



SUBDIVISION DEVELOPMENT BOOKLET

2016 Enoch City, Utah

Subdivision Development is challenging and important to the current and future citizens of Enoch City. To assist, this booklet was designed to help understand the processes.

INTRODUCTION

This document has been prepared and compiled by Enoch City to assist developers in understanding the current ordinances and the processes whereby proposals for new subdivision developments are reviewed and accepted by the City. As shown on the attached flow chart entitled "Enoch City Subdivision Approval Process," the process is divided into four distinct phases, referred to as the Concept Plan, Design Review, Preliminary Plat, and Final Plat.

CONCEPT PLAN

The Concept Plan review is intended to provide the developer with an opportunity to receive input from City staff on a proposed development prior to incurring the costs associated with further stages of the approval process. This review does not create any vested rights to proceed with development in any particular configuration. Developers may anticipate that the Design Review Committee, Planning Commission, and City Council will raise other issues not addressed at the Concept Plan stage.

This step in the process is not required, but is strongly suggested for new developers and for those projects that are still in the very rough stage of development. The Concept Plan review is suggested and may coincide with the Design Review stage.

DESIGN REVIEW

The intent of the Design Review phase of the approval process is to provide the Developer with an opportunity to understand the City's requirements, and for the City to understand the Developer's basic proposal before the Developer incurs the expense and time involved in preparing preliminary and final plans. The Design Review allows for up-front communication between the City and the Developer to discuss zoning and/or other land use restrictions, incorporation of the proposed development into the City's master plans (including water supply, sanitary sewer, storm drainage, roadways), review of the development approval process, review of pertinent City Ordinances and/or Resolutions, or discussion of any other pertinent items which may be deemed necessary by the City and/or the Developer.

PRELIMINARY PLAT

The Preliminary Plan affords the Developer the opportunity of substantiating feasibility of the proposed development on a preliminary level, the nature of the proposed development, and to describe (with supporting design drawings and calculations as described in the following document) proposed improvements such as water, sanitary sewer, storm drainage, streets and roadways, development layout, etc.

FINAL PLAT

Submission of the Final Plan is the final phase prior to acceptance of the Subdivision Plat by the City, and commencement of improvements by the Developer. Documents accompanying submission of the Final Plan include the Final Plat, stamped and certified construction drawings, finalized design reports, and other information as listed on the Final Plan Requirements checklist included in this packet.

APPLICATION AND CHECKLISTS

In an effort to assist the Developer, a copy of the subdivision application and checklists for compliance with the adopted subdivision ordinance for the Concept Plan, Design Review, Preliminary Plat, and Final Plat have been included with this packet. The checklists have been prepared as a supplement to the adopted ordinances, and are provided as an aid to the Developer. They do not, nor are they intended to, fully represent the current adopted ordinances, building standards, master plans or other City requirements. The Developer shall be responsible to comply with all aspects of the adopted ordinances, master plans, resolutions, or other standards imposed by the City.

Subdivision plans should not be submitted to the City for review until each item required by the City is completed; only completed applications will be accepted. Plans which are submitted and found to be deficient will be returned to the Developer for correction and/or additional information.

