



Development Review Committee

1020 East Pioneer Road

Draper, Utah 84020

STAFF REPORT

September 3, 2025

To: Jennifer Jastremsky, Zoning Administrator

Approved

Date

From: Maryann Pickering, AICP, Planner III, (801) 576-6391,
maryann.pickering@draperutah.gov

Re: Big Willow Creek Phase 5 – Final Subdivision Plat Request

Application No.: 2025-0026-SUB

Applicant: Mathew Wangsgaard of Focus Engineering, representing Ivory Homes

Project Location: 11670 S. Wildrye Field Way

Current Zoning: R4 (Single Family Residential, 10,000 sq. ft. lot minimum) Zone

Acreage: Approximately 9.3 acres (approximately 405,108 sq. ft.)

Request: Request for approval of a Final Subdivision Plat for a 19 lot single family subdivision.

SUMMARY AND BACKGROUND

This application is a request for approval of a Final Subdivision Plat for approximately 9.3 acres located on the west side of Wildrye Field Way, at approximately 11670 S. Wildrye Field Way (Exhibits B and C). The property is currently zoned R4. The applicant is requesting that the application be approved for the purpose of developing a 19-lot single family subdivision.

This property is part of the overall Big Willow Creek development. This development originally obtained approval in January 2017 for 115 dwelling units on 49.75 acres. The approval included a Development Agreement limiting the density to a maximum of 2.3 du/ac (dwelling units per acre), and requires a variety of lot sizes from 20,000 square feet to 10,000 square feet in size. Preliminary plat approval for all 115 lots was approved by the



Planning Commission on July 18, 2017. Phases 1A and 1B obtained final plat approval on September 18, 2018, with an amended plat approved for these phases on November 21, 2019.

In April 2019 the applicant amended the development agreement (1st Amendment Development Agreement) in order to add 18.1 acres of property into the Big Willow Creek Development. The 1st Amendment of the Development Agreement rezoned some of the additional 18.1 acres of property to the RM2 (Multiple-Family Residential) zone, but limited any development to a maximum of 9 du/ac. The remainder of the property was rezoned to R4.

The 2nd through 5th Amendments to the Development Agreement have been approved by City Council, but none of those amendments specifically impact this phase. However, a 6th Development Agreement Amendment was approved by the City Council on September 2, 2025 to allow two lots to be reduced in size from the original Development Agreement. Lots 1 and 8 in the original Development Agreement were reduced in size due to a change in the road design and trail/utility dedication.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit D
Current Zoning	R4	Exhibit E
Adjacent Zoning		
East	R4	
West	RA1 (Residential Agricultural)	
North	R4	
South	R4	

The Residential Medium Density land use designation is characterized as follows:

Residential Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	<ul style="list-style-type: none"> • Preservation of large tracts of open space, rather than open space contained primarily in individual subdivision lots • Variations and mixing of lot sizes, setbacks, and residential development forms • Minimal fronting of homes on major streets • Provision for trails that allow interconnectivity to other existing or proposed trails • Discourage “piecemeal” infrastructure installation • Trees and abundant landscaping, encouraging low water use and native plants 	
LAND USE MIX	Primary <ul style="list-style-type: none"> • Single-family detached homes 	Secondary <ul style="list-style-type: none"> • Parks • Churches • Schools • Open Space
DENSITY	<ul style="list-style-type: none"> • Density range: 2-4 dwelling units per acre 	
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Residential Agricultural (RA2) • Single-family Residential (R3) • Single-family Residential (R4) • Master Planned Community (MPC) 	
OTHER CRITERIA	<ul style="list-style-type: none"> • Preservation of environmental features usually requires a master-planned or cluster development. Increased densities within these areas would be allowed only with compliance to specified performance standards and impact mitigation measures 	

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the R4 zone is to *“permit medium density residential developments with single-family homes. [The R4 zone is] intended to foster thriving and well maintained neighborhoods that allow upscale single-family homes on smaller lots that require less maintenance and provide a balanced lifestyle.”*

Subdivision Layout. The proposed subdivision plat and plans can be found in Exhibit F of this report. All 19 lots will be developed at the same time. Setbacks for each of the 19 lots will need to conform with the R4 zoning standards. Setbacks were not modified with the original or subsequent development agreements. As part of Phase 5, the City Council approved a permanent easement across the City open space to allow the Jordan Basin Improvement District to service the existing sanitary sewer line on July 29, 2025.

Table 2 **Subdivision Design Requirements**

Standard	DCMC Requirements	Proposal	Notes
Number of Lots	4 du/ac (max.)	Approx. 2 du/ac	
Lot/Parcel Size	10,000 sq. ft. (min)	13,081 sq. ft. to 21,684 sq. ft.	
Lot Width	80 ft. (min.)	91 ft. – 154 ft.	
Max. Lot Depth	2 to 1 (max. width to depth)	1.8 to 1 (greatest)	
Street Frontage	50 ft.	66 ft. – 125 ft.	
Street Width	60 ft. ROW	60 ft. ROW	
Street Ownership	Public	Public	
Easements			
PUE Front	7 ft. (min)	10 ft.	
PUE Rear	7 ft. (min)	10 ft.	
PUE Sides	7 ft. (min)	8 ft.	

Circulation. The roads will be public with an overall right of way width of 60 feet. This road profile includes a 25-foot drivable surface, 2½ foot curb and gutter, a 10-foot-wide park strip and a five-foot sidewalk on each side of the street. Three streets will be built as part of Phase 5 and will connect to the existing street network. A future trail will be built in land already dedicated by the developer to Draper City.

Landscaping. There is no landscaping required for the subdivision other than street trees (Exhibit G). The applicant has provided a street tree plan for the new street sections that complies with both DCMC ordinance requirements and the Draper Street Tree Guide. Street trees for lots 501, 502, 517, 518, and 519 were previously included as part of the Phase 1B subdivision plans. Individual property owners will plant and maintain all applicable street trees per City Code. This includes the developer informing all future owners that street trees will be required to be planted and maintained.

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.

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.

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.

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

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

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

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.

The findings for approval as are follows:

1. The plat complies with DCMC Section 17-4-040.
2. The plat complies with DCMC Section 17-4-030 and all engineering standards and specifications.
3. The plat complies with the applicable Big Willow Creek Development Agreements.



