

# JONES SOUTHWEST QUADRANT

---

MASTER DEVELOPMENT PLAN

PREPARED BY



# TABLE OF CONTENTS

<b>INTRO</b>	<b>3</b>
Overview .....	4
Vicinity Map.....	5
Land Use Exhibit .....	6
Zoning Exhibit .....	7
<b>LAND USES &amp; DESIGN STANDARDS</b>	<b>8</b>
Land Use Vision .....	9
Bulk & Intensity Requirements .....	9
Hi-Tech Manufacturing/Employment Business Parks .....	10
Commercial/Office Mixed-Use .....	11
High-Density Multi-Family: Apartments .....	12
High-Density Multi-Family: Townhomes .....	13
High-Density Single-Family .....	14
High-Density Single-Family .....	15
Medium-Density Single-Family .....	16
Low-Density Single-Family .....	17
Very Low-Density Single-Family .....	18
Planned Residential Type A .....	19
Planned Residential Type B .....	20
Design Standards .....	21
Master Bubble Plan .....	23
Bulk & Intensity Table .....	24
Permitted & Conditional Uses .....	25
<b>OPEN SPACE &amp; AMENITIES</b>	<b>28</b>
Open Space & Trails Vision .....	29
Open Space & Trails Vision .....	30
Residential Open Space & Amenities Vision .....	31
Buffering & Density .....	32
Product Integration .....	33
Existing Conditions - Survey .....	34
<b>TRANSPORTATION</b>	<b>35</b>
Master Transportation Plan .....	36
Cross Sections .....	37
Private Road Cross Sections .....	38
<b>UTILITIES</b>	<b>39</b>
Adequate Public Facilities .....	40
Stormwater .....	41
Sewer .....	42
Water .....	44
Grading and Geotechnical Engineering .....	46

# INTRO

---

## OVERVIEW

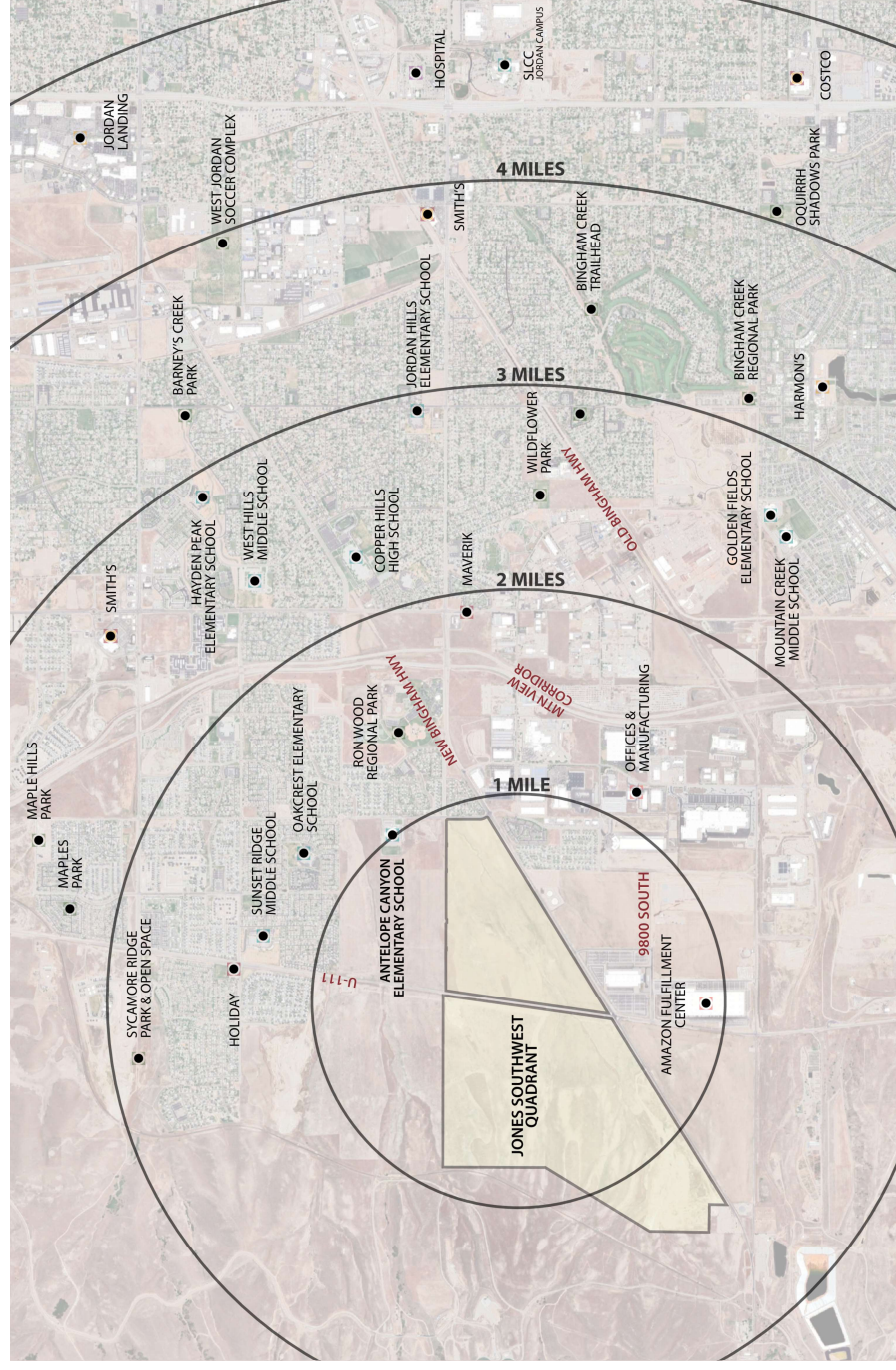
Settled near the base of Oquirrh Mountains, Jones Southwest Quadrant has been thoughtfully planned to contribute to the growth, success, and vision of West Jordan City. The plan for this community, comprising 900 acres, has been developed with the needs of a growing city in mind. By offering a variety of uses and a diverse range of residential options, Jones Southwest Quadrant will be designed to allow residents easy access to everything necessary to work and live within the vibrant neighborhoods that will be found here.

Bisected by U-111 and bordering New Bingham Highway, Jones Southwest Quadrant is positioned for easy access to and from the development and is poised to be a major economic asset for West Jordan. This master-planned community is designed to attract economic growth and development and facilitate employment opportunities by offering a variety of uses such as hi-tech manufacturing, flexible commercial and office spaces, and a diverse range of residential options—all seamlessly integrated together and connected through both road and trail networks, allowing for both vehicular and pedestrian access.

Across Jones Southwest Quadrant, prospective residents will find a selection of neighborhoods with a variety of densities and home products to accommodate a range of budgets and needs. Jones Southwest Quadrant seeks to ensure that more of Utah's residents can find their place within happy, healthy communities.

Through the careful combination of land uses, mixed density residential neighborhoods, and with a focus on connectivity, Jones Southwest Quadrant offers West Jordan City the prospect of a beautiful and exciting new community.

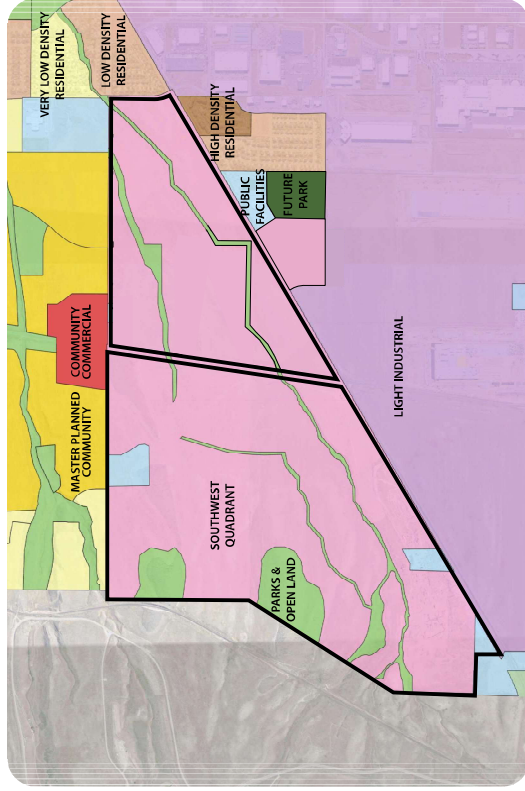
# VICINITY MAP



- LEGEND**
- PARK
  - RETAIL
  - GAS STATION
  - SCHOOL
  - MEDICAL
  - COMMERCIAL/INDUSTRIAL

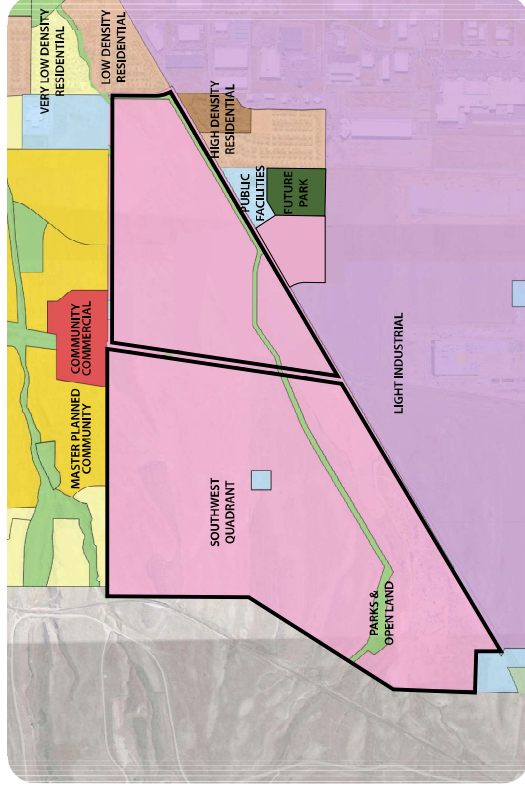


# LAND USE EXHIBIT



## EXISTING LAND USE

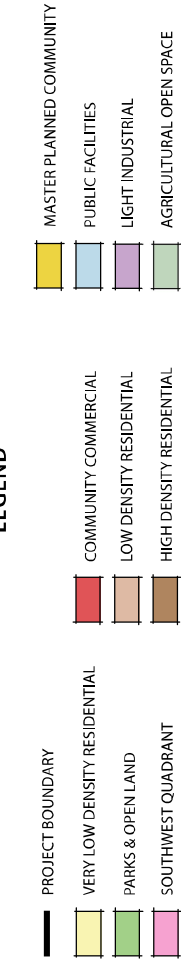
Parks & Open Land, Public Facilities, Southwest Quadrant



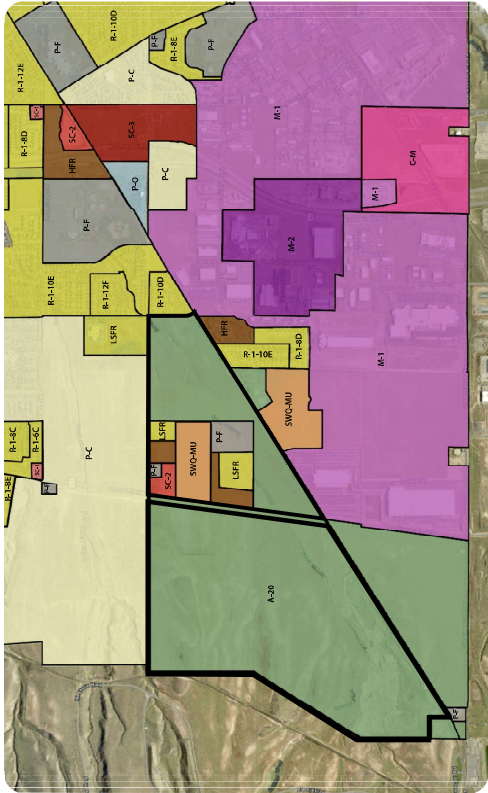
## PROPOSED LAND USE

Parks & Open Land, Southwest Quadrant  
OPEN SPACE PERCENTAGE REQUIREMENTS BY USE TO BE MET; FINAL LOCATIONS FOR PARKS AND TRAILS TO BE DETERMINED AT PRELIMINARY.