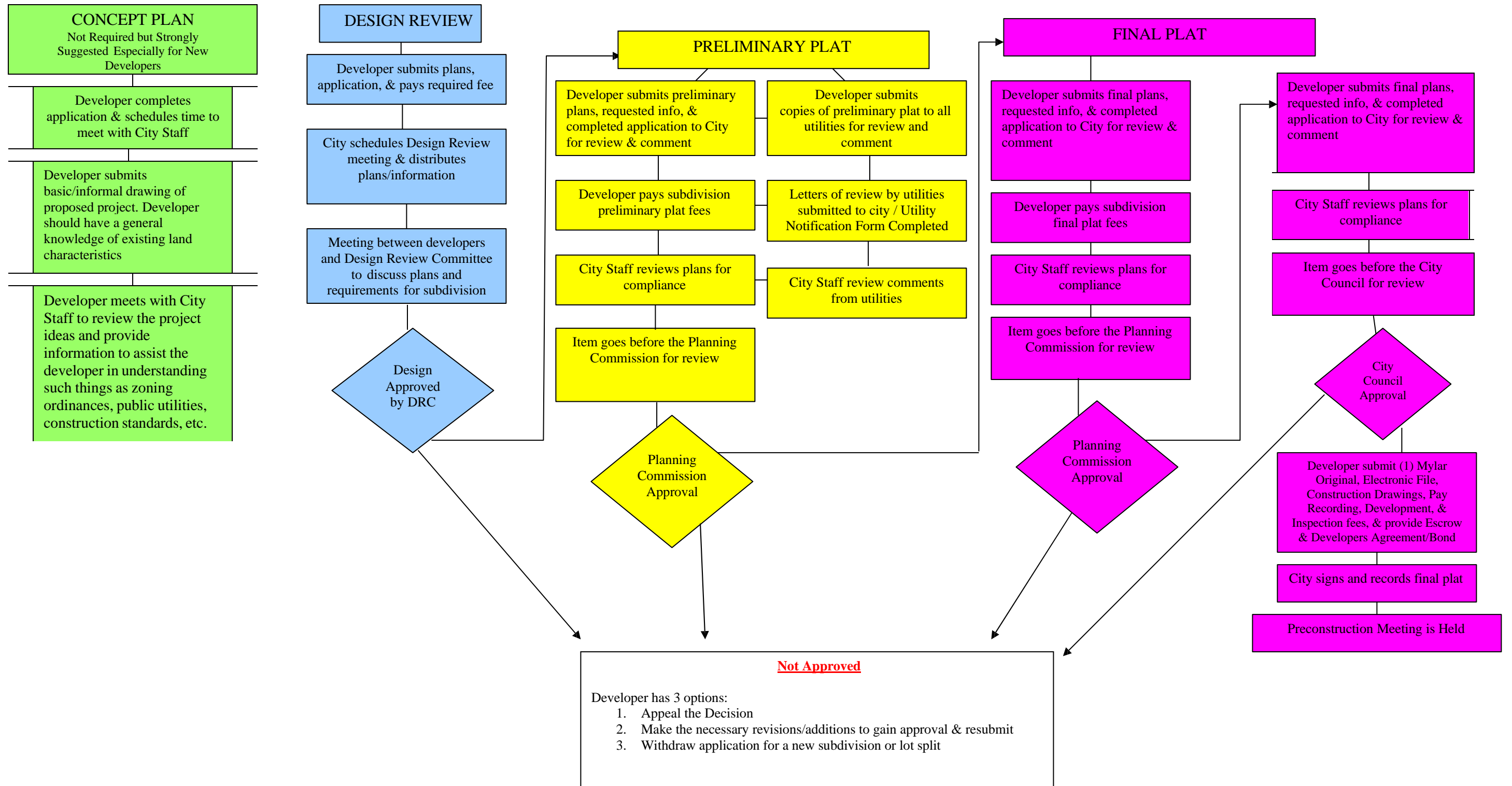
Only when a completed application has been submitted and determined to be complete by City staff will it then be scheduled for the next available meeting. If seeking a particular meeting date, applications for the Planning Commission must be submitted at least one week in advance of the meeting date and applications for the City Council must be submitted at least one week in advance of the meeting date.

SUBDIVISION ORDINANCE

Enoch City Subdivision Ordinance may be found on the Enoch City web site:
www.cityofenoch.org

It is our hope that this packet will provide all Developers a useful, efficient, and clearly defined approach for subdivision approval. Please contact the City if you have any questions regarding use of this document, or if you have any other questions regarding the development plan approval process.

ENOCH CITY SUBDIVISION APPROVAL PROCESS



For Office Use Only

Date of submittal: _____

Concept Plan Meeting Date: _____



Concept Plan Application

Project/Subdivision Name: _____

Approx. Location: _____

Parcel Number(s): _____ Total Acres: _____

Current Zone: _____

Surrounding Land Uses: _____

Number of Lots: _____

Contact Information

Developer or Agent

Name: _____

Company Name: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

Email: _____

Property Owner(s)

Check here if same as Developer

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

Email: _____

Best Way/Preferred Method of Contact:

___ Email ___ Phone ___ Fax ___ Mail

Concept Plan Recommendations

- (1) copy of the plat/parcel map of the area
- Legal Description of entire proposed project
- (1) Preliminary Drawing/Sketch (this can be very informal and will be used only to provide the basic layout of the proposed subdivision)
- Proposed name of subdivision
- Locations and ownership of all adjacent tracts of land
- Locations of existing and proposed streets
- Configuration of proposed lots
- Approximate locations of land proposed to be set aside for park or playground use or other public use
- Proposed future drainage scheme
- Total acreage of the entire tract proposed for subdivision
- General knowledge of existing land characteristics (i.e. slope, wetlands)

Applicant Certification

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Enoch City may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Enoch City Subdivision Ordinance and that items and checklists contained in this application are basic and to the minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I agree to pay all fees associated with this project, as set by the current adopted Fee Schedule as well as any fees associated with any City Consultant (i.e. engineer, attorney). I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature: _____ Date: _____

Property Owner's Signature: _ Date:

For Office Use Only

Fees received by: _____ Date of submittal: _____
Amount Paid: _____ Receipt #: _____

Initial Review, all of the required supporting materials have
been provided: _____

Design Review Meeting Date: _____



Design Review Application

Project/Subdivision Name: _____

Approx. Location: _____

Parcel Number(s): _____ Total Acres: _____

Current Zone: _____ If Rezoning, to what zone: _____ Bordering Zones: _____

Surrounding Land Uses: _____

Number of Lots: _____ # of Lots per Acre: _____

PUD: Yes / No

Contact Information

Developer or Agent

Name: _____

Company Name: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

Email: _____

Best Way/Preferred Method of Contact:

___ Email ___ Phone ___ Fax ___ Mail

Developer's Engineer

Name: _____

Company: _____

License #: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

Email: _____

Best Way/Preferred Method of Contact:

___ Email ___ Phone ___ Fax ___ Mail

Surveyor

Check here if same as Engineer

Name: _____

Company: _____

License #: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

Email: _____

Property Owner(s)

Check here if same as Developer

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

Email: _____

Design Review Requirements

- Ownership Affidavit
- Land Survey/Legal Description (to be listed on the plat)
- Proposed Name of Subdivision
- Phase Lines (if applicable)
- Traffic Impact Study

One physical copy (11" x 17"), and one electronic copy in PDF format shall be submitted of the following (north arrow pointing up or to the right):

- Context Plan** within 300' that includes, but is not limited to the following:
 - Existing Topography
 - Existing Utilities
 - Existing Natural Features, Drainage Channels, Special Views, Existing vegetation to be preserved
 - Existing Buildings
 - Existing Ingress and Egress Points
 - Location, names, and existing widths of adjacent streets
- Site Plan** that includes, but is not limited to the following:
 - Vicinity Map
 - Aerial Base (can be obtained from: google earth or the County)
 - Date, North point, Written & Graphic Scales
 - Name, Address, Phone Number for Engineer and/or surveyor who prepared plans
 - Location and dimensions of proposed sites to be dedicated or reserved for open space or recreational use
 - Location and dimensions of proposed sites to be reserved in private ownership for community use
 - Location and ownership information of all canals, ditches, and/or waterways within the subdivision
 - Boundaries of Sensitive Lands as shown in General Plan
 - Wetland Delineation (if applicable)**
 - Names of Surrounding Property Owners
 - Data Table that includes:
 - Number of lots/units
 - Buildable area of each lot
 - Percentage of buildable land
 - Percentage of landscaping or open space
 - Density of dwelling units per acre
 - Proposed transportation system (including trails) and street layout (width and proposed right of way cross sections)
 - Proposed location of fire hydrants & street lights
 - Fire Flows in the Area (Contact Fire Marshal Mike Schurtz)
 - Grading and Storm Drainage Plan

□ **Developments Other Than Standard Residential**

- Building footprint (if known)
- Number of proposed parking spaces (common & private)
- Landscaping Plan
- Lighting Plan
- Signage Plan

*All plans must be prepared and stamped by a licensed and/or certified professionals including, but not limited to, architects, landscape architects, land planners, engineers, surveyors, transportation engineers or other professionals as deemed necessary by the City Manager.

