

**PUD-1-2015** Petition by **NICK MINGO**, representing **IVORY HOMES**, requesting final plat approval for the 4<sup>th</sup> phase of the Highbury Towns East PUD. The proposed development consists of 15 units and 1 parcel on 2.14 acres. The subdivision is located at 3075 South 5290 West and is zoned 'R-1-8' (single family residential, minimum lot size 8,000 square feet). (Staff- **Steve Lehman** at 801-963-3311)



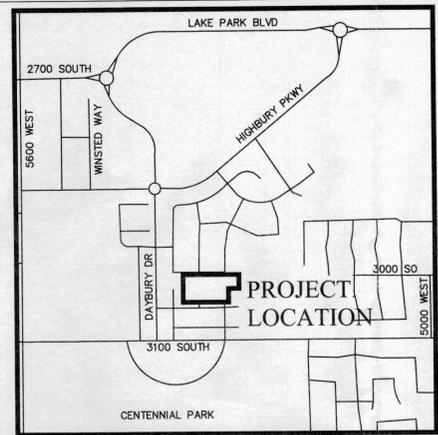
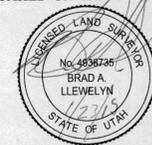
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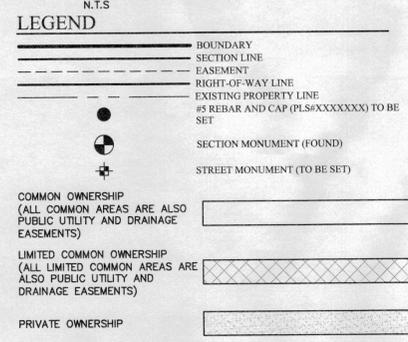
# HIGHBURY TOWNS EAST PHASE 4 P.U.D.

A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, UTAH

**SURVEYOR'S CERTIFICATE**  
I, BRAD A. LLEWELYN, A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 4938735 AS PRESCRIBED BY THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS, AND PRIVATE STREETS, TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS HIGHBURY TOWNS EAST PHASE 4 P.U.D., AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



VICINITY MAP  
N.T.S



CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00"	23.56	N45°00'00"E	21.21
C2	15.00	35°28'05"	9.29	N72°15'58"E	9.14
C3	15.00	54°31'55"	14.28	S27°15'58"W	13.74
C4	15.00	11°32'13"	3.02	S05°46'07"W	3.02
C5	15.00	78°27'47"	20.54	N59°46'07"E	18.97
C6	98.00	0°28'21"	0.81	S89°45'50"W	0.81
C7	98.00	13°11'05"	22.55	N82°56'07"E	22.50
C8	21.00	10°58'37"	4.02	N78°53'13"W	4.02
C9	21.00	73°23'54"	26.90	S36°41'57"E	25.10

