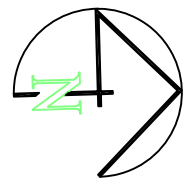


MOUNTAIN GATES 5 SUBDIVISION
PART OF THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 12 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN
HYDE PARK, UTAH
PRELIMINARY PLAT



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

0 80 160

SECTION CORNER

BOUNDARY LINE

STREET

CENTERLINE

EASEMENT

EXISTING WATER AS NOTED

PROPOSED WATER AS NOTED

EXISTING SEWER AS NOTED

PROPOSED SEWER AS NOTED

EXISTING STORM AS NOTED

PROPOSED STORM AS NOTED

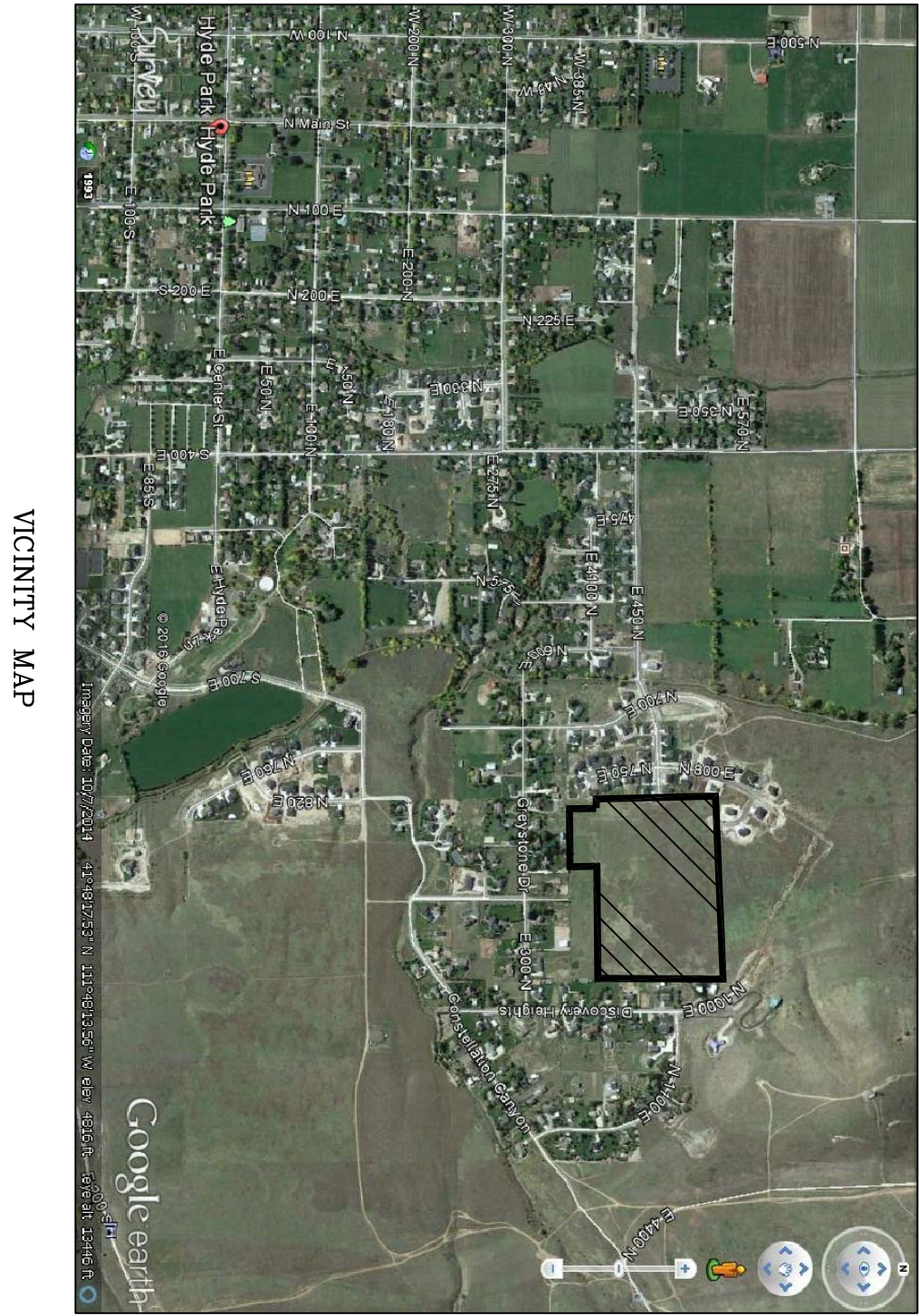
EXISTING BUILDING SETBACK

PROPOSED BUILDING SETBACK

EXISTING MAJOR CONTOUR (25')

EXISTING MINOR CONTOUR (5')

- NOTES:
- Total acres: 29.38
 - Density allowed is 2.0 units per acre. (59 lots)
 - Proposed: 59
 - Project to be built in four phases.
 - Development method- planned residential subdivision with open space.
 - Per the Utah Division of Water Rights there are no wells, active or abandoned within 100 ft. of the project.
 - Owner/Developer: Fox Canyon Development LLC.
 - Developer: River Valley Development
 - All lots have a minimum 95 ft. frontage of the setback.



