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**Development Review Committee**

1020 East Pioneer Road

Draper, Utah 84020

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**STAFF REPORT**

June 5, 2026

**To:** Jennifer Jastremsky, Zoning Administrator

\_\_\_\_\_  
Approved

\_\_\_\_\_  
Date

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

**Re:** Jenson Farms Phase 4 – Final Subdivision Plat Request

Application No.: 2025-0110-SUB

Applicant: Peter Gamvroulas of Ivory Homes, property owner

Project Location: 11867 S. 700 West

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

Acreage: Approximately 11.74 acres (approximately 511,394.4 sq. ft.)

Request: Request for approval of a Preliminary Subdivision Plat for a 28-lot single family subdivision.

**SUMMARY AND BACKGROUND**

This application is a request for approval of a Final Subdivision Plat for approximately 11.74 acres located at approximately 11867 S. 700 West (Exhibit B and C). The property is currently zoned R4. The applicant is requesting that a Final Subdivision Plat be approved to allow for the development of the currently vacant site as a 28-lot single-family residential neighborhood.

The original Jenson Farms subdivision Rezoning application and Development Agreement were approved by the City Council in October 2017. The Agreement outlined a process for dedication of land to the city for a new park, road stubbing and street connections to the planned subdivision to the north and a chart showing the minimum number of different sized lots required in the subdivision. The preliminary plat approved in 2017 had six phases with a total of 85 lots. After the approval of the preliminary plat, Phases 4 and 5 (for a total of 28 lots) was sold to the Canyons School District for a potential school site.



The school district has since sold the property to Ivory Homes who intends to develop the last 28 lots of the subdivision.

There was no modification of the lot development standards in the original approved Development Agreement. The proposed preliminary plat follows the original intent and lots sizes of the original Phases 4 and 5.

The Planning Commission approved the Preliminary Subdivision Plat and a Park Strip Deviation at their meeting on April 23, 2026.

**ANALYSIS**

*General Plan and Zoning.*

<b>Table 1</b>	<b>General Plan and Zoning Designations</b>	<b>Exhibit</b>
Existing Land Use	Residential Medium Density	Exhibit D
Current Zoning	R4	Exhibit E
<b>Adjacent Zoning</b>		
East	A5 (Agricultural)	
West	R4	
North	R4	
South	R4	

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



Residential Medium Density

LAND USE DESCRIPTION			
<b>CHARACTERISTICS</b>	<ul style="list-style-type: none"> <li>• Preservation of large tracts of open space, rather than open space contained primarily in individual subdivision lots</li> <li>• Variations and mixing of lot sizes, setbacks, and residential development forms</li> <li>• Minimal fronting of homes on major streets</li> <li>• Provision for trails that allow interconnectivity to other existing or proposed trails</li> <li>• Discourage “piecemeal” infrastructure installation</li> <li>• Trees and abundant landscaping, encouraging low water use and native plants</li> </ul>		
<b>LAND USE MIX</b>	<table border="0"> <tr> <td>                     Primary                     <ul style="list-style-type: none"> <li>• Single-family detached homes</li> </ul> </td> <td>                     Secondary                     <ul style="list-style-type: none"> <li>• Parks</li> <li>• Churches</li> <li>• Schools</li> <li>• Open Space</li> </ul> </td> </tr> </table>	Primary <ul style="list-style-type: none"> <li>• Single-family detached homes</li> </ul>	Secondary <ul style="list-style-type: none"> <li>• Parks</li> <li>• Churches</li> <li>• Schools</li> <li>• Open Space</li> </ul>
Primary <ul style="list-style-type: none"> <li>• Single-family detached homes</li> </ul>	Secondary <ul style="list-style-type: none"> <li>• Parks</li> <li>• Churches</li> <li>• Schools</li> <li>• Open Space</li> </ul>		
<b>DENSITY</b>	<ul style="list-style-type: none"> <li>• Density range: 2-4 dwelling units per acre</li> </ul>		
<b>COMPATIBLE ZONING</b>	<ul style="list-style-type: none"> <li>• Residential Agricultural (RA2)</li> <li>• Single-family Residential (R3)</li> <li>• Single-family Residential (R4)</li> <li>• Master Planned Community (MPC)</li> </ul>		
<b>OTHER CRITERIA</b>	<ul style="list-style-type: none"> <li>• Preservation of environmental features usually requires a master-planned or cluster development. Increased densities within these areas would be allowed only with compliance to specified performance standards and impact mitigation measures</li> </ul>		

According to Draper City Municipal Code (DCMC) Section 9-8-020, the purpose of the R4 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 proposed subdivision plat and plans can be found in Exhibit F of this report. All 28 lots will be developed at one time and there will be no phasing of the project.

**Table 2 Subdivision Design Requirements**

Standard	DCMC and DA Requirements	Proposal	Notes
Number of Lots	51 lots max (DCMC) and 28 lots max (DA)	28 lots	



Lot/Parcel Size	10,000 sq. ft (DCMC) Varies (DA)	Smallest: 11,424 sq. ft. Largest: 41,764 sq. ft.	
Lot Width	80 ft	90 ft – 120 ft	
Lot Depth	5 to 1 (width to depth)	2 to 1 (greatest)	
Street Frontage	50 ft	Ranges from 65 ft to 120 ft	
Street Width	60 ft min	60 ft	
Street Ownership	Public	Public	
<b>Easements</b>			
PUE Front	7 feet	10 feet	
PUE Rear	7 feet	10 feet	
PUE Sides	7 feet	Ranges from 10 ft to 15 ft	

Circulation. The proposed street layout will include connections to two existing public streets and two new cul-de-sacs. The connections include Rolling Hills Way, which is the main access into Jenson Farms, and a connection to the Ivory Homes development to the north through Halls Creek Road.

