

S-3-2015 Petition by **DAN NORTHRUP** requesting **minor subdivision approval** for the Northrup Subdivision. The subdivision will consist of 3 lots on 2.4 acres. The subdivision is located at 5190 W 3500 S and is zoned 'R-1-8' (single family residential, minimum lot size 8,000 square feet) and 'A' (agriculture). (Staff- **Steve Lehman** at 801-963-3311)

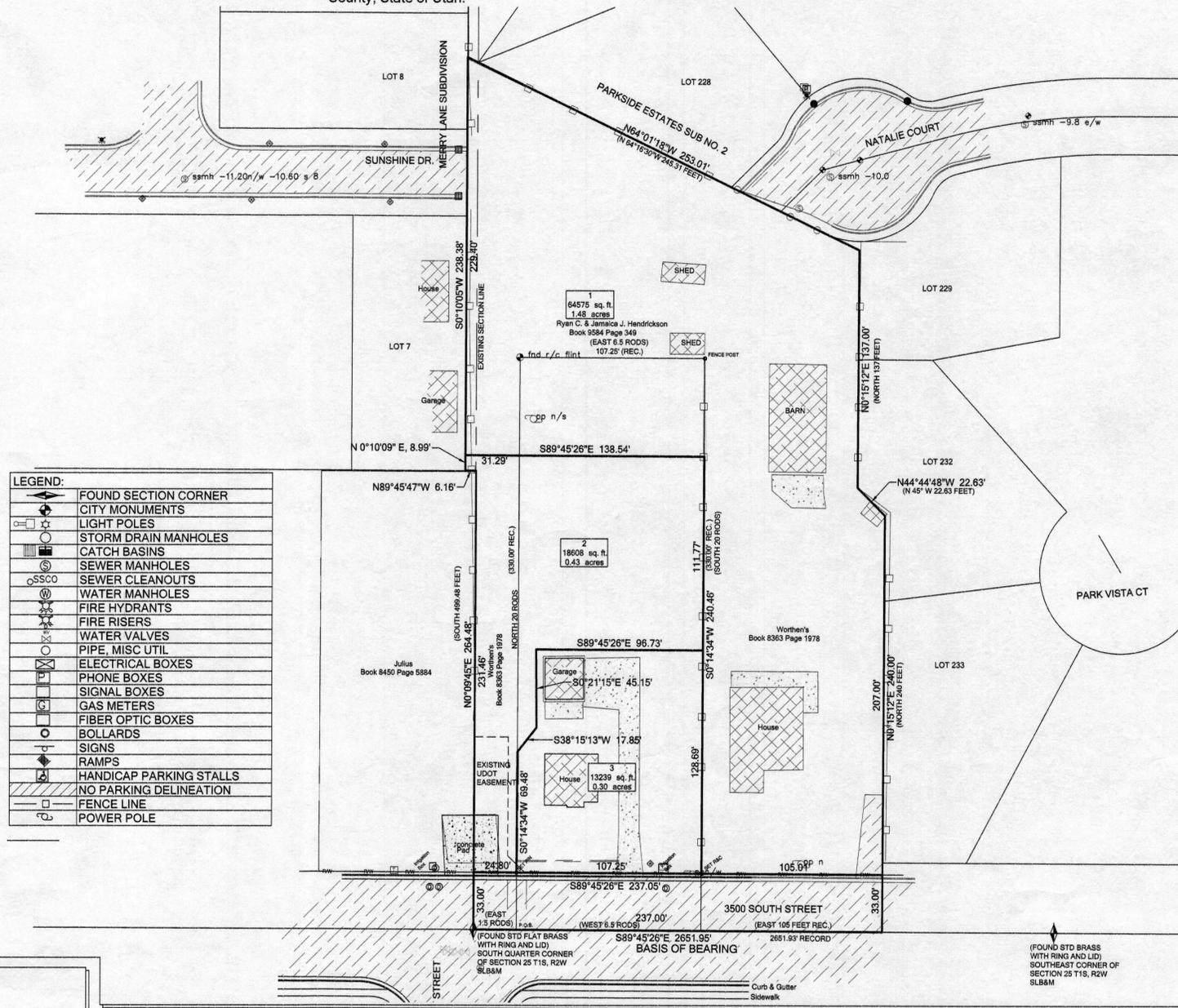
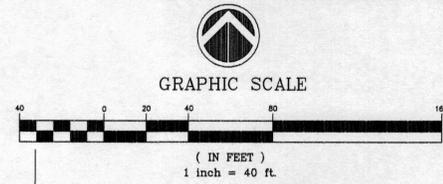


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NORTHRUP SUBDIVISION

Located in the Southwest Quarter of the Southeast Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, State of Utah.



