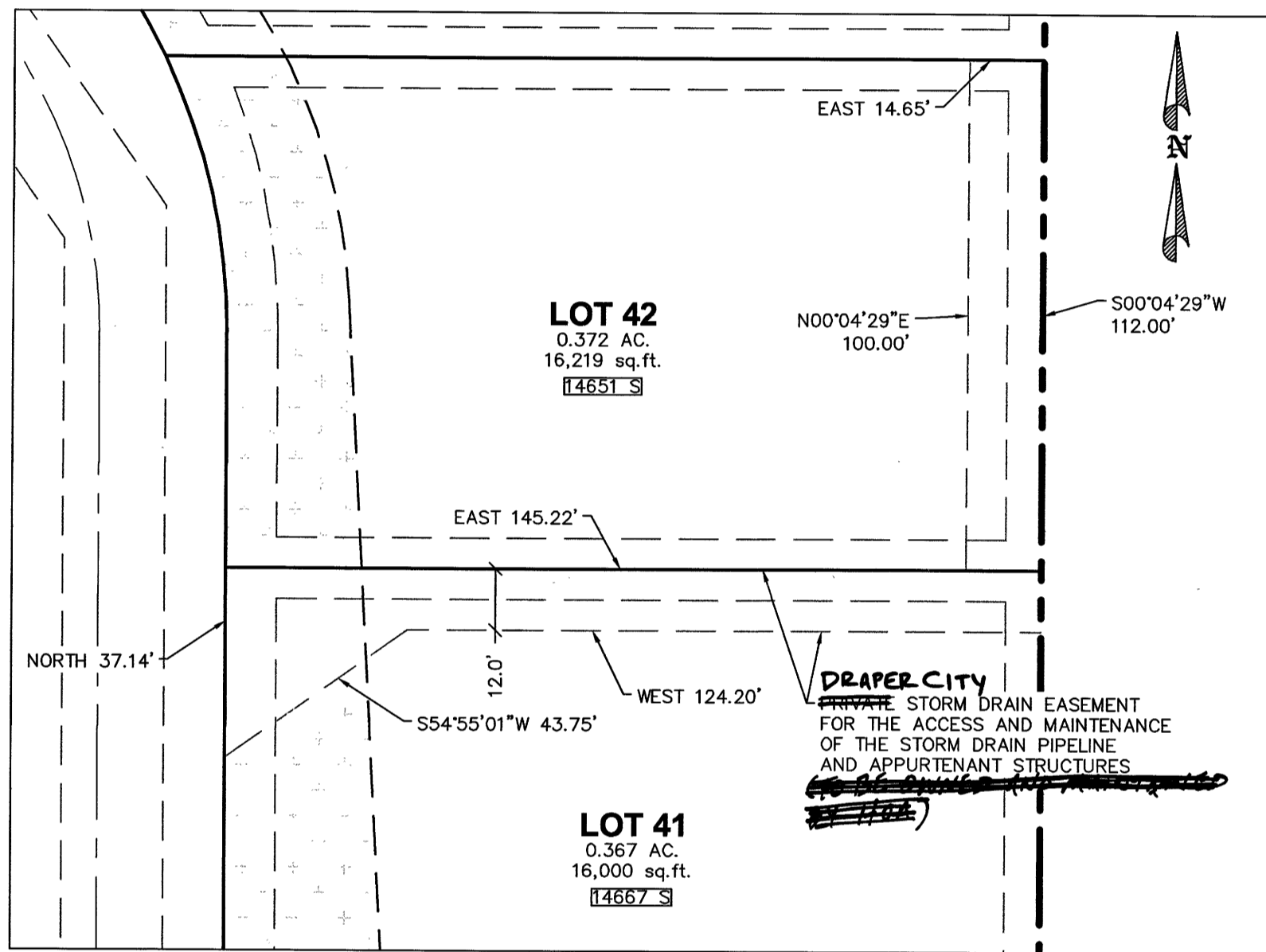


LONE PEAK CANYON SUBDIVISION

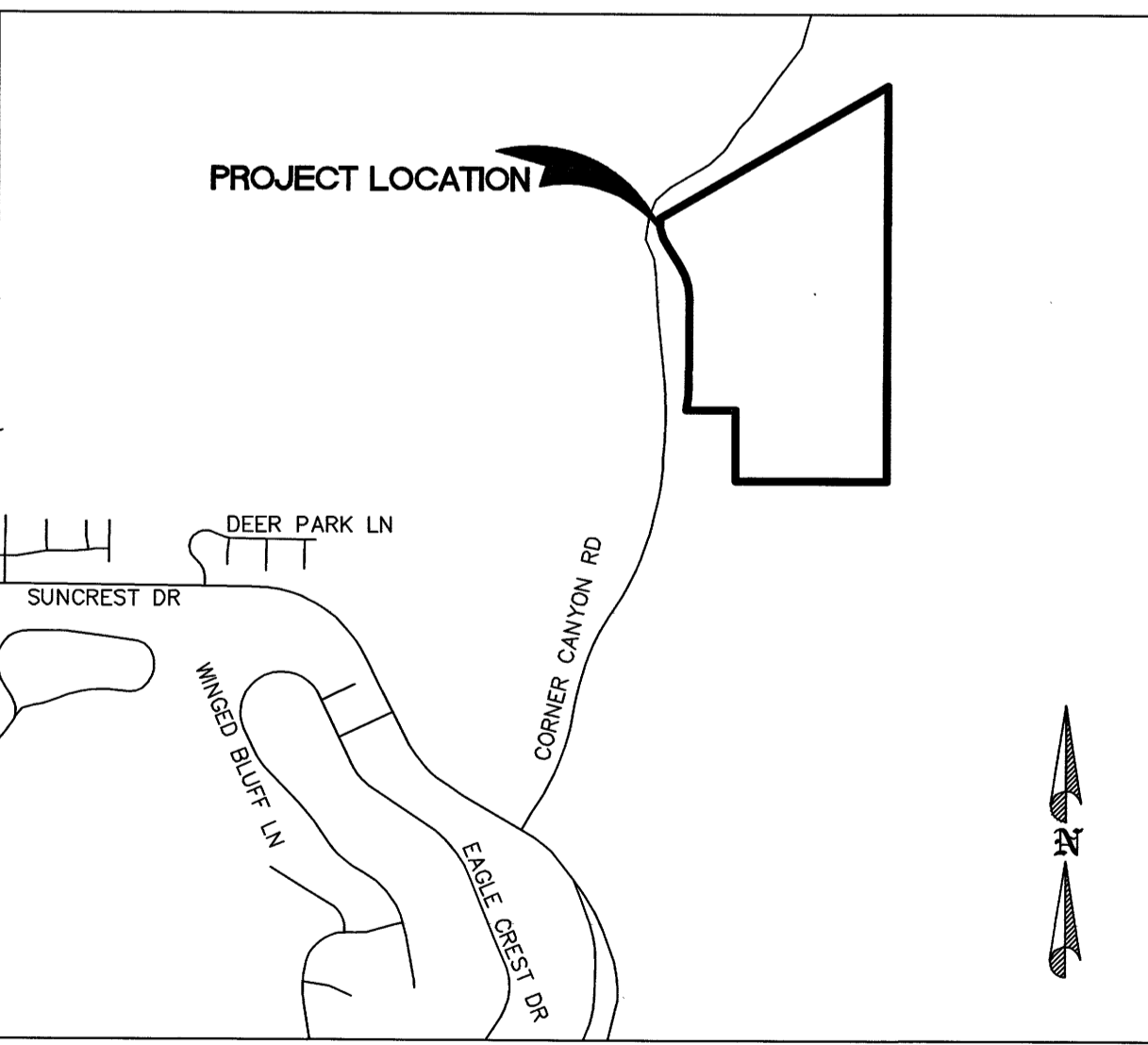
FINAL PLAT SHEET 1 OF 2

DECEMBER 2018

- GEOTECHNICAL NOTES:
- FOOTINGS SHALL BE ESTABLISHED ENTIRELY ON BEDROCK, ENTIRELY ON COMPETENT NATIVE SOILS, OR ENTIRELY ON A MINIMUM OF 24 INCHES OF STRUCTURAL FILL FOUND ON UNDISTURBED NATIVE SOILS. BEDROCK/SOIL TRANSITION ZONES ARE NOT ALLOWED.
 - SHALLOW SPREAD OR CONTINUOUS WALL FOOTINGS CONSTRUCTED ENTIRELY ON COMPETENT BEDROCK MAY BE PROPORTIONED UTILIZING A MAXIMUM NET ALLOWABLE BEARING PRESSURE OF 3000 POUNDS PER SQUARE FOOT. SHALLOW SPREAD OR CONTINUOUS WALL FOOTINGS CONSTRUCTED ENTIRELY ON COMPETENT NATIVE SOILS OR A MINIMUM OF 24 INCHES OF STRUCTURAL FILL MAY BE PROPORTIONED UTILIZING A MAXIMUM NET ALLOWABLE BEARING PRESSURE OF 2,000 POUNDS PER SQUARE FOOT.
 - FILLS GREATER THAN 5 FEET THICK, PLACED IN THE AREAS WHERE GROUNDWATER WAS IDENTIFIED, MUST BE ALLOWED TO SIT FOR 30 DAYS PRIOR TO CONSTRUCTING FOUNDATIONS OR PAVEMENTS. DUE TO THE HIGH WATER TABLE IDENTIFIED AT SEVERAL LOCATIONS, ALL FINISH FLOOR ELEVATIONS SHOULD BE ESTABLISHED A MINIMUM OF 3 FEET ABOVE THE HIGH GROUNDWATER ELEVATIONS OR AT CURRENT SITE GRADE WHERE GROUNDWATER IS LESS THAN 3 FEET FROM EXISTING GRADE. SUBSURFACE DRAINAGE AND OTHER PRECAUTIONS SHOULD BE IMPLEMENTED AS SPECIFIED.