Applicant Certification

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Enoch City may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Enoch City Subdivision Ordinance and that items and checklists contained in this application are basic and to the minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I agree to pay all fees associated with this project, as set by the current adopted Fee Schedule as well as any fees associated with any City Consultant (i.e. engineer, attorney). I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature: _____

Date: _____

Property Owner's Signature: _

Date: _____

SUBDIVISION: _____

PROPERTY PARCEL NUMBER(S): _____

APPLICANT'S AFFIDAVIT

State of Utah) §

County of _____)

I/We _____, the sole owner(s)/authorized agent of the owner(s) of the property involved in this application, located at _____, swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief.

Dated this _____ day of _____, _____.

Signed: _____
Property Owner or Agent

Property Owner or Agent

Subscribed and sworn to before me on this _____ day of _____, _____.

S
E
A
L

Notary Public

AGENT AUTHORIZATION

State of Utah)

County of _____) §

I/We _____, the sole owner(s) of the real property located at _____, Enoch City, Utah, hereby appoint _____ as my/our agent with regard to this application affecting the above described real property, and authorize said agent to appear on my/our behalf before any city commission, board or council considering this application.

Dated this _____ day of _____, _____.

Signed: _____
Property Owner or Agent

Property Owner or Agent

Subscribed and sworn to before me on this _____ day of _____, _____.

S
E
A
L

Notary Public

For Office Use Only

Fees received by: _____ Date of submittal: _____
Amount Paid: _____ Receipt #: _____

Initial Review, all of the required supporting materials have
been provided: _____

PC Meeting Date: _____



Preliminary Plat Application

Project/Subdivision Name: _____

Approx. Location: _____

Parcel Number(s): _____ Total Acres: _____

Current Zone: _____ If Rezoning, to what zone: _____ Bordering Zones: _____

Surrounding Land Uses: _____

Number of Lots: _____ # Lots per Acre: _____

Phase: _____ of _____ PUD: Yes / No

Contact Information

Developer or Agent

Name: _____

Company Name: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

Email: _____

Best Way/Preferred Method of Contact:

___ Email ___ Phone ___ Fax ___ Mail

Developer's Engineer

Name: _____

Company: _____

License #: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

Email: _____

Best Way/Preferred Method of Contact:

___ Email ___ Phone ___ Fax ___ Mail

Surveyor

Check here if same as Engineer

Name: _____

Company: _____

License #: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

Email: _____

Property Owner(s)

Check here if same as Developer

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

Email: _____

Preliminary Plat/Construction Requirements

- Complete all conditions/requirements set by the Design Review Committee
- Current Title Report and proof of Title Insurance
- Draft of easements/agreements with adjacent property owners (if applicable)
- Draft of Covenants, Conditions, and Restrictions (if applicable)
- Complete Utility Notification Form
- One-acre foot of water shall be deeded to Enoch City Corporation for each single dwelling lot created in the subdivision. The subdivider/developer shall convey a water right with proof of use, proof of ownership through a chain of title, and will pay all costs incurred for deeding and transferring the water. Water rights requirements for all multi-residential, commercial and industrial/manufacturing properties will be determined in accordance with City ordinances. When deeding water to Enoch City, the water right must be in the Cedar City Valley Drainage on the north side of Highway 56 with a water right prefix of 73 and shall have a priority date no younger than 1934. A Water Rights Addendum will be required with the water deed. A letter of approval from applicable Secondary Water provider stating date of plans reviewed and date approved
- Preliminary Storm Drain Calculations (See Storm Drain Ordinance)
- Geotechnical Report – See Engineer for Requirements

Two (2) copies (24" x 36"), six (6) reduced copies (11" x 17"), and one electronic PDF form shall be submitted of the following (north to face up or to the right):

