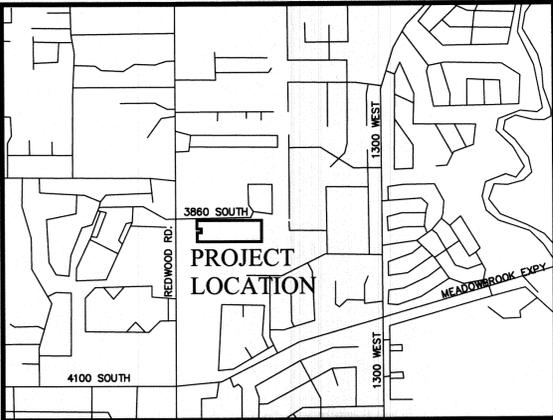


PUD-2-2015 Petition by **RUSS PLATT** requesting **final plat approval** for the 2nd phase of the Truong PUD Subdivision. The subdivision will consist of 50 residential lots, 1 commercial lot and 4 parcels on 5.6 acres. The subdivision is located at 1559 West 3860 South and is zoned 'RM' (residential multi-family). (Staff- **Steve Lehman** at 801-963-3311)





VICINITY MAP
NTS

TRUONG P.U.D. PHASE 2

LOCATED IN THE SE 1/4 OF SECTION 34
T1S, R1W, S.L.B.&M.
WEST VALLEY CITY, UTAH

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	28.00	69°40'04"	34.05	S34°51'32"E	31.99
C2	3.00	110°14'42"	5.77	N55°11'05"E	4.92
C3	3.00	110°14'42"	5.77	S55°03'37"E	4.92
C4	28.00	69°50'32"	34.13	N34°53'46"E	32.06
C5	28.00	89°54'45"	43.94	S44°58'52"E	39.57
C6	28.00	90°00'00"	43.98	N45°03'45"E	39.60
C7	28.00	90°00'00"	43.98	S44°56'15"E	39.60
C8	28.00	90°00'00"	43.98	N45°03'45"E	39.60
C9	28.00	90°00'00"	43.98	N44°56'15"W	39.60
C10	28.00	90°05'15"	44.03	S45°01'08"W	39.63
C11	28.00	10°16'17"	5.02	S5°09'39"E	5.01
C12	28.00	59°23'47"	29.03	N39°59'41"W	27.74
C13	28.00	59°51'29"	29.25	S39°53'18"W	27.94
C14	28.00	9°59'04"	4.88	N4°58'02"E	4.87
C15	28.00	33°14'05"	16.24	N73°19'13"W	16.01
C16	28.00	33°28'30"	16.36	S73°19'30"W	16.13
C17	28.00	56°45'55"	27.74	S28°19'13"E	26.62
C18	28.00	56°31'30"	27.62	N28°19'30"E	26.52
C19	28.00	4°00'38"	1.96	N1°56'34"W	1.96
C20	28.00	85°59'22"	42.02	S46°56'34"E	38.19
C21	15.00	52°01'12"	13.62	N26°00'52"E	13.16
C22	50.00	142°01'12"	123.94	S18°59'08"E	94.56

Line Table		
LINE	DIRECTION	LENGTH
L1	N0°03'44"E	13.46
L2	S0°03'44"W	13.46
L3	S0°03'45"W	4.04
L5	S89°56'15"E	19.00
L6	S0°03'45"W	20.00
L7	S0°03'45"W	20.00
L8	S89°56'15"E	19.00
L9	N0°01'30"W	4.57
L10	N0°03'45"E	8.50
L11	N0°03'45"E	8.50

Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C23)	28.00	68°09'10"	33.31	S55°55'32"W	31.38

(BEARING/DISTANCE) EASEMENT TIES

NOTES:

- A SOILS REPORT IN ACCORDANCE WITH SECTION 7-19-604 OF THE WEST VALLEY CITY ORDINANCES HAS BEEN PREPARED BY GORDON GEOTECHNICAL ENGINEERING INC, PROJECT NO. 113-1001-12, NOVEMBER 19, 2012. NO SUBSURFACE WATER WAS ENCOUNTERED IN BORE PIT # 1 AT THE TIME OF DRILLING OR EXCAVATION. BORE PIT #1 WAS APPROXIMATELY 25 FEET DEEP.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED; AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.
- PARCELS A, B, & C, ARE HEREBY DEDICATED TO AND WILL BE MAINTAINED BY THE TRUONG P.U.D. HOME OWNERS ASSOCIATION (HOA). PARCELS A, B, & C, ARE ALSO HEREBY DESIGNATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS IN THEIR ENTIRETY.
- PARCEL D IS HEREBY DEDICATED TO WEST VALLEY CITY AS OPEN SPACE.
- 5/8" X 24" REBAR AND CAP TO BE SET AT ALL BOUNDARY CORNERS.
- ALL PRIVATE ROADS, LIMITED COMMON AND COMMON OWNERSHIP AREAS ARE ALSO HEREBY DESIGNATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.

