

### **CONDITIONS OF APPROVAL**

The Final Plat shall be presented to City Council when all conditions of approval have been met. The property-owner shall provide the City Department of Planning and Zoning with check made out to the Yuma County Recorder for the appropriate amount.

1. Improvement Districts are required for all new subdivisions:
  - a) Street Light Improvement District (Subdivision Regulations Section 3.17-5)
  - b) Community Facilities District (Subdivision Regulation Section 3.17.6)
  - c) Enhanced Municipal Services District (Subdivision Regulations Section 3.17-7)
2. The applicant must correct, as noted, the comments attached prior to presenting the Final Plat before the City Council.
3. All conditions of the Development Agreement must be met (Resolution No. 1145)



# City of San Luis

## Development Services

---

September 22, 2016

Najeh Edais  
Edais Engineering, Inc.  
3075 South Avenue 4 East  
Yuma, AZ 85365

Re: Subdivision Case No. 2016-0423P&F/ Las Quintas de San Luis II

City staff have reviewed the plans for Las Quintas de San Luis II and have the following comments:

### **Development Services:**

1. Development Agreement-
  - A. Improvements must be shown on the south side of County 22nd Street between Las Quintas De San Luis II subdivision and 10th Avenue as agreed on Article 3- Section 3.5 of the Development Agreement.
  - B. Development Agreement- Exhibit B- Lots 1-16 were previously shown to be located on the west side. In order to provide complete information on the report presented to the Commission; is there a specific reason why they are proposed on the east side now?
2. Subdivision Regulations Section 3.27-2, Driveway for corner lots must be clearly shown.
3. Subdivision Regulations Section 3.28, Lot dimensions shall comply with the minimum standards of the Zoning Ordinance. As per Chapter 5-Table No. 3 of the Zoning Ordinance- R1-6:
  - A. Minimum Lot Width- 60 feet and 65 feet on corner lots.
  - B. For width on the inside of the curve lots refer to Section 1.12-B.112 (B) of the Zoning Ordinance.
4. Subdivision Regulations 3.22 Protective Fence along the Canal and County 22nd Street.
5. Are the slopes on lots 1-40 the sole responsibility of the individual property owner or is the developer installing a retaining wall?
6. As per Section 18.2 of the Zoning Ordinance, Required landscaping for a subdivision development shall include... retention or detention basins, ... and the adjacent public right-of-way as required in Section 18.3-B.2.

**City Engineer:**

## Tentative Plat –

1. Ensure all lots have minimum lot width of 60 feet, in particular check lots 46, 47, 48 and 98.
2. All corner triangles at street intersections shall have chamfers with 25 foot legs, per Yuma County standards.
3. Add 1' non-access easements for side lot lines that are adjacent to streets and for corner triangles.
4. The subdivision boundary at lots 46 through about 54 appears to encroach on the East Main Canal operation and maintenance road as it is constructed. Please verify with the Yuma County Water Users' Association that they agree with the subdivision boundary as shown and submit documentation of their concurrence with the subdivision boundary.
5. Provide street names on the plat.

## Preliminary Improvement Plans –

1. For Tentative Plat Approval, the Preliminary Improvement Plans appear to provide the overall infrastructure needed for the Subdivision. Many of the comments below can be addressed after Tentative Plat Approval.
2. Paving and Grading Plans –
  - Provide better details, including profile views, of the retaining wall along the south subdivision boundary. The top of the wall appears to be at or even below the adjacent ground to the south. This should be extended to 6' above the adjacent grades per Section 3.22 of the Subdivision Ordinance.
  - The retaining wall along the west boundary between retention basins 1 and 2 is substantially below the adjacent sidewalk grades in areas. Revise to match sidewalk elevation.
  - Submit engineering designs for walls around individual lots if walls exceed 6 feet in height as measured from lowest adjacent grade.
  - Detail K-6 – Local Residential Street shows roll curb and gutter instead of vertical curb and gutter. Revise to vertical curb and gutter.
  - Note calling out subdivision boundary monuments is shown as Note 9 – should be Note 14.
  - Drainage Report –
    - Rainfall/Runoff Calculations – Runoff volume calculations appear to be correct. Rainfall intensity and peak runoff rates are incorrect – calculate time of concentration and use the Rainfall Intensity – Duration – Frequency curves from YCPW Standards Volume III and recalculate peak runoff rates.
    - Provide peak runoff rates for individual streets and ensure hydraulic capacities of streets are adequate.

