Development Review Committee
1020 East Pioneer Road
Draper, UT 84020

STAFF REPORT
August 27, 2025

To: Jennifer Jastremsky, Zoning Administrator

Jennifer Jastremsky Digitally signed by Jennifer Jastremsky DN: C=US, E=jennifer.jastremsky@draperutah.gov, O=Draper City Community Development, CN=Jennifer Jastremsky Date: 2025.09.04 12:09:56-06'00'

Approved Date

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

Re: **Mercer Mountain Estates – Final Subdivision Plat Request**

Application No.:	2025-0016-SUB
Applicant:	Pratt Dimond, representing Terra Koa, LLC
Project Location:	2635 East 15040 South
Current Zoning:	RR-22 (Rural Residential), RM (Multiple Dwelling Unit Residential), C-3 (General Commercial) Zone
Acreage:	25.912 Acres (Approximately 1,128,714 ft^2)
Request:	Request for approval of a Final Subdivision Plat in the RR-22, RM, and C-3 zones 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 25.912 acres located on the east side of Canyon Point Rd. and Suncrest Dr., at approximately 2635 East 15040 South (Exhibit B & C). The property is currently zoned RR-22, RM, and C-3. The applicant is requesting that a Final Subdivision Plat be approved to allow for the development of the currently vacant site as a single-family residential neighborhood.

The subject property was originally part of the Suncrest Development Agreement. It was removed from that agreement in 2015 with the approval of the initial Hidden Canyon Estates, Mercer Mountain Estates, and Lakeview Heights Properties Development Agreement. The Original 2015 Development Agreement approved the Mercer Mountain

Estates development as a 50-lot single-family subdivision with a minimum lot size of 12,000 ft^2 and allowed for a private gated community.

Since 2015 there have been eleven amendments to the Development Agreement. Several of those amendments dealt with the development of the Hidden Canyon Estates Subdivision and its Lone Peak Canyon phase. A few of the amendments dealt with this Mercer Mountain Estates Subdivision. The Fifth Amendment allows fill to be placed on the City's property adjacent to Canyon Point Rd. and Suncrest Dr. and modified the location of the gated entrance location. The Eighth Amendment modified roadway locations on the property and approved some land swaps between the City and the property owner. The Tenth Amendment approved fill on the City's open space, roadway width and design, fencing, stormwater infrastructure, and slope easements. An Eleventh Amendment was approved by the City Council on March 4, 2025. The Eleventh Amendment allows additional fill on the City's open space property adjacent to the entrance road into the development. The amendment also provided sewer and drainage easements.

The Planning Commission approved the Preliminary Subdivision Plat April 10, 2025.

The zoning on the property is unique. The City did not rezone the property in 2015 from the Suncrest zoning, which is tied to the 1999 Draper City Municipal Code (1999 DCMC). However, the initial Development Agreement removed the property from the Suncrest Development Agreement which means the property is required to comply with current zoning code, the Current Draper City Municipal Code (Current DCMC), and the current Development Agreement and amendments.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Hillside Low Density, Open Space and Parks	Exhibit D
Current Zoning	RR-22, RM, C-3	Exhibit E
Proposed Use	Single-family Residential	
Adjacent Zoning		
East	RR-22	
West	RM, RR-22	
North	OS (Open Space), RM, C-3	
South	RR-22	

The Residential Hillside Low Density and Open Space and Parks land use designations are characterized as follows:

Residential Hillside Low Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• 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 • Single-family detached homes	Secondary • Parks • Churches • Schools
DENSITY	• Density range of 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres. • Reduction for non-buildable areas	
COMPATIBLE ZONING	• Agricultural (A2) • Agricultural (A5) • Master Planned Community (MPC) • Single-family Residential Hillside (RH)	

Open Space and Parks

LAND USE DESCRIPTION	
CHARACTERISTICS	• 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	• City's established parks • Public/private golf courses • Greenbelts/linear parks • Large retention areas that have recreational potential • Natural area open space
COMPATIBLE ZONING	• Public Open Space (OS) • Agricultural (A2) • Agricultural (A5)
OTHER CRITERIA	• 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

According to 1999 DCMC Section 9-8-020 the purpose of the RR-22 zone is to "*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.*"

According to 1999 DCMC Section 9-8-020 the purpose of the RM zone is to "*To provide areas for low-to-medium residential density with the opportunity for varied housing styles and character, providing for a maximum density of up to twelve (12) units per acre for medium to*

high density residential unit projects subject to conditional-use permit procedures and conditions for this type of use and based on minimum development guidelines adopted by the City."

According to 1999 DCMC Section 9-8-020 the purpose of the C-3 zone is to "*To provide areas, in appropriate locations, where a combination of business, retail commercial, entertainment, and related activities may be established, maintained and protected. Regulations for this district are designed to provide a suitable environment for those commercial and service uses which are vital to economic life.*"

Subdivision Layout. The proposed subdivision plat can be found as Exhibit G of the report. The Tenth Amendment to the Development Agreement approved a modified street cross section. The street will be 50-feet wide, with a 5-foot parkstrip and 5-foot sidewalk on one side of the roadway, and a 4-foot parkstrip and no sidewalk on the other side of the roadway. This 4-foot parkstrip will be used for snow storage. The width and design of the asphalt and curb and gutter comply with the Mountain Street Standard and have not been reduced. There is a public access easement on the first 250-feet of the road leading into the development. This public access easement allows access to City open space located adjacent to the roadway and Canyon Pointe Rd.

Table 2 Subdivision Design Requirements

Standard	DCMC & DA Requirements	Proposal	Notes
Number of Lots	50	50	Per Development Agreement
Lot/Parcel Size	12,000 sq ft minimum	12,617 sq ft - 25,674 sq ft	Per Development Agreement
Lot Width	90-feet	91-feet - 106-feet	Per Development Agreement
Lot Depth	Two to one (depth to width)	141-feet - 197-feet	
Street Frontage	50-feet minimum	61.4-feet - 150.5-feet	
Street Width	50-feet	50-foot	Per Development Agreement
Street Ownership	Private gated community	Private gated community	Per Development Agreement
Easements-			
PUE Front	10-feet	10-feet	
PUE Rear	7-feet	7-feet	
PUE Side	6-feet	6-feet	Per Development Agreement

Other	NA	20-foot sewer access easement, slope easements, public access easement	Per Development Agreement

Circulation. The entrance to the subdivision is proposed to be gated, as allowed by the Development Agreement. The design complies with DCMC Section 9-27-200 gating standards. The site plan can be found as Exhibit F of this report.

Table 3 Subdivision Circulation Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Entrance Gate			
Location	50-feet from edge of adjoining roadway	778-feet	
Pull out lane	Pull out lane at call box mechanism	Pull out lane by call box and one at mail box	
Fire access	Equipped with siren operated sensor or other system to allow access as approved by Fire Dept.	Will comply, specific system will be approved by Fire Marshal prior to installation.	Condition has been included requiring compliance.
Stub Street Connections	Required to connect to all stub streets	No stubs required, surrounded by open space	
# of Cul-de-sacs	NA	2	
# of flag lots	NA	0	

Cuts, Fills, and Easements. The Tenth and Eleventh Amendments to the Development Agreement approved easements on City property for cuts and fills along the proposed access roadway, along with additional fill next to the entrance road, and adjacent to the proposed sewer line at the south of the development. Exhibit H shows the scope of the grade changes, and the location of the various easements. The easements will be recorded on the City property as part of the final plat recording.

Landscaping and Lot Coverage. The applicant has provided a street tree plan, which shows trees within the neighborhood and along the access road up to the gate (Exhibit I). There will not be trees along the access road between the gate and the start of the residential lots. This is due to the roadway running through open space and creating a possible fire concern in the area. Street trees will be from the approved street tree list.

Fencing. The Development Agreement requires a 6-foot tall wrought iron fence to be installed adjacent to City open space. In the case of the Mercer Mountain Estates, that is around the boundary of the entire subdivision. The Tenth Amendment allows property owners to install a temporary chain link fence prior to City issuance of a building permit, with the required permanent wrought iron fence to be installed prior to issuance of an occupancy permit for a new home. The intent of the fencing requirement is to prevent encroachment into City property.

Previous Conditions of Approval. The Planning Commission placed the following conditions of approval on the Preliminary Subdivision Plat on April 10, 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. Per DCMC Section 17-3-060, if an application for final subdivision plat has not been made within one year of the date of preliminary subdivision plat approval, the preliminary subdivision plat approval shall be void. A onetime 12-month extension may be granted by the Planning Commission for good cause shown. The request for extension shall be made prior to the expiration date.
4. That the entrance gate shall comply with all standards found within the DCMC Section 9-27-200(D) and (F), and shall comply with all IFC (International Fire Code) standards for access. 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.
5. This project is located within urban wildland interface and the Suncrest area, residential fire sprinklers are required. Fire sprinklers shall compile with IFC. Please place the fire sprinkler requirement on the plat to be recorded.
6. The outstanding redlines in Exhibit A [in the Planning Commission Staff Report] shall be addressed with the final plat application.

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 is 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 v 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 DCMC 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 the entrance gate shall comply with all standards found within the DCMC Section 9-27-200(D) and (F), and shall comply with all IFC (International Fire Code) standards for access. 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.
4. This project is located within urban wildland interface and the Suncrest area, residential fire sprinklers are required. Fire sprinklers shall compile with IFC. Please place the fire sprinkler requirement on the plat to be recorded.
5. Retaining walls are to comply with DCMC 9-27-085. Retaining walls are not reviewed or approved with this review and approval process.
6. 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.
7. Warranty deeds for the property transfer approved in the 5th and 8th Development Agreement Amendments shall be completed prior to the recordation of the final plat.
8. Individual property owners are responsible to plant and maintain street trees, including the HOA, adjacent to or on their property in compliance with the approved street tree plan for the subdivision and tree species shall be from the approved street tree list.
9. The city waterline and meter vault easement be a minimum of width of 20 feet, centered on the pipeline from Canyon Pointe Rd and surrounding the master meter vault.

The findings for approval are as follows:

1. The proposed plat complies with DCMC Section 17-4-040.
2. The proposed plat complies with DCMC Section 17-4-030.

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: 2025.08.28 16:22:02-06'00'

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: 2025.09.02 14:01:54-06'00'

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: 2025.09.03 15:33:03-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes

Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes
Date: 2025.08.28 16:58:41-06'00'

Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.

1. Warranty deeds for the property transfer approved in the 5th and 8th Development Agreement Amendments shall be completed prior to the recordation of the final plat.
2. Signed and notarized CC&Rs will be required with the final mylar.
3. A preliminary title report dated within 60 days is required with the final mylar.

Engineering and Public Works Divisions Review.

1. 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 during review process.*
2. 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.*
3. Owner's dedication is found at DCMC 17-4-030(N)(2). *Update dedication language to the dedication within city code.*
4. Add any drainage easement for swales crossing lots, as required by the drainage and grading plan per DCMC 17-5-040 and 18-3-150. Minimum easement width shall be 10 feet. *Add **private** drainage swale between lots 1 and 2. Comment partially addressed – update easement to **private** drainage easement.*
5. The city waterline and meter vault easement be a minimum of width of 20 feet, centered on the pipeline from Canyon Pointe Rd and surrounding the master meter vault.

Fire Division Review.

1. 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 10%. 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 (6096to 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.

2. D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305mm) wide by 18 inches (457mm) high and have red letters on a white reflective background. Signs shall be, posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2. NO PARKING FIRE LANE signs shall be placed every 250 feet. Please show on plans.

3. Fire Hydrants are required. Hydrants are required to be spaced at 450ft as the hose lays not as the crow flies for this project. Fire Flow of 2,000 GPM @ 20 p.s.i. residual pressure. All fire hydrants are required to be operational and unobstructed at all times throughout the project. If at any time a hydrant needs to be shut down and made inoperable the Fire Marshal shall be notified immediately.
4. Utilities All utilities including Fire hydrants within the required width of fire

apparatus access roads shall be installed prior to introducing combustible materials to a site or commencing vertical construction. Any excavation in the required fire department access roadway after combustible materials are on site shall be performed in a manner to maintain access to the site and shall be coordinated with the Fire Marshal. Combustible material shall not be placed in any way that will impede fire apparatus access to any site.

5. Site Access Required During Construction. Prior to and throughout construction a form of acceptable temporary Fire Department Access to the site shall be installed this includes turn arounds. The required access for fire apparatus access shall have a base material capable of supporting a 75,000lbs vehicle, during most-weather conditions, installed and compacted to 95% relative compaction at a minimum of 26 feet wide. There shall be no parking of construction vehicles, sub-contractor vehicles within the required fire access they shall be parked on the non-hydrant side of the road to allow for emergency vehicles to still access the subdivision. 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. Access and Fire Protection During Construction All buildings under construction shall meet the requirements of IFC Chapter 33, Fire Safety During Construction and Demolition as well as all of the sections detailed in this document.
7. 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.

❖ 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 pro-vided 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 avail-able from the local fire department. All-weather sur-faces are required because the responding fire department should not waste time moving snow or trying to

get out of mud.

8. Residential Fire Sprinklers Required. A deferred submittal for NFPA 13-D 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. This project is located within Suncrest and the required fire sprinkler system SHALL be designed with a pump per the AHJ. Please place the fire sprinkler requirement on the plat to be recorded.
9. 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.
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. This Project may fall under 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.
12. 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.
13. The 2024 Wildland Urban Interface Code. All of the homes within the project must meet the ignition resistant construction and fire clearance requirements of the 2024 Wildland Urban Interface Code Chapters 4 and 5. As it pertains to Moderate Hazard Fire Severity.

