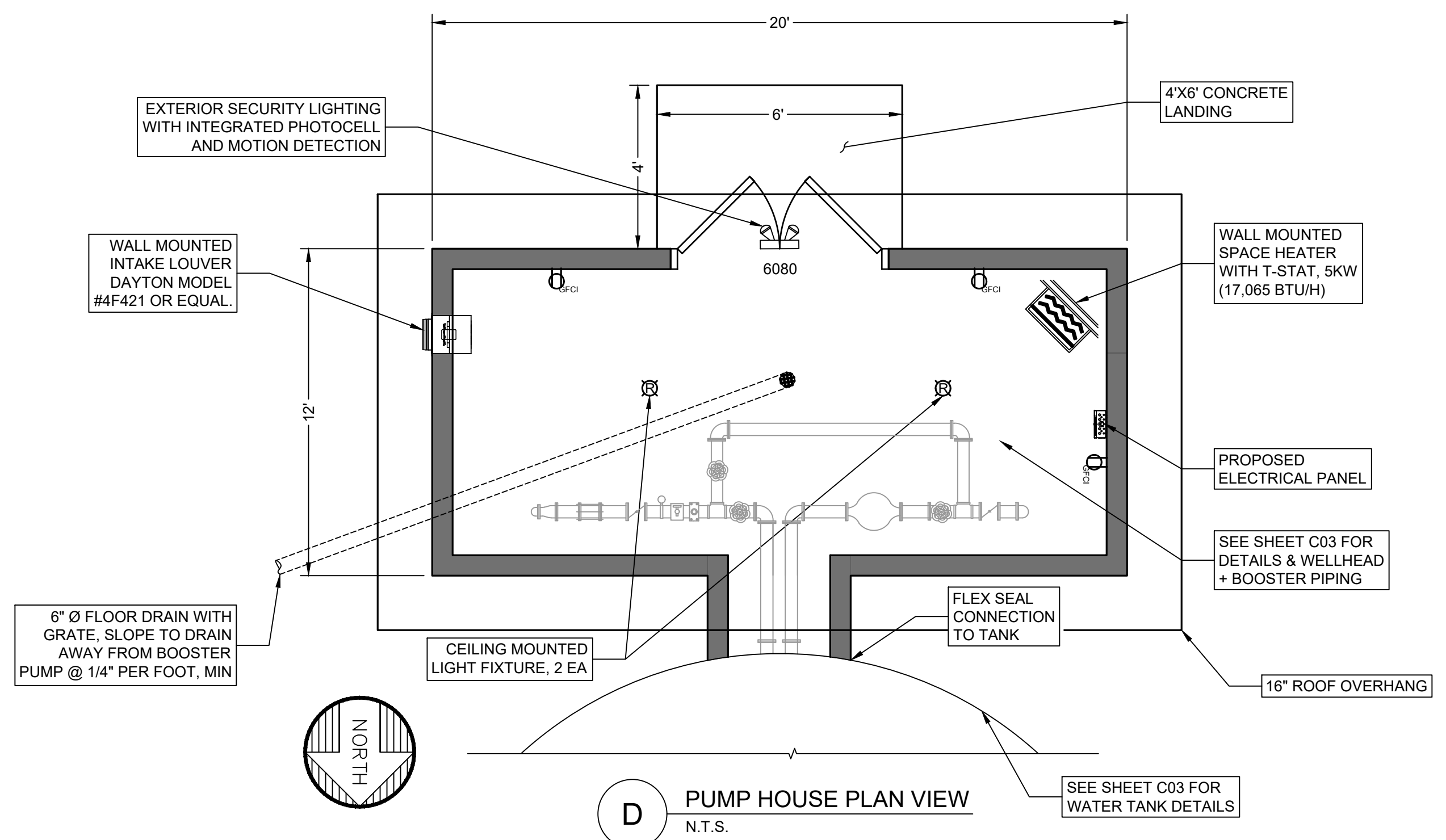


SECTION A-A

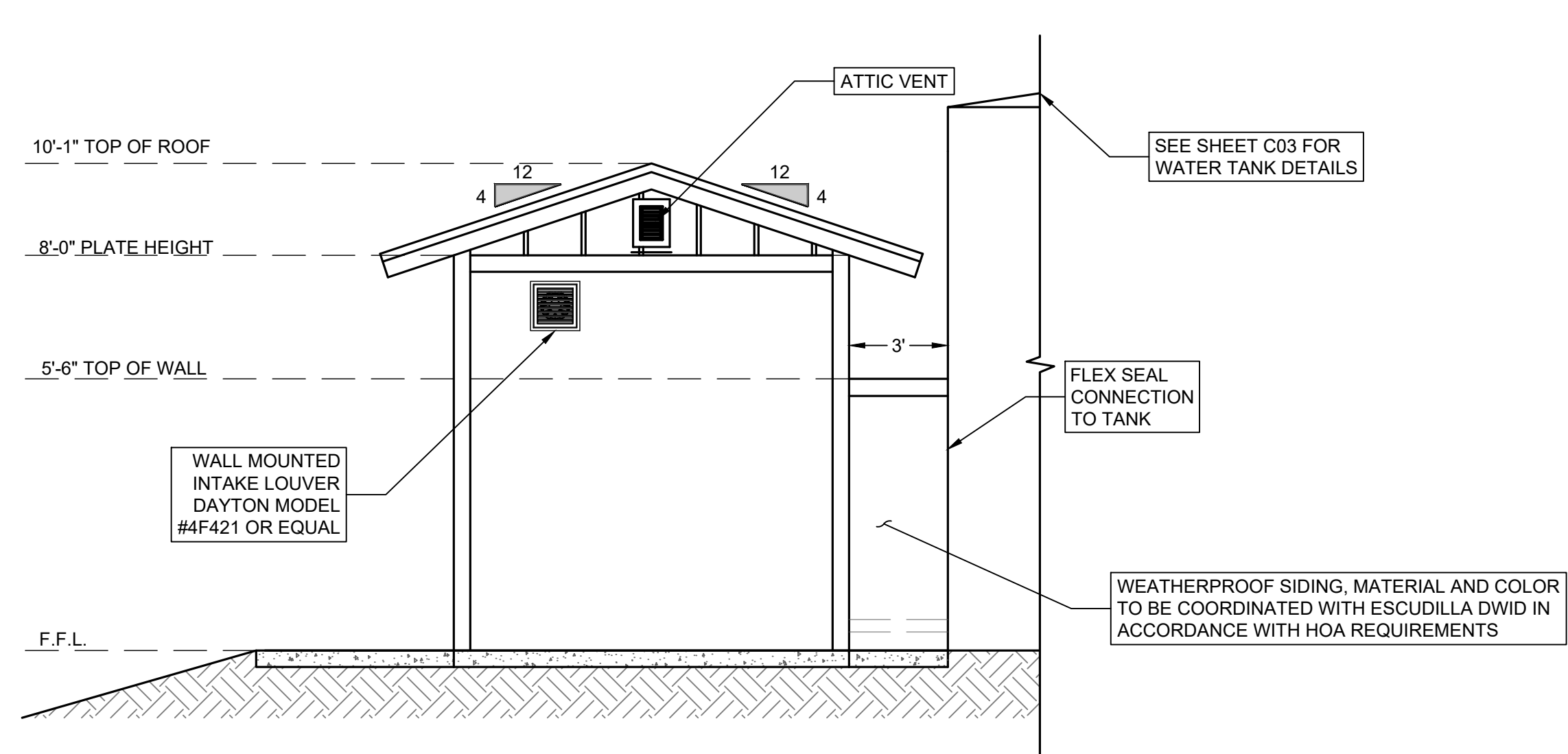
B WELLHEAD + BOOSTER
 N.T.S.