The road will be public and with an overall right of way width of 60 feet, the standard for a residential minor collector. This half width road profile includes a 25-foot drivable surface, 2½ foot curb and gutter, 10-foot park strip, and a 5-foot sidewalk on each side.

Fencing. No fencing is required by code for single-family developments located adjacent to other single-family neighborhoods. However, fencing is typically provided by Ivory Homes and will be permitted per City ordinances up to six feet in height. If any owner wants a fence taller than six feet, they will need to apply for a conditional use permit for the additional height.

Park Strip Deviation Request. A park strip deviation adjacent to the existing city park was approved by Planning Commission as part of the preliminary plat request.

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.

*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.

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

*Noticing.* Notice will be 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 Jenson Farms 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.

**Brien Maxfield**

Digitally signed by Brien Maxfield  
DN: C=US,  
E=brien.maxfield@draperutah.gov,  
O=Draper, OU=Public Works -  
Engineering, CN=Brien Maxfield  
Date: 2026.05.19 09:26:09-06'00'

Draper City Public Works Department

  
Draper City Planning Division

**Don Buckley**

Digitally signed by Don Buckley  
DN: C=US, E=don.buckley@draper.ut.us,  
O=Draper City Fire Department, OU=Fire  
Marshal, CN=Don Buckley  
Date: 2026.05.18 14:37:22-06'00'

Draper City Fire Department

  
Draper City Legal Counsel

**Matthew Symes**

Digitally signed by Matthew Symes  
DN: C=US,  
E=matt.symes@draperutah.gov, O=Draper  
City Corp., CN=Matthew Symes  
Date: 2026.05.19 10:59:02-06'00'

