



7505 S Holden Street
Midvale, UT 84047
801-567-7200 ext. 1022
Midvale.Utah.gov

**Midvale Planning Commission Meeting
Notice and Agenda
October 28, 2026
6:00 p.m.**

Public notice is hereby given that the Midvale City Planning Commission will consider the items listed below during their regularly scheduled meeting on Wednesday, October 28, 2026, at 6:00 p.m. This meeting will be held in person at Midvale City Hall, 7505 S Holden Street, Midvale, Utah or electronically with an anchor location at Midvale City Hall, 7505 S Holden Street, Midvale, Utah. The meeting will be broadcast at the following link:

Midvale.Utah.gov/YouTube.

Midvale City Staff publishes a packet of information containing item specific details by 6:00 p.m. the Thursday prior to the meeting date on the [Planning Commission Agendas & Minutes](#) page. The QR code included on the right will also take you to this webpage.



Public comments for Public Hearing items may be done in person on the scheduled meeting date, submitted electronically on the Agendas & Minutes webpage, or by emailing planning@midvaleut.gov by 5:00 p.m. on October 27, 2026 to be included in the record.

I. Pledge of Allegiance

II. Roll Call

III. Minutes

- a. Review and Approval of Minutes from the October 14, 2026 Meeting.

IV. Public Hearing

*If items marked with ** are forwarded, the City Council will hear them on November 17, 2026 after 6 p.m.*

- a. John Semnani requests amendments to the previously approved Small Scale Master Plan for a 27-unit townhome development located at 7444 S State St in the Multifamily Residential - Medium to High Density (RM-25) zone, to be in compliance with the amended development agreement. *[Wendelin Knobloch, Planning Director]*
- b. **Midvale City initiated zoning code text amendment to Section 17-3 Administration and Enforcement regarding review and approval processes. *[Jonathan Anderson, Planner II]*

- c. **Midvale City initiated zoning code text amendment to add manufactured and modular home standards to Section 17-6, remove respective references from use tables in Title 17 and update the definitions for manufactured, mobile, and modular homes. *[Jonathan Anderson, Planner II]*

V. Staff Update/Other Business

- a. Planning Department Report.

VI. Adjourn

All meetings are open to the public; however, there is no public participation except during public hearings. Members of the public will be given an opportunity to address the Commission during each public hearing item. The Commission reserves the right to amend the order of the agenda if deemed appropriate. No item will be heard after 9:30 p.m. without unanimous consent of the Commission. Items not heard will be scheduled on the next agenda.

A copy of the foregoing agenda was posted in the City Hall Lobby, the 2nd Floor City Hall Lobby, on the City's website at Midvale.Utah.gov and the State Public Notice website at <http://pmn.utah.gov>. Commission Members may participate in the meeting via electronic communication. Commission Members' participation via electronic communication will be broadcast and amplified so all Commission Members and persons present in the Council Chambers will be able to hear or see the communication.

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the Community Development Executive Assistant at (801) 567-7211, providing at least three working days' notice of the meeting.



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Midvale City
PLANNING AND ZONING COMMISSION
Minutes
14th Day of October 2026
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

COMMISSION CHAIR: Michael Edwards

COMMISSION VICE CHAIR: Shane Liedtke

COMMISSION MEMBERS: Robyn Anderson
Candice Erickson
Candace Tippetts
Rebecca Pipkin
Chase Brauchie

STAFF: Adam Olsen, Community Development Director
Katie Thorne, Community Development Exec. Assistant
Daniel Van Beuge, Deputy City Attorney
Wendelin Knobloch, Planning Director
Elizabeth Arnold, Senior Planner
Jonathan Anderson, Planner II
Josh Short, IT Network Administrator

REGULAR MEETING

Vice Chair Liedtke called the Planning & Zoning Commission meeting to order at 6:00 p.m. He explained how the meeting would proceed. First, the Planning Department would brief the Commission; then the applicant would speak to the Commission; the item will be opened to the public for their comments on public hearing agenda items; the Midvale Deputy City Attorney will then brief the Commission on their role on the given item; and then the Commission would deliberate and decide.

ROLL CALL

Chair Edwards	Excused
Vice Chair Liedtke	Present
Commissioner Tippetts	Present
Commissioner Anderson	Excused
Commissioner Erickson	Present
Commissioner Brauchie	Present
Commissioner Pipkin	Present

MINUTES

1. REVIEW AND APPROVE MINUTES OF SEPTEMBER 23, 2026.

MOTION: Commissioner Tippetts MOVED to approve the minutes of September 23, 2026. SECONDED by Commissioner Erickson. Vice Chair Liedtke called for a voice vote.

The motion passed unanimously with all voting in favor.

PUBLIC HEARINGS

1. Midvale City initiated zoning code text amendment amending Title 17 to prohibit halfway houses/residential reentry centers.

As a result of community concerns, City staff began reviewing the City's existing zoning regulations related to residential facilities providing transitional housing to individuals transitioning from incarceration to community living. The review was initiated following concerns regarding the use of residential properties for this type of housing and the potential for similar uses to occur within residential zoning districts.

As part of this review, staff is proposing to add definitions for three related terms to the City's zoning code: "halfway house," "community correctional center," and "residential reentry center." The proposed definitions are intended to provide clarity regarding the types of residential facilities that provide housing and services specifically to individuals transitioning from incarceration.

Under the City's zoning regulations, uses that are not specifically identified as permitted or otherwise allowed within a zoning district are not permitted within that district. Currently, the zoning code does not specifically define or identify halfway houses, community correctional centers, or residential reentry centers as land uses. By establishing definitions for these uses, the City can clearly identify and distinguish them within the zoning code. Because these uses are not identified as permitted uses in any zoning district, they would not be permitted.

Public notice has been sent to affected entities as required in 17-3-9.B of the Municipal Code. No comments have been received as of the writing of this report.

-ZONING CODE AMENDMENT CRITERIA-

Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code. A proposal may only be approved if it demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-20-101;
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff finds that this proposal meets the third criteria listed above because the proposed amendment provides greater clarity and specificity regarding uses that provide residential housing and services to individuals transitioning from incarceration. By establishing definitions for “halfway house,” “community correctional center,” and “residential reentry center,” the amendment makes the application and interpretation of the existing zoning regulations more straightforward and clearly identifies these uses within the zoning code.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend approval of the text amendment with the following finding:

Findings:

1. The amendment complies with Midvale City Code 17-3-1(F)(1).

APPLICANT:

No Comment.

PUBLIC HEARING:

No Comment.

MOTION: Commissioner Tippetts **MOVED** to close the public hearing. The motion was **SECONDED** by Commissioner Erickson. Vice Chair Liedkte called for a voice vote. The motion passed unanimously with all voting in favor.

DISCUSSION:

Commissioner Erickson requested clarification regarding whether the proposed text amendment is intended to prohibit halfway houses, community correctional centers, and residential reentry centers, or whether its purpose is to establish more accurate definitions for such facilities within applicable zoning districts.

Elizabeth Arnold, Senior Planner, explained that the proposed text amendment is intended to establish definitions for these facility types. Uses that are not expressly allowed are prohibited. By establishing definitions, the intended effect would be to prohibit these facilities.

Commissioner Pipkin requested clarification regarding the number of existing facilities within Midvale City that could potentially be grandfathered if the proposed text amendment is approved and adopted.

Elizabeth Arnold stated that Staff do not have an exact number of such facilities currently operating within Midvale City. However, they noted that some facilities meeting the proposed definitions currently exist within the city and would be considered legal nonconforming uses, or grandfathered, should the proposed text amendment be approved and adopted.

Commissioner Erickson commented that obtaining an accurate count of these facilities may be difficult, particularly for facilities that are not affiliated with larger organizations, such as community correctional centers or halfway houses.

Elizabeth Arnold acknowledged the challenges associated with identifying and accurately tracking all facilities that may meet the proposed definitions and currently operate within Midvale City.

Commissioner Tippetts noted that the nonprofit status of many of these facilities may further contribute to the difficulty of tracking their existence and operation within the city.

Wendelin Knobloch, Planning Director, stated that existing facilities would not be affected by the proposed text amendment and would be allowed to continue operating as legal nonconforming uses. They also noted that an exception could apply to facilities that were established without complying with applicable business licensing or operational requirements.

Commissioner Pipkin requested clarification regarding whether existing halfway houses are required to identify themselves to operate within Midvale City.

Elizabeth Arnold stated that such facilities are not necessarily required to identify themselves based solely on their operational status. However, when applying for a business license, facilities would be subject to review by City staff, and the proposed text amendment could influence that review process if approved and adopted.

Commissioner Erickson requested and received clarification that Midvale City typically becomes aware of these facilities through the business licensing process or because of complaints received by City staff regarding properties where such facilities may be operating.

Daniel Van Buege, Deputy City Attorney, informed the Planning Commissioners that this is a legislative decision and that the Planning Commission will provide a recommendation to City Council for final approval and/or denial.

Commissioner Erickson stated that they recognize the need for these types of facilities within the community and expressed that, if feasible, a regulatory approach that allows for the establishment of standards within applicable zoning districts would be preferable.

Vice Chair Liedtke stated that there is a general hesitation regarding the presence of these facilities within residential zoning districts and acknowledged concerns related to their location in such areas.

Commissioner Erickson stated that, while they understand the concerns associated with allowing these facilities in residential zones, residential districts appear to be among the most appropriate locations, as these facilities primarily provide housing accommodations and residential living arrangements. He further noted that residential zones may be one of the few zoning districts where this type of use would be compatible with the intended character and purpose of the zone.

MOTION: Commissioner Tippetts MOVED that we recommend approval of the amendment as provided in the attachments, with the finding noted in the staff report. The motion was SECONDED by Commissioner Brauchie. Vice Chair Liedtke called for a roll call vote. The vote was as follows:

Vice Chair Liedtke	Yes
Commissioner Tippetts	No
Commissioner Erickson	No
Commissioner Brauchie	Yes

Commissioner Pipkin

No

The motion does not pass.

MOTION: Commissioner Erickson MOVED that we recommend denial of the amendment as provided in the attachments, with the finding noted in the staff report. The motion was SECONDED by Commissioner Tippetts. Vice Chair Liedtke called for a roll call vote. The vote was as follows:

Vice Chair Liedtke	No
Commissioner Tippetts	Yes
Commissioner Erickson	Yes
Commissioner Brauchie	No
Commissioner Pipkin	Yes

The motion passes.

PUBLIC HEARINGS

2. Midvale City Initiated Zoning Code Text Amendment to Sections 17-2-1, 17-3-14, and 17-5-4 Updating Provisions to Align with Utah State Code Related to Adversely Affected Parties and Appeal Standing.

Midvale City is seeking to amend Sections 17-2-1, 17-3-14, and 17-5-4 of the Midvale Municipal Code to better align the Midvale Municipal Code with the Utah State Code. The proposed text amendment would change who has standing to appeal land use decisions and procedures to handle land use appeals.

The current standing requirements and procedural processes for appealing City land use decisions in the Midvale Municipal Code are overly broad and, in some instances, inconsistent with recent changes to the Utah State Code for appealing land use decisions. The proposed amendment will narrow and clarify who has standing to appeal land use decisions. The proposed amendment will also remove inconsistencies between the City's procedural process and recent legislative changes for appealing land use decisions. It is necessary to amend Midvale Municipal Code Sections 17-2-1 "A" Definitions, 17-3-14 Appeals and reconsideration process, and 17-5-4 Organization to address these issues.

The proposed text amendment meets the required criteria for a zoning code text amendment under Midvale Municipal Code 17-3-1(F)(1) and (2). As provided under Midvale Municipal Code 17-3-1(F)(1), the proposed amendment promotes the purposes of the Title 17 because it removes inconsistencies with state regulations (see Midvale Municipal Code 17-1-6(A)). The proposed amendment as promotes the purposes outlined in Utah Code Ann. § 10-20-101(1)(i) as it "provide[s] fundamental fairness in land use regulation."

STAFF RECOMMENDATION:

Staff advises that the Planning Commission recommend approval of the text amendment to the City Council with the following finding:

Findings:

2. The amendment complies with Midvale City Code 17-3-1(F)((1) and (2).

APPLICANT:

No Comment.

PUBLIC HEARING:

No Comment.

MOTION: Commissioner Erickson MOVED to close the public hearing. The motion was SECONDED by Commissioner Tippetts. Vice Chair Liedkte called for a voice vote. The motion passed unanimously with all voting in favor.

DISCUSSION:

Commissioner Brauchie requested clarification regarding which portions of the proposed text amendment are required to align with Utah State Code and which provisions are specific additions proposed by Midvale City.

Daniel Van Buege explained that the proposed text amendment is generally intended to align with Utah State Code. They noted that some confusion may arise because the amendment, as written, is more expansive than the current State Code in certain areas. They specifically referenced the definition of an affected party and standing to appeal land use decisions. They further explained that the current City Code could be interpreted to allow individuals who submit written comments or provide testimony before the Community and Economic Development Department or Planning

Commission to pursue certain appeals. However, under Utah State Code, standing to appeal is generally limited to an adversely affected party, the land use applicant, or the municipality.

Mr. Van Buege further explained that, under the current City Code, there may be an argument that individuals who are not among those three entities could pursue an appeal through the City's internal appeal process. However, only the adversely affected party, the land use applicant, or the municipality would ultimately have standing to pursue an appeal before the Third District Court. He noted that several additional refinements included in the proposed amendment are specific to Midvale City's procedures. For example, Midvale City utilizes a Hearing Officer to hear appeals rather than an appeals board. They further explained that Utah State Code provides municipalities with some discretion regarding the administration of local appeal procedures. These refinements primarily address matters such as who may provide testimony, notice requirements, methods of notification, and the information required to be included in such notices.

Commissioner Pipkin requested clarification regarding whether standing to appeal would apply in situations involving public amenities, such as parks or trails, where individuals who do not reside near the affected property may nevertheless have a significant interest in the outcome.

Daniel Van Buege stated that the definition of an adversely affected party would be particularly relevant in those circumstances. They further explained that an individual seeking standing would need to demonstrate, through documentation and supporting evidence, that they would be affected in a manner distinct from the public. They also stated that a community member who does not own property adjoining the affected site would not have standing to appeal solely based on a general interest in the issue unless they could demonstrate a unique and specific impact resulting from the land use decision.

Commissioner Brauchie requested clarification regarding how the Code defines adjoining property and whether properties separated from the subject site by a canal, street, right-of-way, or similar feature would be considered adjoining properties under State Code.

Daniel Van Buege stated that Utah State Code defines an adversely affected party as a person, other than the land use applicant, who owns real property adjoining the property that is the subject of the land use application or land use decision, or who would suffer damage or injury distinct from that experienced by the general community as a result of the decision. He further explained that, generally, properties separated by a public right-of-way, easement, canal, or street may be considered adjoining properties, depending on the specific circumstances, because such separations do not necessarily negate adjacency for purposes of determining standing.

MOTION: Commissioner Erickson MOVED that we recommend approval of the zoning code text amendment as provided in the attachments, with the finding noted in the staff report. The motion was SECONDED by Commissioner Tippetts. Vice Chair Liedtke called for a roll call vote. The vote was as follows:

Vice Chair Liedtke

Yes

Commissioner Tippetts	Yes
Commissioner Erickson	Yes
Commissioner Brauchie	Yes
Commissioner Pipkin	Yes

The motion passes unanimously.

STAFF UPDATE/OTHER BUSINESS

1. Planning Department Report
 - a. The Previously forwarded code text amendments pertaining to the elimination of sidewalks in the Jordan Bluffs Zone was deliberated upon by and ultimately denied by the Midvale City Council.
 - b. The section of this text amendment particularly pertaining to right of ways, and the secondary road along Part I was tabled and is on the agenda for the Midvale City Council Meeting on October 20, 2026.
 - c. Planning Commission Meetings for the remainder of 2026.
 - i. Planning Commission Meeting on October 28, 2026.
 - ii. Only one potential Planning Commission Meeting in November.
 - iii. 1 Planning Commission Meeting in December 9, 2026.
 1. The December 9, 2026, Planning Commission Meeting will include a Planning Commission and Land Use Training.

ADJOURN

Commissioner Tippetts made the motion to adjourn 6:29 p.m. No one opposed. The meeting adjourned at 6:29 p.m.

Katie Thorne, CD Executive Assistant

Approved this ____ day of ____ 2026.



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Midvale, UT 84047
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MIDVALE CITY PLANNING COMMISSION STAFF REPORT 10/28/2026

SUBJECT

John Semnani requests amendments to the previously approved Small Scale Master Plan for a 27-unit townhome development located at 7444 S State St in the Multifamily Residential - Medium to High Density (RM-25) zone, to be in compliance with the amended development agreement.

SUBMITTED BY

Wendelin Knobloch, Planning Director

BACKGROUND AND ANALYSIS

On August 18, 2026 the City Council approved the Second Amendment to The Aaron by Signature Development Agreement. This amendment updated Section 1.3.6, Limited Building Height, to increase the maximum height of structures located within 60 feet of the west property line from 33 feet to 35 feet. The height would continue to be measured from the lowest existing grade point within the structure's footprint to the highest point of the structure. The amended 35-foot height limit is consistent with the maximum building height permitted under the RM-25 zone.

Section 1.3.7, Landscape Buffer, was amended to establish specific requirements for the trees within the landscape buffer. The amendment specifies that trees must be selected from the Medium Trees list in the Midvale, Utah Street Tree Selection Guide, prohibits Columnar and Pyramidal tree shapes, establishes minimum spacing and a minimum 2.5-inch caliper, and limits any single tree species to no more than 50% of the trees within the Landscape Buffer.

Due to these changes, the existing Small Scale Master Plan (SSMP) does not fully comply with the amended Development Agreement. The developer therefore was required to submit an amended SSMP for Planning Commission approval that incorporates the revised building height and landscape buffer requirements.

Public notice has been sent to property owners within 500 feet of the subject parcel. No written objections have been received as of the writing of this report.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the Small Scale Master Plan with the following findings:

Findings:

1. The small scale master plan complies with the Second Amendment to The Aaron by Signature Development Agreement.

RECOMMENDED MOTION

I move that we approve the updated Small Scale Master Plan for The Aaron by Signature development located at 7444 S State Street with the finding included in the staff report.

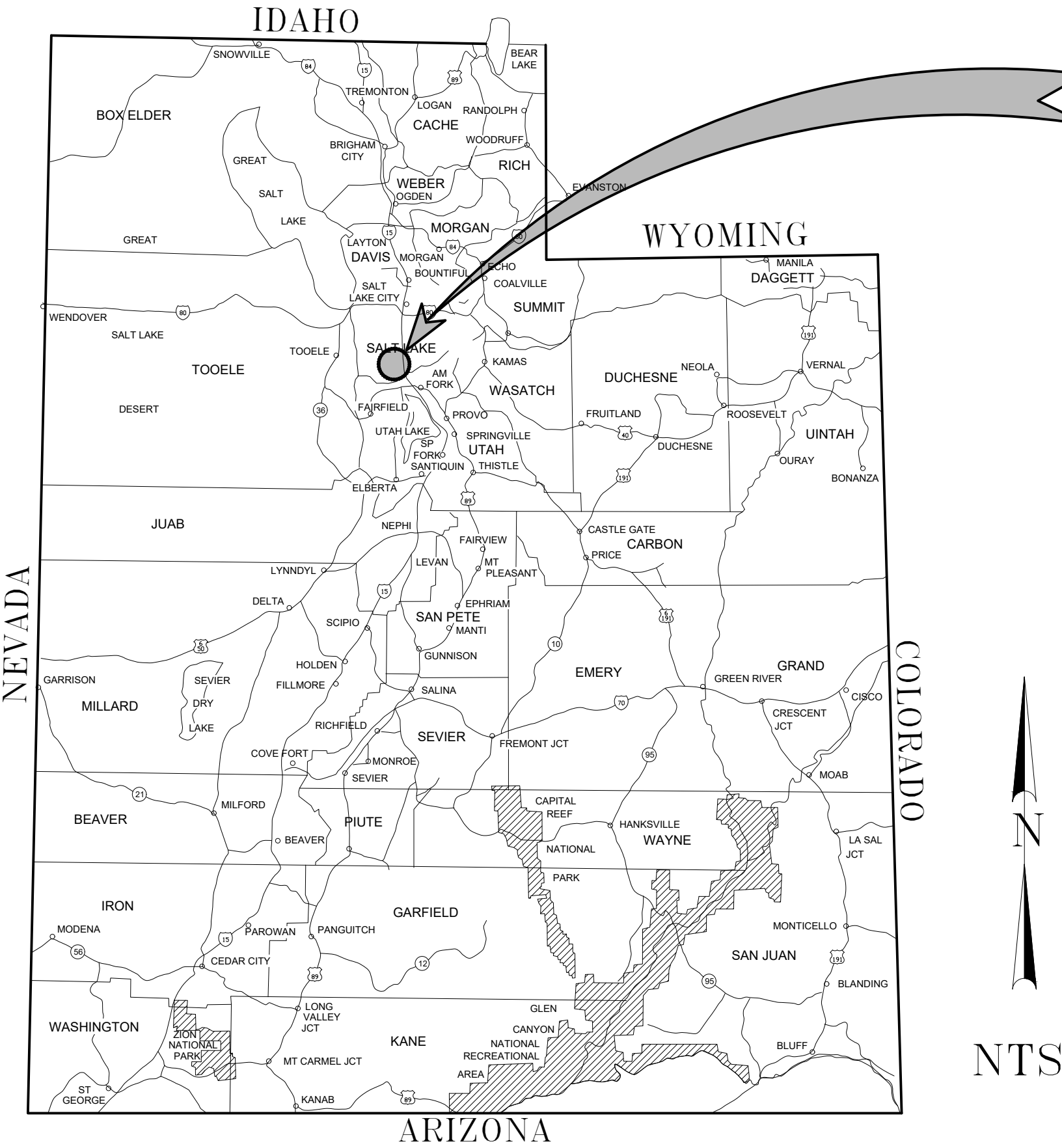
ATTACHMENTS

1. Small Scale Master Plan



THE AARON BY SIGNATURE

7444 S STATE STREET
MIDVALE, UTAH 84047



PROJECT
LOCATION

Sheet List Table	
Sheet Number	Sheet Title
CV-01	COVER SHEET
1 of 2	ALTA SURVEY
2 of 2	ALTA SURVEY
NT-01	GENERAL NOTES
NT-02	SYMBOLS AND ABBREVIATIONS
DM-01	DEMO PLAN
SP-01	SITE PLAN
UT-01	UTILITY PLAN
GP-01	GRADING PLAN
DP-01	DRAINAGE PLAN
DT-01	DETAILS
LA-001	LANDSCAPE SPECIFICATIONS
LA-100	LANDSCAPE PLAN
LA-200	LANDSCAPE DETAILS
IR-100	IRRIGATION SLEEVING PLAN
IR-200	IRRIGATION ZONE PLAN
IR-300	IRRIGATION PLAN
IR-310	DEEP ROOT ZONE IRRIGATION PLAN
IR-400	IRRIGATION DETAILS
IR-410	DEEP ROOT ZONE DETAILS



LOCATION MAP
N.T.S.

PROJECT SITE

THE AARON BY SIGNATURE
7444 S STATE STREET
MIDVALE, UT 84047
COVER SHEET

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning • Engineering • Surveying
PH: 801.487.8040

CLIENT: SIGNATURE HOMES
DWG: COVER SHEET.DWG
JOB No. SH02-24
DATE: 02/12/2025

DRAWN BY: SK
DESIGNED BY: SK
CHECKED BY: AIS
DATE: 02/12/2025

REVISIONS

PLANS PREPARED BY:
WARD ENGINEERING GROUP
231 WEST 800 SOUTH SUITE A
SALT LAKE CITY, UTAH 84101
(801) 487-8040 PHONE
(801) 487-8668 FAX

SHEET
CV-01

ALTA/NSPS LAND TITLE SURVEY

JKBS CAPITAL

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST,
AND THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN.
7444 SOUTH STATE STREET, MIDVALE, UTAH

LEGAL DESCRIPTIONS

PER TITLE REPORT:

PARCEL 1:
COMMENCING IN THE CENTER OF STATE STREET 20 RODS SOUTH AND 11.4 RODS EAST FROM
THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE
MERIDIAN; THENCE NORTH 14 FEET; THENCE WEST 215 FEET; THENCE NORTH 66 FEET;
THENCE WEST 35 FEET; THENCE NORTH 20 FEET; THENCE WEST 410 FEET THENCE SOUTH 90
FEET; THENCE EAST 40 RODS TO BEGINNING.

LESS ANY PORTION LOCATED WITHIN STATE STREET.

ALSO, LESS AND EXCEPTING:

BEGINNING AT A POINT IN THE EASTERLY BOUNDARY LINE WHICH IS 330 FEET SOUTH AND
138.00 FEET EAST FROM THE EAST QUARTER CORNER OF SAID SECTION 25, SAID POINT IS
ALSO APPROXIMATELY 45.90 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE
CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEER STATION 202+00.03; AND RUNNING
THENCE SOUTH 00°53'10" WEST 4.49 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF THE
EXISTING HIGHWAY STATE ROUTE 89, TO THE SOUTHERLY BOUNDARY LINE TO A LINE
PARALLEL WITH AND 29.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID
CONTROL LINE; THENCE NORTH 00°50'51" EAST 18.45 FEET ALONG SAID PARALLEL LINE TO A
POINT IN THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE
NORTH89°59'43" EAST 3.59 FEET ALONG SAID NORTHERLY BOUNDARY LINE; THENCE SOUTH
00°49'30" WEST 14.01 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF
BEGINNING, AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF
THE UTAH DEPARTMENT OF TRANSPORTATION.

PARCEL 21-25-427-047

PARCEL 2:
COMMENCING 240 FEET SOUTH AND 29 RODS WEST FROM THE EAST QUARTER CORNER OF
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN; THENCE SOUTH 90
FEET; THENCE WEST 42.9 FEET, MORE OR LESS, THENCE NORTH 90 FEET; THENCE EAST 42.9
FEET, MORE OR LESS, TO BEGINNING.
PARCEL NO.: 21-25-427-009

PARCEL 3:

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF MIDVALE, COUNTY OF
SALT LAKE, STATE OF UTAH AND IS DESCRIBED AS FOLLOWS:

COMMENCING NORTH 1996.50 FEET AND WEST 504.95 FEET FROM THE SOUTHEAST CORNER
OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE MERIDIAN; THENCE WEST 28
FEET; THENCE NORTH 346.50 FEET; THENCE EAST 123.00 FEET; THENCE SOUTH 88.51 FEET;
THENCE SOUTH 85°21'58" WEST 95.31 FEET; THENCE SOUTH 250.29 FEET TO THE POINT OF
BEGINNING.

PARCEL NO.: 21-25-427-036

PARCEL 4:
BEGINNING AT A POINT IN THE CENTER OF STATE STREET 316.0 FEET SOUTH AND 11.4 RODS
EAST FROM THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 21.50 FEET; THENCE NORTH
56 FEET, MORE OR LESS TO THE FENCE LINE REFERENCED IN THAT CERTAIN BOUNDARY
LINE AGREEMENT, RECORDED MAY 29, 1953, AS ENTRY NO. 1331552, IN BOOK 1010, AT PAGE
646; THENCE EAST ALONG SAID LINE 215.0 FEET; THENCE SOUTH 56 FEET, MORE OR LESS, TO
THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION CONVEYED TO MIDVALE CITY CORPORATION, IN QUIT
CLAIM DEED, RECORDED NOVEMBER 2, 2007, AS ENTRY NO. 10265608, IN BOOK 9533, AT PAGE
1864, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF STATE STREET, SAID POINT LYING SOUTH
316 FEET AND EAST 188.10 FEET, MORE OR LESS FROM THE EAST QUARTER CORNER OF
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN; AND
RUNNING THENCE NORTH 00°35'25" EAST 56 FEET; THENCE NORTH 89°18'45" WEST 53.00 FEET;
THENCE SOUTH 00°35'25" WEST 56 FEET; THENCE SOUTH 89°18'45" EAST 53 FEET TO THE POINT
OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF
TRANSPORTATION AS DISCLOSED BY WARRANTY DEED, RECORDED OCTOBER 19, 2010, AS
ENTRY NO. 11055874, IN BOOK 9869, AT PAGE 8833, OF OFFICIAL RECORDS, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 89
KNOWN AS PROJECT NO. S-0089(173)16 BEING PART OF AN ENTIRE TRACT OF PROPERTY
SITUATE IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, THE BOUNDARY OF SAID PARCEL OF LAND ARE
DESCRIBED AS FOLLOWS:

BEGINNING AT AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT IN THE WESTERLY
RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 89 WHICH CORNER IS 316.29
(316.0 FEET BY RECORD) FEET SOUTH AND 134.34 FEET (11.4 RODS BY RECORD) EAST FROM
THE WEST QUARTER CORNER OF SAID SECTION 30, SAID CORNER IS ALSO APPROXIMATELY
45.91 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID
PROJECT OPPOSITE ENGINEER STATION 202+14.04; AND RUNNING THENCE SOUTH 89°59'26"
WEST (WEST BY RECORD) 56.08 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE
POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE
OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

NOTE ROTATE ALL BEARING IN THE ABOVE DESCRIPTION 00°01'17" CLOCKWISE TO OBTAIN
HIGHWAY BEARINGS.

PARCEL 4A:

A RIGHT OF WAY APPURTENANT TO PARCEL 4, AS DISCLOSED BY THE WARRANTY DEED,
RECORDED JULY 14, 2006, AS ENTRY NO. 9783218, IN BOOK 9322, AT PAGE 2465, OF OFFICIAL
RECORDS, OVER THE FOLLOWING:

BEGINNING IN THE CENTER OF STATE STREET 330.0 FEET SOUTH AND 11.4 RODS EAST FROM
THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25; AND RUNNING
THENCE NORTH 14 FEET; THENCE WEST 215.0 FEET; THENCE SOUTH 14 FEET; THENCE EAST
215.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 4B:

A RIGHT OF WAY APPURTENANT TO PARCEL 4, AS DISCLOSED BY THE WARRANTY DEED,
RECORDED JULY 14, 2006, AS ENTRY NO. 9783218, IN BOOK 9322, AT PAGE 2465, OF OFFICIAL
RECORDS, OVER THE FOLLOWING:

BEGINNING AT A POINT IN THE CENTER OF STATE STREET 330.0 FEET SOUTH AND
APPROXIMATELY 11.4 RODS EAST OF THE NORTHEAST CORNER OF THE SOUTHEAST
QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND
MERIDIAN; THENCE WEST 215.0 FEET; THENCE SOUTH 2.0 FEET; THENCE SOUTH 89°19' EAST
215.0 FEET; THENCE NORTH 4.56 FEET TO THE POINT OF BEGINNING.

PARCEL NO.: 22-30-301-012

SURVEYOR'S NARRATIVE

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED AT THE REQUEST OF JKBS
CAPITAL.

THE TITLE REPORT WAS OBTAINED AND THE DOCUMENTS FOR THE SUBJECT AND
ADJOINING PROPERTIES SHOWN ON THIS MAP WERE OBTAINED FROM THE SALT
LAKE COUNTY RECORDER AND SALT LAKE COUNTY SURVEYOR'S OFFICES AND
WERE PLOTTED PER THE INSTRUCTIONS IN THE DEEDS. A FIELD SURVEY WAS
PERFORMED TO LOCATE EXISTING SITE IMPROVEMENTS, UTILITIES, FENCES, AND
OTHER EVIDENCE OF OCCUPATION AS SHOWN ON THE FACE OF THIS MAP. THE
FOLLOWING WERE CONSIDERED WHEN PUTTING TOGETHER THE AS SURVEYED
DESCRIPTION: COMPARISONS WERE MADE BETWEEN THE PLOTTED DEEDS FOR
THE SUBJECT AND ADJOINING PROPERTIES. THE MAJORITY OF THE ORIGINAL
DEED BEARINGS WERE CARDINAL DIRECTIONS WITH A LOT OF THE DISTANCES
FROM THE SECTION CORNER BEING IN RODS. OCCUPATION SHOWED THAT THE
DEEDS NEEDED TO BE ROTATED IN ORDER TO MATCH OCCUPATION. DEEDS FOR
THE SUBJECT PROPERTY AND ADJOINERS WERE ROTATED AND MOVED TO
MATCH OCCUPATION LINES AS MUCH AS POSSIBLE. THE CALLS ALONG THE
NORTH LINE OF THE PROPERTY ARE ALONG BOUNDARY LINE AGREEMENTS; THE
EAST LINE IS CONTROLLED BY THE RIGHT OF WAY LINE OF STATE STREET. AS
SHOWN ON THE UDOT PLANS FOR PROJECT S-0089(173)316. FOR THE SOUTH LINE
OF PARCEL 1 THE RECORD DISTANCES WERE COMPARED WITH EXISTING LINES OF
OCCUPATION. THE CALLS ALONG THE SOUTH PROPERTY BOUNDARY OF PARCEL 1
CALL ALONG THE EXISTING BOUNDARIES OF THE ADJOINING PROPERTY OWNERS
REFERENCING THE EXISTING FENCES ALONG THOSE LINES. FOR PARCEL 3,
EXISTING FENCE LINES WERE HELD. THE EXISTING FENCE LINE ON THE EAST SIDE
OF THE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT LINE WAS
HELD AND REFERENCED IN THE AS SURVEYED DESCRIPTION THE SOUTH LINE OF
PARCEL 3 IS ALONG THE NORTH RIGHT OF WAY LINE OF 7500 SOUTH, THE WEST
LINE OF PARCEL 3 FOLLOWS THE FENCE LINE ON THE WEST SIDE OF THE
AFOREMENTIONED INGRESS, EGRESS AND UTILITY EASEMENT LINE UNTIL IT
REACHES THE SOUTHEAST CORNER OF THE JACK SMITH SUBDIVISION. THE
EXISTING FENCE LINES ALONG SAID SUBDIVISION ALONG WITH CALLS ALONG
THE SUBDIVISION BOUNDARY WERE USED FOR THE WEST BOUNDARY LINE OF
THE AS SURVEYED DESCRIPTION. THE AS SURVEYED DESCRIPTION WAS CREATED
TO ASSIST IN THE FUTURE DEVELOPMENT OF THESE PARCELS. THIS ALTA/NSPS
LAND TITLE SURVEY WAS CREATED FOLLOWING ACCEPTED STANDARD
PRACTICES FOR LAND SURVEYING.

THIS SURVEY WAS PREPARED BASED UPON THE COMMITMENT FOR TITLE
INSURANCE PREPARED BY BACKMAN TITLE SERVICES LTD, ISSUING ORDER NO.
5-117081, WITH AN EFFECTIVE DATE OF SEPTEMBER 13, 2024 AT 7:45 AM. THE
FOLLOWING NOTES PERTAIN TO SCHEDULE 'B' SECTION 2 EXCEPTIONS FROM
COVERAGE LISTED IN SAID COMMITMENT:

EXCEPTIONS 1-17 ARE NOT SURVEY RELATED OR PLOTTABLE, THEREFORE THEY
ARE NOT ADDRESSED BY THIS MAP.

18. RIGHT OF WAY AGREEMENT FOR SALT LAKE CITY SUBURBAN SANITARY
DISTRICT NO. 2 FOR PIPE LINE
ENTRY NO. 2626093 IN BOOK 36000N PAGE 155 RECORDED JUNE 3, 1974.
(CENTERLINE OF EASEMENT PLOTTED, NO WIDTH IDENTIFIED).

19. MATTERS AS DISCLOSED BY THAT CERTAIN RECORD OF SURVEY DATED
JULY 14, 2016 PREPARED BY KAGAN M. DIXON SURVEY FILE NO. S2016-10-0719.

20. A DEED OF TRUST ENTRY 12577383 RECORDED JULY 17, 2017 - (NOT SURVEY
RELATED).

EXCEPTIONS 21-25 ARE NOT SURVEY RELATED.

26. INGRESS, EGRESS & UTILITY RIGHTS RESERVED BY WARRANTY DEED
7128598 RECORDED OCTOBER 23,1998.

EXCEPTIONS 27-32 ARE NOT SURVEY RELATED.

33. DITCH RELOCATION PER QUIT CLAIM DEED ENTRY 1331552, RECORDED MAY
29,1988.

EXCEPTIONS 34-35 ARE NOT SURVEY RELATED.

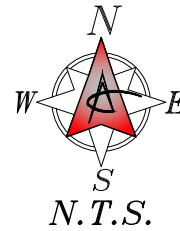
AS SURVEYED DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, AND THE SOUTHWEST QUARTER OF
SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND BEING
THE COMBINATION OF THE FOLLOWING PARCELS OF LAND AS SHOWN ON THE
SALT LAKE COUNTY ACCESSOR'S PARCEL MAP (21-25-427-047,21-25-427-009,
21-25-427-036 & 22-30-301-012) THE CONSOLIDATED SURVEY DESCRIPTION OF SAID
PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF
THAT PROPERTY DESCRIBED IN ENTRY 12577307 IN BOOK 10578,ON PAGE 7356 ON
FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER'S
OFFICE AND THE WEST RIGHT OF WAY LINE OF STATE STREET AT A POINT 49.50
FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF
PROJECT S-0089(173)316 AT ENGINEERS STATION 202+70.07, SAID POINT ALSO
BEING SOUTH 00°00'05" WEST 260.58 FEET ALONG THE SECTION LINE AND EAST
135.73 FEET FROM THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 2
SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING
THENCE SOUTH 01° 16' 32" WEST 73.96 FEET ALONG THE WEST RIGHT OF WAY
LINE OF STATE STREET TO THE INTERSECTION OF THE RIGHT OF WAY WITH THE
EXTENSION OF A VINYL FENCE ON THE NORTHERLY LINE OF PARCEL
22-30-301-016 AS DESCRIBED IN ENTRY 12800015, IN BOOK 10688 ON PAGE 3286 ON
FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE
ALONG SAID VINYL FENCE AND NORTHERLY BOUNDARY LINE NORTH 89° 04' 17"
WEST 308.26 FEET TO THE VINYL FENCE AT THE NORTHEAST CORNER OF THE
MADISON COURT CONDOMINIUMS PHASE 2 ON FILE AND OF RECORD AS ENTRY
7646729 IN BOOK 2000P ON PAGE 128. IN THE SALT LAKE COUNTY RECORDER'S
OFFICE; THENCE ALONG THE FENCE LINE AND NORTHERLY BOUNDARY LINE OF
SAID SUBDIVISION NORTH 89°14'00" WEST 160.32 FEET (EAST 162.40 FEET BY
RECORD); THENCE NORTH 89°00'19" WEST 65.66 FEET ALONG AN OLD METAL
FENCE LINE TO THE EASTERLY BOUNDARY LINE OF PARCEL 21-25-427-036 AS
DESCRIBED IN ENTRY 13542875 IN BOOK 11104, ON PAGE 9627 ON FILE AND OF
RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE THENCE DEPARTING
SAID OLD METAL FENCE LINE ALONG SAID EASTERLY BOUNDARY LINE SOUTH
00°58'23" WEST 89.20 FEET TO A CHAIN LINK FENCE CORNER AT THE NORTHEAST
BOUNDARY OF PARCEL 21-25-427-052 AS DESCRIBED IN ENTRY 14044696 IN BOOK
11386 ON PAGE 6815 ON FILE AND OF RECORD IN THE SALT LAKE COUNTY
RECORDER'S OFFICE; THENCE ALONG THE CHAIN LINK FENCE AND NORTH
BOUNDARY LINE OF SAID PARCEL SOUTH 86°37'39" WEST 95.06 FEET TO A FENCE
CORNER ON THE EASTERLY BOUNDARY LINE OF THAT NON-EXCLUSIVE RIGHT
OF WAY EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED IN ENTRY
7128598 IN BOOK 8134, ON PAGE 2498 ON FILE AND OF RECORD IN THE SALT LAKE
COUNTY RECORDER'S OFFICE; THENCE ALONG SAID CHAIN LINK FENCE AND
EASTERLY EASEMENT BOUNDARY SOUTH 01°22'27" WEST 224.44 FEET MORE OR
LESS TO THE NORTH RIGHT OF WAY LINE OF 7500 SOUTH STREET; THENCE
NORTH 89°43'51" WEST 27.80 FEET MORE OR LESS TO THE A CHAIN LINK FENCE
ALONG THE WEST LINE OF SAID NON-EXCLUSIVE RIGHT OF WAY EASEMENT;
THENCE NORTH 01°30'09" EAST 209.58 FEET ALONG THE CHAIN LINK FENCE AND
SAID WEST EASEMENT LINE TO A VINYL FENCE CORNER AT THE SOUTHEAST
CORNER OF THE JACK SMITH SUBDIVISION RECORDED AS ENTRY 1224889 IN
BOOK L ON PAGE 48; THENCE ALONG THE VINYL FENCE MONUMENTING THE
EASTERLY BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING TWO (2)
COURSES 1.) NORTH 00°30'06" EAST 164.04 FEET TO A CORNER POINT IN THE
FENCE; THENCE SOUTH 87°45'50" EAST 3.34 FEET TO THE INTERSECTION OF THE
VINYL FENCE WITH A CONCRETE POST AND PANEL FENCE ON THE EASTERLY
BOUNDARY LINE OF SAID SUBDIVISION; THENCE FOLLOWING SAID POST AND
PANEL FENCE AND SUBDIVISION BOUNDARY THE FOLLOWING TWO (2) COURSES
1.) NORTH 00°54'35" EAST 28.14 FEET; 2.) NORTH 07°07'38" WEST 3.54 FEET TO A
CONCRETE BLOCK WALL; THENCE ALONG THE BLOCK WALL & THE SOUTH LINE
OF THE FOLLOWING TWO

PARCELS AS DESCRIBED IN THE FOLLOWING TWO ENTRIES 1.) ENTRY 11772995 IN
BOOK 10198 ON PAGE 1627 & 2.) ENTRY 13737630 IN BOOK 11218 ON PAGE 1558 ON
FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE. THENCE
ALONG SAID CONCRETE BLOCK WALL AND SUBSEQUENT CHAIN LINK FENCE
NORTH 89°58'28" EAST 457.51 FEET TO A WEST LINE OF THE BOUNDARY LINE OF
ENTRY 11772995 NOTED ABOVE; THENCE SOUTH 00°09'59" EAST 20.43 FEET ALONG
SAID WEST LINE TO THE NORTH BOUNDARY LINE AS DESCRIBED IN ENTRY
12577307, BOOK 10578, PAGE 7356, ON FILE AND OF RECORD IN THE SALT LAKE
COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°57'28" EAST 197.61 FEET TO THE
POINT OF BEGINNING.

THE AREA OF SAID CONSOLIDATED PARCEL OF LAND BEING 72,263 SQUARE FEET
OR 1.66 ACRES, MORE OR LESS.



SURVEYOR'S CERTIFICATE

TO: BACKMAN TITLE SERVICES COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN
ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE
SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON
DECEMBER 05, 2024.

SATTAR N. TABRIZ, PLS.
UTAH LICENSE NO.: 1551100

LEIF E. ANDERSON, PLS.
UTAH LICENSE NO.: 4854555

GENERAL NOTES

- THIS MAP IS NOT PROOF OF OWNERSHIP.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT
MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED
DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS
CONTAINED WITHIN PARENTHESIS INDICATING A RECORD COURSE OR
DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF
RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND
STRUCTURES AND THE MAPS PROVIDED BY THE UTILITY PROVIDERS. THE
LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM THE LOCATIONS
SHOWN HEREON. BLUES STAKES OF UTAH SHOULD BE CONTACTED PRIOR TO
ANY EXCAVATION OF THE SITE.
- PROPERTY CORNERS NOT FOUND WILL BE MARKED WITH A 5/8" REBAR AND
YELLOW NYLON CAP STAMPED "WARD EG 155100", OR A NAIL AND WASHER
BERING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THIS MAP.

