



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

STAFF REPORT

August 18, 2025

To: Jennifer Jastremsky, Zoning Administrator

Approved

Date

From: Jennifer Jastremsky, AICP, Community Development Director / Zoning Administrator
801-576-6328, jennifer.jastremsky@draperutah.gov

Re: Alpine Hollow – Final Subdivision Plat Request

Application No.: 2025-0149-SUB

Applicant: David Killpack, representing Triumph Design Build, LLC

Project Location: 3235 E 15780 S

Current Zoning: RR-22 (Rural Residential, 20,000 sq ft lots), RR-43 (Rural Residential, 40,000 sq ft lots) Zone

Acreage: 115.2 Acres (Approximately 5,018,112 ft²)

Request: Request for approval of a Final Subdivision Plat in the RR-22 and RR-43 zone regarding a 50-lot single-family residential subdivision.

SUMMARY AND BACKGROUND

This application is a request for approval of a Final Subdivision Plat for approximately 115.2 acres located to the east of Suncrest Dr., at approximately 3235 East 15780 South (Exhibit B & C). The property is currently zoned RR-22 and RR-43. The applicant is requesting that a Final Subdivision Plat be approved to allow for a 50-lot single-family development.

The subject property is part of the Suncrest Development and was slated for residential uses with the original approval in 1999. The 1999 plan included 3,775 acres of land and called for 3,888 residential units. The original developers of Suncrest went bankrupt and Zions Bank picked up the undeveloped portions of Suncrest. At that time, only a portion of the residential units had been developed. Draper City was able to purchase those undeveloped acres from Zions Bank in 2011. The intent of that purchase was to preserve a



majority of the property in its current natural state, and the City has placed a substantial amount of the property in conservation easements. However, there were selected pieces of the property that were identified to be sold off for potential development which would help with the purchase of the overall property. The City sold the subject property in 2017 to a private developer. The money from that sale was used to pay off the outstanding bond from the Zion's bank purchase. The sale included approval for an access road through City open space from Suncrest Dr. to the property. The 115.2-acre project area includes the 110-acre development and the access road.

The Planning Commission approved the Preliminary Subdivision Plat on June 12, 2025. The City Council approved a Development Agreement on the property on June 17, 2025.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Hillside Low Density, Open Space/Parks	Exhibit D
Current Zoning	RR-22, RR-43	Exhibit E
Proposed Use	Single-family Residential	
Adjacent Zoning		
East	CR-40,000 (Alpine City)	
West	RR-22, RR-43	
North	RR-22, RR-43	
South	A5 (Agricultural), R1-40 (Highland City)	

The Residential Hillside Low Density land use designation is characterized as follows:

Residential Hillside Low Density

LAND USE DESCRIPTION		
CHARACTERISTICS	<ul style="list-style-type: none"> • Large lot single-family neighborhoods or ranchettes • Natural features and vegetation is predominant and special care is required in order to preserve those features • Equestrian uses and privileges may exist in certain areas 	
LAND USE MIX	Primary <ul style="list-style-type: none"> • Single-family detached homes 	Secondary <ul style="list-style-type: none"> • Parks • Churches • Schools
DENSITY	<ul style="list-style-type: none"> • Density range of 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres. • Reduction for non-buildable areas 	
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Agricultural (A2) • Agricultural (A5) • Master Planned Community (MPC) • Single-family Residential Hillside (RH) 	

The Open Space/Parks land use designation is characterized as follows:

Open Space and Parks

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> • Applies to natural areas that have the potential to be permanent open space • Efforts should continue to preserve mountainous areas, drainage and riparian areas with attractive indigenous vegetation • Areas designated as permanent natural open space should be placed within a conservation easement
LAND USE MIX	<ul style="list-style-type: none"> • City's established parks • Public/private golf courses • Greenbelts/linear parks • Large retention areas that have recreational potential • Natural area open space
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Public Open Space (OS) • Agricultural (A2) • Agricultural (A5)
OTHER CRITERIA	<ul style="list-style-type: none"> • A variety of methods can be used to preserve these areas, including easements, dedications, and acquisition, some with the potential of having tax relief benefits

The zoning designations of RR-22 and RR-43 are from the old 1999 Draper City Municipal Code (1999 DCMC). Since the property was originally part of Suncrest, it is vested under the Suncrest zoning found in the 1999 DCMC. Per Section 9-4-020 of the 1999 DCMC the purpose of the RR-22 and RR-43 zones are to *"promote and preserve, in appropriate areas, conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl. These districts are intended to be primarily residential in character and protected from*

encroachment by commercial and industrial uses."

Utah State Law changed in 2024 setting a standard for review and approval of subdivision plats. While the development was reviewed under the 1999 DCMC and Suncrest Design Standards the subdivision plat review and approval process complied with current Utah State Code.

Subdivision Layout. An overall site plan showing the layout of the development can be found in Exhibit F. The proposed subdivision plats for the entrance road and each phase can be found in Exhibit G of this report. The proposal is for a private gated community with 50 single-family lots. The applicant is proposing three phases. The roadway will be 56-feet wide, which is wider than the required 30-feet in the Suncrest Design Guidelines. The development will have one entrance from Suncrest Dr., which will pass over the Metropolitan Water District of Salt Lake and Sandy (Metro) property and aqueduct line. Under a cooperation agreement between Metro, the developer, and Draper City, the City will be responsible for securing an alternative access to the subdivision in the event that Metro has to temporarily disrupt access to the entrance road for maintenance. In addition, the applicant has been working with Highland City to secure an emergency only gated access to the trailhead that is located directly south of the entrance road. The negotiations with Highland City are ongoing. The development contains a water tank owned by Highland City. The water tank will be located on Parcel A, a 1.3-acre piece of property in the northwest corner of the development.

Table 2 Subdivision Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Number of Lots	50	50	Suncrest allows 1.03 du/ac. Development Agreement approved 50 lots.
Lot/Parcel Size	0.8 acres (35,000 sq ft)	1.05 acres - 4.7 acres	Suncrest standard
Lot Width	130-feet	137-feet - 606-feet	Suncrest standard
Street Frontage	50-feet	109-feet - 787-feet	
Street Width	30-feet	56-feet	Development Agreement requirement.
Street Ownership	Private	Public and Private	Entrance off Suncrest Dr. is public. Area from gate entrance

			east is private.
Common Area	NA	5 common areas equaling 6.8 acres, plus roadways	Detention areas, gas easement areas, and roadways.
Setbacks-			
Front Yard	20-feet	Plat references standard	Suncrest standard
Side Yard	15-feet	Plat references standard	Suncrest standard
Rear Yard	30-feet	Plat references standard	Suncrest standard
Front Access Garage	30-feet	Plat references standard	Suncrest standard
Side Access Garage	20-feet	Plat references standard	Suncrest standard
Detached Garages Side and Rear Yard	15-feet	Plat references standard	Suncrest standard
Easements-			
PUE Front	7-foot	10-foot	
PUE Rear	7-foot	zero	Development Agreement approval
PUE Side	7-foot	zero	Development Agreement approval
Other	As needed	Water tank access (Highland City), drainage easements, Questar Gas, slope easements, sewer easements	
Trails	None	Trail access is planned from the Highland City trail head to the Hog Hollow trail system	Trail required per Development Agreement
Entrance Gate	Turn around for public required	Turn around provided	Preliminary Plat required safety features to comply with

			DCMC 9-27-200.
Stub Street Connections	Required to connect to all stub streets	None	There are no stub streets into the neighborhood.
No. of Cul-de-sacs	NA	Two	

Landscaping and Lot Coverage. The development will feature Homeowner Association maintained landscaping along the entrance road and gate near Suncrest Dr., adjacent to the area entering in the development, and along the bridge over Hog Hollow. Landscape drawings can be found in Exhibit H and the access gate design can be found as Exhibit I of this report. A maintenance agreement between Draper City and the developer will need to occur for any landscaping in addition to the required street trees to be planted adjacent to the public right-of-way. Street trees are also proposed in front of each residential lot.

Table 4 Landscaping Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Water Wise Landscaping	NA	Water wise landscaping is being proposed.	
Street Trees	From approved tree list	Individual lots can choose from four tree varieties from tree list. Common area landscaping includes additional trees.	
Amenities	NA	No amenities are proposed.	
Fencing			
	Up to 8' wrought iron at rear of lots adjacent to City property	6' to 8' wrought iron fencing at rear of lots when adjacent to City property	Required by Development Agreement.
	Up to 12'	Up to 12' tall adjacent to the entrance gate due to grade changes. Up to 4' tall next to steep slope areas along entrance.	Allowed per Development Agreement.

Previous Conditions of Approval. The Planning Commission placed the following conditions of approval on the Preliminary Subdivision Plat on June 12, 2025:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. That if the City Council does not approve the Alpine Hollow Development Agreement, the plans shall be revised with the Final Plat application to comply with all DCMC and Suncrest Design Guideline standards.
4. That the City Council approve a Cooperation Agreement for Non-District Use of District Land and Interest in Lands with the Metropolitan Water District of Salt Lake and Sandy prior to Final Subdivision Plat approval and such agreement be fully executed prior to plat recordation.
5. The safety features on the entrance gate shall comply with DCMC Section 9-27-200, included emergency access and operation.
6. Address outstanding redlines in Exhibit A [of the June 3, 2025 report].

Criteria For Approval. The criteria for review and potential approval of a final subdivision plat request is found in Section 17-4-040 of the DCMC. This section depicts the standard of review for such requests as:

A. Upon receipt of the final plat, the Development Review Committee, including the City Engineer, shall review the final plat and construction drawings and determine whether the final plat conforms to the preliminary plat and is in compliance with the engineering and surveying standards and criteria set forth in this chapter and all other applicable standards and ordinances of the City and the State of Utah. If the final plat complies, the Development Review Committee shall forward the plat to the Zoning Administrator, through the Community Development Department. If the final plat does not comply, the Development Review Committee shall return the plat to the subdivider, through the Community Development Department, with comment. Review of the final plat submittal shall follow the process outlined in section 17-1-080 of this title.

B. After the fourth or final review, the Zoning Administrator shall either approve the final plat, or deny the final plat if it does not conform with this title or other applicable ordinances. If the Zoning Administrator denies the final plat, the Zoning Administrator shall specify the reasons for the denial.

C. No final plat shall have any force or effect unless the same has been approved by the Zoning Administrator and signed by the Mayor and City Recorder.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Final Subdivision Plat submission. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Final Subdivision Plat submission. Comments from these divisions, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Final Subdivision Plat submission. Comments from this division, if any, can be found in Exhibit A.

Geotechnical and Geologic Hazards Review. Taylor Geo-Engineering, LLC and Simon Associates LLC., in working with the Draper City Building and Engineering Divisions, have completed their reviews of the geotechnical and geologic hazards report submitted as a part of the Final Subdivision Plat. Comments from Taylor Geo-Engineering, LLC, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Final Subdivision Plat submission. Comments from this division, if any, can be found in Exhibit A.

Parks & Trails Committee Review. The Draper City Parks and Trails Committee has completed their review of the Final Subdivision Plat submission. Comments from this division, if any, can be found in Exhibit A.

Noticing. A notice of decision will be issued as outlined in City and State Codes.

STAFF RECOMMENDATION

Staff finds that the application complies with the 1999 DCMC and Suncrest Design Guidelines and recommends that the Zoning Administrator review the request and approve the application based on the findings listed below and the criteria for approval, as listed within the staff report.

If the Zoning Administrator decides to approve the request, staff recommends they note the following requirements for completion of the subdivision:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.

2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. That if the final plat is not recorded within one (1) year from the date of Zoning Administrator approval or construction of the required landscaping and infrastructure has not commenced, such approval shall be null and void. This time period may be extended by the Zoning Administrator for up to one additional six (6) month period for good cause shown. The subdivider must petition in writing for an extension prior to the expiration of the original one (1) year.
4. The signed Development Agreement be recorded prior to plat recordation.

The findings for approval are as follows:

1. The plat complies with Utah State Code subdivision regulations.
2. The plat complies with 1999 DCMC Title 17 subdivision standards and specifications.
3. The plat complies with the Suncrest Design Guidelines.
4. The plat complies with the Alpine Hollow Development Agreement.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2025.08.18 17:50:58-06'00'

Draper City Public Works Department

Todd A. Draper

Digitally signed by Todd A.
Draper
DN: C=US,
E=todd.draper@draper.ut.us,
O=Draper City Planning,
CN=Todd A. Draper
Date: 2025.08.22
15:51:22-06'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us,
O=Draper City Fire Department, OU=Fire
Marshal, CN=Don Buckley
Date: 2025.08.19 15:16:31-06'00'

Draper City Fire Department

Reid Gerritsen

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DN: C=US,
E=reid.gerritsen@draperutah.gov,
OU=Draper City Building, CN=Reid
Gerritsen
Reason: I attest to the accuracy and
integrity of this document
Contact Info: 801.576.6534
Date: 2025.08.19 05:55:38-06'00'

Draper City Building Division

Draper City Legal Counsel

EXHIBIT A DEPARTMENT REVIEWS

REVIEWS ARE NOT MEANT TO BE AN ALL INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

Engineering and Public Works Divisions Review.

1. For sites over five (5) acres, certified SWPPP is required. Contact Colton Konesky, 801-576-6331, to verify compliance. *Comment is informational – no additional action required prior to final subdivision approval. SWPPP is required for LDP.*
2. Stormwater Maintenance Plan and Agreement are now required for every private storm drainage system, per DCMC 16-2-170. *Comment is informational – no additional action required prior to final subdivision approval. Maintenance Plan and agreement are required for LDP.*
3. Retaining walls are to comply with DCMC 9-27-085. Retaining walls are not reviewed or approved with this review and approval process. *Comment is informational – no additional action required prior to final subdivision approval. Building permit required for each wall prior to construction.*
4. Box culverts and bridge structures are not reviewed as part of the subdivision process. Structural review by a third party will be required as part of the building permit process. *Comment is informational – no additional action required prior to final subdivision approval. Building permit required for each structure prior to construction.*
5. Once final plat has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division. *Comment is informational – no additional action required prior to final subdivision approval.*
6. Any work in a public right-of-way will require an Encroachment Permit obtained through the Engineering Division. *Comment is informational – no additional action required prior to preliminary subdivision approval.*
7. Draper City requires the engineer of record to provide the subdivision as-built drawings, retention basins volume certifications, and site grading and drainage certification letter after subdivision construction is complete. *Informational comment – no additional action is required prior to subdivision approval.*

Fire Division Review.

1. Engineers Water Supply Analysis: Design team will provide to the Draper City Fire Marshal an engineer's water supply analysis. The engineer's water supply analysis will identify the characteristics of the water supply for this area and

will identify the existing and proposed water main size and location that will supply this site, and identify any dead-end pipe runs and the distance to the nearest circulating main. The engineer's water supply analysis will also identify the water supply capacity for fire flow and duration and reliability of the water supply system for this area. The design team will also identify the available fire flow at this site, measured at a residual pressure of 20 p.s.i. The engineer's water supply analysis will include all flow test data, including date and time of test, who conducted the test or supplied information, test elevation, static gauge pressure at no flow, flow rate with residual gauge pressure, hydrant butt coefficient, and location of test in relation to the hydraulic reference point of service to this facility.

2. Fire Department Access is required. An unobstructed minimum road width of twenty-six (26) feet exclusive of the shoulders and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 12%. Grades may be checked prior to building permits being issued.

D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

❖ This section requires that parking be prohibited on both sides of narrower fire apparatus access roads. Twenty feet (6096 mm) is the appropriate width needed for two average-size fire trucks to pass one another. If that width is reduced by parking even on one side, it will be potentially difficult for a fire department to undertake emergency operations in that area.

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

❖ Because this width is more than sufficient for maneuvering at least two fire department vehicles by one another, parking would be allowed on one side.

3. IFC SECTION 3310 ACCESS FOR FIRE FIGHTING DURING CONSTRUCTION
3310.1.1 Required access. Approved vehicle access for firefighting shall be, provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions, shall provide vehicle

access. Vehicle access shall be maintained until permanent fire apparatus access roads are available. Throughout development, please keep all construction parking to one side of road to allow fire access.