DATE	
DESCRIPTION	ADEQ REVIEW COMMENTS 10-21-25
NO.	1
IRONSIDE ENGINEERING & DEVELOPMENT P.O. BOX 1358 SHOW LOW, AZ. 85902 (928) 532 - 0880	
ESCUDILLA MTN DWID WELL & FILL STATION ADEQ TECHNICAL ASSISTANCE AZ0401349	
WELLHEAD, BOOSTER, & TANK DTLs	
CLIENT: ADEQ	PROJECT #: 44802
DRAWN BY: JCL	REVIEWER: ZWB
DESIGNER: JCL	
SHEET	
C05	
05 OF 08	

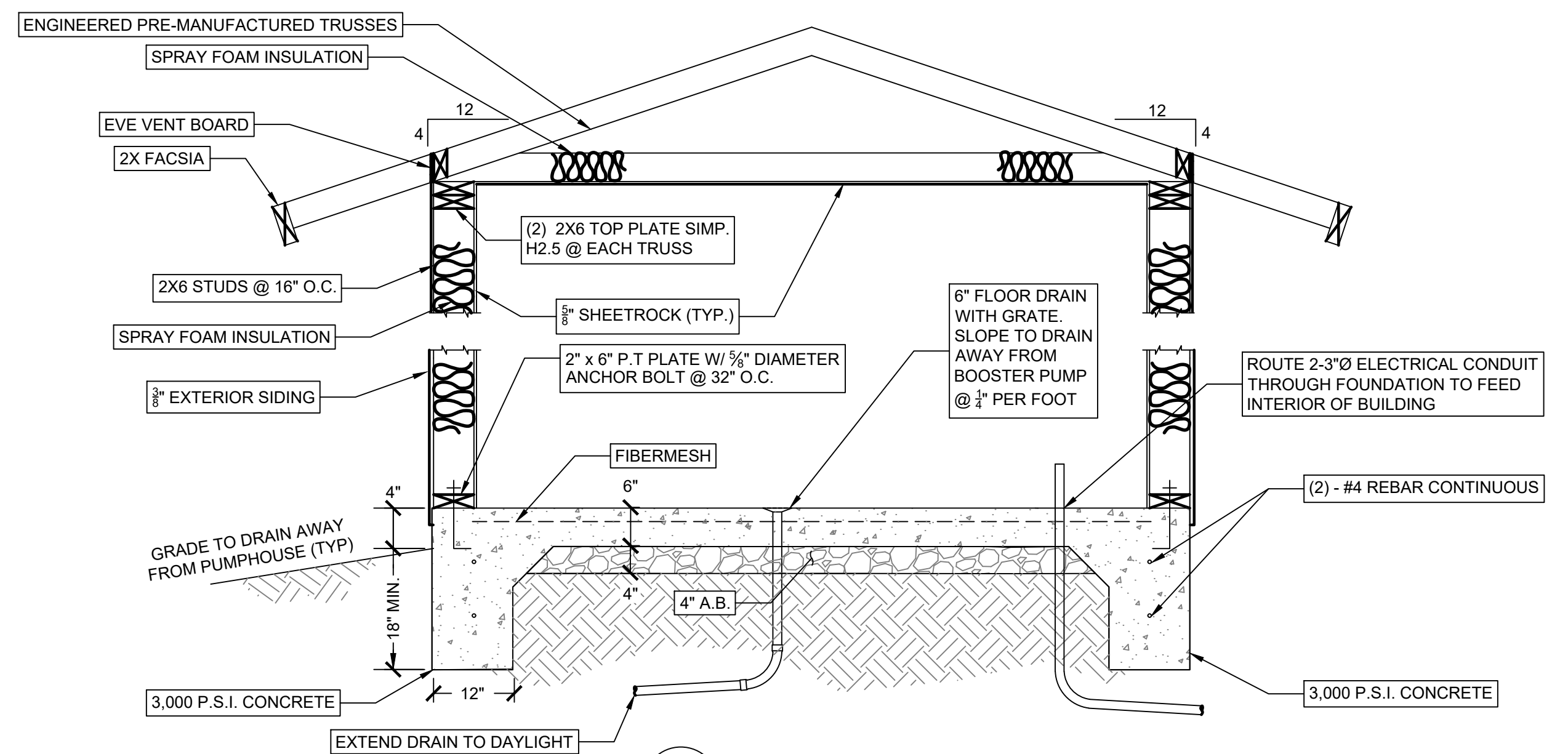
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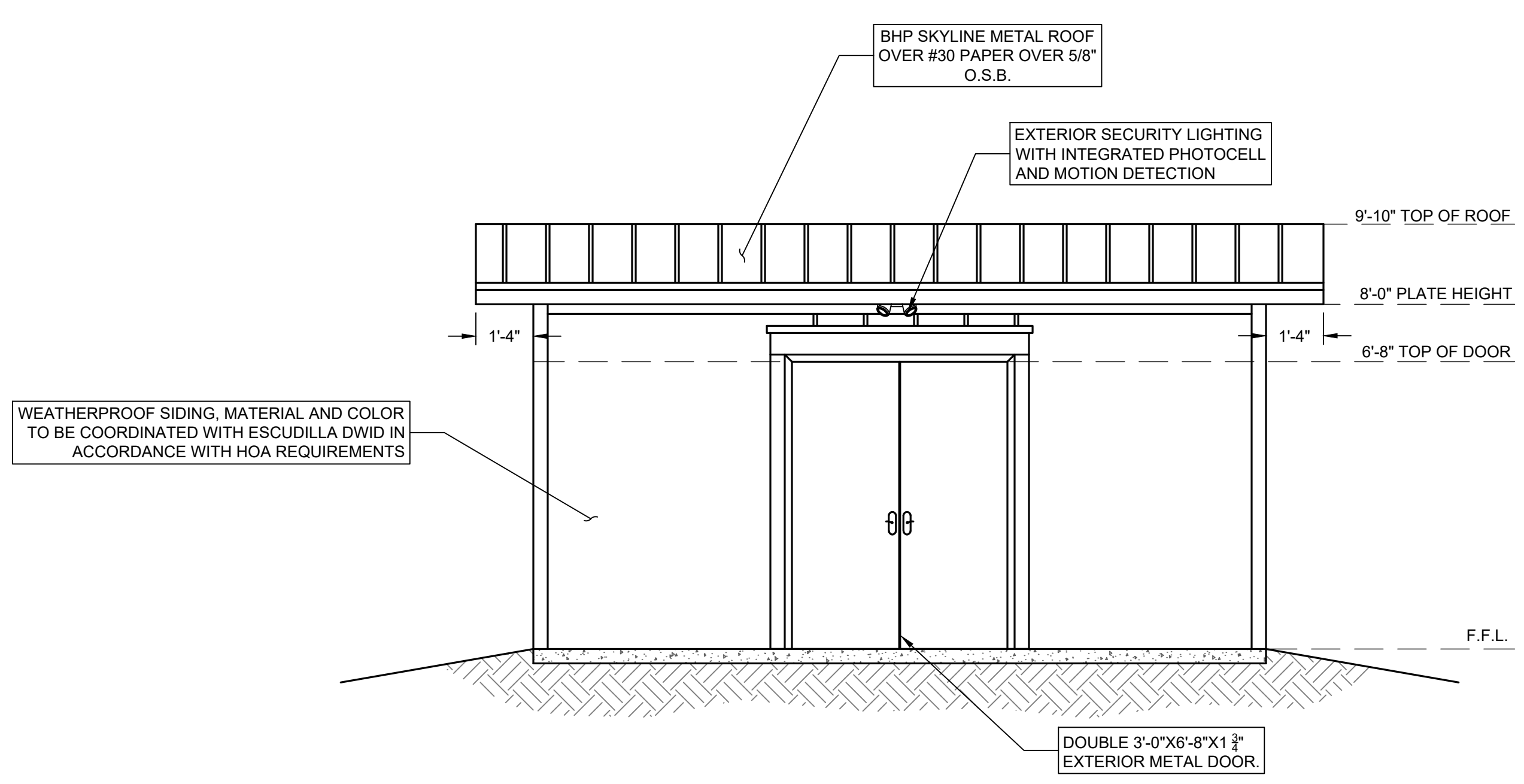
D PUMP HOUSE PLAN VIEW
N.T.S.