- Information to Include on all Drawings:** This is in addition to information required by design review plan application, and is not limited to the following:
 - The approved name of the subdivision and the words "Preliminary Plat – Not to be Recorded" listed on each page
 - Written indication of design criteria to be used in design of improvements
 - Dimensions shown in decimal feet.
 - Bearings shown in degrees, minutes, and seconds
 - Contours at two foot intervals for predominant ground slopes between level and ten percent
 - Contours at five foot intervals for predominant ground slopes greater than ten percent
 - Location and sizes of proposed sanitary sewers and other sewage disposal facilities
 - Location and sizes of culinary water facilities
 - Location and size of storm drainage facilities and detention basins
 - Boundaries of areas subject to flooding or storm water overflow in accordance with FEMA's flood plain mapping and/or Enoch City planning
 - Location, proposed names, widths and typical cross section of streets, curbs, gutter, sidewalks, and other improvements of proposed street right-of-ways and access easements
 - Dimensions and locations of all existing or proposed dedications, easements, and deed restrictions
 - Location of any improvements that may be required to be constructed beyond the boundaries of the subdivision (as appropriate)
 - Type and size of fencing shown along canals, waterways, and agricultural land

*All plans must be prepared and stamped by a licensed and/or certified professionals including, but not limited to, architects, landscape architects, land planners, engineers, surveyors, transportation engineers or other professionals as deemed necessary by the City Manager.

Applicant Certification

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Enoch City may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Enoch City Subdivision Ordinance and that items and checklists contained in this application are basic and to the minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I agree to pay all fees associated with this project, as set by the current adopted Consolidated Fee Schedule as well as any fees associated with any City Consultant (i.e. engineer, attorney). I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature: __

Date: _

Property Owner's Signature: _

Date: _

**All Plans Must Reflect The Following Date
& Enoch City Stamp:**



*If a utility cannot be reached to sign this form, a letter stating service will be provided from that utility is acceptable, provided that the same plans have been shown to all utilities. Plans will not be approved by the city until this document is completed and returned.

Utility Notification Form

Project/Subdivision

Developer or Agent

Name: _____
 Residential Commercial
 Approx. Location: _____
 Parcel Number(s): _____
 Number of Lots: _____

Name: _____
 Company Name: _____
 Address: _____
 City/State/Zip: _____
 Phone: _____

Phase: ____ of ____ PUD: Yes / No

Fax: _____
 Email: _____

DOMINION ENERGY

Name: _____ Title: _____ Phone: _____
(please print)
 Signature: _____ Date: _____

SOUTH CENTRAL COMMUNICATIONS

Name: _____ Title: _____ Phone: _____
(please print)
 Signature: _____ Date: _____

CENTURYLINK

Name: _____ Title: _____ Phone: _____
(please print)
 Signature: _____ Date: _____

ROCKY MOUNTAIN POWER

Name: _____ Title: _____ Phone: _____
(please print)
 Signature: _____ Date: _____

For Office Use Only

Fees received by: _____ Date of submittal: _____
Amount Paid: _____ Receipt #: _____

Initial Review, all of the required supporting materials have
been provided: _____

PC/CC Meeting Date: _____



Final Plat Application

Project/Subdivision Name: _____

Approx. Location: _____

Parcel Number(s): _____ Total Acres: _____

Current Zone: _____

Surrounding Land Uses: _____

Number of Lots: _____ # Lots Per Acre: _____

Phase: _____ of _____ PUD: Yes / No

Contact Information

Developer or Agent

Name: _____

Company Name: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

Email: _____

Best Way/Preferred Method of Contact:

___ Email ___ Phone ___ Fax ___ Mail

Developer's Engineer

Name: _____

Company: _____

License #: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

Email: _____

Best Way/Preferred Method of Contact:

___ Email ___ Phone ___ Fax ___ Mail

Surveyor

Check here if same as Engineer

Name: _____

Company: _____

License #: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

Email: _____

Property Owner(s)

Check here if same as Developer

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

Email: _____

Final Plat Requirements

- Complete all conditions/requirements set by the Planning Commission at Preliminary Approval
- Finalized Draft of Covenants, Conditions, and Restrictions (if applicable)
- Finalized Storm Drain Calculations
- Any applicable agreements finalized, signed, and proof of recording with county provided (agreements with Enoch City must be finalized and remain unsigned)
- Finalized set of certified, stamped construction drawings and specifications as prepared by a licensed civil engineer**

**Three (3) full sized (24" x 36") paper copies, one (1) reduced (11" x 17") paper copy, one (1) electronic PDF format, and one DWG or SHP format shall be submitted of the following (the north area to point up or to the left):

- Format of Final Plat for Recording Required by the County

*All plans must be prepared and stamped by a licensed and/or certified professionals including, but not limited to, architects, landscape architects, land planners, engineers, surveyors, transportation engineers or other professionals as deemed necessary by the City Manager.

