

**Town of Sahuarita**  
**Community Development Department**  
375 W. Sahuarita Center Way  
Sahuarita, Arizona 85629  
Phone: 520-822-8857  
www.sahuaritaaz.gov



## DEVELOPMENT PLAN PROCESS AND SUBMITTAL CHECKLIST

### PROCESS

1. Staff strongly recommends attending a pre-application Development Review Committee (DRC) meeting to discuss your proposal. More information on scheduling a pre-application DRC meeting can be found online at <https://sahuaritaaz.gov/844/Pre-Application-Meeting>.
2. Submit a complete application package through the e-permitting website. **All Development Plan submittals are to be made online through the Town's e-permitting website.** See <https://sahuaritaaz.gov/803/Online-Submittal-and-Access> for additional information. All documents must be uploaded as **unlocked** pdf files.
3. Submit directly to Pima County Addressing and, if within the Pima County wastewater service area, to Pima County Regional Wastewater Reclamation. Contact those agencies for submittal requirements and fees.
4. Staff will conduct a 5-day administrative review to ensure a complete submittal. All items listed as Deliverables in the checklist below are required for a complete submittal
  - a. If your submittal is deemed to be incomplete, staff will contact you with a list of missing items that will be required for the application to move forward
  - b. If your submittal is deemed to be complete, staff will contact you with the fee amount and payment instructions. Once payment is received, the application will be accepted and move forward in the review process.
5. Upon acceptance of your submittal, substantive review will begin. The review is generally completed in four weeks, although complex cases may take longer.
6. If corrections are necessary, staff will provide you with a comprehensive set of comments and a list of materials required to be submitted for a subsequent review.
7. Provide revised documents as requested by staff.
8. Staff will review revised documents and either approve or deny the application. This review typically takes four weeks.
9. Development Plans are reviewed and approved administratively; Planning and Zoning Commission and Town Council processes are not required.

The Town of Sahuarita will provide you with clarification of its interpretation or application of statutes, ordinances, codes, or authorized substantive policy statements as requested.

If you have any questions or require assistance throughout the application process, you may contact the Planning & Zoning Division at (520) 822-8857 or [SahuaritaPlanning@sahuaritaaz.gov](mailto:SahuaritaPlanning@sahuaritaaz.gov).

**REVIEW TIMEFRAME**

Most Development Plans are approved or denied within approximately 3 months of staff review time, assuming a complete submittal and two reviews. This does not take into account the amount of time an applicant may have the submittal out for corrections between reviews. The Town of Sahuarita has established a regulatory maximum overall timeframe of 4.25 months for Development Plans to account for the more complex and time-consuming applications. This longer regulatory maximum provides additional flexibility for the applicant and staff to continue working cooperatively in more complex cases.

**SUBMITTAL CHECKLIST**

DELIVERABLES	
<input type="checkbox"/>	Project summary describing the proposed project, its primary features, and how compatibility with the surrounding context has been achieved.  If this submittal is an amendment to an approved Development Plan, describe the change(s) being made and reference the applicable sheets.
<input type="checkbox"/>	Proof of submittal to Pima County Addressing and (if applicable) Pima County Regional Wastewater Reclamation (PCRWR)
<input type="checkbox"/>	Development Plan
<input type="checkbox"/>	Landscape Plan (see Landscape Plan checklist)
<input type="checkbox"/>	Building Elevations
<input type="checkbox"/>	Recreation Area Plan, if applicable
<input type="checkbox"/>	Letter of Authorization for agent from the property owner, dated within the last 30 days.
<input type="checkbox"/>	Zoning Conditions and minutes of action, if applicable <i>(e.g. rezoning conditions, Conditional Use Permit, etc.)</i>
<input type="checkbox"/>	Title Report, current within 60 days
<input type="checkbox"/>	Covenants, Conditions, and Restrictions (CC&Rs), if any

