



AREA PLAN

SPRING CREEK RANCH LEHI, UTAH

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SPRING CREEK RANCH

Project Overview

This application for Area Plan Approval for the Spring Creek Ranch is respectfully submitted by Shoreline Properties, a Utah Limited Liability Company created for the purpose of developing approximately 153.57 acres into a Planned Community (PC).

Spring Creek Ranch takes its name from the stream that winds its way through the area. Bordered by stately cottonwoods and hosting an abundance of wildlife, the source of Spring Creek is the Lehi Mill Pond which is fed by numerous underground springs. By all standards the Mill Pond eco-system is wonderfully unique. At Spring Creeks terminus is Utah Lake, the compromise line which abuts the property at its Southerly boundary.

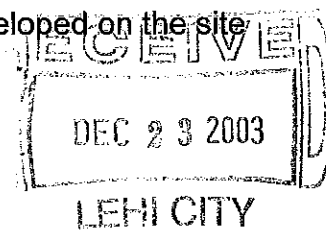
Aside from creating a beautiful planned community in Lehi, it is the stated goal of Spring Creek Ranch to protect, enhance and manage the habitat and natural attributes of the property as well as to create a system of functional parks, trails and open areas. These parks, trails and open areas are intended to join the various elements of the planned community and to provide a wider range of recreational opportunities. Setting a very high standard for connectivity, three major trail systems that are part of the Lehi City Master Plan, will come together on the property and will be fully developed in addition to the numerous internal parkways that connect the parks and help absorb density.

Most of the land area comprising Spring Creek Ranch has a single land owner, but other owners along 1630 South and 850 East are in support of the project and are participating, which enables us to widen the entire roadway and construct the trail infrastructure as a unified whole.

Currently, the land within the Spring Creek Ranch boundary is used for ranching and agricultural purposes. For the most part, the Landowner's use the land as horse pasture, for grazing some cattle and for raising feed crops. With the exception of a small portion of the property that has already been zoned as a planned community, most of the property is currently A-5. The underlying general plan for the property has already been changed to a PC zone per previous actions of the City Council.

Property to the East of the subject parcel is in the City of American Fork. These are all properties that share similar uses as the Spring Creek Ranch property. Mr. Green has approached us to purchase his property for development. The problems with cross community developments do not make this feasible.

The property to the West is also for sale and development by an owner who is currently on a mission with the LDS Church. Several developers are taking a serious look. This parcel is currently being used to raise feed crops and occasionally to pasture cattle. This property was also considered by us for purchase, but did not fit well into our overall development plan, but it is hoped that if a planned community is ever developed on the site that they will be like minded in terms of parks, trails and conservation.



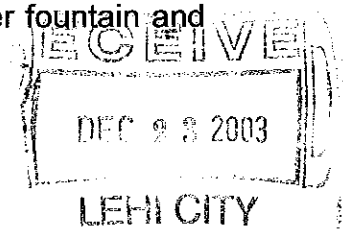
The City of Lehi also owns a piece of land to the West of a six acre portion of Spring Creek Ranch which is used currently as a sub-station by Lehi Power. This substation is being replaced and it is the City's intent to utilize this parcel as a pressure irrigation pond. Mini Creek runs between our two properties on the City's side and it is believed that this will one day become a functional part of the City's storm water master plan. Property to the North is currently used for agriculture.

Spring Creek Ranch has gone to considerable lengths to preserve potential wetlands and has strictly followed the recommendations of its wetlands engineer. A full delineation study with over 1000 reference points along Spring Creek and other areas has already been conducted and completed by PEPG Engineering. This includes a full report and reference survey that is a separate section to this Area Plan. The United States Army Corps of Engineers (USACE) has issued a letter that concurs with the findings of the wetlands study and delineation. All pocket springs have been preserved and incorporated into the project in a positive way. Habitat within the development will actually be greatly enhanced and increased in size. Detrimental impacts of cattle and horses will be removed. Special storm water purification devices and measures will be installed in all basins prior to discharge into Spring Creek. Detrimental flood irrigation techniques will be eliminated and many kinds of buffers will be created. These are impact and mitigation measures recognized by the Clean Water Act as administered by the Corps (USACE).

At full build out, Spring Creek Ranch will include approximately 419 housing units including approximately 54 townhouses, 364 single family residences over a broad spectrum of sizes and an LDS church. As shown on the attached Sub Area map, most of the "pods" with only a few exceptions will have about 30 units each. It is intended that the project will be fully utilized within 5 years from the time construction starts. Density calculations based on the Lehi City Development Code for a Planned Community are provided.