Draper City Building Division

**EXHIBIT A  
DEPARTMENT REVIEWS**

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

*Planning Division Review.*

1. No additional comments.

*Building Division Review.*

1. No additional comments.

*Engineering and Public Works Divisions Review.*

1. No additional comments.

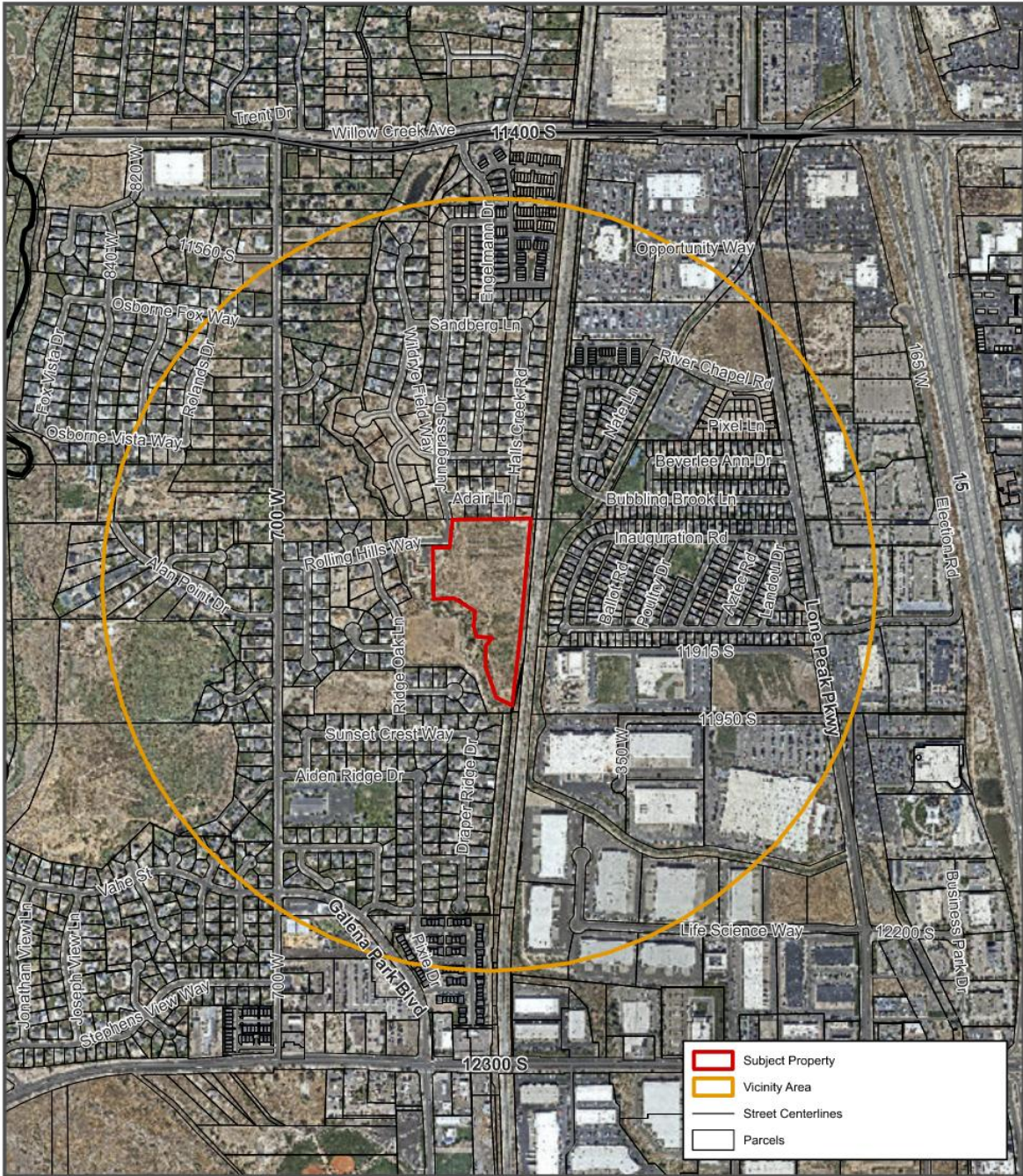
*Fire Division Review.*

1. No additional comments.

*GIS Division Review.*

1. No additional comments.

# EXHIBIT B VICINITY MAP



Date Printed: 5/11/2026

## Jenson Farms Ph 4 Final Plat


11867 S. 700 West

N

0 0.1 0.2  
mi

EXHIBIT C  
AERIAL MAP



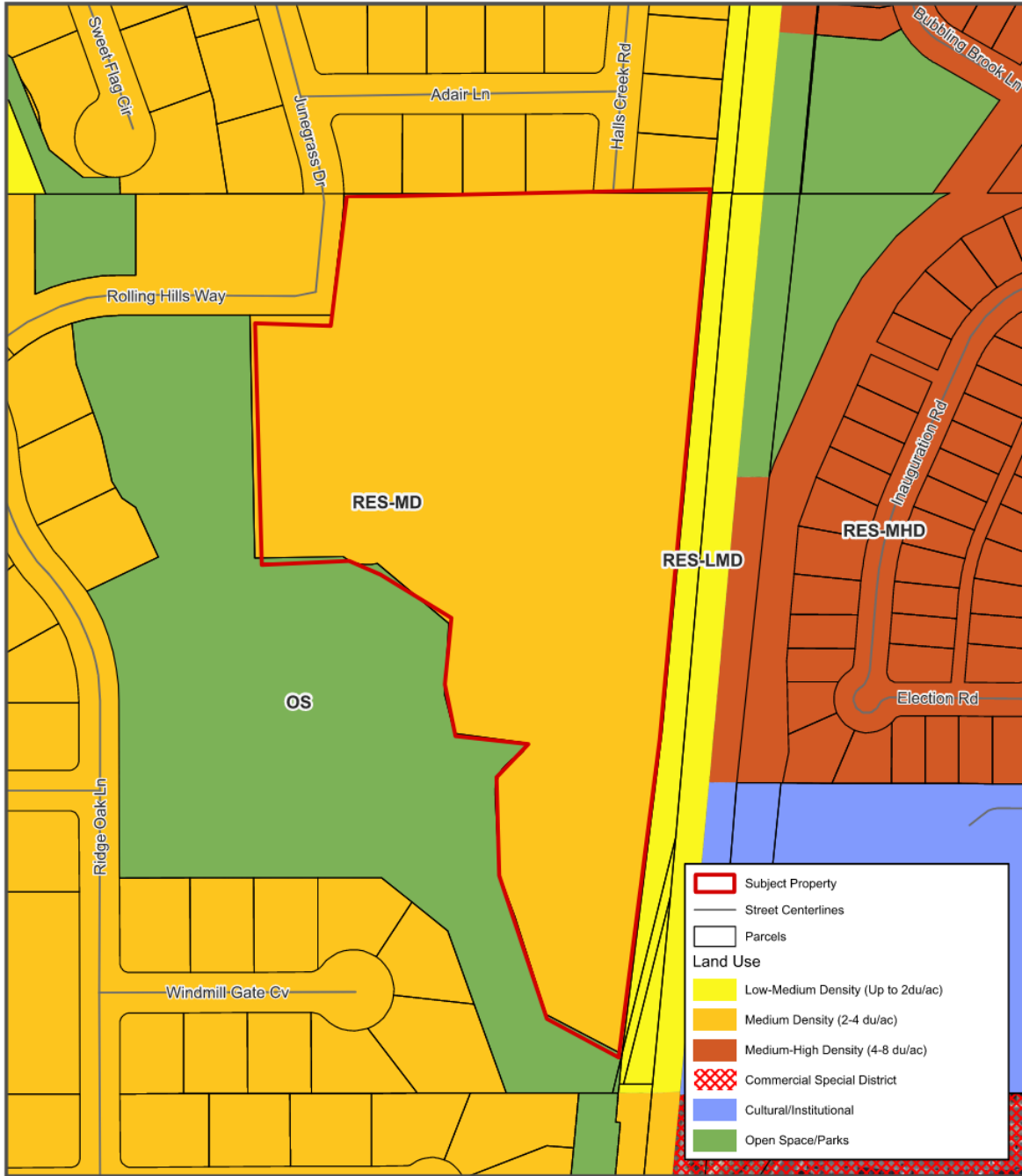
 **Jenson Farms Ph 4 Final Plat**  
11867 S. 700 West


