

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER CITY, UTAH

DATE PRINTED
August 18, 2025

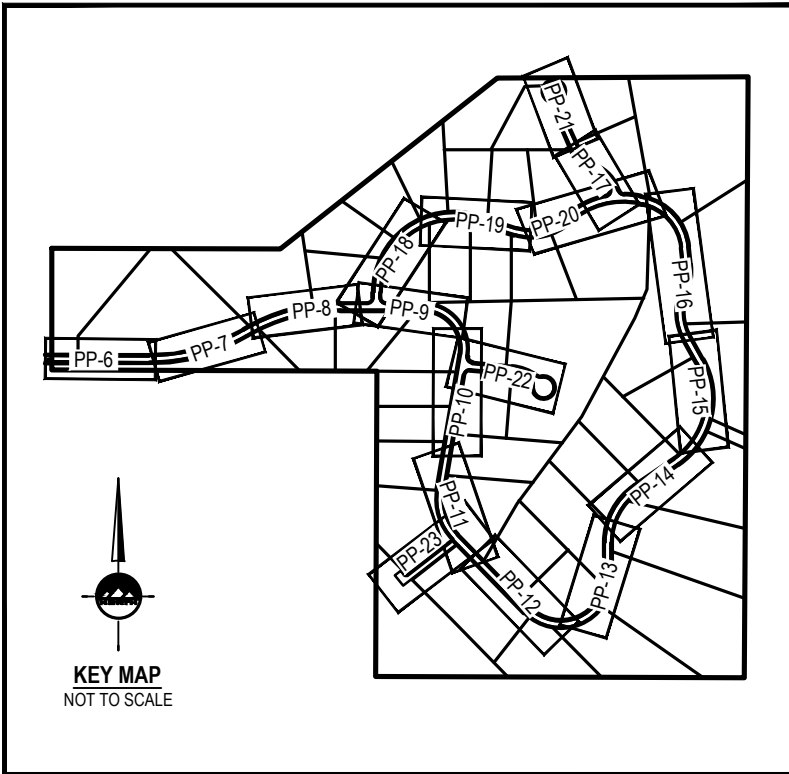
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						C-508	DETAIL SHEET

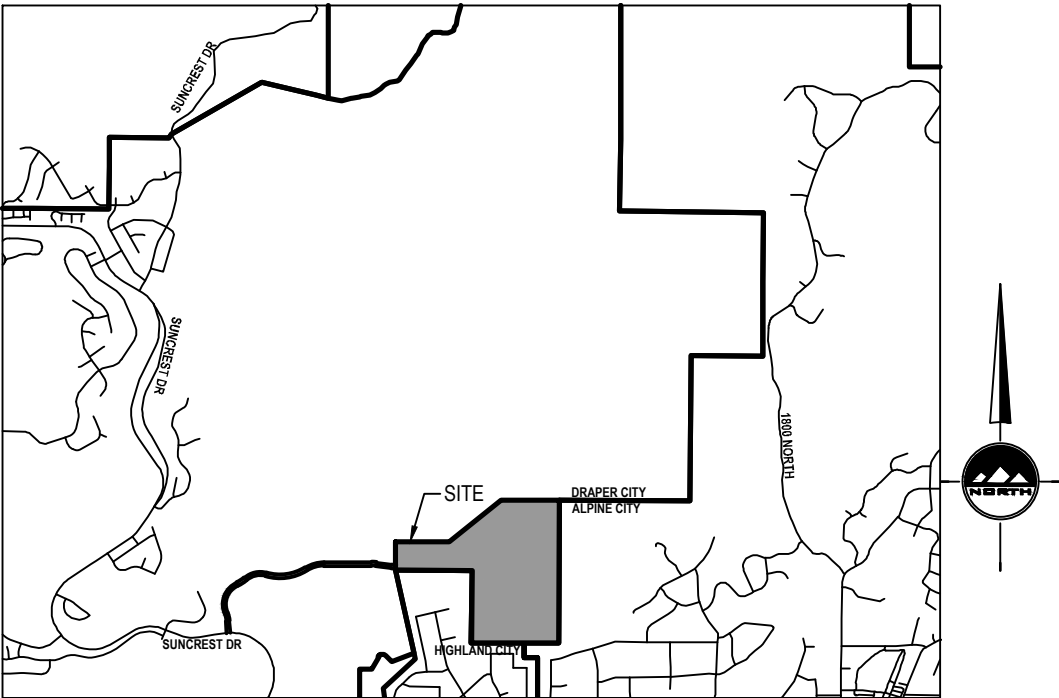
NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.



VICINITY MAP



GENERAL NOTES

- ALL WORK SHALL CONFORM TO DRAPER CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

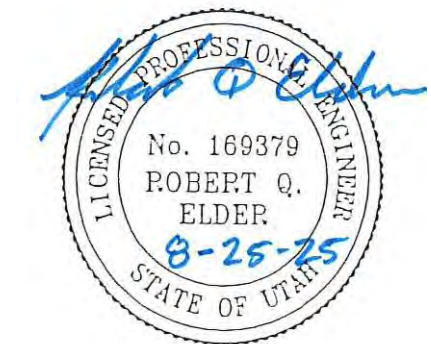
WWW.ENSIGNENG.COM

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

CONTACT:
DAVID KILLPACK
PHONE: 801-716-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH



COVER

PROJECT NUMBER
8884C

PRINT DATE
8/18/25

DRAWN BY
J. GERA

CHECKED BY
R. ELDER

PROJECT MANAGER
R. ELDER

811

Know what's below.
Call before you dig.

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

BENCHMARK

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

ELEV = 5245.28'

SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title Survey for use by the client. The Basis of Bearing is the line between North Quarter Corner and Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian measuring North 89°48'28" West 2,651.41 feet.

COMMITMENT DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 14, AND THE NORTH HALF OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER OF SAID SECTION 23, AND RUNNING THENCE NORTH 89°48'21" WEST ALONG THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 1389.36 FEET; THENCE NORTH 82°00' FEET; THENCE SOUTH 89°48'21" EAST 981.91 FEET; THENCE NORTH 51°49'33" EAST 1188.79 FEET; THENCE NORTH 89°43'24" EAST 1076.44 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE TRACT OF LAND AS DESCRIBED AS ENTRY 41191-2010, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 00°21'16" WEST ALONG THE WEST LINE OF SAID TRACT OF LAND A DISTANCE OF 2582.07 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING THE NORTH LINE OF SWISS ONE PLANNED UNIT RESIDENTIAL DEVELOPMENT PHASE 3, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 88°47'56" WEST 1583.21 FEET, ALONG SAID NORTH LINE, AND A PROLONGATION THEREOF, MORE OR LESS, TO THE QUARTER SECTION LINE OF SAID SECTION 23, THENCE NORTH 00°15'13" EAST ALONG THE SECTION LINE A DISTANCE OF 1322.97 FEET TO THE POINT OF BEGINNING.

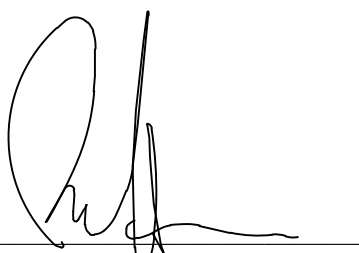
To: The Ridges at Alpine, a Utah limited liability company; K Six, LLC, a Utah limited liability company; Northern Title Company; and Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11, 13, 14, 18 and 19 of Table A hereof.

The field work was completed on: September 21, 2023

Date of Plat or Map: April 17, 2024.

5/30/24
Date


Patrick M. Harris
License No. 286882

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Greenbrier Title Insurance Agency, Inc. of Salt Lake City, under Commitment No. NTUT-124338, dated effective March 4, 2024.

Schedule B-2 Exceptions:

- Taxes for the year 2024 are now a lien, not yet due or payable. Taxes for the year 2023 have been paid in the amount of \$18,422.21 Tax Serial No. 11-008-0012. (not survey related)
- Said property may be included within the taxing assessment district of 019 Highland, Utah County, Utah and may be subject to the charges and assessments thereof. (Charges are current according to the information available from the county records.) (not survey related)
- This exception has been deleted and will not appear in a final report or policy to be issued.
- This exception has been deleted and will not appear in a final report or policy to be issued.
- This exception has been deleted and will not appear in a final report or policy to be issued.
- GREENBELT APPLICATION
Recorded: December 29, 2009
Entry No.: 132434-2009
(not survey related)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate land survey of Land and not shown by the Public Records.
- The rights of parties in possession of subject property under unrecorded contracts, leases, rental or occupancy agreements and any claims and/or liens thereunder. (not survey related)
- Lack of Access to and from the Land. Note: We are unable to ascertain from the records of the premises herein described a means of ingress and egress to and from a legally dedicated road or highway.
- Easements/Right of Ways, Covenants & Restrictions, Reservations, Warnings, Roadways, Building Setback Lines, Notes, Common Area(s) etc. as delineated and/or dedicated on the recorded plat(s).
- Areas of the subject land may lie within the Salt Lake Aqueduct.

12 MOUNTAIN FUEL EASEMENT

An Easement for the purpose shown below and right incidental thereto as to set forth in a document
Grantee: Mountain Fuel Supply Company
Purpose: Public Utilities Easement
Recorded: November 19, 1947
Entry No.: 12904
Book/Page: 480/106
(shown on survey)

13 MOUNTAIN FUEL EASEMENT

An Easement for the purpose shown below and right incidental there to as set forth in a document
Grantee: Mountain Fuel Supply Company
Purpose: Public Utilities Easement
Recorded: November 19, 1947
Entry No.: 12905-1947
Book/Page: 480/112 (does not affect)

AMENDMENT TO EASEMENT

Grantee: Mountain Fuel Supply Company
Recorded: November 19, 1947
Entry No.: 12924-1947
Book/Page: 480/133 (does not affect)

AMENDMENT TO EASEMENT

Grantee: Mountain Fuel Supply Company
Recorded: December 12, 1950
Entry No.: 14119-1950
Book/Page: na/111 (does not affect)

13 AMENDMENT TO EASEMENT

Grantee: Mountain Fuel Supply Company
Recorded: June 4, 1952
Entry No.: 87-1951
Book/Page: 550/154 (shown on survey)

AMENDMENT TO EASEMENT

Grantee: Mountain Fuel Supply
Recorded: June 10, 1951
Entry No.: 308-1951
Book/Page: 550/173 (does not affect)

AMENDMENT TO EASEMENT

Grantee: Mountain Fuel Supply
Recorded: June 10, 1951
Entry No.: 309-1951
Book/Page: 550/174 (does not affect)

14. Subject to the Terms and Conditions of a Notice of Preliminary Plan Approval Establishing of Zoning and Land Use Densities and Required Compliance with Annexation and Development Agreement for the Traverse Mountain Planned Unit Development: recorded March 17, 1988, Entry Number 7377-1988, in Book 2496, at Page 70 in the Office of the Recorder of Utah County, Utah. (blanket in nature)

15. GRANT OF NON-EXCLUSIVE RIGHT-OF-WAY

Recorded: April 24, 1990
Entry No.: 12692-1990
Book/Page: 2684/143(blanket in nature)

16 GRANT OF NON-EXCLUSIVE RIGHT-OF-WAY

Recorded: April 24, 1990
Entry No.: 12693-1990
Book/Page: 2684/157
(shown on survey)

17 GRANT OF NON-EXCLUSIVE RIGHT-OF-WAY

Recorded: April 24, 1990
Entry No.: 12694-1990
Book/Page: 2684/171
(shown on survey)

18. GRANT OF NON-EXCLUSIVE RIGHT-OF-WAY

Recorded: April 24, 1990
Entry No.: 12695-1990
Book/Page: 2684/185(blanket in nature)

19. Subject to the Terms and Conditions of a SPECIAL WARRANTY DEED, recorded April 20, 1994, Entry Number 32994-1994, in Book 3423, at Page 468 in the Office of the Recorder of Utah County, Utah. (blanket in nature)
Said instrument was re-recorded on December 2, 1994, Entry No. 91574-1994, in Book 3580 at Page 215, of the Official Records.

20. Subject to the Terms and Conditions of a SPECIAL WARRANTY DEED, recorded May 5, 1994, Entry Number 37664-1994, in Book 3436, at Page 264 in the Office of the Recorder of Utah County, Utah. (blanket in nature)
Said instrument was re-recorded on December 2, 1994, as Entry No. 91575-1994, in Book 3580 at Page 225, of the Official Records.

21. Subject to the Terms and Conditions of a SPECIAL WARRANTY DEED, recorded July 25, 1995, Entry Number 47264-1995, in Book 3726, at Page 439 in the Office of the Recorder of Utah County, Utah. (blanket in nature)

22. DEVELOPMENT AGREEMENT

Recorded: October 12, 1999
Entry No.: 109671-1999
Book/Page: 189(blanket in nature)

23. AMENDED DEVELOPMENT AGREEMENT

Recorded: December 20, 2001
Entry No.: 100462-2000 (blanket in nature)

24. AMENDED DEVELOPMENT AGREEMENT

Recorded: January 7, 2004
Entry No.: 2046-2004(blanket in nature)

25. Covenants, conditions, and restrictions in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law (blanket in nature)

Entry No: 101565-2000
Entry No: 93174-2002
Entry No: 77170-2010
Entry No: 39944-2014

26 TANK SITE, WATERLINE AND ACCESS EASEMENT

Recorded: July 21, 2005
Entry No.: 79419-2005
(shown on survey)

27. MASTER REIMBURSEMENT AGREEMENT

Recorded: July 12, 2006
Entry No.: 87472-2006 (not survey related)

28. NOTICE OF REINVESTMENT FEE COVENANT

Recorded: September 13, 2010
Entry No.: 77169-2010 (not survey related)

29. ASSIGNMENT OF RIGHTS AND OBLIGATIONS OF DECLARANT

Recorded: March 5, 2012
Entry No.: 17735-2012 (not survey related)

30. ASSIGNMENT OF RIGHTS AND OBLIGATIONS OF DECLARANT

Recorded: November 9, 2012
Entry No.: 99033-2012 (not survey related)

31. ASSIGNMENT AND ASSUMPTION OF CONTRACTS BY AND BETWEEN ZIONS FIRST NATIONAL BANK AND DRAPER CITY:

Recorded: November 9, 2012
Entry No.: 99034-2012 (not survey related)

32. Subject to the Terms and Conditions of a PURCHASE AND CONSTRUCTION AGREEMENT IN FAVOR OF SOUTH VALLEY SEWER DISTRICT: Recorded May 2, 2017, Entry Number 43725-2017, in the Office of the Recorder of Utah County, Utah. (does not affect)














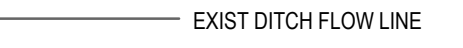







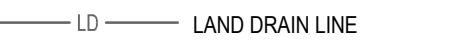



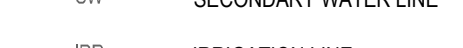





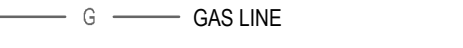












33 An Easement for the purpose shown below and right incidental thereto as set forth in a document.

Grantee: Quistar Gas Company
Purpose: Public Utilities Easement
Recorded: June 26, 2017
Entry No.: 61607-2017
(shown on survey)

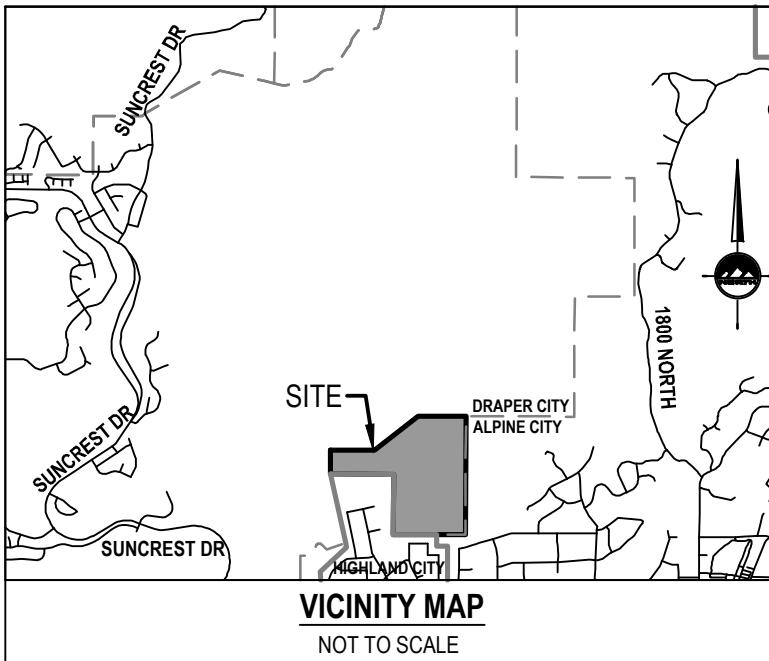
TABLE A


- All monuments used and set are shown on survey.
- Parcel address Not Assigned N/A, Highland, UT 84003.
- Parcel is located in Flood Zone AE and Zone X, per FEMA FIRM map 49049C0158F effective June 19, 2020.
- Subject parcel contains 4,791,723 Square Feet or 110.003 Acres.
- Substantial features are shown on survey.
- Utilities are shown on survey.
- Adjacent owners are shown on survey.
- Distance to nearest intersecting street is shown on survey.
- All plottable easements are shown on survey.

LEGEND

	SECTION CORNER		CITY LIMITS BOUNDARY LINE
	MONUMENT		RIGHT OF WAY
	EXIST REBAR AND CAP		CENTERLINE
	SET ENSIGN REBAR AND CAP		PROPERTY LINE
	WATER METER		ADJACENT PROPERTY LINE
	WATER VALVE		DEED LINE
	FIRE HYDRANT		TANGENT LINE
	SANITARY SEWER MANHOLE		EXIST DITCH FLOW LINE
	STORM DRAIN CLEAN OUT		FENCE
	STORM DRAIN CATCH BASIN		EDGE OF ASPHALT
	STORM DRAIN COMBO BOX		SANITARY SEWER LINE
	SIGN		STORM DRAIN LINE
	ELECTRICAL BOX		LAND DRAIN LINE
	UTILITY MANHOLE		CULINARY WATER LINE
	UTILITY POLE		SECONDARY WATER LINE
	LIGHT		IRRIGATION LINE
	CABLE BOX		OVERHEAD POWER LINE
	TELEPHONE BOX		ELECTRICAL LINE
	GAS METER		GAS LINE
	TREE		CONCRETE
	SHRUB		BUILDING
	SCHEDULE B-2 EXCEPTIONS		EASEMENT

Note to the client, insurer and lender- With regard to Table A, item 11 source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5 E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requesters from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or private utility locate request may be necessary.





THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

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FOR:
THE RIDGES AT ALPINE, LLC
5150 S. 900 E., SUITE 250
SALT LAKE CITY, UT 84117

CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222

ALPINE HOLLOW

ALTANSPPS LAND TITLE & TOPOGRAPHIC SURVEY

15900 SOUTH 2800 EAST
DRAPER, UTAH



ALTANSPPS
LAND TITLE
& TOPOGRAPHIC
SURVEY

PROJECT NUMBER
8684F

PRINT DATE
2024-05-30

PROJECT MANAGER
P. Harris

DESIGNED BY

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

811

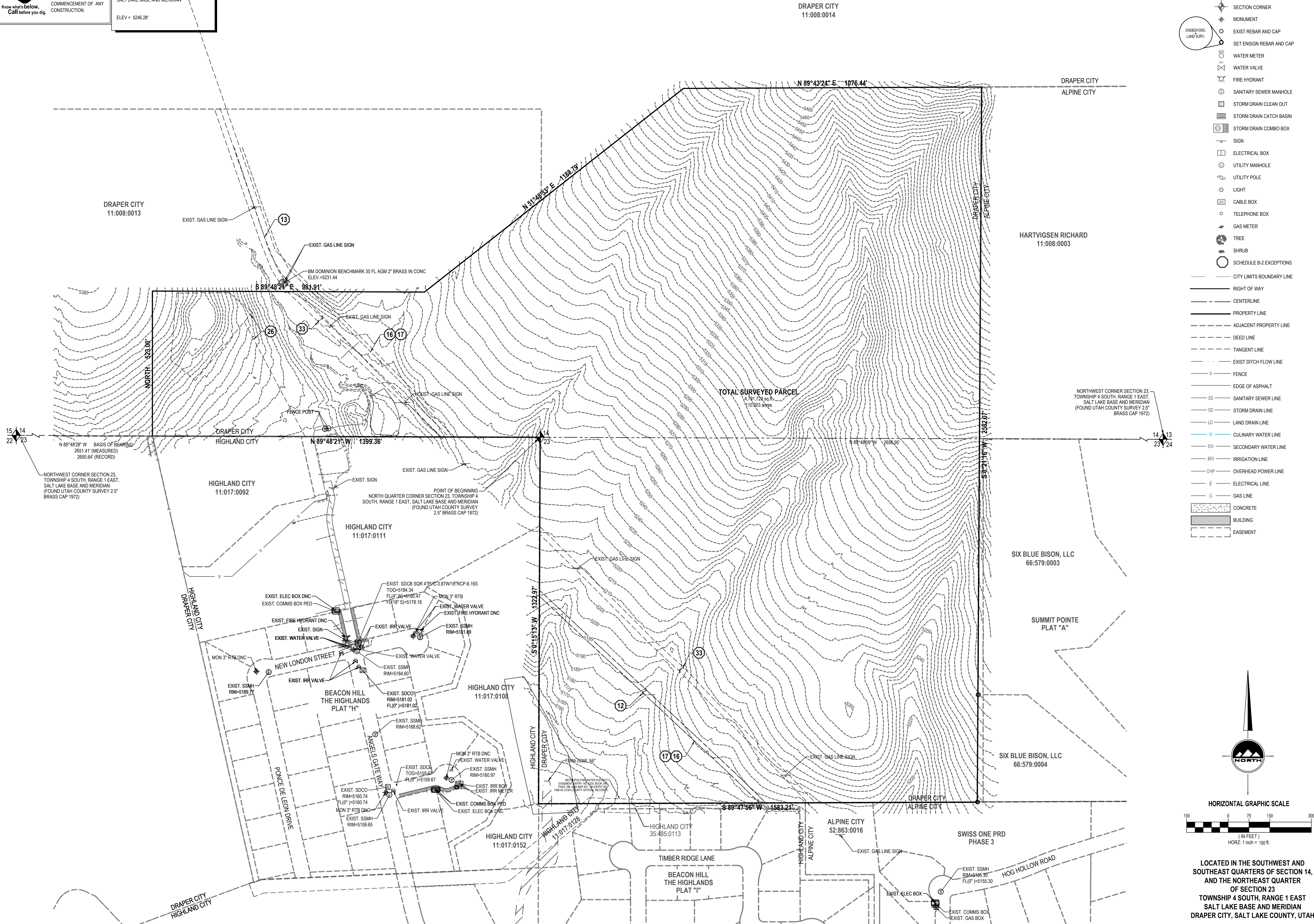
Know what's below.
Call before you dig.

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

BENCHMARK

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

ELEV = 5246.28'



- LEGEND
- SECTION CORNER

MONUMENT

EXIST REBAR AND CAP

SET ENSIGN REBAR AND CAP

WATER METER

WATER VALVE

FIRE HYDRANT

SANITARY SEWER MANHOLE

STORM DRAIN CLEAN OUT

STORM DRAIN CATCH BASIN

STORM DRAIN COMBO BOX

SIGN

ELECTRICAL BOX

UTILITY MANHOLE

UTILITY POLE

LIGHT

CABLE BOX

TELEPHONE BOX

GAS METER

TREE

SHRUB

SCHEDULE B-2 EXCEPTIONS

CITY LIMITS BOUNDARY LINE

RIGHT OF WAY

CENTERLINE

PROPERTY LINE

ADJACENT PROPERTY LINE

DEED LINE

TANGENT LINE

EXIST DITCH FLOW LINE

FENCE

EDGE OF ASPHALT

SS SANITARY SEWER LINE

SD STORM DRAIN LINE

LD LAND DRAIN LINE

W CULINARY WATER LINE

SW SECONDARY WATER LINE

IRR IRRIGATION LINE

CHP OVERHEAD POWER LINE

E ELECTRICAL LINE

G GAS LINE

CONCRETE

BUILDING

EASEMENT

HORIZONTAL GRAPHIC SCALE

150 0 75 150 300

(IN FEET)

HORZ: 1 inch = 150 ft.

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

THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
THE RIDGES AT ALPINE, LLC
5150 S. 900 E., SUITE 250
SALT LAKE CITY, UT 84117

CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222

ALPINE HOLLOW

ALTANSPS LAND TITLE & TOPOGRAPHIC SURVEY

15900 SOUTH 2800 EAST

DRAPER, UTAH

PROFESSIONAL LAND SURVEYOR
5/30/24
No. 246882
PATRICK M. HARRIS
STATE OF UTAH

ALTANSPS
LAND TITLE
& TOPOGRAPHIC
SURVEY

PROJECT NUMBER
8684F

PRINT DATE
2024-05-30

PROJECT MANAGER
P. Harris

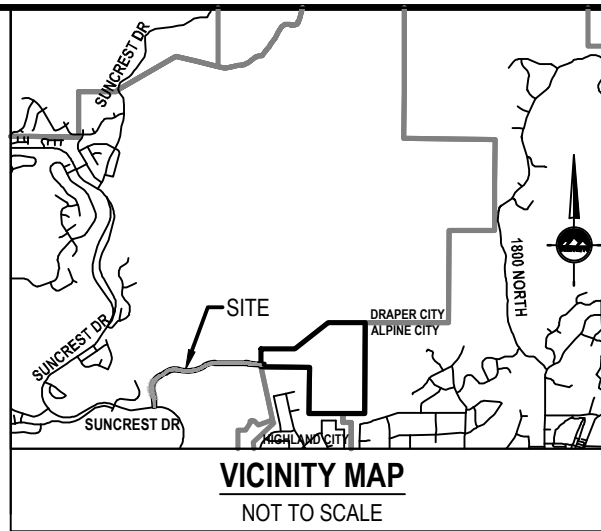
DESIGNED BY

2 OF 2

CANYON HOLLOW LANE DEDICATION PLAT

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

AUGUST 2025
FINAL PLAT



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

BOUNDARY DESCRIPTION

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

Parcel A:
Beginning at a point being North 00°54'24" East 75.15 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southwesterly 428.52 feet along the arc of a 582.00 foot radius curve to the left (center bears South 00°11'48" West and the chord bears South 69°06'13" West 418.91 feet with a central angle of 42°11'11"); thence Southwesterly 100.57 feet along the arc of a 528.00 foot radius curve to the right (center bears North 01°15'00" West and the chord bears South 53°20'02" West 100.42 feet with a central angle of 10°54'17"); thence North 30°30'00" West 56.00 feet; thence Northwesterly 85.34 feet along the arc of a 472.24 foot radius curve to the left (center bears North 31°08'49" West and the chord bears North 53°25'59" East 89.21 feet with a central angle of 10°50'24"); thence Northwesterly 469.75 feet along the arc of a 638.00 foot radius curve to the right (center bears South 41°59'22" East and the chord bears North 69°06'13" East 459.21 feet with a central angle of 42°11'11"); thence South 89°48'12" East 801.32 feet; thence Southwesterly 217.73 feet along the arc of a 628.00 foot radius curve to the right (center bears South 00°11'48" West and the chord bears South 82°16'12" East 217.11 feet with a central angle of 15°04'00"); thence Southwesterly 203.04 feet along the arc of a 472.24 foot radius curve to the left (center bears North 31°08'49" West and the chord bears North 53°25'59" East 89.21 feet with a central angle of 10°50'24"); thence South 89°48'12" East 117.88 feet; thence South 00°11'39" West 56.00 feet; thence North 89°48'21" West 117.88 feet; thence Northwesterly 217.77 feet along the arc of a 628.00 foot radius curve to the right (center bears North 00°11'39" East and the chord bears North 82°16'12" East 217.14 feet with a central angle of 15°04'09"); thence Northwesterly 203.01 feet along the arc of a 472.24 foot radius curve to the left (center bears South 15°15'48" West and the chord bears North 82°16'12" West 202.42 feet with a central angle of 15°04'00"); thence North 89°48'12" West 801.32 feet to the point of beginning.
Contains 105,508 Square Feet or 2.422 Acres

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

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

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

CANYON HOLLOW LANE DEDICATION PLAT

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

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

By: _____ Notary Public Residing in _____ County

CORPORATE ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON _____ DAY OF _____ A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT _____ IS THE _____ OF _____

CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS; AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY SAID CORPORATION EXECUTED THE SAME.

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

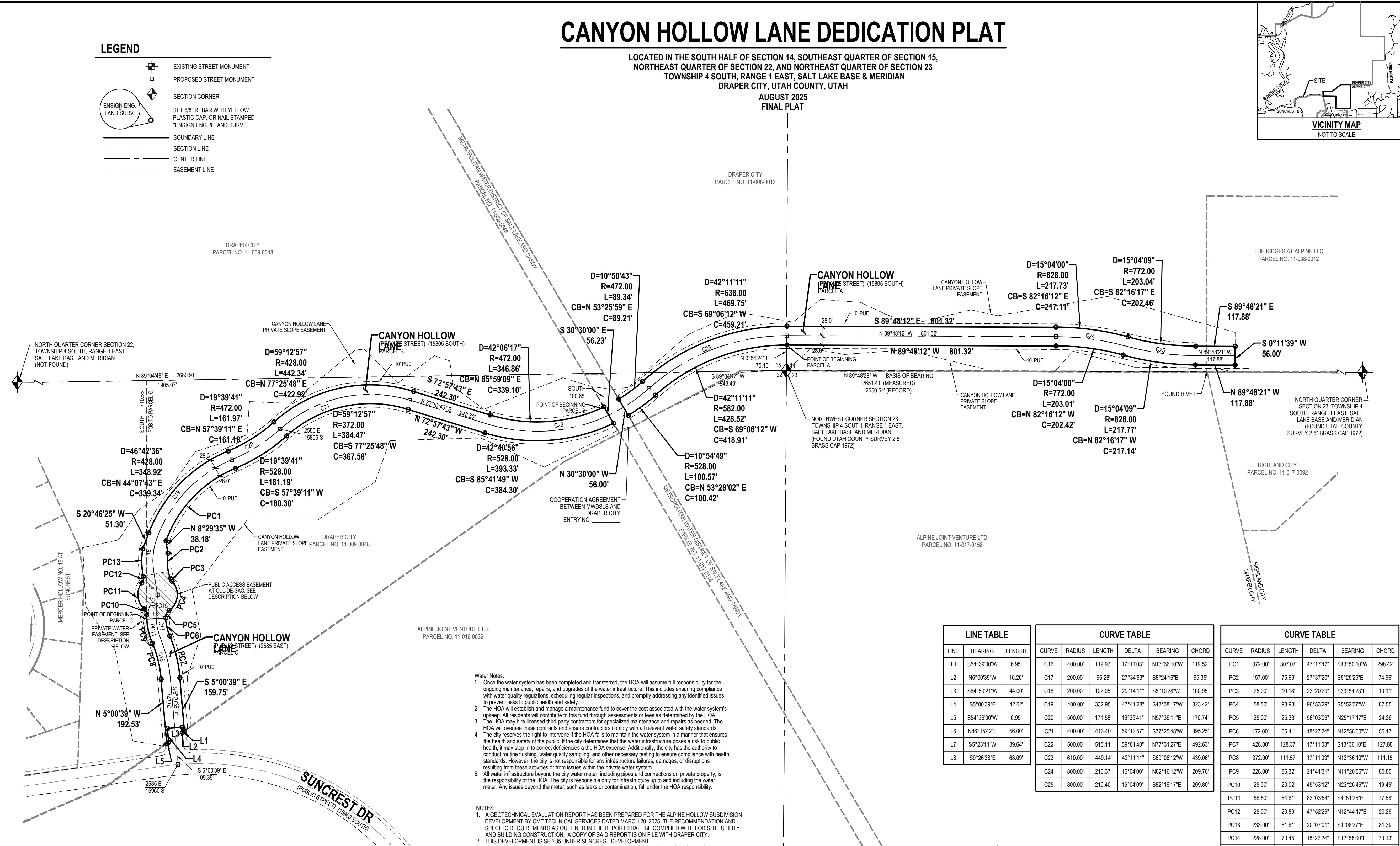
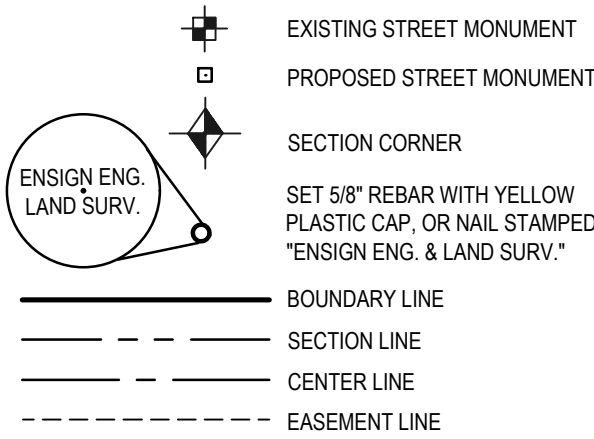
CANYON HOLLOW LANE DEDICATION PLAT

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

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



LEGEND



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

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

CANYON HOLLOW LANE Slope Easements
Parcel A Slope Easement:
Beginning at a point on the Easterly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being North 00°54'19" East 453.00 feet and South 157.18 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 30°30'00" West 124.45 feet along said Easterly Boundary Line; thence North 81°50'47" East 45.41 feet; thence North 88°42'43" East 239.40 feet; thence North 65°47'34" East 161.93 feet; thence South 79°32'34" East 166.41 feet; thence North 50°25'39" East 106.46 feet; thence South 85°38'09" East 119.53 feet; thence South 64°38'29" East 81.65 feet; thence North 43°36'38" East 180.30 feet; thence North 05°00'39" West 159.75 feet; thence South 54°39'00" West 6.95 feet; thence North 80°10'35" East 332.35 feet; thence South 74°14'13" East 384.62 feet; thence South 00°11'39" West 117.30 feet; thence North 79°46'50" West 63.81 feet; thence North 89°24'41" East 20.29 feet with a central angle of 47°52'29"); thence North 78°48'02" West 180.30 feet; thence Southwesterly 22.02 feet along the arc of a 157.00 foot radius curve to the left (center bears North 78°48'02" East and the chord bears South 15°13'03" East 22.00 feet with a central angle of 86°02'11"); thence Southwesterly 10.18 feet along the arc of a 25.00 foot radius curve to the left (center bears North 70°49'51" East and the chord bears South 30°54'23" East 10.11 feet with a central angle of 22°29'27"); thence Southwesterly 98.93 feet along the arc of a 58.50 foot radius curve to the right (center bears South 47°25'22" West and the chord bears South 05°52'07" West 87.55 feet with a central angle of 96°53'29"); thence Southwesterly 25.33 feet along the arc of a 25.00 foot radius curve to the left (center bears South 35°41'08" East and the chord bears North 44°07'43" East 339.34 feet with a central angle of 46°42'36"); thence Northwesterly 181.87 feet along the arc of a 472.00 foot radius curve to the left (center bears North 53°19'29" West and the chord bears North 12°44'17" East 181.87 feet with a central angle of 47°52'29"); thence Northwesterly 442.34 feet along the arc of a 428.00 foot radius curve to the right (center bears North 43°36'38" East and the chord bears North 04°51'25" West 77.58 feet with a central angle of 83°03'54"); thence Northwesterly 20.89 feet along the arc of a 25.00 foot radius curve to the left (center bears North 53°19'29" West and the chord bears North 12°44'17" East 181.87 feet with a central angle of 47°52'29"); thence Northwesterly 348.92 feet along the arc of a 472.00 foot radius curve to the left (center bears North 17°02'17" East and the chord bears North 89°59'09" East 339.34 feet with a central angle of 42°06'17") to the point of beginning. Contains 1,240 Square Feet or 0.283 Acres

Parcel B Slope Easement:
Beginning at a point on the Westerly Boundary Line of the Metropolitan Water District of Salt Lake and Sandy Property, identified as Utah County Parcel No. 11-017-0114, said point being South 89°04'47" West 579.55 feet along the section line and South 38.87 feet from the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 30°30'00" East 152.09 feet along said Westerly Boundary Line; thence South 53°25'59" East 89.21 feet; thence North 65°18'35" West 207.42 feet; thence South 89°22'57" West 21.20 feet; thence South 19°27'14" West 129.96 feet; thence South 23°21'38" West 205.93 feet; thence North 89°55'35" West 21.01 feet; thence South 37°59'47" West 286.16 feet; thence North 10°45'48" East 138.24 feet; thence South 18°22'20" West 128.35 feet; thence South 04°23'05" East 148.50 feet; thence South 54°39'00" West 31.01 feet; thence North 05°00'39" West 159.75 feet; thence South 84°59'21" West 44.00 feet; thence South 05°00'39" East 42.02 feet; thence South 54°39'00" West 18.54 feet; thence North 80°27'26" West 93.14 feet; thence North 10°54'26" West 273.80 feet; thence North 33°35'18" West 158.66 feet; thence North 03°01'45" West 174.76 feet; thence North 77°58'36" East 108.69 feet; thence North 33°45'40" East 106.33 feet; thence North 55°00'39" East 116.36 feet; thence North 34°46'05" East 131.53 feet; thence North 71°54'51" East 161.55 feet; thence North 04°10'38" East 59.15 feet; thence North 37°37'25" East 123.75 feet; thence North 50°11'02" East 247.58 feet; thence North 63°10'42" East 27.49 feet; thence South 44°41'21" East 142.38 feet; thence North 53°12'58" East 136.32 feet; thence South 71°20'11" East 48.14 feet; thence South 07°39'57" East 76.95 feet; thence South 53°25'10" East 113.89 feet; thence North 68°18'43" East 253.08 feet; thence South 73°22'26" East 90.09 feet to the point of beginning. Contains 511,482 Square Feet or 11.742 Acres

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

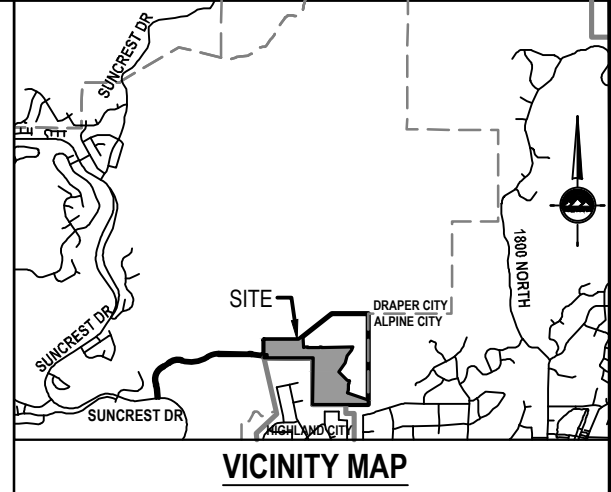
ENBRIDGE GAS UTAH - NOTE
Questa Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 84, a recorded easement or right-of-way, prescriptive rights, or any provision of law, (b) constitute acceptance of any terms contained in any portion of the plat, and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

- ROCKY MOUNTAIN POWER NOTES:**
- PURSUANT TO UTAH CODE ANN. § 84-3-77 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 - PURSUANT TO UTAH CODE ANN. § 17-2A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 84, LAWS TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

EASEMENT APPROVAL CENTURYLINK DATE _____ ROCKY MOUNTAIN POWER DATE _____ ENBRIDGE GAS UTAH DATE _____ COMCAST DATE _____	JORDAN BASIN IMPROVEMENT DISTRICT APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY JORDAN BASIN IMPROVEMENT DISTRICT. JORDAN BASIN IMPROVEMENT DISTRICT MANAGER	ZONING ADMINISTRATOR APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY DRAPER CITY ZONING ADMINISTRATOR DRAPER CITY ZONING ADMINISTRATOR	UTAH COUNTY HEALTH DEPARTMENT APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY UTAH COUNTY HEALTH DEPARTMENT. UTAH COUNTY HEALTH DEPARTMENT	CITY ENGINEER APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY DRAPER CITY ENGINEER DRAPER CITY ENGINEER	CITY MAYOR APPROVAL PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS _____ DAY OF _____, A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. ATTEST: CLERK MAYOR	CITY ATTORNEY'S APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY DRAPER CITY ATTORNEY DRAPER CITY ATTORNEY	PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH
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ALPINE PEAKS SUBDIVISION PHASE 1 PLAT

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



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

BOUNDARY DESCRIPTION

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

Beginning at the South Quarter Corner of Section 14, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89°48'21" West 1,399.36 feet along the South Line of said Section 14 (Record = North 89°48'21" West); thence North 20.05 feet; thence North 89°48'21" East 84.03 feet; thence North 00°11'30" East 56.00 feet; thence North 89°48'21" West 84.22 feet; thence North 446.99 feet; thence South 89°48'21" East 961.91 feet; thence North 51°48'33" East 653.58 feet; thence South 05°28'22" West 234.10 feet; thence Easterly 106.18 feet along the arc of a 628.00 foot radius curve to the right (center bears South 07°20'50" East and the chord bears North 88°19'53" East 106.10 feet with a central angle of 07°20'50"); thence Easterly 57.17 feet along the arc of a 206.00 foot radius curve to the right (center bears South and the chord bears South 82°03'00" East 56.98 feet with a central angle of 15°54'00"); thence North 88°51'52" East 653.58 feet; thence South 23°14'02" West 92.37 feet; thence South 37°04'47" West 210.12 feet; thence South 15°21'44" West 204.80 feet; thence South 37°26'51" West 524.71 feet; thence South 44°33'54" East 502.20 feet; thence Southerly 61.32 feet along the arc of a 175.00 foot radius curve to the right (center bears North 81°26'06" West and the chord bears South 18°28'14" West 61.01 feet with a central angle of 20°54'40"); thence South 00°21'16" West 130.22 feet; thence South 89°47'56" West 1,583.21 feet; thence North 00°15'13" East 1,322.98 feet to the point of beginning.