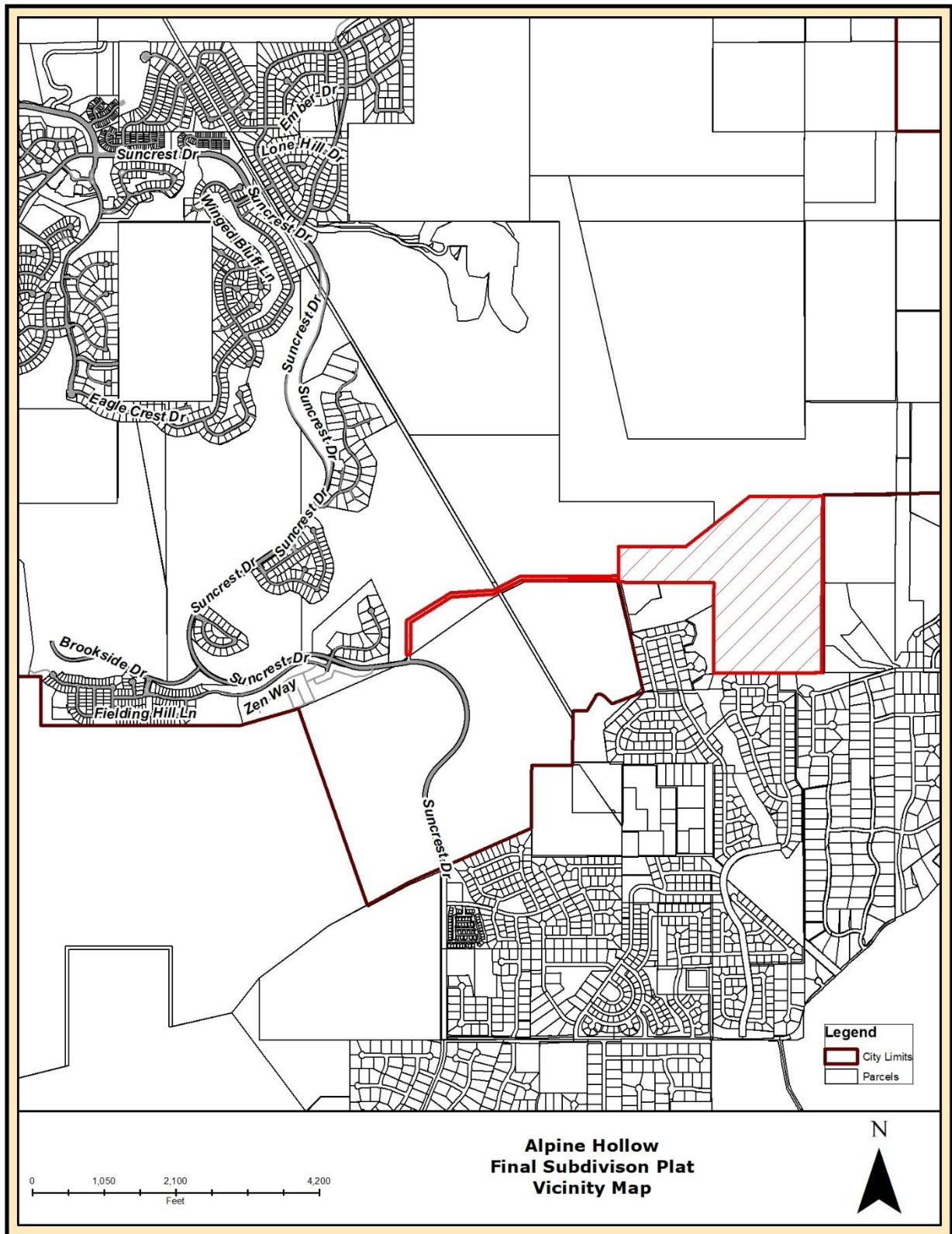
❖ Until permanent fire apparatus access roads are constructed, fire-fighting vehicle access is the means by which fire fighters gain access to the construction or demolition site and building for fire suppression and rescue operations. Such access is an integral component of the fire prevention program. The site superintendent or other person responsible for construction and demolition operations is responsible for maintaining and policing fire-fighter access routes, as provided in Section 3308. Fire apparatus must be able to get within 100 feet (30 480 mm) of any installed fire department connection supplying water to temporary or permanent fire protection systems. Access roads must support the weight of the heaviest vehicle that might respond. The weight requirements are available from the local fire department. All-weather surfaces are required because the responding fire department should not waste time moving snow or trying to get out of mud

4. Fire Hydrants Are Required there shall be a fire hydrants spaced every 1000ft up to where there are homes and then the spacing will be required at every 450ft.
5. Hydrants and Site Access. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
6. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
7. Residential Fire Sprinklers Required. A deferred submittal for a NFPA 13D fire sprinkler shop drawings are to be sent via email to: Don Buckley at fire.permits@draperutah.gov . A complete set of plans, with manufacturer cut sheets, and hydraulic calculations. Plans must be stamped by a NICET level III or better in Auto Sprinkler Layout. ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT. All homes will require a pump to be installed on the fire sprinkler system. A note stating Fire Sprinklers Required in all homes shall be shown on plat.
8. Fire Department Approved Turn Around Required. Access roads over 150 feet long shall require an approved turn around. Below is a diagram of approved fire department turn arounds. This project WILL meet this requirement. Dead-End roads in excess of 300ft will be required to have fire department turn outs every 150ft or where the terrain allows. A temporary

turn-around will be required for all phases until the next phase starts and a permanent can be installed.

9. Street Signs required and are to be posted and legible prior to building permits being issued. All lots to have lot number or address posted and legible.
10. Visible Addressing Required. New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background.
11. If this project is going to have gates at any point it will need to comply with the Draper Gate Ordinance. If there is to be a gated entrance to the private drive it must be able to meet the fire department access requirements. Gates must be a minimum width of twelve (12) feet wide on each side of gate width. A fire department lock box would be required to house emergency access device for emergency vehicles and must meet the City Ordinance for gates to be approved by the Fire Department and Police Department.

**EXHIBIT B
VICINITY MAP**



**EXHIBIT C
AERIAL MAP**

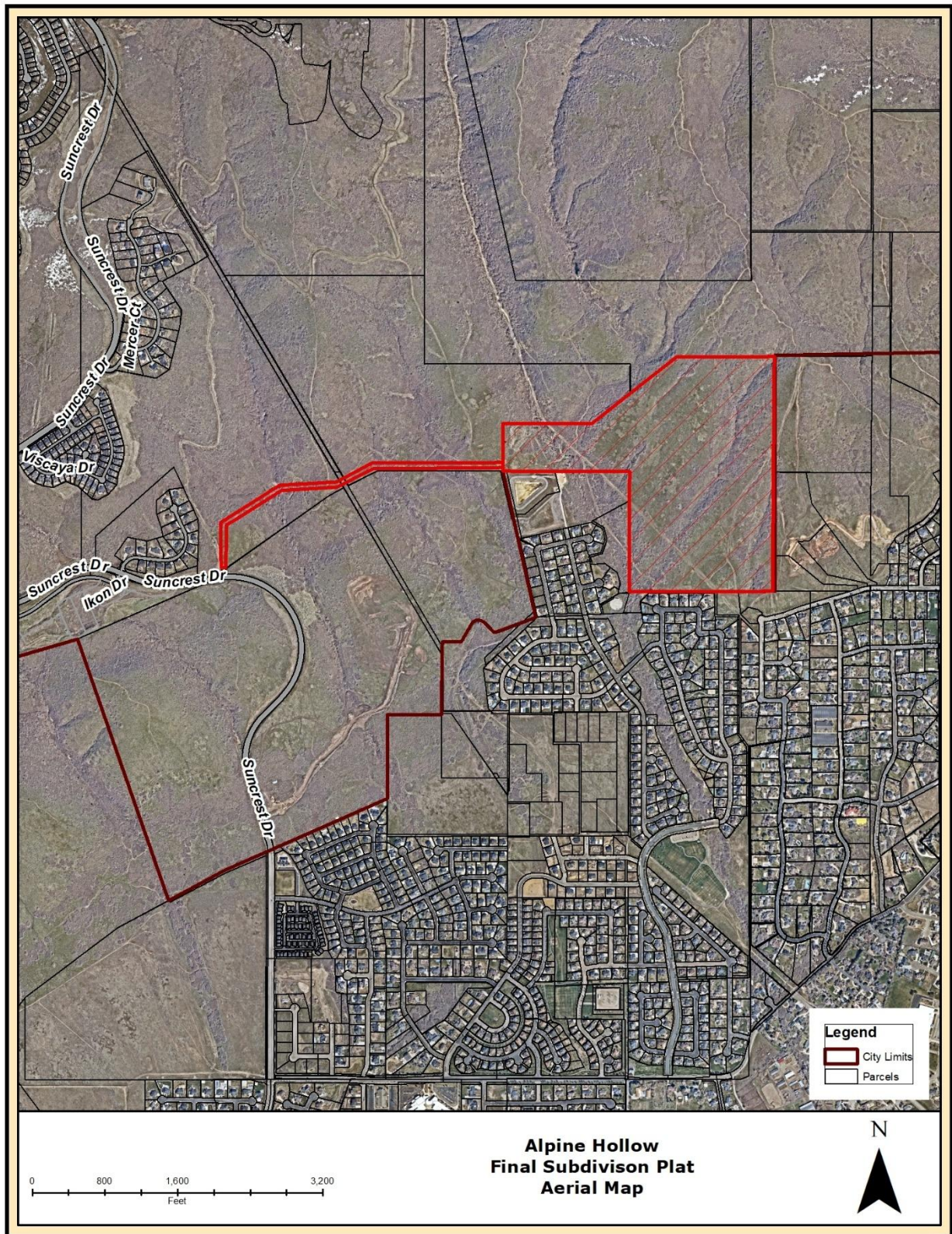
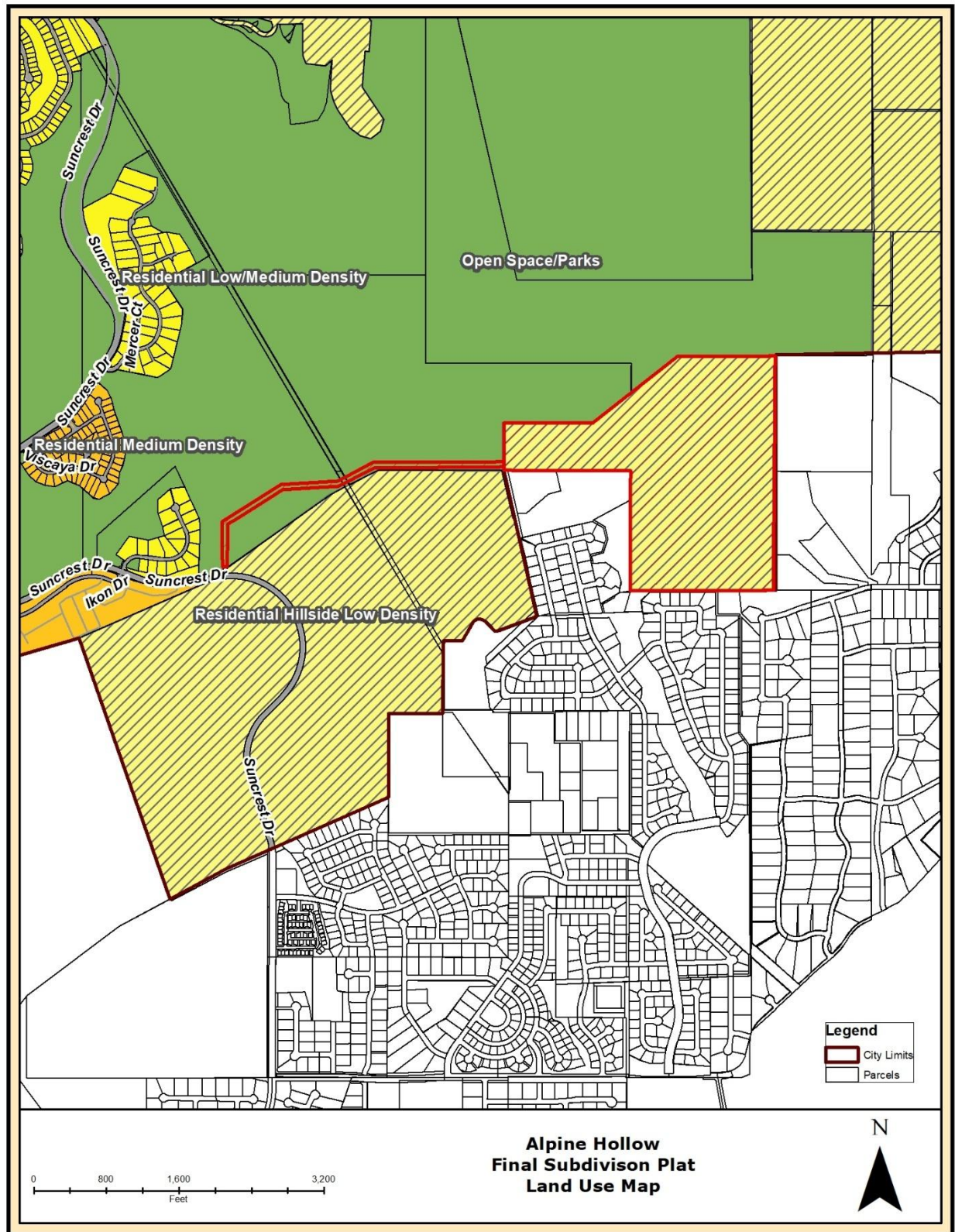


EXHIBIT D LAND USE MAP



**EXHIBIT E
ZONING MAP**

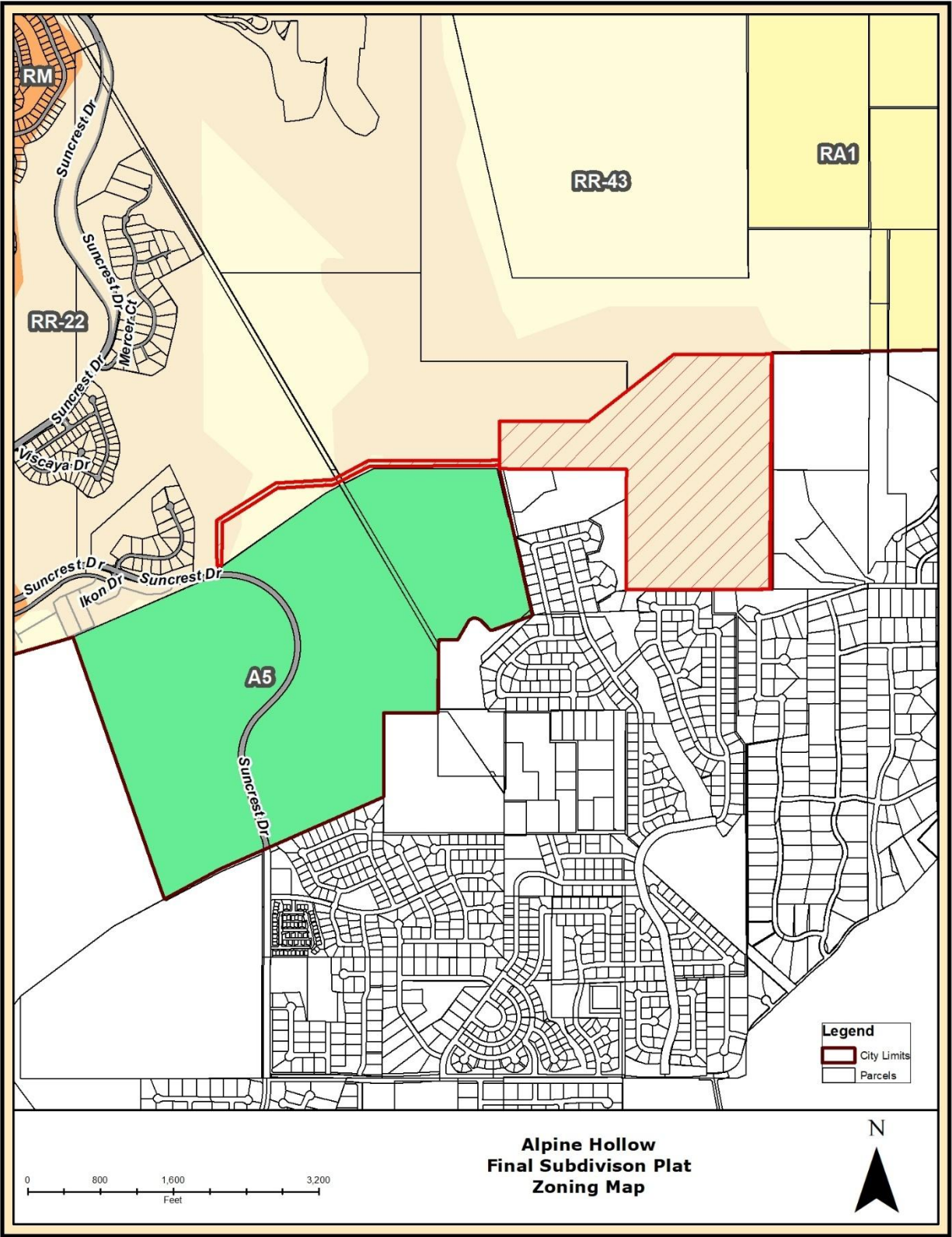


EXHIBIT F
SITE PLAN

811

Know what's below.
Call before you dig.

