



City of San Luis

Development Services Department

Planning · Zoning · GIS · Building Safety · Code Enforcement

August 6, 2024

Vianey Vega

Vega & Vega Engineering, P.L.C.

2619 S Ave. 2½ E, Ste #3

Yuma, AZ 85364

Re: Subdivision Case No. 2024-0577P & 2024-0578F

City staff has reviewed the 1st Submittal of preliminary and final plat of Orchidea Park Subdivision Phase 1 and have the following comments:

Planning and Zoning Department

Final Plat

1. Provide CCR's and Title Report.
2. On Approved Section revise "Director of Planning and Zoning" to "*Director of Development Services*".
3. Add 1' NAE to lots that abut retention basin.
4. Legend - Reference survey monuments to COY standards.
5. As per current Subdivision Regulations subdivider will take such actions as may be necessary to form, establish and include the subdivision in an improvement district.

Paving and grading

1. Submit complete drainage report and engineer design report.
2. Show existing elevation contours.
3. Provide guard post location and spacing on 13' spillways.
4. Keynotes No. 5 and 9 reference detail accordingly (revise all sheets).
5. Legend - Reference survey monuments to COY standards.
6. Provide slopes and dimensioning on retention basin.
7. Provide CMU wall on lots abutting retention basin.
8. Include barricade at the end of San Marcos Street, San Antonio Street, San Diego Street, San Gabriel Street, San Fernando Street, 25th Avenue and 24th Avenue.
9. Lot 124 seems to be shallow in comparison to curb elevation, verify or clarify accordingly.
10. For 24th Avenue section to match northern developments with a centerline to curb dimensions of 26.0' and 5' sidewalk.
11. General Notes: Update notes to reference City of San Luis.
12. Provide walking pathway on retention basing (east and west side) to connect San Antonio Street and San Diego Street.
13. Provide additional lighting on retention basin for common area recreational amenities.

14. The City is looking into requiring amenities on retention basin areas for the benefit of the residents on all residential subdivision projects. Staff is finalizing the requirement through the City of San Luis Subdivision Regulations update. This requirement will be recommended to City Council prior to the adoption of the updated City of San Luis Subdivision Regulations. Sush amenities should include but are not limited to playgrounds, ramada with picnic tables and barbeque grill, etc.

Water and sewer plans

1. Provide ADEQ permits.
2. Add dimension from centerline to water and sewer mains.
3. Sanitary sewer manholes need to be polymer manholes as per City of San Luis Supplement to the MAG Uniform Standard Specifications.
4. Provide fire hydrant street markers as per COY Std. No. 5-160.

Public Works

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. Provide traffic study for this development and how it incorporates to proposed improvements from Mezquites and Von Verde traffic study by Nicklaus Engineering for this area.
3. As a recommendation – provide a pedestrian path be connecting the two street at the retention basin.

Paving and grading

1. Add perimeter wall might be missing around the retention basin.
2. Include all necessary end of street barricades.
3. Suggest that CMU wall callout be modified so that the 6 foot height requirement is on the side of highest elevation.
4. The City uses dual mast arm street lights next to retention basins. Final street light design will be coordinated with APS.

Details

1. Outlet headwall detail doesn't apply.

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 Development Services Department at 928-341-8563 extension 2064.

Thank you,

Juan Tejada
Associate Planner