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

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

UTILITY DEDICATION

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

OWNER'S DEDICATION

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

ALPINE PEAKS SUBDIVISION PHASE 1 PLAT

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

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

THE RIDGES AT ALPINE, LLC

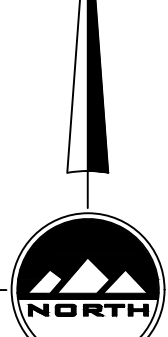
By: _____
its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

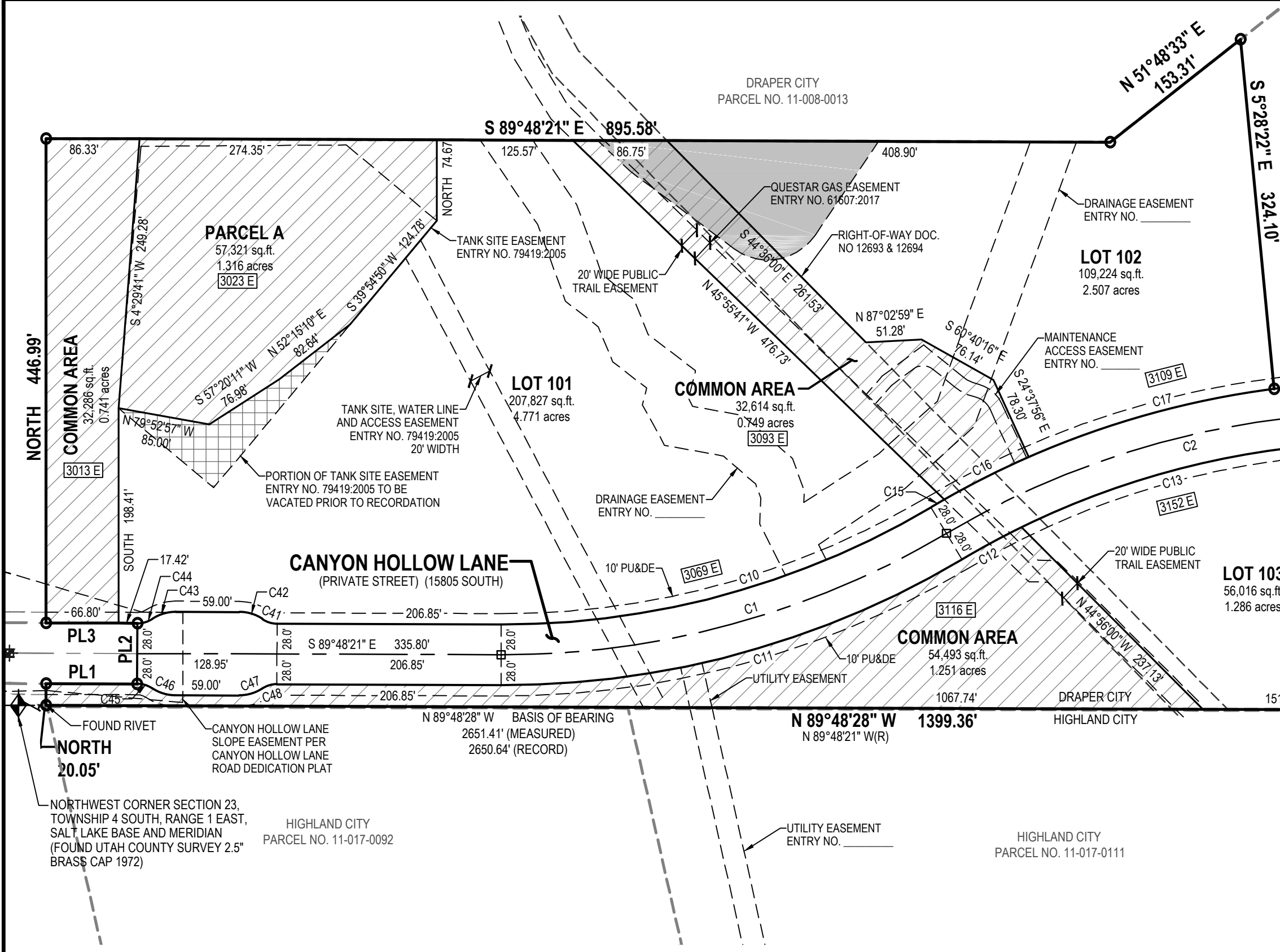
ALPINE PEAKS SUBDIVISION PHASE 1 PLAT

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



HORIZONTAL GRAPHIC SCALE

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



LINE TABLE			CURVE TABLE						CURVE TABLE					
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
L4	S34°46'58"W	61.40'	C1	800.00'	431.18'	30°52'52"	N74°45'13"E	425.98'	C26	15.00'	17.26'	65°56'18"	N25°11'34"W	16.33'
L5	N34°46'58"E	70.38'	C2	800.00'	428.47'	30°41'13"	S74°39'23"W	423.37'	C27	167.00'	76.66'	26°18'04"	N71°18'45"W	75.99'
PL1	S89°48'21"E	84.03'	C3	178.00'	309.59'	99°39'07"	N40°10'26"W	272.02'	C28	167.00'	2.00'	0°41'05"	N84°48'19"W	2.00'
PL2	N0°11'39"E	56.00'	C4	228.00'	215.75'	54°13'01"	S17°27'23"E	207.79'	C29	18.00'	26.77'	85°12'01"	S52°15'08"W	24.37'
PL3	N89°48'21"W	84.22'	C5	203.00'	378.37'	106°47'32"	N82°02'20"E	325.93'	C30	200.00'	189.25'	54°13'01"	S17°27'23"E	182.27'

LEGEND
EXISTING STREET MONUMENT
PROPOSED STREET MONUMENT
SECTION CORNER
SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENGIN ENG. & LAND SURV."
BOUNDARY LINE
SECTION LINE
CENTER LINE
EASEMENT LINE
PROTECTED HILLSLOPE (30%-OR-GREATER-SLOPE AREA)
COMMON AREA
Utility Easement
Beginning at a point being North 89°48'28" West 784.87 feet from the North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89°48'28" West 20.51 feet; thence North 12°35'28" West 37.73 feet; thence Northeasterly 20.00 feet along the arc of a 628.00 foot radius curve to the left (center bears North 11°21'25" West and the chord bears North 17°57'02" East 20.00 feet with a central angle of 01°23'03"); thence South 12°35'28" East 42.08 feet to the point of beginning. Contains 797 Square Feet
ENBRIDGE GAS UTAH - NOTE
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to approximate the location of Enbridge's right-of-way/easement(s) and existing underground facilities but does not warrant or verify their precise location. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law, (b) constitute acceptance of any terms contained in any portion of the plat, and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.
Rocky Mountain Power Notes:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(III) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUDE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
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2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.
Water Note:
All water infrastructure, beginning at the master water meter location and throughout the Development, is to be owned and maintained by the HOA. For additional requirements for the private water system, see water notes through 4 on Canyon Hollow Lane Road Dedication Plat, of Official Records.
Notes:
1. A geotechnical evaluation report has been prepared for the Alpine Hollow Subdivision development by CMT Technical Services dated March 20, 2025, the recommendation and specific requirements as outlined in the report shall be complied with for site, utility and building construction. A copy of said report is on file with Draper City.
2. Due to the potential of fluctuating groundwater conditions in this subdivision the maximum depth of the finished floor can be no more than four feet below the native soils, to be verified by the geotechnical engineer. The geotechnical report for this subdivision is available for review at Draper City hall.
3. This development is SFD 35 under Suncoast Development.
4. Buildings are not allowed within areas that have a slope greater than 30%.
5. Private streets, street lighting, private culinary water infrastructure, and private storm drainage infrastructure to be owned and maintained by the HOA.
6. All common areas to be dedicated to the HOA.
7. Drainage and detention basin easements shown are private and to be maintained by the HOA.
8. All lots will require a fire sprinkler system, with a pump installed on the system, to be installed with home construction, sprinkler systems shall be compliant with NFPA 13D and shall be reviewed by the fire marshal.
9. When the existing gas easement (entry #61607/2017) encroaches on lots 108, 109, 112, 114, 115, and 116, no structure, retaining walls, fencing, or trees and shrubs shall be placed in the easement area. Homeowner shall provide unrestricted access to existing gas line and easement.
10. A portion of the road accessing the area depicted on this plat, which is shown on the plat recorded as "RIDGE RAIL WAY (PRIVATE STREET) (1580 SOUTH)", is subject to the cooperation agreement with the district lands and interests in lands between the Metropolitan Water District of Salt Lake & Sandy, Draper City, and the Ridges at Alpine, LLC, dated _____, recorded on _____ as Entry _____ Book _____ Page _____ in the records of the Utah County Recorder.
11. Wrought iron fencing is required along all property boundaries adjacent to Draper City owned property. Fencing to be provided by each individual lot owner.
12. For each temporary turnaround (TA) identified on this plat, upon construction of a through street that replaces the TA and that complies with city standards, the TA shall be automatically terminated, without the need to utilize the "vacate" process.
13. Use of ignition-resistant materials and vegetation management plan: a. All homes and out-buildings must be built to the following standards as described in the 2024 edition of the International Wildland-Urban Interface Code: i. Exterior surfaces must be constructed of materials approved for not less than 1-hour fire-resistance-rated construction. ii. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multi-layered glazed panels, glass block or have a fire protection rating of not less than 20 minutes. iii. Exterior doors shall be approved noncombustible construction, solid-core wood not less than 1 3/4 inches thick, or have a fire protection rating of not less than 20 minutes; b. All properties shall comply with a vegetation management plan as described in the 2024 edition of the International Wildland-Urban Interface Code.

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CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	328.00'	613.21'	107°06'59"	S53°33'30"W
C2	228.00'	238.45'	59°55'19"	N77°09'20"E
C3	350.00'	234.14'	38°19'48"	S66°21'35"W
C4	350.00'	185.09'	30°17'57"	S62°20'39"W
C5	350.00'	234.14'	38°19'48"	S66°21'35"W
C6	350.00'	101.47'	16°36'41"	N86°10'11"W
C7	350.00'	36.13'	5°54'54"	S88°28'56"W
C8	350.00'	65.34'	10°41'47"	N83°12'44"W
C9	150.00'	63.08'	24°05'42"	N16°52'40"W
C10	150.00'	101.85'	38°54'14"	N48°22'38"W
C11	150.00'	131.25'	50°08'04"	N42°45'42"W
C12	150.00'	33.68'	12°51'52"	N11°15'44"W
C13	150.00'	114.88'	43°52'47"	S45°53'21"E
C14	472.00'	49.79'	6°02'38"	S20°55'38"E
C15	228.00'	285.49'	71°44'35"	N41°59'43"W
C16	278.00'	85.28'	17°34'34"	N2°39'45"E
C17	18.00'	28.27'	90°00'00"	N45°00'00"E
C18	18.00'	28.27'	90°00'00"	S45°00'00"E
C19	300.00'	369.29'	70°31'43"	S35°15'52"W
C20	300.00'	177.75'	33°56'55"	S87°30'11"W
C21	300.00'	13.82'	2°38'21"	N74°12'11"W
C22	356.00'	153.22'	24°39'37"	S12°19'49"W
C23	356.00'	111.89'	18°00'29"	S33°39'52"W
C24	356.00'	143.72'	23°07'53"	S54°14'03"W
C25	356.00'	129.13'	20°46'56"	S76°11'27"W
C26	356.00'	127.59'	20°32'04"	N83°09'03"W
C27	256.00'	164.19'	36°44'48"	N88°44'35"E
C28	256.00'	103.55'	23°10'36"	N58°46'56"E
C29	200.00'	136.39'	39°04'23"	N87°34'48"E
C30	200.00'	72.78'	20°50'57"	N57°37'08"E
C31	322.00'	58.03'	10°19'46"	S52°21'29"W
C32	322.00'	250.73'	44°36'53"	S79°49'43"W
C33	200.00'	250.43'	71°44'29"	N41°59'46"W
C34	250.00'	76.89'	17°34'34"	N2°39'45"E
C35	378.00'	199.89'	30°19'39"	S62°20'39"W
C36	18.00'	33.43'	106°25'09"	N24°17'04"E
C37	18.00'	22.26'	70°51'57"	S53°07'39"E
C38	256.00'	41.31'	9°14'43"	N73°14'40"W
C39	178.00'	155.75'	50°08'04"	N42°45'42"W
C40	122.00'	93.43'	43°52'47"	S45°53'21"E
C41	444.00'	38.52'	4°58'16"	S20°23'27"E
C42	15.00'	15.03'	57°24'56"	S10°48'09"W
C43	59.00'	133.65'	129°47'13"	N25°22'59"W
C44	59.00'	109.41'	106°15'08"	S36°35'50"W
C45	59.00'	54.37'	52°47'43"	S42°55'36"E
C46	15.00'	13.46'	51°25'08"	N43°36'53"W
C47	500.00'	52.74'	6°02'38"	S20°55'38"E
C48	178.00'	136.32'	43°52'47"	S45°53'21"E
C49	122.00'	82.84'	38°54'14"	N48°22'38"W
C50	378.00'	70.57'	10°41'47"	N83°12'44"W
C51	206.00'	30.48'	8°28'37"	N85°45'41"W
C52	206.00'	26.69'	7°25'23"	N77°48'41"W
C53	444.00'	8.31'	1°04'22"	S23°24'46"E
C54	28.00'	9.24'	18°54'20"	S41°57'12"W
C55	50.00'	265.58'	304°19'54"	S73°37'58"E
C56	29.22'	12.61'	24°43'05"	N6°06'39"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S77°51'50"E	15.43'
L2	N0°16'36"W	0.50'
L3	S72°05'41"W	3.15'

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

2382.43'

ROCKY MOUNTAIN POWER NOTES:

1. PURSUANT TO UTAH CODE ANN. § 94-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-2A-603(A)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PU&DE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHTS THAT ROCKY MOUNTAIN POWER HAS UNDER:

2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY

2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS

2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR

2.4. ANY OTHER PROVISION OF LAW.

LEGEND

EXISTING STREET MONUMENT

PROPOSED STREET MONUMENT

SECTION CORNER

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

BOUNDARY LINE

SECTION LINE

CENTER LINE

EASEMENT LINE

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

ALPINE PEAKS SUBDIVISION PHASE 2 PLAT

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

AUGUST 2025
FINAL PLAT

DRAPER CITY
PARCEL NO. 11-008-0014

D=7°20'50" R=828.00 L=106.18' CB=S 86°19'35" W C=106.10'

WEST 354.58'

CANYON HOLLOW LANE (PRIVATE STREET) (15805 SOUTH)

D=15°54'00" R=206.00 L=57.17' CB=N 82°03'00" W C=56.98'

D=7°22'39" R=478.00 L=61.55' CB=S 7°45'43" W C=61.51'

D=62°29'47" R=256.00 L=279.24' CB=S 37°22'25" E C=265.60'

D=17°34'34" R=306.00 L=93.87' CB=S 37°39'45" W C=93.50'

Notes:

1. A geotechnical evaluation report has been prepared for the Alpine Hollow Subdivision development by CMT Technical Services dated March 20, 2025, the recommendation and specific requirements as outlined in the report shall be complied with for site, utility and building construction. A copy of said report is on file with Draper City.

2. Due to the potential of fluctuating groundwater conditions in this subdivision the maximum depth of the finished floor can be no more than four feet below the native soils, to be verified by the geotechnical engineer. The geotechnical report for this subdivision is available for review at Draper City Hall.

3. This development is SFD 35 under Suncoast Development.

4. Buildings are not allowed within areas that have a slope greater than 30%.

5. Private streets, street lighting, private culinary water infrastructure, and private storm drainage infrastructure to be owned and maintained by the HOA.

6. All common areas to be dedicated to the HOA.

7. Drainage easements shown are private and to be maintained by the HOA.

8. All lots will require a fire sprinkler system, with a pump installed on the system, to be installed with home construction. sprinkler systems shall be compliant with NFPA 13D and shall be reviewed by the fire marshal.

9. a portion of the road accessing the area depicted on this plat, which is shown on the plat recorded as

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

10. Wrought iron fencing is required along all property boundaries adjacent to Draper City owned property. Fencing to be provided by each individual lot owner.

11. For each temporary turnaround (TA) identified on this plat: upon construction of a through street that replaces the TA and that complies with city standards, the TA shall be automatically terminated, without the need to utilize the "vacate" process.

12. Use of ignition-resistant materials and vegetation management plan: a. All homes and out-buildings must be built to the following standards as described in the 2024 edition of the International Wildland-Urban Interface Code: i. Exterior surfaces must be constructed of materials approved for not less than 1-hour fire-resistance-rated construction; ii. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes; iii. Exterior doors shall be approved noncombustible construction, solid-core wood not less than 1 3/4 inches thick, or have a fire protection rating of not less than 20 minutes; b. All properties shall comply with a vegetation management plan as described in the 2024 edition of the International Wildland-Urban Interface Code.

Water Note:

All water infrastructure, beginning at the master water meter location and throughout the Development, is to be owned and maintained by the HOA. For additional requirements for the private water system, see water notes 1 through 4 on Canyon Hollow Lane Road Dedication Plat, of Official Records.

ENBRIDGE GAS UTAH - NOTE

Qwestar Gas Company, d/b/a 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.

ENSIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500

Sandy, UT 84070

Phone: 801.255.0529

WWW.ENSIGNENG.COM

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CLEAR CITY

Phone: 435.860.1433

RICHLAND

Phone: 435.886.2983

SHEET 1 OF 1

PROJECT NUMBER : 8684C

MANAGER : ROE

DRAWN BY : S.JL

CHECKED BY : PMH

DATE : 8/25/25

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Beginning at a point being located North 89°48'28" West 265.98 feet along the Section Line and North 295.68 feet from the South Quarter Corner of Section 14, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 05°28'22" West 324.10 feet;
thence North 51°48'33" East 1,035.48 feet;
thence North 89°43'24" East 1,076.44 feet;
thence South 00°21'16" West 194.42 feet;
thence South 89°43'24" West 504.26 feet;
thence South 17°15'58" East 336.40 feet;
thence Southeastly 279.24 feet along the arc of a 256.00 foot radius curve to the right (center bears South 21°22'41" West and the chord bears South 37°22'25" East 504.26 feet with a central angle of 62°29'47");
thence South 06°07'32" East 76.59 feet;
thence Southwestly 93.87 feet along the arc of a 306.00 foot radius curve to the right (center bears South 83°52'28" West and the chord bears South 02°39'45" West 93.50 feet with a central angle of 17°34'34");
thence North 78°32'58" West 56.00 feet;
thence Southwestly 61.55 feet along the arc of a 478.00 foot radius curve to the left (center bears South 78°32'58" East and the chord bears South 07°45'43" West 61.51 feet with a central angle of 07°22'39");
thence South 88°51'52" West 1,038.92 feet;
thence Northwestly 57.17 feet along the arc of a 206.00 foot radius curve to the left (center bears South 15°54'00" West and the chord bears North 52°03'00" West 56.98 feet with a central angle of 15°54'00");
thence West 354.58 feet;
thence Southwestly 106.18 feet along the arc of a 828.00 foot radius curve to the left (center bears South and the chord bears South 86°19'35" West 106.10 feet with a central angle of 07°20'50") to the point of beginning.

Contains 1,276,172 Square Feet or 29.297 Acres and 17 Lots

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

UTILITY DEDICATION

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

OWNER'S DEDICATION

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

ALPINE PEAKS SUBDIVISION PHASE 2 PLAT

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

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

THE RIDGES AT ALPINE, LLC

By: _____

Its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT _____ IS THE _____ OF THE RIDGES AT ALPINE, LLC, A LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY; AND _____ DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NAME: _____ NOTARY PUBLIC
NO. _____ RESIDING IN _____ COUNTY

ALPINE PEAKS SUBDIVISION
PHASE 2 PLAT

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

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

PROFESSIONAL LAND SURVEYOR

No. 286882

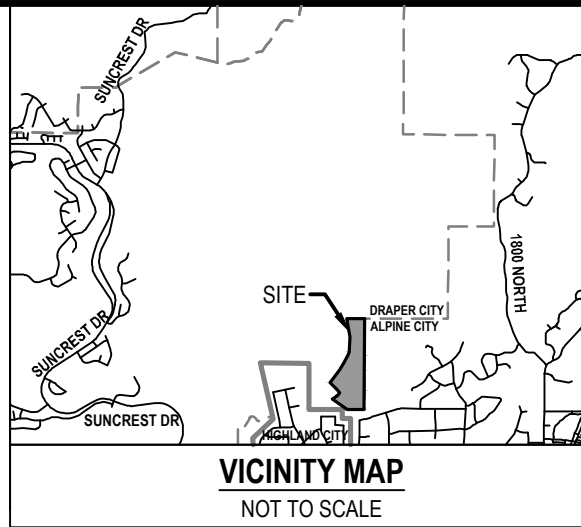
PATRICK M. HARRIS

STATE OF UTAH

EASEMENT APPROVAL		JORDAN BASIN IMPROVEMENT DISTRICT APPROVAL		ZONING ADMINISTRATOR APPROVAL		UTAH COUNTY HEALTH DEPARTMENT APPROVAL		CITY ENGINEER APPROVAL		CITY MAYOR APPROVAL		CITY ATTORNEY'S APPROVAL		
CENTURYLINK	DATE	APPROVED THIS _____ DAY OF _____, 20____	BY JORDAN BASIN IMPROVEMENT DISTRICT.	APPROVED THIS _____ DAY OF _____, 20____	BY DRAPER CITY ZONING ADMINISTRATOR	APPROVED THIS _____ DAY OF _____, 20____	BY UTAH COUNTY HEALTH DEPARTMENT.	APPROVED THIS _____ DAY OF _____, 20____	BY DRAPER CITY ENGINEER.	PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.	ATTEST: CLERK	MAYOR	APPROVED THIS _____ DAY OF _____, 20____	BY DRAPER CITY ATTORNEY
ROCKY MOUNTAIN POWER	DATE													
ENBRIDGE GAS UTAH	DATE													
COMCAST	DATE		JORDAN BASIN IMPROVEMENT DISTRICT MANAGER		DRAPER CITY ZONING ADMINISTRATOR		UTAH COUNTY HEALTH DEPARTMENT		DRAPER CITY ENGINEER				DRAPER CITY ATTORNEY	

ALPINE PEAKS SUBDIVISION PHASE 3 PLAT

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



SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Beginning at a point being located South 89°48'09" East 927.04 feet along the section line and South 133.60 feet from the South Quarter Corner of Section 14, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 15°21'44" East 204.80 feet;
thence North 37°04'47" East 210.12 feet;
thence North 23°14'02" East 92.37 feet;
thence North 88°51'52" East 145.23 feet;
thence Northeastly 61.55 feet along the arc of a 478.00 foot radius curve to the right (center bears South 85°53'37" East and the chord bears North 07°45'45" East 61.51 feet with a central angle of 07°22'39");
thence South 78°32'58" East 58.00 feet;
thence Northeastly 93.87 feet along the arc of a 306.00 foot radius curve to the left (center bears North 78°32'58" West and the chord bears North 02°39'45" East 93.50 feet with a central angle of 17°34'34");
thence North 06°10'32" West 76.59 feet;
thence North 17°15'58" West 336.40 feet;
thence North 89°43'24" East 504.26 feet;
thence South 00°21'16" West 2,257.43 feet;
thence North 71°58'33" West 618.47 feet;
thence North 61°21'26" West 56.00 feet;
thence Northeastly 61.32 feet along the arc of a 175.00 foot radius curve to the left (center bears North 61°21'26" West and the chord bears North 18°36'14" East 61.01 feet with a central angle of 20°04'40");
thence North 44°33'54" West 502.20 feet;
thence North 37°26'51" East 524.71 feet to the point of beginning.

Contains 1,251,633 Square Feet or 28.734 Acres and 11 Lots

DATE

PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

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

OWNER'S DEDICATION

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

ALPINE PEAKS SUBDIVISION PHASE 3 PLAT

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

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

THE RIDGES AT ALPINE, LLC

By:
Its:

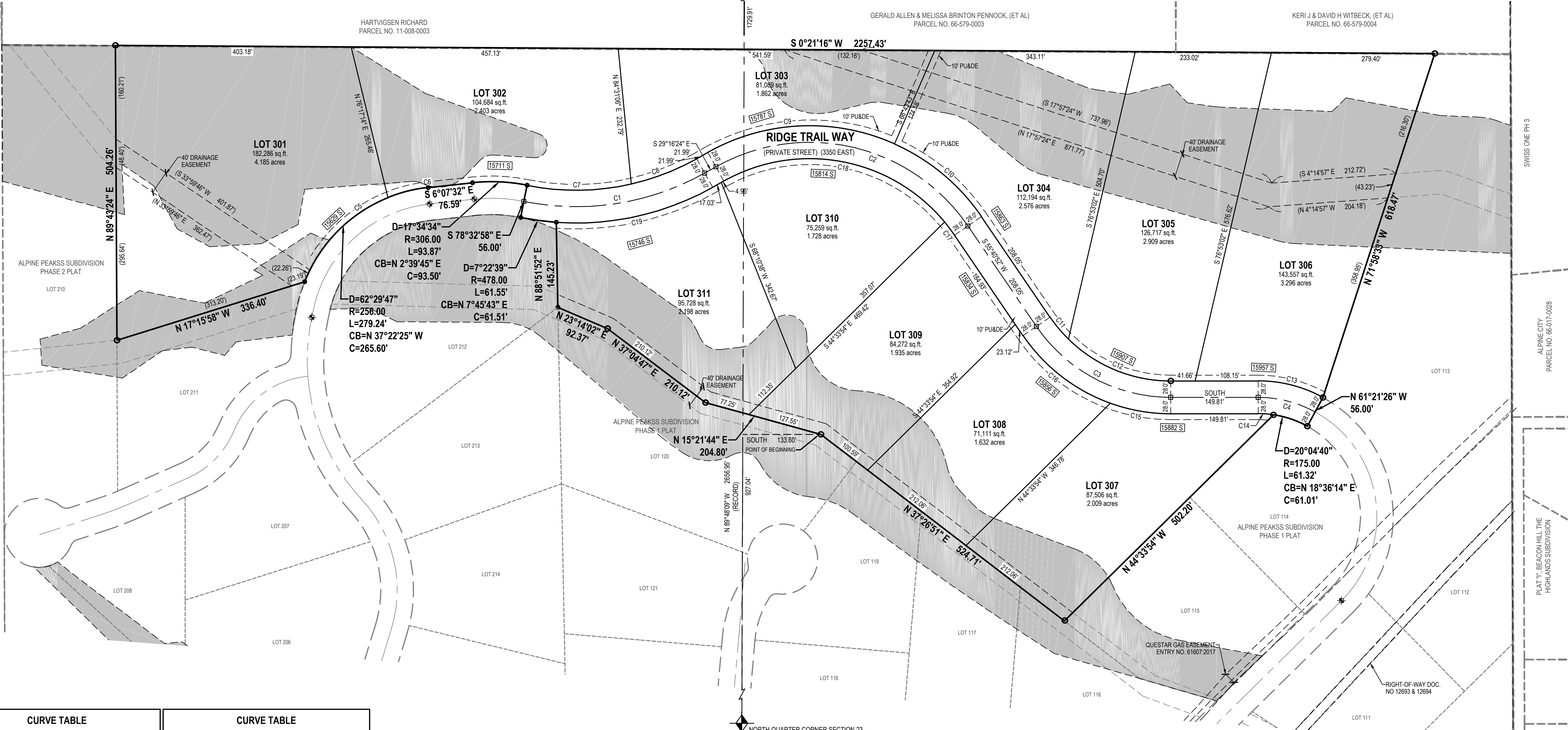
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

ALPINE PEAKS SUBDIVISION PHASE 3 PLAT

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

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



GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE ABOVE SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW.
 - CONTRACTOR IS REQUIRED TO LOCATE AND POT-HOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
 - CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
 - IN ADDITION TO 16.1 AND 16.2 ABOVE, THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POT-HOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POT-HOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR, PRIOR TO ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DETAILED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES


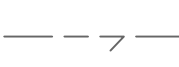

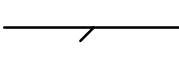





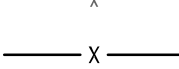

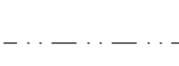

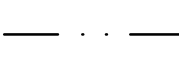

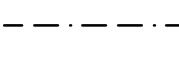

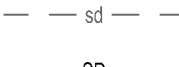

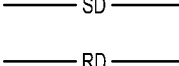



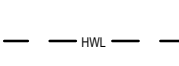



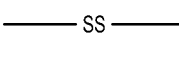



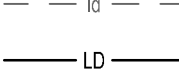

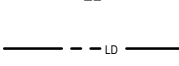

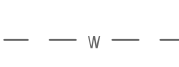

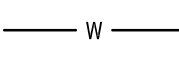

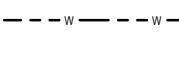



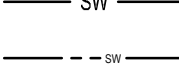

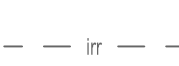

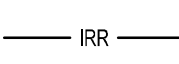

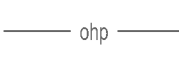

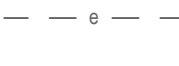

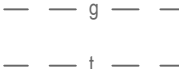



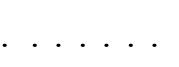





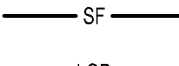







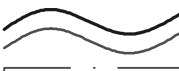

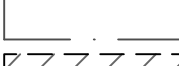









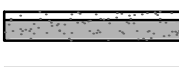

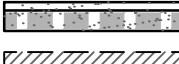

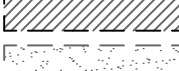



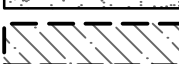



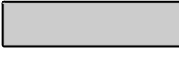


















- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EDA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		PROPOSED WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	EXISTING LIGHT		EXISTING CONTOURS
	PROPOSED LIGHT		EXISTING CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS MANHOLE		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
	EXISTING TELEPHONE BOX		EXISTING CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED CURB AND GUTTER
	EXISTING CABLE BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING BOLLARD		TRANSITION TO REVERSE PAN CURB
	PROPOSED BOLLARD		CONCRETE TO BE REMOVED
	EXISTING SIGN		EXISTING CONCRETE
	PROPOSED SIGN		PROPOSED CONCRETE
	EXISTING SPOT ELEVATION		BUILDING TO BE REMOVED
	PROPOSED SPOT ELEVATION		EXISTING BUILDING
	EXISTING FLOW DIRECTION		PROPOSED BUILDING
	EXISTING TREE		
	DENSE VEGETATION		

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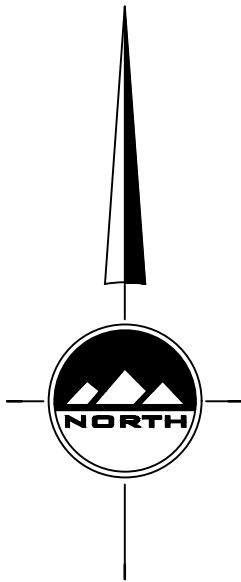
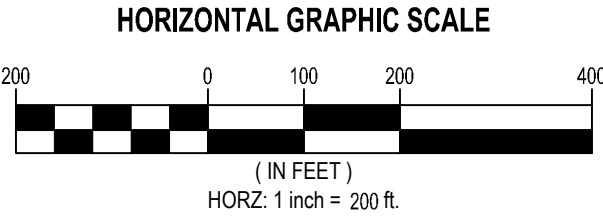
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BENCHMARK

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

ELEV = 5244.22 (NAVD88)

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



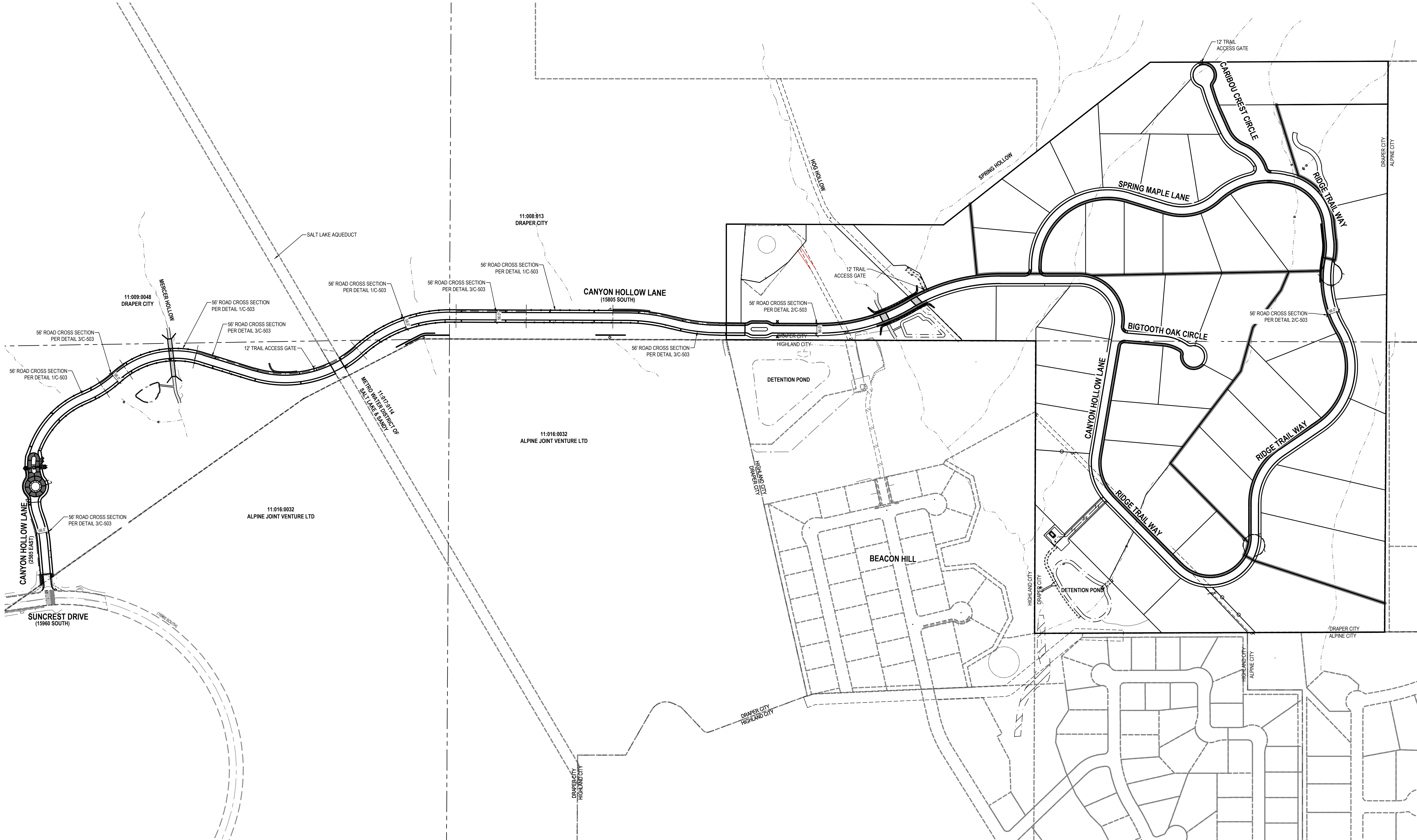
SITE USAGE TABLE		
DESCRIPTION	AREA (ACRES)	PERCENTAGE
RESIDENTIAL LOTS	91.47	83%
ROADWAYS/RIGHT OF WAY	10.53	10%
COMMON AREA/OPEN SPACE	8.00	7%
TOTAL DEVELOPMENT AREA	110.0	100%

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

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

GENERAL NOTES

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SALT LAKE CITY, UTAH 84117

CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH

OVERALL SITE PLAN

PROJECT NUMBER
8884C

PRINT DATE
8/18/25

DRAWN BY
J. GERA

CHECKED BY
R. ELDER

PROJECT MANAGER
R. ELDER

C-100

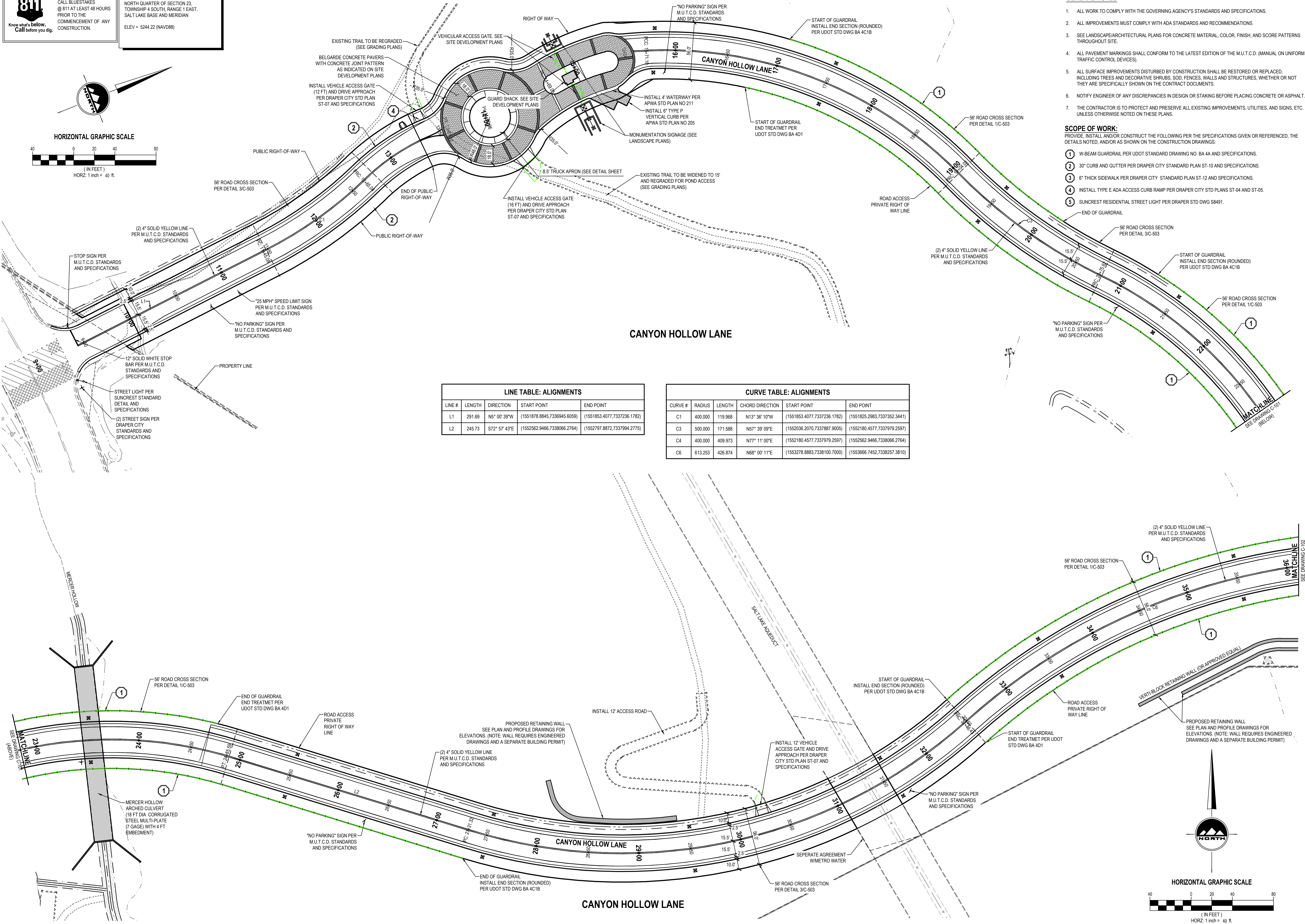
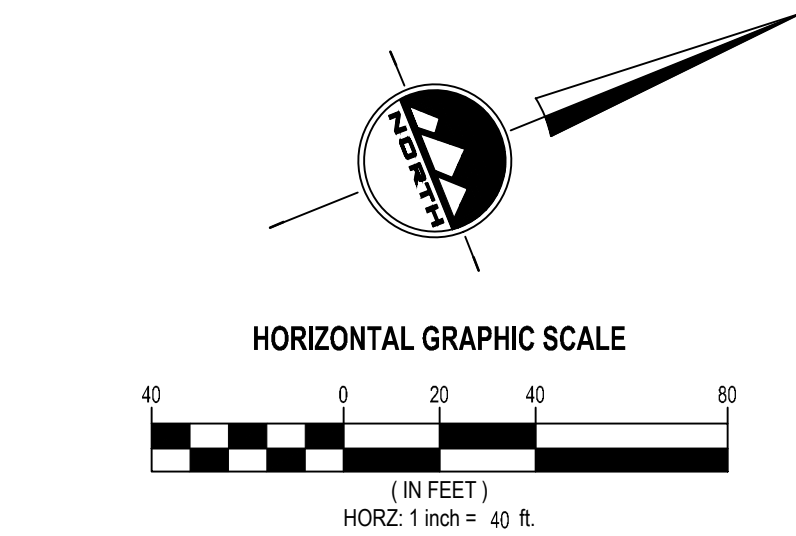
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15900 SOUTH 2800 EAST
DRAPER, UTAH

PROFESSIONAL ENGINEER

No. 169379
ROBERT Q. ELDER
8-25-25
STATE OF UTAH

SITE, SIGNAGE, AND STRIPING PLAN

PROJECT NUMBER: 8884C
PRINT DATE: 8/18/25
DRAWN BY: J. GERA
CHECKED BY: R. ELDER
PROJECT MANAGER: R. ELDER

C-101

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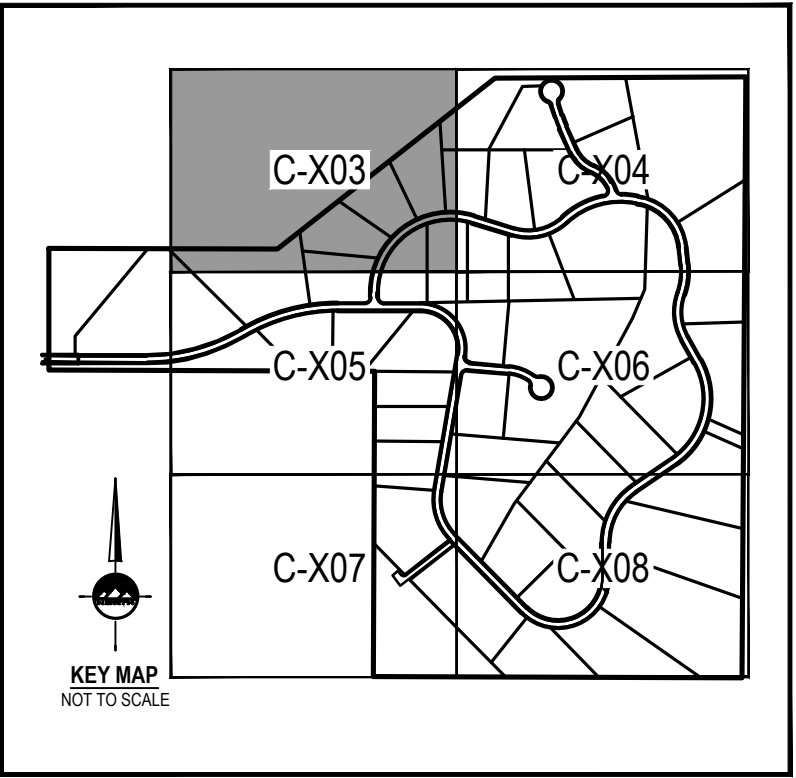
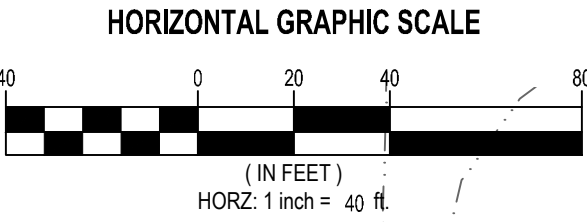
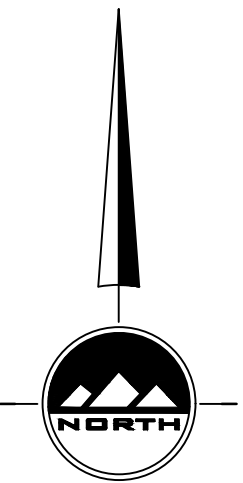
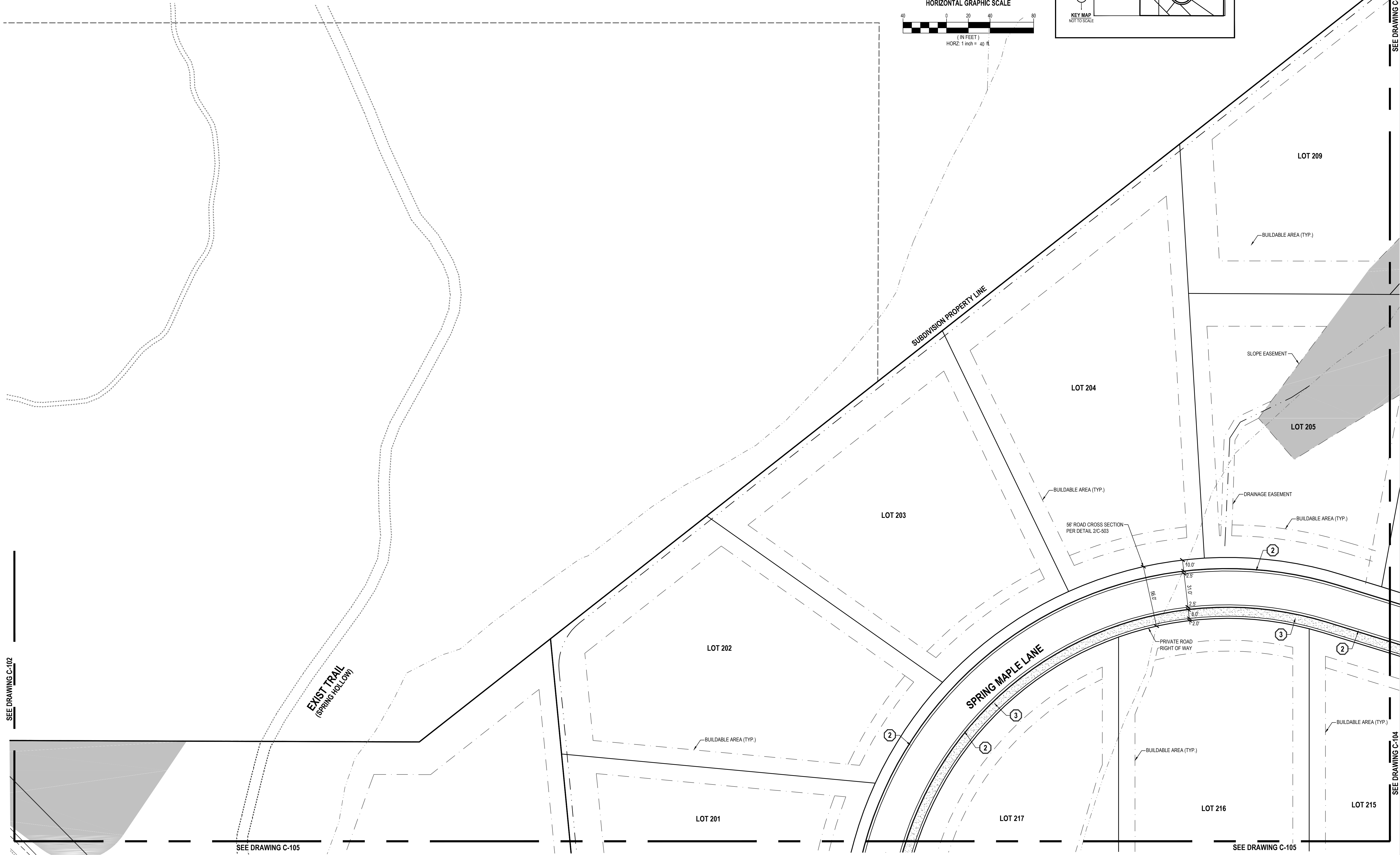
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 - FENCE.