0 0.03 0.06  
mi

N

Date Printed: 5/11/2026

# EXHIBIT D LAND USE MAP





**DRAPER**  
UTAH

Date Printed: 5/11/2026

## Jenson Farms Ph 4 Final Plat

11867 S. 700 West


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0.03

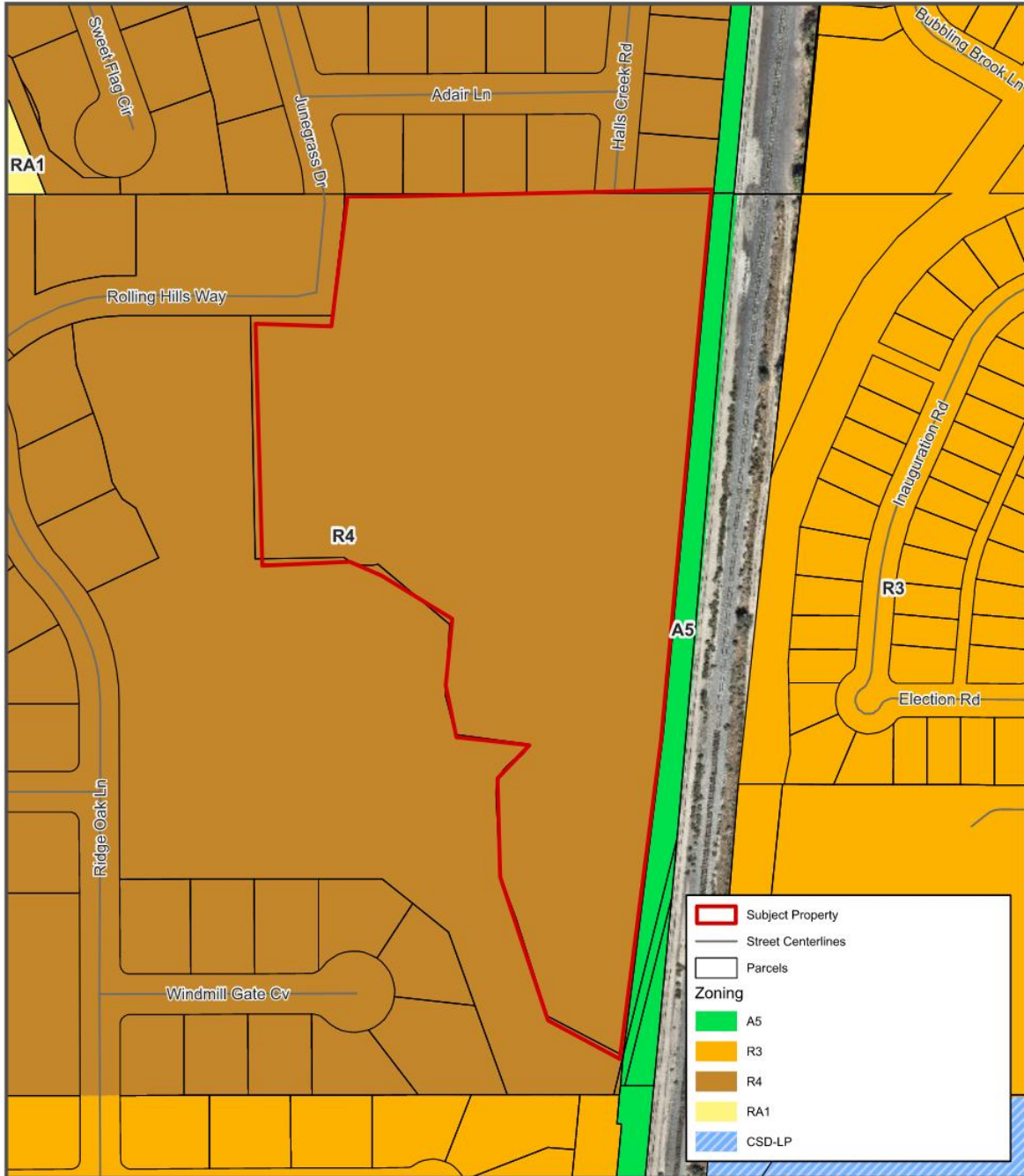
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# EXHIBIT E ZONING MAP



Date Printed: 5/11/2026

## Jenson Farms Ph 4 Final Plat

11867 S. 700 West

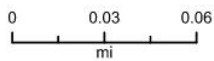
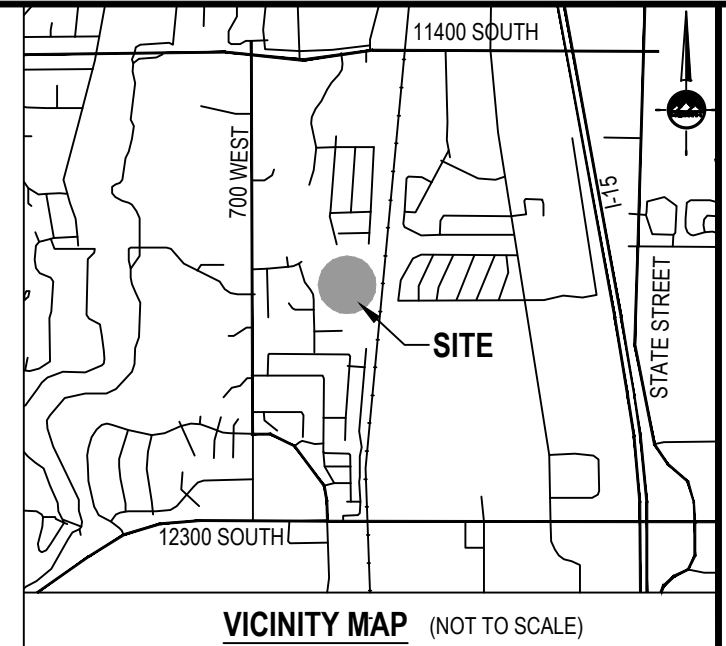


EXHIBIT F  
FINAL SUBDIVISION PLAT

# JENSON FARMS PHASE 4 PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
DRAPER CITY, SALT LAKE COUNTY, UTAH  
MAY 2025



### 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. 26682. 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 recorder's office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

### BOUNDARY DESCRIPTION

Beginning at the northeast corner of Parcel B of Jenson Farms Phase 2 Subdivision, recorded in Book 2019P at Page 77 in the Office of the Salt Lake County Recorder, said point being South 00°05'01" East 177.94 feet along the section line and East 1,064.06 feet from the Northwest Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