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: 2025.08.26 10:06:59-06'00'

Draper City Public Works Department

Todd A. Draper

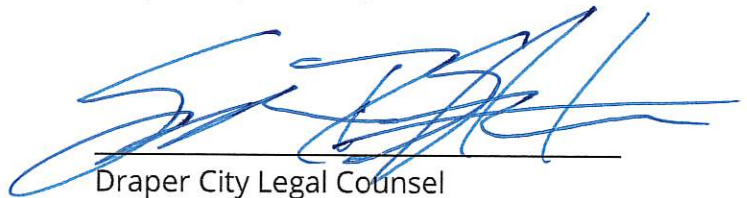
Digitally signed by Todd A.
Draper
DN: C=US,
E=todd.draper@draper.ut.us,
O=Draper City Planning,
CN=Todd A. Draper
Date: 2025.08.27
13:33:38-06'00'

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: 2025.08.26 08:17:16-06'00'

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: 2025.08.26 09:16:00-06'00'

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. No additional comments.

Building Division Review.

1. Building approval given pending geotechnical review and approval.

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. Informational comment – no action required prior to subdivision approval.
2. All subsurface drains or land drains require a private maintenance plan and protective covenants per DCMC 17-3-030(K) and 17-3-030(N). No subsurface drains or land drains are included in plan. Comment is informational requiring no additional action for subdivision approval.
3. Retaining walls are to comply with DCMC 9-27-085. Retaining walls are not reviewed or approved with this review and approval process. No retaining walls are shown on subdivision plans. Comment is informational requiring no additional action for subdivision approval.
4. Driveways shall conform to DCMC 9-10-075. Comment is repeated below. Driveways are not required to be shown on subdivision plans. Comment is to ensure applicant is aware of the city code and designs each building site plan accordingly. No additional action required prior to subdivision approval.
5. Undocumented fill has been placed within the phase boundary. This material was not addressed in the geotechnical report. Either remove undocumented fill or update geotechnical report to address fill. Certification by geotechnical engineering for the material is required. Plans in second submittal require all undocumented fill be removed from public right-of-way. Comment addressed. No additional action required prior to subdivision approval related to this comment.
6. 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 information requiring no additional action prior to subdivision approval.
7. Any work in a public right-of-way will require an Encroachment Permit obtained through the Engineering Division. Comment is information requiring no additional action prior to subdivision approval.
8. 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.

9. Include mass grading requirements on the grading plan, including grubbing, cutting, stockpiling, grade preparation, fill material requirements, fill placement, compaction, etc. Plans in second submittal require all undocumented fill be removed from public right-of-way. Comment addressed. No additional action required prior to subdivision approval related to this comment.

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 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. **Signs shall be spaced at 250 feet. Completed Shown on plans.**
2. **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.
3. **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.
4. **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.
5. **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 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.

6. **IFC CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.** This section of fire will be enforced. Please make sure the project is maintaining all aspects of this chapter during construction. This includes maintaining fire access at all times we will require construction vehicles to be parked on the non-hydrant side of the road.
7. **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.
8. **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. All addresses for the above listed buildings will all need to be on the garage side as well as the front side.

GIS Division Review.

1. No additional comments.

Parks and Recreation Review.

