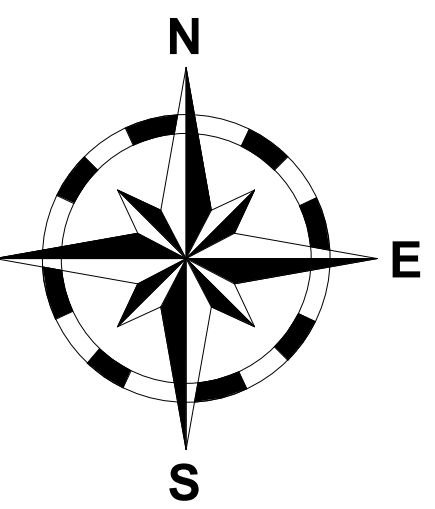
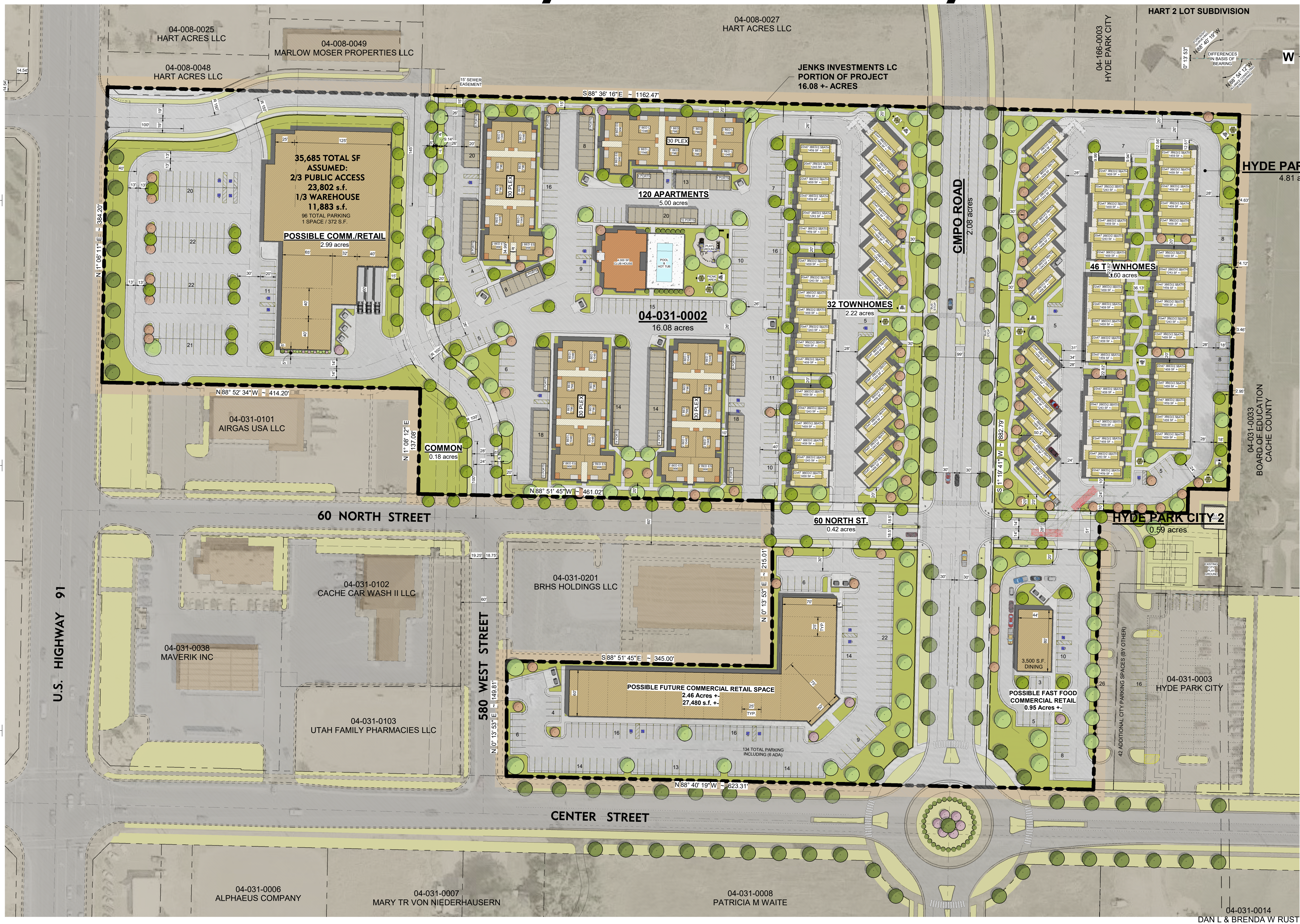