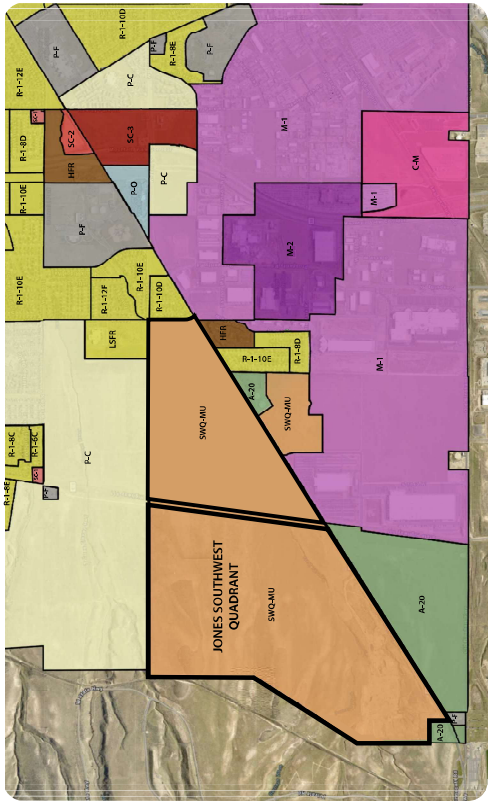
### LEGEND



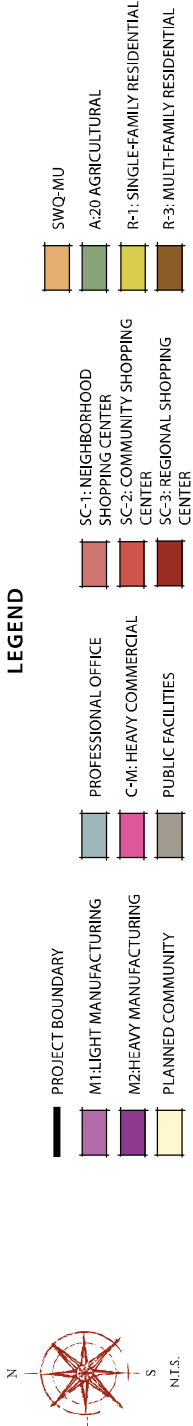
# ZONING EXHIBIT



**EXISTING ZONING**  
A-20 (Agriculture), MFR (Medium Family Residential), LSFR (Low Density Single-Family Residential), (P-F) Public Facilities, SC-2 (Community Shopping Center)



**PROPOSED ZONING**  
Southwest Quadrant



# LAND USES & DESIGN STANDARDS

---

## LAND USE VISION

---

The land use vision for Jones Southwest Quadrant is to create a balanced community that supports the growth of West Jordan. This development will integrate diverse residential, commercial, and industrial spaces to meet the city's expanding needs. The residential component will feature an integrated variation of residential unit types—from single-family homes to townhomes and apartments—to provide residents of West Jordan with a variety of lot sizes, architectural styles, lifestyles, and affordability options.

Hi-Tech Manufacturing/Employment Business Parks and Commercial/Office Mixed-Use areas will cover a minimum of 300 acres and provide space for businesses, offices, and high-tech industries, with final acreage to be determined at preliminary. These areas will be strategically placed to create a balanced, walkable community where residents can live, work, and access services. The development will focus on connectivity and accessibility with efficient infrastructure, ensuring compatibility with West Jordan's natural features and existing development. Phasing will ensure sustainable growth, with greater land use detail to follow in each sub-area plan. Overall, this development aims to create a thriving, integrated community that supports both residential and economic growth for West Jordan's future.

## BULK & INTENSITY REQUIREMENTS

---

The housing types within the Jones Southwest Quadrant are designed to offer a variety of options to meet the needs of diverse residents. Single-family homes will be traditional, detached units with minimum lot widths and areas outlined in the following tables. Townhome units will include a mix of front-load and alley-load designs, each featuring full driveways and guest parking, and located near open spaces and other community amenities. Additionally, apartment complexes will provide resident and guest parking, along with integrated shared open spaces, ensuring ample opportunities for outdoor recreation and fostering a sense of community. These diverse housing options aim to create a balanced and inclusive environment for all.



## HI-TECH MANUFACTURING/ EMPLOYMENT BUSINESS PARKS

---

This area is designed to support West Jordan's growing economic and industrial needs. This area will feature a range of potential uses, including flex industrial spaces, data centers, office buildings, and more. The goal is to create a dynamic, innovative environment that attracts high-tech industries and fosters job creation. The architectural style of the buildings will reflect the modern and professional nature of the area, with designs that blend functionality and aesthetic appeal, ensuring a vibrant, efficient space for businesses to thrive. The images below generally illustrate the architectural character of buildings constructed within this area.



NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT FINAL SITE PLAN APPROVAL.

## COMMERCIAL/OFFICE MIXED-USE

The Commercial and Office Mixed-Use Area is designed to serve the daily needs of the surrounding residents, offering a variety of services within a vibrant, accessible space. Potential uses in this area may include small to medium-sized retail shops, restaurants, convenience stores, and professional office spaces. The goal is to create a convenient, community-focused environment where residents can easily access essential services. The architectural style of the buildings will be carefully designed to complement the surrounding residential neighborhoods, ensuring a cohesive and attractive look that enhances the overall character of the area. The images below generally illustrate the architectural character of buildings constructed within the Commercial/Office Mixed-Use area.



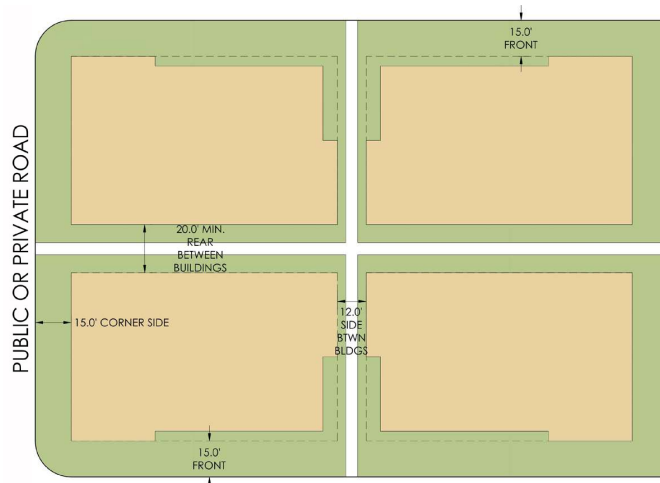
NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT FINAL SITE PLAN APPROVAL.

# HIGH-DENSITY MULTI-FAMILY: APARTMENTS

Homes in the High-density Multi-Family designation will include a variety of housing types including apartments and front and rear-load townhomes. The images below generally illustrate the architectural character of homes within this designation.



<b>Min. Lot Area</b>	NA
<b>Min. Lot Width</b>	NA
<b>Min. Front Yard Setback</b>	15'
<b>Min. Side Yard Setback Corner Lot</b>	15'
<b>Min. Side Yard Setback Interior Lot</b>	20' between buildings
<b>Min. Rear Yard Setback Corner Lot</b>	15'
<b>Min. Rear Yard Setback Interior Lot</b>	20' between buildings
<b>Min. Dwelling Size</b>	NA
<b>Max. Building Height</b>	60'
<b>Max. Building Coverage</b>	NA
<b>Building Separation on Same Lot</b>	NA



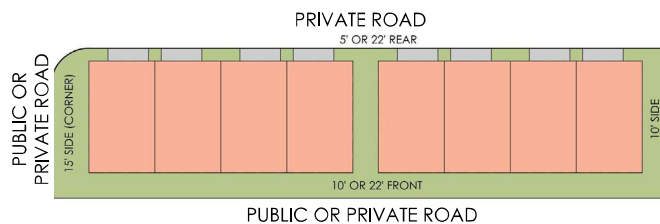
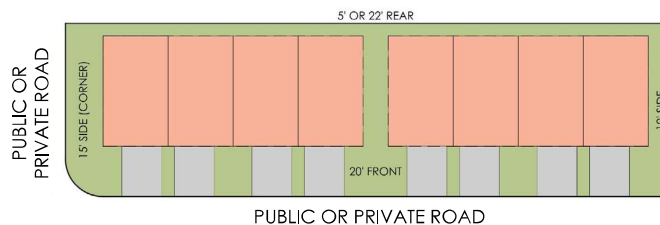
NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT FINAL SITE PLAN APPROVAL.

# HIGH-DENSITY MULTI-FAMILY: TOWNHOMES

Homes in the High-density Multi-Family designation will include a variety of housing types including apartments and front and rear-load townhomes. The images below generally illustrate the architectural character of homes within this designation.



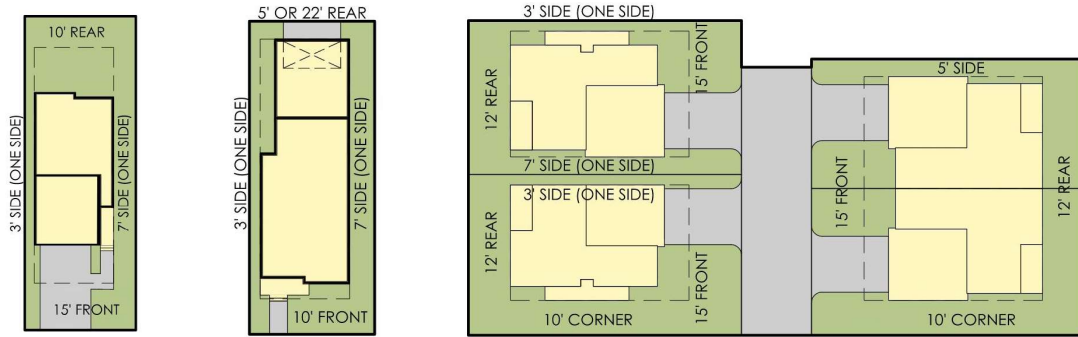
<b>Min. Lot Area</b>	500sf
<b>Min. Lot Width</b>	NA
<b>Min. Front Yard Setback</b>	10' or 22' on Rear-Load 20' on Front Load
<b>Min. Side Yard Setback Corner Lot</b>	15'
<b>Min. Side Yard Setback Interior Lot</b>	10' (must comply with fire code)
<b>Min. Rear Yard Setback Corner Lot</b>	5' or 22'
<b>Min. Rear Yard Setback Interior Lot</b>	5' or 22'
<b>Min. Dwelling Size</b>	NA
<b>Max. Building Height</b>	45'
<b>Max. Building Coverage</b>	NA
<b>Building Separation on Same Lot</b>	NA



NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT FINAL SITE PLAN APPROVAL.

# HIGH-DENSITY SINGLE-FAMILY

Homes in the High designation will include a variety of housing types including, but not limited to, single-family and cluster homes with shared driveways. The homes may be attached or detached, and will have one or two-car garages that can be accessed from the front or rear of the home. The images below generally illustrate the architectural character of homes within the High designation.



