



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

STAFF REPORT

January 26, 2024

To: Jennifer Jastremsky, Zoning Administrator

Approved

Date

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

Re: Bainbridge Phase 1 – Final Subdivision Plat Request

Application No.: 2023-4524-SUB

Applicant: Brad Mackay, representing Ivory Land Development

Project Location: 1128 E Pioneer Rd.

Current Zoning: R5 (Single-family Residential, 8,000 sq. ft. lot minimums) Zone

Acreage: 16.02 Acres (Approximately 697,831.2 ft²)

Request: Request for approval of a Final Subdivision Plat in the R5 zone for a 44 lot single-family subdivision.

SUMMARY AND BACKGROUND

This application is a request for approval of a Final Subdivision Plat for approximately 16.02 acres located at approximately 1128 E Pioneer Rd. (Exhibit B & C). The property is currently zoned R5. The applicant is requesting that a Final Subdivision Plat be approved to allow for the development of the currently vacant site as a single-family residential neighborhood.

The property has historically been used for agricultural uses. All structures on the property were demolished in 2023. The City Council approved a Development Agreement for the property on July 19, 2022. The agreement allows for a total of 59 single family residential lots at least 9,000 square feet in size, and 3 single family residential lots at least 20,000 square feet in size. This final plat represents 44 of the lots. At the time the development agreement was approved the Council also approved a Zoning Map Amendment to the R5 zone and Land Use Map Amendment to the Residential Medium High Density designation.



The Planning Commission approved the Preliminary Subdivision Plat on July 13, 2023. On October 18, 2023 the City Council approved an amendment to the Development Agreement. This amendment set standards for Accessory Dwelling Units within the subdivision and removed a code requirement to connect the street network through to the 12600 South stub road.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium High Density	Exhibit D
Current Zoning	R5	Exhibit E
Proposed Use	Single-family Residential	
Adjacent Zoning		
East	TC (Town Center), RA1 (Residential Agricultural, 40,000 sq. ft. lot minimums)	
West	TC, RA2 (Residential Agricultural, 20,000 sq. ft. lot minimums)	
North	RA1, OS (Open Space)	
South	RA1, RA2	

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



Residential Medium-High Density

LAND USE DESCRIPTION			
CHARACTERISTICS	<ul style="list-style-type: none"> Abundant landscaping Uniform design standards which also allow architectural variation between units Architectural variation between units and/or buildings, designed to look like houses, not boxes Adequate off-street parking Avoid walls and fences, except for screening and buffering with neighboring developments 		
LAND USE MIX	<table border="0"> <tr> <td> Primary <ul style="list-style-type: none"> Single-family homes Patio homes Townhouses Multifamily housing </td> <td> Secondary <ul style="list-style-type: none"> Parks Churches Schools Open Space </td> </tr> </table>	Primary <ul style="list-style-type: none"> Single-family homes Patio homes Townhouses Multifamily housing 	Secondary <ul style="list-style-type: none"> Parks Churches Schools Open Space
Primary <ul style="list-style-type: none"> Single-family homes Patio homes Townhouses Multifamily housing 	Secondary <ul style="list-style-type: none"> Parks Churches Schools Open Space 		
DENSITY	<ul style="list-style-type: none"> Density range: 4-8 dwelling units per acre 		
COMPATIBLE ZONING	<ul style="list-style-type: none"> Single-family Residential (R4) Single-family Residential (R5) Master Planned Community (MPC) Multiple-family Residential (RM1) 		
OTHER CRITERIA	<ul style="list-style-type: none"> The Master Planned Community may be utilized The developer must demonstrate that the project provides a quality living environment 		

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the R5 zone is to *“permit medium to medium-high density residential developments with single-family homes. These zones are intended to foster thriving and well maintained neighborhoods that allow upscale single-family homes on smaller lots that require less maintenance and provide a balanced lifestyle.”*

Subdivision Layout. The subdivision plat includes 44 lots and 1 parcel (Exhibit F). A public detention pond is provided on the southwest corner of the development. Streets will be public and comply with public street width standards.

Table 2 Subdivision Design Requirements

Standard	DCMC or Development Agreement Requirements	Proposal	Notes
Lot/Parcel Size	9,000 sq. ft. minimum	9,120 - 21,902 sq. ft.	
Lot Width	70-foot minimum	76-foot	As measured on the smallest lot
Lot Depth	276-foot maximum	210-foot	As measured on the largest lot
Street Frontage	50-foot	52.94-foot	
Street Width	60-foot	60-foot	



Street Ownership	Public	Public	
Setbacks-			
Front- Interior & Corner	25-foot	25-foot	
Rear- Interior	20-foot	20-foot	
Rear- Corner	8-foot	8-foot	
Side- Interior	8-foot	8-foot	
Easements-			
PUE Front	7-foot	10-foot	
PUE Rear	7-foot	10-foot	
PUE Side	7-foot	7-foot	
Other		Private rear yard detention easements	

Circulation. The Subdivision contains two access points. Both are from 12650 South. A third access is anticipated to connect to the subdivision via a stub road through Draper City owned property to the north. Draper City Council has approved an easement on the City property to install a temporary turnaround (cul-de-sac) at the end of the stub road. This is required to remain until the roadway (1060 E.) connects through to Pioneer Rd. Another temporary turnaround (cul-de-sac) is provided between the Bainbridge Phase 1 boundary and the future planned Phase 2 plat area. That turnaround is anticipated to be eliminated with the recording of the Phase 2 of Bainbridge Subdivision Plat. A third cul-de-sac is also planned between lots 102 and 101 of this plat, at the terminus of the 12600 S stub road.

Table 3 Subdivision Circulation Design Requirements

Standard	DCMC or Development Agreement Requirements	Proposal	Notes
Stub Street Connections	Not required to connect to 12600 South stub road	Applicant to provide a cul-de-sac at the end of 12600 S rather than a connection to the subdivision street network.	
# of Cul-de-sacs	NA	3	2 are temporary
# of flag lots	NA	0	

Utilities. The utility plan shows a water line going through the City's property on the north of the subdivision to Pioneer Rd. The applicant has obtained an easement for this line. The



water line will be owned by WaterPro.

Landscaping. The applicant is providing stamped concrete in the parkstrip along the detention pond and along 12650 South. The detention pond will be fenced in for security purposes and feature rock as the ground cover. Street trees are shown along 12650 South and within the subdivision. The City will maintain the detention pond. Adjacent property owners maintain street trees, including along 12650 South. Landscape plans can be found in Exhibit G of this staff report.

Criteria For Approval.

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

- A. Upon receipt of the final plat, the Development Review Committee, including the City Engineer, shall review the final plat and construction drawings and determine whether the final plat conforms to the preliminary plat and is in compliance with the engineering and surveying standards and criteria set forth in this chapter and all other applicable standards and ordinances of the City and the State of Utah. If the final plat complies, the Development Review Committee shall forward the plat to the Zoning Administrator, through the Community Development Department. If the final plat does not comply, the Development Review Committee shall return the plat to the subdivider, through the Community Development Department, with comment. Review of the final plat submittal shall follow the process outlined in section 17-1-080 of this title.*
- B. After the fourth or final review, the Zoning Administrator shall either approve the final plat, or deny the final plat if it does not conform with this title or other applicable ordinances. If the Zoning Administrator denies the final plat, the Zoning Administrator shall specify the reasons for the denial.*
- C. No final plat shall have any force or effect unless the same has been approved by the Zoning Administrator and signed by the Mayor and City Recorder.*

REVIEWS

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

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

Building Division Review. The Draper City Building Division has completed their review of the

Final Subdivision Plat submission. Comments from this division, if any, can be found in Exhibit A.

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

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

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

Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

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

The findings for approval as are follows:

1. The plat complies with DCMC Section 17-4-040.
2. The plat complies with DCMC Section 17-4-030 and all engineering standards and specifications.
3. The plat complies with the Fitzgerald Property Development Agreement, and the 1st Amended Fitzgerald Property Development Agreement.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Draper City Public Works Department