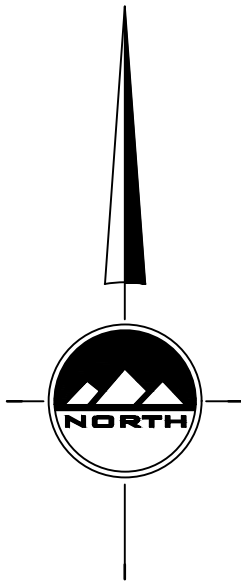
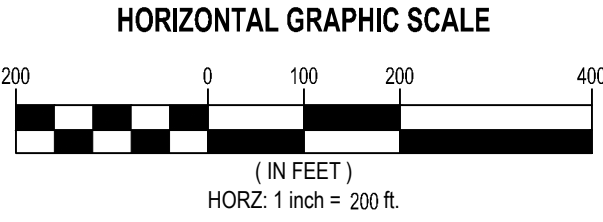
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTH QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 5244.22 (NAVD88)

NOTE: THROUGHOUT THE DEVELOPMENT, ALL CONSTRUCTION PARKING SHALL BE RESTRICTED TO ONE SIDE OF THE ROAD TO ALLOW FOR FIRE ACCESS.



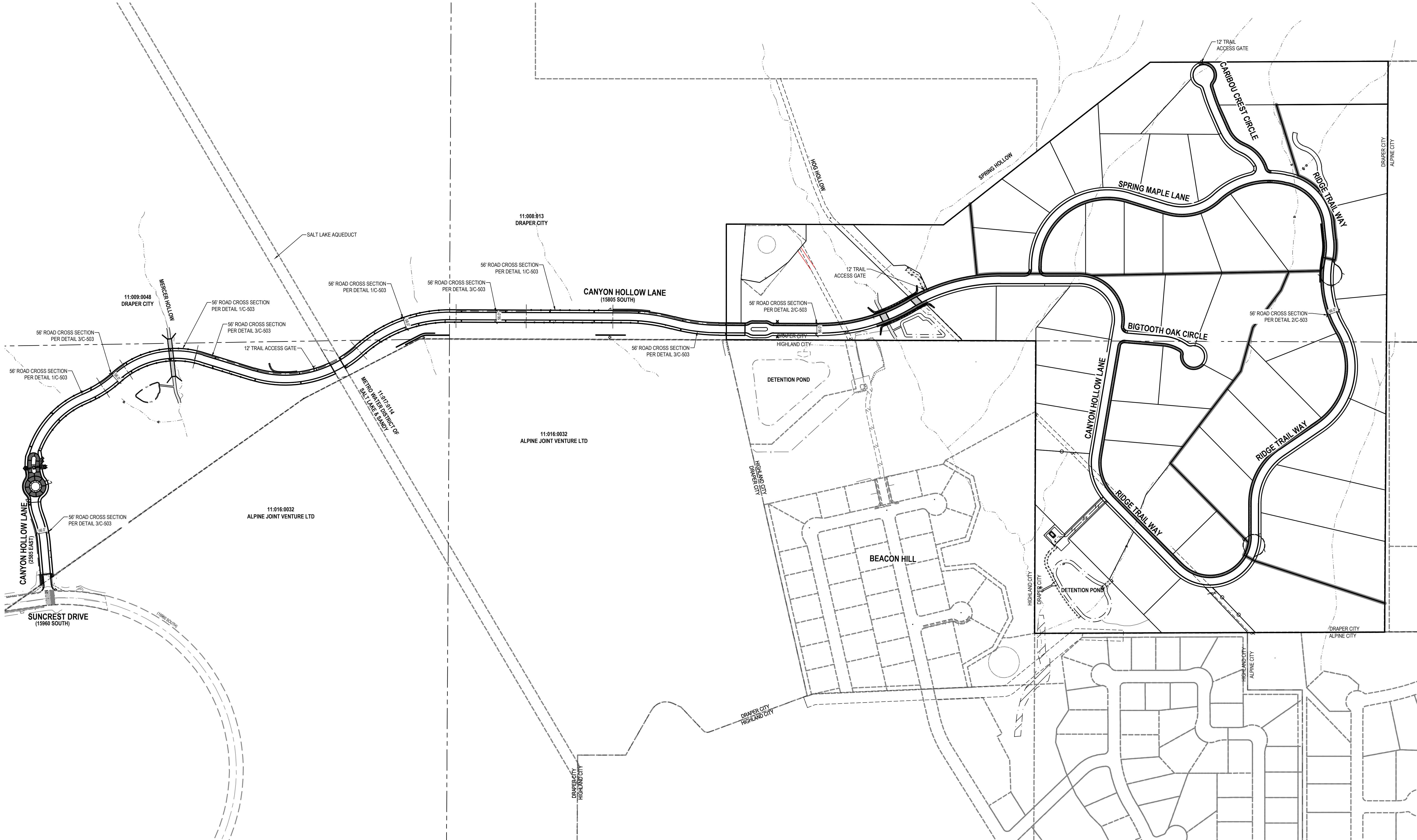
SITE USAGE TABLE		
DESCRIPTION	AREA (ACRES)	PERCENTAGE
RESIDENTIAL LOTS	91.47	83%
ROADWAYS/RIGHT OF WAY	10.53	10%
COMMON AREA/OPEN SPACE	8.00	7%
TOTAL DEVELOPMENT AREA	110.0	100%

SITE DENSITY TABLE	
DESCRIPTION	TOTAL
RESIDENTIAL LOTS	50 LOTS
TOTAL DEVELOPMENT AREA	110.0 ACRES
PROPOSED DENSITY (UNITS/AC)	0.45

- NOTES
- STATEMENT OF PROJECT DESIGN: PRIMARY CONSIDERATIONS OF THE SITE LAYOUT HAVE BEEN GIVEN TO PROVIDING NATURAL LOTS THAT HAVE BUILDABLE AREAS THAT STEP WITH THE TERRAIN AND PROVIDE VIEWS TO THE SOUTH, PRESERVING CONTINUITY OF LARGER NATURAL WATERCOURSES (INCLUDING HOG HOLLOW AND SPRING HOLLOW), THE HOG HOLLOW TRAIL, AND PROVIDING CONNECTIVITY TO THE EXISTING TRAIL SYSTEM, WHERE REQUIRED. ADDITIONALLY, LOTS HAVE BEEN LAID OUT TO MINIMIZE ENCROACHMENT INTO 30% SLOPE AREAS AND MEET THE REQUIREMENTS OF NATURAL LOTS AS SPECIFIED IN THE SUNCREST DESIGN GUIDELINES. THE INTERNAL LOOP ROAD ALIGNMENT HAS BEEN DESIGNED TO MINIMIZE CUTS AND FILLS TO THE EXTENT PRACTICABLE WHILE KEEPING ROAD GRADES BELOW 10% FOR ENHANCED FIRE APPARATUS ACCESS.
 - SOLAR ORIENTATION: LOTS ARE PRIMARILY ORIENTED NORTH TO SOUTH OR EAST TO WEST, BASED ON THE SETTING OF THIS SITE ON THE SOUTH FACING SLOPE OF SUNCREST, THE PROPOSED BUILDING DESIGN FOR EACH LOT WILL HAVE CAPABILITY TO RECEIVE LARGE DEGREE OF NATURAL LIGHT AND SOLAR CAPTURE.

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

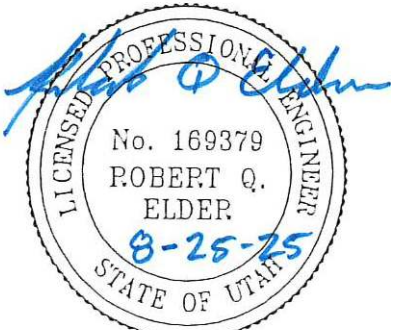
WWW.ENSIGNENG.COM

FOR:
TRIUMPH DESIGN BUILD
5151 SOUTH 900 EAST, STE. 250
SALT LAKE CITY, UTAH 84117

CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH



OVERALL SITE PLAN

PROJECT NUMBER
8884C

PRINT DATE
8/18/25

DRAWN BY
J. GERA

CHECKED BY
R. ELDER

PROJECT MANAGER
R. ELDER

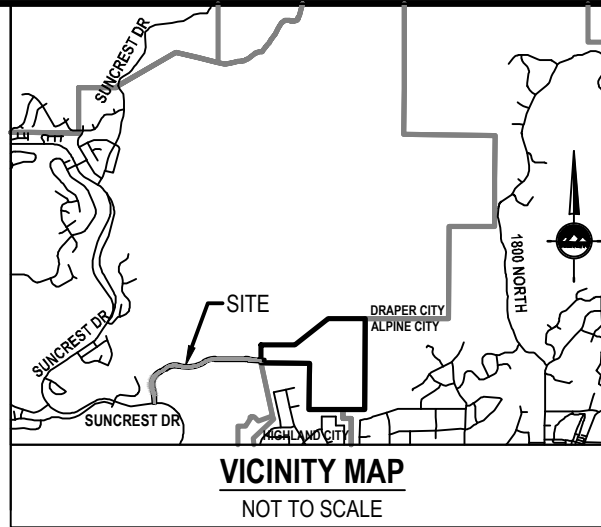
C-100

EXHIBIT G
SUBDIVISION PLATS

CANYON HOLLOW LANE DEDICATION PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15,
NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH

AUGUST 2025
FINAL PLAT



SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882**. In accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act, I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements, that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Two tracts of land being situated in the South Half of Section 14, Southeast Quarter of Section 15, the Northeast Quarter of Section 22, and the Northeast Quarter of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly as follows:

Parcel A: Beginning at a point being North 00°54'24" East 75.15 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southwesterly 428.52 feet along the arc of a 582.00 foot radius curve to the left (center bears South 00°11'48" West and the chord bears South 69°06'13" West 418.91 feet with a central angle of 42°11'11"); thence Southwesterly 100.57 feet along the arc of a 528.00 foot radius curve to the right (center bears North 01°15'00" West and the chord bears South 53°20'02" West 100.42 feet with a central angle of 10°54'15"); thence North 30°30'00" West 56.00 feet; thence Northwesterly 85.34 feet along the arc of a 472.24 foot radius curve to the left (center bears North 31°08'49" West and the chord bears North 53°25'59" East 89.21 feet with a central angle of 10°50'24"); thence Northwesterly 469.75 feet along the arc of a 638.00 foot radius curve to the right (center bears South 41°59'22" East and the chord bears North 69°06'13" East 459.21 feet with a central angle of 42°11'11"); thence South 89°48'12" East 801.32 feet; thence Southwesterly 217.73 feet along the arc of a 628.00 foot radius curve to the right (center bears South 00°11'48" West and the chord bears South 82°16'12" East 217.11 feet with a central angle of 15°04'00"); thence Southwesterly 203.04 feet along the arc of a 772.00 foot radius curve to the left (center bears North 15°15'48" East and the chord bears North 82°16'12" West 202.42 feet with a central angle of 15°04'09"); thence South 89°48'21" East 117.88 feet; thence South 00°11'39" West 56.00 feet; thence North 89°48'21" West 117.88 feet; thence Northwesterly 217.77 feet along the arc of a 628.00 foot radius curve to the right (center bears North 00°11'39" East and the chord bears North 82°16'12" East 217.14 feet with a central angle of 15°04'09"); thence Northwesterly 203.01 feet along the arc of a 772.00 foot radius curve to the left (center bears South 15°15'48" West and the chord bears North 82°16'12" West 202.42 feet with a central angle of 15°04'00"); thence North 89°48'12" West 801.32 feet to the point of beginning. Contains 105,508 Square Feet or 2.422 Acres

Parcel B: Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being South 89°04'47" West 543.49 feet along the section line and South 100.65 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 30°30'00" East 56.23 feet along said Westerly Boundary Line; thence Southwesterly 383.33 feet along the arc of a 528.00 foot radius curve to the right (center bears North 25°38'40" West and the chord bears South 65°41'49" West 384.30 feet with a central angle of 42°40'56"); thence North 72°57'43" East 242.30 feet; thence Southwesterly 384.47 feet along the arc of a 372.00 foot radius curve to the left (center bears South 17°02'17" West and the chord bears South 77°25'48" West 367.58 feet with a central angle of 59°12'57"); thence Southwesterly 181.19 feet along the arc of a 528.00 foot radius curve to the right (center bears North 02°10'40" West and the chord bears South 57°39'11" West 180.30 feet with a central angle of 19°39'41"); thence Southwesterly 307.07 feet along the arc of a 372.00 foot radius curve to the left (center bears South 22°30'59" East and the chord bears South 43°50'10" West 298.42 feet with a central angle of 47°17'42"); thence South 06°29'35" East 38.16 feet; thence Southwesterly 75.69 feet along the arc of a 157.00 foot radius curve to the left (center bears South 81°36'48" East and the chord bears South 05°25'29" East 74.96 feet with a central angle of 27°37'20"); thence Southwesterly 10.18 feet along the arc of a 25.00 foot radius curve to the left (center bears North 70°49'51" East and the chord bears South 30°54'23" West 10.11 feet with a central angle of 22°29'27"); thence Southwesterly 98.93 feet along the arc of a 58.50 foot radius curve to the right (center bears South 47°25'22" West and the chord bears South 05°52'07" West 87.55 feet with a central angle of 96°53'29"); thence Southwesterly 25.33 feet along the arc of a 25.00 foot radius curve to the left (center bears South 35°41'08" East and the chord bears South 25°17'17" West 24.26 feet with a central angle of 58°03'09"); thence South 89°15'42" East and the chord bears North 02°07'14" West 12.87 feet with a central angle of 03°14'07"); thence Northwesterly 20.02 feet along the arc of a 25.00 foot radius curve to the left (center bears South 89°23'49" West and the chord bears North 23°26'46" West 19.49 feet with a central angle of 45°53'12"); thence Northwesterly 84.81 feet along the arc of a 58.50 foot radius curve to the right (center bears North 43°36'38" East and the chord bears North 04°51'25" West 77.58 feet with a central angle of 83°03'54"); thence Northwesterly 20.89 feet along the arc of a 25.00 foot radius curve to the left (center bears North 53°19'29" West and the chord bears North 12°44'17" East 18.16 feet with a central angle of 47°52'29"); thence Northwesterly 51.81 feet along the arc of a 233.00 foot radius curve to the right (center bears North 78°48'02" East and the chord bears North 01°08'27" West 81.39 feet with a central angle of 20°07'01"); thence North 20°46'25" East 51.30 feet; thence Northwesterly 348.92 feet along the arc of a 428.00 foot radius curve to the right (center bears South 69°13'35" East and the chord bears North 44°07'43" East 339.34 feet with a central angle of 46°42'36"); thence Northwesterly 181.87 feet along the arc of a 472.00 foot radius curve to the left (center bears North 22°30'59" West and the chord bears North 57°39'11" East 181.87 feet with a central angle of 19°39'41"); thence Northwesterly 442.34 feet along the arc of a 428.00 foot radius curve to the right (center bears South 42°10'40" East and the chord bears North 77°25'48" East 422.92 feet with a central angle of 59°12'57"); thence South 72°57'43" East 242.30 feet; thence Northwesterly 346.86 feet along the arc of a 472.00 foot radius curve to the left (center bears North 17°02'17" East and the chord bears North 85°59'09" East 339.10 feet with a central angle of 42°06'17") to the point of beginning. Contains 105,721 Square Feet or 2.427 Acres