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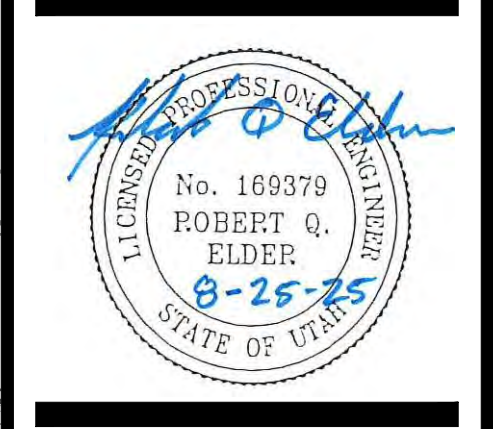
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DAVID KILLPACK
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ALPINE HOLLOW SUBDIVISION

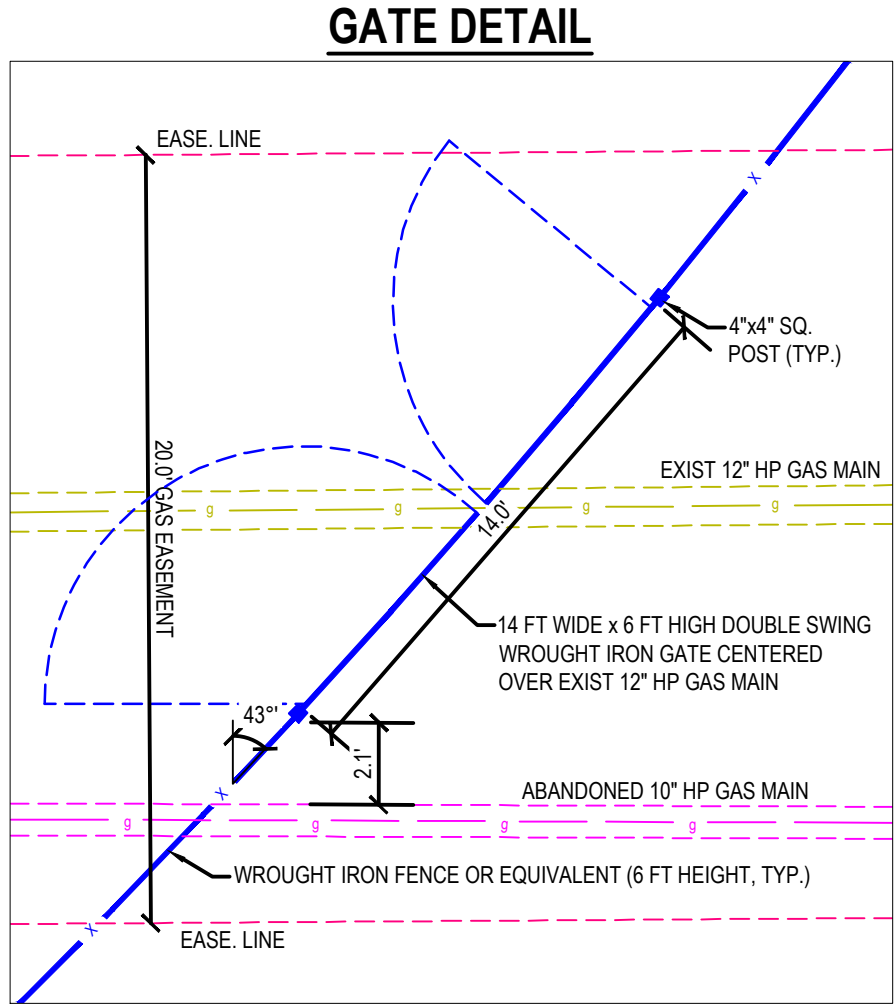
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DRAPER, UTAH**



SITE PLAN

PROJECT NUMBER 8884C	PRINT DATE 8/18/25
DRAWN BY J. GERA	CHECKED BY R. ELDER
PROJECT MANAGER R. ELDER	

C-103



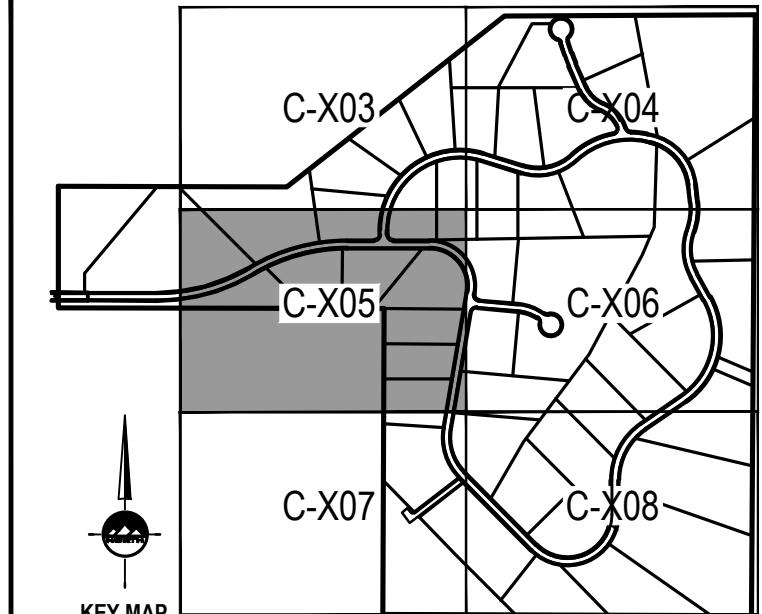
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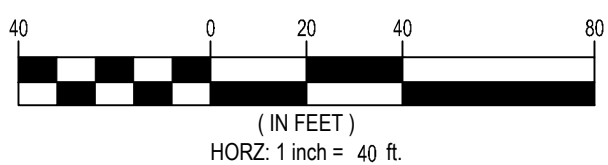
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- ⑥ FENCE.



HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORZ: 1 inch = 40 ft.



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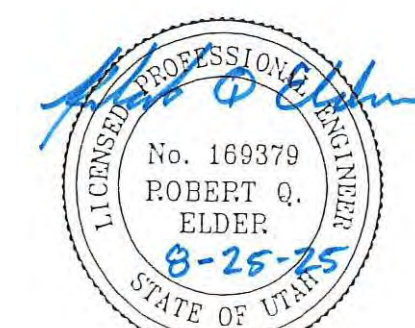
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PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION

**15900 SOUTH 2800 EAST
DRAPER, UTAH**



SITE PLAN

PROJECT NUMBER	PRINT DATE
8684C	8/18/25
DRAWN BY	CHECKED BY
J. GERA	R. ELDER
PROJECT MANAGER	
R. ELDER	

C-105

811

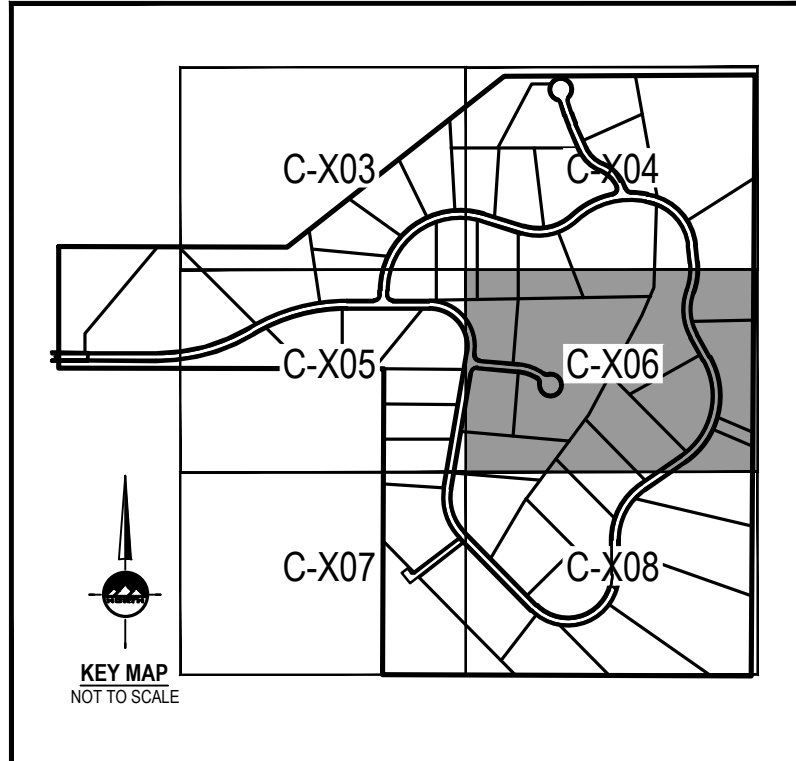
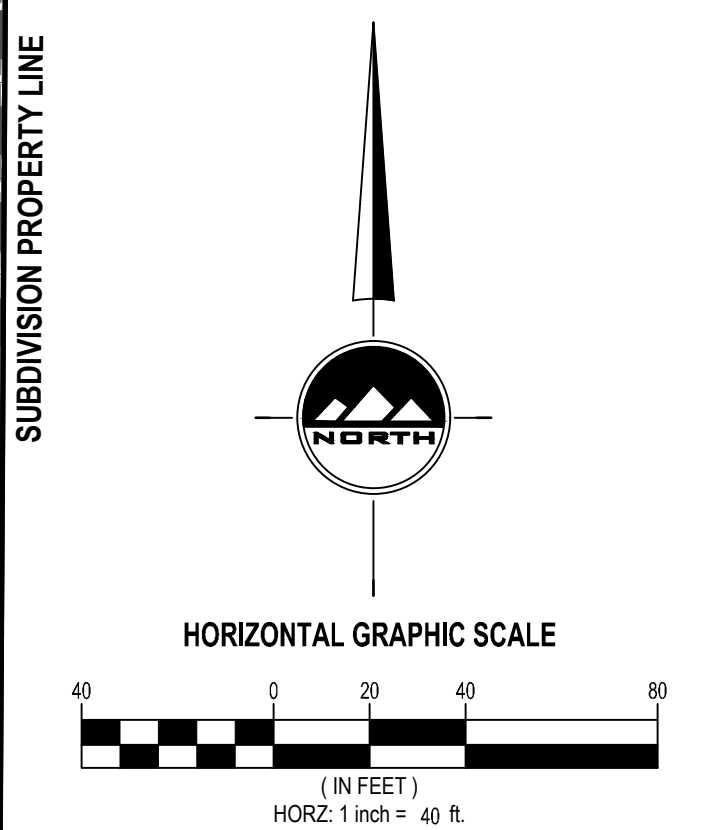
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ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH

SITE PLAN

PROJECT NUMBER
8884C

DRAWN BY
J. GERA

PROJECT MANAGER
R. ELDER

PRINT DATE
8/18/25

CHECKED BY
R. ELDER

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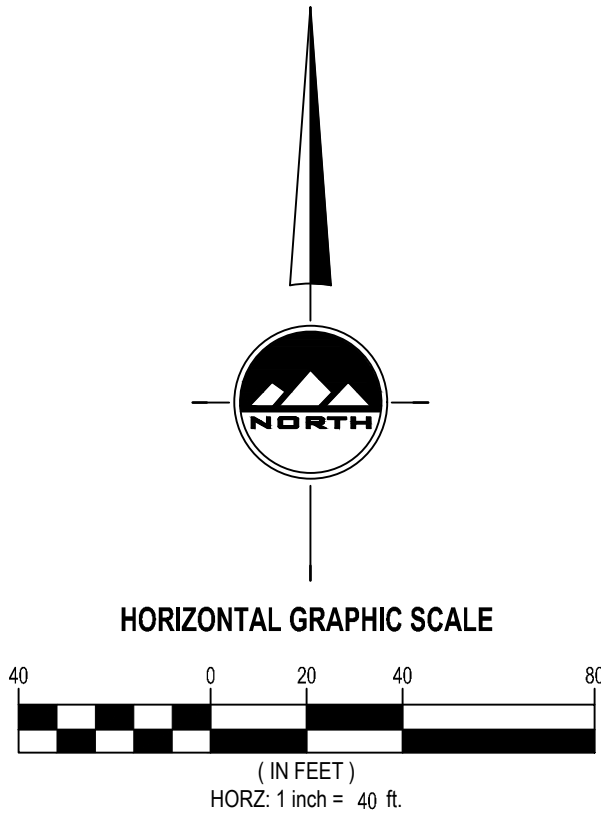
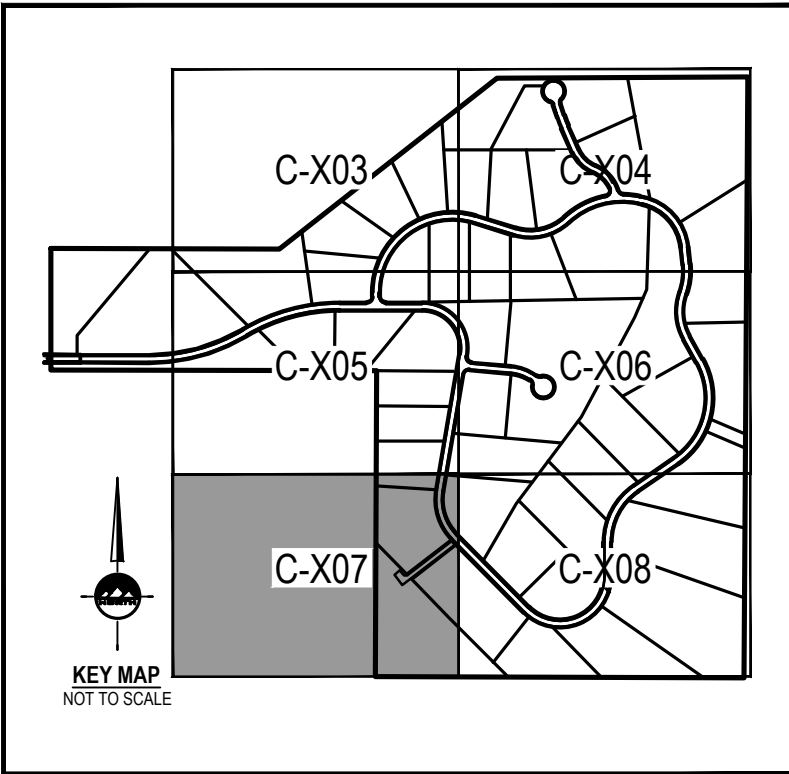
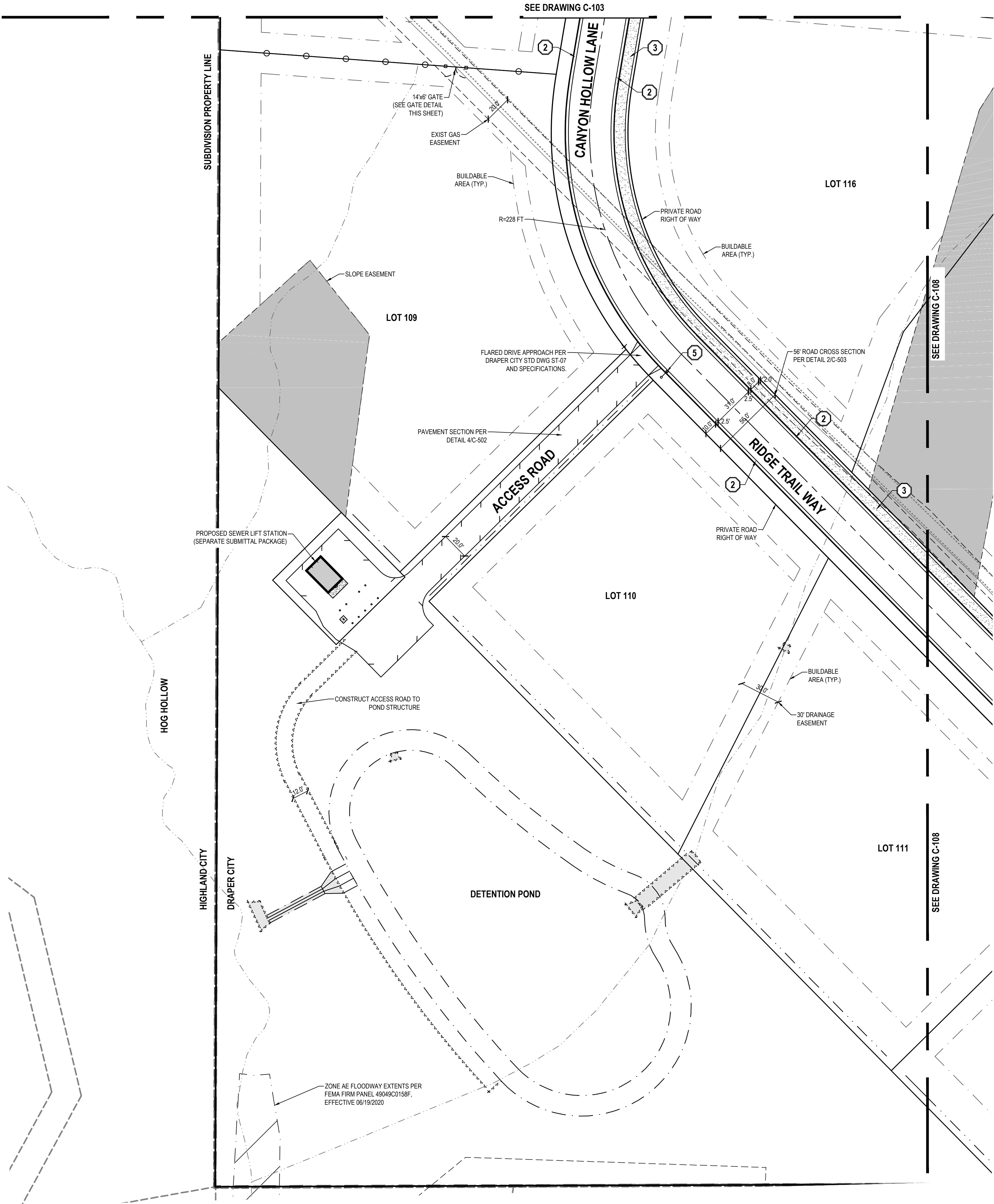
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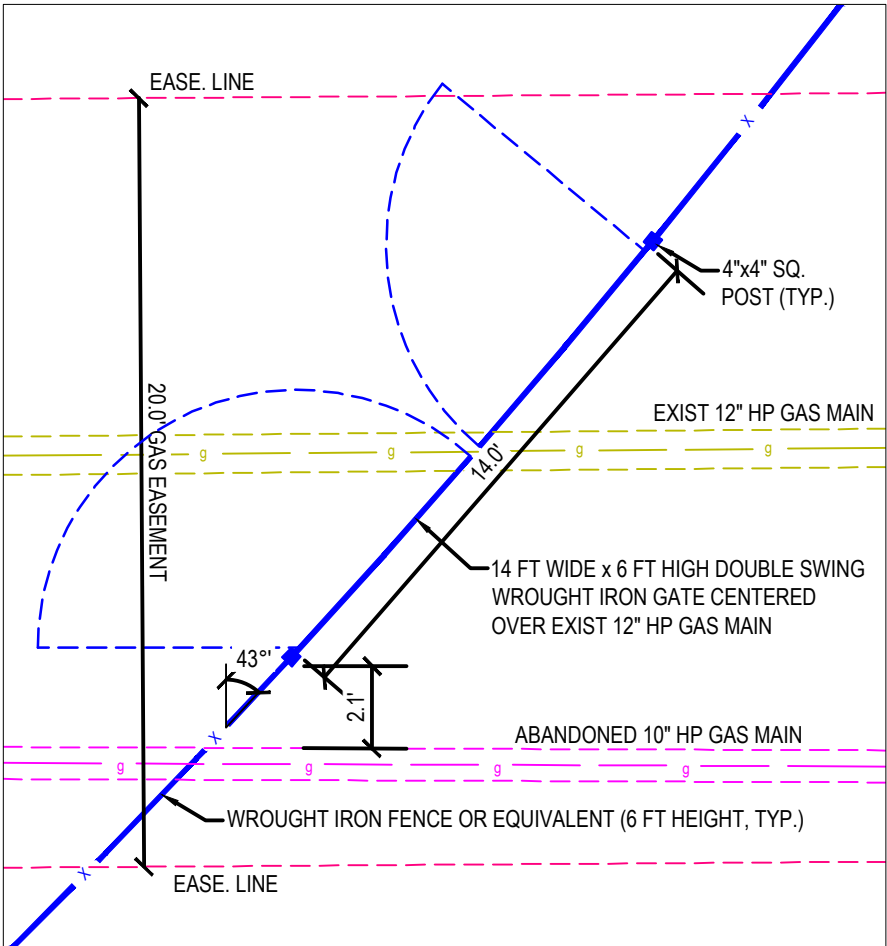
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GATE DETAIL



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Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

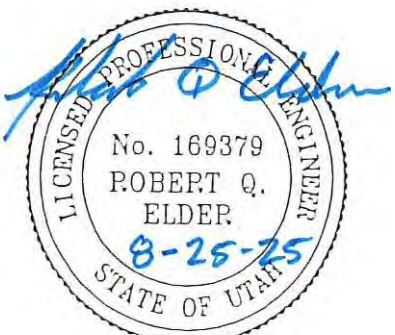
WWW.ENSIGNENG.COM

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

CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH



SITE PLAN

PROJECT NUMBER
8884C

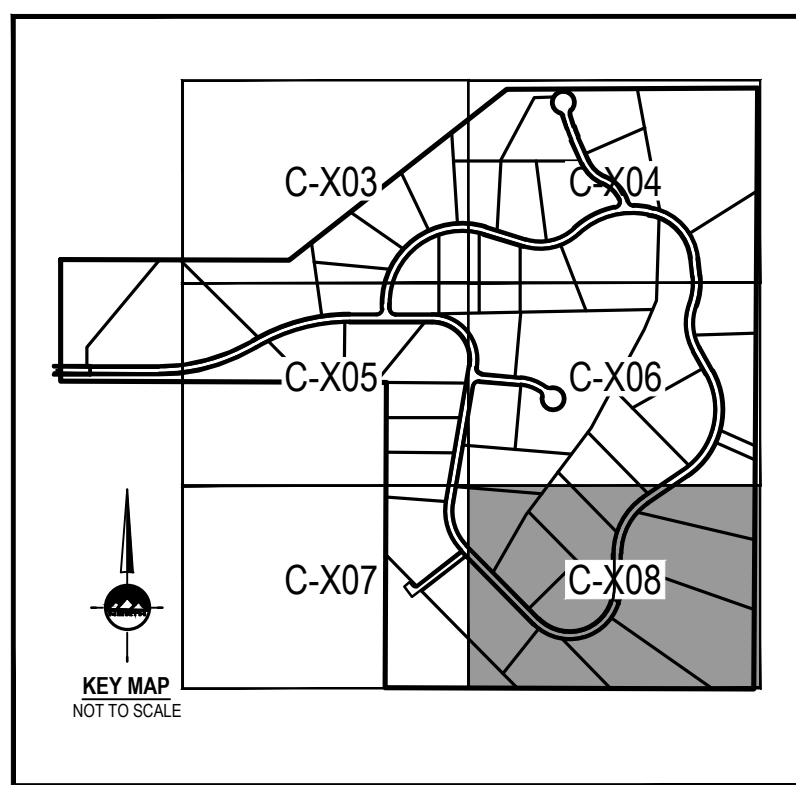
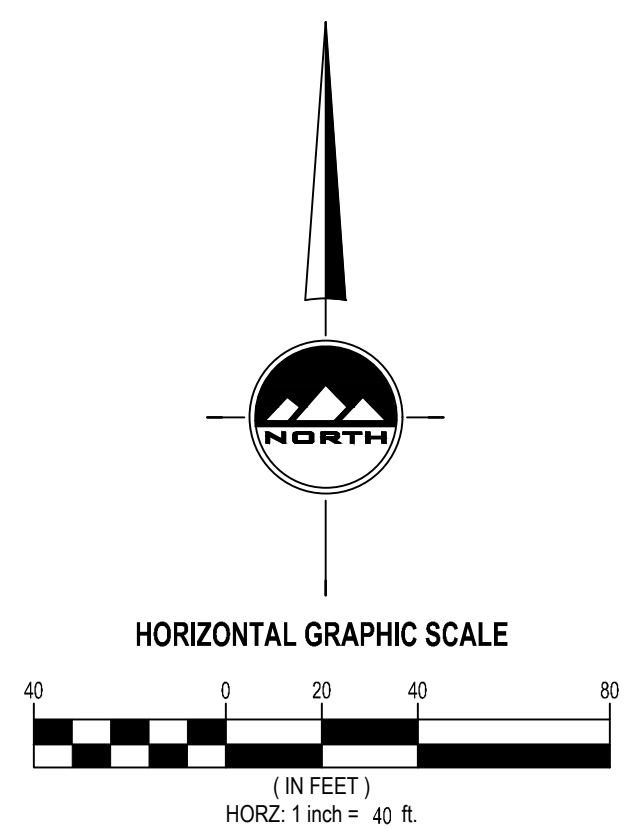
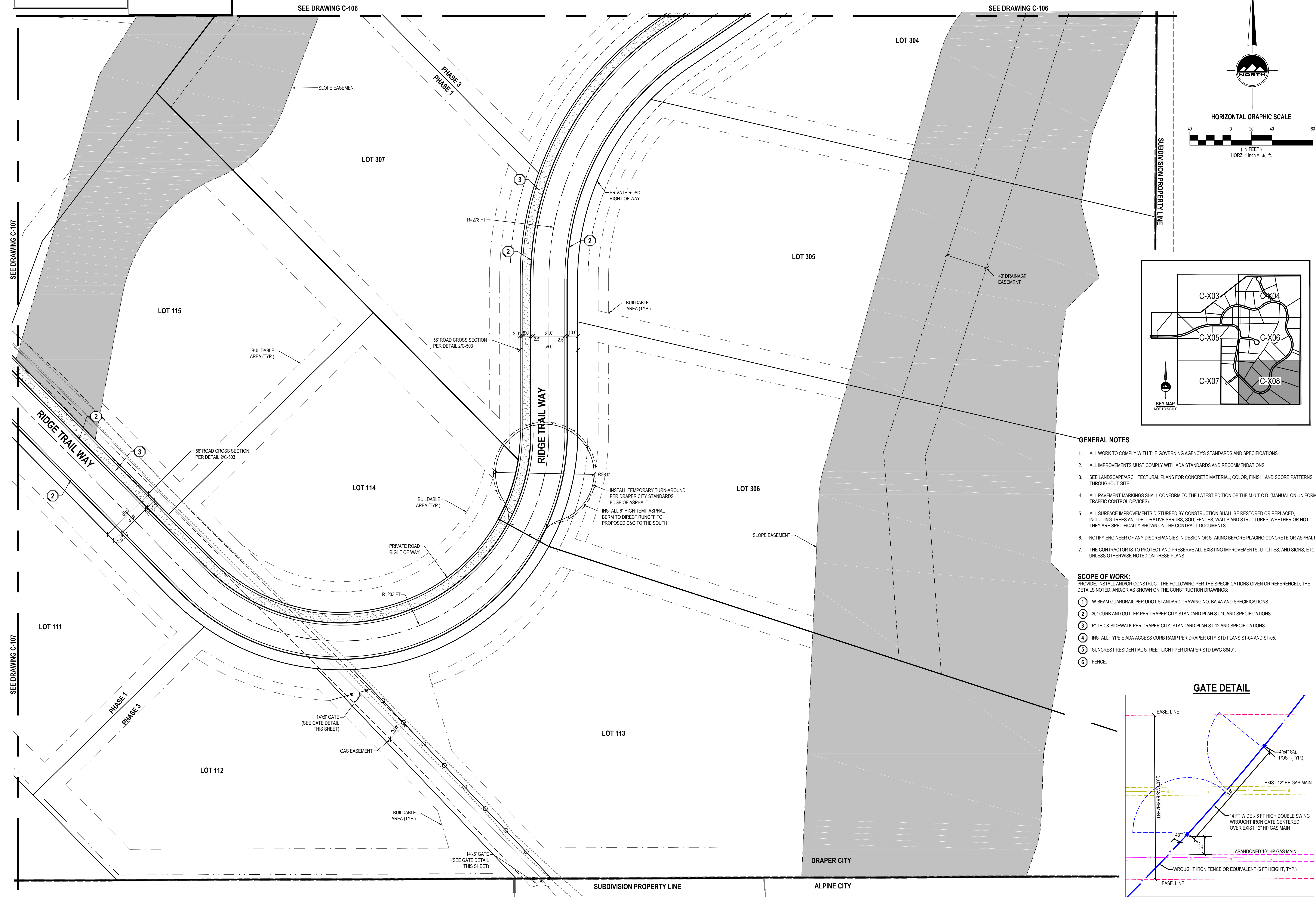
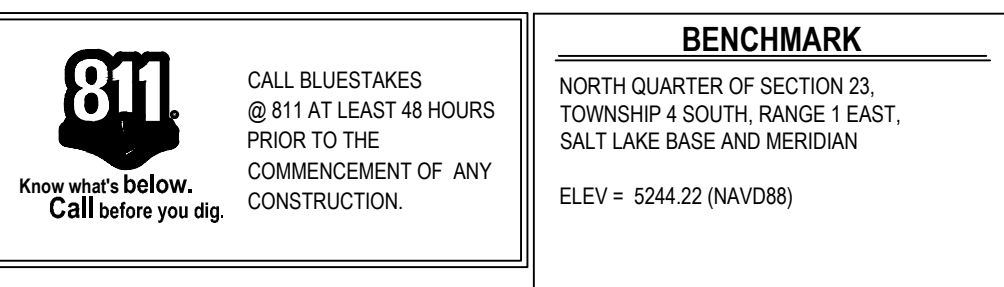
PRINT DATE
8/18/25

DRAWN BY
J. GERA

CHECKED BY
R. ELDER

PROJECT MANAGER
R. ELDER

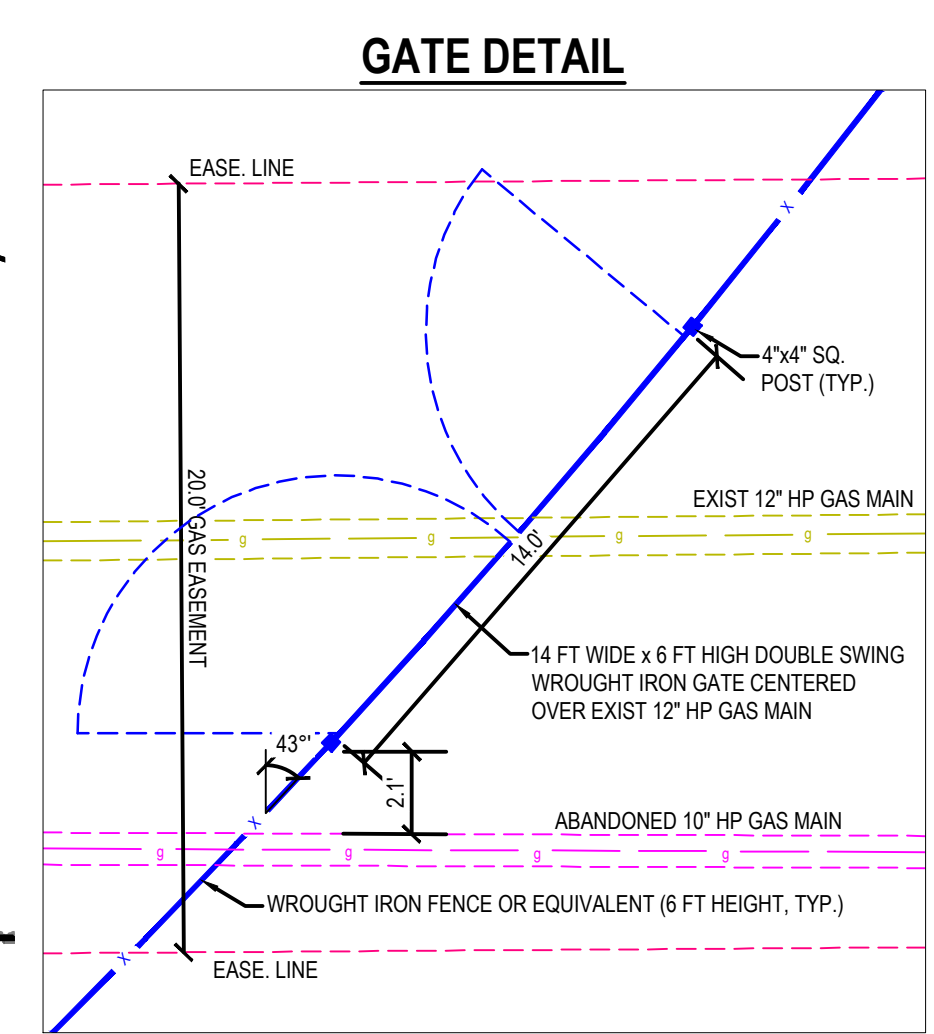
C-107

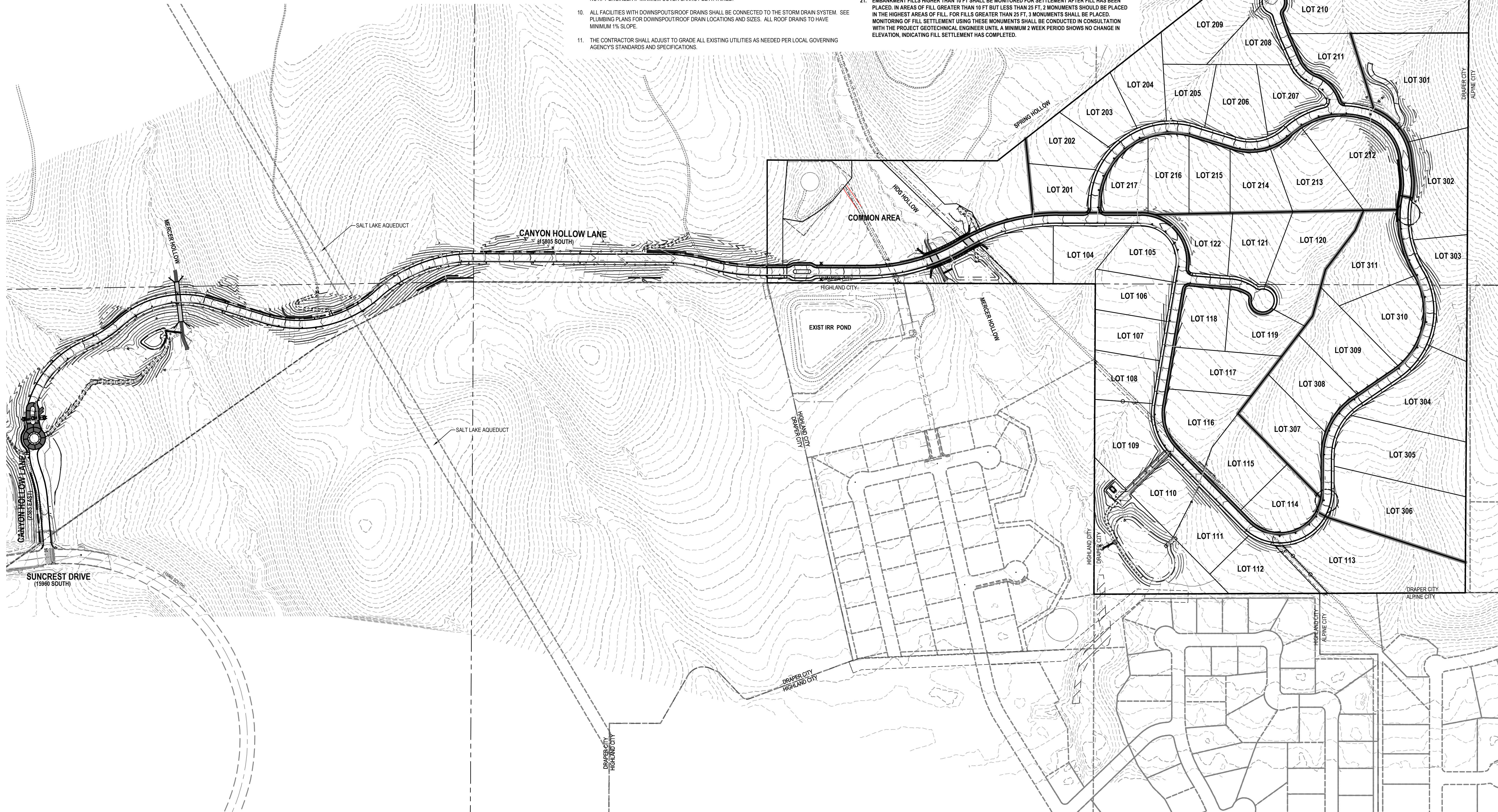
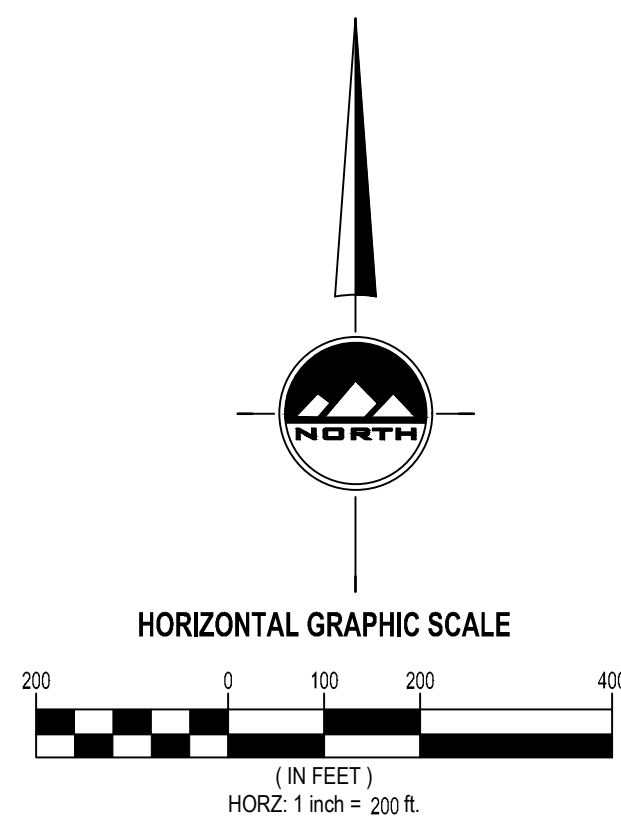
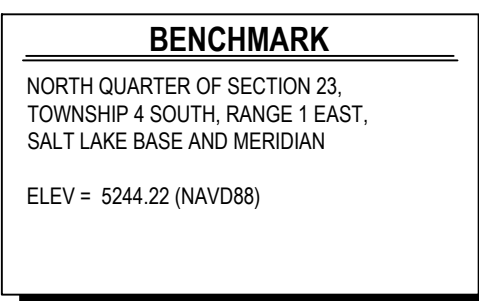


- ## GENERAL NOTES
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 4. ALL PAVEMENT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

SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- 1 W-BEAM GUARDRAIL PER UDOT STANDARD DRAWING NO. BA 4A AND SPECIFICATIONS.
- 2 30" CURB AND GUTTER PER DRAPER CITY STANDARD PLAN ST-10 AND SPECIFICATIONS.
- 3 6" THICK SIDEWALK PER DRAPER CITY STANDARD PLAN ST-12 AND SPECIFICATIONS.
- 4 INSTALL TYPE E ADA ACCESS CURB RAMP PER DRAPER CITY STD PLANS ST-04 AND ST-05.
- 5 SUNCOAST RESIDENTIAL STREET LIGHT PER DRAPER STD DWG S8491.
- 6 FENCE.