LEGEND:	
	FOUND SECTION CORNER
	CITY MONUMENTS
	LIGHT POLES
	STORM DRAIN MANHOLES
	CATCH BASINS
	SEWER MANHOLES
	SEWER CLEANOUTS
	WATER MANHOLES
	FIRE HYDRANTS
	FIRE RISERS
	WATER VALVES
	PIPE, MISC UTIL
	ELECTRICAL BOXES
	PHONE BOXES
	SIGNAL BOXES
	GAS METERS
	FIBER OPTIC BOXES
	BOLLARDS
	SIGNS
	RAMPS
	HANDICAP PARKING STALLS
	NO PARKING DELINEATION
	FENCE LINE
	POWER POLE



General Notes

1. A Soils report in accordance with Section 7-19-604 of the West Valley Ordinances has been prepared. No groundwater was encountered to a depth of 10.0' below existing ground surface.
2. Elevations of lowest floor slabs on Lots 2-5 to be no greater than 9.19 feet below finished TBC at the Northeast corner of the Top Back of Curb at the East end of the private lane. Elevation of lowest floor slab to be a minimum of 3.0 feet above High Water Table.
3. Storm water retention will be required upon northerly portion of Lots 2, 3, and 4. Any storm water that can not be directed to private right of way must be retained on individual lots.
4. Erosion control must be practiced during all phases of construction.
5. Off-set pins to be placed in back of curb and 5/8" x 18" rebar with numbered survey cap to be placed at all rear corners prior to occupancy.
6. Building permits will not be issued for any home until 1) asphalt paving is installed, 2) fire hydrants are installed, approved & charged.
7. 6' Solid Vinyl fence must be placed along the south boundary of subdivision.

SURVEYOR'S CERTIFICATE

I, Russell D. Flint, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate no. 4938722 as prescribed under the laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

NORTHRUP SUBDIVISION

and that same has been correctly surveyed and staked on the ground as shown on the plat. I further certify that the lot described meets the frontage width and area requirements of the applicable zoning ordinance.

BOUNDARY DESCRIPTION

A Parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, State of Utah; said parcel being more particularly described as follows: Beginning at a point said point being the Southwest corner of the Southeast quarter of said section and running thence S 89°45'26" E, a distance of 237.00 feet; thence bearing N 00°15'12" E, a distance of 240.00 feet; thence bearing N 44°44'48" W, a distance of 22.63 feet; thence bearing N 00°15'12" E, a distance of 137.00 feet; thence bearing N 64°01'18"W, a distance of 253.01 feet; thence bearing S 00°10'05" W, a distance of 238.38 feet; thence bearing S 89°45'47" E, a distance of 6.16 feet; thence bearing S 00°09'45" W, a distance of 264.48 feet to the point of beginning. Containing 2.39 acres more or less.

Russell D. Flint
Date Signed: October 31, 2013
License Expires: March 31, 2015



OWNER'S DEDICATION

Know all men by these presents that _____, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

NORTHRUP SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereby _____ have hereunto set this _____ day of _____ AD, 20____

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
County of Salt Lake
On the _____ day of _____, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owners dedication, _____ in number, who duly acknowledged uses and purposes therein mentioned.
My commission expires _____

Notary Public
residing in _____ County

Address Subdivision
5200 West 3500 South
West Valley, Utah 84128

Developer
Dan Northrup
13579 Ivy Manor Lane
Draper, Utah
Ph: 801-554-3516

2.39 ACRES NORTHROP SUBDIVISION 3 LOTS
Located in the Southwest Quarter of the Southeast Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, State of Utah.

FLINT ENTERPRISES
P.O. BOX 95029, SOUTH JORDAN, UT 84095
PHONE: (801) 446-1920
WWW.FLINTENTERPRISES.COM
Project Number 131012
Date Survey 10/28/13

City Planning Commission
Approved This _____ Day of _____ AD, 20____

Chrmn. City Planning Comm.

Granger-Hunter Improvement District
Approved This _____ Day of _____ AD, 20____

Date _____ GHID

Salt Lake Valley Health Department
Approved This _____ Day of _____ AD, 20____

City Engineer's Certificate
I here by certify that this office has examined this plat and it is correct in accordance with information on file in this office.

Date _____ City Engineer

Approval as to Form
Approved This _____ Day of _____ AD, 20____

West Valley City Attorney

West Valley City Council
Presented to the Board of _____
This _____ Day of _____ AD, 20____,
at which time this subdivision was approved and accepted.

City Manager
ATTEST: City Recorder

RECORDED #
State of Utah, County of _____ Recorded and filed at the request of _____
Date _____ Time _____ Book _____ Page _____
Fee \$ _____ County Recorder