Draper City Planning Division

Draper City Fire Department

Draper City Legal Counsel

Draper City Building Division

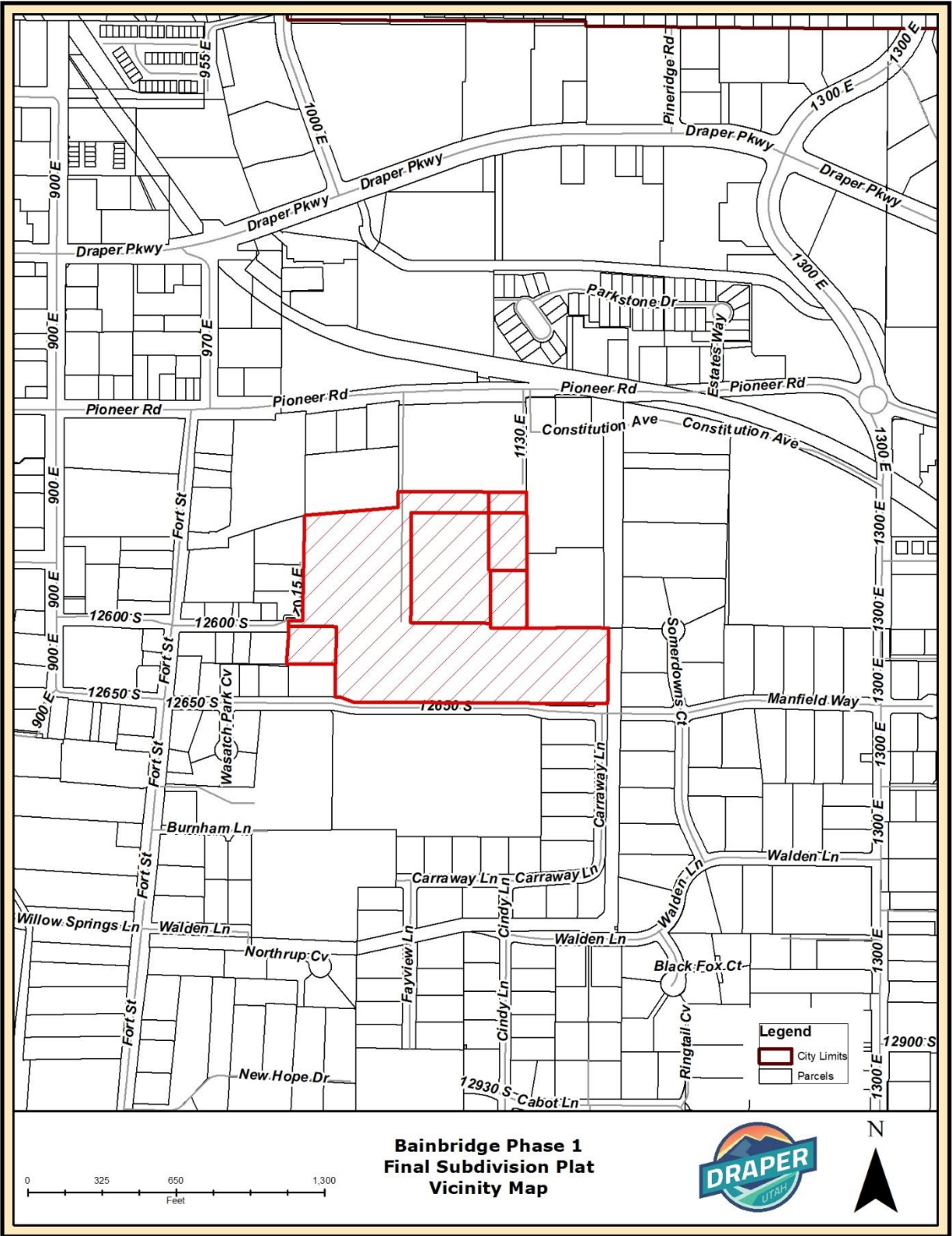
EXHIBIT A DEPARTMENT REVIEWS

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

Engineering and Public Works Divisions Review.

1. For sites over five (5) acres, certified SWPPP is required. Contact Lucas Fowler, 801-576-6331, to verify compliance. Comment is informational and will be part of the permitting process for the Land Disturbance Permit.
2. Final geotechnical report is required per DCMC 17-3-030(E) and 17-3-030(L). Sheet C4.4 indicates site will be raised by placing fill. Geotechnical report (and third party acceptance by Alan Taylor), indicates no basements are anticipated. If basements are planned, additional details and recommendations are required from IGES per item 10 in the letter provided by Taylor Geotechnical dated June 17, 2023. Submitted updated geotechnical report with 4th submittal. Review pending.
3. Complete construction drawings, addressing all redlines and comments, are required for final approval, per DCMC 17-4-040.
4. Subsurface drains shall be private and are required to be maintained per DCMC 17-5-050(E). No additional action required for comment.
5. Retaining walls are to comply with DCMC 9-27-085. Retaining walls are not reviewed or approved with this review and approval process. Informational comment. No action required – no retaining walls shown.
6. Driveways shall conform to DCMC 9-10-075. Verify proposed house plans can meet driveway requirements based in inlet location, distance from corners, etc. Informational comment. No driveways shown on plans. Driveway locations will be reviewed with building permit submittals.
7. Once final plat has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division. Informational comment. No action required prior to approval.
8. Any work in a public right-of-way will require an Encroachment Permit obtained through the Engineering Division. Informational comment. No action required prior to approval.
9. Temporary turn-around easement required at lots 117-118. Proposed temporary turn-around easement is on the city's property. City council is required to authorize the easement – city staff does not have the authority to approve it.
10. WaterPro easement across the city's parcel (north of Phase 1) is required to be approved by city council.