- Provide peak runoff rates for each concrete spillway and ensure hydraulic capacities of spillways are adequate.
- Include offsite flows from County 22<sup>nd</sup> Street right-of-way to the east of the subdivision in the drainage report and in the volume for Retention Basin 2
- Retention basins should have 25% additional volume and should have 1' freeboard per YCPW Standards Volume III, Section 3.6.
- Retention Basin 2 (north retention basin) – add an additional concrete spillway along north-south subdivision road to keep majority of subdivision runoff off of County 22<sup>nd</sup> Street.
- County 22<sup>nd</sup> Street –
  - Provide signing and striping plan
  - Provide means of handling stormwater runoff from the north half of County 22<sup>nd</sup> Street (either separate retention area to the north or collection system and storage in Retention Basin No. 2.)
  - Show grading details between roadway and adjacent right-of-way lines.

3. Water and Sewer Plans –

- Water line adjacent to lots 45 through 49 should be 8-inch if this line has potential to be extended in the future.
- Replace sewer cleanout adjacent to lots 45-46-47 with a sewer manhole.
- Show water line crossings in sewer profiles.
- Change detail T-6 – Typical Water and Sewer Crossings – to show C909 PVC pipe instead of ductile iron pipe.

**Public Works Department:**

1. Include Street Lighting Plan.
2. Assure NAE are used to allow safest location for future driveways.
3. Assure all retaining walls are within property limits. Add notes to details.
4. Provide safety barrier for pedestrians and vehicles next to retention wall (in front of lots 3 to 12).
4. Provide delineated drainage areas that correlate with drainage report.
5. Show calculations demonstrating stormwater on the downstream end of drainage areas is contained within the curbs.
6. Show calculation showing spillways have adequate capacity.
7. Assure retention basins have proper free board.
8. Water and Sewer Main on Co. 22nd are not connected to the east. Provide plans with all necessary infrastructure to have a functional system.
9. Show improvements along Co. 22nd as agreed to on DA.

As previously requested, is profile data of Co. 22nd available east of STA 8+00. Need to verify vertical curve does not extend limits of profile provided.

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

Thank you,



John Starkey  
Planning and Zoning Director

## Jose A. Guzman

---

**From:** Jose A. Guzman  
**Sent:** Monday, September 26, 2016 6:05 PM  
**To:** 'Nieves G Riedel'; najeh@edaisgroup.com  
**Cc:** Eulogio Vera; John Starkey  
**Subject:** RE: Las Quintas 2  
**Attachments:** Las Quintas II Core Engineering Comments.pdf

Good afternoon Ms. Riedel,

Please find attached the comments from Core Engineering regarding Las Quintas de San Luis II Subdivision-Tentative Plat Improvement Plans.

In addition to the review comments for the tentative plat, the following comments shall also be addressed for Final Plat Improvement Plans.

- Coordinate proposed improvements with final traffic impact analysis prepared by Core Engineering Group. (Core should be supplying final TIA soon)
- Update sewer manhole details to resin based (non-cement polymer manholes. The two latest subdivisions have been constructed with non-corrosive polymer manholes.

Please submit Final Plat Plans at your earliest convenience.

Let me know if you have any questions. Thank you,

### JOSE ANTONIO GUZMAN

ASSISTANT PLANNER

#### CITY OF SAN LUIS

1090 East Union Street | P.O. Box 3750 | San Luis, AZ 85349

P: (928) 341-8563 Ext. 2014 | Direct Line: (928) 314-9114

[jaguzman@cityofsanluis.org](mailto:jaguzman@cityofsanluis.org) | [www.cityofsanluis.org](http://www.cityofsanluis.org)



---

**From:** Nieves G Riedel [<mailto:ngriedel@hotmail.com>]  
**Sent:** Monday, September 26, 2016 11:54 AM  
**To:** Jose A. Guzman  
**Subject:** Re: Las Quintas 2

THANKS

---

**From:** Jose A. Guzman <[jaguzman@cityofsanluis.org](mailto:jaguzman@cityofsanluis.org)>  
**Sent:** Monday, September 26, 2016 12:52 PM  
**To:** Nieves G Riedel; [najeh@edaisgroup.com](mailto:najeh@edaisgroup.com)

**Cc:** John Starkey; Eulogio Vera

**Subject:** RE: Las Quintas 2

Hello Ms. Riedel,

The Public Works Director is reviewing the comments from Core and the Traffic Study. As soon as this is done, I will email you the comments.

Let me know if you have any questions. Thank you,

Jose A. Guzman

-----Original Message-----

From: Nieves G Riedel [<mailto:ngriedel@hotmail.com>]

Sent: Monday, September 26, 2016 9:52 AM

To: Jose A. Guzman; Roman Pacheco; Tadeo A. DeLaHoya; John Starkey; Najeh Edais

Subject: Las Quintas 2

Hello Jose any news on Core questions we are weighting for them so we can finish with the answers .