EXHIBIT B
VICINITY MAP

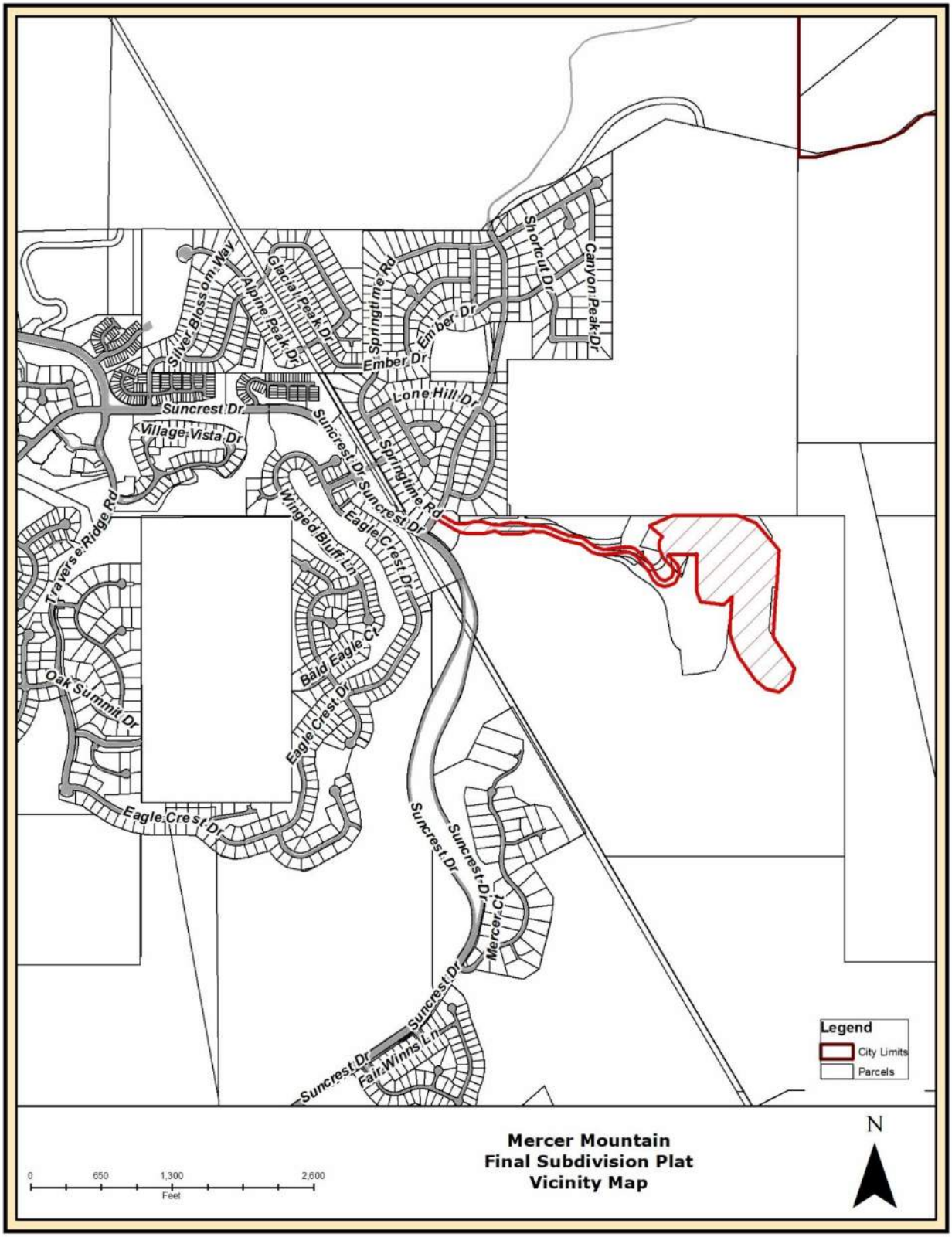


EXHIBIT C
AERIAL MAP

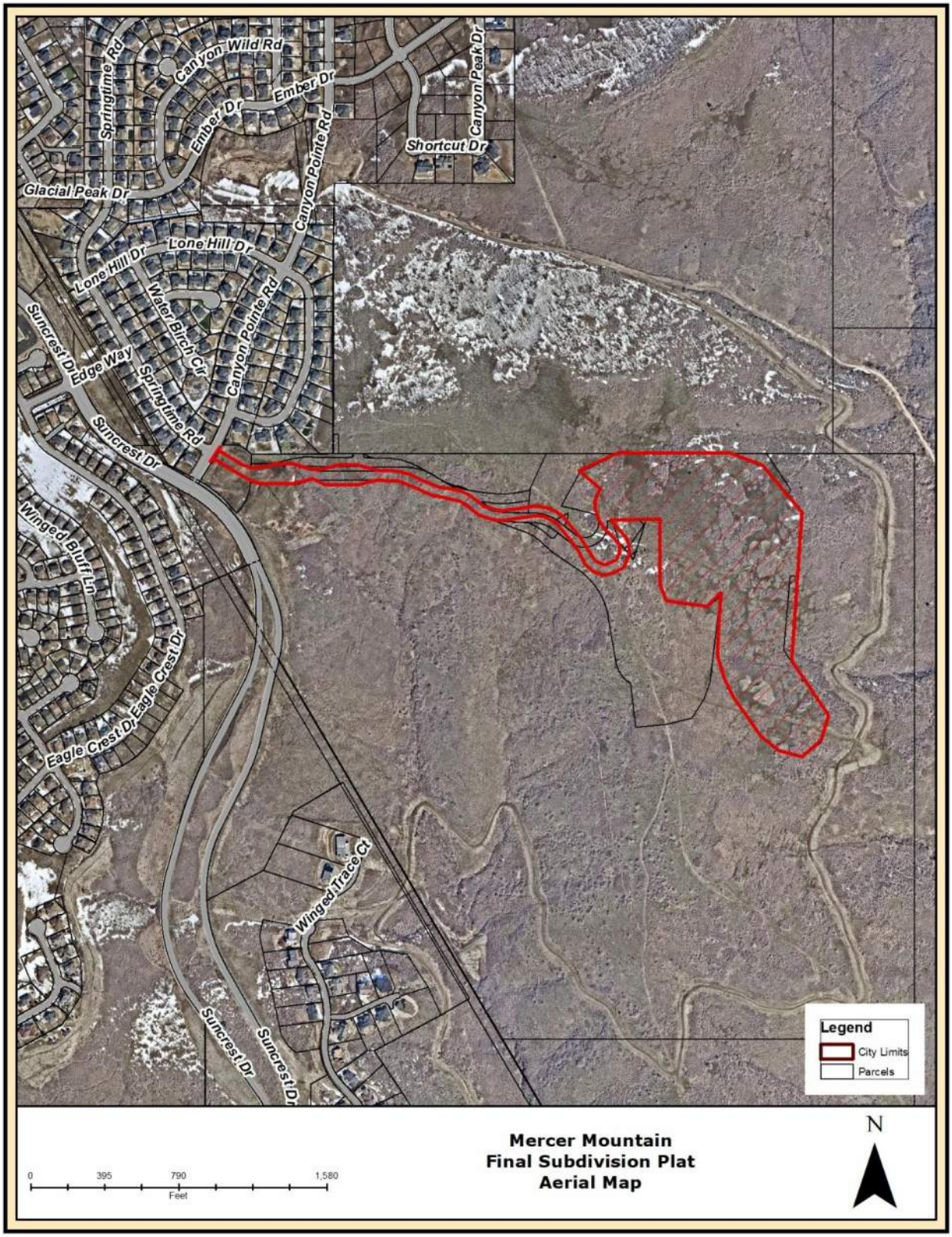


EXHIBIT D
LAND USE MAP

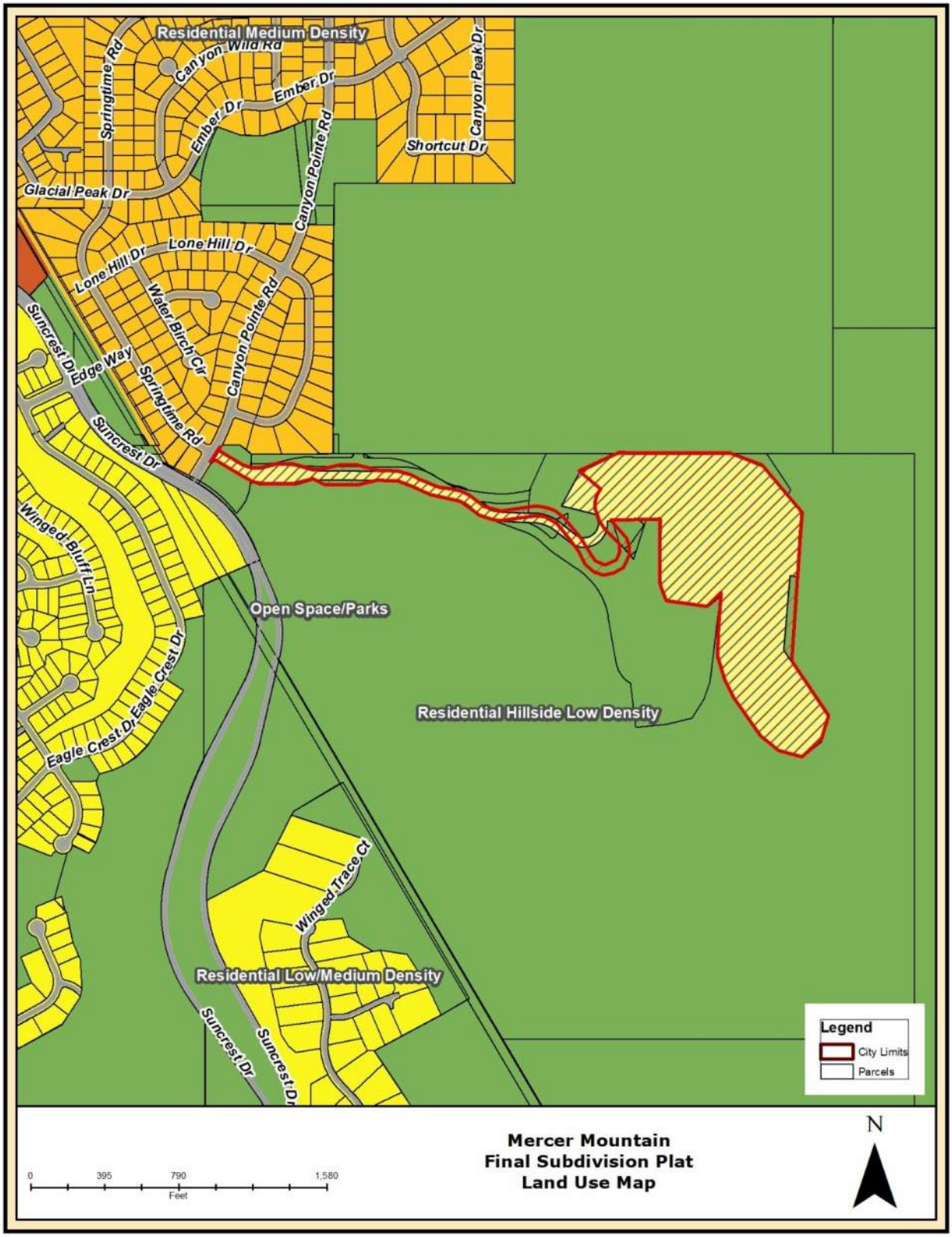


EXHIBIT E
ZONING MAP

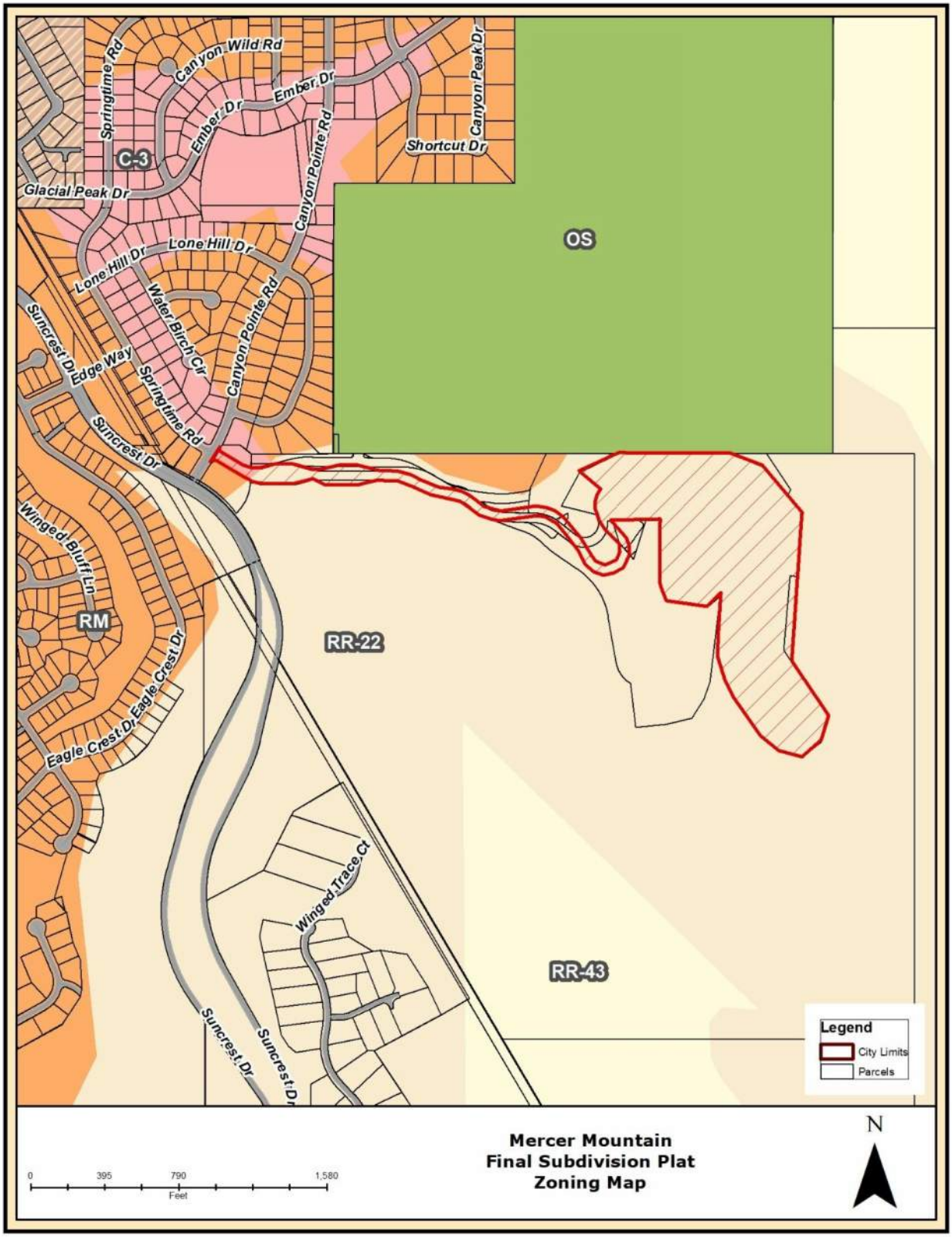


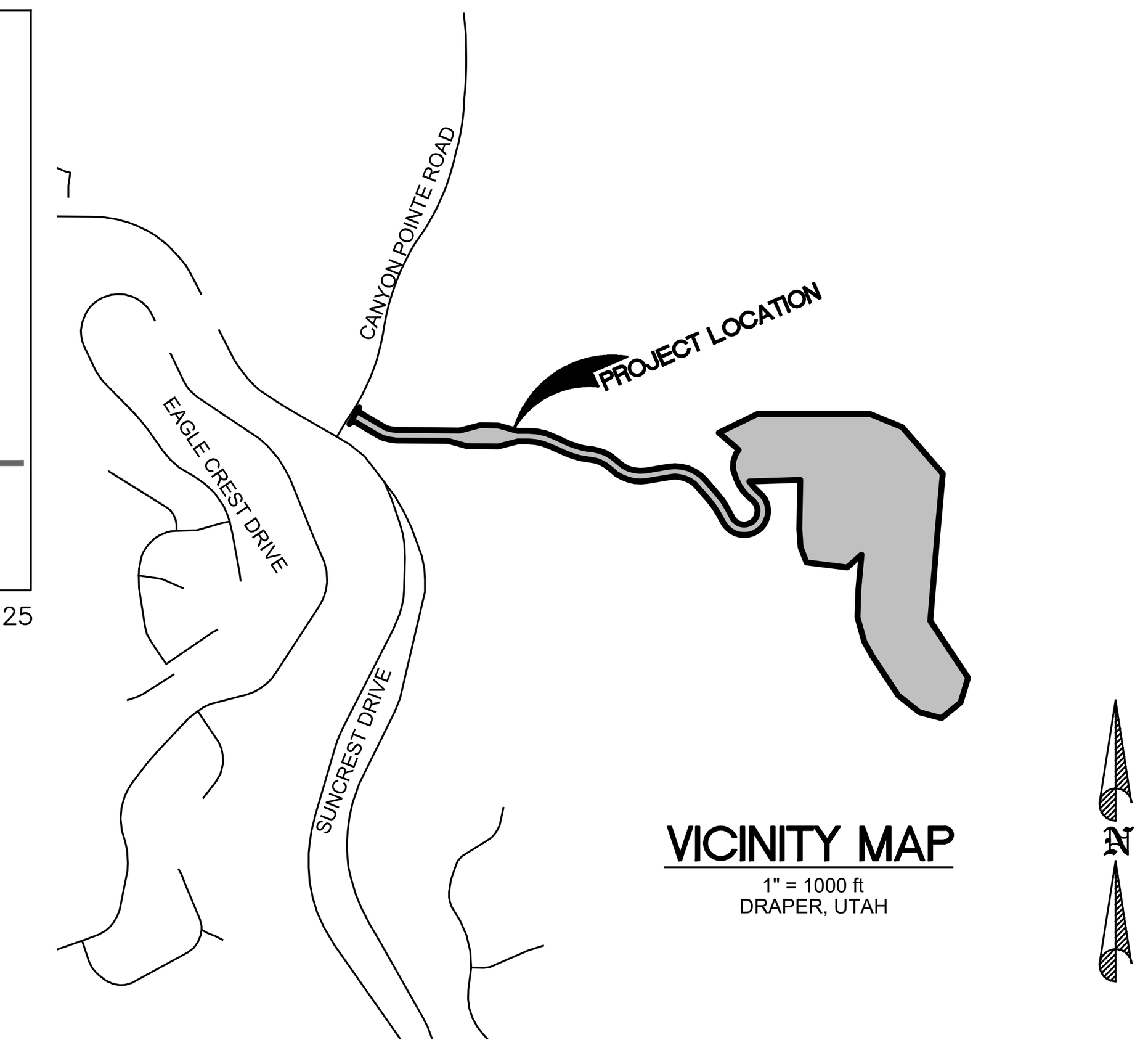
EXHIBIT F
SUBDIVISION PLAT

MERCER MOUNTAIN ESTATES SUBDIVISION

FINAL PLAT
SHEET 1 OF 4
AUGUST 2025

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

PLOT DATE: Aug 15, 2025



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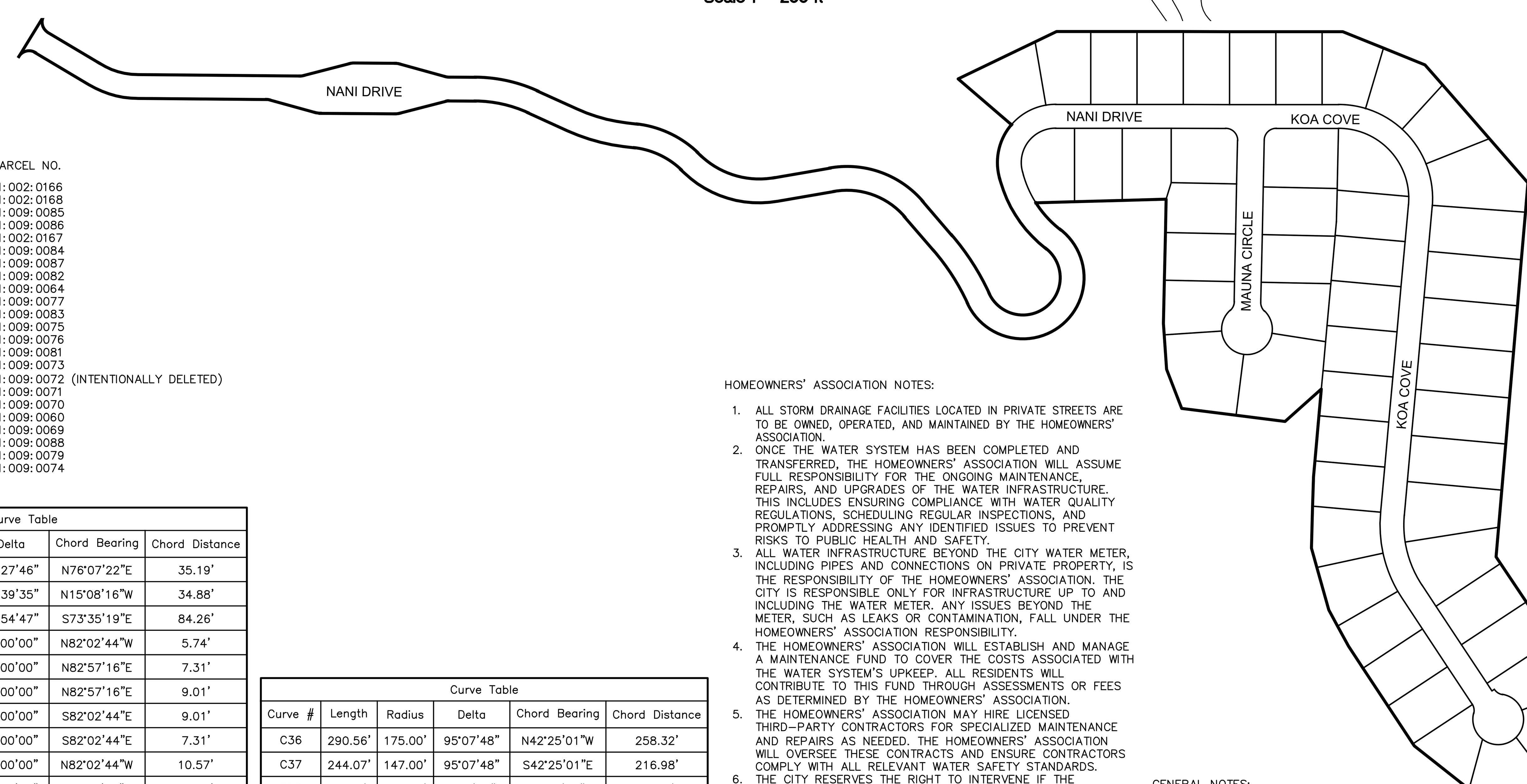
200 0 200 400
Scale 1" = 200 ft