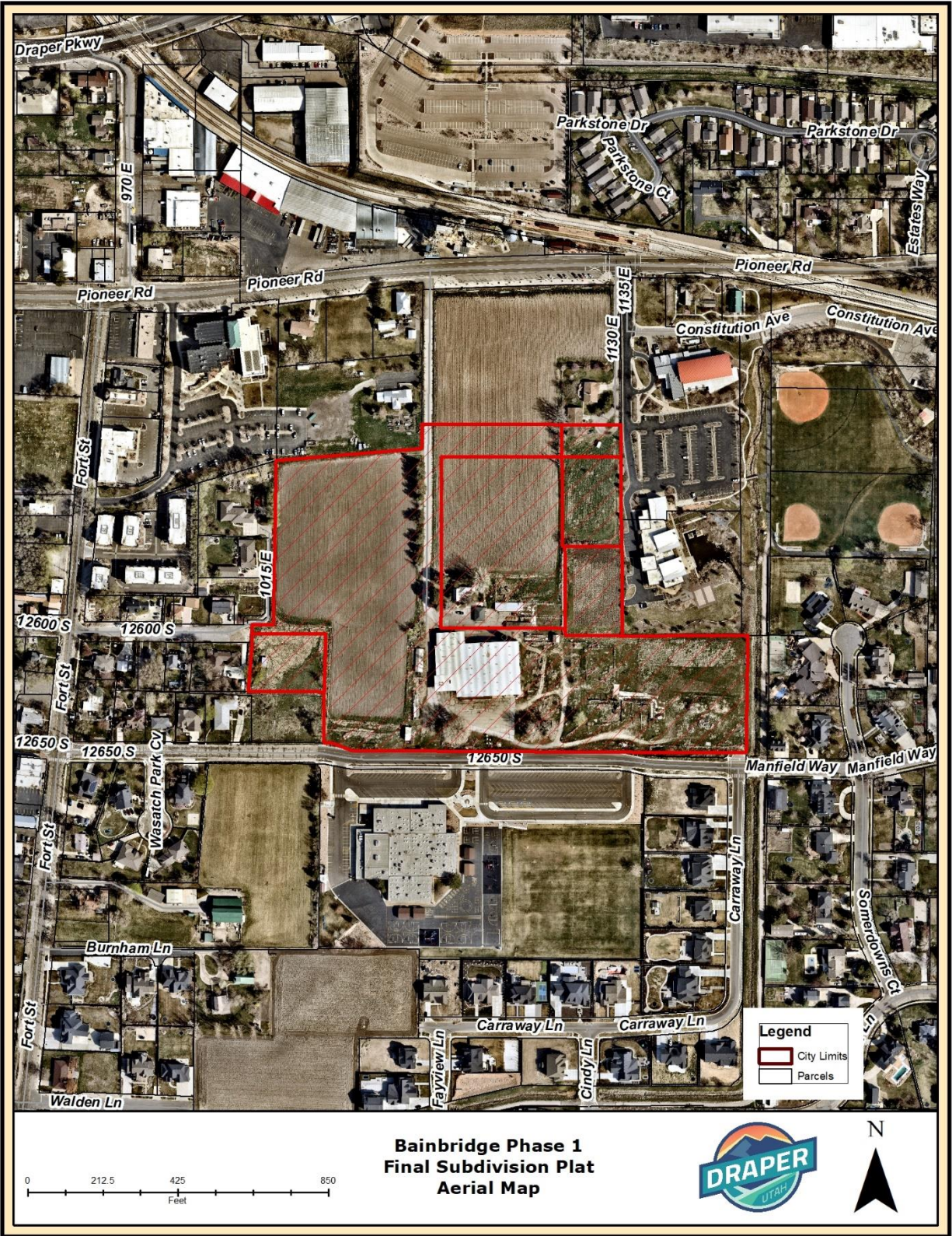
EXHIBIT B VICINITY MAP



**Bainbridge Phase 1
Final Subdivision Plat
Vicinity Map**



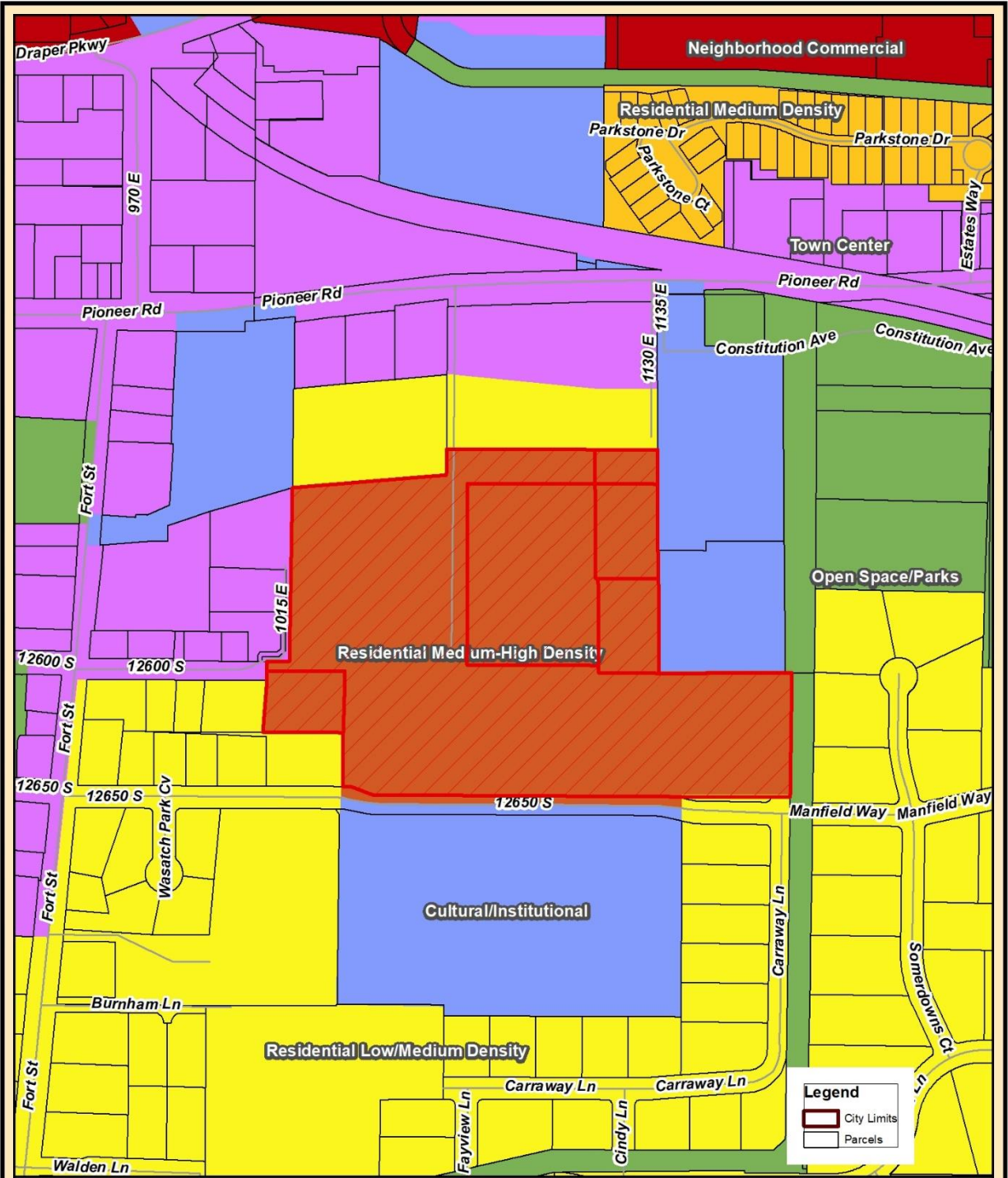
EXHIBIT C AERIAL MAP



**Bainbridge Phase 1
Final Subdivision Plat
Aerial Map**



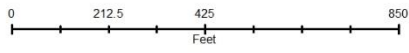
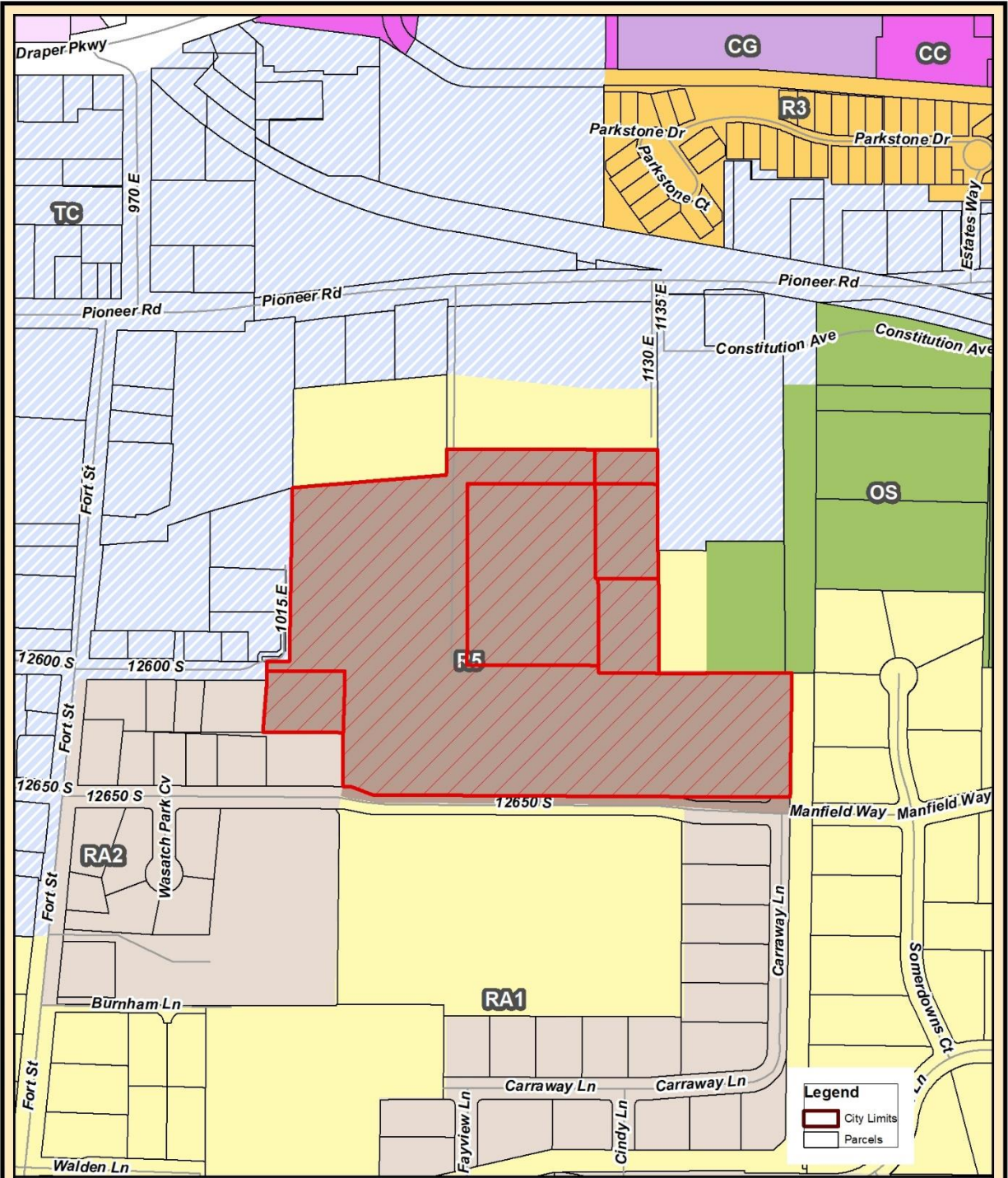
EXHIBIT D LAND USE MAP



**Bainbridge Phase 1
Final Subdivision Plat
Land Use Map**



EXHIBIT E ZONING MAP



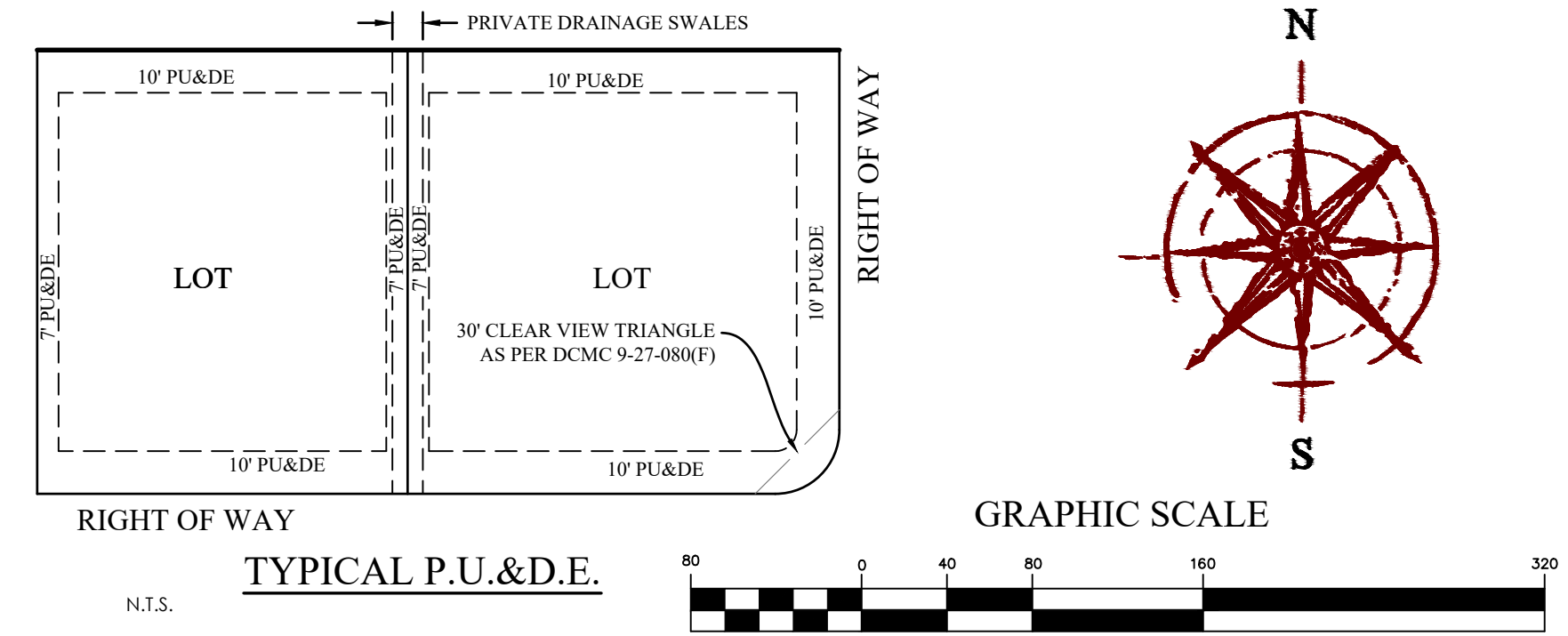
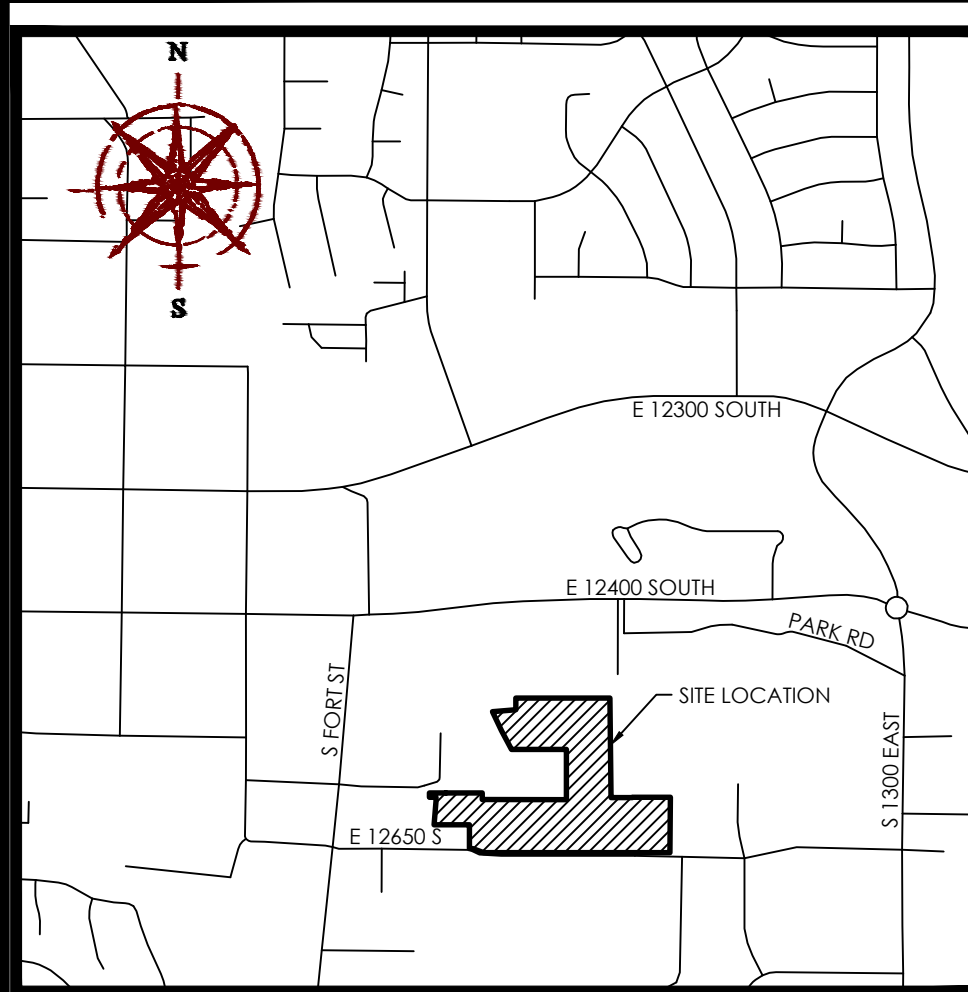
**Bainbridge Phase 1
Final Subdivision Plat
Zoning Map**