<b>Min. Lot Area</b>	NA
<b>Min. Lot Width</b>	NA
<b>Min. Front Yard Setback</b>	12' to public ROWs, 5' to adjacent homes, 10' to adjacent shared driveways or private ROWs
<b>Min. Side Yard Setback Corner Lot</b>	15'
<b>Min. Side Yard Setback Interior Lot</b>	3' on one side & 7' on one side
<b>Min. Rear Yard Setback Corner Lot</b>	12' to public ROWs, 5' to adjacent homes, 10' to adjacent shared driveways or private ROWs
<b>Min. Rear Yard Setback Interior Lot</b>	12' to public ROWs, 5' to adjacent homes, 10' to adjacent shared driveways or private ROWs
<b>Min. Dwelling Size</b>	NA
<b>Max. Building Height</b>	45'
<b>Max. Building Coverage</b>	NA
<b>Building Separation on Same Lot</b>	NA



NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT FINAL SITE PLAN APPROVAL.

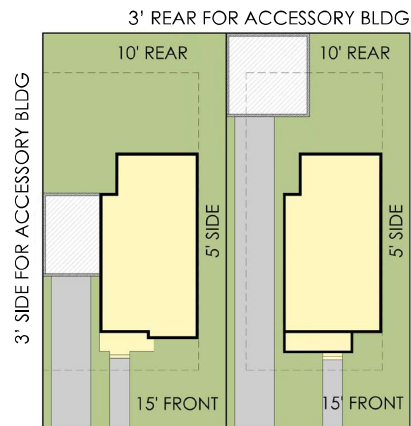
# HIGH-DENSITY SINGLE-FAMILY

Alternative single-family options can expand affordability and opportunity for West Jordan residents. As City code evolves over time, high-density single-family homes within Jones Southwest Quadrant may have carports or space for detached garages to create more attainable housing options. Current, applicable City code for detached, single-family home garages will be followed throughout the development process and in each future submittal.

Examples of these homes can be seen throughout charming Salt Lake Valley neighborhoods, including Sugarhouse and The Avenues. These homes provide flexibility for buyers as they can choose their garage option, as well as when to build it. The same setbacks will apply to all high-density single-family homes, with the exception of a 3-foot side setback on one side and 3' a rear setback for accessory buildings. Adequate parking will be ensured through a combination of on and off-street parking.



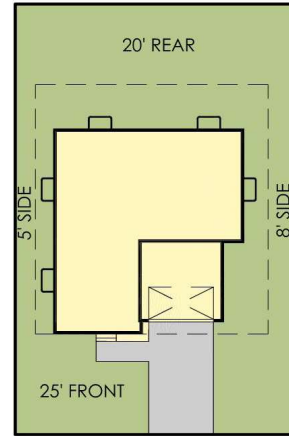
<b>Min. Lot Area</b>	3,000
<b>Min. Lot Width</b>	30'
<b>Min. Front Yard Setback</b>	15'
<b>Min. Side Yard Setback Corner Lot</b>	15'
<b>Min. Side Yard Setback Interior Lot</b>	3' on one side & 5' on one side
<b>Min. Rear Yard Setback Corner Lot</b>	10'
<b>Min. Rear Yard Setback Interior Lot</b>	3' for accessory buildings
<b>Min. Dwelling Size</b>	NA
<b>Max. Building Height</b>	45'
<b>Max. Building Coverage</b>	NA
<b>Building Separation on Same Lot</b>	NA



NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT FINAL SITE PLAN APPROVAL.

## MEDIUM-DENSITY SINGLE-FAMILY

Homes within the Medium designation will be traditional single family detached homes on lots 6,000 square feet or larger, with a minimum lot width of 70 feet. The homes within the Medium designation villages will feature medium sized yards, front or side load garages, and will be located throughout the community. The images below generally illustrate the architectural character of homes within the



PUBLIC RIGHT OF WAY

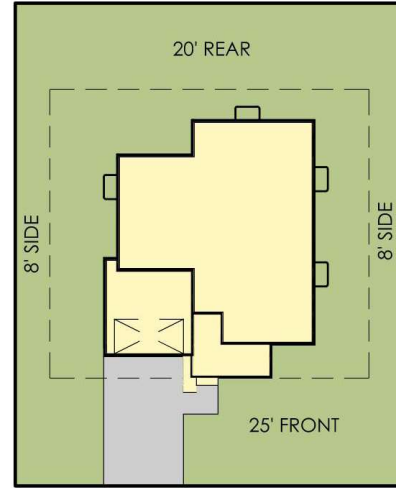
<b>Min. Lot Area</b>	6,000sf
<b>Min. Lot Width</b>	55'
<b>Min. Front Yard Setback</b>	25' (20' on cul-de-sacs)
<b>Min. Side Yard Setback Corner Lot</b>	20'
<b>Min. Side Yard Setback Interior Lot</b>	5' on one side & 8' on one side
<b>Min. Rear Yard Setback Corner Lot</b>	20'
<b>Min. Rear Yard Setback Interior Lot</b>	20'
<b>Min. Dwelling Size</b>	NA
<b>Max. Building Height</b>	35'
<b>Max. Building Coverage</b>	NA
<b>Building Separation on Same Lot</b>	NA



NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT FINAL SITE PLAN APPROVAL.

## LOW-DENSITY SINGLE-FAMILY

Homes within the Low designation will be traditional single family detached homes sited on lots of 10,000 square feet or larger, with a minimum lot width of 90 feet. The Low designation villages will include large yards with front or side load garages, well-spaced homes. The images below generally illustrate the architectural character of homes within the Low designation.



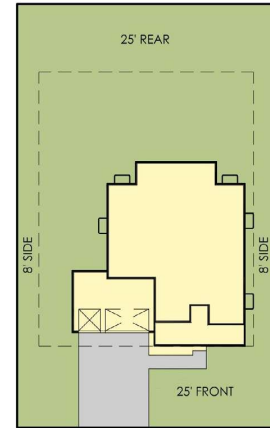
<b>Min. Lot Area</b>	10,000sf
<b>Min. Lot Width</b>	80'
<b>Min. Front Yard Setback</b>	25' (20' on cul-de-sacs)
<b>Min. Side Yard Setback</b> Corner Lot	20'
<b>Min. Side Yard Setback</b> Interior Lot	8'
<b>Min. Rear Yard Setback</b> Corner Lot	20'
<b>Min. Rear Yard Setback</b> Interior Lot	20'
<b>Min. Dwelling Size</b>	NA
<b>Max. Building Height</b>	35'
<b>Max. Building Coverage</b>	NA
<b>Building Separation on Same Lot</b>	NA



NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT FINAL SITE PLAN APPROVAL.

# VERY LOW-DENSITY SINGLE-FAMILY

Homes within the Very Low designation will be traditional single family detached homes on lots 14,000 square feet or larger, with a minimum lot width of 95 feet. Lots in the Very Low designation villages will feature the largest yards in the community, front or side load garages, ample space between homes. The images below generally illustrate the architectural character of homes within the VL designation.



PUBLIC RIGHT OF WAY

<b>Min. Lot Area</b>	10,000sf
<b>Min. Lot Width</b>	80'
<b>Min. Front Yard Setback</b>	25' (20' on cul-de-sacs)
<b>Min. Side Yard Setback Corner Lot</b>	20'
<b>Min. Side Yard Setback Interior Lot</b>	8'
<b>Min. Rear Yard Setback Corner Lot</b>	20'
<b>Min. Rear Yard Setback Interior Lot</b>	20'
<b>Min. Dwelling Size</b>	NA
<b>Max. Building Height</b>	35'
<b>Max. Building Coverage</b>	NA
<b>Building Separation on Same Lot</b>	NA



NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT FINAL SITE PLAN APPROVAL.

## PLANNED RESIDENTIAL TYPE A

Jones Southwest Quadrant will be an integrated development that brings mixed uses together in to create a vibrant community for all residents, with home products that provide workforce housing and support families and individuals through all stages of life. Within the Planned Residential Type A, the following uses will be allowed: apartments, townhomes, and high, medium, low, and very low single family homes integrated into other uses with appropriate buffering strategies and ample access to open spaces.



NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT FINAL SITE PLAN APPROVAL.

## PLANNED RESIDENTIAL TYPE B

Jones Southwest Quadrant will feature a variety of residential housing styles and densities to further support West Jordan residents through all stages of life. Planned Residential Type B will include townhomes and high, medium, low, and very-low density single-family homes. Residents will enjoy easy access to open spaces and amenities. These neighborhoods will be integrated with compatible uses to encourage community building and ensure a cohesive yet varied development.



NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY. ACTUAL FORM, DESIGN AND LAYOUT WILL BE DETERMINED AT FINAL SITE PLAN APPROVAL.

# DESIGN STANDARDS

## OVERALL DEVELOPMENT GUIDELINES

### UNIFIED PATTERN OF DEVELOPMENT

The Southwest Quadrant encourages the harmonious integration of housing product types as well as the smooth transition into commercial and industrial uses. Please see page 32 for more information on product and land use integration.

### BUILDING PLACEMENT GUIDELINES

See page 33 for information on product and land use integration. Final building placements to be determined at preliminary.

All buildings in this zone, including accessory buildings, are required to comply with the setbacks provided in the Bulk & Intensity Table found on page 24 of this document.

### PARKING & CIRCULATION

Relevant SWQ parking code to be adhered to with specific numbers and configurations per use to be determined at preliminary.

Please see page 34 of the Master Transportation Plan to review proposed vehicular circulation and page 30 for proposed pedestrian circulation plan.



COURTESY, JAMES

### LANDSCAPING & SCREENING

Development within this overlay zone by its nature and intensity may not be compatible with other uses or zones. Proper screening techniques should be used to mitigate potential negative impacts to surrounding land uses. The following shall be applicable:

- Walls, fences, or landscaping setbacks/buffers shall be required adjacent to residential zones. Please see page 31 for further information.



### LIGHTING GUIDELINES

Lighting throughout Jones Southwest Quadrant will follow West Jordan City standard street lighting for residential and collector streets (see WJC RD-225 and RD-215).

LED parking lot lights shall be provided to meet parking lot lighting requirements. Fixtures should have full cut-off baffles to prevent glare and light pollution. Pedestrian paths will have adequate lighting for pedestrian circulation within the development.

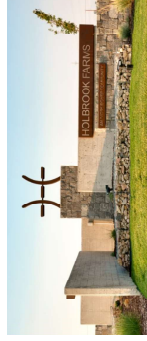
### REFUSE & RECYCLING COLLECTION GUIDELINES

All relevant City requirements will be followed in the collection of refuse and recycling throughout the development with appropriate areas for dumpsters and other collection sites to be determined at preliminary.



### SIGNAGE GUIDELINES

Cohesive sign design for continuity and wayfinding: sign design for buildings and pedestrian pathways should incorporate some elements of continuity while the surrounding architecture and landscape, while providing a clear and distinct identity for the project. Signage should be discretely illuminated for nighttime navigation through Jones Southwest Quadrant.



DAVID REINER

## COMMERCIAL DEVELOPMENT GUIDELINES

### DEVELOPMENT STANDARDS

The base zoning shall be applicable, unless modified or replaced as follows:

- Public roads that are on the city's master transportation plan must be improved to the level of standard designated on that plan (major arterial, minor arterial, major collector, minor collector, etc.).
- Public roads within projects must comply, at a minimum, with the city's construction standard.
- Front parking lots and driveway entrances shall be asphalt or concrete in accordance with city standards. Vehicle storage/parking needs to be impervious surfaces (concrete/asphalt). Parking shall be provided in accordance with M1 Zone.
- An alternative parking plan may be approved by the Zoning Administrator (if it is a minor variation) based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

### INDUSTRIAL BUILDINGS

Architecture of industrial buildings where size predominates over artistic detailing shall feature clean lines and elements of vertical and horizontal articulation, or modulation (stepping portions of the facade), and use of textures and materials to reduce the apparent scale of large building walls along the primary frontage road of the building (i.e. main entrance). Clean lines are to be utilized on all walls regardless of frontage.



Horizontal and vertical articulation can be achieved with lapping walls, canopies or awnings, reveals and/or changes in materials. The architectural features shall not impair the business-critical functions, such as loading docks. Code sections 13-7B-6 B 2, 3 & 4 cannot and will not be satisfied along dock walls.