E PUMP HOUSE RIGHT ELEVATION
N.T.S.

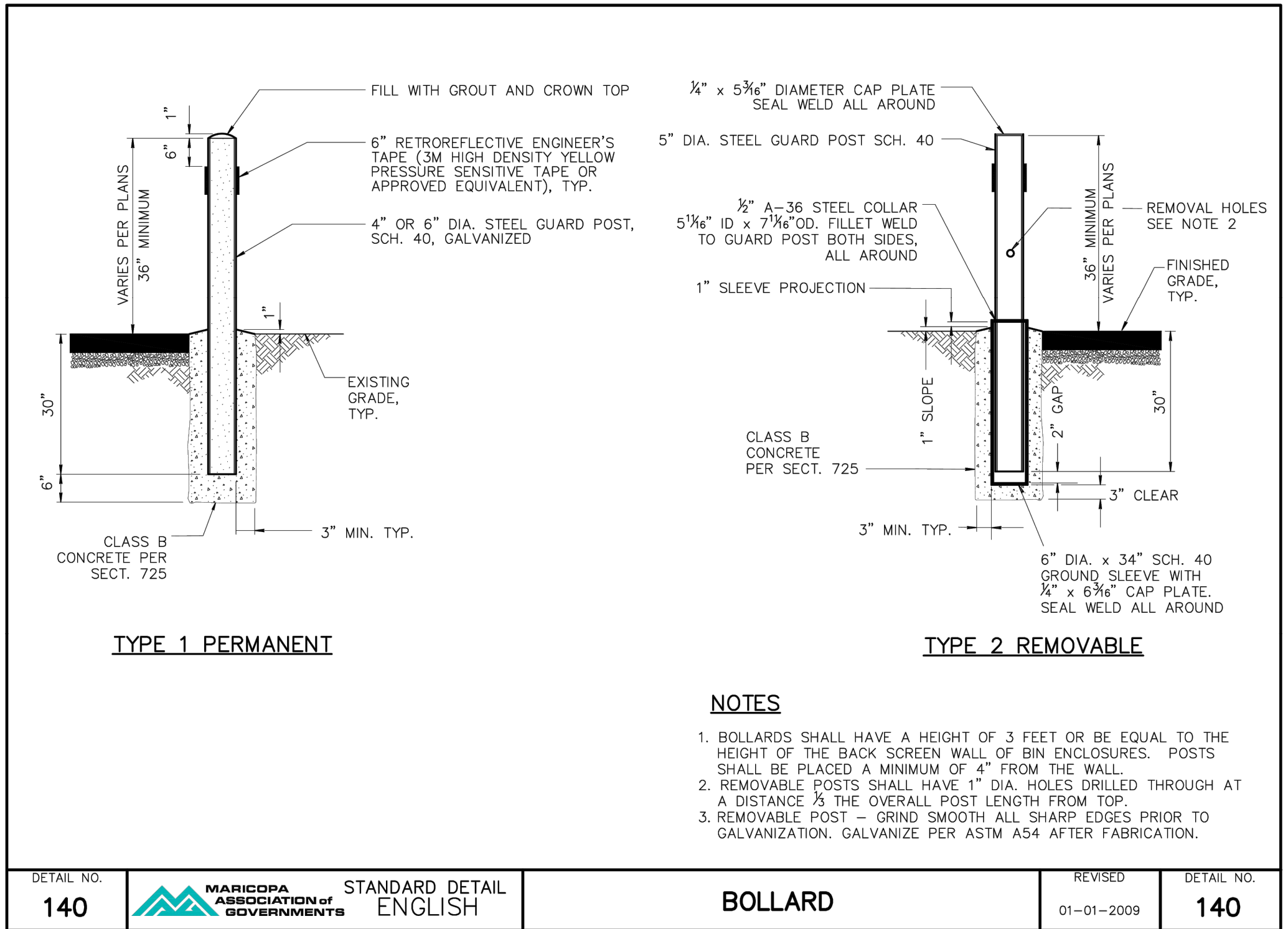


F PUMPHOUSE WALL SECTION
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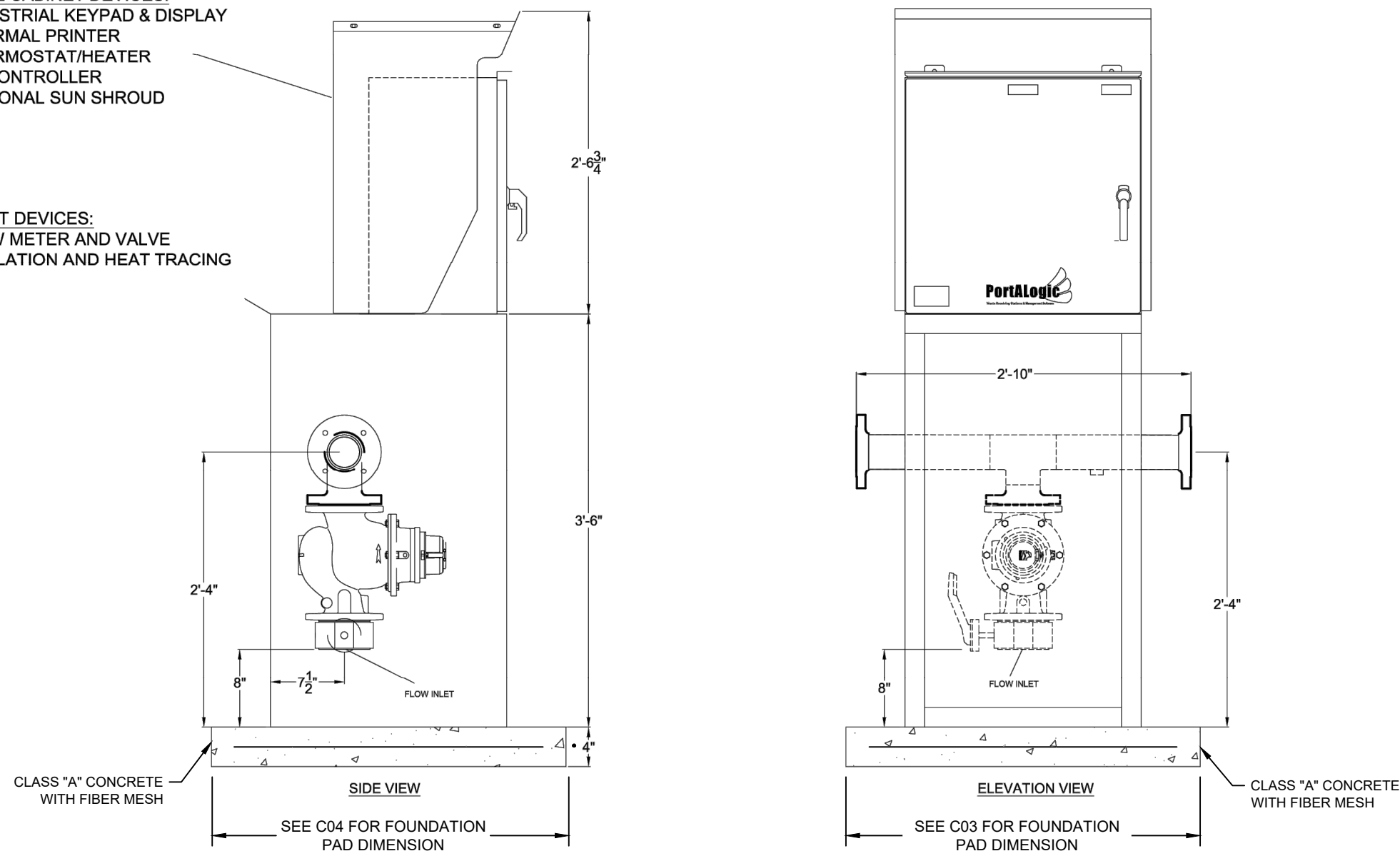


G PUMP HOUSE FRONT ELEVATION
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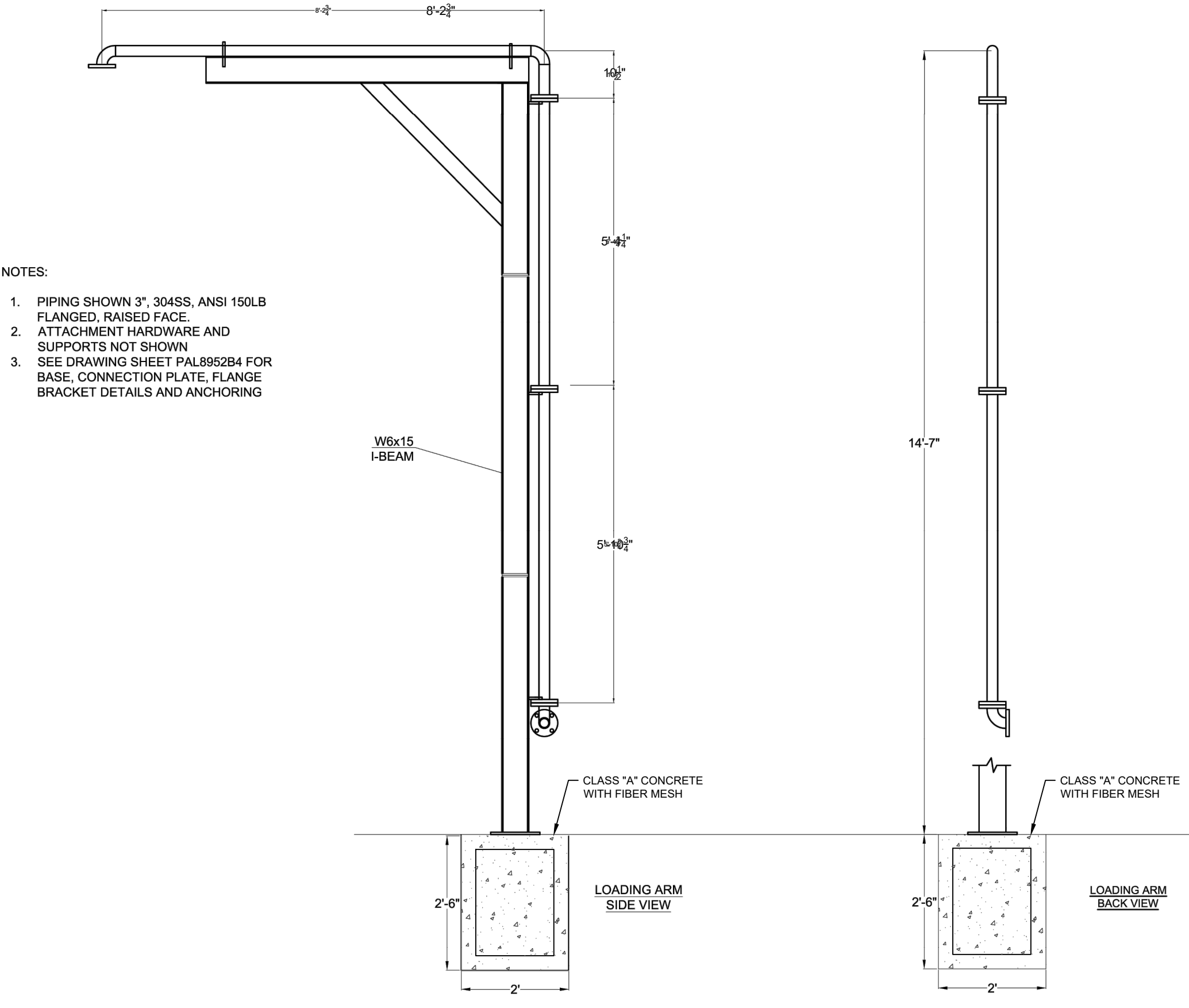
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DESCRIPTION	ADEQ REVIEW COMMENTS 10-21-25
NO.	1
IRONSIDE ENGINEERING & DEVELOPMENT P.O. BOX 1358 SHOW LOW, AZ. 85902 (928) 532 - 0880	
ESCUDILLA MTN DWID WELL & FILL STATION ADEQ TECHNICAL ASSISTANCE AZ0401349 WELLHOUSE DETAILS	
CLIENT: ADEQ	PROJECT #: 44802
DRAWN BY: JCL	
DESIGNER: JCL	
REVIEWER: ZWB	
SHEET C06 06 OF 08	