1. No additional comments.

EXHIBIT B
VICINITY MAP

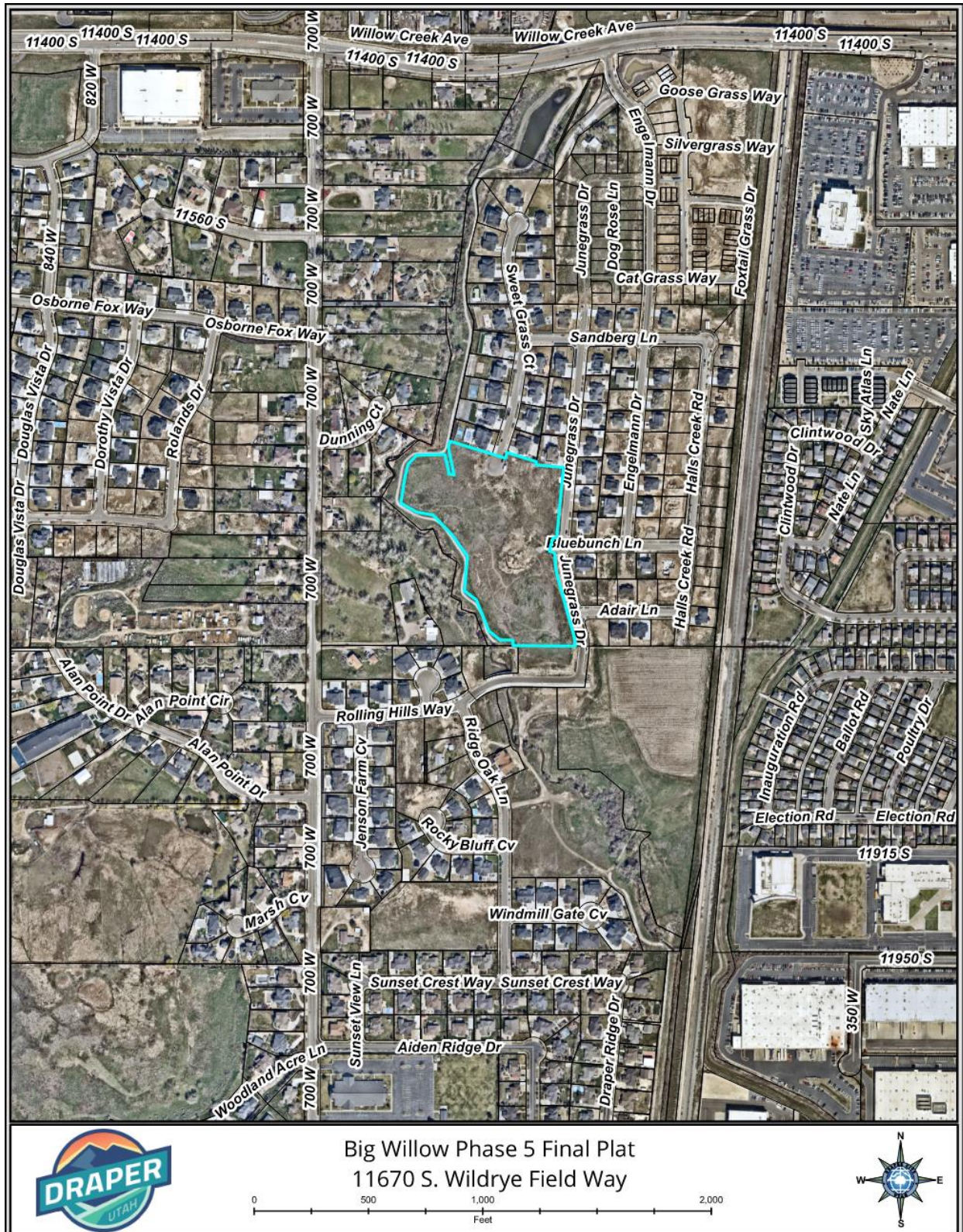


EXHIBIT C
AERIAL MAP

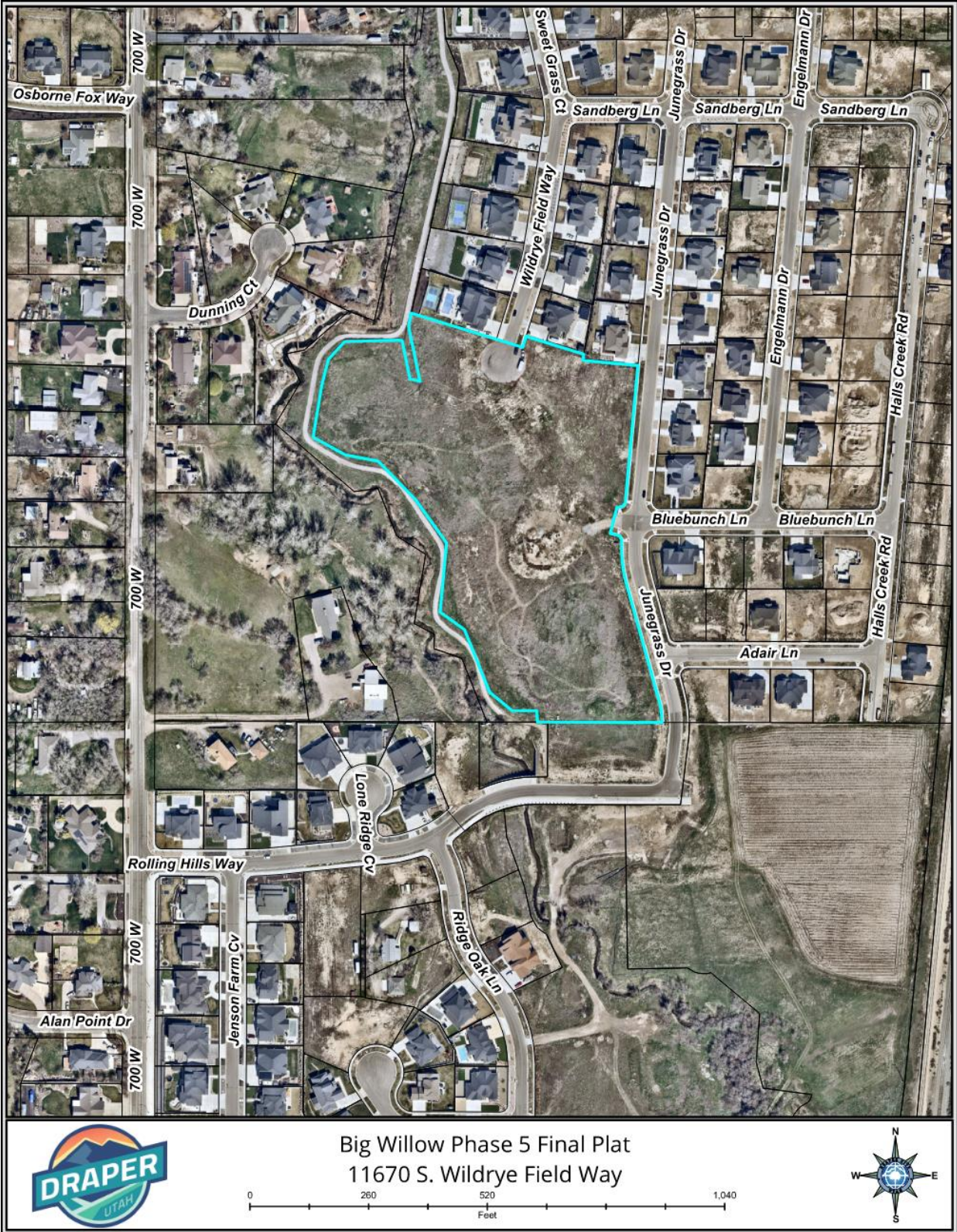
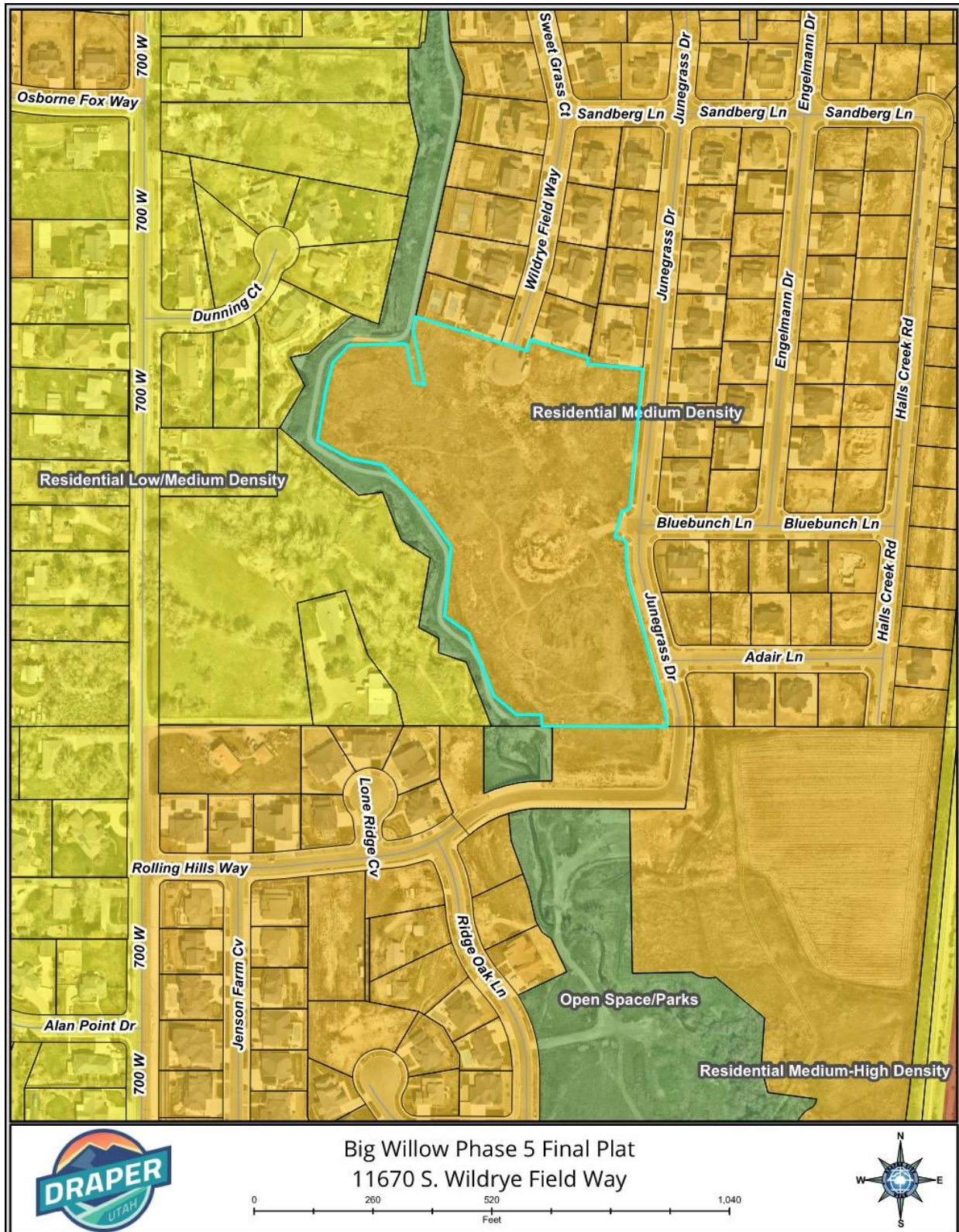
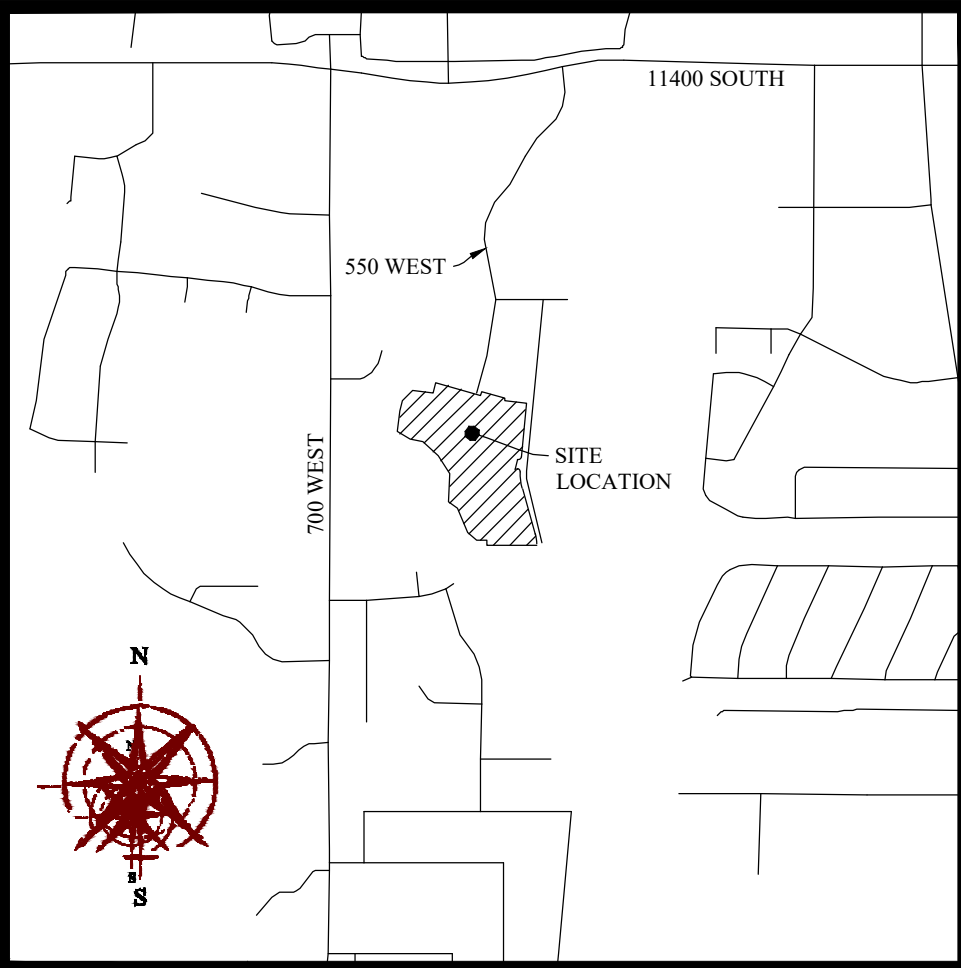


