

Scale 1" = 50 ft



LOTS WITH AN 'LP' SYMBOL WILL BE CONNECTED TO A LOW PRESSURE SANITARY SEWER (LPSS) SYSTEM, WHICH OPERATES USING A SYSTEM OF INDIVIDUAL GRINDER PUMPS. THE TWIN CREEKS SPECIAL SERVICE DISTRICT (TCSSD) SHALL BE REQUIRED TO MAINTAIN THE LPSS MAINS, BUT SHALL NOT BE REQUIRED TO MAINTAIN ANY PRIVATE PRESSURE LINES OR EJECTOR PUMPS LOCATED ON INDIVIDUAL LOTS.

BENCHMARK:

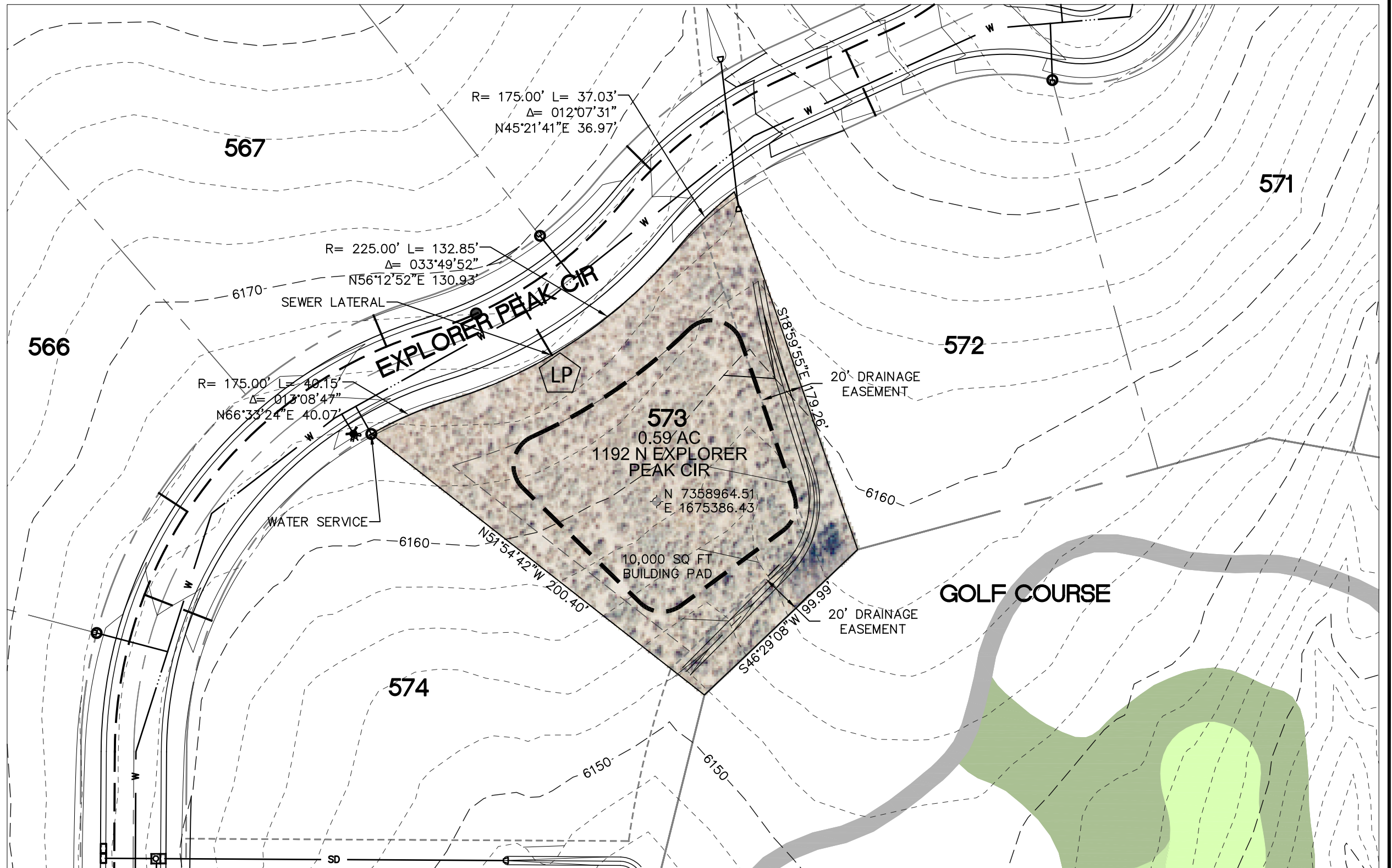
FOUND ALUMINUM CAP MARKING THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN. ELEVATION = 5741.58'

BASIS OF BEARING:

THE BASIS OF BEARING FOR THE RED LEDGES PROJECT IS NORTH 89°02'38" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 38 AND THE SOUTHEAST CORNER OF SECTION 38, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.
 NORTHING 7358954.22
 EASTING 1672167.22

NOTES:

1. LOT IMPROVEMENTS (SUCH AS SEWER LATERALS AND WATER SERVICES) ARE SHOWN AT PROPOSED DESIGN LOCATIONS AND HAVE NOT BEEN FIELD VERIFIED.
2. IMPROVEMENTS ASSOCIATED WITH EXPLORER PEAK CIRCLE HAVE NOT BEEN CONSTRUCTED AS OF THE DATE OF THIS MAP. IMPROVEMENTS SHOWN ARE FROM THE DESIGN DRAWINGS.
3. CONTOUR INTERVAL SHOWN IS 2'.
4. MAXIMUM DWELLING LIVING AREA IS SUBJECT TO THE CCR'S MINIMUM & MAXIMUM SQ. FT.
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 WILDING ENGINEERING BE CONSULTED TO PREPARE A GEOTECHNICAL REPORT FOR BUILDING FOOTING AND FOUNDATION DESIGNS.
7. BEFORE CONSTRUCTION OF A DWELLING, IT IS RECOMMENDED THAT THE ELEVATION OF THE SEWER LATERAL STUB BE VERIFIED.
8. THE ALLOWED DISTURBED AREA IS RESTRICTED TO THE 10,000 SQUARE FOOT BUILDING PAD.
9. A VISUAL ANALYSIS MAY BE REQUIRED IF IT IS DEEMED NECESSARY BY THE ARCHITECTURAL REVIEW COMMITTEE.
10. BUILDING SETBACKS: 30' FRONT (FROM RIGHT OF WAY LINE), 10' MIN (24' TOTAL) SIDE, 30' REAR.
11. REFER TO THE RECORDED RED LEDGES PHASE 2R FINAL PLAT FOR EXACT LOT BEARINGS AND DISTANCES.



PLOT DATE: Dec 23, 2016

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LOT 573 HOME SITE
 1192 N. EXPLORER PEAK CIR
 LOT FEATURES MAP
 DECEMBER 2016

ACKNOWLEDGEMENT BY
 OWNER

DATE



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