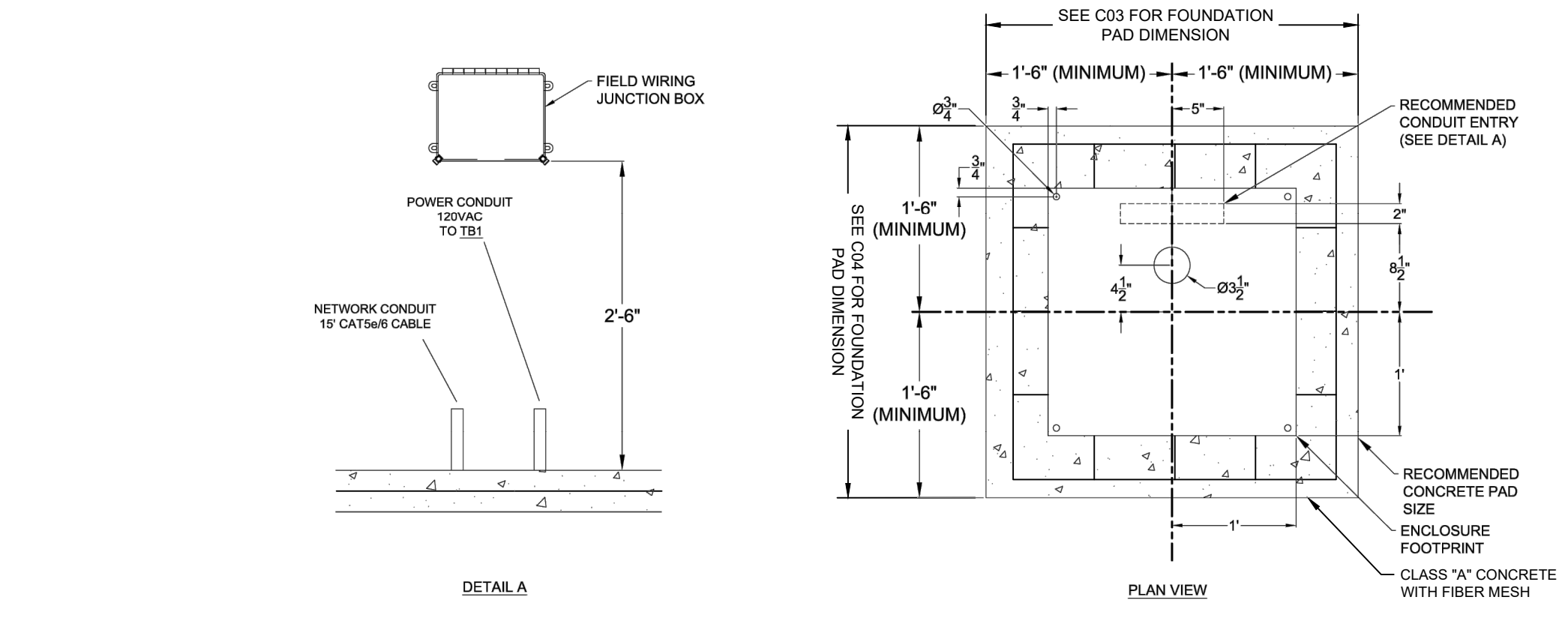
- CONTROL CABINET DEVICES:**
- INDUSTRIAL KEYPAD & DISPLAY
 - THERMAL PRINTER
 - THERMOSTAT/HEATER
 - I/O CONTROLLER
 - OPTIONAL SUN SHROUD
- BASE UNIT DEVICES:**
- FLOW METER AND VALVE
 - INSULATION AND HEAT TRACING



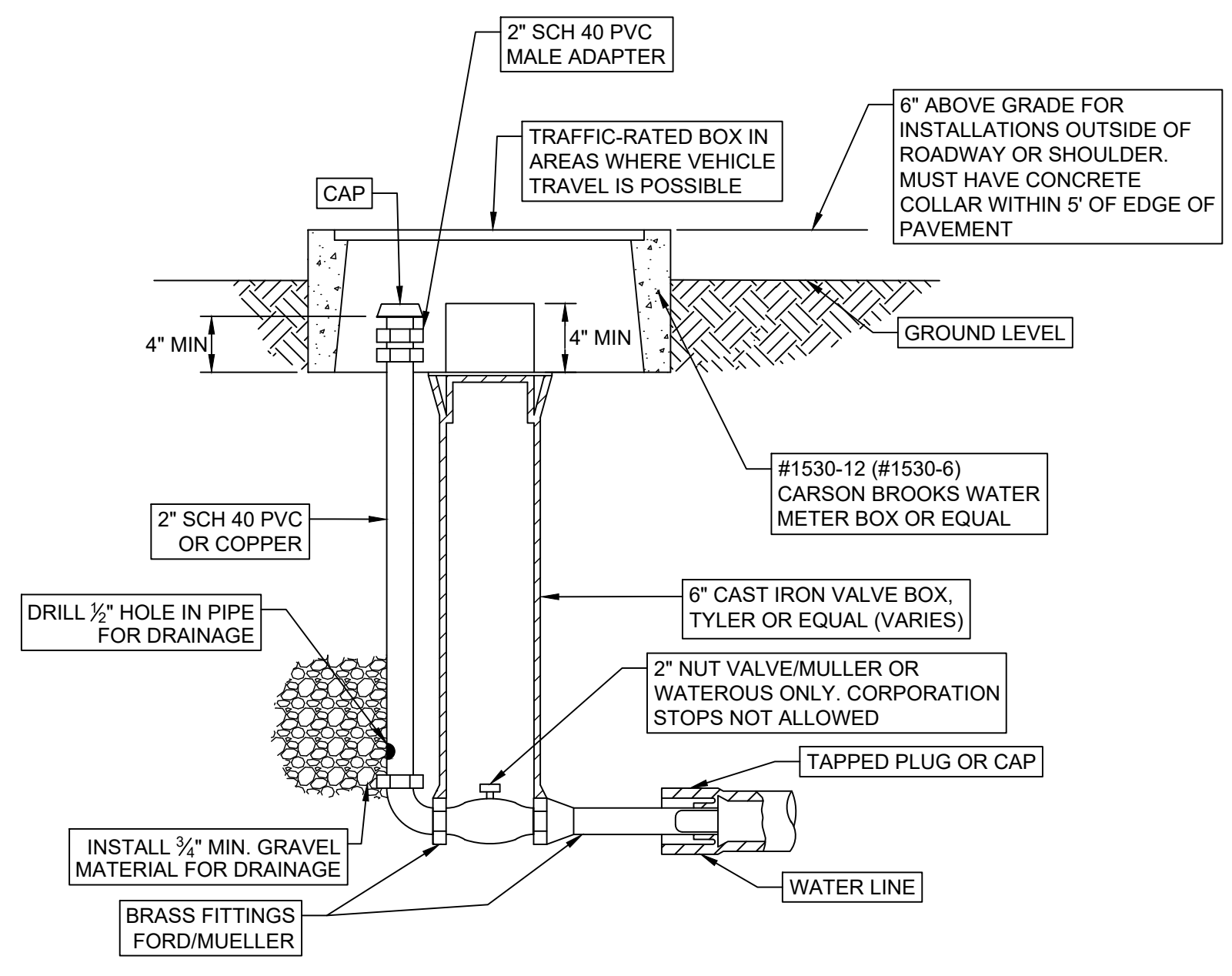
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BOLLARD				