EXHIBIT D
LAND USE MAP



Big Willow Phase 5 Final Plat
11670 S. Wildrye Field Way

EXHIBIT F
FINAL SUBDIVISION PLAT



VICINITY MAP

- NOTES:
- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - SHALLOW SEWER DEPTHS! CONTRACTOR SHALL 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.
 - PARCELS A, B AND C ARE HEREBY DEDICATED TO THE CITY OF DRAPER.
 - 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 THE FILE IN THE COMMUNITY DEVELOPMENT OFFICE OF DRAPER CITY.
 - ANY LANDSCAPING IMPROVEMENTS TO BE MAINTAINED BY HOA OR OTHER PRIVATE ENTITY. STAMPED CONCRETE ON PARK STRIP BETWEEN LOTS 505 AND 506 WILL BE MAINTAINED BY THE CITY.
 - NO FENCING WITHIN STORM DRAIN EASEMENTS, NO STRUCTURES WITHIN THE EASEMENT, AND NO GRADING WITHOUT WRITTEN APPROVAL BY THE CITY. THE DRAPER CITY STORM DRAIN EASEMENT IS FOR CITY ACCESS, MAINTENANCE, AND REPLACEMENT OF STORM DRAINAGE INFRASTRUCTURE.
 - LOTS 502, 517-519 HAVE PRIVATE STORM DRAIN RETENTION AREA FOR RUNOFF RETENTION, OWNERS ARE TO MAINTAIN RETENTION CAPACITY. RETENTION BASINS WILL BE DESIGNED AND INCLUDED ON THE SF SITE PLAN WITH BUILDING PERMIT.
 - FLOOD PLAIN IS OUTSIDE OF PHASE BOUNDARY.
 - ALL EASEMENTS WITHIN THE PUBLIC ROW WILL BE VACATED BY SEPARATE INSTRUMENT ONCE THE PLAT IS RECORDED.