Where more than one structure is built in a complex, structures shall have similar style or theme including colors, material, and design elements where appropriate.

### OFFICE BUILDINGS

Professional office buildings shall meet the commercial design standards found in M1 Zone.



The main pedestrian or customer entrance shall be clearly identifiable and consist of a sheltering element such as a porch, stoop, awning, arcade, or portico.

Where more than one structure is built in a complex, structures shall have similar style or theme including colors, material, and design elements where appropriate.

# DESIGN STANDARDS

## RESIDENTIAL ARCHITECTURE GUIDELINES

### MASSING & COMPOSITION

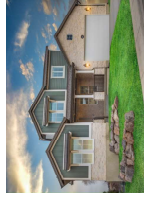
It will be important for the massing of homes to be scaled in such a way that it relates to residents living within Jones Southwest Quadrant and is in harmony with the surrounding area. A variety of building forms, wall planes, and roof lines will ensure that building massing does not become overpowering.

**Housing Types:** Apartments, townhomes, cluster homes, detached single-family

**Orientation:** Front-load, side-load, or rear-load garages, cluster driveways

**Roofs:** Roof elements contribute directly to how the overall building massing relates to human scale and the topography of the surrounding areas. Roof forms can also help bring communities together visually through recurring design principles such as:

- Roof line vertical shift to provide different ridge heights and alignments
- Roof forms varied so that no single shape dominates the total roof area.
- Roof pitches for sloped roofs between 3:12 and 12:12
- Roof types: gable, hip, and partial hip



**Repetition:** Homes with similar floor plans and elevations should provide different architectural styles, features, colors, and materials. To ensure diversity, single-family home elevations with identical elevations and/or floor plans are not allowed next to one another or across the street from one another for a distance equal to no less than three residential lots.

**Height:** Apartments will be permitted a maximum height of 60 feet. Homes within the single-family high density (SFH) designation as well as townhomes will have a maximum building height of 45 feet. Those within medium, low, and very low densities will have a maximum height of 35 feet.

### WALLS

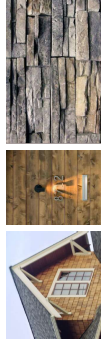
Exterior building walls, foundation walls, and site retaining walls are elements that provide opportunities to visually unify a residential community. The use of different materials and a variety of forms and heights contribute to human scale massing.

**Building Walls:** Walls above the foundation that create the form and mass of the home shall include the following design principles:

- For all single-family homes, a maximum single wall plane on the front or rear elevation of 25 feet, at which point the wall plane shall shift forward or backward a minimum distance of 2 feet.
- For high and medium density homes, a maximum single wall plane on any elevation of 55 feet, at which point the wall plane shall shift forward or backward.
- For low and very low densities, a maximum single wall plane on any side elevation of 50 feet, at which point the wall plane shall shift forward or backward a minimum distance of 2 feet.
- Allowed materials: natural stone, masonry brick, horizontal wood siding, board and batten, horizontal and vertical wood siding, machine sawn wood shingles, composite siding or approved equal, stucco, and steel as an accent.
- If stucco is used as the primary material on exterior walls, a minimum of two different materials shall be also be used.

**Colors:** Natural earth tones such as grays, tans, and browns, as well as "pure" neutrals being white and black. Soft blues, reds, and greens, with accent colors to be approved.

**Single Materials:** No more than 40% of homes within each density shall have a single exterior material. The allowable materials for single-material homes are brick, natural stone, horizontal and vertical wood siding, or board and batten vertical wood siding. The remaining 60% of homes shall have at least three allowable exterior materials.



**Foundation Walls:** Exposed exterior walls that form the basement or ground plane element of the home. Where topography dictates, foundation walls shall step up or down with grade changes to minimize the exposed foundation wall surfaces. The maximum exposed wall height for foundation walls shall be 5 feet, in unique situations with walk-out or daylight basements. These must be finished with foundation plaster, stone veneer, or as board-formed concrete.

**Retaining Walls:** Exposed site walls that retain uphill or downhill cut and fill slopes. Retaining wall heights should be kept to a maximum height of 12 feet to maintain human scale massing, and where grade change is greater than 6 feet, retaining walls shall be tiered with a minimum of 3 feet of horizontal landscaped space between wall tiers. Allowable materials for retaining walls shall include board-formed concrete, natural boulders, and interlocking segmental blocks. Retaining walls shall be faced with stone or earth colored materials. Height and materials can vary if approved by city engineer.

### WINDOWS & DOORS

Windows and doors are important elements that enhance and reinforce the architectural style and character of residential homes. The placement of windows and doors is critical and should be done carefully in order to maintain visual appeal, rhythm, and proportion of homes within Jones Southwest Quadrant.

**Windows:** Windows should be predominantly rectangular in shape and vertical in orientation, and typically as a single, paired, or in groups of three. All windows should be constructed with the following materials: renewable wood, renewable wood clad with colorfast vinyl or aluminum, metal clad coated with an approved finish, vinyl, and/or fiberglass.

**Doors:** Doors should complement the architectural style of the home and should be of materials and finishes that are consistent with other exterior materials used on the home.



### FRONT PORCHES

Each single-family home shall have a covered front porch to maintain human scale massing, create a sense of arrival, and emphasize the relationship of the home to the street. Integration of the front porch should include:

- Porch roof forms that are consistent with the architectural style and roof form of the home.
- Porches should be a minimum of 8 inches above finished grade, with steps as an integral part of the porch design.

### ARCHITECTURAL STYLE

Each home shall be consistent with the styles identified in the architectural theming and shall incorporate a minimum of 50% of the design characteristics of the particular style chosen.

### ACCESSORY STRUCTURES

Accessory structures or buildings are permitted in single-family residential areas per existing city ordinances. These generally include garages and sheds, but not living quarters. In high and medium density areas, accessory structures or buildings shall not cover more than 10% of the rear yard or side yard in which it is constructed and no more than 20% in low and very low-density areas.

### ARCHITECTURAL REVIEW

All designs for homes (floor plans, site plans, landscape plans, elevations, colors, and materials) shall be reviewed by the Architectural Review Committee (ARC) prior to submittal to the City for building permits.

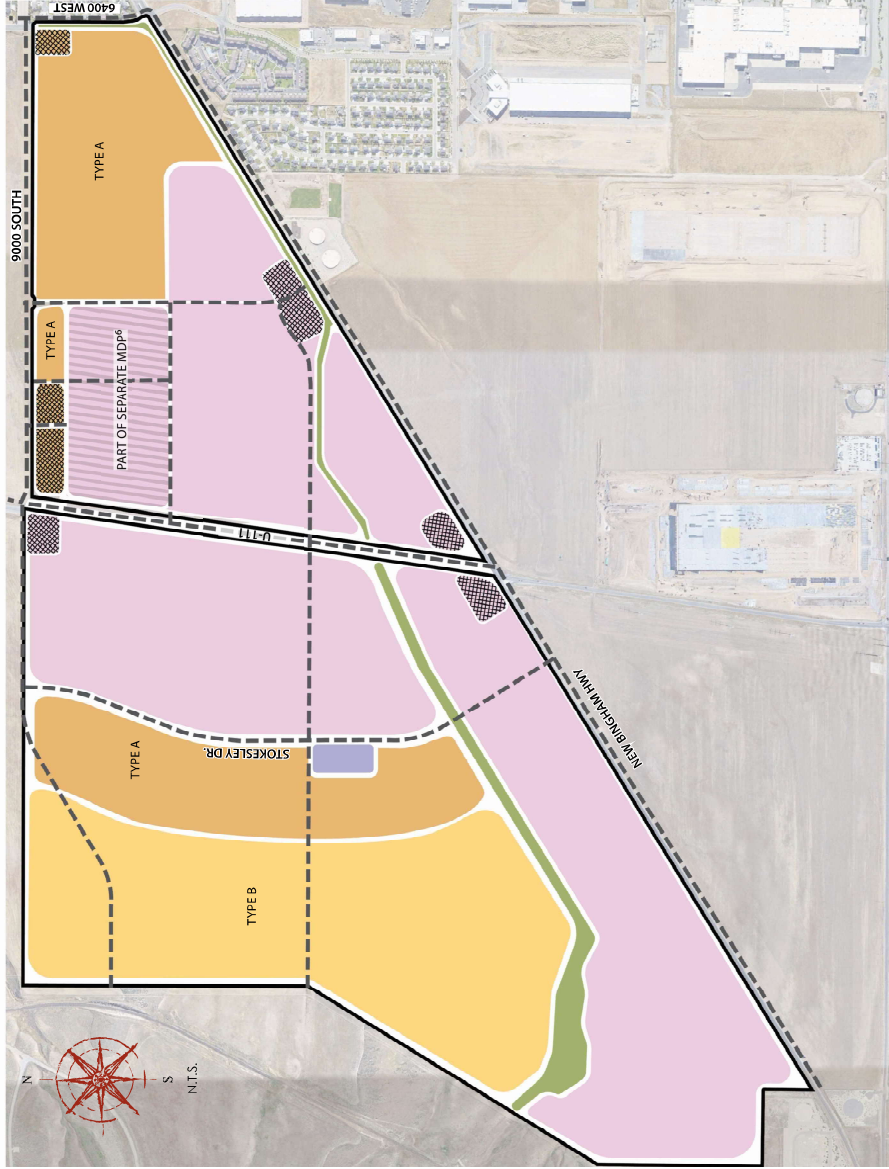
### FACADE ZONES

Front and corner lot elevations that are visible from public areas are important to community character. It is imperative for these facades to be articulated to improve the street scene and aesthetics of the neighborhood. Facade zones will be identified as applicable front elevations and corner lots.

### AMENITIES

Multi-family housing to follow City code 13-5N-5 #5 for number of amenities required with amenities selected from the City-provided list.

# MASTER BUBBLE PLAN



## Tabulations

TOTAL ACREAGE ± 900 ACRES  
MAX. ALLOWABLE RESIDENTIAL UNITS 4,500 UNITS

## Legend

	HI-TECH MANUFACTURING/ BUSINESS PARKS/ COMMERCIAL/OFFICE MIXED-USE OVERLAY <sup>1</sup>	MIN.-MAX. AC. <sup>3</sup>	10-15 AC.	MIN.-MAX. DENSITY <sup>3</sup>	—
	HI-TECH MANUFACTURING/ BUSINESS PARKS	450-550 AC.	10-30 DU/AC		
	RESIDENTIAL PLANNED COMMUNITY TYPE A <sup>2</sup>	100-200 AC.	5-30 DU/AC		
	RESIDENTIAL PLANNED COMMUNITY TYPE B <sup>2</sup>	150-250 AC.	1-12 DU/AC		
	PUBLIC FACILITIES	6.6 AC.			
	BARNEY'S WASH <sup>4</sup>				
	ROADS				
	PROJECT BOUNDARY				

## Notes

- Potential locations for commercial zones are shown as an overlay, with final locations to be determined with Village Plan submittal based on commercial land use viability.
- Residential planned community includes high-density multi-family & single-family, and medium, low, and very low-density single-family. See pgs. 19-25 of master development plan for further information.
- Areas, locations, and densities of all uses are subject to change, within the bounds of listed minimum and maximum acreages. Final locations to be determined with Village Plan submittal.
- See pgs. 29-30 of master development plan for further information on open space areas.
- Public facilities to be an allowed use in commercial, manufacturing/business park, and residential zones, with final locations to be determined at preliminary plat.
- Any undeveloped land under the previous MDP may be developed using the standards outlined in this document.