VICINITY MAP

UTILITIES APPROVAL

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.

ROCKY MNTN POWER REPRESENTATIVE WEST COMMUNICATIONS REPRESENTATIVE

QUESTAR REPRESENTATIVE COMCAST CABLE REPRESENTATIVE

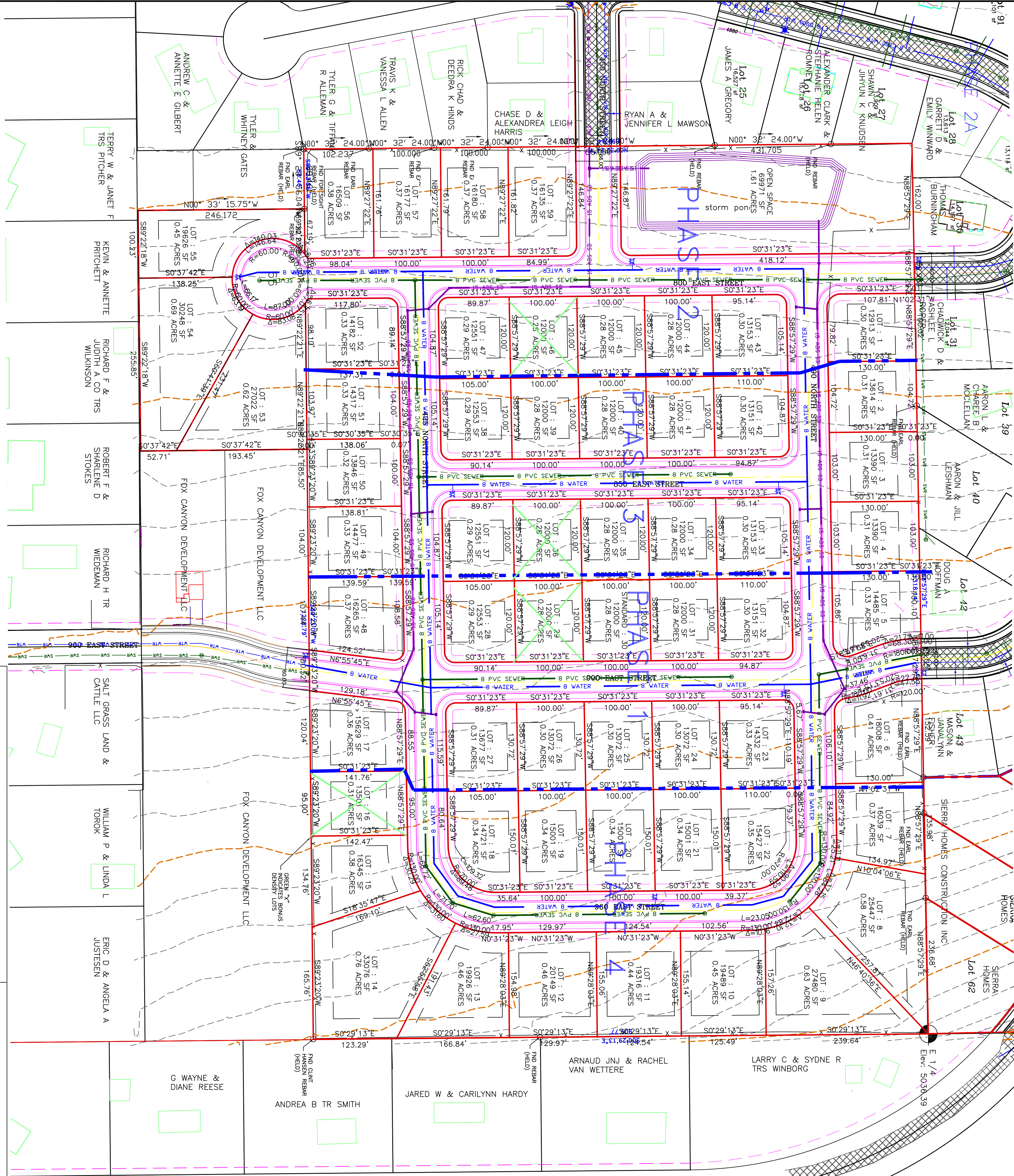
PLANNING AND ZONING APPROVAL

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



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