

Town of Sahuarita

Planning & Building Department

375 W. Sahuarita Center Way

Sahuarita, Arizona 85629

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REQUIRED NOTES for TENTATIVE PLATS

GENERAL NOTES

1. Assessor's tax parcel number for the site is XXX-XX-XXXX.
2. 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 _____.)
3. The use of the project is _____ and is permitted in accordance with Section 18._____ of the Town of Sahuarita Zoning Code.
(If in project is located in a Specific Plan area, reference the section of the applicable Specific Plan).
4. Gross area of this subdivision is _____ acres.
5. Minimum lot size is _____ square feet. The total number of lots is _____.
6. The water company 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 wastewater provider that will service this development/subdivision is _____.
9. New public streets total _____ miles.
10. New private streets total _____ miles.
11. 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

12. Prior to the issuance of any building permit, an approved Final Plat shall be recorded for this project.
13. Approval of this plan/plat 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.
14. 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 (or) on this plat.
15. The developer, any successors and assigns, shall hold the Town of Sahuarita and Pima County, its officers, employees, and agents harmless from any and all claims for damages related to the use of this development as shown hereon, now and in the future, by reason of flooding, flowage, erosion or damage caused by water, whether surface flood or rainfall.
16. Approval of the Tentative Plat shall be valid for a period of two years in accordance with STC 18.69.060.D.
17. If Section 18.09.040, Cluster Development Option of the Zoning Code applies, include the following restrictive notes:
 - a) The Cluster Development Option is being used on this plat in accordance with Sahuarita Town Code Section 18.09.040.
 - b) Average site area per dwelling unit: _____ square feet.
 - c) Minimum lot size: _____ square feet.
 - d) Cluster open space: _____ percent.
18. No improvements between 30 and 72 inches in height relative to the adjacent roadways that might interfere with sight visibility shall be placed and/or maintained within the sight visibility triangle in accordance with town of Sahuarita technical standards found in 18.73.030.
19. 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.
20. Fire flow requirements must be met and approved by the Town of Sahuarita Fire Marshal prior to combustibles entering site.

21. 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.
22. It will be the responsibility of the owner/developer to install blue reflective tile markers at all fire hydrant locations.
23. 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.
24. 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.)
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 subdivision/development.
28. 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 (2012 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. 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 Tentative Plat.

(In the case of a one (1) lot development, delete "...for lots _____ through _____ ..." on the first line.
37. Drainage will remain in its natural state and will not be altered, disturbed or obstructed, other than shown on this Tentative Plat/ Development Plan.
38. 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.
39. 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.