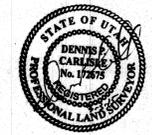
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER 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 ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRIC UTILITY SERVICE.

SURVEYOR'S CERTIFICATE

I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have also subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Dennis P. Carlisle
Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675



MAR 7, 2015
Date

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 34, Township 1 South, Range 1 West, Salt Lake Base & Meridian, located in West Valley City, State of Utah, more particularly described as follows:
Beginning at the northeast corner of TRUONG P.U.D. Phase 1, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, said corner being located S0°01'15"E along the 1/4 Section line 550.00 feet and N89°59'10"E 567.57 feet from the Center 1/4 Corner of Section 34, T1S, R1W, S.L.B.& M.; thence
N89°59'10"E along the south line of 3860 South Street 317.30 feet to the westerly line of THE GATES AT KINGSPONTE PHASE 1 Condominiums, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence S0°00'26"E along said westerly line 0.21 feet to the southwest corner of said Plat; thence N89°59'57"E 436.90 feet along the southerly line of said Phase 1, and also the southerly line of Phases 5, 6, and 7 to the westerly line of KINGSPONTE PHASE 5 Subdivision, according to the Official Plats thereof on file in the Office of the Salt Lake County Recorder; thence S0°00'18"E (Plat: S0°02'21"E) 0.06 feet to the southwest corner of Lot 506; thence S89°59'53"E (Plat: N89°58'04"E) along said Lot and southerly line of said Plat 124.74 feet; thence S0°00'16"W (Plat: S0°01'15"E) 283.47 feet along the extension of, and along the westerly line of GRASMERE ACRES Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder to the north line of that Real Property of the LDS Church; thence S89°59'10"W along said property 448.38 feet to the northeast corner of that Real Property described in Deed Book 7781 Page 2631 of the Official Records of Salt Lake County; thence N89°56'12"W along said Deed 428.00 feet; thence N0°01'15"W 118.23 feet; thence N89°58'30"E 57.10 feet; thence N0°01'30"W 51.80 feet; thence S89°58'30"W 59.52 feet; thence N0°01'30"W 113.26 feet to the point of beginning.

Contains: 245,830+/- s.f or 5.64+/- acres
1 Commercial Lot, 50 Residential Lots, and 4 Parcels

OWNER'S DEDICATION

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

TRUONG P.U.D. PHASE 2

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE MEMBERS OF THE TRUONG P.U.D HOA ALL PRIVATE ROADS AND ALL OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR USE BY THE HOA MEMBERS. THE UNDERSIGNED OWNERS ALSO 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, COMMON AREAS, LIMITED COMMON AREAS, AND PRIVATE STREETS AS 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 HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSE SHOWN HEREON.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET
HAND THIS _____ DAY OF _____ A.D. 20__

BY: _____ BY: _____
BY: _____

PERSONAL ACKNOWLEDGMENT

ON THE _____ DAY OF _____ A.D. 20__ 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 TRUONG PROPERTIES L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNER'S 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

TRUONG P.U.D. PHASE 2
LOCATED IN THE SE 1/4 OF SECTION 34
T1S, R1W, S.L.B.&M.
WEST VALLEY CITY, UTAH

SHEET 1 OF 2

<p>PREPARED FOR</p> <p>DAVID TRUONG 1559 WEST 3860 SOUTH WEST VALLEY CITY, UTAH 84119 PH: 580-0181</p>	<p>PREPARED BY</p> <p>FOCUS ENGINEERING AND SURVEYING, LLC 502 WEST 8360 SOUTH SANDY, UTAH 84070 PH: (801) 352-0075 www.focusutah.com</p>
<p>PLANNING COMMISSION</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE WEST VALLEY CITY PLANNING COMMISSION</p> <p>CHAIRMAN, WEST VALLEY CITY PLANNING COMMISSION</p>	<p>SALT LAKE VALLEY HEALTH DEPARTMENT</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20__</p> <p>DIRECTOR, S. L. VALLEY HEALTH DEPT.</p>