DETAIL 'A'
SCALE: 1"=30'



VICINITY MAP
NOT TO SCALE

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	12.53'	20.00'	3552'57"	S72°03'35"W	12.32'
C2	23.56'	15.00'	90°00'00"	S44°51'20"E	21.21'
C3	3.33'	50.00'	3°48'52"	N56°01'33"E	3.33'
C4	185.90'	300.00'	35°30'15"	N72°23'32"E	182.94'
C5	113.31'	275.00'	23°36'27"	N66°26'38"E	112.51'
C6	100.60'	325.00'	17°44'04"	N71°13'54"E	100.19'
C7	43.81'	325.00'	7°43'27"	N58°30'08"E	43.78'
C8	201.39'	325.00'	35°30'15"	N72°23'32"E	198.18'
C9	23.56'	15.00'	90°00'00"	N80°21'35"W	21.21'
C10	23.11'	15.00'	88°16'59"	N10°29'56"E	20.89'
C11	23.56'	15.00'	90°00'00"	S09°38'25"W	21.21'
C12	24.24'	15.00'	92°34'34"	S79°04'18"E	21.68'
C13	175.90'	200.00'	50°23'29"	S10°09'51"E	170.28'
C14	153.91'	175.00'	50°23'29"	N10°09'51"W	149.00'
C15	197.89'	225.00'	50°23'29"	N10°09'51"W	191.57'
C16	72.32'	225.00'	18°24'59"	N26°09'05"W	72.01'
C17	99.97'	225.00'	25°27'25"	N04°12'53"W	99.15'
C18	25.60'	225.00'	6°31'05"	N11°46'21"E	25.58'
C19	114.37'	50.00'	131°03'20"	S56°32'21"E	91.02'
C20	23.47'	50.00'	26°53'39"	S22°26'08"W	23.25'
C21	12.53'	20.00'	3552'57"	N17°56'28"E	12.32'
C22	141.17'	50.00'	161°45'50"	S44°59'58"E	98.74'
C23	78.71'	300.00'	15°01'54"	S07°30'57"W	78.48'
C24	85.28'	325.00'	15°01'54"	S07°30'57"W	85.02'
C25	15.07'	30.00'	28°46'31"	N75°36'41"W	14.91'
C26	2.34'	30.00'	4°28'40"	N58°59'05"W	2.34'
C27	17.41'	30.00'	33°15'11"	N73°22'21"W	17.17'
C28	76.43'	50.00'	87°34'52"	N78°27'49"E	69.20'
C29	63.18'	50.00'	72°23'39"	N00°31'26"W	59.06'
C30	9.14'	30.00'	17°27'31"	S27°59'30"E	9.11'
C31	10.09'	30.00'	19°15'45"	S09°37'52"E	10.04'
C32	19.23'	30.00'	36°43'16"	S18°21'38"E	18.90'
C33	139.60'	50.00'	159°58'31"	N43°16'00"E	98.48'
C35	23.56'	15.00'	90°00'04"	N45°00'02"E	21.21'
C37	52.11'	75.00'	39°48'33"	N19°54'17"W	51.07'
C38	22.40'	15.00'	85°33'02"	N82°35'04"W	20.37'
C39	56.04'	125.00'	25°41'16"	N12°50'38"W	55.57'
C40	34.68'	125.00'	15°53'46"	N33°38'09"W	34.57'
C41	90.72'	125.00'	41°35'02"	N20°47'31"W	88.74'
C42	20.18'	15.00'	77°03'55"	S03°03'05"E	18.69'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C43	57.87'	175.00'	18°56'46"	N26°00'30"E	57.60'
C44	50.50'	175.00'	16°32'07"	N08°16'03"E	50.33'
C45	108.37'	175.00'	35°28'53"	N17°44'26"E	106.65'
C46	119.21'	125.00'	54°38'25"	N27°19'12"E	114.74'
C47	143.05'	150.00'	54°38'25"	N27°19'12"E	137.69'
C48	18.35'	150.00'	7°00'35"	N51°08'07"E	18.34'
C49	124.70'	150.00'	47°37'50"	N23°48'55"E	121.14'
C50	127.77'	275.00'	26°37'11"	N13°18'36"W	126.62'
C51	158.32'	300.00'	30°14'14"	N15°07'07"W	156.49'
C52	155.83'	325.00'	27°28'18"	N13°44'09"W	154.34'
C53	22.84'	15.00'	87°14'04"	S16°08'44"W	20.70'
C54	24.51'	15.00'	93°37'03"	N73°25'43"W	21.87'
C55	24.38'	30.00'	46°34'03"	S83°02'47"W	23.72'
C56	41.84'	50.00'	47°56'31"	N82°21'33"E	40.63'
C57	80.34'	50.00'	92°03'56"	N12°21'20"E	71.97'