# BULK & INTENSITY TABLE

Land Use		PLANNED RESIDENTIAL TYPE A									
		PLANNED RESIDENTIAL TYPE B									
		Multi-Family High (MFH)		Single-Family High		Single-Family		Single-Family		Medium	
		Apartments	Townhomes	Cluster	Front-Load Single-Family	Rear-Load Single-Family	Rear-Load Single-Family		Low		Very Low
Min. Lot Area	1/2 acre	NA	500 sqft	NA	3,000 sqft	3,000 sqft	3,000 sqft	3,000 sqft	10,000 sqft	14,000 sqft	
Minimum Lot Width (Measured at Setback)	100'	NA	NA	NA	NA	30'	30'	30'	80'	95'	
Min. Garage Setback	NA	NA	20'	20'	20'	20'	20'	20'	25'	25'	
Min. Front Yard Setback	10' (60' if adjacent to residential)	15'	10' on Rear-Load 20' on Front Load	12' to any public ROW, 5' to adjacent homes, 10' to adjacent shared driveways or private ROWs	15'	10'	10'	10'	20'	20'	
Minimum Side Yard Setback (Interior Lots)	60' if adjacent to residential (60' if adjacent to commercial use (can be reduced by half if an additional buffering technique is applied per this MDP))	12' between buildings	10' (must comply with fire code)	3' on one side & 7' on one side 10' combined	3' one side, 5' one side	3' on one side & 7' on one side 10' combined	3' on one side & 7' on one side 10' combined	5' on one side & 8' on one side	8'	8'	
Minimum Side Yard Setback (Corner Lots)	No requirement when adjoining same use or any other manufacturing zone. 30' adjoining a commercial or office use 60' on a side adjoining a residential use (can be reduced by half if an additional buffering technique is applied per this MDP)	15'	15'	15'	15'	15'	15'	15'	20'	20'	
Minimum Rear Yard Setback (Interior Lots)	No requirement when adjoining same use or any other manufacturing zone. 30' on the side adjoining a commercial or office use 60' on a side adjoining a residential use (can be reduced by half if an additional buffering technique is applied per this MDP)	20' between buildings	5' or 22'	12' to any public ROW, 5' to adjacent homes, 10' to adjacent shared driveways or private ROWs	10'	5' or 22'	5' or 22'	5' or 22'	20'	25'	
Minimum Rear Yard Setback (Corner Lots)	No requirement when adjoining same use or any other manufacturing zone. 30' on the side adjoining a commercial or office use 60' on a side adjoining a residential use (can be reduced by half if an additional buffering technique is applied per this MDP)	15'	5' or 22'	12' to any public ROW, 5' to adjacent homes, 10' to adjacent shared driveways or private ROWs	10'	5' or 22'	5' or 22'	5' or 22'	20'	20'	
Min. Dwelling Size	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Maximum Building Height	No limit	60'	45'	45'	45'	45'	45'	45'	35'	35'	
Maximum Building Coverage	No Limit - except what is required by building code	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Building Separation on Same Lot	Main buildings: 20' Main buildings and accessory buildings: 10'	NA	NA	NA	NA	NA	NA	NA	NA	NA	

\*Regular shaped lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of thirty five (35') of frontage at the right of way line of a public street.

- Notes:**
- No minimum floor area/dwelling size will be required.
  - Minimum setbacks for single-family homes. All relevant fire code requirements will be met.
  - Accessory building side & rear setbacks and garages are not required for high-density single family. Adequate parking will be provided through both on and off-street options. Please see high-density single-family pages for more information.
  - Multi-family parking will be provided at 1.4 stalls per residential unit, including 1 visitor stall per 8 units.

## PERMITTED & CONDITIONAL USES

Use	Residential Planned Community Types A & B	High-Tech Manufacturing/ Business Park/Commercial/ Office Mixed-Use	Use	Residential Planned Community Types A & B	High-Tech Manufacturing/ Business Park/Commercial/ Office Mixed-Use
Accessory Dwelling Unit, External	P	P	Business, equipment rental and supplies	P	P
Accessory Dwelling Unit, Internal	P	P	Cannabis production establishments	C	C
Active and independent adult community	P	P	Church or place of worship	P	P
Adult daycare, general	C	C	College or university	C	P
Adult daycare, limited	AC	AC	Construction sales, service, and rental	C	P
Agricultural sales and service	C	P	Continuing care retirement facility/community	P	P
Agri-science, medical or dental laboratories, or research facilities	C	P	Convalescent care facility	C	C
Alcohol uses allowed according to Title 17	C	P	Cultural service	P	P
Animal crematorium	C	P	Data center	C	P
Animal crematorium located within 100 feet of any Residential Zone or structure	C	C	Data processing/analysis	C	P
Assembly of previously manufactured parts, subassemblies or components	C	P	Daycare, general	AC	AC
Assisted living facility	C	C	Daycare, limited	P	P
Athletic field	C	C	Dwelling, mixed density residential	P	P
Auditorium or stadium	C	C	Dwelling, multi-family	P	P
Automated car wash	P	P	Dwelling, single-family	P	P
Bank or financial institution	P	P	Dwelling, single-family, attached (no more than 8 units per building with no more than 2 walls in common and no units above other units)	P	P
Basic industry (nonhazardous or offensive)	C	P	Dwelling, two-family	P	P
Battery Storage Facility	P	P	Engineering laboratories; flex-space	C	P
Building moved from another site (see section 13-8-12 of this title)	C	C	Freight terminal	P	P
Business service	P	P	Funeral home	P	P

LEGEND: P = Permitted use; C = Conditional use; AC = Administrative conditional use; NP = Not permitted

## PERMITTED & CONDITIONAL USES

Use	Residential Planned Community Types A & B	High-Tech Manufacturing/ Business Park/Commercial/ Office Mixed-Use
Gasoline and fuel storage and sales	C	P
Gasoline service station	P	P
Gated community	P	P
Government service	C	P
Group home, large	C	C
Group home, small	P	P
Health and fitness facility	P	P
Help pads	C	P
Hospital	C	P
Hotel or motel	C	P
Household pets, subject to regulations of animals in title 6, chapter 3 of this Code, or successor ordinance	P	P
Junk or salvage yard	NP	C
Laboratory, processing	NP	P
Large scale public utilities	C	P
Laundry service	C	P
Manufacture of, or light assembly or repair of previously manufactured parts	NP	P
Manufacturing, general	NP	P
Manufacturing, limited	NP	P
Mass transit railway system	NP	P
Massage therapy	P	P
Media service	C	P
Medical and dental offices	C	P
Medical imaging processing, business incubators, software development, engineering and similar technology related industry	NP	P
Medical or dental laboratory	NP	P
Medical service	C	P
Medical service (excluding blood banks)	C	P
Mental health care facility for elderly persons	C	P
Military facility	NP	C
Model home	P	P
Motion picture, TV, radio, recording studio and production	C	P
Motor vehicle sales and service, new and used	NP	AC
Neighborhood commercial	P	P
Nursing home	P	P
Office: sales, administrative, business, professional, except pawnshop and bail bond services	C	P
Parking, commercial	NP	P
Parking, commercial (no fee)	NP	P
Personal care service	AC	P
Personal instruction service	AC	P
Pet boarding/hotel	C	P
Pet groomer	C	P

LEGEND: P = Permitted use; C = Conditional use; AC = Administrative conditional use; NP = Not permitted

## PERMITTED & CONDITIONAL USES

Use	Residential Planned Community Types A & B	High-Tech Manufacturing/ Business Park/Commercial/ Office Mixed-Use
Petting zoo	NP	C
Preschool	P	P
Printing and copying, limited	C	P
Printing, general	C	P
Protective service	C	P
Public park, playgrounds and athletic areas	P	P
Reception center	C	P
Recreation and entertainment, indoor	AC	P
Recreation and entertainment, outdoor	P	P
Recycling collection station	NP	P
Recycling facility	NP	P
Repair service, general	NP	P
Repair service, limited	C	P
Research laboratories or research and development center	NP	P
Research service	NP	P
Residential substance abuse treatment home, large	C	C
Residential substance abuse treatment home, small	AC	AC
Restaurant, fast food (general and limited)	P	P
Restaurant, general	C	P
Retail, general	P	P

Use	Residential Planned Community Types A & B	High-Tech Manufacturing/ Business Park/Commercial/ Office Mixed-Use
Schools, K - 12	P	P
Schools, K - 12	P	P
Secondhand store	C	C
Sexually oriented business;	NP	NP
Small equipment rental	C	P
Temporary office:	C	P
Transitional home, large	C	C
Transitional home, small	AC	AC
Transportation service (office only)	C	P
Transportation service:	C	P
Utility, major	C	P
Utility, minor	P	P
Vehicle and equipment repair, general:	NP	P
Vehicle and equipment repair, limited	C	P
Veterinarian	C	P
Warehouse	NP	P
Warehouse, self-service storage:	NP	P
Wholesale and warehousing, general	NP	P
Wholesale and warehousing, limited:	NP	P
Wholesale, storage and distribution - light or medium	NP	P

LEGEND: P = Permitted use; C = Conditional use; AC = Administrative conditional use; NP = Not permitted

# OPEN SPACE & AMENITIES

---

## OPEN SPACE & TRAILS VISION

Jones Southwest Quadrant will feature a variety of open space types to meet the recreational needs of residents of both this development and the city of West Jordan. The images shown on this page provide precedent imagery for each of these open space types and for example only. The design and layout of each of these open spaces will be determined at preliminary site plan submittal.

### NEIGHBORHOOD PARKS (± 1 ACRES)

This park will be designed to serve the immediate residential area, providing accessible recreational opportunities within walking distance of homes. Neighborhood parks are intended to offer a mix of passive and active recreational spaces, including playgrounds, open lawns, seating areas, and small-scale sports courts or fields. These parks will be integrated into the neighborhood fabric, fostering social interaction and enhancing community well-being. The specific amenities and design will be developed in coordination with the city to reflect the needs and character of the surrounding residents.



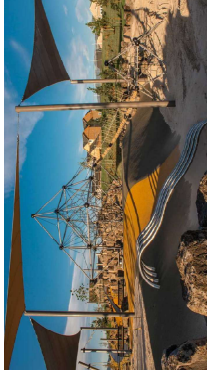
Coal Schools Park - Dallas, TX



Sunset Park - Renton, WA

### COMMUNITY PARKS (3-10 ACRES)

This park area will be centrally located to the community. It is the intent of this park and associated trail corridors to meet the proportionate share of the level of service for a community park as detailed within the city's adopted parks, recreation, trails, and related master plans. Details regarding the amenities are briefly discussed and illustrated in this MDP. The recreational intensity and programming of the open space will be refined with input from the city to best meet the needs of the surrounding community.



Brookside Park - South Jordan, UT



Blue Hole Park - Wimberly, TX

### REGIONAL PARKS (15-25 ACRES)

This large-scale park will serve as a destination for residents across the city and beyond, offering a diverse range of recreational, cultural, and environmental experiences. Regional parks will feature expansive open spaces, multi-use trail systems, natural conservation areas, and major recreational facilities such as sports complexes, event spaces, or water-based activities. The park's design will prioritize both active and passive recreation, with an emphasis on ecological preservation and accessibility. Development and programming will be guided by the city's master plans to ensure alignment with long-term regional recreational needs.



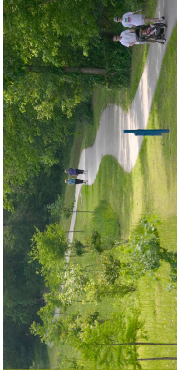
Mile Square Park - Fountain Valley, CA



Bayou Gulch Park - Parker, CO

### LINEAR PARKS

These park areas may parallel trails throughout the development to provide trailside amenities and utilize corridor areas to create connectivity and recreation opportunities for residents. They will have a minimum width of 25'.