The town home area will initially be represented on the Area Plan as a single "pod" and will be processed through the City at a later date. At the time of development, it will provide a minimum of 2 parking locations for each dwelling, one of which will be a fully enclosed garage in accordance with Section 12.130 of the Development Code. These units will have a high degree of architectural continuity with the rest of the project and will exceed the minimum standards for hard surfaces.

The town home portion of the Project will have green strips that will connect this area to the other parks, but will also have a half acre park of its own to further absorb the density. The town home portion of the project is part of the larger development and will contribute to the amenities and maintenance and upkeep of the project as a whole as part of the Homeowners Association. Due to the fact that the town homes are part of the larger project and as such are contributing a "comparable equivalent" in the form of parks, trails and amenities, a clubhouse is impractical and will not be built. Aside from contributing toward amenities through out the project, when developed, the town homes will also provide within its own park (that is useable by and connected to the entire project) a good sized child play set, gazebo, benches, picnic tables, bar-be-que grills, water fountain and litter receptacles.



The sizes of lots for the Single Family Residential dwellings will range from about 5,000 sq. ft. up to over 1/3 acre. The proposed lot sizes are in keeping with the overall concept of slightly smaller lots requiring less care, but with a far greater amount of open area that is maintained by the Association and that provides a broader range of recreational opportunities than would otherwise be available or practicable. As shown in a chart provided in this Area Plan manual, this project is generating open and green space that is equivalent to over 5000 square feet of additional space per unit in the project and provides more and better trails, pathways, parks and park amenities as a result. The overall density, when spread across the entire project including open space is only 2.8 units per acre or an average lot size of 15,483 sq. ft.

The core infrastructure for Spring Creek Ranch will be completed in concert with improvements in the first sub-areas / subdivision maps that are created. The primary core improvements including the 1630 South and 850 East roadway arteries will be bonded for and completed initially. Improvements for certain trails and park areas will be bonded for in conjunction with the approved pods that they will be servicing as development progresses. This ensures that certain trail and park amenities will be available for use by the Owners throughout the development process.

The 60" main Timpanogos Sewer District line runs along the properties Southern Border on what is called the Utah Lake Compromise line. This large line has ample capacity to handle the project. A portion of the main line will be upsized in consideration of future development by adjoining neighbors. The core improvement portion of this line will run from the main line up to 1630 South. A complete and detailed sewer plan is submitted as part of the utilities section of this Area Plan and the upsized portion of the project and impact fees are shown in the financial portion of this Plan.

Both Primary (Culinary) and Secondary (Pressure Irrigation) water will now be looped from Center Street to locations on 850 East at the railroad tracks. This project will provide funds to upsize portions of the lines servicing the Planned Community directly and other funds for use in improving the overall system as shown in the financial section of this Area Plan. A complete and detailed culinary and pressure irrigation plan is submitted as part of the utilities section of this Area Plan.

The Storm water bears discussion because it is the intent of the project not only to detain the water in basins created for various sub-areas, but to install state of the art devices that will clean the water and separate oil and sediments more effectively prior to discharge into Spring Creek . A complete and detailed storm water plan has been submitted as part of the utilities section of this area plan including engineering models for high volume storms.

An independent traffic study has also been conducted and completed by Horrocks Engineers. This study makes positive recommendations that enhance the flow of traffic through the property and off-site, all of which have been incorporated into the over project design. This study has been submitted to the City as a separate section to this Area Plan. In general, traffic corridors through the project area will meet the City's master plan and greatly upgrade the primary roadways thereby greatly enhancing future flows and near term safety.

Roadway widths along 1630 South and 850 East will be widened to the City's Master Plan width of 70 feet. In addition to this width, an additional width has been added for wide pedestrian corridors, improved curb appeal and greater safety.

A geotechnical study has been completed for the project as a whole by Earthtec Engineering. The findings show that soils and water table are acceptable for development. Basements will not be allowed and sump pumps shall not be used. These DRC recommendations have been incorporated into the Projects CCR's. All recommendations in this study will be adhered to. This report has been submitted to the City as a separate section to this Area Plan.

The proposed Area Plan design is quite consistent with the goals of the general plan in that it encourages comprehensive planning as part of a much larger development; it helps allow for a better mix of uses and use densities. The subject site helps effectuate a broader and better mix of housing and recreational uses; the area has very unique land elements such as streams, water features and master planned trail ways that are conducive to a planned community and for many other reasons previously mentioned.

