

General Notes and Restrictions

Final Plats

Private Developments

- This subdivision contains private streets as labeled. Private streets are not owned, maintained, or repaired by the City of St. George. The Association shall be responsible for the maintenance and repair of all private streets within this subdivision.
- All drainage improvements within this subdivision are private and are not owned, maintained, or repaired by the City of St. George. The Association shall be responsible for the maintenance and repair of drainage improvements within this subdivision unless otherwise approved and accepted by the City of St. George as public.
- All sewer, water and power improvements are public and maintained by the City of St. George and (Dixie REA – power in some areas), respectively, up to and including the meters. All fire hydrants and their appurtenances within this subdivision are public and are maintained by the City of St. George. Fire lines to buildings are private and shall be maintained by the Association.
- The Association shall be responsible for repairing, restoring, or replacing private streets, landscaping, or other private improvements contained within this subdivision resulting from damage or disruption caused by the City of St. George and/or (Dixie REA – some areas) in installing, maintaining, repairing, or replacing public water, sewer, drainage, and power improvements.
- In addition to annual, usual, and special assessments for maintenance of common non-public improvements contained within this subdivision, the Association shall levy such assessments as may be necessary from time to time to repair, restore, or replace private streets, landscaping, or other private improvements contained within this subdivision resulting from damage or disruption caused by the City of St. George and/or (Dixie REA – some areas) in installing, maintaining, repairing, or replacing water, sewer, drainage, and power improvements.
- By recording this subdivision plat, easements are hereby granted within all common and limited common areas and private drives within this subdivision for the installation, access, maintenance, and repair of all utilities including natural gas, cable TV, telephone, water, power, sewer, and drainage improvements.
- The City of St. George reserves the right to require the home owners association to assess its members as may be necessary to repair, restore, or replace private streets, landscaping, or other private improvements contained within this development resulting from damage or disruption caused by the City of St. George in installing, maintaining, repairing, or replacing power, water, sewer, and drainage improvements.
- In situations effecting residential townhomes or commercial townhome type offices that create limited common areas between private pads or commercial buildings this note will apply...note will be as follows and show with leader line..."These lines separate limited common areas and do not represent fee simple lot lines (typical)."
- The dashed lines that are shown between private ownership pads located within the limited common areas represent limited common separation between said pads and do not represent fee simple lot lines.

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Drainage Notes

- A drainage easement exists over entire Lot _____. Building permit will not be issued on Lot _____ until downstream facilities are complete and easement has been abandoned by the City of St. George.
- Owners and builders on Lots _____ should take special care to place and construct units to provide adequate drainage away from each house and convey excess drainage from the hillside through the lots to the street. A site grading and drainage plan prepared by a Professional Engineer for each of these lots is required to be submitted with each building permit.

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- Driveway access restrictions – Lot ____ shall have no access onto _____ Street.
- Sight Distance Restriction – This area contains a sight distance restriction. No structures, signs, trees, rocks, landscaping, etc. shall be placed within this restricted area that will reduce or limit the available sight distance. It shall be the owner(s) responsibility to insure that this restriction is complied with, at all times, and said owner(s) shall indemnify and hold harmless the City of St. George, its officers, boards, employees, agents and assign, in enforcing such compliance and from any and all claims that may arise concerning this restriction.
- There exists a 10.00 foot public utility and drainage easement along all street side property lines and a 7.50 foot public utility and drainage easement along all side and back lot lines unless otherwise noted. (For commercial lots: 15 foot and 10 foot respectively).
- Double fronting lots require privacy walls with a 10.00 foot setback measured from the back of sidewalk/ROW along _____ (Street/Road/Drive) and along the rear of lot(s) _____. This area shall be landscaped and maintained by the Home Owners Association. (Show the location of sidewalk/ROW and privacy wall on plat).
- Setbacks on all lots are as follows unless otherwise noted: ____ foot front yard setback. ____ foot side yard setback. ____ foot rear yard setback.
- A Geotechnical investigation was performed by _____. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior flatwork are compiled in a report dated _____. This report is available from the developer and a copy is on file with the City of St. George, owners, builders, and contractors should become familiar with this report and comply with its recommendations.
- City of St. George building department requires all residential subdivision lot corners to be set with a rebar and cap prior to obtaining a building permit.
- City of St. George building department requires all townhome, condominium, and commercial building pads to be set with hubs prior to obtaining a building permit.
- Lots _____ are to be built as “walkout basements” only.
- The purchaser of property in this plat should consult with a geotechnical engineer prior to construction for recommendations on dealing with possible ground water.
- Due to the soil conditions in this area, special consideration is required for landscaping and structures. Refer to the Geotechnical investigation for specific recommendations.

