



Development Review Committee
1020 East Pioneer Road
Draper, UT 84020

STAFF REPORT
July 23, 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: **Windsor Mill Townhomes – Final Subdivision Plat Request**

Application No.: 2023-4618-SUB
Applicant: David Jenkins, representing Olsen and Associates
Project Location: 11450 S 820 West
Current Zoning: RM1 (Multi-family Residential, up to 8 dwelling units per acre) and
CN (Neighborhood Commercial) Zone
Acreage: 4.78 Acres (Approximately 208,591 ft²)
Request: Request for approval of a Final Subdivision Plat in the RM1 and
CN zone regarding the creation of 30 townhome units and 1
commercial parcel.

SUMMARY AND BACKGROUND

This application is a request for approval of a Final Subdivision Plat for approximately 4.78 acres located on the south side of 11400 South, at approximately 11450 S 820 West (Exhibit B & C). The property is currently zoned RM1 and CN. The applicant is requesting that a Final Subdivision Plat be approved to allow for the development of the currently vacant site as 30 townhome units and a future office building.

This development has been approved twice before by the Planning Commission, once on February 21, 2019 and on December 17, 2020. The applicant failed to obtain a Land Disturbance Permit before the applications expired due to health reasons. Both former applications were for the same townhome and office building layout. The current applicant is now requesting to subdivide the entire property. A Site Plan was approved for the



townhome portion of the project on April 25, 2024. The office development will be built with a future phase.

While the two previous subdivision applications were approved by the Planning Commission, there has been a change in subdivision regulations and the Zoning Administrator is now the approval authority for the plat.

ANALYSIS

General Plan and Zoning.

| Table 1 | General Plan and Zoning Designations | Exhibit |
|-------------------|---|----------------|
| Existing Land Use | Residential Medium-High Density, Neighborhood Commercial | Exhibit D |
| Current Zoning | RM1, CN | Exhibit E |
| Proposed Use | Residential Townhomes, One undeveloped parcel zoned CN | |
| Adjacent Zoning | | |
| East | RM1 | |
| West | A5 (Agricultural, 5-acre lot minimum), RA2 (Residential Agricultural, 20,000 square foot lot minimum) | |
| North | RA2 | |
| South | RA2, R3 (Single-family Residential, 13,000 square foot lot minimum) | |

The Residential Medium-High Density and Neighborhood Commercial land use designations are 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 |
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| 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 | | |

Neighborhood Commercial

| LAND USE DESCRIPTION | |
|--------------------------|--|
| CHARACTERISTICS | <ul style="list-style-type: none"> • Small-scale commercial land uses that serve local residents in adjacent neighborhoods • Minimal impact in predominantly residential areas • Well-landscaped street frontages • Limited traffic access points and pedestrian access from surrounding residential areas • Don't overcrowd commercial lots; i.e., require adequate setback and landscape buffers • Screened parking and adequate ingress and egress to parking areas • Adequate drainage • Low noise standards |
| LAND USE MIX | <ul style="list-style-type: none"> • Small-scale commercial • Planned retail • Office |
| COMPATIBLE ZONING | <ul style="list-style-type: none"> • Neighborhood Commercial (CN) • Institutional Care (IC) • Commercial Services (CS) |
| LOCATION | <ul style="list-style-type: none"> • Adjacent to neighborhood • Along local roads |

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RM1



zone is to "permit well designed apartments, townhomes, twin homes, and condominiums at relatively high densities that are appropriately buffered from and compatible with surrounding land uses."

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the CN zone is to "provide areas where convenience buying outlets, having small trade areas, may be established to serve surrounding residential neighborhoods. This zone is intended to promote a combination of retail and service facilities which, in character and scale, meet day to day needs of nearby residents."

Subdivision Layout. The (Exhibit F)

| Standard | DCMC Requirements | Proposal | Notes |
|---------------------------------------|--|--|--|
| Lot/Parcel Size | RM1 Zone: 1,000 sq ft for townhomes, and 1 acre for overall project area. CN zone: NA | Townhomes: 1,234 sq ft and 1,332 sq ft Overall Project Area: 3.773 acres Parcel A: 1.016 acres | |
| Street Width | 26-feet of drivable surface plus sidewalk on both sides of the roadway | Townhomes: 42-feet wide total, 31-feet of drivable surface, 6-inches curb on both sides, and 6-foot sidewalks on both sides. | |
| Street Ownership | Private | Private | Parcel A is served by the adjacent public 820 West |
| Setbacks- | | | |
| From Boundary of Townhome Development | 10-feet | 10-feet | |
| Easements- | | | |
| PUE Front | 7-feet | 7-feet | The private roadways are utility easements |
| PUE Rear | 7-feet | 7-feet | |
| PUE Side | 7-feet | 7-feet | |
| Other | 7-feet | 7-feet | |



The plat shows an old utility easement that will be vacated with the plat. This easement was for drainage and public utilities, and provided access to construct, reconstruct, operate, maintain and remove such facilities. When Windsor Mill Drive was dedicated to the City and improved as part as the Windsor Mill Subdivision in 2016 this easement was no longer needed.

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.

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.

If the Zoning Administrator decides to approve the request, staff recommends they include the following conditions of approval:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. If the final plat is not recorded within one (1) year from the date of Zoning Administrator approval or construction of the required landscaping and infrastructure has not commenced, such approval shall be null and void. This time period may be extended by the Zoning Administrator for up to one additional six (6) month period for good cause shown. The subdivider must petition in writing for an extension prior to the expiration of the original one (1) year.
4. Prior to printing the mylar, amend the plat designation for Entry No. 5995615 to call it a drainage and public utility easement rather than a right of way and show the easement to be vacated with the plat.

The findings for approval as are follows:

1. The final plat conforms to the preliminary plat and is in compliance with the engineering and surveying standards and criteria set forth in DCMC Chapter 17-4 and all other applicable standards and ordinances of Draper City and the State of Utah.