PARCEL REFERENCE TABLE

(X)	OWNER	PARCEL NO.
1	DRAPER CITY	11:002:0166
2	DRAPER CITY	11:002:0168
3	DRAPER CITY	11:009:0085
4	DRAPER CITY	11:009:0086
5	DRAPER CITY	11:002:0167
6	DRAPER CITY	11:009:0084
7	DRAPER CITY	11:009:0087
8	DRAPER CITY	11:009:0082
9	DRAPER CITY	11:009:0064
10	DRAPER CITY	11:009:0077
11	DRAPER CITY	11:009:0083
12	DRAPER CITY	11:009:0075
13	DRAPER CITY	11:009:0076
14	DRAPER CITY	11:009:0081
15	DRAPER CITY	11:009:0073
16	DRAPER CITY	11:009:0072 (INTENTIONALLY DELETED)
17	DRAPER CITY	11:009:0071
18	DRAPER CITY	11:009:0070
19	DRAPER CITY	11:009:0060
20	DRAPER CITY	11:009:0069
21	DRAPER CITY	11:009:0088
22	DRAPER CITY	11:009:0079
23	DRAPER CITY	11:009:0074

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	39.04'	25.00'	89°27'46"	N76°07'22"E	35.19'
C2	38.36'	25.66'	85°39'35"	N15°08'16"W	34.88'
C3	85.36'	153.25'	31°54'47"	S73°35'19"E	84.26'
C4	5.76'	22.00'	15°00'00"	N82°02'44"W	5.74'
C5	7.33'	28.00'	15°00'00"	N82°57'16"E	7.31'
C6	9.03'	34.50'	15°00'00"	N82°57'16"E	9.01'
C7	9.03'	34.50'	15°00'00"	S82°02'44"E	9.01'
C8	7.33'	28.00'	15°00'00"	S82°02'44"E	7.31'
C9	10.60'	40.50'	15°00'00"	N82°02'44"W	10.57'
C10	10.60'	40.50'	15°00'00"	S82°57'16"W	10.57'
C11	2.49'	9.50'	15°00'00"	S82°57'16"W	2.48'
C12	92.89'	175.00'	30°24'48"	N74°20'20"W	91.81'
C13	125.53'	300.00'	23°58'26"	N77°33'31"W	124.61'
C14	114.39'	375.00'	17°28'38"	N74°18'37"W	113.94'
C15	127.41'	200.00'	36°30'06"	N64°47'52"W	125.27'
C16	185.96'	199.85'	53°18'48"	N73°10'57"W	179.33'
C17	192.93'	187.00'	59°06'49"	N70°15'30"W	184.49'
C18	139.65'	500.00'	16°00'10"	N32°42'00"W	139.20'
C19	361.99'	100.00'	207°24'20"	S51°31'38"W	194.31'
C20	157.83'	250.00'	36°10'22"	S34°05'21"E	155.23'
C21	140.16'	222.00'	36°10'22"	N34°05'21"W	137.84'
C22	63.74'	222.00'	16°27'01"	N24°13'41"W	63.52'
C23	133.23'	72.00'	106°01'15"	N37°00'28"E	115.02'
C24	225.75'	122.00'	106°01'15"	S37°00'28"W	194.89'
C25	185.04'	100.00'	106°01'15"	S37°00'28"W	159.75'
C26	84.53'	122.00'	39°41'52"	S60°31'09"W	82.85'
C27	20.55'	122.00'	9°38'59"	S85°11'35"W	20.52'
C28	39.79'	25.00'	91°11'46"	S44°23'02"E	35.72'
C29	38.75'	25.00'	88°48'14"	N45°36'58"E	34.98'
C30	57.15'	197.00'	16°37'17"	N81°40'16"W	56.95'
C31	88.88'	197.00'	25°50'59"	N60°26'08"W	88.13'
C32	88.88'	197.00'	25°50'59"	N34°35'09"W	88.13'
C33	88.88'	197.00'	25°50'59"	N08°44'10"W	88.13'
C34	3.30'	197.00'	0°57'34"	N04°40'06"E	3.30'
C35	327.09'	197.00'	95°07'48"	N42°25'01"W	290.79'

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C36	290.56'	175.00'	95°07'48"	N42°25'01"W	258.32'
C37	244.07'	147.00'	95°07'48"	S42°25'01"E	216.98'
C38	17.47'	147.00'	6°48'28"	S01°44'39"W	17.46'
C39	226.60'	147.00'	88°19'20"	S45°49'15"E	204.82'
C40	20.59'	25.00'	47°11'47"	S24°48'45"W	20.02'
C41	20.59'	25.00'	47°11'47"	N22°23'03"W	20.02'
C42	253.82'	53.00'	274°23'34"	S88°47'09"E	72.03'
C43	48.39'	53.00'	52°18'33"	S22°15'22"W	46.72'
C44	73.00'	53.00'	78°55'14"	S43°21'32"E	67.37'
C45	81.67'	53.00'	88°17'17"	N53°02'12"E	73.83'
C46	50.76'	53.00'	54°52'30"	N18°32'41"W	48.84'
C47	16.72'	278.00'	3°26'45"	S31°43'27"E	16.72'
C48	86.28'	278.00'	17°46'53"	S21°06'37"E	85.93'
C49	84.27'	278.00'	17°22'04"	S03°32'09"E	83.95'
C50	56.25'	228.00'	14°08'05"	N01°55'10"W	56.10'
C51	97.34'	228.00'	24°27'37"	N21°13'01"W	96.60'
C52	187.26'	278.00'	38°35'42"	S14°08'58"E	183.74'
C53	168.40'	250.00'	38°35'42"	N14°08'58"W	165.24'
C54	153.58'	228.00'	38°35'42"	N14°08'58"W	150.70'
C55	1.33'	25.00'	3°02'25"	S31°55'37"E	1.33'
C56	20.59'	25.00'	47°11'47"	S09°50'55"E	20.02'
C57	60.55'	53.00'	65°27'16"	S18°58'40"E	57.31'
C58	77.13'	53.00'	83°22'56"	N86°36'14"E	70.50'
C59	61.40'	53.00'	66°22'32"	N11°43'30"E	58.02'
C60	54.74'	53.00'	59°10'50"	N51°03'11"W	52.34'
C61	20.59'	25.00'	47°11'47"	N57°02'43"W	20.02'
C62	253.82'	53.00'	274°23'34"	N56°33'11"E	72.03'
C63	19.27'	25.00'	44°09'22"	S08°19'43"E	18.79'

HOMEOWNERS' ASSOCIATION NOTES:

1. ALL STORM DRAINAGE FACILITIES LOCATED IN PRIVATE STREETS ARE TO BE OWNED, OPERATED, AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
2. ONCE THE WATER SYSTEM HAS BEEN COMPLETED AND TRANSFERRED, THE HOMEOWNERS' ASSOCIATION 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.
3. ALL WATER INFRASTRUCTURE BEYOND THE CITY WATER METER, INCLUDING PIPES AND CONNECTIONS ON PRIVATE PROPERTY, IS THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION. 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 HOMEOWNERS' ASSOCIATION RESPONSIBILITY.
4. THE HOMEOWNERS' ASSOCIATION WILL ESTABLISH AND MANAGE A MAINTENANCE FUND TO COVER THE COSTS ASSOCIATED WITH THE WATER SYSTEM'S UPKEEP. ALL RESIDENTS WILL CONTRIBUTE TO THIS FUND THROUGH ASSESSMENTS OR FEES AS DETERMINED BY THE HOMEOWNERS' ASSOCIATION.
5. THE HOMEOWNERS' ASSOCIATION MAY HIRE LICENSED THIRD-PARTY CONTRACTORS FOR SPECIALIZED MAINTENANCE AND REPAIRS AS NEEDED. THE HOMEOWNERS' ASSOCIATION WILL OVERSEE THESE CONTRACTS AND ENSURE CONTRACTORS COMPLY WITH ALL RELEVANT WATER SAFETY STANDARDS.
6. THE CITY RESERVES THE RIGHT TO INTERVENE IF THE HOMEOWNERS' ASSOCIATION 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 HOMEOWNERS' ASSOCIATION EXPENSE. ADDITIONALLY, THE CITY HAS THE AUTHORITY TO CONDUCT ROUTINE FLUSHING, WATER QUALITY SAMPLING, AND OTHER NECESSARY TESTING 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.
7. ENTRANCE AREA, INCLUDING GATE, MAILBOX AND LIGHTING TO BE MAINTAINED BY HOA.
8. ALL PARK STRIPS WITHIN THE PROJECT SHALL BE MAINTAINED BY THE HOA AND/OR ADJACENT HOMEOWNER.
9. HOA TO MAINTAIN ANY ENTRY MONUMENT LANDSCAPING THAT MAY BE INSTALLED BY DEVELOPER.
10. ALL SNOW MAINTENANCE AND MITIGATION SHALL BE PERFORMED BY THE HOA.
11. MAINTENANCE OF THE DETENTION BASIN WILL BE THE RESPONSIBILITY OF THE HOA. ACCESS TO THE DETENTION BASIN WILL BE RESTRICTED WITH THE ADDITION OF FENCING AND A GATE.
12. MEMBERSHIP IN THE HOA SHALL BE MANDATORY FOR ALL PROPERTY OWNERS WITHIN THE SUBDIVISION
13. NOTICE TO PROPERTY OWNERS: INDIVIDUAL PROPERTY OWNERS ARE REQUIRED TO PLANT AND MAINTAIN STREET TREES ADJACENT TO OR ON THEIR PROPERTY IN COMPLIANCE WITH THE APPROVED STREET TREE PLAN FOR THE SUBDIVISION ON FILE IN THE COMMUNITY DEVELOPMENT OFFICE OF DRAPER CITY.

GENERAL NOTES:

1. ALL DWELLING UNITS MUST BE EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH INTERNATIONAL FIRE CODE.
2. PERMANENT WROUGHT IRON FENCING WILL BE REQUIRED ALONG CITY OWNED PROPERTY AS PRESCRIBED ON THE SUBDIVISION PLAT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT WITHIN THE MERCER MOUNTAIN ESTATES SUBDIVISION OF HIDDEN CANYON ESTATES, PROTECTING AGAINST ENCROACHMENT OR ENTERING THE CONSERVATION EASEMENT. DEVELOPER WILL COMPLY WITH EXHIBIT "A" FROM THE NINTH AMENDMENT OF THE DEVELOPMENT AGREEMENT REGARDING BOTH TEMPORARY AND PERMANENT FENCING.
3. ALL PRIVATE ROADWAYS, UTILITIES AND GATES TO BE OWNED AND MAINTAINED BY HOA.
4. SHALLOW SEWER DEPTHS. CONTRACTOR TO VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
5. REAR LOT RETENTION WILL BE REQUIRED ON LOTS THAT SLOPE AWAY FROM THE RIGHT OF WAY. BERMS OR SWALES WILL BE REQUIRED TO KEEP RUNOFF ON EACH INDIVIDUAL LOT.
6. DESIGN OF REAR LOT RETENTION AREAS SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPROVAL FOR LOTS 3-24 AND 38-42.
7. THE SIZE OF THE REAR LOT RETENTION BASINS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPROVAL BASED ON THE SIZE OF THE PROPOSED HOUSE AND THE AMOUNT OF PROPOSED IMPERVIOUS AREA.
8. THE MAXIMUM SLOPE OF REAR LOT RETENTION BASINS IS TO BE 3:1.
9. REAR LOT RETENTION BASINS, VOLUME AND MAINTENANCE RESPONSIBILITY PER DCMC 17-5-050(E)

ENBRIDGE GAS UTAH APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS ________ DAY OF ________________, 20_____.

ENBRIDGE GAS UTAH

BY-________________________
TITLE-________________________

LUMEN
APPROVED THIS_____DAY OF________
A.D., 20___.

LUMEN

ROCKY MOUNTAIN POWER
APPROVED THIS_____DAY OF________
A.D., 20___.

ROCKY MOUNTAIN POWER

COMCAST
APPROVED THIS_____DAY OF________
A.D., 20___.

COMCAST

JORDAN BASIN IMPROVEMENT DISTRICT
APPROVED THIS_____DAY OF________
A.D., 20___BY JORDAN BASIN IMPROVEMENT DISTRICT

JORDAN BASIN IMPROVEMENT DISTRICT

ZONING ADMINISTRATOR
APPROVED THIS_____DAY OF________
A.D., 20___BY THE DRAPER ZONING ADMINISTRATOR.

CHAIRMAN DRAPER CITY ZONING ADMINISTRATOR

DRAPER CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE AND IS HEREBY APPROVED.

DRAPER CITY ENGINEER

APPROVAL AS TO FORM
APPROVED THIS_____DAY OF________
A.D., 20_____

DRAPER CITY ATTORNEY

CITY MAYOR
PRESENTED TO THE DRAPER CITY MAYOR
THIS ________ DAY OF ____________
A.D., 20___

AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR ATTEST

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT WHICH IS NORTH 89°58'55" WEST, ALONG THE SECTION LINE, 543.67 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 15 AND RUNNING THENCE SOUTH 68°00'12" EAST 185.95 FEET; THENCE SOUTH 41°05'37" EAST 328.08 FEET; THENCE SOUTH 04°51'05" WEST 787.65 FEET; THENCE SOUTH 33°41'15" EAST 365.90 FEET; THENCE SOUTH 17°35'09" WEST 136.96 FEET; THENCE SOUTH 50°19'21" WEST 131.21 FEET; THENCE NORTH 75°00'07" WEST 121.72 FEET; THENCE NORTH 51°36'36" WEST 145.93 FEET; THENCE NORTH 33°26'49" WEST 250.77 FEET; THENCE NORTH 28°31'00" WEST 86.42 FEET; THENCE NORTH 15°38'42" WEST 134.74 FEET; THENCE NORTH 01°37'25" EAST 149.78 FEET; THENCE NORTH 05°08'53" EAST 184.67 FEET; THENCE SOUTH 48°13'14" WEST 102.04 FEET; THENCE NORTH 82°49'09" WEST 218.44 FEET; THENCE NORTH 20°59'18" WEST 88.05 FEET; THENCE NORTH 03°54'02" WEST 96.36 FEET; THENCE NORTH 01°12'51" EAST 260.78 FEET; THENCE SOUTH 88°22'31" WEST 272.98 FEET TO THE POINT OF A 222.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 76.42 FEET THROUGH A CENTRAL ANGLE OF 19°43'21" (CHORD BEARS SOUTH 42°18'52" EAST 76.04 FEET) TO THE POINT OF A 128.00 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE A DISTANCE OF 463.35 FEET THROUGH A CENTRAL ANGLE OF 207°24'20" (CHORD BEARS SOUTH 51°31'38" WEST 248.71 FEET) TO THE POINT OF A 472.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 131.87 FEET THROUGH A CENTRAL ANGLE OF 16°00'25" (CHORD BEARS NORTH 32°41'53" WEST 131.44 FEET); THENCE NORTH 40°42'05" WEST 93.71 FEET TO THE POINT OF A 159.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 164.04 FEET THROUGH A CENTRAL ANGLE OF 59°06'49" (CHORD BEARS NORTH 70°15'30" WEST 156.87 FEET); THENCE SOUTH 80°11'06" WEST 119.58 FEET TO THE POINT OF A 228.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 211.97 FEET THROUGH A CENTRAL ANGLE OF 53°16'05" (CHORD BEARS NORTH 73°10'52" WEST 204.42 FEET); THENCE NORTH 46°32'49" WEST 10.26 FEET TO THE POINT OF A 172.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 109.58 FEET THROUGH A CENTRAL ANGLE OF 36°30'06" (CHORD BEARS NORTH 64°47'52" WEST 107.73 FEET); THENCE NORTH 83°02'55" WEST 22.69 FEET TO THE POINT OF A 403.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 122.93 FEET THROUGH A CENTRAL ANGLE OF 17°28'38" (CHORD BEARS NORTH 74°18'36" WEST 122.45 FEET); THENCE NORTH 65°34'18" WEST 91.33 FEET TO THE POINT OF A 272.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 113.81 FEET THROUGH A CENTRAL ANGLE OF 23°58'26" (CHORD BEARS NORTH 77°33'31" WEST 112.98 FEET); THENCE NORTH 89°32'44" WEST 56.88 FEET TO THE POINT OF A 9.50 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 2.49 FEET THROUGH A CENTRAL ANGLE OF 15°00'00" (CHORD BEARS SOUTH 82°57'16" WEST 2.48 FEET); THENCE SOUTH 75°27'16" WEST 101.60 FEET TO THE POINT OF A 40.50 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 10.60 FEET THROUGH A CENTRAL ANGLE OF 15°00'00" (CHORD BEARS SOUTH 82°57'16" WEST 10.57 FEET); THENCE NORTH 89°32'44" WEST 156.40 FEET TO THE POINT OF A 40.50 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 10.60 FEET THROUGH A CENTRAL ANGLE OF 15°00'00" (CHORD BEARS NORTH 82°02'44" WEST 10.57 FEET); THENCE NORTH 74°32'44" WEST 99.95 FEET TO THE POINT OF A 22.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 5.76 FEET THROUGH A CENTRAL ANGLE OF 15°00'00" (CHORD BEARS NORTH 82°02'44" WEST 5.74 FEET); THENCE NORTH 89°32'44" WEST 269.67 FEET TO THE POINT OF A 203.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 107.76 FEET THROUGH A CENTRAL ANGLE OF 30°24'49" (CHORD BEARS NORTH 74°20'20" WEST 106.49 FEET); THENCE NORTH 59°07'46" WEST 6.80 FEET; THENCE NORTH 59°07'56" WEST 124.76 FEET TO THE POINT OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 39.04 FEET THROUGH A CENTRAL ANGLE OF 89°27'46" (CHORD BEARS SOUTH 76°07'22" WEST 35.19 FEET); THENCE NORTH 31°23'28" EAST 99.00 FEET TO THE POINT OF A 25.66 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 38.36 FEET THROUGH A CENTRAL ANGLE OF 85°39'35" (CHORD BEARS SOUTH 15°08'16" EAST 34.88 FEET); THENCE SOUTH 59°07'56" EAST 123.74 FEET TO THE POINT OF A 94.69 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 2.68 FEET THROUGH A CENTRAL ANGLE OF 01°37'11" (CHORD BEARS SOUTH 59°32'28" EAST 2.68 FEET) TO THE POINT OF A 153.25 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 85.36 FEET THROUGH A CENTRAL ANGLE OF 31°54'47" (CHORD BEARS SOUTH 73°35'19" EAST 84.26 FEET); THENCE SOUTH 89°32'44" EAST 339.26 FEET TO THE POINT OF A 28.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 7.33 FEET THROUGH A CENTRAL ANGLE OF 15°00'00" (CHORD BEARS NORTH 82°57'16" EAST 7.31 FEET); THENCE NORTH 75°27'16" EAST 99.95 FEET TO THE POINT OF A 34.50 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 9.03 FEET THROUGH A CENTRAL ANGLE OF 15°00'00" (CHORD BEARS NORTH 82°57'16" EAST 9.01 FEET); THENCE SOUTH 89°32'44" EAST 86.81 FEET TO THE POINT OF A 34.50 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 9.03 FEET THROUGH A CENTRAL ANGLE OF 15°00'00" (CHORD BEARS SOUTH 82°02'44" EAST 9.01 FEET); THENCE SOUTH 74°32'44" EAST 99.95 FEET TO THE POINT OF A 28.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 7.33 FEET THROUGH A CENTRAL ANGLE OF 15°00'00" (CHORD BEARS SOUTH 82°02'44" EAST 7.31 FEET); THENCE SOUTH 89°32'44" EAST 55.24 FEET TO THE POINT OF A 322.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 134.73 FEET THROUGH A CENTRAL ANGLE OF 23°58'26" (CHORD BEARS SOUTH 77°33'31" EAST 133.75 FEET); THENCE SOUTH 65°34'18" EAST 91.33 FEET TO THE POINT OF A 353.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 107.68 FEET THROUGH A CENTRAL ANGLE OF 17°28'38" (CHORD BEARS SOUTH 74°18'36" EAST 107.26 FEET); THENCE SOUTH 83°02'55" EAST 22.69 FEET TO THE POINT OF A 222.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 141.43 FEET THROUGH A CENTRAL ANGLE OF 36°30'06" (CHORD BEARS SOUTH 64°47'52" EAST 139.05 FEET); THENCE SOUTH 46°32'49" EAST 10.26 FEET TO THE POINT OF A 177.86 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 165.50 FEET THROUGH A CENTRAL ANGLE OF 53°18'48" (CHORD BEARS SOUTH 73°10'50" EAST 159.59 FEET); THENCE NORTH 80°11'06" EAST 119.58 FEET TO THE POINT OF A 209.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 215.63 FEET THROUGH A CENTRAL ANGLE OF 59°06'49" (CHORD BEARS SOUTH 70°15'30" EAST 206.19 FEET); THENCE SOUTH 40°42'05" EAST 93.71 FEET TO THE POINT OF A 521.99 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 145.67 FEET THROUGH A CENTRAL ANGLE OF 15°59'21" (CHORD BEARS SOUTH 32°42'25" EAST 145.20 FEET) TO THE POINT OF A 78.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 282.45 FEET THROUGH A CENTRAL ANGLE OF 207°28'46" (CHORD BEARS NORTH 51°33'51" EAST 151.54 FEET) TO THE POINT OF A 272.00 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE A DISTANCE OF 171.72 FEET THROUGH A CENTRAL ANGLE OF 36°10'22" (CHORD BEARS NORTH 34°05'21" WEST 168.89 FEET); THENCE NORTH 16°00'10" WEST 6.86 FEET TO THE POINT OF A 122.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 120.67 FEET THROUGH A CENTRAL ANGLE OF 56°40'23" (CHORD BEARS NORTH 12°20'02" EAST 115.81 FEET); THENCE NORTH 49°19'47" WEST 147.63 FEET; THENCE NORTH 64°18'19" EAST 228.98 FEET; THENCE SOUTH 89°58'55" EAST 600.09 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,128,714 SQUARE FEET OR 25.912 ACRES, MORE OR LESS.