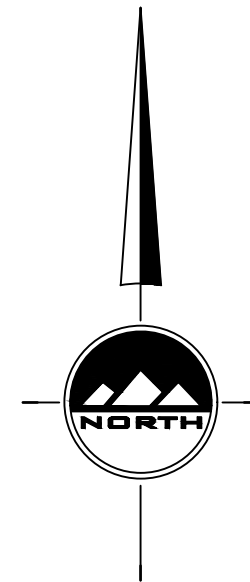
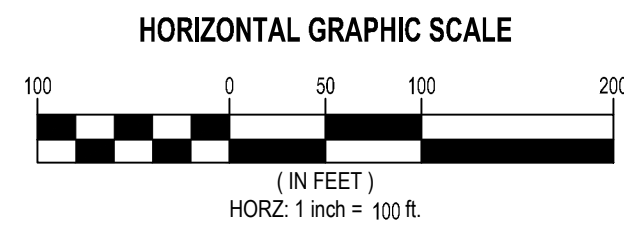
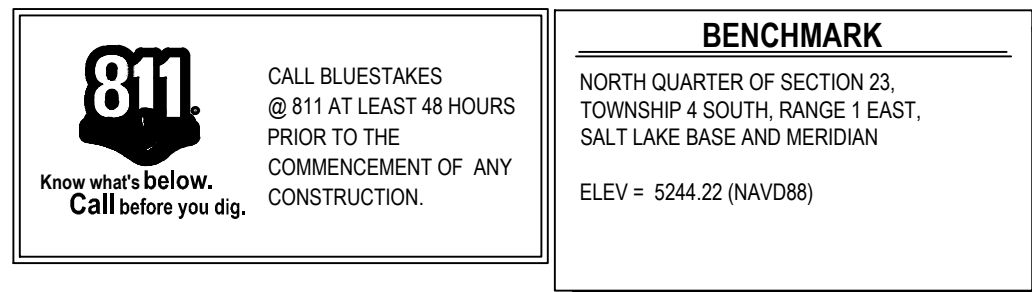
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3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS, AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER DRAPER CITY STANDARD PLANS AND SPECIFICATIONS.
9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
10. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
14. ON-SITE SOILS MAY BE SUITABLE FOR RE-USE PROVIDED IT MEETS THE REQUIREMENTS AS SPECIFIED IN SECTION 9.3: FILL MATERIAL, AND IS PROPERLY PREPARED AND COMPACTED PER SECTION 9.4: FILL PREPARATION AND COMPACTION. THE GEOTECHNICAL AND GEOLOGICAL HAZARDS REPORT FOR THE ALPINE HOLLOW SUBDIVISION DATED OCTOBER 31, 2024, ALL FILL MATERIAL USED SHALL CONFORM TO THE REQUIREMENTS LISTED IN THOSE SECTIONS.
15. MULTIPLE SOILS ON THIS SITE HAVE POOR DRAINAGE CHARACTERISTICS. FOUNDATION DRAINS MUST BE INSTALLED WHEN THESE SOILS ARE ENCOUNTERED. FOUNDATION EXCAVATION MUST BE INSPECTED AND ASSESSED BY A GEOTECHNICAL ENGINEER TO DETERMINE WHETHER FOUNDATION DRAINS ARE REQUIRED.
16. ALL DELETERIOUS MATERIALS SHOULD BE REMOVED FROM WITHIN THE PROPOSED ACCESS ROAD, STRUCTURAL, AND/OR DETENTION BASIN FOOTPRINTS. LEAVE ALLUVIAL MATERIAL WITHIN THE EXISTING DRAINAGES, PLUS ANY LOOSE OR DISTURBED SOILS SHALL BE REMOVED PRIOR TO PLACING EMBANKMENT FILL FOR THE ROADWAY.
17. TO HELP MAINTAIN STABILITY OF PROPOSED SLOPES ALL CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2H:1V. STABILIZE CUT AND FILL SLOPES PER THE DETAILS SHOWN ON SHEET C-500 AND PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
18. FOR ALL STORM DRAIN LOTS THAT EXCEED 15% IN SLOPE, INSTALL PIPE ANCHORS PER DETAIL 2/C-501.
19. ALL DOWNHILL LOTS TO DRAIN TO REAR YARD RETENTION AREAS AND THEN RELEASE TO EXISTING DRAINAGE CHANNELS UNLESS OTHERWISE NOTED ON THESE PLANS.
20. A MASS GRADING REPORT SHALL BE PROVIDED PRIOR BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACING UTILITIES AND PAVEMENTS. THE REPORT SHOULD INCLUDE A SIGNED/STAMPED REVIEW LETTER BY THE PROJECT GEOTECHNICAL ENGINEER, VERIFYING THAT EARTHWORK/GRADING HAS BEEN PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL AND GEOLOGICAL HAZARDS REPORT.
21. EMBANKMENT FILLS HIGHER THAN 10 FT SHALL BE MONITORED FOR SETTLEMENT AFTER FILL HAS BEEN PLACED. IN AREAS OF FILL GREATER THAN 10 FT BUT LESS THAN 25 FT, 2 MONUMENTS SHOULD BE PLACED IN THE HIGHEST AREAS OF FILL. FOR AREAS OF FILL GREATER THAN 25 FT, 3 MONUMENTS SHALL BE PLACED. MONITORING OF FILL SETTLEMENT USING THESE MONUMENTS SHALL BE CONDUCTED IN CONSULTATION WITH THE PROJECT GEOTECHNICAL ENGINEER UNTIL A MINIMUM 2 WEEK PERIOD SHOWS NO CHANGE IN ELEVATION, INDICATING FILL SETTLEMENT HAS COMPLETED.

C-200



LEGEND

30% SLOPE OR GREATER

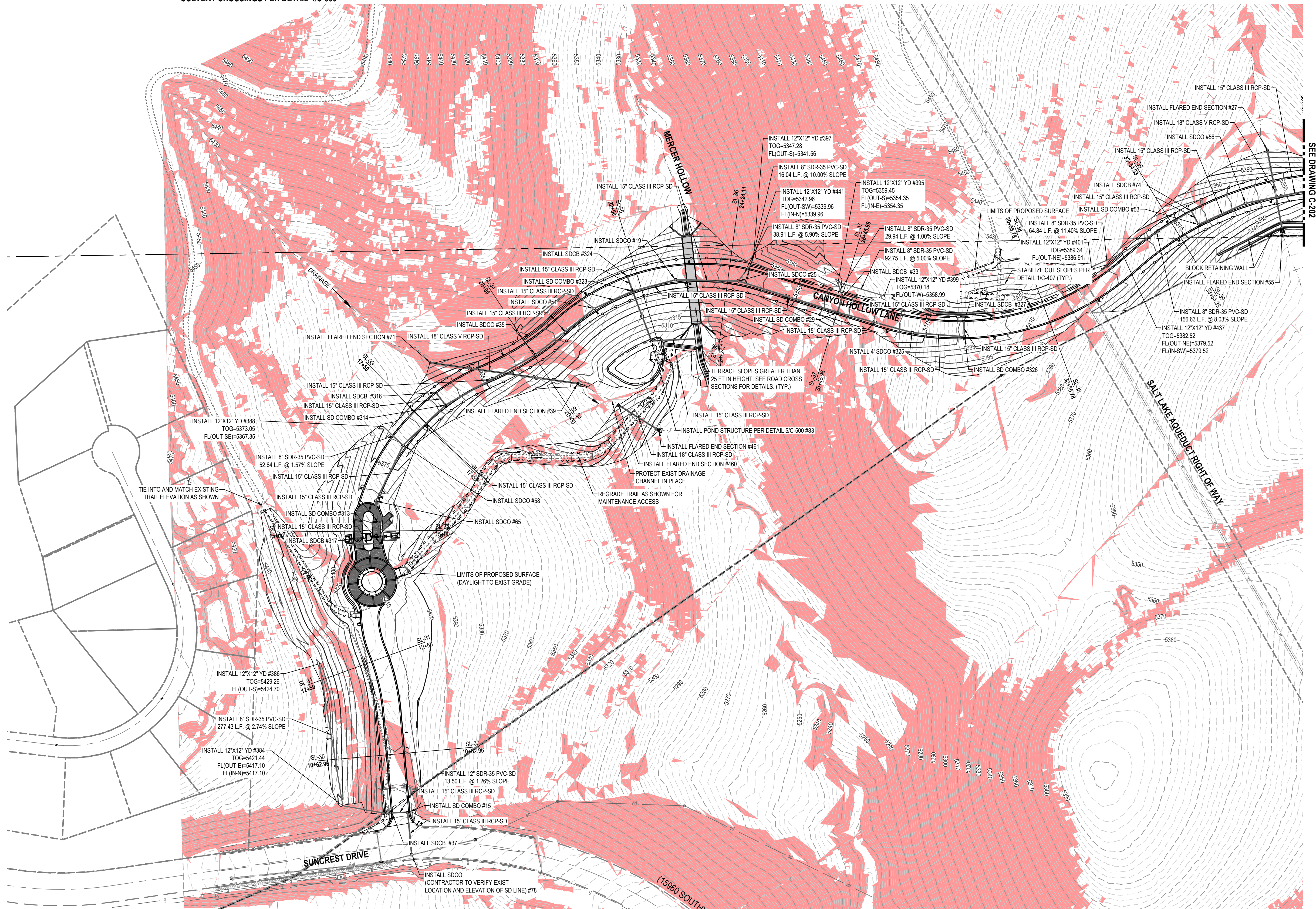
PROVIDE ENERGY DISSIPATION FOR ALL
CULVERT CROSSINGS PER DETAIL 4/C-500

GENERAL NOTES

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS. | 8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER DRAPER CITY STANDARD PLANS AND SPECIFICATIONS. |
| 3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL. | 9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED. |
| 4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS. | 10. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUTS/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE. |
| 5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION. | 11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. |
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| 7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE | 13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS. |
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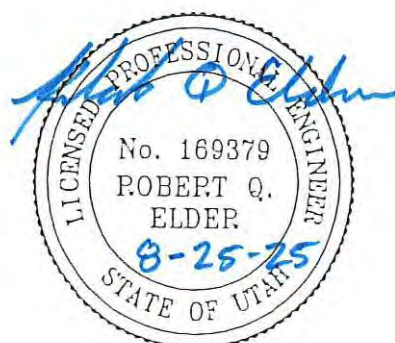
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CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST

DRAPER, UTAH



GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
8684C	8/18/25
DRAWN BY	CHECKED BY
J. GERA	R. ELDER
PROJECT MANAGER	
R. ELDER	

C-201

811

Know what's below.
Call before you dig.

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

BENCHMARK

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

ELEV = 5244.22 (NAVD88)

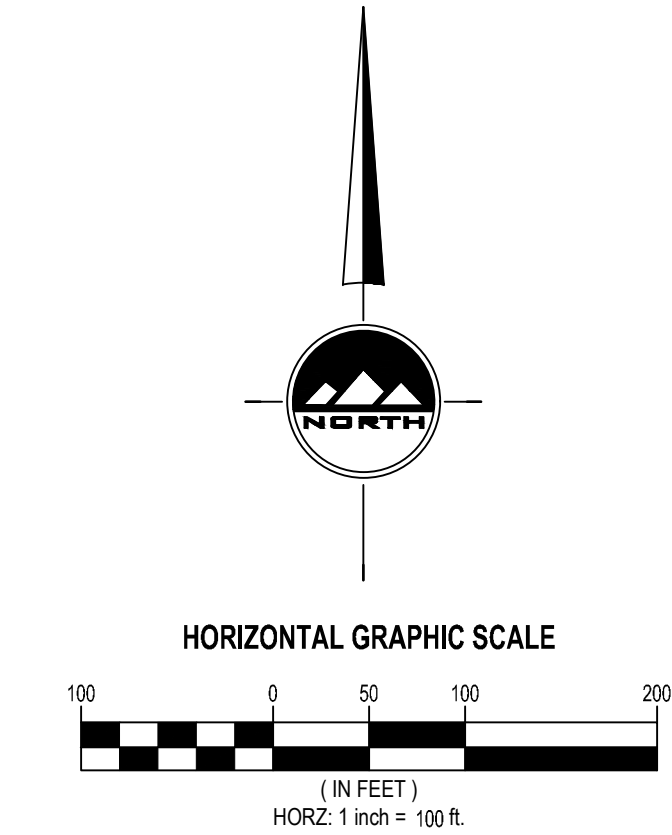
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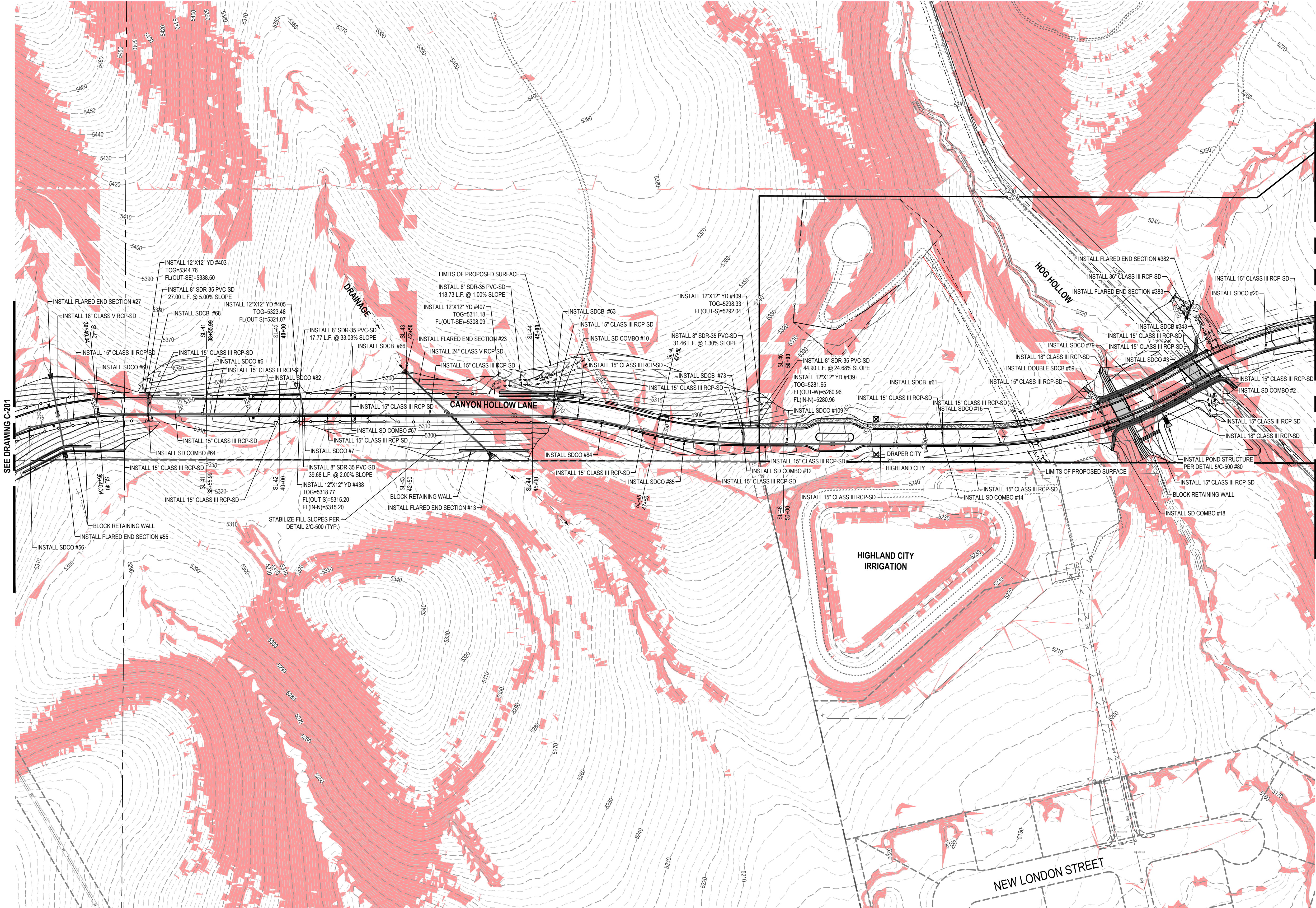
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LEGEND

30% SLOPE OR GREATER

PROVIDE ENERGY DISSIPATION FOR ALL CULVERT CROSSINGS PER DETAIL 4/C-500



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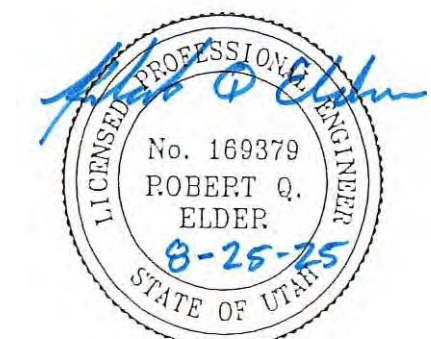
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FOR:
TRIUMPH DESIGN BUILD
5151 SOUTH 900 EAST, STE. 250
SALT LAKE CITY, UTAH 84117

CONTACT:
DAVID KILLPACK
PHONE: 801-716-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH



GRADING AND
DRAINAGE PLAN

PROJECT NUMBER
8884C

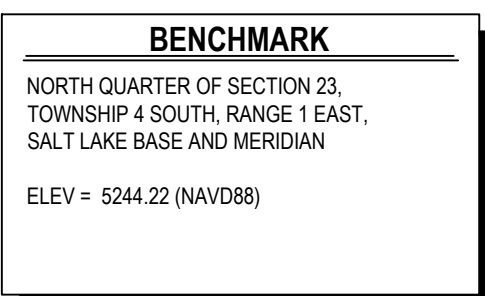
PRINT DATE
8/18/25

DRAWN BY
J. GERA


CHECKED BY
R. ELDER

PROJECT MANAGER
R. ELDER

C-202



C-203

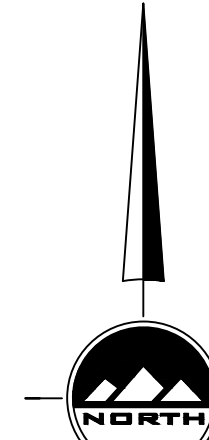
 <p>Know what's below. Call before you dig.</p>	<p>BENCHMARK</p> <p>NORTH QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN</p> <p>ELEV = 5244.22 (NAVD88)</p>
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*NOTE: WHERE REAR YARD RETENTION FOR A LOT IS CALLED FOR, VOLUMES ARE APPROXIMATE BASED ON CONCEPTUAL FOOTPRINTS AND BUILDABLE AREAS. REQUIRED RETENTION VOLUMES TO BE VERIFIED WITH BUILDING PERMIT SUBMITTAL AND SHOULD BE SHOWN AND PROVIDED FOR ON DETAILED LOT GRADING AND DRAINAGE PLAN.

LEGEND

30% SLOPE OR GREATER

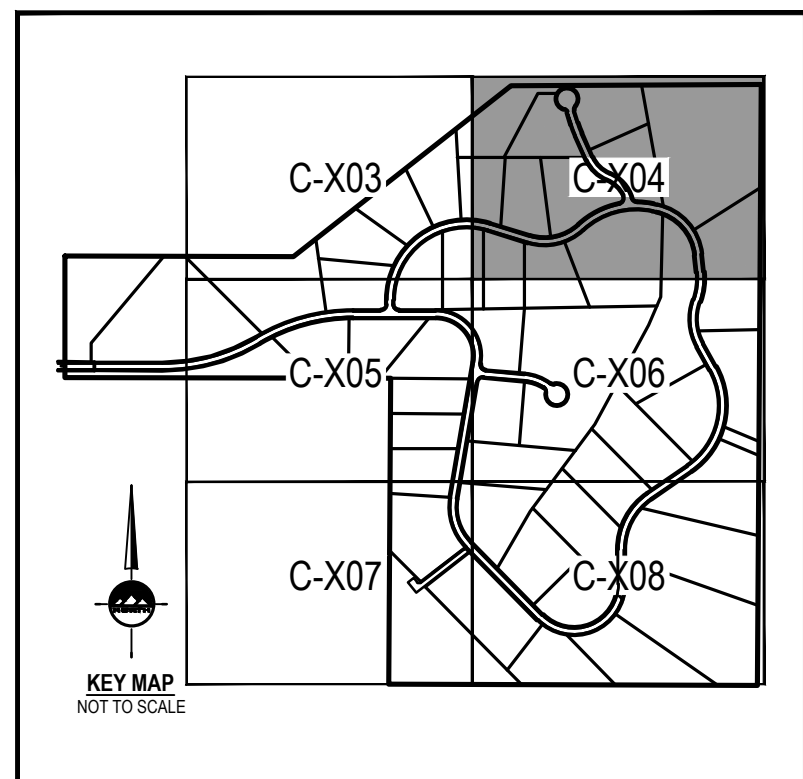
DRAINAGE PATH —



HORIZONTAL GRAPHIC SCALE

(IN FEET)

HORZ: 1 inch = 40 ft.



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. LANDSCAPED AREAS REQUIRE UPGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE UPGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER DRAPER CITY STANDARD PLANS AND SPECIFICATIONS.
9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
10. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
14. ON-SITE SOILS MAY BE SUITABLE FOR RE-USE PROVIDED IT MEETS THE REQUIREMENTS AS SPECIFIED IN SECTION 9.3 FILL MATERIAL AND IS PROPERLY PREPARED AND COMPACTED PER HAZARD 9.4 FILL PLACEMENT AND COMPACTION OF THE CMT GEOTECHNICAL AND GEOLOGICAL SECTIONS REPORT FOR THE ALPINE HOLLOW SUBDIVISION DATED OCTOBER 31, 2024. ALL FILL MATERIAL USED SHALL CONFORM TO THE REQUIREMENTS LISTED IN THOSE SECTIONS.
15. MULTIPLE SOILS ON THIS SITE HAVE POOR DRAINAGE CHARACTERISTICS. FOUNDATION DRAINS MUST BE INSTALLED WHEN THESE SOILS ARE ENCOUNTERED. FOUNDATION EXCAVATION MUST BE INSPECTED AND ASSESSED BY A GEOTECHNICAL ENGINEER TO DETERMINE WHETHER FOUNDATION DRAINS ARE REQUIRED.
16. ALL DELETERIOUS MATERIALS SHOULD BE REMOVED FROM WITHIN THE PROPOSED ACCESS ROAD, STRUCTURAL AND/OR DETENTION BASIN FOOTPRINTS. PLACED ALLUVAL MATERIAL WITHIN THE EXISTING DRAINAGE, PLUS ANY LOOSE OR DISTURBED SOILS SHALL BE REMOVED PRIOR TO PLACING EMBANKMENT FILL FOR THE ROADWAY.
17. TO HELP MAINTAIN STABILITY OF PROPOSED SLOPES ALL CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2H:1V. STABILIZE CUT AND FILL SLOPES PER THE DETAILS SHOWN ON SHEET C-500 AND PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
18. FOR ALL STORM DRAIN PIPES THAT EXCEED 15% IN SLOPE, INSTALL PIPE ANCHORS PER DETAIL 2C1-501.
19. ALL DOWNHILL LOTS TO DRAIN TO REAR YARD RETENTION AREAS AND THEN RELEASE TO EXISTING DRAINAGE CHANNELS UNLESS OTHERWISE NOTED ON THESE PLANS.
20. A MASS GRADING REPORT SHALL BE PROVIDED PRIOR BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACING UTILITIES AND PAVEMENTS. THE REPORT SHOULD INCLUDE A SIGNED/STAMPED REVIEW LETTER BY THE PROJECT GEOTECHNICAL ENGINEER, VERIFYING THAT EARTHWORK/GRADING HAS BEEN PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL AND GEOLOGICAL HAZARDS REPORT.
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**PROVIDE ENERGY DISSIPATION FOR ALL CULVERT CROSSINGS
PER DETAIL 4/C-500**



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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

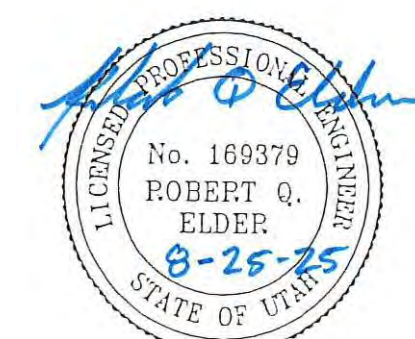
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CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION

**15900 SOUTH 2800 EAST
DRAPER, UTAH**



GRADING PLAN

PROJECT NUMBER 8684C	PRINT DATE 8/18/25
DRAWN BY J. GERA	CHECKED BY R. ELDER
PROJECT MANAGER R. ELDER	

C-204

C-205

811

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BENCHMARK

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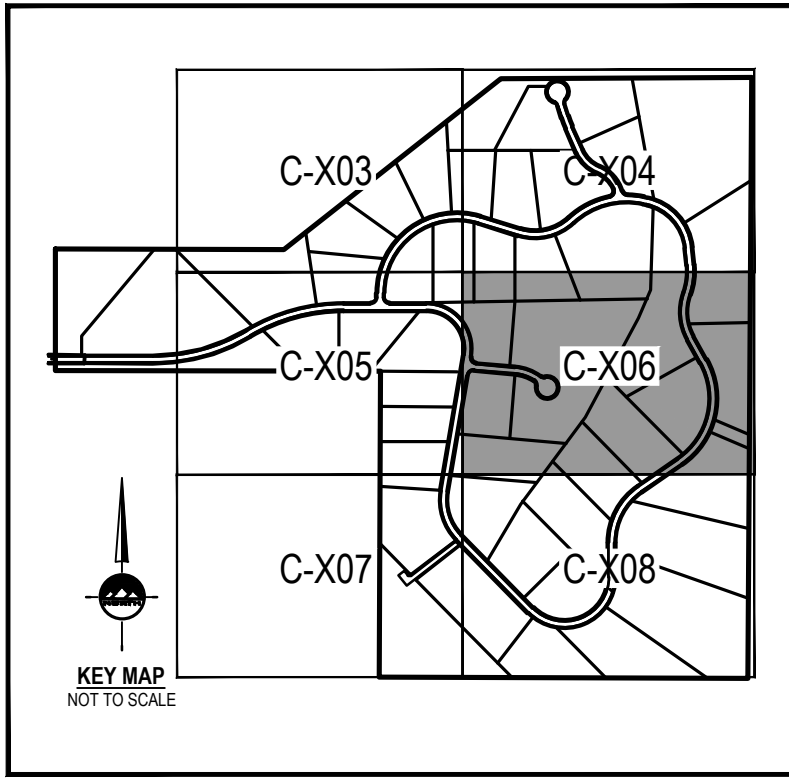
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DRAINAGE PATH

PROVIDE ENERGY DISSIPATION FOR ALL CULVERT CROSSINGS
PER DETAIL 4/C-500



GENERAL NOTES

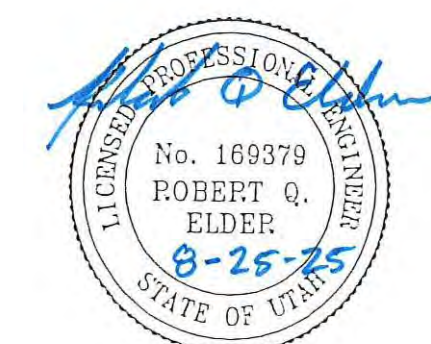
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CONTACT:
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PHONE: 801-716-3222

ALPINE HOLLOW SUBDIVISION

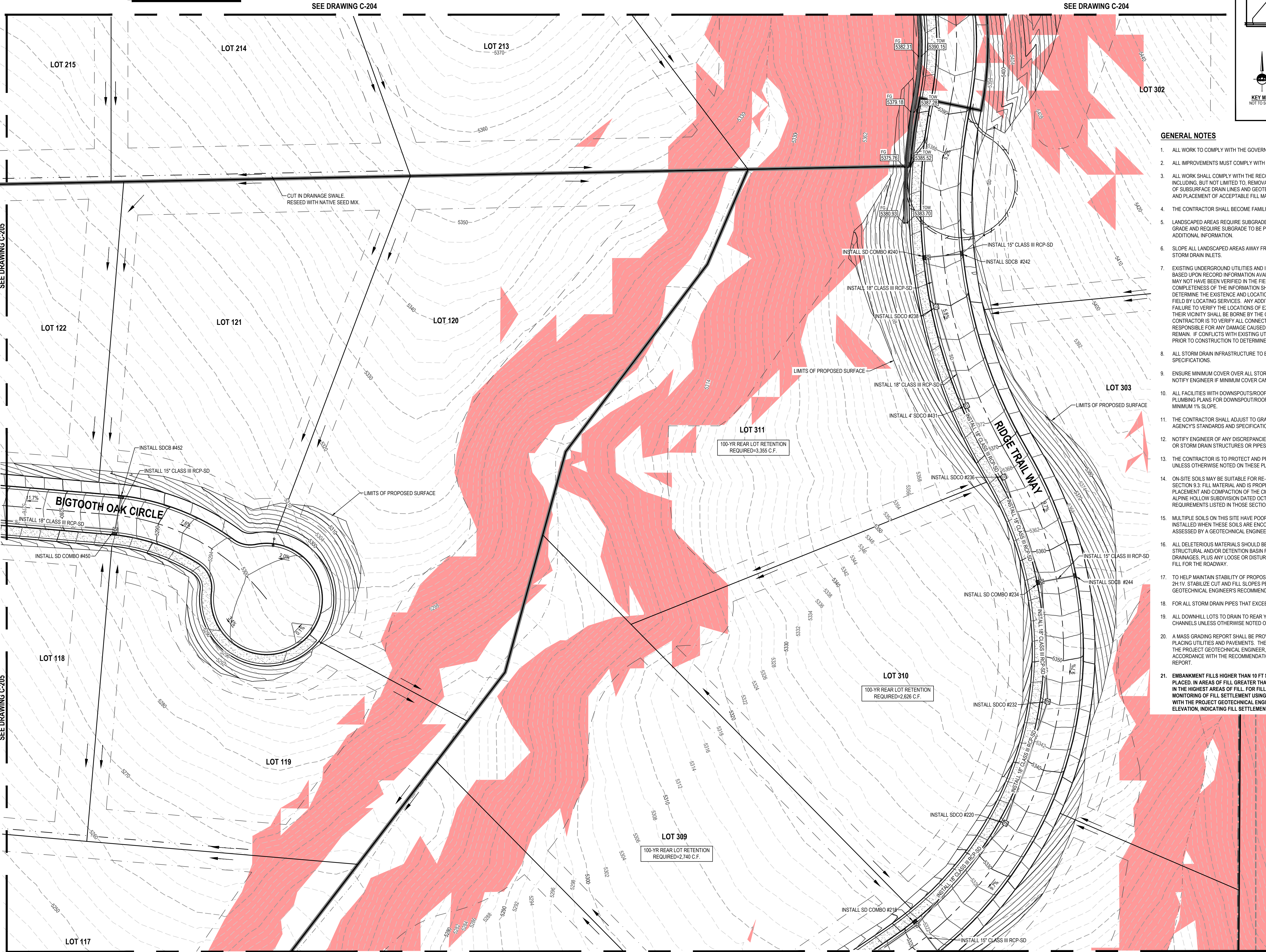
15900 SOUTH 2800 EAST
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GRADING PLAN

PROJECT NUMBER
8884C
PRINT DATE
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DRAWN BY
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CHECKED BY
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PROJECT MANAGER
R. ELDER

C-206



811

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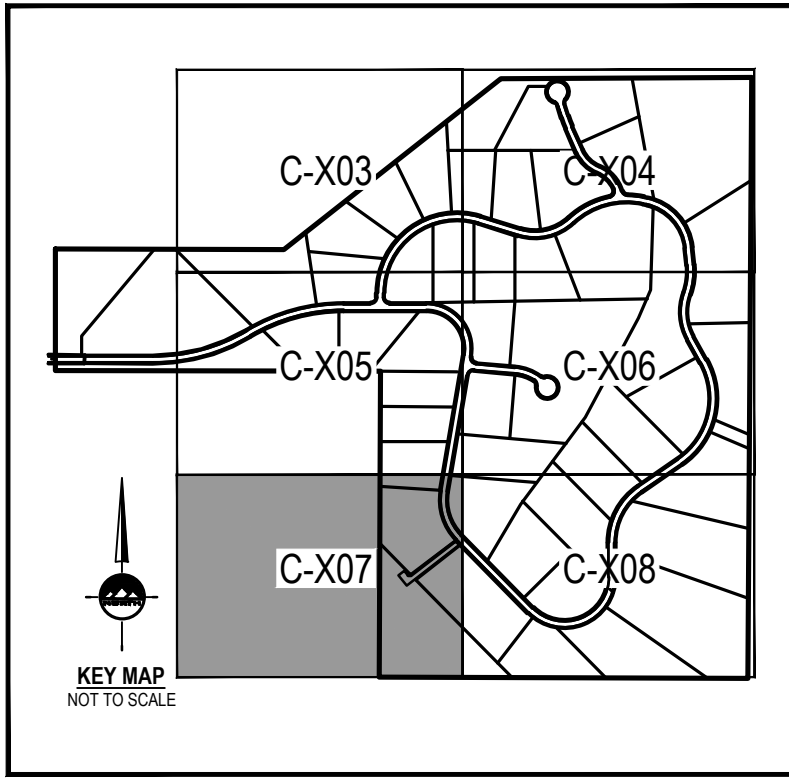
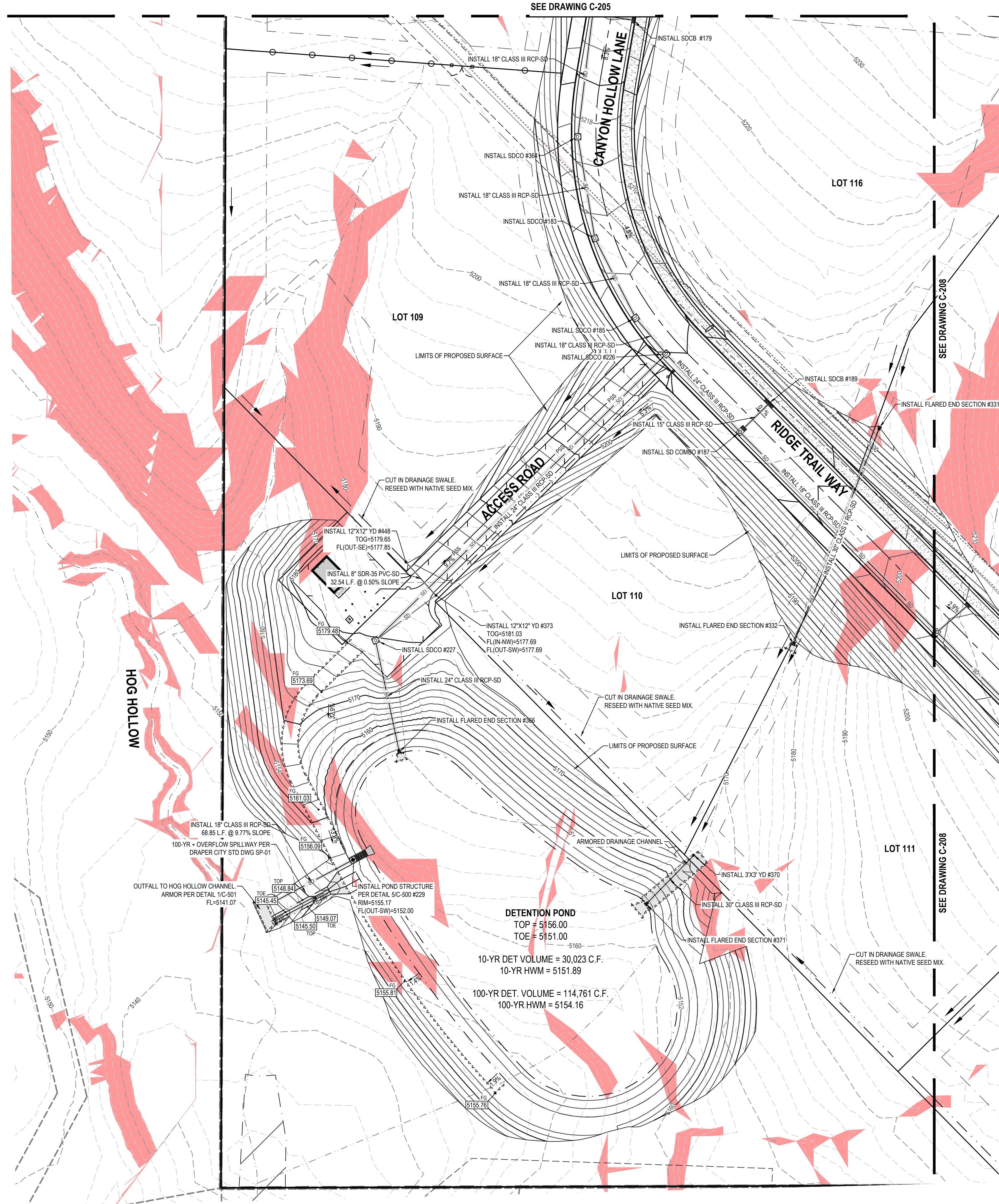
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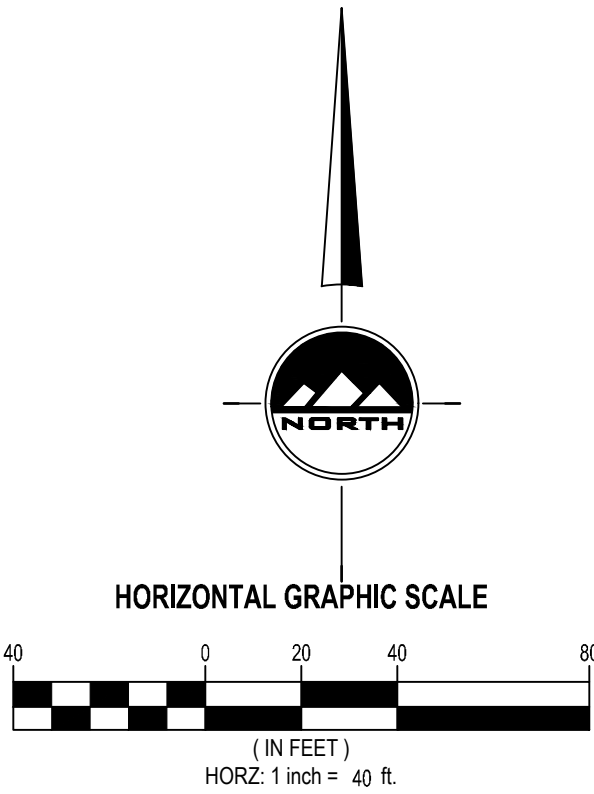
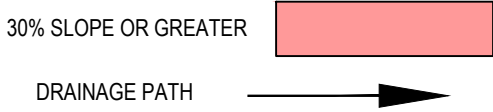


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PROVIDE ENERGY DISSIPATION FOR ALL CULVERT CROSSINGS
PER DETAIL 4/C-500

LEGEND



EN SIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY

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

LAYTON

Phone: 801.547.1100

TOOELE

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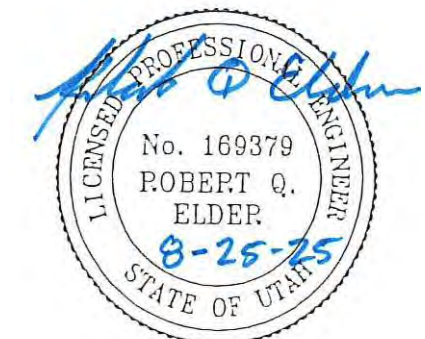
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GRADING PLAN

PROJECT NUMBER 8884C	PRINT DATE 8/18/25
DRAWN BY J. GERA	CHECKED BY R. ELDER
PROJECT MANAGER R. ELDER	

C-207

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CONSTRUCTION.

