



VICTORY
RANCH CLUB

LOT 1 HOME SITE LOT FEATURES MAP

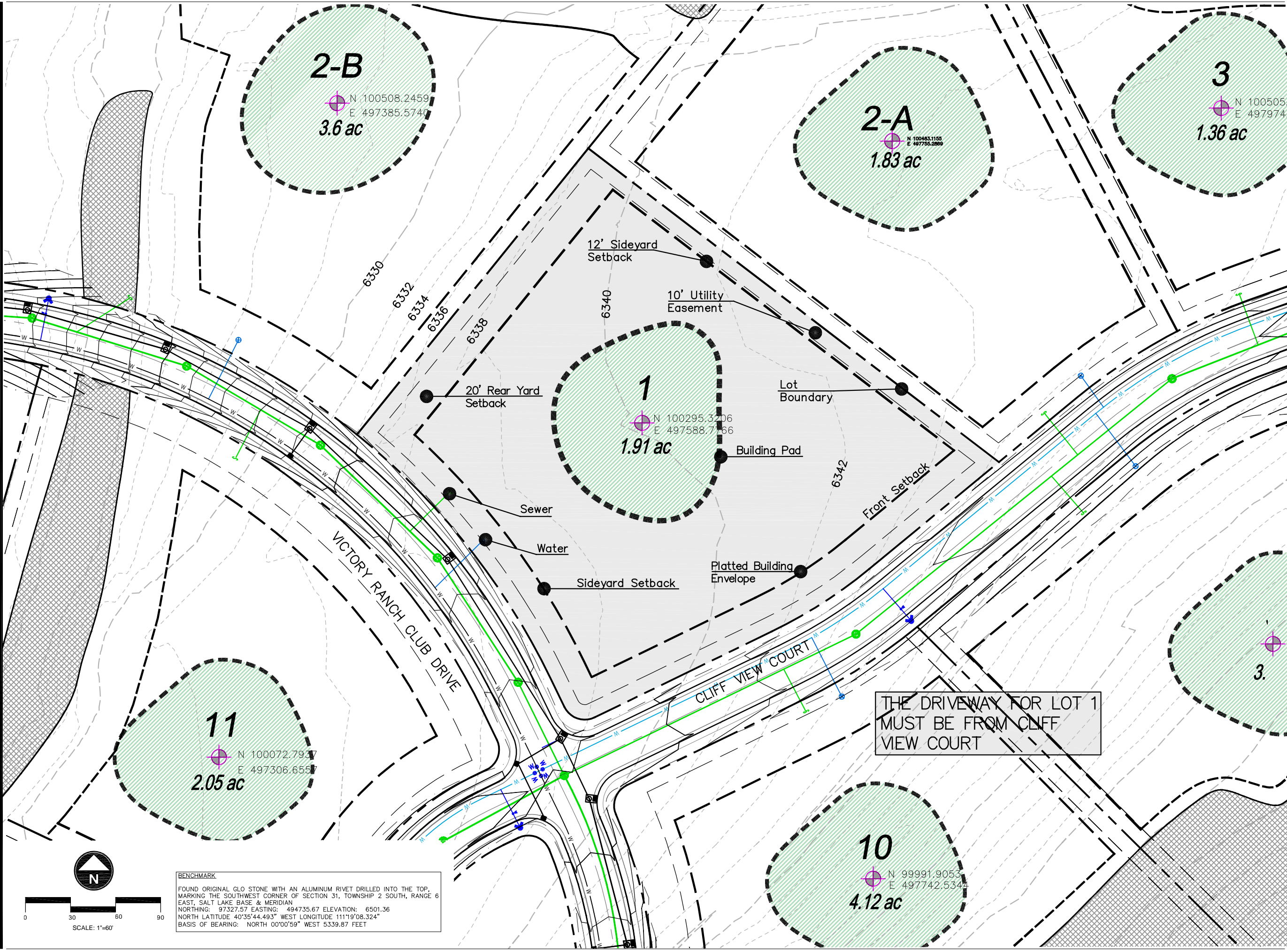
MAY 2006
Revised March 2007

- 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 6,700 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.

ACKNOWLEDGMENT
BY OWNER _____ DATE _____


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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