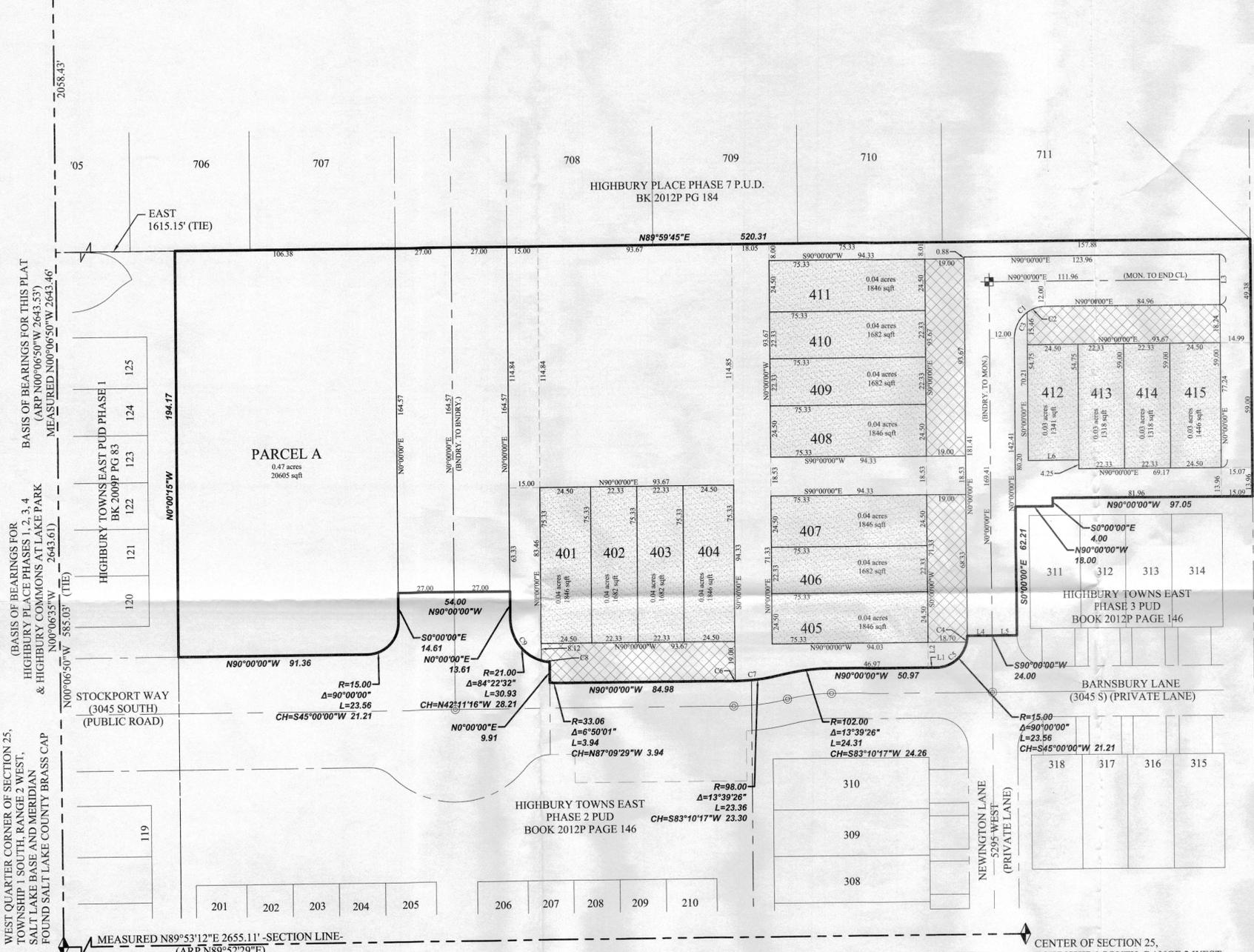
LINE	LENGTH	DIRECTION
L1	4.00	N90°00'00"E
L2	12.00	S00°00'00"E
L3	24.00	S90°00'00"W
L4	12.00	S90°00'00"W
L5	12.00	S90°00'00"W
L6	24.50	N90°00'00"W

WTR. TABLE ELEVATION VS. LOWEST FLOOR SLAB ELEVATION

UNITS #	WATER TABLE ELEVATION	MINIMUM FLOOR SLAB ELEVATION	TBC ELEVATION AT LOWEST PROPERTY COR.	DIFFERENCE IN TBC ELEVATION TO LOWEST SLAB FLOOR
401-404	4247.00	4250.00	4259.38	-12.38
405-407	4247.00	4250.00	4260.45	-13.45
408-411	4247.00	4250.00	4260.95	-13.95
412-415	4247.00	4250.00	4261.36	-14.36

NOTE: THE WATER TABLE DEPTH BASED ON THE GEO-TECHNICAL INVESTIGATION FOR THIS AREA WAS APPROXIMATELY 10' DEEP. WE USED OUR EXISTING TOPOGRAPHY TO DETERMINE THE APPROXIMATE WATER TABLE ELEVATION FOR EACH LOT IN ORDER TO DETERMINE THE LOWEST ACCEPTABLE FLOOR SLAB ELEVATION. OUR DATUM IS APPROXIMATELY 6' HIGHER THAN THAT USED BY THE GEO-TECHNICAL ENGINEER.