ALTA/NSPS LAND TITLE SURVEY
JKBS CAPITAL

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2
SOUTH, RANGE 1 WEST, AND THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN.
7444 SOUTH STATE STREET, MIDVALE, UTAH

REVISIONS

REVISION

BY

DATE

NO.

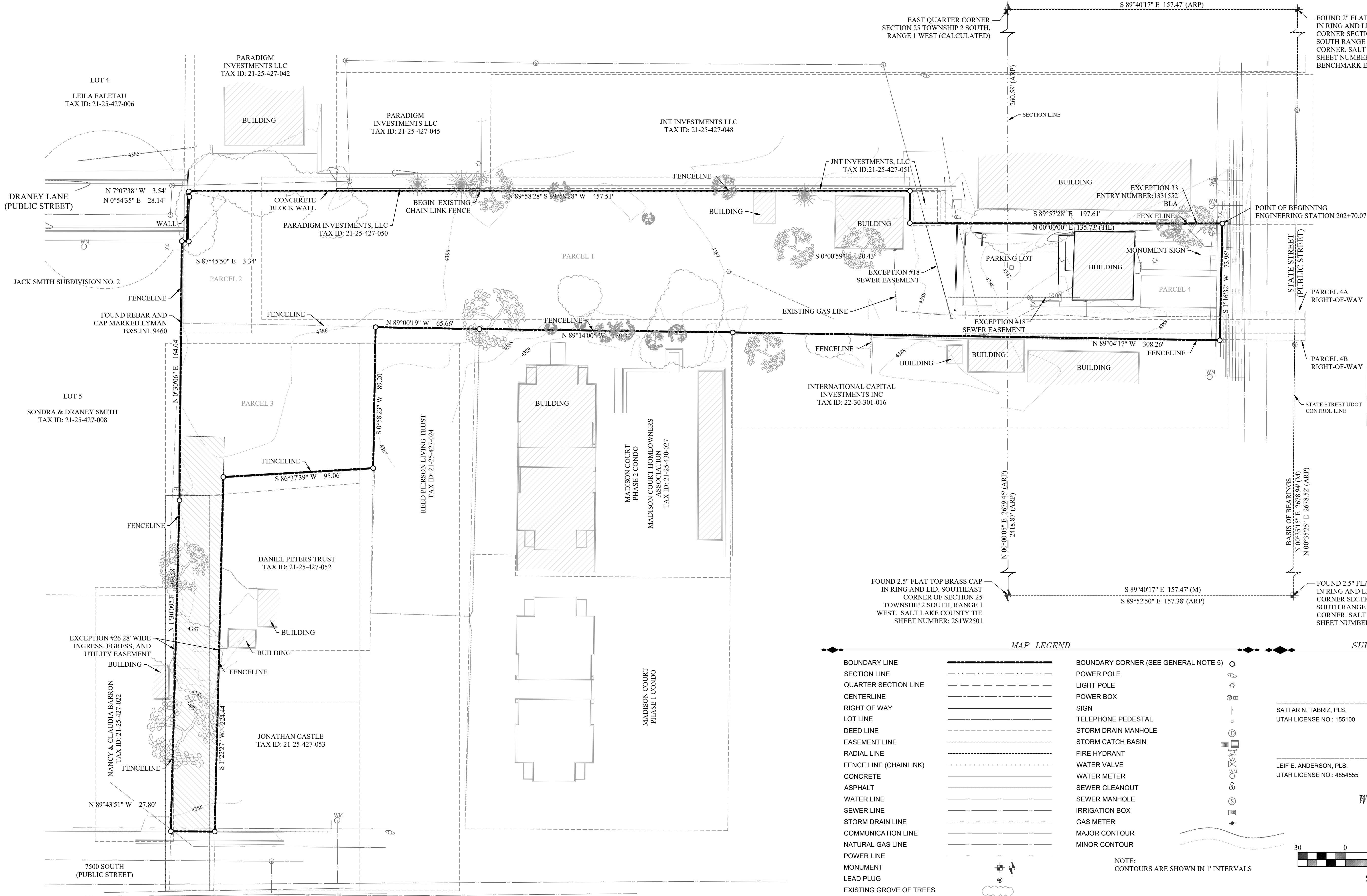
tel (801) 487-8040 231 West 800 South
fax (801) 487-8668 Salt Lake City, UT 84119
www.wardeg.com

Ward Engineering Group
Planning • Engineering • Surveying
Since 1961

ALTA/NSPS LAND TITLE SURVEY

JKBS CAPITAL

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST,
AND THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN.
7444 SOUTH STATE STREET, MIDVALE, UTAH



MAP LEGEND

BOUNDARY LINE	---
SECTION LINE	---
QUARTER SECTION LINE	---
CENTERLINE	---
RIGHT OF WAY	---
LOT LINE	---
DEED LINE	---
EASEMENT LINE	---
RADIAL LINE	---
FENCE LINE (CHAINLINK)	---
CONCRETE	---
ASPHALT	---
WATER LINE	---
SEWER LINE	---
STORM DRAIN LINE	---
COMMUNICATION LINE	---
NATURAL GAS LINE	---
POWER LINE	---
MONUMENT	---
LEAD PLUG	---
EXISTING GROVE OF TREES	---
EXISTING CONIFEROUS TREE	---
EXISTING DECIDUOUS TREE	---

BOUNDARY CORNER (SEE GENERAL NOTE 5)

POWER POLE	---
LIGHT POLE	---
POWER BOX	---
SIGN	---
TELEPHONE PEDESTAL	---
STORM DRAIN MANHOLE	---
STORM CATCH BASIN	---
FIRE HYDRANT	---
WATER VALVE	---
WATER METER	---
SEWER CLEANOUT	---
SEWER MANHOLE	---
IRRIGATION BOX	---
GAS METER	---
MAJOR CONTOUR	---
MINOR CONTOUR	---

NOTE: CONTOURS ARE SHOWN IN 1' INTERVALS

SURVEYOR'S STAMP

SATTAR N. TABRIZ, PLS.
UTAH LICENSE NO.: 155100

LEIF E. ANDERSON, PLS.
UTAH LICENSE NO.: 4854555

Scale 1" = 30'

DRAWN BY: FWK
FIELD CREW: CMF
CHECKED BY: LEA
DATE: 2/19/25

CLIENT: JKBS CAPITAL
DWG: SURVEY BASE.DWG
JOB No: 0814-XXXX-21
DRAWING IS REDUCED IF LESS THAN 22"x34".
DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE.

ALTANSPS LAND TITLE SURVEY
JKBS CAPITAL
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2
SOUTH, RANGE 1 WEST, AND THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN.
7444 SOUTH STATE STREET, MIDVALE, UTAH

REVISIONS		
No.	DATE	BY REVISION

tel (801) 487-8040 231 West 800 South
fax (801) 487-8668 Salt Lake City, UT 84119
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Since 1961

CIVIL PROJECT NOTES

CONTRACTOR SHALL PERFORM ALL WORK TO THE STANDARD PLANS, SPECIFICATIONS, AND REQUIREMENTS OF:

WATER: MIDVALE CITY
SEWER: MIDVALLEY SEWER IMPROVEMENT DISTRICT
STORM WATER: MIDVALE CITY
POWER: ROCKY MOUNTAIN POWER
GAS: DOMINION ENERGY
COUNTY: SALT LAKE COUNTY

GENERAL NOTES

- ALL MATERIALS AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL AND CURRENT APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, OSHA REQUIREMENTS, STANDARDS AND SPECIFICATIONS WHETHER OR NOT ANY SPECIFIC REFERENCE IS MADE TO SUCH IN THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE PROPERLY LICENSED IN THE STATE OF UTAH TO PERFORM ALL OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS. SUCH LICENSING SHALL REMAIN IN EFFECT CONTINUOUSLY THROUGHOUT THE ENTIRETY OF THIS PROJECT INCLUDING FROM TIME OF BID SUBMISSION THROUGH PROJECT COMPLETION AND WARRANTY PERIOD. THE CONTRACTOR SHALL CARRY APPROPRIATE INSURANCE, PERFORMANCE AND PAYMENT BONDS AS REQUIRED.
- ALL WORK SHALL CONFORM TO THESE PLANS AND TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. IN THE EVENT THAT ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING, AND THE ENGINEER, AT HIS SOLE DISCRETION, SHALL DETERMINE WHICH REQUIREMENTS GOVERN. THE CONTRACTOR SHALL KEEP ONE RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE SHALL BE AVAILABLE TO THE ENGINEER AND SHALL BE DELIVERED TO HIM FOR THE OWNER UPON COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE PLANS AND DOCUMENTS, PERFORM A SITE VISIT TO SATISFY HIMSELF AS TO THE SITE CONDITIONS, ATTEND ALL PRECONSTRUCTION AND CONSTRUCTION MEETINGS, AND THOROUGHLY SATISFY HIMSELF AS TO THE TRUE MEANING AND INTENTION OF THIS CONTRACT. THE CONTRACTOR SHALL BE COMPETENT AND EXPERIENCED TO PERFORM ALL WORK REQUIRED. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ENGINEER AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THERE FROM, AND IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR THE ENGINEER OR ANY OF THEIR AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF THE CONTRACTOR, AND SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SAID INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.
- THE CONTRACTOR WARRANTS AND GUARANTEES TO THE OWNER AND ENGINEER THAT ALL MATERIAL AND EQUIPMENT USED IN THE PERFORMANCE OF THIS WORK SHALL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK SHALL BE OF GOOD QUALITY AND FREE FROM FAULTS OR DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. IF REQUIRED BY THE ENGINEER, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT. ALL MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE APPLICABLE MANUFACTURER, FABRICATOR OR PROCESSOR, EXCEPT AS OTHERWISE PROVIDED IN THE PLANS AND DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, LICENSES AND FEES REQUIRED FOR THE PERFORMANCE AND COMPLETION OF THE WORK AND SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF SAID PERMITS AND LICENSES. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SIGNAGE, BARRICADING AND TRAFFIC CONTROL IN ACCORDANCE TO THE MOST RECENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, LABOR, TRANSPORTATION, CONSTRUCTION EQUIPMENT AND MACHINERY, TOOLS, APPLIANCES, FUEL, POWER, LIGHT, HEAT, TELEPHONE, WATER, SANITARY FACILITIES, AND ALL OTHER FACILITIES AND INCIDENTALS NECESSARY FOR THE EXECUTION, TESTING, INITIAL OPERATION AND COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR PROVIDING DUST, MUD, AND EROSION CONTROL, AND PROPER DRAINAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY HANDLE AND DISPOSE OF ALL CONSTRUCTION WATER. THE CONTRACTOR SHALL LIMIT TRAVEL ON THE PROJECT SITE TO ROADWAYS ONLY, EXCEPT WHERE CONSTRUCTION SPECIFICALLY REQUIRES TRAVEL ELSEWHERE. ANY DAMAGE CAUSED BY SUCH UNAUTHORIZED TRAVEL SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIAL, RUBBISH AND OTHER DEBRIS RESULTING FROM THE WORK. EQUIPMENT AND CONSTRUCTION MATERIALS, ETC., SHALL BE STORED ON SITE ONLY AT THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL WHEREON THEY ARE STORED. AT THE COMPLETION OF THE WORK, ALL WASTE MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE PREMISES AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, AND SURPLUS MATERIALS. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION THOSE PORTIONS OF THE SITE NOT DESIGNATED FOR ALTERATION BY THE PLANS AND DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING ALL REQUIRED TESTING AND INSPECTIONS A MINIMUM OF 48 HOURS IN ADVANCE. NEITHER OBSERVATIONS BY THE ENGINEER NOR INSPECTIONS, TESTS OR APPROVALS BY PERSONS OTHER THAN THE CONTRACTOR SHALL RELIEVE THE CONTRACTOR FROM HIS OBLIGATIONS TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANS AND DOCUMENTS
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE CONDITIONS THROUGHOUT THE PROJECT, INCLUDING SUBSURFACE CONDITIONS AND UTILITY LOCATION. WARD ENGINEERING GROUP ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. ANY EXISTING UTILITIES OR OTHER IMPROVEMENTS SHOWN ON THE PLANS HAVE BEEN DERIVED FROM FIELD INVESTIGATIONS AND/OR AVAILABLE RECORD INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES PRIOR TO CONSTRUCTING ANY NEW UTILITY. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN IN THESE PLANS. ALL IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE EXPEDITIOUSLY REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE WITHOUT ADDITIONAL COMPENSATION. NO EXCAVATION OF ANY NATURE SHALL BE PERFORMED WITHOUT FIRST CONTACTING "BLUE STAKES" AT LEAST 48 HOURS PRIOR TO SUCH EXCAVATION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ASSURE SOUND EXCAVATION AND GRADING PRACTICES. FOR ALL EXCAVATIONS EXCEEDING A DEPTH OF 4 FEET, THE CONTRACTOR SHALL PROVIDE APPROPRIATE SHORING, BRACING, SLOPING OR OTHER APPROPRIATE PROVISIONS AS SPECIFIED BY OSHA THAT ARE NECESSARY TO PROTECT THE SAFETY OF THOSE AT THE SITE. ALL OPEN TRENCHES MUST BE PROPERLY COVERED AT THE END OF WORK EACH DAY. HARD HATS SHALL BE WORN BY ALL PERSONS AT THE SITE. ALL SPECIFICATIONS, DRAWINGS AND COPIES THEREOF FURNISHED BY THE ENGINEER SHALL REMAIN HIS PROPERTY. THEY SHALL NOT BE USED ON ANOTHER PROJECT AND, WITH EXCEPTION OF THOSE SETS WHICH HAVE BEEN SIGNED IN CONNECTION WITH THE EXECUTION OF THE AGREEMENT, SHALL BE RETURNED TO THE ENGINEER UPON REQUEST AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL UTILIZE "BEST MANAGEMENT" PRACTICES FOR STORM WATER POLLUTION PREVENTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT AND COMPLIANCE TO AN APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

CONSTRUCTION NOTES

- ### GENERAL REQUIREMENTS
- CONTRACTOR SHALL STERILIZE THE SUBGRADE BENEATH PROPOSED NEW PAVING AND WALKWAYS. CONTRACTOR SHALL SUBMIT MEANS AND METHODS FOR APPROVAL PRIOR TO IMPLEMENTATION.
 - ALL UTILITY PIPING SHALL HAVE WARNING TAPE INSTALLED 12" MIN. ABOVE AND ALONG THE ENTIRE LENGTH, INCLUDING SERVICE LATERAL. TAPE SHALL BE LABELED ACCORDING TO UTILITY.
 - THE OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAY'S WORK.
 - THE LOCATION OF THE STUB ENDS OF ALL LATERALS SHALL BE MARKED IN THE FIELD USING A 2" X 4" POST EXTENDING FROM THE END OF THE LATERAL TO A MINIMUM OF THREE FEET ABOVE THE GROUND SURFACE. THE 2" X 4" POST SHALL BE PAINTED USING GREEN PAINT FOR SEWER, BLUE PAINT FOR WATER, RED FOR POWER, YELLOW FOR GAS, AND ORANGE FOR COMMUNICATIONS. RECORD DRAWINGS SHALL BE MAINTAINED AT THE PROJECT SITE SHOWING ACCURATE LOCATIONS OF ALL LATERAL CONNECTIONS MEASURED FROM THE NEAREST MANHOLE AND ALL LATERAL STUBS MEASURED FROM THE NEAREST PROPERTY LINE.
 - THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY, AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
 - CAUTION & CARE SHOULD BE TAKEN DURING ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES.
 - EXCAVATION REQUIRED WITHIN CLOSE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE ONLY BY HAND. CONTRACTOR SHALL REPAIR AND REPLACE ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO OWNER.

CLEARING AND GRUBBING

- REMOVE AND DISPOSE OF TREES, STUMPS, LOGS, LIMBS, STICKS, VEGETATION, DEBRIS, AND OTHER MATERIAL ON THE NATURAL GROUND SURFACE.
- DISPOSE OF ALL MATERIAL OFF THE PROPERTY TO A FACILITY LICENSED TO ACCEPT THE MATERIAL TYPE.
- CONTRACTOR SHALL REMOVE ALL TOP SOIL WITHIN THE AREA OF CONSTRUCTION. STOCKPILE OR REMOVE FROM SITE PER OWNER INSTRUCTIONS.
- CONFORM TO PROJECT GEOTECHNICAL REPORT.

WATER IMPROVEMENT REQUIREMENTS

- ALL WATER MAINS AND APPURTENANCES, SHALL BE DESIGNED, CONSTRUCTED, DISINFECTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH THIS PLAN, ALL APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF DRINKING WATER, AND THE LOCAL GOVERNING ENTITY.
- ALL MATERIALS WHICH MAY CONTACT THE DRINKING WATER, INCLUDING PIPES, GASKETS, LUBRICANTS, AND O-RINGS SHALL BE ANSI CERTIFIED AS MEETING NSF STANDARD 61, DRINKING WATER SYSTEM COMPONENTS - HEALTH EFFECTS. TO PERMIT FIELD VERIFICATION OF THIS CERTIFICATION, ALL SUCH COMPONENTS SHALL BE APPROPRIATELY STAMPED WITH THE NSF LOGO.
- ALL PIPES, JOINTS, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL CONFORM TO NSF STANDARD 61 OR STANDARD 14, AND APPLICABLE SECTIONS OF ANSI/AWWA STANDARDS C104-A21.4-03 THROUGH C550-05 AND C900-07 THROUGH C950-07.
- WATER MAINS SHALL BE PVC PIPE AND SHALL MEET ALL THE REQUIREMENTS FOR AWWA C900, PRESSURE CLASS 235, DR-18 PIPE, UNLESS CALLED OUT OTHERWISE. GRADE TESTING AND DEFLECTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C605. DISINFECTION SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651.
- ALL BURIED DI (DUCTILE IRON) PIPES, VALVES AND FITTINGS SHALL BE POLY-WRAPPED AND THE NUTS GREASED IN ACCORDANCE WITH AWWA C105.
- ALL WATER DI (DUCTILE IRON) PIPES, VALVES AND FITTINGS SHALL HAVE PORTLAND CEMENT MORTAR LINING, OR ENGINEER APPROVED EQUAL.
- WATER LATERALS SHALL BE COPPER-TYPE K UP TO THE METER VAULTS UNLESS OTHERWISE INDICATED ON THE PLANS OR LOCAL AGENCY REQUIRES SOMETHING ELSE. INSTALLATION AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA M55. DISINFECTION SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651.
- WATER MAINS AND LATERALS SHALL BE TESTED ACCORDING TO THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS; TO INCLUDE, PRESSURE TESTING AND DISINFECTION; AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ENTITY, OSHA, AND THE UTAH DIVISION OF DRINKING WATER.
- CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNMENT ENTITY 48 HOURS IN ADVANCE OF MAKING ANY CONNECTIONS TO WATER LINES.
- IF POOR SOILS WITH A BEARING CAPACITY OF LESS THAN 1,500 PSF ARE ENCOUNTERED WHERE A THRUST BLOCK IS REQUIRED, THEN THE THRUST BLOCK SHALL BE REDESIGNED BY THE ENGINEER. THE REDESIGNED THRUST BLOCK SHALL NOT BE PLACED UNTIL THE ENGINEER HAS APPROVED OF THE REDESIGN.
- ANY PROPOSED CONNECTION TO EXISTING PIPELINES, OR ANY NON-FLANGED FITTING OR VALVE IS REQUIRED TO BE RESTRAINED OR THRUST BLOCKED.
- ALL WATER LINES SHALL BE CONSTRUCTED TO A DEPTH SO AS TO MAINTAIN 48" MIN GROUND COVER. ALL SECONDARY WATER LINES SHALL BE CONSTRUCTED TO A DEPTH SO AS TO MAINTAIN 30" IN GROUND COVER.
- PIPE BEDDING INSTALLATION AND BACKFILL SHALL BE PER MANUFACTURER'S RECOMMENDATIONS. ALL BURIED WATER PIPELINES SHALL HAVE TRACER WIRE (12 GAUGE) DIRECTLY ABOVE PIPE WHICH SHALL BE TIED TO ALL VALVES REFER TO TRENCH DETAIL FOR COMPACTION DENSITY REQUIREMENTS.

SEWER IMPROVEMENT REQUIREMENTS

- ALL SEWER MAINS AND APPURTENANCES SHALL BE DESIGNED, CONSTRUCTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF WATER QUALITY, AND THE LOCAL GOVERNMENT ENTITY.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL COMPLY WITH REQUIREMENTS ESTABLISHED BY THE LOCAL GOVERNMENT ENTITY.
- ANY FLUSHING INTO THE EXISTING SANITARY SEWER SYSTEM IS STRICTLY PROHIBITED.
- GRAVITY SEWER MAINS AND LATERALS SHALL BE PVC, SDR 35 PIPE WITH INTEGRAL BELL AND SPIGOT, AND GASKETED JOINTS.
- SEWER FORCE MAINS SHALL BE PE (POLYETHYLENE) PIPE AND SHALL MEET THE REQUIREMENTS FOR AWWA C906/ PE3408, MINIMUM PRESSURE CLASS 150 (DR-11 MINIMUM). INSTALLATION SHALL BE PER ASTM D 2321 AND ASTM F 1608.
- GRAVITY SEWER MAINS AND LATERALS SHALL BE TESTED ACCORDING TO LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS. TO INCLUDE, ALIGNMENT AND GRADE TESTING, OBSTRUCTIONS AND DEFLECTION TESTING, INFILTRATION TESTING OR GRAVITY PIPELINES, PRESSURE TESTING FOR PRESSURE PIPELINES, AND VIDEO INSPECTION. DEFLECTION TESTING SHALL BE PERFORMED NO SOONER THAN 30 DAYS AFTER THE FINAL BACKFILL HAS BEEN PLACED. TESTING SHALL BE PERFORMED USING A MANDREL WITH A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE.
- THE LOCATION OF THE STUB ENDS OF ALL LATERALS SHALL BE MARKED IN THE FILED USING A 2"x4" POST EXTENDING FROM THE END OF THE LATERAL TO A MINIMUM OF THREE FEET ABOVE THE GROUND SURFACE. THE 2"x4" POST SHALL BE PAINTED USING GREEN PAINT. RECORD DRAWINGS SHALL BE MAINTAINED AT THE PROJECT SITE SHOWING ACCURATE LOCATIONS OF ALL LATERAL CONNECTIONS MEASURED FROM THE NEAREST MANHOLE AND ALL LATERAL STUBS MEASURED FROM THE NEAREST PROPERTY LINE. NO LATERALS SHALL BE DIRECTLY CONNECTED TO MANHOLES.
- FOLLOWING PLACEMENT OF ASPHALT, ALL SEWER LINES SHALL BE FLUSHED, AND CLEANED, AND ALL MANHOLES LIDS ADJUSTED TO 3/8 INCH BELOW FINISHED GRADE AND IN ACCORDANCE WITH THE REQUIREMENTS HEREIN.

STORM DRAINAGE IMPROVEMENTS

- ALL STORM DRAIN MAINS AND APPURTENANCES SHALL BE DESIGNED, CONSTRUCTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF WATER QUALITY, AND THE GOVERNING ENTITY.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL COMPLY WITH LOCAL GOVERNMENT ENTITY.
- ANY FLUSHING INTO THE EXISTING SANITARY SEWER SYSTEM IS STRICTLY PROHIBITED.
- GRAVITY STORM DRAIN LINES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE RE-INFORCED CONCRETE PIPE (RCP) WITH INTEGRAL BELL AND SPIGOT, AND GASKETS JOINTS. ALL TEMPORARY CULVERT ARE TO BE ADS-N12 HDPE PIPE.
- GRAVITY STORM DRAIN LINES SHALL BE TESTED ACCORDING TO THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS. TO INCLUDE, ALIGNMENT AND GRADE TESTING, OBSTRUCTIONS AND DEFLECTION TESTING, INFILTRATION TESTING OR GRAVITY PIPELINES, PRESSURE TESTING FOR PRESSURE PIPELINES, AND VIDEO INSPECTION. DEFLECTION TESTING SHALL BE PERFORMED NO SOONER THAN 30 DAYS AFTER THE FINAL BACKFILL HAS BEEN PLACED. TESTING SHALL BE PERFORMED USING A MANDREL WITH A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE.
- FOLLOWING PLACEMENT OF ASPHALT, ALL STORM LINES SHALL BE FLUSHED, AND CLEANED, AND ALL MANHOLES LIDS ADJUSTED TO 3/8 INCH BELOW FINISHED GRADE AND IN ACCORDANCE WITH THE REQUIREMENTS HEREIN.
- THE OWNER RESERVES THE RIGHT TO TELEVIEW, AT THEIR EXPENSE, ANY OR ALL PORTIONS OF THIS WORK PRIOR TO PLACING SUCH FACILITIES IN SERVICE, AND THE CONTRACTOR SHALL GIVE THE OWNER SUFFICIENT ADVANCE NOTICE OF THEIR INTENT TO PLACE THESE FACILITIES IN SERVICE AS WILL ALLOW THE OWNER TO SCHEDULE SUCH FILLING

GRADING NOTES

- THE CONTRACTOR SHALL BECOME FAMILIARIZED WITH THE RECOMMENDATIONS LISTED IN THE SOILS REPORT FOR THIS PROJECT. PREPARED BY GORDON GEOTECHNICAL ENGINEERING, INC. DATED MAY 21, 2021. LIQUEFACTION REVIEW PREPARED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES (IGES), DATED APRIL 25, 2022. SURFACE DRAINAGE TO BE ONE (1%) PERCENT MINIMUM TO APPROVED DRAINAGE FACILITIES, EXCEPT AS WAIVED BY THE BUILDING OFFICIAL, OR DIRECTED BY THE ENGINEER.
- ALL FILL EXCEPT THAT UNDERNEATH PAVED SURFACES, WITHIN ROAD RIGHT OF WAY OR UNDERNEATH BUILDING SLABS, SIDEWALKS & FOOTINGS, SHALL BE COMPACTED TO A MINIMUM OF EIGHTY-FIVE (85%) PERCENT MAXIMUM DENSITY AND ± 2% OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557 AND CERTIFIED BY TESTS AND REPORTS FROM SOILS ENGINEER.
- ALL FILL UNDERNEATH PATHWAYS AND CONCRETE SHALL BE CLASSIFICATION A1-A THROUGH A4 AS DEFINED BY ASHTO M 145 AND COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) PERCENT MAXIMUM DRY DENSITY AND ± 2% OPTIMUM MOISTURE CONTENT AS SPECIFIED BY ASTM D 1557. FOR ALL FILL UNDERNEATH BUILDING SLABS AND FOOTINGS, REFER TO STRUCTURAL PLANS AND GEOTECHNICAL REPORT.
- FILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING SIX (6) INCHES IN COMPACTED THICKNESS AND COMPACTED AT OPTIMUM MOISTURE CONTENT TO THE REQUIRED MAXIMUM DRY DENSITY.
- ALL FILL AREAS TO BE CLEARED OF ALL VEGETATION AND OTHER UNSUITABLE MATERIALS AND THE AREA SCARIFIED TO A DEPTH OF SIX (6) INCHES, OR TO A DEPTH TO REMOVE TOP SOIL. REFER TO GEOTECHNICAL REPORT.
- CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ORGANIC MATERIALS FROM STRUCTURALLY LOADED EMBANKMENTS AND BUILD FOOTPRINT LOCATION ACCORDING TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

CONCRETE NOTES

- ALL CONCRETE WORK SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 4,000 PSI WITHIN 28 DAYS AFTER POURING. THE WATER CEMENT RATIO SHALL BE NO GREATER THAN 0.45 AND SLUMP SHALL BE 3.5" OR LESS. MINIMUM CEMENT CONTENT SHALL BE 6.5 SACKS PER CUBIC YARD. PROVIDE 5.5%-7.5% AIR ENTRAINMENT FOR CONCRETE OF THIS CLASS USED IN SLABS AND WALLS, PER REQUIREMENT LISTED IN THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS.
- UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE KEYED WITH A KEY 1-1/2 IN. DEEP, A LENGTH 2 IN. LESS THAN THE MEMBER, AND A WIDTH 1/2 OF THE MEMBER. REINFORCING SHALL BE CONTINUOUS THROUGH THE JOINT.
- ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE PROJECT AND APWA SPECIFICATIONS (03 30 10)
- BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK.
- REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENT, CLIPS AND GROUNDS REQUIRED TO BE ENCASED IN CONCRETE SLAB AND SLAB FINISHES, COLOR, PATTERNS, AND DEPRESSIONS.
- REFER TO SLAB JOINT LAYOUT PLAN FOR CONTROL AND CONSTRUCTION JOINT LOCATIONS.
- CONCRETE TESTING SHALL BE PER PROJECT SPECIFICATIONS AND APWA 03 30 05. TESTING SHALL COMPRISE OF TEMPERATURE, AIR, SLUMP AND STRENGTH TESTING. THE FOLLOWING TABLE SUMMARIZES REQUIRED TESTING FREQUENCY:

Rate of Placement (cy/day)	Temperature	Air	Slump	Strength
0-8	1	1	1	1
0-50	1	1	1	1
Each additional 50 cy or fraction thereof	1	1	1	1

CONCRETE REINFORCEMENT NOTES

- ALL METAL REINFORCEMENT SHALL BE DEFORMED TYPE BARS (EXCEPT #2 BARS) AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS ASTM A615 GRADE 60.
- ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 36 BAR DIAMETER OR PER THE LATEST EDITION OF ACI 318. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS OTHERWISE SHOWN. ALL CONTINUOUS REINFORCEMENT SHALL TERMINATE WITH A 90° TURN OR A SEPARATE CORNER BAR.
- ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED AND HELD IN PLACE AND SHALL BE SPACED FROM ADJACENT SURFACES (UNLESS SHOWN OTHERWISE) AS FOLLOWS:
 - FORMED SURFACES IN CONTACT WITH THE GROUND OR EXPOSED TO WEATHER, AND SLABS ON GRADE - 2 IN.
 - UNFORMED SURFACES OF CAST CURBS, TUBES, AND PERMANENTLY EXPOSED TO EARTH (BOT TOM AND SIDES OF FOOTINGS) - 3 IN.
 - WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND SHALL HAVE A MINIMUM SIDE LAP OF 8 IN.
- ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF ACI DETAILING MANUAL 315-77 AND ACI STANDARD 318.

ASPHALT NOTES

- ALL ASPHALT SHALL BE PLACED AS DIRECTED BY THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATION.
- BASE COURSE SHALL BE COMPACTED TO NOTHING LESS THAN 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASHTO T-180.
- SURFACES SHALL BE TRUE TO THE ESTABLISHED GRADE WITH A THICKNESS BEING NO LESS THAN ONE-FOURTH INCH FROM THE REQUIRED LAYER THICKNESS AND WITH THE SURFACE ELEVATION VARYING NO MORE THAN THREE-EIGHTHS INCH IN TEN FEET FROM THE TRUE PROFILE AND CROSS-SECTION.
- THE SURFACE COURSE SHALL CONSIST OF A MINERAL AGGREGATE AND BINDER AS DIRECTED BY THE LOCAL GOVERNMENT ENTITY STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL ESTABLISH A MIX GRADATION AND THE AMOUNT OF BITUMINOUS MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND SHALL MEET THE REQUIREMENTS OF THE GRADATION SELECTED.
- THE BITUMINOUS MATERIAL FOR THE SURFACE COURSE REFER TO LOCAL GOVERNMENT ENTITY CONFORMING TO THE REQUIREMENTS OF AASHTO M-226.
- REGARDLESS OF BITUMINOUS CONTENT AND THERE SHALL NOT BE MORE THAN THREE PERCENT VOIDS IN THE AGGREGATE.
- THE CONTRACTOR SHALL NOT INSTALL BITUMINOUS SEAL COAT UNLESS THE AIR TEMPERATURE IS 70 DEGREES FAHRENHEIT OR HIGHER. SEAL COAT IS NOT TO BE PLACED WITHIN TEN CALENDAR DAYS OF THE PLACEMENT OF NEW SURFACE COURSE. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL GOVERNMENT ENTITY STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL ENSURE THAT ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL GOVERNMENT ENTITY STANDARD SPECIFICATIONS.
- NO BITUMINOUS SURFACE COURSE SHALL BE PLACED WHEN THE TEMPERATURE OF THE AIR OR ROAD BED IS 50 DEGREES FAHRENHEIT OR BELOW, DURING RAINY WEATHER, WHEN THE BASE IS WET OR DURING OTHER UNFAVORABLE WEATHER CONDITIONS AS APPROVED BY THE CITY ENGINEER. AIR TEMPERATURE IS TO BE MEASURED IN THE SHADE.
- SEAL COATS SHALL BE APPLIED ONLY BETWEEN JUNE 01 AND SEPTEMBER 15.

APPLICABLE CODES AS ADOPTED BY THE LOCAL GOVERNMENT ENTITY

IBC (INTERNATIONAL BUILDING CODE)
IRC (INTERNATIONAL RESIDENTIAL CODE)
IWUIC (INTERNATIONAL WILDLAND-URBAN INTERFACE CODE)
NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
AWWA (AMERICAN WATER WORKS ASSOCIATION)
ANSI (AMERICAN NATIONAL STANDARDS INSTITUTE)
MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)
APWA (AMERICAN PUBLIC WORKS ASSOCIATION)
ADA STANDARDS FOR ACCESSIBLE DESIGN
ADAAG (A GUIDE TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES)

PLOT DATE AND TIME: 3/20/2025 3:52 PM

TAB: NT-01 GENERAL NOTES

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REVISIONS: 1. REVISED PER COMMENTS AND NOTES FROM PRELIMINARY REVIEW

DRAWN BY: SK
DESIGNED BY: SK
CHECKED BY: AJS
DATE: 03/21/2025

REVISIONS

NO.	DESCRIPTION	DATE

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NT-01

CIVIL PROJECT NOTES

LINE TYPES

	BOUNDARY LINE
	PROPERTY LINE
	SECTION LINE
	RIGHT OF WAY
	CENTER LINE
	PROPOSED WATER MAIN (SIZED AS INDICATED)
	PROPOSED STORM DRAIN (SIZED AS INDICATED)
	PROPOSED SANITARY SEWER (SIZED AS INDICATED)
	PROPOSED IRRIGATION (SIZED AS INDICATED)
	PROPOSED COMMUNICATION/TELEPHONE LINE
	PROPOSED GAS LINE
	PROPOSED BURIED ELECTRICAL
	PROPOSED WIRE/BARBED FENCE
	EASEMENT
	OVERHEAD POWER LINE
	OPEN DITCH, CANAL FLOW LINE
	PROPERTY SET BACKS
	EXISTING RAILROAD TRACKS
	EXISTING EDGE OF PAVEMENT
	EXISTING WATER MAIN (SIZED AS INDICATED)
	EXISTING STORM DRAIN (SIZED AS INDICATED)
	EXISTING SANITARY SEWER (SIZED AS INDICATED)
	EXISTING IRRIGATION (SIZED AS INDICATED)
	EXISTING FENCE CHAIN LINK

NOTE: ALL SYMBOLS, LINETYPES AND/OR ABBREVIATIONS MAY NOT BE SHOWN.

EXISTING SYMBOLS

	SECTION MONUMENT NOT FOUND
	EXISTING TREE/VEGETATION
	EXISTING MONUMENT FOUND - NOTED
	EXISTING MONUMENT FOUND - NOTED
	EXISTING MONUMENT FOUND - NOTED
	EXISTING BOLLARD
	EXISTING POWER POLE
	EXISTING GAS METER
	EXISTING SIGN
	EXISTING TELE J-BOX
	EXISTING STREET LIGHT
	EXISTING ELECTRIC TRANSFORMER
	EXISTING FIRE HYDRANT ASSEMBLY
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING WATER VALVE-BUTTERFLY
	EXISTING MANHOLES BY TYPE
	EXISTING CATCH BASIN
	EXISTING COMBINATION BOX

PROPOSED SYMBOLS

	SECTION MONUMENT FOUND
	SEWER FLOW ARROW
	SEWER MANHOLE NUMBER
	SEWER SERVICE LATERAL
	PROPERTY CORNERS
	UTILITY POLE
	CATCH BASIN
	COMBINATION BOX
	STORM DRAIN MANHOLE NUMBER
	ROAD DRAINAGE ARROW
	FIRE HYDRANT ASSEMBLY
	WATER VALVE
	WATER-METER
	IRRIGATION SERVICE LATERAL
	WATER VALVE BUTTERFLY
	AIR VAC
	WATER SERVICE LATERAL
	PROPOSED MANHOLE

ABBREVIATIONS

ABUT.	= ABUTMENT	MH	= MANHOLE
AGG.	= AGGREGATE	MIN.	= MINIMUM
APPROX.	= APPROXIMATE	N/NO.	= NORTH
A.S.	= AS SHOWN	NO./#	= NUMBER
AUX.	= AUXILIARY	N.T.S.	= NOT TO SCALE
AVG.	= AVERAGE	O.C.	= ON CENTER
BCR	= BEGIN OF CURB RETURN	O.D.	= OUTER DIAMETER
BOW	= BACK OF WALK	OHP	= OVER HEAD POWER
BRG.	= BEARING	PC	= POINT OF CURVATURE
¢/C.L.	= CONTROL LINE/CENTER LINE	PED	= PEDESTRIAN
CATV	= CABLE TELEVISION	PI/P.I.	= POINT OF INTERSECTION
CI	= CAST IRON	PIP	= PLASTIC IRRIGATION PIPE
CLR.	= CLEAR/CLEARANCE	PL	= PROPERTY LINE
CMP	= CORRUGATED METAL PIPE	POC	= POINT ON CURVE
COL	= COLUMN	PP	= POWER POLE
CONC.	= CONCRETE	PT	= POINT
CONN	= CONNECTION	PT	= POINT OF TANGENCY
CONST.	= CONSTRUCTION	PVC	= POLYVINYL CHLORIDE PLASTIC
CONT.	= CONTINUOUS	PVC	= POINT OF VERTICAL CURVATURE
COR.	= CORNER	PVT	= POINT OF VERTICAL TANGENCY
CP	= CONTROL POINT	PVI	= POINT OF VERTICAL INTERSECTION
C.F.	= CUBIC FEET	PVMNT	= PAVEMENT
DI	= DUCTILE IRON	PVRC	= POINT OF VERTICAL REVERSE CURVE
DIA./Ø	= DIAMETER	R/RAD.	= RADIUS
DIP	= DUCTILE IRON PIPE	R/C	= REBAR AND CAP
DIM.	= DIMENSION	Rd.	= ROAD
DR	= DIMENSION RATIO	RCP	= REINFORCED CONCRETE PIPE
DWG.	= DRAWING	R/W	= RIGHT OF WAY
E	= EAST	REINF.	= REINFORCING
EA	= EACH	REQ'D	= REQUIRED
ECR	= END OF CURB RETURN	RET.	= RETAINING
EG	= EXISTING GRADE	R.P.	= REFERENCE POST
EL./ELEV.	= ELEVATION	RT	= RIGHT
ELEC	= ELECTRIC	S	= SLOPE
EO	= EDGE OF OIL	S/SO.	= SOUTH
EST.	= ESTIMATED	SCH	= SCHEDULE
EXIST	= EXISTING	SD	= STORM DRAIN
F.F.	= FINISHED FLOOR	SDMH	= STORM DRAIN MANHOLE
F.G.	= FINISHED GRADE	SDR	= STANDARD DIMENSION RATIO
FL/FL	= FLOW LINE	SDWLK	= SIDEWALK
FT.	= FEET	SECT./SEC	= SECTION
FLG.	= FLANGE	SHLD	= SHOULDER
GA.	= GAUGE	SHT	= SHEET
G	= GALLON	SPA.	= SPACING/SPACES
GALV.	= GALVANIZED	SQ.	= SQUARE
GMH	= GAS MANHOLE	STA.	= STATION
GV	= GAS VALVE	STD.	= STANDARD
HA	= HECTARE	STD.	= STANDARD DRAWING
HDPE	= HIGH DENSITY POLYETHYLENE	STR.	= STRUCTURE
HGL	= HYDRAULIC GRADE LINE	SS	= SANITARY SEWER
HMA	= HOT MIX ASPHALT	SSMH	= SANITARY SEWER MANHOLE
HORIZ.	= HORIZONTAL	T	= TANGENT DISTANCE
HP	= HIGH PRESSURE/HIGH POINT	T.B.	= THRUST BLOCK
HWY	= HIGHWAY	TBC	= TOP BACK OF CURB
I.D.	= INSIDE DIAMETER	TBW	= TOP BACK OF WALK
INCL.	= INCLUDES	TEL	= TELEPHONE
INT	= INTERSECTION	TEMP	= TEMPORARY
INV	= INVERT	TMH	= TELEPHONE MANHOLE
IRRIG	= IRRIGATION	TOW	= TOP OF WALL
L	= LENGTH	TYP.	= TYPICAL
LIN. FT.	= LINEAR FEET	UG	= UNDERGROUND
LOC	= LIP OF CURB	UTIL.	= UTILITY
LOC.	= LOCATION	VC	= VERTICAL CURVE
LP	= LIGHT POLE/LOW POINT	VERT.	= VERTICAL
LT	= LEFT	W	= WEST
M.J.	= MECHANICAL JOINT FITTING	W/	= WITH
MISC.	= MISCELLANEOUS	WC	= WITNESS CORNER
MPa	= MEGAPASCAL	WMH	= WATER MANHOLE
MAX.	= MAXIMUM	WV	= WATER VALVE
MG	= MEGAGRAM	YD ² /YD2	= SQUARE YARD
		YD ³ /YD3	= CUBIC YARD
		YD.	= YARD
		YR	= YEAR

NOTE: ALL SYMBOLS, LINETYPES AND/OR ABBREVIATIONS MAY NOT BE SHOWN.