DRAPER CITY WATER EASEMENT

A TRACT OF LAND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 89°58'55" EAST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS WEST 621.08 FEET AND SOUTH 0.28 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CANYON POINTE ROAD AS SHOWN ON HIDDEN CANYON ESTATES PHASE 1A, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING NO. 15596, AND RUNNING THENCE NORTH 31°23'28" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 5.01 FEET; THENCE SOUTH 55°18'53" EAST 11.02 FEET; THENCE NORTH 76°03'56" EAST 13.11 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PROPOSED NANI DRIVE AND POINT OF A 25.66 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE AND RIGHT-OF-WAY LINE A DISTANCE OF 5.14 FEET THROUGH A CENTRAL ANGLE OF 11°28'22" (CHORD BEARS SOUTH 52°13'56" EAST 5.13 FEET); THENCE SOUTH 59°07'56" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 25.58 FEET; THENCE SOUTH 31°06'28" WEST 5.98 FEET; THENCE NORTH 58°53'32" WEST 13.66 FEET; THENCE NORTH 31°06'28" EAST 2.56 FEET; THENCE NORTH 57°25'54" WEST 13.50 FEET; THENCE SOUTH 76°03'56" WEST 15.34 FEET; THENCE NORTH 55°18'53" WEST 12.99 FEET TO THE POINT OF BEGINNING.

CONTAINS 260 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 9061091 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 RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERLY; HEREAFTER KNOWN AS:

MERCER MOUNTAIN ESTATES SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

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 STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT:

MERCER MOUNTAIN ESTATES SUBDIVISION

AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO THE MERCER MOUNTAIN ESTATES HOMEOWNERS' ASSOCIATION: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE STREETS, THE SAME TO BE USED AS PRIVATE 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, (3) THOSE PARCELS DESIGNATED AS PRIVATE OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION; AND (4) THOSE CERTAIN ROAD SLOPE EASEMENTS SHOWN HEREON. AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO DRAPER CITY IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS.

THIS __________ DAY OF _________, A.D. 20____.

SIGNATURE: ________________________
PRINTED NAME: ________________________
TITLE: ________________________
DJ INVESTMENT GROUP, LLC

SIGNATURE: ________________________
PRINTED NAME: ________________________
TITLE: ________________________
DRAPER CITY MAYOR

LLC ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF ________________

ON THIS _____ DAY OF ____________________, A.D. _______, PERSONALLY APPEARED BEFORE ME

______________________________, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE

__________________________ OF ______________________________, AND THAT THE WITHIN

OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR

BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

SIGNATURE PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER EXPIRATION DATE

CITY ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF ________________

ON THIS _____ DAY OF ____________________, A.D. _______, PERSONALLY APPEARED BEFORE ME

______________________________, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE

__________________________ OF ______________________________, AND THAT THE WITHIN

OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID ______________________________

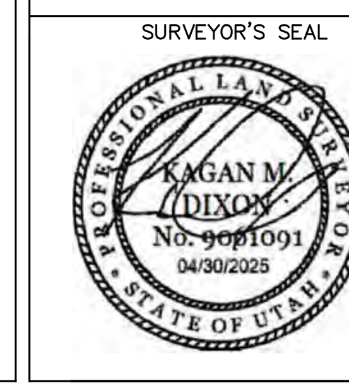
____, BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID ____________________

________________, EXECUTED THE SAME.

SIGNATURE PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER EXPIRATION DATE

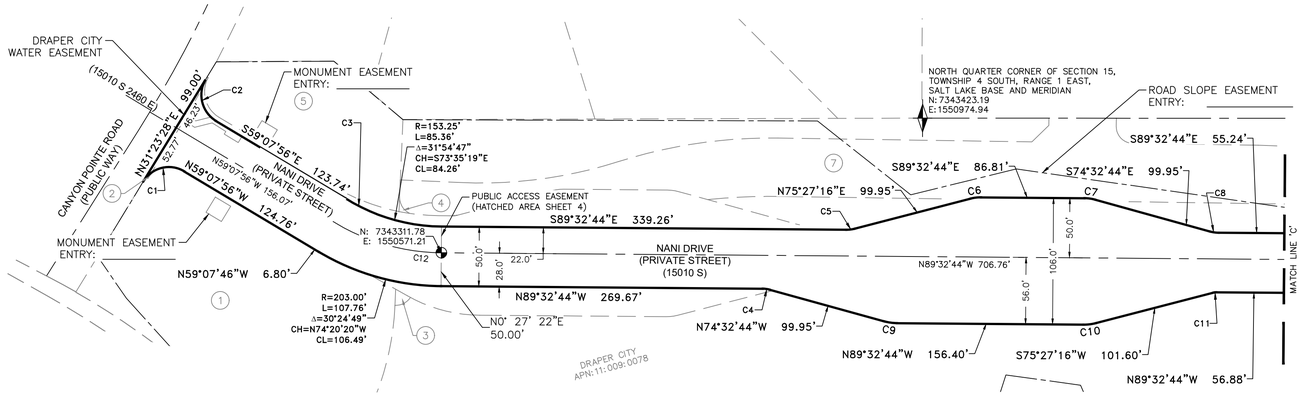
MERCER MOUNTAIN ESTATES SUBDIVISION
LOCATED IN SOUTHEAST QUARTER OF SECTION 10, AND IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

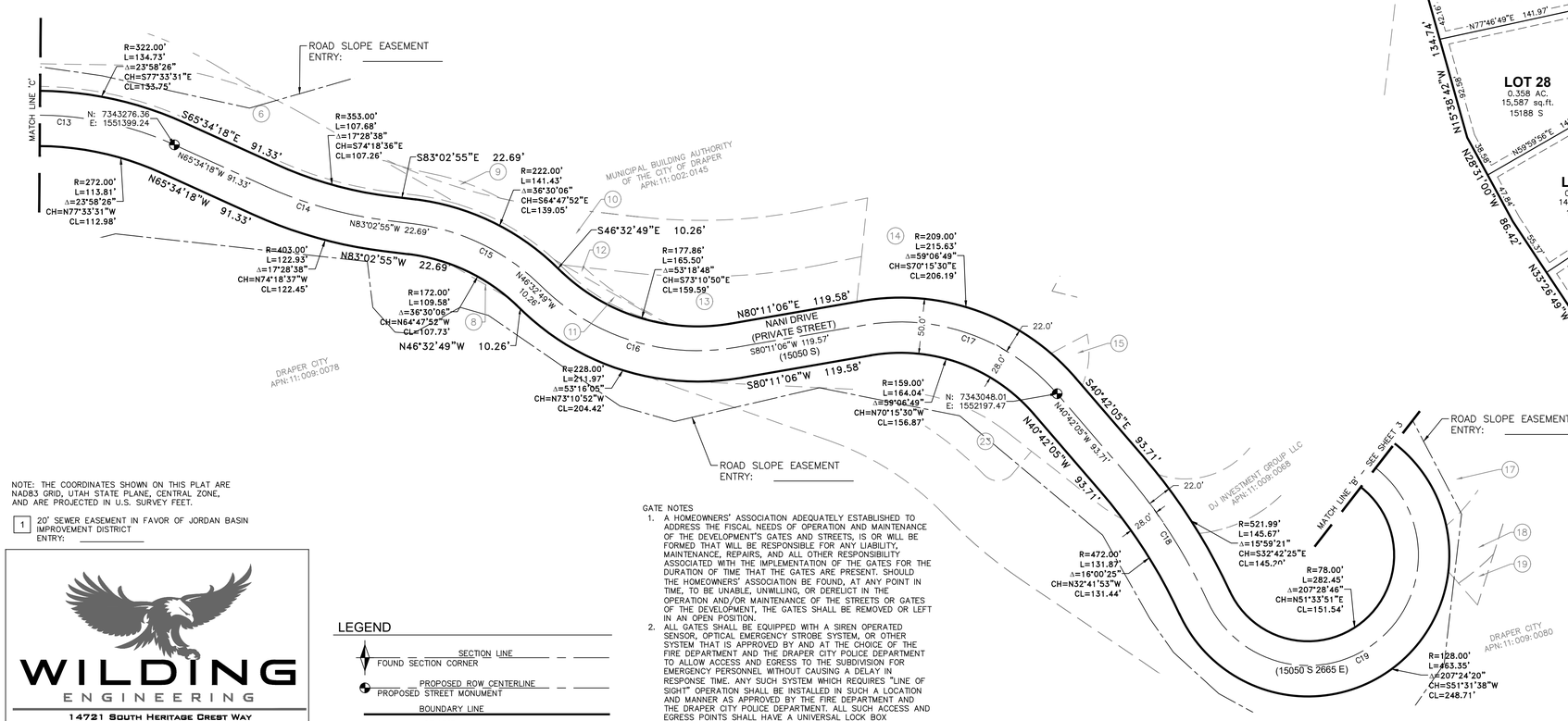
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
			

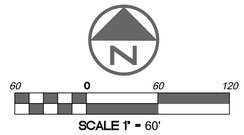
MERCER MOUNTAIN ESTATES SUBDIVISION

FINAL PLAT
SHEET 2 OF 4

AUGUST 2025







NOTE: THE COORDINATES SHOWN ON THIS PLAT ARE NAD83 GRID, UTAH STATE PLANE, CENTRAL ZONE, AND ARE PROJECTED IN U.S. SURVEY FEET.

[1] 20' SEWER EASEMENT IN FAVOR OF JORDAN BASIN IMPROVEMENT DISTRICT ENTRY:

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

PLOT DATE: Aug 15, 2025

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- PROPOSED ROW CENTERLINE
- PROPOSED STREET MONUMENT
- BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY / ROW LINE

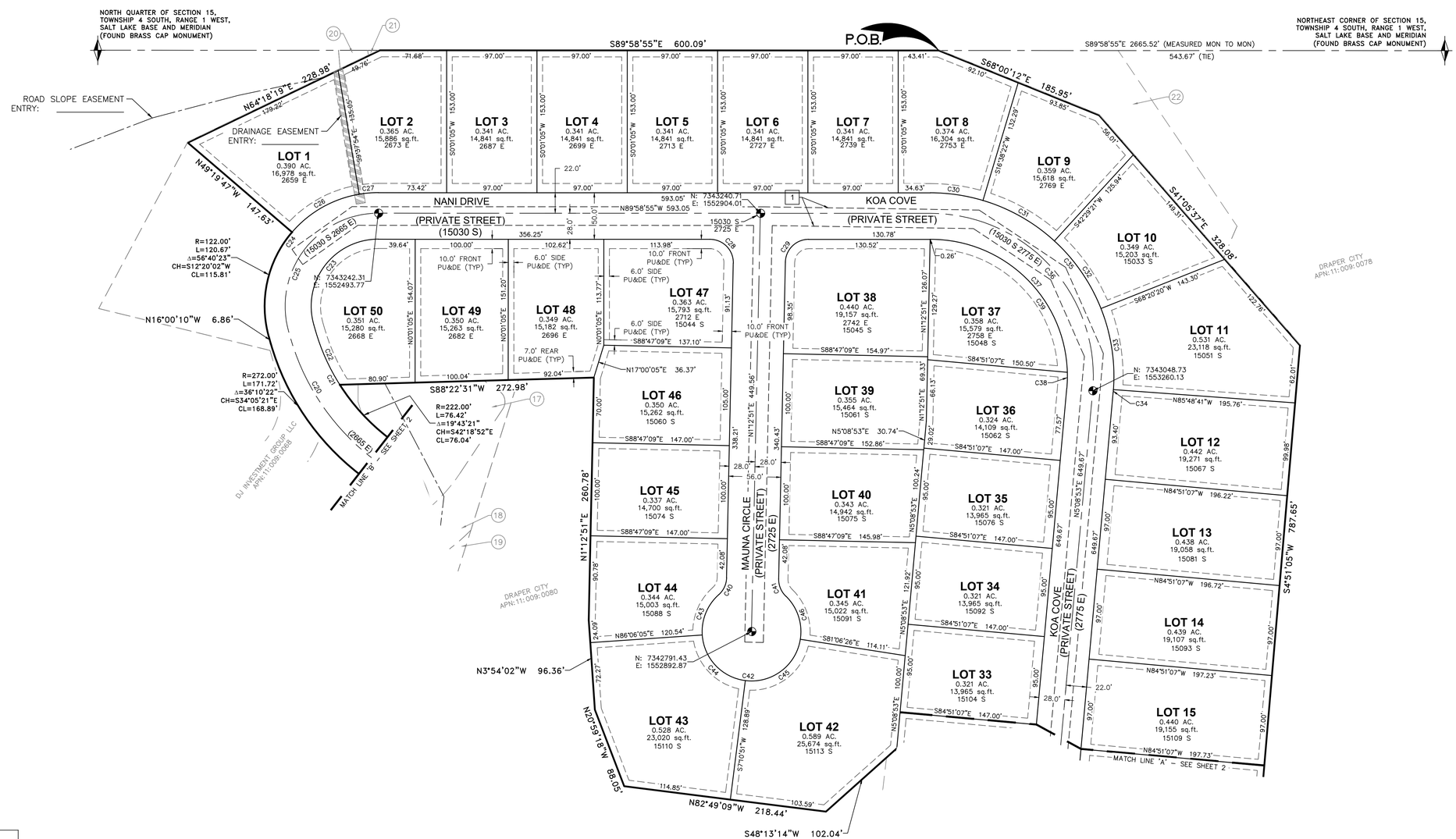
GATE NOTES

1. A HOMEOWNERS' ASSOCIATION ADEQUATELY ESTABLISHED TO ADDRESS THE FISCAL NEEDS OF OPERATION AND MAINTENANCE OF THE DEVELOPMENT'S GATES AND STREETS, IS OR WILL BE FORMED THAT WILL BE RESPONSIBLE FOR ANY LIABILITY, MAINTENANCE, REPAIRS, AND ALL OTHER RESPONSIBILITY ASSOCIATED WITH THE IMPLEMENTATION OF THE GATES FOR THE DURATION OF TIME THAT THE GATES ARE PRESENT. SHOULD THE HOMEOWNERS' ASSOCIATION BE FOUND, AT ANY POINT IN TIME, TO BE UNABLE, UNWILLING, OR DERELICT IN THE OPERATION AND/OR MAINTENANCE OF THE STREETS OR GATES OF THE DEVELOPMENT, THE GATES SHALL BE REMOVED OR LEFT IN AN OPEN POSITION.
2. ALL GATES SHALL BE EQUIPPED WITH A SIREN OPERATED SENSOR, OPTICAL EMERGENCY STROBE SYSTEM, OR OTHER SYSTEM THAT IS APPROVED BY AND AT THE CHOICE OF THE FIRE DEPARTMENT AND THE DRAPER CITY POLICE DEPARTMENT TO ALLOW ACCESS AND EGRESS TO THE SUBDIVISION FOR EMERGENCY PERSONNEL WITHOUT CAUSING A DELAY IN RESPONSE TIME. ANY SUCH SYSTEM WHICH REQUIRES "LINE OF SIGHT" OPERATION SHALL BE INSTALLED IN SUCH A LOCATION AND MANNER AS APPROVED BY THE FIRE DEPARTMENT AND THE DRAPER CITY POLICE DEPARTMENT. ALL SUCH ACCESS AND EGRESS POINTS SHALL HAVE A UNIVERSAL LOCK BOX INSTALLED AS A BACKUP MECHANISM IN PLACE WHICH CAN BE OPERATED BY ONE PERSON AND IS ACCEPTABLE TO AND CHOSEN BY THE FIRE DEPARTMENT AND THE DRAPER CITY POLICE DEPARTMENT FOR THE EVENT OF FAILURE OF THE PRIMARY SYSTEM.