C58	80.55'	50.00'	92°17'58"	N79°49'36"W	72.12'
C59	35.63'	50.00'	40°49'42"	S33°36'34"W	34.88'
C60	238.36'	50.00'	273°08'06"	N30°14'14"W	68.75'
C61	24.38'	30.00'	46°34'03"	N36°28'44"E	23.72'
C62	23.56'	15.00'	90°00'00"	S14°45'46"W	21.21'
C63	127.32'	825.00'	8°50'32"	N25°48'58"W	127.19'
C64	123.46'	800.00'	8°50'32"	N25°48'58"W	123.34'
C65	37.07'	30.00'	70°48'02"	N08°24'39"E	34.76'
C66	81.42'	15.00'	93°18'19"	S02°50'30"E	72.72'
C67	66.58'	50.00'	76°17'42"	S87°38'30"E	61.77'
C68	65.98'	50.00'	75°36'21"	N16°24'28"E	61.29'
C69	213.98'	50.00'	245°12'22"	S78°47'31"E	84.24'
C70	23.56'	15.00'	90°00'00"	N75°14'14"W	21.21'
C71	43.93'	775.00'	3°14'33"	N28°36'48"W	43.93'
C72	23.56'	15.00'	90°00'00"	S14°45'46"W	21.21'
C73	23.56'	15.00'	90°00'00"	N75°14'14"W	21.21'
C74	48.46'	525.00'	5°17'19"	N27°35'35"W	48.44'
C75	124.56'	525.00'	13°35'39"	N18°09'06"W	124.27'
C76	84.80'	525.00'	9°15'17"	N06°43'37"W	84.71'
C77	257.82'	525.00'	28°08'15"	N16°10'07"W	255.24'
C78	245.55'	500.00'	28°08'15"	S16°10'07"E	243.09'
C79	45.41'	475.00'	5°28'39"	N27°29'55"W	45.39'
C80	121.31'	475.00'	14°37'57"	N17°26'37"W	120.98'
C81	66.55'	475.00'	8°01'39"	N06°06'49"W	66.50'
C82	233.27'	475.00'	28°08'15"	N16°10'07"W	230.93'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C83	93.72'	175.00'	30°41'02"	S17°26'30"E	92.60'
C84	116.10'	200.00'	33°15'36"	S18°43'47"E	114.48'
C85	85.73'	225.00'	21°49'55"	S22°43'36"E	85.22'
C86	38.13'	225.00'	9°42'39"	S06°57'19"E	38.09'
C87	123.87'	225.00'	31°32'35"	S17°52'16"E	122.31'
C88	9.45'	275.00'	1°58'11"	S00°59'05"W	9.45'
C89	38.61'	575.00'	3°50'49"	N61°41'10"E	38.60'
C90	62.69'	275.00'	13°03'43"	S08°30'02"W	62.56'
C91	72.15'	275.00'	15°01'54"	S07°30'57"W	71.94'
C92	56.98'	325.00'	10°02'45"	N85°07'18"E	56.91'
C93	52.84'	300.00'	10°05'31"	N28°01'18"W	52.77'
C94	90.00'	300.00'	17°11'19"	N14°22'53"W	89.66'
C95	31.06'	300.00'	5°55'53"	N02°49'16"W	31.04'
C96	24.81'	528.00'	2°41'33"	N01°29'27"E	24.81'
C97	84.28'	528.00'	9°08'43"	N07°24'35"E	84.19'
C98	8.28'	325.00'	1°27'33"	N00°43'47"W	8.28'
C99	147.55'	325.00'	26°00'45"	N14°27'56"W	146.29'
C100	23.56'	15.00'	90°00'00"	S45°08'40"W	21.21'
C103	109.09'	528.00'	11°50'16"	N06°03'48"E	108.90'
C104	173.90'	300.00'	33°12'44"	N16°27'42"W	171.47'
C105	145.12'	250.00'	33°15'34"	N16°26'17"W	143.09'
C106	57.10'	275.00'	11°53'48"	N84°11'46"E	57.00'
C107	170.41'	275.00'	35°30'15"	N72°23'32"E	167.69'
C108	23.56'	15.00'	89°59'56"	S44°59'58"E	21.21'
C109	73.95'	100.00'	42°22'10"	N21°11'05"W	72.28'
C110	24.83'	15.00'	94°50'14"	S14°21'03"W	22.09'
C111	22.11'	15.00'	84°28'14"	S79°17'11"E	20.16'
C112	21.02'	600.00'	2°00'25"	N60°45'58"E	21.01'
C113	26.23'	550.00'	4°33'56"	N61°07'44"E	26.23'
C114	62.83'	40.00'	90°00'04"	N45°00'02"E	56.57'
C116	21.47'	825.00'	1°29'27"	N22°08'28"W	21.47'
C117	105.85'	825.00'	7°21'05"	N26°33'42"W	105.78'