Sent from my iPad. Gracias Nieves



**Core Engineering Group, PLLC**

200 E. 16<sup>th</sup> Street, Suite # 150  
Yuma, Arizona 85364

voice 928-344-5931

fax 928-344-5932

[www.CoreEngineeringGroup.com](http://www.CoreEngineeringGroup.com)

September 23, 2016

John Starkey  
Director of Building Safety  
1090 E. Union Street  
PO Box 3750  
San Luis, AZ 85349

Re: Las Quintas de San Luis 2 Subdivision – Tentative Plat  
Edias Engineering Job No. 14-015

Dear Mr. Starkey:

The below comments on the Las Quintas de San Luis 2 subdivision tentative plat submittal are based on the Subdivisions Regulations of the City of San Luis. The review of the submittal was limited to the plat and the paving and grading plans to include sheet 00 to 7.

**Tentative Plat – Sheets 1 and 2**

- 1) Section 4.3 (30): List owner's name of the adjoining property. This would pertain to the lots to the east and the property to the south.
- 2) Some curve lengths are listed twice, once on the plan and then in the curve table.
- 3) The basis of bearing listed on page 1 of the plat doesn't match what is shown on page 2 for County 23<sup>rd</sup> Street.
- 4) Corner lots are to be a minimum of 65' wide per Table No. 3 of the Zoning code. See footnote (a). This affects Lots 26, 45, 86, 93, 94, 97, 99, 102, 103, 107, and 109.

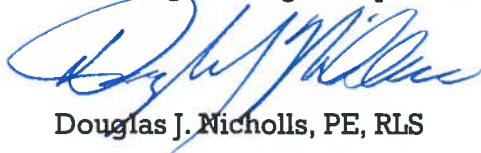
**Tentative Paving & Grading Plan – Sheets 3 and 4**

- 1) Vertical Datum is not listed.
- 2) Cross Section B/2: Slopes no steeper than 3:1 are required unless specified in a Geotechnical report. While the detail demonstrates this, the plan indicates a 2:1 slope at lots 46 through 68. Please revise or provide Geotechnical report allowing steeper slopes.
- 3) Please show building setback line. There are areas of slopes which reduce the buildable area of lots, particularly for lots 1-8 and 17-25. Missing information to construct the slope on either the plan or detail (i.e. top elevation, bottom elevation, etc.). It isn't clear whether a reasonably sized house can be placed on these lots.
- 4) Cross Section B/2 and plans: Is it the intent to drain the west side of lots 46 – 68 to Tract A? If so, please provide an easement and plan information to show flow to Tract A. If not, demonstrate that the Lot can self-retain along the interface at the retaining wall. Missing information to construct the slope on either the plan or detail (i.e. top elevation, bottom elevation, etc.).
- 5) Section 3.25: While the San Luis subdivision regulations allow a 4' minimum sidewalk width, the 2010 ADA Standards for Accessible Design (Section 403.5.3) and 2011 Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (Section R302.4) require a minimum 5' x 5' passing space at intervals of 200' maximum. Provide passing spaces as required.
- 6) Provide existing grades of the east adjoining properties to allow grading analysis.

- 7) Provide calculations for the retaining walls sealed by a civil or structural engineer. Retaining wall design should be supported by an appropriate geotechnical report listing the active and passive pressures, soil weights, etc.
- 8) Retention basin #2 does not meet Yuma County Standards for the required factor of safety of 1.25. Reference Public Works Standards for Yuma County Volume III: Storm Drainage Facilities.
- 9) Where they differ from the identified standard, details should be listed as (Modified).
- 10) Keynote 7 lists crown transitions at 50 feet, however no crowns are at 50 foot. Revise to have all crown lengths to 50 foot minimum.
- 11) Keynote 9 appears at each PC and PT of the wall, but does not match the keynote description for 9. Revise keynote number.
- 12) On Page 3, a dimension of 157' is not tied to any item.
- 13) A portion of the drainage appears to leave the site at the north end of Beall Avenue and turn west along County 22<sup>nd</sup> Avenue. Some of this drainage would likely bypass the depressed sidewalk drainage scupper. Add a drainage intercept along Beall Avenue at the corner and adjust the grading of the south approach to prevent drainage from leaving the subdivision.
- 14) Provide signing and striping sheet for Co. 22<sup>nd</sup> Street.
- 15) On vertical profile of Co. 22<sup>nd</sup> Street, provide vertical curve information for each curve to include actual sight distance provided and required.
- 16) For Detail N/6, a 6:1 minimum side slope is required as it is considered "recoverable" by AASHTO in the event of a run off the road event.

Please contact us if you have any questions.

Sincerely,  
Core Engineering Group, PLLC



Douglas J. Nicholls, PE, RLS