Applicant Certification

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Enoch City may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Enoch City Land Development Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I agree to pay all fees associated with this project, as set by the current adopted Consolidated Fee Schedule as well as any fees associated with any City Consultant (i.e. engineer, attorney). I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature: __

Date: _____

Property Owner's Signature: _____ Date: _____

Iron County Recorder's Office

PRELIMINARY SUBDIVISION CHECKLIST

(Incorporating PUD's)

PLAT NAME:

__SUB __PUD __CONDO

PHONE:

OWNER PHONE:

ENGINEER PHONE:

TITLE CO. PHONE:

DATE RECEIVED:

INITIAL CHECK:

SUBDIVISION TITLE **

- ___ SAME AS OTHER PHASES
- ___ NAME & PHASE NOT ALREADY USED
- ___ IDENTICAL THROUGHOUT PLAT

SEALS AND SIGNATURES (10-9a-603 & 10-9a-604 UCA)

- ___ CITY SEAL (COUNCIL APPROVAL – no longer required-by state statute)
- ___ CITY ENGINEER SEAL & SIGNATURE (Optional – if necessary by local Ordinance)
- ___ SURVEYOR SEAL & SIGNATURE (10-9a-603 -4-b UCA)
- ___ CITY PLANNING COMMISSION
- ___ CITY ATTORNEY APPROVAL
- ___ CITY DATES

MISCELLANEOUS **

- ___ PLAT LEGIBLE, INK PERMANENT
- ___ NO OVERLAPPING TEXT
- ___ NO OVERLAPPING SHADING
- ___ PROBLEM SHADING
- ___ MULTIPLE PAGES NUMBERED
- ___ PLAT SIZE 24 X 36
- ___ RECORDER BLOCK
 - ___ SUFFICIENT IN SIZE AND INFO
 - ___ ON ALL PAGES
- ___ COPY OF ORD. FOR ENGINEERING CHECK

ENGINEERING CHECK **

BOUNDARY DESCRIPTION

- ___ CLOSURE
- ___ DO BORDER DESC. & PLAT MATCH
- ___ IS TOTAL ACREAGE GIVEN
- ___ SECTION PLACEMENT GOOD
- ___ WHAT SECTION PARCELS ARE AFFECTED _____
- ___ CARDS PULLED _____

(NOT REQUIRED BY CODE – MAKES FOR A MORE CLEARLY DEFINED PLAT**)**

INTERIOR CHECK (10-9a-603 UCA)

- DO LOTS CLOSE
- DO ALL LOTS INCLUDE ACREAGE AND/OR SQUARE FOOTAGE
- ARE ALL NECESSARY BEARINGS AND DISTANCES INCLUDED
- ARE ALL LOTS & UNITS LABELED & AGREE WITH OTHER PHASES
- ARE COMMON AREAS AND MISC. PARCELS CLEARLY LABELED
- COPY OF SECTION PLACEMENT MADE

STREETS & ADDRESSES (10-9a-603 UCA)

- DO ALL LOTS, UNITS & PARCELS HAVE COMPLETE & LEGIBLE ADDRESS
- ARE ALL STREETS LABELED WITH NAMES AND/OR NUMBERS
- DO STREET NAMES & #'S MATCH ADJOINING
- ARE PRIVATE STREETS SO LABELED
- STREET WIDTHS SHOWN ALONG BORDERS

MISC. CHECKS **

- OVERLAY COUNTY IMP. DIS. FILE
- DISTRICT
- IS LOCATION GIVEN IN MAIN TITLE COMPLETE
- DO SECTION, TOWNSHIP AND RANGE MATCH THROUGHOUT PLAT
- SCALE CORRECT
- CITY CORRECT

FINAL CHECK

TAX CHECK**

- ARE TAXES CURRENT ON ALL AFFECTED SERIAL NUMBERS
- GREENBELT LIEN CHECK

OWNERS DEDICATION & NAMES (10-9a- 603-4-a UCA)