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.

Planning Division Review.

1. We have determined that the note referencing Entry No. 5995615 is not a right of way easement but a utility easement. It can be vacated with the plat. Please amend this call out to say Drainage and Public Utility Easement and change to vacate with plat.

Fire Division Review.

Townhomes:

1. Fire Department Access is required. An unobstructed minimum road width of twenty-six (26) feet exclusive of the shoulders and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued. (Fire Department access shall be, maintained at all times throughout the entire project.)
 - D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305mm) wide by 18 inches (457mm) high and have red letters on a white reflective background. Signs shall be, posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.
2. IFC SECTION 3310 ACCESS FOR FIRE FIGHTING DURING CONSTRUCTION
3310.1.1 Required access. Approved vehicle access for firefighting shall be, provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions, shall provide vehicle access. Vehicle access shall be, maintained until permanent fire apparatus access roads are available.

- Until permanent fire apparatus access roads are constructed, fire-fighting vehicle access is the means by which fire fighters gain access to the construction or demolition site and building for fire suppression and rescue operations. Such access is an integral component of the fire prevention program. The site superintendent or other person responsible for construction and demolition operations is responsible for maintaining and policing fire-fighter access routes, as provided in Section 3308. Fire apparatus must be able to get within 100 feet (30 480 mm) of any installed fire department connection supplying water to temporary or permanent fire protection systems. Access roads must support the weight of the heaviest vehicle that might respond. The weight requirements are available from the local fire department. All-weather surfaces are required because the responding fire department should not waste time moving snow or trying to get out of mud.
3. IFC CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. This section of fire will be enforced. Please make sure the project is maintaining all aspects of this chapter during construction.
 4. Hydrants and Site Access. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
 5. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
 6. Visible Addressing Required. New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background.
 7. Street Signs required and are to be posted and legible prior to building permits being issued. All lots to have lot number or address posted and legible.

Office:

1. Fire Department Access is required. An unobstructed minimum road width of twenty-six (26) feet exclusive of the shoulders and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits

being issued. (Fire Department access shall be, maintained at all times throughout the entire project.)

2. IFC SECTION 3310 ACCESS FOR FIRE FIGHTING DURING CONSTRUCTION

3310.1.2 Required access. Approved vehicle access for firefighting shall be, provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions, shall provide vehicle access. Vehicle access shall be, maintained until permanent fire apparatus access roads are available.

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5. Fire Hydrants are required. This project needs 3 hydrants. They are to be protected with bollards if susceptible to vehicle damage. The required fire flow for this project is 3250GPM for full 3 hour duration. A 50% reduction is allowed in fire flow which is 1625gpm for 2 hours, for installation of fire sprinklers.

6. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
7. Fire Sprinklers Required. A deferred submittal for a NFPA 13 fire sprinkler shop drawings are to be sent via email to: Don Buckley at fire.permits@draperutah.gov. A complete set of plans, with manufacturer cut sheets, and hydraulic calculations. Plans must be stamped by a NICET level III or better in Auto Sprinkler Layout. (There needs to be a hydrant with-in a 100 feet of the FDC.) FDC is required to have KNOX Locking Caps. ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.
8. Post Indicator Valve with Tamper May Be Required. If there is no designated fire riser room with a direct access door from the outside. There shall be either a wall mounted P.I.V (OS&Y) or a typical P.I.V placed a minimum distance of 40 feet from the building with a tamper switch. Any new or existing P.I.V will be required to be identified as to which riser or part of the system they shut off.
9. Fire Department Connection (FDC): The FDC is required as part of a water-based suppression system as the auxiliary water supply. The FDC will give the fire department the capability to supply additional pressure necessary to the automatic fire sprinkler system and the standpipe system. The FDC will be located at the entrance to the building and will be within 100-feet of the fire hydrant. The FDC will be located to ensure connected hoses which supply the system will not obstruct access to the buildings for other fire apparatus. The final location of FDC will be approved by the Fire Marshal. The shown FDC does not meet the fire code requirement and will need to be moved to the South side of the building.
10. Fire Alarm Required. A deferred submittal for fire alarm shop drawings are to be sent via email to the following to: Don Buckley at fire.permits@draperutah.gov . A complete set of plans, with manufacturer cut sheets, and battery calculations. Plans must be stamped by a NICET level III or better in Fire Alarm Systems. ALL FIRE ALARM PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.
11. Emergency Responder Radio Coverage Required. Emergency responder radio coverage shall be provided in accordance with the IFC 510. Before a Fire Safety Codes Release (Certificate of Occupancy) is issued, compliance with International Fire Code Section 510 is required by means of an Emergency Responder Radio Coverage System (ERRCS) installed, tested, and accepted OR through field testing by a FCC licensed radio contractor to verify that an ERRCS is not warranted. A critical element to compliance with this standard is preliminary testing once the building is dried-in.
12. Knox Boxes Required. Fire Department "Knox Brand" lock box to be mounted to exterior walls, near the main entrance and/or nearest the door serving the

exterior access to the fire sprinkler riser room. (At a height of 5 feet to the top of the box) Lock box purchase can be arranged by the General Contractor.