<input type="checkbox"/>	Drainage Report or Drainage Statement (alternative to drainage report with Public Works approval). <input type="checkbox"/> HEC-RAS files
<input type="checkbox"/>	Geotechnical/Soil Report
<input type="checkbox"/>	Sewer Design Report for projects within Sahuarita DMA
<input type="checkbox"/>	Sewer Capacity Request Letter if served by Town of Sahuarita Wastewater <i>Contact Public Works, at 520-344-7100</i>
<input type="checkbox"/>	Sewer Master Plan, if applicable
<input type="checkbox"/>	PDEQ Applicability Review for Private Sewer <i>May be submitted with 1<sup>st</sup> or 2<sup>nd</sup> submittal.</i>
<input type="checkbox"/>	Traffic Report/Traffic Impact Analysis, Traffic Statement (alternative to the traffic report with Public Works approval)
<input type="checkbox"/>	Truck movement analysis for solid waste service and delivery trucks <i>(**As requested - may be included on a Development Plan sheet or as a separate document)</i>

FEES										
Review Fees:	Fees to be calculated by staff and paid after Administrative Review:									
	<input type="checkbox"/> Development Plan:                      \$3,000 plus \$40/acre for each acre above two acres									
	<input type="checkbox"/> Landscape Plan:                              \$200 + \$50/sheet (excluding cover sheet)									
	<input type="checkbox"/> Drainage Report:									
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">1. Zero to Five acres</td> <td style="text-align: right;">\$715.00 plus \$55.00/acre</td> </tr> <tr> <td style="padding-left: 20px;">2. 5.01 to 10 acres</td> <td style="text-align: right;">\$800.00 plus \$40.00/acre</td> </tr> <tr> <td style="padding-left: 20px;">3. 10.01 to 20 acres</td> <td style="text-align: right;">\$850.00 plus \$35.00/acre</td> </tr> <tr> <td style="padding-left: 20px;">4. 20.01 to 50 acres</td> <td style="text-align: right;">\$960.00 plus \$30.00/acre</td> </tr> <tr> <td style="padding-left: 20px;">5. 50.01 to 100 acres</td> <td style="text-align: right;">\$1,465.00 plus \$20.00/acre</td> </tr> </table>	1. Zero to Five acres	\$715.00 plus \$55.00/acre	2. 5.01 to 10 acres	\$800.00 plus \$40.00/acre	3. 10.01 to 20 acres	\$850.00 plus \$35.00/acre	4. 20.01 to 50 acres	\$960.00 plus \$30.00/acre	5. 50.01 to 100 acres
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4. 20.01 to 50 acres	\$960.00 plus \$30.00/acre									
5. 50.01 to 100 acres	\$1,465.00 plus \$20.00/acre									

	<p>6. Over 100 acres <span style="float: right;">\$2,465.00 plus \$10.00/acre</span></p> <p style="text-align: center;">— OR—</p> <p><input type="checkbox"/> Drainage Statement (alternative to drainage report with Public Works approval) <span style="float: right;">\$260.00 (plus \$80.00 per hour if review exceeds 2 hours)</span></p> <p>** 3<sup>rd</sup> Party Review Fees: Applicant shall pay <u>all</u> expenses the Town pays to outside consultants, such as technical reviewers, engineers, and plan review or inspection services</p>
<p><input type="checkbox"/> Traffic Report or Statement: <span style="float: right;">\$260.00 (plus \$80 per hour if review exceeds 2 hours)</span></p> <p>** 3<sup>rd</sup> Party Review Fees: Applicant shall pay <u>all</u> expenses the Town pays to outside consultants, such as technical reviewers, engineers, and plan review or inspection services</p>	
<p><input type="checkbox"/> Geotechnical/Soils Report: <span style="float: right;">\$260.00 (plus \$80 per hour if review exceeds 2 hours)</span></p> <p>** 3<sup>rd</sup> Party Review Fees: Applicant shall pay <u>all</u> expenses the Town pays to outside consultants, such as technical reviewers, engineers, and plan review or inspection services</p>	
<p><input type="checkbox"/> Recreation Area Plan <span style="float: right;">\$200.00</span></p> <p style="padding-left: 20px;"><i>(for residential uses):</i></p>	
<p><input type="checkbox"/> Sewer Design Report: <span style="float: right;">\$260.00 (plus \$80 per hour if review exceeds 2 hours)</span></p> <p style="padding-left: 20px;"><i>(within the Sahuarita DMA)</i></p>	
<p><input type="checkbox"/> Sewer Master Plan <i>(if applicable):</i> <span style="float: right;">\$260.00 (plus \$80 per hour if review exceeds 2 hours)</span></p>	
<p><input type="checkbox"/> Archive fee: <span style="float: right;">\$2.50/ sheet (full-size plan sets only)</span></p>	