<p>GRANGER-HUNTER IMPROVEMENT DISTRICT</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20__</p> <p>MANAGER</p>

<p>ENGINEER'S CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE</p> <p>DATE _____ WEST VALLEY CITY ENGINEER</p>

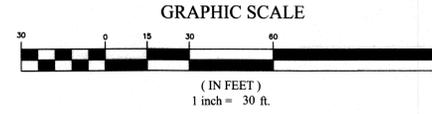
<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__</p> <p>WEST VALLEY CITY ATTORNEY</p>
--

<p>CITY COUNCIL</p> <p>PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS _____ DAY OF _____ A.D. 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p>ATTEST: WEST VALLEY CITY RECORDER CITY MANAGER, WEST VALLEY CITY</p>
--

<p>RECORDED #</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____</p> <p>DATE _____ TIME _____ BOOK _____ PAGE _____</p> <p>FEE _____ SALT LAKE COUNTY RECORDER</p>

TRUONG P.U.D. PHASE 2

LOCATED IN THE SE 1/4 OF SECTION 34
T1S, R1W, S.L.B.&M.
WEST VALLEY CITY, UTAH



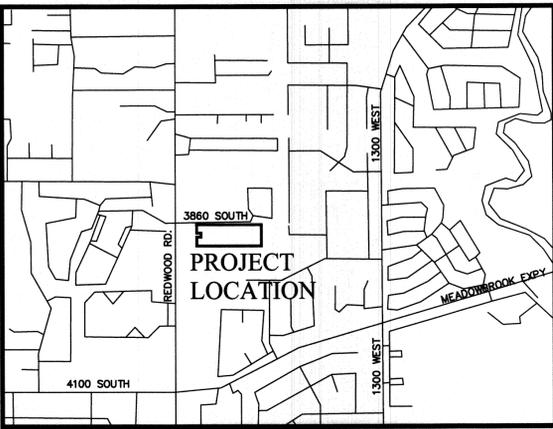
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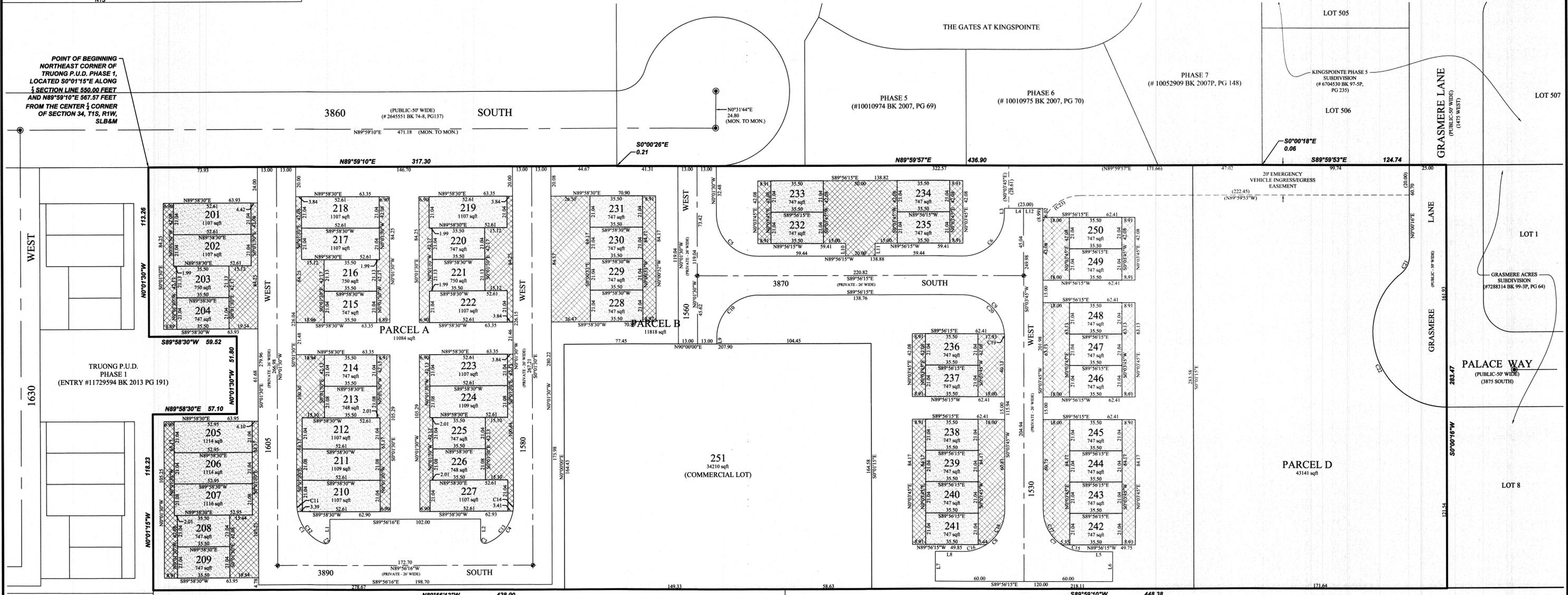
Dennis P. Carlisle
Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675



