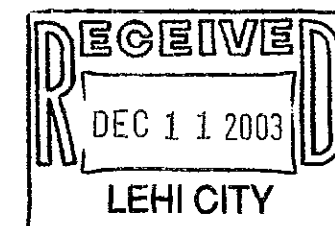
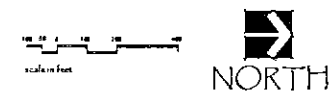


Illustrative Master Plan  
**SPRING CREEK RANCH**  
 LEHI, UTAH





**SPRING CREEK RANCH  
TABLE OF USES - RESIDENTIAL DISTRICTS**

USE	CURRENT LEHI DISTRICTS					PROJECT	
	R-1-15	R-1-12	R-1-10	R-1-8	R-3	SPRING CREEK SINGLE FAMILY RESIDENTIAL	SPRING CREEK TOWNHOMES
<b>Residential Dwelling Types</b>							
Single-Family Dwelling	P	P	P	P	P	P	P
Two-Family Dwelling					C		P
Three-Family Dwelling					C		P
Four-Family Dwelling					C		P
Modular Home	P	P	P	P	P		
Multi Family Dwelling (>4 units)					C	N	C
Townhouses/Condominiums					C	N	P
<b>OTHER USES</b>							
Adult Day Care					C		C
Agriculture (Horticulture)	P	P	P	P	P	P	P
Agriculture (Livestock) [Sec. 12-120(D)]							N
Apiary							N
Bed and Breakfast	C	C	C	C	C	N	N
Child Day Care (in home)	C	C	C	C	C	C	C
Child Day Care (commercial)					C	N	N
Churches	C	C	C	C	C	C	C
Civic/Public Buildings/ Public Facilities	C	C	C	C	C	C	N
Commercial Riding Facilities							N
Electrical substations, trans. Lines	C	C	C	C	C	C	C
Golf Courses & Country Clubs	C	C	C	C	C	N	N
Gravel Pits, Clay Pits							N
Greenhouses (private)	C	C	C	C	C	C	N
Greenhouses (commercial)							N
Kennels							N
Libraries	C	C	C	C	C	C	N
Oil & gas transmission lines	C	C	C	C	C	C	C
Open Space, Trails & Greenways	P	P	P	P	P	P	P
Parks and playgrounds	P	P	P	P	P	P	P
Public Utility Buildings & Facilities	C	C	C	C	C	C	C
Residential Facilities for Disabled	C	C	C	C	C	C	C
Resthome, Nursing Home					C		N
Retirement Home					C		N
Rock Crushers							N
Schools	C	C	C	C	C	C	C
Sports Fields	C	C	C	C	C	C	C
Sporting Facilities, Arenas							N
Swimming Pools ( private )	P	P	P	P	P	P	N
Temp. construction buildings & yards	P	P	P	P	P	P	P
Temp. sales office	P	P	P	P	P	P	P
Utility Lines and structures	C	C	C	C	C	C	C

C = CONDITIONAL USE  
P = PERMITTED  
N = NOT PERMITTED

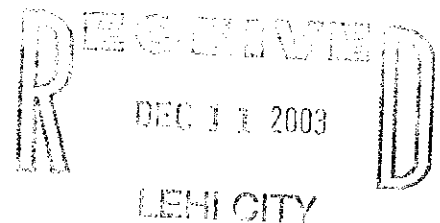
**RECEIVED**

FEB 26 2004

LEHI CITY

**SPRING CREEK RANCH  
DENSITY AREA EXCLUSIONS**

STEEP SLOPES	.00	
WETLANDS		
A-1	.00	Removed by USACE
A-2	.00	Counted in high water area
A-3	.00	Counted in high water area
B	.00	Removed by USACE
C	.00	Counted in high water area
D	.00	Counted in high water area
E	.68	Not counted in low area
F	.00	Counted in high water area
G	.89	Per wetland map
H	.01	Per wetland map
I	1.98	Remaining flow channel
J	.00	Removed by USACE
K	.06	Per wetland map
	3.62	
UTAH LAKE HIGH WATER	33.72	Land area below the 4495' elevation
850 East Extended R.O.W.	.28	
1630 South Extended R.O.W.	.44	
1630 South Base Road	1.67	
850 East Base Road	1.14	
PERENNIAL CHANNELS	.00	Counted in wetland or high water
TOTAL EXCLUSIONS	40.87	ACRES



**SPRING CREEK RANCH  
DENSITY BONUS**

**ACTIVE RECREATION** **10%**

- 2 Tennis Courts
- 2 Basketball Courts
- Fitness Area
- Play Area 'A'
- Play Area 'B'

**COMMON BUILDINGS** **3%**

- Pavillion
- Gazebo

**FENCING** **5%**

- Spring Creek Trail – Split Rail 1,800'
- Fence on 850 East 1,600'
- Park/Trail Fence 1,200'
- Architectural Columns 40

**ATTACHED GARAGES** **5%**

- SFR – Attached All
- Town Homes – Covered All

**MATERIALS** **80% Hard Surfaces** **10%**

**ROOF MATERIAL** **Arch. Grade Asphalt** **2%**

**LANDSCAPE**

- Entry Signs (2) @ 2% each **4%**
- Front Yards – Bonded **2%**  
(grass/sprinklers/3 shrubs/2 front trees/1 back)