Terry Herchey Park - Houston, TX



Redfern Park - Minto, Australia



Cross Creek Ranch - Fulshear, TX



2nd St. Detention Basin - Champaign, IL

### RETENTION BASINS (±3 ACRES)

With the large contiguous areas and proximity to trail corridors and other public open space areas, dual-use detention basin/park areas are to be installed by the developer and owned and maintained by the city.

## OPEN SPACE & TRAILS VISION

Jones Southwest Quadrant will feature a trail system designed to connect residents to open spaces, parks, and commercial areas within the development to encourage recreation and active transportation in safe and accessible areas. Final trail locations to be determined at preliminary.

Open space in Jones Southwest Quadrant will be strategically placed to maximize residents' opportunities for recreation and active transportation. It will help buffer more intense uses and connect different areas of the development.

Barney's Wash will be enhanced and contribute to the overall open space requirements for the development with percentages varying per city use code. All requirements will be met with open space locations, park sizes, and amenities to be determined at preliminary.

A minimum of 20% open space will be maintained on either side of U-111 to ensure balanced land use and access to open space, amenities, and recreation.

Open space is based on an overall project-wide basis. Milestone 1: 50% of the required open space will be improved as 50% of the lots are improved; milestone 2: 100% of the required open space will be improved as 70% of the lots are improved.

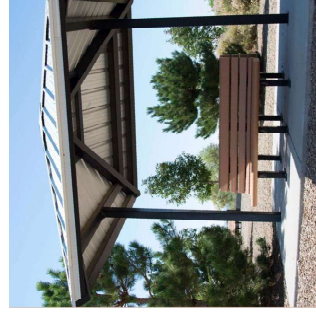
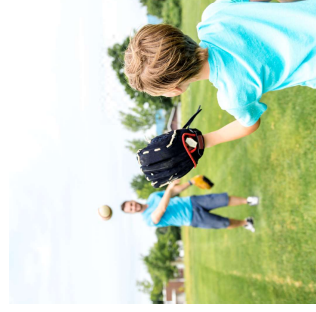
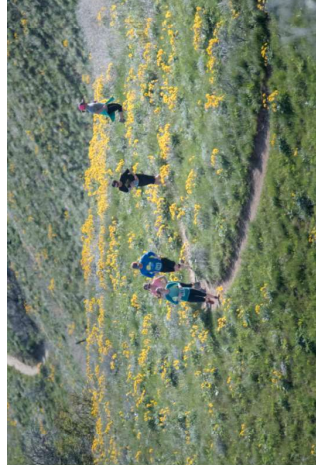
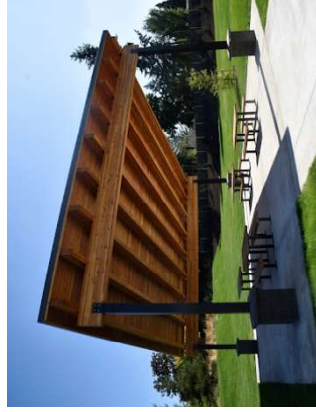
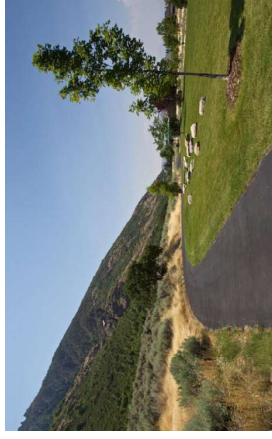
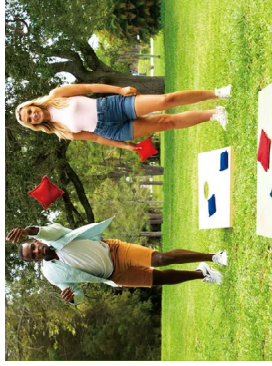
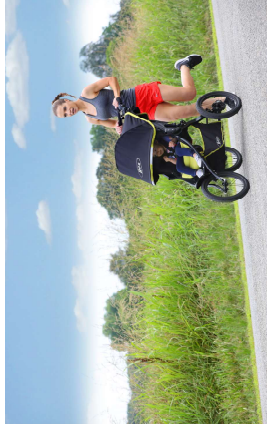
### City Code Requirements:

- Residential - 20% open space (approx. 70 ac.)
- Commercial and Mixed-Use - 15% landscaping
- Industrial - 10% landscaping



## RESIDENTIAL OPEN SPACE & AMENITIES VISION

Open spaces in residential areas of the development will feature a variety of amenities and trails for resident use, with maintenance responsibility assigned to the HOA unless otherwise designated. These open spaces will include Butterfield Creek, trail corridors, native landscape areas, and parks. The following vision board provides examples and conceptual imagery for various amenities.



## BUFFERING & DENSITY

Buffering throughout the Jones Southwest Quadrant development will provide residents with safe and convenient access to goods and services, recreation, and jobs while maintaining health and safety standards to promote a high quality of life. Per city code, industrial, commercial, and residential areas will be appropriately buffered from each other, and open space shall buffer development from transportation corridors when possible.

### Residential Transitional Buffering per City Code 13.5W.5

**Housing Density: Medium** - Up to 7.5 units per acre used in areas as standalone single family or as a buffer adjacent to existing or planned residential that is lower in density than 5 units per acre.

**Housing Density: High** - Up to 24 units per acre to be used in areas on the opposite side of an arterial or collector street where the housing density is between 5.5 to 10 units per acre and adjacent to commercial, office and industrial uses.

**Housing Density: Very High** - Up to 40 units per acre used on corners of collector or arterial streets and other areas planned as high intensity areas.

### ADDITIONAL BUFFERING STRATEGIES

#### Buffering Strategies:

- Very high-density housing, commercial uses, mixed uses
- Collector road
- Landscape Buffer: 12'
- Open Space or Trail corridor: 15' min. width, with trees every 30'
- Plaza corridor: 20' minimum width



OPEN SPACE/TRAIL CORRIDOR



PLAZA CORRIDOR



COLLECTOR ROAD



LANDSCAPE BUFFER

## PRODUCT INTEGRATION

The Southwest Quadrant Mixed-Use zone encourages the integration of housing product types, as well as the integration of commercial and office uses with residential uses.

Housing products will vary throughout the development from very low, low, medium, and high density single-family, front and rear-load townhomes, and apartments.

Through the thoughtful placement of home products, the development will avoid monotony and repetition to create a vibrant, diverse community.



## EXAMPLES OF PRODUCT INTEGRATION AND BUFFERING



NOTE: CONCEPTUAL EXAMPLES AND IMAGES ARE FOR ILLUSTRATION ONLY AND ARE NOT DEPICTIONS OF PROPOSED ADJACENT USES. COMPATIBLE USES WILL BE MADE ADJACENT TO THE EXTENT POSSIBLE, WITH FINAL LAYOUT TO BE DETERMINED AT PRELIMINARY PLAN APPROVAL.

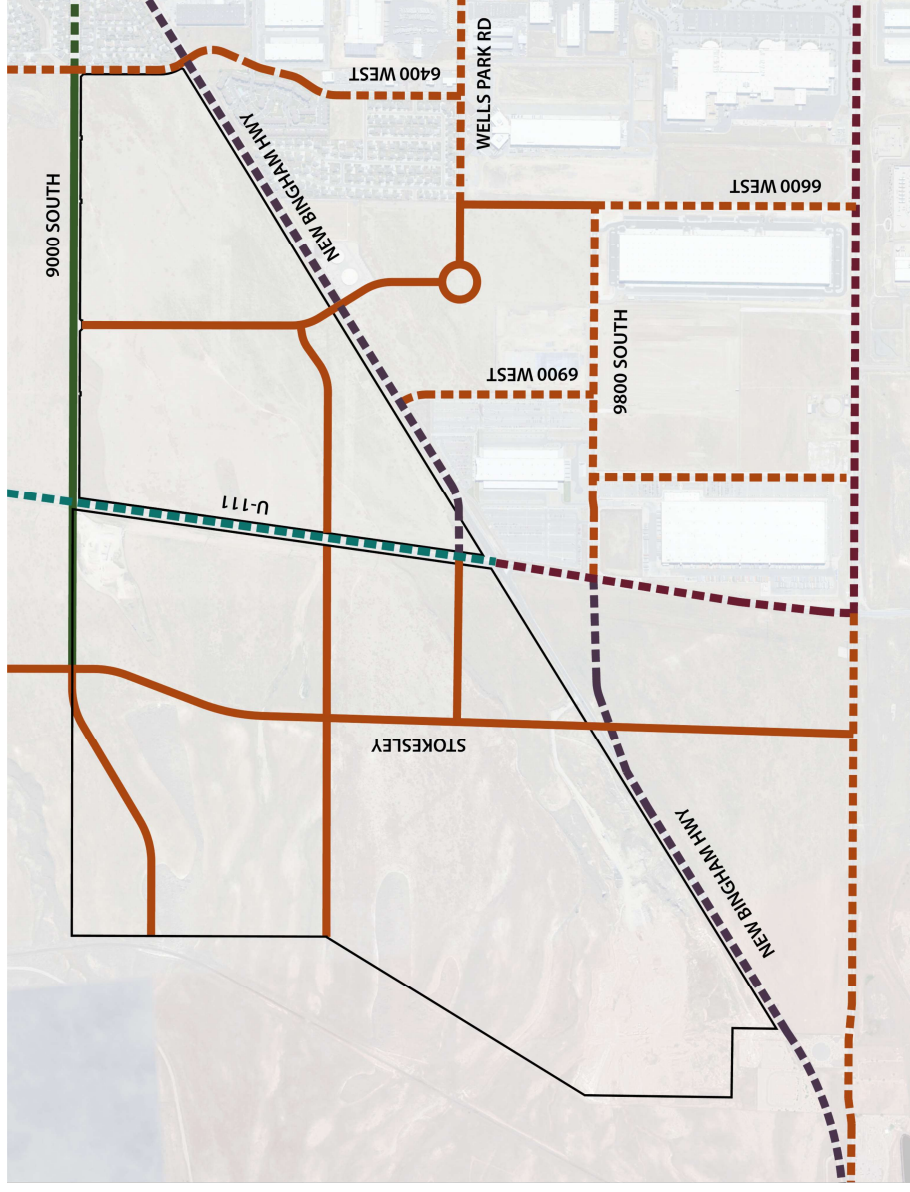




# TRANSPORTATION

---

# MASTER TRANSPORTATION PLAN

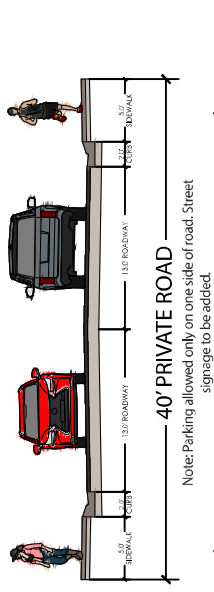
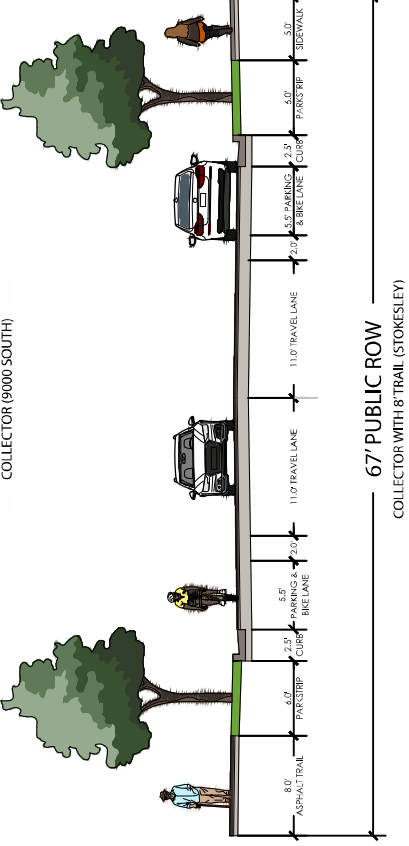
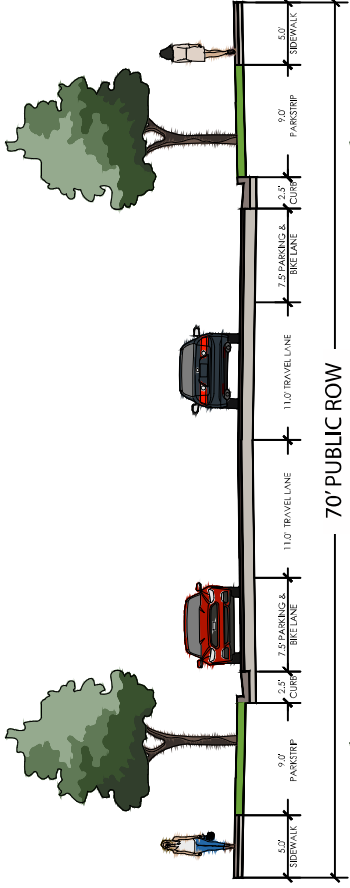


