

Town of Sahuarita

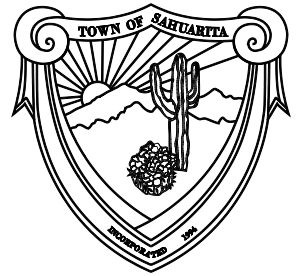
Planning & Building Department

375 W. Sahuarita Center Way

Sahuarita, Arizona 85629

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REQUIRED NOTES for FINAL PLATS

GENERAL NOTES

1. 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 _____.)
2. 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).
3. Gross area of this subdivision is _____ acres.
4. Minimum lot size is _____ square feet. The total number of lots is _____.
5. The water company that will service this development/subdivision is _____.
6. 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 Designation):

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

7. The wastewater provider that will service this development/subdivision is _____.
8. New public streets total _____ miles.
9. New private streets total _____ miles.
10. Covenants, Conditions and Restrictions for this development are recorded in Sequence No. _____.

(If recorded prior to change from Docket and Page to Sequence, provide Docket and Page.)

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. Approval of this 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.
13. 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.
14. 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 Section 18.09.040.
 - b) Average site area per dwelling unit: _____ square feet.
 - c) Minimum lot size: _____ square feet.
 - d) Cluster open space: _____ percent.
15. 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.
16. Fire flow requirements must be met and approved by the Town of Sahuarita Fire Marshal prior to combustibles entering site.
17. 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. Locations shall be shown on the Improvement Plans.
18. It will be the responsibility of the owner/developer to install one blue reflective tile marker in the center of the street at the front of all fire hydrant locations.
19. 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, Title 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, Title 14 Floodplain and Erosion Hazard Management.