



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: 97272757 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. MAXIMUM BUILDING HEIGHT = 35' 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.
9. ALL SETBACKS SHOWN ARE WASATCH COUNTY MINIMUMS. ALL HOMEBSITE IMPROVEMENTS MUST BE CONTAINED WITH THE BUILDING PAD AS SHOWN AND PER THE PROVISIONS WITHIN THE VICTORY RANCH DESIGN GUIDELINES.
10. A LOW PRESSURE SEWER EJECTOR PUMP IS REQUIRED ON THIS LOT FOR SEWER SERVICE.

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, MISREPRESENTATIONS.



VICTORY RANCH
MOON LIGHT ESTATES
ESTATE 179
MOON LIGHT DRIVE
LOT FEATURES MAP
JUNE 2016