

Ivory Ridge Buffers

The Ivory Ridge Development will be buffered by the use of fencing, open space, and roadways.

Southwest Parcel:

This portion of the project will be buffered on the south by 2600 North. The east side is an existing residential development and a mink farm on the north. There is existing fencing in place adjacent to the residential development. The mink farm will be buffered by the use of open space / park area as well as a church site. The park configuration is conceptual only. The final park configuration is to be determined by Lehi City. See below for information regarding the agreement with the Mink Farm. The north side is bounded by 3200 north which will have a 6' pre-cast concrete masonry fence installed along the south side.

Northeast Parcel:

This portion of the project has five components which include: single family residential, church sites, Tennis and Swim Club, Commercial, and high density residential. The single family residential will be buffered as shown by 6' vinyl or masonry fencing. The commercial area and tennis and swim club will have 6' vinyl fencing to the east. The high density residential will be buffered by 6' vinyl fencing to the west and 6' masonry fencing along 3200 North.

See the attached buffers map for additional detail.



August 25, 2005

To Whom It May Concern:

I, Dane Dixon, have reviewed the Ivory Ridge Area Plan in regards to the Mink Farm language contained in the buffer section and I am in agreement with the language as stated below.

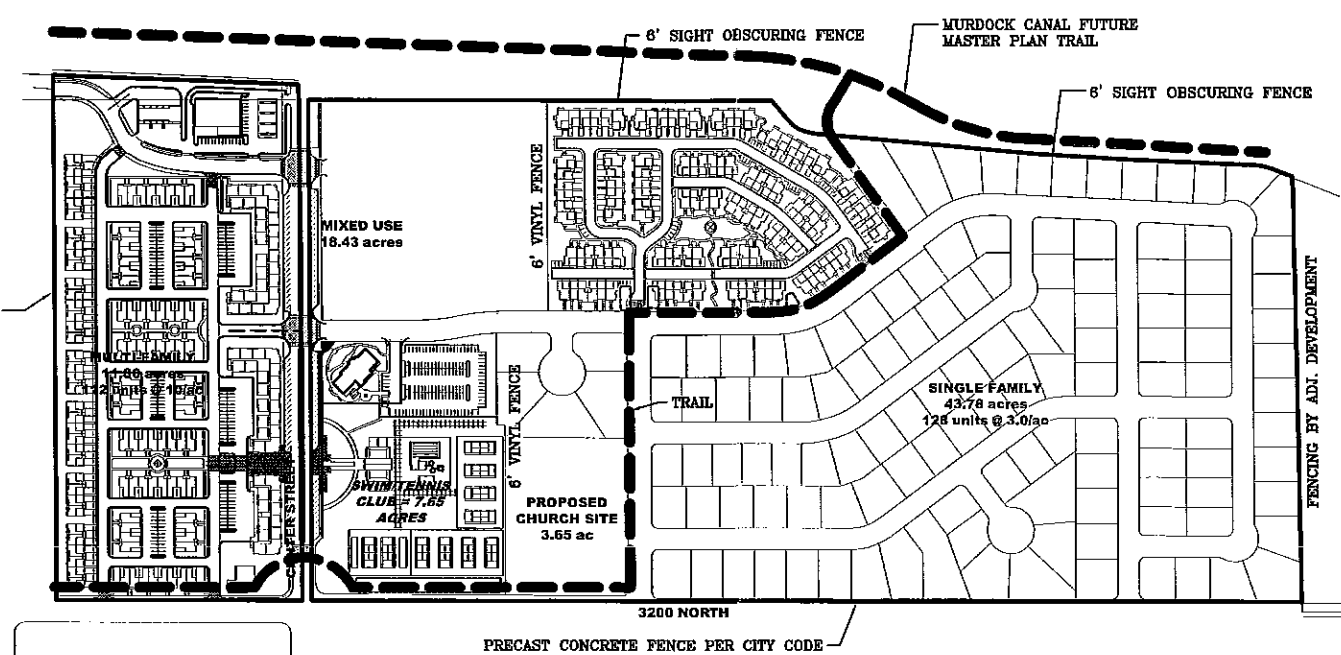
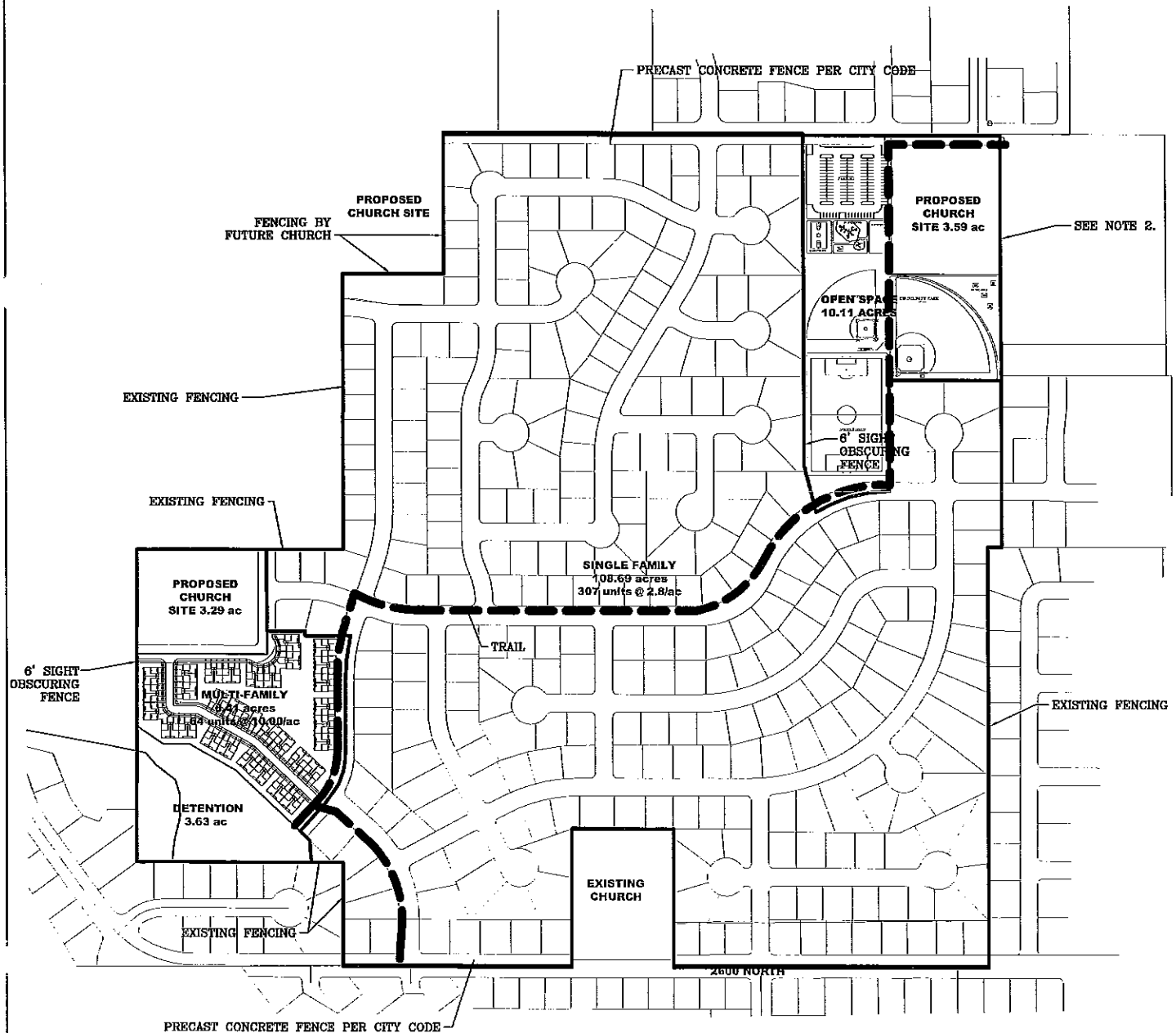
Sincerely,