MERCER MOUNTAIN ESTATES SUBDIVISION

FINAL PLAT
SHEET 3 OF 4

AUGUST 2025



NOTE: THE COORDINATES SHOWN ON THIS PLAT ARE NAD83 GRID, UTAH STATE PLANE, CENTRAL ZONE, AND ARE PROJECTED IN U.S. SURVEY FEET.

[1] 20' SEWER EASEMENT IN FAVOR OF JORDAN BASIN IMPROVEMENT DISTRICT
ENTRY: _____

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

LEGEND

- SECTION LINE / FOUND SECTION CORNER
- PROPOSED ROW CENTERLINE / PROPOSED STREET MONUMENT
- BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY / ROW LINE

PLOT DATE: Aug 15, 2025

SCALE 1" = 60'

MERCER MOUNTAIN ESTATES SUBDIVISION

SUBDIVISION EASEMENTS

FINAL PLAT

SHEET 4 OF 4

AUGUST 2025

NORTH ROAD SLOPE EASEMENT

BEGINNING AT A POINT WHICH IS NORTH 89°58'55" WEST, ALONG THE SECTION LINE 1204.70 FEET AND SOUTH 29.34 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 64°18'19" WEST 161.35 FEET; THENCE SOUTH 49°19'47" EAST 147.63 FEET;TO THE POINT OF A 122.00 FOOT RADIUS NON TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 120.87 FEET THROUGH A CENTRAL ANGLE OF 56°46'23" (CHORD BEARS SOUTH 12°20'02" WEST 115.81 FEET); THENCE SOUTH 16°00'10" EAST 6.86 FEET; TO THE POINT OF A 272.00 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE A DISTANCE OF 171.72 FEET THROUGH A CENTRAL ANGLE OF 36°10'22" (CHORD BEARS SOUTH 34°05'21" EAST 168.89 FEET); TO THE POINT OF A 78.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 282.45 FEET THROUGH A CENTRAL ANGLE OF 207°28'46" (CHORD BEARS SOUTH 51°33'51" WEST 151.54 FEET); TO THE POINT OF A 521.99 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 145.67 FEET THROUGH A CENTRAL ANGLE OF 15°59'21" (CHORD BEARS NORTH 32°42'25" WEST 145.20 FEET); THENCE NORTH 40°42'05" WEST 93.71 FEET; TO THE POINT OF A 209.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 215.63 FEET THROUGH A CENTRAL ANGLE OF 59°06'49" (CHORD BEARS NORTH 70°15'30" WEST 206.19 FEET); THENCE SOUTH 80°11'06" WEST 119.58 FEET; TO THE POINT OF A 177.86 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 165.50 FEET THROUGH A CENTRAL ANGLE OF 53°18'45" (CHORD BEARS NORTH 73°10'56" WEST 159.59 FEET); THENCE NORTH 46°32'49" WEST 10.26 FEET; TO THE POINT OF A 222.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 141.43 FEET THROUGH A CENTRAL ANGLE OF 36°30'06" (CHORD BEARS NORTH 64°47'52" WEST 139.05 FEET); THENCE NORTH 83°02'55" WEST 22.69 FEET; TO THE POINT OF A 353.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 107.68 FEET THROUGH A CENTRAL ANGLE OF 17°28'38" (CHORD BEARS NORTH 74°18'36" WEST 107.26 FEET); THENCE NORTH 65°34'18" WEST 91.33 FEET; TO THE POINT OF A 322.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 134.73 FEET THROUGH A CENTRAL ANGLE OF 23°58'26" (CHORD BEARS NORTH 77°33'31" WEST 133.75 FEET); THENCE NORTH 89°32'44" WEST 55.24 FEET; TO THE POINT OF A 28.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 7.33 FEET THROUGH A CENTRAL ANGLE OF 15°00'00" (CHORD BEARS NORTH 82°02'44" WEST 7.31 FEET); THENCE NORTH 74°32'44" WEST 99.95 FEET; TO THE POINT OF A 34.50 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 9.03 FEET THROUGH A CENTRAL ANGLE OF 15°00'00" (CHORD BEARS NORTH 82°02'44" WEST 9.01 FEET); THENCE NORTH 89°32'44" WEST 86.81 FEET; TO THE POINT OF A 34.50 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 9.03 FEET THROUGH A CENTRAL ANGLE OF 15°00'00" (CHORD BEARS SOUTH 82°57'16" WEST 9.01 FEET); THENCE SOUTH 75°27'16" WEST 99.95 FEET; TO THE POINT OF A 28.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 7.33 FEET THROUGH A CENTRAL ANGLE OF 15°00'00" (CHORD BEARS SOUTH 82°57'16" WEST 7.31 FEET); THENCE NORTH 89°32'44" WEST 339.26 FEET; TO THE POINT OF A 153.25 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 85.36 FEET THROUGH A CENTRAL ANGLE OF 31°54'47" (CHORD BEARS NORTH 73°35'19" WEST 84.26 FEET); TO THE POINT OF A 94.69 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 2.68 FEET THROUGH A CENTRAL ANGLE OF 01°37'11" (CHORD BEARS NORTH 59°32'28" WEST 2.68 FEET); THENCE NORTH 59°07'56" WEST 123.74 FEET; TO THE POINT OF A 25.66 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 38.36 FEET THROUGH A CENTRAL ANGLE OF 85°39'35" (CHORD BEARS NORTH 15°08'16" WEST 34.88 FEET); THENCE NORTH 31°22'10" EAST 18.44 FEET; THENCE NORTH 89°41'36" EAST 98.53 FEET; THENCE SOUTH 49°46'36" EAST 75.90 FEET; THENCE SOUTH 89°49'39" EAST 347.62 FEET; THENCE SOUTH 51°36'12" EAST 99.70 FEET; THENCE NORTH 76°13'47" EAST 91.10 FEET; THENCE SOUTH 81°51'26" EAST 283.91 FEET; THENCE SOUTH 77°35'22" EAST 136.64 FEET; THENCE NORTH 73°57'05" EAST 201.41 FEET; THENCE NORTH 86°43'26" EAST 80.74 FEET; THENCE SOUTH 68°45'08" EAST 30.27 FEET; THENCE SOUTH 65°19'23" EAST 219.13 FEET; THENCE SOUTH 75°52'27" EAST 44.10 FEET; THENCE NORTH 69°W54" EAST 256.90 FEET; THENCE NORTH 75°18'47" EAST 95.32 FEET; THENCE NORTH 78°10'19" EAST 93.38 FEET TO THE POINT OF BEGINNING

CONTAINING APPROXIMATELY: 260,653 SF OR 5.984 ACRES

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

PLOT DATE: Aug 15, 2025

GENERAL NOTES

1. THE SLOPE EASEMENTS ARE TO ENSURE THE PROTECTION OF THE SLOPE STABILITY OF THE PRIVATE STREETS. NO MODIFICATION TO THE SLOPE AREA IS PERMITTED WITHOUT ENSURING SLOPE STABILITY.

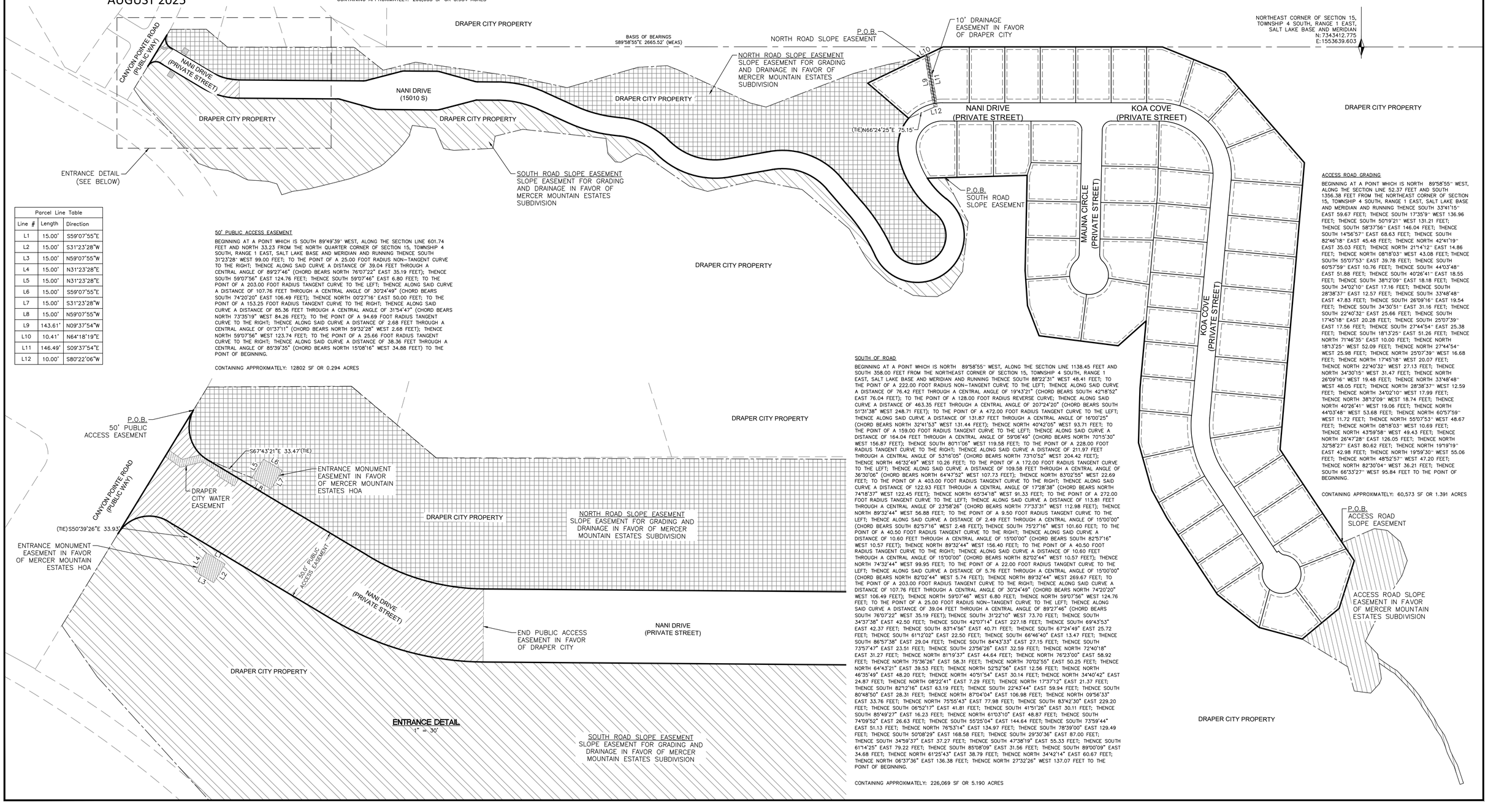
LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- PROPOSED ROW CENTERLINE
- PROPOSED STREET MONUMENT
- BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY / ROW LINE
- PROPOSED EASEMENTS

N

120 0 120 240

SCALE 1" = 120



Parcel Line Table		
Line #	Length	Direction
L1	15.00'	S59°07'55"E
L2	15.00'	S31°23'28"W
L3	15.00'	N59°07'55"W
L4	15.00'	N31°23'28"E
L5	15.00'	N31°23'28"E
L6	15.00'	S59°07'55"E
L7	15.00'	S31°23'28"W
L8	15.00'	N59°07'55"W
L9	143.61'	N09°37'54"W
L10	10.41'	N64°18'19"E
L11	146.49'	S09°37'54"E
L12	10.00'	S80°22'06"W

50' PUBLIC ACCESS EASEMENT

BEGINNING AT A POINT WHICH IS SOUTH 89°49'39" WEST, ALONG THE SECTION LINE 601.74 FEET AND NORTH 33.23 FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 31°23'28" WEST 90.00 FEET; TO THE POINT OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 39.04 FEET THROUGH A CENTRAL ANGLE OF 89°27'46" (CHORD BEARS NORTH 76°07'22" EAST 35.19 FEET); THENCE SOUTH 59°07'56" EAST 124.76 FEET; THENCE SOUTH 59°07'46" EAST 6.80 FEET; TO THE POINT OF A 203.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 107.76 FEET THROUGH A CENTRAL ANGLE OF 30°24'49" (CHORD BEARS SOUTH 74°20'20" EAST 106.49 FEET); THENCE NORTH 00°27'16" EAST 50.00 FEET; TO THE POINT OF A 153.25 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 85.36 FEET THROUGH A CENTRAL ANGLE OF 31°54'47" (CHORD BEARS NORTH 73°35'19" WEST 84.26 FEET); TO THE POINT OF A 94.69 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 2.68 FEET THROUGH A CENTRAL ANGLE OF 01°37'11" (CHORD BEARS NORTH 59°32'28" WEST 2.68 FEET); THENCE NORTH 59°07'56" WEST 123.74 FEET; TO THE POINT OF A 25.66 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 38.36 FEET THROUGH A CENTRAL ANGLE OF 85°39'35" (CHORD BEARS NORTH 15°08'16" WEST 34.88 FEET) TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY: 12802 SF OR 0.294 ACRES