13. 2A-10BC Fire Extinguishers required. The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed every 75 feet of travel. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.
14. Visible Addressing Required. New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background.
15. A Fire Safety Plan is required and shall be, developed by the construction company and submitted to the Draper City Fire Marshal's office for review. This shall submitted prior to any combustible construction takes place. The plan should include but not be limited to:
 - A. Name and 24-hour emergency contact information for the site safety director and fire watch personnel.
 - B. Documentation of the training of the site safety director and fire watch personnel.
 - C. Procedures for reporting emergencies.
 - D. Fire Department vehicle access routes (where the temporary fire access is going to be.)
 - E. Location of fire protection equipment, including but not limited to, location of all portable fire extinguishers for use during construction, standpipes (if required), fire department connections (temporary and permanent), and all fire hydrant locations.
 - F. Smoking and cooking polices designated areas to be used, where approved, and signage locations in accordance with 2021 IFC section 3305.8 (No smoking allowed on site).
 - G. Location and safety considerations for temporary heating equipment.
 - H. Hot works permit plan.
 - I. Plans for control of combustible waste material.
 - J. Locations and methods for storage and use of flammable and combustible liquids and other hazardous materials.
 - K. Provisions for site security.
 - L. Emergency accountability for employees on site (How many, how are you tracking who is on site)
 - M. Any other site-specific information required by the Draper City Fire Marshal.
 - N. This plan shall be, updated consistently throughout the project until completion.