Dane Dixon

Mink Farm Buffer: Ivory Homes has agreed to buffer the mink farm by the use of fencing, open space, and church sites. They have agreed to have 0 transient light at the property line. A minimum of a 10 ft. metal fence will be installed. Ivory Homes agrees to notify in writing, anyone to whom their property is conveyed, the details of this buffer agreement. Ivory Homes also agrees there will be no loud construction noise that disturbs the mink during their whelping season, April 15th to May 15th.

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NOTES

1. CITY MAY REQUIRE ADDITIONAL FENCING DURING THE PRELIMINARY APPROVAL
2. MINK FARM BUFFER: IVORY HOMES HAS AGREED TO BUFFER THE MINK FARM BY THE USE OF FENCING, OPEN SPACE, AND CHURCH SITES. THEY HAVE AGREED TO HAVE 0 TRANSIENT LIGHT AT THE PROPERTY LINE. A MINIMUM OF A 10 FT. METAL FENCE WILL BE INSTALLED. IVORY HOMES AGREES TO NOTIFY IN WRITING, ANYONE TO WHOM THEIR PROPERTY IS CONVEYED, THE DETAILS OF THIS BUFFER AGREEMENT. IVORY HOMES ALSO AGREES THERE WILL BE NO LOUD CONSTRUCTION NOISE THAT DISTURBS THE MINK DURING THEIR WHELPING SEASON, APRIL 15TH TO MAY 15TH.

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 DEC - 6 2005
 LEHI CITY

PROJECT:		2004-680	
DESIGNER:		BTG	
DATE:		9/01/05	
DRAWN BY:		RBA	
SCALE:		1 : 500	
SHEET:		SHEET 1 OF 1	
IVORY RIDGE PLANNED COMMUNITY			
LEHI, UTAH			
BUFFERS			
LEHI, UTAH			
3302 No. Main St. Spanish Fork, UT 84660 801-798-0555 Fax 801-798-9993			
REVISION	DATE	BY	