## DEVELOPMENT PLAN

*The Development Plan should generally consist of 5 sheets: Sheet 1) Cover Sheet; Sheet 2) Site Plan; Sheet 3) Details; Sheet 4) Drainage Plan; and 5) Utility Plan.*

### Sheet 1: Cover Sheet

<input type="checkbox"/>	Title Block, located at the lower right corner <u>of each sheet</u> , consisting of: <ol style="list-style-type: none"><li>Label the plan as “Development Plan” or “Amended Development Plan”</li><li>Name and address of development</li><li>A brief legal description, including the Section Township and range reference (G and S R B &amp; M, Pima County, Arizona).</li><li>Town of Sahuarita case number (SA12-___) and any related case numbers for the site such as rezoning, conditional uses, plats, etc.</li></ol>
<input type="checkbox"/>	Scaled vicinity map showing a 1 square mile area, <b>with the subject property centered</b> and identified within a one square mile area. <ul style="list-style-type: none"><li>North arrow and a scale of 3” = 1 mile.</li><li>The section, township and range of the development plan</li><li>Section corners</li><li>The adjacent conditions, subdivisions, unsubdivided land and schools</li><li>The major streets, rivers, reservations, national forest, railroads and school sites</li><li>Jurisdictional limits</li></ul>
<input type="checkbox"/>	Sheet numbers in bottom right corner, formatted as “Sheet ___ of ___”
<input type="checkbox"/>	Preparation and/or revision dates
<input type="checkbox"/>	Legend with all symbols and line types used on the development plan
<input type="checkbox"/>	Name, address, and phone number of developer and owner
<input type="checkbox"/>	Abbreviation list (Example: CA= Common area, ACE = Access control easement)
<input type="checkbox"/>	Seal and signatures of the registered professional engineer or architect who prepared the plans <u>on each sheet</u> , with the firm name, address, and telephone number on the cover sheet.
<input type="checkbox"/>	‘Approvals’ block at the lower right corner with signature lines for the Town Engineer and Community Development Director.
<input type="checkbox"/>	Key map indicating the sub-area of each sheet if the plan spans multiple sheets
<input type="checkbox"/>	Sheet index

<input type="checkbox"/>	Standard General and Restrictive Notes ( <i>See "Required Notes" below</i> )				
<input type="checkbox"/>	Parking data for regular, handicap, motorcycle, and bicycle parking, showing minimum and maximum number required and number provided				
<input type="checkbox"/>	Building area square footage and percent of site coverage				
<input type="checkbox"/>	Gross and net area of the site				
<input type="checkbox"/>	<p>Label common areas separately and alphabetically within the notes. Example:</p> <table border="1" style="width: 100%;"> <tr> <td>a) Private/Public roads – Common Area A ____ Square Feet.</td> </tr> <tr> <td>b) Recreational facilities area – Common Area B ____ Square Feet.</td> </tr> <tr> <td>c) Drainage facilities – Common Area C ____ Square Feet.</td> </tr> <tr> <td>d) Open Space – Common Area D ____ Square Feet.</td> </tr> </table>	a) Private/Public roads – Common Area A ____ Square Feet.	b) Recreational facilities area – Common Area B ____ Square Feet.	c) Drainage facilities – Common Area C ____ Square Feet.	d) Open Space – Common Area D ____ Square Feet.
a) Private/Public roads – Common Area A ____ Square Feet.					
b) Recreational facilities area – Common Area B ____ Square Feet.					
c) Drainage facilities – Common Area C ____ Square Feet.					
d) Open Space – Common Area D ____ Square Feet.					