Line #	Length	Direction
L1	33.82'	N42°22'10"W
L2	25.00'	N68°36'18"E
L3	81.31'	S89°51'20"E
L4	13.55'	S15°01'54"W
L5	150.27'	N54°38'25"E

SEWER EASEMENT DESCRIPTIONS (ENTRY #1605:2018)

- BEGINNING AT A POINT WHICH IS ON THE EASTERLY LINE OF UPPER CORNER CANYON ROAD SECOND AMENDED, ON FILE WITH THE UTAH COUNTY RECORDER AS MAP NO. 15960, SAID POINT ALSO BEING NORTH 0°08'40" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 1976.80 FEET FROM THE SOUTH QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°08'40" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 20.00 FEET; THENCE NORTH 89°20'31" EAST 99.92 FEET; THENCE NORTH 75°53'39" EAST 78.76 FEET; THENCE NORTH 54°38'25" EAST 195.32 FEET; THENCE NORTH 33°49'55" WEST 74.46 FEET; THENCE NORTH 08°46'05" WEST 73.07 FEET; THENCE NORTH 02°05'59" WEST 110.12 FEET; THENCE NORTH 10°59'16" WEST 102.61 FEET; THENCE NORTH 79°00'44" EAST 20.00 FEET; THENCE SOUTH 10°59'16" EAST 104.16 FEET; THENCE SOUTH 02°05'59" EAST 110.51 FEET; THENCE SOUTH 08°46'05" EAST 87.46 FEET; THENCE SOUTH 33°49'55" EAST 69.48 FEET; THENCE NORTH 54°38'25" EAST 219.08 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID LINE, A DISTANCE OF 236.59 FEET TO THE POINT OF A NON-TANGENT 149.91 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 116.34 FEET THROUGH A CENTRAL ANGLE OF 44°27'49" (CHORD BEARS NORTH 22°54'35" EAST 113.44 FEET); THENCE NORTH 269.82 FEET; THENCE EAST 20.00 FEET; THENCE SOUTH 269.94 FEET TO THE POINT OF A NON-TANGENT 169.91 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 124.33 FEET THROUGH A CENTRAL ANGLE OF 41°55'27" (CHORD BEARS SOUTH 21°35'56" WEST 121.57 FEET); THENCE SOUTH 35°21'35" EAST 79.92 FEET; THENCE SOUTH 440.59 FEET; THENCE WEST 20.00 FEET; THENCE NORTH 434.21 FEET; THENCE NORTH 35°21'35" WEST 71.84 FEET; THENCE SOUTH 54°38'25" WEST 227.41 FEET; THENCE CONTINUE SOUTHWESTERLY ALONG SAID LINE, A DISTANCE OF 219.28 FEET; THENCE SOUTH 35°48'28" EAST 75.55 FEET; THENCE SOUTH 21°37'31" EAST 97.74 FEET; THENCE SOUTH 03°34'13" WEST 82.12 FEET; THENCE SOUTH 15°01'54" WEST 53.01 FEET; THENCE SOUTH 205.51 FEET; THENCE SOUTH 89°59'56" EAST 345.25 FEET; THENCE NORTH 59.34 FEET; THENCE EAST 20.00 FEET; THENCE NORTH 79.34 FEET; THENCE NORTH 89°59'56" WEST 385.25 FEET; THENCE NORTH 228.14 FEET; THENCE NORTH 15°01'54" EAST 53.64 FEET; THENCE NORTH 03°34'13" EAST 75.65 FEET; THENCE NORTH 21°37'31" WEST 90.78 FEET; THENCE NORTH 35°48'28" WEST 73.22 FEET; THENCE SOUTH 54°38'25" WEST 198.88 FEET; THENCE SOUTH 75°53'39" WEST 84.87 FEET; THENCE SOUTH 89°20'31" WEST 102.56 FEET TO THE POINT OF BEGINNING.
- BEGINNING AT A POINT WHICH IS ON THE EASTERLY LINE OF UPPER CORNER CANYON ROAD SECOND AMENDED, ON FILE WITH THE UTAH COUNTY RECORDER AS MAP NO. 15960, SAID POINT ALSO BEING NORTH 0°08'40" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 2523.65 FEET AND WEST 73.29 FEET FROM THE SOUTH QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 33°04'04" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 20.02 FEET; THENCE NORTH 59°33'22" EAST 297.02 FEET; THENCE NORTH 59°41'38" EAST 375.78 FEET; THENCE NORTH 59°46'33" EAST 385.14 FEET; THENCE SOUTH 30°00'00" EAST 20.00 FEET; THENCE SOUTH 59°48'33" WEST 375.69 FEET; THENCE SOUTH 26°27'01" EAST 210.51 FEET; THENCE SOUTH 62°32'59" WEST 20.00 FEET; THENCE NORTH 26°27'01" WEST 209.17 FEET; THENCE SOUTH 59°41'38" WEST 385.06 FEET; THENCE SOUTH 59°33'22" WEST 296.08 FEET TO THE POINT OF BEGINNING.

CONTAINS 61,452 SQUARE FEET
1.411 ACRES, MORE OR LESS.

CONTAINS 25,345 SQUARE FEET
0.582 ACRES, MORE OR LESS.

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY 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 INCLUDE THOSE SET FORTH IN THE OWNERS DEDICATION AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 7 DAY OF February, 2019.