EXHIBIT B
VICINITY MAP

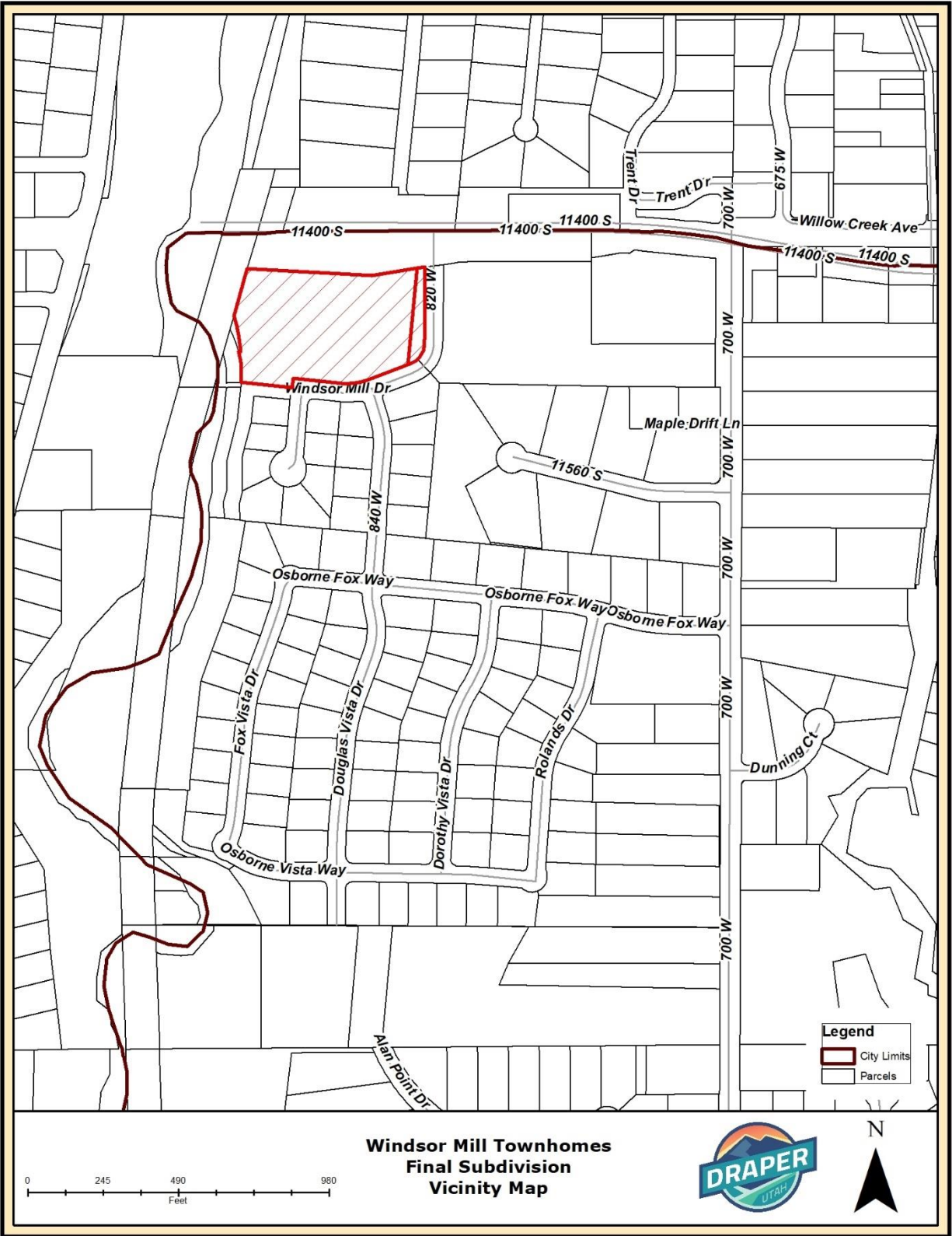


EXHIBIT C
AERIAL MAP

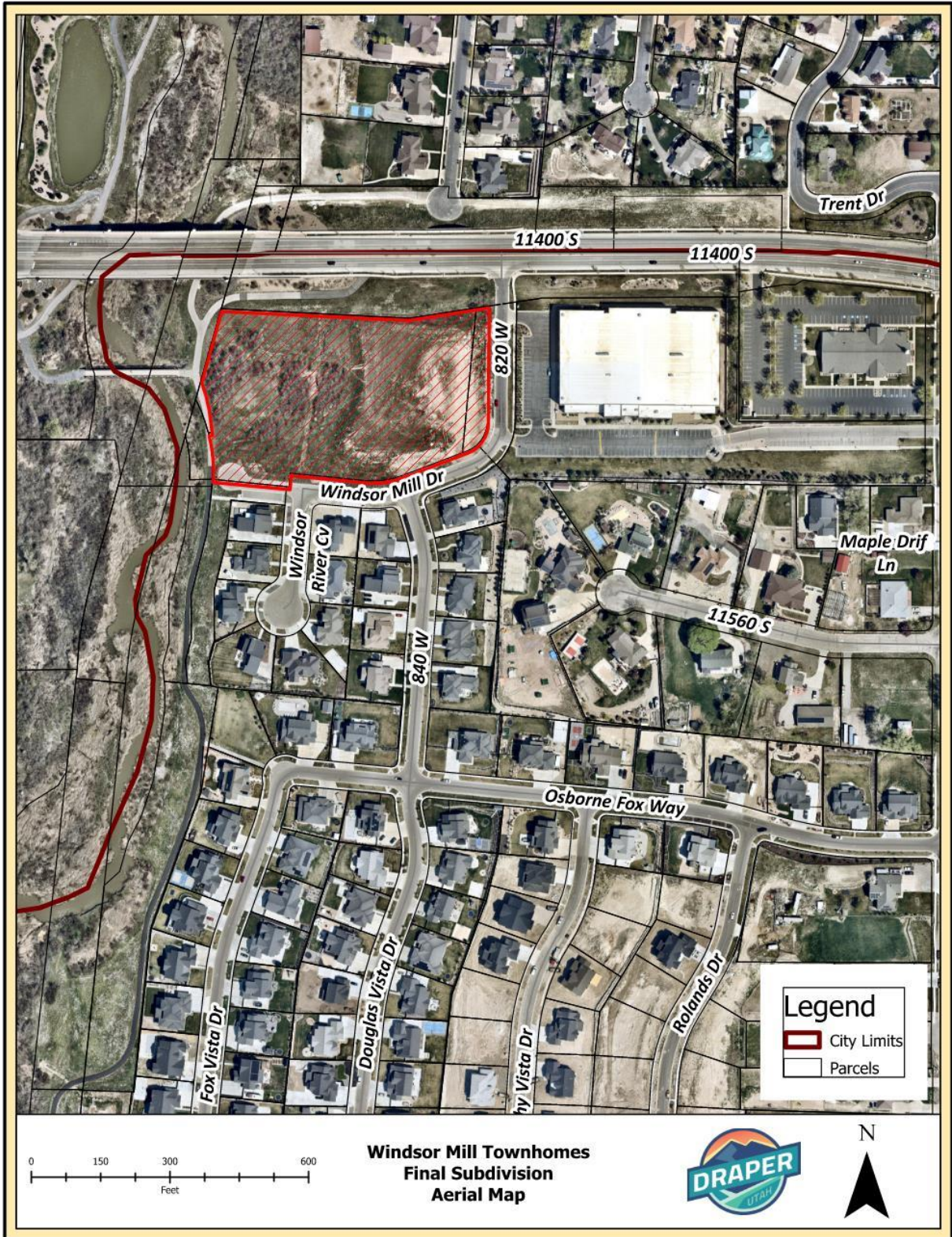


EXHIBIT D LAND USE MAP

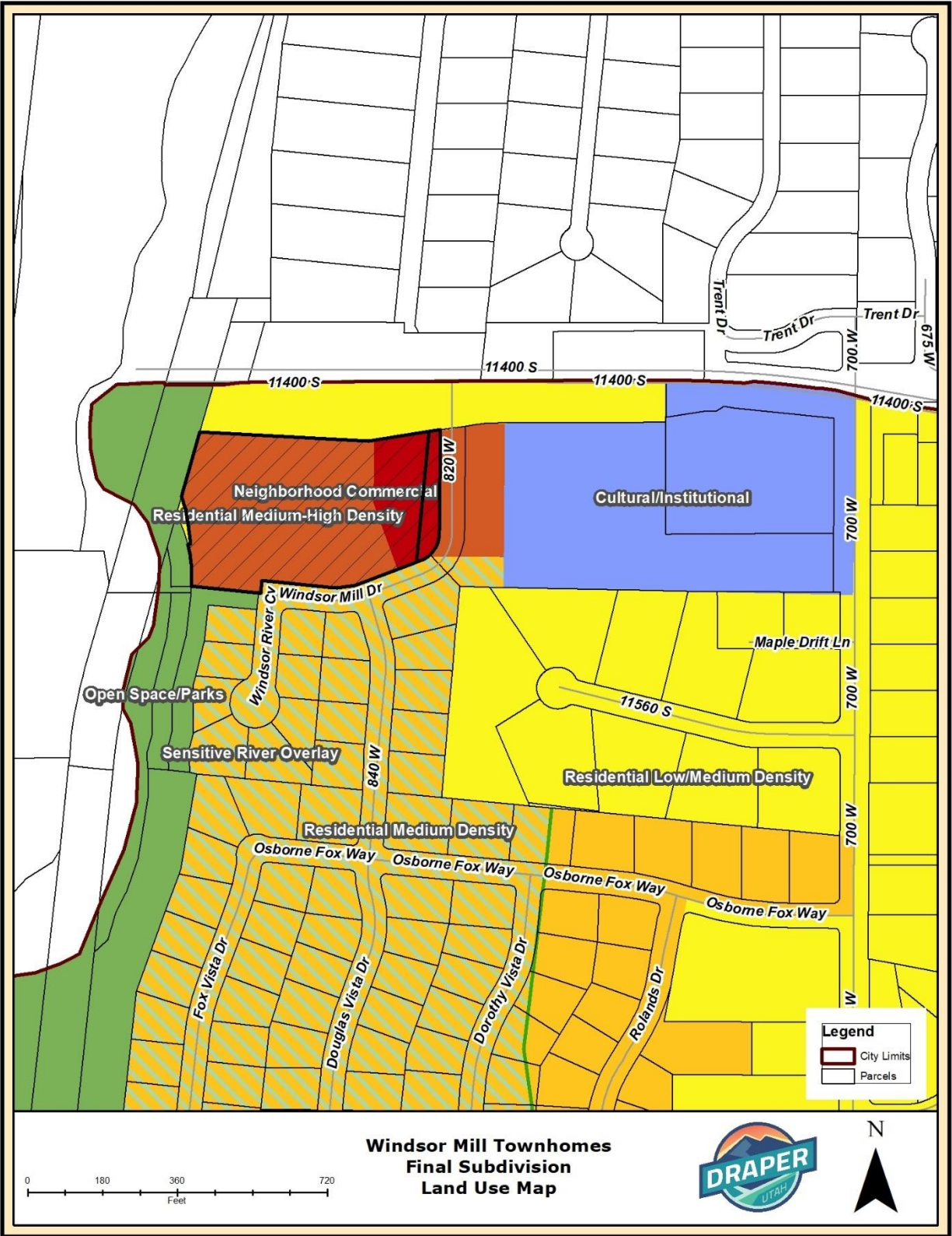


EXHIBIT E ZONING MAP

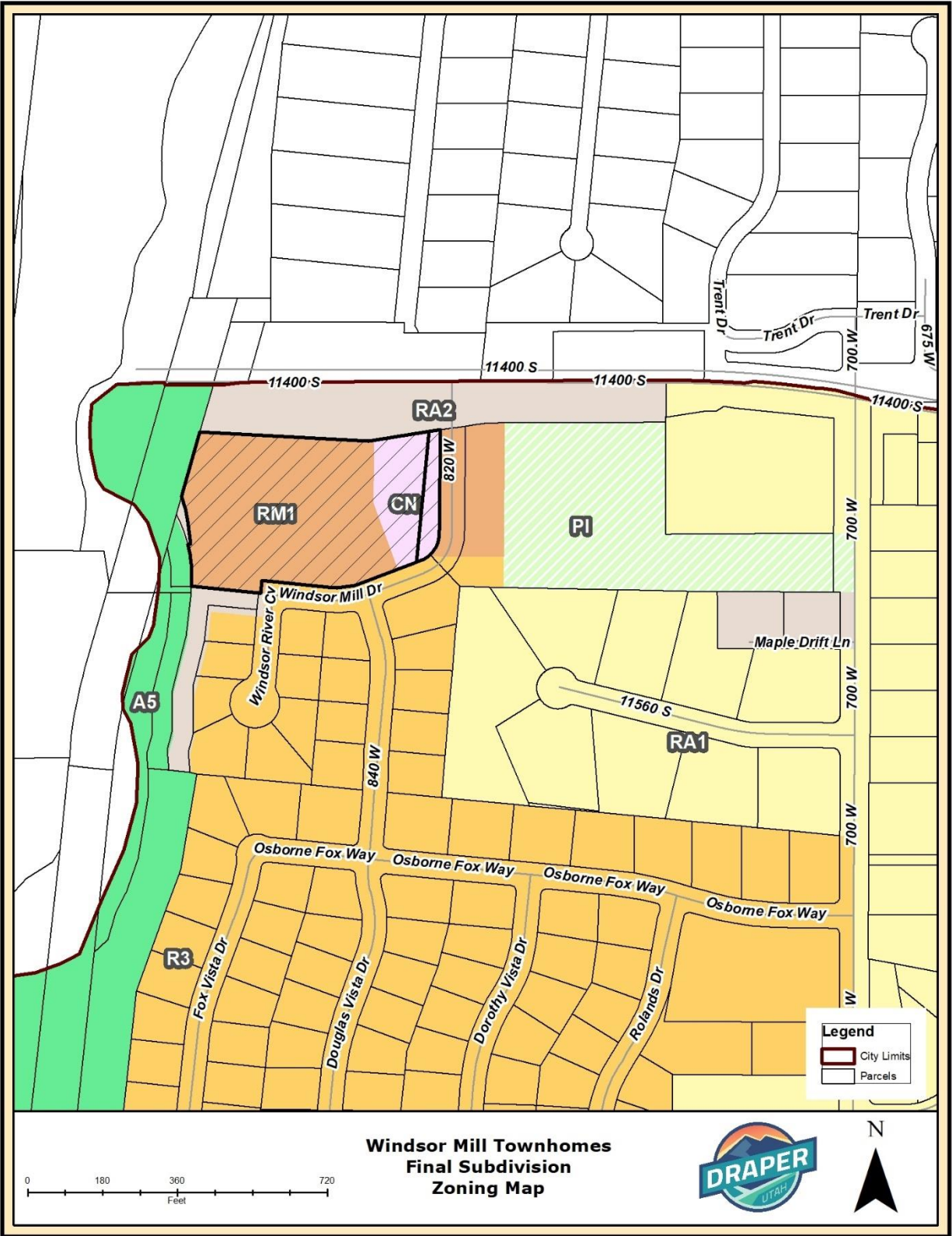


EXHIBIT F
SUBDIVISION PLAT

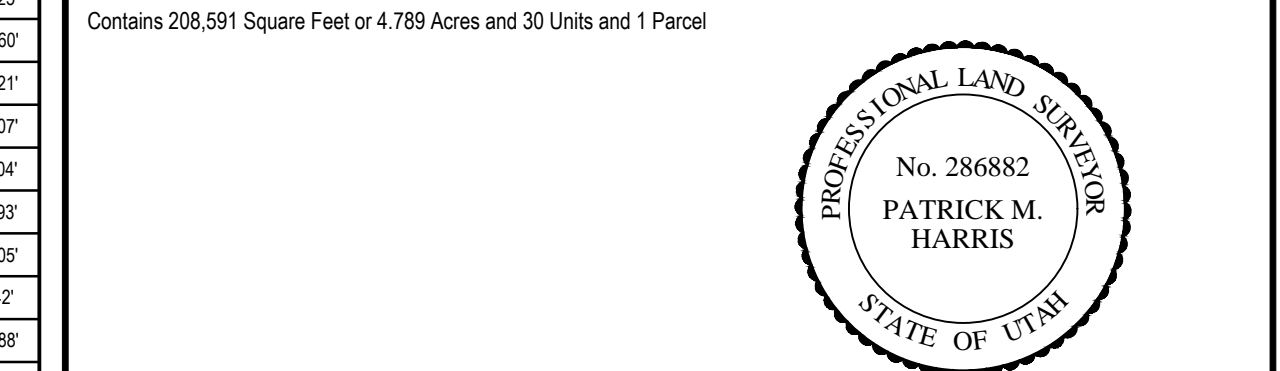
WINDSOR MILL TOWNHOMES PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
JULY 2024
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 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 intersection of the west line of 820 West Street and the south line of 11400 South Street said point being South 89°26'50" West 997.48 feet along the section line and South 00°05'05" East 116.71 feet from the East Quarter Corner of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running
then along said west line of said 820 West Street the following two (2) courses:
(1) South 00°26'04" West 249.40 feet;
(2) Southwesterly 83.81 feet along the arc of a 70.00 foot radius curve to the right (center bears North 89°33'56" West and the chord bears South 34°44'03" West 78.89 feet with a central angle of 68°35'59") to the north line of Windsor Mill Drive;
then along said north line of Windsor Mill Drive the following three (3) courses:
(1) South 69°02'03" West 149.29 feet;
(2) Southwesterly 82.99 feet along the arc of a 179.93 foot radius curve to the right (center bears North 20°57'57" West and the chord bears South 82°14'51" West 82.26 feet with a central angle of 26°25'36");
(3) North 84°32'21" West 161.50 feet;
then South 04°42'13" West 30.00 feet;
