

Jose A. Guzman

From: Roman Pacheco
Sent: Wednesday, May 04, 2016 5:22 PM
To: Jose A. Guzman; John Starkey
Cc: Eulogio Vera
Subject: FW: Request for Comments for Subdivision Case No. 2016-0158P / Bienestar Estates 9A Phase 2

For your review.

From: Jim Davey [<mailto:jdavey@jdacivil.com>]
Sent: Wednesday, May 4, 2016 4:36 PM
To: Roman Pacheco <RPacheco@cityofsanluis.org>
Subject: RE: Request for Comments for Subdivision Case No. 2016-0158P / Bienestar Estates 9A Phase 2

Roman,

I have reviewed the Bienestar Estates 9A Subdivision – Phase 2 Preliminary Plat and have the following comments:

Cover – No Comments.

Preliminary Plat – Sheet 1

1. Survey monuments for the corners of the subdivision should be per Yuma Co. Detail 4-040 instead of 4-030 (all will be in pavement.)
2. Corner chamfers (sight triangles) at all interior street intersections are shown as being about 15' x 15'. This is the same dimension as used in Phase 1 of the subdivision and per the Preliminary Grading and Paving Plan the handicap ramps appear to fit with these chamfers, however the Yuma County Standard is 25' x 25'. *(Are 15' x 15' chamfers acceptable to the City given the precedence set by Phase 1?)*
3. Show adjacent street right-of-way along Avenue E-1/2 as has been dedicated to the City per the Border Ranches Subdivision Plat.

Preliminary Paving and Grading Plans – Sheet 1

1. Subdivision is shown to drain to the retention basin constructed in Phase 1. Provide an updated drainage report including updated retention basin sizing based on including runoff from Phase 2 and the as-built condition of the retention basin and including calculations of street flow capacities for the combined subdivisions.

Preliminary Paving and Grading Plans – Sheet 2

1. No comments.

Preliminary Water and Sewer Plan – Sheet 3

1. Check grade of MH #9 – its east invert grade is lower than the invert grade of MH #16 downstream of it.

[Overall, the comments are rather minor and could be deferred to the final plat and improvement plans submittal. My Comment 2 under Preliminary Plat regarding the corner chamfers is probably not needed as it appears a precedent was already set in Phase 1 of the subdivision.]

Jim Davey

James V. Davey, PE RLS
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From: Roman Pacheco [<mailto:RPacheco@cityofsanluis.org>]
Sent: Wednesday, April 27, 2016 5:31 PM
To: Jim Davey
Subject: FW: Request for Comments for Subdivision Case No. 2016-0158P / Bienestar Estates 9A Phase 2

Jim-

For your review and comment.

Thanks.

Roman Pacheco

From: Roman Pacheco
Sent: Wednesday, April 13, 2016 9:17 AM
Subject: Request for Comments for Subdivision Case No. 2016-0158P / Bienestar Estates 9A Phase 2

Good Morning-

Please find attached request for comment form, location map, and Preliminary Plat for your review. If you have any questions concerning this request, please contact the office of Development Services.

Thanks.

Roman Pacheco
Planning Technician
Development Services Department
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