



City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

March 18, 2021

Vega & Vega Engineering, PLC
1846 S. 8th Avenue
Yuma, AZ 85365

Re: Subdivision Case No. 2020-0605F/Bienestar Estates 11-Final Plat

City staff has reviewed the final plat for Bienestar Estates 11 Subdivision and have the following comments:

City Engineer:

- Sheet 1 – Paving and Grading Plan – Note 11 calls out “New 10’ Concrete Spillway” but drainage report calls out a 14’ wide spillway. Revise Note 11.
- Sheet 6 – Concrete Spillway Detail – Detail calls out ‘6 Ft. Min. Curb Transitions. These should be longer to meet ADA requirements (12:1 at back of sidewalk includes sidewalk cross slope and spillway cross slope in opposite direction.)

Public Works Department:

1. General comment: Designer to meet City of San Luis Standards and get approval in writing for deviations in his design. Notes to include that City to approve materials for the project.
2. Assure plans call out for corrosion resistant manholes.
3. Show calculations that all intersections meet standard 3-400.
4. Striping on 20th to be coordinated with City prior to striping. Some edge striping might be eliminated and turn arrows added – to be discussed.
5. Include bollards at spillway.
6. Wall height to be 6’ on the higher elevation side.
7. Rip-rap calls out for 3” to 8” rock. Further evaluation needs to be conducted to verify 3” rock is adequate size to not be washed out.

Planning and Zoning Department:

1. One petition for enhance municipal district for landscape is missing. Please submit original copies signed and notarized for all petitions.



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Parks and Recreation Department:

1. Backflow: Fitting and unions (copper material). No galvanized or pvc (follow City standards).
2. Remove sprinklers from gravel area (cancel what is showing on the plan)
3. No description of rip rap material for spillway. (Not specified)
4. Recommended orbit emitter (4/8 ports) replacing the rainbird emitter. Have maintenance issue with the rainbird product.
5. Recommend to use Hunter bubblers for tree irrigation for all landscape irrigation. (Retention/rightway)
6. Relocate control valves from grass area and away from curbing. Locate from gravel area.
7. Recommend replacing Palo Blanco for Sisso Trees.

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