SOUTH OF ROAD

BEGINNING AT A POINT WHICH IS NORTH 89°58'55" WEST, ALONG THE SECTION LINE 1138.45 FEET AND SOUTH 358.00 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°22'31" WEST 48.41 FEET; TO THE POINT OF A 222.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 19'43'21" (CHORD BEARS SOUTH 42°18'52" EAST 76.04 FEET); TO THE POINT OF A 128.00 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE A DISTANCE OF 463.35 FEET THROUGH A CENTRAL ANGLE OF 207°24'20" (CHORD BEARS SOUTH 51°31'38" WEST 248.71 FEET); TO THE POINT OF A 472.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 131.87 FEET THROUGH A CENTRAL ANGLE OF 16°00'25" (CHORD BEARS NORTH 32°41'53" WEST 131.44 FEET); THENCE NORTH 40°42'05" WEST 93.71 FEET; TO THE POINT OF A 159.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 164.04 FEET THROUGH A CENTRAL ANGLE OF 59°06'49" (CHORD BEARS NORTH 70°15'30" WEST 156.87 FEET); THENCE SOUTH 80°11'06" WEST 119.58 FEET; TO THE POINT OF A 228.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 211.97 FEET THROUGH A CENTRAL ANGLE OF 53°16'05" (CHORD BEARS NORTH 73°10'52" WEST 204.42 FEET); THENCE NORTH 46°32'49" WEST 10.26 FEET; TO THE POINT OF A 172.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 109.58 FEET THROUGH A CENTRAL ANGLE OF 36°30'06" (CHORD BEARS NORTH 64°47'52" WEST 107.73 FEET); THENCE NORTH 83°02'55" WEST 22.69 FEET; TO THE POINT OF A 403.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 122.93 FEET THROUGH A CENTRAL ANGLE OF 17°28'38" (CHORD BEARS NORTH 74°18'37" WEST 122.45 FEET); THENCE NORTH 65°34'18" WEST 91.33 FEET; TO THE POINT OF A 272.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 113.81 FEET THROUGH A CENTRAL ANGLE OF 23°58'26" (CHORD BEARS NORTH 77°33'31" WEST 112.98 FEET); THENCE NORTH 89°32'44" WEST 56.88 FEET; TO THE POINT OF A 9.50 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 2.49 FEET THROUGH A CENTRAL ANGLE OF 15°00'00" (CHORD BEARS SOUTH 82°57'16" WEST 2.48 FEET); THENCE SOUTH 75°27'16" WEST 101.60 FEET; TO THE POINT OF A 40.50 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 10.60 FEET THROUGH A CENTRAL ANGLE OF 15°00'00" (CHORD BEARS SOUTH 82°57'16" WEST 10.57 FEET); THENCE NORTH 89°32'44" WEST 156.40 FEET; TO THE POINT OF A 40.50 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 10.60 FEET THROUGH A CENTRAL ANGLE OF 15°00'00" (CHORD BEARS NORTH 82°02'44" WEST 10.57 FEET); THENCE NORTH 74°32'44" WEST 99.95 FEET; TO THE POINT OF A 22.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 5.76 FEET THROUGH A CENTRAL ANGLE OF 15°00'00" (CHORD BEARS NORTH 82°02'44" WEST 5.74 FEET); THENCE NORTH 89°32'44" WEST 269.67 FEET; TO THE POINT OF A 203.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 107.76 FEET THROUGH A CENTRAL ANGLE OF 30°24'49" (CHORD BEARS NORTH 74°20'20" WEST 106.49 FEET); THENCE NORTH 59°07'46" WEST 6.80 FEET; THENCE NORTH 59°07'56" WEST 124.76 FEET; TO THE POINT OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 39.04 FEET THROUGH A CENTRAL ANGLE OF 89°27'46" (CHORD BEARS SOUTH 76°07'22" WEST 35.19 FEET); THENCE SOUTH 31°22'10" WEST 73.70 FEET; THENCE SOUTH 34°37'38" EAST 42.50 FEET; THENCE SOUTH 42°07'14" EAST 227.18 FEET; THENCE SOUTH 69°43'53" EAST 42.37 FEET; THENCE SOUTH 83°14'56" EAST 40.71 FEET; THENCE SOUTH 67°24'49" EAST 25.72 FEET; THENCE SOUTH 61°12'02" EAST 22.50 FEET; THENCE SOUTH 66°46'40" EAST 13.47 FEET; THENCE SOUTH 86°57'38" EAST 29.04 FEET; THENCE SOUTH 84°43'33" EAST 27.15 FEET; THENCE SOUTH 73°57'47" EAST 23.51 FEET; THENCE SOUTH 23°56'26" EAST 32.59 FEET; THENCE NORTH 72°40'18" EAST 31.27 FEET; THENCE NORTH 81°19'37" EAST 44.64 FEET; THENCE NORTH 76°23'00" EAST 58.92 FEET; THENCE NORTH 75°36'26" EAST 58.31 FEET; THENCE NORTH 70°02'55" EAST 50.25 FEET; THENCE NORTH 64°43'21" EAST 39.53 FEET; THENCE NORTH 52°52'56" EAST 12.56 FEET; THENCE NORTH 46°35'49" EAST 48.20 FEET; THENCE NORTH 40°51'54" EAST 30.14 FEET; THENCE NORTH 34°40'42" EAST 24.87 FEET; THENCE NORTH 08°22'41" EAST 7.29 FEET; THENCE NORTH 17°37'12" EAST 21.37 FEET; THENCE SOUTH 82°12'16" EAST 63.19 FEET; THENCE SOUTH 22°43'44" EAST 59.94 FEET; THENCE SOUTH 80°48'50" EAST 28.31 FEET; THENCE NORTH 87°04'04" EAST 106.98 FEET; THENCE NORTH 09°56'33" EAST 33.76 FEET; THENCE NORTH 75°55'43" EAST 77.98 FEET; THENCE SOUTH 83°42'30" EAST 229.20 FEET; THENCE SOUTH 06°52'17" EAST 41.81 FEET; THENCE SOUTH 41°51'26" EAST 30.11 FEET; THENCE SOUTH 85°49'27" EAST 16.23 FEET; THENCE NORTH 61°03'10" EAST 48.87 FEET; THENCE SOUTH 74°09'52" EAST 26.63 FEET; THENCE SOUTH 55°25'04" EAST 144.64 FEET; THENCE SOUTH 73°59'44" EAST 51.13 FEET; THENCE NORTH 76°53'14" EAST 134.97 FEET; THENCE SOUTH 78°39'00" EAST 129.49 FEET; THENCE SOUTH 50°08'29" EAST 168.58 FEET; THENCE SOUTH 29°30'36" EAST 87.00 FEET; THENCE SOUTH 34°59'37" EAST 37.27 FEET; THENCE SOUTH 47°38'19" EAST 55.33 FEET; THENCE SOUTH 61°14'25" EAST 79.22 FEET; THENCE SOUTH 85°08'09" EAST 31.56 FEET; THENCE SOUTH 89°00'09" EAST 34.68 FEET; THENCE NORTH 61°25'43" EAST 38.79 FEET; THENCE NORTH 34°42'14" EAST 60.67 FEET; THENCE NORTH 06°37'36" EAST 136.38 FEET; THENCE NORTH 27°32'26" WEST 137.07 FEET TO THE POINT OF BEGINNING.

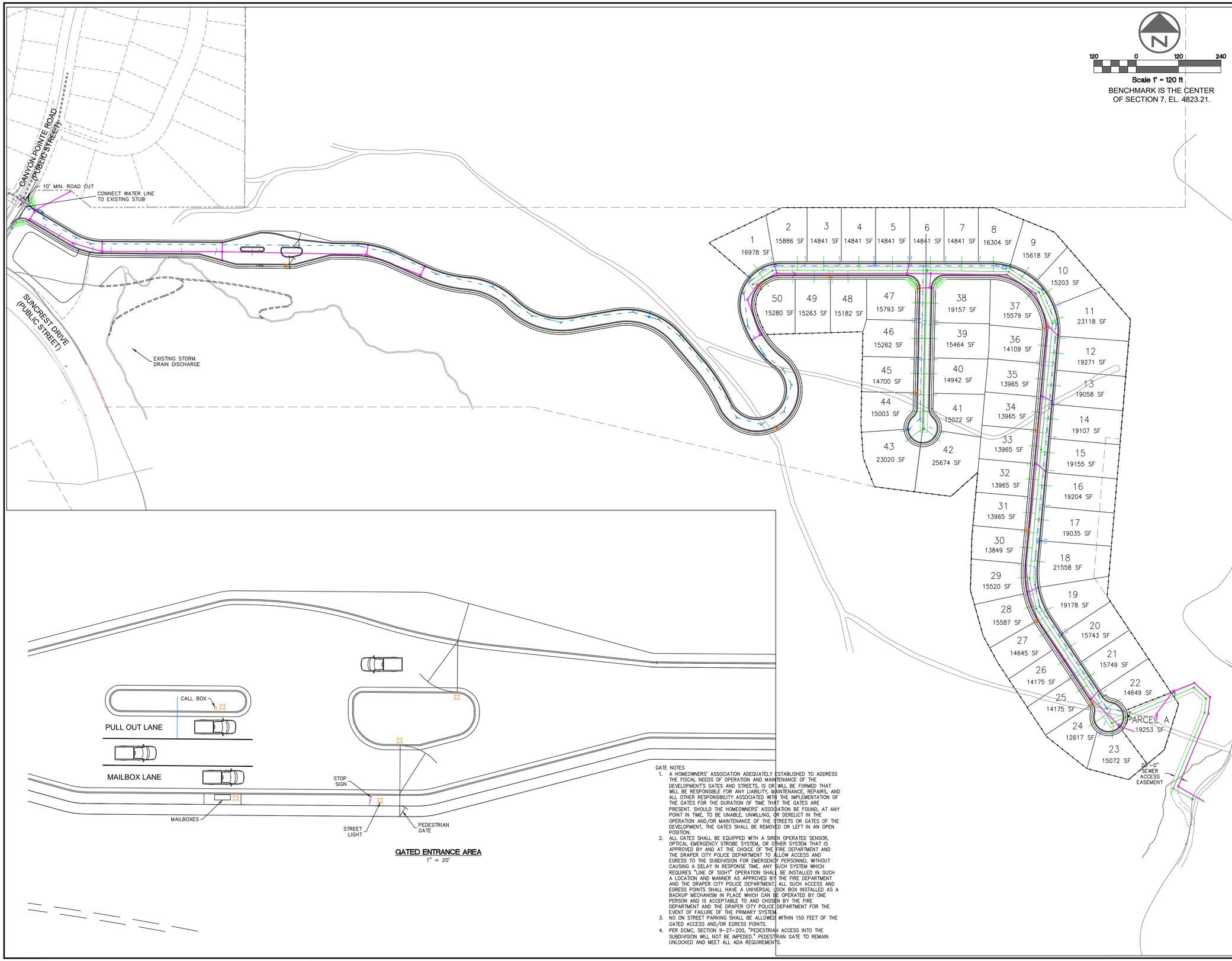
CONTAINING APPROXIMATELY: 226,069 SF OR 5.190 ACRES

ACCESS ROAD GRADING

BEGINNING AT A POINT WHICH IS NORTH 89°58'55" WEST, ALONG THE SECTION LINE 52.37 FEET AND SOUTH 1356.38 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 33°41'15" EAST 59.67 FEET; THENCE SOUTH 17°35'9" WEST 136.96 FEET; THENCE SOUTH 50°19'21" WEST 131.21 FEET; THENCE SOUTH 58°37'56" EAST 146.04 FEET; THENCE SOUTH 14°56'57" EAST 68.63 FEET; THENCE SOUTH 82°46'18" EAST 45.48 FEET; THENCE NORTH 42°41'19" EAST 35.03 FEET; THENCE NORTH 21°14'12" EAST 14.86 FEET; THENCE NORTH 08°18'03" WEST 43.08 FEET; THENCE SOUTH 55°07'53" EAST 39.78 FEET; THENCE SOUTH 60°57'59" EAST 10.76 FEET; THENCE SOUTH 44°03'48" EAST 51.88 FEET; THENCE SOUTH 40°26'41" EAST 18.55 FEET; THENCE SOUTH 38°12'09" EAST 18.18 FEET; THENCE SOUTH 34°02'10" EAST 17.16 FEET; THENCE SOUTH 28°38'37" EAST 12.57 FEET; THENCE SOUTH 33°48'48" EAST 47.83 FEET; THENCE SOUTH 26°09'16" EAST 19.54 FEET; THENCE SOUTH 34°30'51" EAST 31.16 FEET; THENCE SOUTH 22°40'32" EAST 25.66 FEET; THENCE SOUTH 17°45'18" EAST 20.28 FEET; THENCE SOUTH 25°07'39" EAST 17.56 FEET; THENCE SOUTH 27°44'54" EAST 25.38 FEET; THENCE SOUTH 18°13'25" EAST 51.26 FEET; THENCE NORTH 71°46'35" EAST 10.00 FEET; THENCE NORTH 18°13'25" WEST 52.09 FEET; THENCE NORTH 27°44'54" WEST 25.98 FEET; THENCE NORTH 25°07'39" WEST 16.68 FEET; THENCE NORTH 17°45'18" WEST 20.07 FEET; THENCE NORTH 22°40'32" WEST 27.13 FEET; THENCE NORTH 34°30'15" WEST 31.47 FEET; THENCE NORTH 26°09'16" WEST 19.48 FEET; THENCE NORTH 33°48'48" WEST 48.05 FEET; THENCE NORTH 28°38'37" WEST 12.59 FEET; THENCE NORTH 34°02'10" WEST 17.99 FEET; THENCE NORTH 38°12'09" WEST 18.74 FEET; THENCE NORTH 40°26'41" WEST 19.06 FEET; THENCE NORTH 44°03'48" WEST 53.68 FEET; THENCE NORTH 60°57'59" WEST 11.72 FEET; THENCE NORTH 55°07'53" WEST 48.67 FEET; THENCE NORTH 08°18'03" WEST 10.69 FEET; THENCE NORTH 43°59'58" WEST 49.43 FEET; THENCE NORTH 26°47'28" EAST 126.05 FEET; THENCE NORTH 32°58'27" EAST 80.62 FEET; THENCE NORTH 19°19'19" EAST 42.98 FEET; THENCE NORTH 19°59'30" WEST 55.06 FEET; THENCE NORTH 48°52'57" WEST 47.20 FEET; THENCE NORTH 82°30'04" WEST 36.21 FEET; THENCE SOUTH 66°33'27" WEST 95.84 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY: 60,573 SF OR 1.391 ACRES

EXHIBIT G
SITE PLAN



GATED ENTRANCE AREA
1" = 20'

GATE NOTES
1. A HOMEOWNERS' ASSOCIATION ADEQUATELY ESTABLISHED TO ADDRESS THE FISCAL NEEDS OF OPERATION AND MAINTENANCE OF THE DEVELOPMENT'S GATES AND STREETS, IS OR WILL BE FORMED THAT WILL BE RESPONSIBLE FOR ANY LIABILITY, MAINTENANCE, REPAIRS, AND ALL OTHER RESPONSIBILITY ASSOCIATED WITH THE IMPLEMENTATION OF THE GATES FOR THE DURATION OF TIME THAT THE GATES ARE PRESENT. SHOULD THE HOMEOWNERS' ASSOCIATION BE FOUND, AT ANY POINT IN TIME, TO BE UNABLE, UNWILLING, OR DERELICT IN THE OPERATION AND/OR MAINTENANCE OF THE STREETS OR GATES OF THE DEVELOPMENT, THE GATES SHALL BE REMOVED OR LEFT IN AN OPEN POSITION.
2. ALL GATES SHALL BE EQUIPPED WITH A SIREN OPERATED SENSOR, OPTICAL EMERGENCY STROBE SYSTEM, OR OTHER SYSTEM THAT IS APPROVED BY AND AT THE CHOICE OF THE FIRE DEPARTMENT AND THE DRAPER CITY POLICE DEPARTMENT TO ALLOW ACCESS AND EGRESS TO THE SUBDIVISION FOR EMERGENCY PERSONNEL WITHOUT CAUSING A DELAY IN RESPONSE TIME. ANY SUCH SYSTEM WHICH REQUIRES "LINE OF SIGHT" OPERATION SHALL BE INSTALLED IN SUCH A LOCATION AND MANNER AS APPROVED BY THE FIRE DEPARTMENT AND THE DRAPER CITY POLICE DEPARTMENT. ALL SUCH ACCESS AND EGRESS POINTS SHALL HAVE A UNIVERSAL LOCK BOX INSTALLED AS A BACKUP MECHANISM IN PLACE WHICH CAN BE OPERATED BY ONE PERSON AND IS ACCEPTABLE TO AND CHOSEN BY THE FIRE DEPARTMENT AND THE DRAPER CITY POLICE DEPARTMENT FOR THE EVENT OF FAILURE OF THE PRIMARY SYSTEM.
3. NO ON STREET PARKING SHALL BE ALLOWED WITHIN 150 FEET OF THE GATED ACCESS AND/OR EGRESS POINTS.
4. PER DCMC, SECTION 9-27-200, "PEDESTRIAN ACCESS INTO THE SUBDIVISION WILL NOT BE IMPEDED." PEDESTRIAN GATE TO REMAIN UNLOCKED AND MEET ALL ADA REQUIREMENTS.

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GENERAL NOTES
1. ADA RAMPS TO BE LOCATED AT ALL INTERSECTIONS WITH SIDEWALKS. RAMPS SHALL MEET ADA REQUIREMENTS FOR SLOPE.
2. PERMANENT WROUGHT IRON FENCING WILL BE REQUIRED ALONG CITY OWNED PROPERTY AS PRESCRIBED ON THE SUBDIVISION PLAT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT WITHIN THE MERCER MOUNTAIN SUBDIVISION OF HIDDEN CANYON ESTATES, PROTECTING AGAINST ENCROACHMENT OR ENTERING THE CONSERVATION EASEMENT. DEVELOPER (TKC) WILL COMPLY WITH EXHIBIT A FROM THE NINTH AMENDMENT REGARDING BOTH TEMPORARY AND PERMANENT FENCING.
3. PRIVATE STREETS TO BE OWNED AND MAINTAINED BY HOA.
4. WATERLINES AND STORM DRAINAGE FACILITIES LOCATED IN PRIVATE STREETS ARE TO BE OWNED, OPERATED, AND MAINTAINED BY THE HOA.
5. PROVIDE FENCING, PRIOR TO HOME CONSTRUCTION, BETWEEN PUBLIC OPEN SPACE AND PRIVATE LOTS TO PREVENT ENCROACHMENT ONTO PUBLIC OPEN SPACE.

UTILITY NOTES
1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAPER CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL UTILITIES SHOWN OR NOT SHOWN.
3. ALL UTILITIES SHALL REMAIN ACTIVE DURING CONSTRUCTION.
4. STREET CUTS AND ASPHALT RESTORATION SHALL BE PER DRAPER CITY STANDARD DETAILS ST-19 & ST-21.
5. ALL STORM DRAIN AND WATER LOCATED IN THE PROJECT IS TO BE PRIVATELY OWNED AND MAINTAINED.

WATERLINE NOTES
1. THRUST BLOCKS SHALL BE POURED AT NECESSARY LOCATIONS FOR WATERLINE. SEE DETAIL SHEETS FOR THRUST BLOCK SIZING.
2. MINIMUM BURY DEPTH OF WATERLINE IS 5'.
3. ALL VALVES SHALL BE FLANGED TO THE TEES OR CROSSES AT INTERSECTIONS.
4. MAXIMUM SPACING BETWEEN VALVES IS 800 FEET.
5. MAXIMUM SPACING BETWEEN FIRE HYDRANTS IS 400 FEET.
6. WATERLINE PIPE MATERIAL TO BE PVC C900 DR14 CLASS 305.
7. MASTER METER TO USE 8" SENSUS F2 METER AND BYPASS METER TO USE 4" SENSUS C2 METER.
8. BOTH MASTER METER AND BYPASS METER TO HAVE RADIO-READ OPTION INCLUDED.
9. LATERALS TO BE 1" CTS POLY LATERALS.

