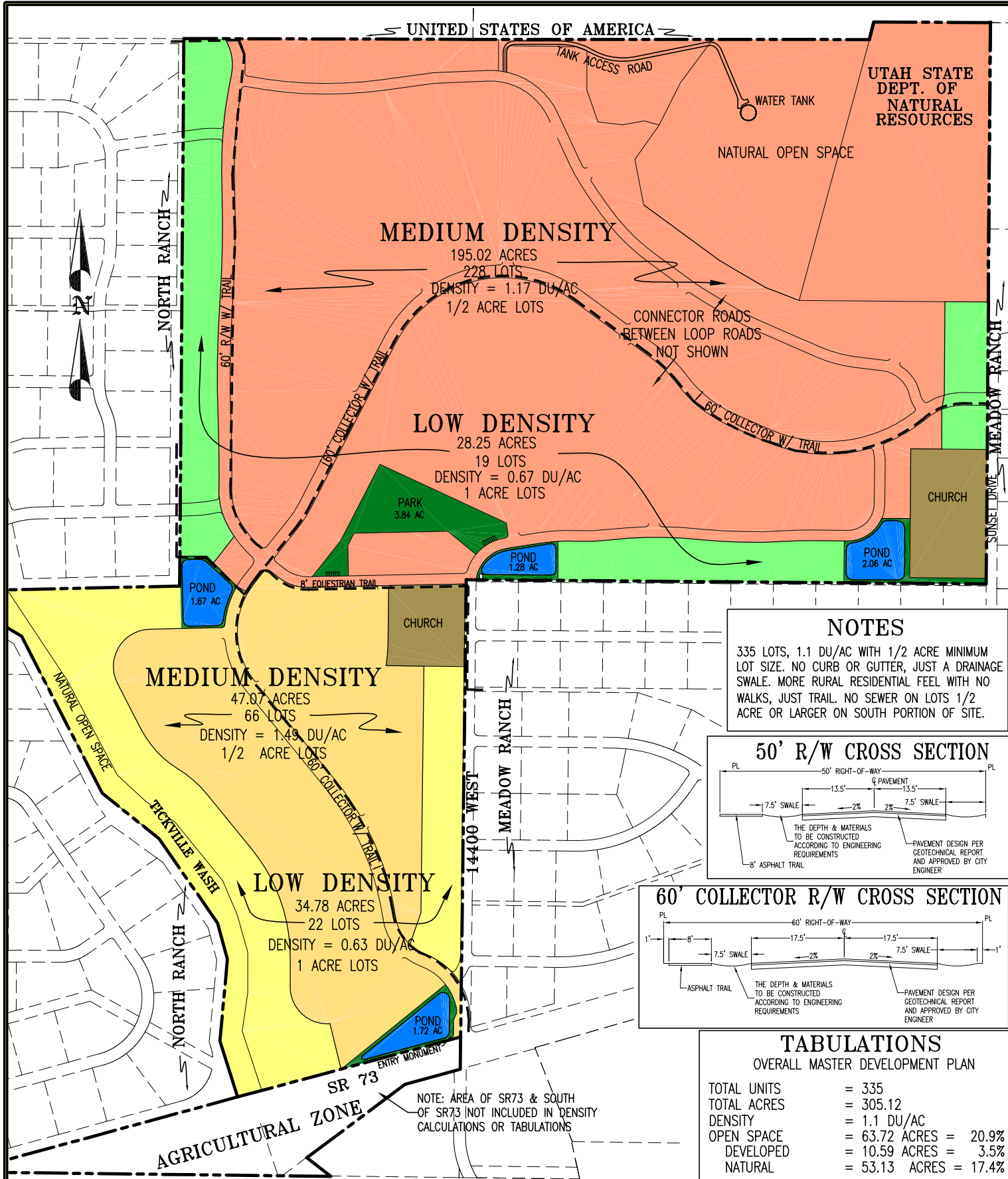
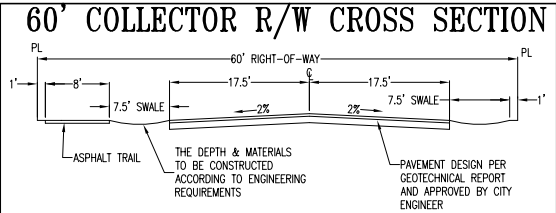
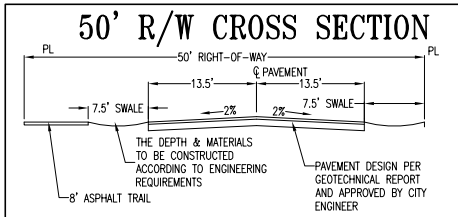


UTAH STATE DEPT. OF NATURAL RESOURCES



NOTES
 335 LOTS, 1.1 DU/AC WITH 1/2 ACRE MINIMUM LOT SIZE. NO CURB OR GUTTER, JUST A DRAINAGE SWALE. MORE RURAL RESIDENTIAL FEEL WITH NO WALKS, JUST TRAIL. NO SEWER ON LOTS 1/2 ACRE OR LARGER ON SOUTH PORTION OF SITE.



TABULATIONS
 OVERALL MASTER DEVELOPMENT PLAN

TOTAL UNITS	= 335
TOTAL ACRES	= 305.12
DENSITY	= 1.1 DU/AC
OPEN SPACE	= 63.72 ACRES = 20.9%
DEVELOPED	= 10.59 ACRES = 3.5%
NATURAL	= 53.13 ACRES = 17.4%

NOTE: AREA OF SR73 & SOUTH OF SR73 NOT INCLUDED IN DENSITY CALCULATIONS OR TABULATIONS

VALLEY VIEW RANCH - MASTER DEVELOPMENT PLAN LAND USE MAP