



City of San Luis

Planning and Zoning Department

January 9, 2018

Nieves Riedel
PO Box 1649
San Luis, Arizona

Re: Subdivision Case No. 2017-0738F/ Santa Cecilia No. 2

Ms. Riedel,

City staff has reviewed the plans submitted regarding Santa Cecilia No. 2, below are the City of San Luis comments:

Planning and Zoning Department:

1. Sheet 1 of 2 instead of "City Planning & Zoning Commission" should be "Director of Planning and Zoning Department"
2. Subdivision Regulations Section 3.28, Lot dimensions shall comply with the minimum standards of the Zoning Regulations in this case 6, 000 sq. ft. (City Code Chapter 152- Table No. 3).
3. Protective Fence on the west side of the retention must comply with City Code §152.219(A).
4. Submit Landscape Plans for retention basins and adjacent ROW- refer to City Code §152.295 through §152.300 for Landscape Regulations.
5. If necessary, applicant must sign the Improvement Districts petitions required for a subdivision. Improvement Districts must be recorded prior to the recordation of the plat.
6. Subdivision Regulations Section 3.25-1, a 5' sidewalk is required along Aracely Street.

City Engineer:

General:

1. Submit ADEQ approvals for water and sewer facilities.
2. Submit CC&R's for review. Submit recent title report.

Plat:

1. Add language to the Dedication for easements around fire hydrants and water meters (similar to Santa Cecilia No.1)
2. On Sheet 2 of 2, show setting survey monuments per Std. 4-080 at intersections of Co. 24th Street and Avenue E-1/2 (section line and mid-section line intersection) and at Aracely Street and Avenue E-1/2 (mid section line and 1/16 line intersection.)

Improvement Plans:

1. Paving and Grading Plans – Add callouts/plans for signing and striping as needed, including exterior streets.
2. Sheet 1 – Would it be better to add a second spillway to the retention basin on the Hoyos Street side? This would eliminate having to run storm water all around the retention basin to Ortega Street.
3. Sheet 3 – Detail K-3 – End Pipe Concrete Collar – 6' square dimension does not appear long enough for a 36" pipe (pipe cut at the angle of the retention basin slopes would be longer than 6 feet.)
4. Sheets 4 and 5 – The 10" water line along Avenue E-1/2 is outside of City of San Luis right-of-way. Provide right-of-way or water line easement for the water line.
5. Sheet 8 – Add note to protect the existing 12-inch water line in County 24th Street during the deep manhole construction.

Public Works:

SWPPP

1. Best Management Practices for SWPPP implementation shall be throughout the duration of the project. Note 4 under Dust Control only asks for sweeping after project is complete. Please revise.

Plat

1. Visibility triangle detail shall have a double obstruction limitation so that it also applies to corner lots at the subdivision entrance. Revise wall height as needed.
2. Plat dedication wording is to be revised similar to what was done for Santa Cecilia Phase 1. Coordinate with City Staff for revisions

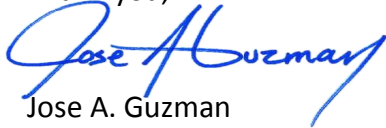
Improvement Plans – These comments can be addressed in the final plat stage

1. Assure street lighting is coordinated with APS and previous designs.
2. Most streets are designed at minimum grade so extra precautions need to take place during construction to assure adequate street drainage.
3. Double check grades on the north side of Hoyos Street where it ties in to the west. There is a 1.85' grade difference on the gutter over the width of a lot.
4. Add second spillway.
5. Add key to the bottom of the spillway. This will help protect spillway's integrity when erosion occurs.

6. Sewer shall discharge over to 20th Avenue sewer main through Nadine Street as shown in the master plan.

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