

Town of Sahuarita

Planning & Building Department

375 W. Sahuarita Center Way

Sahuarita, Arizona 85629

Phone: 520 822-8855 Fax: 520 822-8876

www.sahuaritaaz.gov



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 an Assured Water Supply Certificate)

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

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.

Restrictive Notes

9. Prior to the issuance of any building permit for any expansion of the project greater than 2,000 square feet, in accordance with Section 18.71.010-B(2), the owners shall provide an amended Development Plan for review and approval by the Town of Sahuarita.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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 (2012 edition, as amended).
16. 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.
17. 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.
18. Fire flow requirements must be met and approved by the Town of Sahuarita Fire Marshal prior to combustibles entering site.

19. Fire lanes shall be identified and marked with signs approved by the Town of Sahuarita Fire Marshal and shall be installed at time of pavement.
20. It will be the responsibility of the owner/developer to install blue reflective tile markers at all fire hydrant locations.
21. It will be the responsibility of the owner/developer to install double blue reflective tile markers on the street in front of all Fire Department Connections.
22. The professional engineer of record shall certify in writing that all improvements, whether public or private, have been constructed, placed, installed, etc., in accordance with the accepted plans for this development. Certifications must be submitted to the Town of Sahuarita prior to the request for final inspection and release of assurances.
23. Prior to the request for release of occupancy permits, 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. (NOTE: Where Improvement Plans have been required, this note shall include said plans by reference.)
24. Any relocation or modification of existing utilities and/or public improvements required by this development will be at no expense to the public.
25. 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.
26. All weather access will be provided to all lots within this development.
27. Permits must be secured from the Town of Sahuarita and any other agencies (as applicable) before beginning any work on this project.
28. 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.
29. 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.
30. 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 (2012 edition, as amended), except as modified by the Town Engineer.

31. 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).
32. 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.
33. 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.
34. 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.

(In the case of a one (1) lot development, delete "...for lots _____ through _____ ..." on the first line.
35. Drainage will remain in its natural state and will not be altered, disturbed or obstructed, other than shown on this Development Plan.
36. 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.
37. 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.
38. (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.