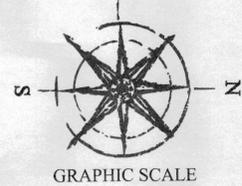
NORTHWEST CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN FOUND SALT LAKE COUNTY BRASS CAP



WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN FOUND SALT LAKE COUNTY BRASS CAP

CENTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN FOUND SALT LAKE COUNTY BRASS CAP

- NOTES:**
- A SOILS REPORT IN ACCORDANCE WITH SECTION 7-19-604 OF THE WEST VALLEY CITY ORDINANCES HAS BEEN PREPARED BY A.C.E. PROJECT NO. 1081246, NOVEMBER 22, 2006.
  - HIGH WATER TABLE IS PRESENT. SEE TABLE FOR BASEMENT FLOOR (LOWEST FLOOR SLAB) ELEVATION.
  - ELEVATION OF LOWEST FLOOR SLABS TO BE A MINIMUM OF 3.00 FEET ABOVE HIGH WATER TABLE.
  - ALL TOWNHOMES IN THIS PHASE TO BE BUILT WITH GRAVEL DRAINAGE ROCK UNDER THE FLOOR SLABS AND WITH A SUMP PIT AND SUMP PUMP IN THE LOWEST FLOOR SLAB.
  - ALL TOP OF WALL ELEVATIONS (TOW = TOP OF FOUNDATION) ARE SET TO MAINTAIN DRIVEWAY SLOPES AT A 0.5% MIN. & 12.0% MAX. AND TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS. ANY ADJUSTMENTS TO THE TOW ELEVATIONS TO BE VERIFIED BY THE ENGINEER AND CONTRACTOR IN ORDER TO MAINTAIN THE REQUIRED SLOPES AND DRAINAGE PATTERNS.
  - BUILDING PERMITS WILL NOT BE ISSUED FOR ANY TOWNHOME UNIT UNTIL 1) ASPHALT PAVING IS INSTALLED; AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.
  - PARCEL A, OPEN SPACE, PRIVATE ROADS AND LIMITED COMMON OWNERSHIP HEREBY CONVEYED TO AND MAINTAINED BY THE HIGHBURY TOWNS EAST HOME OWNERS ASSOCIATION (HOA).
  - 6" SOLID "TIREX" FENCING REQUIRED ALONG SOUTH BOUNDARY OF PROJECT ADJACENT TO 3100 SOUTH.
  - ALL LIMITED COMMON AND COMMON AREA IS ALSO A PUBLIC UTILITY AND DRAINAGE EASEMENT.



**PREPARED FOR**  
IVORY DEVELOPMENT L.L.C.  
978 WOODOAK LANE  
MURRAY, UTAH  
84117, PH: 747-7440

**PREPARED BY**  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
502 WEST 8360 SOUTH  
SANDY, UTAH 84070 PH: (801) 352-0075  
www.focusutah.com

**PLANNING COMMISSION**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY THE WEST VALLEY CITY PLANNING COMMISSION  
CHAIRMAN, WEST VALLEY CITY PLANNING COMMISSION

**SALT LAKE VALLEY HEALTH DEPARTMENT**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
DIRECTOR, S. L. VALLEY HEALTH DEPT.

**GRANGER-HUNTER IMPROVEMENT DISTRICT**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
MANAGER

**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 \_\_\_\_\_ WEST VALLEY CITY ENGINEER

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
WEST VALLEY CITY ATTORNEY

**CITY COUNCIL**  
PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
ATTEST: WEST VALLEY CITY RECORDER CITY MANAGER, WEST VALLEY CITY

