



City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

March 8, 2022

Edais Engineering Inc.
3075 S. Avenue 4E
Yuma, AZ 85365

Re: Subdivision Case No. 2021 0751F-Los Mezquites Unit 1

City staff has reviewed the Final Plat 2nd submittal and staff has the following comments:

City Engineer:

Final Plat –

6. Submit title report.

Improvement Plans –

Traffic Study –

1. Amend the Traffic Study to include and address ADOT comments.
2. Section 8 of the Traffic Study – Roadway Improvements – provides for phased roadway improvements to be constructed as the Los Mezquites subdivision, the Von Verde property and adjacent commercial and industrial properties are developed. A schedule for the improvements with their estimated costs and contributions amounts needs to be developed.

Water and Sewer –

1. Submit ADEQ Approval to Construct permits.

Sewer Lift Station

1. Amend Engineer's Design Report to provide pump, force main and wet well sizing calculations.
2. Wet well to be of polymer concrete.
3. Provide site lights.
4. Provide control panel shade structure.
5. Provide hose bibb at the lift station.
6. Reconstruct existing ABC roads after construction.
7. Provide foundation calculations.
8. Provide electrical plans.
9. Provide emergency generator with automatic transfer switch.
10. Controls to be per City of San Luis.

Sewer Master Plan

1. Update "Exhibit C" to show planned new lift station.

Public Works Department:

Plat

1. Update typical corner lot detail to show NAE along the side of the lot. 10' dimension might be left over from previously used detail.

2. If back part of driveway won't be built with subdivision, Utility Easement should also be Drainage Easement.

Traffic Study

1. T Intersection geometry on F and Cesar Chavez on WB is LT and single through lane (Page 10)
2. Ave E and 24th St geometry on WB is single LT/through/RT lane (Page 11)
3. Current standards for new construction is to implement bike lanes.
4. With schools in the Von Verde development and none in Los Mezquites, would it warrant a traffic signal at 24th and D1/2 sooner than Phase IV for student to safely reach the schools?
5. A school is going to be completed within the next year on the SW corner of Co. 23 ½ and Avenue F, what improvements should be implemented for pedestrians trying to reach that school from Los Mezquites (most likely at Avenue E and Co. 23 1/2)?

Improvement Plans

1. Add barricade on the end of 22nd Drive, 23rd Ave., and San Pedro.
2. Avenue E grades might cause a rough ride at 50 mph (posted speed). Review and update for a smoother ride.
3. Some layers are off on Avenue E striping plan.
4. Add stop bars and stop ahead signs on Co. 23 ½ St as it approaches Avenue E.
5. Add center line stripe on Co. 23 ½ .
6. Add Street sign at Udall Lane and 23rd Trail knuckle.
7. Would it make sense to add a water line connection to the commercial property off Co. 23 ½ for future looping?
8. Water Service should continue to be 1".
9. Final street lighting plan will be reviewed once provided by APS.
10. Add manholes to storm drain line along Monreal Lane with a maximum spacing of 500' (Limits of our cleaning equipment).
11. Update Master Plan "Exhibit B" to include all area included in the Service Area 2 "Exhibit C". Collector should be sized to accept flows from AZ land north of Los Mezquites or if it could be served by a new line on Avenue D.
12. Storm drain system shall withstand a low pressure test (4' hydrostatic head).

Lift Station Plans

1. Lift Station layout is still under review. Need to make sure proposed location won't affect future plant expansion.
2. Lift station design needs to be detailed out. It calls for tee lock in some areas and polymer on other. Need electrical plans and more detail on site grading.
3. Lift station should be a triplex system. If possible, it could only have two smaller pumps to properly serve the next 10 years that can be upgraded in the future as the entire area develops.
4. Incorporate trash basket into the design similar to LS 300 and Juan Sanchez Lift Station. We receive significant amount of trash from the detention center.
5. Modify design to have discharge pipe come out straight up through the top similar to LS300 and Lift Station inside the East WWTP.
6. Discharge pipes shall be 316 SS.
7. Incorporate an odor control system – coordinate with wastewater division for selection.
8. Lift Station should be compatible for future SCADA system implementation.