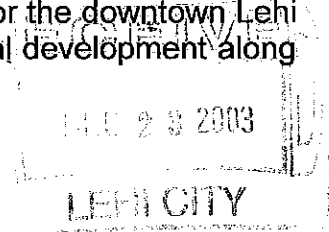
The location and shape of Spring Creek Ranch allows for a better overall development than would be otherwise possible. The project intends to recognize and be sensitive to the rights of adjacent landowners to ranch or farm. It will also be protective of areas next to Utah Lake and the Spring Creek corridor. It will contribute greatly to the City's overall master trail system, which in turn will have long range impacts on the desirability of the area and have broad positive long range effects on the environment.

The ground is generally flat and can be readily developed. It is well suited for residential; park and trail development and other uses contemplated in a Planned Community as identified in the general plan land use element.

This project does not anticipate that there will be any additional impacts on the neighboring properties other than those that have already been considered in the adoption of the PC zone. While the PC zone carries with it certain implications of a change in the patterns of use, the location of the subject parcel should not hurt the neighbors. In fact, as the proposed design shows, it helps allow for a buffer next to several of the parcels and will help carry infrastructure and trails to other parts of the area and make parks readily available for use by the general public including the neighbors.

The impact of the overall proposed development to public health, safety and welfare, as well as to the community in general will be positive and significant. Please consider the following:

- Significant roadway and utility system improvements will be made to the surrounding area that will be beneficial to the City; the neighborhood and the development.
- The project, when fully developed will provide good business for the downtown Lehi shopping district and will enhance the likelihood for commercial development along 850 East in the Millpond area.



- The project is being designed to funnel traffic quickly into the development and is well located to take advantage of freeway exits at Lehi and American Fork Main Streets.
- The project will provide the necessary right of ways for the eventual development of the Master Planned East / West traffic corridor at 1900 South.
- As part of the financial plan and assuming the proper agreements with Lehi City to ensure that habitat restoration efforts and wildlife protection remain viable, the project will dedicate the Spring Creek corridor to the City for future use as storm drain flow channel.
- Due to the size, location and connectivity of the internal parks and parkways, the project will be mindful of safety. It will also help encourage greater outdoor activity, more recreational diversity, ease of access to activities and enhanced environmental awareness.

Spring Creek Ranch has been designed to be both viable and vibrant. The Developer intends to encourage participation in the project including the intricacies of its design at all levels of government and within the community with an eye toward creation of a master trail system and protection of the natural beauty and wildlife along Utah Lake which is Lehi's heritage and its' challenge for the future. As an example, every new homeowner in the project will in addition to a copy of the CCR's, receive a handbook for understanding, maintaining, enjoying and in general participating in the protection of the areas natural environment.

Green and Open Space: The focal point of this community is its' green space. Even before adding in the large nature preserve park area that will act as a buffer between the development and Utah Lake to the South, Spring Creek Ranch has 200% more open space than the minimum required under the planned community. The open space being provided covers a wide range of use types from active playgrounds to passive parks with water features to high quality trails to quiet sitting areas. An idyllic setting deserves better than average treatment.

Parks & Trails: Spring Creek Ranch is a "pedestrian friendly" development. All housing has been worked around the parks, trails and natural areas rather than the other way around. It is vital to the development concept that the parks and trails be accessible, functional and connected. This development is a crucial hub in the Lehi City master parks plan as it is the starting point for 3 major trail systems. It is the worthy goal of this development to set a high standard for other properties that ultimately develop that abut the trail system. As a demonstration of our commitment to this, nearly as much money will be spent on the parks system as the rest of the development. We believe this is not only good for the neighborhood, but it is also good business.

Restoration and Preservation: Spring Creek Ranch will do much to restore the Spring Corridor that runs through the property and the property to the South. After a hundred or so years of being used primarily as an agricultural asset, it is the intent of the project to spend more than \$ 60,000 towards restoring the Spring Creek Ranch portion of Spring

Creek alone. Numerous environmental groups and agencies such as Ducks Unlimited, A Natures Conservancy and the Utah State Fish and Wildlife Service are supporting this effort for a variety of reasons. A minimum of a 70 foot corridor has been set aside along the full length of Spring Creek on the Project as a buffer from development and for enjoyment by all. Existing areas of potential isolated wetlands are being preserved and substantially greater lands are being set aside and enhanced to create better habitats for a wide variety of wildlife including geese, ducks, herons, owls, fish, stream mammals and a wide range of aquatic life. Studies of these habitats are underway.

