

TC 10 Request for Information

generated by Dave Helmericks

Project Manager

Yavapai- Apache Nation

RFI #

001

Date

12-19-25

From

YANTH

To

SEFTON ENV

Question

Please Review EMAIL FROM MEDICAL Bldg
1) PLEASE Review/Revise KEYNOTE [1]
DETAIL 324CV-1 C-33

2) PLEASE CLARIFY KEYNOTE [2] DETAIL 341 C-31

Answer

1) KEY NOTE [1] DETAIL 324CV-1 ON C-33
DELETE FROM SERVICES

2) WATER MAIN IS C 900
SERVICE LINES ARE 1" PER TO HOUSE
3/4" STUB FOR LANDSCAPE

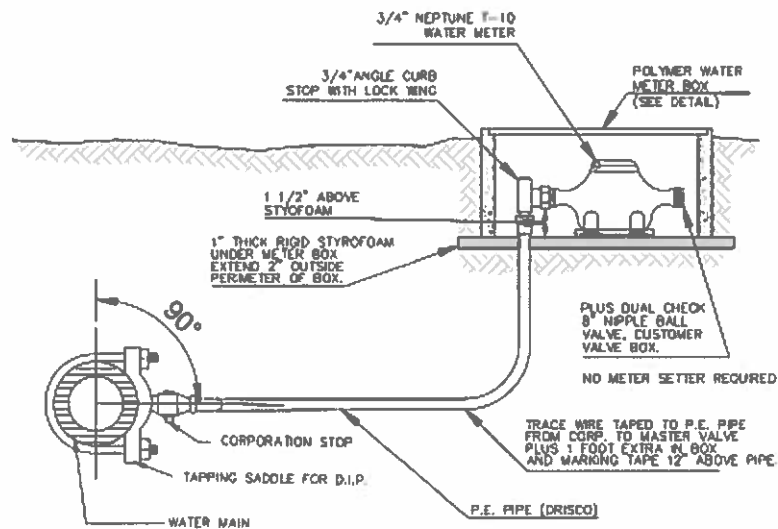
Charles Helmericks

From: Blaze Petska <blaze@mcdonaldbrosaz.com>
Sent: Friday, December 19, 2025 9:51 AM
To: Charles Helmericks; Sharie Benson
Subject: Tax Credit 10 Water Service Detail

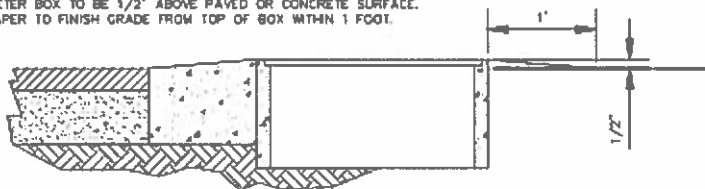
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Dave/Sharie,

The water service details being called out for the TC10 project are not consistent with what we normally see for a domestic water service nor do they match what was required on TC8 and TC9 water services. Note 1 calls for a backflow prevention device per detail 324CV-1. This is not necessary for a domestic water service and is not what was required/installed on TC8 or TC9 (TC8 and TC9 had pressure reducing valves and check valves in each water service). Note 2 calls for 1" c900 which does not exist. 1" pipe is also probably overkill. Most domestic water services are ¾" unless it's a very large house. I would consider reaching out to Sefton to provide an updated water service detail that is consistent with what was required on TC8 and TC9. Or release an addendum yourselves with the water service details used on TC8/TC9. The way the plans are now I feel that the pricing is going to vary drastically from contractor to contractor and you are not going to get what you actually need. I added picture below of the water service detail used on TC8/TC9. Please call with any questions or concerns.



METER BOX TO BE 1/2" ABOVE PAVED OR CONCRETE SURFACE.
TAPER TO FINISH GRADE FROM TOP OF BOX WITHIN 1 FOOT.



1 bolts

METER BOX TO BE 2" ABOVE NATURAL GRADE SURFACE.
TAPER SOIL FROM TOP OF BOX TO EXISTING WITHIN 2 FEET.