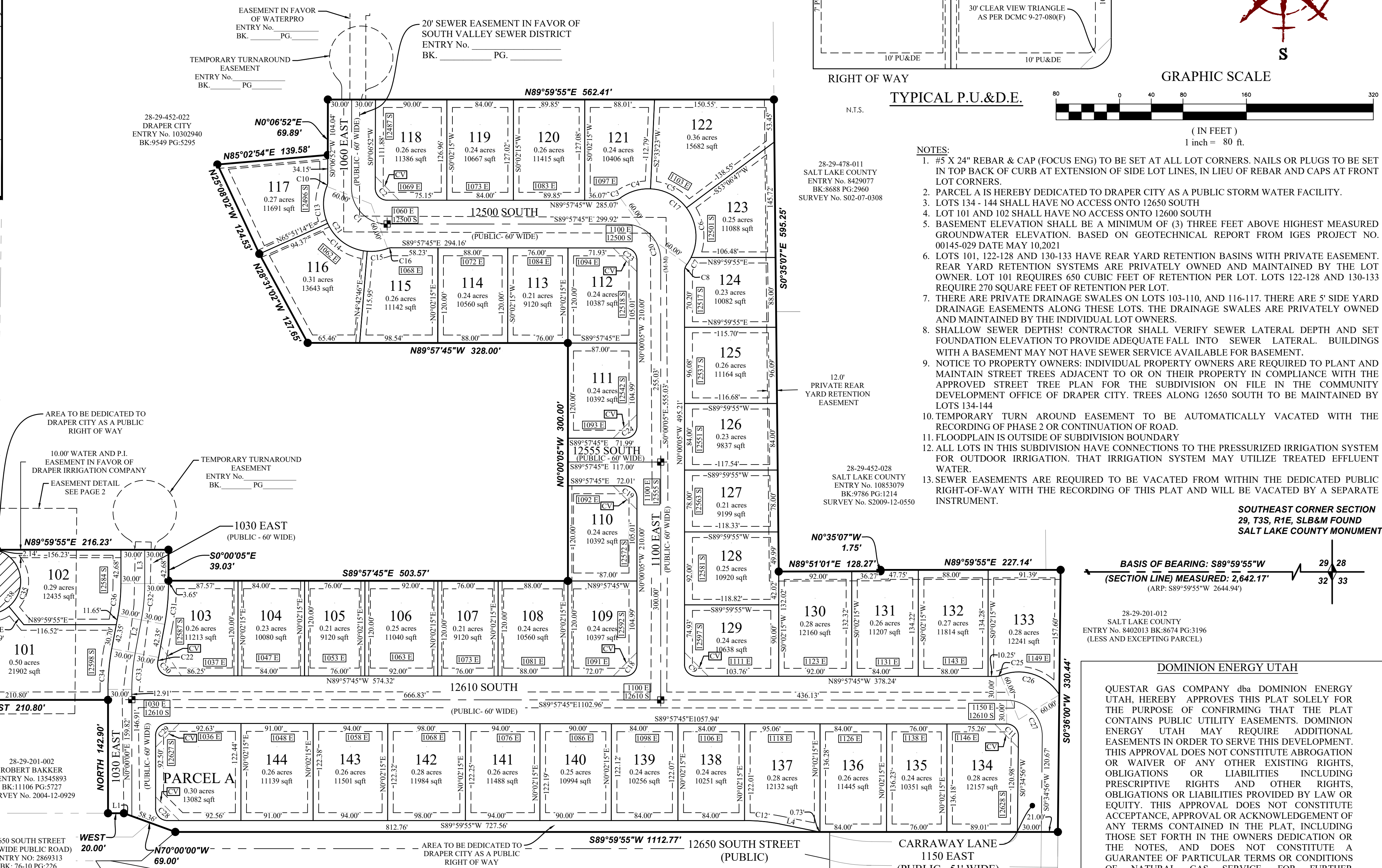
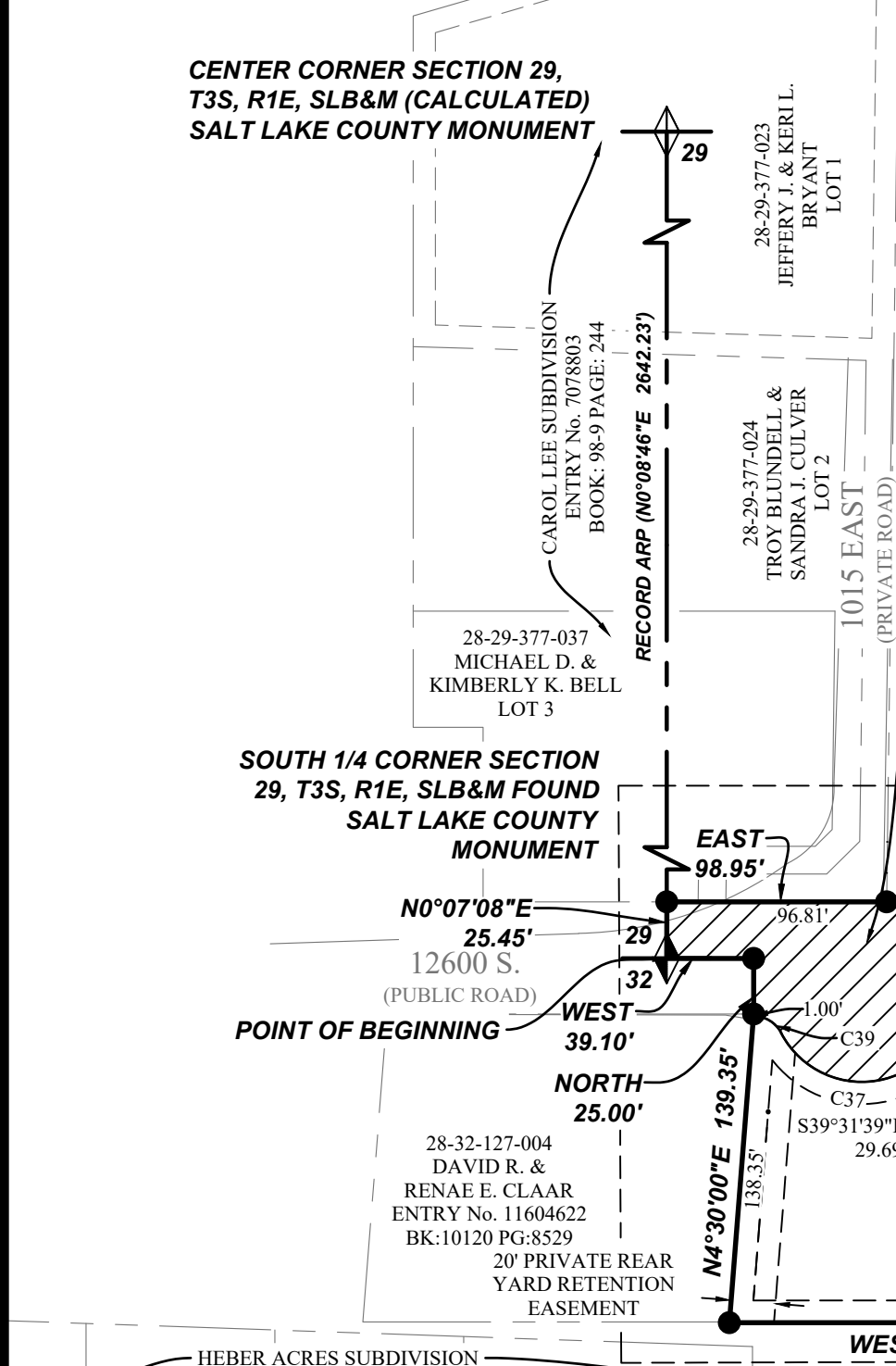
EXHIBIT F
FINAL SUBDIVISION PLAT

BAINBRIDGE PHASE 1

A RESIDENTIAL SUBDIVISION PLAT
LOCATED IN THE SE 1/4 OF SECTION 29 & NE 1/4 OF SECTION 32, T3S, R1E,
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
OCTOBER 2023



VICINITY MAP



OWNER / DEVELOPER
IVORY DEVELOPMENT, LLC
778 WOODOAK LANE, SALT LAKE CITY, UTAH 84117
CONTACT: BRAD MACKAY - (801) 520-9161

LEGEND

	BOUNDARY SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	CENTERLINE
	PU & DE
	SECTION MONUMENT (NOT FOUND)
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET) PER SLCS SURVEYOR PERMIT
	BOUNDARY MARKERS
	CLEAR VIEW TRIANGLE

SALT LAKE COUNTY FLOOD CONTROL

APPROVED THIS ___ DAY OF ___ A.D., 20__.