then North 84°32'21" West 166.95 feet;
then North 02°47'14" East 6.44 feet;
then Northwesterly 94.53 feet along the arc of a 320.00 foot radius curve to the left (center bears North 87°15'05" West and the chord bears North 05°42'52" West 94.19 feet with a central angle of 16°55'34");
then North 19°05'54" West 31.80 feet;
then North 87°15'05" East 175.87 feet to the south line of said 11400 South Street;
then along said south line the following two (2) courses:
(1) South 87°15'05" East 405.96 feet;
(2) North 80°59'05" East 175.87 feet to the point of beginning.



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

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then North 19°05'54" West 31.80 feet;
then North 87°15'05" East 175.87 feet to the south line of said 11400 South Street;
then along said south line the following two (2) courses:
(1) South 87°15'05" East 405.96 feet;
(2) North 80°59'05" East 175.87 feet to the point of beginning.

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|-------|---------|--------|------------|-------------|--------|
| C1 | 192.00 | 41.71 | 12°26'49" | N22°47'19"W | 41.63 |
| C2 | 408.00 | 38.01 | 5°29'15" | S38°20'36"E | 37.99 |
| C3 | 408.00 | 47.77 | 6°42'32" | S30°19'12"E | 47.79 |
| C4 | 90.00 | 121.46 | 77°19'31" | N65°37'41"W | 112.45 |
| C5 | 600.00 | 71.69 | 6°50'45" | N89°07'56"E | 71.65 |
| C6 | 50.00 | 95.04 | 108°54'46" | S38°05'55"W | 81.37 |
| C7 | 165.00 | 57.07 | 19°49'08" | N6°26'54"W | 56.79 |
| C8 | 142.10 | 70.42 | 28°23'40" | N79°15'39"E | 69.70 |
| C9 | 179.93 | 29.92 | 9°31'40" | N73°47'33"E | 29.89 |