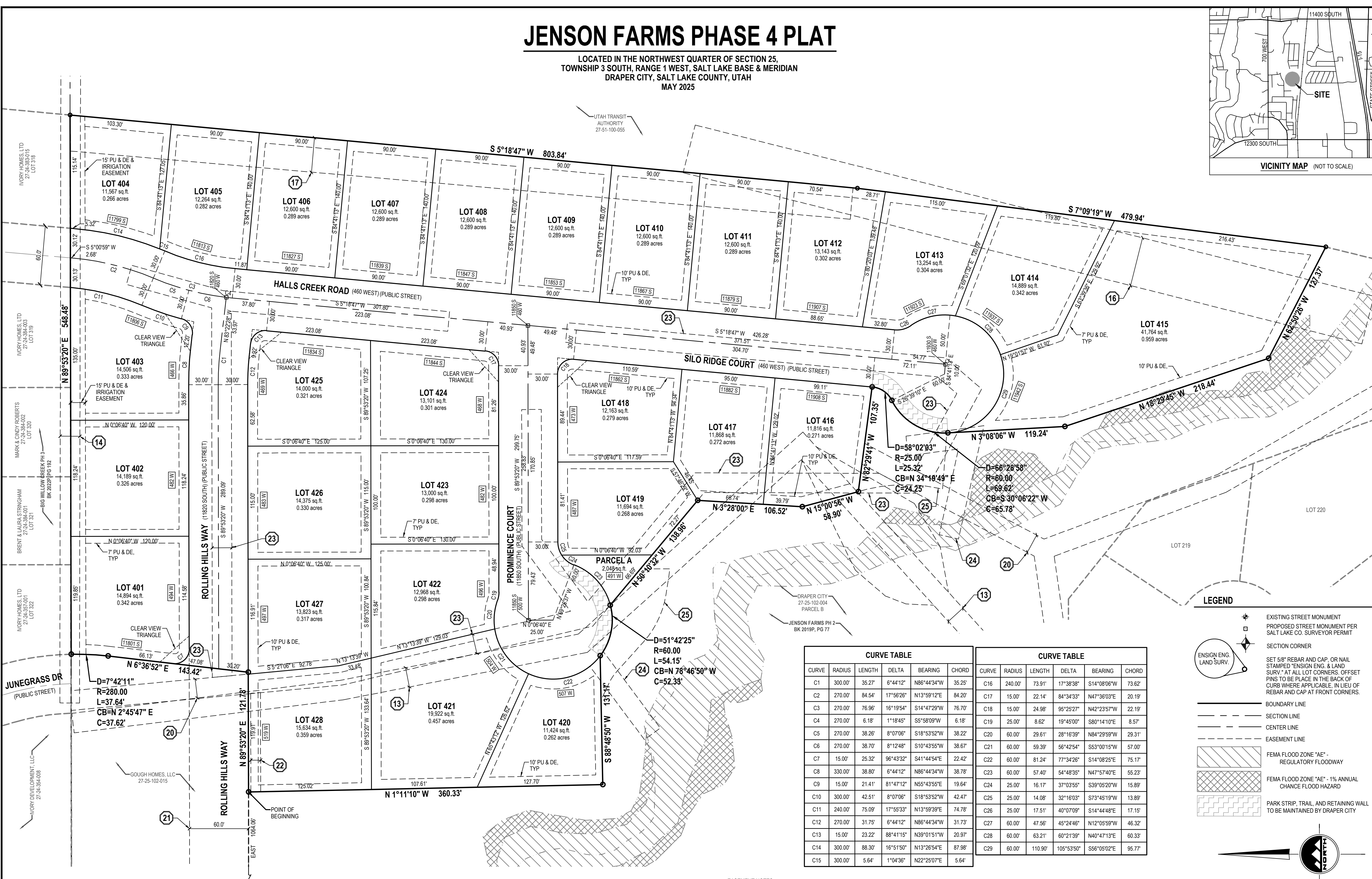
- thence North 89°53'20" East 121.78 feet;
- thence North 06°36'52" East 143.42 feet;
- thence Northeastly 37.64 feet along the arc of a 280.00 foot radius curve to the left (center bears North 83°23'08" West and the chord bears North 02°45'47" East 37.62 feet with a central angle of 07°42'11") to the southerly boundary line of Big Willow Creek Phase 3 Subdivision, recorded in Book 2022P at Page 192 in the Office of the Salt Lake County Recorder;
- thence North 89°53'20" East 548.48 feet along said southerly boundary line to the westerly boundary line of the Utah Transit Authority Property;
- thence along said westerly boundary line the following two (2) courses:
  - (1) South 05°18'47" West 803.84 feet;
  - (2) South 07°09'19" West 479.94 feet to a point on the easterly boundary line of said Parcel B of Jenson Farms Phase 2 Subdivision;
- thence along said easterly boundary line the following twelve (12) courses:
  - (1) North 62°50'26" West 127.37 feet;
  - (2) North 18°29'45" West 218.44 feet;
  - (3) North 03°08'06" West 119.24 feet;
  - (4) Northwesterly 69.62 feet along the arc of a 60.00 foot radius curve to the right (center bears North 86°51'54" East and the chord bears North 30°06'22" East 65.78 feet with a central angle of 66°28'57");
  - (5) Northwesterly 25.32 feet along the arc of a 25.00 foot radius curve to the left (center bears North 26°39'10" West and the chord bears North 34°19'49" East 24.25 feet with a central angle of 58°02'03");
  - (6) North 82°29'41" West 107.35 feet;
  - (7) North 15°00'56" West 58.90 feet;
  - (8) North 03°28'00" East 106.52 feet;
  - (9) North 50°10'32" West 138.96 feet;
  - (10) Northwesterly 54.15 feet along the arc of a 60.00 foot radius curve to the right (center bears North 14°38'02" West and the chord bears North 78°46'50" West 52.33 feet with a central angle of 51°42'24");
  - (11) South 68°48'50" West 131.17 feet;
  - (12) North 01°11'10" West 360.33 feet to the point of beginning.