SALT LAKE COUNTY FLOOD CONTROL

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

RECORD OF SURVEY

ROS: S2022-11-0802

EASEMENT APPROVAL

WATERPRO	DATE
CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
COMCAST CABLE CO.	DATE

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS ___ DAY OF ___ A.D., 20__.

DIRECTOR, SOUTH VALLEY SEWER DISTRICT

COUNTY HEALTH DEPARTMENT

APPROVED THIS ___ DAY OF ___ A.D., 20__.

DIRECTOR, SALT LAKE COUNTY BOARD OF HEALTH

CITY ATTORNEY

APPROVED AS TO FORM THIS ___ DAY OF ___ A.D., 20__.

DRAPER CITY ATTORNEY

CITY MAYOR

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

ATTEST: DRAPER CITY CLERK MAYOR, DRAPER CITY

PLANNING COMMISSION

APPROVED THIS ___ DAY OF ___ A.D., 20__ BY THE DRAPER CITY PLANNING COMMISSION

CHAIRMAN, DRAPER CITY PLANNING COMMISSION

ENGINEER'S CERTIFICATE

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

DATE DRAPER CITY ENGINEER

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

MY COMMISSION EXPIRES: _____

MY COMMISSION No. _____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

PRINTED FULL NAME OF NOTARY _____

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat BAINBRIDGE PHASE 1, and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trail or easements, or of similar designation. In witness whereof, we have hereunto set our hands this ___ day of ___, 20__.

CHRISTOPHER P. GAMVROULAS DRAPER CITY
PRESIDENT, IVORY DEVELOPMENT LLC

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, parcels, and streets, together with easements, to be hereafter known as Bainbridge Phase 1, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

BAINBRIDGE PHASE 1
A RESIDENTIAL SUBDIVISION PLAT

PROFESSIONAL LAND SURVEYOR
No. 12554439
JUSTIN LUNDBERG
STATE OF UTAH

Justin Lundberg
Professional Land Surveyor
Licence No. 12554439

12/19/23
Date

BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter of Section 29 and the Northeast Quarter of Section 32, Township 3 South, Range 1 East, Salt Lake Base & Meridian, Draper, Utah, being more particularly described as follows:

Beginning at a point located on the southerly line of CAROL LEE SUBDIVISION, according to the Official Plat thereof recorded September 4, 1998 as Entry No. 7078803 in Book 98-9 of Plats at Page 244 in the Office of the Salt Lake County Recorder, said point also situate on the South Quarter Corner of Section 29, T3S, R1E, Salt Lake Base and Meridian; running thence North 00°07'08" E 25.45 feet; thence East 98.95 feet; thence North 89°59'55" E 216.23 feet; thence South 00°00'05" E 39.03 feet; thence South 89°59'55" E 503.57 feet; thence North 00°00'05" W 300.00 feet; thence North 89°57'45" W 328.00 feet; thence North 28°31'02" W 127.65 feet; thence North 25°08'02" W 124.53 feet; thence North 85°02'54" E 139.58 feet; thence North 00°06'52" E 69.89 feet; thence North 89°59'55" E 562.41 feet to a westerly line of a boundary determined by that certain Quit Claim Deed recorded November 11, 2002 as Entry No. 8429077 in Book 8688 at Page 2960 in the Office of the Salt Lake County Recorder; thence along said westerly boundary line to and along a westerly line of a boundary determined by that certain Corrective Warranty Deed recorded December 7, 2009 as Entry No. 10853079 in Book 9786 at Page 1214 in the Office of the Salt Lake County Recorder; thence South 89°59'55" E 595.25 feet; thence along said boundary line the following three (3) courses: (1) North 89°51'01" E 128.27 feet; thence (2) North 00°35'07" W 1.75 feet to the Section line; thence along the Section line (3) North 89°59'55" E 227.14 feet to a westerly boundary line determined by that certain Quit Claim Deed recorded October 29, 2002 as Entry No. 8420113 in Book 8674 at Page 3196 in the Office of the Salt Lake County Recorder; thence along said westerly boundary line South 00°36'00" W 330.44 feet to a northeasterly corner of RIVERMARK Subdivision, according to the Official Plat thereof recorded July 23, 2018 as Entry No. 12814899 in Book 2018 of Plats at Page 257 in the Office of the Salt Lake County Recorder; thence along said plat to and along a northerly line of a boundary determined by that certain Survey No. S2019-10-0772 certified October 21, 2019 on file in the Office of the Salt Lake County Recorder; thence along said boundary line the following two (2) courses: (1) North 142.90 feet; thence (2) West 210.80 feet to a southeasterly corner of a boundary determined by Warranty Deed recorded March 26, 2013 as Entry No. 11604622 in Book 10120 at Page 8529 in the Office of the Salt Lake County Recorder; thence along the easterly line of said boundary North 04°30'00" E 139.35 feet to a southeasterly corner of 12600 South Street; thence North 25.00 feet; thence West 39.10 feet to the point of beginning.

Contains: 16.02 acres +/-
44 Lots
1 Parcel

DOMINION ENERGY UTAH

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

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS ___ DAY OF ___ A.D. 20__

BY _____

TITLE _____

BAINBRIDGE PHASE 1

A RESIDENTIAL SUBDIVISION PLAT
LOCATED IN THE SE 1/4 OF SECTION 29 & NE 1/4 OF SECTION 32, T3S, R1E,
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

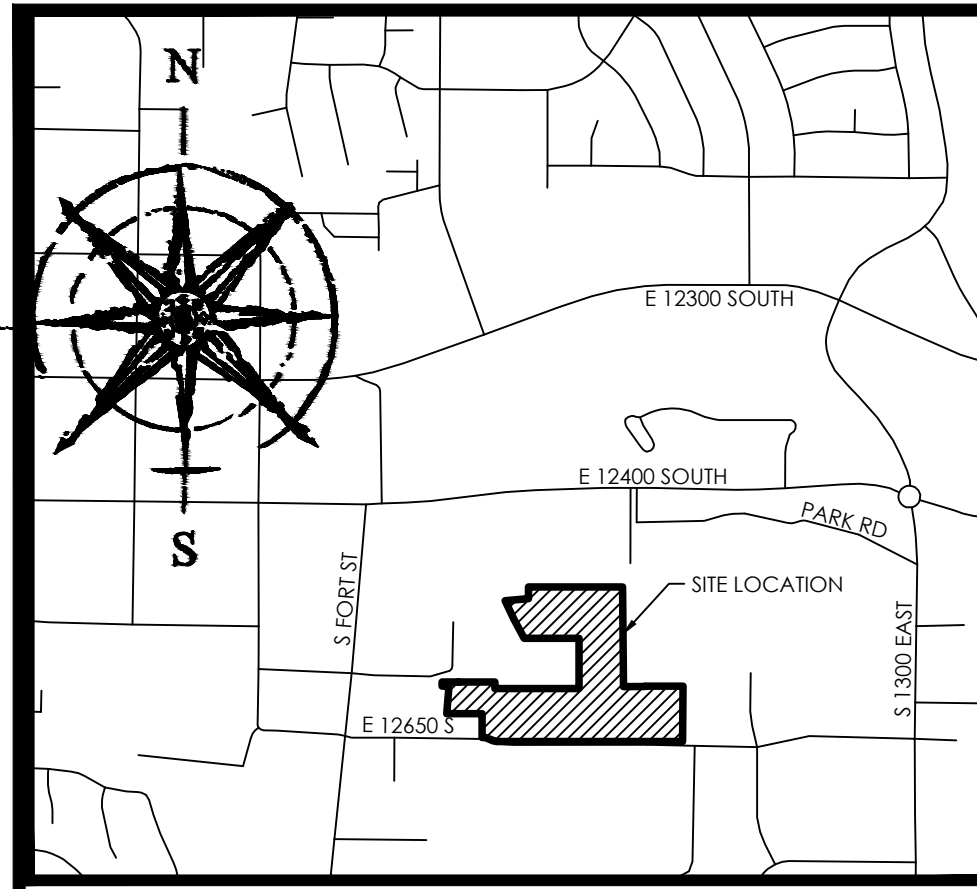
SALT LAKE COUNTY RECORDER

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

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

SALT LAKE COUNTY DEPUTY RECORDER

Z:\2023\23-0221 Bainbridge Phase 1\Design\23-0221.dwg Sheets\C2- FINAL PLAT.dwg



VICINITY MAP
N.T.S.