SEWER NOTES
1. ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTION ANY NEW SEWER LINES.
3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
4. SEWER LINES TO BE SDR-35 PVC.
5. SHALLOW SEWER DEPTHS. CONTRACTOR TO VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

LEGEND

PROPOSED STORM DRAIN
PROPOSED WATER LINE
PROPOSED SEWER LINE
PROPOSED FIRE HYDRANT
PROPOSED STREET LIGHT
PROPOSED SEWER MANHOLE
EXISTING STORMDRAIN MANHOLE
PROPOSED CATCH BASIN
PROPOSED COMBO BOX
PROPOSED CLEANOUT BOX

PLOT DATE: Aug 15, 2025 G:\DATA\24200 Mercer Hollow\dwg\24200 Mercer Mountain C101 Overall Sheets.dwg

NO.	REVISION	DATE
5	CITY COMMENTS	2/25/25
4	CITY COMMENTS	12/17/24
3	CITY COMMENTS	11/14/24
2	CITY COMMENTS	10/3/24
1	ROW WIDTH, CITY COMMENTS	9/9/2024

PROJECT INFORMATION

MERCER MOUNTAIN

MASTER SITE & UTILITY PLAN

DRAPER, UTAH

DRAWN	CHECKED	PROJECT #
TGK	MEC	24200

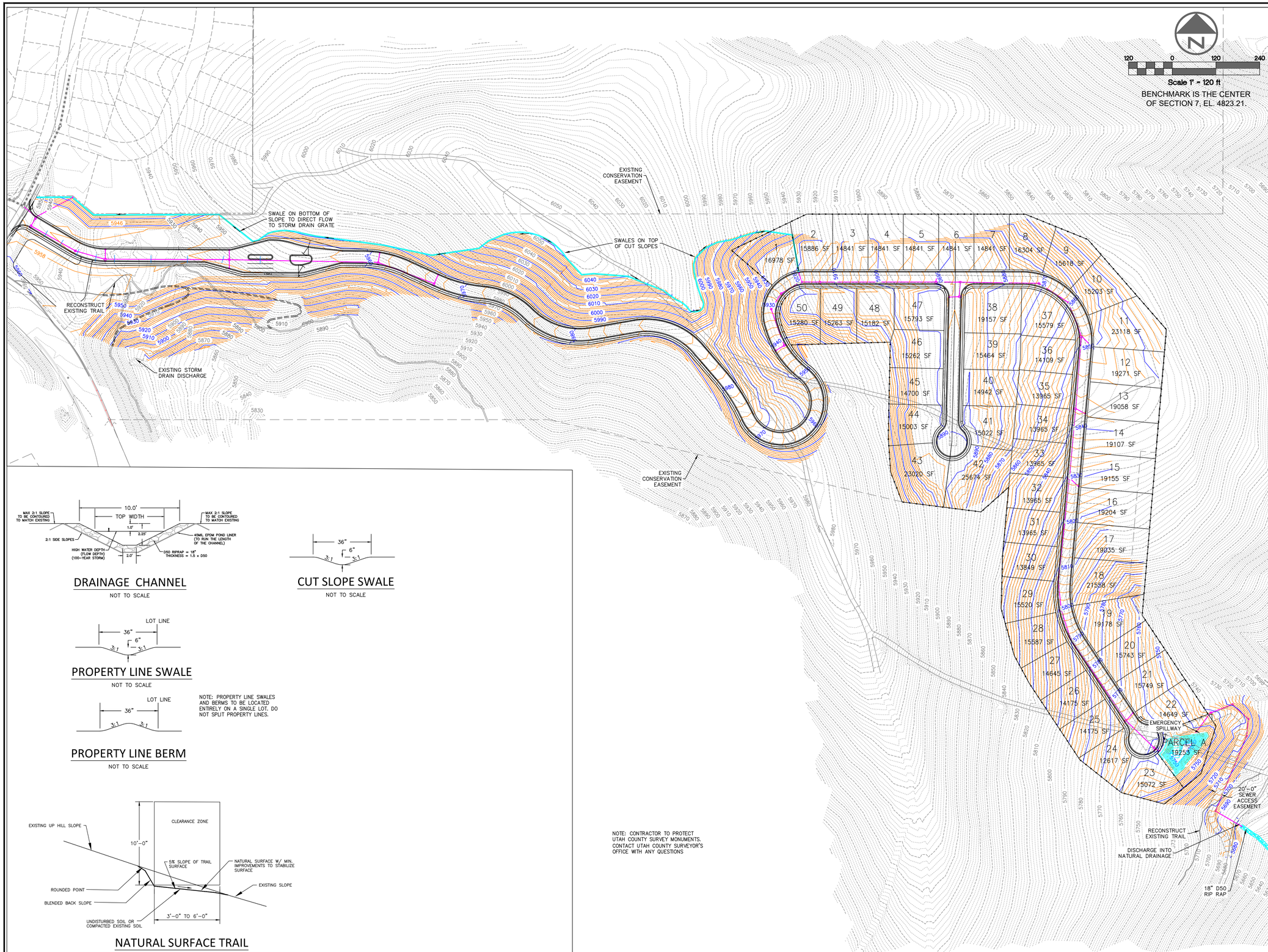
PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
08/14/2025
STATE OF UTAH
ENGINEER'S STAMP

DATE 8/15/25

SCALE 1" = 120'

SHEET C201

EXHIBIT H
GRADING PLANS



DRAINAGE CHANNEL

NOT TO SCALE

CUT SLOPE SWALE

NOT TO SCALE

PROPERTY LINE SWALE

NOT TO SCALE

NOTE: PROPERTY LINE SWALES AND BERMS TO BE LOCATED ENTIRELY ON A SINGLE LOT. DO NOT SPLIT PROPERTY LINES.

PROPERTY LINE BERM

NOT TO SCALE

NATURAL SURFACE TRAIL

NOT TO SCALE

NOTE: CONTRACTOR TO PROTECT UTAH COUNTY SURVEY MONUMENTS. CONTACT UTAH COUNTY SURVEYOR'S OFFICE WITH ANY QUESTIONS

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GRADING AND GEOTECHNICAL NOTES

1. REMOVE VEGETATION, STRIP AND STOCKPILE TOPSOIL FROM THE AREAS THAT WILL BE DISTURBED BY EXCAVATION, FILLING, OR ROAD CONSTRUCTION.
2. A SITE SPECIFIC GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF THE GEOTECHNICAL REPORT AND COMPLYING WITH THE RECOMMENDATIONS CONTAINED THEREIN.
3. SEE THE SITE GEOTECHNICAL REPORT FOR CUTTING, FILLING AND COMPACTION RECOMMENDATIONS. (6)
4. FOR IMPORTED STRUCTURAL FILL, THE FILL MATERIAL SHALL HAVE A FINES CONTENT LESS THAN 25%, A LL OF 25 OR LESS, AND A PI OF 7 OR LESS. (6.2.4)
5. ANY IMPORTED FILL MATERIALS SHOULD BE APPROVED BY IGES PRIOR TO IMPORTING. ALSO PRIOR TO ANY FILL, THE EXCAVATIONS SHOULD BE OBSERVED BY IGES TO ASSESS WHETHER UNSUITABLE MATERIALS HAVE BEEN REMOVED. (6.2.4)
6. IT IS RECOMMENDED THAT THE CONTRACTOR GIVE CONSIDERATION TO COVERING CUT AND FILL SLOPES WITH TOPSOIL; TOPSOIL THAT WAS REMOVED DURING CLEARING AND GRUBBING ACTIVITIES MAY BE USED. (6.2.6)
7. CONTRACTOR TO WAIT 30 DAYS FOLLOWING COMPLETION OF FILL ACTIVITIES TO BEGIN CONSTRUCTING ROADWAYS AND STRUCTURES OVER FILL SECTIONS. (6.4.3)
8. UPON COMPLETION OF GRADING, RELATIVE COMPACTION OF THE FILL OUT TO THE SLOPE FACE SHALL BE AT LEAST 90% OF THE MAX DRY DENSITY. (6.5.6)
9. SEE THE GEOTECHNICAL REPORT FOR KEYWAY, BENCHING, CANYON FILL AND DRAIN REQUIREMENTS DETAILS. (6.5)
10. NATIVE SOILS USED AS STRUCTURAL FILL SHOULD BE TESTED FOR DENSITY AND MOISTURE. IMPORTED FILL SOILS SHOULS BE TESTED IN ACCORDANCE WIT THE RECOMMENDATIONS PRESENTED IN THE REPORT. (6.13)
11. LOTS ARE TO BE GRADED SUCH THAT RUNOFF IS DRAINED TO THE RIGHT OF WAY WHERE POSSIBLE. LOT LINE BERMS MAY BE REQUIRED TO ACCOMPLISH THIS. SEE DETAIL ON THIS SHEET.
12. REAR LOT RETENTION WILL BE REQUIRED ON LOTS THAT SLOPE AWAY FROM THE RIGHT OF WAY. BERMS OR SWALES WILL BE REQUIRED TO KEEP RUNOFF ON EACH INDIVIDUAL LOT.
13. DESIGN OF REAR LOT RETENTION AREAS SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPROVAL FOR LOTS 3-24 AND 38-42.
14. THE SIZE OF THE REAR LOT RETENTION BASINS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPROVAL BASED ON THE SIZE OF THE PROPOSED HOUSE AND THE AMOUNT OF PROPOSED IMPERVIOUS AREA.
15. THE MAXIMUM SLOPE OF REAR LOT RETENTION BASINS IS TO BE 3:1.
16. COCONUT MATTER SHALL BE USED TO STABILIZE TEMPORARY SLOPES OR SWALES AS NEEDED.
17. PERMANAMENT STABILIZATION WILL CONSIST OF SEEDING THAT WILL TAKE PLACE ON THE SITE WITH EXPOSED SLOPES WITHIN THE FALL OR SPRING SEEDING WINDOW CORRESPONDING WITH THIS AREA. SEED WILL BE BROADCAST AND INCORPORATED INTO TOPSOIL AS PER SPECIFICATIONS STATES BY THE STORM WATER POLLUTION PREVENTION PLAN. INCORPORATION REQUIREMENTS WILL VARY BASED ON SLOPE ANGLE, SOIL STABILITY AND LAND USE. MULCH MATTING WILL BE INSTALLED OVER SEEDED AREAS.
18. THE GRADING ADJACENT TO THE SIDEWALK SHOULD HAVE A MAXIMUM SLOPE OF 3:1 WITHIN 2 FEET OF THE SIDEWALK. THE SLOPE MAY BE 2:1 BEYOND 2 FEET.
19. STORM DRAIN ON PRIVATE STREETS ARE TO BE MAINTAINED BY HOA OR SIMILAR.
20. DETENTION BASIN SHALL BE MAINTAINED INCLUDING ACCESSIBILITY, INSPECTION AND CLEANING BY HOA OR SIMILAR.
21. CONTRACTOR TO COORDINATE TRAIL RECONSTRUCTION WITH DRAPER CITY MANAGER GREG HILBIG (801) 576-6387 PRIOR TO RECONSTRUCTION. TRAILS CONSTRUCTION SHALL MEET DRAPER CITY STANDARDS.
22. CONSTRUCTION IN THIS AREA IS WITHIN AN EXISTING CONSERVATION EASEMENT. PLANS ARE SUBJECT TO SALT LAKE COUNTY APPROVAL.

LEGEND

- PROPOSED SD CATCH BASIN
- PROPOSED SD COMBO BOX
- PROPOSED SD MANHOLE
- PROPOSED STORM DRAIN
- EXISTING CONTOUR (10')
- EXISTING CONTOUR (2')
- PROPOSED CONTOUR (10')
- PROPOSED CONTOUR (2')

NO.	REVISION	DATE
5	CITY COMMENTS	2/25/25
4	CITY COMMENTS	12/17/24
3	CITY COMMENTS	11/14/24
2	CITY COMMENTS	10/3/24
1	ROW WIDTH, CITY COMMENTS	9/9/2024

PROJECT INFORMATION

MERCER MOUNTAIN

MASTER GRADING & DRAINAGE PLAN

DRAPER, UTAH

DRAWN	CHECKED	PROJECT #
TGK	MEC	24200

PROFESSIONAL ENGINEER No. 5251757 MIKE E. CARLTON 04/14/2025 STATE OF UTAH

ENGINEER'S STAMP

DATE: 8/15/25

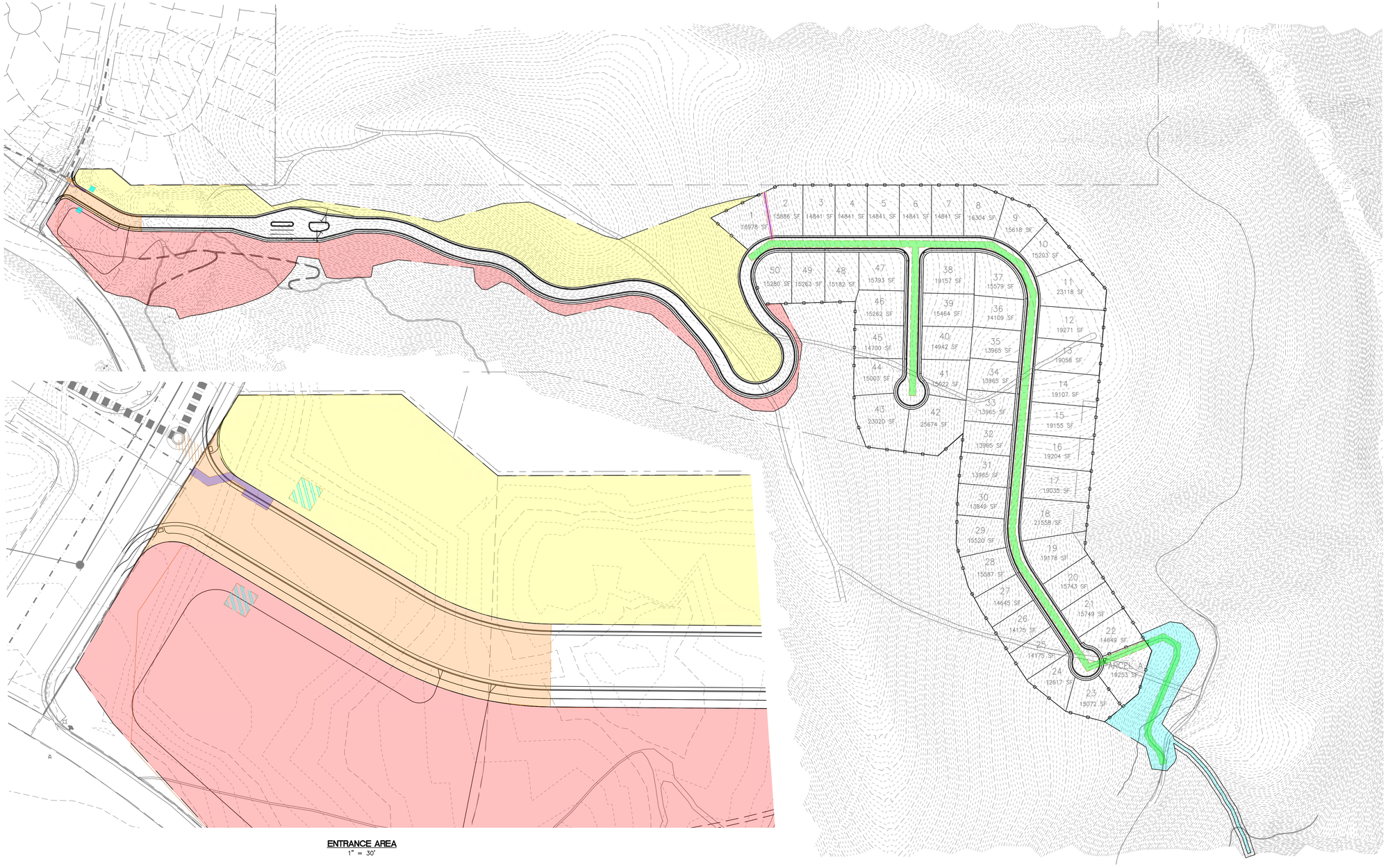
SCALE: 1" = 120'

SHEET: C202

G:\DATA\24200 Mercer Hollow\dwg\24200 Mercer Mountain C101 Overall Sheets.dwg
PLOT DATE: Aug 14, 2025

MERCER MOUNTAIN

EASEMENTS MAP



ENTRANCE AREA
1" = 30'

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LEGEND

SYMBOL	ITEM
	EXISTING CONTOUR (10')
	EXISTING CONTOUR (2')
	PROPOSED CONTOUR (10')
	PROPOSED CONTOUR (2')
	NORTH ROAD GRADING EASEMENT
	SOUTH ROAD GRADING EASEMENT
	PUBLIC ACCESS EASEMENT
	ACCESS ROAD GRADING EASEMENT
	SEWER EASEMENT
	DRAPER CITY WATER EASEMENT
	MONUMENT EASEMENTS
	DRAINAGE EASEMENT

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PLOT DATE: Aug 14, 2025

NO.	REVISION	DATE
5	CITY COMMENTS	2/25/25
4	CITY COMMENTS	12/17/24
3	CITY COMMENTS	11/14/24
2	CITY COMMENTS	10/3/24
1	ROW WIDTH, CITY COMMENTS	9/9/2024

PROJECT INFORMATION

MERCER MOUNTAIN

EASEMENTS MAP

DRAPER, UTAH

DRAWN	CHECKED	PROJECT #
TGK	MEC	24200

DATE: 8/15/25

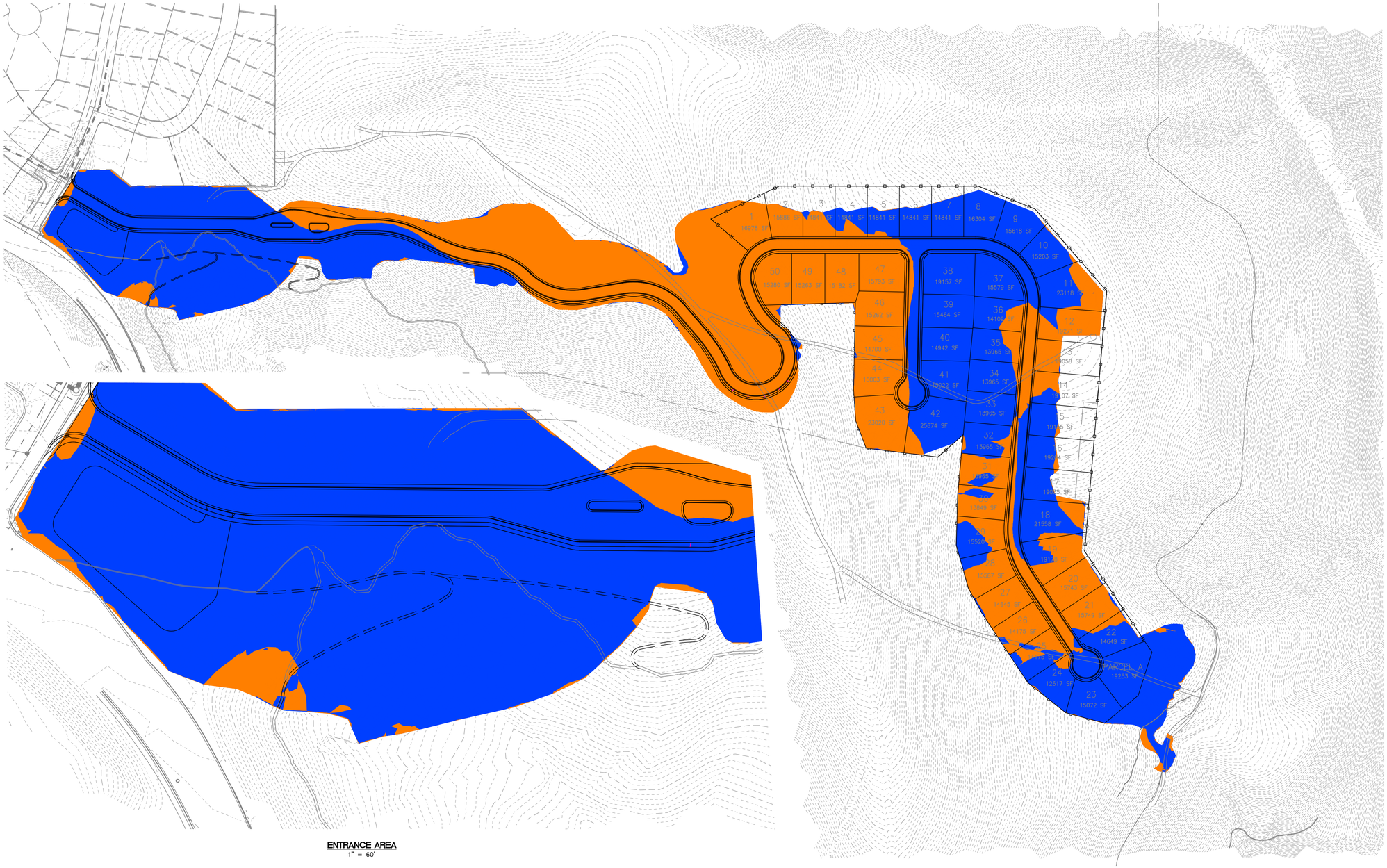
SCALE: 1" = 150'

