

**CONDITIONS OF APPROVAL
PLANNING AND ZONING COMMISSION**

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. The applicant must correct the comments, as noted in the letter from staff dated November 3, 2016 (attached), prior to scheduling of the Final Plat before the City Council.



City of San Luis

Development Services

November 3, 2016

Vianey R. Vega, P.E.
Vega and Vega Engineer, PLC
1846 S. 8th Avenue
Yuma, AZ 85365

Re: Subdivision Case No. 2016-0517F/ Bienestar Estates 9A, Phase 2

City staff has reviewed the plans for Bienestar Estates 9A Subdivision Phase 2 and have the following comments:

Planning and Zoning Department:

1. The City will allow a differed submittal of the Landscaping plans. However, the city will not accept the subdivision and no building permits will be issued until landscaping is installed. 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:

Plat –

1. In the Dedication, add a note for Tract A to be dedicated to the public for use as a storm water retention basin and compatible recreational uses.
2. 1' NAE's are missing at the sight triangles of lots 292, 312, 336, and 360.

Sheet 1 –

1. Increase the width of the drainage channels between lots 245 and 246 and between lots 281 and 282 from 5' to the full 10' width of the drainage easement provided, such as to allow for easier maintenance of the drainage channels. Provide calculations in the Drainage Report showing adequacy of the drainage channels.

Sheet 3 –

1. Detail M-3 – provide LED (Light Emitting Diode) luminaires instead of High Pressure Sodium luminaires. Sizes luminaires for appropriate illumination of the roadways.

Sheet 4 –

1. Submit Engineer's Design Report and ADEQ Approvals to Construct for water and sewer lines.

Sheet 9 –

1. Replace detail W-9 with the City of Yuma Standard 5-149 for water service connections (no copper pipe, tracer wire on service pipe, etc.)

Sheet 10 –

1. Detail Z – 22.5-degree elbows are to be mechanical joint (Mega-Lug or Equal) ductile iron pipe elbows.

Drainage Report –

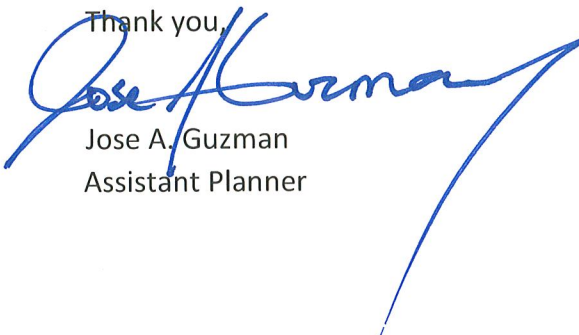
1. Resubmit with revised Street Capacity Calculations. Calculations are to use a rainfall intensity from the Rainfall Intensity – Duration – Frequency curves in YCPW Standards Volume III. This rainfall intensity is to be based on a calculated time of concentration (10 minute minimum.) The rainfall intensity used (1.22 inches per hour) is only for use in retention basin volume calculations. Provide street drainage systems as needed (storm drains, vertical curb sections, etc.) as needed to meet the requirements of YCPW Standards Volume III, Section 3.11. Provide hydraulic calculations for the capacity of drainage channels and spillways.

Public Works Department:

1. Under the general notes, please include statement to read that Contractor shall be responsible to comply with local, state, and federal SWPPP requirements and BMPs (Could not find page 13)
2. Vertical curb is required for new subdivisions. If rolled curb is proposed, we need to see alternatives to reduce the sidewalk maintenance that comes with roll curb. Possibly 6" thick sidewalk?
3. Provide 10' drainage channels vs 5' shown. No unpaved area should be within the 10' easement. Provide accessible barrier such as lockable swing gate at each end of easement.
4. Assure that City of San Luis is referenced where needed for assistance vs City of Yuma

Assure all previous review comments get addressed. 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,



Jose A. Guzman
Assistant Planner