



This form includes the P&D notes required for site plans and plats. For further information, contact the Planning & Development Department, Site Planning Division, 200 West Washington Street, Phoenix, Arizona 85003 or call (602) 262-7811. Fax number is (602) 495-3637.

SITE PLAN NOTES: Place the CHECKED NOTES on the site plan or plat, as indicated below:

- "Development and use of this site will conform with all applicable codes and ordinances."
- "This project is located in the city of Phoenix water service area and has been designated as having an assured water supply."
- "All new or relocated utilities will be placed underground."
- "All signage requires separate approvals and permits."
- "Any lighting will be placed so as to direct light away from the adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor or vibration will be emitted so that it exceeds the general level of noise, odor or vibration emitted by uses outside of the site."
- "Owners of property adjacent to public right-of-way will have the responsibility for maintaining all landscaping within the rights-of-way in accordance with approved plans."

"The maximum lot coverage is as follows: <##>% for the primary structure, plus <## >% for attached shade structures."

- "Each lot constitutes a building envelope and accessory uses such as pools, privacy walls and accessory structures are permitted except as otherwise regulated by other City Codes and ordinances."
- "Lots Denoted with 'H' are hillside lots and require individual Hillside Development Review by the city's Planning & Development Department prior to issuance of individual building permits."
- "Each lot in this subdivision is permitted one dwelling unit."
- "Additional individual lot requirements (i.e. setbacks, wall elevations) are located on the approved Final Site Plan."
- "An association, including all property owners in the development, will be formed and have responsibility for maintaining all common areas to be noted as "Tracts" or easements, including private streets, landscaped areas, and drainage facilities in accordance with approved plans."
- "The existing structures must comply with the change of occupancy provisions in the Phoenix Building Construction Code prior to use."

For more information or for a copy of this publication in an alternate format, contact Planning & Development at (602) 262-7811 voice / (602) 534-5500 TTY.

- “After final approval the project will be inspected for zoning compliance during construction and prior to occupancy. The applicant is to notify P&D prior to occupancy to arrange for inspections. Call 262-6981 and request a Site Inspection.”
- “This project has additional conditions of approval (described in a Development Agreement and/or Design Review Diversity Exhibit on file with the city of Phoenix, Planning & Development Department) which must be satisfied prior to individual building permit release.”
- “All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.”
- “All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.”
- Please consider placing the following note on the site plan to authorize amendment to the plan in the future.

Please Sign and Date:

I consent to the reproduction of this site plan provided that if modifications are made, the architects who make such changes assume full responsibility and liability for the modified portion of the plan.

SIGNATURE OF COPYRIGHT OWNER

DATE

PRINTED NAME OF COPYRIGHT OWNER

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- “A minimum 18-foot setback shall be provided from the back of sidewalk to the face of the garage door.”
 - “Gates are to remain open during business hours (between the hours of ____ and ____).”
 - “Structures and landscaping at the intersection of public streets and private accessways, within a triangle measuring 33’ along the public street and 15’ along the private accessway right-of-way lines, will be maintained at a maximum height of 3’.”
 - “Structures and landscaping within a triangle measured back 10’ from the property line and 20’ along the property line on each side of the driveways entrances will be maintained at a maximum height of 3’.”
 - “Structures and landscaping at “T” type private accessway intersections and at four-way private accessway intersections controlled with STOP signs within a 33-foot x 15-foot triangle will be maintained at a maximum height of 3-feet.”
 - “Structures and landscaping within a triangle measuring 33-feet x 33-feet along the property lines will be maintained at a maximum height of 3-feet.”

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- “Structures and landscaping at uncontrolled four-way intersections of private accessways with private accessways within a triangle measuring 33-feet x 33-feet along the right-of-way lines will be maintained at a maximum height of 3-feet.”
 - “Final building permit cannot be obtained until bonding or approved assurances are provided for the landscaping within the right-of-way.”
 - “No plant substitutions, type, size, or quantity deviations from the approved landscape or irrigation plans without prior approval from the city of Phoenix Landscape Section at 602-262-7811.”
 - “All plant material and specifications to conform to the Arizona Nurseryman Association standards.”
 - “All right-of-way and city-required (perimeter, retention and parking) plant material to be in compliance with the Department of Water Resources low water use plant list.”
 - “Verify ownership of any plant material or irrigation located in public right-of-way. Obtain permission from Parks & Recreation Department, in writing, prior to removal of any city plant material or equipment.”
 - “All existing trees and shrubs in right-of-way designated to remain but are damaged or destroyed will be replaced in like size and kind by the contractor. Contact the Parks & Recreation Department prior to any right-of-way plant relocations at 602-262-6862.”
 - “Existing city of Phoenix irrigation shall be modified in right-of-way and connected to the new system. Maintain any through irrigation requirements. Contractor to cap off or abandon existing irrigation to plant material and provide new irrigation from project to existing right-of-way landscaping.”
 - “All on-site accessible sidewalks shall be a minimum of 3 feet 0 inches wide and have a maximum slope of 1:20 with the maximum cross slope of 1:50. All curbs must provide accessible ramps pursuant to the Americans with Disabilities Act (ADA) standards.”
 - “Walls are not approved as part of the landscape plan but are shown for reference only.”
 - “Trees adjacent to pedestrian walkways should have a minimum canopy clearance of 6 feet 8 inches.”
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- “The sanitary sewer collection system within this project will be a private system, owned and maintained by the property owner(s) or association. The system will be reviewed and inspected by the Building Safety Section of the Planning & Development Department.”
 - “All new sanitary sewer lines within the site shall be private plumbing lines subject to the Phoenix Plumbing Code or the Arizona Department of Environmental Quality (ADEQ) Aquifer Protection Program (APP) General Permit 4.01 in accordance with Arizona Administrative Code Title 18, Chapter 9, Section E301 (AAC R18-9-E301) whichever is applicable.”
 - “All on-site water lines, including those required for fire protection shall be private plumbing lines subject to the Phoenix Plumbing Code.”