ENBRIDGE GAS UTAH

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.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this _____ DAY OF _____ A.D. 20____

By: _____

Title: _____

RECORD OF SURVEY

ROS:

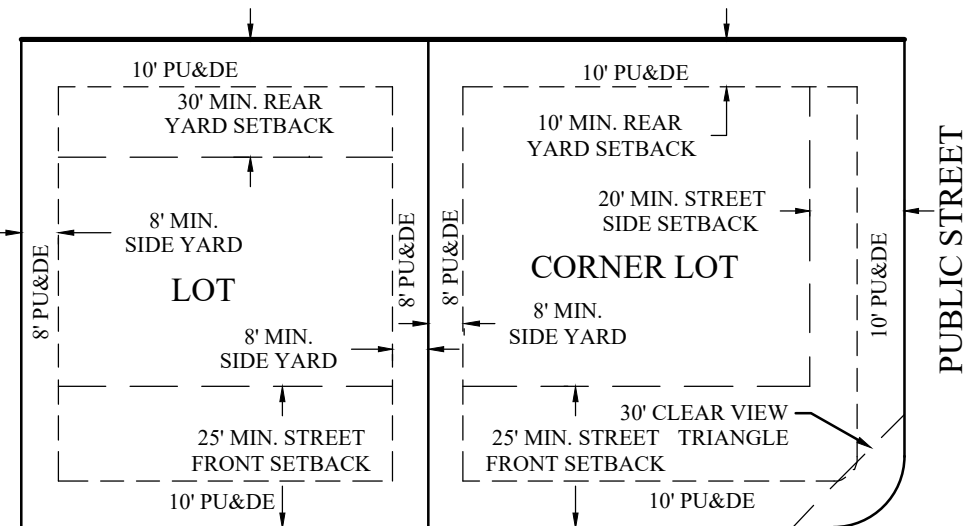
COUNTY SURVEYOR _____ DATE _____

OWNER / DEVELOPER

OWNER/DEVELOPER
IVORY DEVELOPMENT, LLC
978 WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 747-7440
CONTACT: PETER GAMVROULAS

PREPARED BY

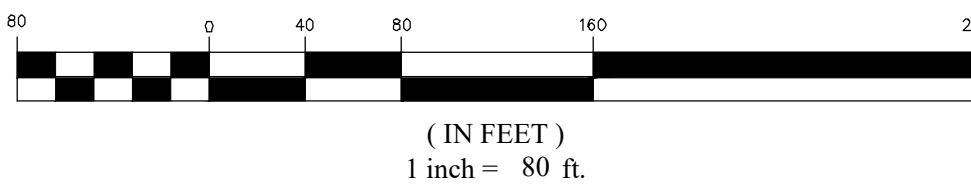
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com



TYPICAL PUBLIC UTILITY EASEMENT

N.T.S.

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

Boundary Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	60.00	20°50'02"	21.82	S79°07'12"E	21.70

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C2	60.00	82°59'34"	86.91	N48°58'00"E	79.51
C3	15.00	78°49'14"	20.64	N19°42'27"E	19.05
C4	150.00	27°56'09"	73.14	S02°59'29"W	72.41
C5	280.00	13°33'15"	66.24	N09°05'44"W	66.08
C6	150.00	25°40'59"	67.24	S23°49'05"E	66.68
C7	180.00	13°39'44"	42.92	N10°07'41"E	42.82
C8	15.00	80°03'13"	20.96	N43°19'26"E	19.29
C9	180.00	14°04'52"	44.24	N76°18'36"E	44.13
C10	120.00	42°58'22"	90.00	S04°31'38"E	87.91
C11	60.00	11°06'09"	11.63	S63°09'06"E	11.61
C12	60.00	69°16'47"	72.55	N27°10'10"W	68.21
C13	60.00	102°03'04"	106.87	S67°09'54"W	93.29
C14	15.00	53°07'48"	13.91	S42°42'16"W	13.42
C15	120.00	10°38'46"	22.30	S31°20'12"E	22.27
C16	60.00	104°33'58"	109.54	S37°36'34"W	94.95
C17	15.00	90°00'00"	23.56	N08°20'25"E	21.21
C18	120.00	39°10'07"	82.03	S56°14'38"E	80.45
C19	179.99	21°03'13"	66.14	N41°58'59"E	65.77
C20	150.00	39°10'07"	102.54	S56°14'38"E	100.56
C21	120.00	14°04'52"	29.49	S76°18'36"W	29.42
C22	150.00	53°37'08"	140.37	S09°51'01"E	135.31
C23	15.00	73°12'48"	19.17	N60°02'34"W	17.89
C24	180.00	13°13'25"	41.54	N30°02'52"W	41.45
C25	179.99	34°37'06"	108.75	N14°08'49"E	107.10
C26	150.00	14°04'52"	36.86	S76°18'36"W	36.77
C27	150.00	72°02'35"	188.61	S16°19'08"W	176.43
C28	150.00	5°00'45"	13.12	N17°11'48"W	13.12
C29	180.00	5°00'45"	15.75	S17°11'48"E	15.74
C30	60.00	253°48'29"	265.79	S67°47'10"E	95.96
C31	179.99	16°32'27"	51.96	N11°25'57"W	51.78
C32	120.00	8°19'38"	17.44	S15°32'21"E	17.43
C33	120.00	73°02'35"	152.98	S16°49'08"W	142.83
C34	180.00	39°10'07"	123.05	N56°14'38"W	120.67
C35	179.99	72°12'49"	226.85	S16°24'11"W	212.13
C36	60.00	286°15'37"	299.77	S20°43'50"E	72.00
C37	280.00	5°01'46"	24.58	N00°11'47"E	24.57
C38	120.00	53°37'08"	112.30	S09°51'01"E	108.25
C39	120.00	64°42'57"	135.54	S20°58'57"W	128.45
C40	15.00	90°00'00"	23.56	N81°39'35"W	21.21

EASEMENT APPROVAL

LUMEN	DATE
ROCKY MOUNTAIN POWER	DATE
COMCAST CABLE CO.	DATE

JORDAN BASIN IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____ A.D., 20____.