Parcel C: Beginning at a point being South 89°04'47" West 1,905.07 feet along the section line and South 710.55 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 86°15'42" East 56.00 feet; thence Southwesterly 55.41 feet along the arc of a 172.00 foot radius curve to the left (center bears North 86°15'42" East and the chord bears South 12°58'00" East 55.17 feet with a central angle of 18°27'24"); thence Southwesterly 128.37 feet along the arc of a 428.00 foot radius curve to the right (center bears South 67°48'19" West and the chord bears South 13°36'10" East 127.88 feet with a central angle of 17°11'03"); thence South 05°00'39" East 159.75 feet; thence South 54°39'00" West 6.95 feet to the easterly right-of-way line of 2430 East as dedicated on the Suncrest Drive Extension Phase 2 Right-of-Way Dedication Plat, recorded as Entry No. 19496-2003 and Map Filing No. 9688 in the Office of the Utah County Recorder; thence along the easterly, northerly and westerly rights-of-way lines of said 2430 East the following three (3) courses: (1) North 05°00'39" West 16.26 feet; (2) South 84°59'21" West 44.00 feet; (3) South 05°00'39" East 42.02 feet; thence South 54°39'00" West 6.95 feet; thence North 05°00'39" West 192.53 feet; thence Northwesterly 111.57 feet along the arc of a 372.00 foot radius curve to the left (center bears South 84°59'21" West and the chord bears North 13°36'10" West 111.57 feet with a central angle of 17°11'03"); thence Northwesterly 73.45 feet along the arc of a 228.00 foot radius curve to the right (center bears North 67°48'19" East and the chord bears North 12°58'00" West 73.13 feet with a central angle of 18°27'24") to the point of beginning. Contains 18,908 Square Feet or 0.434 Acres

OWNER'S DEDICATION

Known all men by these presents that I, we, the undersigned owner (s) of the herein described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and said plat.

CANYON HOLLOW LANE DEDICATION PLAT

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as public streets, the same to be dedicated as public streets through the center of the same; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public easements, or of similar designation.

In witness whereof I, we have hereunto set our hand (s) this _____ day of _____ A.D., 20____

By: _____ Notary Public

CORPORATE ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON _____ DAY OF _____ A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS; AND SAID _____ DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____
NO. _____ NOTARY PUBLIC COMMISSION IN UTAH
RESIDING IN _____ COUNTY

CANYON HOLLOW LANE DEDICATION PLAT

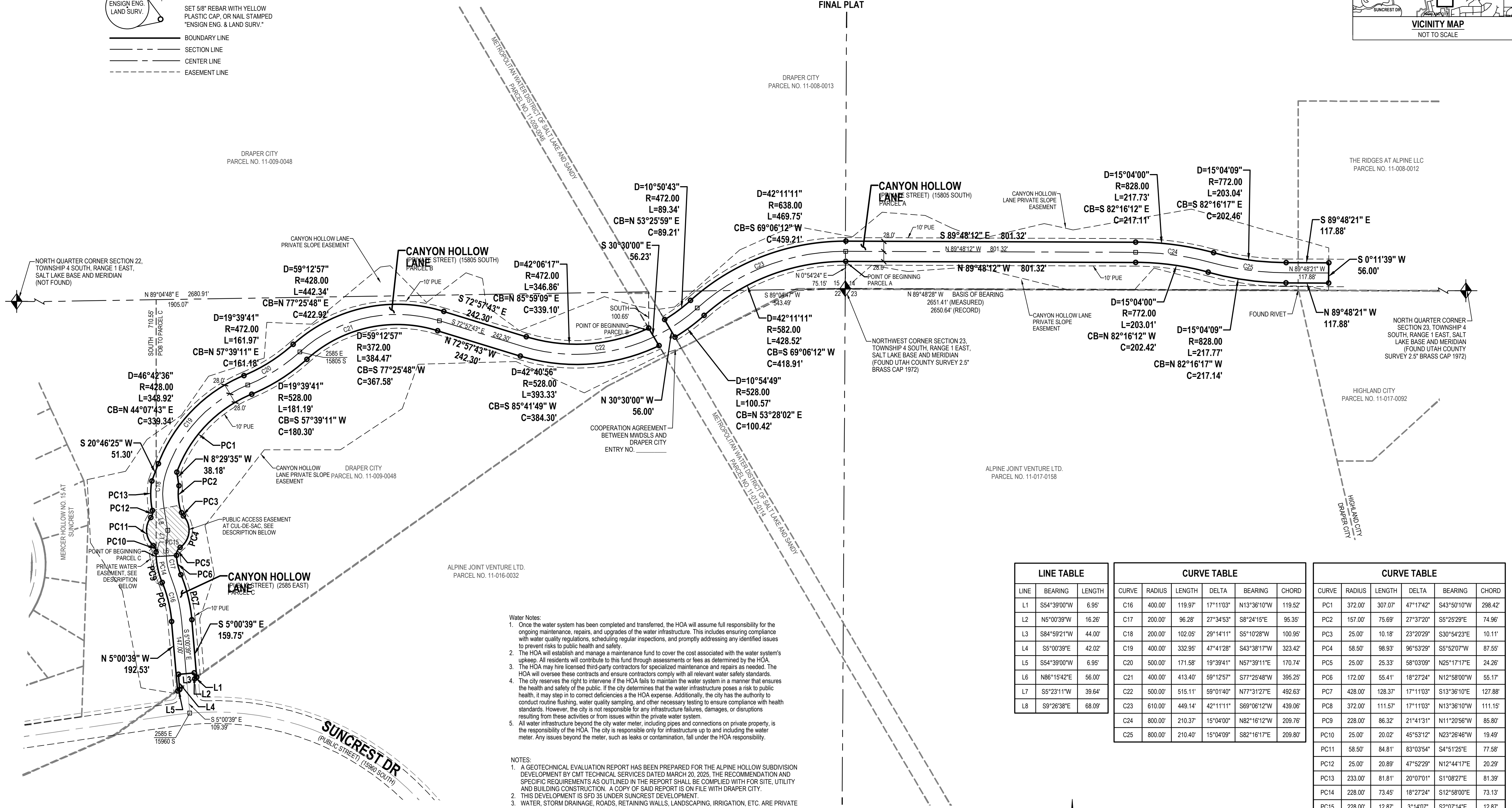
LOCATED IN THE SOUTH HALF OF SECTION 14, SOUTHEAST QUARTER OF SECTION 15,
NORTHEAST QUARTER OF SECTION 22, AND NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER'S SEAL CLERK-RECORDER SEAL



LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE



- Water Notes:
- Once the water system has been completed and transferred, the HOA will assume full responsibility for the ongoing maintenance, repairs, and upgrades of the water infrastructure. This includes ensuring compliance with water quality regulations, scheduling regular inspections, and promptly addressing any identified issues to prevent risks to public health and safety.
 - The HOA will establish and manage a maintenance fund to cover the cost associated with the water system's upkeep. All residents will contribute to this fund through assessments or fees as determined by the HOA.
 - The HOA may hire licensed third-party contractors for specialized maintenance and repairs as needed. The HOA will oversee these contracts and ensure contractors comply with all relevant water safety standards.
 - The city reserves the right to intervene if the HOA fails to maintain the water system in a manner that ensures the health and safety of the public. If the city determines that the water infrastructure poses a risk to public health, it may step in to correct deficiencies at the HOA's expense. Additionally, the city has the authority to conduct routine flushing, water quality sampling, and other necessary actions to ensure compliance with health standards. However, the city is not responsible for any infrastructure failures, damages, or disruptions resulting from these activities or from issues within the private water system.
 - All water infrastructure beyond the city water meter, including pipes and connections on private property, is the responsibility of the HOA. The city is responsible only for infrastructure up to and including the water meter. Any issues beyond the meter, such as leaks or contamination, fall under the HOA responsibility.

- NOTES:
- A GEOTECHNICAL EVALUATION REPORT HAS BEEN PREPARED FOR THE ALPINE HOLLOW SUBDIVISION DEVELOPMENT BY CMT TECHNICAL SERVICES DATED MARCH 20, 2025. THE RECOMMENDATION AND SPECIFIC REQUIREMENTS AS OUTLINED IN THE REPORT SHALL BE COMPLIED WITH FOR SITE, UTILITY AND BUILDING CONSTRUCTION. A COPY OF SAID REPORT IS ON FILE WITH DRAPER CITY.
 - THIS DEVELOPMENT IS SFC 35 UNDER SUNCREST DEVELOPMENT.
 - WATER, STORM DRAINAGE, ROADS, RETAINING WALLS, LANDSCAPING, IRRIGATION, ETC. ARE PRIVATE AND ARE MAINTAINED BY THE HOA.

SUBJECT TO THE COOPERATION AGREEMENT FOR NON-DISTRICT USE OF DISTRICT LANDS AND INTEREST IN LANDS BETWEEN MWDLS, DRAPER CITY, AND THE RIDGES AT ALPINE, LLC DATED _____ AS ENTRY NO. _____ AND RECORDED ON _____ PAGE _____ IN THE RECORDS OF THE UTAH COUNTY RECORDER.

ENBRIDGE GAS UTAH - NOTE
Quester Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8A, a recorded easement or right-of-way, prescriptive rights, or any provision of law, (b) constitute acceptance of any terms contained in any portion of the plat, and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

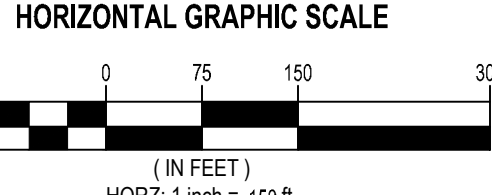
- ROCKY MOUNTAIN POWER NOTES:
- PURSUANT TO UTAH CODE ANN. § 84-3-77 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 - PURSUANT TO UTAH CODE ANN. § 17-2A-603A(2)(C)(III) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLAT AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAWG TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

Public Access Easement at cul-de-sac
Beginning at a point being North 00°54'19" East 1,905.07 feet and South 710.55 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Northwesterly 12.87 feet along the arc of a 228.00 foot radius curve to the right (center bears North 86°15'42" East and the chord bears North 02°07'14" West 12.87 feet with a central angle of 03°14'07"); thence Northwesterly 20.02 feet along the arc of a 25.00 foot radius curve to the left (center bears South 89°29'49" West and the chord bears North 23°26'46" West 19.49 feet with a central angle of 45°53'12"); thence Northwesterly 84.81 feet along the arc of a 58.50 foot radius curve to the right (center bears North 43°36'38" East and the chord bears North 04°51'25" West 77.58 feet with a central angle of 83°03'54"); thence Northwesterly 20.89 feet along the arc of a 25.00 foot radius curve to the left (center bears North 53°19'29" West and the chord bears North 12°44'17" East 18.16 feet with a central angle of 47°52'29"); thence Northwesterly 51.81 feet along the arc of a 233.00 foot radius curve to the right (center bears North 78°48'02" East and the chord bears North 01°08'27" West 81.39 feet with a central angle of 20°07'01"); thence North 20°46'25" East 51.30 feet; thence Northwesterly 348.92 feet along the arc of a 428.00 foot radius curve to the right (center bears South 69°13'35" East and the chord bears North 44°07'43" East 339.34 feet with a central angle of 46°42'36"); thence Northwesterly 181.87 feet along the arc of a 472.00 foot radius curve to the left (center bears North 22°30'59" West and the chord bears North 57°39'11" East 181.87 feet with a central angle of 19°39'41"); thence Northwesterly 442.34 feet along the arc of a 428.00 foot radius curve to the right (center bears South 42°10'40" East and the chord bears North 77°25'48" East 422.92 feet with a central angle of 59°12'57"); thence South 72°57'43" East 242.30 feet; thence Northwesterly 346.86 feet along the arc of a 472.00 foot radius curve to the left (center bears North 17°02'17" East and the chord bears North 85°59'09" East 339.10 feet with a central angle of 42°06'17") to the point of beginning. Contains 12,340 Square Feet or 0.283 Acres

Private Water Easement
Beginning at a point being North 00°54'19" East 1,913.30 feet and South 579.87 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Northwesterly 20.02 feet along the arc of a 25.00 foot radius curve to the right (center bears South 89°29'49" West and the chord bears South 23°26'46" West 19.49 feet with a central angle of 45°53'12"); thence Northwesterly 86.32 feet along the arc of a 228.00 foot radius curve to the left (center bears North 89°29'49" East and the chord bears South 11°22'59" East 86.30 feet with a central angle of 10°54'15"); thence Southwesterly 10.18 feet along the arc of a 372.00 foot radius curve to the right (center bears North 53°25'59" East and the chord bears South 21°11'55" East 12.93 feet with a central angle of 10°59'22"); thence North 82°16'12" West 28.24 feet; thence North 10°58'18" West 85.16 feet; thence North 34°30'21" East 68.69 feet to the point of beginning. Contains 1,741 Square Feet or 0.040 Acres

CANYON HOLLOW LANE Slope Easements
Parcel A Slope Easement:
Beginning at a point on the Easterly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being South 89°04'47" West 543.49 feet along the section line and South 100.65 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 30°30'00" East 56.23 feet along said Westerly Boundary Line; thence Southwesterly 383.33 feet along the arc of a 528.00 foot radius curve to the right (center bears North 25°38'40" West and the chord bears South 65°41'49" West 384.30 feet with a central angle of 42°40'56"); thence North 72°57'43" East 242.30 feet; thence Southwesterly 384.47 feet along the arc of a 372.00 foot radius curve to the left (center bears South 17°02'17" West and the chord bears South 77°25'48" West 367.58 feet with a central angle of 59°12'57"); thence Southwesterly 181.19 feet along the arc of a 528.00 foot radius curve to the right (center bears North 02°10'40" West and the chord bears South 57°39'11" West 180.30 feet with a central angle of 19°39'41"); thence Southwesterly 307.07 feet along the arc of a 372.00 foot radius curve to the left (center bears South 22°30'59" East and the chord bears South 43°50'10" West 298.42 feet with a central angle of 47°17'42"); thence South 06°29'35" East 38.16 feet; thence Southwesterly 75.69 feet along the arc of a 157.00 foot radius curve to the left (center bears South 81°36'48" East and the chord bears South 05°25'29" East 74.96 feet with a central angle of 27°37'20"); thence Southwesterly 10.18 feet along the arc of a 25.00 foot radius curve to the left (center bears North 70°49'51" East and the chord bears South 30°54'23" West 10.11 feet with a central angle of 22°29'27"); thence Southwesterly 98.93 feet along the arc of a 58.50 foot radius curve to the right (center bears South 47°25'22" West and the chord bears South 05°52'07" West 87.55 feet with a central angle of 96°53'29"); thence Southwesterly 25.33 feet along the arc of a 25.00 foot radius curve to the left (center bears South 35°41'08" East and the chord bears South 25°17'17" West 24.26 feet with a central angle of 58°03'09"); thence South 89°15'42" East and the chord bears North 02°07'14" West 12.87 feet with a central angle of 03°14'07"); thence Northwesterly 20.02 feet along the arc of a 25.00 foot radius curve to the left (center bears South 89°23'49" West and the chord bears North 23°26'46" West 19.49 feet with a central angle of 45°53'12"); thence Northwesterly 84.81 feet along the arc of a 58.50 foot radius curve to the right (center bears North 43°36'38" East and the chord bears North 04°51'25" West 77.58 feet with a central angle of 83°03'54"); thence Northwesterly 20.89 feet along the arc of a 25.00 foot radius curve to the left (center bears North 53°19'29" West and the chord bears North 12°44'17" East 18.16 feet with a central angle of 47°52'29"); thence Northwesterly 51.81 feet along the arc of a 233.00 foot radius curve to the right (center bears North 78°48'02" East and the chord bears North 01°08'27" West 81.39 feet with a central angle of 20°07'01"); thence North 20°46'25" East 51.30 feet; thence Northwesterly 348.92 feet along the arc of a 428.00 foot radius curve to the right (center bears South 69°13'35" East and the chord bears North 44°07'43" East 339.34 feet with a central angle of 46°42'36"); thence Northwesterly 181.87 feet along the arc of a 472.00 foot radius curve to the left (center bears North 22°30'59" West and the chord bears North 57°39'11" East 181.87 feet with a central angle of 19°39'41"); thence Northwesterly 442.34 feet along the arc of a 428.00 foot radius curve to the right (center bears South 42°10'40" East and the chord bears North 77°25'48" East 422.92 feet with a central angle of 59°12'57"); thence South 72°57'43" East 242.30 feet; thence Northwesterly 346.86 feet along the arc of a 472.00 foot radius curve to the left (center bears North 17°02'17" East and the chord bears North 85°59'09" East 339.10 feet with a central angle of 42°06'17") to the point of beginning. Contains 281,474 Square Feet or 6.462 Acres