| C10 | 179.93 | 53.07 | 16°53'56" | N87°00'41"E | 52.88 |
| C11 | 16.00 | 22.15 | 79°18'14" | S66°13'01"E | 20.42 |
| C12 | 213.00 | 46.27 | 12°26'49" | N22°47'19"W | 46.18 |
| C13 | 387.00 | 81.37 | 12°02'47" | S22°59'19"E | 81.22 |
| C14 | 111.00 | 149.80 | 77°19'31" | N65°37'41"W | 138.69 |
| C15 | 579.00 | 69.18 | 6°50'45" | N89°07'56"E | 69.14 |
| C16 | 71.00 | 134.96 | 108°54'46" | S38°05'55"W | 115.54 |
| C17 | 144.00 | 49.81 | 19°49'08" | N6°26'54"W | 49.66 |
| C18 | 22.00 | 34.75 | 90°29'25" | S48°42'22"W | 31.35 |
| C19 | 163.22 | 44.74 | 19°42'18" | N86°05'35"E | 44.60 |
| C20 | 22.00 | 22.08 | 73°07'47" | N68°12'26"W | 26.21 |
| C21 | 171.00 | 37.15 | 12°26'49" | N22°47'19"W | 37.07 |
| C22 | 16.00 | 17.97 | 64°20'19" | N15°36'15"E | 17.04 |
| C23 | 121.10 | 11.93 | 5°38'46" | S88°55'19"E | 11.93 |
| C24 | 22.00 | 40.54 | 105°35'36" | N35°30'30"E | 35.69 |
| C25 | 428.30 | 2.42 | 0°19'24" | S17°07'33"E | 2.42 |
| C26 | 30.50 | 42.09 | 47°45'24" | N40°50'38"W | 40.88 |
| C27 | 69.00 | 35.79 | 29°43'14" | N79°25'49"W | 35.39 |
| C28 | 621.00 | 74.20 | 6°50'45" | N89°07'56"E | 74.15 |
| C29 | 29.00 | 55.13 | 108°54'46" | S38°05'55"W | 47.19 |
| C30 | 181.42 | 49.29 | 15°34'05" | N8°46'00"W | 49.14 |
| C31 | 22.00 | 32.59 | 84°52'24" | S43°36'44"E | 29.69 |
| C32 | 2324.59 | 55.58 | 1°22'12" | S1°44'31"E | 55.58 |
| C33 | 407.43 | 21.87 | 3°04'31" | S1°50'43"E | 21.87 |
| C34 | 394.43 | 33.94 | 4°55'47" | N9°56'02"W | 33.93 |
| C35 | 2337.59 | 55.26 | 1°21'16" | N1°45'08"W | 55.26 |
| C37 | 429.00 | 2.77 | 0°22'11" | S28°49'38"E | 2.77 |