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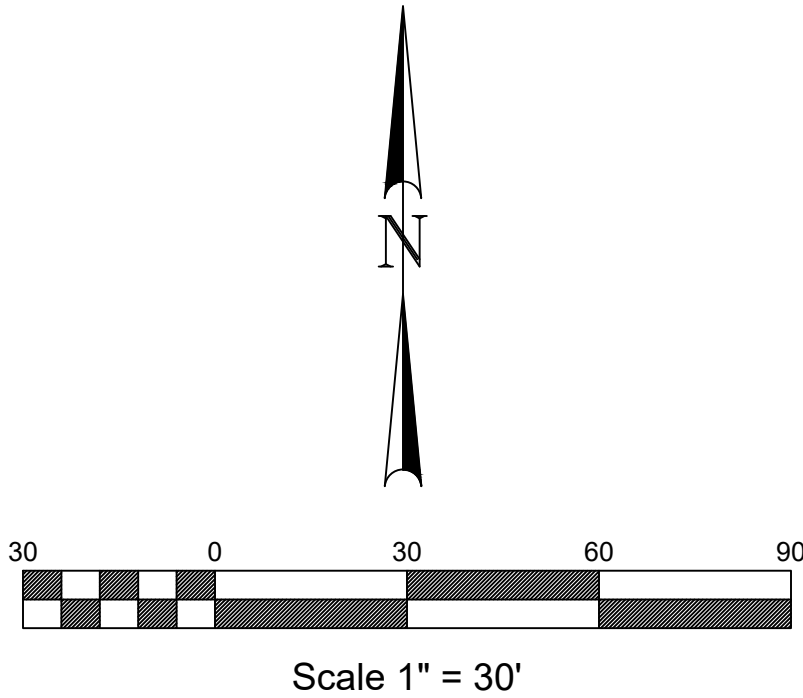
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DEMO PLAN

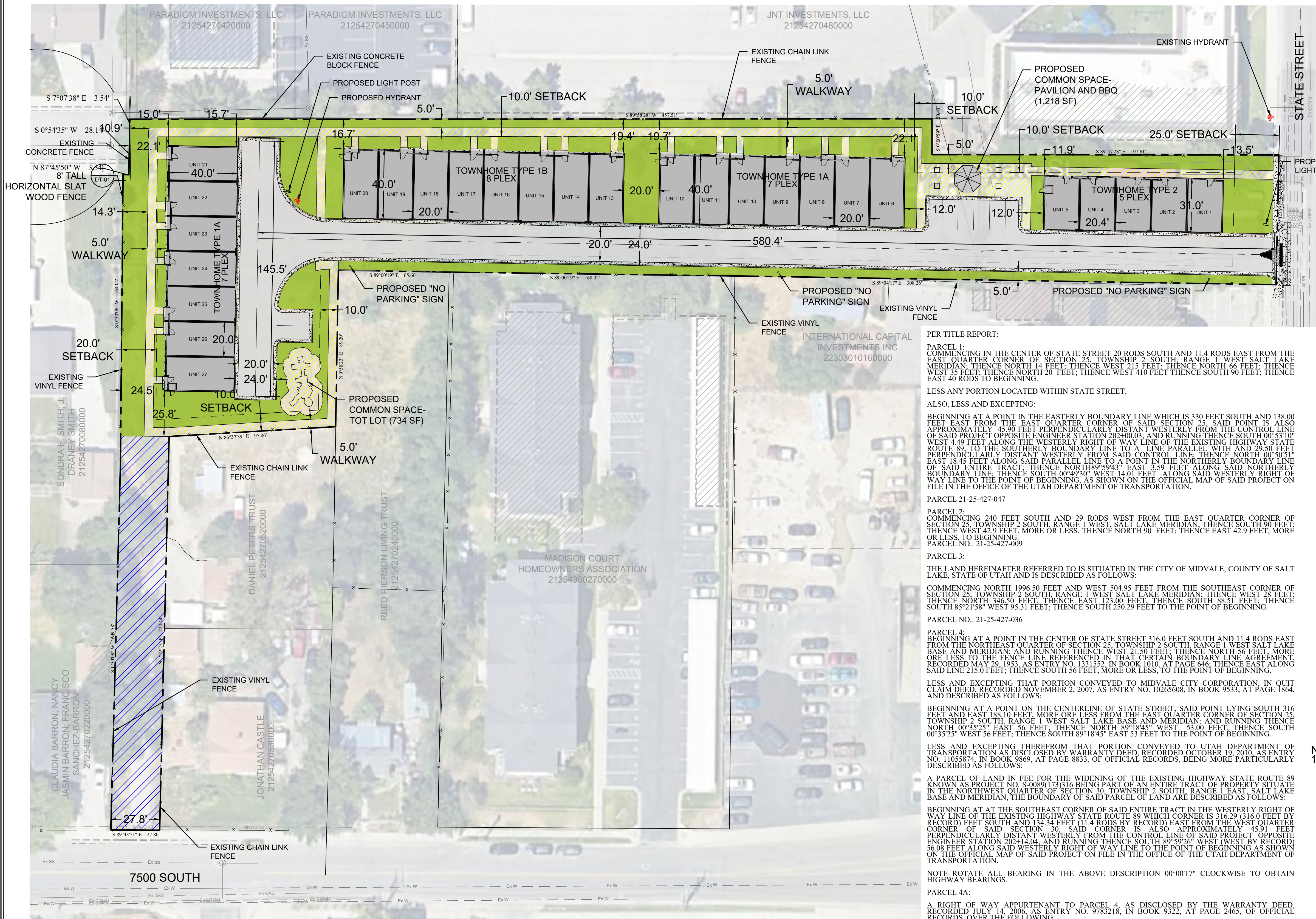
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LEGEND:

- PROPOSED BOUNDARY LINE
- PROPOSED SETBACK LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT OF WAY

- PROPOSED OPEN SPACE
- PROPOSED ASPHALT
- PROPOSED BUILDING
- ACTIVE OPEN SPACE
- ACCESS EASEMENT (6,186 SF)

LAND USE CALCULATIONS

	ASPHALT	CONCRETE	BUILDING	OPEN SPACE	ACTIVE OPEN SPACE	PROPERTY AREA
	15,940 SF	3,207 SF	20,778 SF	18,218 SF	7,815 SF	66,078 SF
	0.37 AC	0.07 AC	0.48 AC	0.42 AC	0.18 AC	1.52 AC
	24%	5%	31%	28%	12%	100%

DENSITY TABLE

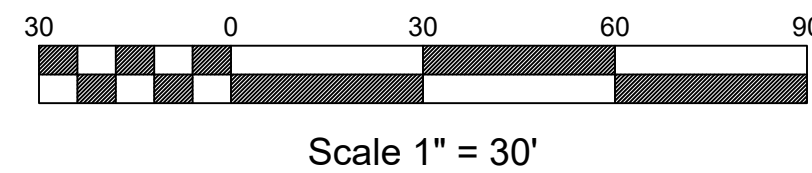
TOWNHOMES	27 UNITS
ACRES	1.53 ACRES
DENSITY	17.65 UNITS PER ACRE

PARKING TABLE

MINIMUM PARKING REQ'D	GARAGE PARKING	PARKING STALLS PROVIDED	TOTAL PARKING PROVIDED
61	54	8	62

NOTES:

- TRASH CANS WILL BE USED FOR WASTE REMOVAL



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MIDVALE, UT 84047

SITE PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning • Engineering • Surveying
PH: 801.487.8040

CLIENT: SIGNATURE HOMES
DWG: SITE PLAN DWG
JOB NO.: SH02-24
DATE: 02/21/2025

DRAWN BY: SK
DESIGNED BY: SK
CHECKED BY: AJS
DATE: 02/21/2025

REVISIONS

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SP-01



- LEGEND :
- PROPOSED BOUNDARY LINE
 - PROPOSED SETBACK LINE
 - PROPOSED ROAD CENTER LINE
 - PROPOSED RIGHT OF WAY

Residential Townhome Sewer Demands				
Building Type	Type	Number of Units	Peak Flow (GPD)	Peak Flow (gpm)
R1	Residential Townhouse	28	36400	25.28
	Total	28	36400	25.28

Total Sewer Demand (gpm)	
Total Peak Flow:	25.28

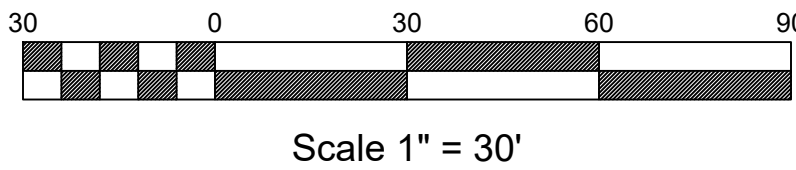
Residential Townhome Unit Water Demands				
Building Type	Type	Number of Units	Peak Flow (GPD)	Peak Flow (gpm)
R1	Residential Townhouse	28	52449.6	36.42
	Total	28	52449.6	36.42

Development Irrigation Demand		
Irrigated Land (ac)	Demand (gpd)	Demand (gpm)
0.44	1738.7	1.2

Total Water Demand (gpm)	
Total Peak Flow:	37.63

Fire Flow Demand			
Use	Building Type	Max Building Area (sqft)	Fire Flow* Demand (gpm)
Residential	VA	20575.0	1750

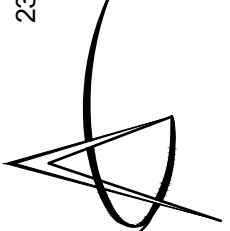
Fire Flow Storage				
Use	Building Type	Fire Flow Demand (gpm)	Fire Flow Duration (hr)	Required Storage (gal)
Residential	VA	1750	3	315000



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UTILITY PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning • Engineering • Surveying
PH: 801.487.8040



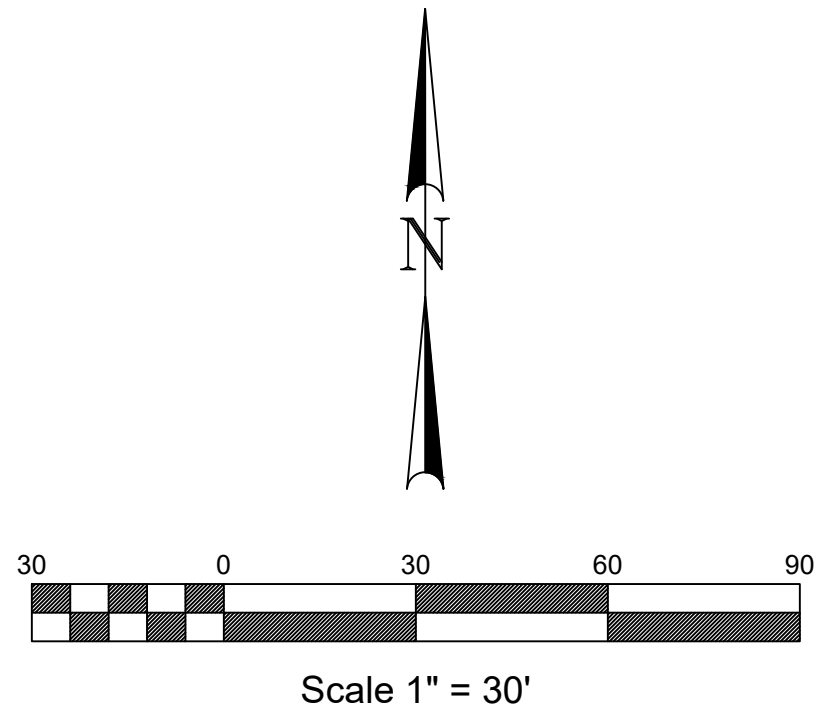
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DWG: UTILITY PLAN DWG
JOB NO.: SH02-24
DESIGNED BY: JLS
CHECKED BY: JLS
DATE: 02/12/2025

DRAWN BY: SK
DESIGN BY: SK
CHECKED BY: JLS
DATE: 02/12/2025

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231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning • Engineering • Surveying
PH: 801.487.8040

CLIENT: SIGNATURE HOMES
DWG: GRADING PLANDWG
JOB No: SH02-24
DESIGNED BY: JLS
CHECKED BY: JLS
DATE: 02/12/2025

DRAWN BY: SK
DESIGNED BY: SK
CHECKED BY: JLS
DATE: 02/12/2025

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THE AARON BY SIGNATURE
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MIDVALE, UT 84047
GRADING PLAN



Hydrology Report

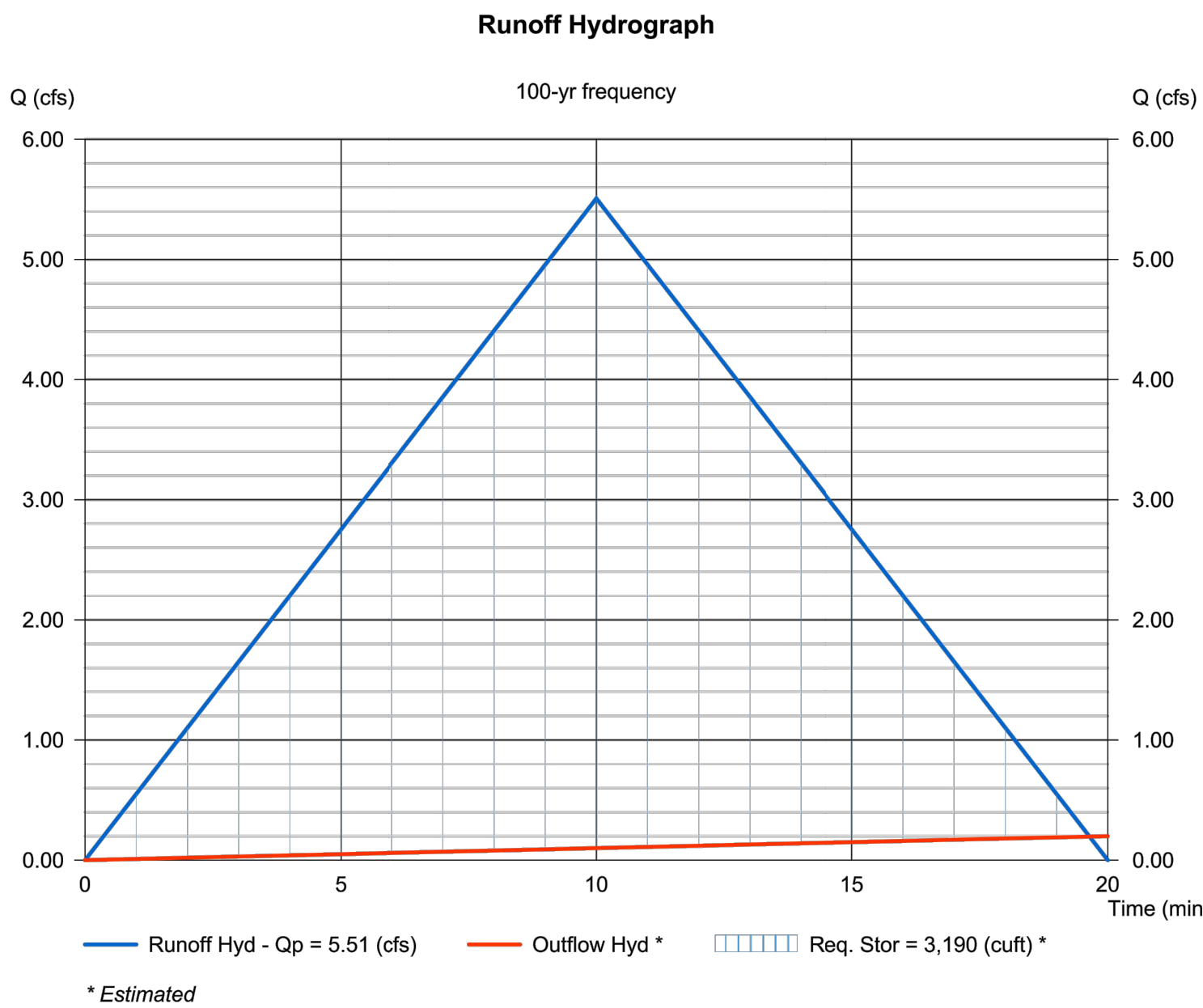
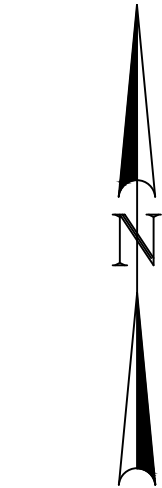
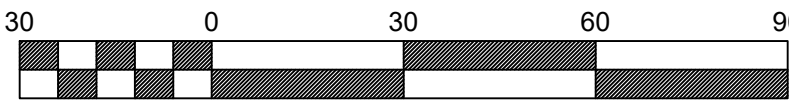
Hydroware Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Thursday, Nov 21 2024

The Aaron 100 yr full retention

Hydrograph type	=	Mod Rational	Peak discharge (cfs)	=	5.507
Storm frequency (yrs)	=	100	Time interval (min)	=	1
Drainage area (ac)	=	1.510	Runoff coeff. (C)	=	0.91
Rainfall Inten (in/hr)	=	4.008	To by TR55 (min)	=	10
IDF Curve	=	SK Hart The Aaron intensity.IDF	Storm dur factor	=	1.00

Hydrograph Volume = 3.304 (cuft); 0.076 (acft)

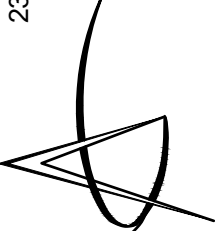


Scale 1" = 30'

THE AARON BY SIGNATURE
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MIDVALE, UT 84047

DRAINAGE PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning • Engineering • Surveying
PH: 801.487.8040



CLIENT: SIGNATURE HOMES
DWG: GRADING PLANDWG
JOB No: SH02-24
DESIGNED BY: SK
CHECKED BY: AJS
DATE: 02/12/2025

DRAWN BY: SK
DESIGNED BY: SK
CHECKED BY: AJS
DATE: 02/12/2025

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DRAWN BY: **SK**
DESIGN BY: **SK**
CHECKED BY: **AJS**
DATE: **02/21/2025**

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SHEET

DT-01

FILENAME: C:\Projects\Samman\Midvale townhomes\Design\Plans\LA Spec&Details.dwg
TAB: specs
PLOT DATE AND TIME: 3/26/2025 9:53 AM

CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW
800-662-4111

GENERAL CONSTRUCTION NOTES:

- PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES, IF ANY. NO CLAIM SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR LANDSCAPE DESIGNER FOR EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
- THE LANDSCAPE DESIGNER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES OF PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE LANDSCAPE DESIGNER. THE CONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
- THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE LANDSCAPE DESIGNER REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES. REMEDIAL WORK REQUIRED TO CORRECT ANY ITEMS OR IMPROPER CONSTRUCTION WORK SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE DESIGNER AND THE CONTRACTOR OR SUBCONTRACTOR.
- IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO VERIFY QUANTITIES INCLUDING EXCAVATION, BORROW, EMBANKMENT, SHRINK, OR SWELL, GROUND COMPACTION, HAUL AND OTHER ITEMS AFFECTING HIS BID TO COMPLETE THE GRADING TO THE ELEVATIONS SHOWN ON THE PLANS AND TO BASE HIS BID SOLELY UPON HIS OWN VERIFIED QUANTITIES. IT SHALL BE THE BIDDER'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE DESIGNER OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION.

PLANTING NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, GROUNDCOVERS, MULCH AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION. SOME ADJUSTMENT IN THE FIELD MAY BE REQUIRED PER OWNER DISCRETION.
- THE CONTRACTOR SHALL STAKE THE LOCATION OF PLANT MATERIAL AND SHALL HAVE LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- GROUNDCOVERS SHALL BE PLANTED A MINIMUM OF 3' FROM EDGE OF WALKS, WALLS, BUILDINGS, AND CURBS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.
- BARK MULCH - AREAS NOT OTHERWISE COVERED BY TURF, PAVING, GROUNDCOVER OR BUILDINGS SHALL RECEIVE A MINIMUM OF 3" THICKNESS OF BARK MULCH AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APPROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. A MULCH SAMPLE SHALL BE SUBMITTED TO LANDSCAPE DESIGNER OR OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- STONE MULCH - AREAS NOTED ON PLANS FOR STONE MULCH SHALL RECEIVE A MINIMUM OF 4" THICKNESS OF MULCH. A STONE MULCH SAMPLE SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- AREAS TO RECEIVE STONE MULCH TO BE SPRAYED WITH A CONTACT HERBICIDE AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APPROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. CONTRACTOR SHALL ALSO APPLY A PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
- ALL PLANT MATERIALS SHALL MEET ANLA & ANSI STANDARD SPECIFICATIONS. PLANT MATERIALS SHALL BE ORDERED BY BOTANICAL NAME. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING AND IN ADVANCE, BY THE OWNER'S REPRESENTATIVE.
- OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE. PLANT MATERIAL SHALL BE WARRANTIED BY THE CONTRACTOR FOR 1 YEAR AFTER INSTALLATION HAS BEEN ACCEPTED AS COMPLETE.
- PRIOR TO COMMENCENT OF WORK, THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITY INSTALLATIONS THAT MAY BE AFFECTED BY HIS WORK AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH INSTALLATIONS CAUSED AS A RESULT OF LANDSCAPE INSTALLATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN SODDED AREAS AND ALL PLANT MATERIALS FOR A PERIOD OF 90 DAYS AND 120 DAYS FOR SEEDED AREAS. UPON COMPLETION OF THE MAINTENANCE PERIOD, THE OWNER WILL ASSUME MAINTENANCE RESPONSIBILITIES.
- ACCEPTABLE TOPSOIL, WHETHER IMPORTED OR FROM SITE, SHALL BE FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING REQUIREMENTS:
CHEMICAL CHARACTERISTICS
1) pH: 5.5-8.0
2) EC (ELECTRICAL CONDUCTIVITY): < 3.0 MMHOS/CM
3) SAR (SODIUM ADSORPTION RATIO): < 6.0

PHYSICAL CHARACTERISTICS
1) SAND: 15 TO 60%
2) SILT: 10 TO 60%
3)CLAY: 5 TO 30%
4)ORGANIC MATTER: > 1%
5) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN 1 1/2 INCH 38 MM IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
6) SOIL SHALL NOT CONTAIN MORE THAN 2% BY VOLUME OF ROCKS MEASURING OVER 3/32 INCH 2 MM IN LARGEST SIZE.

TOPSOIL SHOULD BE NATURAL, FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FREE OF SUBSOIL, ROOTS, GRASS, AN EXCESSIVE AMOUNT OF WEEDS, STONE AND FOREIGN MATTER. OBTAIN ADDITIONAL TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE. IF EXISTING TOPSOIL IS TO BE USED OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN FOUR (4) INCHES. TOPSOIL SHALL CONFORM TO QUALITY CONTROL STANDARDS STATED ABOVE.

IRRIGATION NOTES:

- THE IRRIGATION SYSTEM SHOWN IS SCHEMATIC AND APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT EXCESSIVE SPRAYING ONTO SIDEWALKS, FENCES, ETC. LOCATE LINES IN NON-PAVED AREAS WHERE POSSIBLE. NO TEES, ELS, OR OTHER CONNECTIONS SHALL BE PLACED UNDER A PAVED AREA IF POSSIBLE. SPECIFIC EMITTERS AND LOCATIONS ARE NOT SHOWN ON THE PLAN AND ARE SUBJECT TO FIELD ADJUSTMENT. THE ENDS OF ALL LATERALS SHALL HAVE AN AUTOMATIC DRAIN.
- IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE ON-SITE PRIOR TO BEGINNING WORK. IF DISCREPANCY EXISTS BETWEEN WATER PRESSURE TESTED ON-SITE AND THAT NOTED ON PLAN, CONTRACTOR SHALL IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT. SYSTEM IS DESIGNED BASED UPON 40PSI STATIC PRESSURE AT ALL P.O.C. (POINT OF CONNECTION) LOCATIONS. THE DESIGN OPERATING PRESSURE FOR EACH VALVE IS 35 PSI.
- CONTRACTOR SHALL FURNISH AND INSTALL MATERIAL AND EQUIPMENT PERTAINING TO THE IRRIGATION SYSTEM HEREIN SPECIFIED OR SHOWN ON THE DRAWINGS. THIS SHALL INCLUDE ALL ITEMS OF A MINOR NATURE NECESSARY TO COMPLETE INSTALLATION.
- THE CONTRACTOR SHALL MAKE NECESSARY IN-FIELD ADJUSTMENTS TO AVOID OBSTRUCTIONS OR COMPENSATE FOR DIFFERENCES BETWEEN THE SITE AND PLAN. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR REVISION OF MAJOR DEPARTURES FROM THE PLAN WITHOUT WRITTEN APPROVAL FROM THE OWNER. CONTRACTOR TO PROVIDE THE APPROPRIATE DEGREE OF ARC IN EACH HEAD THAT PROVIDES HEAD-TO-HEAD COVERAGE WITHOUT EXCESSIVE OVERSPRAY ONTO WALKS, BUILDINGS, ROADS, ETC.
- IRRIGATION CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO RELOCATING OR ALTERING SPRINKLER HEADS, VALVES, PIPING, ETC. DUE TO A CHANGE IN OR UNKNOWN SITE CONDITIONS.
- IRRIGATION CONTRACTOR TO CAP ALL FLUSH CAP ENDS HAND TIGHT BEFORE BACKFILL.
- ALL VALVE AND FLUSH BOX COVERS SHALL MATCH GROUND COVER. GREEN COVERS TO BE IN TURF AND TAN COVERS IN PLANTING BEDS.
- EACH REMOTE CONTROL VALVE SHALL BE CONNECTED TO AN AUTOMATIC CONTROLLER WITH #14 PILOT WIRE AND #14 COMMON WIRE - TYPE U.F., COPPER, U.L. APPROVED, SOLID STRAND.
- ALL AUTOMATIC CONTROLLERS, RISERS, BACKFLOW PREVENTERS AND HOSE BIBS SHALL BE SET PLUMB. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISH GRADE.
- IRRIGATION CONTRACTOR SHALL COORDINATE WORK W/ PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.
- ALL MATERIALS SHALL BE INSTALLED AS DETAILED IN THE PLANS. IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED. THEN THE CONTRACTOR SHALL INSTALL PER MANUFACTURERS SPECIFICATIONS. IF A CONTRADICTION OCCURS, NOTIFY THE OWNER IMMEDIATELY.
- ADJUST HEADS AND BUBBLERS (IF APPLICABLE) FOR PROPER HEAD TO HEAD COVERAGE.
- USE SCH 40 PVC PIPE FROM WATER OR SHUT OFF VALVE TO BACKFLOW PREVENTER.
- IRRIGATION CONTRACTOR TO USE TEFLON TAPE ON ALL THREADED JOINTS.
- EACH DRIPLINE ZONE IS REQUIRED TO HAVE AN AIR RELIEF VALVE AND FLUSH VALVE. THE FLUSH VALVE IS TO BE INSTALLED AT THE LOWEST POINT OF THE ZONE.
- BRAND EACH VALVE BOX W/ 2" LETTERING SHOWING ZONE NUMBER (EX. Z1) THIS STAMP IS TO MATCH THE ZONE AND CONTROLLER ASSOCIATED WITH THE VALVE'S OPERATION.
- EXTEND ALL SLEEVES 1'-0" INTO EACH PLANTING AREA.
- NO PIPES SHALL BE INSTALLED PARALLEL AND DIRECTLY OVER ANOTHER LINE. MINIMUM HORIZONTAL CLEARANCE FOR SLEEVES FOR THIS PROJECT SHALL BE 3 INCHES. CLEARANCE FROM LINE OF OTHER TRADES SHALL BE 6 INCHES.
- CONTROL WIRING SHALL HAVE A 1" MINIMUM CONDUIT WITHIN THE SLEEVE.
- SLEEVE LOCATIONS SHALL BE SHOWN ON THE RECORD DRAWINGS.
- ALL SLEEVES SHALL BE CAPPED AND KEPT CLEAR OF DIRT AND DEBRIS.

- INSTALL A 36" LENGTH OF #4 REBAR ADJACENT TO EACH END OF THE SLEEVE. TOP OF ROD SHALL BE THREE INCHES BELOW FINISH GRADE. A SECTION OF SURVEYOR'S VINYL TAPE SHALL BE TIED TO THE END OF THE ROD AND BROUGHT TO THE SURFACE. THE TAPE SHALL BE VISIBLE UNTIL ALL WORK IS COMPLETED.
- ALL SLEEVES TO BE SCHEDULE 40 PVC. USE FULL LENGTHS WHERE POSSIBLE. SOLVENT WELD ALL FITTINGS WITH APPROPRIATE PRIMER AND SOLVENT. ANY REQUIRED ADDITIONAL FITTINGS TO BE SCHEDULE 40.
- VALVES W/ LESS THAN 3 GPM SHALL RECEIVE A RAINBIRD RBY SERIES Y-STRAINER OR EQUAL UPSTREAM.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IRRIGATION SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
- PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" SHALL BE PERFORMED AS FOLLOWS:
 - ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
 - ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH THE Y-STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
 - IRRIGATION VALVES STATION NUMBER, CONTROLLER DESIGNATION, AND LOCATION ARE TO BE DOCUMENTED ON A SHEET OF PAPER. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER, AN ADDITIONAL COPY SHALL BE PROVIDED TO OWNER.
- CONTRACTOR SHALL PERFORM THE FOLLOWING:
 - VISIT SITE AND VERIFY EXISTING GRADES, CONSTRUCTION AND CONDITIONS.
 - VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE ANY NOTIFICATIONS REQUIRED.
 - NOTIFY OWNER OF DISCREPANCIES BETWEEN PLAN AND FIELD.
 - RESTORE DAMAGED AREAS CAUSED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.
 - BE SATISFIED THAT THE PLAN CAN BE CONSTRUCTED, FUNCTIONAL AND COMPLETE.
- CONTRACTOR SHALL DETERMINE BIDDING QUANTITIES. ALL QUANTITIES SHOWN IN THESE PLANS ARE TO GIVE THE CONTRACTOR A COMPARISON COUNT ONLY.
- ALL MATERIALS AND WORKMANSHIP SHALL BE TRUE TO TYPE, FORM, FINISH AND OF THE HIGHEST STANDARDS OF THE TRADE. DAMAGED OR INFERIOR MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE ALL IRRIGATION WORK WITH OTHER CONTRACTORS AND OR SUBCONTRACTORS.
- ALL EQUIPMENT SHALL BE MAINTAINED WHILE UNDER CONSTRUCTION. MAINTENANCE INCLUDES: WATER SCHEDULING, REPLACEMENT OF DEFECTIVE OR DAMAGED EQUIPMENT, ADJUSTMENT AND READJUSTMENT OF HEADS AND OTHER EQUIPMENT.
- CONTRACTOR TO INSURE THE FOLLOWING:
 - LINES AND VALVES ARE TO BE PLACED WITHIN PLANTING BEDS & PROJECT LIMITS. THESE PLANS ARE SCHEMATIC. CONTRACTOR SHALL SIZE PIPE, PLAN SIZES ARE MINIMUMS.
 - 100% COVERAGE OF IRRIGATION SYSTEM (HEAD TO HEAD COVERAGE FOR TURF) TO ALL PLANTS REGARDLESS OF SIZE OR TYPE.
- CONTRACTOR TO PROVIDE IRRIGATION MAINTENANCE AS DESCRIBED IN ITEM 31 AFTER ACCEPTANCE FOR THE PERIOD INDICATED IN THE LANDSCAPE SPECIFICATIONS OR 90 DAYS WHICHEVER IS GREATER.
- CONTROLLER SHALL BE GROUNDED AND PROTECTED FROM LIGHTNING AND SURGE PROTECTION PER MANUFACTURER'S RECOMMENDATION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING VALVES, HEADS, SLEEVES, GATE VALVES AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF A DISCREPANCY BETWEEN THE NUMBER OF IRRIGATION PARTS INDICATED ON THE DRAWINGS AND THE TOTAL NUMBER INDICATED ON THE IRRIGATION LEGEND, THE DRAWINGS SHALL BE ACCEPTED AS CORRECT. SOME ADJUSTMENTS IN THE FIELD MAY BE REQUIRED PER OWNER DIRECTION.



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84087

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The Aaron by Signature
Signature Homes

7444 South State Street
Midvale, UT

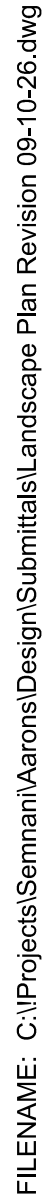
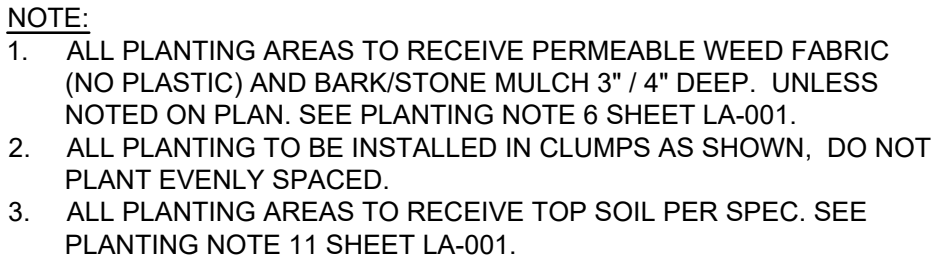
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Mark	Date (D-M-Y)	Description

DRAWING: LA Spec&Details
CHECKED BY: CDR
SUBMITTAL: Construction Documents
JOB No: 241103
CLIENT:Signature Homes

RELEASE DATE: 01-23-2025

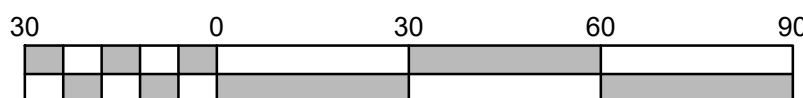
LANDSCAPE
SPECIFICATION

LA-001



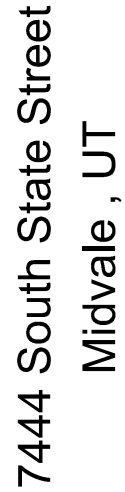
ALL QUANTITIES ARE PROVIDED AS AN AID. FINAL QUANTITIES ARE TO BE VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR

ALL DECIDUOUS TREES ARE 2.5" TO 3" CALIPER
ALL EVERGREEN TREES ARE 7' - 8'

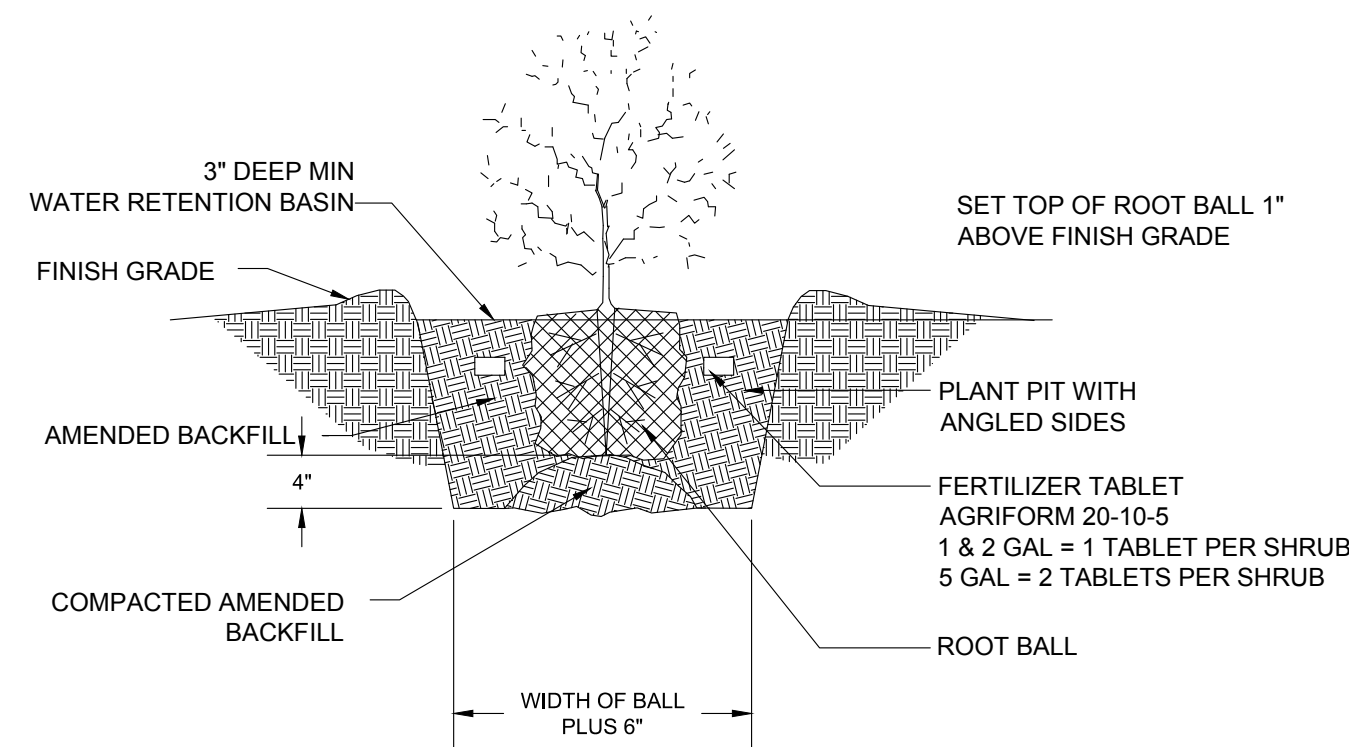


1 ALL QUANTITIES ARE SHOWN AS AN AID ONLY - PLANS TAKE PRECEDENCE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL ACTUAL QUANTITY CALCULATIONS.

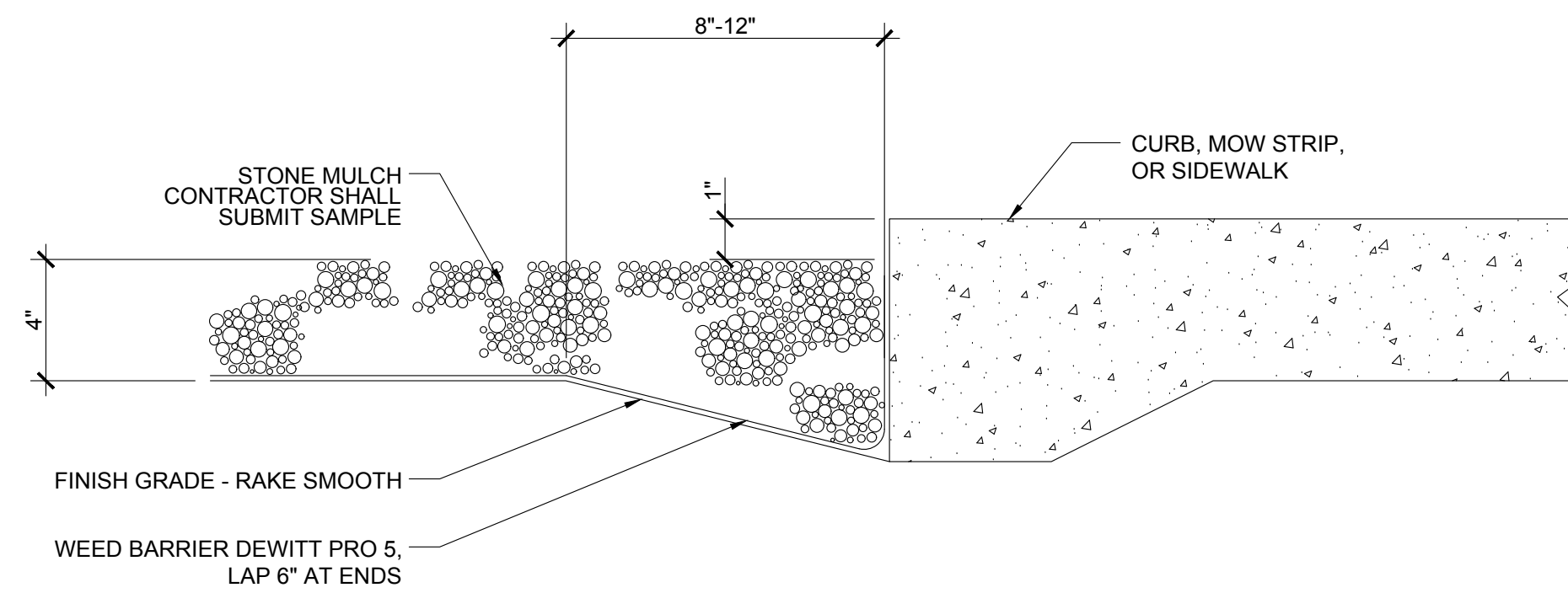
2 PLANT COMMON NAMES ARE SHOWN AS AN AID ONLY. USE BOTANICAL NAME WHEN PURCHASING ALL PLANT MATERIAL.