Parcel B Slope Easement:
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being South 89°04'47" West 579.55 feet along the section line and South 38.87 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 30°30'00" East 152.09 feet along said Westerly Boundary Line; thence Southwesterly 383.33 feet along the arc of a 528.00 foot radius curve to the right (center bears North 25°38'40" West and the chord bears South 65°41'49" West 384.30 feet with a central angle of 42°40'56"); thence North 72°57'43" East 242.30 feet; thence Southwesterly 384.47 feet along the arc of a 372.00 foot radius curve to the left (center bears South 17°02'17" West and the chord bears South 77°25'48" West 367.58 feet with a central angle of 59°12'57"); thence Southwesterly 181.19 feet along the arc of a 528.00 foot radius curve to the right (center bears North 02°10'40" West and the chord bears South 57°39'11" West 180.30 feet with a central angle of 19°39'41"); thence Southwesterly 307.07 feet along the arc of a 372.00 foot radius curve to the left (center bears South 22°30'59" East and the chord bears South 43°50'10" West 298.42 feet with a central angle of 47°17'42"); thence South 06°29'35" East 38.16 feet; thence Southwesterly 75.69 feet along the arc of a 157.00 foot radius curve to the left (center bears South 81°36'48" East and the chord bears South 05°25'29" East 74.96 feet with a central angle of 27°37'20"); thence Southwesterly 10.18 feet along the arc of a 25.00 foot radius curve to the left (center bears North 70°49'51" East and the chord bears South 30°54'23" West 10.11 feet with a central angle of 22°29'27"); thence Southwesterly 98.93 feet along the arc of a 58.50 foot radius curve to the right (center bears South 47°25'22" West and the chord bears South 05°52'07" West 87.55 feet with a central angle of 96°53'29"); thence Southwesterly 25.33 feet along the arc of a 25.00 foot radius curve to the left (center bears South 35°41'08" East and the chord bears South 25°17'17" West 24.26 feet with a central angle of 58°03'09"); thence South 89°15'42" East and the chord bears North 02°07'14" West 12.87 feet with a central angle of 03°14'07"); thence Northwesterly 20.02 feet along the arc of a 25.00 foot radius curve to the left (center bears South 89°23'49" West and the chord bears North 23°26'46" West 19.49 feet with a central angle of 45°53'12"); thence Northwesterly 84.81 feet along the arc of a 58.50 foot radius curve to the right (center bears North 43°36'38" East and the chord bears North 04°51'25" West 77.58 feet with a central angle of 83°03'54"); thence Northwesterly 20.89 feet along the arc of a 25.00 foot radius curve to the left (center bears North 53°19'29" West and the chord bears North 12°44'17" East 18.16 feet with a central angle of 47°52'29"); thence Northwesterly 51.81 feet along the arc of a 233.00 foot radius curve to the right (center bears North 78°48'02" East and the chord bears North 01°08'27" West 81.39 feet with a central angle of 20°07'01"); thence North 20°46'25" East 51.30 feet; thence Northwesterly 348.92 feet along the arc of a 428.00 foot radius curve to the right (center bears South 69°13'35" East and the chord bears North 44°07'43" East 339.34 feet with a central angle of 46°42'36"); thence Northwesterly 181.87 feet along the arc of a 472.00 foot radius curve to the left (center bears North 22°30'59" West and the chord bears North 57°39'11" East 181.87 feet with a central angle of 19°39'41"); thence Northwesterly 442.34 feet along the arc of a 428.00 foot radius curve to the right (center bears South 42°10'40" East and the chord bears North 77°25'48" East 422.92 feet with a central angle of 59°12'57"); thence South 72°57'43" East 242.30 feet; thence Northwesterly 346.86 feet along the arc of a 472.00 foot radius curve to the left (center bears North 17°02'17" East and the chord bears North 85°59'09" East 339.10 feet with a central angle of 42°06'17") to the point of beginning. Contains 511,482 Square Feet or 11.742 Acres



MUNICIPAL ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____
ON _____ DAY OF _____ A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID MUNICIPAL CORPORATION; AND HE DULY ACKNOWLEDGED TO ME THAT SAID MUNICIPAL CORPORATION EXECUTED THE SAME.
MY COMMISSION EXPIRES: _____
NAME: _____
NO. _____ NOTARY PUBLIC COMMISSION IN UTAH
RESIDING IN _____ COUNTY



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0629
WWW.ENSGINEENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.943.3590
CEAR CITY
Phone: 435.865.1453
RICHBURD
Phone: 435.996.2983

SHEET 1 OF 2

PROJECT NUMBER : 8684C
MANAGER : ROE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 8/20/25

EASEMENT APPROVAL

CENTURYLINK DATE _____
ROCKY MOUNTAIN POWER DATE _____
ENBRIDGE GAS UTAH DATE _____
COMCAST DATE _____

JORDAN BASIN IMPROVEMENT DISTRICT APPROVAL

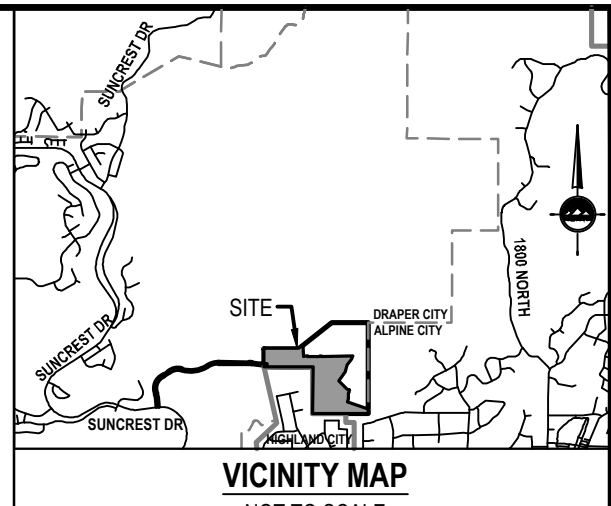
APPROVED THIS _____ DAY OF _____, 20____
BY JORDAN BASIN IMPROVEMENT DISTRICT.
JORDAN BASIN IMPROVEMENT DISTRICT MANAGER

ZONING ADMINISTRATOR APPROVAL

APPROVED THIS _____ DAY OF _____,

ALPINE PEAKS SUBDIVISION PHASE 1 PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14,
AND THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH
AUGUST 2025
FINAL PLAT



SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 50, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A tract of land situate in the South Half of Section 14, and the Northeast Quarter of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the South Quarter Corner of Section 14, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89°48'28" West 1,399.36 feet along the South Line of said Section 14 (Record = North 89°48'21" West); thence North 20.05 feet; thence North 89°48'21" East 84.03 feet; thence North 00°11'30" East 56.00 feet; thence North 89°48'21" West 84.22 feet; thence North 446.99 feet; thence South 89°48'21" East 961.91 feet; thence North 89°51'52" East 603.58 feet; thence South 05°28'22" West 234.10 feet; thence Easterly 106.18 feet along the arc of a 628.00 foot radius curve to the right (center bears South 07°20'50" East and the chord bears North 88°19'53" East 106.10 feet with a central angle of 07°20'50"); thence Easterly 57.17 feet along the arc of a 206.00 foot radius curve to the right (center bears South and the chord bears South 82°03'00" East 56.98 feet with a central angle of 15°54'00"); thence North 88°51'52" East 603.58 feet; thence South 23°14'02" West 92.37 feet; thence South 37°04'47" West 210.12 feet; thence South 15°21'44" West 204.80 feet; thence South 37°26'51" West 524.71 feet; thence South 44°33'54" East 502.20 feet; thence Southerly 61.32 feet along the arc of a 175.00 foot radius curve to the right (center bears North 81°26'06" West and the chord bears South 18°28'14" West 61.01 feet with a central angle of 20°54'40"); thence South 61°21'26" East 56.00 feet; thence South 71°58'33" East 618.47 feet; thence South 00°21'16" West 130.22 feet; thence South 89°47'56" West 1,583.21 feet; thence North 00°15'13" East 1,322.98 feet to the point of beginning.

Contains 2,261,319 Square Feet or 51.913 Acres and 22 Lots

DATE _____ PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET" for construction and maintenance of approved water, sanitary sewer, storm drain and public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Know all men by these presents that I, the undersigned owner (s) of the herein described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and hereafter known as the

ALPINE PEAKS SUBDIVISION PHASE 1 PLAT

and do hereby dedicate, grant and convey to Draper City, Utah; (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) all certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

In witness whereof I have hereunto set our hand (s) this _____ day of _____ A.D., 20____

THE RIDGES AT ALPINE, LLC

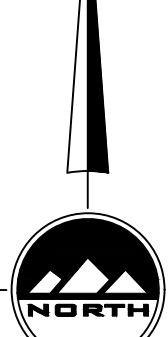
By: _____
its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, WHO BEING DULY SWORN, DO SAY TO ME THAT _____ IS THE _____ OF THE RIDGES AT ALPINE, LLC, A LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY; AND _____ DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.
MY COMMISSION EXPIRES: _____
NAME: _____ NOTARY PUBLIC
NO. _____ RESIDING IN _____ COUNTY
A NOTARY PUBLIC COMMISSION IN UTAH

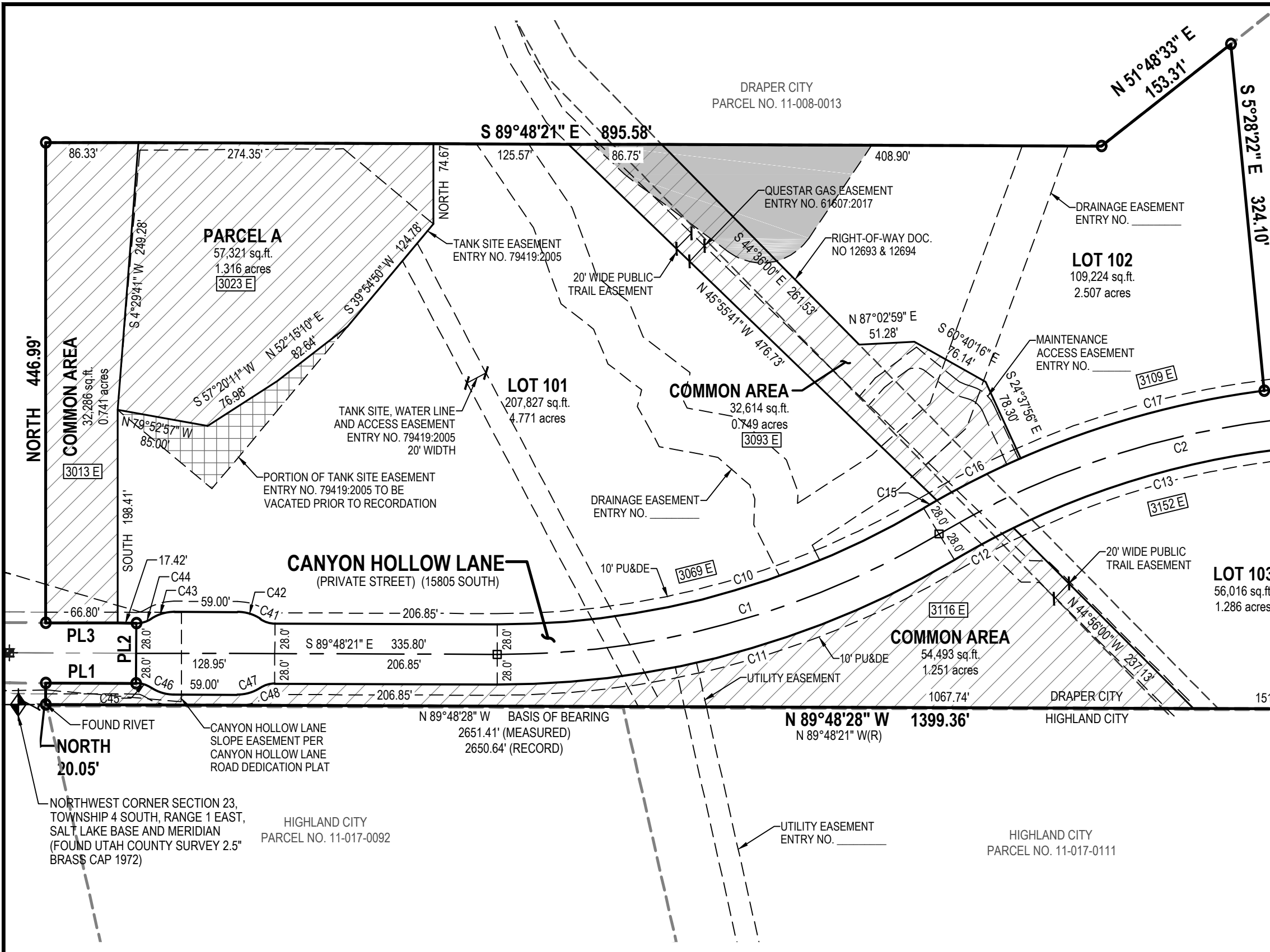
ALPINE PEAKS SUBDIVISION PHASE 1 PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14,
AND THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH



HORIZONTAL GRAPHIC SCALE

0 ## ###
(IN FEET)
HORZ: 1 inch = ## ft.



