

City of Tolleson: Final Plat & Lot Split Notes

NOTES

1. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
2. SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF TOLLESON SHALL NOT BE REQUIRED TO REPAIR OR REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF REQUIRED CONSTRUCTION, RECONSTRUCTION, MAINTENANCE OR REPAIR.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED 10 FEET INTO THE PROPERTY AND 20 FEET ALONG THE RIGHT-OF-WAY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2 FEET.
4. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
5. EACH LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT AREAS LOCATED ON THEIR LOT.
6. EACH LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE FACILITIES LOCATED ON THEIR LOT.
7. AN 18" REBAR WITH L.S. CAP WILL BE SET AT ALL BOUNDARY CORNERS, LOT CORNERS, POINT OF CURVATURE, POINT OF TANGENCY, AND ANGLE POINTS AT COMPLETION OF MASS GRADING.
8. THE CITY OF TOLLESON IS NOT DESIGNATED AS AN ASSURED WATER PROVIDER PURSUANT TO A.R.S. 45-576.
9. NO STRUCTURE OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENT MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
10. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER.
11. EACH LOT SHALL BE RESPONSIBLE FOR RETAINING THE STORMWATER RUNOFF PER THE CITY OF TOLLESON REQUIREMENTS FOR THEIR 1/2 STREET FRONTAGES IN ADDITION TO THE LOT ITSELF.
12. ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EXISTING EASEMENT NO TREES ARE ALLOWED.
13. ACCESS EASEMENT SHALL REMAIN UNOBSTRUCTED FOR CITY ACCESS. NO CONSTRUCTION OR PLANTING ARE PERMITTED.