LEGEND

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	CENTERLINE
	PU & DE
	SECTION MONUMENT (NOT FOUND)
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET) PER SLC SURVEYOR PERMIT
	BOUNDARY MARKERS

BAINBRIDGE PHASE 1

SUBDIVISION PLAT

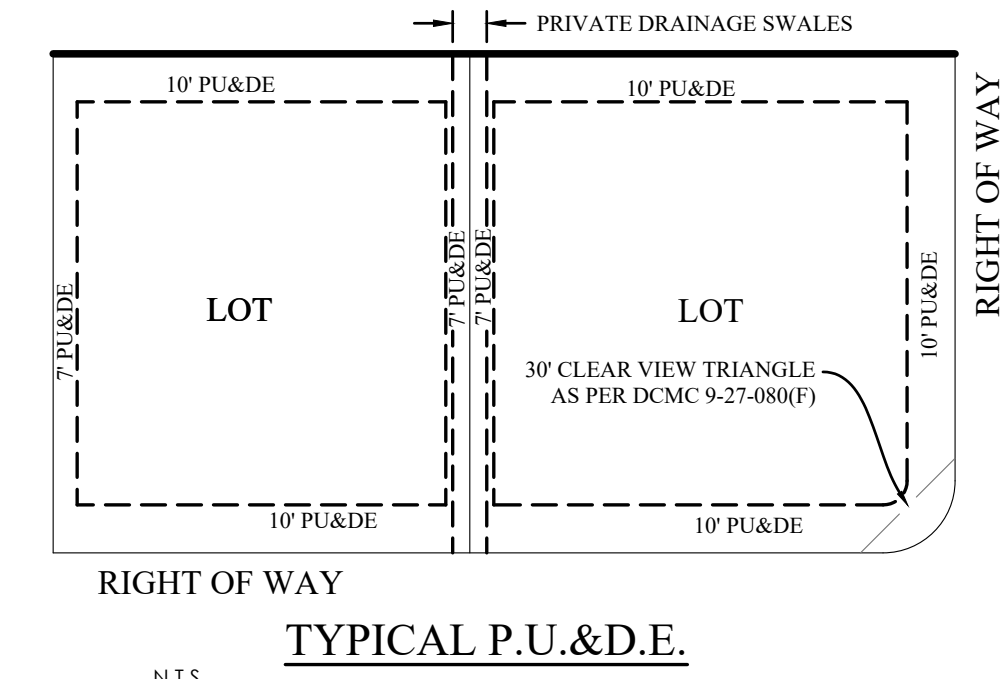
LOCATED IN THE SE 1/4 OF SECTION 29 & NE 1/4 OF SECTION 32, T3S, R1E,
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

Line Table

LINE	DIRECTION	LENGTH
L1	S70°00'00"E	10.64
L2	N10°34'36"E	42.35
L3	N00°00'05"W	42.68
L4	S78°37'34"E	51.28

Curve Table

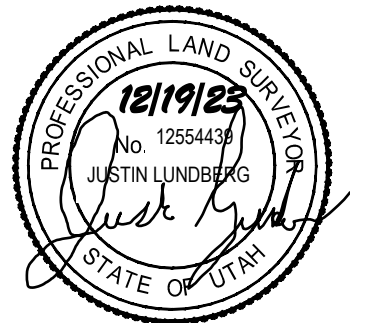
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	45.00	90°04'37"	70.75	S44°55'27"E	63.68
C2	15.00	90°04'37"	23.58	S44°55'27"E	21.23
C3	15.00	36°14'49"	9.49	N71°54'50"E	9.33
C4	60.00	38°45'57"	40.60	N73°10'24"E	39.83
C5	60.00	50°33'24"	52.94	S62°09'55"E	51.24
C6	60.00	63°08'38"	66.12	S05°18'54"E	62.83
C7	60.00	9°59'18"	10.46	S31°15'04"W	10.45
C8	15.00	36°14'49"	9.49	S18°07'19"W	9.33
C9	15.00	89°57'40"	23.55	S44°58'55"E	21.21
C10	15.00	21°24'57"	5.61	S10°49'21"W	5.57
C11	15.00	90°09'27"	23.60	S44°29'42"E	21.24
C12	223.22	11°22'32"	44.32	S84°31'26"E	44.25
C13	60.00	45°40'35"	47.83	S01°18'28"E	46.58
C14	60.00	61°08'28"	64.03	N54°43'00"W	61.03
C15	60.00	24°55'54"	26.11	S82°14'49"W	25.90
C16	15.00	20°15'22"	5.30	S79°54'33"W	5.28
C17	60.00	162°27'17"	170.12	N44°58'55"W	118.60
C18	15.00	90°02'20"	23.57	N45°01'05"E	21.22
C19	15.00	89°57'40"	23.55	N44°58'55"W	21.21
C20	45.00	89°57'40"	70.66	N44°58'55"W	63.62
C21	60.00	131°44'57"	137.97	S44°20'39"E	109.52
C22	220.00	1°34'43"	6.06	N09°47'15"E	6.06
C23	15.00	89°57'40"	23.55	N44°58'55"W	21.21
C24	15.00	90°02'20"	23.57	N45°01'05"E	21.22
C25	15.00	22°12'14"	5.81	N78°56'07"E	5.78
C26	60.00	80°52'33"	84.69	N71°43'43"W	77.83
C27	45.00	90°32'41"	71.11	N44°41'25"W	63.94
C28	14.96	90°16'21"	23.58	N45°00'03"W	21.21
C29	15.00	90°02'15"	23.57	N45°01'07"E	21.22
C30	15.00	98°57'39"	25.91	N40°28'56"W	22.81
C31	280.00	10°34'42"	51.70	N05°17'15"E	51.62
C32	250.00	10°34'42"	46.16	N05°17'15"E	46.09
C33	250.00	10°34'36"	46.15	S05°17'18"W	46.08
C34	280.00	10°34'36"	51.69	N05°17'18"E	51.61
C35	41.00	127°47'12"	91.44	S13°25'15"E	73.63
C36	220.00	10°34'42"	40.62	N05°17'15"E	40.56
C37	41.00	101°57'48"	72.96	N78°32'45"W	63.71
C38	41.00	229°45'00"	164.41	N37°33'39"E	74.39
C39	14.00	62°45'29"	15.33	N58°56'35"W	14.58



OWNER / DEVELOPER

OWNER/DEVELOPER
IVORY DEVELOPMENT, LLC
978 WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 520-9161
CONTACT: BRAD MACKAY

PREPARED BY



BAINBRIDGE PHASE 1
A RESIDENTIAL SUBDIVISION PLAT
LOCATED IN THE SE 1/4 OF SECTION 29 & NE 1/4 OF SECTION 32, T3S, R1E,
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

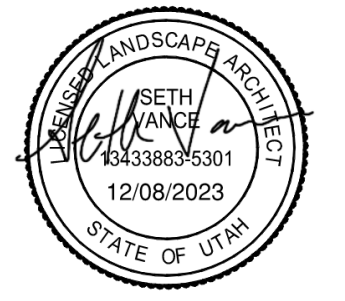
RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