LINE TABLE			CURVE TABLE			CURVE TABLE		
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
L4	S34°46'58"W	61.40'	C1	800.0'	431.18'	30°52'52"	N74°45'13"E	425.98'
L5	N34°46'58"E	70.38'	C2	800.0'	428.47'	30°41'13"	S74°39'23"W	423.37'
PL1	S89°48'21"E	84.03'	C3	178.0'	309.59'	99°39'07"	N40°10'26"W	272.02'
PL2	N0°11'39"E	56.00'	C4	228.0'	215.75'	54°13'01"	S17°27'23"E	207.79'
PL3	N89°48'21"W	84.22'	C5	203.0'	378.37'	106°47'32"	N82°02'20"E	325.93'
			C6	195.0'	105.74'	31°04'11"	N69°36'46"W	104.45'
			C7	195.0'	56.08'	16°28'36"	N45°50'23"W	55.88'
			C8	195.0'	92.28'	27°06'52"	N71°35'26"W	91.42'
			C9	195.0'	69.54'	20°25'55"	N47°49'03"W	69.17'
			C10	772.0'	416.09'	30°52'52"	N74°45'13"E	411.07'
			C11	828.0'	446.27'	30°52'52"	N74°45'13"E	440.89'
			C12	772.0'	62.58'	4°38'41"	S61°38'07"W	62.56'
			C13	772.0'	332.10'	24°38'51"	S76°16'53"W	329.54'
			C14	772.0'	18.79'	1°23'41"	S89°18'09"W	18.79'
			C15	828.0'	14.05'	0°58'20"	S59°47'57"W	14.05'
			C16	828.0'	87.45'	6°03'05"	S63°18'39"W	87.41'
			C17	828.0'	235.79'	16°18'59"	S74°29'41"W	235.00'
			C18	150.0'	260.89'	99°39'07"	N40°10'26"W	229.23'
			C19	206.0'	297.32'	82°41'41"	N32°45'09"W	272.18'
			C20	18.0'	29.45'	93°44'33"	S38°16'35"E	28.27'
			C21	223.0'	121.23'	31°08'50"	N69°34'27"W	119.74'
			C22	15.00'	12.36'	47°13'35"	S77°36'49"E	12.02'
			C23	60.00'	20.33'	19°24'48"	S88°28'47"W	20.23'
			C24	60.00'	126.56'	120°51'27"	N21°23'05"W	104.37'
			C25	60.00'	155.75'	148°43'57"	S66°35'23"E	115.56'

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENGIN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PROTECTED HILLSLOPE (30%-OR GREATER-SLOPE AREA)
- COMMON AREA

Utility Easement
Beginning at a point being North 89°48'28" West 784.87 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89°48'28" West 20.51 feet; thence North 12°35'28" West 37.73 feet; thence Northeasterly 20.00 feet along the arc of a 628.00 foot radius curve to the left (center bears North 11°21'25" West and the chord bears North 77°57'02" East 20.00 feet with a central angle of 01°23'03"); thence South 12°35'28" East 42.08 feet to the point of beginning. Contains 797 Square Feet

ENBRIDGE GAS UTAH - NOTE
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to approximate the location of Enbridge's right-of-way/easement(s) and existing underground facilities but does not warrant or verify their precise location. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law, (b) constitute acceptance of any terms contained in any portion of the plat, and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

Water Note:
All water infrastructure to be owned and maintained by the HOA. For additional requirements for the private water system, see water notes 1 through 4 on Canyon Hollow Lane Road Dedication Plat, of Official Records.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUDE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

	SANDY 45 W 10000 S, Suite 500 Sandy, UT 84070 Phone: 801.255.0529 WWW.ENSIGNENG.COM	LAYTON Phone: 801.547.1100 TOOELE Phone: 435.643.3030 CEDAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.996.2683
SHEET 1 OF 1		
PROJECT NUMBER: 8684C		
MANAGER: ROE		
DRAWN BY: PJM		
CHECKED BY: SWH		
DATE: 8/20/25		

EASEMENT APPROVAL	
CENTURYLINK	DATE _____
ROCKY MOUNTAIN POWER	DATE _____
ENBRIDGE GAS UTAH	DATE _____
COMCAST	DATE _____

JORDAN BASIN IMPROVEMENT DISTRICT APPROVAL	
APPROVED THIS _____ DAY OF _____, 20____	BY: JORDAN BASIN IMPROVEMENT DISTRICT.
JORDAN BASIN IMPROVEMENT DISTRICT MANAGER	

ZONING ADMINISTRATOR APPROVAL	
APPROVED THIS _____ DAY OF _____, 20____	BY: DRAPER CITY ZONING ADMINISTRATOR
DRAPER CITY ZONING ADMINISTRATOR	

UTAH COUNTY HEALTH DEPARTMENT APPROVAL	
APPROVED THIS _____ DAY OF _____, 20____	BY: UTAH COUNTY HEALTH DEPARTMENT.
UTAH COUNTY HEALTH DEPARTMENT	

CITY ENGINEER APPROVAL	
APPROVED THIS _____ DAY OF _____, 20____	BY: DRAPER CITY ENGINEER.
DRAPER CITY ENGINEER	

CITY MAYOR APPROVAL	
PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS _____ DAY OF _____, A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.	
ATTEST: CLERK	MAYOR

CITY ATTORNEY'S APPROVAL	
APPROVED THIS _____ DAY OF _____, 20____	BY: DRAPER CITY ATTORNEY
DRAPER CITY ATTORNEY	

	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
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CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	328.00'	613.21'	107°06'59"	S53°33'30"W
C2	228.00'	238.45'	59°55'19"	N77°09'20"E
C3	350.00'	234.14'	38°19'48"	S86°21'35"W
C4	350.00'	185.09'	30°17'57"	S62°20'39"W
C5	350.00'	234.14'	38°19'48"	S86°21'35"W
C6	350.00'	101.47'	16°36'41"	N86°10'11"W
C7	350.00'	36.13'	5°54'54"	S88°28'56"W
C8	350.00'	65.34'	10°41'47"	N83°12'44"W
C9	150.00'	63.08'	24°05'42"	N16°52'40"W
C10	150.00'	101.85'	38°54'14"	N48°22'38"W
C11	150.00'	131.25'	50°08'04"	N42°45'42"W
C12	150.00'	33.68'	12°51'52"	N11°15'44"W
C13	150.00'	114.88'	43°52'47"	S45°53'21"E
C14	472.00'	49.79'	6°02'38"	S20°55'38"E
C15	228.00'	285.49'	71°44'39"	N41°59'43"W
C16	278.00'	85.28'	17°34'34"	N2°39'45"E
C17	18.00'	28.27'	90°00'00"	N45°00'00"E
C18	18.00'	28.27'	90°00'00"	S45°00'00"E
C19	300.00'	369.29'	70°31'43"	S35°15'52"W
C20	300.00'	177.75'	33°56'55"	S87°30'11"W
C21	300.00'	13.82'	2°38'21"	N74°12'11"W
C22	356.00'	153.22'	24°39'37"	S12°19'49"W
C23	356.00'	111.89'	18°00'29"	S33°39'52"W
C24	356.00'	143.72'	23°07'53"	S54°14'03"W
C25	356.00'	129.13'	20°46'56"	S76°11'27"W
C26	356.00'	127.59'	20°32'04"	N83°09'03"W
C27	256.00'	164.19'	36°44'48"	N88°44'35"E
C28	256.00'	103.55'	23°10'36"	N58°46'56"E
C29	200.00'	136.39'	39°04'23"	N87°34'48"E
C30	200.00'	72.78'	20°50'57"	N57°37'08"E
C31	322.00'	58.03'	10°19'46"	S52°21'29"W
C32	322.00'	250.73'	44°36'53"	S79°49'43"W
C33	200.00'	250.43'	71°44'29"	N41°59'46"W
C34	250.00'	76.89'	17°34'34"	N2°39'45"E
C35	378.00'	199.89'	30°19'39"	S62°20'39"W
C36	18.00'	33.43'	106°25'09"	N24°17'04"E
C37	18.00'	22.26'	70°51'57"	S53°07'39"E
C38	256.00'	41.31'	9°14'43"	N73°14'40"W
C39	178.00'	155.75'	50°08'04"	N42°45'42"W
C40	122.00'	93.43'	43°52'47"	S45°53'21"E
C41	444.00'	38.52'	4°58'16"	S20°23'27"E
C42	15.00'	15.03'	57°24'56"	S10°48'09"W
C43	59.00'	133.65'	129°47'13"	N25°22'59"W
C44	59.00'	109.41'	106°15'08"	S36°35'50"W
C45	59.00'	54.37'	52°47'43"	S42°55'36"E
C46	15.00'	13.46'	51°25'08"	N43°36'53"W
C47	500.00'	52.74'	6°02'38"	S20°55'38"E
C48	178.00'	136.32'	43°52'47"	S45°53'21"E
C49	122.00'	82.84'	38°54'14"	N48°22'38"W
C50	378.00'	70.57'	10°41'47"	N83°12'44"W
C51	206.00'	30.48'	8°28'37"	N85°49'41"W
C52	206.00'	26.69'	7°25'23"	N77°48'41"W
C53	444.00'	8.31'	1°04'22"	S23°24'46"E
C54	28.00'	9.24'	18°54'20"	S41°57'12"W
C55	50.00'	265.58'	304°19'54"	S73°37'58"E
C56	29.22'	12.61'	24°43'05"	N6°06'39"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S77°51'00"E	15.43'
L2	N0°16'36"W	0.50'
L3	S72°05'41"W	3.15'

SOUTHWEST CORNER SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (FOUND UTAH COUNTY SURVEY 2.5" BRASS CAP 1972)

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 94-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(A)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PU&DE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

LEGEND

EXISTING STREET MONUMENT

PROPOSED STREET MONUMENT

SECTION CORNER

SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL, STAMPED "ENSIGN ENG. & LAND SURV."

BOUNDARY LINE

SECTION LINE

CENTER LINE

EASEMENT LINE

PROTECTED HILLSIDE (30%-OR-GREATER-SLOPE AREA)

ALPINE PEAKS SUBDIVISION PHASE 2 PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN DRAPER CITY, UTAH COUNTY, UTAH

AUGUST 2025 FINAL PLAT

D=7°20'50" R=828.00 L=106.18' CB=S 86°19'35" W C=106.10' WEST 354.58' CANYON HOLLOW LANE (PRIVATE STREET) (15805 SOUTH)

D=15°54'00" R=206.00 L=57.17' CB=N 82°03'00" W C=56.98' SOUTH 277.91' LOT 217 48.112 sq. ft. 1.104 acres

S 88°51'52" W 1038.92'

D=7°22'39" R=478.00 L=61.55' CB=S 7°45'43" W C=61.51' LOT 212 107.546 sq. ft. 2.469 acres

N 78°32'58" W 56.00' LOT 213 75.231 sq. ft. 1.727 acres

Notes:
1. A geotechnical evaluation report has been prepared for the Alpine Hollow Subdivision development by CMT Technical Services dated March 20, 2025, the recommendation and specific requirements as outlined in the report shall be complied with for site, utility and building construction. A copy of said report is on file with Draper City.
2. Due to the potential of fluctuating groundwater conditions in this subdivision the maximum depth of the finished floor can be no more than four feet below the native soils, to be verified by the geotechnical engineer. The geotechnical report for this subdivision is available for review at Draper City Hall.
3. This development is SFD 35 under Sunset Development.
4. Buildings are not allowed within areas that have a slope greater than 30%.
5. Private streets, street lighting, private culinary water infrastructure, and private storm drainage infrastructure to be owned and maintained by the HOA.
6. All common areas to be dedicated to the HOA.
7. Drainage easements shown are private and to be maintained by the HOA.
8. All lots will require a fire sprinkler system, with a pump installed on the system, to be installed with home construction. sprinkler systems shall be compliant with NFPA 13D and shall be reviewed by the fire marshal.
9. a portion of the road accessing the area depicted on this plat, which is shown on the plat recorded as management plan as described in the 2024 edition of the International Wildland-Urban Interface Code.

is subject to the cooperation agreement for non-district use of district lands and interests in lands between the Metropolitan Water District of Salt Lake & Sandy, Draper City, and the Ridges at Alpine, LLC, dated _____, recorded on _____ as Entry _____ Book _____ Page _____ in the records of the Utah County Recorder.

Water Note:
All water infrastructure is to be owned and maintained by the HOA. For additional requirements for the private water system, see water notes 1 through 4 on Canyon Hollow Lane Road Dedication Plat, of Official Records.

ENBRIDGE GAS UTAH - NOTE
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0629
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.943.3590
CEAR CITY
Phone: 435.865.1433
RICHLAND
Phone: 435.988.2983

SHEET 1 OF 1

PROJECT NUMBER : 8684C
MANAGER : ROE
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 8/20/25

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A tract of land situate in the South Half of Section 14, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being located North 89°48'28" West 265.98 feet along the Section Line and North 295.68 feet from the South Quarter Corner of Section 14, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running
thence North 05°28'22" West 324.10 feet;
thence North 51°48'33" East 1,035.48 feet;
thence North 89°43'24" East 1,076.44 feet;
thence South 00°21'16" West 194.42 feet;
thence South 89°43'24" West 504.26 feet;
thence South 17°15'58" East 336.40 feet;
thence Southeastly 279.24 feet along the arc of a 256.00 foot radius curve to the right (center bears South 21°22'41" West and the chord bears South 37°22'25" East 285.60 feet with a central angle of 62°29'47");
thence South 06°07'32" East 76.59 feet;
thence Southeastly 93.87 feet along the arc of a 306.00 foot radius curve to the right (center bears South 83°52'28" West and the chord bears South 02°39'45" West 93.50 feet with a central angle of 17°34'34");
thence North 78°32'58" West 56.00 feet;
thence Southwesterly 61.55 feet along the arc of a 478.00 foot radius curve to the left (center bears South 78°32'58" East and the chord bears South 07°45'43" West 61.51 feet with a central angle of 07°22'39");
thence South 88°51'52" West 1,038.92 feet;
thence Northwesterly 57.17 feet along the arc of a 206.00 foot radius curve to the left (center bears South 51°54'00" West and the chord bears North 52°03'00" West 56.98 feet with a central angle of 15°54'00");
thence Southwesterly 106.18 feet along the arc of a 828.00 foot radius curve to the left (center bears South and the chord bears South 86°19'35" West 106.10 feet with a central angle of 07°20'50") to the point of beginning.
Contains 1,276,172 Square Feet or 29,297 Acres and 17 Lots

DATE

PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET" for construction and maintenance of approved water, sanitary sewer, storm drain and public utilities and appurtenances together with right of access thereto.

OWNER'S DEDICATION

Know all men by these presents that, I/we, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and hereafter known as the

ALPINE PEAKS SUBDIVISION PHASE 2 PLAT

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

In witness whereof I/we have hereunto set our hand(s) this _____ day of _____ A.D. 20____

THE RIDGES AT ALPINE, LLC

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____) S.S.
COUNTY OF _____)
ON THE _____ DAY OF _____ A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT _____ IS THE _____ OF THE RIDGES AT ALPINE, LLC, A LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY; AND _____ DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.
MY COMMISSION EXPIRES: _____
NAME: _____ NO. _____
A NOTARY PUBLIC COMMISSION IN UTAH
NOTARY PUBLIC RESIDING IN _____ COUNTY

ALPINE PEAKS SUBDIVISION PHASE 2 PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN DRAPER CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER'S SEAL CLERK-RECORDER SEAL

EASEMENT APPROVAL

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
ENBRIDGE GAS UTAH	DATE
COMCAST	DATE

JORDAN BASIN IMPROVEMENT DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY JORDAN BASIN IMPROVEMENT DISTRICT.

JORDAN BASIN IMPROVEMENT DISTRICT MANAGER

ZONING ADMINISTRATOR APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY DRAPER CITY ZONING ADMINISTRATOR

DRAPER CITY ZONING ADMINISTRATOR

UTAH COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY UTAH COUNTY HEALTH DEPARTMENT.

UTAH COUNTY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY DRAPER CITY ENGINEER.