DIRECTOR, JORDAN BASIN IMPROVEMENT DISTRICT

BIG WILLOW CREEK PHASE 5

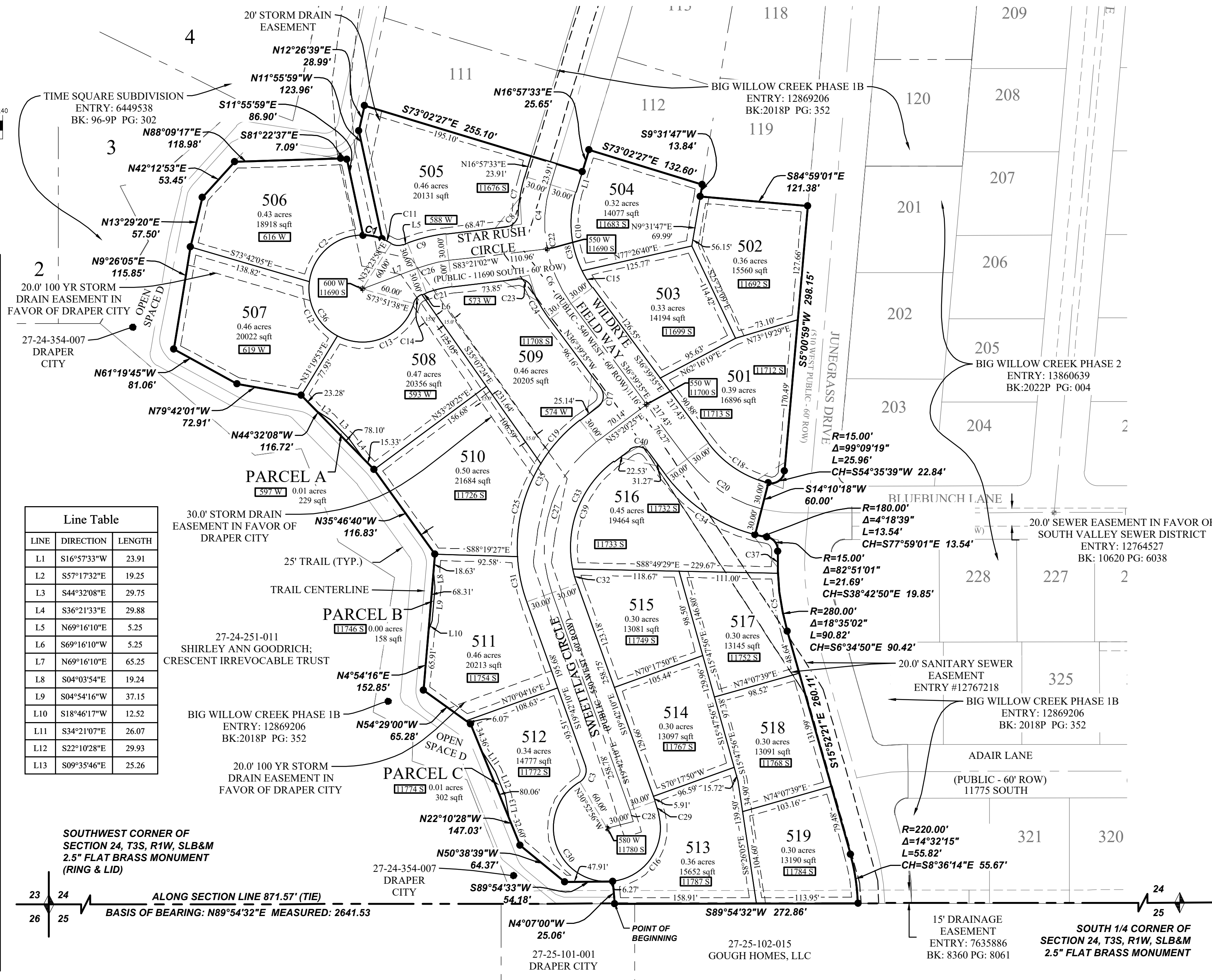
SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 24, T3S, R1E,
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
MAY 9, 2025



LEGEND

BOUNDARY	SECTION MONUMENT (FOUND)
SECTION LINE	STREET MONUMENT (TO BE SET)
EASEMENT	BOUNDARY MARKERS
RIGHT-OF-WAY LINE	
CENTERLINE	
BUILDING SETBACK	
EXISTING PROPERTY LINE	



SOUTHWEST CORNER OF
SECTION 24, T3S, R1W, SLB&M
2.5" FLAT BRASS MONUMENT
(RING & LID)

ALONG SECTION LINE 871.57' (TIE)
BASIS OF BEARING: N89°54'32"E MEASURED: 2641.53

COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D., 20____.

DIRECTOR, SALT LAKE COUNTY BOARD OF HEALTH

CITY MAYOR

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

ATTEST: DRAPER CITY RECORDER _____ MAYOR, DRAPER CITY

ZONING ADMINISTRATOR

APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE DRAPER CITY ZONING ADMINISTRATOR

DRAPER CITY ZONING ADMININSTRATOR

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE _____ DRAPER CITY ENGINEER

SALT LAKE COUNTY FLOOD CONTROL

APPROVED THIS _____ DAY OF _____ A.D., 20____.

SALT LAKE COUNTY FLOOD CONTROL

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____.