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

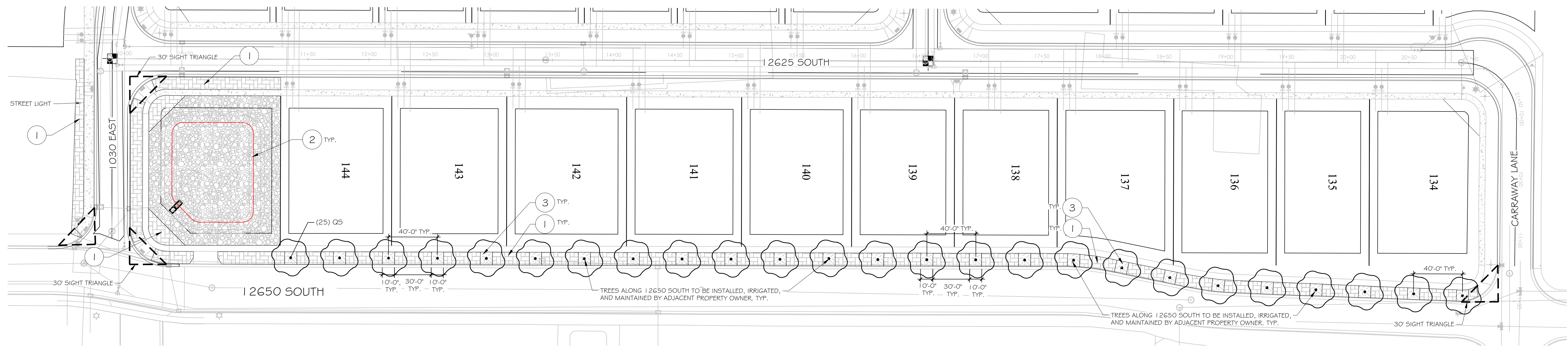
SALT LAKE COUNTY DEPUTY RECORDER

Z:\2023\22-0221 Bainbridge Phase 1\design_23-0221.dwg\sheets\02- FINAL PLAT.dwg

EXHIBIT G
STREET TREE PLAN



BAINBRIDGE PHASE 1
 DRAPER, UT
LANDSCAPE PLAN



PLANT SCHEDULE

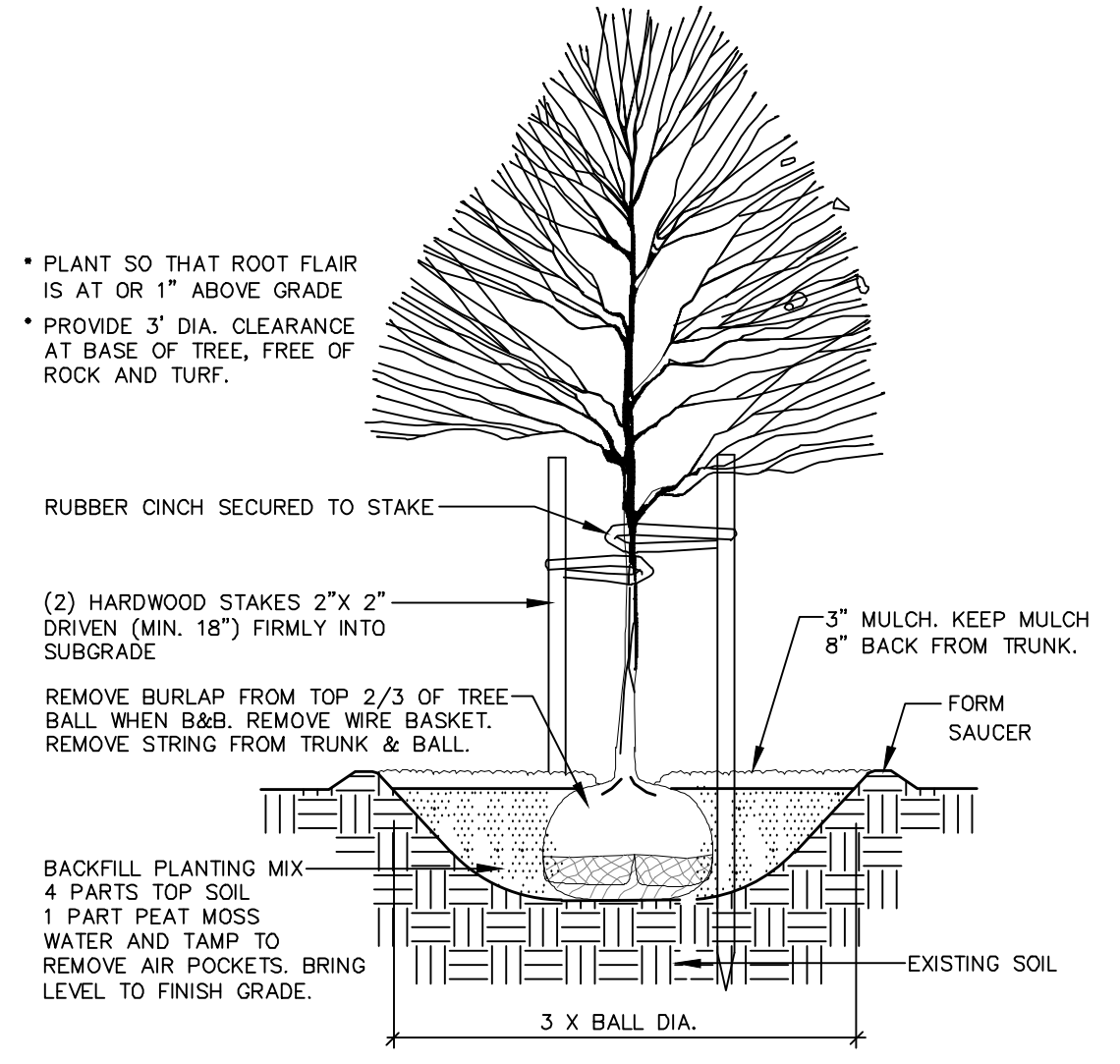
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY	QTY
TREES						
	Q5	Quercus shumardii	Shumard Red Oak	2" Cal. B&B	30'	25

REFERENCE NOTES SCHEDULE

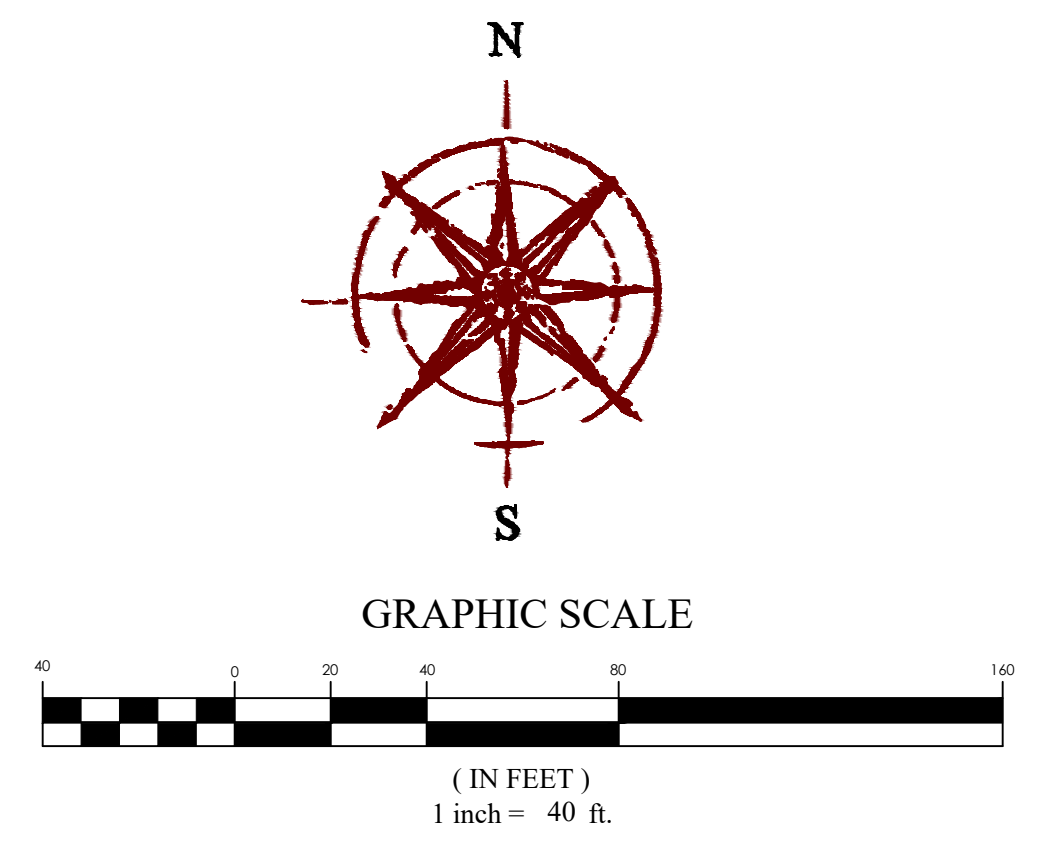
SYMBOL	DESCRIPTION	QTY
	1 STAMPED STANDARD CONCRETE, HERRINGBONE PATTERN OR PATTERN AS APPROVED BY DRAPER CITY.	12,380 sf
	2 RIP-RAP ROCK, SOURCED FROM ROCK UTAH OR APPROVED EQUAL	12,278 sf
	3 RIVER COBBLE, TYPE: SOUTH TOWN COBBLE, SIZE 1"-2" FROM ROCK UTAH OR APPROVED EQUAL.	2,544 sf

LANDSCAPE NOTES

- TOP DRESS ALL PARK-STRIP TREE AREAS WITH ROCK MULCH AS SPECIFIED IN THE REFERENCE NOTE SCHEDULE AT A 4" DEPTH. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED. INSTALL RIP RAP ROCK WITHIN DETENTION BASIN UNDER THESE SAME CONDITIONS.
- CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.



A TREE PLANTING & STAKING
 NOT TO SCALE

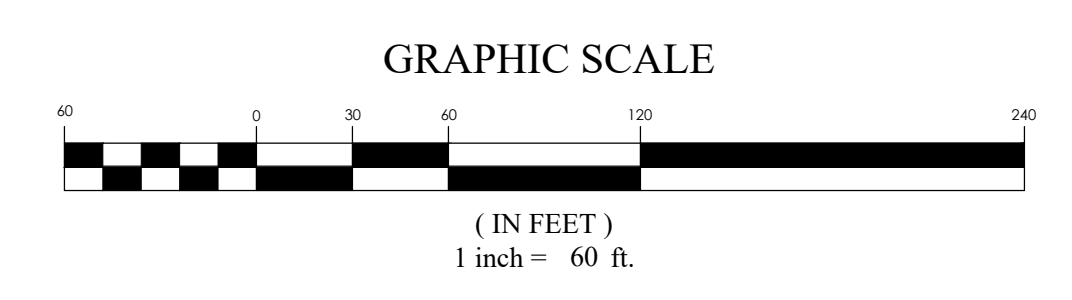
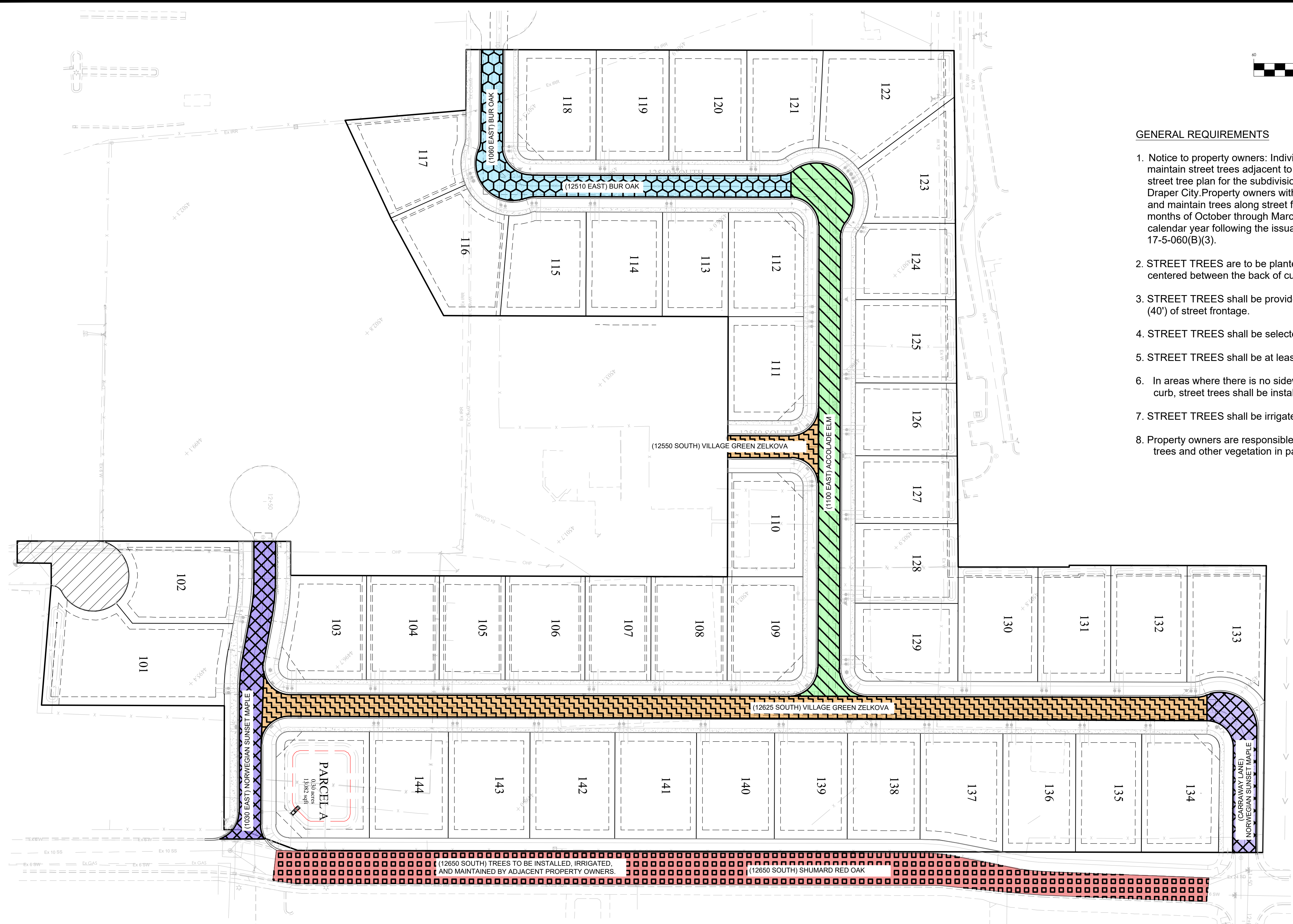


