



# City of San Luis


## Development Services

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### MEMORANDUM

DATE: JANUARY 7, 2016

TO: JAVIER BARRAZA, CHAIRMAN  
DANIEL BAZUA, VICE-CHAIRMAN  
BILL CORDOVA, COMMISSION MEMBER  
HUGO GARCIA, COMMISSION MEMBER  
MARIA G. GUZMAN, COMMISSION MEMBER  
GUILLERMINA FUENTES, COMMISSION MEMBER

FROM: JOHN STARKEY, ZONING ADMINISTRATOR 

RE: SUBDIVISION CASE NO. 2015-0482F

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Staff sent correction comments to the applicant and has not received any corrected plans. Based on the need for additional information and probable redesign of some parts, staff recommends this item to be CONTINUE to the February Agenda.

ATTACHMENT: Comments sent to applicant on December 22, 2015



# City of San Luis

## Development Services

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December 22, 2015

Steve Gerber  
Nicklaus Engineering, Inc.  
1851 W. 24<sup>th</sup> Street  
Yuma, AZ 85364

Re: Subdivision Case No. 2015-0482F/ San Luis Port Subdivision, Phase 1

City staff have reviewed the plans for the San Luis Port Subdivision Phase 1 and have the following comments:

**Development Services:**

1. Subdivision Regulations require that Commercial and Industrial Streets have 80 foot right-of-ways with 54 feet pavement width.
2. Full improvement of streets next to development is required.
3. Temporary turn-around will be required to be paved.
4. Sidewalks are require in commercial areas
5. Street lights are required, provide design.

**City Engineer:**

Cover and Index Sheet – No Comments.

Plat – Phase 1

1. Provide reference for existing 33' right-of-way along County 24<sup>th</sup> Street. If right-of-way is in the form of an easement, the limits of the subdivision should extend to the centerline of Co. 24<sup>th</sup> Street.
2. Provide 1' Non-Access Easements along Avenue E and County 24<sup>th</sup> Street.
3. Need a copy of the title report for the property.
4. Possible needed a 15' drainage easement needed along County 24<sup>th</sup> Street/Lots 1 and 7 for drainage from County 24<sup>th</sup> Street. (Need to see new proposed improvements)

T101 and T102 – No comments.

P101 and P102

1. Provide drainage report/drainage calculations. Ensure that the finished grade elevations of the lots are sufficiently below the adjacent roadways. (Shadle Street has to many 161.60)
2. Provide cross-sections of the street improvements.

3. Provide signing and striping plans as needed. Show turn lanes.
4. How is stormwater drainage from County 24<sup>th</sup> Street proposed to be handled?
5. Note 13, calling out for existing utilities to be relocated by others, includes the City's traffic signal conduits and junction box at the corner of Avenue E and County 24<sup>th</sup> Street. This work needs to be done by the developer's contractor. Provide a detail for how the conduits will be extended.
6. Provide grades for new curb and gutter at the County 24<sup>th</sup> and Avenue E intersection.
7. Avenue E improvements are required. Traffic Impact Study is required and possible traffic signal contribution.

WS-01 through WS-06

1. Submit ADEQ Approvals to Construct for water lines and sewer lines.
2. All water and sewer details shall be per City of Yuma standard details (Details shown on the plans are derived from the City of Yuma details – if there are any difference, please specifically note them.)
3. All C900 water mains shall be Class 235 (DR-18.)
4. All manholes shall be constructed of polymer concrete, Armorock or approved equal.
5. All sewer services shall have a cleanout at the property line – reference City of Yuma Std. 5-021.

LS-01 and LS-02

1. (Comment 4 of the Plat - Question – is there a better location for the Sewer Force Main easement than across the back of Lot 7? It will not be accessible and will be subject to improvements constructed on top of it. It would be better to place in the street r/w's even if the force main is slightly longer.)
2. Submit ADEQ Approvals to Construct for sewer lift station. Submit Engineer's Design Report.
3. Provide profile of sewer force main, especially at crossing of County 24<sup>th</sup> Street and existing water line. Provide detail for connection of new sewer force main to existing sewer force main (Note 14 calls out Detail E/D02 but this detail is simply a trench detail.) Provide sewer force main cleanouts as needed.
4. Provide electrical plans for the sewer lift station.
5. Provide details for construction of the shade structure at the sewer lift station.
6. Fencing along Richards Road is called out as Steel Tube Fencing but Detail A/D05 is for Chain Link Fencing.
7. Lift Station wet well shall be constructed of polymer concrete, Armorock or approved equal.
8. Controls for lift station shall include a float switch backup for high level alarm.
9. RTU/SCADA requirements shall meet City of San Luis requirements.
10. Lift station site plan shows wrong grade for retention basin (higher than adjacent ABC paving.)
11. Provide paved driveway from Richards Road to lift station gate.

Section 8.0 – Total Dynamic Head (Phase I)

- Calculation of the total dynamic head needs to consider the pressures that will exist in the existing 10-inch force main. These pressures should be calculated based on the overall hydraulics of the force main with the existing Co. 24<sup>th</sup> Street lift station pumps running plus any other planned or future discharges to the force main. Pump size needs to be revised accordingly.

**Public Works Department:**

1. A traffic impact study should be provided as part of the development plan.
2. Participation in a fund for a future traffic signal at 24<sup>th</sup> Street and Avenue E will be required.
3. More analysis of sewer force main system will be needed. This new lift station would be the third set of pumps on the same force main. Is lift station sized properly to take the additional phases of this subdivision?
4. Improvements on Avenue E and Co, 24<sup>th</sup> need to meet or exceed the minimum required in our subdivision regulations and our zoning ordinance.

**Fire Department:**

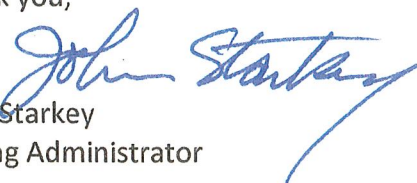
The City of San Luis Fire Department has reviewed the submitted set of plans for the proposed San Luis Port Subdivision, and a second means of ingress/egress with "Fire Department Access Road" signs, are required, for firefighting operations, per NFPA 1-2003 (18.2.2.4) (18.2.2.5.7). The City of San Luis Fire Department would require assurances of completion of the roadway to be able to withstand the loads imposed by fire apparatus, prior to any structures going vertical, above foundations (*refer to included handout "Pre-Construction Fire Code Requirements"*).

Additionally, we need to review the placement locations of fire hydrants prior to the final submittal of the site plans. All fire hydrants need to be on a continuous water supply loop, no dead-end fire hydrants. These fire hydrant locations, in our initial preliminary review, are as follows; the proposed fire hydrant located on the Southeast corner of Border Health Blvd. & Richards Rd. needs to be moved across Border Health Blvd, to the Northwest, parallel with the North side of Richards Rd. The proposed fire hydrant located on the Southeast corner of Border Health Blvd. & Packard Pkwy. needs to be moved across Border Health Blvd., to the Northwest, parallel with the North side of Packard Pkwy.

The proposed fire hydrant located on the Southwest corner of Border Health Blvd. & Shadle St. needs to be moved across Shadle St. to the Northwest corner of Shadle St. & Border Health Blvd., which is acceptable on later submittals, but must be approved prior to installation.

If you have any questions on these comments, please contact John Starkey, Zoning Administrator at 928-341-8563 or Eulogio Vera, Public Works Director at 928-341-8577.

Thank you,



John Starkey  
Zoning Administrator