



HOMESITE 111

9532 N. BLUE LEDGE DRIVE

MARCH 2024

LOT SIZE: 1.37 ACRES

BUILDING ENVELOPE: 14,865 SQUARE FEET

MAXIMUM BUILDING COVERAGE: 7,500 SQUARE FEET
(50% OF THE BUILDING ENVELOPE)

MINIMUM FLOOR AREA: 5,000 SQUARE FEET

MAXIMUM FLOOR AREA: 15,000 SQUARE FEET

MAXIMUM HEIGHT: 35'

SITE NOTEBOOK INFORMATION:

1. All development must occur within the building pad located within the building envelope as shown on the recorded plat and depicted on the corresponding development notebook homesite diagram.
2. The area impacted by construction activity within the building envelope shall be fenced in prior to construction with reasonable allowance for building excavation, safety, and adequate storage of construction materials. Except where required for access, there shall be no disturbance in areas outside of the building envelope.
3. Prior to the initiation of residential design, homesite requires stamped survey of existing conditions by licensed Utah surveyor. Homesite buyer shall retain a Utah licensed civil engineer and a Utah licensed geotechnical engineer for homesite and driveway specific grading, drainage, and geotechnical/soil reports. All grading shall be designed and conducted so as to implement all applicable best management practices. The soil/geotech reports, site plan grading, and driveway design shall be approved by the Wasatch County Fire District prior to submitting to the DRC as part of the building permit approval process.
4. Stormwater runoff from onsite impervious surfaces shall be retained and infiltrated through onsite infiltration systems designed to meet the requirements as set by MIDA code.
5. JSSD shall be required to maintain the sanitary sewer collector and pressure mains but shall not be required to maintain any private pressure lines or ejector pumps located on individual lots, which lines and pumps are the responsibility of the individual lot owner.
6. Driveway sight distance shall be established to create safe ingress and egress into units and for driving on the development's roads. The design guidelines contain the standards by which the driveways shall be designed, including site distance requirements. Driveway site distance shall be included as an exhibit to the DRC for building permit.
7. Dark sky integrity is an important component of the MIDA west side project area and all development shall conform to the dark sky regulations established in the MIDA standards and guidelines and further described by the Marcella design guidelines.
8. The homesite buyer shall be responsible for verifying all topography, soil conditions, drainage, fill conditions, street fixtures, and utilities, including sewer, water and dry utility locations, in the field.
9. The homesite buyer shall comply with all building regulations and requirements of MIDA, Wasatch County, The Master Association and The Association.

Disclaimer: All the contents herein are subject to change without notice, but are believed to be reasonably accurate to the best of our knowledge as of the date provided. For example it is understood that the alignment of ski runs and private trails may be adjusted in the future based on factors and circumstances outside of the control and current knowledge of the Master Developer and Seller.

Additionally, nothing contained herein shall be deemed to have changed, modified or altered the Plat or any other recorded documents or any contract in any way related hereto.