- CHECK FOR NEW VESTING
- DATES CORRECT
- FORMAT OF DEDICATION CORRECT
- SIGNER NAMES CORRECT & COMPLETE WHEN COMPARED WITH ALL CARDS & OWNER SCREENING
 - INDIVIDUAL/PNRS
 - LC/LLC
 - CORPORATE
 - COMPANY
- ACKNOWLEDGMENT FORMAT CORRECT FOR SIGNATURE TYPE
- NOTARY SEAL OR NOTARY INFO COMPLETE (**46-1-16 UCA**)

COMMON AREA **

- IS THERE COMMON AREA
- ARE THERE PROTECTIVE COVENANTS (CC & R's)

PROTECTIVE COVENANTS (57-8-10 UCA 5 7 -8-13-1 UCA)

- LEGAL DESCRIPTION
- TERMS USED CONSISTENT THROUGHOUT PLAT AND PC'S
- COMMON AREAS COVERED
- OPEN AREAS / CONVERTIBLE LAND COVERED
- MISC PARCELS COVERED
- OWNERSHIP OF ABOVE PARCELS INDICATED

___ SUB NAME CORRECT IN PC'S
___ BY LAWS

CONDOMINIUM / PUD **

___ IS PLAT CLEARLY LABELED AS CONDO
___ ARE BLDGS & UNITS CLEARLY & CONSISTENTLY LABELED
___ ON ALL PAGES

MISC CHECKS **

___ EASEMENTS CHECKED
___ IS THERE CONVERTIBLE LAND
___ MONEY FOR RECORDING
___ MONEY FOR RECORDING PC'S
___ VACATION NEEDED
 ___ BY ORDINANCE
 ___ BY PLAT, ALL NECESSARY INFO ON PLAT
 ___ OWNERSHIP OF MISC. PARCELS GIVEN

SECOND CHECK

___ INITIAL RECHECK OK
___ ENGINEERING RECHECK OK
___ FINAL RECHECK OK

PHONE CALLS

NOTES

****DOUBLE-CHECK OWNERSHIP FOR NAMES (EXTRA NAMES)**

Enoch City SUBDIVISION POST-APPROVAL GUIDE

1. CITY COUNCIL APPROVAL BY RESOLUTION
 - a. The City Recorder will provide developer with a copy of the Resolution documenting the City Council's approval of the subdivision final plat.
 - b. The Resolution will list the standard requirements along with any conditions set by the Council. The developer and engineer must ensure the conditions in reference to the plat and improvement plans reflected on the Resolution are met.

2. ESCROW AMOUNT – ENGINEER'S ESTIMATE
 - a. Developer's engineer will need to forward an estimated cost of improvements to the city engineer for review.
 - b. The engineers will coordinate to finalize a cost estimate acceptable and approved by the city engineer.
 - c. Once the required escrow amount is determined, the City will provide the developer with the escrow cost summary. Any questions regarding the amount should be directed to the developer's engineer or the city engineer.

3. AGREEMENTS
 - a. Two agreement documents will be provided to the developer: *Developer's Agreement* and *Escrow Agreement*. Recordation of the final plat cannot occur until both agreements are completed and submitted to the City Recorder.
 - b. The *Developer's Agreement* must be signed and submitted to the City Recorder to be recorded at the Iron County Recorder's office along with the Plat. This is a standard agreement in which the developer agrees to complete the Subdivision as presented and approved. The agreement must contain the developer's name(s), subdivision name and number of lots, and reference to the amount of funds that have been approved as escrow.
 - c. The *Escrow Agreement* is a contract entered into by the developer, the city and the escrow financial institution in order to secure the escrow amount as approved by the City. This agreement specifies that the City shall have exclusive control over release of the security proceeds and they may be released only upon written approval by the City. Once this agreement is signed the financial institution ensuring the escrow has been secured, it must be submitted to the City Recorder who will obtain the necessary city signatures. Please note this agreement is considered a protected document in that it will contain an escrow account number. The City Recorder will ensure this information is protected.

4. PLAT PREPARATION AND SIGNATURE
 - a. The developer's engineer needs to forward the final plat and improvement plans to the city engineer for one final review before printing the final plat and plans on the recordable Mylar.
 - b. The developer's engineer must submit electronic copies (both dwg or shp and pdf formats) of the plat and construction drawings
 - c. The developer's engineer will prepare, sign and put his/her seal on the plat mylar in accordance with the provisions of the subdivision approval and the standards as set by the Iron County Recorder's office.
 - d. The current property owner(s) signature(s) must be secured and notarized under the Owner's Dedication section of the mylar. The City's Recorder may provide the Notary service for this purpose, or notarization may be obtained elsewhere.