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Rock Wall Note

- All rock walls are private and all rock wall repair and maintenance shall be the responsibility of the owner/homeowners association. Said owner/homeowners association shall indemnify and hold harmless the City of St. George, its officers, boards, employees, agents and assign, from any and all claims resulting from rock walls located within this subdivision.

Hazard Notes

- By purchasing property within this plat the purchaser assumes any and all risk of damage and personal injury as a result of its proximity to a hillside and/or rockfall and does indemnify and hold the City of St. George, its officers, boards, employees, agents and assign, harmless from any and all claims of injury, damage, expense or loss of whatever nature which may arise as a direct or indirect result of hazards referred to herein.
- By purchasing property within this plat the purchaser assumes any and all risk of damage and personal injury as a result of its proximity to a golf course and does indemnify and hold the City of St. George, its officers, boards, employees, agents and assign, harmless from any and all claims of injury, damage, expense or loss of whatever nature which may arise as a direct or indirect result of hazards referred to herein.

Flood Plain Notes

- Based on the proximity of this property to the _____ River/Wash, homes constructed within the boundaries of this subdivision may be subject to a flooding and erosion hazard. By purchasing property within this subdivision, the purchaser assumes any and all risk of damage and personal injury as a result of its proximity to the _____ River/Wash, and does indemnify and hold the City of St. George, its officers, boards, employees, agents and assign, harmless from any and all claims of injury, damage, expense or loss of whatever nature, and by any person, related to the use of their property now and in the future, by reason of flooding, flowage, or any damage, directly or indirectly, caused by water, erosion, or deposition, sudden or gradual, whether surface, flood, or rainfall.
- The 100 year flood plain is an area defined by FEMA that will be inundated during the 100 year flood event. A 100 year flood event is defined as the flood event that has a 1% probability of being equaled or exceeded in any given year. Floods may extend beyond the boundaries of the 100 year flood plain. Floods equaling or exceeding the 100 year flood event can and do occur.
- The Erosion Hazard Boundary shown was adopted by the City of St. George in January of 2000 based on the river stability study completed by CH2M Hill and JE Fuller/Hydrology and Geomorphology Inc. The erosion hazard zone consists of the channel margin area at risk to sustain erosion damage during a 100 year flood. The risk from erosion has been reduced by implementing accepted river management strategies and erosion control improvement. Homeowners are encouraged to investigate and evaluate the risk prior to purchasing within the zone.
- No encroachment, fill, clearing, removal of vegetation or activity or work of any kind is allowed in the _____ River/Wash flood plain without necessary approvals from the City, State, and Federal Agencies.
- All buildings within the 100 year flood plain must have a FEMA Elevation Certificate, prepared by a licensed professional, verifying the minimum finished floor elevation prior to issuance of a building permit. Said building minimum finished floor elevation shall be verified by the Licensed Professional before the certificate of occupancy is issued.

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Flood Plain Notes Continued

- It is recommended that owners within the flood plain shown on this plat maintain a flood insurance policy.

Sample Owners Dedication

Do hereby dedicate to the common use of the (_____ Home Owners Association)(property owners), but not to the use of the general public, all common and limited common areas (including private streets) shown on this plat, in accordance with the terms and conditions of dedication of said common and limited common areas as more fully provided in the “Dedication of Covenants, Conditions, and Restrictions” applicable to Entry No. -----, Book, ----, Pages-----, Dated -----. Said Declaration of Covenants, Conditions and Restrictions are hereby Incorporated and made part of this plat. Reference is made to said Declaration for details concerning the right and obligations of parties having or acquiring an interest in this development. For good and valuable consideration received, the undersigned owners hereby dedicate and covey to the City of St. George, public streets and easements over, on under and across all common and limited common areas and private roadways for the installation and maintenance of public utilities and drainage. The undersigned owners do hereby warrant to the City of St. George and its successors and assigns, the right to use all dedications and conveyances granted herein against the claims of all persons.