LA-100



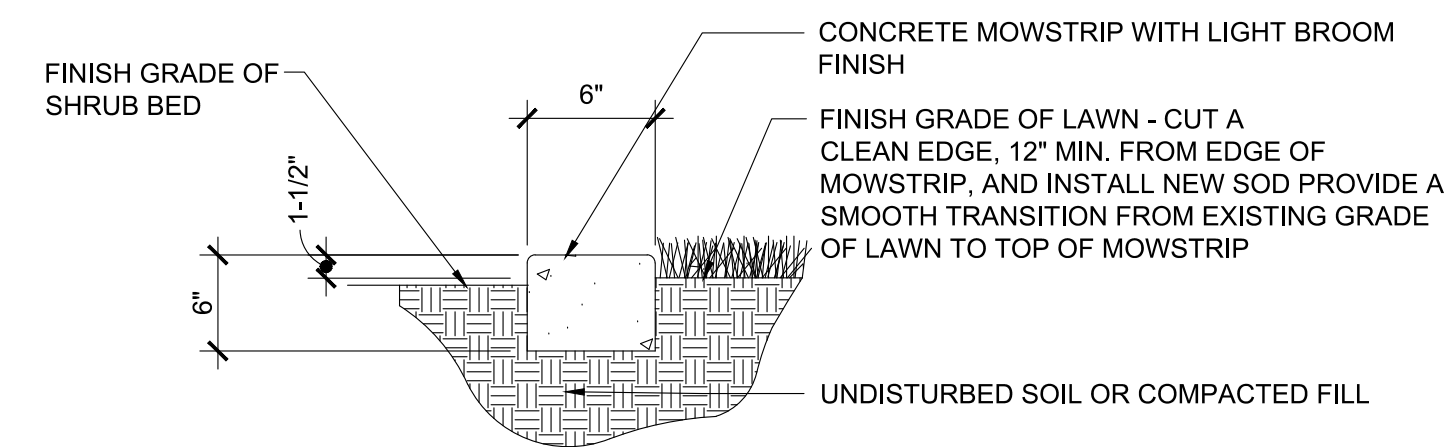
1 SHRUB PLANTING DETAIL



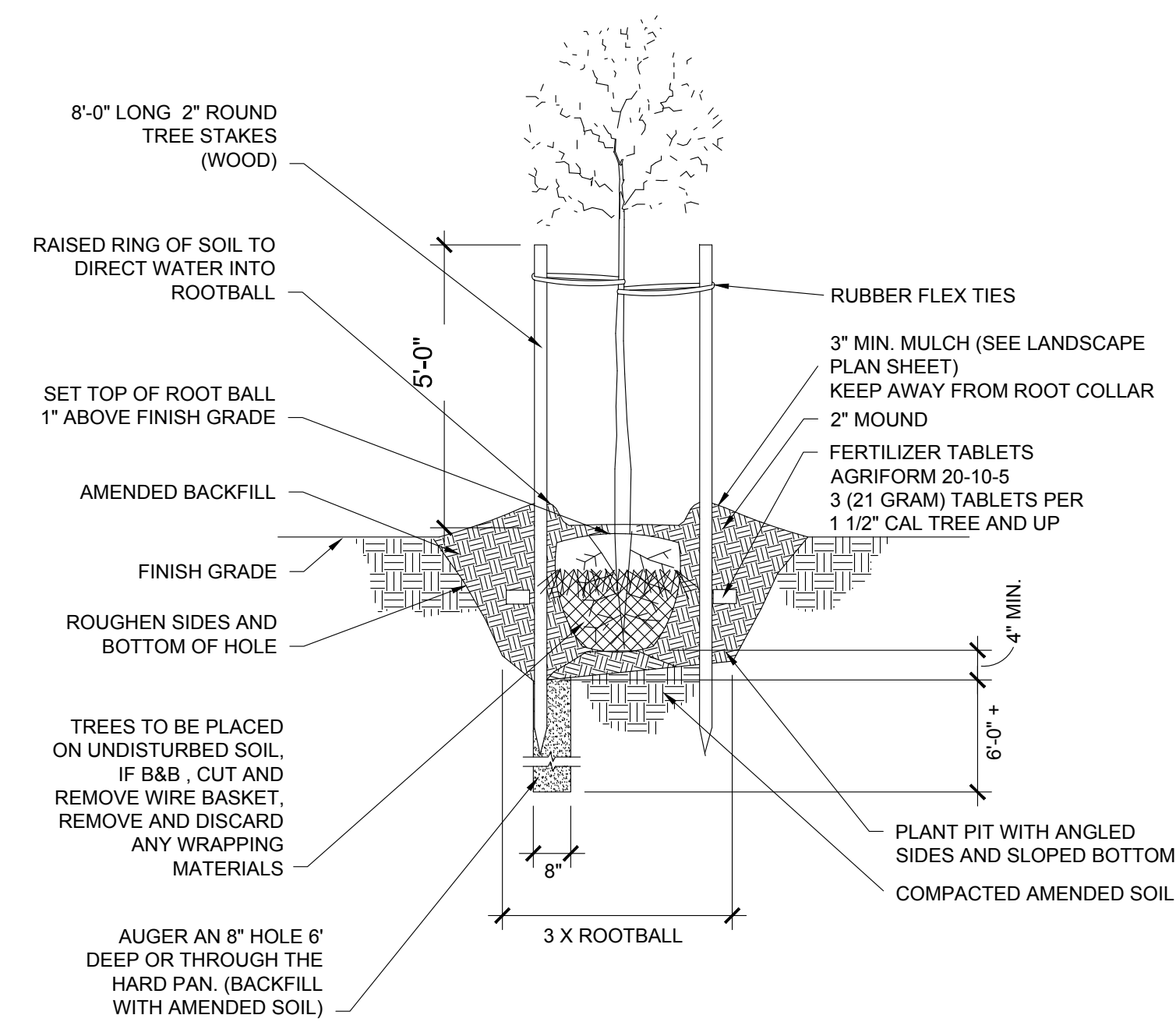
4 STONE MULCH @ EDGE

NOTES:

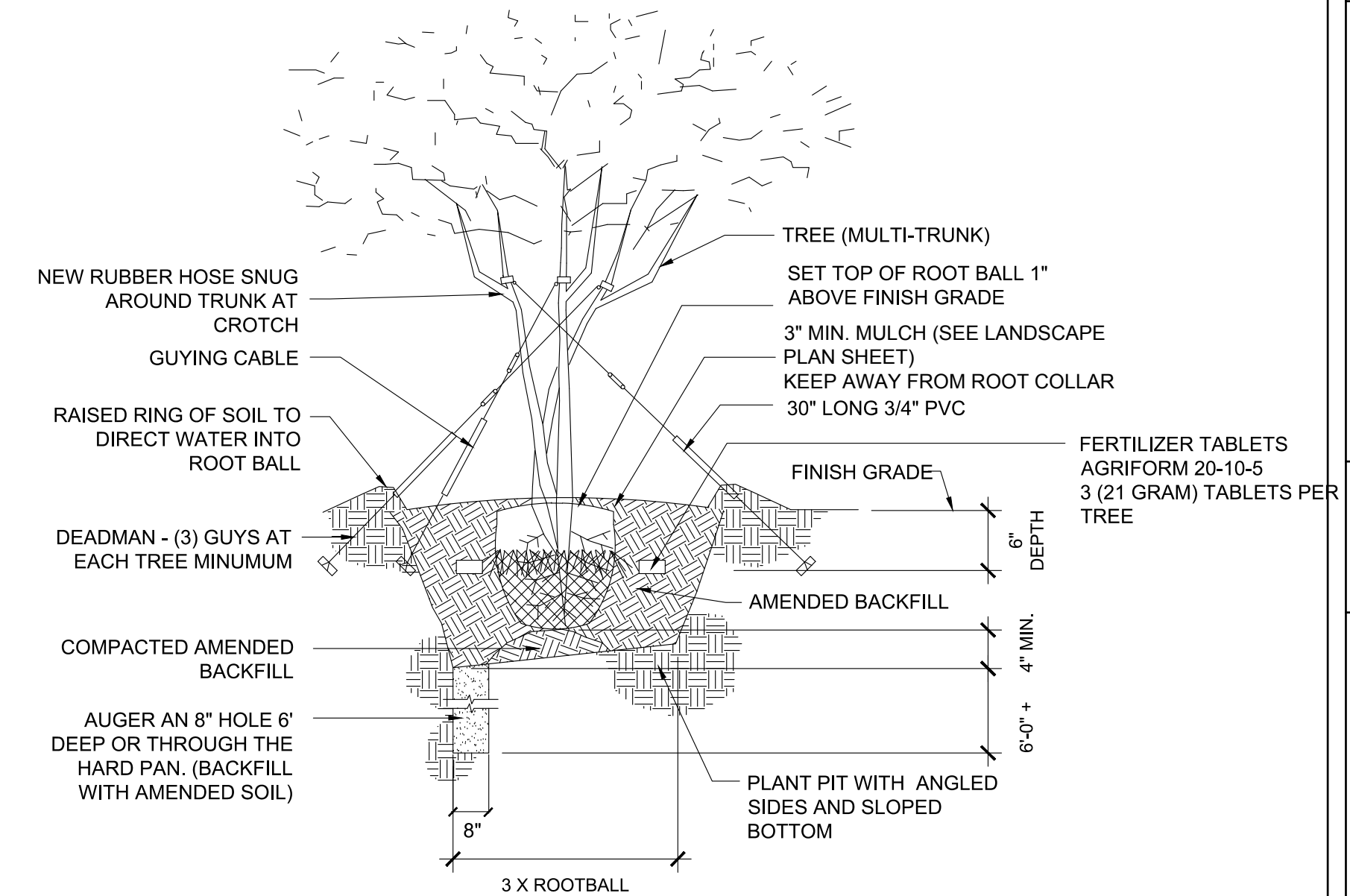
1. PROVIDE AN 1/8" RADIUS AT ALL EDGES TYPICAL.
2. INSTALL 1/2" EXPANSION JOINT MATERIAL AT 30' O.C. MAXIMUM AND AT INTERSECTIONS WITH WALKS, CURBS, WALLS, AND RADIUS TANGENT POINTS. INSTALL CONTROL JOINTS @ 5'-0" O.C. MAX AND IN EQUAL SECTIONS BETWEEN EXPANSION JOINTS. SEE CONCRETE PAVING JOINTS DETAIL.
3. THIS CONTRACTOR SHALL FIELD STAKE THE LAYOUT OF THE CONCRETE MOWSTRIPS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



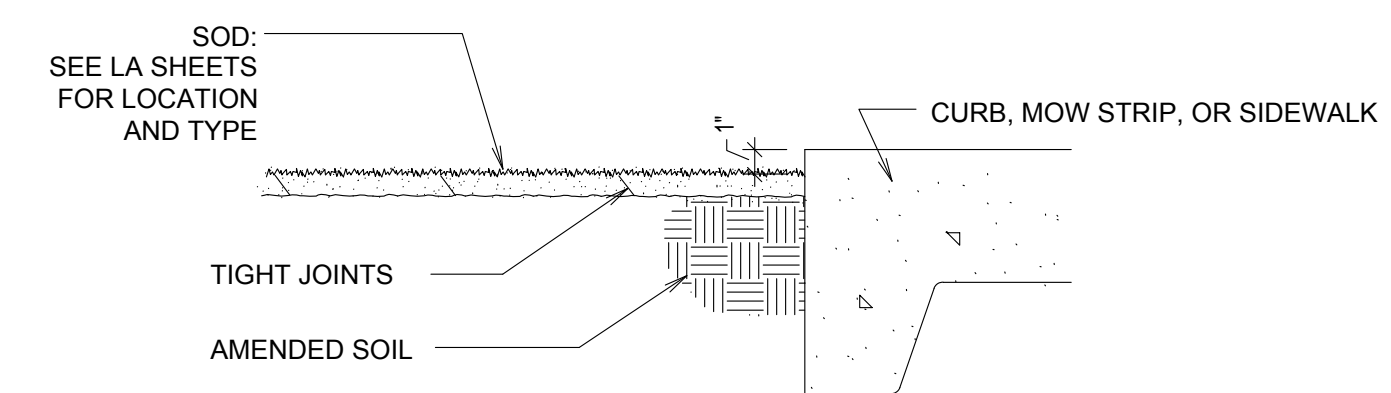
2 CONCRETE LANDSCAPE CURB



5 SINGLE TRUNK TREE PLANTING



3 MULTI - TRUNK TREE PLANTING



6 SOD INSTALLATION

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Mark	Date (D-M-Y)		Description

DRAWING: LA Spec&Details
CHECKED BY: CDR
SUBMITTAL: Construction Documents
JOB No: 241103
CLIENT: Signature Homes

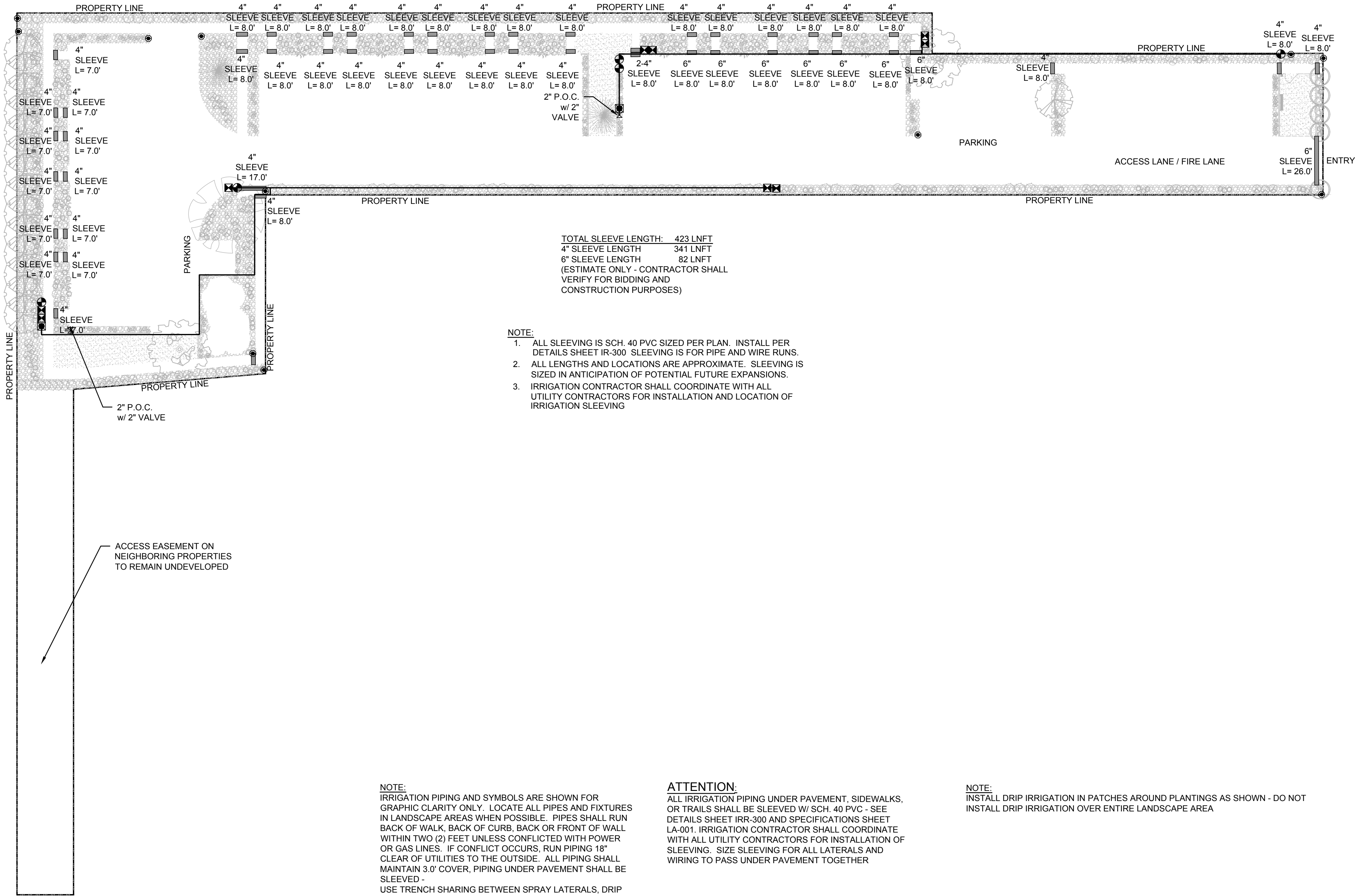
RELEASE DATE: 01-23-2025

LANDSCAPE DETAILS

LA-200

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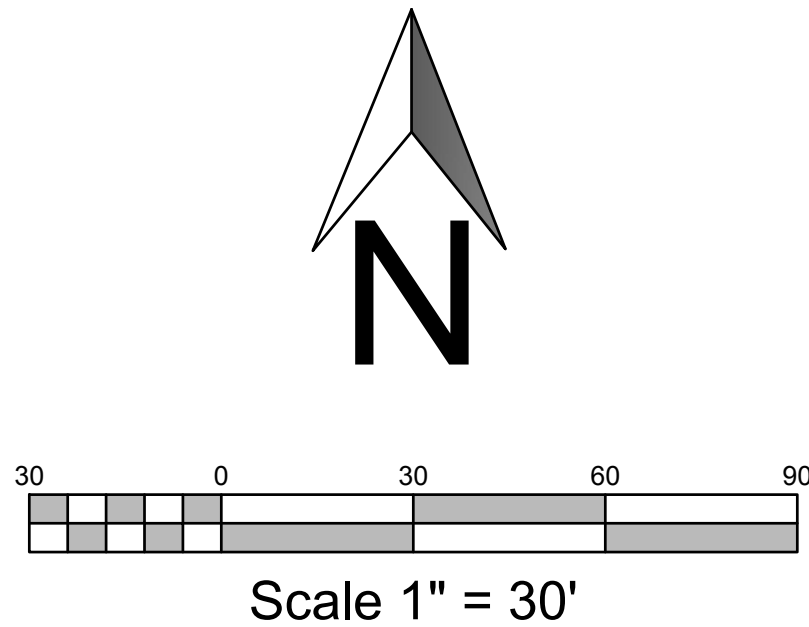


- NOTE:
- ALL SLEEVING IS SCH. 40 PVC SIZED PER PLAN. INSTALL PER DETAILS SHEET IR-300. SLEEVING IS FOR PIPE AND WIRE RUNS.
 - ALL LENGTHS AND LOCATIONS ARE APPROXIMATE. SLEEVING IS SIZED IN ANTICIPATION OF POTENTIAL FUTURE EXPANSIONS.
 - IRRIGATION CONTRACTOR SHALL COORDINATE WITH ALL UTILITY CONTRACTORS FOR INSTALLATION AND LOCATION OF IRRIGATION SLEEVING

ATTENTION:
ALL IRRIGATION PIPING UNDER PAVEMENT, SIDEWALKS, OR TRAILS SHALL BE SLEEVED W/ SCH. 40 PVC - SEE DETAILS SHEET IRR-300 AND SPECIFICATIONS SHEET LA-001. IRRIGATION CONTRACTOR SHALL COORDINATE WITH ALL UTILITY CONTRACTORS FOR INSTALLATION OF SLEEVING. SIZE SLEEVING FOR ALL LATERALS AND WIRING TO PASS UNDER PAVEMENT TOGETHER

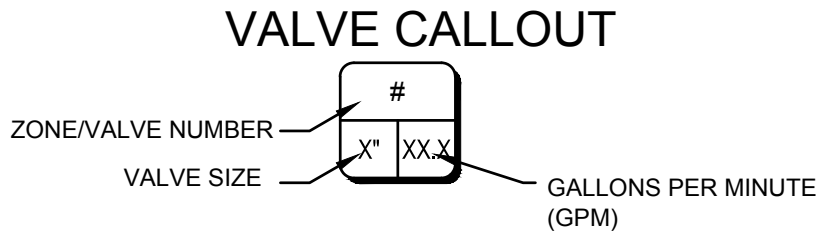
NOTE:
INSTALL DRIP IRRIGATION IN PATCHES AROUND PLANTINGS AS SHOWN - DO NOT INSTALL DRIP IRRIGATION OVER ENTIRE LANDSCAPE AREA

NOTE:
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IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ACC2-75T0225D-M 2-WIRE DECODER CONTROLLER W/ PEDESTAL MOUNT
	P.O.C. POINT OF CONNECTION TO WATER SOURCE
	BALL VALVE - SIZE PER PLAN
	2" BLOW OFF / DRAINAGE VALVE
	WILKINS 375A 2" REDUCED PRESSURE BACKFLOW PREVENTER SET TO 50 PSI W/ V.I.T. PRODUCTS SBBC-75ALHP HIGH PROFILE TWO PIECE BACKFLOW ENCLOSURE MADE W/ MARINE GRADE ALUMINUM
	HUNTER ICV-G PLASTIC REMOTE CONTROL VALVE GLOBE CONFIGURATION, W/ NPT THREADED INLET/OUTLET, FOR COMMERCIAL USE
	HUNTER RZWS-SLEEVE-18-50 18" LONG ROOT ZONE WATERING SYSTEM W/ FILTER FABRIC SLEEVE, 0.50 GPM BUBBLER, 1/2" SWING JOINT FOR CONNECTION TO LATERAL
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. ICV GLOBE VALVE W/ HY100 FILTER SYSTEM. PRESSURE REGULATION - 25 PSI. 150 MESH STAINLESS STEEL SCREEN
	HUNTER HQ-44LRC-AW QUICK COUPLER VALVE, RUBBER YELLOW LOCKING COVER, W/ 1" NPT INLET, HS-1 HOSE OUTLET, ACME KEY W/ ANTI-ROTATION WINGS
	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTOR 6" POP-UP W/ CHECK VALVE PRESSURE REGULATED TO 40 PSI. MP ROTOR NOZZLE ON PRS50 SPRAY BODY. T=TURQUISE ADJ ARC 45 TO 105
	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTOR 6" POP-UP W/ CHECK VALVE PRESSURE REGULATED TO 40 PSI. MP ROTOR SHORT RADIUS NOZZLE ON PRS50 SPRAY BODY. O=ORANGE ADJ ARC 90 TO 210
	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTOR 6" POP-UP W/ CHECK VALVE PRESSURE REGULATED TO 40 PSI. MP ROTOR NOZZLE ON PRS50 SPRAY BODY. M=MAROON ADJ ARC 90 TO 210
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	SCH. 40 PVC SLEEVE



TREES BY ROOTZONE IRRIGATION SEE DETAILS
SHEET IR-410



2027 N 700 West
West Bountiful, UT
84087

P: 801-891-0373
creynolds@cdrconsultllc.com

The Aaron by Signature
Signature Homes
7444 South State Street
Midvale, UT

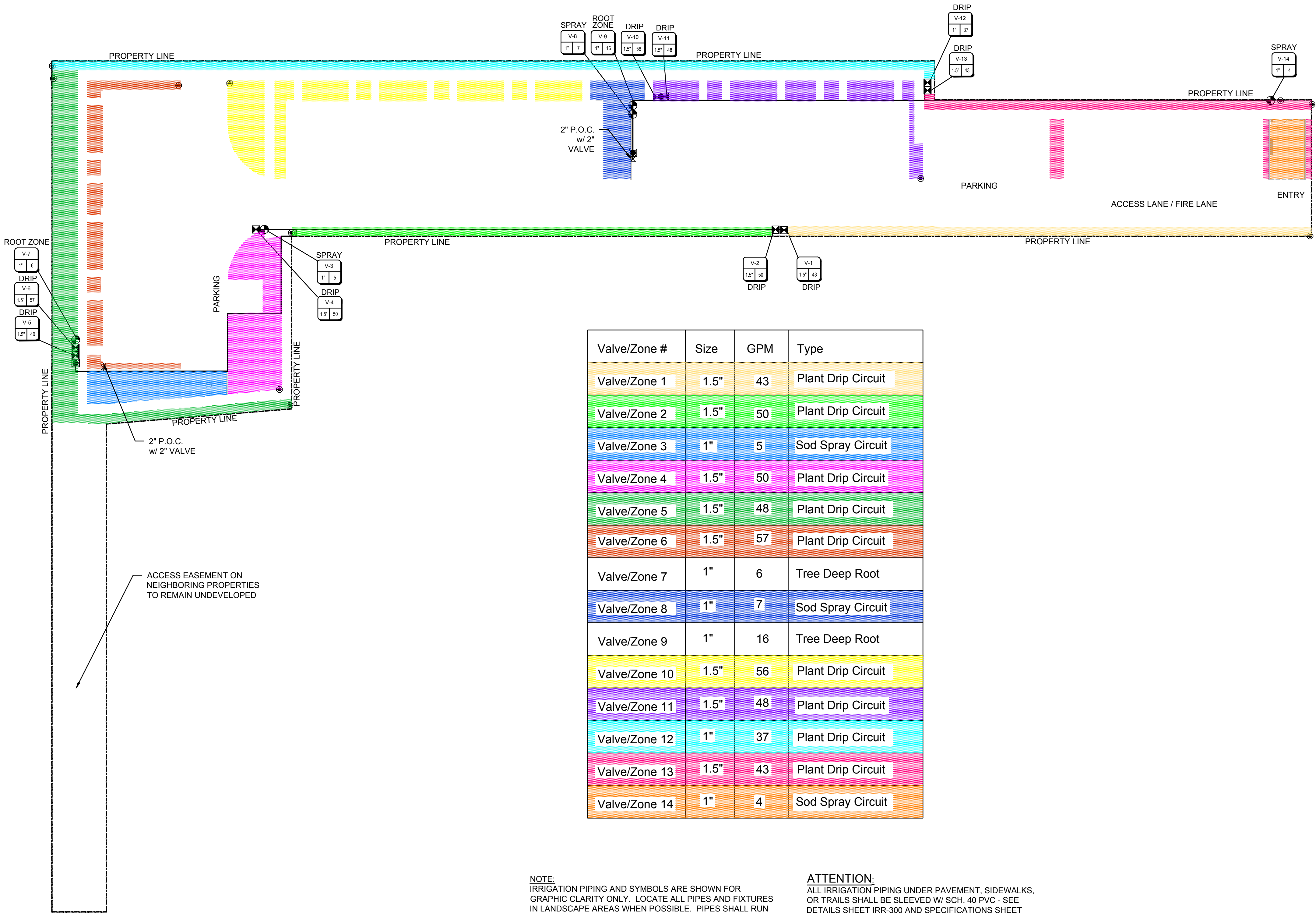
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IRRIGATION SLEEVING PLAN

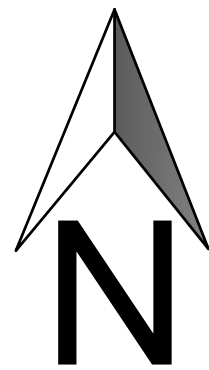
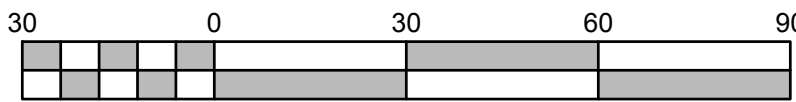
IR-100



Valve/Zone #	Size	GPM	Type
Valve/Zone 1	1.5"	43	Plant Drip Circuit
Valve/Zone 2	1.5"	50	Plant Drip Circuit
Valve/Zone 3	1"	5	Sod Spray Circuit
Valve/Zone 4	1.5"	50	Plant Drip Circuit
Valve/Zone 5	1.5"	48	Plant Drip Circuit
Valve/Zone 6	1.5"	57	Plant Drip Circuit
Valve/Zone 7	1"	6	Tree Deep Root
Valve/Zone 8	1"	7	Sod Spray Circuit
Valve/Zone 9	1"	16	Tree Deep Root
Valve/Zone 10	1.5"	56	Plant Drip Circuit
Valve/Zone 11	1.5"	48	Plant Drip Circuit
Valve/Zone 12	1"	37	Plant Drip Circuit
Valve/Zone 13	1.5"	43	Plant Drip Circuit
Valve/Zone 14	1"	4	Sod Spray Circuit

NOTE:
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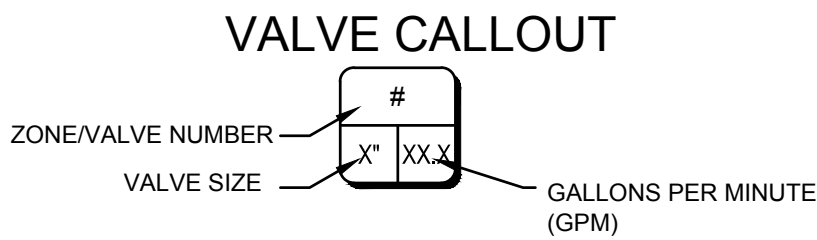
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Scale 1" = 30'

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	SCH. 40 PVC SLEEVE



TREES BY ROOTZONE IRRIGATION SEE DETAILS
SHEET IR-410

The Aaron by Signature
Signature Homes
7444 South State Street
Midvale, UT

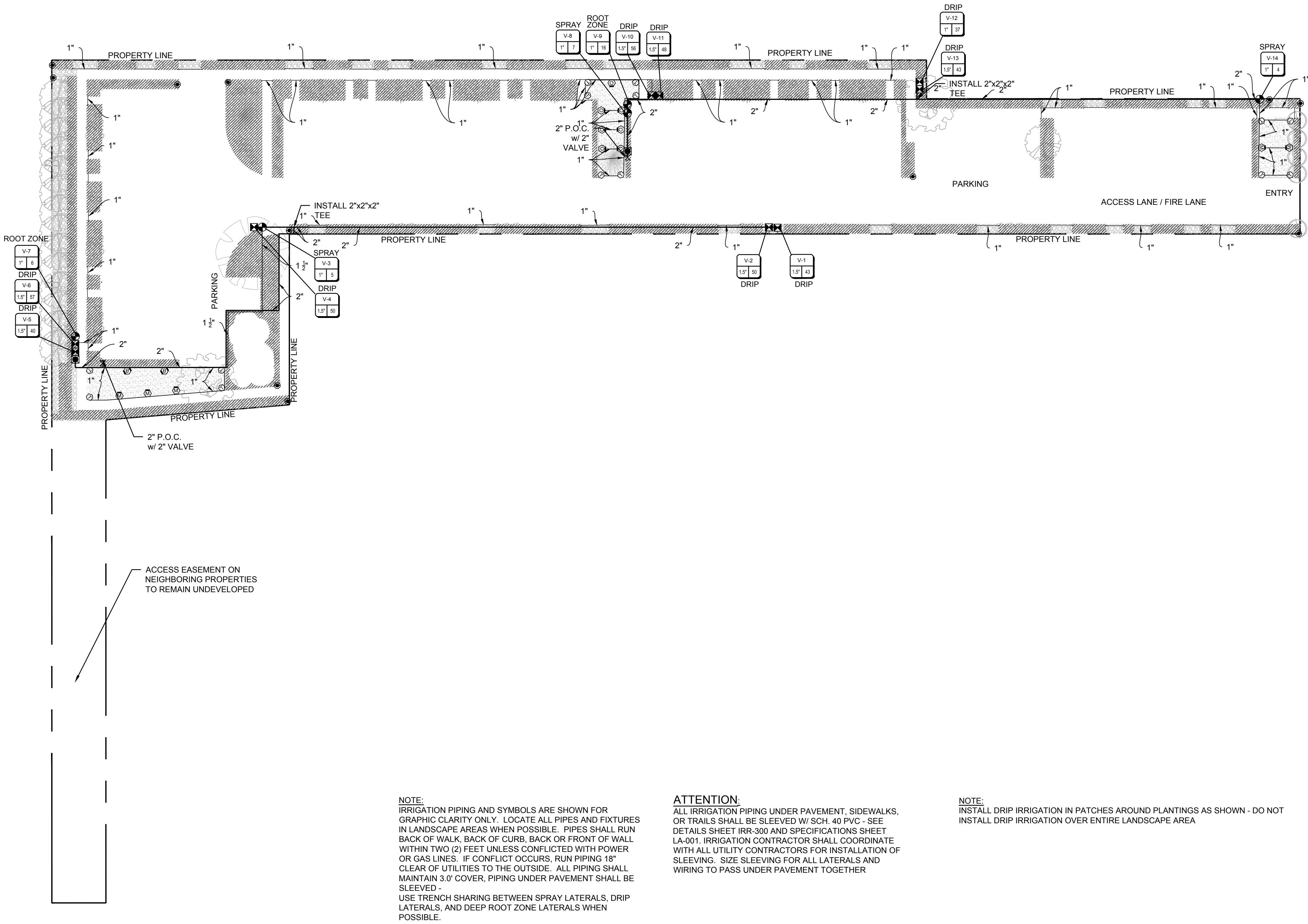
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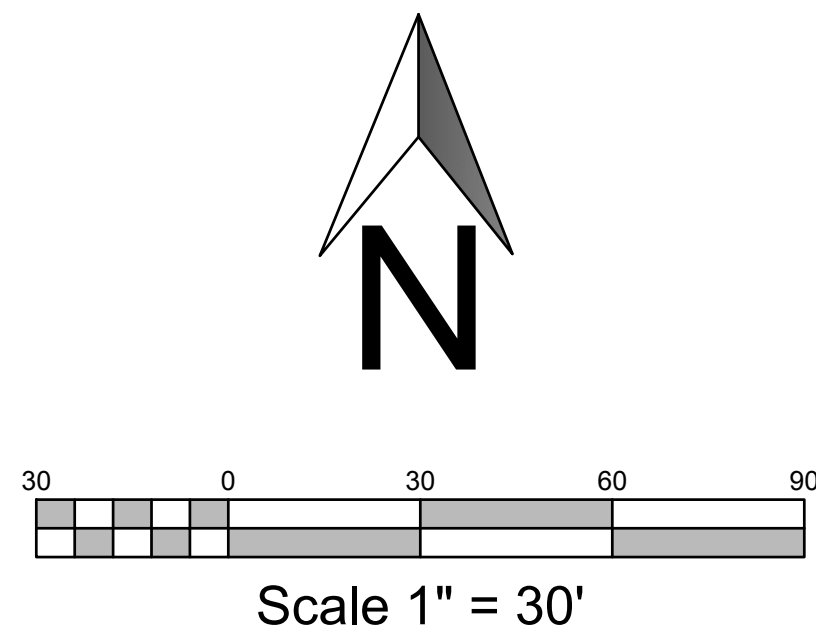
IRRIGATION ZONE
PLAN

IR-200



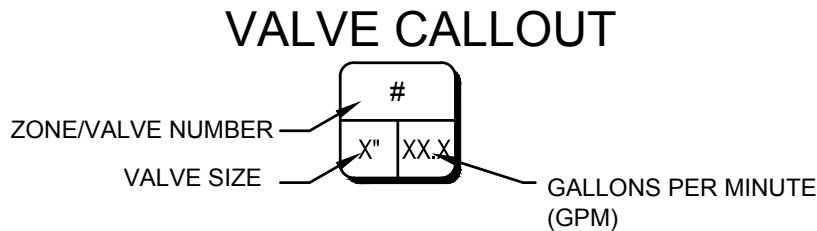
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	SCH. 40 PVC SLEEVE



TREES BY ROOTZONE IRRIGATION SEE DETAILS
SHEET IR-410



2027 N 700 West
West Bountiful, UT
84087

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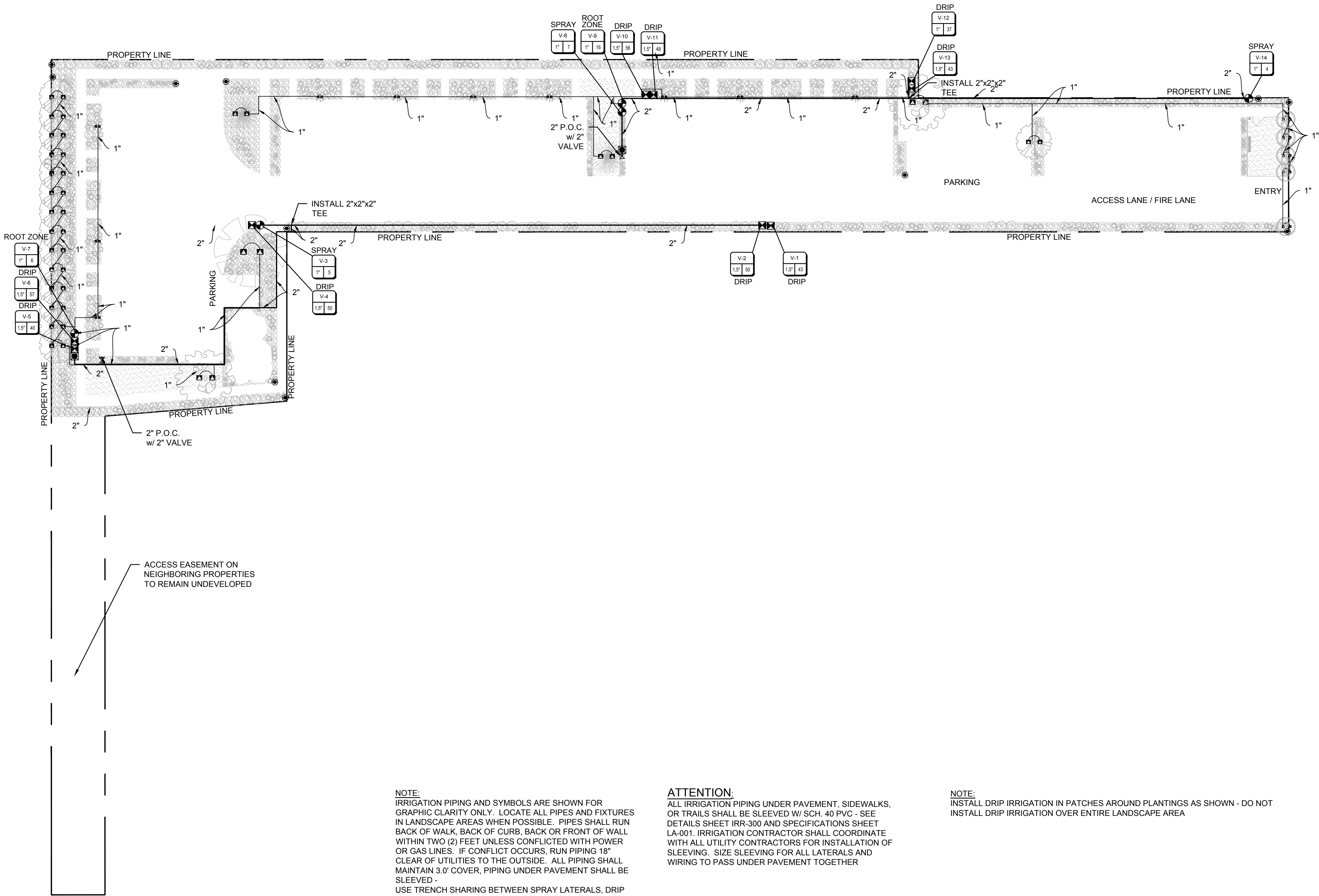
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IRRIGATION PLAN

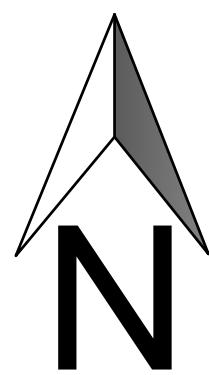
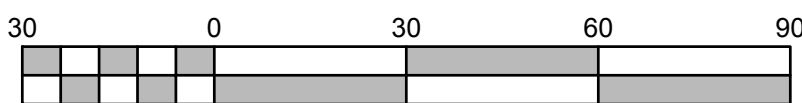
IR-300



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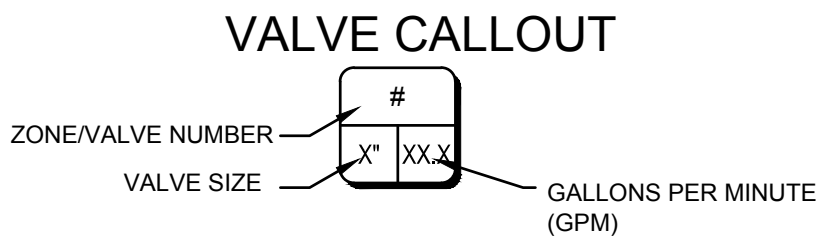
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TREES BY ROOTZONE IRRIGATION SEE DETAILS
SHEET IR-410

The Aaron by Signature
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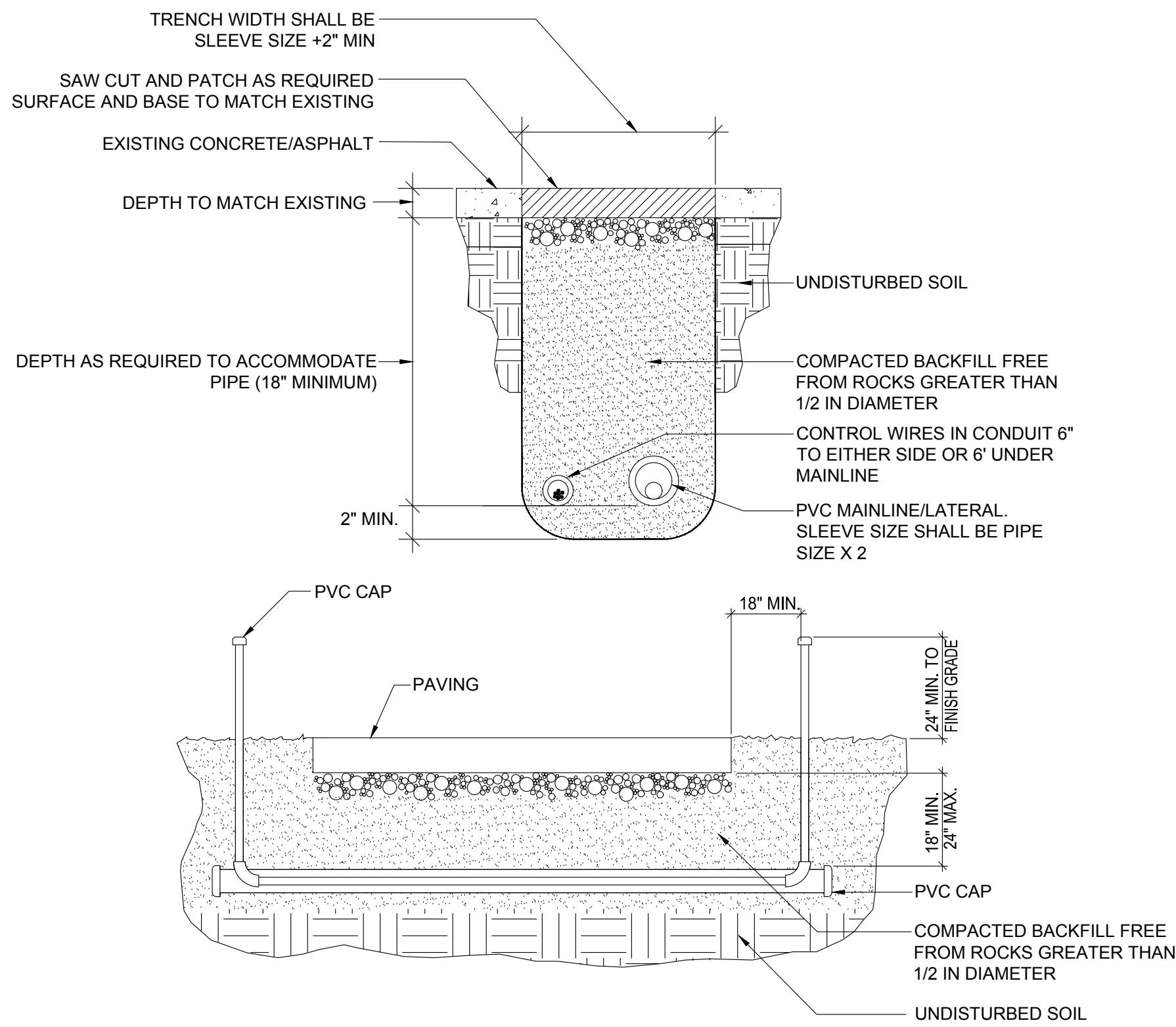
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DEEP ROOT ZONE
IRRIGATION PLAN

IR-310

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PLOT DATE AND TIME: 3/26/2025 9:57 AM

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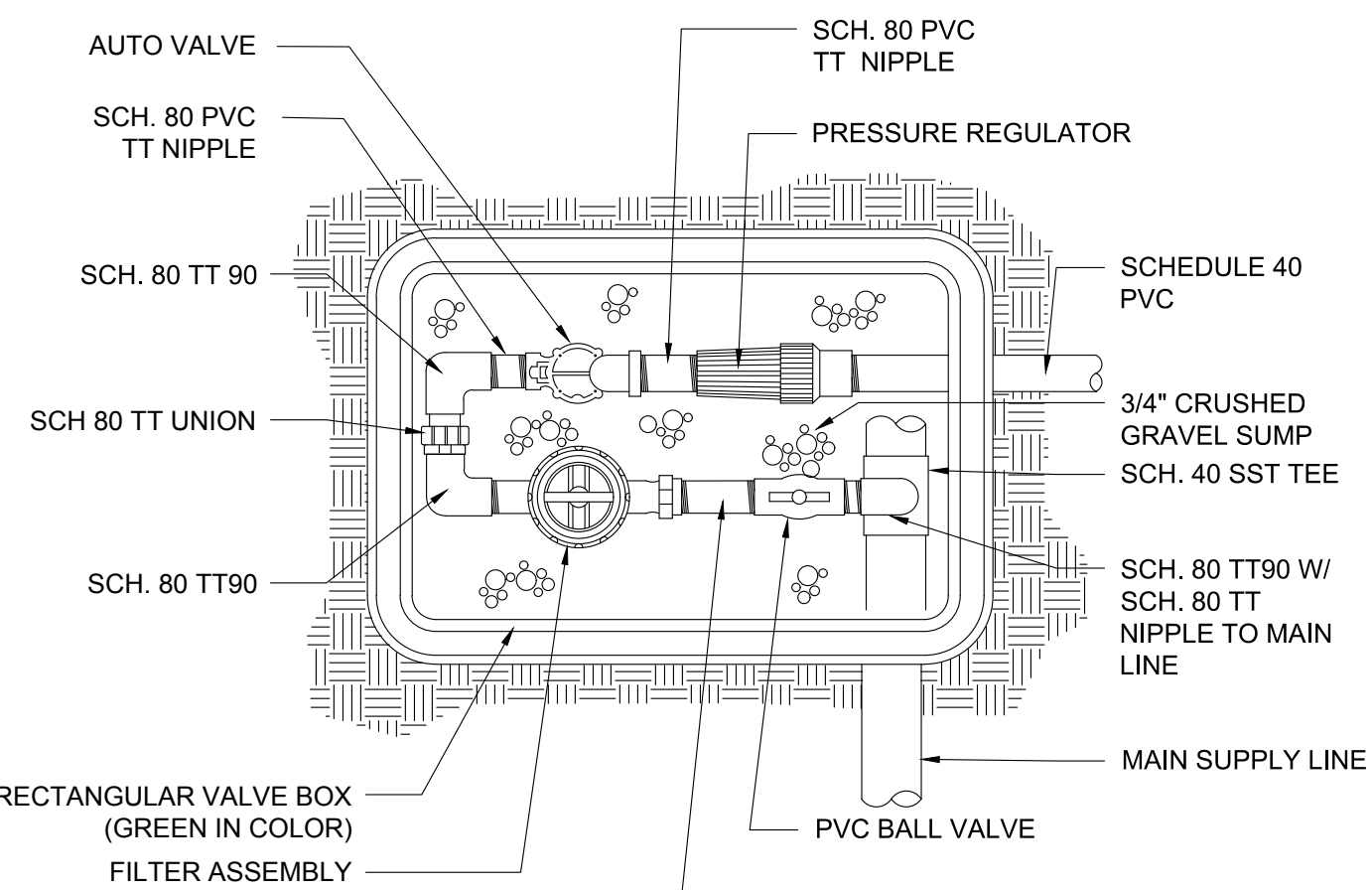


NOTES:

1. ALL PVC IRRIGATION SLEEVING TO BE SCHEDULE 40
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MIN. ABOVE FINISH GRADE.
4. COMPACT TO 95% PROCTOR.
5. ALL SLEEVES UNDER PAVED SURFACES SHALL BE INSTALLED VIA BORING OR JACKING. SAWCUTTING OF PAVED SURFACES SHALL BE A LAST RESORT AND REQUIRES PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT. SUCH WORK SHALL NOT BE CONSIDERED AS ADDITIONAL SCOPE TO THE ORIGINAL CONTRACT.

