



# City of San Luis

## Development Services

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June 8, 2017

Nieves Riedel  
PO BOX 1649  
San Luis, AZ 85349

Re: Subdivision Case No. 2017-0334P/Santa Cecilia

City staff has reviewed Santa Cecilia Subdivision preliminary plans and partial review of the improvements plans and has the following comments:

**City Engineer:**

Preliminary Plat – Sheet 1 of 1

1. No comments

Improvement Plans –

Cover Sheet

1. Add a general note that “all construction is to be in accordance with City of San Luis Standards, including the adopted City of Yuma Construction Standard Detail Drawings, the MAG Uniform Standard Specifications and the City of San Luis Supplement to the City of Yuma Standards and the MAG Specification, unless otherwise specifically noted on these plans.”
2. Water Line General Note 1 and Road Construction Note 1 should be deleted or modified per comment 1 above.

Paving and Grading Plans - Sheets 1 and 2

1. Call out widths of the two spillways at the retention basin.
2. Provide landscaping plans for the retention basin.
3. Provide Street lights along the south half of Aracely Street as needed.
4. Have street grades for Aracely and Avenue F been coordinated with the plans for the Jehovah’s Witness property? Also, will the improvement for the Jehovah’s witness property be constructed before or after the subdivision improvements?

5. The curb return at the southeast corner of Jett Street and Avenue F appears to encroach on Lot 1B of the Border Ranches Lot Split. Can a site triangle be obtained for this corner?
6. There is a low point in County 24<sup>th</sup> Street between lots 156 and 157 where a drainage spillway is shown with a dirt channel running to a retention basin on the Lot 1B property. Provide easement or other documentation for the location of this retention basin on the property. Also, install a catch basin and shallow storm drain pipe to the retention basin rather than a dirt channel.
7. Install barricades at east ends of roads stubbed out to Lot 1C.
8. Provide signing and striping plans as needed for the perimeter roads.
9. Keynotes should reference City of Yuma Standard Details, as modified by the City of San Luis Supplement as necessary.
10. Many of the streets have minimum grades (0.20%.) These streets will require good grade control during construction and will need to be water tested to ensure that they drain adequately.

#### Paving and Grading Details – Sheet 3 (Sheet 4 missing)

1. Delete Yuma County Details as City of Yuma Details will be used. Note that it is not necessary to show City of Yuma details unless modifications are proposed and then modifications should be clearly noted.

#### Water and Sewer Plans – Sheets 5 through 10

1. ADEQ Engineer's Design Report and Approval to Construct will be needed.

#### Water and Sewer Details – Sheets 11 through 13.

1. It is not necessary to show City of Yuma details unless modifications are proposed and then modifications should be clearly noted. Call out City of Yuma Standard/City of San Luis Supplement for all details where appropriate (for example, Detail Q-13 should be Standard 5-211 and Detail R-13 should reference 5-042.)
2. Use Standard Detail 5-021 rather than 5-020 for house services, with each lot having a sewer cleanout installed at the property line.
3. City of Yuma Standards 5-010 (M/12), 5-100 (O/12), 5-210 (P/12) and 5-070 (V/13) are called out as "modified" but what has been modified is not apparent. Clearly note any modifications.
4. Detail L/12 should be replaced by Standard Detail 5-044, with 5-044 noted as needing to be modified for polymer concrete manholes and grade rings per the San Luis Supplement.
5. For Detail U/13, replace callout for "PVC Elbows" with callout for "mechanical joint (Mega Lug) ductile iron elbows with thrust blocks."

6. General Water Notes

- Note 1 – Change City of Yuma to City of San Luis
- Note 7 – Add "... and shall be mechanical joint (Mega Lug) fittings."
- Note 9 – Change Class 150 to Class 235. (note that C900 DR18 pipe is Class 235, and Class 150 is no longer available.)
- Note 10 – Delete "County."
- Notes 14 and 15 can be deleted (covered by Standard Detail 5-148.)

Drainage Report –

1. For the Street Flow Capacity Analysis Table, add in flows for all combined drainage areas. For example, along Jenkins Ave., combine reaches 9, 10, 11, 12, 13, 14, etc. as appropriate to obtain the total flows for the street.

**Public Works Department:**

Preliminary Plat

1. Visibility triangle detail shall have additional text to limit vertical obstructions (construction or landscaping) to 42" high.
2. Add visibility triangle on SE corner of Jett St and Avenue F.
3. Clearly identify all non- access easements.
4. Verify lot sizes as well as all dimensions.

Improvement Plans – These comments can be addressed in the final plat stage

1. The City is working on street light guidelines so final street light design on residential and perimeter streets shall incorporate such input from the City.
2. Pavement section shall be per COY standard details 2-031 and 2-050.
3. Residential street shall have 40' roadway width per COY standard detail 2-050.
4. Show water meters, hydrants and street lights on the actual location where they will be installed (utility easement).
5. Overall compliance with COSL supplement to MAG and COY construction details including but not limited to 5-125, 5-140, and 5-148.
6. Use Clow or Waterous WB-67 fire hydrants.
7. All fittings to have Mega Lug or approved equal mechanical restraints and vertical bends to be MJ restrained at the bends plus one additional restraint 20' upstream and downstream of the bend.

**Planning and Zoning Department:**

1. Protective Fence all around the commercial property- §3.22 of the Subdivision Regulations and City Code §152.107(E)(10)

2. Submit Landscape Plans- refer to City Code §152.295 through §152.300 for Landscape Regulations.
3. Subdivision development plan is required when the subdivision is developed in phases as per Subdivision Regulations §4.4(1)
4. As per Subdivision Regulations §5.3(2), names, without abbreviations, of all existing and proposed streets are required.

Please be advised that the comments made here are tentative in nature. Until all documentation, information, and drawings are submitted and approved in final form, and all permits for construction are approved and issued, the City of San Luis reserves the right to make further comment or require further information or submissions. Any construction which occurs prior to issuance of proper permits is occurring in contravention of the ordinances of the City, and is occurring at the risk of the Developer.

Thank you,



Jose A. Guzman  
Acting Planning and Zoning Director