



**BENCHMARK**  
 FOUND ORIGINAL GLO STONE WITH AN ALUMINUM RIVET DRILLED INTO THE TOP, MARKING THE SOUTH-WEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE & MENDIAN  
 NORTHING: 9722757 EASTING: 494735.67  
 ELEVATION: 6501.36  
 NORTH LATITUDE 40°35'44.493" WEST  
 LONGITUDE 111°19'08.324"

BASIS OF BEARING: NORTH 00°00'59" WEST 5339.87 FEET

**NOTES:**

1. IMPROVEMENTS ARE SHOWN AT PROPOSED DESIGN LOCATIONS.
2. CONTOUR INTERVAL EQUALS 10'.
3. MAXIMUM BUILDING HEIGHT = 35' FROM EXISTING AND/OR FINISHED GRADE.
4. MAXIMUM DWELLING LIVING AREA IS 11,000 SQ. FT., NOT INCLUDING GARAGES.
5. ALL LOTS ARE SUBJECT TO A 10' PUBLIC UTILITY EASEMENT ON THE FRONT, SIDE, AND REAR YARD LOT LINE.
6. IT IS REQUIRED THAT A SOILS ENGINEER PREPARE A GEOTECHNICAL REPORT FOR BUILDING FOOTING AND FOUNDATION DESIGNS.
7. DRIVEWAYS CONSTRUCTED OVER DRAINAGE SWALES SHALL BE REQUIRED TO INSTALL A 12" DIAMETER RCP CULVERT.
8. ALL SETBACKS SHOWN ARE REQUIRED MINIMUMS. BUILDING PADS AS SHOWN ON THIS MAP REPRESENT APPROXIMATE BOUNDARIES. AS PART OF THE REQUIRED GEOTECHNICAL STUDY, THE ENGINEER MUST STATE THE SETBACKS REQUIRED FROM 30% AND ABOVE SLOPES. ALL HOME SITE IMPROVEMENTS MUST BE CONTAINED WITH THE BUILDING PAD AS SHOWN AND PER THE PROVISIONS WITHIN THE VICTORY RANCH DESIGN GUIDELINES.
9. A LOW PRESSURE SEWER EJECTOR PUMP IS REQUIRED ON THIS LOT FOR SEWER SERVICE UNLESS A SEPTIC DRAIN FIELD CAN BE APPROVED BY WASATCH COUNTY AND JSDD PRIOR TO CONSTRUCTION OF LOW PRESSURE SEWER MAIN.

ACKNOWLEDGMENT BY OWNER \_\_\_\_\_ DATE \_\_\_\_\_

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**VICTORY RANCH**

RIVER RANCHES

**ESTATE 180**

5725 EAST ROCK CHUCK DRIVE  
 LOT FEATURES MAP  
 JANUARY 2017