



City of San Luis

Development Services Department

Planning · Zoning · GIS · Building Safety · Code Enforcement

June 10, 2024

Najeh Edais
Edais Engineering
3075 S. Avenue 4E
Yuma, Az 85365

Re: Subdivision Case No. 2024-0205P & 2024-0206F Los Mezquites Unit 4 Subdivision

City Engineer:

Plat

1. The street names of the north-south street are different on the preliminary plat and on the preliminary improvement plans.
2. The street intersection at corner of M. Concha Lane and A. Leon Ave. is shown as a curve but needs to be knuckle - curves require much larger radii. (Same comment will apply to the intersection at the southeast corner of the future Townhomes.)

Improvement Plans

1. Roadway Sheets -
 - Check that curb return radii meet standards.
 - Sheet 2 — 24th Avenue — add a grade break to create a high spot in the gutter line in between San Pedro Street and San Luis Lane.

Planning and Zoning Department:

Plat

1. Call out basis of bearing line on plat.
2. On APPROVAL section revise Director of Planning and zoning to Director of Development Services
3. As per City of San Luis Roadway Naming and Addressing Policy revise Papo Neblina Avenue to 24th Drive, revise A Leon Avenue to 25th Avenue, revise M Concha Lane to 25th Drive. However the applicant can submit a special request under commemorative purposes as defined in the San Luis Roadway Naming and Addressing Policy.
4. Provide CCR's and Title Report.

Improvement Plans

Paving and grading

1. Please provide landscaping plans as per Section 18.90 of the City of San Luis Zoning Ordinance.

Sheet 1

1. Revise street names to match plat (Revise all sheets).
2. Please provide distance from centerline for stormdrain pipes (Revise all sheets).
3. Provide street improvement information (elevation, slope, stationing, callout, etc) on 24th Avenue similar to San Luis Lane.
4. Papo Neblina Avenue seems to be lacking streetlight, revise/clarify accordingly.
5. Remove northbound stop sign from Papo Neblina Avenue and Udall Lane intersection.
6. Revise Papo Neblina Avenue northernmost slope going north seems to be a 0.25%, revise throughout plans and drainage report accordingly.
7. Revise A Leon Avenue slope between Udall and Monreal Lane, 0.33% seems to be a 0.25%, revise throughout plans and drainage report accordingly.
8. Keynotes. Reference callouts accordingly. Details are on sheet 7 (Revise all sheets).
9. Keynote 18. Provide/reference sawcut detail.
10. Drafting comment: Match elevation legend to what is shown on plans (revise all sheets).

Sheet 2

1. Check elevations and slope on San Luis Lane towards A Leon Avenue, low area on Sta. 42+00. Revise/clarify accordingly.
2. Label retention basins (Numbering, high water elevation, finish grade, etc), revise all sheets.

Sheet 5

1. Check elevations on A Leon Avenue between San Pedro and Los Olivos, seems drainage is going into the Grade break.
2. Check elevations on A Leon Avenue and Los Olivos intersection, some C/G elevations are at pavement edge and NE corner gutter elevation is 5.5' deep.
3. Revise A Leon Avenue and south of San Francisco slope going north seems a lot higher than 0.25%, revise throughout plans and drainage report accordingly.

Sheet 7

1. Detail D/7 revise shown invert or rename accordingly.

Water and sewer plan

1. Submit ADEQ Permits

Sheet 8

1. Revise street names to match plat (Revise all sheets).
2. Provide water line labels (lengths, diam., etc.) similar to sewer lines labels, would be easier to identify on plans and water valve locations (Revise all sheets).
3. Provide sewer service to lot 630.
4. Provide sewer line labels on north-south sewer lines as east -west sewer lines.
5. Provide distance from centerline on water and sewer lines going north-south.

Sheet 10

1. MH#5, make sure if 3.6' depth would be adequate for a manhole.

Sheet 14

1. Show water main and stormdrain crossings on profile to ensure proper spacing is obtained. (Revise all sheets).

Sheet 19

1. Check stationing on MH#26 and Co#2 on Nadine Street profiles.
2. Check stationing on MH#29 and Co#1 on Jett Street profiles.

Sheet 20

1. Check sewer line slopes on Papo Neblina Avenue profile.
2. Remove/Revise lowest invert on EX. MH. On Papo Neblina Avenue profile

Sheet 21

1. Check sewer line slopes on Papo Neblina Avenue profile.

Sheet 22

1. Check sewer line slopes on A Leon Avenue profile.

Public Works Department:

Plat

1. Assure corner triangles are per City Standards.

General

1. Assure design meets City of San Luis Standards. Any deviations from City Standards need City of San Luis approval prior to incorporating into the design. Update General Note No. 1 to reflect this.
2. Update traffic study to reflect current and planned development.

Grading Plan

1. Final street light design will be coordinated with APS directly, to include possible dual mast arm streetlights along the landscape area and park.
2. Sidewalk ramp radius to meet City Standards
3. Add barricade on San Luis Lane and 24th Avenue.
4. Add barricade on San Luis Lane and Ruiz Avenue.
5. Add barricade on San Luis Lane and Ramos Lane.
6. Add barricade on San Luis Lane at east end of road.
7. Add stop bars on intersection of 24th Avenue and San Luis Lane as well as on residential streets with San Luis Lane as well as with 24th Avenue.
8. Details called out on sheet 3 are missing.
9. Correct Detail callouts as necessary as some don't correspond to details.
10. Retention Basin bottoms to have a minimum width of 10 feet. Section 3.6.5 Public Works Standards for Yuma County Volume III — Storm Drainage Facilities.
11. Confirm 24th Avenue lane transition meets MUTCD.
12. Include striping plan for 24th Avenue.

Details

1. Detail D/7 to incorporate positive slope away from pipe outlet to avoid standing water on concrete headwall floor. Add protective grate over pipe opening. Incorporate deep enough key (18" minimum) to front of headwall floor to prevent scour.
2. CMU wall along the detention center and wastewater treatment plant shall be 8 feet on the high ground elevation side.

Water and Sewer

1. Provide assurance for a new odor control system for the lift station serving this development. The City to provide specifications.

2. Confirm with Parks if sufficient water meters and backflows are provide for the entire landscaped area or for any future improvements.

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 that occurs prior to the 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 Development Services Department at 928-341-8563 extension 2064.



Jose A. Guzman
Director of Development Services