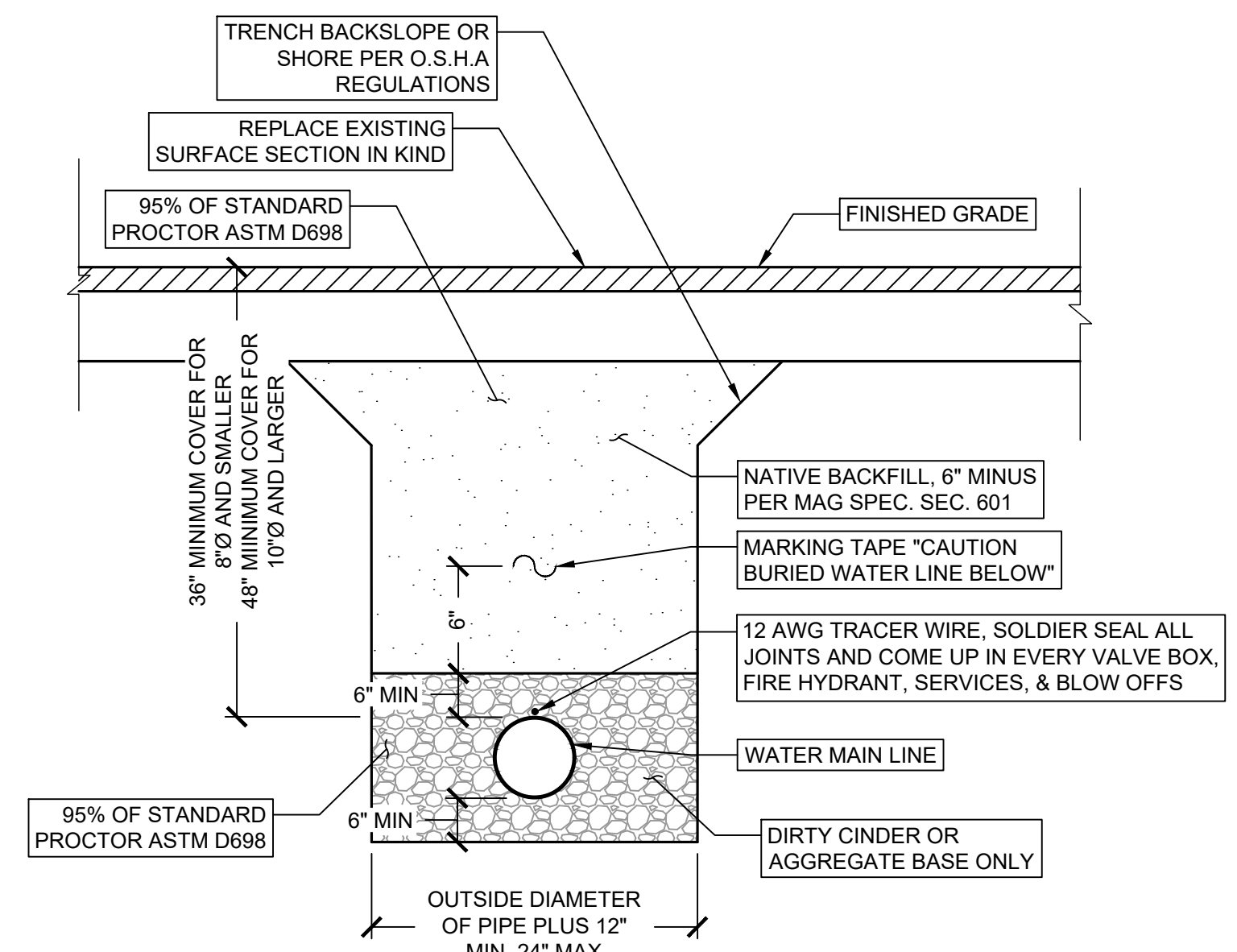
G ELEMECH LOADING ARM DETAILS
NTS



F PORTALOGIC FS-22 PANEL WITH DUAL OUTLET & CONCRETE PAD DETAILS
NTS



H BLOWOFF DETAIL
NTS



E STANDARD WATER TRENCH SECTION
NTS

DATE				
DESCRIPTION	ADEQ REVIEW COMMENTS 10-21-25			
NO.	1			
IRONSIDE ENGINEERING & DEVELOPMENT P.O. BOX 1358 SHOW LOW, AZ. 85902 (928) 532 - 0880				
ESCUDILLA MTN DWID WELL & FILL STATION ADEQ TECHNICAL ASSISTANCE AZ0401349				
DETAILS				
CLIENT: ADEQ	DRAWN BY: JCL	DESIGNER: JCL	REVIEWER: ZWB	PROJECT #: 44802
SHEET				
C07				
07 OF 08				

NO	DESCRIPTION OF REVISION	MADE BY	DATE
1	2024 UPDATE	RL / T.J.	02/2024
2			
3			
4			

GENERAL NOTES:

- THE LENGTHS OF RESTRAINT OR CONTINUOUS PIPE CALLED OUT IN THE FOLLOWING TABLES ARE FOR INSTALLATION OF MECHANICALLY RESTRAINT FITTINGS AND ARE CALCULATED BASED ON THE FOLLOWING PARAMETERS:
 - THE PIPE MATERIAL IS POLYVINYL CHLORIDE (PVC).
 - THE SOIL TYPE IS "ML" AS DEFINED BY THE UNIFIED SOIL CLASSIFICATION, ASTM STANDARD D2487.
 - THE SAFETY FACTOR RATIO IS 1.5 TO 1.
 - THE TRENCH IS TYPE 5, AS PER ANSI/AWWA C 150/A21.5, TRENCH CONDITIONS.
 - THE DEPTH OF COVER IS AS SHOWN ON THE FOLLOWING TABLES.
 - THE TEST PRESSURE OF THE WATER SYSTEM IS ONE HUNDRED AND FIFTY POUNDS PER SQUARE INCH (150 PSI).
- EBAA IRON INC., RESTRAINT LENGTH CALCULATOR (VERSION 5.0.2) PROGRAM WAS USED ALONG WITH THE ABOVE LISTED DESIGN PARAMETERS TO CALCULATE THE LENGTHS SHOWN IN THE TABLES ON THE FOLLOWING SHEETS.
- CONSERVATIVE ASSUMPTIONS HAVE BEEN MADE IN THE DESIGN OF THE FOLLOWING TABLES. DESIGN ENGINEERS MAY OPT TO PROVIDE THEIR OWN CALCULATIONS PROVIDED THAT THE CALCULATIONS ARE STAMPED BY AN ARIZONA REGISTERED PROFESSIONAL ENGINEER.