Hyde Park Gateway



HYDE PARK CITY 1
4.81 acres

SITE DATA

PROJECT GROSS PARCEL DESCRIPTIONS:
04-031-0002 - JENKS INV. LLC = 16.08 ACRES
PART OF 04-031-0003 - H. P. CITY 1 = 4.81 ACRES
PART OF 04-031-0003 - H. P. CITY 2 = 0.59 ACRES
TOTAL PROJECT: = 21.48 ACRES

PARCEL USE BREAKOUT:
COMMERCIAL: = 6.40 ACRES
MULTI-FAMILY: = 10.82 ACRES
COMMON AREA: = 0.18 ACRES
CMPO ROAD: = 2.08 ACRES
OTHER CITY RIGHT OF WAY: = 1.41 ACRES
CITY RETAINS OWNERSHIP: = 0.59 ACRES
TOTAL PROJECT: = 21.48 ACRES

UNIT MIX (GENERAL):
TOWNHOMES: 78 UNITS
APARTMENTS: 120 UNITS
TOTAL UNITS: 198 UNITS

UNITS PER GROSS ACREAGE:
MULTI-FAMILY UNITS: 198 UNITS
GROSS ACREAGE: 21.48 ACRES
198 / 21.48 = 9.2 UNITS/ACRES

COMMERCIAL - MULTI-FAMILY MIX:
30% COMMERCIAL
50% MULTI-FAMILY
20% CITY RIGHT OF WAY AND LAND

UNIT MIX (DETAILED):		
APARTMENTS:		
1 BED/1 BATH	48	- 25%
2 BED/2 BATH L	32	- 16%
2 BED/2 BATH S	40	- 20%
TOTAL APARTMENTS: 120		
TOWNHOMES:		
2 BED/2.5 BATH TH	20	- 10%
3 BED/2.5 BATH TH	58	- 29%
TOTAL TOWNHOMES: 78 UNITS		
TOTAL UNITS: 198 UNITS		

MULTI-FAMILY PARKING:		
APARTMENTS:		
CARPORTS	=	120 SPACES
STANDARD OPEN	=	115 SPACES
ADA OPEN	=	7 SPACES
TOTAL: 242 SPACES		
TOWNHOMES:		
GARAGES	=	156 SPACES
DRIVEWAYS	=	26 SPACES
STANDARD OPEN	=	36 SPACES
ADA OPEN	=	3 SPACES
TOTAL: 221 SPACES		
TOTAL PARKING: 463 SPACES		

REVISIONS		
#	Date	Desc.

CAPITAGROUP

3775 NORTH 200 WEST - HYDE PARK, UTAH 84318
E-mail: kelly@CapitaGroup.us / ken@CapitaGroup.us / rolando@CapitaGroup.us

Hyde Park Gateway

Project Name: _____
Project Address: _____
Client Name: _____
Date: _____

Designed By: Capita Group
Drawn By: Author

CONCEPT PLANS

Sheet Name:
CONCEPTUAL
SITE DESIGN -
MIXED USE

Sheet #
C1.1

10/16/2023 11:08:17 AM

CONCEPTUAL SITE DESIGN - MIXED USE
1" = 60'-0"

10/16/2023 11:08:17 AM