



City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

June 01, 2023

Tom DuBose
DuBose Design Group
1065 State Street
EL Centro, CA 92243

Re: Subdivision Case No. 2023-0194P Orchidea Park Subdivision

City staff has reviewed the preliminary plat for Orchidea Park Subdivision and have the following comments:

City Engineer (Comments sent by email 05/24/2023):

General Comment-

It appears that more than one subdivision plat is being prepared, one for the replatting of the existing San Luis Port II lots into Parcels 1 through 7 and then further phases for creating the 10+ blocks/380+ lots of residential lots. Or are all the blocks and lots intended to be created as a single plat? (It almost seems like this is a master plan for a series of future plats?)

Sheet 2

1. Add information to the plat for the ATS Lot Split that was recently recorded (fee 2022-35598) including new property lines and right-of-way dedication.
2. Note that the lots shown in the Southeast $\frac{1}{4}$ of Section 11 (north side of County 24th Street) are being subdivided as the Southwest Arizona Industrial Subdivision No. 2, including new lot lines. This subdivision is in its final phase of approval. (Do the lots and details of Section 11 need to be shown in the plats?)
3. Why is existing right-of-way between Parcel 4 and Parcel 5 and between Parcel 4 and Parcels 3, 6 and 7 begin abandoned on this sheet and then re-dedicated as a part of the lot development?

Sheet 4

1. Centerline of 24th is shifted 1.34 feet west of the N1/4 corner. Street should be centered on the N1/4 corner.
2. 25th Avenue needs to be developed as a collector street.
3. Check intersection site distances of lots fronting 24th and 25th Avenues (can be done at final plat stage.)
4. Site triangle distances at intersection of collector streets and arterial streets should be 40' x 40' (typical all sheets.)

Sheet 5

1. 23rd Avenue needs to be developed as a collector street.
2. Check intersection site distances of lots fronting 23rd and 24th Avenues (can be done at final plat stage.)

Sheets 6 and 7 (same comments)

Preliminary Grading and Utility Plans

1. Water and sewer lines are shown to all lots. Detailed sizes, locations, etc. will need to be developed at the improvement plans phase.
2. Street cross sections.
 - County 24th – half with pavement width to be 38' (centerline to face of curb.)
 - See comments about 23rd and 25th Avenues being collector streets
3. Drainage report will be reviewed at final plat phase. All stormwater runoff to be stored either on lots or in dedicated tracts and not in in street right-of-ways.
4. Will there be a phasing plan for roadway improvements? Will Avenue E and Avenue D improvements be required as a part of the development of the adjacent blocks.
5. What is the phasing timeframe of the road improvements of County 24th Street adjacent to Blocks 14 and 17?
6. Sheet 3 of 5 – Avenue D improvements north of County 24th are not needed.

Planning and Zoning Department:

As discussed, please submit documentation of corporation involving the different parcel owners participating in this subdivision.

Public Works Department:

No comments at the moment. Public Works Department reserves the right to comment upon subsequent submittals.

Fire Department:

1. The City of San Luis Fire Department has concerns regarding the traffic circles with porkchop inlets shown on the "Preliminary Plat" page 3 of 7. Will there be enough turning radius, for larger vehicle apparatus, at the intersection of "San Fernando Street and 24th Avenue" if the porkchop inlets are to be installed? The porkchop inlets are shown on page 3 of 7 but not on pages 4 and 5 of 7 for the intersection of "San Fernando and 24th Avenue."
2. The traffic circle design, with porkchop inlets, located at the intersection of "24 ½ Street and 24th Avenue" will hinder all emergency traffic running between "Avenue E and Avenue D." This traffic circle should be with-held until future expansion, to the south of 24 ½ Street, has been planned and is in development. The City of San Luis Fire Department reserves the right to comment upon subsequent submittals. Final decisions regarding this request are best made by the Public Works and Planning and Zoning Departments.

ADOT:

The ADOT Southwest District requests a traffic impact analysis (TIA) be completed that meets the requirements of Section 240 of its traffic guidelines and processes (TGP) available at <https://azdot.gov/node/5274>. The TIA will allow the Department to assess the traffic impacts to the SR 195 & Ave E intersection. SR 195 is a controlled-access facility and no direct access will be permitted.

Yuma Airport:

The property is near Rolle Airfield where aviation activity is expected to increase in the future. Residents are likely to experience noise and over flights. The City, public and airport shall be held harmless from effects that may be caused by aviation operations. Additionally, due to the military flight path and close proximity to restricted air space corridors surrounding this area, any development needs to coordinate with the MCAS Yuma Community Planning and Liaison Division for comment. This will alleviate any potential future problems which may adversely affect development or limit the sue of that approach into the MCAS Yuma/Yuma International Airport.

Yuma County Assessor's Office:

1. There are multiple owners for all the parcels involved in this subdivision. This is going to create great confusion for all the parcels involved. I am assuming that a Title Company will be assisting the owners with this project.
2. The legal descriptions were taken off a Condition of Title report. This report was to be used **ONLY** for the Rezoning Case, **not** for this preliminary plat. There is an error in the legal description that was given on the preliminary plat. Again, I am assuming that a Title Company will be assisting the owners with this project.

USBR:

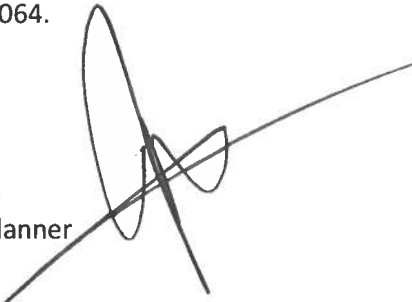
Reclamation holds acquired and reserved rights-of-way for our facility known as the 242 Lateral, authorized under Congressional Act of June 24, 1974 (88 Stat 266) for the Colorado River Basin Salinity Control Project, Protective and Regulatory Pumping Unit, Title I Division, Arizona. Should the subject Subdivision develop, Reclamation will require to see all proposed design plans at 30%, 60%, 90% and 100% for the subject Subdivision within this area. Attached is the Standard Form (SF) 299, Application for Transportation and Utility Systems and Facilities on Federal Lands, along with Reclamation's engineering guidelines. Please disregard the expiration date on the SF-299.

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 extension 2064.

Thank you,

Juan Tejeda
Associate Planner

A handwritten signature in black ink, appearing to be 'Juan Tejeda', written over a horizontal line. The signature is stylized and somewhat abstract.