DETAIL NO.		STANDARD DETAIL	APPROVED BY
W-13A		WATER PIPE LENGTH RESTRAINT TABLES DETAIL GENERAL NOTES	
SHEET 1 OF 6			

NO	DESCRIPTION OF REVISION	MADE BY	DATE
1	2024 UPDATE	RL / T.J.	02/2024
2			
3			
4			

BENDS

3' COVER

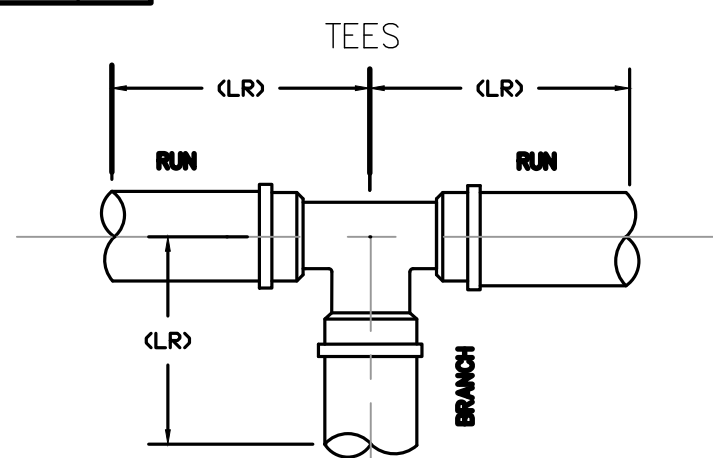
PIPE SIZE & MATERIAL	HORIZONTAL BENDS				VERTICAL BENDS		
	11.25°	22.5°	45°	90°	11.25°	22.5°	45°
PVC	4'	2'	4'	7'	16'	6'	11'
	6'	3'	5'	9'	22'	8'	15'
	8'	3'	6'	12'	29'	10'	20'

4' COVER

PIPE SIZE & MATERIAL	HORIZONTAL BENDS				VERTICAL BENDS		
	11.25°	22.5°	45°	90°	11.25°	22.5°	45°
PVC	12'	3'	7'	12'	31'	11'	21'
	16'	4'	8'	17'	39'	14'	27'

DETAIL NO.		STANDARD DETAIL	APPROVED BY
W-13D		WATER PIPE LENGTH RESTRAINT TABLES DETAIL BENDS	
SHEET 4 OF 6			

NO	DESCRIPTION OF REVISION	MADE BY	DATE
1	2024 UPDATE	RL / T.J.	02/2024
2			
3			
4			



3' COVER

TEE SIZE & PIPE MATERIAL	MINIMUM ATTACHED LENGTH OF PIPE (CLR)										
	0'	2'	4'	6'	8'	10'	12'	14'	16'	18'	20'
PVC	4x4	51'	37'	23'	20'	20'	20'	20'	20'	20'	20'
	6x4	48'	29'	20'	20'	20'	20'	20'	20'	20'	20'
	6x6	71'	57'	43'	30'	20'	20'	20'	20'	20'	20'
	8x4	45'	21'	20'	20'	20'	20'	20'	20'	20'	20'
	8x6	68'	50'	33'	20'	20'	20'	20'	20'	20'	20'

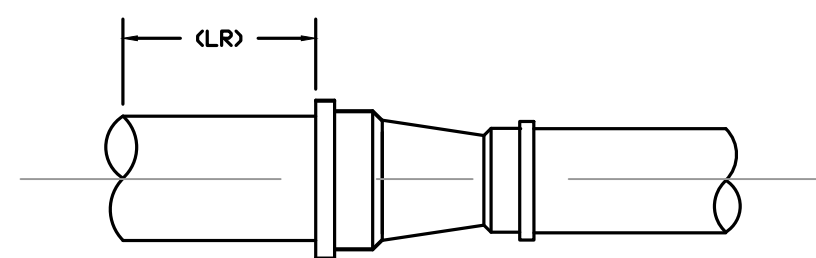
4' COVER

TEE SIZE & PIPE MATERIAL	MINIMUM ATTACHED LENGTH OF PIPE (CLR)										
	0'	2'	4'	6'	8'	10'	12'	14'	16'	18'	20'
PVC	12x6	48'	24'	20'	20'	20'	20'	20'	20'	20'	20'
	12x8	67'	47'	27'	20'	20'	20'	20'	20'	20'	20'
	12x12	101'	87'	73'	59'	45'	30'	20'	20'	20'	20'
	16x8	61'	36'	20'	20'	20'	20'	20'	20'	20'	20'
	16x12	95'	77'	59'	41'	22'	20'	20'	20'	20'	20'

DETAIL NO.		STANDARD DETAIL	APPROVED BY
W-13B		WATER PIPE LENGTH RESTRAINT TABLES DETAIL TEES	
SHEET 2 OF 6			

NO	DESCRIPTION OF REVISION	MADE BY	DATE
1	2024 UPDATE	RL / T.J.	02/2024
2			
3			
4			

REDUCERS



REDUCERS

THE MINIMUM PIPE LENGTH RESTRAINT (LR) TO BE RESTRAINT ON THE LARGE SIDE OF THE REDUCER SHALL BE DERIVED FROM THE TABLES BELOW.

3' COVER

REDUCER SIZE & PIPE MATERIAL	MINIMUM LENGTH RESTRAINT
PVC	6x4 38'
	8x4 70'
	8x6 41'

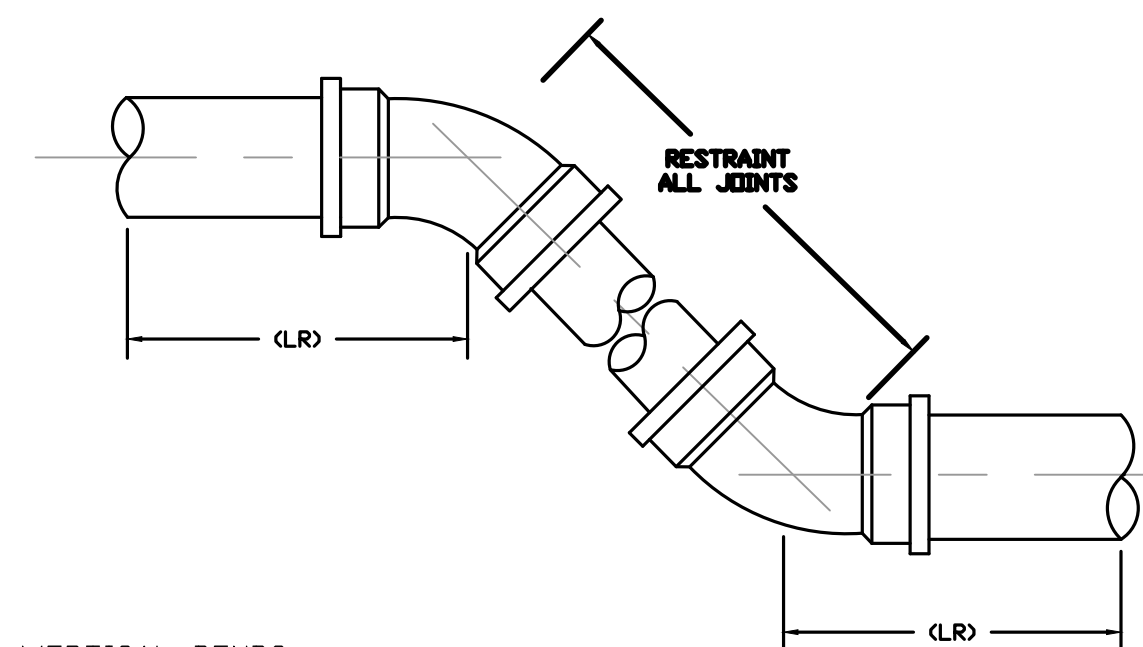
4' COVER

REDUCER SIZE & PIPE MATERIAL	MINIMUM LENGTH RESTRAINT
PVC	12x4 91'
	12x6 76'
	12x8 56'
	16x6 114'
	16x8 99'
	16x12 58'