DOMINION ENERGY
BY: *[Signature]*
TITLE: *[Signature]*

CENTURY LINK
APPROVED THIS 29 DAY OF January, A.D., 2019.

[Signature]
CENTURY LINK

ROCKY MOUNTAIN POWER
APPROVED THIS 28 DAY OF January, A.D., 2019.

[Signature]
ROCKY MOUNTAIN POWER

COMCAST
APPROVED THIS 28 DAY OF January, A.D., 2019.

[Signature]
COMCAST

SOUTH VALLEY SEWER
APPROVED THIS 24 DAY OF January, A.D., 2019 BY SOUTH VALLEY SEWER

[Signature]
SOUTH VALLEY SEWER

PLANNING COMMISSION
APPROVED THIS 11 DAY OF April, A.D., 2019 BY THE DRAPER PLANNING COMMISSION.

[Signature]
CHAIRMAN DRAPER CITY PLANNING COMMISSION

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.

[Signature]
CITY ENGINEER

APPROVAL AS TO FORM
APPROVED THIS 16 DAY OF July, A.D., 2019.

[Signature]
DRAPER CITY ATTORNEY

CITY MAYOR
PRESENTED TO THE DRAPER CITY MAYOR THIS 18 DAY OF April, A.D., 2019.

AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

[Signature]
MAYOR
[Signature]
ATTEST

16624 SHEET 1 OF 2

WILDING ENGINEERING
14721 SOUTH HERITAGE CREEK WAY
BLUFFDALE, UTAH 84065
505.598.1112
WWW.WILDINGENGINEERING.COM
PLOT DATE: Dec 17, 2018

15'-0" TO BUILDING | STREET | 15'-0" TO BUILDING | STREET
20'-0" TO GARAGE | INTERIOR LOT | 20'-0" TO GARAGE | CORNER LOT

7' REAR PU&DE (TYP) | 20'-0" | 6' SIDE PU&DE (TYP) | 10' FRONT PU&DE (TYP) | 6'-0" | 6' SIDE PU&DE (TYP)

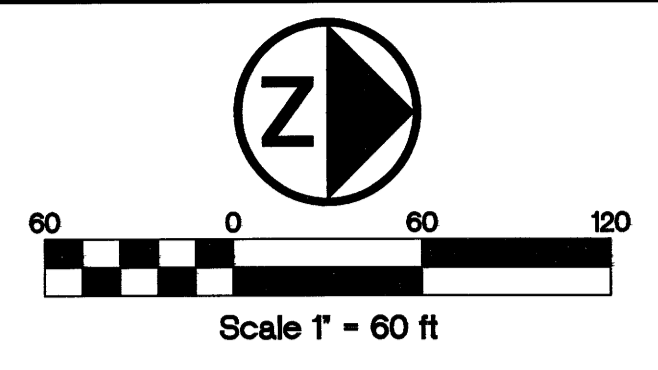
6'-0" | BUILDABLE AREA | 6'-0" | BUILDABLE AREA

15'-0" TO BUILDING | STREET | 15'-0" TO BUILDING | STREET
20'-0" TO GARAGE | INTERIOR LOT | 20'-0" TO GARAGE | CORNER LOT