BENCHMARK

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

ELEV = 5244.22 (NAVD88)

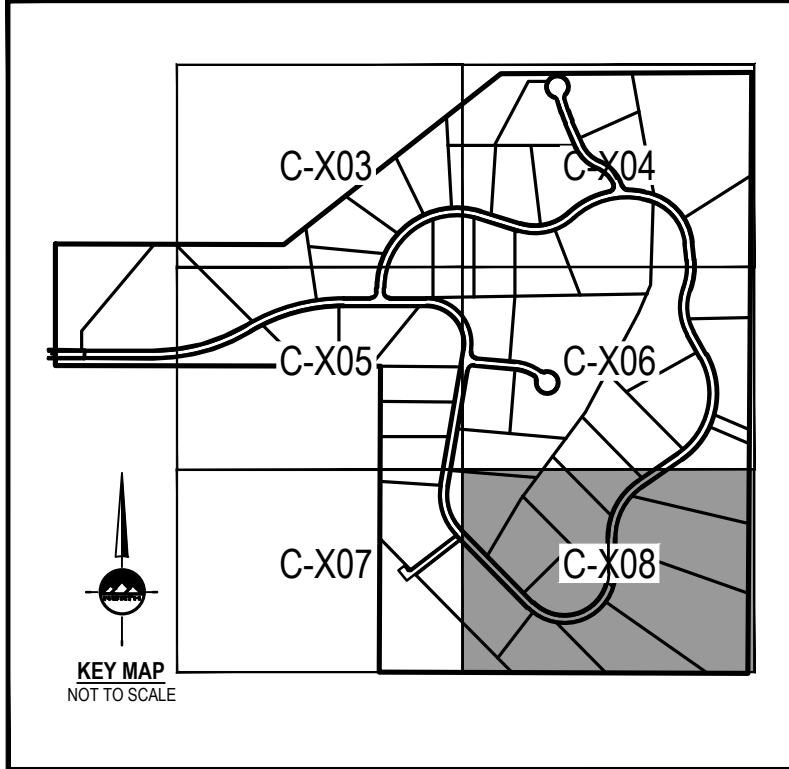
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LEGEND

30% SLOPE OR GREATER

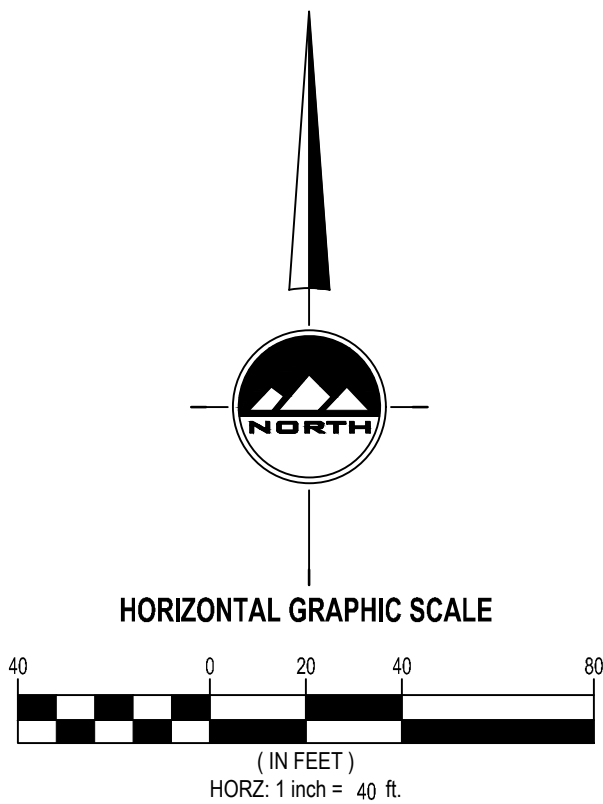
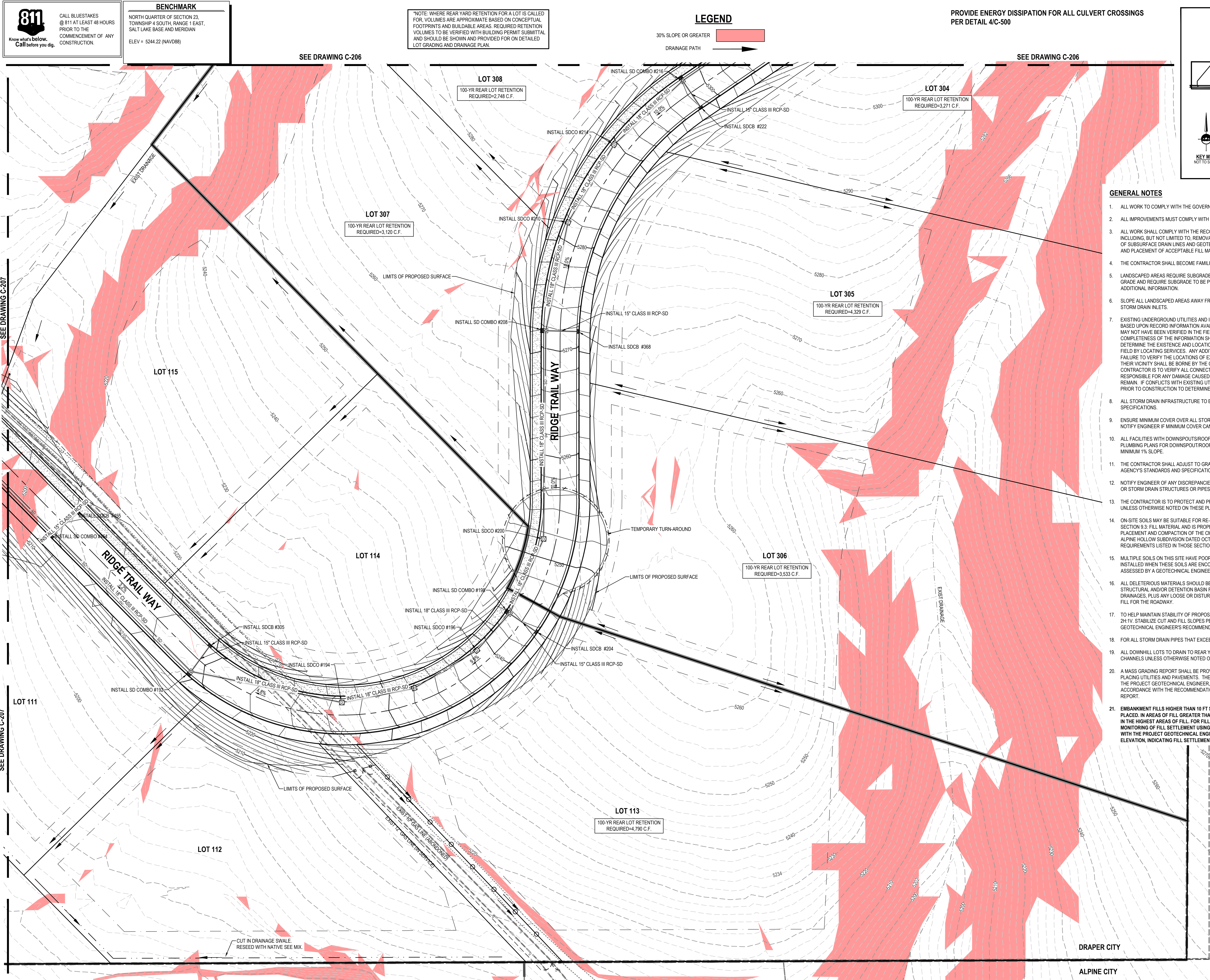
DRAINAGE PATH

PROVIDE ENERGY DISSIPATION FOR ALL CULVERT CROSSINGS
PER DETAIL 4/C-500



GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER DRAPER CITY STANDARD PLANS AND SPECIFICATIONS.
- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
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- ON-SITE SOILS MAY BE SUITABLE FOR RE-USE PROVIDED IT MEETS THE REQUIREMENTS AS SPECIFIED IN SECTION 9.3: FILL MATERIAL AND IS PROPERLY PREPARED AND COMPACTED PER SECTION 9.4: FILL PLACEMENT AND COMPACTION OF THE CMT GEOTECHNICAL AND GEOLOGICAL HAZARDS REPORT FOR THE ALPINE HOLLOW SUBDIVISION DATED OCTOBER 31, 2024. ALL FILL MATERIAL USED SHALL CONFORM TO THE REQUIREMENTS LISTED IN THOSE SECTIONS.
- MULTIPLE SOILS ON THIS SITE HAVE POOR DRAINAGE CHARACTERISTICS. FOUNDATION DRAINS MUST BE INSTALLED WHEN THESE SOILS ARE ENCOUNTERED. FOUNDATION EXCAVATION MUST BE INSPECTED AND ASSESSED BY A GEOTECHNICAL ENGINEER TO DETERMINE WHETHER FOUNDATION DRAINS ARE REQUIRED.
- ALL DELETERIOUS MATERIALS SHOULD BE REMOVED FROM WITHIN THE PROPOSED ACCESS ROAD, STRUCTURAL AND/OR DETENTION BASIN FOOTPRINTS. CLAYEY ALLUVIAL MATERIAL WITHIN THE EXISTING DRAINAGES, PLUS ANY LOOSE OR DISTURBED SOILS SHALL BE REMOVED PRIOR TO PLACING EMBANKMENT FILL FOR THE ROADWAY.
- TO HELP MAINTAIN STABILITY OF PROPOSED SLOPES ALL CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2H:1V. STABILIZE CUT AND FILL SLOPES PER THE DETAILS SHOWN ON SHEET C-500 AND PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
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- A MASS GRADING REPORT SHALL BE PROVIDED PRIOR BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACING UTILITIES AND PAVEMENTS. THE REPORT SHOULD INCLUDE A SIGNED/STAMPED REVIEW LETTER BY THE PROJECT GEOTECHNICAL ENGINEER, VERIFYING THAT EARTHWORK/GRADING HAS BEEN PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL AND GEOLOGICAL HAZARDS REPORT.
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EN SIGN

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CONTACT:
DAVID KILPACK
PHONE: 801-716-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH

PROFESSIONAL ENGINEER

No. 169379
ROBERT Q. ELDER
8-25-25
STATE OF UTAH

GRADING PLAN

PROJECT NUMBER: 8884C
PRINT DATE: 8/18/25
DRAWN BY: J. GERA
CHECKED BY: R. ELDER
PROJECT MANAGER: R. ELDER

C-208

811

Know what's below.
Call before you dig.

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

BENCHMARK

NORTH QUARTER OF SECTION 23,
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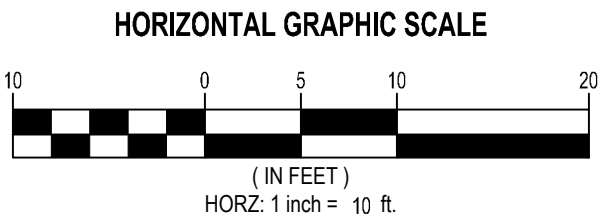
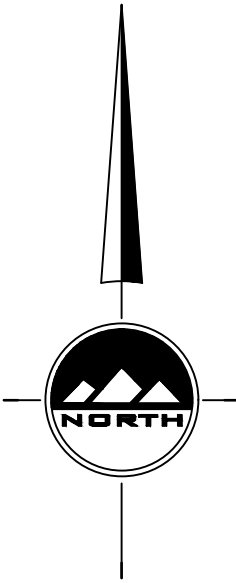
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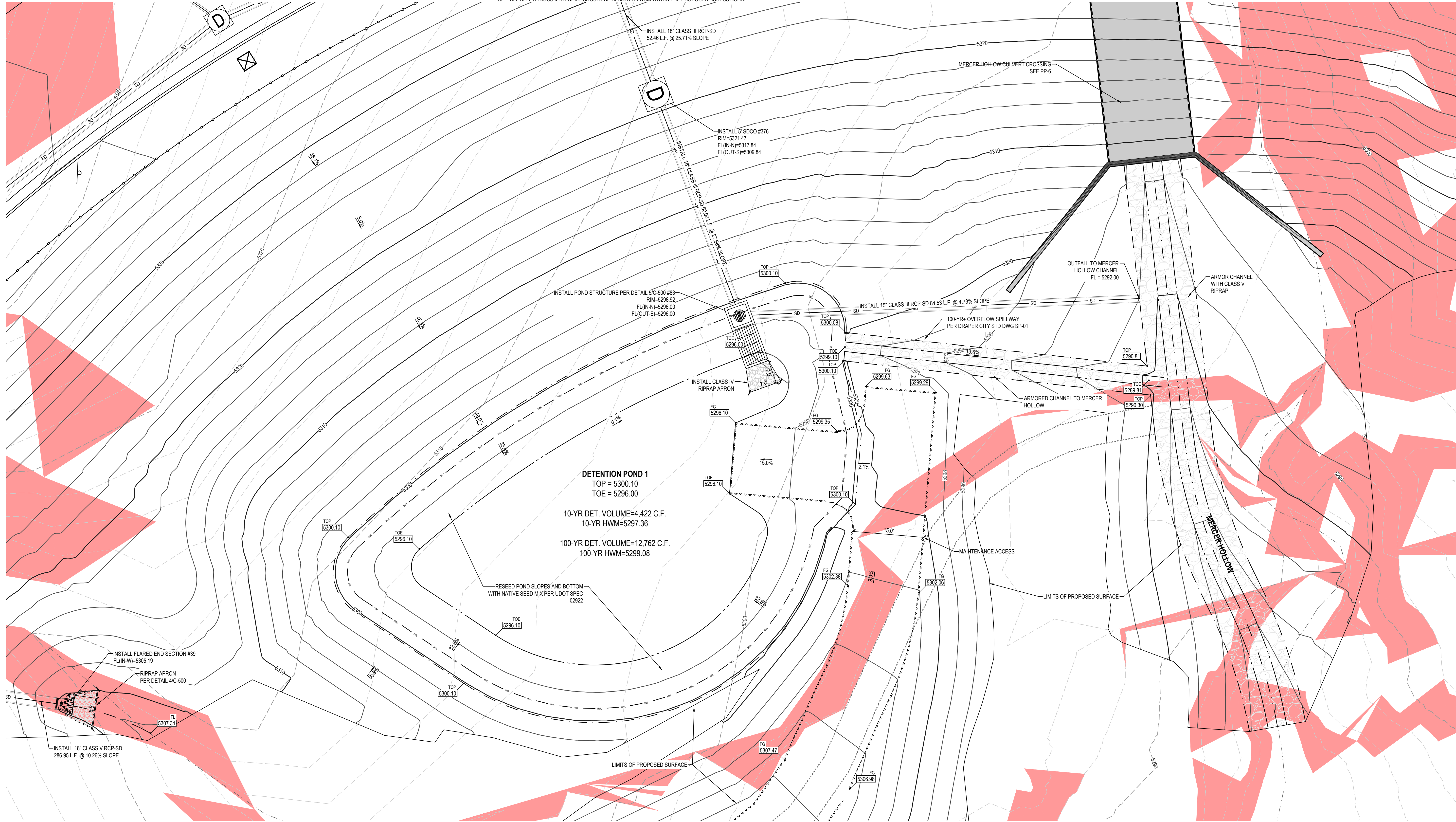
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PROVIDE ENERGY DISSIPATION FOR ALL CULVERT CROSSINGS
PER DETAIL 4/C-500

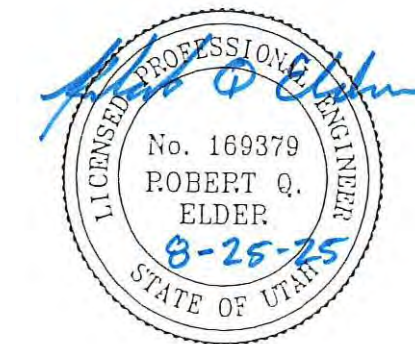
LEGEND

30% SLOPE OR GREATER



ALPINE HOLLOW SUBDIVISION

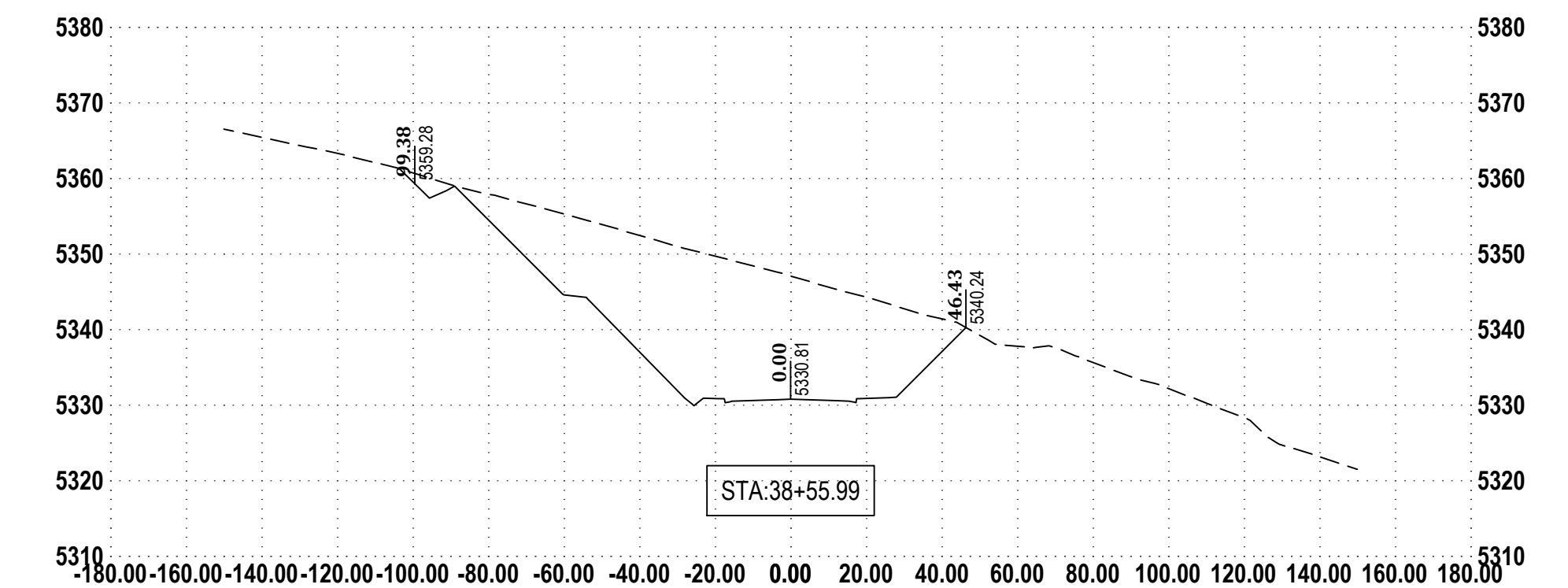
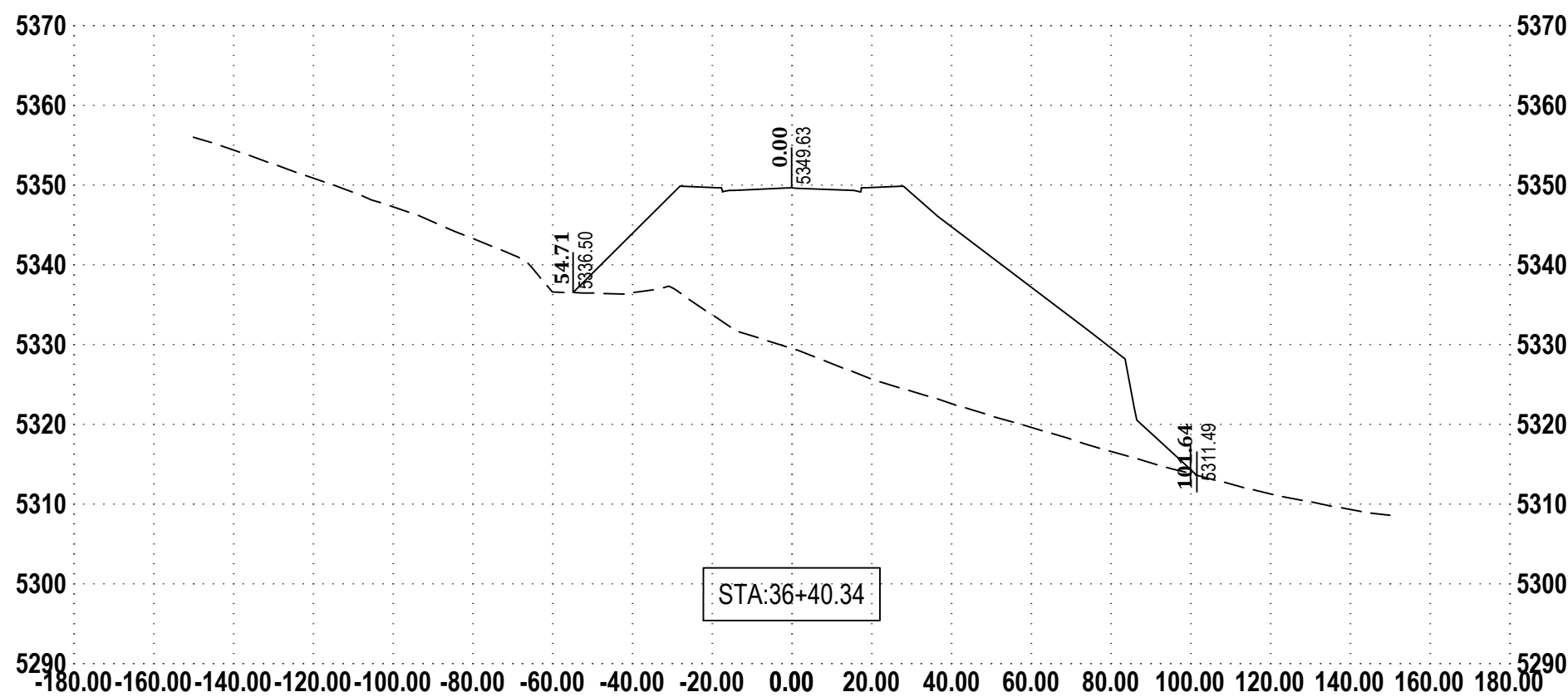
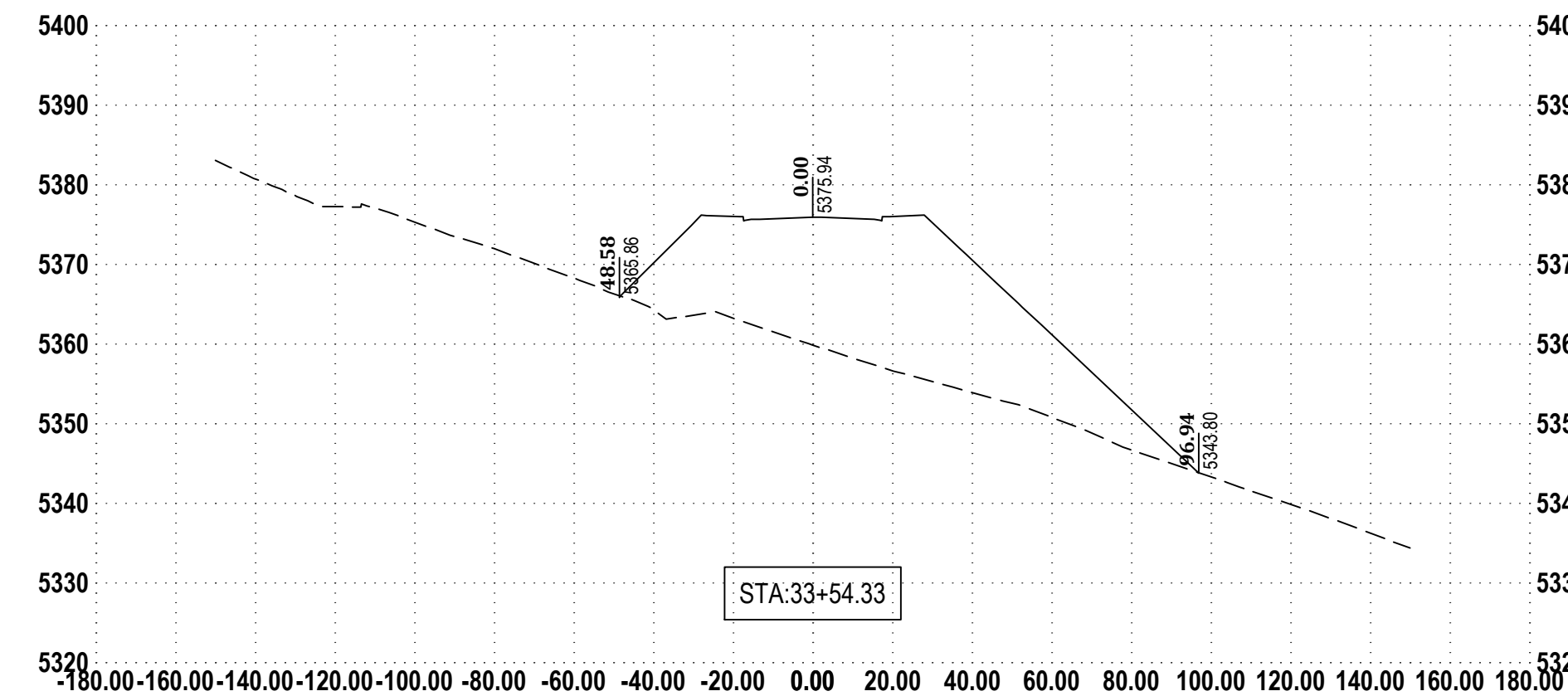
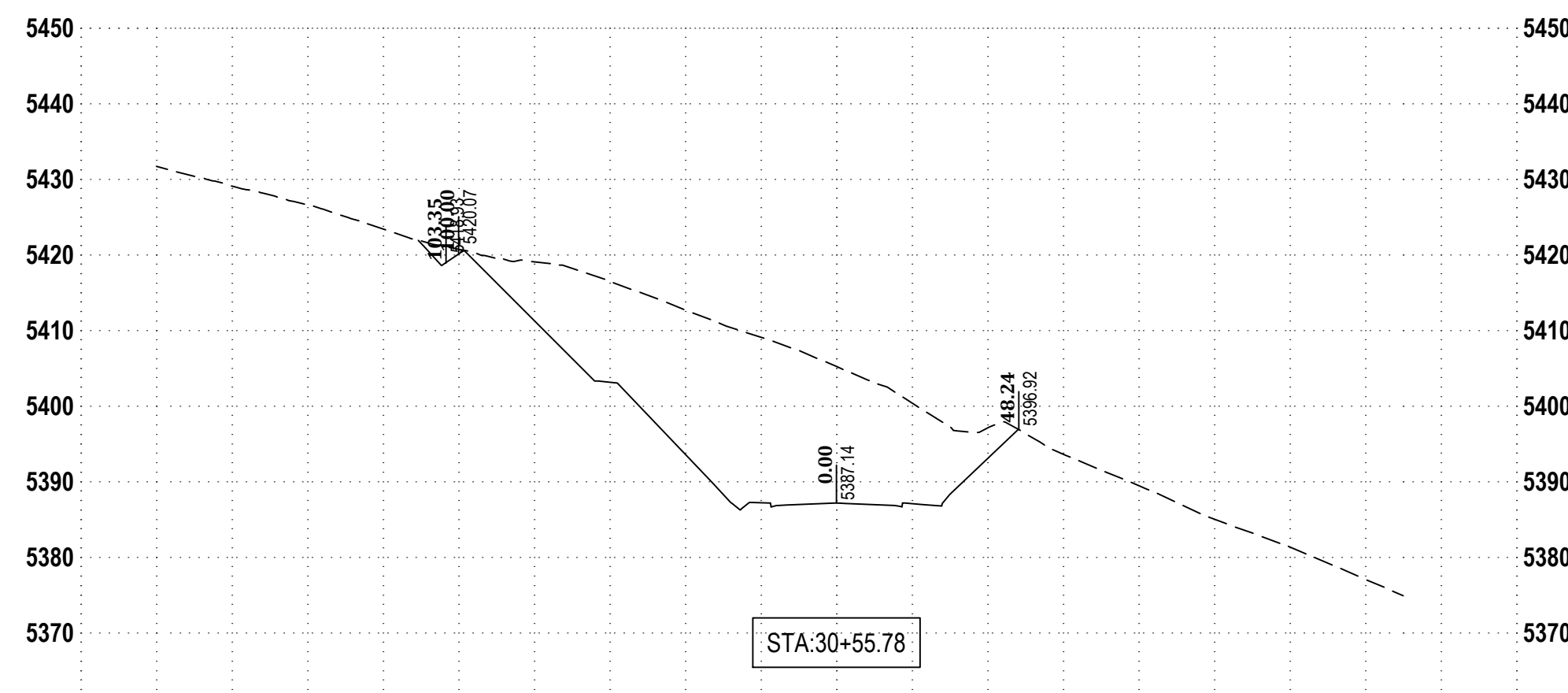
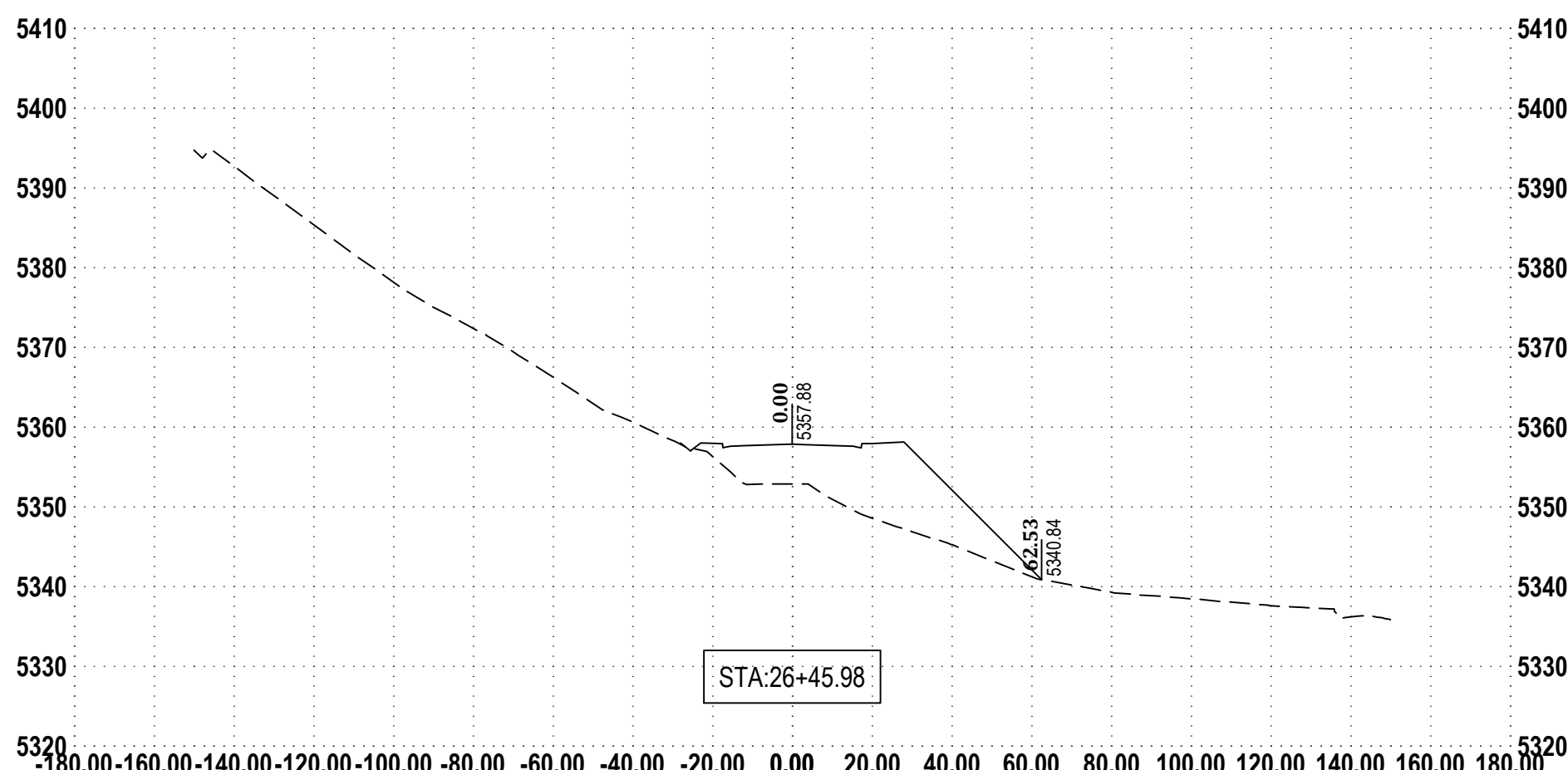
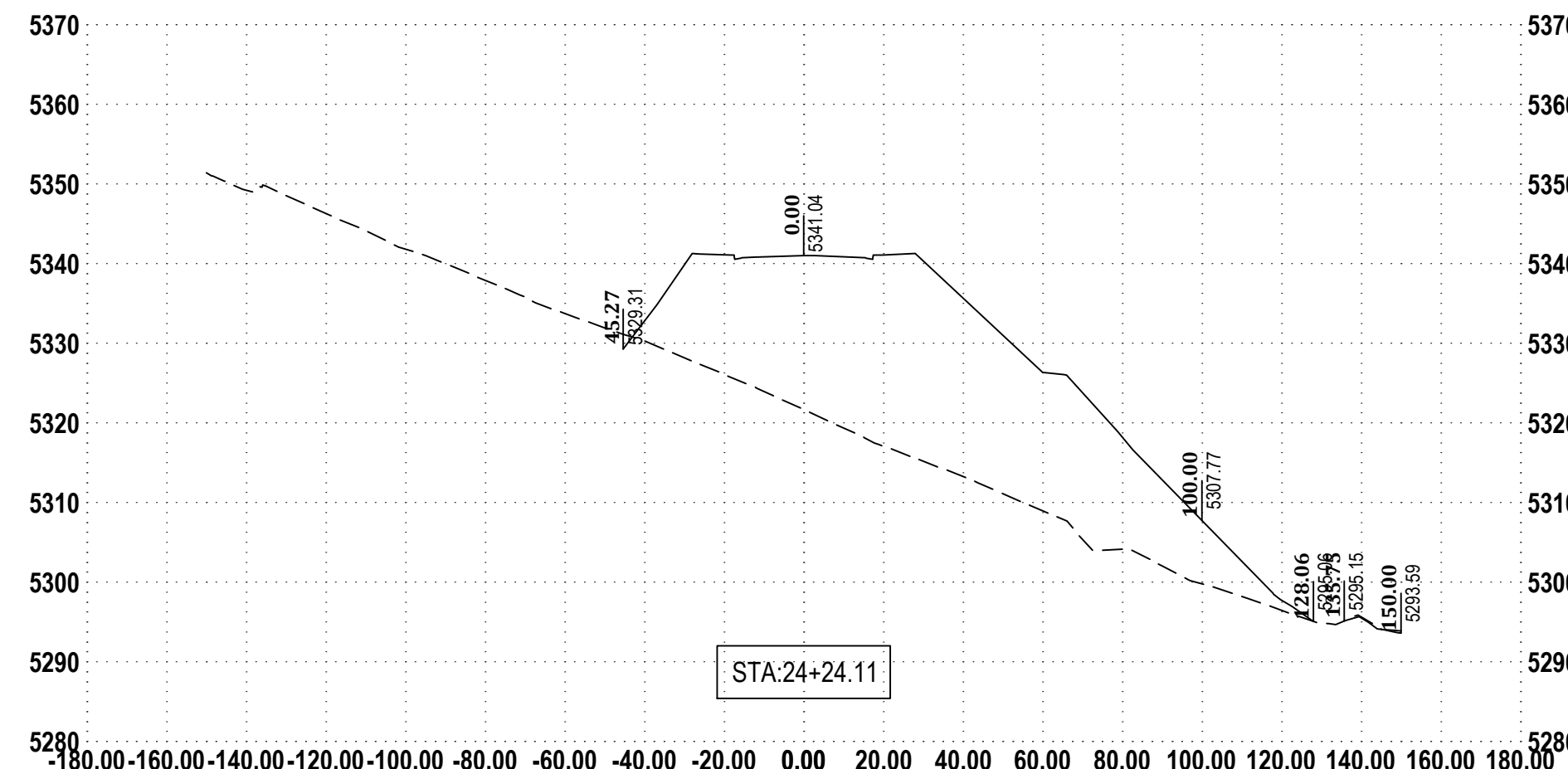
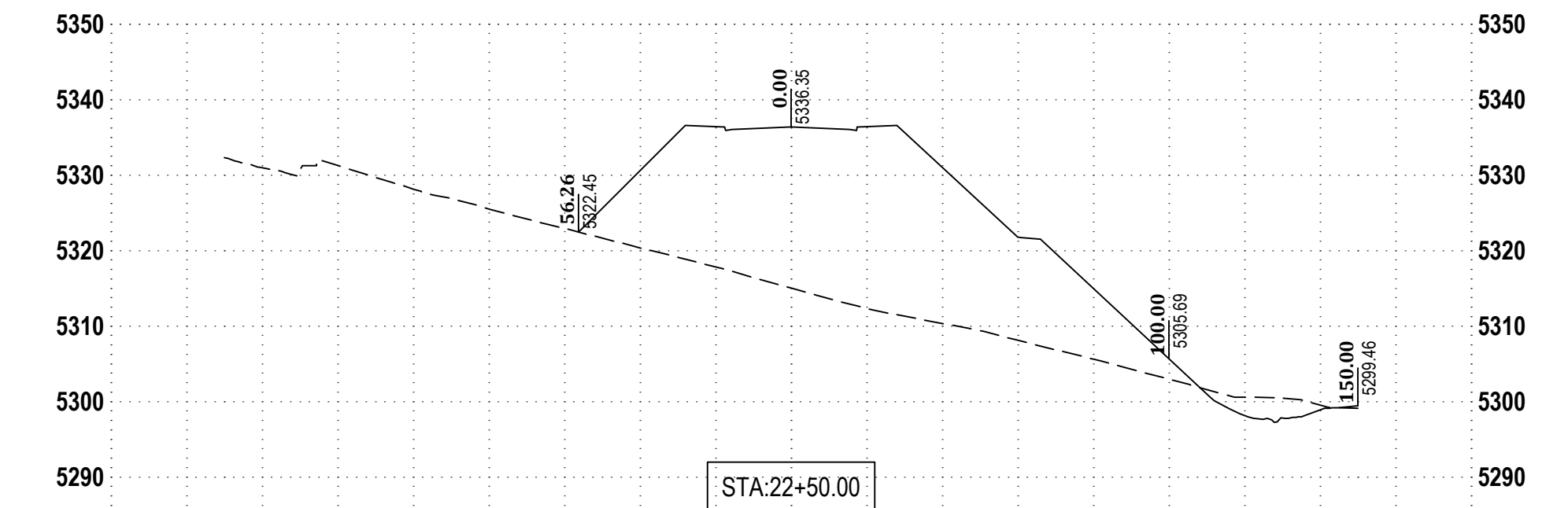
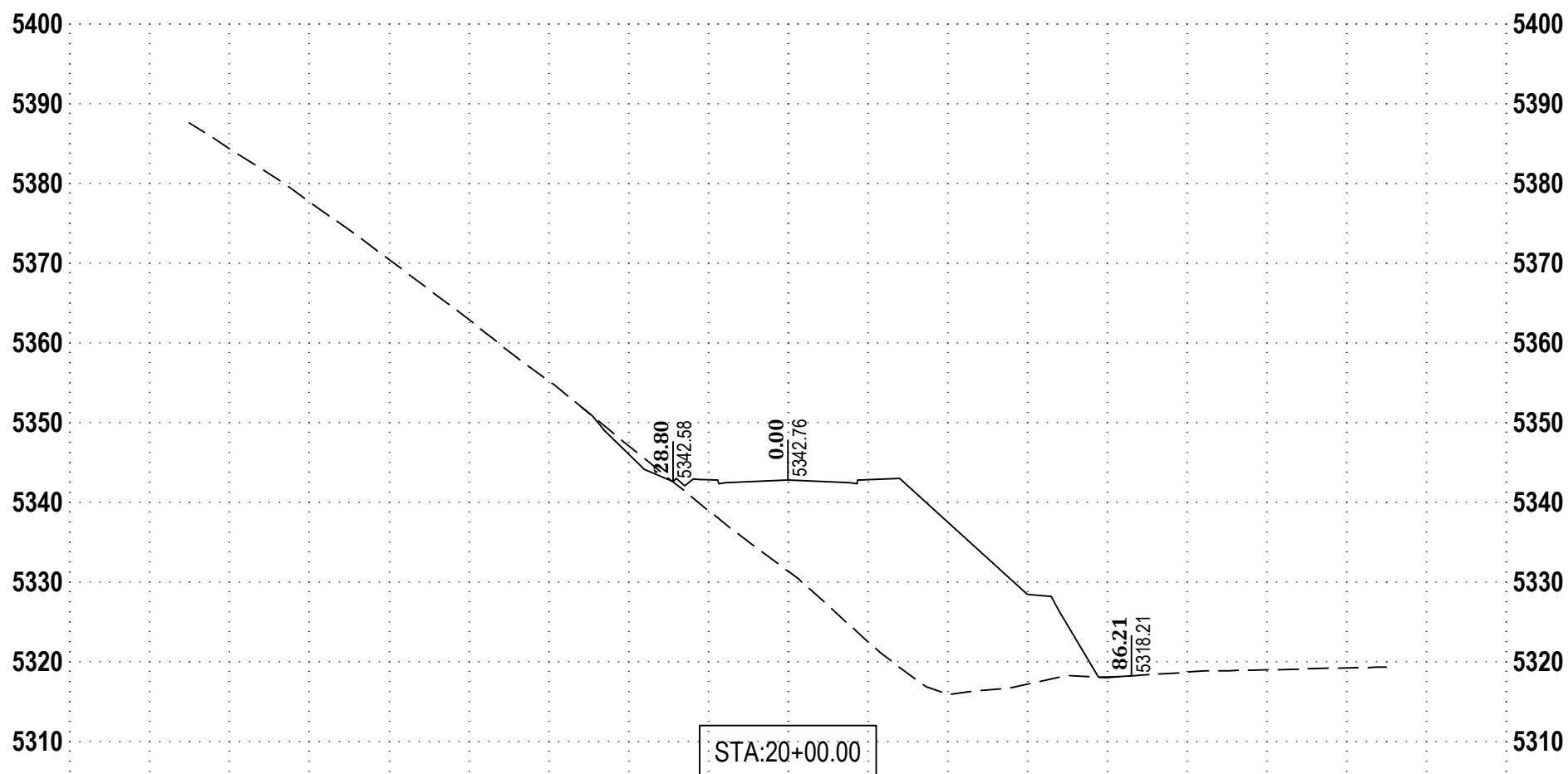
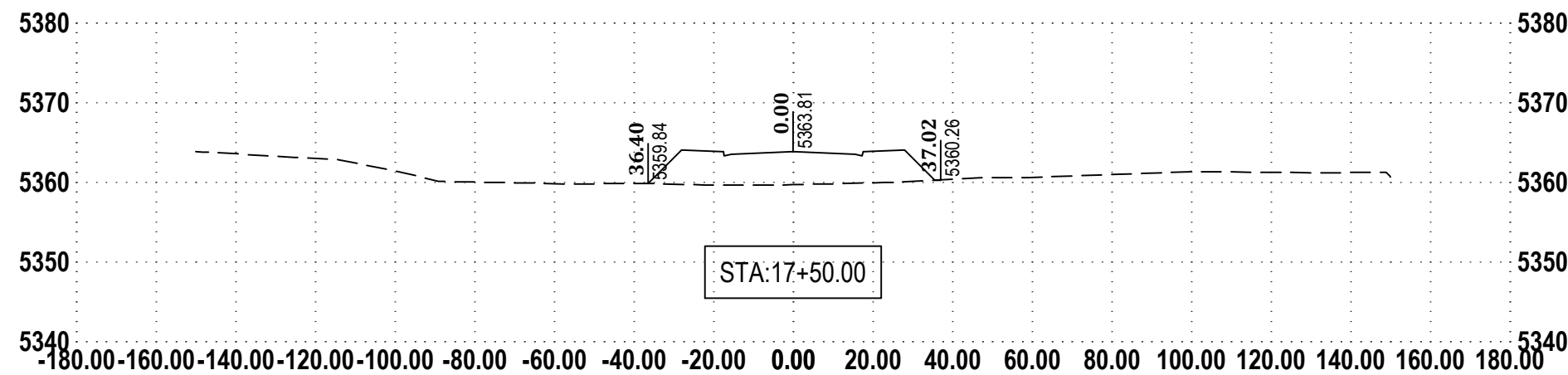
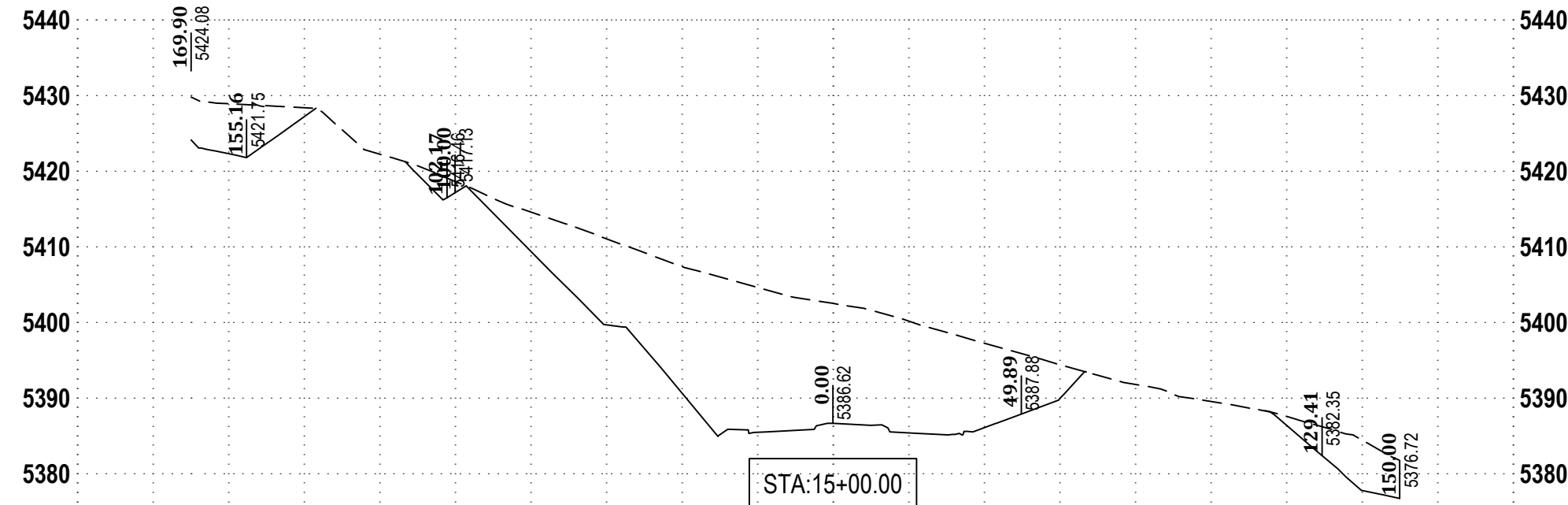
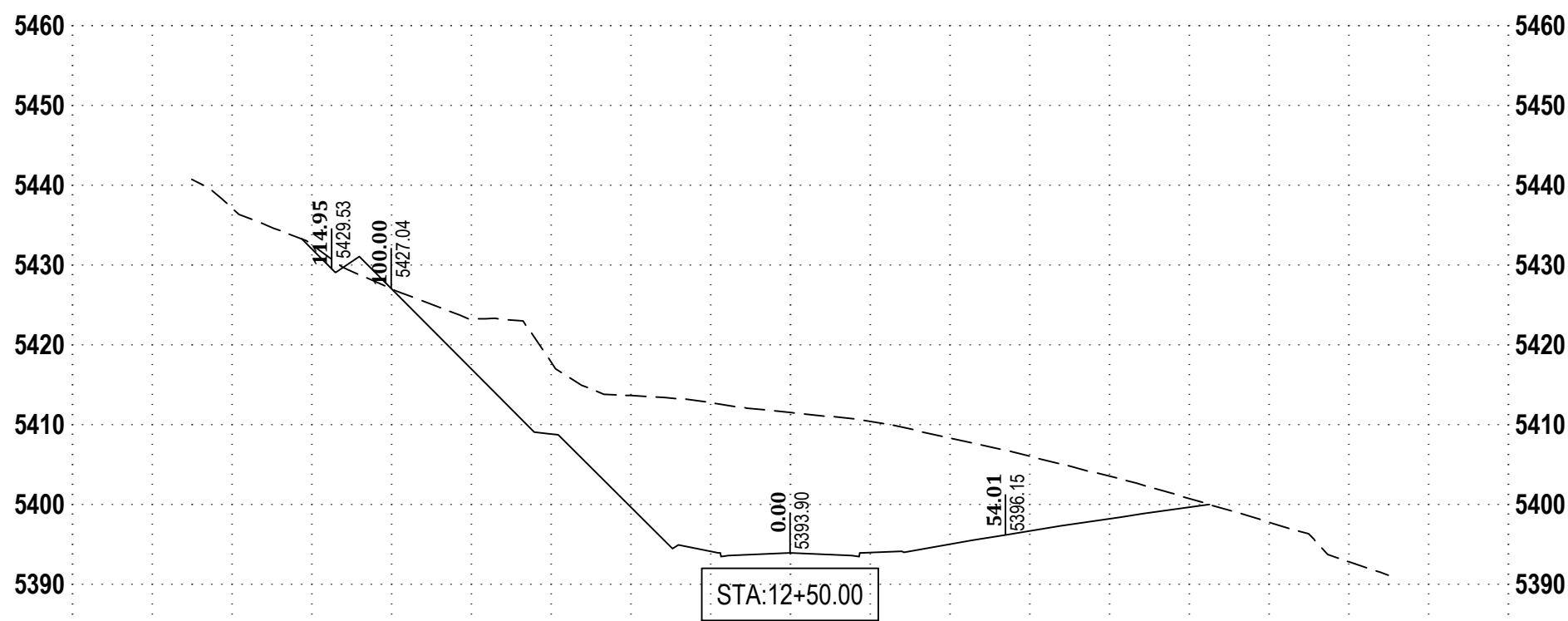
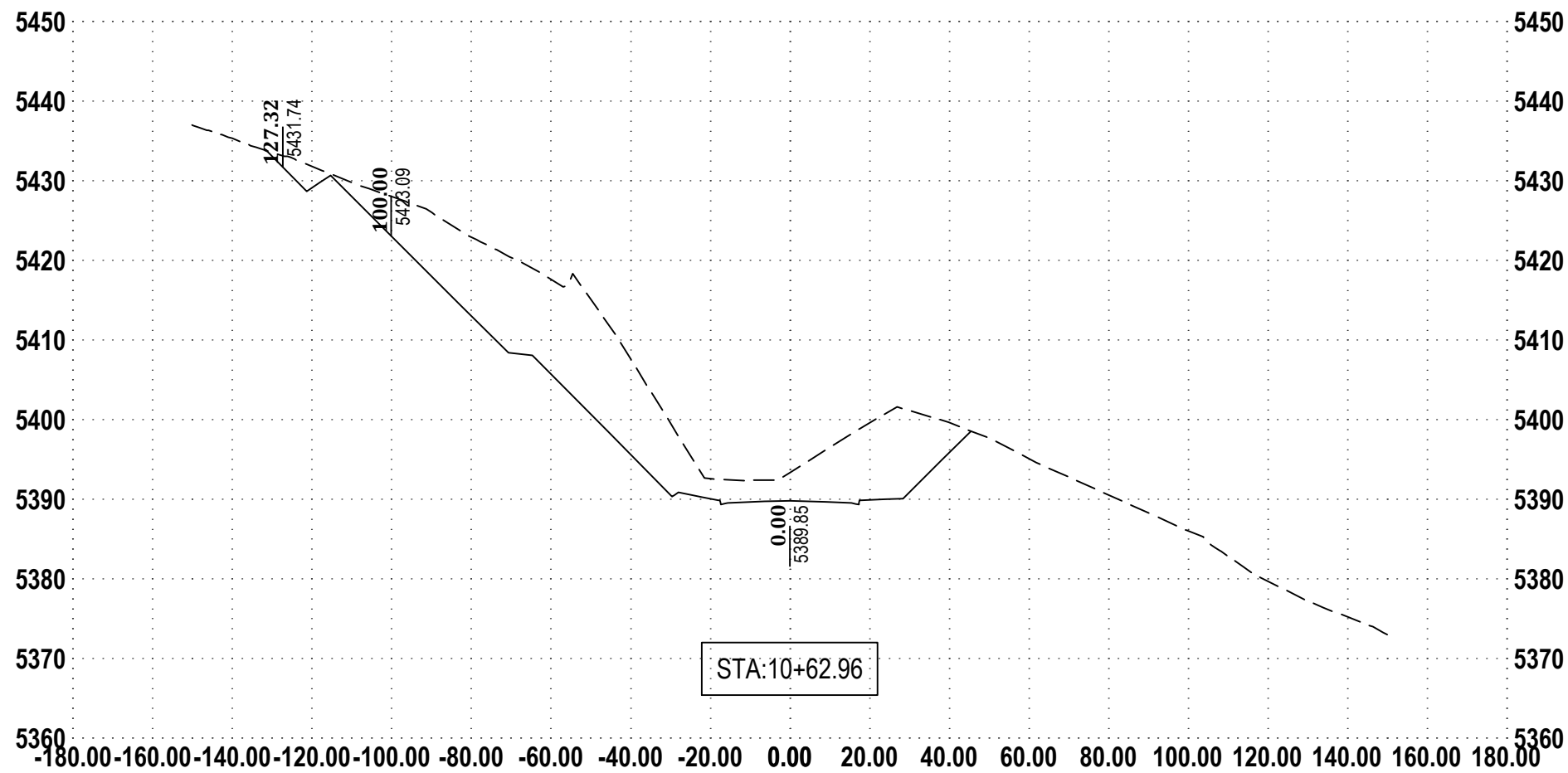
15900 SOUTH 2800 EAST
DRAPER, UTAH



