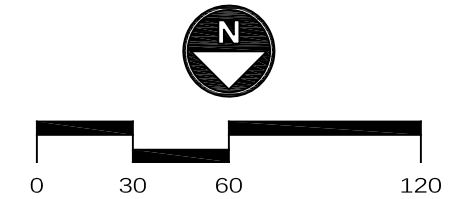


SUPPLEMENTAL NOTES:

1. 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 IS CONSTRUCTED AND APPROVED BY JSSD.
2. THIS LOT IS SUBJECT TO BUILDING HEIGHT LIMITATIONS AS DETERMINED BY A RIDGELINE ENCROACHMENT ANALYSIS. THE BUILDING HEIGHT LIMITS FOR EACH BUILDING PAD ARE DEPICTED ON THIS LOT FEATURES MAP AND ARE MEASURED FROM THE EXISTING NATURAL GRADE.
3. PRIOR TO APPLYING FOR A BUILDING PERMIT, LOT OWNER MUST WORK WITH THE VICTORY RANCH DESIGN REVIEW COMMITTEE TO PRODUCE A LOT-SPECIFIC VISUAL ANALYSIS TO ENSURE THE PROPOSED STRUCTURES COMPLY WITH ANY HEIGHT LIMITATIONS AS SHOWN ON THIS PLAT AND THE COUNTY RIDGELINE ORDINANCE. THESE ANALYSES WILL BE PROCESSED BY THE DEVELOPER'S LAND PLANNER OR ENGINEER AND REVIEWED BY WASATCH COUNTY PLANNING DEPARTMENT. A NOTICE OF INTEREST ("NOI") HAS BEEN RECORDED AGAINST THIS LOT, DETAILING THE PROCESS AND REQUIREMENTS FOR BUILDING A STRUCTURE ON LOTS WITH REDUCED BUILD HEIGHTS. COMPLIANCE WITH THE REQUIREMENTS OUTLINED IN THE NOI IS MANDATORY FOR BUILDING.



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. MAXIMUM BUILDING HEIGHTS FROM EXISTING GRADE AREAS SHOWN ON THE BUILDING PAD CORNERS OF THIS LOT FEATURES MAP. MAXIMUM HOME HEIGHT FROM FINISHED GRADE SHALL BE NO HIGHER THAN 28'.
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 WITHIN THE BUILDING PAD AS SHOWN AND PER THE PROVISIONS WITHIN THE VICTORY RANCH DESIGN GUIDELINES.
10. SLOPES BETWEEN 25-29.99% EXIST WITHIN THE BUILDING PAD. IF DISTURBANCE OF THESE AREAS ARE ANTICIPATED, A SLOPE STABILITY ANALYSIS BY A PROFESSIONAL GEOTECHNICAL ENGINEER IS REQUIRED.
11. ADDITIONAL REQUIREMENTS AND RESTRICTIONS MAY BE NOTED ON THE RECORDATION PLAT FOR THIS LOT.

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
MOON RISE ESTATES
ESTATE 330

6519 N MOON RISE WAY OR
 7024 E WHISPERING WAY
LOT FEATURES MAP
 APRIL 2018