Legend	
EXISTING	
	UDOT Major Collector
	UDOT Other Principal Arterial
	UDOT Minor Arterial
	City Arterial (4/5 Lanes)
	City Collector (2/3 Lanes)
PROPOSED	
	UDOT Major Collector
	UDOT Other Principal Arterial
	City Arterial (4/5 Lanes)
	City Collector (2/3 Lanes)

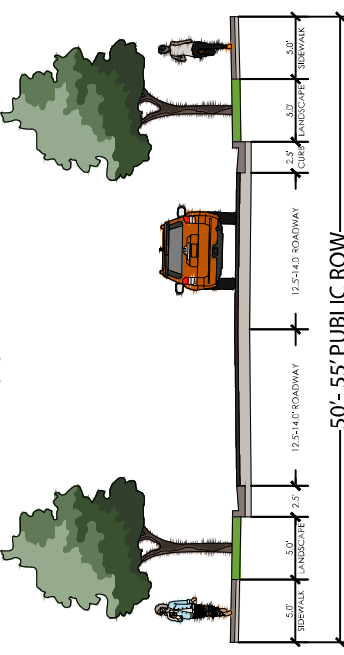
Note: Road grades will be approved with the final design construction drawings of the project and will meet the city code.



# CROSS SECTIONS

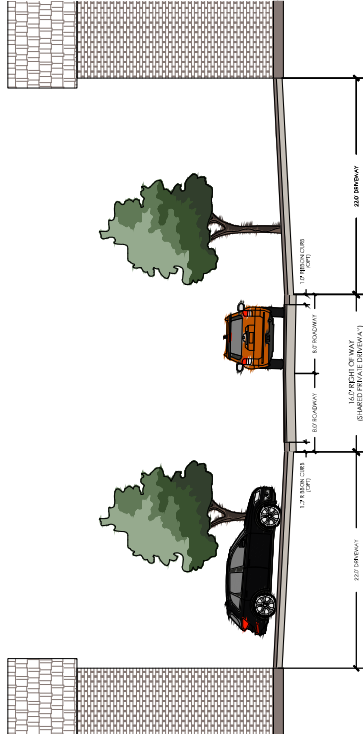


Note: Parking allowed only on one side of road. Street signage to be added.



Note: Parking allowed only on one side of road for pavement widths less than 28'. Street signage to be added.

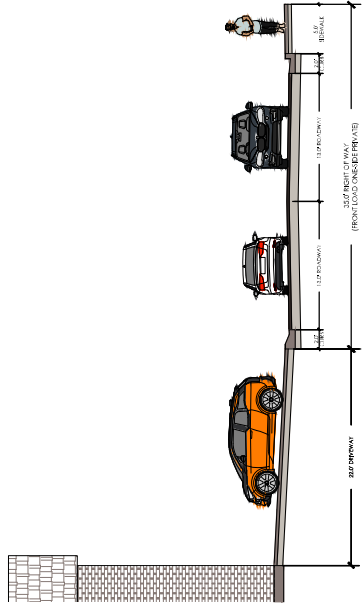
# PRIVATE ROAD CROSS SECTIONS



## 16' SHARED DRIVEWAY

### FOR FRONT-LOAD CLUSTER PRODUCT

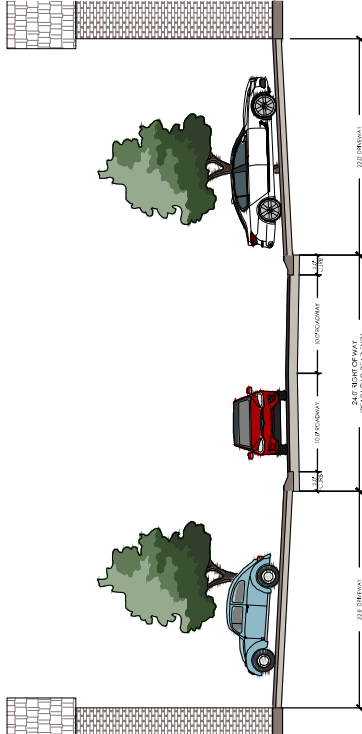
Note: No parking allowed on shared driveway. Street signage to be added. Wherever emergency access is needed, a 20' divisible surface will be provided.



## 35' PRIVATE ROAD

### FOR FRONT-LOAD PRODUCT ON ONE SIDE OF STREET

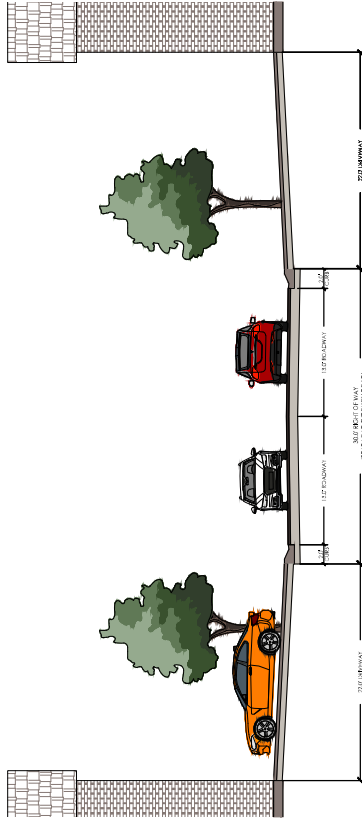
Note: Parking allowed only on one side of road. Street signage to be added.



## 24' PRIVATE ROAD

### FOR REAR-LOAD PRODUCT ON DEAD-END ALLEY

Note: Dead-ends not to exceed 150' without emergency vehicle turnaround. No parking allowed on road. Street signage to be added.



## 35' PRIVATE ROAD

### FOR REAR-LOAD PRODUCT

Note: Parking allowed only on one side of road. Street signage to be added.

# UTILITIES

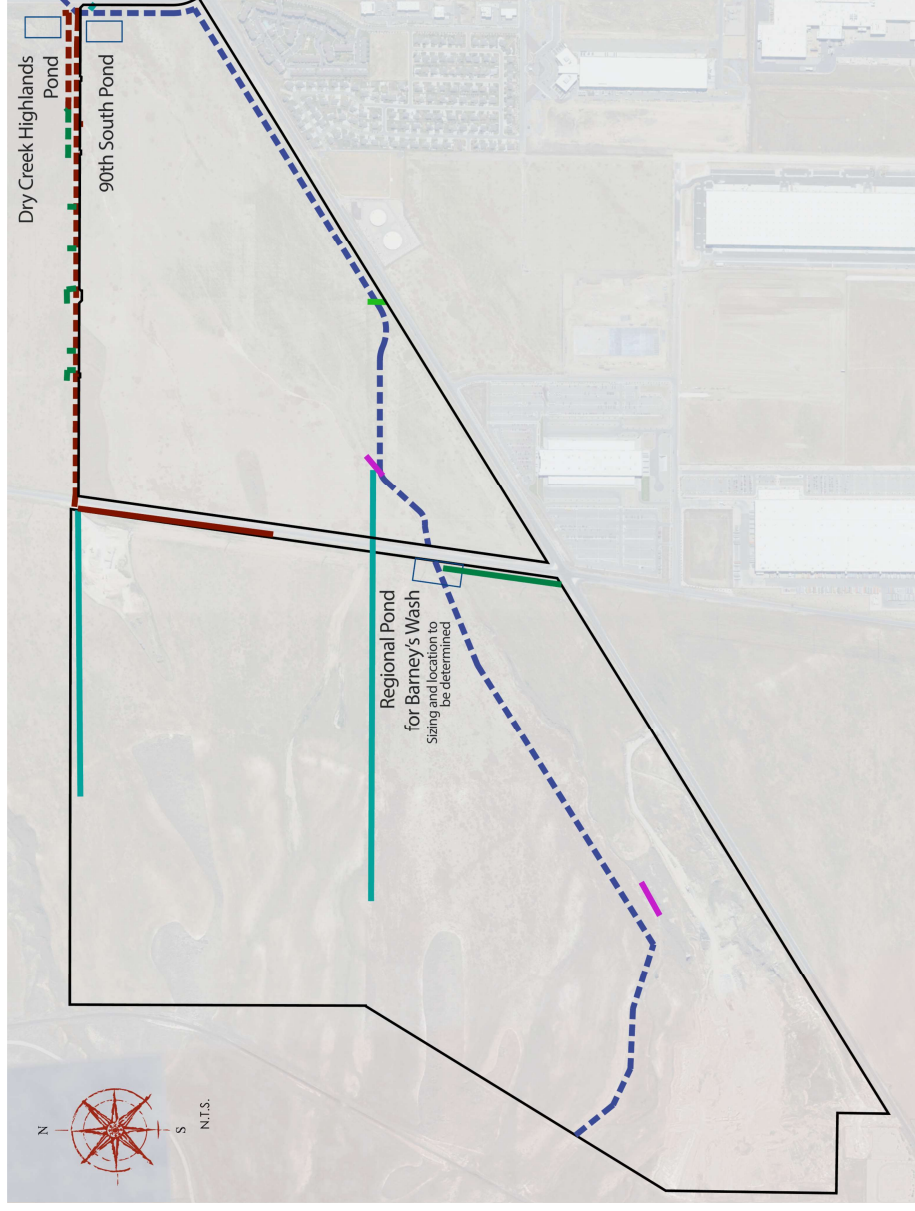
---

## ADEQUATE PUBLIC FACILITIES

Per West Jordan City Code 13-7A-5, adequate public facilities will be provided for Jones Southwest Quadrant as development progresses. The Developer will coordinate with the City to ensure the following standards and schedules are followed.