GRADING AND
DRAINAGE PLAN
WEST POND

PROJECT NUMBER
8884C
DRAWN BY
J. GERA
PROJECT MANAGER
R. ELDER
PRINT DATE
8/18/25
CHECKED BY
R. ELDER

C-209



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CONTACT:
DAVID KILLPACK
PHONE: 801-716-3222

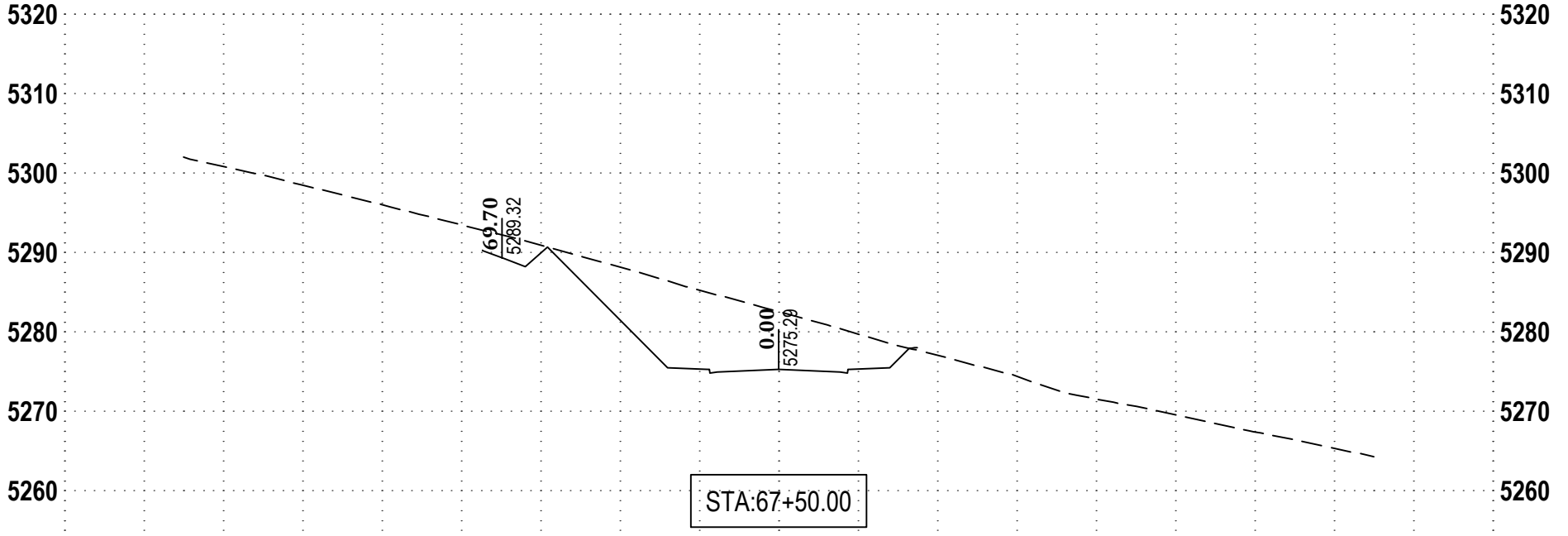
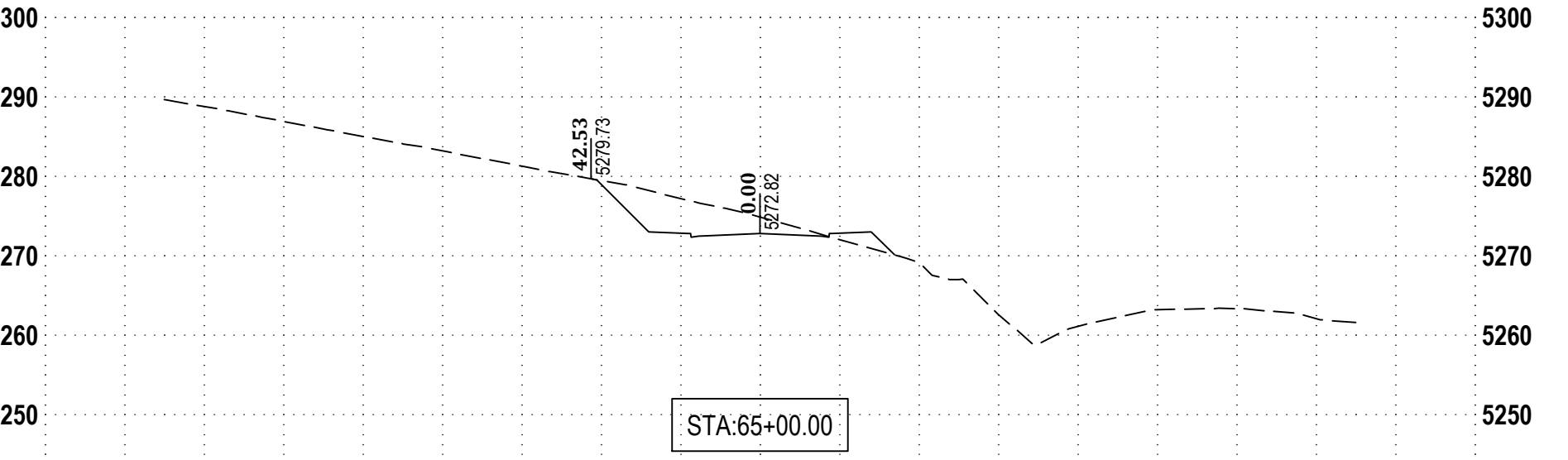
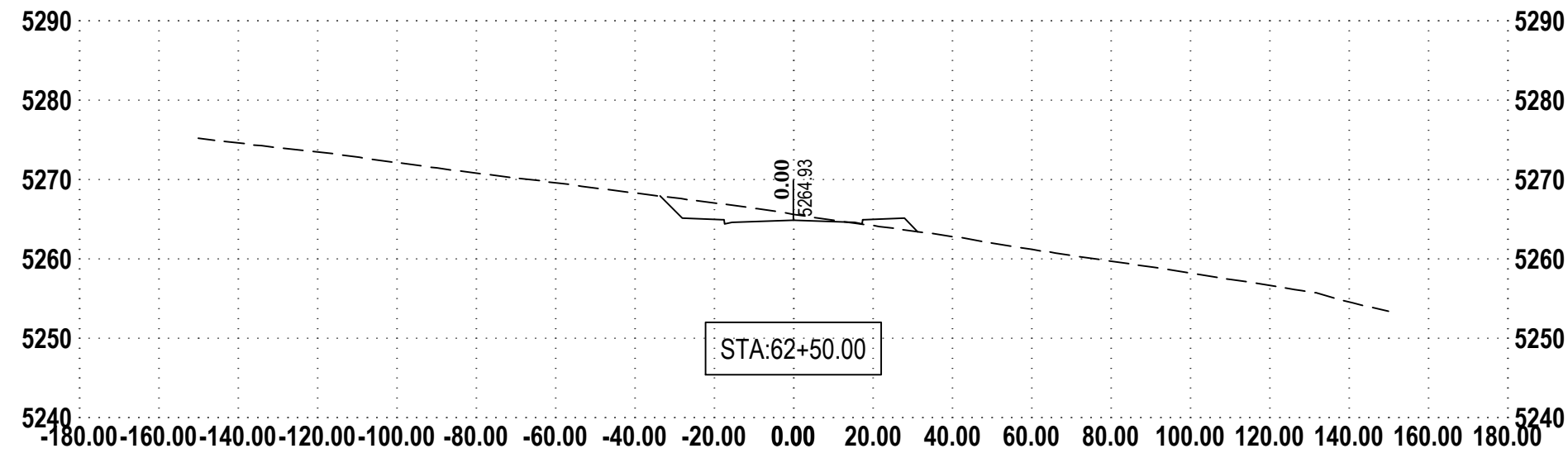
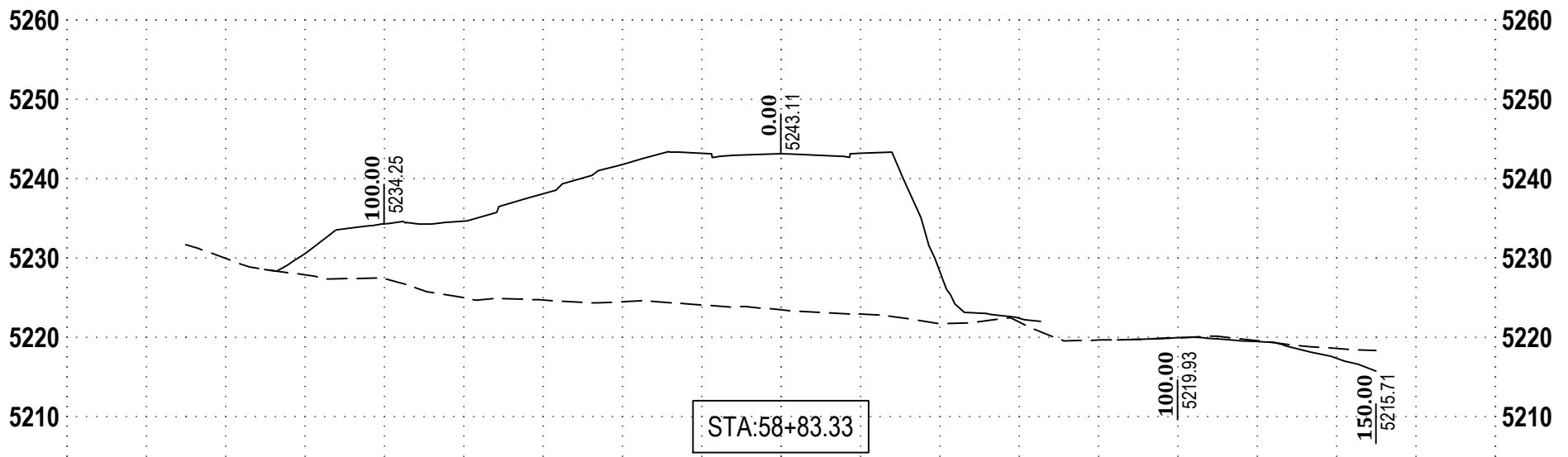
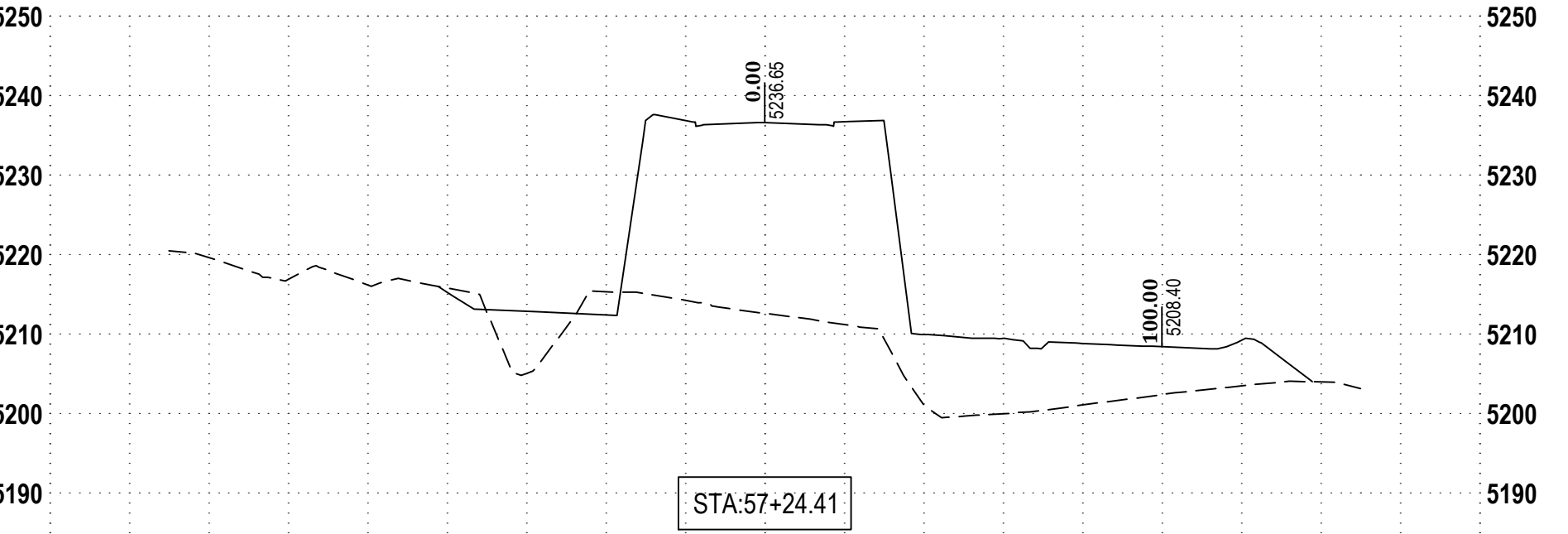
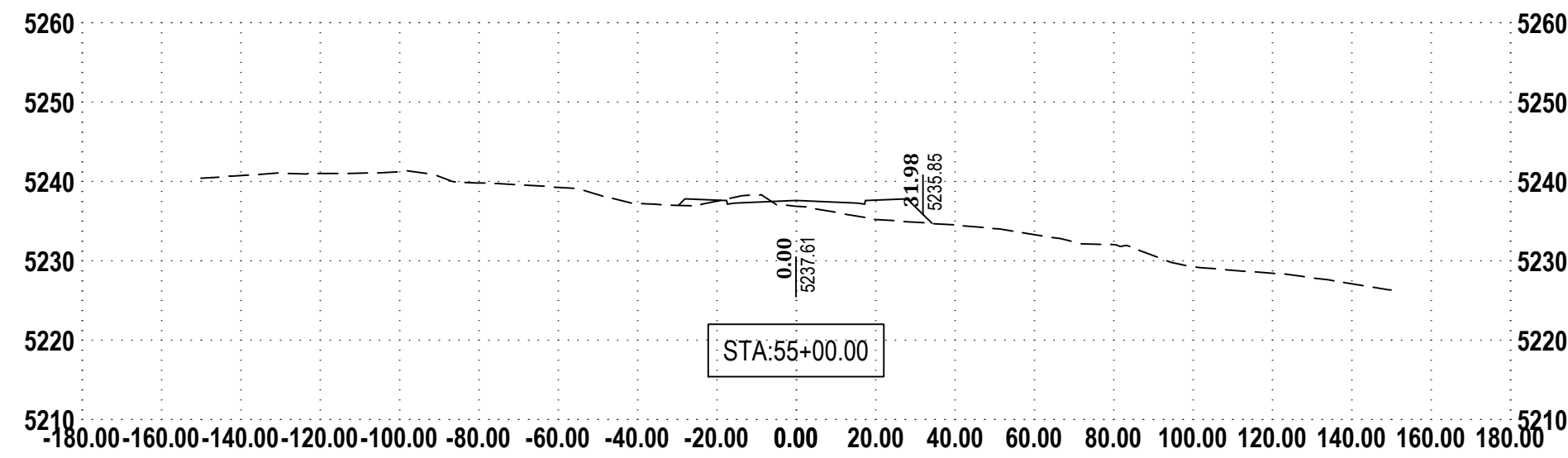
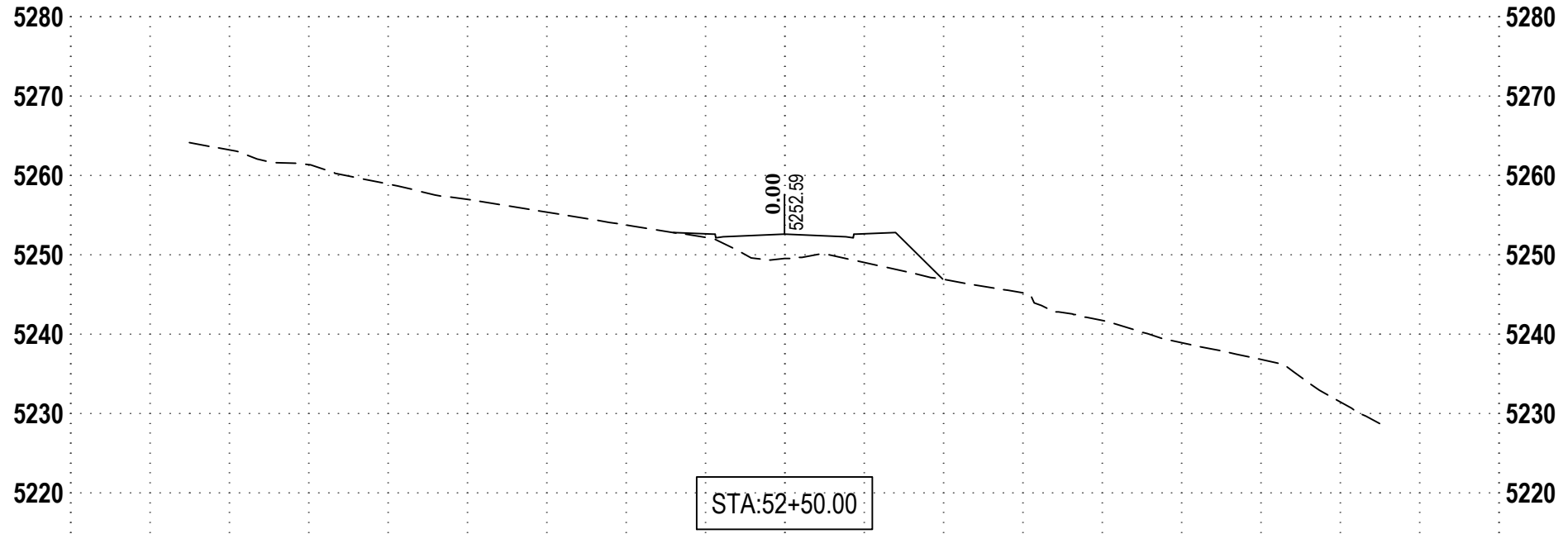
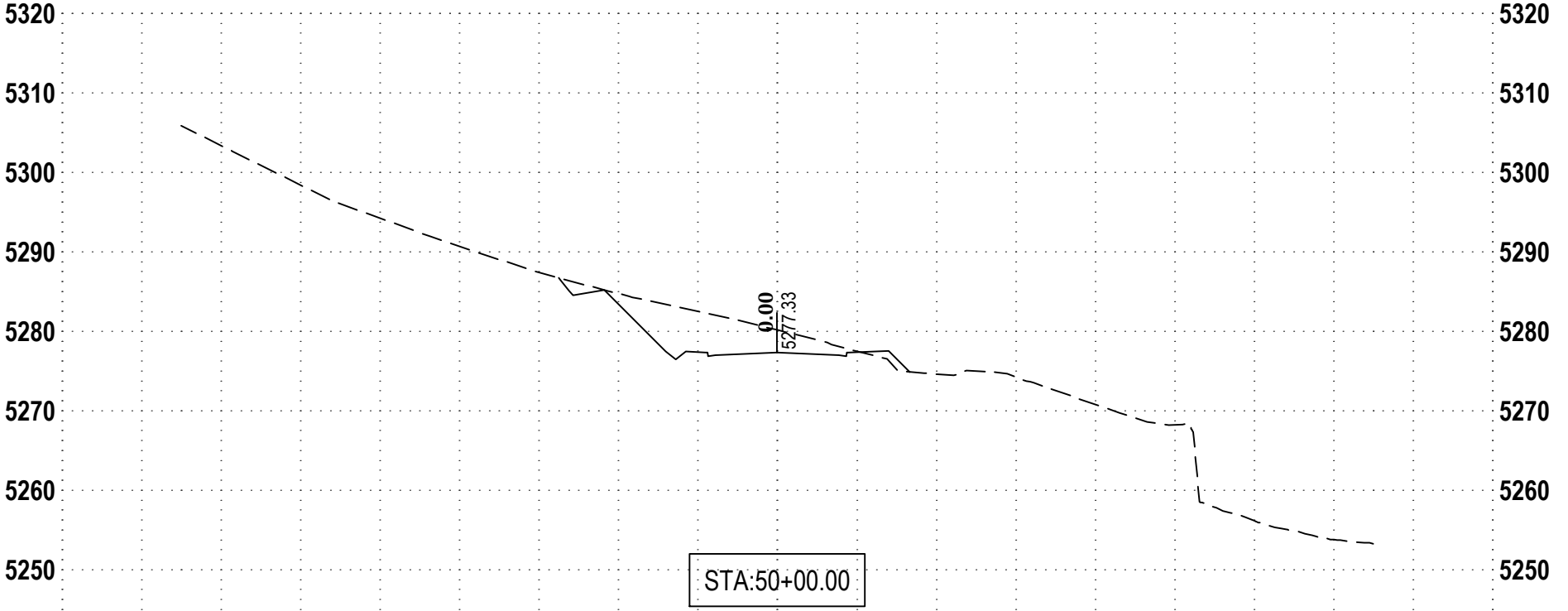
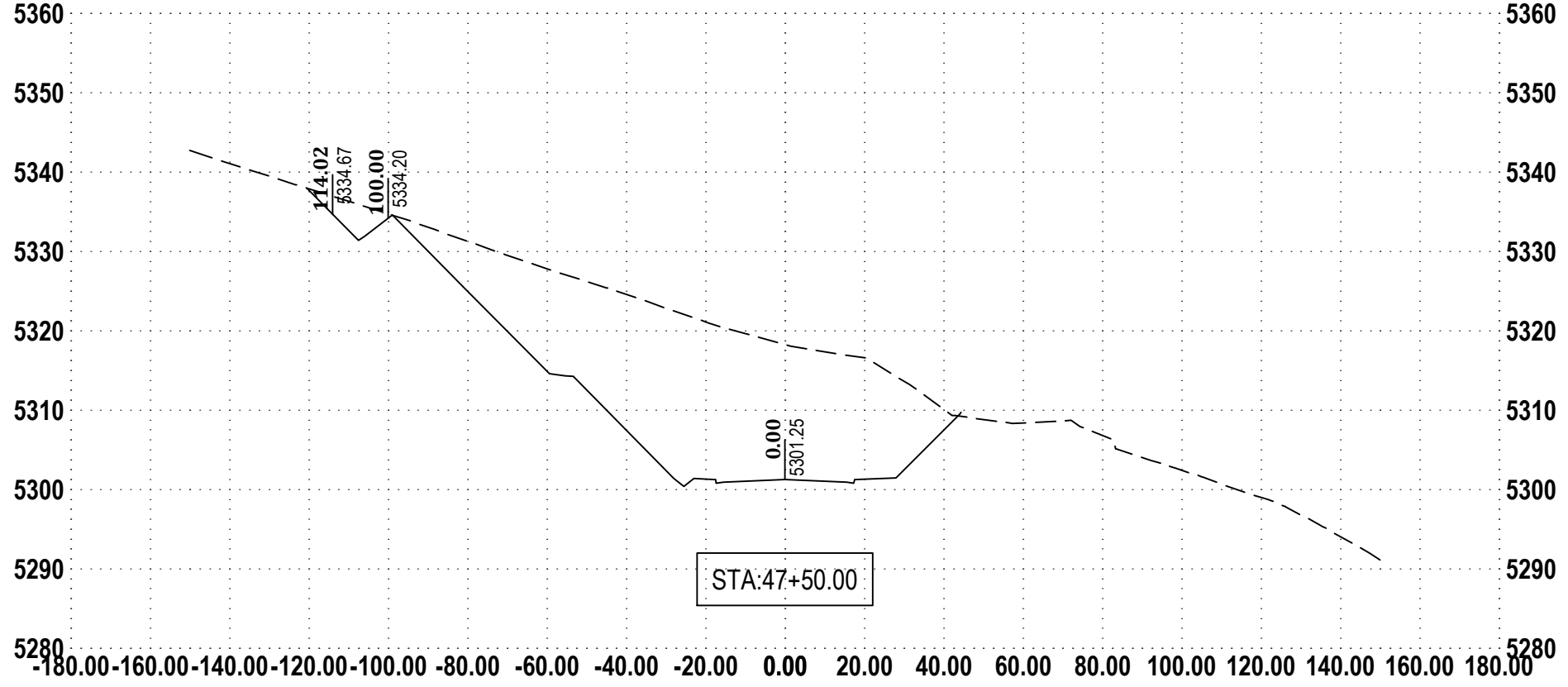
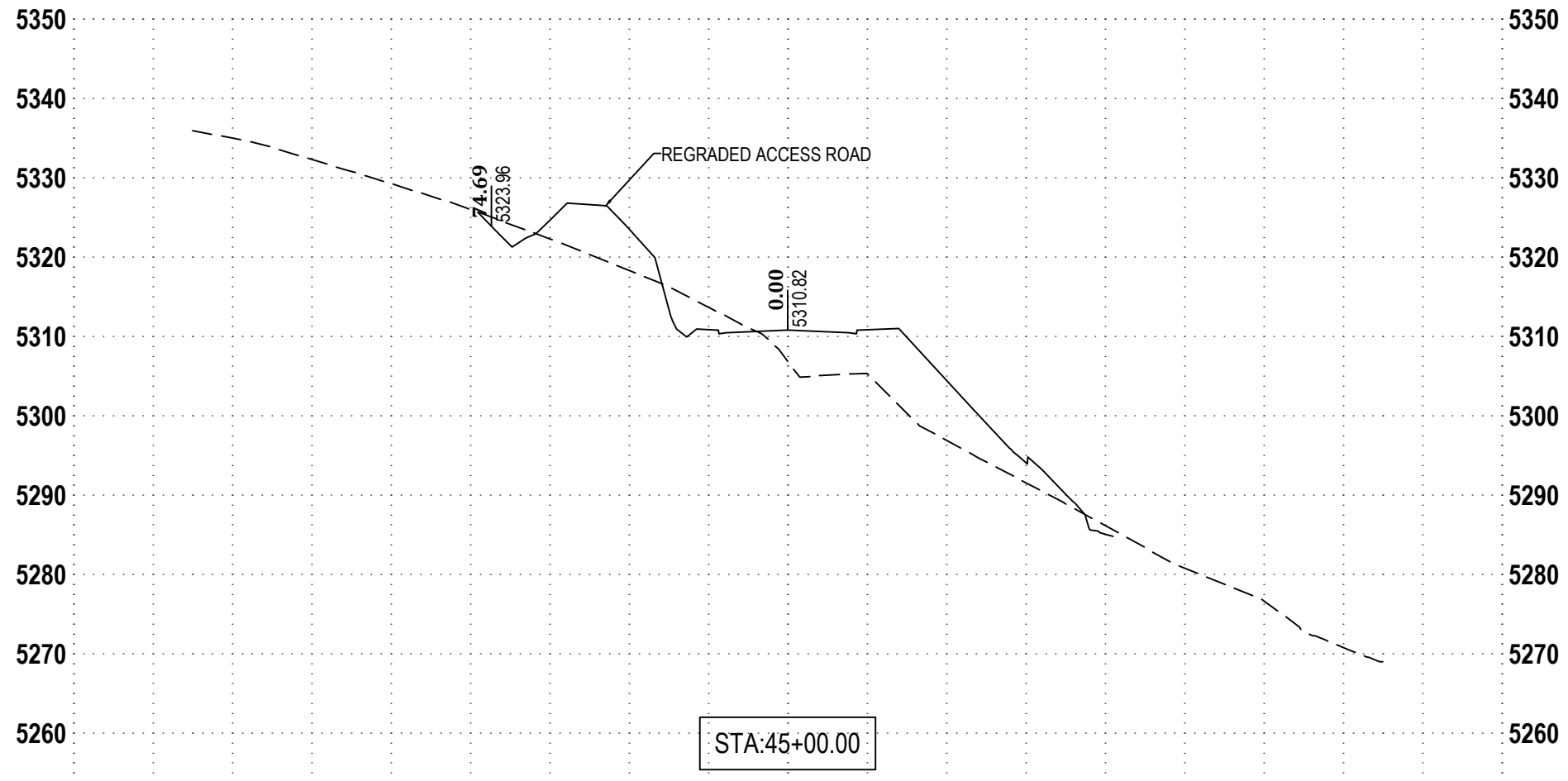
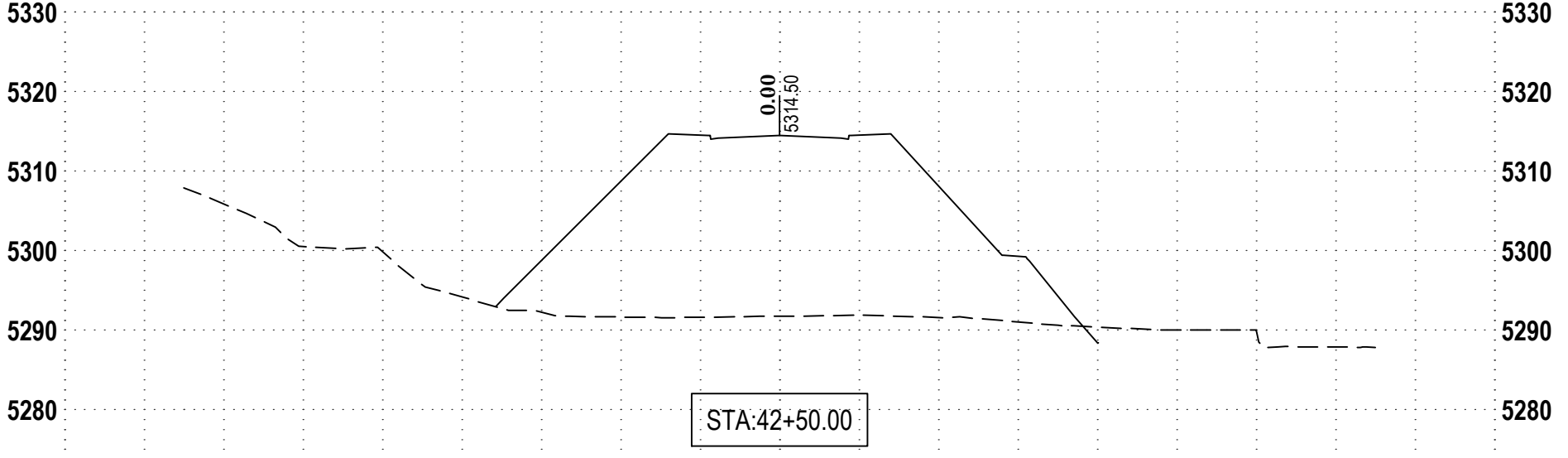
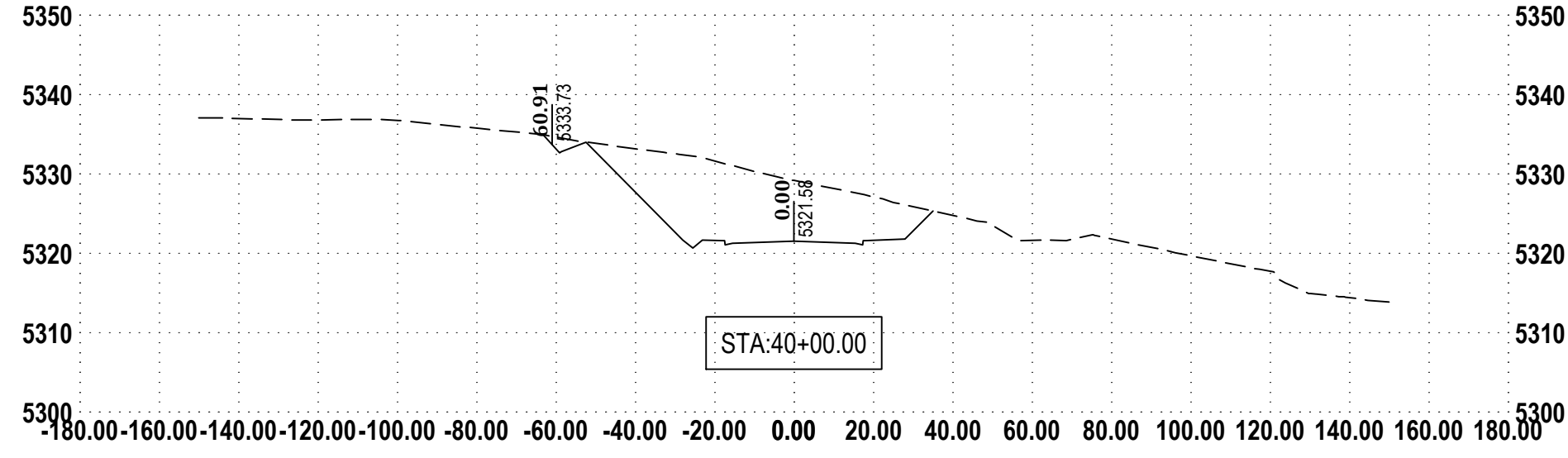
ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH

ROADWAY CROSS SECTIONS

PROJECT NUMBER: 8884C
PRINT DATE: 8/18/25
DRAWN BY: J. GERA
CHECKED BY: R. ELDER
PROJECT MANAGER: R. ELDER

C-210



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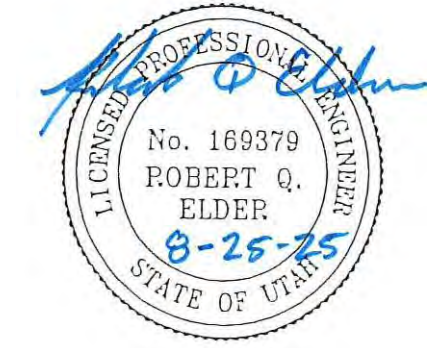
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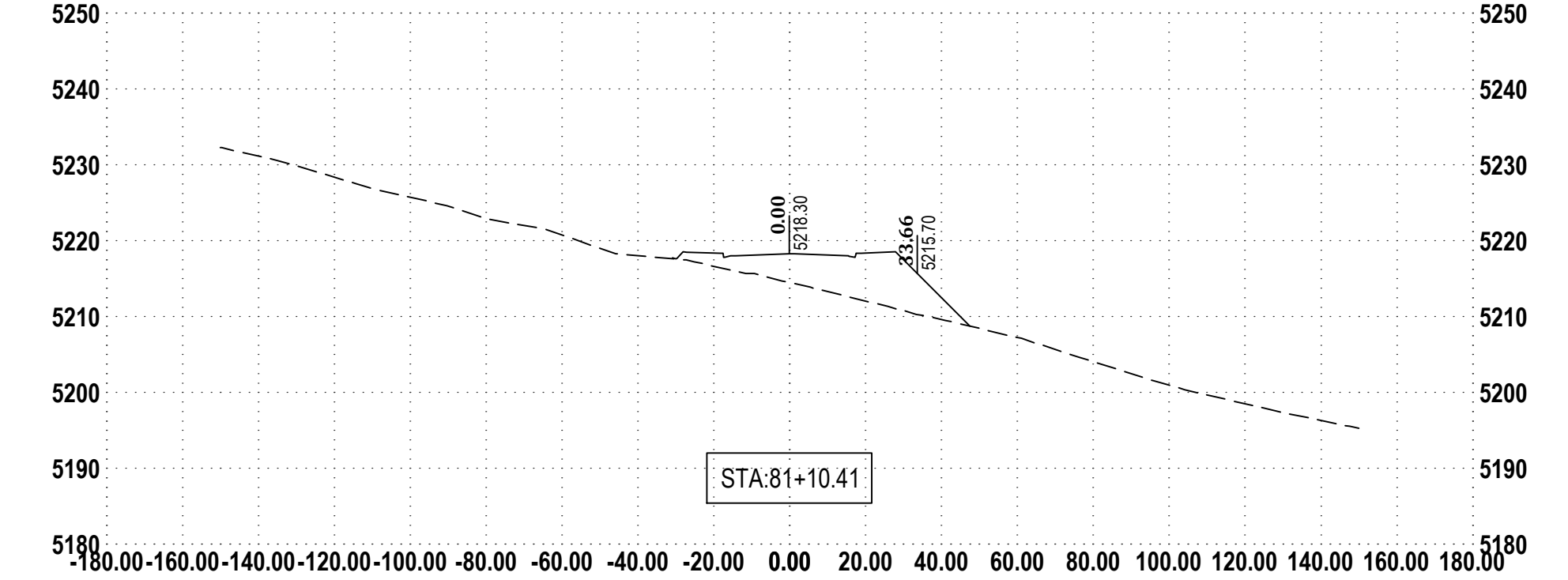
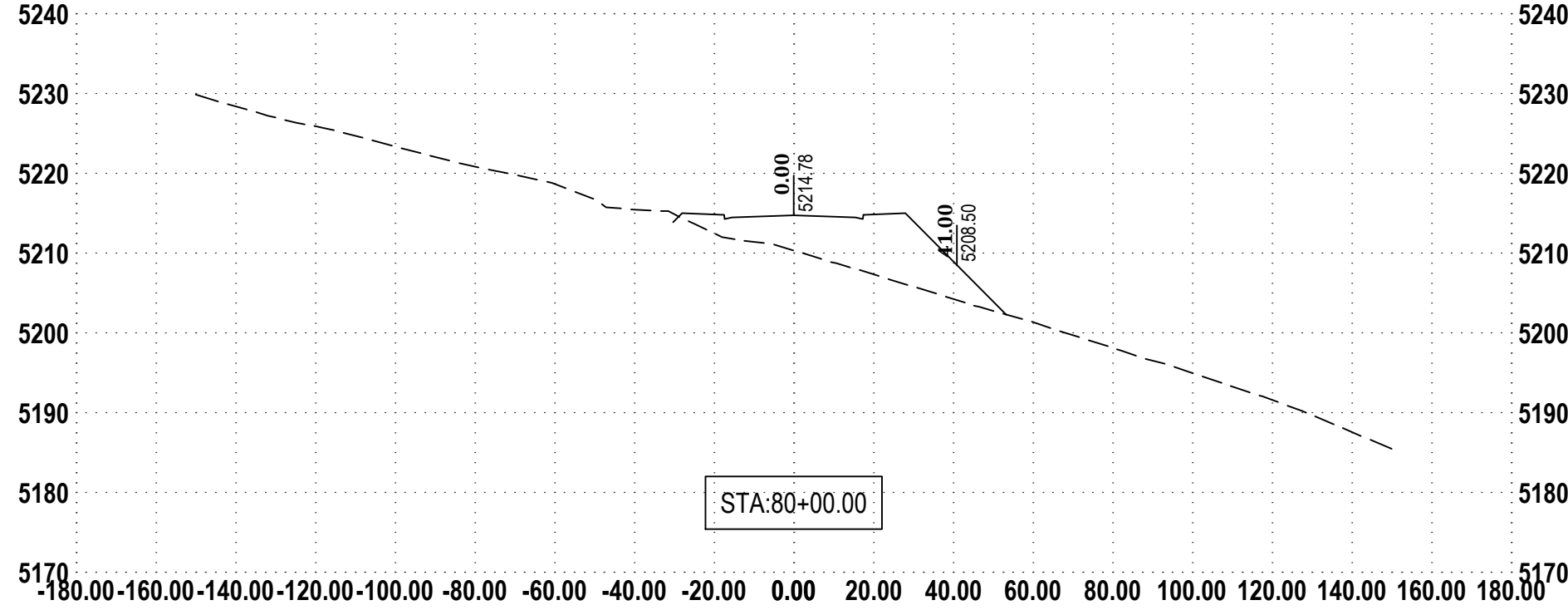
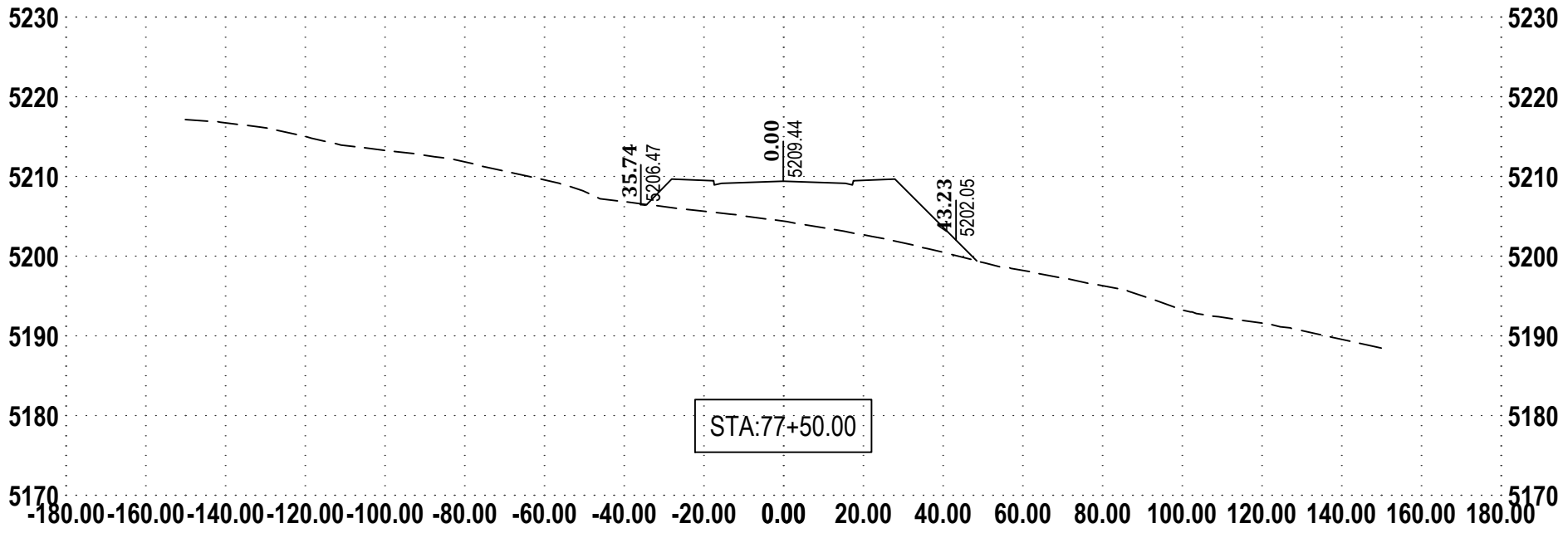
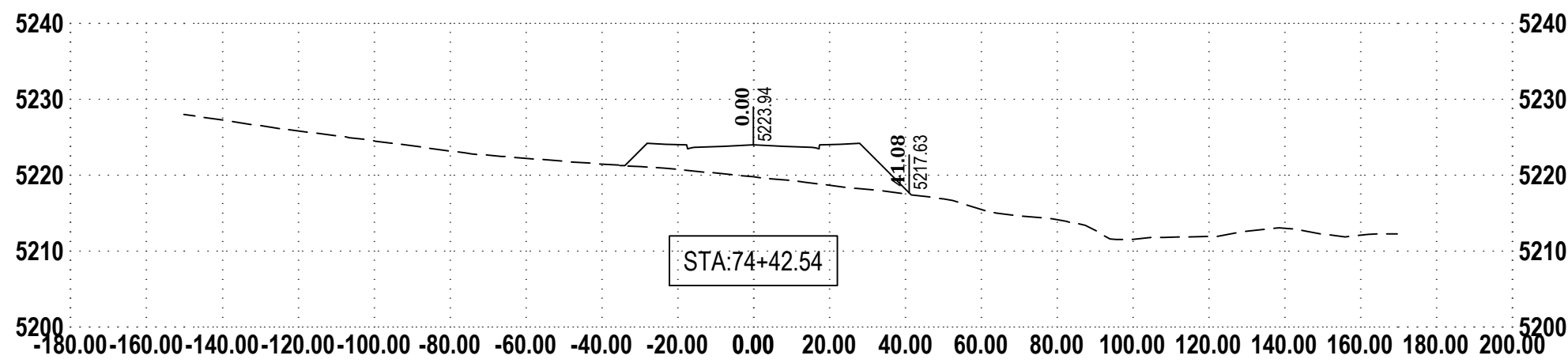
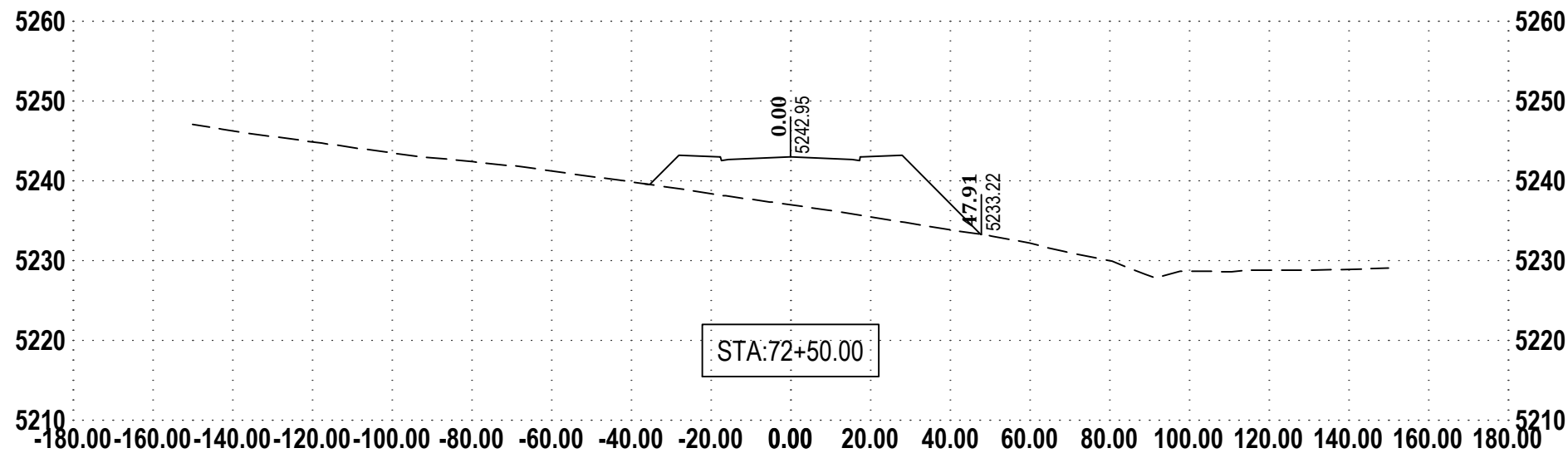
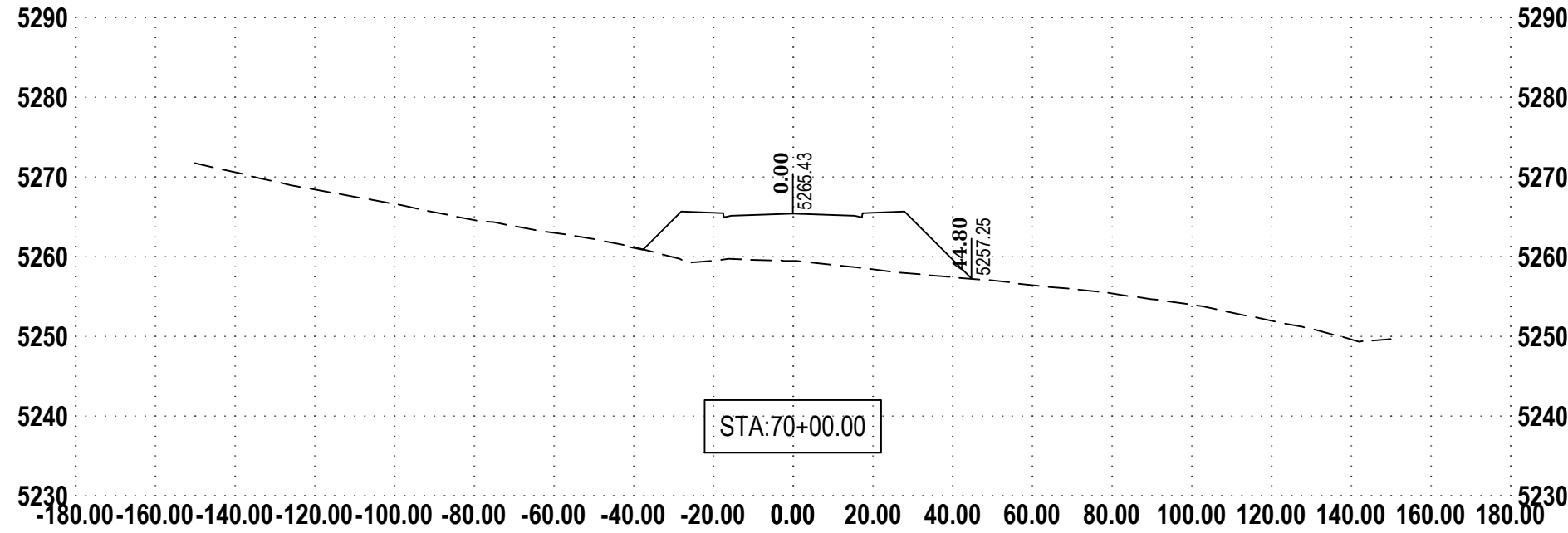
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15900 SOUTH 2800 EAST DRAPER, UTAH



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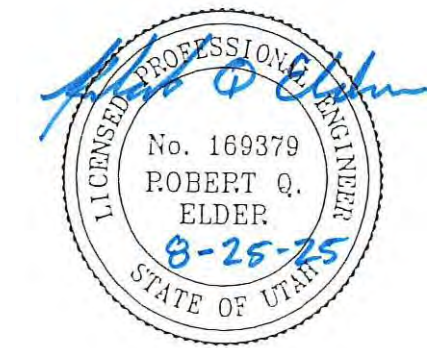
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FOR:
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SALT LAKE CITY, UTAH 84117

CONTACT:
DAVID KILLPACK
PHONE: 801-716-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH



ROADWAY CROSS SECTIONS

PROJECT NUMBER: 8884C
PRINT DATE: 8/18/25
DRAWN BY: J. GERA
CHECKED BY: R. ELDER
PROJECT MANAGER: R. ELDER

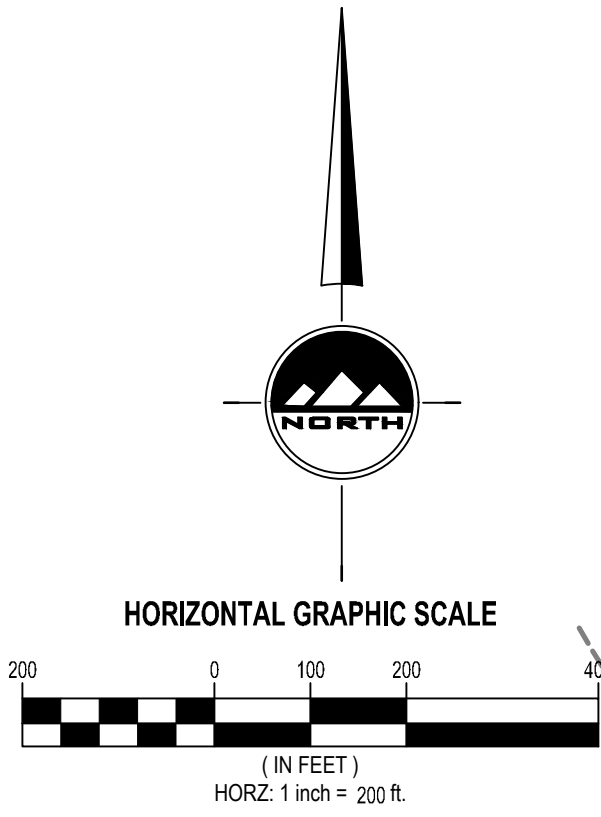
C-212

811

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COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
NORTH QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ELEV = 5244.22 (NAVD88)



PHASE 1 WATER METER LOCATION		
Lot #	X	Y
101	1555241.33	7338225.99
102	1556031.47	7338436.39
103	1555994.65	7338370.28
105	1556673.65	7338296.51
106	1556656.12	7338068.04
107	1556630.60	7337918.00
108	1556600.16	7337738.98
109	1556614.16	7337455.90
110	1556723.32	7337341.08
111	1556909.37	7337151.47
112	1557052.71	7337041.29
113	1557243.61	7337059.89
114	1556643.68	7337544.41
115	1556908.31	7337233.77
116	1556691.06	7337459.13
117	1556666.08	7337786.65
118	1556814.64	7338128.84
119	1557009.59	7338031.28
120	1557103.01	7338107.30
121	1556978.68	7338163.22
122	1556817.27	7338185.82
132	1556298.55	7338392.64

PHASE 2 WATER METER LOCATION		
Lot #	X	Y
201	1556311.10	7338536.97
202	1556366.11	7338679.88
203	1556455.58	7338771.76
204	1556578.97	7338828.86
205	1556729.67	7338833.06
206	1556915.74	7338778.16
207	1557169.55	7338842.35
208	1557115.88	7339191.38
209	1557063.18	7339394.13
210	1557143.79	7339288.05
211	1557283.93	7339039.33
212	1557329.27	7338853.03
213	1557156.22	7338757.27
214	1556988.75	7338704.69
215	1556828.04	7338745.52
216	1556650.71	7338781.88
217	1556426.07	7338664.21

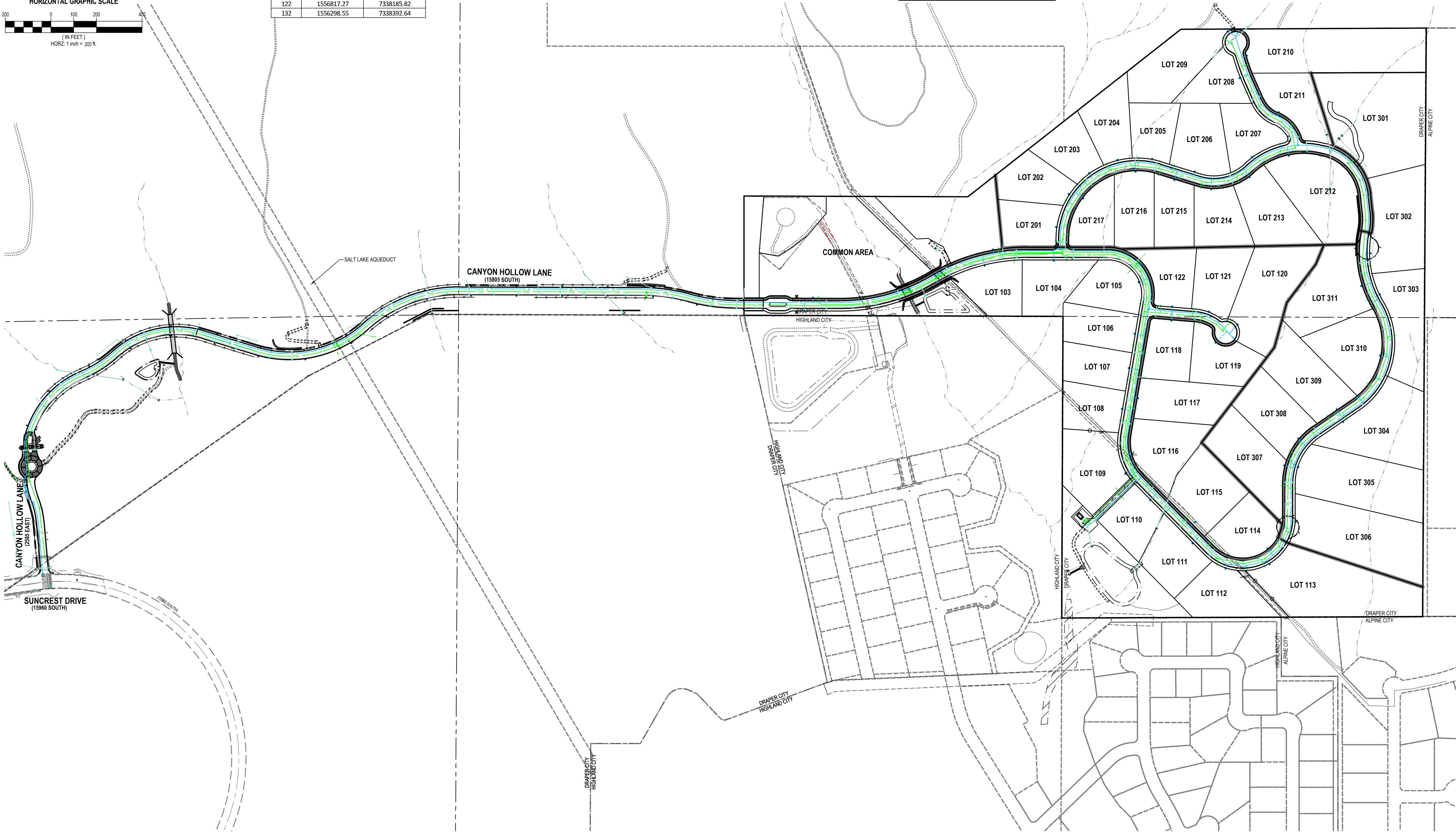
PHASE 3 WATER METER LOCATION		
Lot #	X	Y
301	1557588.94	7338856.91
302	1557685.92	7338422.09
303	1557726.57	7338240.53
304	1557565.82	7337684.20
305	1557369.01	7337484.83
306	1557357.03	7337244.86
307	1557311.40	7337491.10
308	1557373.04	7337608.12
309	1557540.69	7337736.06
310	1557731.65	7337973.00
311	1557649.19	7338278.86

GENERAL NOTES

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- DEFLECT OR LOOP ALL WATER LINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL HOMES WILL REQUIRE A PUMP TO BE
INSTALLED ON THE FIRE SPRINKLER SYSTEM.

- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
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- JORDAN BASIN IMPROVEMENT DISTRICT NOTES**
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LICENSE PROFESSIONAL

No. 169379
ROBERT Q.
ELDER
8-25-25
STATE OF UTAH

OVERALL UTILITY PLAN

PROJECT NUMBER
8884C

PRINT DATE
8/18/25

DRAWN BY
J. GERA

CHECKED BY
R. ELDER

PROJECT MANAGER
R. ELDER

C-300

811

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BENCHMARK

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

ELEV = 5244.22 (NAVD88)

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SCOPE OF WORK:

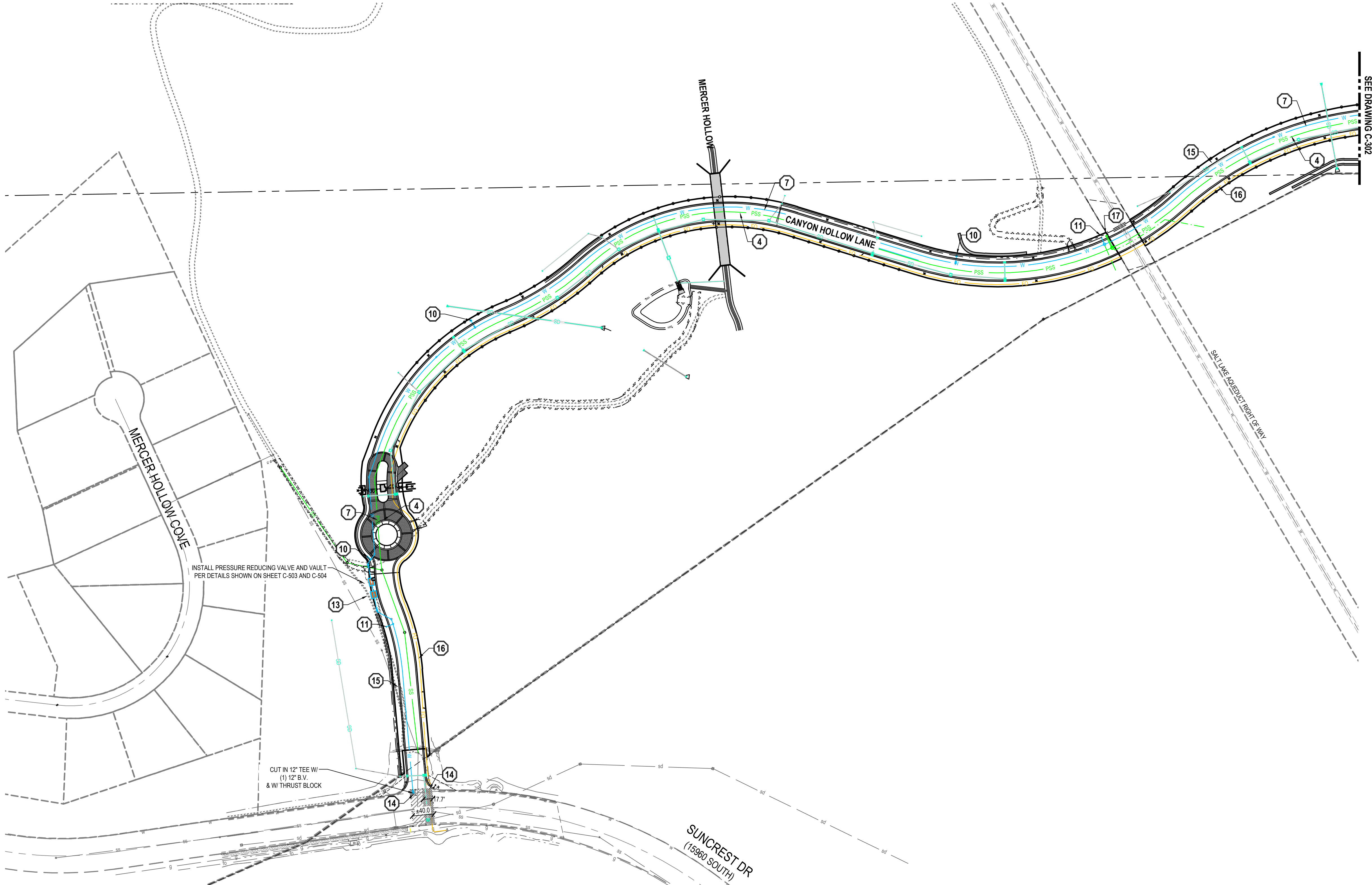
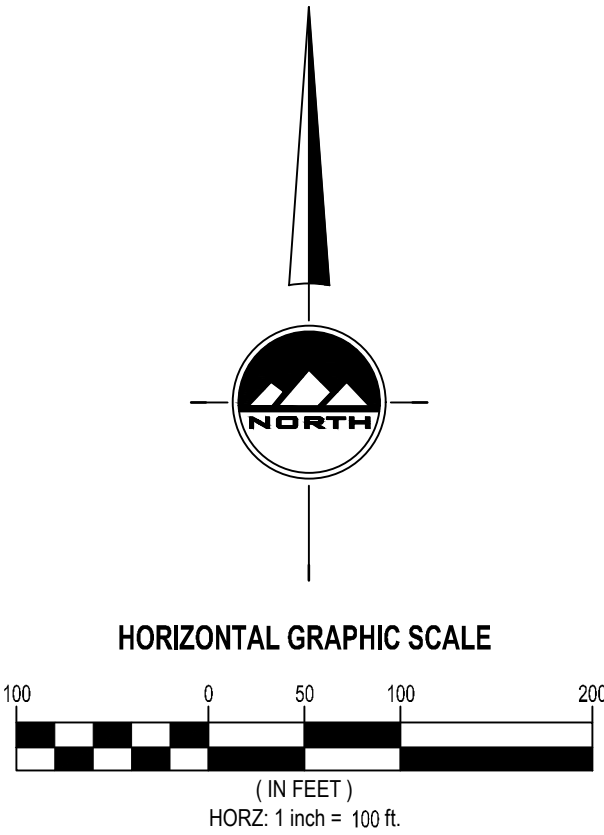
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- 4" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACINGS, PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN. LATERALS SHALL HAVE A 2% MINIMUM SLOPE.
- SANITARY SEWER CLEANOUT PER JBD STANDARDS AND SPECIFICATIONS.
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- (PSS) 6" DR-11 HDPE SWR FORCE MAIN. INSTALLATION AND TRENCHING PER JBD SPECIFICATIONS.
- EXISTING GAS LINE.
- 12" C-900 DR14 CLASS 305 POTABLE WATER LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
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- 3" COMBINATION AIR VACUUM VALVE ASSEMBLY PER DRAPER CITY STD DWG 3075 AND SPECIFICATIONS.
- INSTALL TEMPORARY FIRE HYDRANT AT END OF WATER LINE BETWEEN PHASES. FIRE HYDRANT TO BE INSTALLED PER DRAPER CITY STD DWG 3056 AND SPECIFICATIONS.
- 6" CULINARY WATER METER AND CONCRETE VAULT W/8" BYPASS PER DRAPER STD DWG 3118 AND SPECIFICATIONS

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- FIBER OPTIC LINE, TO BE DESIGNED BY OTHERS.
- 2" VENT-Q-MAT RGXII AIR RELEASE AND VACUUM VALVE FOR SEWER FORCE MAIN. INSTALLATION PER MANUFACTURER'S SPECIFICATIONS AND DETAIL 3/C-501.

JORDAN BASIN IMPROVEMENT DISTRICT NOTES

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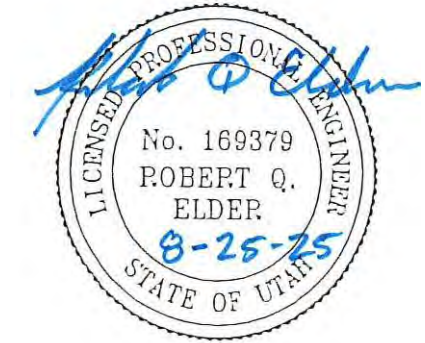
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15900 SOUTH 2800 EAST
DRAPER, UTAH



UTILITY PLAN

PROJECT NUMBER
8884C

PRINT DATE
8/18/25

DRAWN BY
J. GERA

CHECKED BY
R. ELDER

PROJECT MANAGER
R. ELDER

C-301

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BENCHMARK

NORTH QUARTER OF SECTION 23,
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ELEV = 5244.22 (NAVD88)

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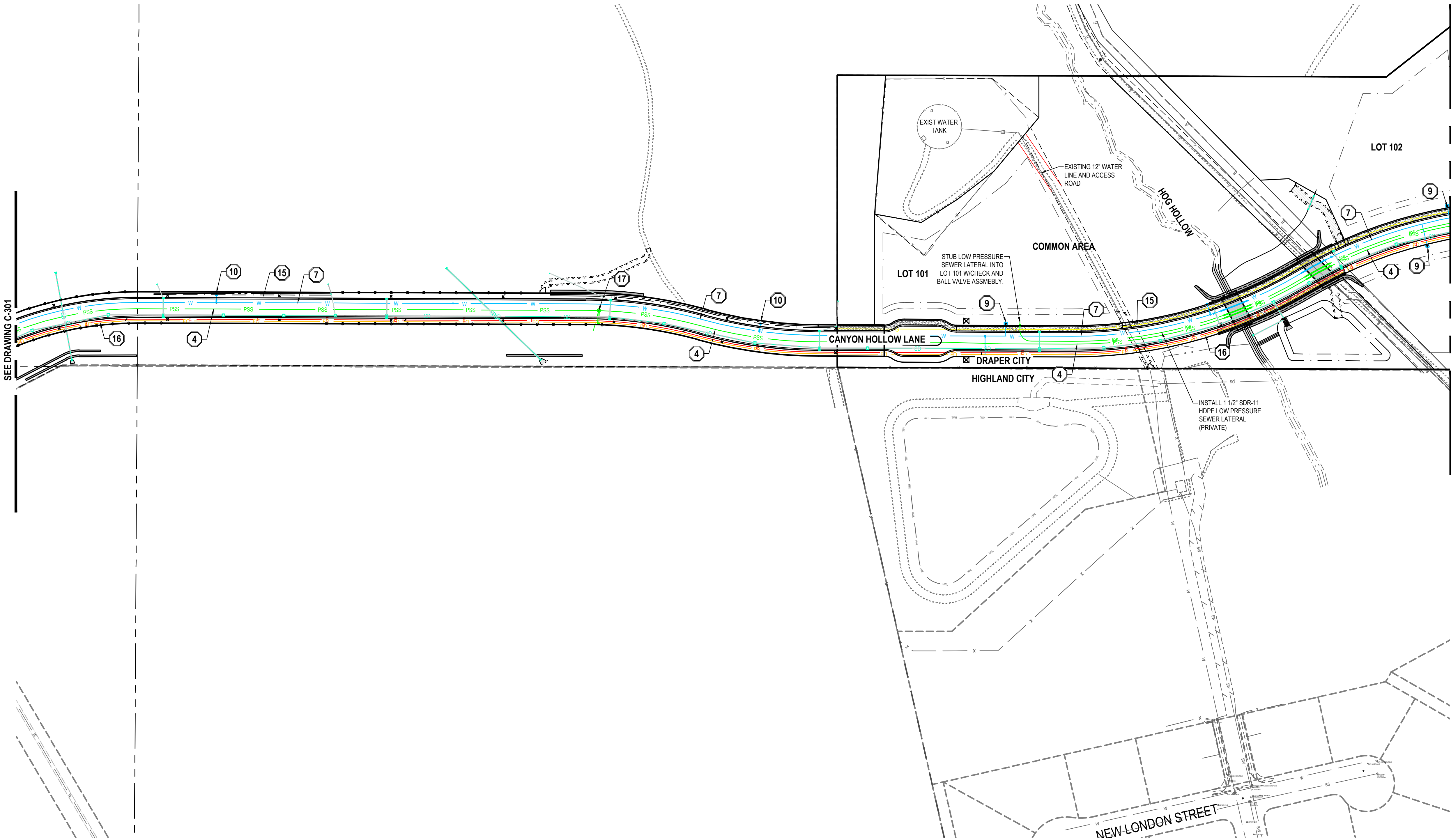
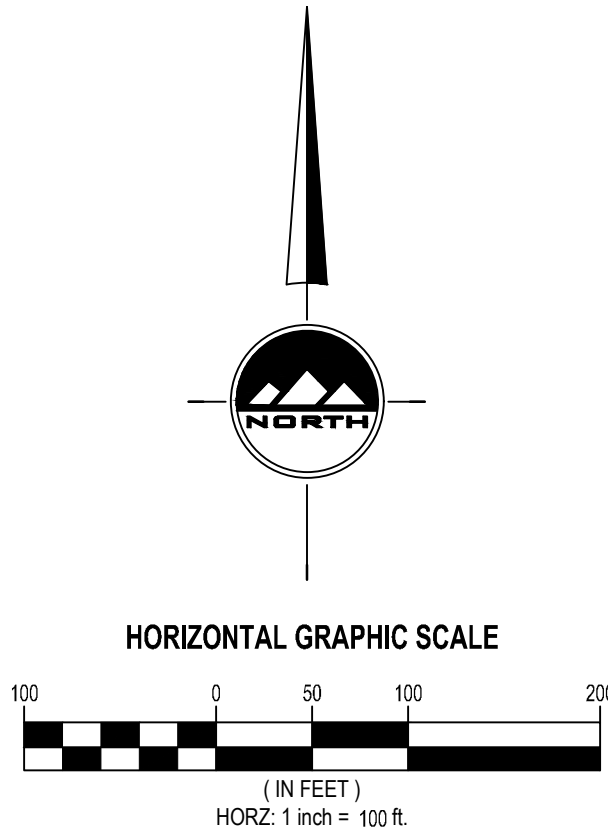
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NOTE:
LOTS 101, 102, AND 103 EACH REQUIRE A PRIVATE EJECTOR PUMP (E-ONE OR EQUAL) TO PROVIDE ADEQUATE SEWER SERVICE TO LOT.



