



**BENCHMARK**

FOUND ORIGINAL GLO STONE WITH AN ALUMINUM RIVET DRILLED INTO THE TOP, MARKING THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE & MERIDIAN

NORTHING: 97327.57 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 2'.
3. A NEW WATER STORAGE TANK IS REQUIRED TO BE CONSTRUCTED BY VICTORY RANCH TO SERVE THIS LOT WITH CULINARY WATER SERVICE. NO BUILDING PERMIT WILL BE ACCEPTED BY WASATCH COUNTY UNTIL THIS WATER TANK AND ALL UTILITIES ARE CONSTRUCTED AND APPROVED BY JSSD AND WASATCH COUNTY.
4. MAXIMUM HEIGHT = 35' FROM EXISTING AND/OR FINISHED GRADE
5. MAXIMUM DWELLING LIVING AREA IS 9,000 SQ. FT., NOT INCLUDING GARAGES.
6. THE BUILDING PAD SHOWN ON THIS LOT IS LARGE. UPON SUBMITTAL OF ARCHITECTURAL AND SITE PLANS TO THE ARCHITECTURAL REVIEW COMMITTEE (ARC), ARC WILL REVIEW THAT THE ENTIRE BUILDING PAD IS NOT DISTURBED WITH HOME, HARDSCAPES AND LANDSCAPING.
7. ALL LOTS ARE SUBJECT TO A 10' PUBLIC UTILITY EASEMENT ON THE FRONT, SIDE, AND REAR YARD LOT LINE.
8. IT IS RECOMMENDED THAT A SOILS ENGINEER BE CONSULTED TO PREPARE A GEOTECHNICAL REPORT FOR BUILDING FOOTING AND FOUNDATION DESIGNS AND TO EVALUATE THE POTENTIAL FOR HIGH GROUNDWATER CONDITIONS.
9. BEFORE CONSTRUCTION OF A DWELLING, IT IS RECOMMENDED THAT THE ELEVATION OF THE SEWER LATERAL STUBBED TO THE LOT BE VERIFIED. THIS LOT MAY REQUIRE AN INDIVIDUAL EJECTOR PUMP.

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

THIS EXHIBIT REPRESENTS THE CURRENT DESIGN INTENTIONS AND REPRESENTATIONS OF VICTORY RANCH. THE INFORMATION SHOWN HEREON IS ACCURATE BEST TO VICTORY RANCH'S KNOWLEDGE. VICTORY RANCH IS NOT LIABLE FOR ANY MISREPRESENTATIONS.



VICTORY RANCH  
BACKCOUNTRY RANCHES  
**ESTATE 349**  
6726 E. WHISPERING WAY  
LOT FEATURES MAP  
SEPTEMBER 2018

**NOTES:**

10. DRIVEWAYS CONSTRUCTED OVER DRAINAGE SWALES SHALL BE REQUIRED TO INSTALL A 12" DIAMETER RCP CULVERT.
11. ALL SETBACKS SHOWN ARE WASATCH COUNTY MINIMUMS. ALL HOMESITE IMPROVEMENTS MUST BE CONTAINED WITH THE BUILDING PAD AS SHOWN AND PER THE PROVISIONS WITHIN THE VICTORY RANCH DESIGN GUIDELINES.
12. ADDITIONAL REQUIREMENTS AND RESTRICTIONS MAY BE NOTED ON THE RECORDATION PLAT FOR THIS LOT.