March 3, 2015
Date



VICINITY MAP
NTS









- PLANTER BED AREAS (TYP.)
- SHRUBS
 - ORNAMENTAL GRASSES
 - GROUNDCOVERS
 - PERENNIALS
 - PER CITY REQUIREMENTS

- PLANTER BED AREAS (TYP.)
- SHRUBS
 - ORNAMENTAL GRASSES
 - GROUNDCOVERS
 - PERENNIALS
 - PER CITY REQUIREMENTS

- STREET TREES (TYP. ALONG STREET)
- LONDON PLANE TREE
 - STATE STREET MAPLE
 - ZELKOVA SERRATA 'GREEN VASE'
 - PER CITY REQUIREMENTS

PHASE 2 CONDOS SHOWN FOR CONTEXT ONLY

PUD PHASE 1 LINE (TYP.)

COMMERCIAL DEVELOPMENT

TOWNHOME PER ARCHITECT (TYP.)

SCREEN NEIGHBORING PROPERTIES WITH EVERGREEN TREES AND TALL SHRUB/HEDGE PLANTING ALONG WEST AND SOUTH PROPERTY LINES

FRONT PATIO/COURTYARDS PER ARCHITECT (TYP.)

4' WIDE SIDEWALK/PATH (TYP.)

- DECIDUOUS TREE SYMBOL
- AUTUMN BLAZE MAPLE
 - SHADEMASTER HONEYLOCUST
 - PER CITY REQUIREMENTS

COMMON SPACE - LARGE TURF AREA

FRONT PATIO/COURTYARDS PER ARCHITECT (TYP.)

4' WIDE SIDEWALK/PATH (TYP.)

- EVERGREEN TREE SYMBOL (TYP.)
- AUSTRIAN PINE
 - WHITE FIR
 - GREEN SPRUCE
 - PER CITY REQUIREMENTS

NEIGHBORING PROPERTY

TOWNHOME PER ARCHITECT (TYP.)

- PLANTER BED AREAS (TYP.)
- SHRUBS
 - ORNAMENTAL GRASSES
 - GROUNDCOVERS
 - PERENNIALS
 - PER CITY REQUIREMENTS

FRONT PATIO/COURTYARDS PER ARCHITECT (TYP.)

PUD PHASE 1 LINE (TYP.)

PARKING AREA PER CIVIL/ARCHITECT (TYP.)

PHASE 2 CONDOS SHOWN FOR CONTEXT ONLY

SCREEN NEIGHBORING PROPERTIES WITH EVERGREEN TREES AND TALL SHRUB/HEDGE PLANTING ALONG WEST AND SOUTH PROPERTY LINES

PLAN VIEW

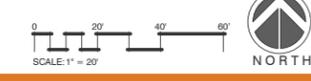
PUD PHASE 1 LINE (TYP.)

- EVERGREEN TREE SYMBOL (TYP.)
- AUSTRIAN PINE
 - WHITE FIR
 - GREEN SPRUCE
 - PER CITY REQUIREMENTS

- ORNAMENTAL/COLUMNAR TREE SYMBOL (TYP.)
- COLUMNAR TULIP TREE
 - CHANTICLEER PEAR TREE
 - FRANZ FONTAINE HORNBEAM
 - PER CITY REQUIREMENTS

Truong PUD Phase 1

COLOR LANDSCAPE CONCEPT PLAN



LANDFORM DESIGN GROUP
511 W 200 S Suite 125, Salt Lake City, UT 84101
801.521.2370 www.landformdesigngroup.com

January 10, 2013