DETAIL NO.		STANDARD DETAIL	APPROVED BY
W-13E		WATER PIPE LENGTH RESTRAINT TABLES DETAIL REDUCERS	
SHEET 5 OF 6			

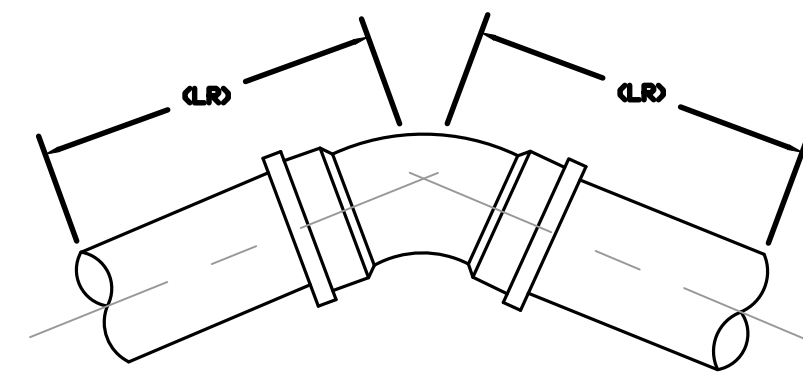
NO	DESCRIPTION OF REVISION	MADE BY	DATE
1	2024 UPDATE	RL / T.J.	02/2024
2			
3			
4			

BENDS



VERTICAL BENDS

THE MINIMUM PIPE LENGTH RESTRAINT (CLR) TO BE RESTRAINT ON BOTH SIDES OF THE VERTICAL OFFSET SHALL BE DERIVED FROM THE TABLES ON DETAIL NO. W-13E.



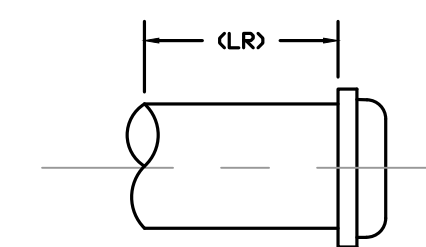
HORIZONTAL BENDS

THE MINIMUM PIPE LENGTH RESTRAINT (CLR) TO EXTEND IN BOTH DIRECTIONS FROM THE HORIZONTAL BEND SHALL BE DERIVED FROM THE TABLES ON DETAIL NO. W-13E.

DETAIL NO.		STANDARD DETAIL	APPROVED BY
W-13C		WATER PIPE LENGTH RESTRAINT TABLES DETAIL BENDS	
SHEET 3 OF 6			

NO	DESCRIPTION OF REVISION	MADE BY	DATE
1	2024 UPDATE	RL / T.J.	02/2024
2			
3			
4			

DEAD ENDS



DEAD ENDS

THE MINIMUM PIPE LENGTH RESTRAINT (LR) TO BE RESTRAINT ON A DEAD END SHALL BE DERIVED FROM THE TABLES BELOW.

3' COVER

DEAD END SIZE & PIPE MATERIAL	MINIMUM LENGTH RESTRAINT
PVC	4' 53'
	6' 74'
	8' 97'

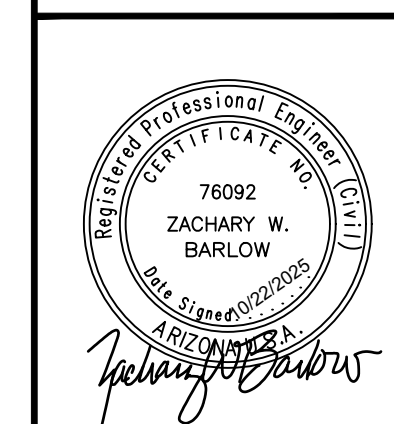
4' COVER

DEAD END SIZE & PIPE MATERIAL	MINIMUM LENGTH RESTRAINT
PVC	12' 105'
	16' 135'

DETAIL NO.		STANDARD DETAIL	APPROVED BY
W-13F		WATER PIPE LENGTH RESTRAINT TABLES DETAIL DEAD ENDS	
SHEET 6 OF 6			

NO.	DESCRIPTION	DATE
1	ADEQ REVIEW COMMENTS 10-21-25	

IRONSIDE
ENGINEERING & DEVELOPMENT
P.O. BOX 1358
SHOW LOW, AZ. 85902
(928) 532 - 0880



ESCUDILLA MTN DWID WELL & FILL STATION
ADEQ TECHNICAL ASSISTANCE
AZ0401349
DETAILS

CLIENT: ADEQ	DRAWN BY: JCL	DESIGNER: JCL	REVIEWER: ZWB	PROJECT #: 44802
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SHEET
C08
08 OF 08

NOTICE

THE APACHE COUNTY
PLANNING & ZONING COMMISSION
WILL HOLD A PUBLIC MEETING

75 W. Cleveland Street,
County Annex Board of Supervisors Room

Wednesday, January 14, 2026

AT **5:00 p.m. (MST)**

FOR THE PURPOSE OF

Conditional Use Permit

To construct and operate a standpipe water dispensing
site to provide bulk water access to members of the
Escudilla Mountain Domestic Water Improvement District
(DWID).

FOR THE PROPERTY DESCRIBED AS FOLLOWS:

Parcel/Reference Number: 102-64-053

Location/Legal Description: Section: 31, Township: 7N, Range: 30E

All interested persons are encouraged to attend the public meeting.

HEARING



NOTICE OF PUBLIC HEARING APACHE COUNTY PLANNING & ZONING COMMISSION

NOTICE IS HEREBY GIVEN that the Apache County Planning and Zoning Commission will hold a public hearing on Wednesday, January 14, 2026. The working lunch session will begin at 4:00 p.m. (MST) and the public hearing will begin at 5:00 p.m. (MST) on the following application(s). The working lunch session and the public hearing will take place in the Board of Supervisors' Hearing Room, first floor, located at 75 W. Cleveland, St. Johns, AZ.

HEARING APPLICATION(S):

Conditional Use Permit Application 2025-59 Applicant: Escudilla Mountain Domestic Water Improvement District:

Discussion, consideration, and possible recommendation of approval of a Conditional Use Permit to construct and operate a standpipe water dispensing site to provide bulk water access to members of the Escudilla Mountain Domestic Water Improvement District (DWID). The proposed site is located within **Escudilla Mountain Estates Unit 2 Lot 53**. Assessor's Parcel Number (APN) **102-64-053**.

All interested persons are invited to attend and provide input. Written comments may also be submitted to the Apache County Community Development Department prior to the hearing at planning@apachecountaz.gov. Materials are available for review in the Apache County Community Development during normal business hours. One or more members of the Commission may participate telephonically or through video communication.

*Pursuant to the Americans with Disabilities Act, the Apache County Planning and Zoning endeavors to ensure the accessibility of its meetings to all persons with disabilities. If you need an accommodation for a meeting, please contact Shanna Pearce during normal business hours at (928) 337-7526, TDD (928)-337-4402 at least 48 hours prior to the meeting (not including holidays) so that an accommodation may be arranged.

***If you plan to attend the public meeting, please call (928) 337-7526 the day of the meeting to ensure that the meeting has not been cancelled or postponed.