DRAPER CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 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, have verified all measurements, and have subdivided said tract of land into lots, parcels, and streets, together with easements, to be hereafter known as BIG WILLOW CREEK PHASE 5, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Justin Lundberg
Professional Land Surveyor
License No. 12554439

Date _____

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, located in Draper City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the southerly subdivision line of Big Willow Creek Phase 1B, 1st Amendment recorded as Entry #13144719 on file with the Salt Lake County Recorder's Office, said point also being located N89°54'32"E 871.57 feet along the Section line from the Southwest Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian; running thence along the easterly line of Open Space D1 of said of Big Willow Creek Phase 1B, 1st Amendment the following thirteen (13) courses: (1) N04°07'00"W 25.06 feet; thence (2) S89°54'33"W 54.18 feet; thence (3) N50°38'39"W 64.37 feet; thence (4) N22°1028"W 147.03 feet; thence (5) N54°29'00"W 65.28 feet; thence (6) N04°54'16"E 152.85 feet; thence (7) N35°46'40"W 116.83 feet; thence (8) N44°32'08"W 116.72 feet; thence (9) N79°42'01"W 72.91 feet; thence (10) N61°19'45"W 81.06 feet; thence (11) N09°26'05"E 115.85 feet; thence (12) N13°29'20"E 57.50 feet; thence (13) N42°12'53"E 53.45 feet; thence N88°09'17"E 118.98 feet to said Easterly Line of Open Space D1; thence along said Easterly Line of Open Space D1 S81°22'37"E 7.09 feet; thence S11°55'59"E 86.90 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 60.00 feet (radius bears: S00°27'47"W) a distance of 21.82 feet through a central angle of 20°50'02" Chord: S79°07'12"E 21.70 feet; thence N11°55'59"W 123.96 feet to said Easterly Line of Open Space D1; thence along said Easterly Line of Open Space D1 N12°26'39"E 28.99 feet to the southerly lot line of Lot 111 of Big Willow Creek Phase 1B recorded as Entry #12869206 on file with the Salt Lake County Recorder's Office; thence along said subdivision the following five (5) courses: (1) S73°02'27"E 255.10 feet; thence (2) N16°57'33"E 25.65 feet; thence (3) S73°02'27"E 132.60 feet; thence (4) S09°31'47"W 13.84 feet; thence (5) S84°59'01"E 121.38 feet to the westerly right-of-way line of Junegrass Drive; thence along said Junegrass Drive the following eight (8) courses: (1) S05°00'59"W 298.15 feet; thence (2) Southwesterly along the arc of a curve to the right having a radius of 15.00 feet a distance of 25.96 feet through a central angle of 99°09'19" Chord: S54°35'39"W 22.84 feet; thence (3) S14°10'18"W 60.00 feet; thence (4) Easterly along the arc of a non-tangent curve to the left having a radius of 180.00 feet (radius bears: N14°10'18"E) a distance of 13.54 feet through a central angle of 04°18'39" Chord: S77°59'01"E 13.54 feet to a point of reverse curvature; thence (5) along the arc of a curve to the right having a radius of 15.00 feet a distance of 21.69 feet through a central angle of 82°51'01" Chord: S38°42'50"E 19.85 feet to a point of reverse curvature; thence (6) along the arc of a curve to the left having a radius of 280.00 feet a distance of 90.82 feet through a central angle of 18°35'02" Chord: S06°34'50"E 90.42 feet; thence (7) S15°52'21"E 260.11 feet; thence (8) Southerly along the arc of a curve to the right having a radius of 220.00 feet a distance of 55.82 feet through a central angle of 14°32'15" Chord: S08°36'14"E 55.67 feet to the Section line; thence along said Section line S89°54'33"W 272.86 feet to the point of beginning.

Contains: 9.30 acres

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 BIG WILLOW CREEK PHASE 5, 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, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION, IN WITNESS WHEREOF, WE HAVE HERUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

CHRISTOPHER P. GAMVROULAS
PRESIDENT, IVORY DEVELOPMENT LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

BIG WILLOW CREEK PHASE 5 SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 24, T3S, R1W,
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

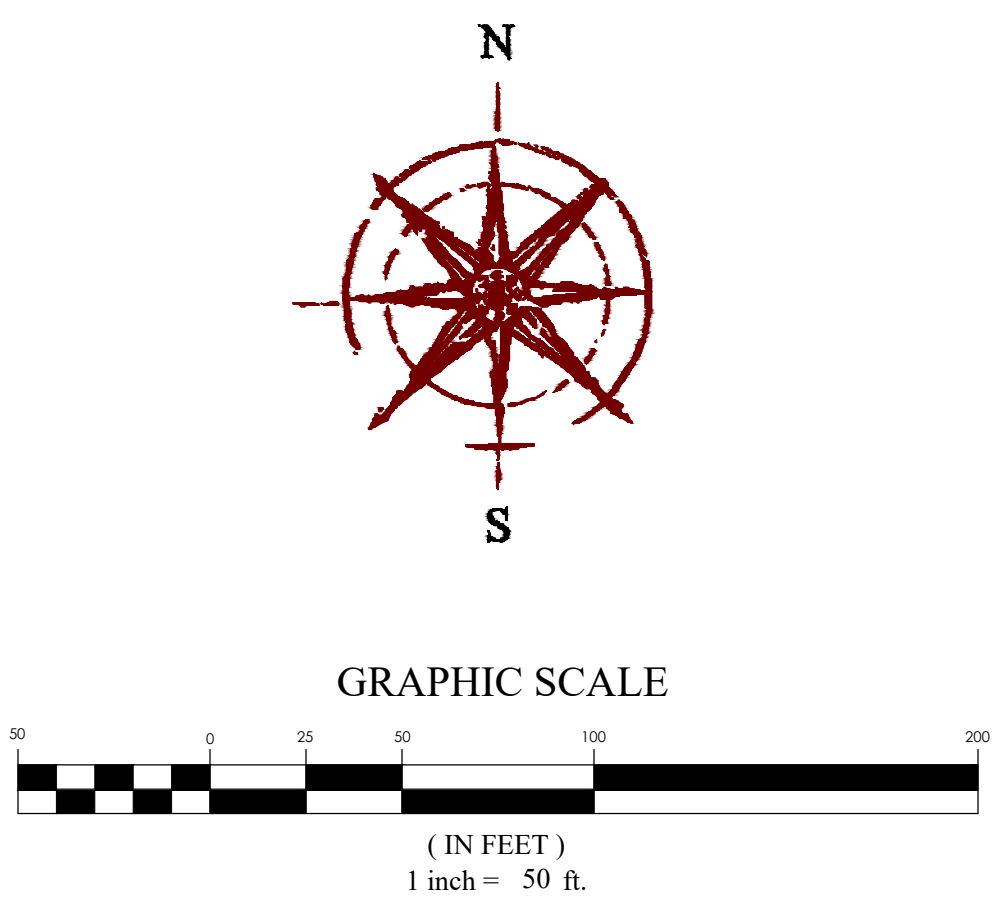
SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

