



City of San Luis

Planning & Zoning Department

Development Services • GIS • Building Safety • Code Enforcement

June 7, 2019

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

Re: Subdivision Case No. 2019-0114F/Bienestar Estates 10

City staff has reviewed the final plat for Bienestar Estates 10 Subdivision and have the following comments:

City Engineer:

Final Plat –

1. Reference Section, Township and Range in the title of the plat subdivision

Improvement Plans -

-Paving and Grading Plan

1. Provide cross section of the two retention basins on Tract B and on linear retention basin along Co. 24th Street. Ensure grades proposed match topography. Also for retention area at County 24th and 19th Avenue.

-County 24th Street Striping Plan

1. Add speed limit sign. Add sign for lane reduction near 19th Avenue.
2. Add radius of pavement at southwest corner of 19th Avenue and County 24th Street (for northbound traffic turning right.)
3. Add a cross walk across Avenue F on south leg of intersection.

-Avenue F Striping Plan

1. Include left turn lane instead of cross-hatched striping at south leg of Avenue F and County 24th Street.
2. Change bullnose striping to left turn lane at north side of San Marcos Street intersection (Sta. 10+26.)
3. Add speed limit signs.

-Paving and Grading Details

1. Most details replace – details A through D are still Yuma County Standard Details. Water and Sewer Plans

-Landscaping Plans

1. Include plans for retention basin at the northwest corner of Avenue F and 24th Street.

-Drainage Report

1. Street flow calculation – Reach No. 5. Flow calculations show street has adequate capacity of 30.09 c.f.s. As this is a considerable flow rate, also confirm that the requirements of Section 3.11.9.C, that 100 year discharge is contained between property lines without erosion, are met.

2. Spillway calculations –
 - Flow calculations require use of rainfall intensity for actual travel time (10 minutes minimum) – the same as street flow calculations.
 - Calculation of capacity of spillways need to include checking entrance capacity which is calculated as weir flow (for example, $Q=CLH^{3/2}$.)
- Title Report – will need to be updated once property is deeded to Comite de Bienestar
- Submit ADEQ Permits

Public Works Department:

24th Avenue Improvements/Striping-

1. Additional taper shall be added on west leg of 24th St and striping be modified to include a left turn lane. This will align the thru lane with east leg.

Planning and Zoning Department:

1. Street Names- for consistency and faster emergency services a theme is require for new streets within a subdivision. Chose a theme and change names appropriately.
2. Protective Fence is not shown on sheet 2 of 12.
3. Bonds or Assurances shall be submitted in accordance with Subdivision Regulations Section 6.2 before the recordation of the plat.
4. Comply with Subdivision Ordinance Section 5.1.8.A- protective covenants before the recordation of the plat.

Parks and Recreation Department:

1. Reviewing the landscape plan for this subdivision it would be a challenge to maintain. Would like to revisit the plan to recommend decreasing the amount of shrubs and trees located in retention and parkways. Parks Supervisor and I Will follow-up with landscape company (Southwest DreamWorks) to discuss the changes to move project forward.

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 comments 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.

If you have any questions on these comments, please contact the Planning and Zoning Department at 928-341-8563.

Thank you,



Jose A. Guzman
Director of Planning and Zoning