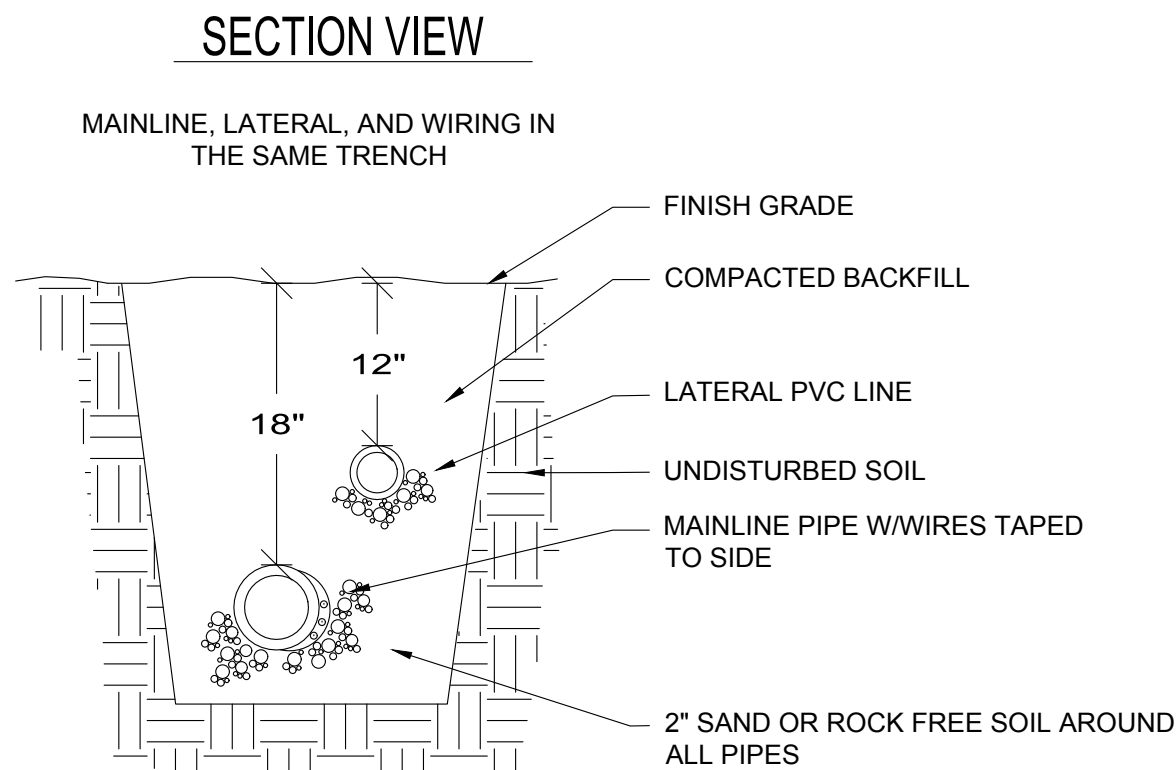
1 IRRIGATION SLEEVING

N.T.S.



4 DRIP VALVE ASSEMBLY

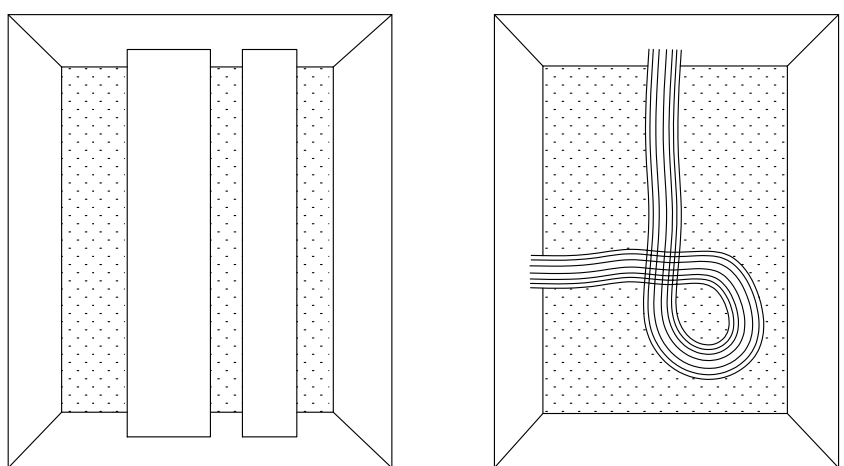
N.T.S.



SECTION VIEW

MAINLINE, LATERAL, AND WIRING IN THE SAME TRENCH

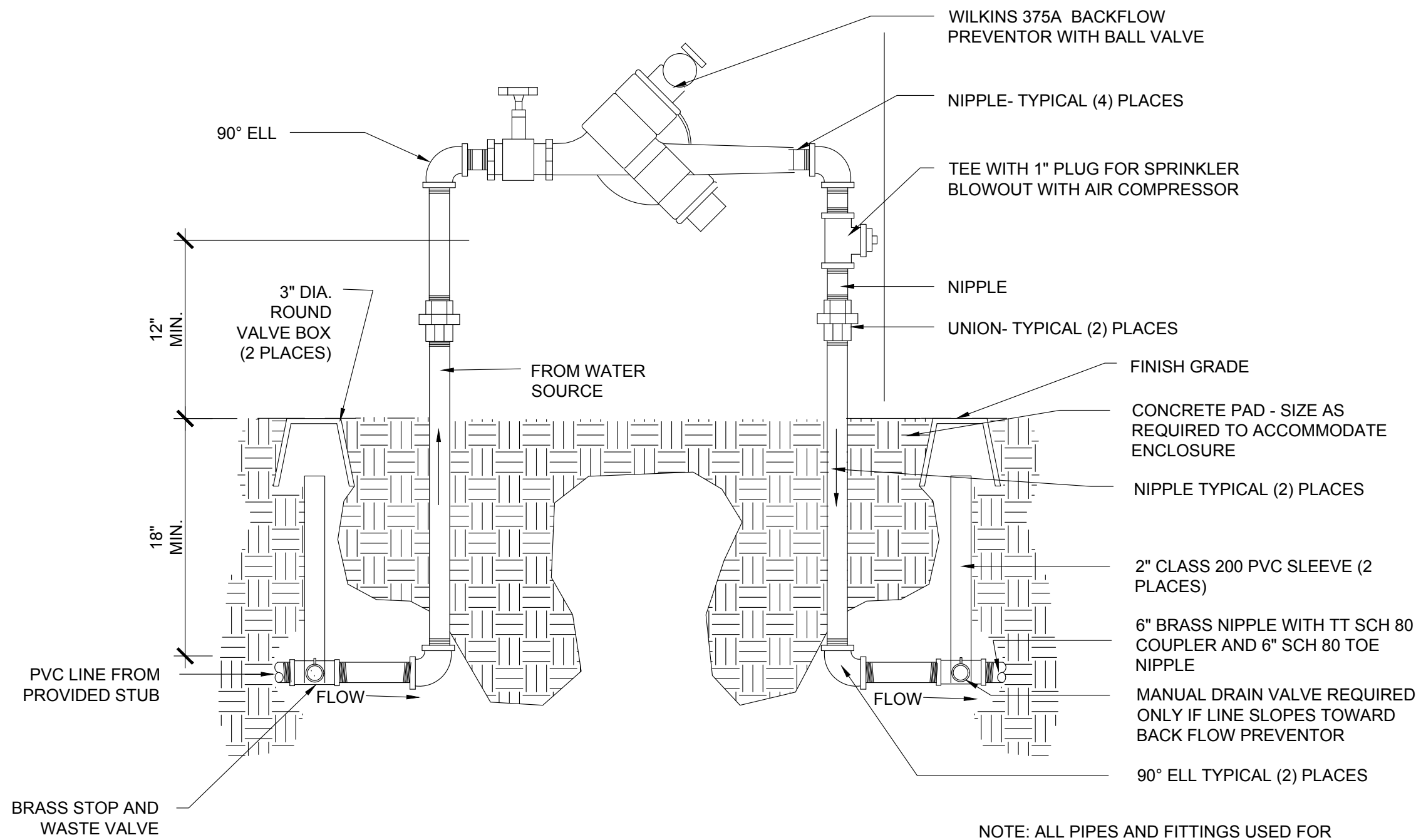
PLAN VIEW



TAPE AND BUNDLE WIRES TO SIDE OF MAINLINE AT 10" O.C.
TIE A 36" LOOP IN ALL WIRING AT CHANGES OF DIRECTION UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

2 PIPE AND WIRE TRENCH

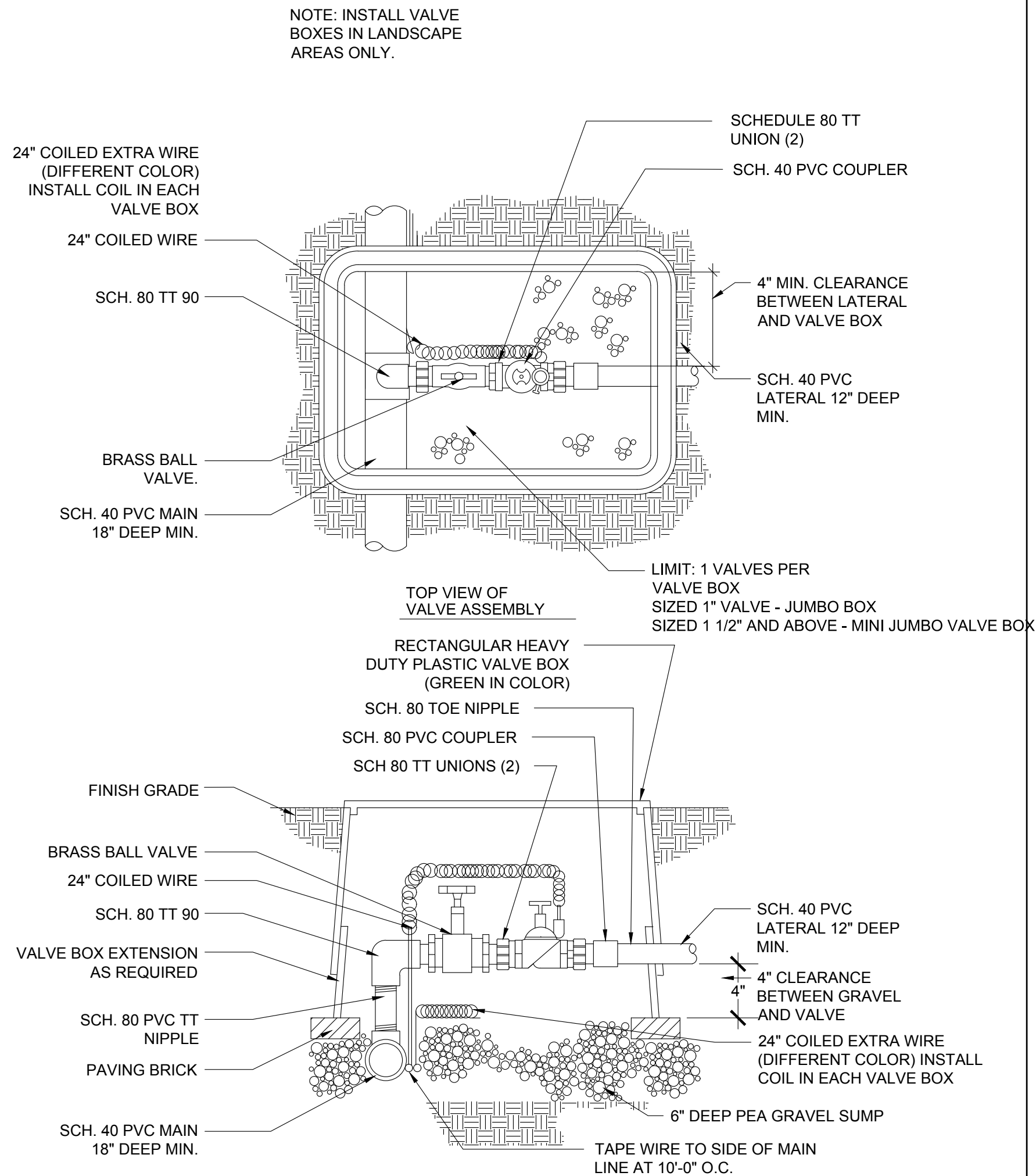
N.T.S.



5 BACKFLOW PREVENTOR

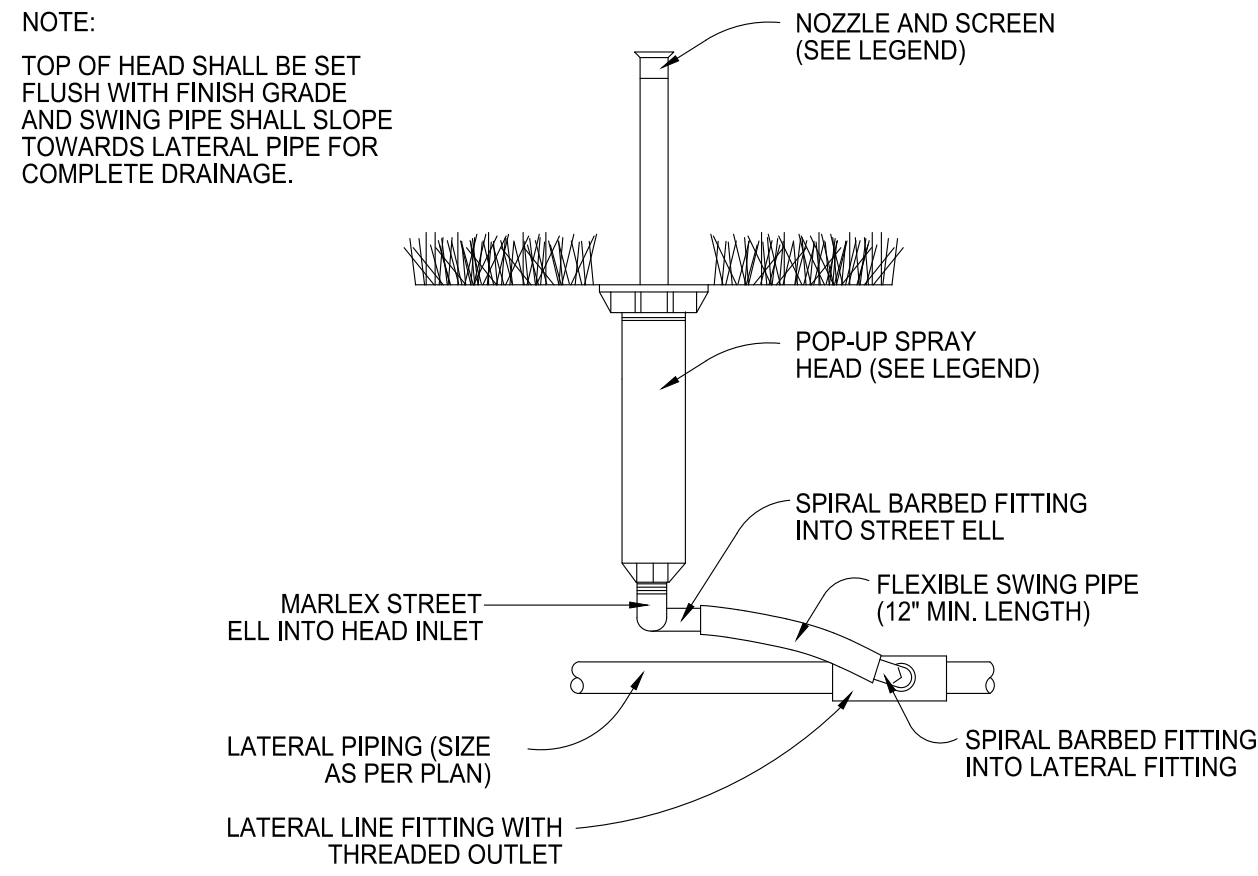
N.T.S.

NOTE: ALL PIPES AND FITTINGS USED FOR BACKFLOW ASSEMBLY TO BE BRASS



3 LAWN & ROOT ZONE VALVE ASSEMBLY

N.T.S.



6 SPRAY HEAD

N.T.S.

NOTE: TOP OF HEAD SHALL BE SET FLUSH WITH FINISH GRADE AND SWING PIPE SHALL SLOPE TOWARDS LATERAL PIPE FOR COMPLETE DRAINAGE.

Mark Date (D-M-Y) Description

DRAWING: LA Spec&Details
CHECKED BY: CDR
SUBMITTAL: Construction Documents
JOB No: 241103
CLIENT: Signature Homes

RELEASE DATE: 01-23-2025

IRRIGATION DETAILED

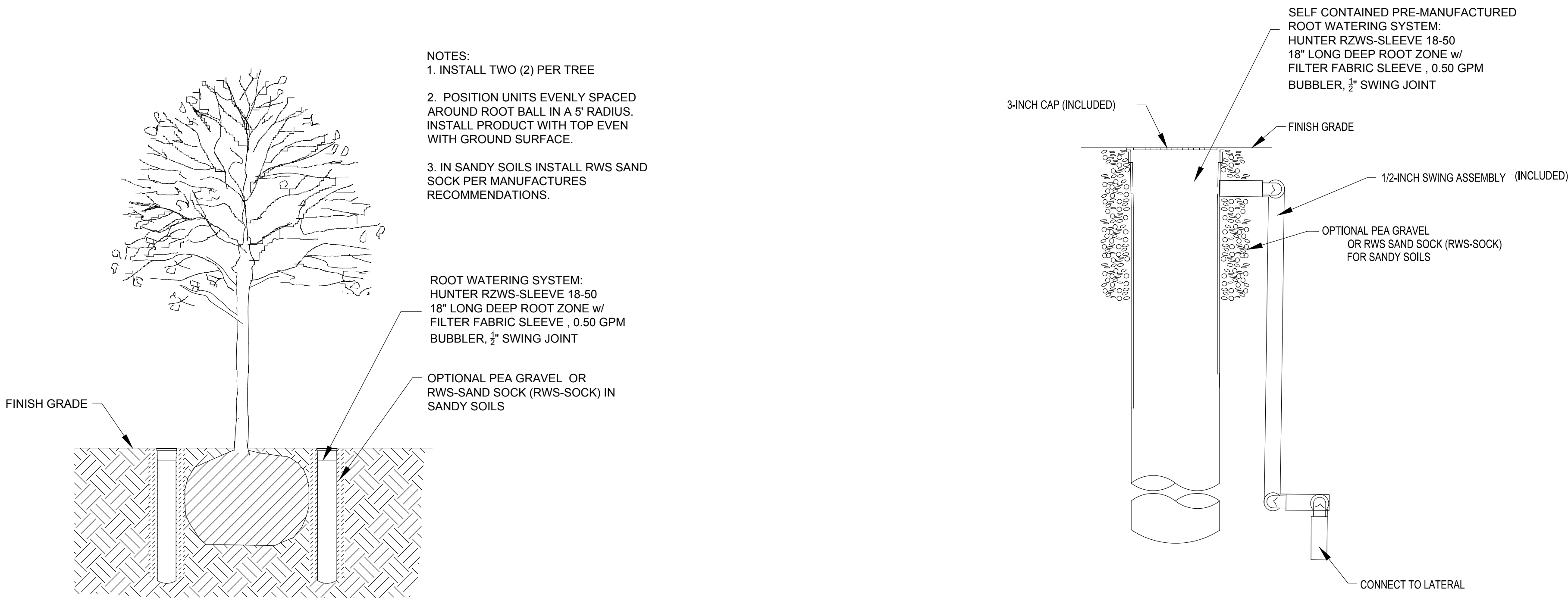
IR-400

FILENAME: C:\Projects\Semman\Midvale townhomes\Design\Plans\LA Spec&Details.dwg

TAB: root

PLOT DATE AND TIME: 3/26/2025 9:57 AM

CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW
(IN NH)
1-800-662-4111



1 TREE ROOT ZONE SYSTEM

N.T.S.



2027 N 700 West
West Bountiful, UT
84087

P: 801-891-0373
creynolds@cdrconsultllc.com

The Aaron by Signature
Signature Homes
7444 South State Street
Midvale, UT

Mark	Date (D-M-Y)	Description	

DRAWING: LA Spec&Details
CHECKED BY: CDR
SUBMITTAL: Construction Documents
JOB No: 241103
CLIENT: Signature Homes

RELEASE DATE: 01-23-2025

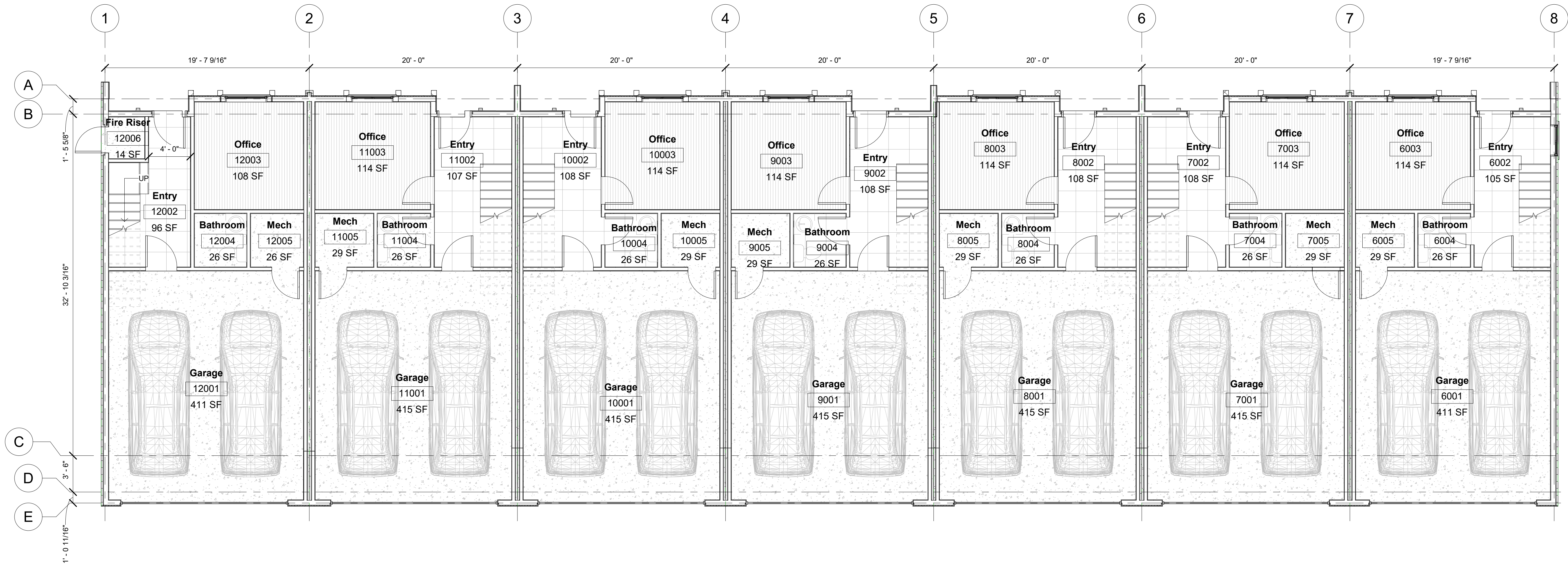
DEEP ROOT ZONE
DETAILS

IR-410

TOWNHOME TYPE 1A
7 PLEX

UNIT TABLE					
UNIT	LIVABLE AREA	BEDROOM	FULL BATHROOM	HALF BATHROOM	PARKING REQ'D
6	1,603 SF	2	2	2	2
7	1,617 SF	2	2	2	2
8	1,617 SF	2	2	2	2
9	1,617 SF	2	2	2	2
10	1,617 SF	2	2	2	2
11	1,617 SF	2	2	2	2
12	1,597 SF*	2	2	2	2

*EXCLUDES FIRE RISER ROOM



1 1ST FLOOR
3/16" = 1'-0"

THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
1ST FLOOR PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

CLIENT: SIGNATURE HOMES
DWG: 5710-SH02-24
JOB No. 5710-SH02-24
DO NOT SCALE THIS DRAWING. DIMENSIONS AND NOTES TAKE PRECEDENCE.

DRAWN BY: SK
DESIGN BY: SK
CHECKED BY: AJS
DATE: 01/21/2025

REVISIONS			
#	DATE		CITY COMMENTS

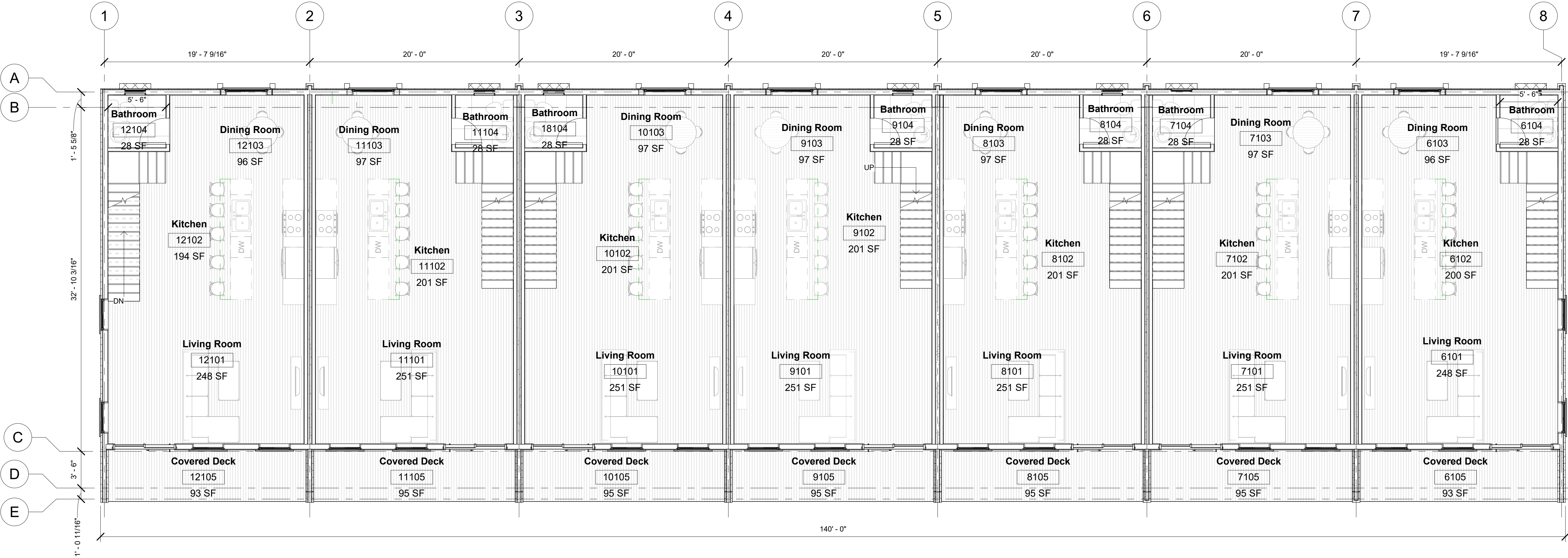
SHEET

A101a

TOWNHOME TYPE 1A
7 PLEX

UNIT TABLE					
UNIT	LIVABLE AREA	BEDROOM	FULL BATHROOM	HALF BATHROOM	PARKING REQ'D
6	1,603 SF	2	2	2	2
7	1,617 SF	2	2	2	2
8	1,617 SF	2	2	2	2
9	1,617 SF	2	2	2	2
10	1,617 SF	2	2	2	2
11	1,617 SF	2	2	2	2
12	1,597 SF*	2	2	2	2

*EXCLUDES FIRE RISER ROOM

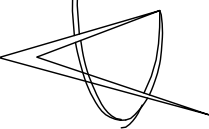


1 2ND FLOOR
3/16" = 1'-0"



THE AARON BY SIGNATURE
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Midvale, UT
2ND FLOOR PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying



CLIENT: SIGNATURE HOMES
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REVISIONS		DATE	COMMENTS
#			

SHEET

A102a

TOWNHOME TYPE 1A
7 PLEX

UNIT TABLE					
UNIT	LIVABLE AREA	BEDROOM	FULL BATHROOM	HALF BATHROOM	PARKING REQ'D
6	1,603 SF	2	2	2	2
7	1,617 SF	2	2	2	2
8	1,617 SF	2	2	2	2
9	1,617 SF	2	2	2	2
10	1,617 SF	2	2	2	2
11	1,617 SF	2	2	2	2
12	1,597 SF*	2	2	2	2

*EXCLUDES FIRE RISER ROOM

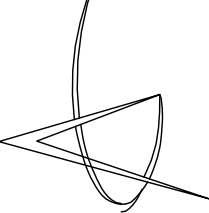


① 3RD FLOOR
3/16" = 1'-0"



THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
3RD FLOOR PLAN

231 West 800 South Salt Lake City, Utah 84101
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Planning Engineering Surveying
PH: 801.487.8040



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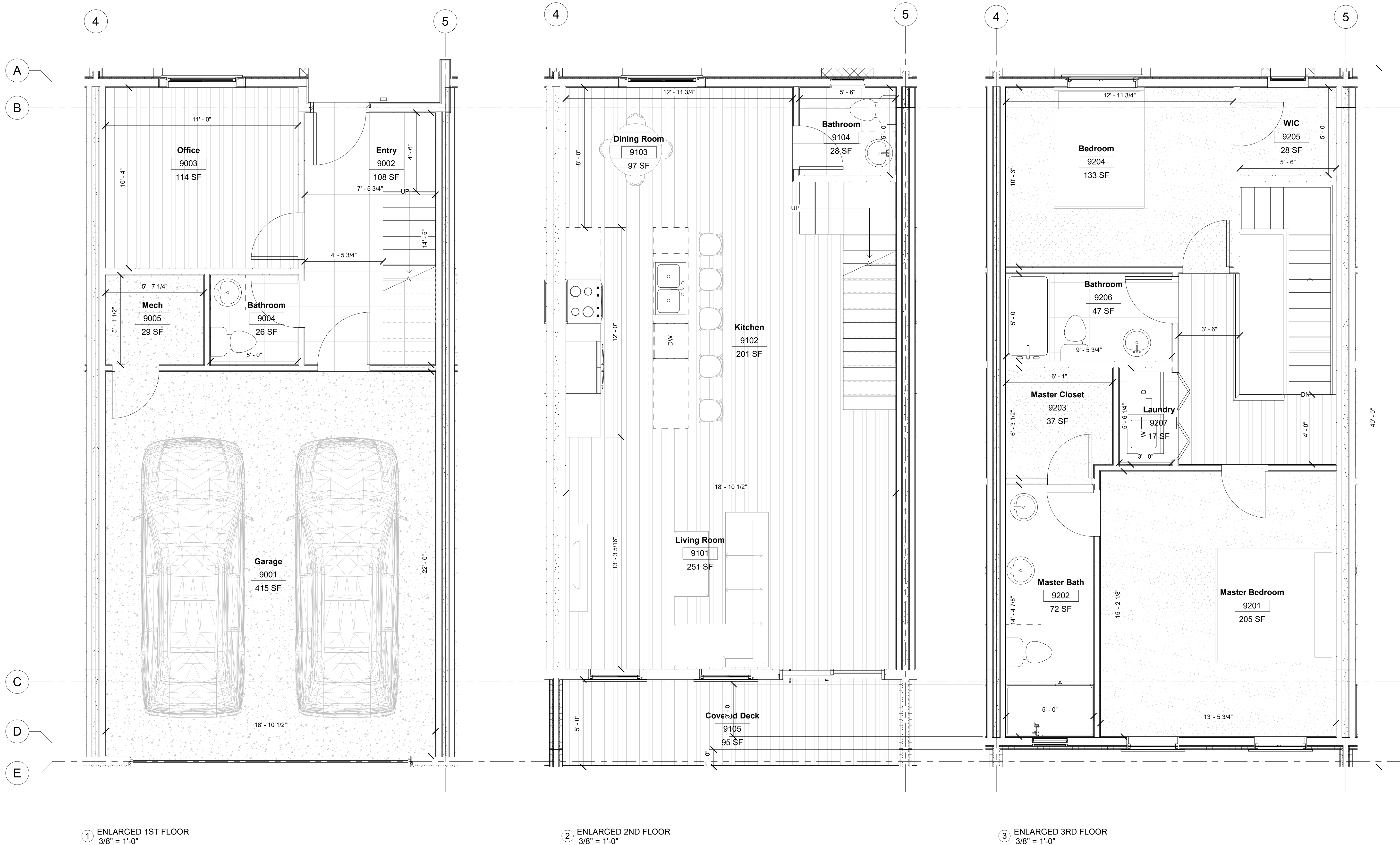
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#	DATE	

SHEET

A103a

TOWNHOME TYPE 1A
7 PLEX



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Midvale, UT
ENLARGED FLOOR PLANS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
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JOB No: 5710-SH02-24
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DATE: 01/21/2025

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#	DATE	REVISIONS	CITY COMMENTS

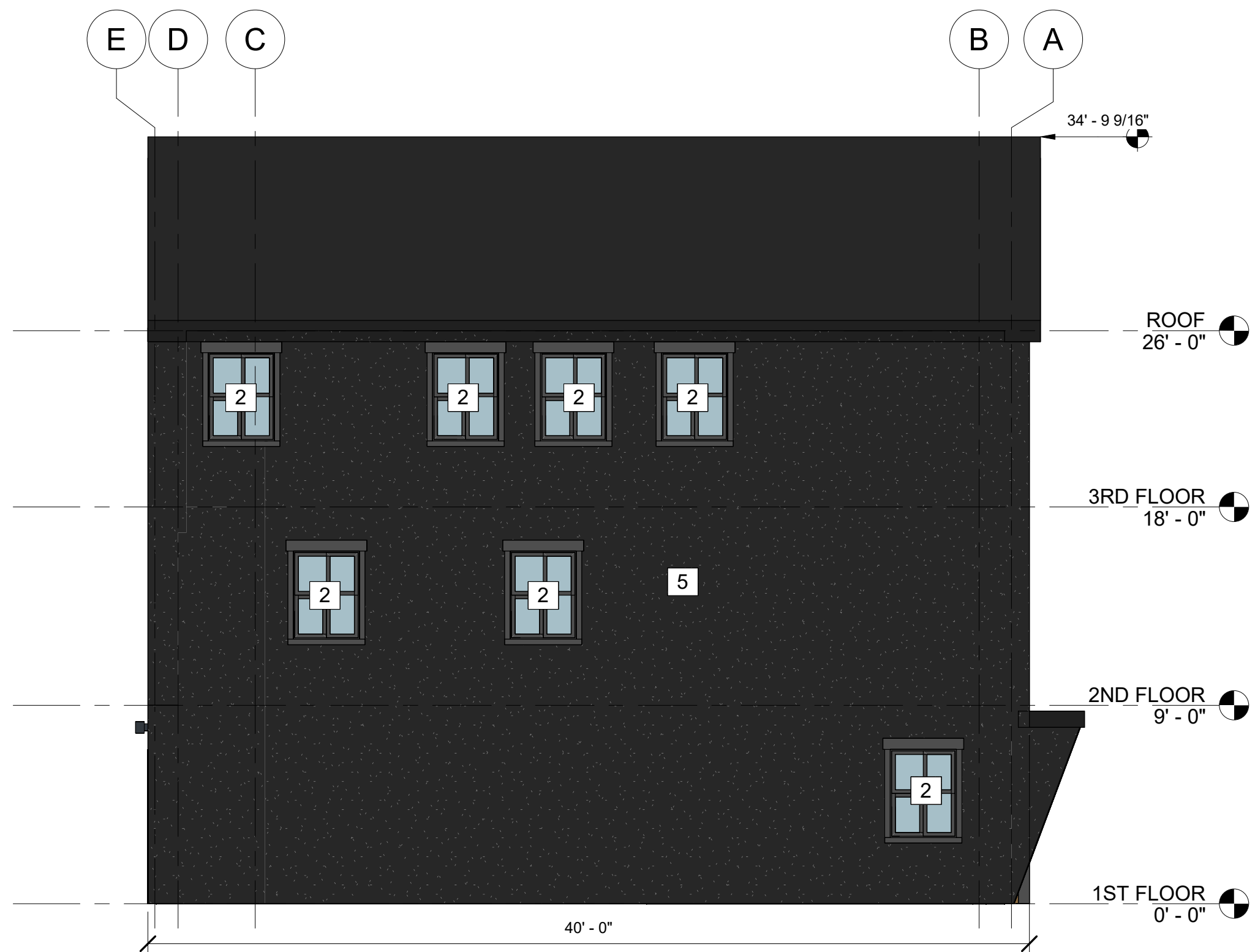
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A104a

1/21/2025 10:46:55 AM O:\SK_Hart\UGS Capital\Midvale Townhomes\7444 S State Street\architectural\Design\7444 MIDVALE TOWNHOMES- TYPE 1A.rvt



1 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

REFERENCE NOTES

- 1 DOOR
- 2 WINDOW
- 3 BOARD AND BATTEN SIDING
- 4 HORIZONTAL LAP SIDING
- 5 STUCCO SIDING
- 6 EXTERIOR WALL MOUNTED LIGHT

THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
BUILDING ELEVATIONS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

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DWG: 5710-SH02-24
JOB No. 5710-SH02-24
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REVISIONS		CITY COMMENTS	
#	DATE		

SHEET

A200a



1 SOUTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

REFERENCE NOTES

- 1 DOOR
- 2 WINDOW
- 3 BOARD AND BATTEN SIDING
- 4 HORIZONTAL LAP SIDING
- 5 STUCCO SIDING
- 6 EXTERIOR WALL MOUNTED LIGHT

THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
BUILDING ELEVATIONS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

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JOB No. 5710-SH02-24
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SHEET
A201a



1 FRONT VIEW

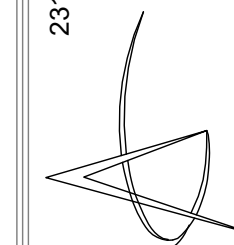


2 REAR VIEW

TOWNHOME TYPE 1A
7 PLEX

THE AARON BY SIGNATURE
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Midvale, UT
RENDERINGS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
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DWG:
JOB No: 5710-SH02-24
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REVISIONS		CITY COMMENTS
#	DATE	

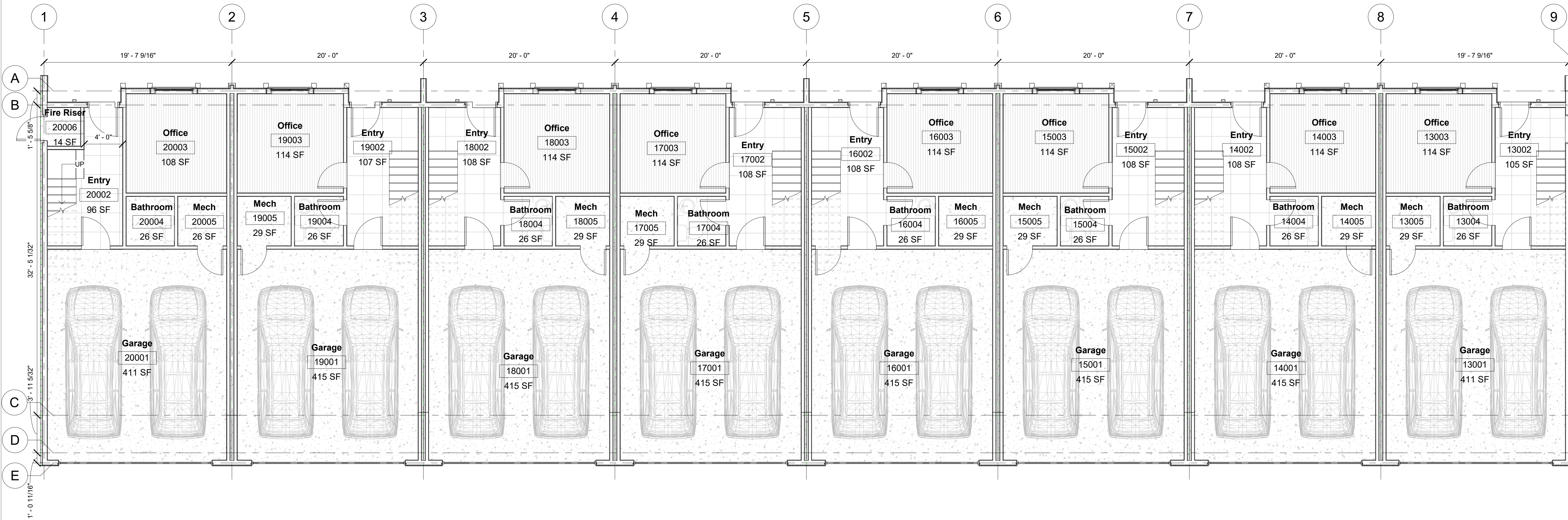
SHEET

A900a

TOWNHOME TYPE 1B
8 PLEX

UNIT TABLE					
UNIT	LIVABLE AREA	BEDROOM	FULL BATHROOM	HALF BATHROOM	PARKING REQ'D
13	1,603 SF	2	2	2	2
14	1,617 SF	2	2	2	2
15	1,617 SF	2	2	2	2
16	1,617 SF	2	2	2	2
17	1,617 SF	2	2	2	2
18	1,617 SF	2	2	2	2
19	1,617 SF	2	2	2	2
20	1,597 SF*	2	2	2	2

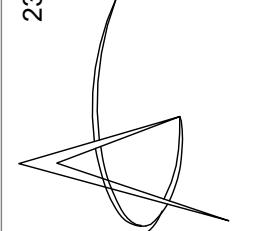
*EXCLUDES FIRE RISER ROOM



1 1ST FLOOR
3/16" = 1'-0"

THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
1ST FLOOR PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying



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JOB No. 5710-SHO2-24
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MIN 24" x 34" DIMENSIONS AND NOTES TAKE PRECEDENCE

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REVISIONS	CITY COMMENTS
#	DATE