**LEGAL DESCRIPTION**  
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°06'50" WEST ALONG THE WEST SECTION LINE OF SAID SECTION 25, 585.03 FEET; THENCE EAST, 1615.15 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING THE NORTHEAST CORNER OF RECORDED HIGHBURY TOWNS EAST PHASE 1 P.U.D. SAID POINT ALSO BEING ON THE SOUTH BOUNDARY LINE OF RECORDED HIGHBURY PLACE PHASE 7 P.U.D.; THENCE ALONG THE BOUNDARY OF PHASE 7 P.U.D. N89°59'45"E 520.31; THENCE SOUTH 00°04'43"E 122.34 FEET TO THE NORTHEAST CORNER OF HIGHBURY TOWNS EAST PHASE 3 P.U.D.; THENCE ALONG THE BOUNDARY OF SAID PHASE 3 P.U.D. THE FOLLOWING (9) COURSES 1) WEST 97.05 FEET; 2) SOUTH 4.00 FEET; 3) WEST 18.00 FEET; 4) SOUTH 62.21 FEET; 5) WEST 24.00 FEET; 6) SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 45°00'00"W 21.21 FEET; 7) WEST 50.97 FEET; 8) SOUTHWESTERLY 24.31 FEET ALONG THE ARC OF A 102.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 83°10'17"W 24.26 FEET); 9) SOUTHWESTERLY 23.36 FEET ALONG THE ARC OF A 98.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 83°10'17"W 23.30 FEET) TO A POINT ON THE NORTH BOUNDARY OF HIGHBURY TOWNS EAST PHASE 2 P.U.D.; THENCE ALONG THE BOUNDARY OF SAID PHASE 2 P.U.D. THE FOLLOWING (9) COURSES 1) WEST 84.98 FEET; 2) NORTHWESTERLY 3.94 FEET ALONG THE ARC OF A 33.06 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 87°09'29"W 3.94 FEET) 3) NORTH 9.91 FEET; 4) NORTHWESTERLY 30.93 FEET ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N42°11'16"W 28.21 FEET); 5) NORTH 13.61 FEET; 6) WEST 54.00 FEET; 7) SOUTH 14.61 FEET; 8) SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 45°00'00"W 21.21 FEET); 9) WEST 91.36 FEET TO THE NORTHWEST CORNER OF SAID PHASE 2 P.U.D. AND A POINT ON THE EAST BOUNDARY OF HIGHBURY TOWNS EAST P.U.D. PHASE 1; THENCE ALONG SAID EAST BOUNDARY PHASE 1 P.U.D. N00°00'15"W 194.17 FEET TO THE POINT OF BEGINNING

CONTAIN: 2.14 ACRES (15 UNITS AND 1 PARCEL)

**OWNERS DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_ THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND PRIVATE STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

**HIGHBURY TOWNS EAST PHASE 4 P.U.D.**  
DO HEREBY CONVEY TO WEST VALLEY CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO CONVEY PARCELS A & B TO THE HIGHBURY TOWNS EAST HOME OWNERS ASSOCIATION THE SAME TO USED BY THE PUBLIC AS OPEN SPACE.  
IN WITNESS WHEREOF \_\_\_\_\_ HAVE HEREUNTO SET  
HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: \_\_\_\_\_ BY: \_\_\_\_\_

**LIMITED LIABILITY ACKNOWLEDGEMENT**  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2013 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, \_\_\_\_\_ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE \_\_\_\_\_ OF IVORY DEVELOPMENT L.L.C., A UTAH L.L.C. 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 \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY

**HIGHBURY TOWNS EAST PHASE 4 P.U.D.**  
A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 25 TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, UTAH