<b>Sheet 2: Site Plan</b>	
<input type="checkbox"/>	Scale: A scale of 1" -40' is preferred. Approval must be obtained for variation.
<input type="checkbox"/>	Bar scale
<input type="checkbox"/>	North arrow
<input type="checkbox"/>	Zoning district(s) for project area and adjacent parcels
<input type="checkbox"/>	All ground planes labeled, i.e. asphalt, concrete, decomposed granite, etc.
<i>Provide the location, identification, and dimensions of the following existing and proposed site elements:</i>	
<input type="checkbox"/>	Existing and proposed structures including uses, square footage, heights, dimensions, finished floor elevations, setbacks to property lines, type of construction, and occupancy type
<input type="checkbox"/>	Property boundary with dimensions, bearings, and distance
<input type="checkbox"/>	Right-of-way dedications and improvements, including any pertinent recording information

<input type="checkbox"/>	All existing and proposed easements. Label as public, private, or specific and include any pertinent recording information.
<input type="checkbox"/>	Utilities on-site and within adjacent rights-of-way or easements. Label as public, private, or specific and include any pertinent recording information.
<input type="checkbox"/>	100-year floodplain and erosion hazard limits
<input type="checkbox"/>	All structures and conditions, including topography, within 100 feet of project
<input type="checkbox"/>	Water bodies and features, including riparian habitat limits
<input type="checkbox"/>	Significant rock outcroppings or other natural features
<input type="checkbox"/>	Surface water holding facilities including detention/retention areas, drainage ways, drainage easements, ditches, dry wells, injection wells, and swales. Label as Public or Private.
<input type="checkbox"/>	Well sites on or within 100 feet of the site. Indicate the depth to high seasonal ground water.
<input type="checkbox"/>	Phases of development including location and square footages of structures, circulation, parking, and landscaping.
<input type="checkbox"/>	Landscaped areas
<input type="checkbox"/>	Fences, walls, and screening, indicating height, length, color, and materials
<input type="checkbox"/>	Proposed conceptual locations for freestanding signage. <i>[Sign permits must be applied for and are issued separately.]</i>
<input type="checkbox"/>	Existing and proposed fire hydrants, backflow prevention equipment, and Fire Department Connections (FDCs)
<input type="checkbox"/>	Site amenities, including patios, benches, tables, and shade structures
<input type="checkbox"/>	Bufferyard location, width, and type
<input type="checkbox"/>	If applicable, existing and proposed sewage disposal systems on the lot
<i>Indicate the following Parking and Circulation items:</i>	
<input type="checkbox"/>	Parking layout with spaces numbered per aisle and totaled
<input type="checkbox"/>	Typical dimensions of parking spaces – regular and accessible

<input type="checkbox"/>	Loading areas and docks
<input type="checkbox"/>	Exterior refuse collection areas
<input type="checkbox"/>	Bus facilities
<input type="checkbox"/>	Bicycle parking and facilities
<input type="checkbox"/>	Location and dimensions of all sidewalks and pedestrian paths
<input type="checkbox"/>	Location and dimensions of all pedestrian drive aisle crossings, including paving treatment
<input type="checkbox"/>	Provisions for handicapped accessibility including but not limited to wheelchair ramps, parking spaces, handrails, curb openings
<input type="checkbox"/>	Existing and proposed ingress/egress points and intersections, including width
<input type="checkbox"/>	Drive aisle locations, include width
<input type="checkbox"/>	Existing and proposed street widths and right-of-way widths. Include any pertinent recording information.
<input type="checkbox"/>	Existing and proposed turn lanes, deceleration lanes, and similar features related to the functioning of the proposal, with dimensions
<input type="checkbox"/>	Location of traffic signs, signals, and striping related to the functioning of the proposal
<input type="checkbox"/>	Existing and proposed medians and median cuts
<input type="checkbox"/>	Fire access lanes and turnarounds, if applicable
<input type="checkbox"/>	Sight visibility triangles (SVTs) and calculations demonstrating correct placement and dimensions
<b>Sheet 3: Detail Drawings</b>	
<input type="checkbox"/>	Exterior refuse collection areas (elevations and plan view), including height, materials and colors
<input type="checkbox"/>	Typical parking spaces, including regular, bicycle, motorcycle, and accessible spaces
<input type="checkbox"/>	Proposed street cross-sections, if applicable