DRAPER CITY ENGINEER

CITY MAYOR APPROVAL

PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CLERK

MAYOR

CITY ATTORNEY'S APPROVAL

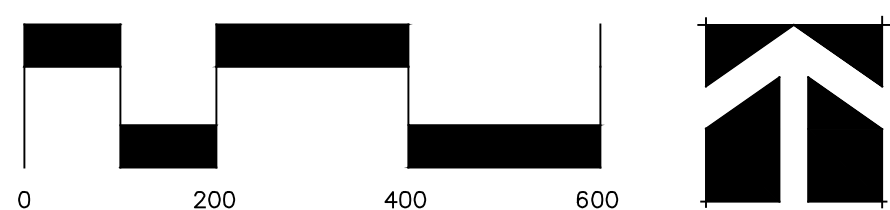
APPROVED THIS _____ DAY OF _____, 20____
BY DRAPER CITY ATTORNEY

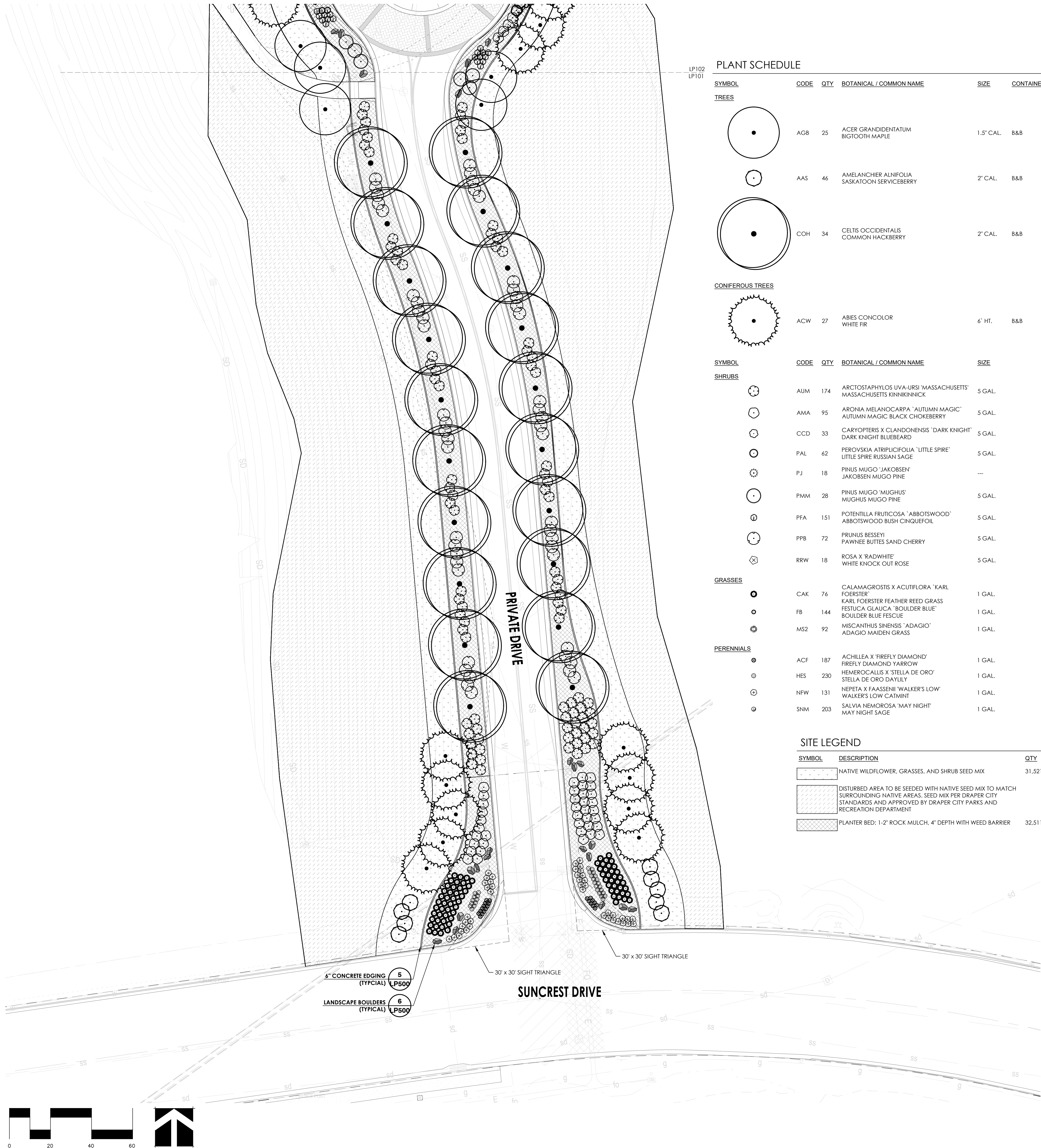
DRAPER CITY ATTORNEY

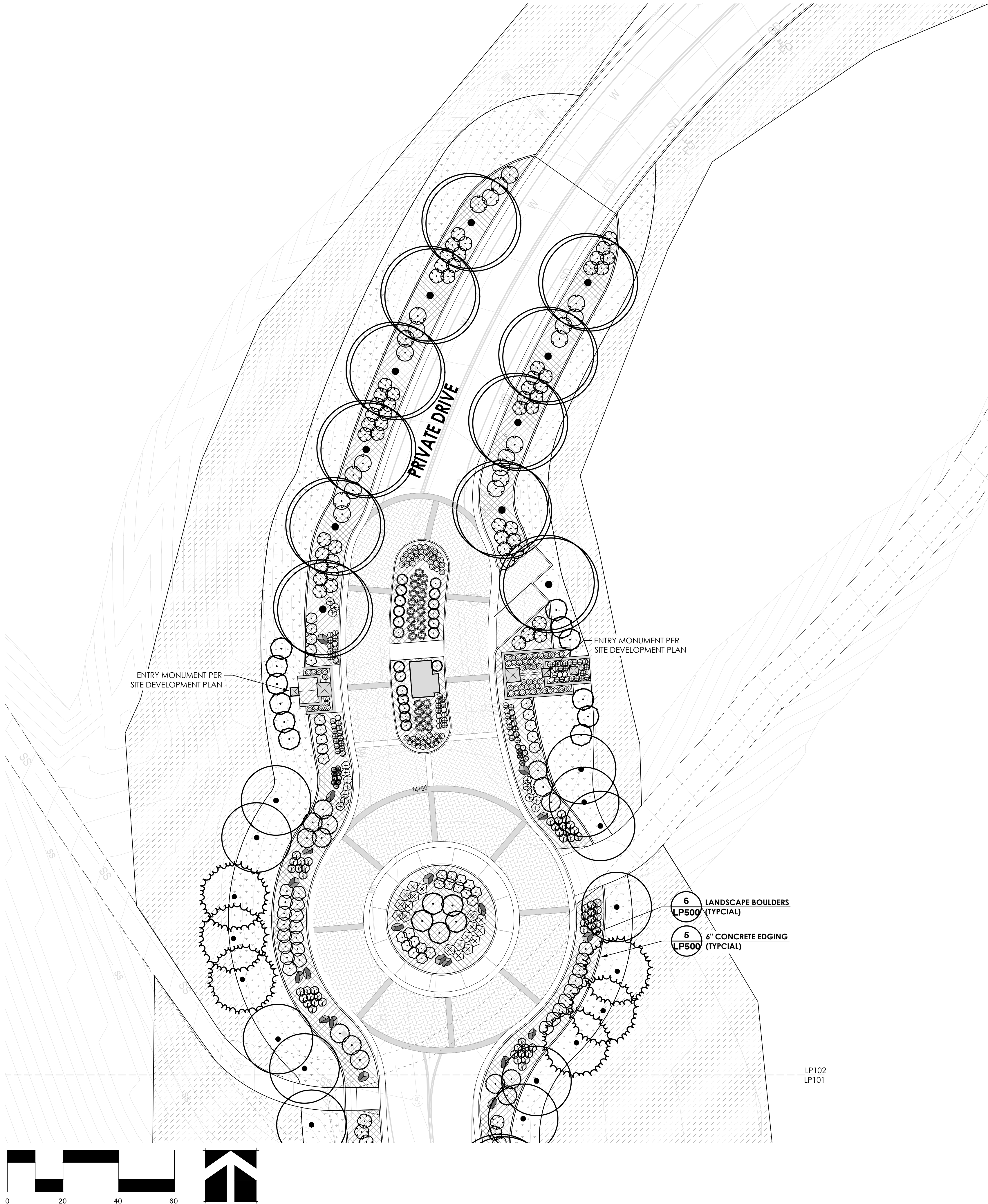
EXHIBIT H
LANDSCAPE PLAN

PLANTING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ETC.
2. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ENCOUNTERED ON SITE AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
4. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES.
5. CONTRACTOR TO REMOVE TREE STAKES AT END OF GUARANTEE PERIOD.
6. CONTRACTOR TO PRUNE TREES AS DIRECTED BY LANDSCAPE ARCHITECT FOR PROPER SHAPING OF TREES.
7. REMOVE ALL TAGS, TIES AND FLAGGING FROM ALL PLANT MATERIAL.
8. MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-GRASS AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
9. LAWN/TURF: ALL LAWN/TURF SHALL BE TWICE QUALIFIED.
10. SOIL: ALL AREAS TO RECEIVE TOPSOIL SHALL BE SCARIFIED PRIOR TO PLACEMENT OF TOPSOIL. ALL LAWN/TURF AREAS TO RECEIVE 6" OF TOPSOIL PRIOR TO LAYING SOD OR SEED. ALL SHRUB/PERENNIAL PLANTING AREAS TO RECEIVE 12" OF TOPSOIL PRIOR TO PLANTING UNLESS OTHERWISE INDICATED. AMEND SOIL WITH FERTILIZER OR ORGANIC MATERIAL.
12. RECOMMENDED PER DRAPER CITY FOR ALL IMPORTED TOPSOIL CONTRACTOR TO PROVIDE A **SOIL TEST REPORT** BY A QUALIFIED SOIL TESTING LABORATORY. SOIL TEST REPORT TO BE SUBMITTED PRIOR TO TOPSOIL PLACEMENT. TOPSOIL SHALL BE: WEED FREE, FERTILE, LOOSE, FRIABLE SOIL AND MEET THE FOLLOWING CRITERIA:
CHEMICAL CHARACTERISTICS: PH: 5.5 TO 8.0; SOLUBLE SALTS: LESS THAN 3.0 MMHOS/CM; SODIUM ABSORPTION RATIO (SAR): LESS THAN 4.0; ORGANIC MATTER: GREATER THAN ONE PERCENT;
PHYSICAL CHARACTERISTICS: GRADATION AS DEFINED BY USDA TRIANGLE OF PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER. SAND: 15 TO 60 PERCENT; SILT: 10 TO 40 PERCENT; CLAY: 5 TO 30 PERCENT. CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN OR EQUAL TO 1 1/2" IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS. SOIL SHALL NOT CONTAIN MORE THAN FIVE PERCENT BY VOLUME OF ROCKS MEASURING OVER 1/4" IN LARGEST SIZE.
13. LANDSCAPING MAINTENANCE WITHIN PUBLIC RIGHT OF WAY TO BE MAINTAINED BY HOI UPON MAINTENANCE AGREEMENT. IF NO MAINTENANCE AGREEMENT, LANDSCAPING TO BE REDUCED TO STREET TREES.







PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
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TREES

	AGB	25	ACER GRANDIDENTATUM BIGTOOTH MAPLE	1.5' CAL.	B&B
	AAS	46	AMELANCHIER ALNIFOLIA SASKATOON SERVICEBERRY	2' CAL.	B&B
	COH	34	CELTIS OCCIDENTALIS COMMON HACKBERRY	2' CAL.	B&B

CONIFEROUS TREES

	ACW	27	ABIES CONCOLOR WHITE FIR	6' HT.	B&B
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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
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SHRUBS

	AUM	174	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' MASSACHUSETTS KINNICKINICK	5 GAL.
	AMA	95	ARONIA MELANOCARPA 'AUTUMN MAGIC' AUTUMN MAGIC BLACK CHOKEBERRY	5 GAL.
	CCD	33	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' DARK KNIGHT BLUEBEARD	5 GAL.
	PAL	62	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE	5 GAL.
	PJ	18	PINUS MUGO 'JAKOBSEN' JAKOBSEN MUGO PINE	---
	PMM	28	PINUS MUGO 'MUGHUS' MUGHUS MUGO PINE	5 GAL.
	PFA	151	POTENTILLA FRUTICOSA 'ABBOTSWOOD' ABBOTSWOOD BUSH CINQUEFOIL	5 GAL.
	PPB	72	PRUNUS BESSEYI PAWNEE BUTTES SAND CHERRY	5 GAL.
	RRW	18	ROSA X 'RADWHITE' WHITE KNOCK OUT ROSE	5 GAL.

GRASSES

	CAK	76	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL.
	FB	144	FESTUCA GLAUCA 'BOULDER BLUE' BOULDER BLUE FESCUE	1 GAL.
	MS2	92	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO MAIDEN GRASS	1 GAL.

PERENNIALS

	ACF	187	ACHILLEA X 'FIREFLY DIAMOND' FIREFLY DIAMOND YARROW	1 GAL.
	HES	230	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.
	NFW	131	NEPETA X FAASSENII 'WALKER'S LOW' WALKER'S LOW CATMINT	1 GAL.
	SNM	203	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.

SITE LEGEND

SYMBOL	DESCRIPTION	QTY
	NATIVE WILDFLOWER, GRASSES, AND SHRUB SEED MIX	31,521 SF
	DISTURBED AREA TO BE SEEDED WITH NATIVE SEED MIX TO MATCH SURROUNDING NATIVE AREAS. SEED MIX PER DRAPER CITY STANDARDS AND APPROVED BY DRAPER CITY PARKS AND RECREATION DEPARTMENT	
	PLANTER BED: 1-2" ROCK MULCH, 4" DEPTH WITH WEED BARRIER	32,511 SF

TRIUMPH ALPINE HOLLOW
DRAPER, UTAH

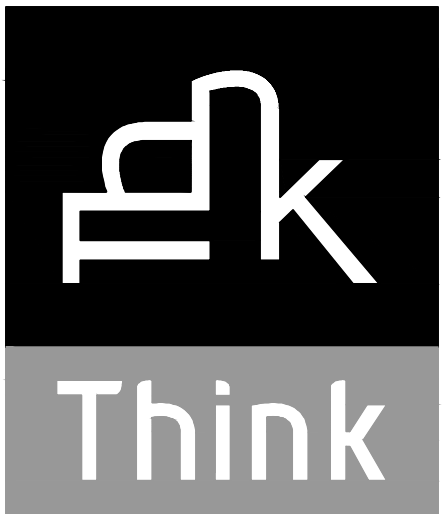
PROJECT NO. 24054
DATE: 13 AUG. 2025

REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:

LP102
LANDSCAPE

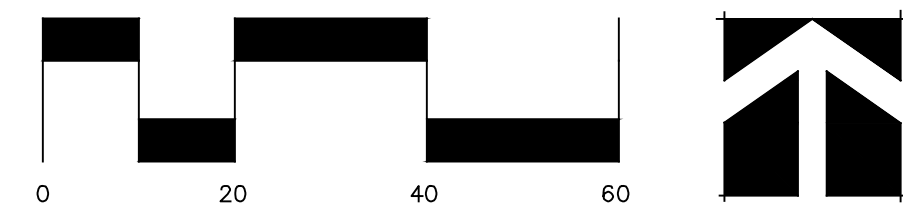
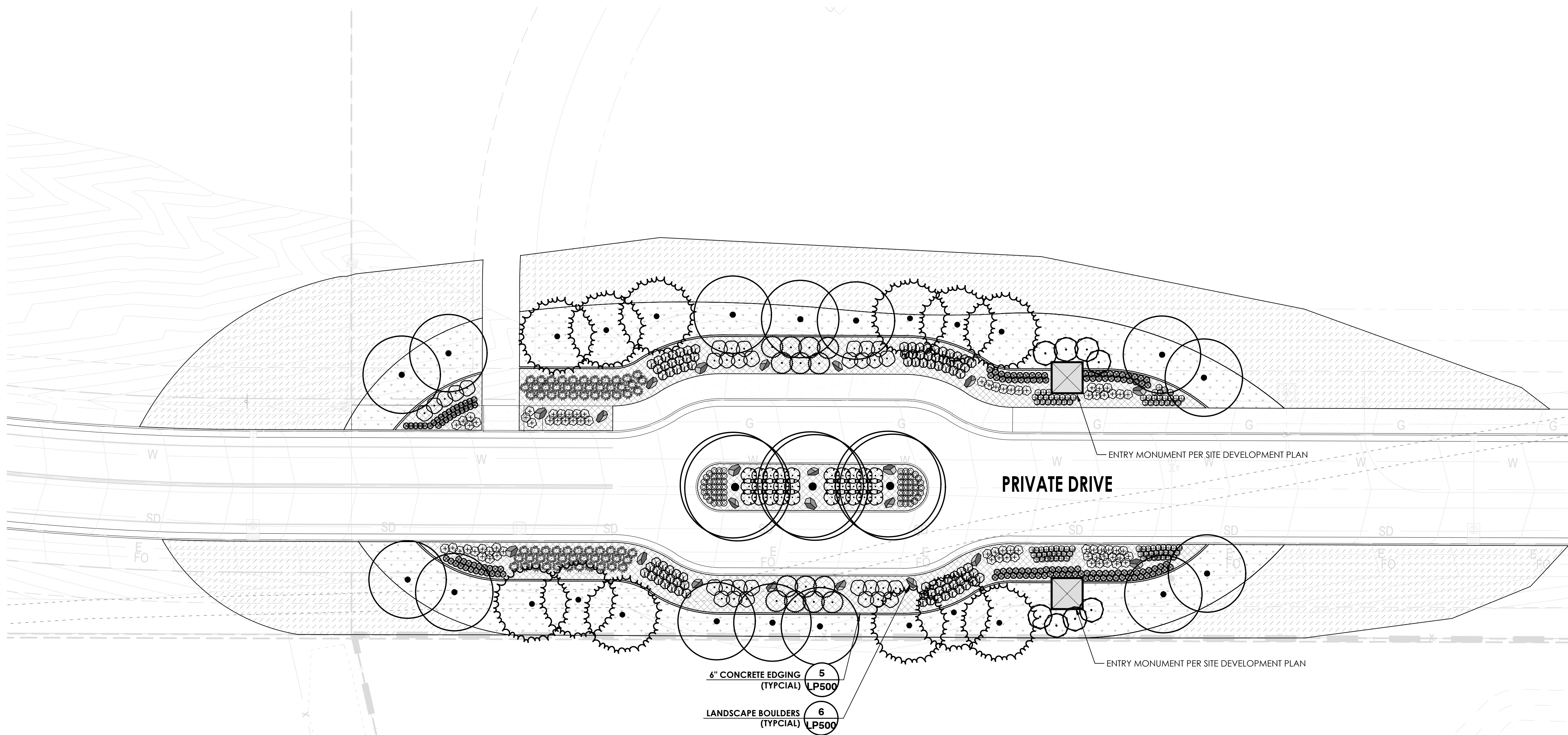