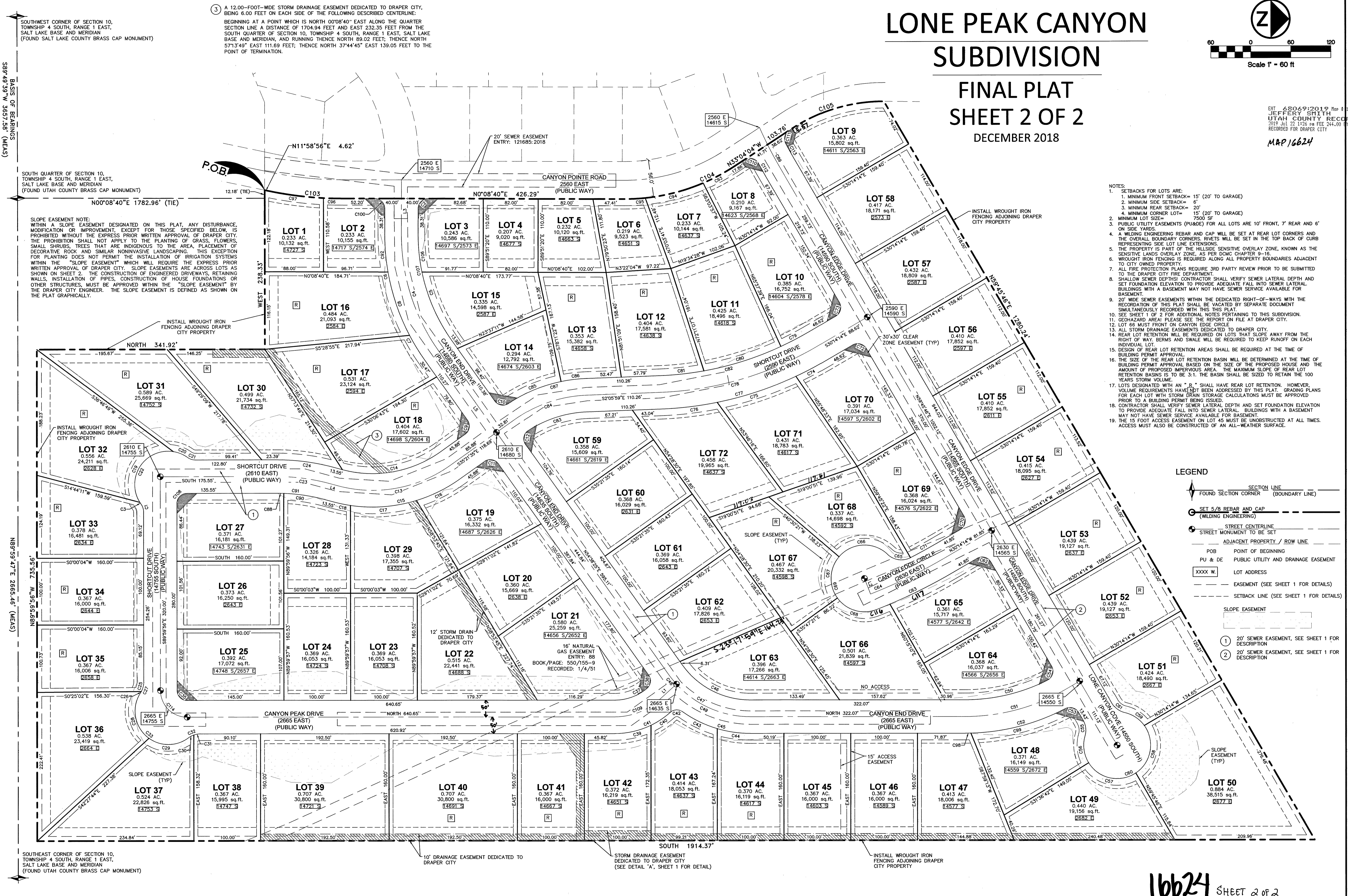
LONE PEAK CANYON SUBDIVISION
LOCATED IN THE SOUTH HALF OF SECTION 10,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
S

LONE PEAK CANYON SUBDIVISION

FINAL PLAT SHEET 2 OF 2 DECEMBER 2018



ENT 68069-2019 Map # 16624
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 JUL 22 11:26 AM FEE 244.00 BY TP
RECORDED FOR DRAPER CITY
MAP 16624



SOUTHWEST CORNER OF SECTION 10,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND SALT LAKE COUNTY BRASS CAP MONUMENT)

3 A 12.00-FOOT-WIDE STORM DRAINAGE EASEMENT DEDICATED TO DRAPER CITY,
BEING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A POINT WHICH IS NORTH 0°08'40" EAST ALONG THE QUARTER
SECTION LINE A DISTANCE OF 1704.94 FEET AND EAST 232.35 FEET FROM THE
SOUTH QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE
BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89.02 FEET; THENCE NORTH
5713.48' EAST 111.69 FEET; THENCE NORTH 37°44'45" EAST 139.05 FEET TO THE
POINT OF TERMINATION.

SOUTH QUARTER OF SECTION 10,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND UTAH COUNTY BRASS CAP MONUMENT)

SLOPE EASEMENT NOTE:
WITHIN A SLOPE EASEMENT DESIGNATED ON THIS PLAT, ANY DISTURBANCE,
MODIFICATION OR IMPROVEMENT, EXCEPT FOR THOSE SPECIFIED BELOW, IS
PROHIBITED WITHOUT THE EXPRESS WRITTEN APPROVAL OF DRAPER CITY.
THE PROHIBITION SHALL NOT APPLY TO THE PLANTING OF GRASS, FLOWERS,
SMALL SHRUBS, TREES THAT ARE INDIGENOUS TO THE AREA, PLACEMENT OF
DECORATIVE ROCK AND SIMILAR NONINVASIVE LANDSCAPING. THIS EXCEPTION
FOR PLANTING DOES NOT PERMIT THE INSTALLATION OF IRRIGATION SYSTEMS
WITHIN THE "SLOPE EASEMENT" WHICH WILL REQUIRE THE EXPRESS PRIOR
WRITTEN APPROVAL OF DRAPER CITY. SLOPE EASEMENTS ARE ACROSS LOTS AS
SHOWN ON SHEET 2. THE CONSTRUCTION OF DRIVEWAYS, RETAINING
WALLS, INSTALLATION OF PIPES, CONSTRUCTION OF HOUSE FOUNDATIONS OR
OTHER STRUCTURES, MUST BE APPROVED WITHIN THE "SLOPE EASEMENT" BY
THE DRAPER CITY ENGINEER. THE SLOPE EASEMENT IS DEFINED AS SHOWN ON
THE PLAT GRAPHICALLY.