S _____ SALT LAKE COUNTY DEPUTY RECORDER
FEE _____

EXHIBIT G
STREET TREE PLAN



STREET TREE SCHEDULE

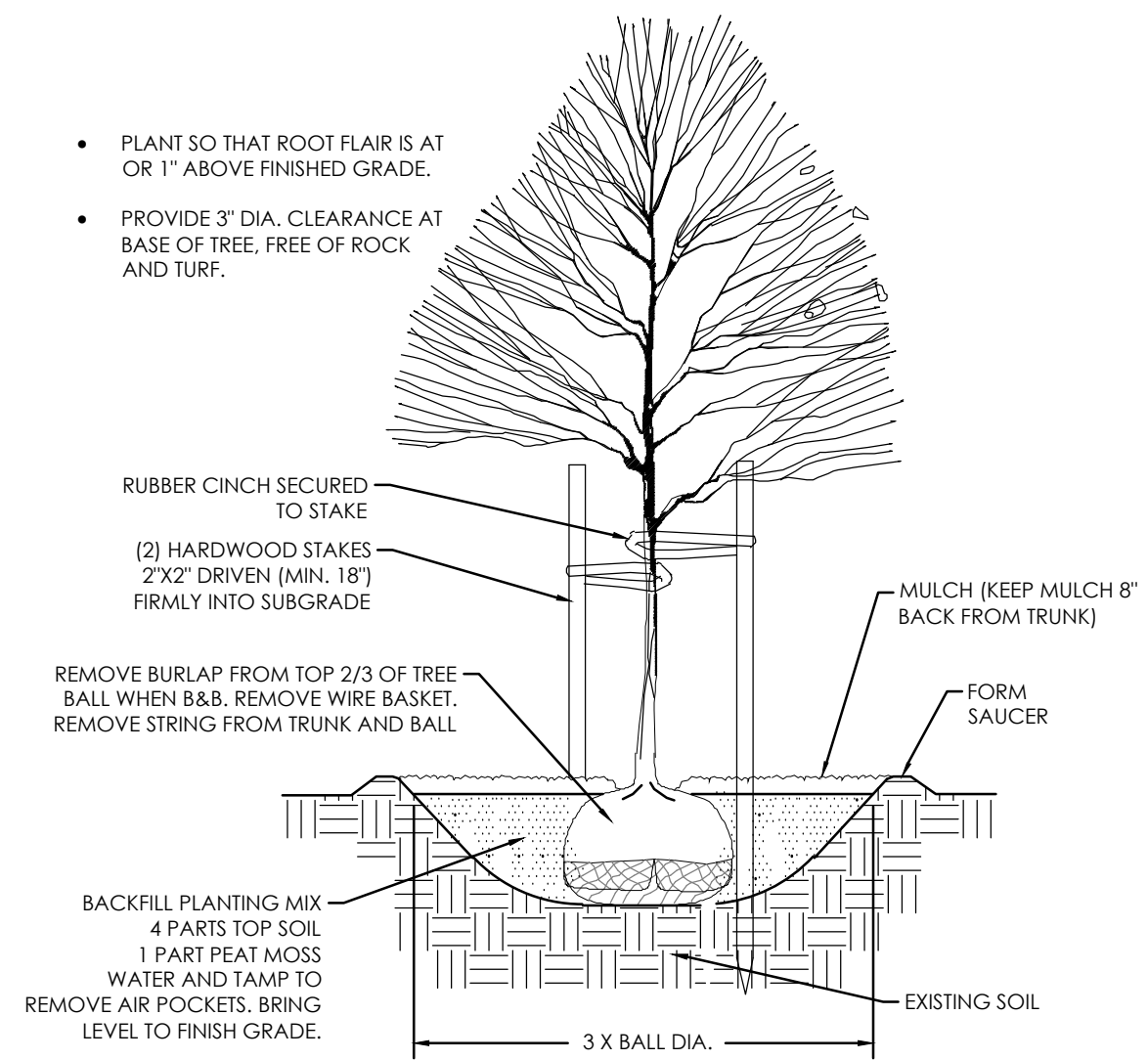
	PLATANUS X ACERIFOLIA LONDON PLANE TREE - 2" CAL.	17
	CELTIS OCCIDENTALIS COMMON HACKBERRY - 2" CAL.	8
	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN - 2" CAL.	22

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	RIP RAP ROCK MULCH	1,017 sf

LANDSCAPE NOTES

1. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER.
2. STREET TREES SHALL BE SELECTED FROM THE ADOPTED DRAPER CITY STREET TREE GUIDE.
3. STREET TREES SHALL BE PROVIDED AT A MINIMUM RATIO OF (1) TREE FOR EACH FORTY FEET (40') OF STREET FRONTAGE.
4. STREET TREES SHALL BE AT LEAST TWO INCHES (2") IN CALIPER AT TIME OF PLANTING.
5. IN AREAS WHERE THERE IS NO SIDEWALK OR FIVE FEET (5') OR LESS BETWEEN THE SIDEWALK AND CURB, STRETTE TREES SHALL BE INSTALLED WITHIN FIFTEEN FEET (15') OF THE RIGHT-OF-WAY.
6. STREET TREES SHALL BE IRRIGATED THROUGH THE USE OF BUBBLERS OR DRIP IRRIGATION.
7. 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 THE FILE IN THE COMMUNITY DEVELOPMENT OFFICE OF DRAPER CITY.



TREE PLANTING & STAKING
NOT TO SCALE

FOCUS[®]
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

BIG WILLOW CREEK PHASE 5
DRAPER CITY, UTAH
STREET TREE PLAN

#	DATE	DESCRIPTION
1	07/16/2025	Initial Design
2		
3		
4		
5		
6		

STREET TREE PLAN

Scale: 1"=50'
Date: 07/16/2025
Sheet:

Drawn: SB
Job #: 24-0110
L1.0

811
Know what's below.
Call 811 before you dig.

Z:\2024\24-0110 Big Willow Creek Phase 5\design\24-0110 Big Willow Creek Phase 5\design\24-0110 STREET TREE PLAN.dwg