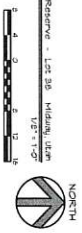


Zone Setbacks
Actual Setbacks

Identifies location of
natural grade at
highest roof ridge
and matches Elevation
Certificate

Site Plan

SITE PLAN
The Residence - Lot 38, Highland Drive
SCALE 1/2" = 1'-0"

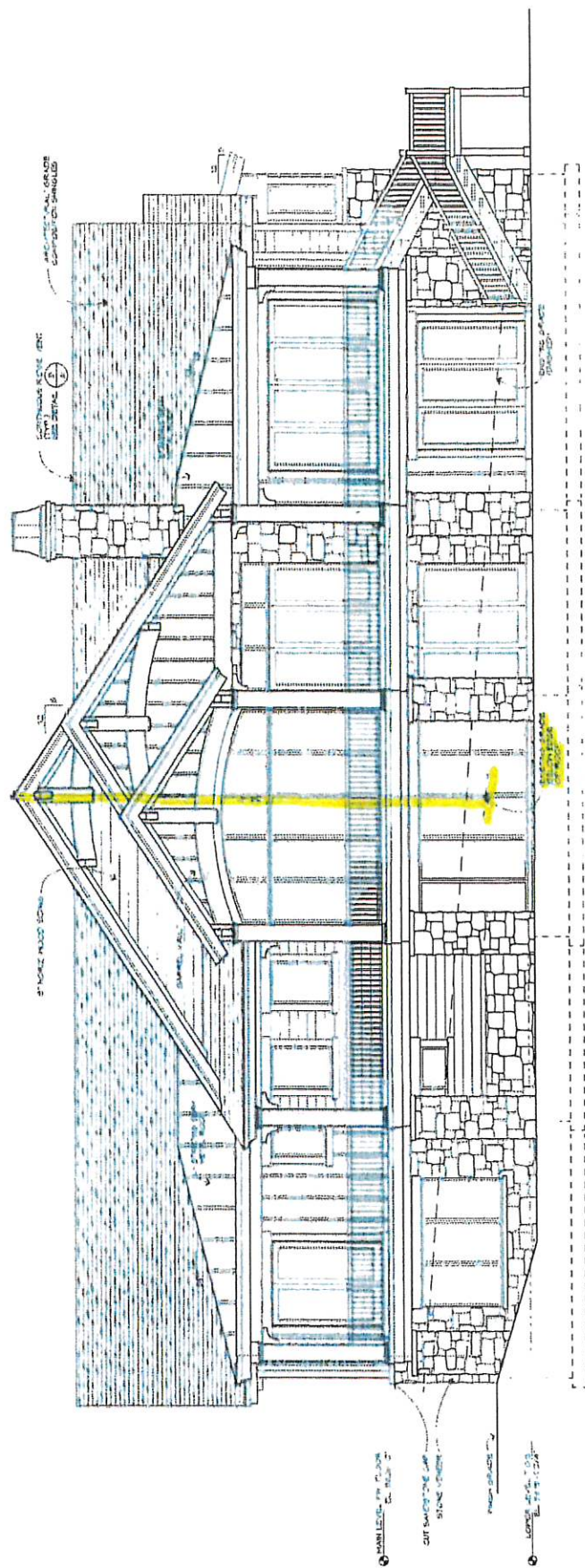


NOTE:
THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL AUTHORITY. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF RELYING ON THIS PLAN. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HERSELF.

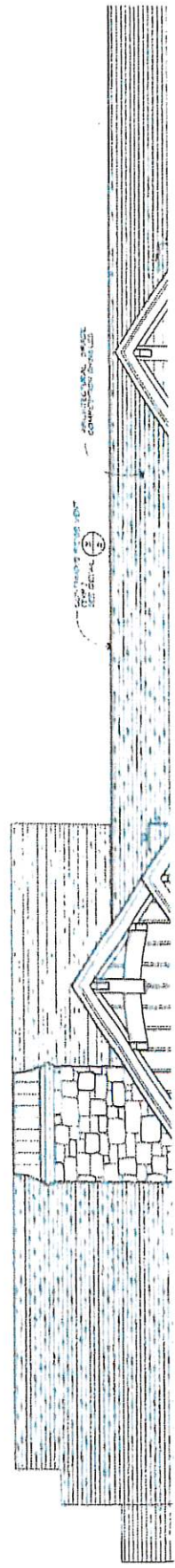
This example identifies the location of the natural grade at the highest roof ridge with the total height on the elevation pages of a permit plan and matches with the elevation certificate.

Must show what the natural grade elevation is and the elevation at the highest roof ridge if those numbers are not provided on the site plan.

Both examples are acceptable, but one or both must be provided so the elevation certificate can be verified.