- NOTES:**
1. SETBACKS FOR LOTS ARE:
a. MINIMUM FRONT SETBACK= 15' (20' TO GARAGE)
b. MINIMUM SIDE SETBACK= 6'
c. MINIMUM REAR SETBACK= 20'
d. MINIMUM CORNER LOT= 15' (20' TO GARAGE)
e. MINIMUM LOT SIZE= 7500 SF
 2. PUBLIC UTILITY EASEMENTS (PU&DE) FOR ALL LOTS ARE 10' FRONT, 7' REAR AND 6' ON SIDE YARDS.
 3. A WELDING ENGINEER REBAR AND CAP WILL BE SET AT REAR LOT CORNERS AND THE OVERALL BOUNDARY CORNERS. RIVETS WILL BE SET IN THE TOP CORNER OF CURB REPRESENTING SIDE LOT LINE EXTENSIONS.
 4. THE PROPERTY IS PART OF THE HILLSIDE SENSITIVE OVERLAY ZONE, KNOWN AS THE SENSITIVE LANDS OVERLAY ZONE, AS PER DMC CHAPTER 9-16.
 5. WROUGHT IRON FENCING IS REQUIRED ALONG ALL PROPERTY BOUNDARIES ADJACENT TO CITY OWNED PROPERTY.
 6. ALL FIRE PROTECTION PLANS REQUIRE 3RD PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER CITY FIRE DEPARTMENT.
 7. 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.
 8. 20' WIDE SEWER EASEMENTS WITHIN THE DEDICATED RIGHT-OF-WAYS WITH THE RECORDED INFORMATION OF THIS PLAT SHALL BE VACATED BY SEPARATE DOCUMENT SIMULTANEOUSLY RECORDED WITH THIS PLAT.
 9. SEE SHEET 1 OF 2 FOR ADDITIONAL NOTES PERTAINING TO THIS SUBDIVISION.
 10. GEHAZAROUS AREA PLEASE SEE THE REPORT ON FILE AT DRAPER CITY.
 11. LOT 66 MUST FRONT ON CANYON EDGE DRIVE.
 12. ALL STORM DRAINAGE EASEMENTS DEDICATED TO DRAPER CITY.
 13. REAR LOT RETENTION WILL BE REQUIRED ON LOTS THAT SLOPE AWAY FROM THE RIGHT OF WAY. BERMS AND SWALE WILL BE REQUIRED TO KEEP RUNOFF ON EACH INDIVIDUAL LOT.
 14. DESIGN OF REAR LOT RETENTION AREAS SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPROVAL.
 15. THE SIZE OF THE REAR LOT RETENTION BASIN WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT BASED ON THE SIZE OF THE PROPOSED HOUSE AND THE AMOUNT OF PROPOSED IMPERVIOUS AREA. THE MAXIMUM SLOPE OF REAR LOT RETENTION BASINS IS TO BE 3:1. THE BASIN SHALL BE SIZED TO RETAIN THE 100 YEARS STORM VOLUME.
 16. LOTS DESIGNATED WITH AN "R" SHALL HAVE REAR LOT RETENTION. HOWEVER, VOLUME REQUIREMENTS HAVE NOT BEEN ADDRESSED BY THIS PLAT. GRADING PLANS FOR EACH LOT WITH STORM DRAIN STORAGE CALCULATIONS MUST BE APPROVED PRIOR TO A BUILDING PERMIT BEING ISSUED.
 17. 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.
 18. THE 15 FOOT ACCESS EASEMENT ON LOT 45 MUST BE UNOCCUPIED AT ALL TIMES. ACCESS MUST ALSO BE CONSTRUCTED OF AN ALL-WEATHER SURFACE.

- LEGEND**
- FOUND SECTION CORNER (BOUNDARY LINE)
 - SET 5/8 REBAR AND CAP (WELDING ENGINEERING)
 - STREET CENTERLINE
 - STREET MONUMENT TO BE SET
 - ADJACENT PROPERTY / ROW LINE
 - POB POINT OF BEGINNING
 - PU & DE PUBLIC UTILITY AND DRAINAGE EASEMENT
 - XXXX W LOT ADDRESS
 - EASEMENT (SEE SHEET 1 FOR DETAILS)
 - SETBACK LINE (SEE SHEET 1 FOR DETAILS)
 - SLOPE EASEMENT
 - 1 20' SEWER EASEMENT, SEE SHEET 1 FOR DESCRIPTION
 - 2 20' SEWER EASEMENT, SEE SHEET 1 FOR DESCRIPTION

SOUTHEAST CORNER OF SECTION 10,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND UTAH COUNTY BRASS CAP MONUMENT)

10' DRAINAGE EASEMENT DEDICATED TO DRAPER CITY

STORM DRAINAGE EASEMENT DEDICATED TO DRAPER CITY (SEE DETAIL 'A', SHEET 1 FOR DETAIL)

INSTALL WROUGHT IRON FENCING ADJOINING DRAPER CITY PROPERTY

16624 SHEET 2 of 2

Sec 10, T4S, R1E
SLB44m Twp103