



# IVINS CITY

55 N. Main St. Ivins, UT 84738

Tel. 435-628-0606 Fax 435-656-2286

www.ivins.com

## GENERAL NOTES AND RESTRICTIONS FOR PLATS INCLUDE ON PRELIMINARY PLAN & FINAL PLAT

---

1. A geotechnical investigation was performed by *Name of Firm*. The investigation results and specific recommendations for the construction of foundations, floor slabs and flatwork are compiled in a report dated \_\_\_\_\_ Project No. \_\_\_\_\_. This report is available from the developer and a copy is on file with Ivins City. Owners, builders, and contractors should become familiar with this report and comply with its recommendations.
2. The geotechnical investigation identified that *highly collapsible/moderately collapsible/expansive* (insert proper description(s) of soils if the geotech identified a potential for soil movement) soils are present within this subdivision. Owners, builders, and contractors should review the geotechnical report mentioned above for special recommendations for the design and construction of structures and sites. Ivins City is not responsible for any damages to structures and sites as a result of shifting soils.
3. All lots are subject to a 10 foot wide public utility and drainage easement along the front lot line and a 7.5 foot public utility and drainage easement along all side and rear lot lines.
4. All lots in this subdivision are subject to a \_\_\_\_ foot front building setback along all public or private streets, \_\_\_\_ foot on all interior side yards, and \_\_\_\_ foot rear yards unless otherwise noted. (*Insert appropriate distances in accordance with approved zoning.*)
5. Dimensions shown take precedence over scale.
6. All coordinates listed are Utah South Zone NAD 83 State Plane (Grid) coordinates.
7. All bearings are derived from the basis of bearing shown hereon.
8. All distances listed are ground distances and are true representation of monuments and improvements placed or to be placed on the ground. (Unless otherwise noted)
9. Landscaping design, maintenance, and control within the public right-of-ways shall be the sole responsibility of the adjoining property owner or property owners association (as defined by the bylaws of the property owners association), its successors and or assigns. (Unless otherwise noted) *Note to preparer of plat: Generally Ivins City will maintain landscaping adjacent to Arterials and Major Collectors but these areas should be noted on the plat.*

10. Landscaping maintenance and control within identified public open space areas shall be the responsibility of Ivins City. (Unless otherwise noted)
11. All approved sewer mains and manholes within public and private streets are public and shall be maintained by Ivins City unless otherwise noted. All laterals, grinder pumps, and low pressure sewer systems are private and maintained by the property owner or property owners association as defined by the property owners association unless otherwise noted.
12. All approved drainage improvements located within public streets and specified easements are public and shall be maintained by Ivins City unless otherwise noted. Drainage improvements in private streets are private and shall be maintained by the property owners association or adjacent property owner as defined by the bylaws of the property owners association.
13. All approved water and irrigation improvements are public and shall be maintained by Ivins City up to and including the meter and meter box, unless otherwise noted. All fire hydrants and their appurtenances within this subdivision are public and shall also be maintained by Ivins City, unless otherwise noted. Fire lines to buildings are private and shall be maintained by the property owner.
14. The property owner or property owners association (as defined by the bylaws of the property owners association) shall be responsible for repairing, restoring, or replacing private driveways, parking areas, landscaping, fences, structures or other private improvements contained within this subdivision resulting from damage or disruption caused by Ivins City in installing, maintaining, repairing, or replacing public water, irrigation, sewer, and/or drainage improvements. Ivins City will repair, restore, or replace private streets within street right-of-ways to a service level not to exceed public street standards. Improvements beyond typical public street standards are the responsibility of the property owner or the property owners association.
15. All streetlights on private streets not maintained by Rocky Mountain Power shall be maintained and power paid by the property owners association. All streetlights on public roads not maintained by Rocky Mountain Power shall be maintained by Ivins City.