REAR ELEVATION
SCALE: 1/4" = 1'-0"



Example Elevation Certificate

(May not be current version, a current version can be found at:

http://www.midwaycityut.org/Planning-Department-For-Land-Use-Applications)

MIDWAY CITY

75 North 100 West
Midway, Utah 84049

Phone: 435-654-3223
planning@midwaycityut.org

THE RESERVE - LOT 38

Elevation Certificate

The height of any building shall not exceed 35 feet. The total height shall be measured as the vertical distance from the "Natural Grade" to any point to a roof.

Applicability

- Whenever buildings are to be situated on a lot or property that contains a slope of 5 per cent or greater
- Whenever buildings are at least 30 feet above "Natural Grade"
- For any application which the Planning Office or Building Inspector finds is not clear enough to demonstrate compliance with the Maximum Height Provisions of the Midway Municipal Code, the applicant may be required to submit an Elevation Certificate to help establish compliance with the height limitation requirements

Instructions

- This is a two-page application that must be submitted if applicable. The first page titled "Elevation Certificate" must be submitted with the building permit application. The second page titled "Elevation Certificate Certification" must be submitted before the interior/exterior sheer inspection is scheduled. **The Building Department will not schedule an interior/exterior sheer inspection until the Elevation Certificate Certification is submitted to the Building Department.**

Proposed Elevations (Building Features Height Analysis)

Must be completed by a Licensed Land Surveyor or a Licensed Civil Engineer.

Name Bradford J. Mason Utah License Number 12365725-2202

Signature *Brad J. Mason*

Benchmark location NORTHWEST CORNER OF PROPERTY

Benchmark elevation 5815'-10"

Elevation of the foundation where the garage door is located 5825'-9 3/4"

Natural grade elevation under highest ridge 5817'-8"

Highest roof ridge elevation above natural grade 5852'-7"

Greatest measurement of roof height from natural grade is 34'-11" feet.

Matches the topo's for the lowest natural grade under the highest roof ridge on the site plan and on elevation pages in the permit plans.

MIDWAY CITY

75 North 100 West
Midway, Utah 84049

Phone: 435-654-3223
planning@midwaycityut.org

Elevation Certificate- Part 1

The height of any building shall not exceed 35 feet. The total height shall be measured as the vertical distance from the “Natural Grade” to any point to a roof.

Applicability

- Whenever buildings are to be situated on a lot or property that contains a slope of 5 percent or greater
- Whenever buildings are at least 30 feet above “Natural Grade”
- For any application which the Planning Office or Building Inspector finds is not clear enough to demonstrate compliance with the Maximum Height Provisions of the Midway Municipal Code, the applicant may be required to submit an Elevation Certificate to help establish compliance with the height limitation requirements

Instructions

- This is a two-page application that must be submitted if applicable. **The first page titled “Elevation Certificate- Part 1” must be submitted with the building permit application.** The second page titled “Elevation Certificate Certification- Part 2” must be submitted before the interior/exterior sheer inspection is scheduled. **The Building Department will not schedule an interior/exterior sheer inspection until the Elevation Certificate Certification is submitted to the Building Department.**

Proposed Elevations (Building Height Analysis)

Must be completed by a Licensed Land Surveyor or a Licensed Civil Engineer.

Name _____ Utah License Number _____

Signature _____ Date of Elevation Analysis _____

Address of parcel or subdivision name and lot # _____

Benchmark location _____

Benchmark elevation _____

Natural grade elevation under highest ridge _____

Highest roof ridge elevation above natural grade _____

Greatest measurement of roof height from natural grade is _____ feet.

MIDWAY CITY

75 North 100 West
Midway, Utah 84049

Phone: 435-654-3223
planning@midwaycityut.org

Elevation Certificate Certification- Part 2

The height of any building shall not exceed 35 feet. The total height shall be measured as the vertical distance from the "Natural Grade" to any point to a roof.

Instructions

- This is a two-page application that must be submitted if applicable. The first page titled "Elevation Certificate-Part 1" must be submitted with the building permit application. **The second page titled "Elevation Certificate Certification-Part 2" must be submitted before the interior/exterior sheer inspection is scheduled. The Building Department will not schedule an interior/exterior sheer inspection until the Elevation Certificate Certification is submitted to the Building Department.**

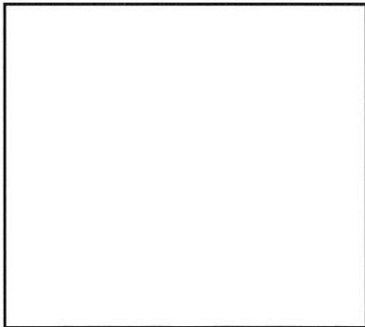
Existing Elevations

Must be completed by a Licensed Land Surveyor or a Licensed Civil Engineer.

Name _____ Utah License Number _____

Signature _____ Date of Verification Survey _____

Licensed Land Surveyor or Licensed Civil Engineer's Stamp



Address of parcel or subdivision name and lot # _____

Benchmark location _____

Benchmark elevation _____

Natural grade elevation under highest ridge _____

Actual highest roof ridge elevation above natural grade _____

Greatest measurement of roof height from natural grade is _____ feet.