Contains 511,466 Square Feet or 11.742 Acres and 28 Lots and 1 Parcel



5/13/2025  
DATE

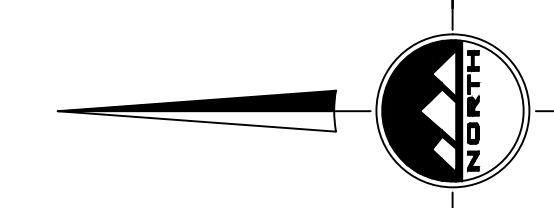
PATRICK M. HARRIS  
P.L.S. 26682



CURVE TABLE					CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	300.00	35.27	6°44'12"	N86°44'34"W	35.25	C16	240.00	73.91	17°38'38"	S14°08'06"W	73.62
C2	270.00	84.54	17°56'28"	N13°59'12"E	84.20	C17	15.00	22.14	84°34'33"	N47°38'03"E	20.19
C3	270.00	76.96	16°19'54"	S14°47'29"W	76.70	C18	15.00	24.98	95°25'27"	N42°23'57"W	22.19
C4	270.00	6.18	1°18'45"	S5°58'09"W	6.18	C19	25.00	8.62	19°45'00"	S80°14'01"E	8.57
C5	270.00	38.26	8°07'06"	S18°53'52"W	38.22	C20	60.00	29.61	28°16'39"	N84°29'59"W	29.31
C6	270.00	38.70	8°12'48"	S10°43'55"W	38.67	C21	60.00	59.39	56°42'54"	S53°00'15"W	57.00
C7	15.00	25.32	96°43'32"	S41°44'54"E	22.42	C22	60.00	81.24	77°34'26"	S14°08'25"E	75.17
C8	330.00	38.80	6°44'12"	N86°44'34"W	38.78	C23	60.00	57.40	54°48'35"	N47°57'40"E	55.23
C9	15.00	21.41	81°47'12"	N55°43'55"E	19.64	C24	25.00	16.17	37°03'56"	S39°05'20"W	15.89
C10	300.00	42.51	8°07'06"	S18°53'52"W	42.47	C25	25.00	14.08	32°16'03"	S73°45'19"W	13.89
C11	240.00	75.09	17°56'33"	N13°59'39"E	74.78	C26	25.00	17.51	40°07'09"	S14°44'48"E	17.15
C12	270.00	31.75	6°44'12"	N86°44'34"W	31.73	C27	60.00	47.58	45°24'46"	N12°05'59"W	46.32
C13	15.00	23.22	88°41'15"	N39°01'51"W	20.97	C28	60.00	63.21	60°21'39"	N40°47'13"E	60.33
C14	300.00	88.30	16°51'50"	N13°26'54"E	87.98	C29	60.00	110.90	106°53'50"	S56°06'02"E	95.77
C15	300.00	5.64	1°04'36"	N22°25'07"E	5.64						

### LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- SECTION CORNER
- SET 5/8" REBAR AND CAP OR NAIL STAMPED 'ENSIGN ENG. & LAND SURV.' AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE. IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- FEMA FLOOD ZONE 'AE' - REGULATORY FLOODWAY
- FEMA FLOOD ZONE 'AE' - 1% ANNUAL CHANCE FLOOD HAZARD
- PARK STRIP, TRAIL, AND RETAINING WALL TO BE MAINTAINED BY DRAPER CITY



### EASEMENT NOTES:

- Easement in favor of Salt Lake County Sewerage Improvement District No. 1, recorded December 28, 1973, as Entry No. 2590980, in Book 3486, at Page 273. Easement in favor of Salt Lake County Sewerage Improvement District No. 1, recorded May 30, 1975 as Entry No. 2712662, Book 3875 at Page 27.
- Sewer Easement in favor of Salt Lake County Sewerage Improvement District No. 1, recorded June 4, 1996, as Entry No. 6374431, in Book 7415, at Page 85.
- Right of Way and Easement Grant in favor of PacifiCorp, recorded May 3, 2010, as Entry No. 10946076, in Book 9822, at Page 8936.
- Easements in favor of South Valley Sewer District, recorded February 7, 2019 as Entry No. 12935652 in Book 10751 at Page 1267 and recorded February 11, 2019 as Entry No. 12932108 in Book 10751 at Page 8338.
- Grant of Temporary Construction and Public Access Easement in favor of Draper City, recorded December 9, 2019 as Entry No. 13142172 in Book 10689 at Page 8274.
- Public Utility and Private Sanitary Sewer Lateral Easement, recorded April 4, 2024 as Entry No. 14224580 in Book 11482 at Page 6189.
- Sanitary Sewer Easement in favor of Jordan Basin Improvement District, recorded \_\_\_\_\_, Entry No. \_\_\_\_\_, Book \_\_\_\_\_, Page \_\_\_\_\_.
- Storm Drain Easement, recorded \_\_\_\_\_, Entry No. \_\_\_\_\_, Book \_\_\_\_\_, Page \_\_\_\_\_.
- Drainage Basin Easement, recorded \_\_\_\_\_, Entry No. \_\_\_\_\_, Book \_\_\_\_\_, Page \_\_\_\_\_.