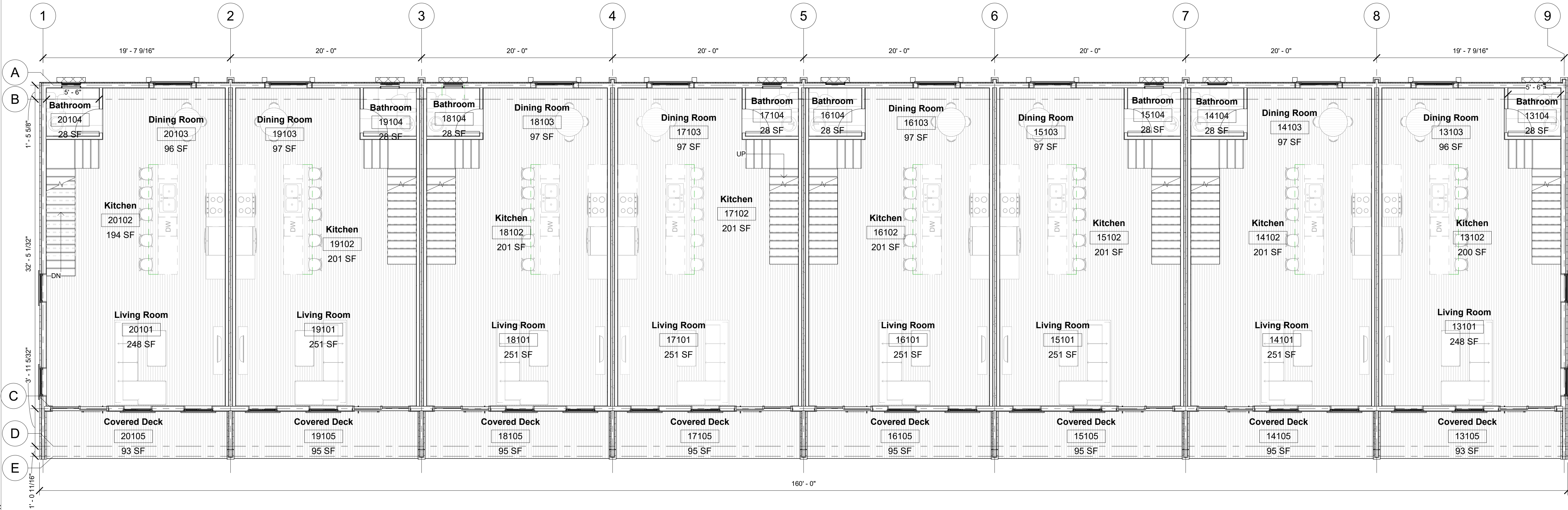
SHEET

A101b

TOWNHOME TYPE 1B
8 PLEX

UNIT TABLE					
UNIT	LIVABLE AREA	BEDROOM	FULL BATHROOM	HALF BATHROOM	PARKING REQ'D
13	1,603 SF	2	2	2	2
14	1,617 SF	2	2	2	2
15	1,617 SF	2	2	2	2
16	1,617 SF	2	2	2	2
17	1,617 SF	2	2	2	2
18	1,617 SF	2	2	2	2
19	1,617 SF	2	2	2	2
20	1,597 SF*	2	2	2	2

*EXCLUDES FIRE RISER ROOM



1 2ND FLOOR
3/16" = 1'-0"

THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
2ND FLOOR PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

CLIENT: SIGNATURE HOMES
DWG: 5710-SH02-24
JOB No: 5710-SH02-24
DO NOT SCALE THIS DRAWING. DIMENSIONS ARE INDICATED IN FEET.
PRINT 24" x 36" - DIMENSIONS AND NOTES TAKE PRECEDENCE

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REVISIONS		DATE	CITY COMMENTS
#			

SHEET

A102b

TOWNHOME TYPE 1B
8 PLEX

UNIT TABLE					
UNIT	LIVABLE AREA	BEDROOM	FULL BATHROOM	HALF BATHROOM	PARKING REQ'D
13	1,603 SF	2	2	2	2
14	1,617 SF	2	2	2	2
15	1,617 SF	2	2	2	2
16	1,617 SF	2	2	2	2
17	1,617 SF	2	2	2	2
18	1,617 SF	2	2	2	2
19	1,617 SF	2	2	2	2
20	1,597 SF*	2	2	2	2

*EXCLUDES FIRE RISER ROOM



1 3RD FLOOR
3/16" = 1'-0"

THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
3RD FLOOR PLAN

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Planning Engineering Surveying
PH: 801.487.8040

CLIENT: SIGNATURE HOMES
DWG: 5710-SH02-24
JOB No. 5710-SH02-24
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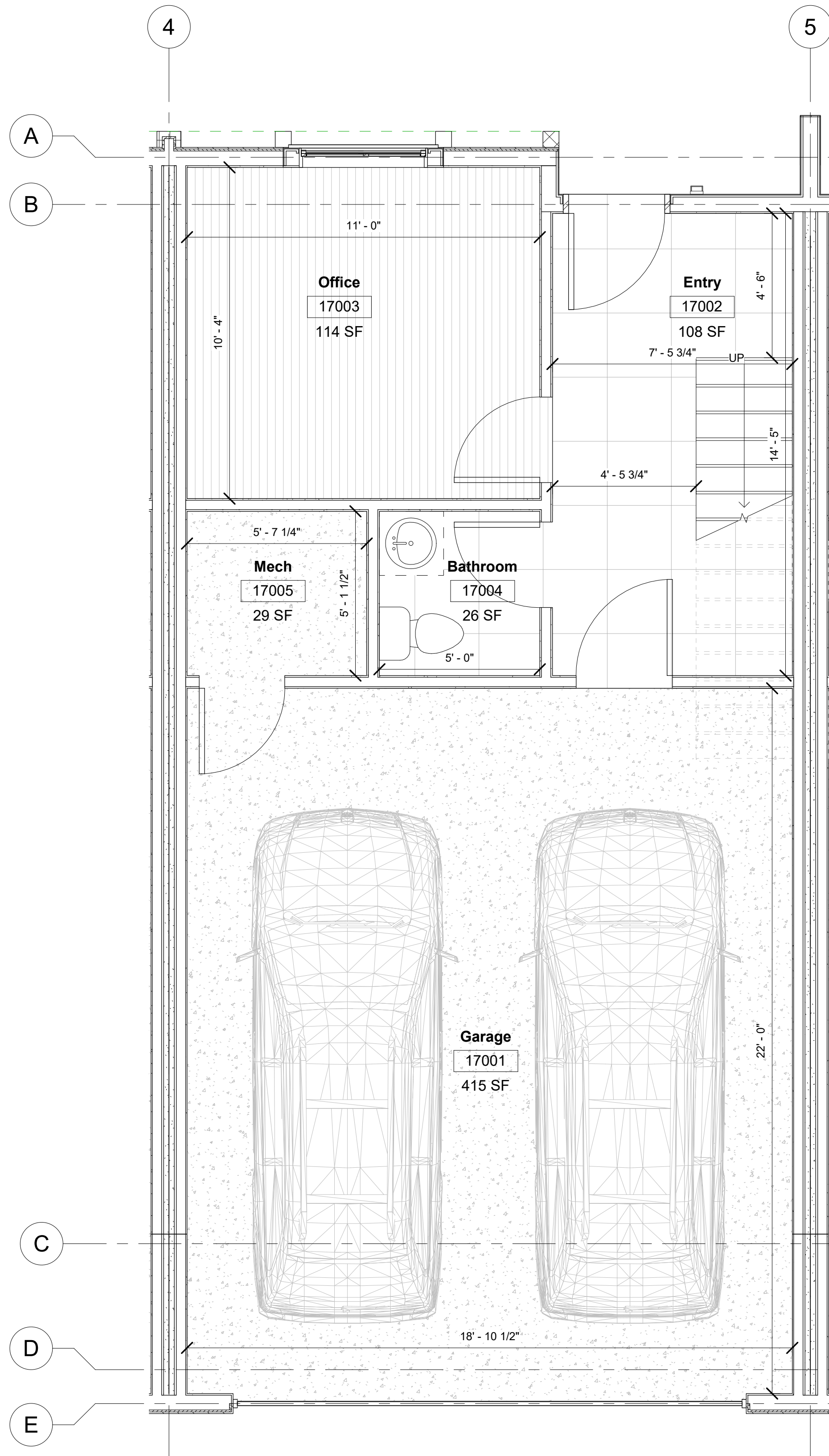
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DATE: 01/21/2025

REVISIONS		CITY COMMENTS
#	DATE	

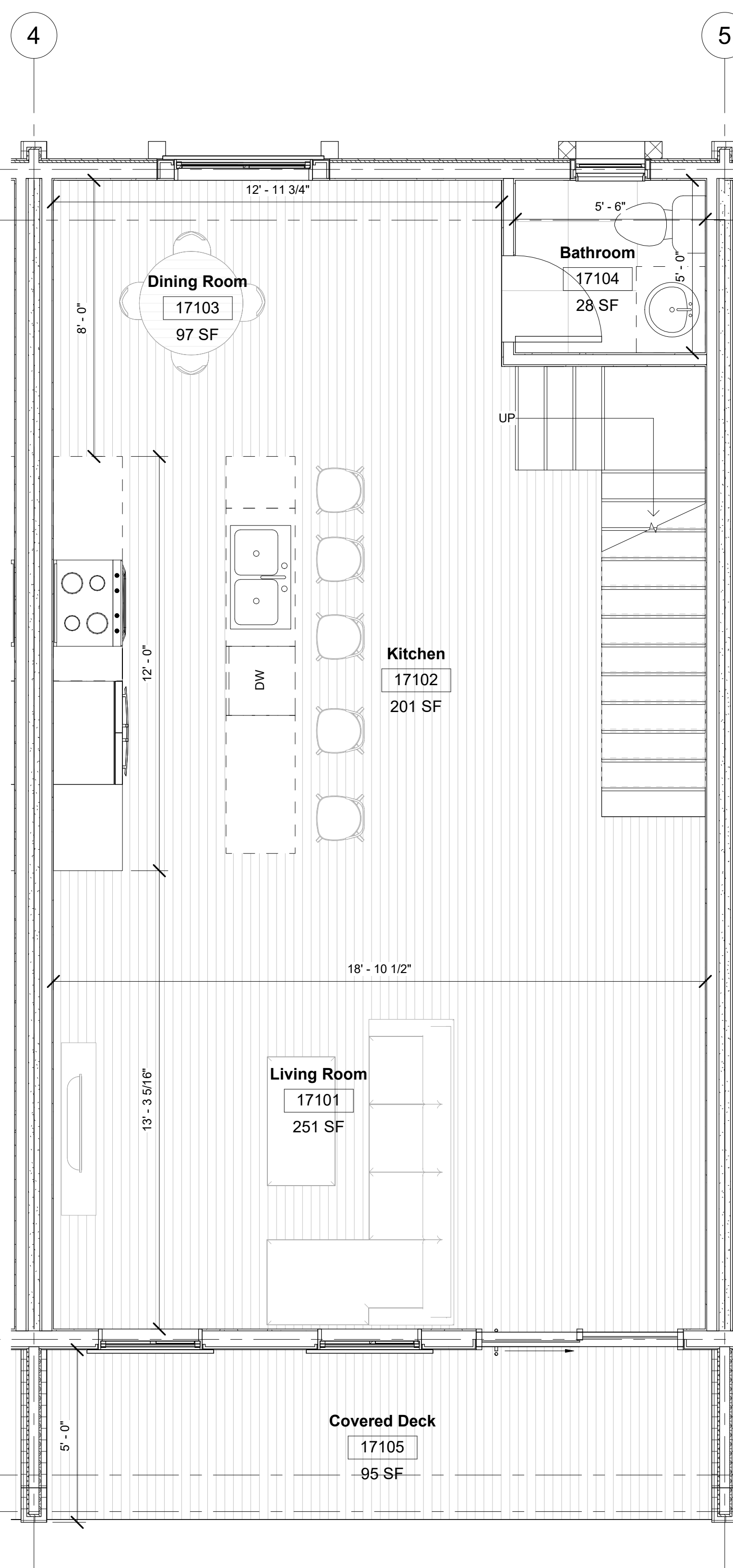
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A103b

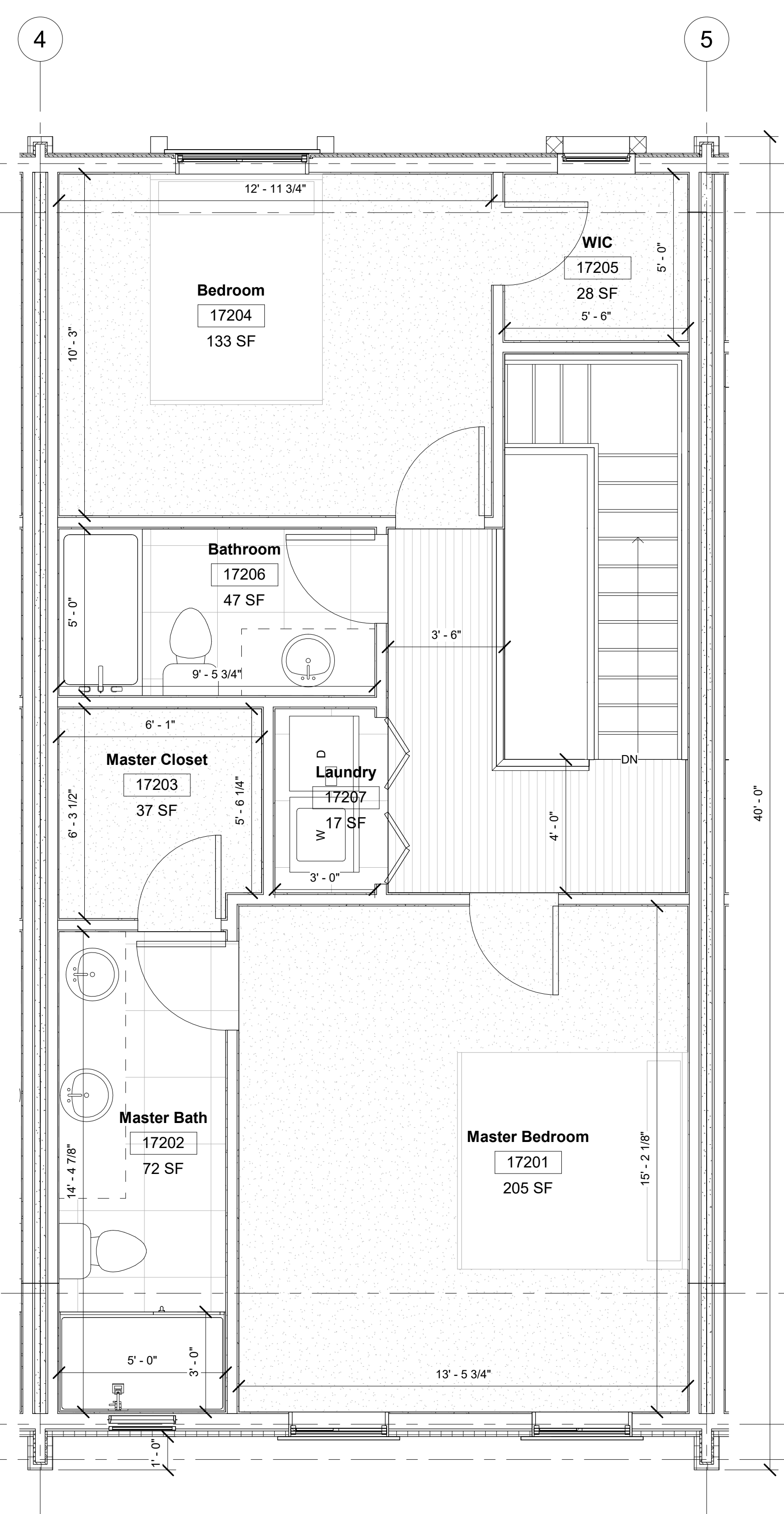
TOWNHOME TYPE 1B
8 PLEX



1 ENLARGED 1ST FLOOR
3/8" = 1'-0"



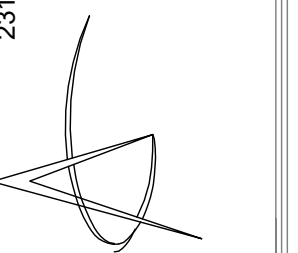
2 ENLARGED 2ND FLOOR
3/8" = 1'-0"



3 ENLARGED 3RD FLOOR
3/8" = 1'-0"

THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
ENLARGED FLOOR PLANS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying



CLIENT: SIGNATURE HOMES
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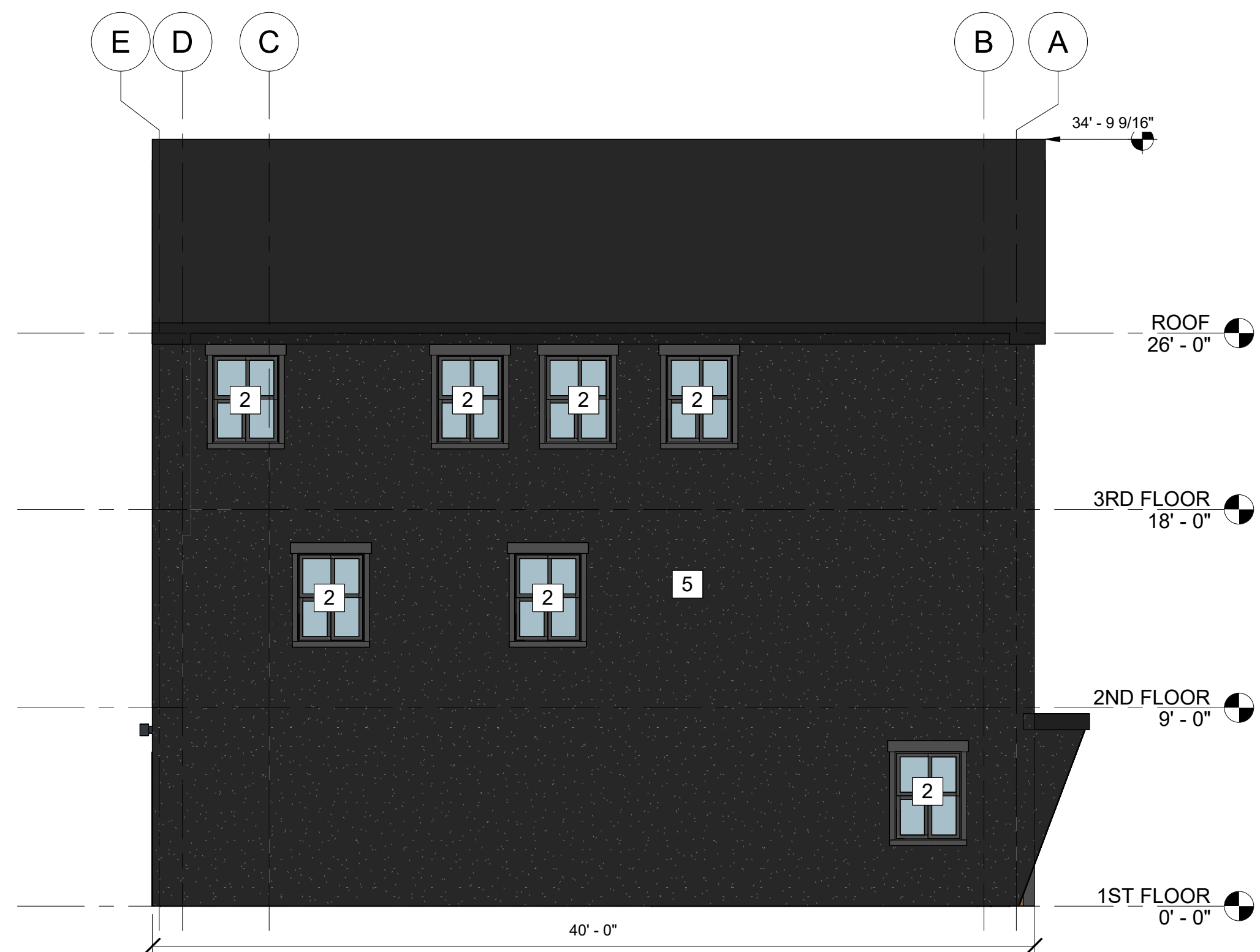
A104b

2/10/2025 11:57:21 AM
O:\SK_Hart\UGS Capital\Midvale Townhomes\7444 S State Street\architectural\Design\7444 MIDVALE TOWNHOMES- TYPE 1B.rvt

TOWNHOME TYPE 1B
8 PLEX



1 NORTH ELEVATION
3/16\" = 1'-0"



2 EAST ELEVATION
3/16\" = 1'-0"

REFERENCE NOTES

- 1 DOOR
- 2 WINDOW
- 3 BOARD AND BATTEN SIDING
- 4 HORIZONTAL LAP SIDING
- 5 STUCCO SIDING
- 6 EXTERIOR WALL MOUNTED LIGHT

THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
BUILDING ELEVATIONS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

CLIENT: SIGNATURE HOMES
DWG: 5710-SH02-24
JOB No. 5710-SH02-24
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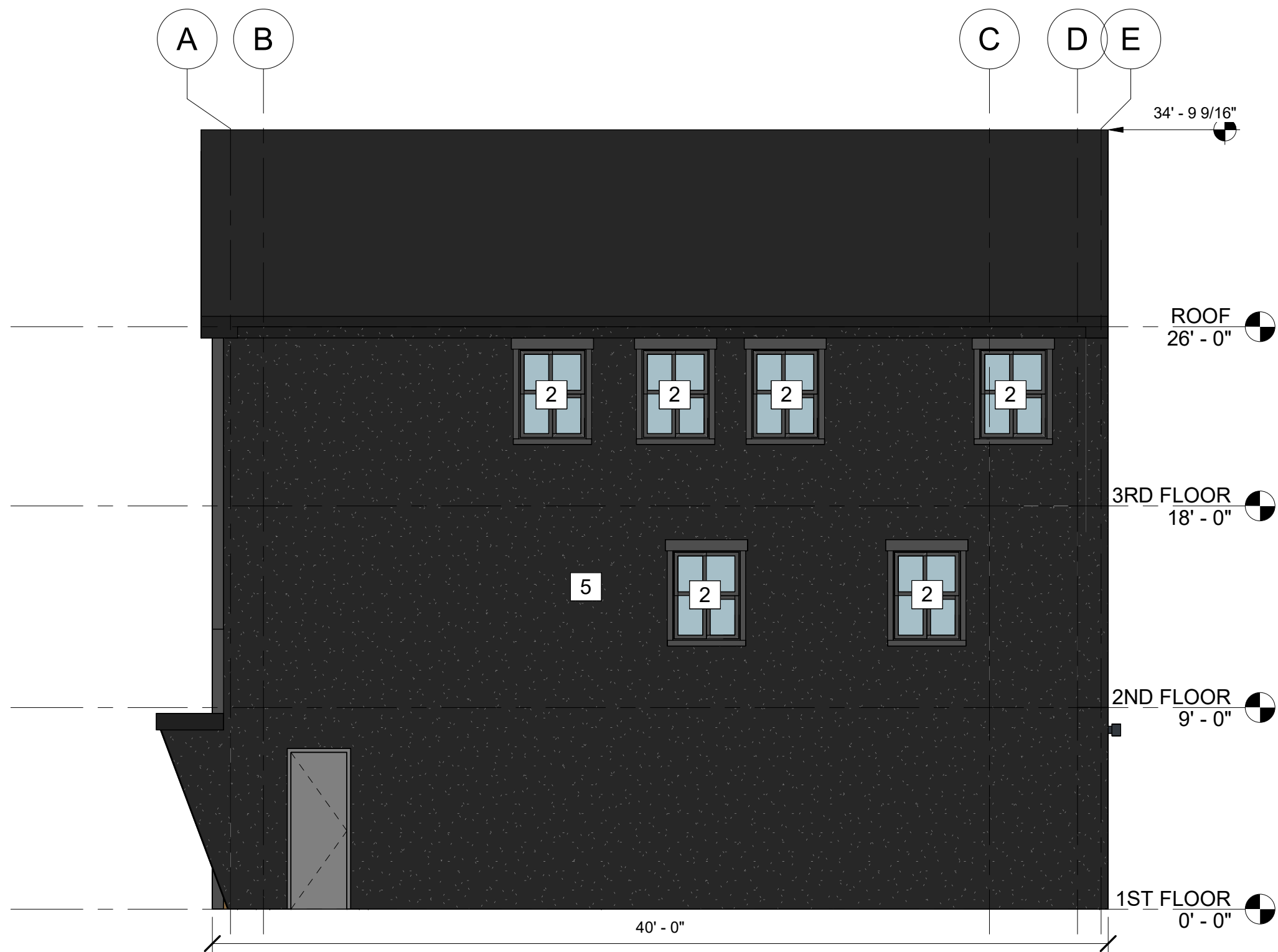
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DATE: 01/21/2025

#	DATE	REVISIONS	CITY COMMENTS

SHEET
A200b



1 SOUTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

REFERENCE NOTES

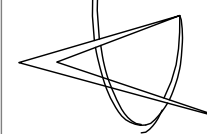
- 1 DOOR
- 2 WINDOW
- 3 BOARD AND BATTEN SIDING
- 4 HORIZONTAL LAP SIDING
- 5 STUCCO SIDING
- 6 EXTERIOR WALL MOUNTED LIGHT

THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT

BUILDING ELEVATIONS

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Ward Engineering Group
Planning Engineering Surveying

PH: 801.487.8040



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JOB No: 5710-SH02-24
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REVISIONS	CITY COMMENTS
#	DATE

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A201b

TOWNHOME TYPE 1B
8 PLEX



1 FRONT VIEW

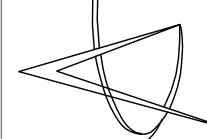


2 REAR VIEW

THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
RENDERINGS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying

PH: 801.487.8040



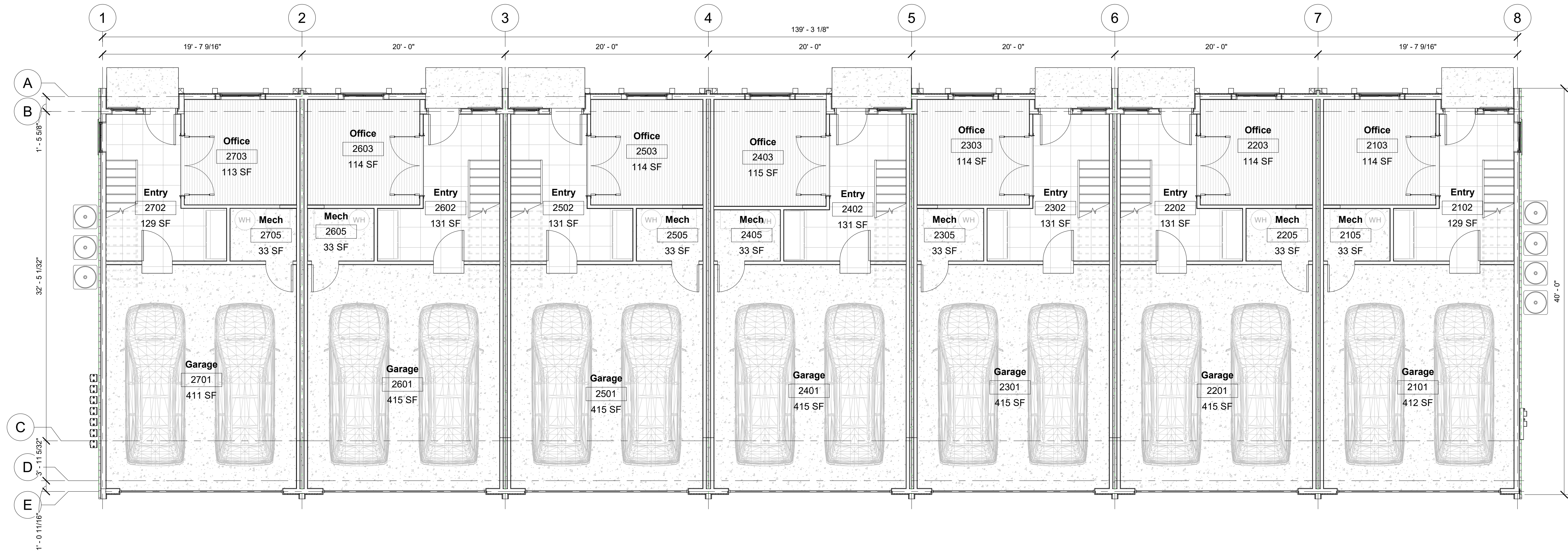
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REVISIONS		CITY COMMENTS	
#	DATE		

SHEET
A900b

TOWNHOME TYPE 1C
7 PLEX

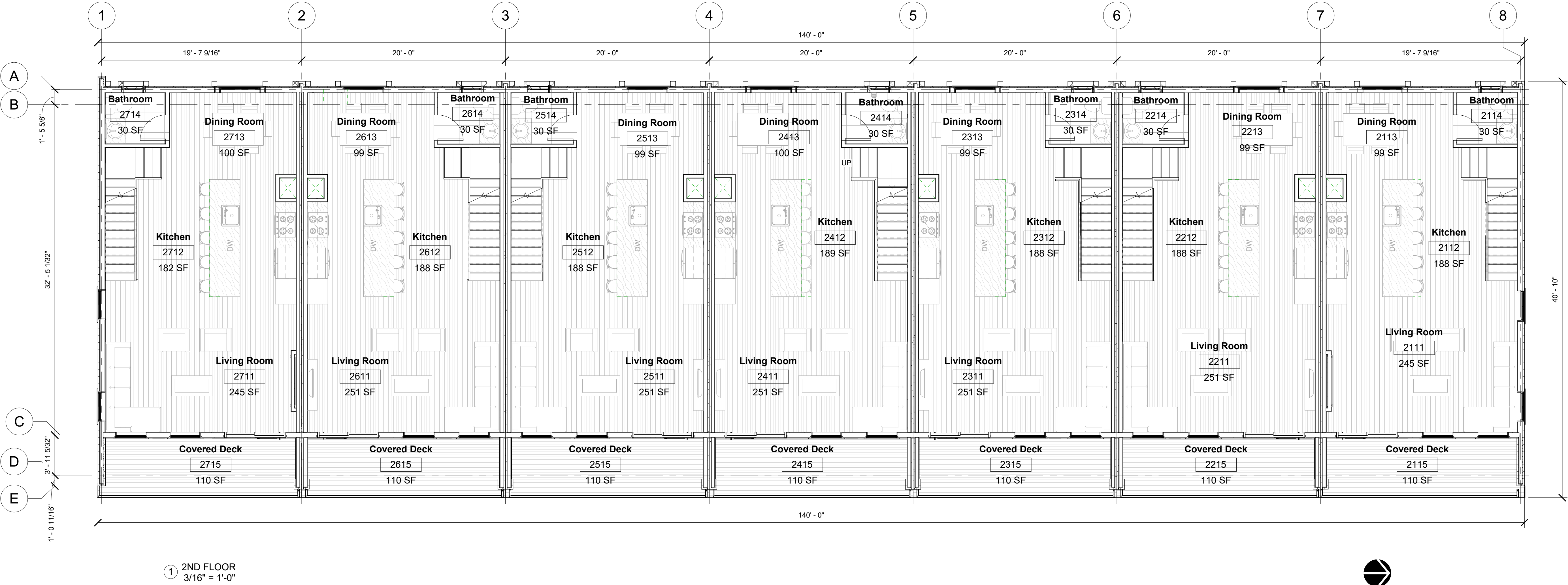


1 1ST FLOOR
3/16" = 1'-0"



TOWNHOME TYPE 1C
7 PLEX

UNIT TABLE					
UNIT	LIVABLE AREA	BEDROOM	FULL BATHROOM	HALF BATHROOM	PARKING REQ'D
21	1,603 SF	2	2	1	2
22	1,617 SF	2	2	1	2
23	1,617 SF	2	2	1	2
24	1,617 SF	2	2	1	2
25	1,617 SF	2	2	1	2
26	1,617 SF	2	2	1	2
27	1,603 SF	2	2	1	2



THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
2ND FLOOR PLAN

DEIV
architecture
and
design
PLLC
Bountiful, UT 84011
801.225.4286
info@deivarch.com

Ward Engineering Group
Planning Engineering Surveying
231 West 800 South
Salt Lake City, Utah 84101
PH: 801.487.8600

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THAN 25mm x 34mm. DIMENSIONS AND NOTES TAKE PRECEDENCE

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DATE: 06/25/2025

REVISIONS	DATE	CITY COMMENTS
#		

SHEET
A102c

TOWNHOME TYPE 1C
7 PLEX

UNIT TABLE					
UNIT	LIVABLE AREA	BEDROOM	FULL BATHROOM	HALF BATHROOM	PARKING REQ'D
21	1,603 SF	2	2	1	2
22	1,617 SF	2	2	1	2
23	1,617 SF	2	2	1	2
24	1,617 SF	2	2	1	2
25	1,617 SF	2	2	1	2
26	1,617 SF	2	2	1	2
27	1,603 SF	2	2	1	2



1 3RD FLOOR
3/16" = 1'-0"



THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
3RD FLOOR PLAN

DEIV
architecture
and
design
PLLC
221 West 800 South
Salt Lake City, Utah 84101
801.467.8286
info@deivarch.com

Ward Engineering Group
Planning Engineering Surveying
221 West 800 South
Salt Lake City, Utah 84101
801.467.8286
info@wardeng.com

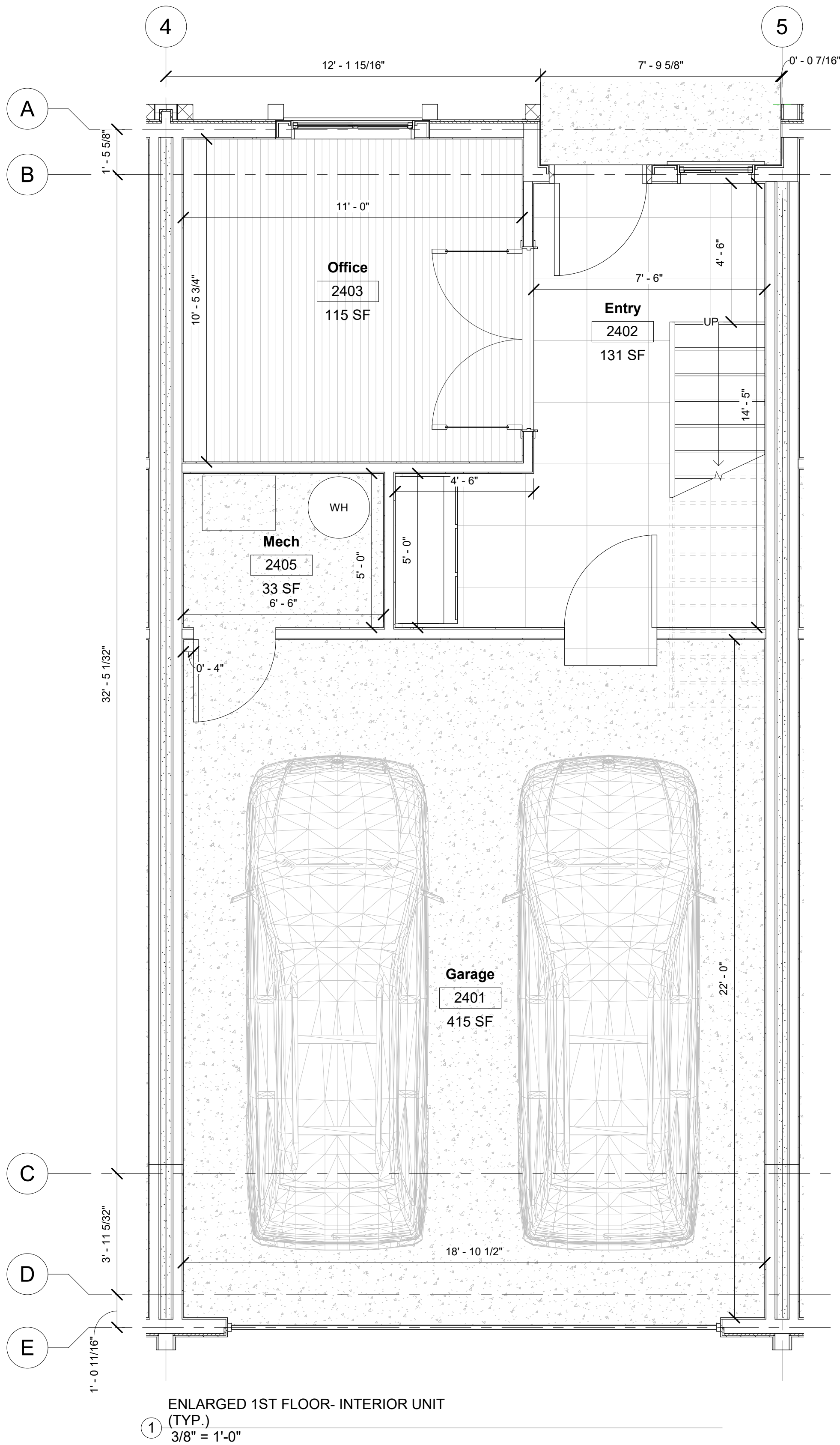
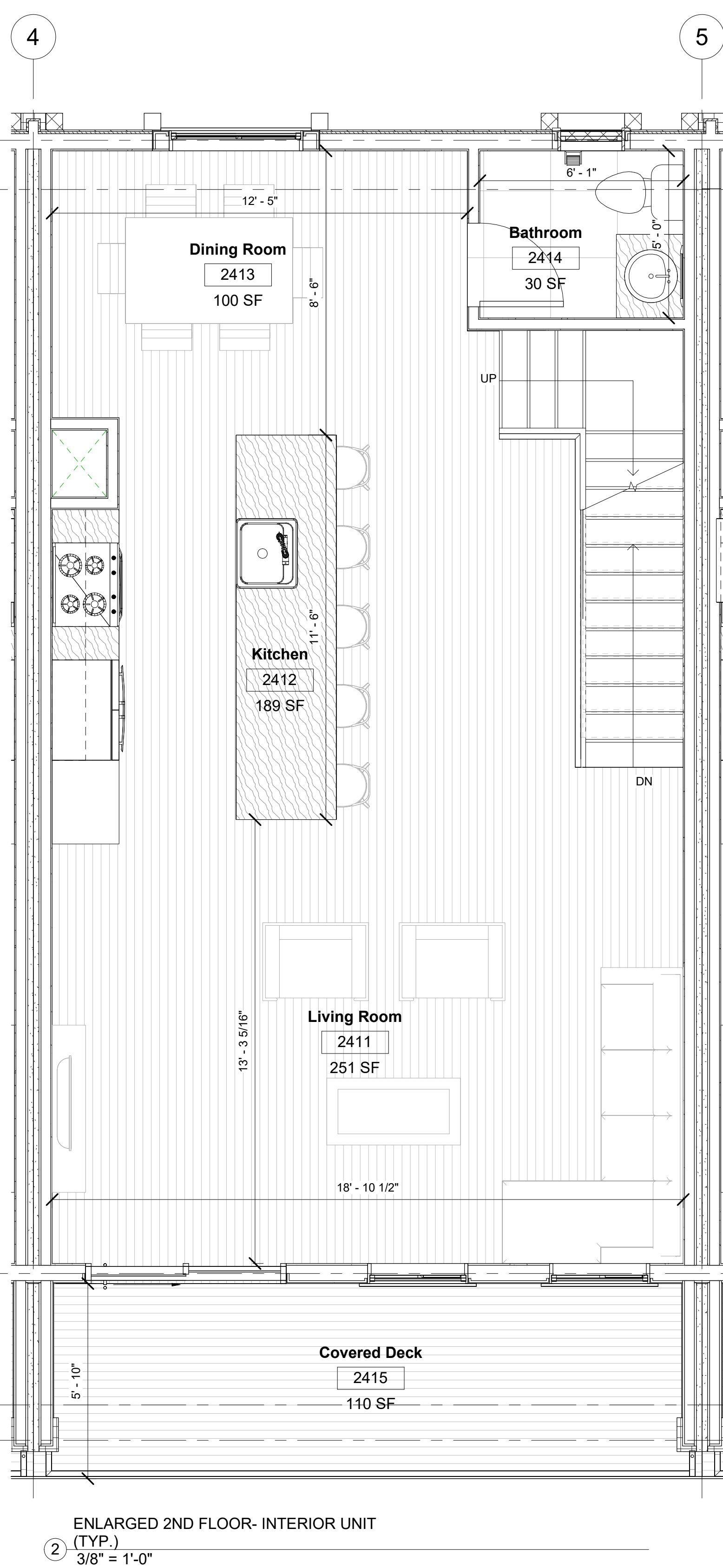
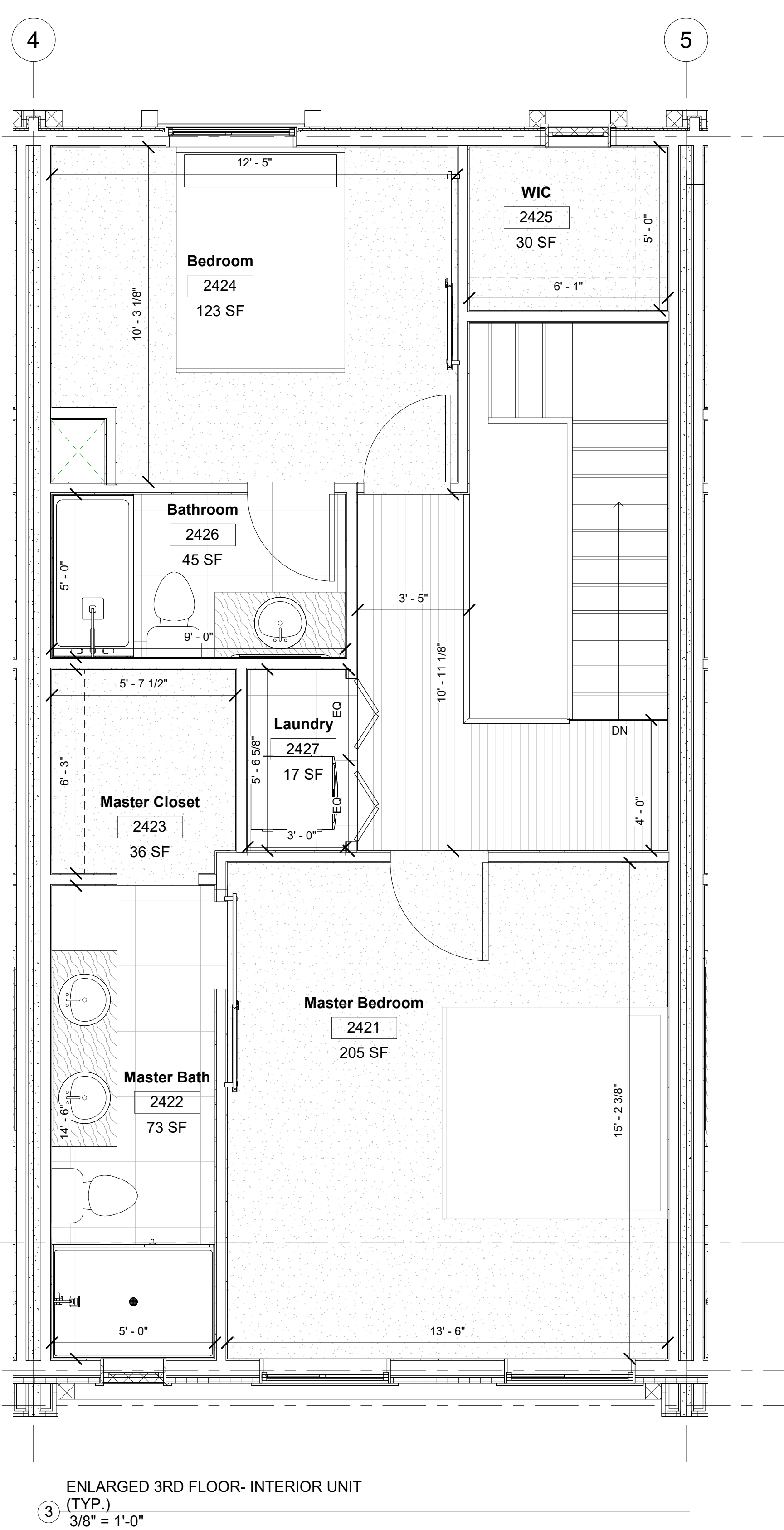
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DWG: 5710-SH02-24
JOB No: 5710-SH02-24
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DATE: 06/25/2025

DRAWN BY: SK
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CHECKED BY: DC
DATE: 06/25/2025

REVISIONS	DATE	CITY COMMENTS

SHEET
A103c

TOWNHOME TYPE 1C
7 PLEX



THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
ENLARGED FLOOR PLANS

DEIV
architecture
DEV Architecture and
Design, PLLC
Bountiful, UT 84011
801.462.6286
info@deviv.com

Ward Engineering Group
Planning Engineering Surveying
231 West 800 South
Salt Lake City, Utah 84101
PH: 801.487.8600
www.wardeng.com

CLIENT: SIGNATURE HOMES
DWG: _____
JOB No: 5710-SH02-24
DO NOT SCALE THIS DRAWING. DIMENSIONS AND NOTES TAKE PRECEDENCE.
PRINT 24" x 36" - DIMENSIONS AND NOTES TAKE PRECEDENCE

DRAWN BY: SK
DESIGN BY: SK
CHECKED BY: DC
DATE: 06/25/2025

#	DATE	REVISIONS	CITY COMMENTS

SHEET
A104c



TOWNHOME TYPE 1C
7 PLEX



1 WEST ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

- GENERAL NOTES:
- DEVELOPER AGREES TO LIMIT THE HEIGHT OF ANY STRUCTURE WITHIN 60 FEET OF THE WEST PROPERTY LINE OF THE PROJECT TO 33 FEET, AS MEASURED FROM THE LOWEST EXISTING GRADE POINT WITHIN THE STRUCTURE'S FOOTPRINT TO THE HIGHEST POINT OF THE STRUCTURE (THE "HEIGHT LIMIT"). DEVELOPER SHALL ENSURE THAT NO STRUCTURE WITHIN 60 FEET OF THE WEST PROPERTY LINE OF THE PROJECT EXCEEDS THE HEIGHT LIMIT UNDER ANY CIRCUMSTANCES.
 - HEIGHT FROM HIGHEST POINT ON THE ROOF TO THE LOWEST EXISTING GRADE POINT WITHIN THE BUILDING FOOTPRINT.