<input type="checkbox"/>	Cross-sections of slopes exceeding 3:1
<b>Sheet 4: Drainage Plan</b>	
<input type="checkbox"/>	Surface water holding facilities including detention/retention areas, drainage ways, drainage easements, ditches, and swales. Label as Public or Private.
<input type="checkbox"/>	Show flow arrows with percent
<input type="checkbox"/>	Drainage pattern must match drainage report
<input type="checkbox"/>	Show existing contours
<input type="checkbox"/>	Show facilities drainage
<input type="checkbox"/>	100-year floodplain and erosion hazard limits
<b>Sheet 5: Utility Plan</b>	
<input type="checkbox"/>	Public and/or private sewer easements and lines
<input type="checkbox"/>	Water, electrical telecommunication, and gas easements and lines

<b>BUILDING ELEVATIONS</b>	
<input type="checkbox"/>	Scale – minimum of 1/8” or as approved by staff
<input type="checkbox"/>	Bar scale
<input type="checkbox"/>	Detailed building elevations for each façade, with cardinal orientation labeled
<input type="checkbox"/>	Façade dimensions, including overall height and width
<input type="checkbox"/>	Location, dimensions, materials, and colors of principal façade elements – walls, windows, doors, etc.
<input type="checkbox"/>	Color renderings or similar illustrations, providing cardinal orientation and light reflectivity value for each color
<input type="checkbox"/>	Provide dashed lines showing the locations of any rooftop equipment and how it will be screened

## **REQUIRED NOTES**

The following General Notes and Restrictive notes are required. Staff appreciates the notes being provided in the order as shown below and without any unauthorized verbiage changes. Out-of-order or changed notes may slow the review of your Development Plan.

Words shown in parentheses and italics are prompts and are not meant to be replicated on the plan.

## **GENERAL NOTES**

1. Assessor's tax parcel number for the site is XXX-XX-XXXX.
2. Gross area of development is \_\_\_\_\_ acres.  
Existing zoning is \_\_\_\_\_ per Ordinance \_\_\_\_\_ 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 a project is located in a Specific Plan area, reference the section of the applicable Specific Plan.)*
4. The water company that will service this development/subdivision is \_\_\_\_\_.
5. The wastewater provider 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 a designation of assured water supply:*  
A certificate of assured water supply has been received from the Arizona Department of Water Resources. Certificate # \_\_\_\_\_
7. The basis of bearing is \_\_\_\_\_. The basis of elevation is \_\_\_\_\_. 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.)*
8. 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**

9. 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.
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 (2016 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 to all construction or demolition sites within this development prior to the issuance of building permits. All-weather access may be provided by either temporary or permanent roads approved by the Town of Sahuarita Fire Marshal. Any approved temporary access shall be maintained until permanent fire apparatus access roads are available.

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, shall be installed at time of pavement, and locations shown on the Improvement Plans.
20. 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.
21. 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.
22. 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.
23. 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.
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. All 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. Reference the Geotechnical Evaluation. State [name of the geotechnical consultant], [report number], and [date of the report].

31. Reference the Traffic Report/ Traffic Impact Analysis or Traffic Statement. State [name of the traffic consultant], [project scope], and [date of the document].
32. Reference the Drainage Report or Drainage Statement. State [name of the drainage consultant], [project scope], and [date of the document].

*For projects receiving sewer service by the Town of Sahuarita, include the following note:*

33. 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.

*If the project includes commercial and/or industrial uses, include the following note:*

34. 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).
35. 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.
36. 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.
37. 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.
38. Drainage will remain in its natural state and will not be altered, disturbed or obstructed, other than shown on this Development Plan.
39. 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.

*For properties located within the 100-year floodplain area after development, add the following notes:*

40. A Floodplain Use Permit will be required for Pad/Lot(s) \_\_\_\_ prior to the issuance of any building permits.
41. 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.

42. 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.

*For properties with septic systems:*

43. 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.