DEVELOPER  
**IVORY HOMES**  
978 E WOODOAK LAKE  
SALT LAKE CITY, UT 84117  
PHONE: 801.747.7000

RECORD OF SURVEY  
ROS NO.: S-2020-11-0834  
COUNTY SURVEYOR REVIEWER DATE

**ENSIGN**  
THE STANDARD IN ENGINEERING

LAYTON Phone: 801.547.1100  
TOOLE Phone: 435.843.3900  
SANDY Phone: 801.255.0529  
CLEAR CITY Phone: 435.865.1453  
WOODFIELD Phone: 435.896.2983

PROJECT NUMBER: 7074M  
MANAGER: RQR  
DRAWN BY: RFW  
CHECKED BY: PMH  
DATE: 5/13/25

- ### ROCKY MOUNTAIN POWER NOTES:
- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
  - PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) 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
    - 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.

ENBRIDGE GAS UTAH - NOTE  
Questar 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.

- ### PLAT NOTES:
- BASEMENT ELEVATIONS SHALL BE A MINIMUM OF THREE FEET ABOVE HIGHEST GROUNDWATER ELEVATION. ELEVATIONS SHALL BE PUT ON THE TOP OF SLOPES STEEPER THAN 3H:1V SHOULD BE ONE HALF THE HEIGHT OF THE SETBACK OF THE FOUNDATION OF THE HOME FROM THE FACE OF ANY SLOPE STEEPER THAN 3H:1V SHOULD BE ONE THIRD THE HEIGHT OF THE SLOPE WITH THE SETBACK DISTANCE NOT EXCEEDING 20 FEET.
  - THE SETBACK OF FOUNDATIONS FROM HOMES AT THE BOTTOM OF SLOPES STEEPER THAN 3H:1V SHOULD BE ONE HALF THE HEIGHT OF THE SLOPE WITH THE SETBACK DISTANCE NOT EXCEEDING 15 FEET.
  - ANY REAR LOT RETENTION BASIN SHALL BE MAINTAINED BY THE OWNERS IN PERPETUITY FOR ALL STORM WATER. STORMWATER MAINTENANCE AGREEMENT APPLIES TO ALL LOTS. LONG TERM STORMWATER MANAGEMENT PLAN AND AGREEMENT RECORDED AS ENTRY NO. \_\_\_\_\_ BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_.
  - PARCEL A TO BE OWNED AND MAINTAINED BY DRAPER CITY.
  - PER THE SLOPE ANALYSES BY IGS THE HOMES ADJACENT TO THE TOP OF SLOPES SHALL BE CONSTRUCTED WITH BASEMENTS.
  - THE SETBACK OF THE BOTTOM OF THE FOUNDATION OF THE HOME FROM THE FACE OF ANY SLOPE STEEPER THAN 3H:1V SHOULD BE ONE THIRD THE HEIGHT OF THE SLOPE WITH THE SETBACK DISTANCE NOT EXCEEDING 20 FEET.
  - THE SETBACK OF FOUNDATIONS FROM HOMES AT THE BOTTOM OF SLOPES STEEPER THAN 3H:1V SHOULD BE ONE HALF THE HEIGHT OF THE SLOPE WITH THE SETBACK DISTANCE NOT EXCEEDING 15 FEET.
  - ANY REAR LOT RETENTION BASIN SHALL BE MAINTAINED BY THE OWNERS IN PERPETUITY FOR ALL STORM WATER. STORMWATER MAINTENANCE AGREEMENT APPLIES TO ALL LOTS. LONG TERM STORMWATER MANAGEMENT PLAN AND AGREEMENT RECORDED AS ENTRY NO. \_\_\_\_\_ BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_.

<b>EASEMENT APPROVAL</b> CENTURYLINK DATE _____ ROCKY MOUNTAIN POWER DATE _____ ENBRIDGE GAS UTAH DATE _____ COMCAST DATE _____	<b>JORDAN BASIN IMPROVEMENT DISTRICT APPROVAL</b> APPROVED THIS _____ DAY OF _____, 20____, BY JORDAN BASIN IMPROVEMENT DISTRICT. JORDAN BASIN IMPROVEMENT DISTRICT MANAGER _____	<b>ZONING COMMISSION APPROVAL</b> APPROVED THIS _____ DAY OF _____, 20____, BY DRAPER CITY ZONING COMMISSION. CHAIR, DRAPER CITY ZONING COMMISSION _____	<b>SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL</b> APPROVED THIS _____ DAY OF _____, 20____, BY SALT LAKE VALLEY HEALTH DEPARTMENT. SALT LAKE VALLEY HEALTH DEPARTMENT _____	<b>CITY ENGINEER APPROVAL</b> APPROVED THIS _____ DAY OF _____, 20____, BY DRAPER CITY ENGINEER. DRAPER CITY ENGINEER _____	<b>CITY MAYOR APPROVAL</b> 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 _____	<b>CITY ATTORNEY'S APPROVAL</b> APPROVED THIS _____ DAY OF _____, 20____, BY DRAPER CITY ATTORNEY. DRAPER CITY ATTORNEY _____	<b>SALT LAKE COUNTY RECORDER</b> RECORDED # _____ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEES _____ DEPUTY SALT LAKE COUNTY RECORDER _____
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**EXHIBIT G  
STREET TREE PLAN**