#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

LANDSCAPE PLAN

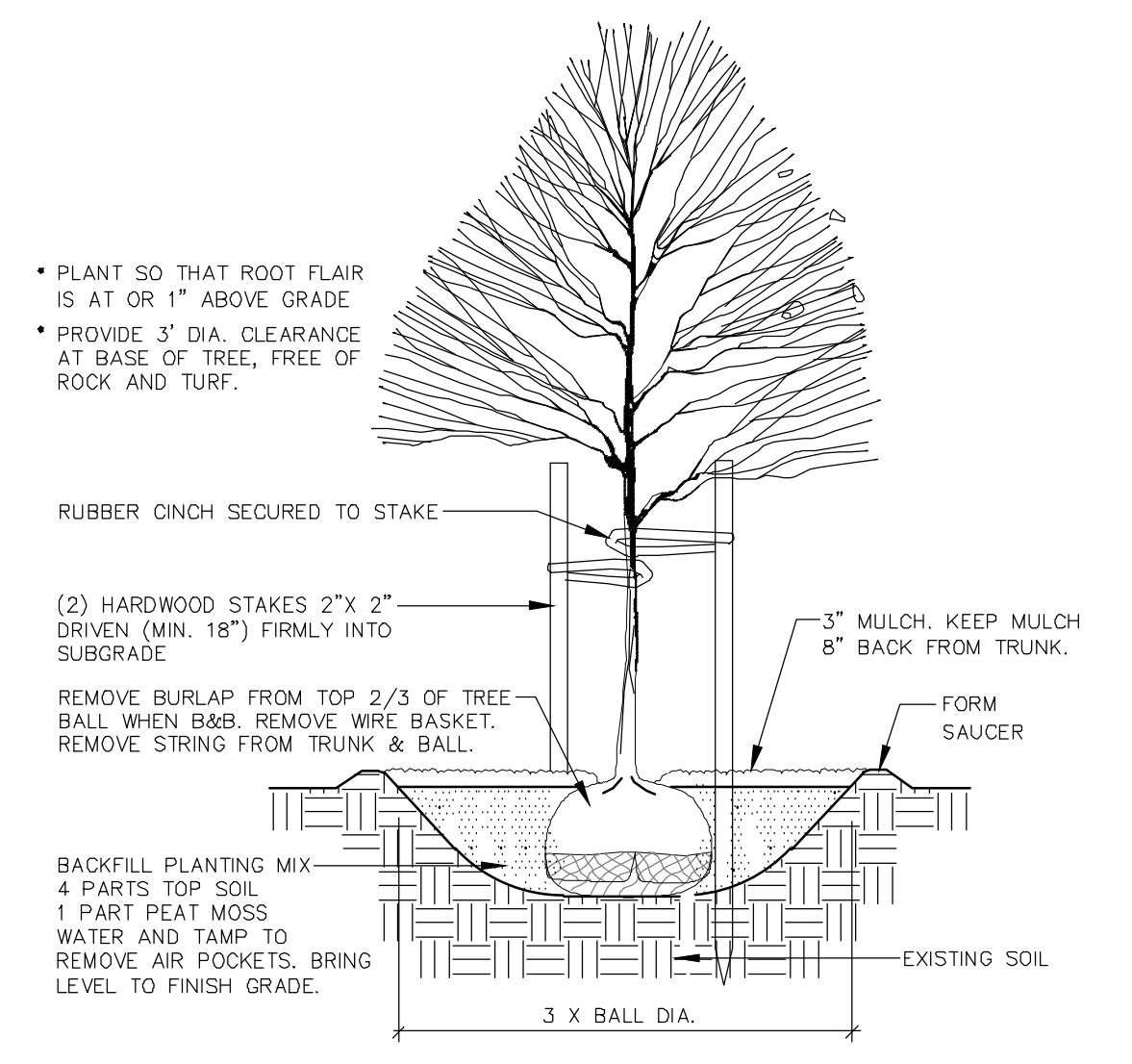
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 Date: 11/10/2023 Job #: 23-0221
 Sheet: **L1.0**





GENERAL REQUIREMENTS

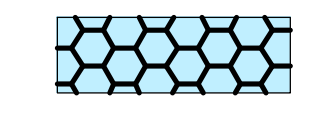
1. Notice to property owners: Individual property owners are required to plant and maintain street trees adjacent to or on their property in compliance with the approved street tree plan for the subdivision on file in the Community Development office of Draper City. Property owners with backyard adjacency to 12650 South shall also plant and maintain trees along street frontage. Installation may not occur during the winter months of October through March and shall be completed no later than May 31st of the calendar year following the issuance of occupancy certificate. DCMC Section 17-5-060(B)(3).
2. STREET TREES are to be planted in the park-strip in front of each lot. They are to be centered between the back of curb and the edge of the sidewalk.
3. STREET TREES shall be provided at a minimum ratio of one (1) tree for each forty feet (40') of street frontage.
4. STREET TREES shall be selected from the adopted Draper City street tree guide.
5. STREET TREES shall be at least two inches (2") in caliper at time of planting.
6. In areas where there is no sidewalk or five feet (5') or less between the sidewalk and curb, street trees shall be installed within fifteen feet of the right-of-way.
7. STREET TREES shall be irrigated through the use of bubblers or drip irrigation.
8. Property owners are responsible for the irrigation and maintenance of required street trees and other vegetation in park strips abutting their property.



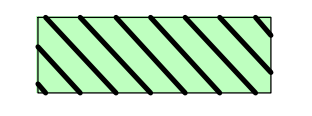
(A) TREE PLANTING & STAKING
NOT TO SCALE



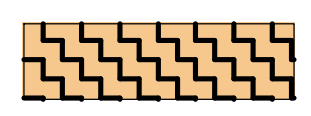
Tilia Cordata
Littleleaf Linden 2" cal.



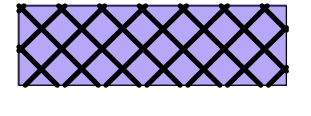
Ulmus 'Morton' Accolade
Accolade Elm 2" cal.



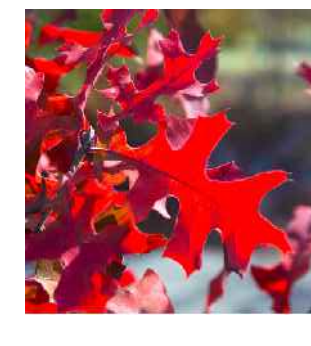
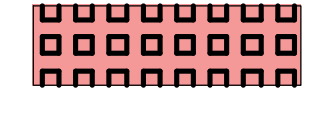
Zelkova serrata 'Village Green'
Village Green Zelkova 2" cal.



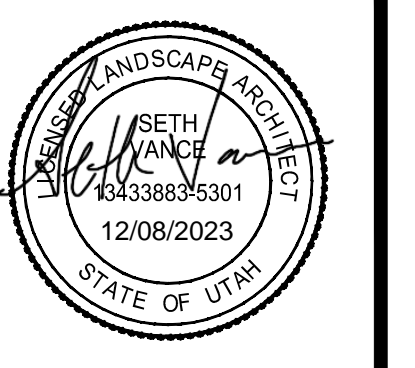
Acer truncatum xplatanoides 'Keithsform'
Norwegian Sunset Maple 2" cal.



Quercus shumardii
Shumard Red Oak 2" cal.



(12650 SOUTH) TREES TO BE INSTALLED, IRRIGATED, AND MAINTAINED BY ADJACENT PROPERTY OWNERS.
 (12650 SOUTH) SHUMARD RED OAK



BAINBRIDGE PHASE 1
DRAPER, UT
STREET TREE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	DATE: 12/08/2023
2	
3	
4	
5	
6	
7	
8	
9	

STREET TREE PLAN

Scale: 1"=60' Drawn: BW
 Date: 12/08/2023 Job #: 23-0221
 Sheet:

