

Town of Sahuarita

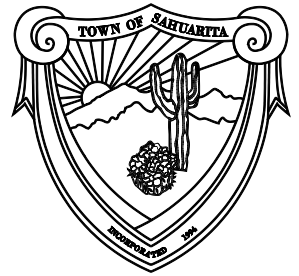
Planning & Building Department

375 W. Sahuarita Center Way

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REQUIRED NOTES for DEVELOPMENT PLANS

General Notes

1. Assessor's tax parcel number for the site is XXX-XX-XXXX.
2. Gross area of development is _____ acres.
3. Existing zoning is _____ and will remain. Conditionally approved zoning is _____.
(For Specific Plan areas add, "The Specific Plan land use designation is _____. Equivalent zoning is _____).
4. The use of the project is _____ and is permitted in accordance with Section 18._____ of the Town of Sahuarita Zoning Code.
(If a project is located in a Specific Plan area, reference the section of the applicable Specific Plan).
5. The water company that will service this development/subdivision is _____.
6. The wastewater provider that will service this development/subdivision is _____.
7. The water provider has obtained a designation of assured water supply from the Arizona Department of Water Resources.

Alternate note (For use when a water provider does not have a designation of assured water supply):

A certificate of assured water supply has been received from the Arizona Department of Water Resources. Certificate # _____

8. The basis of bearing is _____, S__T__R__ of ____ Meridian (according to survey by _____). The basis of elevation is _____ (physical description of the point and its elevation) _____. This project site benchmark is tied to the (USC&GS/Pima County Supplemental/FEMA) benchmarks No. _____ published benchmarks and its elevation is _____. Any exception to this requirement shall be approved by the Town Engineer.
9. The applicable Outdoor Lighting Code for this development is _____. (If there is no special circumstance specifying the Outdoor Lighting Code applicable to the property [development agreement, rezoning condition, etc.], insert "the lighting code current at the time of building plan submittal.")

Restrictive Notes

10. Prior to the issuance of any building permit for any substantial expansion of an existing development, as defined in STC 18.03.020, the owners shall provide an amended Development Plan for review and approval by the Town of Sahuarita. Minor changes will be subject to site plan or zoning clearance review.
11. Approval of this plan does not affirm, certify or approve any land division that may be contrary to state law, nor does it certify the existence or compliance with any deed restrictions or easements.
12. It shall be the sole responsibility of the owner(s), their successors or assigns, (and/or their contractor, their successors or assigns, as applicable) to pursue any negotiations, obtain any agreements and/or permits, etc., from all necessary owners, private and/or governmental agencies in charge of properties and/or rights-of-way adjacent to this project, that may be required to do any work (construction, access, modifications, grading, drainage, structures, roads, etc.) directly encroaching on these adjacent properties and rights-of-way, regardless of whether or not this work is shown or described on these plans.
13. Approval of the Development Plan shall be valid for a period of two years. A development plan shall be considered permanently in effect if building permits and/or development permits have been issued and substantial construction has been started, i.e., slabs and foundations poured and streets, curbs, and utilities installed. Determination of substantial construction shall be by the planning director.
14. Any buildings or pads shown as future phases shall not be part of this approval and will require a separate Development Plan prior to the issuance of any permit for future phases.
15. Improvements that are located within sight visibility triangles and that are between 30 and 72 inches in height relative to the adjacent roadways shall be in accordance with town of Sahuarita regulations for improvements located within sight visibility triangles, including, but not limited to, those regulations found in STC 18.73.030.
16. Planting within public sewer easements shall not be allowed. Landscaping in common areas where public sewers are located shall be in accordance with the landscaping and planting guidelines of the Pima County Regional Wastewater Reclamation Department Engineering Design Standards (2016 edition, as amended).
17. No permanent structures (i.e., masonry walls, fences, etc.) may be constructed within or through the public sewer easement shown herein without separate written consent of the Town of Sahuarita Public Works Department, if applicable, or Pima County Regional Wastewater Reclamation Department.
18. An all-weather access capable of supporting the imposed load of at least 75,000 pounds will be provided within this development prior to combustibles entering site.

19. Fire flow requirements must be met and approved by the Town of Sahuarita Fire Marshal prior to combustibles entering site.
20. Fire lanes shall be identified and marked with signs approved by the Town of Sahuarita Fire Marshal, shall be installed at time of pavement, and locations shown on the Improvement Plans.
21. It will be the responsibility of the owner/developer to install one blue reflective tile marker in the center of the street at all fire hydrant locations.
22. It will be the responsibility of the owner/developer to install double blue reflective tile markers in front of all Fire Department Connections (FDC). Markers shall be located approximately three inches apart, one foot off the centerline of the street or lane toward the FDC, and shall be aligned in a single plane with the FDC.
23. Walls greater than 6 feet in height, and floodwalls or retaining walls of any height, will be subject to permitting by Public Works (for walls in the public right-of-way) and by Building Safety (for walls on private property). Both Public Works and Building Safety permitting requirements will apply to floodwalls whether in public right-of-way or on private property. Zoning clearances will also be required.
24. Prior to the request for release of occupancy permits and release of assurances, an engineer must certify as to the completion, form, line, and substantial conformance to approved plans of all public and private roadways, drainage structures and appurtenances as shown on the Tentative Plat, Improvement Plan and Development Plan. Said certification shall include any off-site improvements required by the development.
25. Any relocation or modification of existing utilities and/or public improvements required by this development will be at no expense to the public.
26. All public and private roads and drainage improvements on or required as offsite improvements to this development shall be constructed to Town of Sahuarita standards and specifications, in accordance with plans accepted by Town Engineer.
27. All weather access will be provided to all lots within this development.
28. All permits must be secured from the Town of Sahuarita and any other agencies (as applicable) before beginning any work on this project.
29. All public and private sewer collection systems meeting the review criteria of Arizona Administrative Code, Title 18, Chapter 9, Section E301(A) are required to obtain a Construction Authorization from the Department of Environmental Quality prior to beginning construction.
30. Prior to issuance of building permits, all public sanitary sewer facilities will be constructed in accordance with plans approved by the Town of Sahuarita or the Pima County Regional Wastewater Reclamation Department (as applicable) as evidence by a Discharge Authorization issued by the Department of Environmental Quality.
31. For projects receiving sewer service by the Town of Sahuarita, include the following note:

Public sanitary sewers will be designed and constructed to Pima County Regional Wastewater Reclamation Department Standards (2016 edition, as amended), except as modified by the Town Engineer.

32. If the project includes commercial and/or industrial uses, include the following note:
Any wastewater discharged into the public sanitary sewerage system shall meet the requirements of the industrial waste code (Sahuarita Town Code, Chapter 13.20, as amended).
33. For sewer service not served by the Town of Sahuarita please refer to Pima County Regional Wastewater Reclamation Department and include required notes/optional notes and standard details.
34. Private sewers will be constructed, operated and maintained on a private basis. The location and method of connection to the public sanitary sewer is subject to review and approval by the Town Engineer.
35. Prior to issuance of building permits, all private sewer collection systems meeting the review criteria of Arizona Administrative Code, Title 18, Chapter 9, Section E301(A) are required to obtain a Discharge Authorization issued by the Department of Environmental Quality.
36. Drainage will remain in its natural state and will not be altered, disturbed or obstructed, other than shown on this Development Plan.
37. All drainage ways, drainage easements, and drainage structures shown and labeled as such upon this plan, which are to be constructed in conjunction with the development of this project, shall entirely contain their restrictive 100-year flood limits upon completion of construction unless clearly labeled otherwise.
38. For properties located within the 100-year floodplain area after development, add the following notes:
 - a. A Floodplain Use Permit will be required for Pad/Lot(s) ____ prior to the issuance of any building permits.
 - b. The area within the 100-year floodplain limits represents an area which is subject to flooding from the regulatory flood event. All land within this delineated floodplain shall be restricted to uses that are compatible with Sahuarita Town Code, Chapter 14 Floodplain and Erosion Hazard Management.
 - c. The area within the erosion hazard setback limits represents an area which may be subject to erosion by the regulatory flood event. Land within this area shall not be utilized for the placement of structures or other uses prohibited by Sahuarita Town Code, Chapter 14 Floodplain and Erosion Hazard Management.
39. (Septic Systems) Sewage disposal for lots _____ through _____ will be by private individual disposal systems. Conceptual approval by the Pima County Department of Environmental Quality for private individual disposal systems will be obtained prior to approval of the Development Plan.