- A. Standards Specified: The city APF management system shall ensure that public facilities and services to support development are available concurrently with the impacts of development. The following standards shall be used to determine whether a development meets or exceeds the minimum requirements for adequate public facilities:
  - 1. For water and wastewater facilities, at a minimum, the city shall require that, at the time of issuance of any building permit issued pursuant to a site specific development plan, all necessary facilities and services, as described in subsections 13-7A-3A and 3B of this article, are in place and available to serve the new development in accordance with the approved utility plan or development agreement for the development.
  - 2. For storm drainage facilities, the city shall require that all necessary facilities and services, as described in subsection 13-7A-3C of this article, are in place and available to serve the new development in accordance with the approved drainage and erosion control report, utility plans, or development agreement for such development.
- B. Installation Schedule: The timing of installation of such facilities and service shall be as follows:
  - 1. Where multiple building permits are to be issued for a project, twenty five percent (25%) of the building permits and certificates of occupancy may be issued prior to the installation and acceptance of the drainage facilities. Prior to the issuance of any additional permits, the installation and acceptance of the drainage facilities shall be required.
  - 2. For projects involving the issuance of only one building permit and certificate of occupancy, the installation and acceptance of the drainage facilities shall be required prior to the issuance of the certificate of occupancy.
  - 3. For fire and emergency services, at a minimum, the city shall require that, at the time of issuance of any building permit issued pursuant to a site specific development plan, all necessary facilities and services, as described in subsection 13-7A-3D of this article, are in place and available to serve the site within the new development where the building is to be constructed in accordance with the international fire code, this title, or a development agreement. (2001 Code § 89-5-204)

# STORMWATER



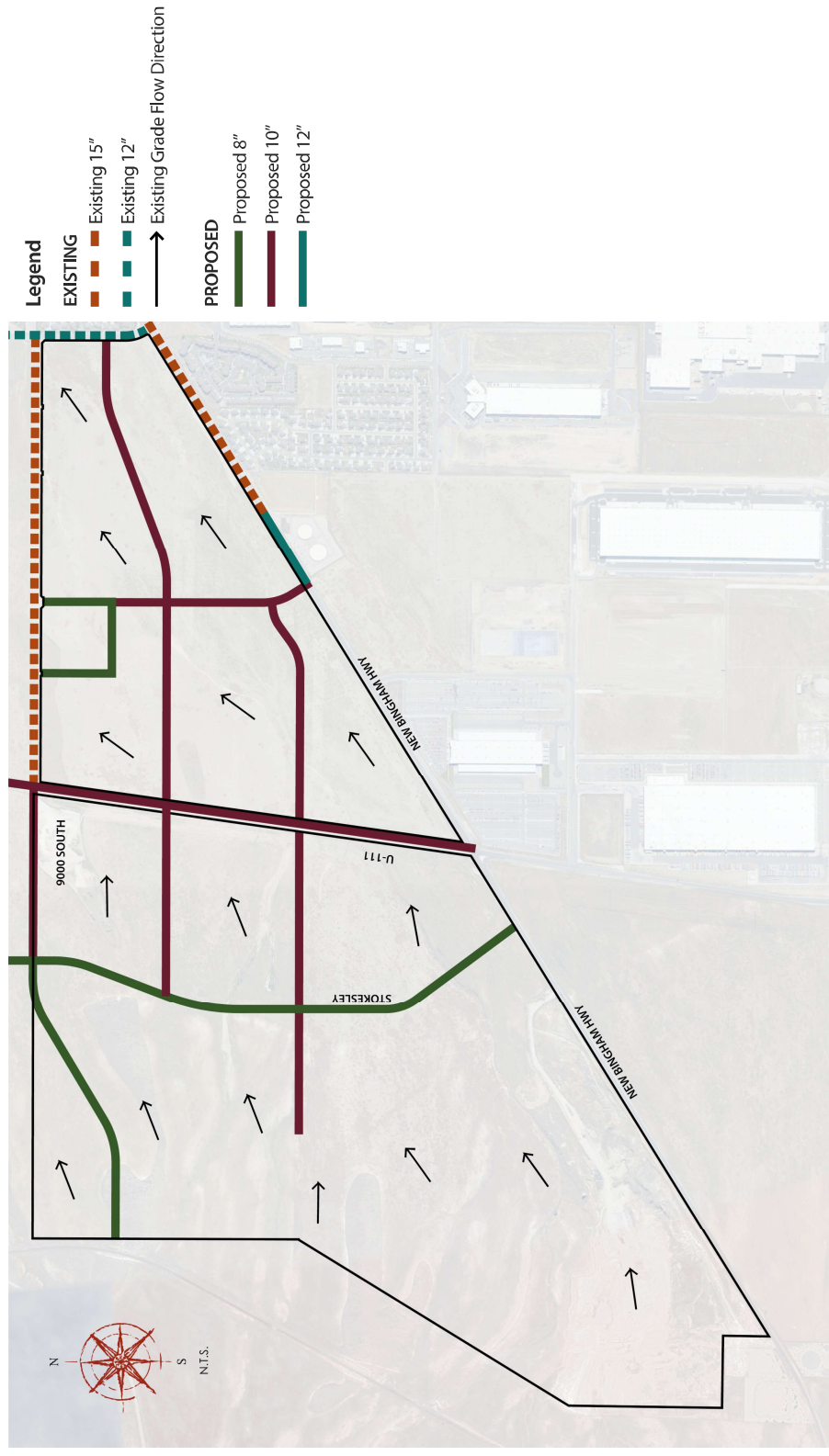
- Legend**
- Pond
- EXISTING**
- 36" Line
  - 24" Line
  - 18" Line
- PROPOSED**
- 42" Line
  - 30" Line
  - 24" Line
  - 18" Line

## NOTES

Per West Jordan City Code 13-7A-5, adequate public stormwater facilities will be provided for Jones Southwest Quadrant as development progresses. The Developer will coordinate with the City to ensure the relevant standards and schedules are followed.

1. Basin per West Jordan City 2023 storm drain master plan to hold 1.7 acre-feet.
2. All detention ponds (excluding basin from city master plan) shall be sized for the 100-year 24-hour event with a discharge of 0.1 cfs/acre.
3. All storm drain piping will be sized with final design. Pipes will be sized to convey the 10-year 24-hour event, except pipes conveying a wash or creek, which shall be designed for a 100-year event.
4. All detention ponds will be designed with final design per city code.
5. It is anticipated that all storm drain will discharge into Barney's Wash or an existing West Jordan storm drain system.
6. All utility lines will be located in the right-of-way, dedicated parcels, or easements.
7. Developed area and open space to be detained locally within each sub-area prior to discharging into the regional pond unless it is determined that the regional pond has the capacity to accommodate the detention of this area, according to City Code. If the regional pond does not have the capacity to accommodate the detention for this area the developer may work with the city to increase the size of the regional pond to accommodate the detention for this area.

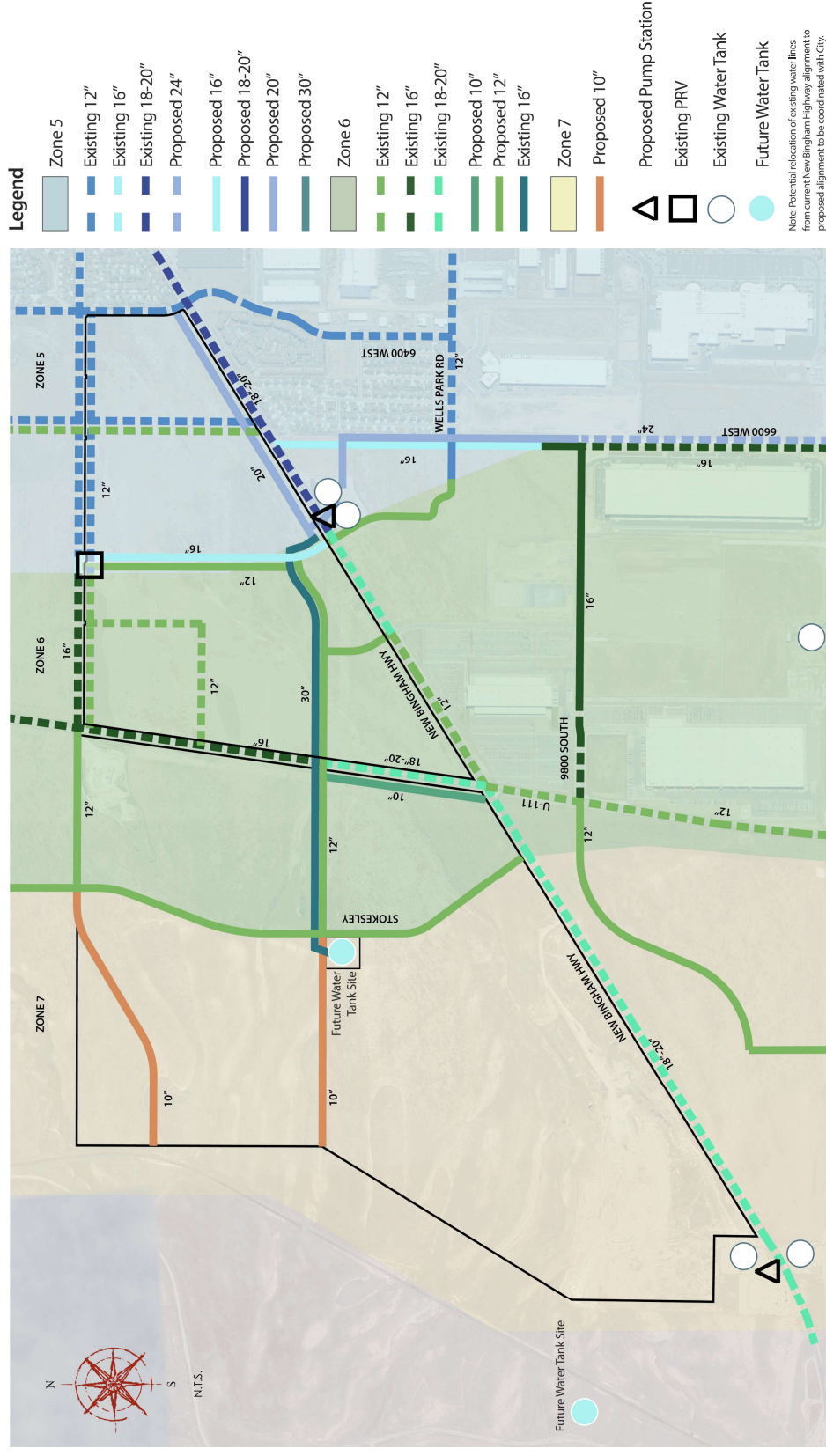
# SEWER



## SEWER NARRATIVE

Per West Jordan City Code 13-7A-5, adequate public sewer facilities will be provided for Jones Southwest Quadrant as development progresses. The Developer will coordinate with the City to ensure the relevant standards and schedules are followed. The project is currently master planned for a certain amount of sewer ERU's per the current West Jordan City sewer master plan. With the re-zone of the proposed property, the full build out of the project will require more ERU's than currently master planned. Once development of the currently allowed water ERU's occurs, the Developer will need to updated the City's Sewer Master Plan to show how the remaining project ERU's can be provided and the Developer and City will need to determine how any needed improvements will be completed. The Developer would have the ability to make these improvements when they so desire to provide themselves the fully planned ERU's for the project or wait until the City makes these improvements in their own timing. With the preliminary plans of each village, the developer will be responsible to show how the sewer design will be able to accommodate the full project buildout that would go through each preliminary design in order to show that the sewer pipes are sized correctly.

# WATER



## **WATER NARRATIVE**

Per West Jordan City Code 13-7A-5, adequate public water facilities will be provided for Jones Southwest Quadrant as development progresses. The Developer will coordinate with the City to ensure the relevant standards and schedules are followed. The project is currently master planned for a certain amount of water ERU's per the current West Jordan City water master plan. With the re-zone of the proposed property, the full build out of the project will require more ERU's than currently master planned. Once development of the currently allowed water ERU's occurs, the Developer will need to update the City's Water Master Plan to show how the remaining project ERU's can be provided and the Developer and City will need to determine how any needed improvements will be completed. The Developer would have the ability to make these improvements when they so desire to provide themselves the fully planned ERU's for the project or wait until the City makes these improvements in their own timing. With the preliminary plans of each village, the developer will be responsible to show how the water design will be able to accommodate the full project buildout that would go through each preliminary design in order to show that the water pipes are sized correctly.

## **GRADING AND GEOTECHNICAL ENGINEERING**

Grading plans for the project will be provided during the final subdivision and final site plan process for each area that is being proposed for final subdivision or final site plan approval. Grading will adhere to West Jordan City standards.

A geotechnical report prepared by a licensed geotechnical engineer will be required prior to sub-area plan approval for each area shown within the proposed sub-area boundary.