NOTES

1. ALL MATERIALS TO BE SUPPLIED BY THE COMPANY.

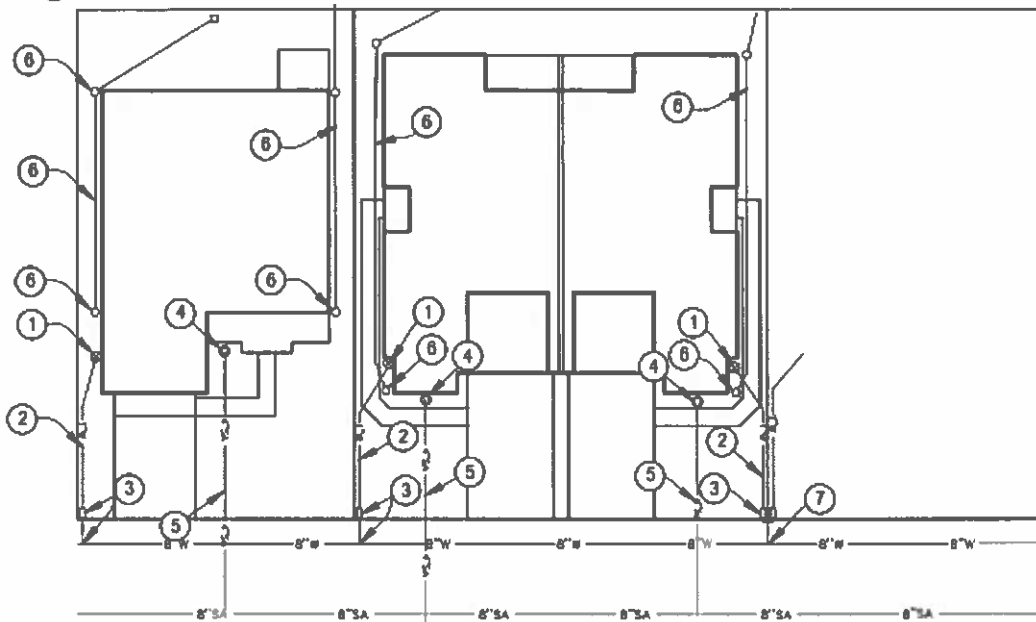
3/4" AND 1" WATER SERVICE CONNECTION

NOT TO SCALE

- ① INSTALL BACKFLOW PREVENTOR & CHECK VALVE
- ② INSTALL 3/4" WATER SERVICE LINE
- ③ INSTALL 3/4" WATER SERVICE CONNECTION WITH METER BOX PER DETAILS ON SHEET C-25
- ④ INSTALL TWO WAY CLEANOUT PER MAG STD. DETAIL 440-2
- ⑤ INSTALL SCH. 40 PVC 4" SEWER SERVICE LINE
- ⑥ CONNECT ALL BUILDING DOWNSPOUTS TO 4" SCH40 PVC ROOF DRAINS. DRAINS ON INTERIOR LOTS SHALL CONNECT TO YARD DRAINS. PERIMETER LOTS TO DRAIN TO DAYLIGHT.
- ⑦ INSTALL 1" WATER SERVICE CONNECTION TO DUEL SERVICE METERS

NOTE:

1. GENERAL CONTRACTOR TO STUB OUT UTILITIES 1'-FT WITHIN EACH PROPERTY AND MARK
2. UTILITY STUB-OUT TO BE MARKED W/ 12" #4 REBAR TIED TO END OF UTILITY W/ 2X4 WHICH WILL EXTEND FROM PIPE INVERT TO 12" ABOVE FINISHED GRADE. PAINTED ALL SIDES WITH UTILITY COLOR. GREEN FOR SEWER, BLUE FOR WATER AND RED FOR APS. PIPES ALSO TO HAVE TRACER WIRE AND MARKING TAPE.



TYPICAL WATER & SEWER SERVICE LINE CONNECTION

Thanks,

Blaze Petska
 McDonald Bros. Construction Inc.
 Office: 928-567-3539
 Cell: 928-925-3553



Date: 12/22/2025 11:44 AM

Type: Request for Information

RFI #: 140701W-2501

Project: 140701W ~TC-10

Title: 1st RFI for contractors

Status: Received

Ref. Change Order:

To: Charles (David) Helmericks (Yavapai - Apache Nation Tribal Housing)

Sharie Benson (Yavapai - Apache Nation Tribal Housing)

Timothy Huskett (Sefton Engineering Consultants)

CC: Timothy Huskett

From: Luke Sefton

Plan Sheet #: TC # 10 all sheets

Response Received: 12/22/2025

Information Requested: Water Main Type, Service line type, backflow preventors,

Area In Question: Water Main Type, Service Line type, and backflow preventors.

Response: The water main is to be C900.

The service lines are to be 1" pex to the house, with a 3/4 stub out for landscaping.

The Pressure reducer will be installed inside the home by the plumbing contractor and not part of the civil plans.

Notes:

RFI 1 for Contractors questions

Waterline, service line, and reducer locations

12/22/2025 11:53 AM Luke Sefton