SHEET: C505

ENGINEER'S STAMP

MERCER MOUNTAIN

CUT FILL MAP



ENTRANCE AREA
1" = 60'

N

150 0 150 300

Scale 1" = 150 ft

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NOTES:
1) FILL PLACED UNDER ROADWAY AND STRUCTURES SHALL BE STRUCTURAL FILL APPROVED BY A GEOTECHNICAL ENGINEER.
2) VOLUME OF ROAD CROSS SECTION INCLUDING ASPHALT, CURB AND GUTTER AND SIDEWALK ARE EXCLUDED FROM FILL VOLUMES

LEGEND

SYMBOL	ITEM
	EXISTING CONTOUR (10')
	EXISTING CONTOUR (2')
	PROPOSED CONTOUR (10')
	PROPOSED CONTOUR (2')
	CUTS (-36' TO 0')
	FILLS (0' TO 58')

G:\DATA\24200 Mercer Hollow\dwg\24200 50 Lots Base.dwg
PLOT DATE: Aug 15, 2025

NO.	REVISION	DATE
5	CITY COMMENTS	2/25/25
4	CITY COMMENTS	12/17/24
3	CITY COMMENTS	11/14/24
2	CITY COMMENTS	10/3/24
1	ROW WIDTH, CITY COMMENTS	9/9/2024

PROJECT INFORMATION

MERCER MOUNTAIN

CUT FILL MAP

DRAPER, UTAH

DRAWN	CHECKED	PROJECT #
TGK	MEC	24200

PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
04/14/2025
STATE OF UTAH

ENGINEER'S STAMP

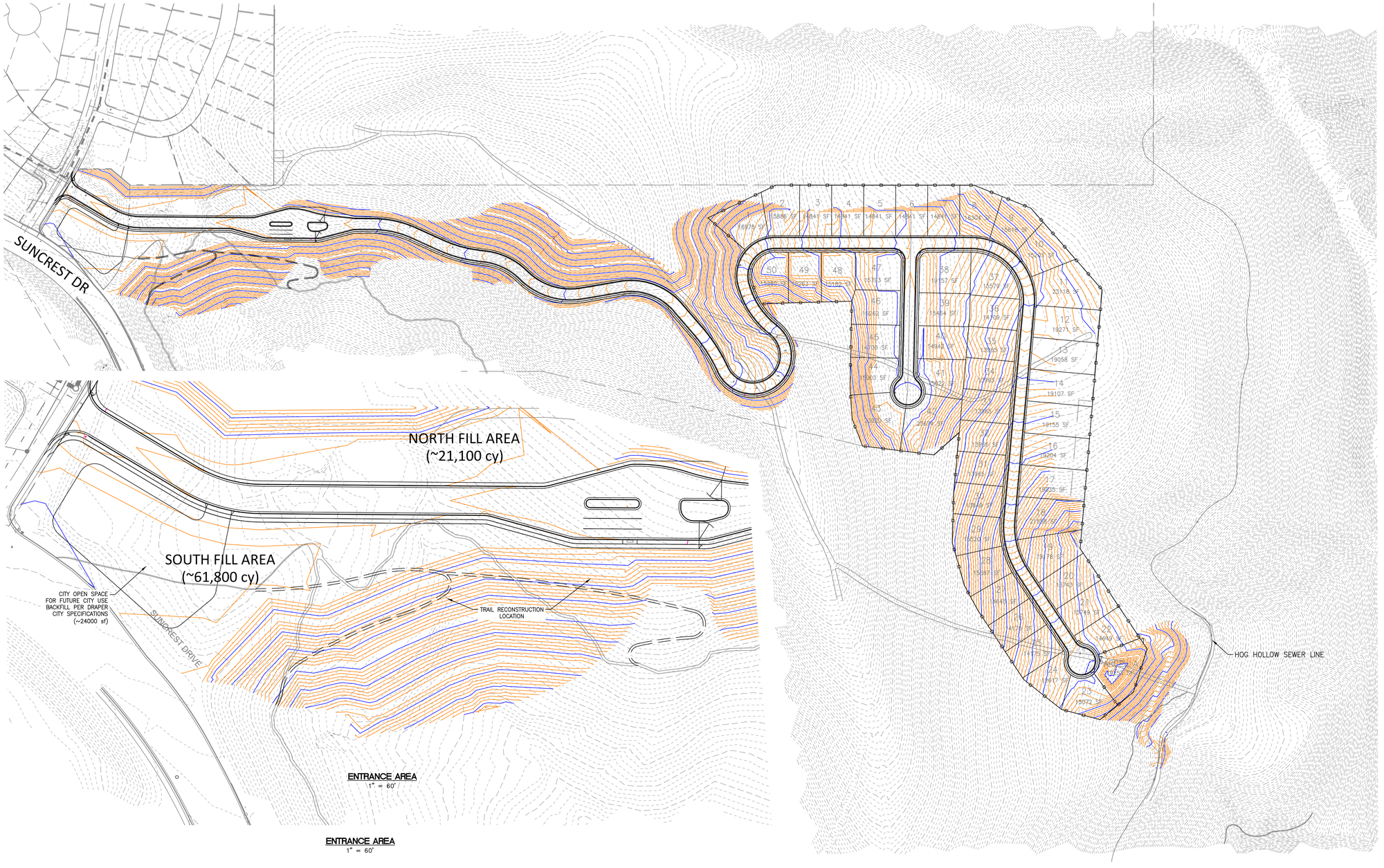
DATE 8/15/25

SCALE 1" = 150'

SHEET C501

MERCER MOUNTAIN

FILL AREA MAP



N

150 0 150 300

Scale 1" = 150 ft

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NOTES:

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2) VOLUME OF ROAD CROSS SECTION INCLUDING ASPHALT, CURB AND GUTTER AND SIDEWALK ARE EXCLUDED FROM FILL VOLUMES

SITE VOLUME:
CUT: 83,840 CY
FILL: 82,940 CY
NET: 900 CY CUT

G:\DATA\24200 Mercer Hollow\dwg\24200 50 Lots Base.dwg
PLOT DATE: Aug 15, 2025

NO.	REVISION	DATE
5	CITY COMMENTS	2/25/25
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1	ROW WIDTH, CITY COMMENTS	9/9/2024

PROJECT INFORMATION

MERCER MOUNTAIN

FILL AREA MAP

DRAPER, UTAH

DRAWN	CHECKED	PROJECT #
TGK	MEC	24200

PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
04/14/2025
STATE OF UTAH

ENGINEER'S STAMP

DATE 8/15/25

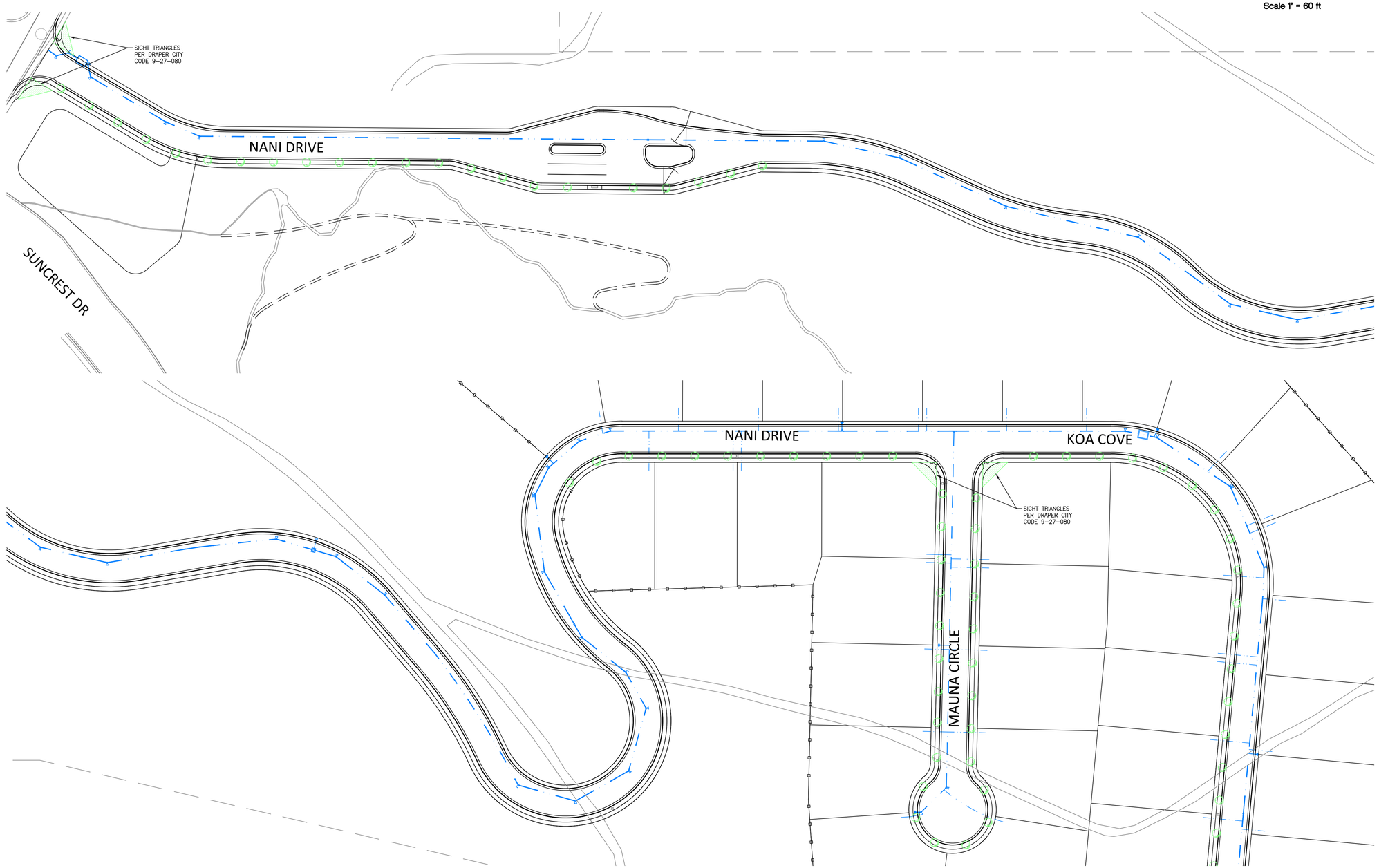
SCALE 1" = 150'

SHEET C502

EXHIBIT I
LANDSCAPE PLANS

MERCER MOUNTAIN

STREET TREE PLAN



N

60 0 60 120

Scale 1" = 60 ft

WILDING ENGINEERING

14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

NOTES:

1) PARKSTRIP LANDSCAPING TO BE INSTALLED PER DRAPER CITY CODE 9-23-080, 9-23-050(H), AND HTTPS://WWW.DRAPERUTAH.GOV/LIVING-IN-DRAPER-CITY/LANDSCAPING/TREE-GUIDE/
2) CORNER SIGHT TRIANGLES DESIGNED TO DRAPER CITY CODE 9-27-080 SPECIFICATIONS
3) NORTH PARKSTRIP AND ALL OTHER PARKSTRIPS WITHOUT TREES WILL BE LANDSCAPED IN A WAY TO FACILITATE SNOW STORAGE AND WILL BE MAINTAINED BY THE HOA AND/OR ADJACENT PROPERTY OWNER PER THE PLAT.
4) PARK STRIP TREES TO BE 2" CALIPER UPON INSTALLATION
5) IRRIGATION TO TIE INTO PROPOSED 12" PVC WATERLINE
6) IRRIGATION MUST COMPLY WITH DRAPER CITY CODE 9-5-090(D)(1)(d)(4)(C)
7) IRRIGATION MUST BE DRIP IRRIGATION OR BUBBLERS FOR STREET TREES.

G:\DATA\24200 Mercer Hollow\dwg\24200 50 Lots C504.dwg
PLOT DATE: Aug 15, 2025

NO.	REVISION	DATE
6	CITY COMMENTS	8/13/25
5	CITY COMMENTS	2/25/25
4	CITY COMMENTS	12/17/24
3	CITY COMMENTS	11/14/24
2	CITY COMMENTS	10/3/24
1	ROW WIDTH, CITY COMMENTS	9/9/2024

PROJECT INFORMATION

MERCER MOUNTAIN

STREET TREE PLAN

DRAPER, UTAH

DRAWN	CHECKED	PROJECT #
TGK	MEC	24200

DATE: 8/15/25

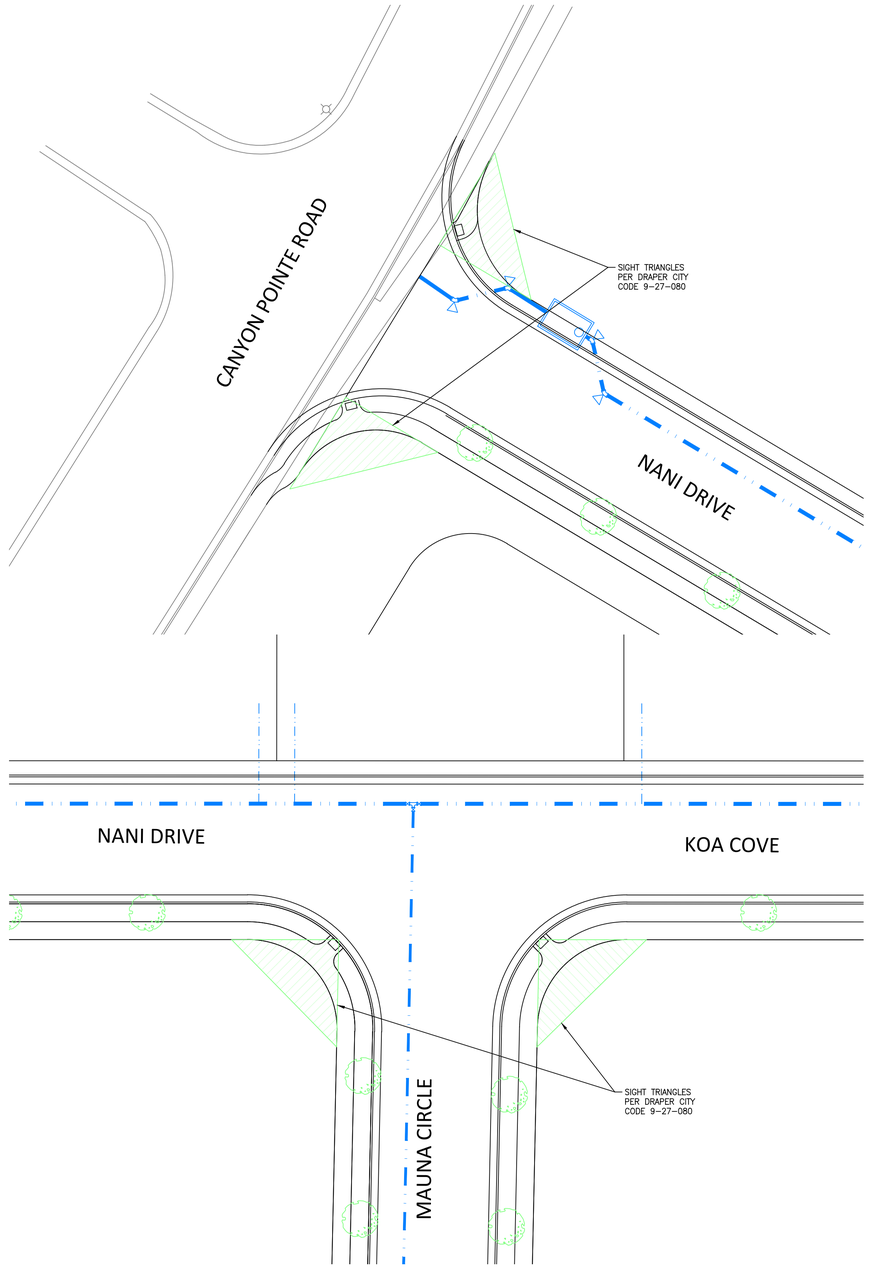
SCALE: 1" = 60'

SHEET: C506

ENGINEER'S STAMP

MERCER MOUNTAIN

STREET TREE PLAN



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1	ROW WIDTH, CITY COMMENTS	9/9/2024

PROJECT INFORMATION

MERCER MOUNTAIN

STREET TREE PLAN

DRAPER, UTAH

DRAWN	CHECKED	PROJECT #
TGK	MEC	24200

DATE 8/15/25

SCALE 1" = 60'

SHEET C507

ENGINEER'S STAMP