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

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

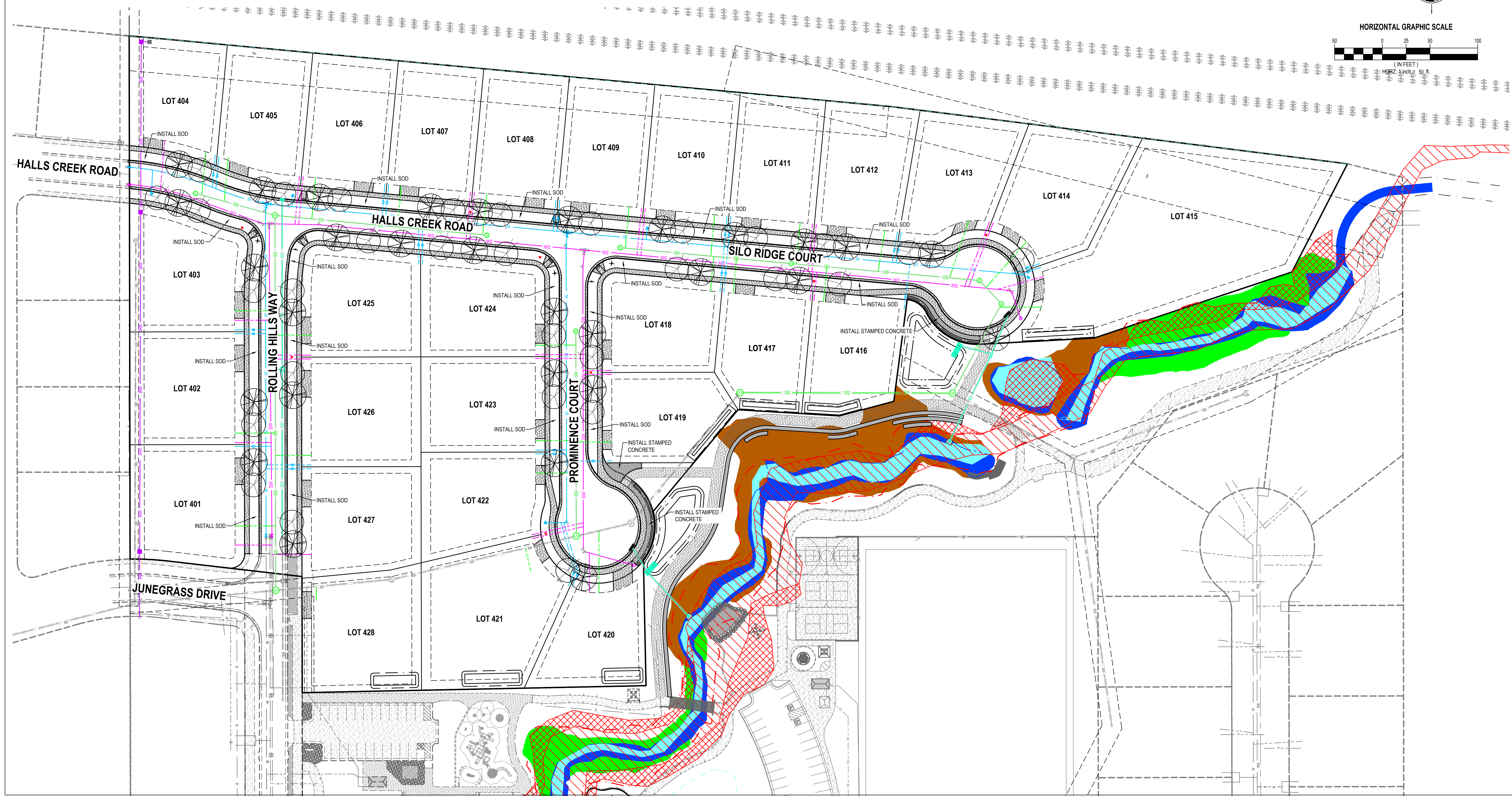
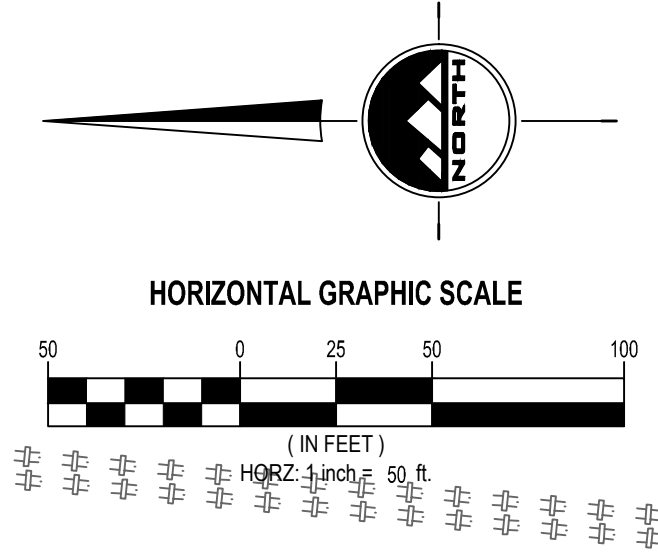
**BENCHMARK**  
NORTHWEST CORNER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4399.04'

**Landscape**

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
30		State Street Maple	Acer miyabei	2" Cal.
30		Eastern Redbud	Cercis canadensis	2" Cal.

Landscape Notes: Install sod in all parkstrip areas as noted on plans. Tree locations may shift depending on final locations of driveways.



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**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR:  
IVORY HOMES  
978 EAST WOODOAK LANE  
DRAPER, UTAH

CONTACT:  
PETER GAMVROUSAS  
PHONE: 801-747-7000

**JENSON FARMS  
PHASE 4**  
11905 SOUTH 700 WEST  
DRAPER, UTAH



**LANDSCAPE PLAN**

PROJECT NUMBER: 7074M      PRINT DATE: 2025-05-15  
PROJECT MANAGER: RQE      DESIGNED BY: BAC

**L-100**