TYPICAL TOWNHOME DIMENSIONS

| TYPE | AREA | WIDTH | DEPTH |
|--------|---------------|--------|--------|
| TYPE A | 1,234 sq. ft. | 47.08' | 26.00' |
| TYPE B | 1,332 sq. ft. | 41.08' | 32.00' |

UTILITY DEDICATION
By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Draper City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREETS", and "COMMON AREA" for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS
By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION
Know 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

WINDSOR MILL TOWNHOMES 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 spaces, parks, trails or easements, or of similar designation. Pursuant to Code 10-36-604 the owners hereby conveys the Common Areas and Private Streets as indicated hereon to _____

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D. 20____
JERI OLSEN TRUST, DATED JUNE 15, 2005

By: JERI OLSEN, TRUSTEE

TRUST ACKNOWLEDGMENT

STATE OF _____ S.S.
COUNTY OF _____

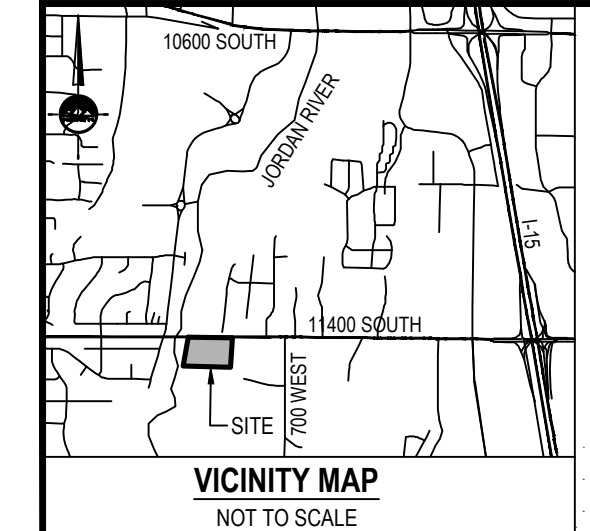
ON THE _____ DAY OF _____ A.D. 20____, JERI OLSEN, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT HE/SHE, EXECUTED THE SAME AS TRUSTEE(S) ON BEHALF OF THE JERI OLSEN TRUST, DATED JUNE 15, 2005, AND EXECUTED IT WITH LAWFUL AND PROPER AUTHORITY, AND THE EXECUTION WAS A VALID ACT BINDING ON SAID TRUST.

