



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°35'44.93" 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. MAXIMUM BUILDING HEIGHT = 28' FROM EXISTING AND/OR FINISHED GRADE.
4. MAXIMUM DWELLING LIVING AREA IS 9,000 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 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.
7. BEFORE CONSTRUCTION OF A DWELLING, IT IS RECOMMENDED THAT THE ELEVATION OF THE SEWER LATERAL STUBBED TO THE LOT BE VERIFIED.
8. DRIVEWAYS CONSTRUCTED OVER DRAINAGE SWALES SHALL BE REQUIRED TO INSTALL A 12" DIAMETER RCP CULVERT.
9. 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.

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
 EVENING STAR ESTATES
ESTATE 223
 7116 E EVENING STAR DRIVE
 LOT FEATURES MAP
 FEBRUARY 2017