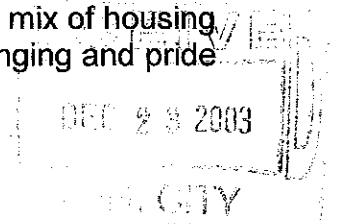
Strict rules will be part of the project to protect the wildlife and its habitat and the Homeowners Association will actually collect monies on a monthly basis to continue the restoration and protection work into the future. Even in the early stages of the development, the project has secured the services of respected biologists and a zoologist to begin the work of ascertaining the damage to the eco-systems over many years and to map a plan for correction.

Finally, everything within the park is designed to pull the impacts of density into the park areas by way of the trails. It is doubtful that any project will work as hard to protect and preserve the natural environment on a per unit and per acre basis than will Spring Creek Ranch.

Entry Parks: The planned community will be quite heavily landscaped at its entry ways with impressive and beautiful rock walls, cascading fountains and signage that will create a strong sense of place and a tie to the natural surroundings. The "pocket parks" are designed to provide sitting space and neighborhood picnic areas. They are intended to provide a sense of welcome and arrival to someplace special even if you are just coming home.

Density: It is anticipated that there will be about 419 units in the planned community at full build out including an LDS Chapel. The density calculations are shown on a separate page and exclude otherwise unusable areas such as stream beds, major roadways widening areas, flood plain and wetland areas and the like. The projects main features, when added together would yield a density bonus of over 50%. Of course only 40% is actually allowable under the Code and of that allowable amount, Spring Creek Ranch will only be requesting about 28%. So instead of trying to cram the total of 466 units onto the property, Spring Creek Ranch has chosen to focus instead on the quality of the development and the lifestyle that goes with it. Although somewhat risky because the concept is different, we believe this is the best plan for making our numbers work from a business perspective. Accordingly, it is presently the plan of Spring Creek Ranch to provide only "For Sale" units.

Unit Types: As with any well thought out community, Spring Creek Ranch will have a variety of housing types ranging from large single family residences to cottage type units to quality town homes. Often planned communities defeat their own good intentions by creating a sense of socio/economic exclusion. That is why connectivity of all parks and trails is vital and why having a broad range of activity options in the parks is crucial. The builder or builders within the development will be required to provide a good mix of housing types with different looks and accesses. The goal is to feel a sense of belonging and pride



regardless of where you live within the community. The goal is to create a good little bit of something for everyone.

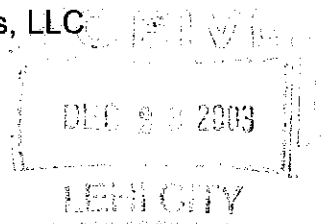
Lots: Build-able lots will be both large and small. Please refer to the plat that identifies the sizes and locations. The design of Spring Creek Ranch tries hard to put the focus less on the size of lots and more on the feeling of space and openness. With over 2.2 million square feet (more than 5200 square feet of open space for every dwelling unit) of parks, trails, and open areas, Spring Creek Ranch hopes to show that size is truly not everything and that it is better to have more open space that can be properly maintained and managed by the homeowners association than it is to have a group of independent lots with no sense for common care or communal accountability. Strict CCR's will ensure that the housing types, regardless of live-able square footage or lot size are of quality materials consistent with the Lehi development code. Both the Landscape and Construction Standards have been incorporated into our CCR's and are a part of this Area Plan submittal.