Architecture

Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 High Point Parkway, Suite 300
Sandy, UT 84094
ph. 801.269.0055 fax
801.269.1425
www.thinkaec.com



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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	AGB	25	ACER GRANDIDENTATUM BIGTOOTH MAPLE	1.5" CAL.	B&B
	AAS	46	AMELANCHIER ALNIFOLIA SASKATOON SERVICEBERRY	2" CAL.	B&B
	COH	34	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL.	B&B
CONIFEROUS TREES					
	ACW	27	ABIES CONCOLOR WHITE FIR	6' HT.	B&B
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
SHRUBS					
	AUM	174	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' MASSACHUSETTS KINNIKINNICK	5 GAL.	
	AMA	95	ARONIA MELANOCARPA 'AUTUMN MAGIC' AUTUMN MAGIC BLACK CHOKEBERRY	5 GAL.	
	CCD	33	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' DARK KNIGHT BLUEBEARD	5 GAL.	
	PAL	62	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE	5 GAL.	
	PJ	18	PINUS MUGO 'JAKOBSEN' JAKOBSEN MUGO PINE	---	
	PMM	28	PINUS MUGO 'MUGHUS' MUGHUS MUGO PINE	5 GAL.	
	PFA	151	POTENTILLA FRUTICOSA 'ABBOTSWOOD' ABBOTSWOOD BUSH CINQUEFOIL	5 GAL.	
	PPB	72	PRUNUS BESSEYI PAWNEE BUTTES SAND CHERRY	5 GAL.	
	RRW	18	ROSA X 'RADWHITE' WHITE KNOCK OUT ROSE	5 GAL.	
GRASSES					
	CAK	76	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL.	
	FB	144	FESTUCA GLAUCA 'BOULDER BLUE' BOULDER BLUE FESCUE	1 GAL.	
	MS2	92	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO MAIDEN GRASS	1 GAL.	
PERENNIALS					
	ACF	187	ACHILLEA X 'FIREFLY DIAMOND' FIREFLY DIAMOND YARROW	1 GAL.	
	HES	230	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.	
	NFW	131	NEPETA X FAASSENII 'WALKER'S LOW' WALKER'S LOW CATMINT	1 GAL.	
	SNM	203	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	

SITE LEGEND

SYMBOL	DESCRIPTION	QTY
	NATIVE WILDFLOWER, GRASSES, AND SHRUB SEED MIX	31,521 SF
	DISTURBED AREA TO BE SEEDED WITH NATIVE SEED MIX TO MATCH SURROUNDING NATIVE AREAS. SEED MIX PER DRAFTER CITY STANDARDS AND APPROVED BY DRAFTER CITY PARKS AND RECREATION DEPARTMENT	

TRIUMPH ALPINE HOLLOW
DRAPER, UTAH

PROJECT NO. 24054
DATE: 13 AUG. 2025

REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

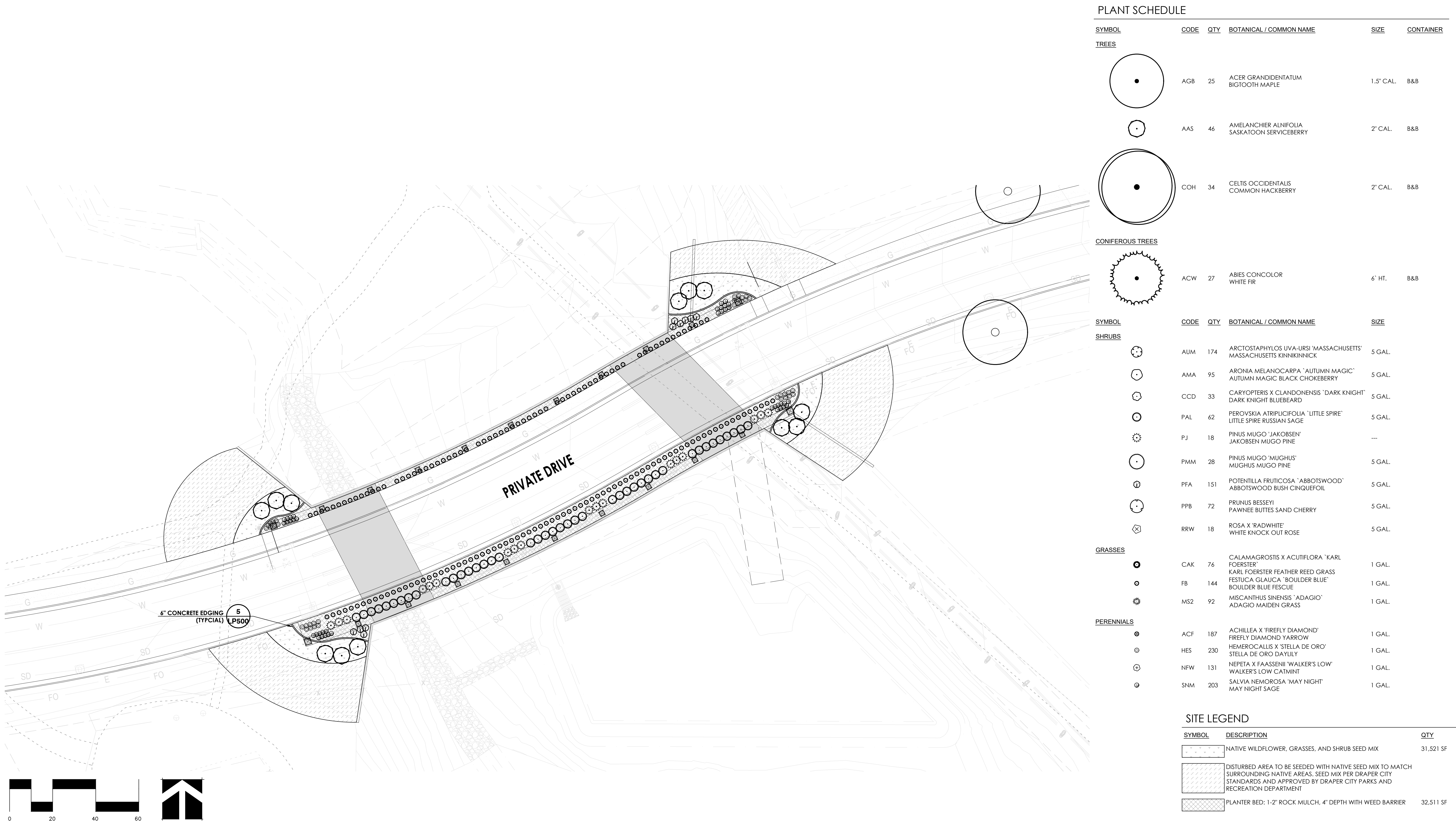
SHEET NUMBER:
LP103
LANDSCAPE



Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	AGB	25	ACER GRANDIDENTATUM BIGTOOTH MAPLE	1.5" CAL.	B&B
	AAS	46	AMELANCHIER ALNIFOLIA SASKATOON SERVICEBERRY	2" CAL.	B&B
	COH	34	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL.	B&B
CONIFEROUS TREES					
	ACW	27	ABIES CONCOLOR WHITE FIR	6' HT.	B&B
SHRUBS					
	AUM	174	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' MASSACHUSETTS KINNICKINICK	5 GAL.	
	AMA	95	ARONIA MELANOCARPA 'AUTUMN MAGIC' AUTUMN MAGIC BLACK CHOKEBERRY	5 GAL.	
	CCD	33	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' DARK KNIGHT BLUEBEARD	5 GAL.	
	PAL	62	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE	5 GAL.	
	PJ	18	PINUS MUGO 'JAKOBSEN' JAKOBSEN MUGO PINE	---	
	PMM	28	PINUS MUGO 'MUGHUS' MUGHUS MUGO PINE	5 GAL.	
	PFA	151	POTENTILLA FRUTICOSA 'ABBOTSWOOD' ABBOTSWOOD BUSH CINQUEFOIL	5 GAL.	
	PPB	72	PRUNUS BESSEYI PAWNEE BUTTES SAND CHERRY	5 GAL.	
	RRW	18	ROSA X 'RADWHITE' WHITE KNOCK OUT ROSE	5 GAL.	
GRASSES					
	CAK	76	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL.	
	FB	144	FESTUCA GLAUCA 'BOULDER BLUE' BOULDER BLUE FESCUE	1 GAL.	
	MS2	92	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO MAIDEN GRASS	1 GAL.	
PERENNIALS					
	ACF	187	ACHILLEA X 'FIREFLY DIAMOND' FIREFLY DIAMOND YARROW	1 GAL.	
	HES	230	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.	
	NFW	131	NEPETA X FAASSENII 'WALKER'S LOW' WALKER'S LOW CATMINT	1 GAL.	
	SNM	203	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	

SITE LEGEND

SYMBOL	DESCRIPTION	QTY
	NATIVE WILDFLOWER, GRASSES, AND SHRUB SEED MIX	31,521 SF
	DISTURBED AREA TO BE SEEDED WITH NATIVE SEED MIX TO MATCH SURROUNDING NATIVE AREAS. SEED MIX PER DRAPER CITY STANDARDS AND APPROVED BY DRAPER CITY PARKS AND RECREATION DEPARTMENT	
	PLANTER BED: 1-2" ROCK MULCH, 4" DEPTH WITH WEED BARRIER	32,511 SF

TRIUMPH ALPINE HOLLOW
DRAPER, UTAH

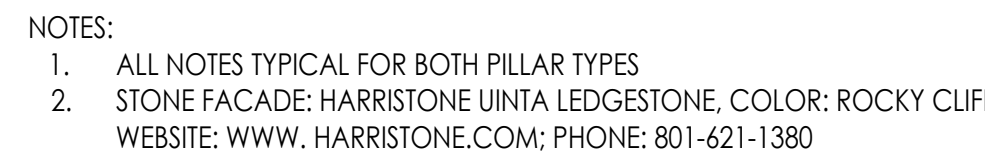
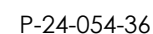
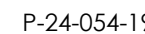
PROJECT NO. 24054
DATE: 13 AUG. 2025

REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

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LP104
LANDSCAPE

EXHIBIT I
ACCESS GATE DESIGN



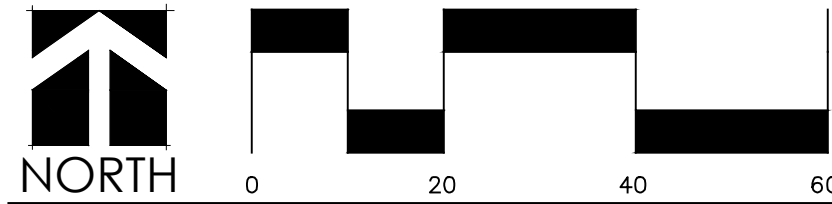
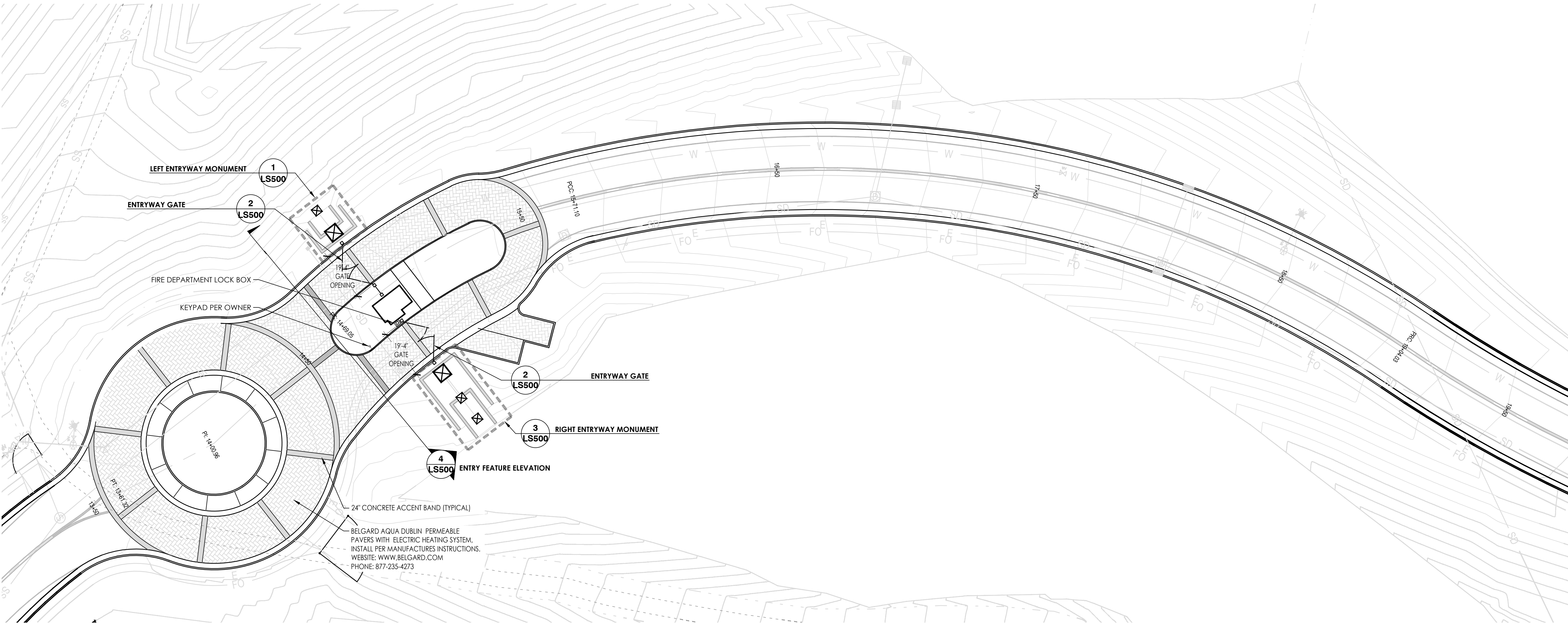


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ACCESS GATE ENTRY

TRIUMPH ALPINE HOLLOW DRAPER, UTAH

PROJECT NO. 24054
DATE: 13 AUG. 2025

REVISIONS:

SHEET TITLE:
SITE DEVELOPMENT
PLAN

SHEET NUMBER:

LS101
LANDSCAPE