REFERENCE NOTES

- DOOR. SEE SCHEDULE SHEETS A700
- SINGLE HUNG WINDOW, DOUBLE GLAZED LOW-E W/INSULATION OR SIMILAR. SEE WINDOW SCHEDULE A701
- WHITE BOARD AND BATTEN SIDING
- HORIZONTAL LAP SIDING
- DARK GREY STUCCO SIDING
- WHITE STUCCO SIDING
- EXTERIOR WALL MOUNTED LIGHT
- AC UNIT
- 42" HORIZONTAL BAR RAILING SEE DETAIL 1/A702
- GAS METERS
- ELECTRIC METERS

THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
BUILDING ELEVATIONS

DEV
DEV Architecture and
Design, PLLC
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Planning Engineering Surveying
231 West 800 South
Salt Lake City, Utah 84101
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info@wardeng.com

CLIENT: SIGNATURE HOMES
DWG: 5710-SH02-24
JOB No. 5710-SH02-24
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DATE: 06/25/2025

REVISIONS	CITY COMMENTS
#	DATE

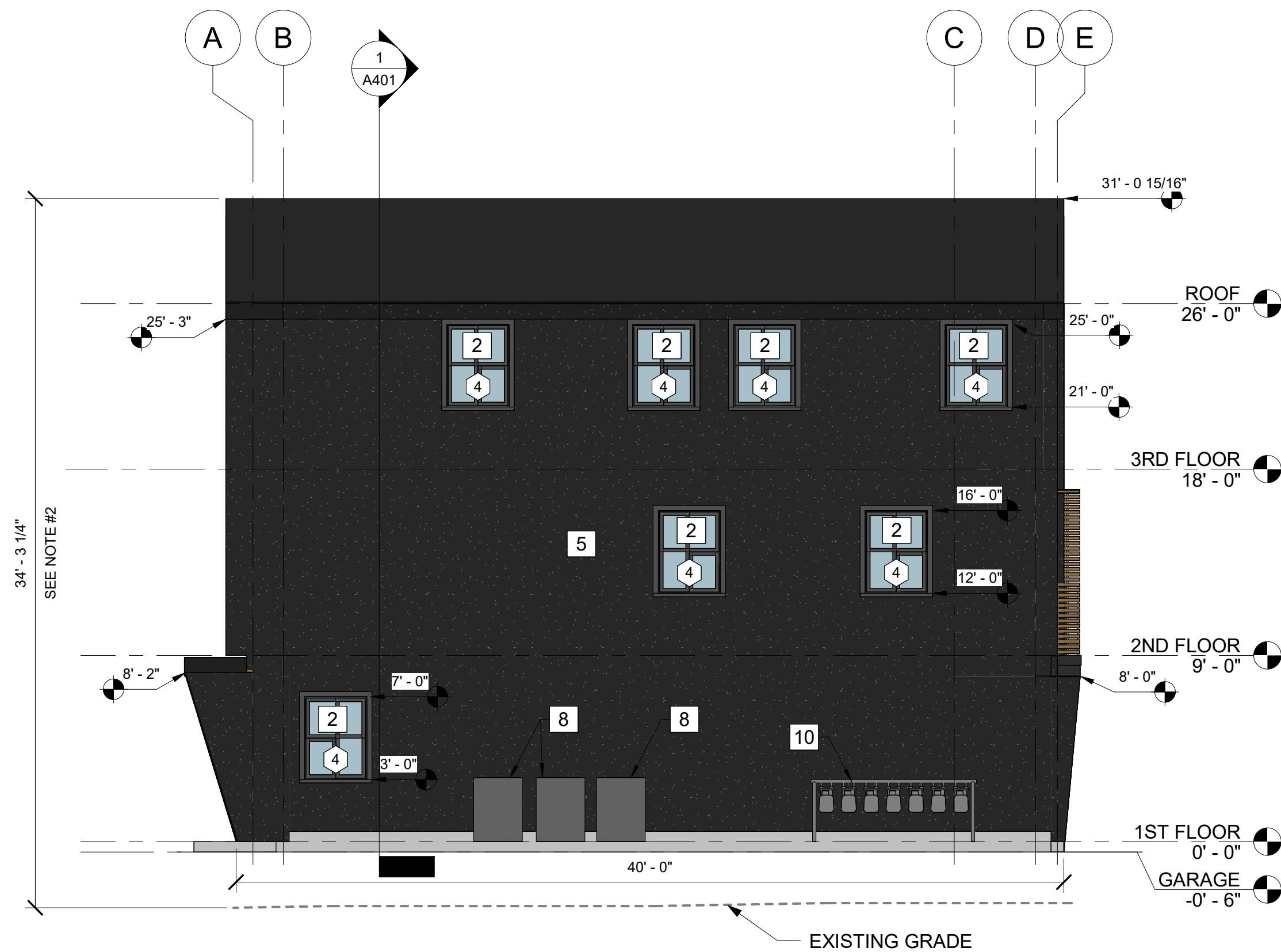
SHEET

A200c

TOWNHOME TYPE 1C
7 PLEX



1 EAST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

- GENERAL NOTES:
- DEVELOPER AGREES TO LIMIT THE HEIGHT OF ANY STRUCTURE WITHIN 60 FEET OF THE WEST PROPERTY LINE OF THE PROJECT TO 33 FEET, AS MEASURED FROM THE LOWEST EXISTING GRADE POINT WITHIN THE STRUCTURE'S FOOTPRINT TO THE HIGHEST POINT OF THE STRUCTURE (THE "HEIGHT LIMIT"). DEVELOPER SHALL ENSURE THAT NO STRUCTURE WITHIN 60 FEET OF THE WEST PROPERTY LINE OF THE PROJECT EXCEEDS THE HEIGHT LIMIT UNDER ANY CIRCUMSTANCES. HEIGHT FROM HIGHEST POINT ON THE ROOF TO THE LOWEST EXISTING GRADE POINT WITHIN THE BUILDING FOOTPRINT.

REFERENCE NOTES

- DOOR. SEE SCHEDULE SHEETS A700
- SINGLE HUNG WINDOW, DOUBLE GLAZED LOW-E W/INSULATION OR SIMILAR. SEE WINDOW SCHEDULE A701
- WHITE BOARD AND BATTEN SIDING
- HORIZONTAL LAP SIDING
- DARK GREY STUCCO SIDING
- WHITE STUCCO SIDING
- EXTERIOR WALL MOUNTED LIGHT
- AC UNIT
- 42" HORIZONTAL BAR RAILING SEE DETAIL 1/A702
- GAS METERS
- ELECTRIC METERS

THE AARON BY SIGNATURE
7444 S State Street
Midvale, UT
BUILDING ELEVATIONS

DEV Architecture and Design, PLLC
801 S. 4200 E.
BOULDER, UT 84001
PH: 801.487.8040
info@devarch.com

Ward Engineering Group
Planning Engineering Surveying
231 West 800 South
Salt Lake City, Utah 84101
PH: 801.487.8040
info@wardeng.com

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CHECKED BY: DC
DATE: 06/25/2025

REVISIONS	CITY COMMENTS
#	DATE

SHEET

A201c

TOWNHOME TYPE 1C
7 PLEX



1 FRONT VIEW

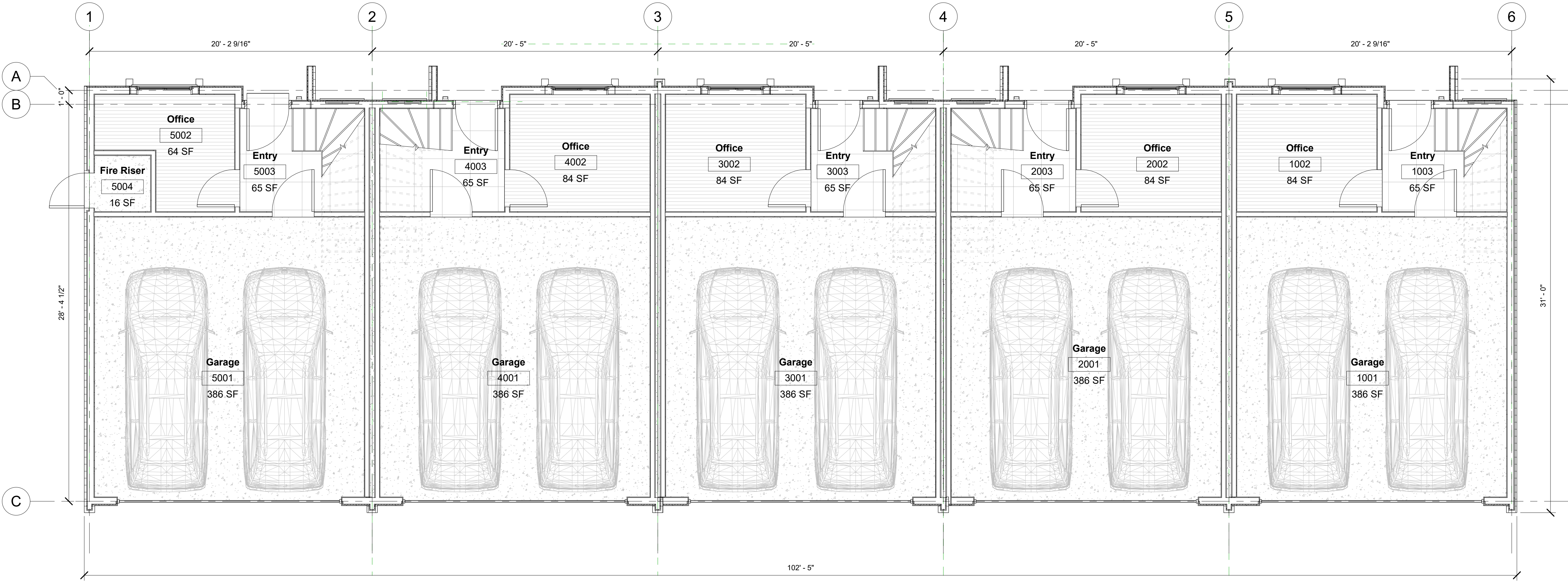


2 REAR VIEW

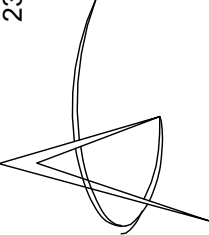
TOWNHOME TYPE 2
5 PLEX

UNIT TABLE					
UNIT	LIVABLE AREA	BEDROOM	FULL BATHROOM	HALF BATHROOM	PARKING REQ'D
1	1,252 SF	2	2	2	2
2	1,253 SF	2	2	2	2
3	1,253 SF	2	2	2	2
4	1,253 SF	2	2	2	2
5	1,233 SF*	2	2	2	2

*EXCLUDES FIRE RISER ROOM



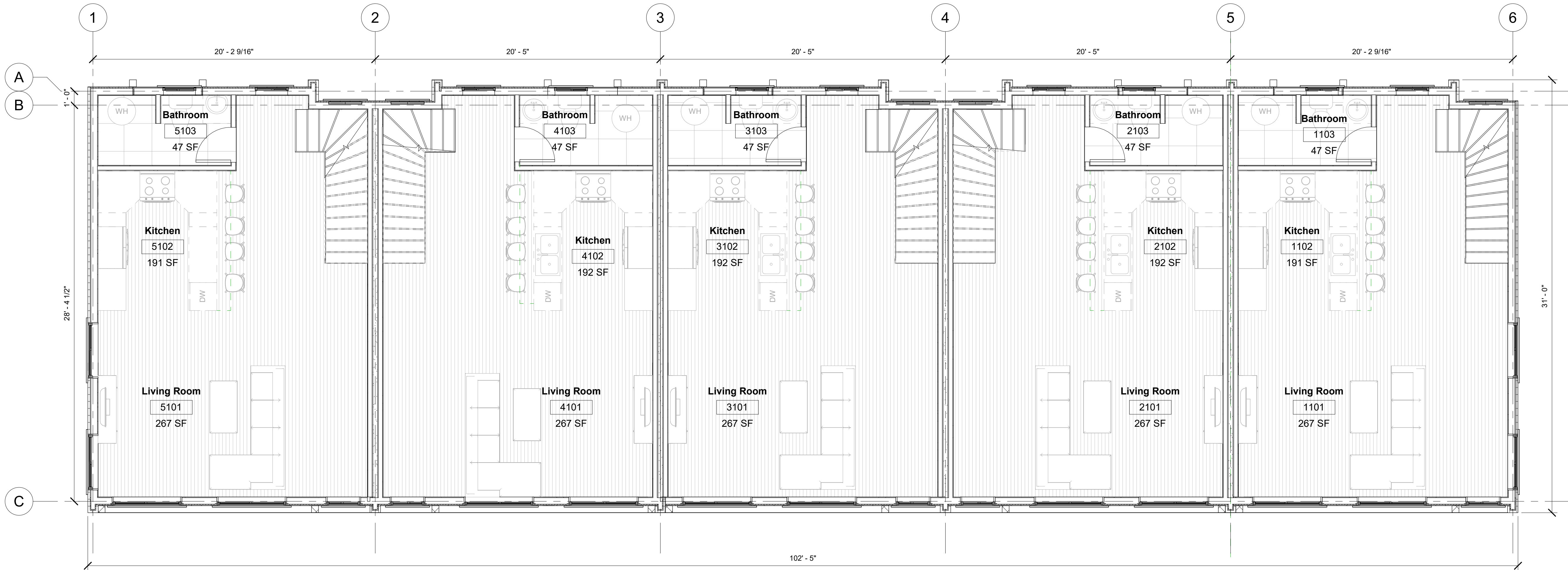
1 1ST FLOOR
1/4" = 1'-0"



TOWNHOME TYPE 2
5 PLEX

UNIT TABLE					
UNIT	LIVABLE AREA	BEDROOM	FULL BATHROOM	HALF BATHROOM	PARKING REQ'D
1	1,252 SF	2	2	2	2
2	1,253 SF	2	2	2	2
3	1,253 SF	2	2	2	2
4	1,253 SF	2	2	2	2
5	1,233 SF*	2	2	2	2

*EXCLUDES FIRE RISER ROOM

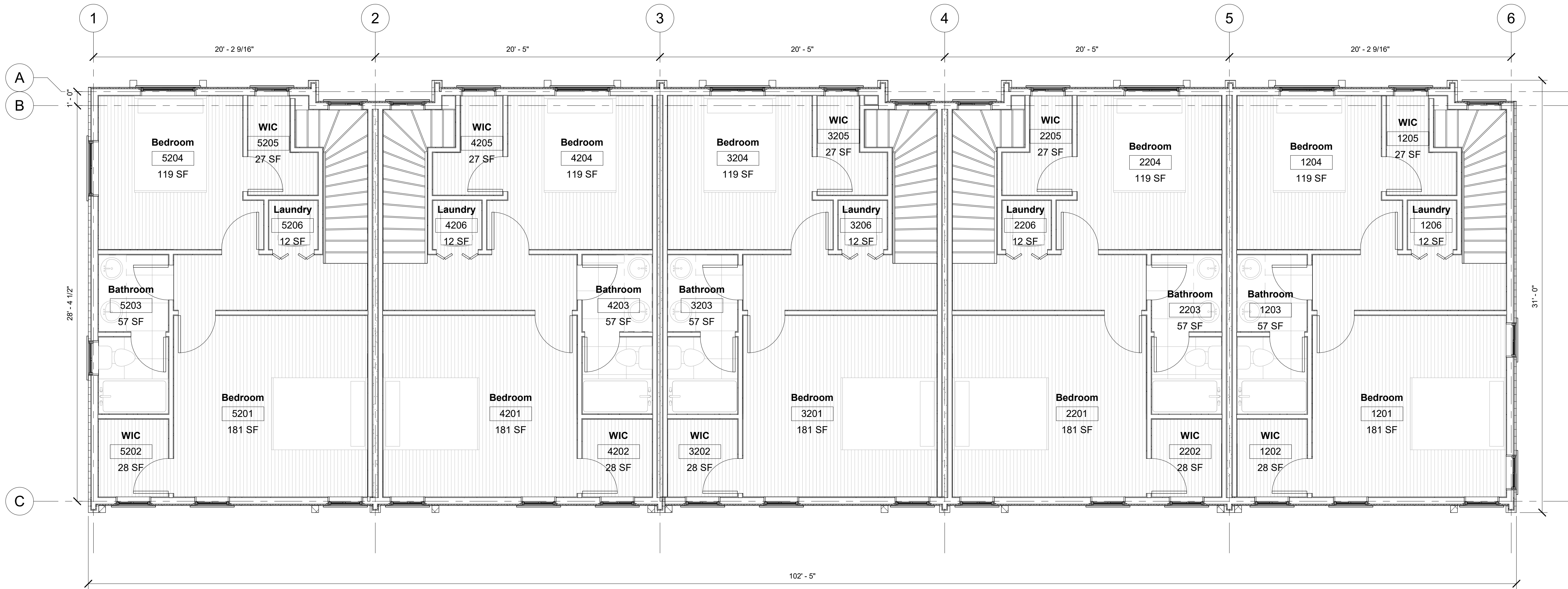


1 2ND FLOOR
1/4" = 1'-0"

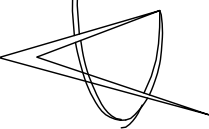
TOWNHOME TYPE 2
5 PLEX

UNIT TABLE					
UNIT	LIVABLE AREA	BEDROOM	FULL BATHROOM	HALF BATHROOM	PARKING REQ'D
1	1,252 SF	2	2	2	2
2	1,253 SF	2	2	2	2
3	1,253 SF	2	2	2	2
4	1,253 SF	2	2	2	2
5	1,233 SF*	2	2	2	2

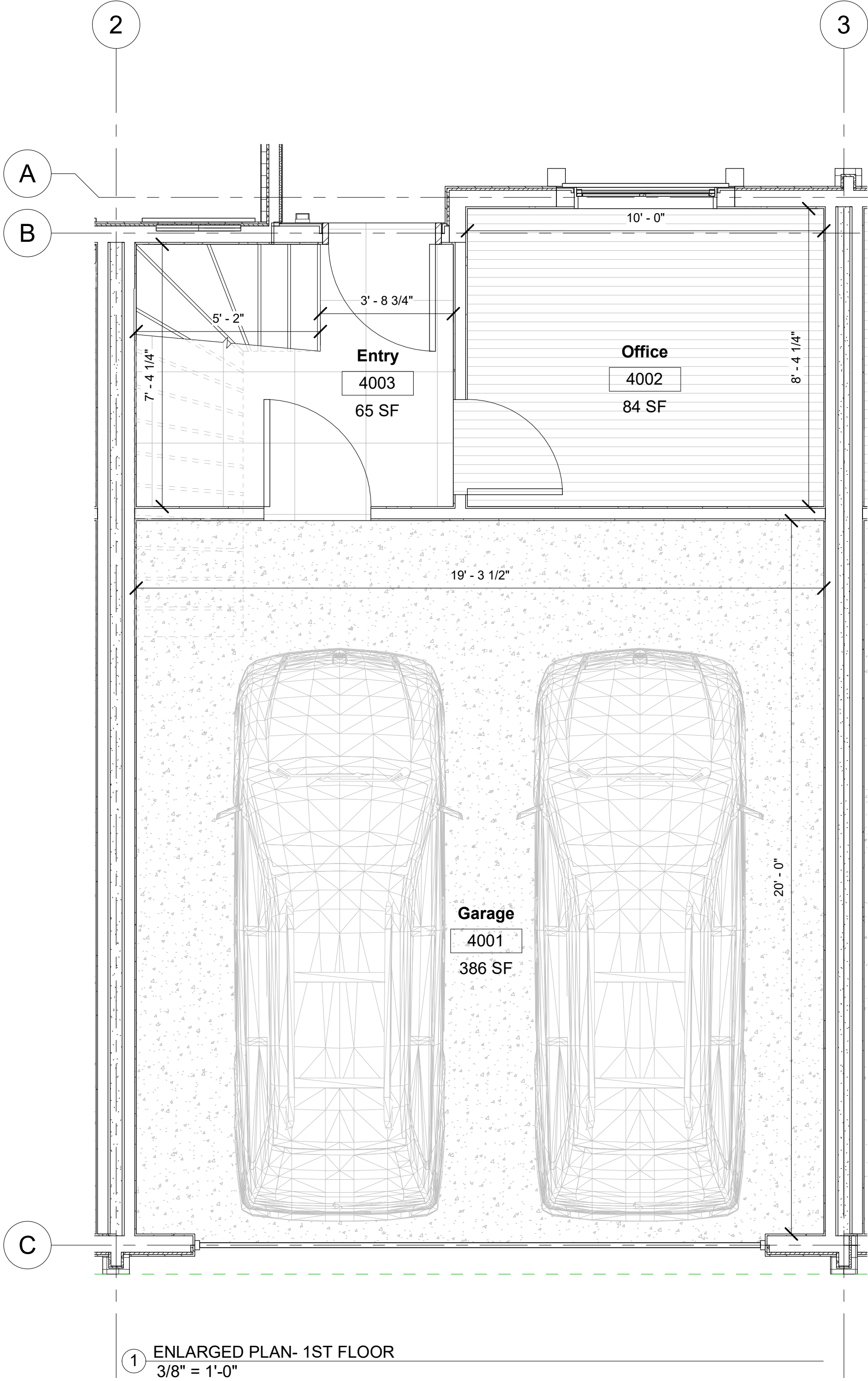
*EXCLUDES FIRE RISER ROOM



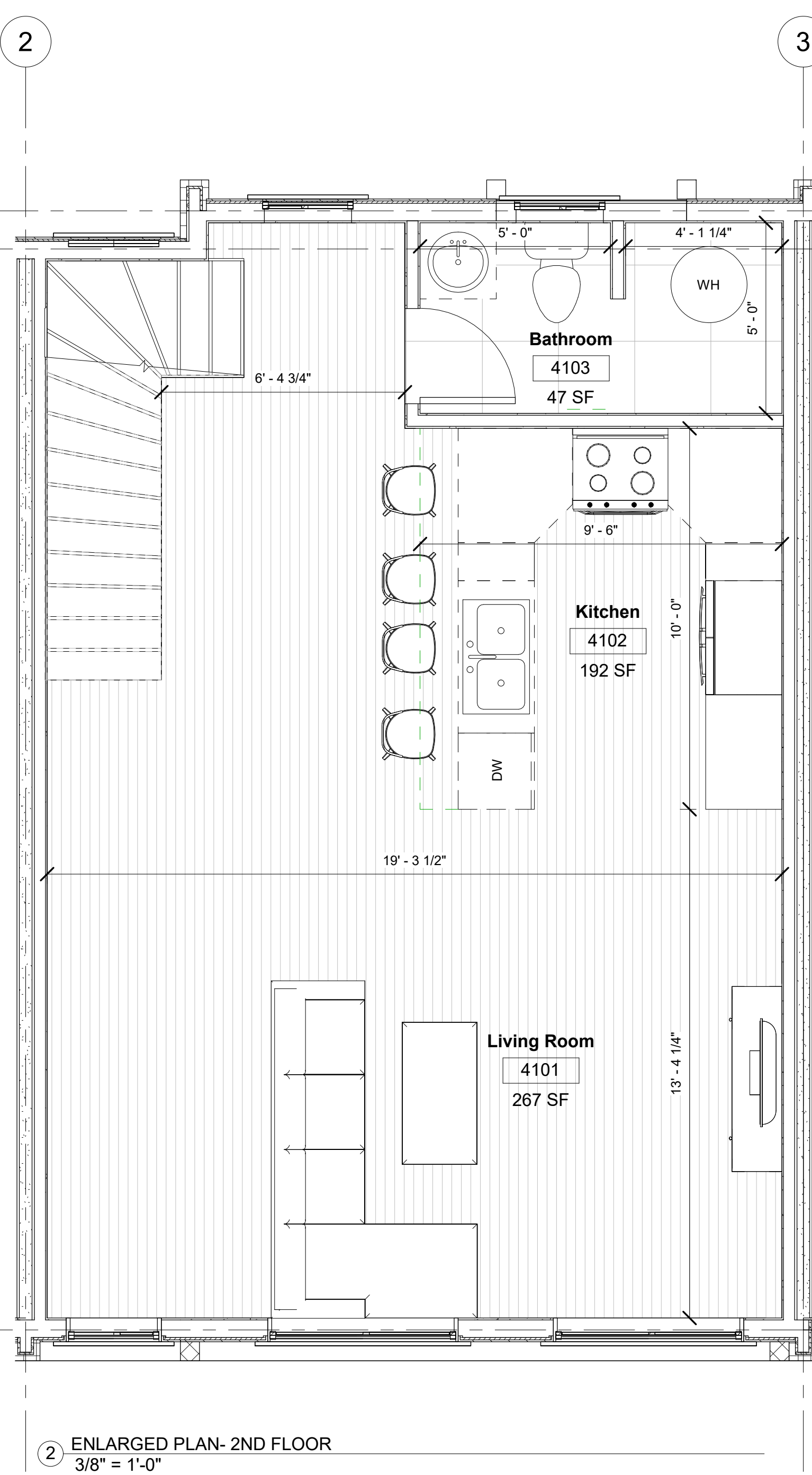
1 3RD FLOOR
1/4" = 1'-0"



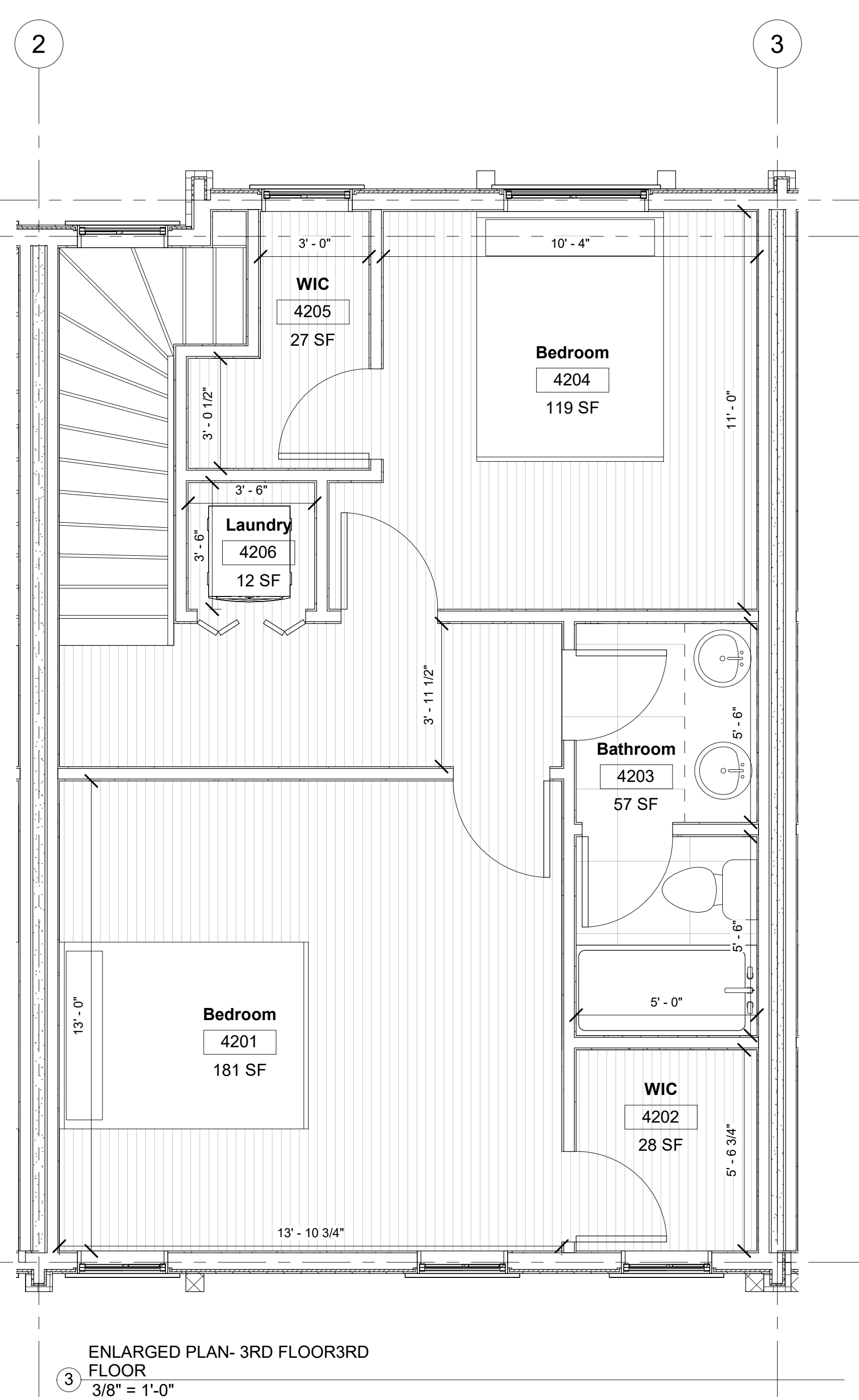
REVISIONS		CITY COMMENTS
#	DATE	



1 ENLARGED PLAN- 1ST FLOOR
3/8" = 1'-0"



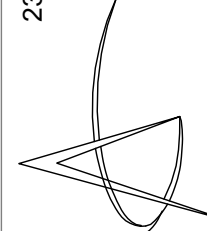
2 ENLARGED PLAN- 2ND FLOOR
3/8" = 1'-0"



3 ENLARGED PLAN- 3RD FLOOR
3/8" = 1'-0"

MIDVALE TOWNHOMES
7444 S State Street
Midvale, UT
ENLARGED FLOOR PLANS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying



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JOB No: _____
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DESIGN BY: SK
CHECKED BY: AJS
DATE: 01/21/2025

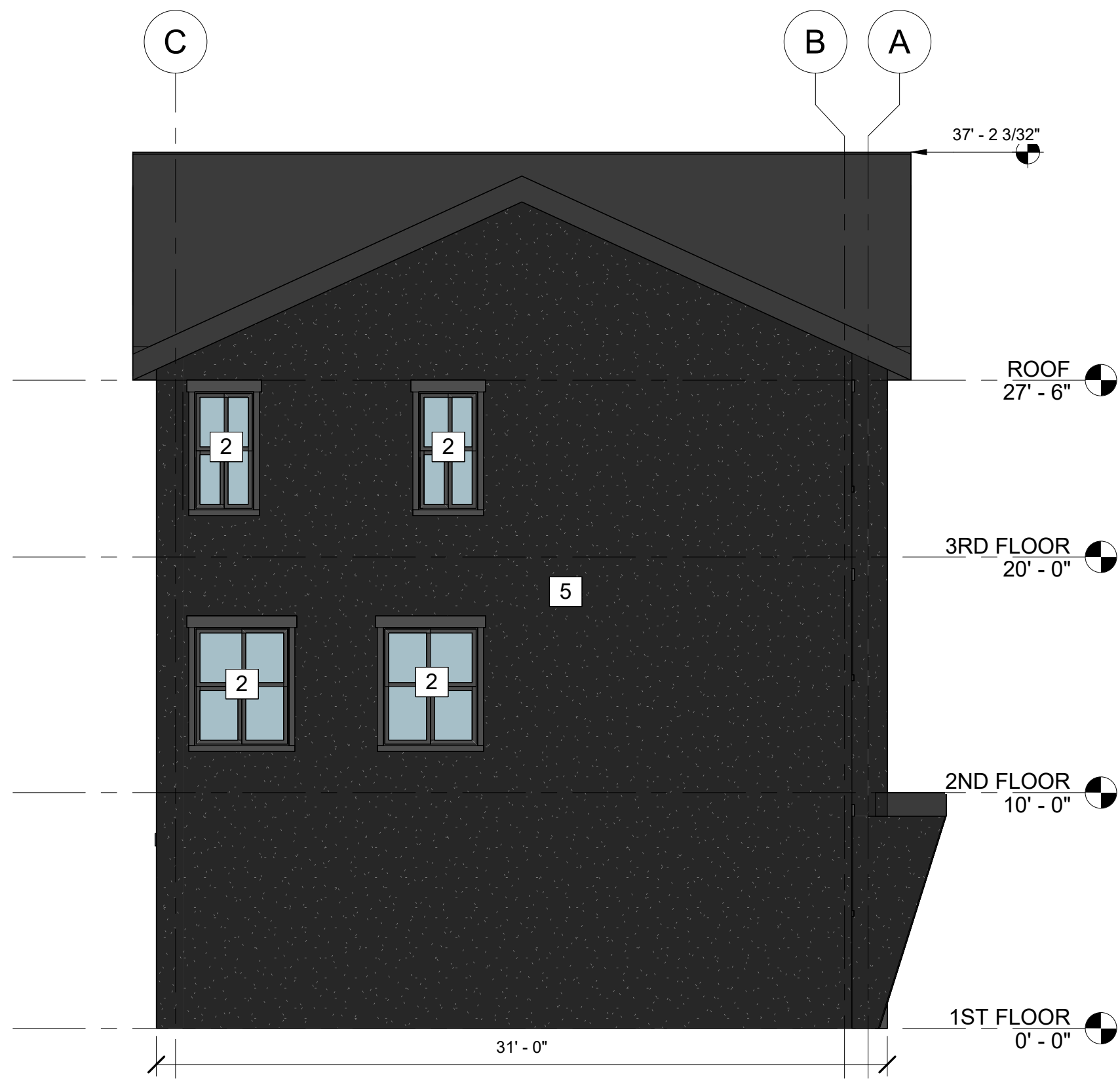
#	DATE	REVISIONS	CITY COMMENTS

SHEET

A104d



1 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

TOWNHOME TYPE 2 5 PLEX

REFERENCE NOTES

- 1 DOOR
- 2 WINDOW
- 3 BOARD AND BATTEN SIDING
- 4 HORIZONTAL LAP SIDING
- 5 STUCCO SIDING
- 6 EXTERIOR WALL MOUNTED LIGHT

MIDVALE TOWNHOMES
7444 S State Street
Midvale, UT
BUILDING ELEVATIONS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

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		DATE	REVISIONS	

SHEET

A200d



- REFERENCE NOTES
- 1 DOOR
 - 2 WINDOW
 - 3 BOARD AND BATTEN SIDING
 - 4 HORIZONTAL LAP SIDING
 - 5 STUCCO SIDING
 - 6 EXTERIOR WALL MOUNTED LIGHT

TOWNHOME TYPE 2
5 PLEX

MIDVALE TOWNHOMES
7444 S State Street
Midvale, UT
BUILDING ELEVATIONS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

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DWG: _____
JOB No: _____
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REVISIONS		CITY COMMENTS
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SHEET
A201d



1 FRONT VIEW

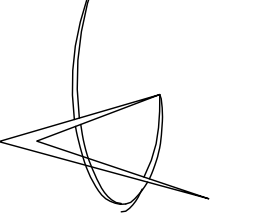


2 REAR VIEW

TOWNHOME TYPE 2
5 PLEX

MIDVALE TOWNHOMES
7444 S State Street
Midvale, UT
RENDERINGS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040



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REVISIONS		CITY COMMENTS	
#	DATE		

SHEET

A900d



7505 S Holden Street
Midvale, UT 84047
801-567-7200
Midvale.Utah.gov

MIDVALE CITY PLANNING COMMISSION STAFF REPORT 10/28/2026

SUBJECT

Midvale City initiated zoning code text amendment to Section 17-3 Administration and Enforcement regarding review and approval processes.

SUBMITTED BY

Jonathan Anderson, Senior Planner

BACKGROUND AND ANALYSIS

Public notice has been sent to affected entities as required in 17-3-9.B of the Municipal Code. No comments have been received as of the writing of this report.

The purpose of this zoning code text amendment is to amend language in Sections 17-3-1, 17-3-2, 17-3-3, and 17-3-4 to clarify various review and approval processes for land use applications.

In 17-3-1, staff proposes adding a 5th zoning code text amendment criterion for approval if an “amendment is necessary to comply with federal or state law.”

The proposed changes to 17-3-2 clarify which land use applications the planning commission reviews and approves, or for which it reviews and forwards a recommendation to the City Council.

17-3-3 streamlines the ordinance by omitting unnecessary steps and creating an optional “Pre-Application Conference”.

17-3-4 proposes to remove subsection (A) related to the requirement of meeting with the Development Review Committee if staff deems necessary. As shown in the proposed changes to 17-3-3, applicants can request a pre-application conference prior to submission of a land use application, but it is not a requirement.

-ZONING CODE AMENDMENT CRITERIA-

Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code. A proposal may only be approved if it demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;

2. The proposed amendment promotes the purposes outlined in Utah State Code 10-20-101, as amended;
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff finds that this proposal meets the third criterion listed above by amending language in Section 17-3 to make interpretation of the review and approval process more straightforward by explicitly listing what applications the planning commission is responsible for reviewing/approving and reviewing/forwarding a recommendation to the City Council on. It also amends language to allow for an optional pre-application conference that applicants can request prior to submission of a land use application instead of requiring it prior to any other application to align with staff's current practice.

STAFF RECOMMENDATION

Staff advises that the Planning Commission recommend approval of the zoning code text amendment with the following finding:

1. The amendment complies with Midvale Municipal Code 17-3-1(F)(3).

RECOMMENDED MOTION

I move that we recommend approval of the zoning code text amendment as provided in the attachments, with the finding noted in the staff report.

ATTACHMENTS

1. Draft Zoning Code Text Amendment Language

17-3-1 Amendments to the zoning map or code.

[...]

F. *Zoning Code Text Amendment Criteria.* To establish and maintain a sound, stable, and desirable city, a zoning code amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah Code Annotated [10-9a-102](#);
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; ~~or~~
4. Existing zoning code was the result of a clerical error or a mistake of fact; ~~or~~
5. For a city-initiated text amendment, the proposed amendment advances alignment and consistency with federal or state law.

[...]

17-3-2 Reviewing bodies.

[...]

F. The planning commission reviews and approves each application for preliminary plat approval, ~~and a~~ preliminary plat amendment, conditional uses, and small scale master plans. The planning commission reviews and forwards a recommendation to the city council regarding initial zoning, rezoning, large scale master planned developments, and amendments to this title.

[...]

17-3-3 Allowed use review.

A. *Plan Review Process.* The following process applies to all applications for new development.

B. ~~*Reserved. Initial Contact.* An applicant for new development shall contact the planning and zoning department to discuss the scope and purpose of the proposed development and the requirements of this code, including that the proposed development:~~

- ~~1. Is an allowed use within the zone;~~
- ~~2. Complies with all applicable development requirements of the zone, including building height, setback, front, side, and rear yards, and lot coverage;~~
- ~~3. Respects lot lines of a legally subdivided lot;~~
- ~~4. Complies with the parking requirements for the zone;~~
- ~~5. Conforms with applicable design guidelines, if any, for the zone;~~
- ~~6. Can adequately be serviced by roads, existing or proposed utility systems or lines; and~~
- ~~7. Pertains to land on which all tax assessments have been paid.~~

C. ~~*Reserved. Preliminary Staff Review.* The applicant shall provide planning and zoning staff with:~~

- ~~1. A statement of intended use;~~
- ~~2. Drawings in sufficient detail to allow staff to review the proposal for compliance with this code;~~
- ~~3. The tax identification number for the parcel; and~~
- ~~4. A vicinity map to orient the parcel to its surrounding infrastructure and a statement of intended use.~~

D. ~~*Development Review Committee Pre-Application Conference.* If requested by an applicant, the applicant may schedule a pre-application conference with representatives from the city to field~~

~~any concerns or input. Staff shall schedule review of complete proposals before the development review committee. Pre-application conferences are not required prior to submission of any land use application. The applicant shall appear before the development review committee to address its concerns and to field input. An applicant's request for a and the applicant's submission of documents to the city for the pre-application conference and does not create vested rights under Midvale Municipal Code 17-1-8 A complete proposal shall include~~
An applicant who requests a pre-application conference is encouraged to provide the following:

1. Project identification (project name, location, developer and developer's address and contact information);
2. Concept drawings which shall be either eight and one-half inches by eleven inches or eleven inches by seventeen inches and shall include the following:
 - a. Location and height of existing and proposed structures within the proposed development and within two hundred feet of the proposed development;
 - b. Location of fire hydrants and street lights within two hundred fifty feet of the proposed development;
 - c. Property lines and dimensions indicating total site area, parking and driveway area, gross area of all buildings and structures, area of proposed landscaping indicated as a percentage of lot coverage by landscaping;
 - d. North arrow;
 - e. *Proposed buildings, parking areas, drive-aisle widths, road or driveway lengths and landscaped areas.* Indicate number and layout of proposed parking spaces;
 - f. Locations of access, curb cuts, gutters, sidewalks and proposed driveways as well as proposed circulation pattern;
 - g. Public improvements and dedications;
 - h. Location and design of proposed walls, landscaping and exterior lighting;
 - i. Phasing plan, if any; and
 - j. Description and hours of intended uses.

3. Payment of the development review committee fee set by fee resolution.

E. *Site Plan Review.* ~~An~~The applicant shall cause a professional architect or engineer to prepare ~~nine~~ copies of the site plan for ~~site plan~~ review ~~based on development review committee~~ ~~input~~, and must file a complete application with all associated fees. The site plan drawings shall include:

1. *General.*

- a. Dated drawings prepared ~~in a format acceptable to the city on a twenty-two inch by thirty-four inch format~~;
- b. Indicated scale shall be no less than one inch equals forty feet;
- c. Name of project/development, address and developer's name.

[...]

17-3-4 Conditional use review.