Planning and Zoning Department:

1. Developer must comply with the approved development agreement.

2. CMU walls shall comply with the required height within setbacks (lots 3 and 4).
3. Developer shall agree to sign the petitions for the creation of a street lighting improvement district, a community facility district, and any enhanced municipal district needed, prior to the recordation of the plat.

Arizona Department of Transportation (ADOT):

1. The intersection of Ave E/ Cesar Chavez Blvd is recommended to have dual left turn lanes in the WB direction. However, the Synchro calculation still shows LOS F in the year 2031.
2. Intersection Ave E/ Cesar Chavez Blvd: The existing storage for the WBL is about 560' and EBR is about 580' as shown in the sketch attached. Please verify the storage length that is used in the Synchro model. It seems 250' is used for both turn lanes.
3. The turn lane design should follow ADOT TGP 430 to determine the storage/ gap and taper for the intersection of Ave E/ Cesar Chavez. Please verify table 20.
4. Please provide the recommendations that have the LOS D or better for the intersection of Ave E/ Cesar Chavez in the year 2031 and 2036.

Fire Department:

1. The City of San Luis Fire Department has concerns regarding access to the subdivision, during development, and at full build out. This parcel is land locked without access from Avenue D ½ and Co.24th Street, and San Luis Lane is currently a single lane road, which will not provide adequate emergency access to the subdivision, if blocked by traffic. A second means of ingress/egress, to the entire project, will need to be provided for Fire Fighting tactics prior to construction. The City of San Luis Fire Department reserves the right to comment upon subsequent submittals.

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,

Fernando Villegas
Principal Planner



January 5, 2022

SUBDIVISION CASE NUMBER: 2021-0751F

CASE SUMMARY: A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC for the final plat approval for Los Mezquites Unit 1. This subdivision will contain 196 lots, in approximately 41.2 acres. The minimum lot size is 6,000 square feet. The property is located on the southeast corner of Avenue E and County 13 ½ Street (San Luis Lane) between Avenue E and Avenue D ½ Street (24th Avenue). PID # 227-11-005, San Luis, Arizona.

PUBLIC MEETING: February 8, 2022

COMMENTS DUE: January 15, 2022

Your comments on this case will help us prepare an accurate and timely staff report. Your comments on this case will be inserted “as is” into the staff report with your name, department, and telephone number, should the applicant have any questions. Your comments are a public record and will be available to the public, media, and the applicant, in addition to the Commission hearing this case. Please complete the section below and return via e-mail. For additional information, please contact the Planning and Zoning Department at (928) 341-8563 or at Fervillegas@sanluisaz.gov

Thank you,

Fernando Villegas

Principal Planner

Attachment: Location Map, Preliminary Plat and Master Plan

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COMMENTS NO COMMENTS

Enter Comments below: ADOT Southwest District is requesting to review and comment on a Traffic Impact Analysis (TIA) for the proposed development. We would like to assess the

Date: potential impact the new development will have on the intersection of SR 195 & Ave E. Direct access to SR 195 from the development will not be permitted as this is an access-

Agency controlled highway.

