MOUNTAIN GATES 5 SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 12 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN
HYDE PARK, UTAH

PRELIMINARY PLAT

SCALE: 1"=80' (24x36 PLAN SET)

0 80 160

LEGEND

SECTION CORNER

- BOUNDARY LINE
- STREET CENTERLINE
- EASEMENT
- E 8 C900 WTR — EXISTING WATER AS NOTED
- 8 WATER — PROPOSED WATER AS NOTED
- E 8 PVC SEWER — EXISTING SEWER AS NOTED
- 8 PVC SEWER — PROPOSED SEWER AS NOTED
- 15 E ADS SD — EXISTING STORM AS NOTED
- 15 ADS SD — PROPOSED STORM AS NOTED
- PROPOSED CURB/SW
- PROPOSED BUILDING SETBACK
- EXISTING MAJOR CONTOUR (25')
- EXISTING MINOR CONTOUR (5')

NOTES:
1. Total acres: 29.38
   Density allowed is 2.0 units per acre. (59 lots)
   proposed: 59
2. Project to be built in four phase.
3. Existing zone: RE-20
4. Development method- planned residential subdivision with open space.
5. Per the Utah Division of Water Rights there are not wells, active of abandoned within 100 ft of the project.
6. Owner: Sierra Homes
   Owner/Developer: Fox Canyon Development LLC.
   Developer: River Valley Development
   470 North 2450 West
   Tremonton, Utah 84337
7. All lots have a minimum 95 ft frontage at the setback.

VICINITY MAP

PLANNING AND ZONING APPROVAL

APPROVED BY THE CITY OF HYDE PARK PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 20___ A.D.

_____ _____

CITY ENGINEER APPROVAL

APPROVED THIS _____DAY OF _____, 20___ BY THE HYDE PARK CITY ENGINEER

_____
HYDE PARK CITY ENGINEER

UTILITIES APPROVAL

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.

_____ _____
ROCKY MNTN POWER REPRESENATIVE QWEST COMMUNICATIONS REPRESENATIVE

_____ _____
QUESTAR REPRESENATIVE COMCAST CABLE REPRESENTATIVE

REGISTERED PROFESSIONAL ENGINEER
NO.368590
ADAM V. MACKELPRANG
4-23-2020
STATE OF UTAH
SEAL

ALLIANCE CONSULTING ENGINEERS
130 EAST 200 NORTH SUITE P
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No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED : DRAWN :
CAD FILE : PROJECT NO. :

PROJECT TITLE: MOUNTAIN GATES 5 SUBDIVISION
PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN, HYDE PARK, UTAH

DRAWING TITLE: PRELIMINARY PLAT

DATE : JAN,2017
DRAWING No. 1