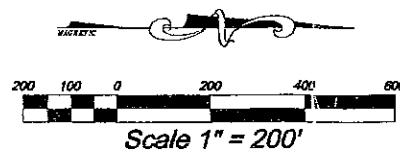
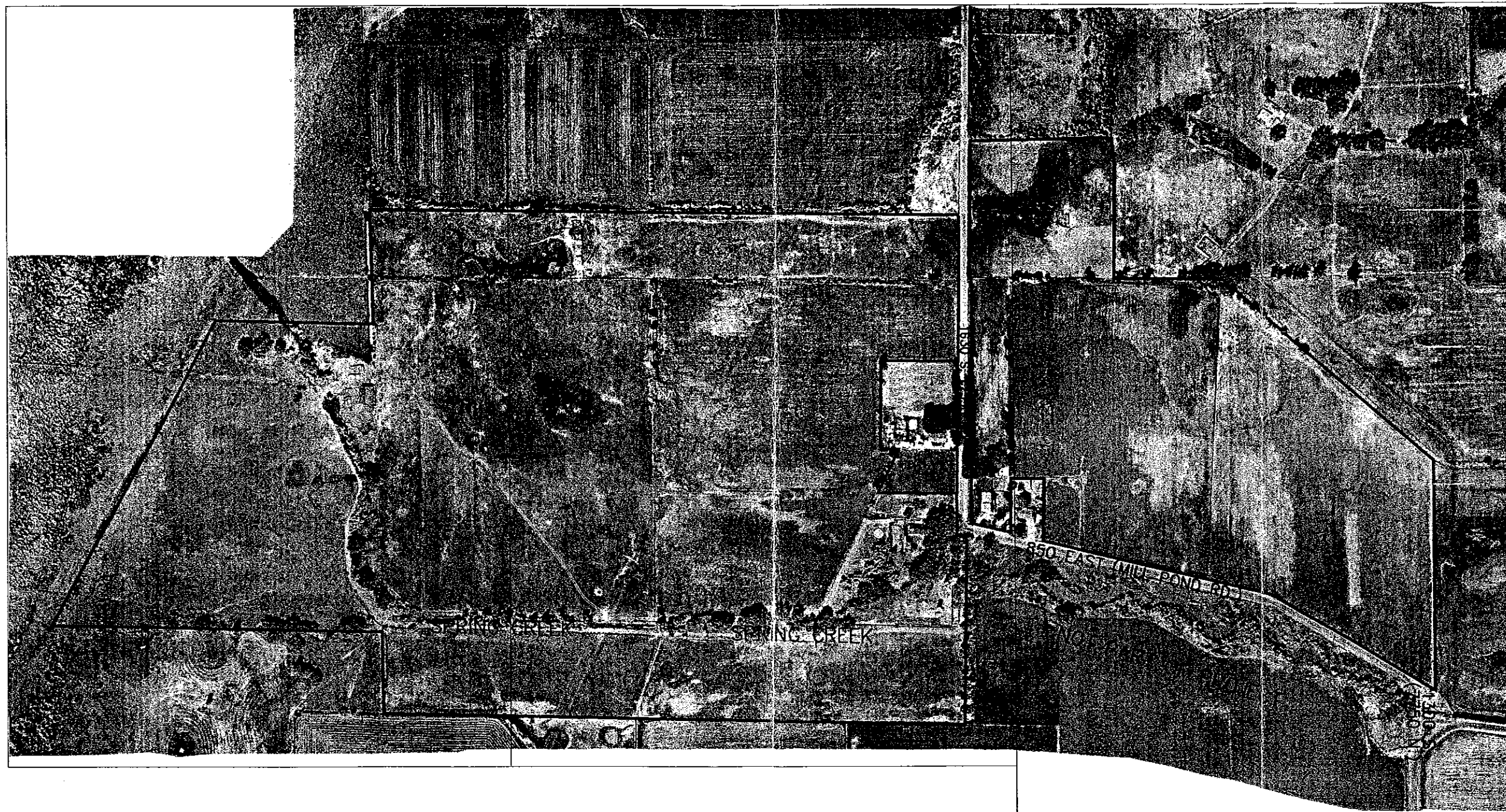
Recreational Amenities: It is proposed that each of the parks have sports features including basketball and tennis courts. Both the North Park and the South Park will have a Pavillion with picnic tables and grills. The parkways that will connect the major parks and City trails will be surfaced in a manner consistent with the directions of City. Two of the parks will have fitness centers along a loop. The objective is to make all parks available to the larger community via the City's major trails and to make all homes accessible to the parkway system. Substantial tot lots will be created in all three of the main parks within the development. A soccer/multiple use field will be created in the larger park. Park benches will be common and a small but very functional skate board area will be incorporated if the cooperation of Lehi City and others can be garnered. Restrooms will be included in two of the parks not only for park users but also for trail users. The primary trails will all be at least 10 feet wide and of road base and asphalt construction. It is being recommended that the larger park to the South and the City trail system be owned and maintained by the City.

Summary: A number of years have gone into the design for Spring Creek Ranch with no small amount of credit going to the Lehi City Staff for their many constructive and even cost effective comments. We feel fortunate to live in Lehi and it remains our goal to create a very nice community within a very nice community. We want this project to be a standard for others to follow and for it to encourage enlightened planning by developers and builders especially as it relates to green space, parks and trails. This is a good-sized project inherent with many risks. We hope it will be profitable, but we also hope that it will help Lehi be a better place for ourselves and for our children.

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12/04/03

SPRING CREEK RANCH		UTAH
LEHI		Scale: 1" = 200'
Drawn by: D.W.P.	AERIAL PHOTO	Date: 12/04/03
Designed by: D.W.P.		Sheet No. 1 OF 1
Checked by: D.W.P.		