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

WINDSOR MILL TOWNHOMES PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

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



UTAH DEPARTMENT OF NATURAL RESOURCES, DIV OF PARKS & REC.
27-23-400-050-4002

UTAH DEPARTMENT OF TRANSPORTATION
27-23-400-069

UDOT
27-23-400-074

DRAPER CITY
27-23-400-067

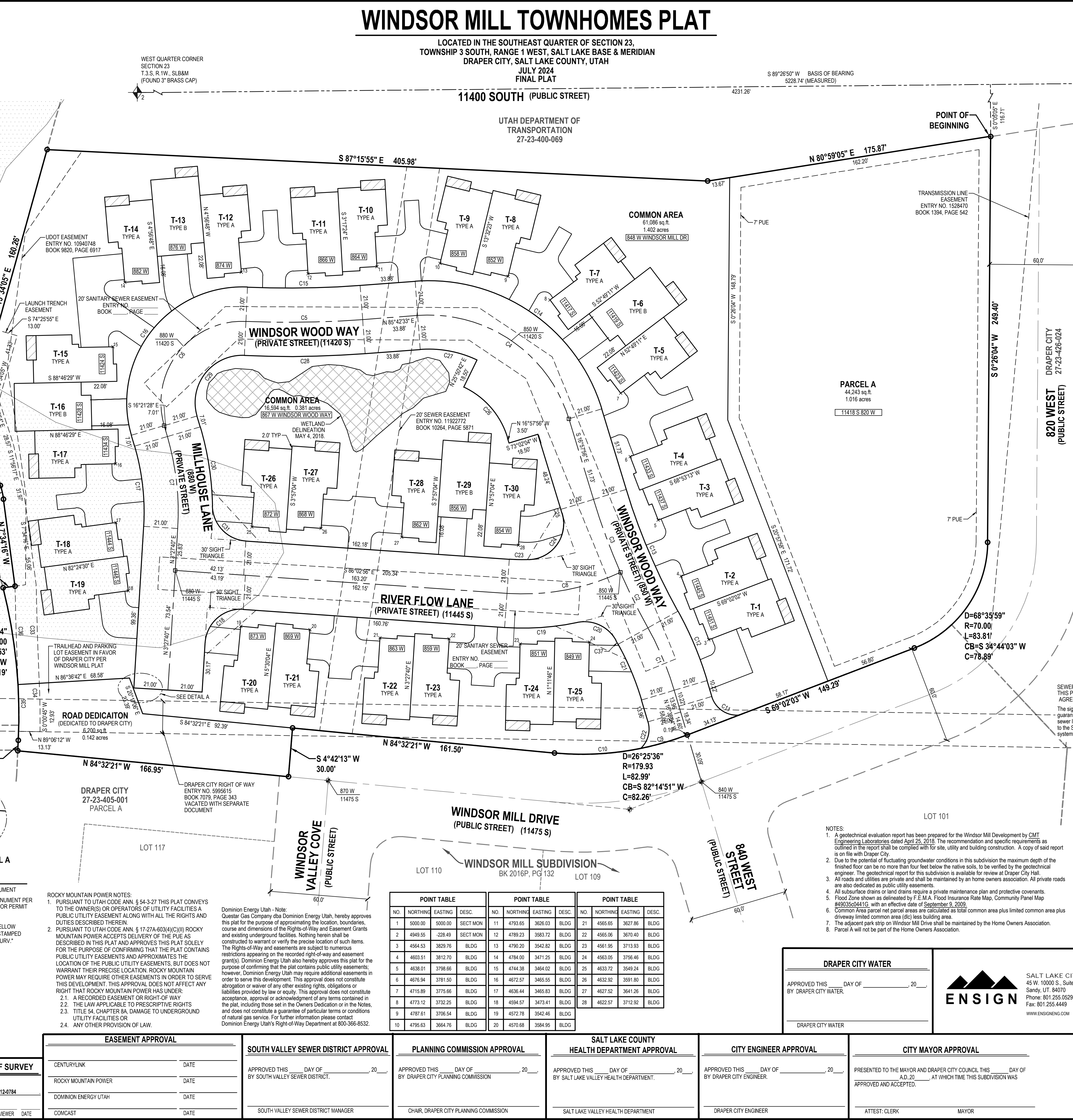
OLSEN & ASSOC. CONST.
27-23-400-081

DRAPER CITY
27-23-405-001
PARCEL A

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAL STAMPED "ENSGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- FEMA FLOOD ZONE 'AE'
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

OWNER / DEVELOPER
JERI OLSEN TRUST,
DATED JUNE 15, 2005
11618 S STATE ST, STE 1601
DRAPER, UT 84020
PHONE 801.550.2555



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)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE 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 RECORD 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.

Domestic Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grants. Dominion Energy Utah also hereby approves this plat for the purpose of confirming that the plat contains public utility easements; however, 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 provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners' Declaration or in 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.

POINT TABLE

| NO. | NORTHING | EASTING | DESC. | NO. | NORTHING | EASTING | DESC. | NO. | NORTHING | EASTING | DESC. |
|-----|----------|---------|----------|-----|----------|---------|-------|-----|----------|---------|-------|
| 1 | 5000.00 | 5000.00 | SECT MON | 11 | 4793.65 | 3626.03 | BLDG | 21 | 4965.65 | 3627.86 | BLDG |
| 2 | 4949.55 | -228.49 | SECT MON | 12 | 4789.23 | 3583.72 | BLDG | 22 | 4965.06 | 3670.40 | BLDG |
| 3 | 4564.53 | 3826.76 | BLDG | 13 | 4790.20 | 3542.82 | BLDG | 23 | 4561.95 | 3713.93 | BLDG |
| 4 | 4603.51 | 3812.70 | BLDG | 14 | 4784.00 | 3471.25 | BLDG | 24 | 4563.05 | 3756.46 | BLDG |
| 5 | 4638.01 | 3798.66 | BLDG | 15 | 4744.38 | 3464.02 | BLDG | 25 | 4633.72 | 3549.24 | BLDG |
| 6 | 4676.94 | 3781.50 | BLDG | 16 | 4672.57 | 3465.55 | BLDG | 26 | 4632.92 | 3591.80 | BLDG |
| 7 | 4715.89 | 3775.66 | BLDG | 17 | 4636.44 | 3465.83 | BLDG | 27 | 4627.52 | 3641.26 | BLDG |
| 8 | 4773.12 | 3732.25 | BLDG | 18 | 4694.57 | 3473.41 | BLDG | 28 | 4622.57 | 3712.92 | BLDG |
| 9 | 4787.61 | 3706.54 | BLDG | 19 | 4572.78 | 3542.46 | BLDG | | | | |
| 10 | 4795.63 | 3664.76 | BLDG | 20 | 4570.68 | 3584.95 | BLDG | | | | |

DRAPER CITY WATER
APPROVED THIS _____ DAY OF _____ 20____
BY DRAPER CITY WATER

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____ 20____
BY SALT LAKE VALLEY HEALTH DEPARTMENT.

CITY ENGINEER APPROVAL
APPROVED THIS _____ DAY OF _____ 20____
BY 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.

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____ 20____
BY DRAPER CITY ATTORNEY

EASEMENT APPROVAL

| CENTURYLINK | DATE |
|----------------------|------|
| | |
| ROCKY MOUNTAIN POWER | |
| DOMINION ENERGY UTAH | |
| COMCAST | |

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS _____ DAY OF _____ 20____
BY SOUTH VALLEY SEWER DISTRICT.

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____ 20____
BY DRAPER CITY PLANNING COMMISSION

CITY ENGINEER APPROVAL
APPROVED THIS _____ DAY OF _____ 20____
BY 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.

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____ 20____
BY DRAPER CITY ATTORNEY

SALT LAKE COUNTY RECORDER
RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
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DRAPER CITY WATER

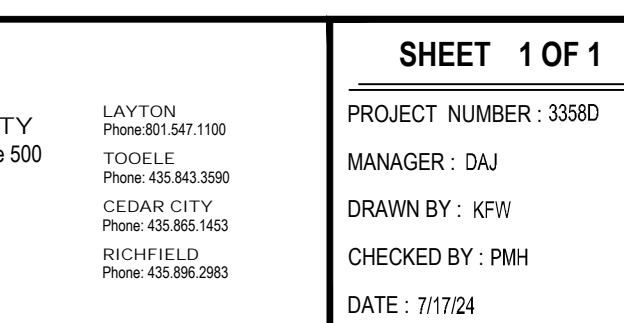
APPROVED THIS _____ DAY OF _____ 20____
BY DRAPER CITY WATER

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone 801.255.0529
Fax 801.255.4440
WWW.ENSGNENG.COM

LAYTON POWER#161100
TOOLE PHONE 438.633.3190
CEDAR CITY PHONE 438.885.1453
RICHFIELD PHONE 438.886.2863

PROJECT NUMBER: 3358D
MANAGER: DAJ
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 7/17/24



SHEET 1 OF 1