



DEVELOPMENT REVIEW COMMITTEE

MONDAY, NOVEMBER 7, 2016

2:00 PM

SUMMARY MINUTES

1. CALL TO ORDER

2. PLANNING AND ZONING

Safford Assisted Living Site Plan: Review and discuss site plans received for Safford Assisted Living, located at 520 E Hwy 70, Safford (renovation of the old Days Inn across from Manor House).

Water/Sewer – Gale Hedges 928-432-4217

- Page C-2 Item # 5
If this sewer CO is to be removed I suggest the building inspectors insure it is properly capped so nothing can get into the main sewer. I suggest their engineer look in to utilizing this service for their future needs.
- Page C-5 Sewer Schedule of Work
They depict a sewer MH be installed for a 6" sewer service. This is not necessary for a 6" sewer service line. I suggest a 6" sewer service be installed on the 18" sewer main utilizing a sewer tapping saddle set at a 45° angle with a 6" one-way CO installed at the property line. The CO will have a cast iron sewer monument for the city to maintain to the main. The contractor or engineer will establish the needed depth at the property line.
- Page C-5 Water Schedule of Work
They depict an 8" tap on an 8" main so they can install a 4" Fire Line and a 2" potable water meter. It is best to make (2) separate water taps, (1) 4" tap utilizing a 4" tapping sleeve and the other utilizing a 2", two strap tapping saddle. Both of these taps will have their own valve, riser and water monument. This allows for each to be taken out of service for repairs and/or testing without affecting the service of the other.

The 4" Fire Line will require a USC approved Double Check backflow preventer just inside the property line.

The 2" water meter will require a USC approved Reduced Pressure Principle backflow preventer just inside the property line.

No city water meters will be inside the property as depicted on item # 8.

- Item # 9 New irrigation meter
If they want a separate irrigation meter it too will require its own tap and required backflow set just inside the property line.
FYI, the depth of the sewer in the parking lot north of the Days Inn Motel, we think it is approximately 11-13' deep.

Engineering – Randy Petty 928-432-4261

- Please provide a drainage report or drainage assumptions, please contact to discuss.
- The property is no longer under common ownership with the surrounding properties so we need to see a drainage easement, access or some sort of permission to drain the property into the ditch on the north side of the property.

Planning and Community Development – Dustin Welker 928-432-4299

- Will tenants of the facility be allowed to have their own vehicles?
- How many employees total - caregivers, staff physician, cooks, maintenance, etc. will be employed at the facility?
- Remove all references to City of Yuma on the plans and use City of Safford.
Provide calculations for sizing the grease interceptor, appears to be undersized.
- We met with ADOT and they would like a set of plans and for you to contact them concerning the site plan. Susie Puzas 928-432-4916

3. ANNOUNCEMENTS and PROJECT UPDATES

4. ADJOURN