Phone: 1/12/22 ADOT Southwest District (928) 317-2159

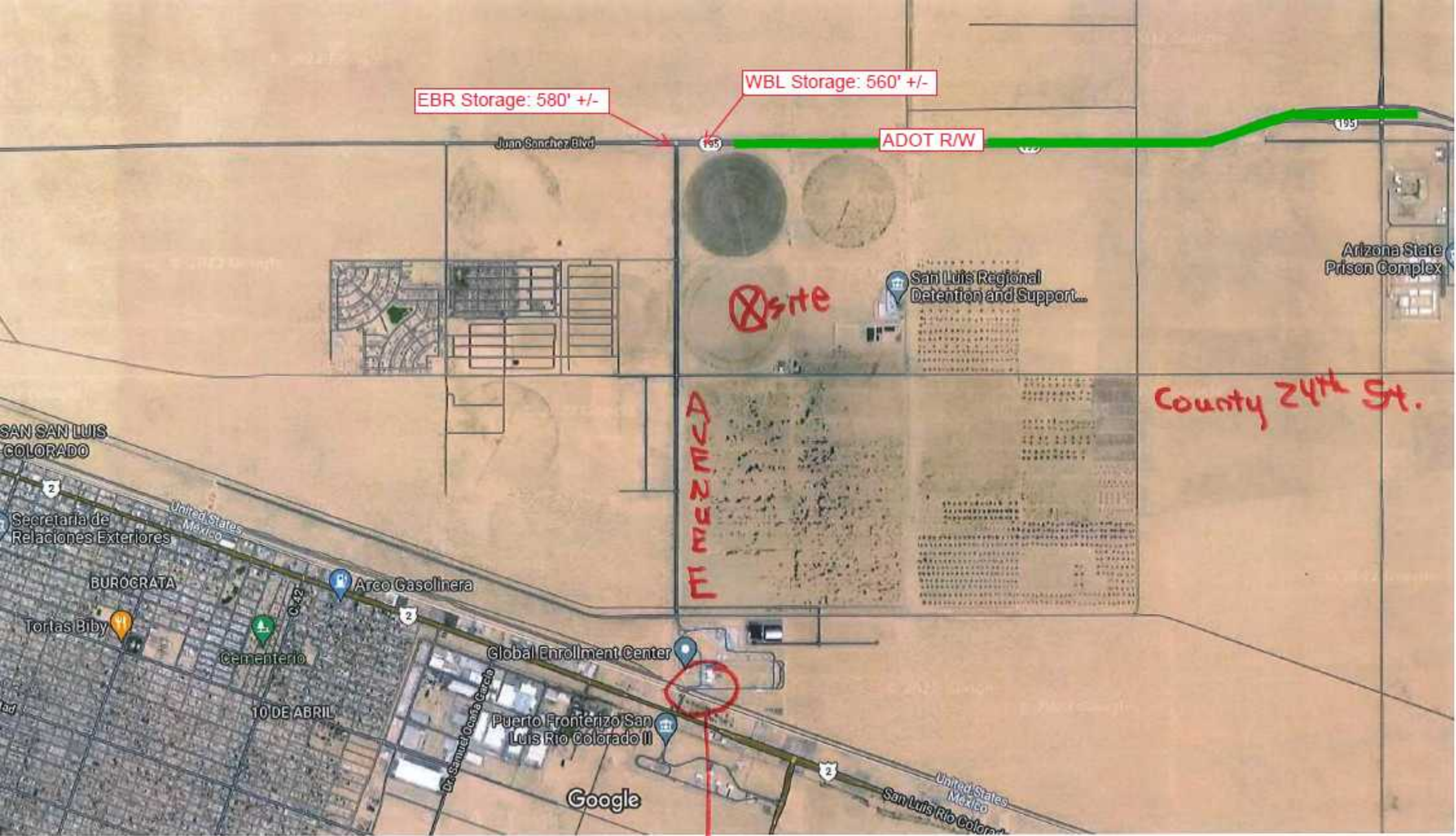
Return to: Fervillegas@sanluisaz.gov

Re: Los Mezquites Final Plat-ADOT Southwest District Comments

Good morning, below are comments regarding the Los Mezquites Subdivision and Von Verde Development. Please contact me if you have any questions. Thank you.

1. The intersection of Ave E/ Cesar Chavez Blvd is recommended to have dual left turn lanes in the WB direction. However, the Synchro calculation still shows LOS F in the year 2031.
2. Intersection Ave E/ Cesar Chavez Blvd: The existing storage for the WBL is about 560' and EBR is about 580' as shown in the sketch attached. Please verify the storage length that is used in the Synchro model. It seems 250' is used for both turn lanes.
3. The turn lane design should follow ADOT TGP 430 to determine the storage/ gap and taper for the intersection of Ave E/ Cesar Chavez. Please verify table 20.
4. Please provide the recommendations that have the LOS D or better for the intersection of Ave E/ Cesar Chavez in the year 2031 and 2036.

Isabell Garcia
Development TES
Southwest District
P- (928) 317-2159
E-mail- IGarcia@azdot.gov



EBR Storage: 580' +/-

WBL Storage: 560' +/-

ADOT RW

site

San Luis Regional Detention and Support...

Arizona State Prison Complex

County 24th St.

ACERCA DE

Global Enrollment Center

Puerto Fronterizo San Luis Rio Colorado II

Google

Part of Entry