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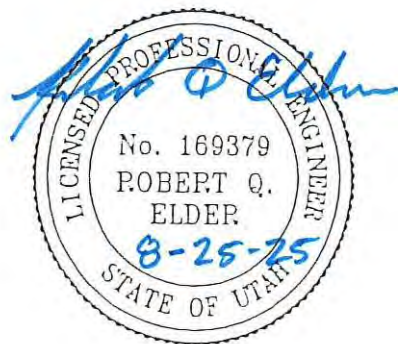
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PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
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UTILITY PLAN

PROJECT NUMBER
8884C
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PROJECT MANAGER
R. ELDER

C-302

811

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SEE DRAWING C-302

SEE DRAWING C-305

LOT 201

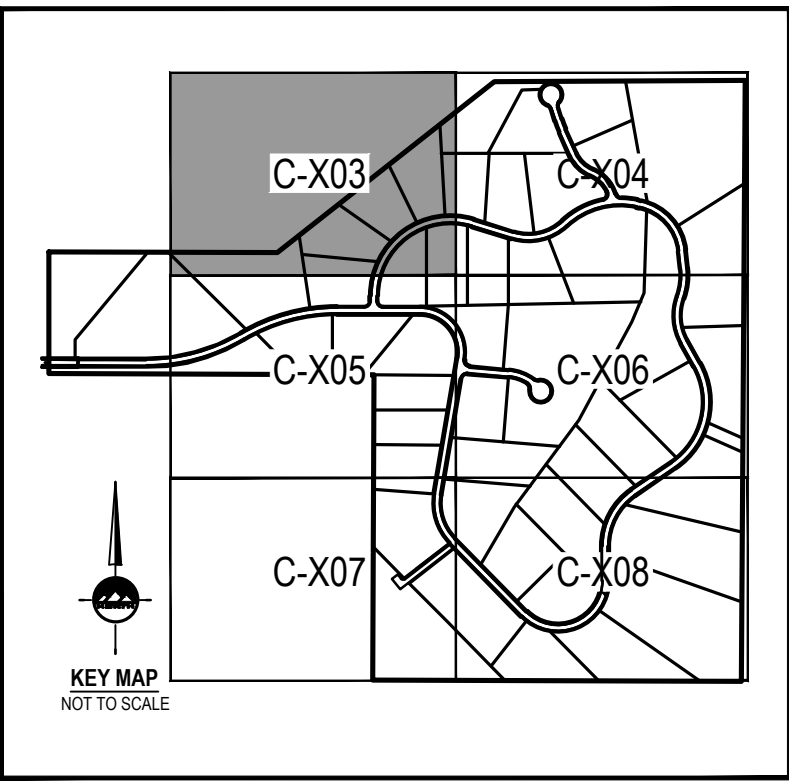
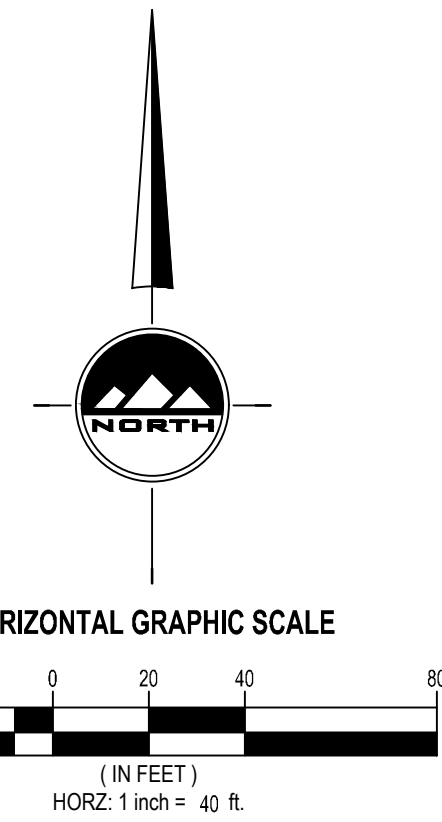
LOT 202

LOT 203

LOT 204

LOT 205

LOT 209



SEE DRAWING C-304

SEE DRAWING C-304

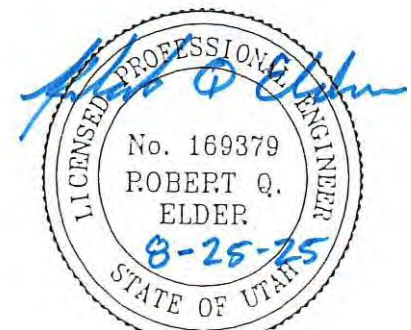
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FOR:
TRIUMPH DESIGN BUILD
5151 SOUTH 900 EAST, STE. 250
SALT LAKE CITY, UTAH 84117
CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST

DRAPER, UTAH



UTILITY PLAN

PROJECT NUMBER
8884C
DRAWN BY
J. GERA
PROJECT MANAGER
R. ELDER
PRINT DATE
8/18/25
CHECKED BY
R. ELDER

C-303

811

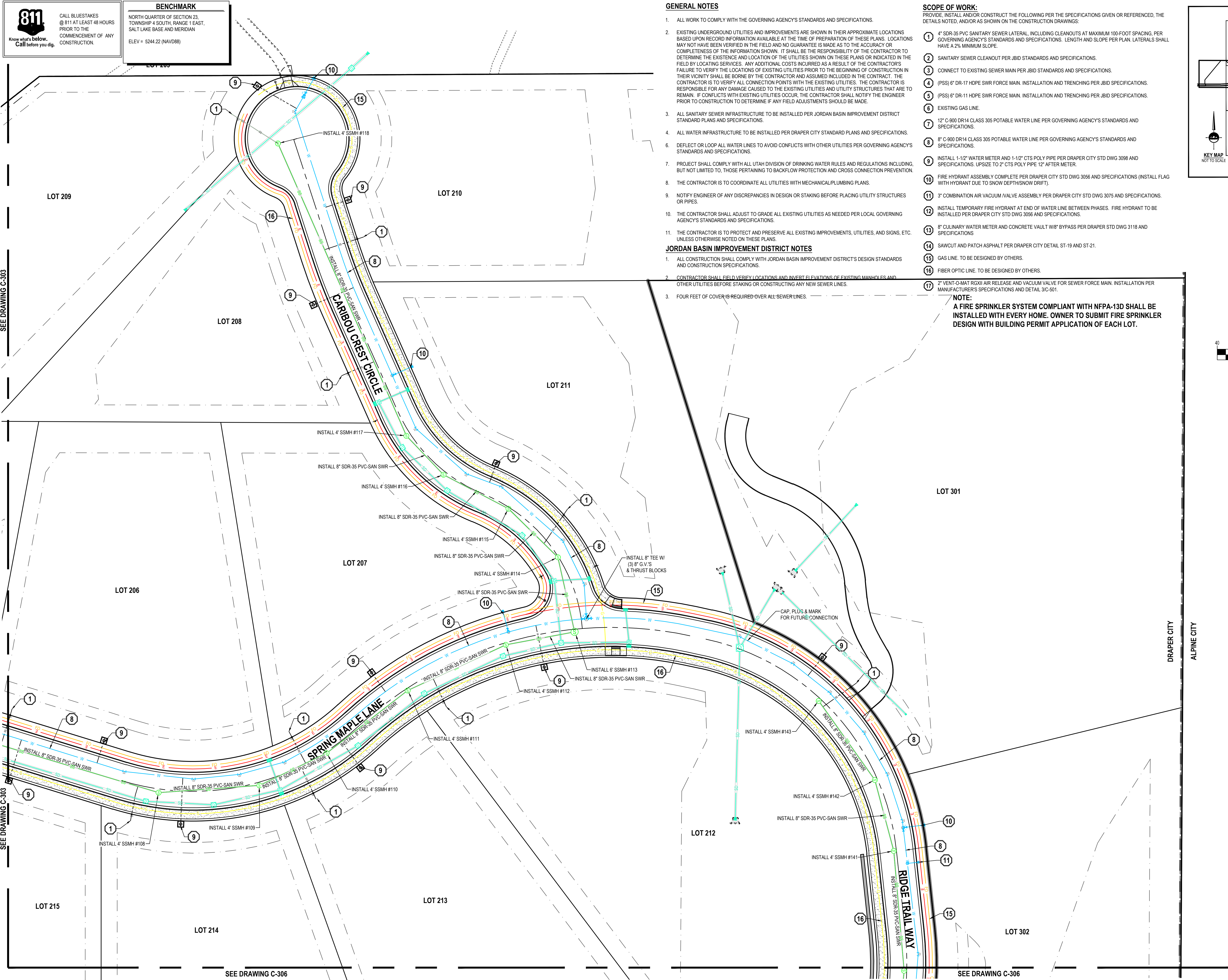
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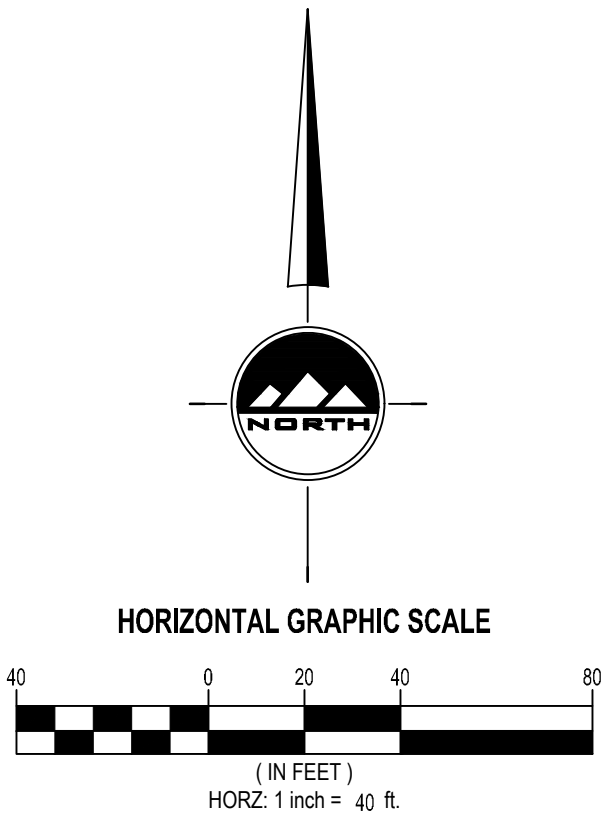
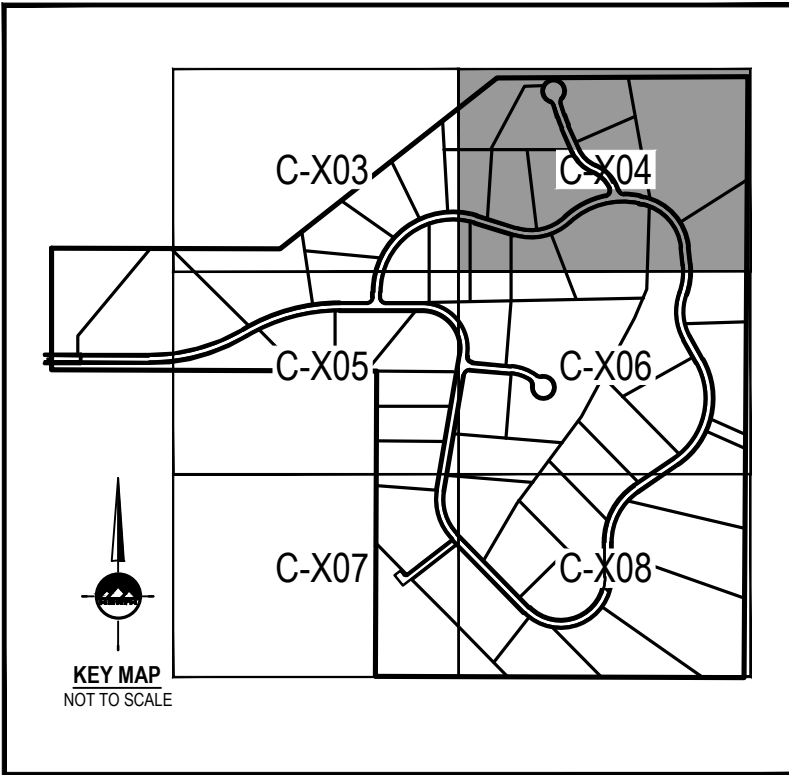
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TOOELE

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RICHFIELD

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FOR:

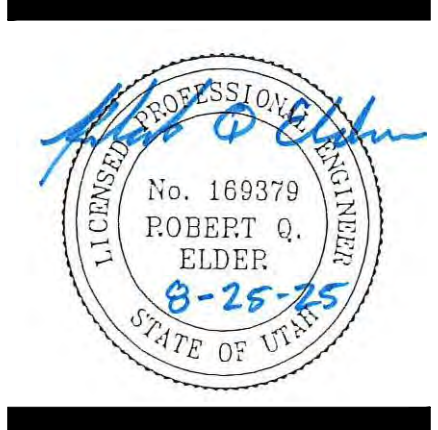
TRIUMPH DESIGN BUILD
5151 SOUTH 900 EAST, STE. 250
SALT LAKE CITY, UTAH 84117

CONTACT:

DAVID KILPACK
PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH



UTILITY PLAN

PROJECT NUMBER 8884C	PRINT DATE 8/18/25
DRAWN BY J. GERA	CHECKED BY R. ELDER
PROJECT MANAGER R. ELDER	

C-304

811

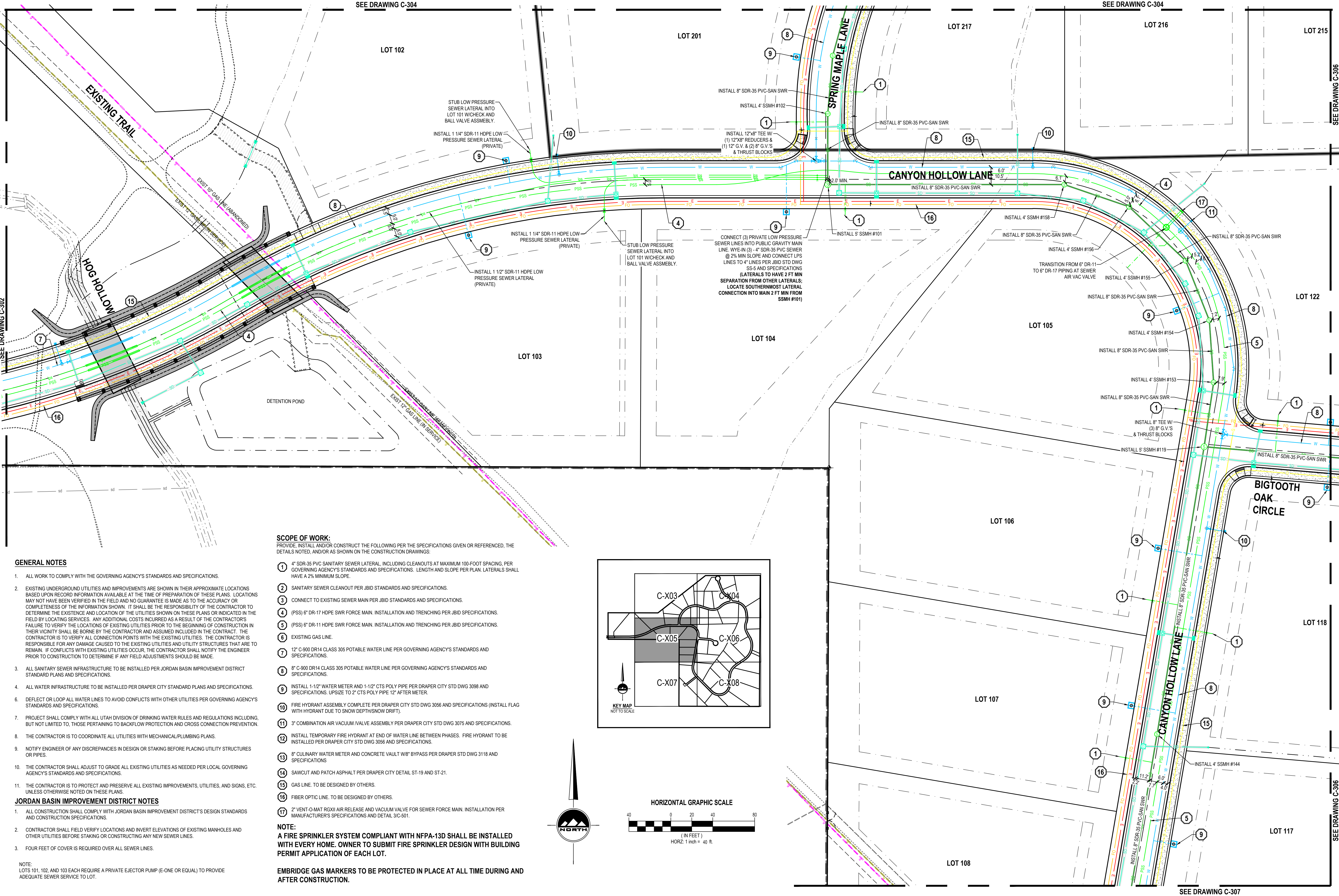
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NOTE:
LOTS 101, 102, AND 103 EACH REQUIRE A PRIVATE EJECTOR PUMP (E-ONE OR EQUAL) TO PROVIDE ADEQUATE SEWER SERVICE TO LOT.

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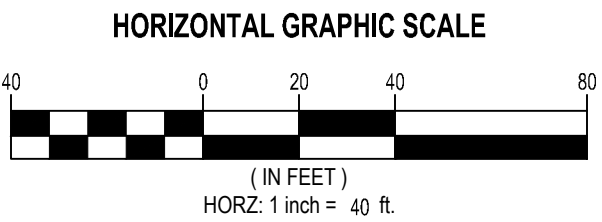
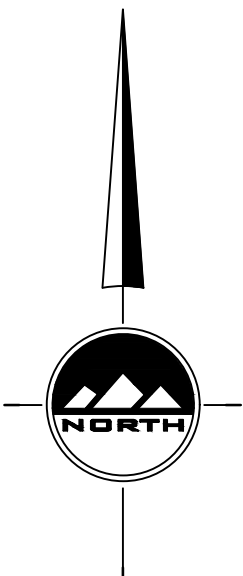
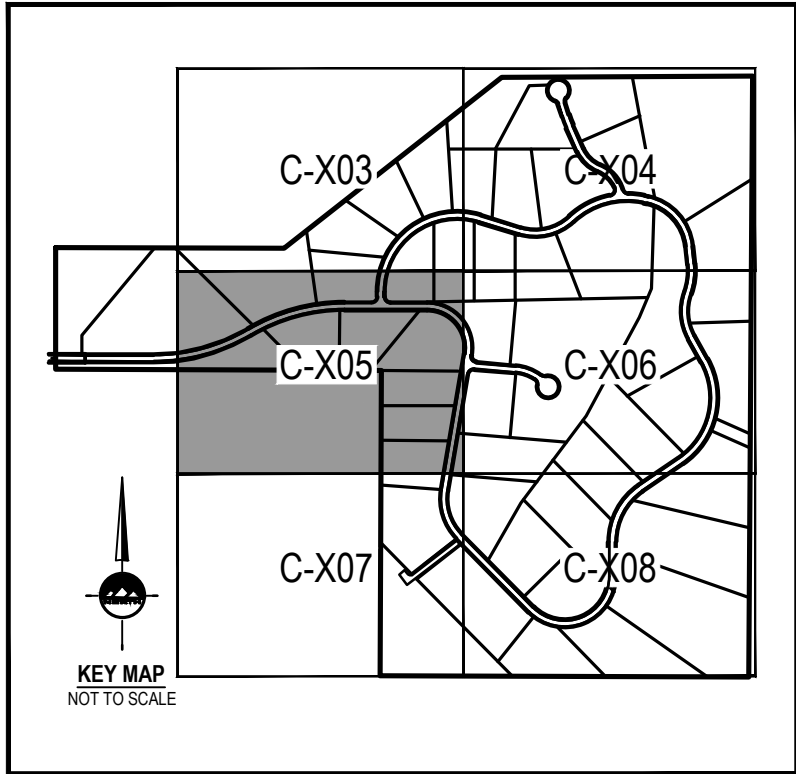
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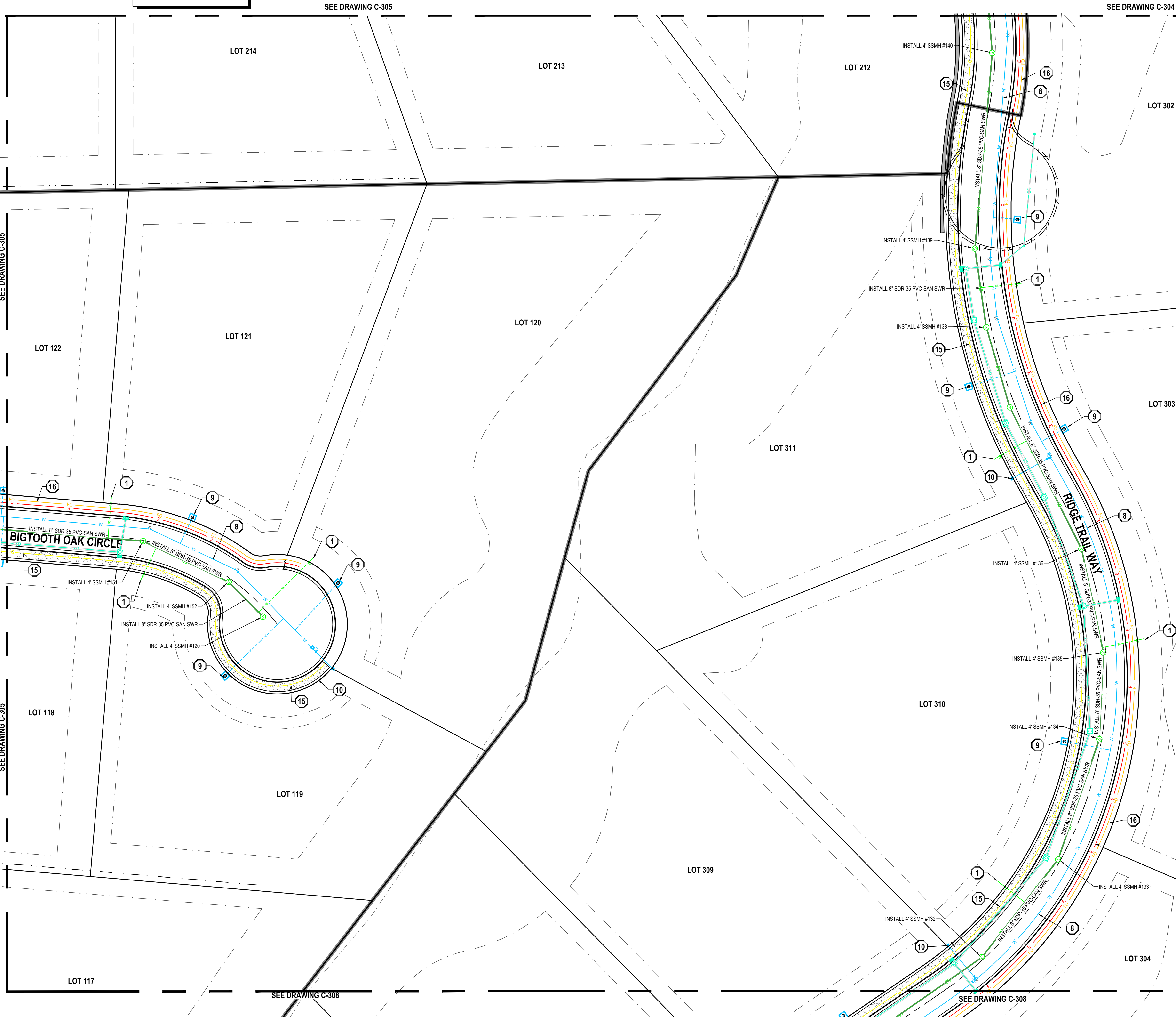
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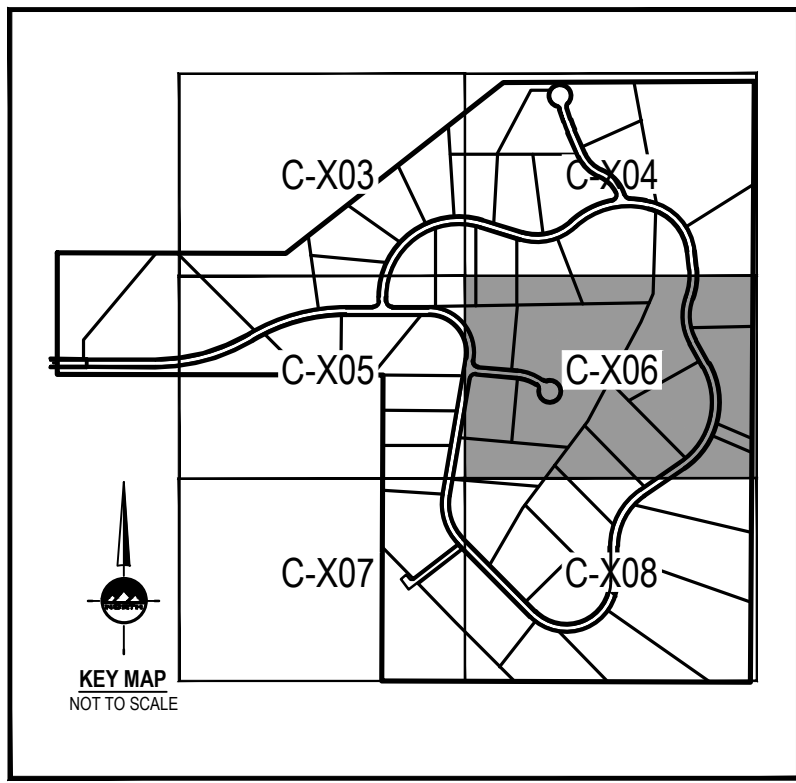
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SALT LAKE CITY, UTAH 84117
CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH

STATE OF UTAH
LICENSED PROFESSIONAL ENGINEER
No. 16937
ROBERT C. ELDER
8-25-2025

UTILITY PLAN

PROJECT NUMBER: 8884C
PRINT DATE: 8/18/25
DRAWN BY: J. GERA
CHECKED BY: R. ELDER
PROJECT MANAGER: R. ELDER

C-306

811

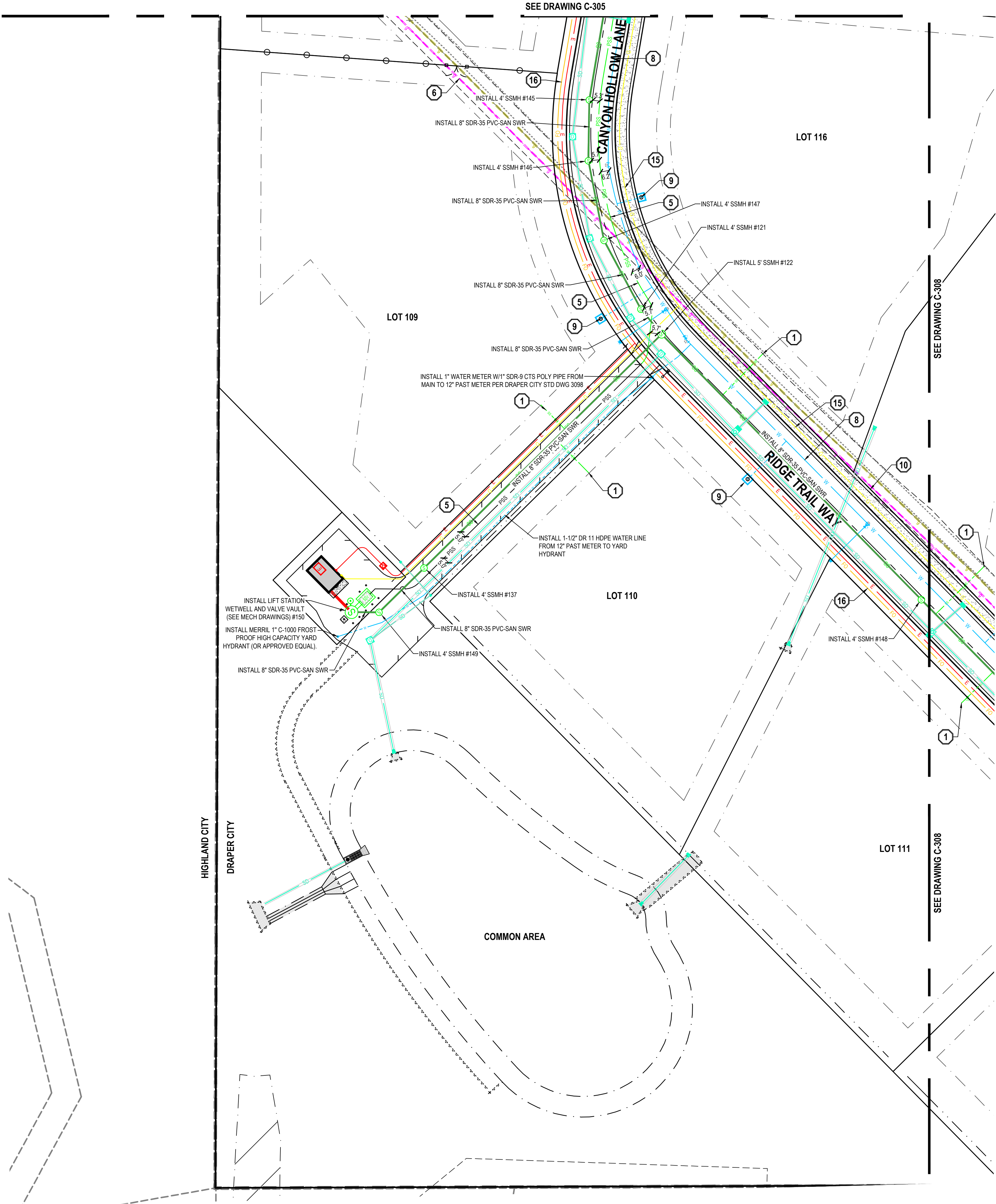
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BENCHMARK

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

ELEV = 5244.22 (NAVD88)



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 - ALL WATER INFRASTRUCTURE TO BE INSTALLED PER DRAPER CITY STANDARD PLANS AND SPECIFICATIONS.
 - DEFLECT OR LOOP ALL WATER LINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
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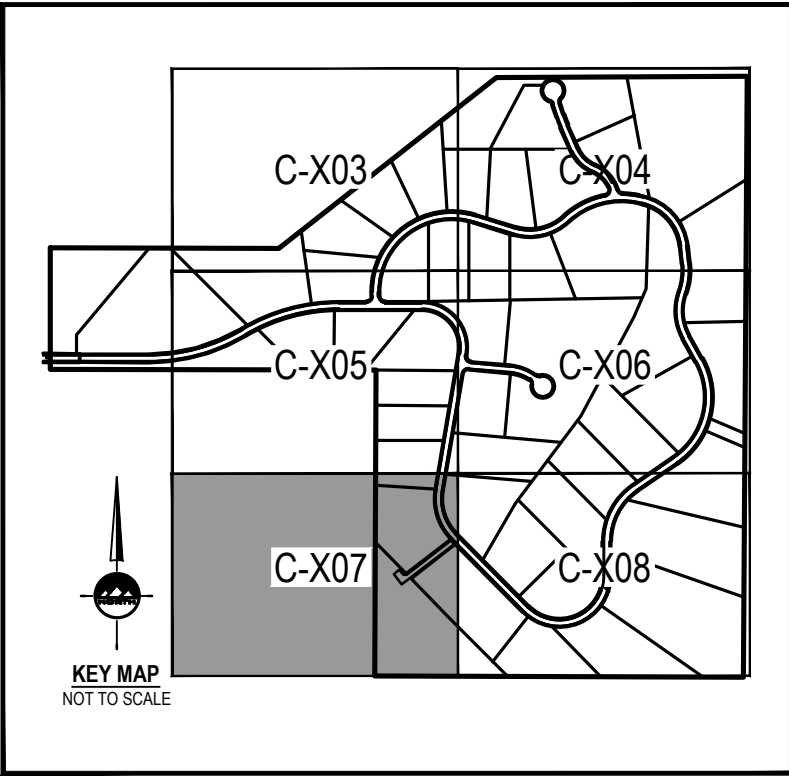
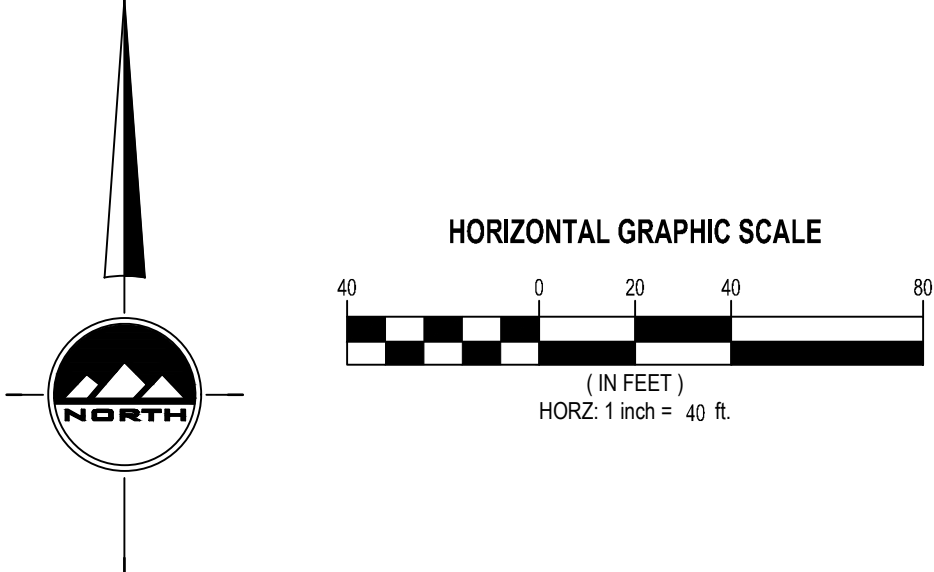
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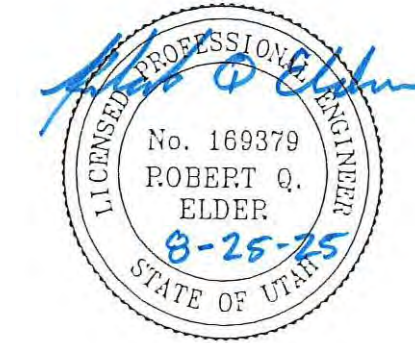
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CHECKED BY
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PROJECT MANAGER
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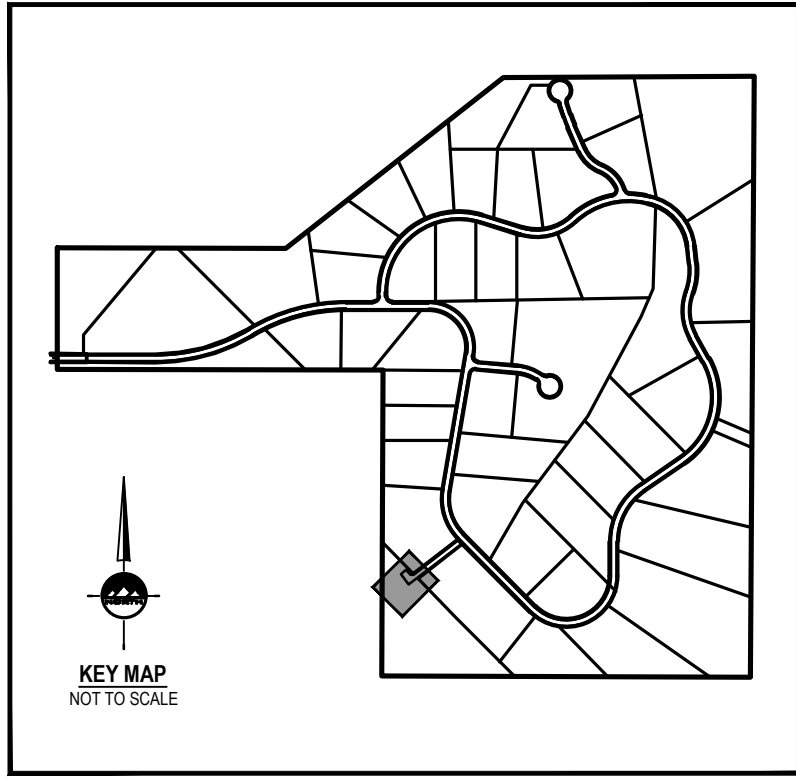
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HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORZ. 1 inch = 10 ft.

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST

DRAPER, UTAH

UTILITY PLAN

PROJECT NUMBER 8884C	PRINT DATE 8/18/25
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PROJECT MANAGER R. ELDER	

C-307A

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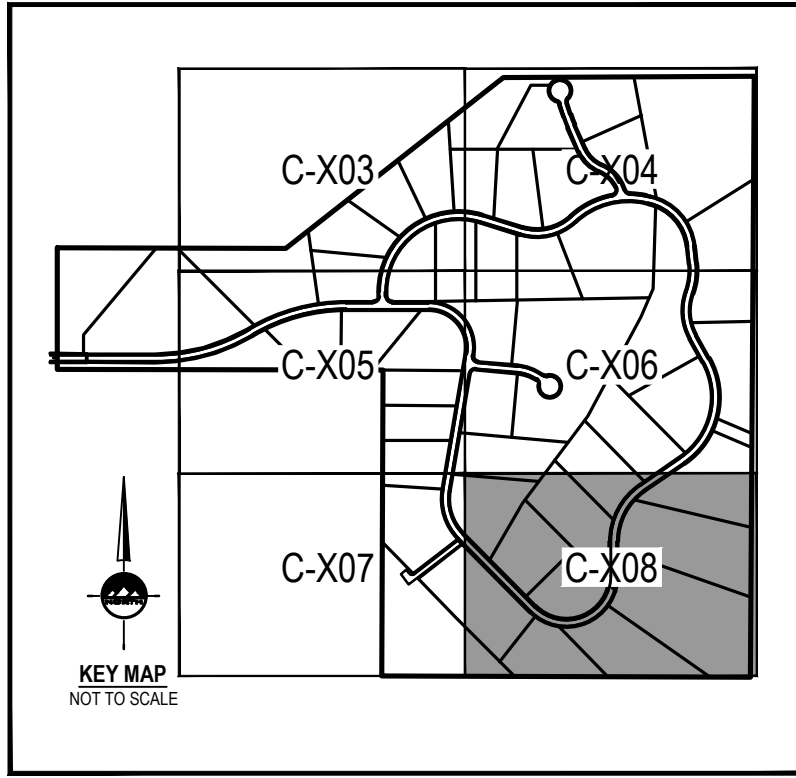
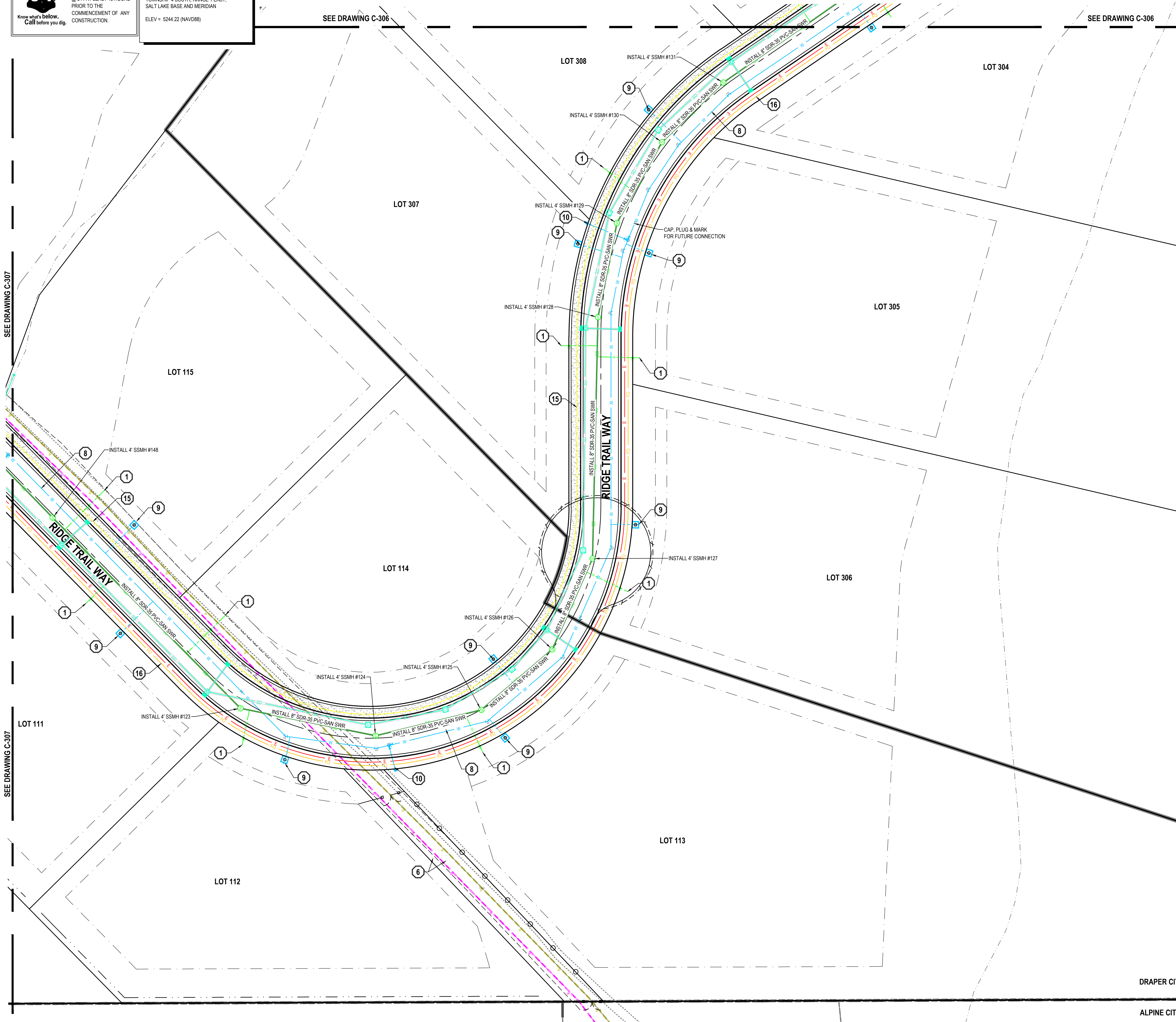
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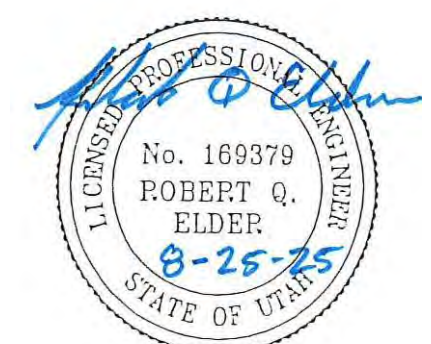
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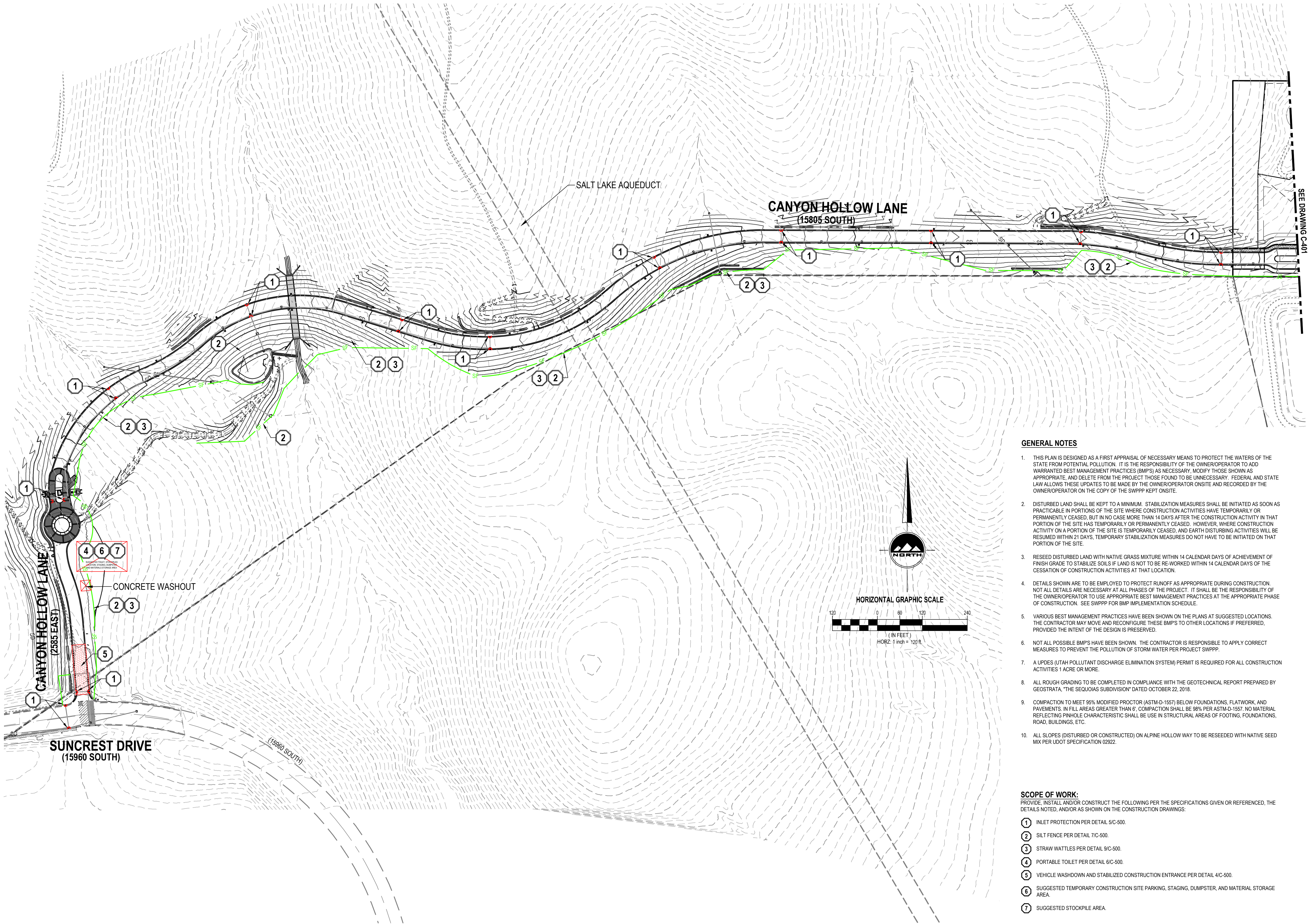
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- GENERAL NOTES
1.

THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BWMPs) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2.

DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3.

RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4.

DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5.

VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPs TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6.

NOT ALL POSSIBLE BMPs HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7.

A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.
8.

ALL ROUGH GRADING TO BE COMPLETED IN COMPLIANCE WITH THE GEOTECHNICAL REPORT PREPARED BY GEOSTRATA, "THE SEQUOIAS SUBDIVISION" DATED OCTOBER 22, 2018.
9.

COMPACTION TO MEET 95% MODIFIED PROCTOR (ASTM-D-1557) BELOW FOUNDATIONS, FLATWORK, AND PAVEMENTS. IN FILL AREAS GREATER THAN 6", COMPACTION SHALL BE 98% PER ASTM-D-1557. NO MATERIAL REFLECTING PINHOLE CHARACTERISTIC SHALL BE USED IN STRUCTURAL AREAS OF FOOTING, FOUNDATIONS, ROAD, BUILDINGS, ETC.
10.

ALL SLOPES (DISTURBED OR CONSTRUCTED) ON ALPINE HOLLOW WAY TO BE RESEED WITH NATIVE SEED MIX PER UDOT SPECIFICATION 02922.

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

INLET PROTECTION PER DETAIL 5/C-500.
- 2

SILT FENCE PER DETAIL 7/C-500.
- 3

STRAW WATTLES PER DETAIL 9/C-500.
- 4

PORTABLE TOILET PER DETAIL 6/C-500.
- 5

VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 4/C-500.
- 6

SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- 7

SUGGESTED STOCKPILE AREA.

EN SIGN

THE STANDARD IN ENGINEERING

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ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH

EROSION CONTROL PLAN

PROJECT NUMBER
8884C

PRINT DATE
8/18/25

DRAWN BY
J. GERA

CHECKED BY
R. ELDER

PROJECT MANAGER
R. ELDER

C-400