- e. If the plat includes signature blocks for any utility service providers, the developer must obtain those signatures before submitting the mylar to the City.
- f. Once the City receives the mylar, the City staff will ensure all city representatives' signatures are secured in a timely manner.

5. RECORDING OF THE PLAT

- a. Once all of the signatures are secured on the mylar, and the developer's agreement and escrow agreement are completed, the City Recorder or Deputy Recorder will take the plat mylar and developer's agreement to the Iron County Recorder for recordation.
- b. The cost of recording is the responsibility of the developer. The City Recorder can calculate the recording fee. The developer will pay the fees. The fees will include the cost of one certified copy of the final plat to be provided to the city.
- c. The County Recorder will notify the City when the plat has been recorded, along with the new tax ID number. The city will subsequently notify the developer.
- d. At times there are issues or inaccuracies surrounding the plat that the developer or engineer may not have discovered or addressed upon research of the property and preparation of the plat. In such a case, the County Recorder will notify the City that the plat cannot be recorded until such issues are addressed. It is the responsibility of the developer's engineer to address and correct any issues that are preventing successful recordation of the plat.
- e. The City will not instigate recordation unless all professional fees incurred to that date have been paid by the developer.

6. IMPROVEMENTS

- a. Developer's engineer shall submit two (2) sets of construction drawings to the city engineer.
- b. Prior to construction, the developer and construction contractor must hold a preconstruction conference with the City Engineer and City staff to review construction requirements.
- c. Improvements must be completed within a period of time not to exceed two (2) years from the date of the resolution approving the subdivision.
- d. After completion of improvements, developer's engineer must submit "As Built" construction drawings as one (1) full sized (24" x 36") mylar copy and one electronic copy (both dwg or shp and pdf formats).

7. INSPECTIONS / ESCROW RELEASE

- a. During construction and at completion of improvements, the developer's contractor will contact the city recorder to request inspection(s).
- b. The city engineer and public works director will inspect improvements and provide the developer's engineer with an escrow summary and total of escrow funds approved for release.
- c. The city recorder will submit authorization of release of funds to financial institution.
- d. Developer is responsible for reimbursement to the city for fees incurred for all inspections, GPS surveying and mapping.

8. CONDITIONAL ACCEPTANCE

- a. After all the required improvements are completed, the developer must submit a request in writing to the city recorder that the subdivision be "conditionally accepted".
- b. The city engineer's office will perform a conditional acceptance inspection and either make recommendation to grant conditional acceptance, or provide the developer/contractor with a "punch list" of items that must be repaired or completed before conditional acceptance can be approved.

- c. Upon the city engineer and staff's recommendation, the City Manager will approve conditional acceptance.
- d. Upon conditional acceptance, any remaining escrow funds with the exception of the 10% guarantee will be released.
- e. The City will not approve conditional acceptance unless all professional fees incurred to that date have been paid by the developer, including GPS surveying and mapping.
- f. Conditional acceptance sets the beginning of the one-year guarantee period.
- g. The developer agrees to make all repairs to and maintain the improvements in good working condition during the guarantee period without cost to the city.

9. FINAL ACCEPTANCE

- a. After the one-year guarantee period has expired, the developer must submit a request in writing to the city recorder that the subdivision receive "final acceptance" by the city council.
- b. The city engineer's office will inspect the improvements and certify that they have been properly installed and they meet adopted city standards. The engineer will either make recommendation to grant final acceptance, or provide the developer/contractor with a "punch list" of items that must be repaired or completed before final acceptance use can be approved.
- c. The City will not approve conditional acceptance unless all professional fees incurred to that date have been paid by the developer.
- d. Upon the city engineer and staff's recommendation, the City Council will consider final acceptance by resolution.
- e. Upon final acceptance, the 10% guarantee and any other remaining escrow funds will be released.
- f. Upon final acceptance by the city council, the city will assume full responsibility for ownership and maintenance of improvements