**RECORDED #**  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FEE \_\_\_\_\_ SALT LAKE COUNTY RECORDER

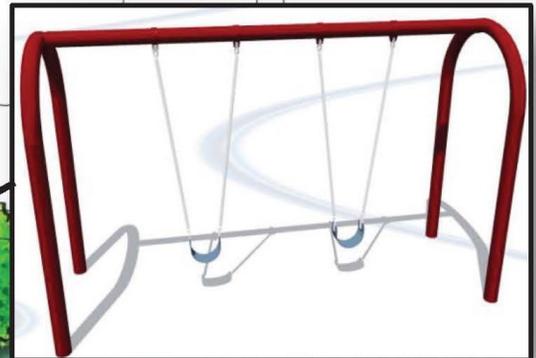
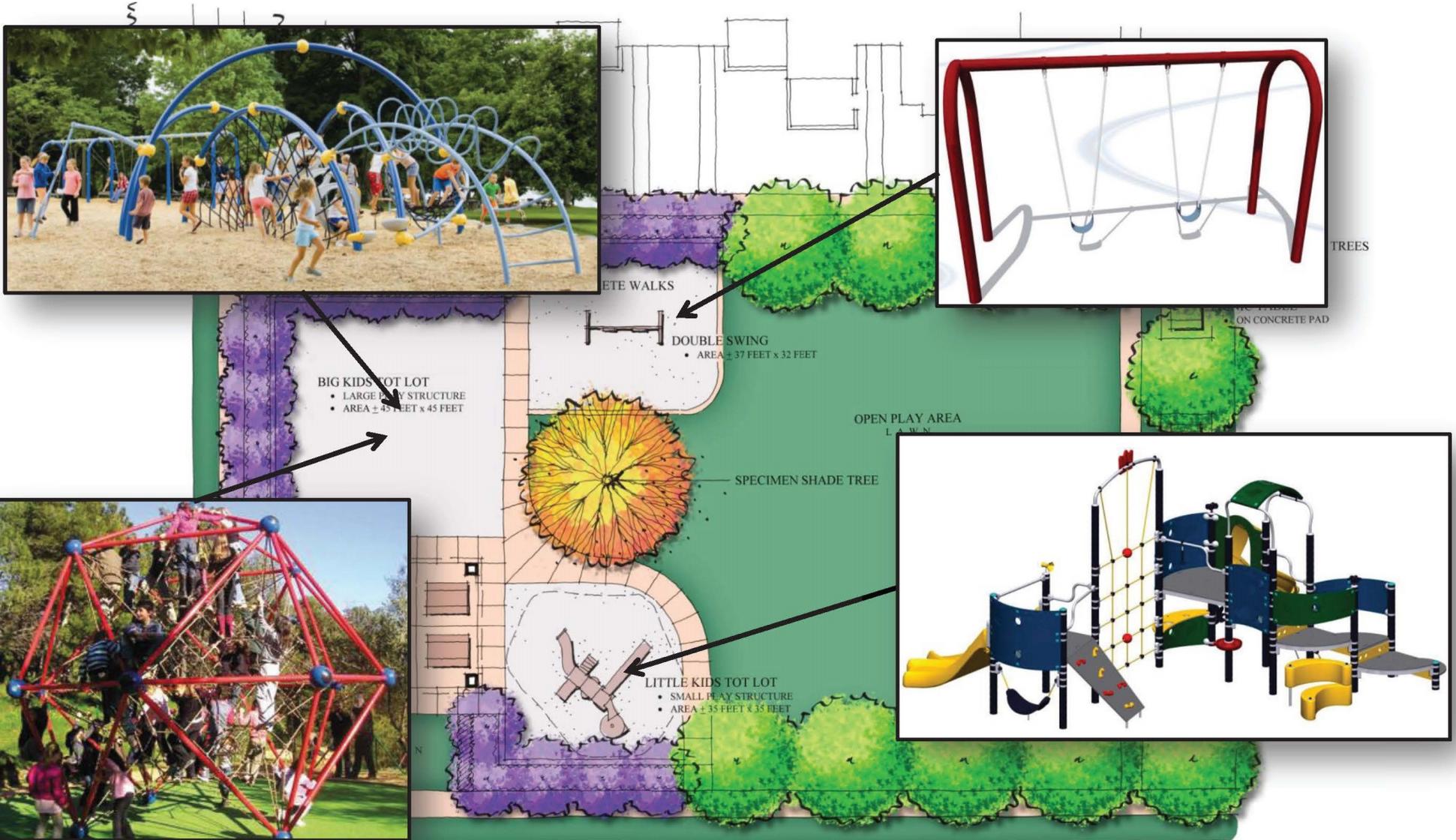
# Site Plan



# Site Plan – Park Areas



# Park Amenities



# Park Amenities