There are certain uses that, because of unique characteristics or the potential for detrimental impacts, may not be compatible in some areas of a zone or may be compatible only if certain conditions are imposed. The community and economic development department will evaluate all conditional use permit applications. The department may issue administrative conditional use permits or may recommend to the planning commission certain conditions of approval to applications for conditional use permits. The community and economic development department, and the planning commission, shall review all applications for a conditional use permit according to the following procedure:

A. ~~Reserved. Development Review Committee. If determined necessary by the community and economic development department, an applicant shall attend a pre-application conference with the development review committee to discuss the proposed improvements associated with the conditional use or administrative conditional use and the conditions that the staff would recommend to mitigate proposed adverse impacts. This meeting will allow other city departments to provide comments on the application.~~

[...]

17-2-4 "D" definitions.

"Data center/data storage" means a place housing a large group of networked computer servers typically used by organizations for the remote storage, processing, or distribution of large amounts of data.

"Dead end street" means a street with a single ingress/egress.

"Deferred deposit loan" means a transaction where:

- A. A person presents to a check cashing business a check written on that person's account; and
- B. The check cashing business:
 - 1. Provides the maker an amount of money that is equal to the face value of the check less any fee or interest charged for the transaction; and
 - 2. Agrees not to cash the check until a specific date.

"Deli" means a shop selling delicatessen (as salads or cooked meats).

"Density" means the number of persons or dwelling units per acre of gross area.

Design, site plan. See "Site plan design."

"Design, subdivision" means the alignment, grade and width for easements and rights-of-way for utilities; the final grade or contouring and general layout of lots and streets within the area; location of land to be dedicated for park or recreational purposes; and such specific requirements in the plan and configuration of the entire subdivision as may be necessary or convenient to ensure conformity to or implementation of applicable general or specific plans.

"Detached building" means any building separated from another building on the same lot or parcel.

"Developer" means the successful applicant for any development.

"Development" means the change of use of a property, the change of use of a structure, or the act, process, or result of erecting, placing, constructing, remodeling, converting, altering, relocating, or demolishing any structure or improvement to property including grading,

clearing, grubbing, mining, excavating, or filling of a property. "Development" includes "construction activity." "Development" does not include a change of use or an activity that does not require a government permit. "Development" also does not include the replacement of an existing fixture with a like fixture such as the replacement of a water heater, furnace, air conditioner, ceiling fan, faucet, light switch, or electrical socket.

"Development review committee" means a committee comprised of city staff ~~designed to provide input to an applicant prior to submitting an official development application and to act as the land use authority for that reviews~~ specific types of land use submissions and applications. This committee is chaired by the community development director and includes the city planner, building official, fire marshal, public works director, city attorney, and city engineer, or their respective designees.

"Directional or instructional sign" means an on-premises sign giving directions, instructions, or facility information and which may contain the name or logo of an establishment, but no advertising copy, e.g., parking or exit and entrance signs.

"Disability" is defined in Section [57-21-2](#) of the Utah Code Annotated.

"Disabled care facility" means a long-term care residential facility for disabled persons, persons suffering from a physical or mental impairment that substantially limits one or more of a person's major life activities, including a person having a record of such an impairment or being regarded as having such an impairment.

"Double-faced sign" means a sign with two faces diverged from a common angle of not more than forty-five degrees or back-to-back.

"Double frontage lot" means a lot that fronts on two parallel streets or two streets which do not intersect at the lot boundaries.

"Drip emitter" means drip irrigation fittings that deliver water slowly at the root zone of the plant, usually measured in gallons per hour.

"Drive test antenna" means a temporary antenna which is used for field-testing of telecommunications signals and possible locations but does not provide telecommunications to customers.

"Drive-through restaurant" means a restaurant that includes a window or similar feature which allows food to be ordered and taken from the premises for consumption elsewhere without leaving a vehicle.

"Driveway" means a private entryway that may be used by a single parcel or shared with more than one parcel to provide access from a public or private road.

"Duplex dwelling" or "duplex" means a building containing two dwelling units that has separate exterior entrances for each dwelling unit. A duplex dwelling does not require an owner to live in one of the dwelling units. A duplex dwelling does not include a single family dwelling with an internal accessory dwelling unit.

Dwelling, duplex. See "Duplex dwelling."

Dwelling, multi-family. See "Multi-family dwelling."

Dwelling, single family. See "Single family dwelling."

"Dwelling unit" means a building or portion thereof designed for use as the residence or sleeping place of one or more persons or families and includes a kitchen and sanitary facilities, but excludes a hotel, motel, elderly care and disabled care. (Ord. 2025-05 § 1 (Att. A); Ord. 2025-03 § 1 (Att. A); Ord. 2024-01 § 1 (Att. B); Ord. 2021-19 § 1 (Att. A); Ord. 2019-03 § 1 (Att. B); Ord. 8/22/2006O-14 § 1; Ord. 7/11/2006O-9 § 1; Ord. 12/03/2002A § 1; Ord. 12-11-2001C § 2)

The Midvale Municipal Code is current through Ordinance 2026-22, passed June 16, 2026.

Disclaimer: The city clerk's office has the official version of the Midvale Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.midvale.utah.gov](http://www.midvale.utah.gov)

[Hosted by ICC Code Solutions.](#)

17-2-16 "P" definitions.

"Package agency" means a retail liquor location operated under a contractual agreement with the Utah Department of Alcoholic Beverage Control, by a person other than the state, who is authorized by the commission to sell package liquor for consumption off the premises of the agency.

"Parcel" means an unplatted unit of land described by metes and bounds and designated by the county recorder's office with a unique tax identification number.

"Park neighborhood" means the neighborhood bounded by the State Street corridor to the east, I-15 to the west, 7200 South to the north, and Center Street to the south.

"Park strip" means an area of land usually located within the public right-of-way between the sidewalk and the curb and gutter intended to buffer pedestrian areas from automotive areas.

Parking, public. See "Public parking."

Parking, residential. See "Residential parking."

Parking, shared. See "Shared parking."

"Parking area" means any public or private area, under or outside of a building or structure, designed and used for parking motor vehicles.

Parking area, industrial. See "Industrial parking area."

"Parking area landscaping" means all spaces to be landscaped such as aisles, and drives as defined by the top-back of curb or edge of pavement.

"Parking lot" means an unenclosed area or lot other than a street used or designed for the parking of motor vehicles, under twelve thousand pounds GVW, used for transportation of passengers and light goods. A vehicle may not be parked in a parking lot for more than a total of twenty-four hours if the vehicle is inoperable, disassembled, dismantled, or in a state of disrepair.

Parking lot, commercial. See "Commercial parking lot."

Parking lot, private. See "Private parking lot."

"Parking lot interior landscaping" means planting islands located within the parking area.

"Parking space" means a nine-by-eighteen-foot area maintained for parking or storing an automobile or other vehicle, which is graded for proper drainage and is hard-surfaced or porous paved.

"Parking structure" means a parking area other than a street with at least one level that is partially or fully enclosed, located under a building or partially underground, and is used or designed for the parking of motor vehicles, under twelve thousand pounds GVW, used for transportation of passengers and light goods. A vehicle may not be parked in a parking structure for more than a total of twenty-four hours if the vehicle is inoperable, disassembled, dismantled, or in a state of disrepair.

"Partially shielded luminaire" means a luminaire that is constructed so that no more than ten percent of the light rays are emitted at angles above the horizontal plane, as certified by a photometric test report.

"Pawn shop" means any person, firm, corporation, or business which loans money on deposit of personal property, or deals in the purchase, exchange or possession of personal property on condition of selling the same back again to the pledgor or depositor, or loans or advances money on personal property by taking chattel mortgage security thereon, and takes or receives such personal property.

"Pedestal sign" means a temporary and/or moveable sign supported by a column(s) and a base so as to allow the sign to stand in an upright position.

"Pedestrian way" means a street designed for the use of pedestrians, restricting vehicular use to service and emergency vehicles, particularly in areas where double-edged retail commercial is desired.

"Pennant" means a triangular tapering flag made of any lightweight fabric or other nonrigid material, whether or not containing a message of any kind, suspended in a series from a rope, wire or string.

"Perimeter landscaping" means planting areas between the property line, structure and parking area.

"Permitted use" means any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

"Person" means an individual, corporation, partnership, or incorporated association of individuals such as a club.

"Personal athletic facility" means athletic equipment or facilities dedicated to the use of the property owners and their nonpaying guests. "Personal athletic facility" does not include any athletic equipment or facilities used by paying customers or for which profit is made or expected.

Planting Plan. A "planting plan" shall clearly and accurately identify and locate new and existing trees, shrubs, ground covers, turf areas, driveways, sidewalks, hardscape features, and fences.

"Plant nursery" means a place or greenhouse where nursery stock is propagated, grown, stored, cultivated, or offered for sale. Not more than two thousand five hundred square feet of any property can be used as a plant nursery.

"Plat" means a map or other graphical representation of lands being laid out and prepared in accordance with Utah Code Annotated Section [10-9-804](#).

"Pole banner sign" means a sign made of cloth, canvas or nylon attached vertically to a light pole located on the property where the advertised use is conducted, product or commodity sold, service performed, or business name is located.

"Pole Banner Sign" Diagram



"Porch" means an open-air room appended to the mass of a building with a floor and roof, but no walls on at least two sides.

Porch, Walkout. See "Walkout porch."

"Porous paving" means a substantial surfacing material designed and intended to support light vehicular movement. "Porous paving" includes paving systems such as modular pavers which provide at least fifty percent surface exposure suitable for the establishment of plant materials and which substantially abates surface water runoff. Gravel and/or compacted soil are not "porous paving."

"Precipitation rate" means the depth of water applied to a given area, usually measured in inches per hour.

"Pre-application conference" means a meeting requested by an applicant to meet with representatives of the city for initial feedback regarding a potential development prior to the submission of a complete land use application. For purposes of vesting, The request for a pre-application conference and an applicant's submission of documents to the city for the pre-application conference is not considered a complete land use application and does not create vested rights under Midvale Municipal Code 17-1-8.

"Pre-existing landscaping" means landscaping, the installation of which preceded January 2, 2002.

"Pre-existing lighting" means outdoor lighting, the installation of which preceded January 2, 2002.

"Pre-existing lot" means a lot which was created prior to January 1, 1980, through a recorded subdivision plat, deed, sales contract, or survey, and a lot which met the zoning regulations in effect at the time of its creation. For the purposes of this title, a pre-existing lot is a nonconforming lot and shall be regulated in the same manner as nonconforming lots.

"Pre-existing structure" means a structure which was legally constructed prior to January 2, 2002. For the purposes of this title, a pre-existing structure is a nonconforming structure and shall be regulated in the same manner as nonconforming structures.

"Pre-existing use" means a use which validly existed prior to January 2, 2002, and has not been abandoned for more than one year. For the purposes of this title, a pre-existing use is a nonconforming use and shall be regulated in the same manner as nonconforming uses.

"Preliminary plat" means the preliminary drawings of a proposed subdivision specifying the layout, uses, and restrictions.

"Primary dwelling" means the same as that term is defined in Section [10-9a-530](#) of the Utah Code Annotated, as amended.

"Primary residence" means the dwelling unit an individual has established domicile pursuant to Utah Administrative Code 884-24P-52, as amended.

"Principal building" means a building within which the principal land use of the lot is conducted. In the SF-1, SF-2, RM-12, RM-25 zoning districts, the largest dwelling is the principal building on the lot on which it is situated.

"Private club" means any nonprofit corporation, or organization, operating as a social club, recreational, fraternal, athletic or kindred association organized primarily for the benefit of its stockholders or members and serving alcoholic beverages and/or food.

"Private kennel" means a shelter for or a place where over three and no more than five dogs and cats are bred, boarded, or trained for no monetary gain.

"Private parking lot" means a parking lot or structure intended for the exclusive use of the owners, tenants, lessees, or occupants of the lot on which the parking area is located or their customers, employees, or whomever else they permit to use the parking area. A vehicle may not be parked in a private parking lot for more than a total of twenty-four hours if the vehicle is inoperable, disassembled, dismantled, or in a state of disrepair.

"Private street" means a street owned by an individual, association or other nongovernmental group.

"Prohibited use" means a use that is not permitted or allowed to be established in a zone. Any use not specifically listed as an allowed use, an administrative conditional use or a conditional use is prohibited in that zone.

"Projecting sign" means a sign attached to a building or canopy and extending in whole or part more than twenty-four inches beyond any wall of the building or canopy.

"Promotional signboard" means a permanently attached changeable copy sign not exceeding twenty square feet per face with one or two faces back-to-back for the display of promotional items offered for sale on the premises.

"Property" means any parcel, lot, or tract of land, including improvements thereon, in the possession of or owned by, or recorded as the real property of, the same person or persons.

"Property line" means the boundary line of a parcel or lot.

Property line, front. See "Front property line."

"Property sign" means a sign related to the property upon which it is located and offering such information as address, name of occupant for residential uses, sale or lease of the property, warning against trespassing, any hazard, or other danger on the property.

"Public building" means a building constructed, or intended for use, by the general public such as a library, museum, or building of any political subdivision of the state of Utah or the United States.

"Public improvement" means any building, water system drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking lot, space or structure, lot improvement, or other facility for which the city may ultimately assume responsibility or which may effect a city improvement.

"Public improvement bond" means a one year guarantee to the city that all public improvements have been installed to city specifications and will operate properly.

"Public parking" means a parking area or parking facility to be used by the public for fee or otherwise.

"Public recreation facilities" means recreation facilities operated by a public agency and open to the general public with or without a fee.

"Public street" means a street, including the entire right-of-way, which has been dedicated to and accepted by the city or other governmental agency or which has been devoted to public use by legal mapping, use or other means.

"Public street" means a street that has been dedicated to and accepted by the city council; that the city has acquired and accepted by prescriptive right; or that the city owns in fee.

"Public use" means a use operated exclusively by a public body to serve the public health, safety, or general welfare.

Public utilities, major. See "Major public utilities."

Public utilities, minor. See "Minor public utilities."

"Public utility" means an organization and/or operation authorized to provide to the community water, gas, electric, power, telephone and other like services.

"Pylon sign" means a sign affixed in or upon the ground supported by one or more structural members, with air space between the ground and the bottom of the sign face. (Ord. 2026-15 § 1 (Att. A); Ord. 2024-08 § 1 (Att. A); Ord. 2024-02 § 3 (Exh. A); Ord. 2024-01 § 1 (Att. D); Ord. 2021-19 § 1 (Att. A); Ord. 2/2/2010O-1 § 1(1); Ord. 7/11/2006O-9 § 1; Ord. 11/23/2004O-34 § 1(4); Ord. 10/28/2003O-11 § 1(8); Ord. 12/03/2002A § 1; Ord. 12-11-2001C § 2)

The Midvale Municipal Code is current through Ordinance 2026-22, passed June 16, 2026.

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MIDVALE CITY PLANNING COMMISSION STAFF REPORT 10/28/2026

SUBJECT

Midvale City initiated zoning code text amendment to add manufactured and modular home standards to Section 17-6, remove respective references from use tables in Title 17 and update the definitions for manufactured, mobile, and modular homes.

SUBMITTED BY

Jonathan Anderson, Senior Planner

BACKGROUND AND ANALYSIS

Public notice has been sent to affected entities as required in 17-3-9.B of the Municipal Code. No comments have been received as of the writing of this report.

The purpose of this zoning code text amendment is to remove “manufactured home” as a use from applicable use tables in Title 17 and move to Section 17-6 to be regulated as a construction method for a single-family dwelling. The proposed standard in 17-6 regulates manufactured and modular homes to single-family dwelling standards of the zone a proposed structure would be located in. Utah State Code requires that manufactured homes are permitted in any zoning district that permits a single-family home, which will be maintained.

Updates to the definitions of manufactured, mobile and modular homes consist of adopting the Utah State Code definitions for manufactured/modular homes to keep all three terms in separate categories, as currently they are circular in nature referring to each other. Mobile homes were already not permitted because they are not in any use tables, but now are expressly prohibited from being in any zone.

Manufactured Home	Factory built housing constructed after June 15, 1976 to the federal HUD code. Can be required to be installed on a permanent foundation	Permitted in any zoning district that allows a single-family dwelling, and subject to the standards of a single-family dwelling
Mobile Home	Factory built housing constructed prior to June 15, 1976. Can be on a chassis or foundation.	Not permitted in any zoning district

Modular Home	Homes built in modules to the International Residential Code and installed on permanent foundations	Permitted in any zoning district that allows a single-family dwelling, and subject to the standards of a single-family dwelling
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-ZONING CODE AMENDMENT CRITERIA-

Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code. A proposal may only be approved if it demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-20-101, as amended;
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff finds that this proposal meets the second and third criterion listed above by aligning where manufactured homes are permitted in the city with Utah State Code requirements, and 10-20-101 “(j) facilitate orderly growth, allow growth in a variety of housing types, and contribute toward housing affordability” and makes interpretation more straightforward by removing circular references between manufactured, mobile, and modular homes to be regulated independently of each other.

STAFF RECOMMENDATION

Staff advises that the Planning Commission recommend approval of the zoning code text amendment with the following finding:

1. The amendment complies with Midvale Municipal Code 17-3-1(F)(2 & 3).

RECOMMENDED MOTION

I move that we recommend approval of the amendment as provided in the attachments, with the finding noted in the staff report.

ATTACHMENTS

1. Draft Zoning Code Text Amendments

Chapter 17-6

SUPPLEMENTARY REGULATIONS

Sections:

- 17-6-1 Applicability of this chapter.**
- 17-6-2 Water conservation standards.**
- 17-6-3 Outdoor storage and storage yard standards.**
- 17-6-4 Home occupation standards.**
- 17-6-5 Vehicle-related uses.**
- 17-6-6 Home-based microschool standards.**
- 17-6-7 Micro-education entity standards.**
- 17-6-8 Manufactured and modular home standards.**

17-6-8 Manufactured and modular home standards.

The terms “manufactured home” and “modular home” designate methods of constructing a single family dwelling. They are not unique uses distinguishable from a single family dwelling. A manufactured or modular home can only be constructed in a zone where a single family dwelling is allowed and must meet the standards of a single -family dwelling within the said zone where it is located.

17-2-13 "M" definitions.

"Major public utilities" means structures that house operations for public utilities like, but not limited to, power generation plants, electrical switching stations, primary substations, refuse collection and disposal facilities, and water and wastewater treatment facilities and similar facilities.

"Major transportation facility" means any multimodal transportation facility which includes vehicular parking in excess of four vehicles.

"Manufactured home" means [the same as the term is defined in Utah Code Annotated § 15A-1-302 and. A manufactured home must be-is attached to a permanent foundation. multi-sectional mobile home not exceeding two stories in height that is designed to be installed on a permanent foundation system and was manufactured after June 15, 1976.](#)

"Manufacturing use" means an establishment primarily engaged in the production, fabrication, or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such activities take place and are located entirely within a building. These uses do not include refineries, rock crushers, incinerators, and similar uses.

"Masonry wall" means any structure or device forming a physical barrier which is so constructed that fifty percent or more of the vertical surface is closed and prevents the passage of light, air, and vision through the surface in a horizontal plane.

"Master planned development (MPD)" means a form of development characterized by a comprehensive and unified site plan and design reviewed under the master planned development review processes described in each zone chapter of this title. The MPD generally includes a number of housing units; a mix of building types and land uses; clustered buildings designed to integrate one with another and to complement the surrounding land uses; significant open space; flexible in interior setbacks, heights, and density; and valued community amenities.

Master planned development, large scale. See "Large scale master planned development."

Master planned development, small scale. See "Small scale master planned development."

"Medical cannabis pharmacy" means the same as that term is defined and amended in Section [26-61a-102](#) of the Utah Code Annotated.

"Micro-education entity" means a person or association of persons that registers as a business entity in accordance with state and local laws and provides kindergarten through grade 12 education services for compensation to 100 students or fewer. A micro-education entity does not include a child care center, child care facility, home-based microschool, private school, or a school within the public education system.

"Minor public utilities" means local utility structures that are necessary for a specific development or service like, but not limited to, poles and lines.

"Minor transportation facility" means a bus stop without associated vehicular parking.

Mixed-use, commercial. See "Commercial mixed-use."

Mixed-use, horizontal. See "Horizontal mixed-use."

Mixed-use, vertical. See "Vertical mixed-use."

"Mobile changeable copy sign" means a sign mounted on a trailer or frame, lighted or unlighted, with changeable lettering.

"Mobile home" means ~~a transportable factory built housing unit built prior to June 15, 1976, in accordance with a state mobile home code which existed prior to the Federal Manufactured Housing and Safety Standards Act (HUD Code) and which was designed to be a long-term residential dwelling unit, with or without a permanent foundation, and originally constructed as a complete package which includes major appliances, plumbing, and electrical facilities prepared for appropriate connections. Presectionalized, modular, or prefabricated houses not placed on permanent foundations shall be regarded as mobile homes. Mobile homes are not permitted in any zone.~~ the same as that term is defined in Utah Code Annotated § 15A-1-302.

"Model home" means a dwelling unit used initially for display or marketing purposes which typifies the units that will be constructed.

"Modular home" means ~~a single-family dwelling constructed in the manner as defined by the term of a "modular unit."~~ "Modular unit" means the same as that term is defined in Utah Code Annotated § 15A-1-302 ~~and, is a modular home must be attached to a permanent foundation, a permanent dwelling structure built in prefabricated units, which are assembled and erected on~~

Commented [GW1]: Based on previous conversation, let's leave this sentence out. I think it will create problems with the proposed approach to halfway houses. It will also create problems for our existing approach to junk yards, satellite receiving stations, and other uses that are defined by not used in our use tables.

Commented [JA2]: Garrett, Riley wants to treat Manufactured/modular homes the same. He doesn't want to do anything as it relates to the IBC due to complications with ADA requirements that make it difficult for conversions.

~~the site, or at another location and brought as a unit to the site and which is classified as a mobile home until it is placed on a permanent foundation and complies with all applicable building codes.~~

"Monopole" means a single cylindrical steel or wood pole that acts as the support structure for antennas.

"Monument sign" means a sign six feet or less in height which is flush to the ground. The regulated area of a monument sign includes all parts of the sign or structure that contains words or symbols and information. The height of a monument sign shall be the distance from the highest point of the sign to the height of the street, curb or sidewalk.

"Mortuary" means a place for the storage of human bodies prior to their burial or cremation.

"Mulch" means any material such as bark, wood chips or other materials left loose and applied to the soil.

"Multi-family dwelling" means a building containing three or more dwelling units.

"Municipal facilities" means those improved properties owned by the municipality or the public. (Ord. 2026-19 § 1 (Att. A); Ord. 2024-01 § 1 (Att. C); Ord. 2020-02 § 1 (Att. A); Ord. 2019-03 § 1 (Att. B); Ord. 7/11/2006O-9 § 1; Ord. 8/10/2004O-25 § 1(6); Ord. 12/03/2002A § 1; Ord. 12-11-2001C § 2)

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17-7-1.2 Use table.

If a use is not specifically designated, then it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in Section [17-7-1.2.1](#). Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

Table 17-7-1.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Accessory Structure, Unoccupied	X			
Agricultural Uses (AO zone only)	X			
Apiary*	X			
Assisted Living Facility, Group Home			X	X
Chickens, Keeping of*	X			
Child Care Facility (up to 12 children)*	X			X
Disabled Care Facility			X	X
Dwellings				
Single Family	X			
Duplex (DO zone only)	X			

Type	Allowed	Administrative	Conditional	Business License
External Accessory Dwelling Unit*	X			
Internal Accessory Dwelling Unit*	X			
Fence	X			
Flag Lot*	X			
Gated Community	X			
Home Occupation	X			X
Kennel, Private	X			
Manufactured Home	X			
Master Planned Development			X	
Municipal Facilities:				
Cemeteries	X			
Parks	X			
Public Safety Facility			X	
Public Utilities:				
Minor	X			

Type	Allowed	Administrative	Conditional	Business License
Major			X	
Recreational Facilities	X			
Trails	X			
Neighborhood Commercial NC-1 and NC-2 <ul style="list-style-type: none"> Commercial Mixed Use Commercial Use Financial Institution without Drive-Up Window Office General Restaurant (Outdoor Dining) without Drive-Up Window Vertical Mixed Use 			X	X
Personal Athletic Facility	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Quasi-Public Facilities:				
Hospital			X	X
Schools, Charter	X			

Type	Allowed	Administrative	Conditional	Business License
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X
Schools, Private			X	X
Radio Station			X	X
Religious/Educational Institute:				
Permanent	X			
Temporary		X		
Swimming Pool*	X			
Telecommunications Facility <35' in height		X		

(Ord. 2026-19 § 1 (Att. A); Ord. 2024-27 § 1 (Att. A); Ord. 2024-06 § 1 (Att. A); Ord. 2022-18 § 1 (Att. A); Ord. 2021-19 § 1 (Att. A); Ord. 2016-15 § 1 (Att. A); Ord. 2015-04 § 1 (Att.); Ord. 7/6/2010O-5 § 1 (Att. A); Ord. 9/22/2009O-15 § 1 (Att. A); Ord. 6/16/2009O-10 § 2; Ord. 5/07/2002A § 1; Ord. 11-13-2001 § 2)

17-7-2.2 Use table.

If a use is not specifically designated, then it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in Section [17-7-2.2.1](#). Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

Table 17-7-2.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Accessory Structure, Unoccupied	X			
Apiary*	X			
Assisted Living Facility, Group Home			X	X
Chickens, Keeping of*	X			
Child Care Facility (up to 12 children)*	X			
Disabled Care Facility			X	X
Dwellings				
Single Family	X			
External Accessory Dwelling Unit*	X			
Internal Accessory Dwelling Unit*	X			

Type	Allowed	Administrative	Conditional	Business License
Fence	X			
Flag Lot*	X			
Gated Community*	X			
Home Occupation	X			X
Kennel, Private	X			
Manufactured Home	X			
Master Planned Development			X	
Municipal Facilities:				
Cemeteries	X			
Parks	X			
Public Safety Facility			X	
Public Utilities:				
Minor	X			
Major			X	
Recreational facilities	X			

Type	Allowed	Administrative	Conditional	Business License
Trails	X			
Neighborhood Commercial NC-1 and NC-2			X	X
• Commercial Mixed Use				
• Commercial Use				
• Financial Institution without Drive-Up Window				
• Office General				
• Restaurant (Outdoor Dining) without Drive-Up Window				
• Vertical Mixed Use				
Personal Athletic Facility*	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Quasi-Public Facilities:				
Hospital			X	X
Schools, Charter	X			

Type	Allowed	Administrative	Conditional	Business License
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X
Schools, Private			X	X
Nonprofit Multicultural Center		X		
Radio Station			X	X
Religious/Educational Institute:				
Permanent	X			
Temporary	X			
Swimming Pool*	X			
Telecommunications Facility <35' in height		X		

(Ord. 2026-19 § 1 (Att. A); Ord. 2024-27 § 1 (Att. A); Ord. 2024-07 § 1 (Att. A); Ord. 2021-19 § 1 (Att. A); Ord. 2015-04 § 1 (Att.); Ord. 7/6/2010O-5 § 1 (Att. A); Ord. 9/22/2009O-15 § 1 (Att. A); Ord. 6/16/2009O-10 § 2; Ord. 5/07/2002A § 1; Ord. 11-13-2001 § 2)

17-7-3.2 Use table.

If a use is not specifically designated, then it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection [\(A\)](#) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

Table 17-7-3.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Accessory Structure, Unoccupied	X			
Assisted Living Facility, Group Home			X	X
Child Care				
Center: 6 children or less		X		X
Facility: 7 to 12 children			X	X
Disabled Care Facility			X	X
Dwellings:				
Single Family	X			
Duplex	X			
Multifamily:				

Type	Allowed	Administrative	Conditional	Business License
One-half to one acre		X		
Over one acre			X	
Fence	X			
External Accessory Dwelling Unit*	X			
Home Occupation	X			X
Internal Accessory Dwelling Unit*	X			
Kennel, Private		X		
Manufactured Home	X			
Master Planned Development			X	
Municipal Facilities:				
Animal Shelter			X	
Cemeteries	X			
Parks	X			
Public Safety Facility	X		X	

Type	Allowed	Administrative	Conditional	Business License
Public Utilities:				
Minor		X		
Major			X	
Recreational Facilities		X		
Trails		X		
Neighborhood Commercial			X	X
Personal Athletic Facility		X		
Pre-Existing Landscaping	X			
Pre-Existing Lighting	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Quasi-Public Facilities:				
Hospital			X	X

Type	Allowed	Administrative	Conditional	Business License
Schools, Charter	X			
Schools, home-based microschool	X			X
Schools, micro- education entity	X			X
Schools, Private			X	X
Radio Station			X	
Religious/Educational Institute:				
Permanent	X			X
Temporary			X	X
Telecommunications Facility <35' in height		X		

[...]

17-7-4.2 Use table.

If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection [\(A\)](#) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

Table 17-7-4.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Accessory Structure, Unoccupied	X			
Assisted Living Facility, Group Home			X	X
Child Care				
Center: 6 children or less		X		X
Facility: 7 to 12 children			X	X
Disabled Care Facility			X	X
Dwellings:				
Single Family	X			
Duplex	X			
Multifamily:				
One-half to one acre		X		

Type	Allowed	Administrative	Conditional	Business License
Over one acre			X	
Fence	X			
External accessory dwelling unit*	X			
Home Occupation	X			X
Internal Accessory Dwelling Unit*	X			
Kennel, Private		X		
Manufactured Home	X			
Master Planned Development			X	
Municipal Facilities:				
Animal Shelter			X	
Cemeteries	X			
Parks	X			
Public Safety Facility			X	
Public Utilities:				
Minor		X		

Type	Allowed	Administrative	Conditional	Business License
Major			X	
Recreational Facilities		X		
Trails		X		
Neighborhood Commercial			X	X
Personal Athletic Facility		X		
Pre-Existing Landscaping	X			
Pre-Existing Lighting	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Quasi-Public Facilities:				
Hospital			X	X
Schools, Charter	X			
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X
Schools, Private			X	X

Type	Allowed	Administrative	Conditional	Business License
Radio Station			X	
Religious/Educational Institute:				
Permanent	X			X
Temporary			X	X
Telecommunications Facility <35' in height		X		

[...]

17-7-5.2 Uses.

If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection [\(A\)](#) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

Table 17-7-5.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Accessory Building—Unoccupied, Single Family only	X			
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C Tavern	X			X
Restaurant	X			X
Package Agency			X	X
Private Club	X			X
State Liquor Store	X			
Animal Hospital			X	X
Assisted Living Facility				

Type	Allowed	Administrative	Conditional	Business License
≤ 1 acre		X		X
> 1 acre			X	X
Athletic, Tennis, Health Club	X			X
Bed and Breakfast	X			X
Cemetery			X	X
Child Care				
≤ 6 children	X			X
≥ 7 children		X		X
Commercial Repair Services	X			X
Commercial Convenience Store			X	X
Comprehensive Mental Health Treatment			X	X
Dwellings				
Single Family	X			
Duplex	X			
Multifamily				

Type	Allowed	Administrative	Conditional	Business License
≤ 1 acre		X		
> 1 acre			X	
Entertainment Center			X	X
Fences				
7' or less	X			
> 7'		X		
Financial Institution				
W/drive-up window	X			X
W/o drive-up window	X			X
External Accessory Dwelling Unit*	X			
Home Occupation	X			X
Hotel/Motel			X	X
Internal Accessory Dwelling Unit*	X			
Kennel, Private		X		
Manufactured Home	X			

Type	Allowed	Administrative	Conditional	Business License
Master Planned Development			X	
Medical Cannabis Pharmacy*	X			X
Mixed-Use	X			
Mortuary, Funeral Home	X			X
Municipal Facilities				
Parks		X		
Public Safety Facility		X		
Public Utilities				
Minor		X		
Major			X	
Recreational Facilities		X		
Trails		X		
Office				
General	X			X
Intensive and Clinical, Medical			X	X

Type	Allowed	Administrative	Conditional	Business License
Outdoor Dining		X		X
Parking Lot				
Commercial			X	X
Private	X			
Plant Nursery			X	
Pre-Existing Landscaping	X			
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities			X	X
Recreation Facility, Commercial			X	X
Religious/Educational Institute				
Permanent	X			X
Temporary		X		X

Type	Allowed	Administrative	Conditional	Business License
Residential Facility, Handicapped			X	X
Residential Facility, Elderly			X	X
Restaurant w/o Drive-Up Window		X		X
Retail and Service Commercial w/o Drive-Up Window		X		X
Schools, Charter	X			
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X
Shopping Center			X	X
Telecommunications Facility		X		
Transportation Facility				
Major			X	
Minor	X			

[...]

17-7-7.2 Uses.

If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection [\(A\)](#) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

Table 17-7-7.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Accessory Building—Unoccupied, Single Family only	X			
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C Tavern	X			X
Restaurant	X			X
Package Agency			X	X
Private Club	X			X
State Liquor Store	X			
Animal Hospital	X			X
Assembly Use		X		X

Type	Allowed	Administrative	Conditional	Business License
Assisted Living Facility				
≤ 1 acre		X		X
> 1 acre			X	X
Auditorium, Assembly Hall			X	X
Bed and Breakfast			X	X
Cafe/Deli	X			X
Car Wash		X		X
Child Care				
≤ 6 children	X			X
≥ 7 children		X		X
Commercial Repair Services	X			X
Dwellings				
Single Family	X			
Duplex	X			
Multifamily				

Type	Allowed	Administrative	Conditional	Business License
≤ 1 acre		X		
> 1 acre			X	
External Accessory Dwelling Unit*	X			
Entertainment Center			X	X
Fences				
7' or less	X			
> 7'		X		
Financial Institution				
W/drive-up window		X		X
W/o drive-up window	X			X
Heliport			X	X
Home Occupation	X			X
Hotel/Motel			X	X
Internal Accessory Dwelling Unit*	X			
Itinerant Merchant				

Type	Allowed	Administrative	Conditional	Business License
Vending Carts	X			X
Seasonal Food Stands	X			X
Christmas Tree Sales	X			X
Fireworks Stands	X			X
Seasonal Produce Stands	X			X
Seasonal Flower Stands	X			X
Kennel, Commercial		X		X
Manufactured Home	X			
Master Planned Development			X	
Medical Cannabis Pharmacy*	X			X
Mixed-Use	X			X
Mortuary, Funeral Home	X			X
Municipal Facilities				
Parks		X		
Public Safety Facility		X		

Type	Allowed	Administrative	Conditional	Business License
Public Utilities				
Minor		X		
Major			X	
Recreational Facilities		X		
Trails		X		
Nursery, Commercial	X			X
Office				
General	X			X
Intensive and Clinical, Medical			X	X
Outdoor Dining		X		X
Outdoor Storage		X		
Parking Lot				
Commercial			X	X
Private	X			
Pre-Existing Landscaping	X			

Type	Allowed	Administrative	Conditional	Business License
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities			X	X
Radio Station	X			X
Recreation Facility				
Commercial			X	X
Private	X			
Religious/Educational Institute				
Permanent	X			X
Temporary			X	X
Schools, Charter	X			
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X

Type	Allowed	Administrative	Conditional	Business License
Restaurant				
W/drive-up window		X		X
W/o drive-up window	X			X
Retail and Service Commercial				
W/drive-up window		X		X
W/o drive-up window	X			X
24 hour use			X	
Self-Service Storage Facility			X	X
Shopping Center			X	X
Telecommunications Facility		X		
Transportation Facility				
Major			X	
Minor	X			
Vehicle Rental	X			X
Vehicle Sales (Minor)	X			X

Type	Allowed	Administrative	Conditional	Business License
Vehicle Sales and Service (Major)	X			X
Vehicle Filling Station	X			X
Vehicle Repair	X			X
Warehouse/Distribution			X	X

[...]

17-7-8.2 Uses.

If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection [\(A\)](#) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

Table 17-7-8.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Accessory Building—Unoccupied (single family residential lot subdivision only)	X			
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C License	X			X
Restaurant	X			X
Package Agency				X
Private Club	X		X	X
State Liquor Store	X			X
Animal Hospital			X	X

Type	Allowed	Administrative	Conditional	Business License
Assisted Living				
≤ 1/2 acre		X		X
> 1/2 acre			X	X
Auditorium, Assembly Hall			X	X
Bed and Breakfast Inn	X			X
Child Care				
Center: ≤ 6 children	X			X
Facility: ≥ 7 children		X		X
Commercial Repair Services	X			X
Dwellings				
Single Family (single family residential lot subdivision only)	X			
Medium and High Density Residential Developments (single family attached, single family detached, multifamily)			X	
Entertainment Center			X	X
External Accessory Dwelling Unit*	X			

Type	Allowed	Administrative	Conditional	Business License
Fences				
≤ 7'	X			
> 7'		X		
Financial Institution				
W/o Drive-Up Window	X			X
W/ Drive-Up Window		X		X
Heliport			X	X
Home Occupation	X			X
Hotel/Motel			X	X
Internal Accessory Dwelling Unit*	X			
Itinerant Merchant				
Vending Carts	X			X
Seasonal Produce Stands	X			X
Live/Work Units			X	X
Manufactured Home	X			

Type	Allowed	Administrative	Conditional	Business License
Medical Cannabis Pharmacy*	X			X
Mixed-Use			X	X
Municipal Facilities				
Parks		X		
Public Safety Facility		X		
Public Utilities				
Major			X	
Minor		X		
Recreational Facilities		X		
Trails		X		
Office				
General	X			X
Intensive			X	X
Outdoor Dining		X		
Parking Lot				

Type	Allowed	Administrative	Conditional	Business License
Commercial			X	X
Personal	X			
Pre-Existing Landscaping	X			
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities			X	X
Radio Station	X			X
Recreation Facility				
Commercial			X	X
Private	X			
Religious/Educational Institution				
Permanent	X			X
Temporary			X	X

Type	Allowed	Administrative	Conditional	Business License
Schools, Charter	X			
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X
Restaurant W/o Drive Up Window	X			X
Retail and Service Commercial				
W/o Drive Up Window	X			X
W/ Drive Up Window			X	X
24-hour use			X	X
Shopping Center			X	X
Telecommunications Facility		X		
Transportation Facility				
Major			X	
Minor	X			

[...]

17-7-12.2 Uses.

If a use is not specifically designated, then it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection [\(A\)](#) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

Table 17-7-12.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C Tavern	X			X
Restaurant	X			X
Package Agency			X	X
Private Club	X			X
State Liquor Store	X			X
Animal Hospital	X			X
Assisted Living Facility				
≤ 1 acre		X		

Type	Allowed	Administrative	Conditional	Business License
> 1 acre			X	
Auditorium, Assembly Hall			X	X
Carwash		X		
Child Care				
≤ 6 children	X			X
≥ 7 children		X		X
Commercial Repair Services	X			X
Entertainment Center			X	X
Fences				
7' or less	X			
7' or more		X		
Financial Institution				
W/o drive up window	X			X
W/drive up window		X		X

Type	Allowed	Administrative	Conditional	Business License
Golf Course, private			X	X
Heliport			X	X
Hotel/Motel			X	X
Itinerant Merchants				
Vending Carts	X			X
Seasonal Food Stands	X			X
Christmas Tree Sales	X			X
Fireworks Stands	X			X
Seasonal Produce Stands	X			X
Seasonal Flower Stands	X			X
Kennel, Commercial		X		X
Manufactured Home	X			
Medical Cannabis Pharmacy	X			X
Mortuary/Funeral Home	X			X

Type	Allowed	Administrative	Conditional	Business License
Municipal Facilities				
Parks				
Public Safety Facility		X		
Public Utilities				
Minor		X		
Major			X	
Recreational Facilities		X		
Trails		X		
Office				
General	X			X
Intensive			X	X
Outdoor Dining		X		X
Parking Lot				
Commercial			X	X
Private	X			

Type	Allowed	Administrative	Conditional	Business License
Pawn Shop		X	X	
Pre-Existing Landscaping	X			
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities				
Hospital			X	X
Schools, Private			X	X
Schools, Charter	X			
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X
Radio Station	X			X

Type	Allowed	Administrative	Conditional	Business License
Recreation Facility Commercial			X	X
Religious/Educational Institute				
Permanent	X			X
Temporary			X	X
Restaurant				
W/drive up window		X		X
W/o drive up window	X			X
Retail and Service Commercial				
W/drive up window		X		X
W/o drive up window	X			X
24 hour use			X	X
Retail Tobacco Specialty Business*	X			X
Shopping Center			X	X
Telecommunications Facility		X		

Type	Allowed	Administrative	Conditional	Business License
Transportation Facility				
Major			X	
Minor	X			
Vehicle Rental	X			X
Vehicle Sales (Minor)	X			X
Vehicle Sales and Service (Major)	X			X
Vehicle Filling Station	X			X
Vehicle Repair	X			X

[...]

17-7-15.3 Use tables.

Due to the special circumstances of this overlay zone area, given that this overlay zone is intended to allow for the redevelopment of certain larger parcels on and adjacent to the State Street corridor, the following uses are the only uses allowed in the State Street overlay zone. If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter [17-6](#), Supplementary Regulations.

Table 17-7-15.3. Uses

Type	Allowed	Administrative	Conditional	Business License
Accessory Structure, Unoccupied (Single Family and Duplex Only)		X		
Assisted Living Facility, Group Home			X	X
Alcoholic Beverage:				
Class A License	X			X
Class B License	X			X
Class C Tavern	X			X
Restaurant	X			X
Package Agency			X	X
Private Club	X			X

Type	Allowed	Administrative	Conditional	Business License
State Liquor Store	X			
Assembly Use		X		X
Assisted Living Facility, Disabled Care, Group Home:				
≤ 1 acre		X		X
> 1 acre			X	X
Auditorium, Assembly Hall			X	X
Bed and Breakfast	X			X
Cafe/Deli	X			X
Child Care:				
Center: 6 children or less		X		X
Facility: ≥ 7 children			X	X
Commercial Repair Services	X			X
Commercial Convenience Store Including Gas Sales			X	X
Dwellings:				

Type	Allowed	Administrative	Conditional	Business License
Single Family Detached	X			
Duplex	X			
Multifamily:				
1/2—1 acre		X		
> 1 acre		X		
Entertainment Center			X	X
External Accessory Dwelling Unit*	X			
Fences:				
7' or less	X			
7' or more		X		
Financial Institution:				
W/drive-up window	X			X
W/o drive-up window		X		X
Heliport			X	X
Home Occupation	X			X

Type	Allowed	Administrative	Conditional	Business License
Hotel/Motel			X	X
Internal Accessory Dwelling Unit*	X			
Manufactured Home	X			
Live/Work Units			X	X
Mixed-Use			X	X
Master Planned Development			X	
Medical Cannabis Pharmacy*	X			X
Municipal Facilities:				
Parks		X		
Public Safety Facility		X		
Public Utilities:				
Minor		X		
Major			X	
Recreational Facilities		X		
Trails		X		

Type	Allowed	Administrative	Conditional	Business License
Neighborhood Commercial			X	X
Office:				
General	X			X
Intensive and Clinical, Medical			X	X
Parking Lot:				
Commercial			X	X
Private	X			
Personal Athletic Facility		X		
Pre-Existing Landscaping	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities:				
Hospital			X	X
Schools, Private			X	X

Type	Allowed	Administrative	Conditional	Business License
Schools, Charter	X			
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X
Recreation Facility:				
Commercial			X	X
Private	X			
Religious/Educational Institute:				
Permanent	X			X
Temporary		X		X
Residential Facility:				
Handicapped	X			X
Elderly	X			X
Restaurant:				
W/drive-up window		X		X
W/o drive-up window	X			X

Type	Allowed	Administrative	Conditional	Business License
Retail and Service Commercial:				
W/drive-up window		X		X
W/o drive-up window	X			X
24-hour use			X	X
Shopping Center			X	X
Telecommunications Facility < 35' in height		X		
Transportation Facility:				
Major			X	
Minor	X			

[...]