



BENCHMARK
 FOUND ALUMINUM CAP MARKING THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN. ELEVATION = 5741.58'
BASE OF BEARING
 NORTH BY 45°55' EAST BETWEEN THE SOUTHWEST CORNER OF SECTION 33 AND THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.
 NORTHING: 7353584.47
 EASTING: 1672154.97



ESTATE LOT 522 HOME SITE LOT FEATURES MAP

April 2008

ACKNOWLEDGMENT BY OWNER _____ DATE _____

- NOTES:
- IMPROVEMENTS ARE SHOWN AT PROPOSED DESIGN LOCATIONS.
 - CONTOUR INTERVAL EQUALS 2'.
 - MAXIMUM DWELLING LIVING AREA IS SUBJECT TO THE COR'S MINIMUM & MAXIMUM SQ. FT.
 - ALL LOTS ARE SUBJECT TO A 10' PUBLIC UTILITY EASEMENT ON THE FRONT, SIDE, AND REAR YARD LOT LINE. IT IS RECOMMENDED THAT A SOILS ENGINEER BE CONSULTED TO PREPARE A GEOTECHNICAL REPORT FOR BUILDING FOOTING AND FOUNDATION DESIGNS.
 - BEFORE CONSTRUCTION OF A DWELLING, IT IS RECOMMENDED THAT THE ELEVATION OF THE SEWER LATERAL STUBBED TO THE LOT BE VERIFIED.
 - DRIVEWAYS CONSTRUCTED OVER DRAINAGE SWALES SHALL BE REQUIRED TO INSTALL A 12" MINIMUM DIAMETER RCP CULVERT.
 - DISTURBABLE AREA IN THE ESTATE LOTS ARE RESTRICTED TO THE 10,000 SQ. FT. BUILDING PAD. THE DISTURBABLE AREA FOR THE TRADITIONAL LOTS ARE RESTRICTED TO THE SETBACK LINES.
 - A VISUAL ANALYSIS MAY BE REQUIRED IF IT IS DEEMED NECESSARY BY THE ARCHITECTURAL REVIEW COMMITTEE.
 - ALL VEGETATION REMOVAL OUTSIDE OF THE DISTURBABLE AREA OR TRANSITION ZONE (ESTATE LOTS ONLY) MUST BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE PRIOR TO ANY CLEARING AND GRUBBING. UTILITY STUBS ARE SUBJECT TO MOVE DUE TO IMPROVED FIELD FIT LOCATIONS. IN THE CASE OF A CHANGE TO THE UTILITIES, AN UPDATED LOT FEATURES MAP WILL BE RELEASED TO THE OWNER.