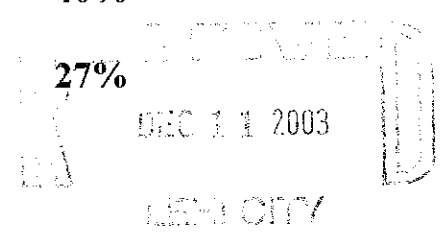
**OPEN SPACE** **5%**

**WATER FEATURES** **At Entry** **5%**

**TOTAL BONUS ACHIEVED** **51% +**

**TOTAL BONUS ALLOWABLE** **40%**

**TOTAL BONUS REQUESTED** **27%**



**SPRING CREEK RANCH  
OPEN SPACE CALCULATIONS  
(PRELIMINARY PROJECT WIDE)**

Conservation Area	990,000
Lower Park Area	520,000
Spring Creek Area Flow Channel	160,000
Area G & H – Wetland Map	40,000
Powerline Trail R.O.W.	240,000
All Entry Areas	40,000
Area Parks	120,000
All Parking	60,000
850 East Spring Creek Corridor	<u>40,000</u>
	2,210,000 Sq. Ft.
Divided by:	<u>422</u> Total Units
	5,236 Sq. Ft. / Unit

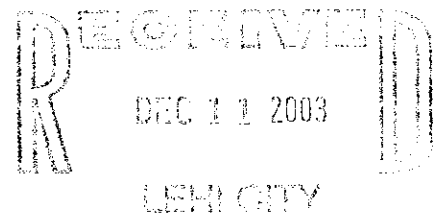
10/10/2000  
10/10/2000  
10/10/2000

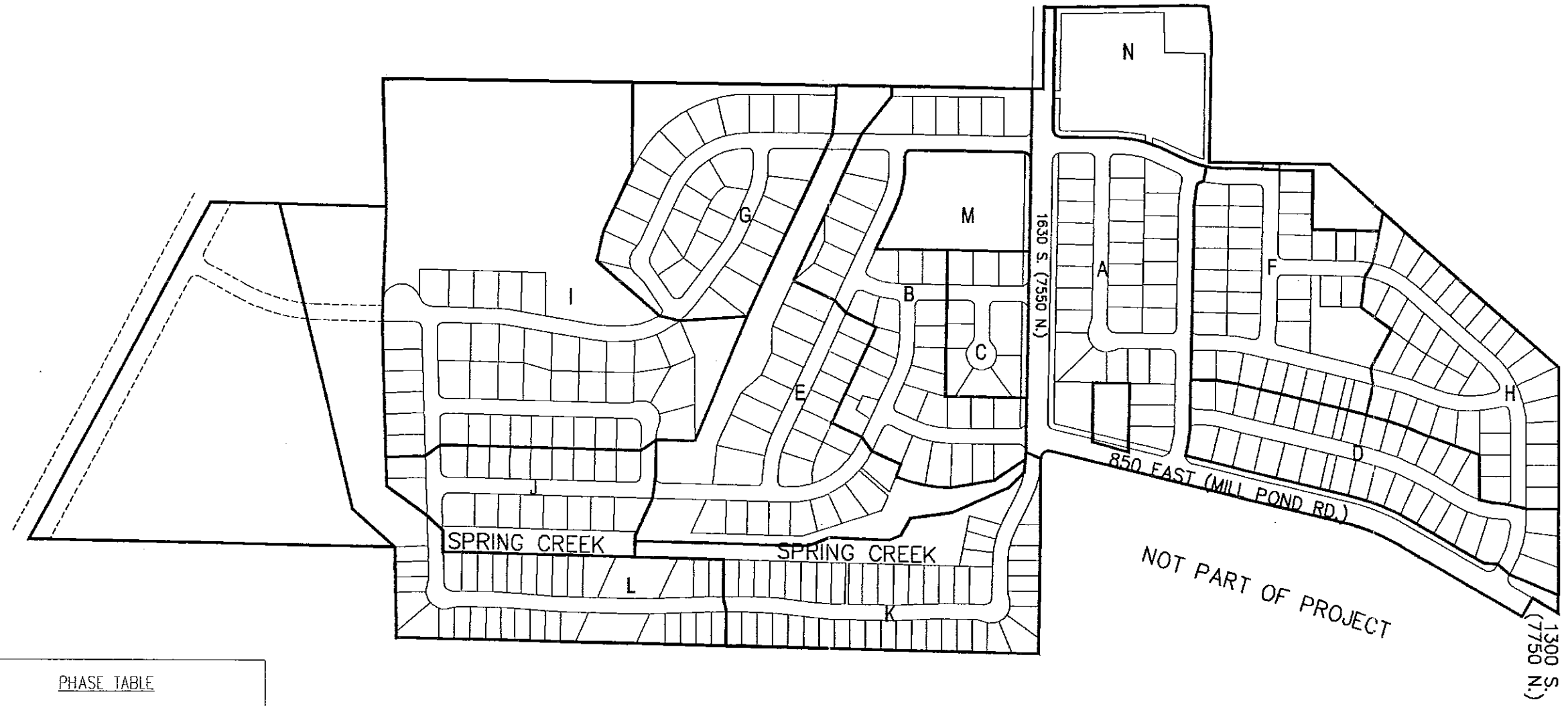
**SPRING CREEK RANCH  
DENSITY SUMMARY**

Gross Acres:	152.50	
Less: Non-Qualifying Acres	40.87	
Net Qualifying Acres	111.00	Rounded down
x Base Units Allowable Per Acre	3.00	
<b>TOTAL BASE UNITS</b>	<b>333.00</b>	
Density Bonus Units Allowable	133.00	40% of total.
<b>TOTAL ALLOWABLE UNITS</b>	<b>466.00</b>	

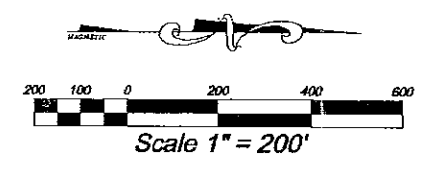
Total allowable units	466	
Less: Actual Units Requested	422	
<b>SURPLUS UNITS</b>	<b>44</b>	Density Reduction

Actual Density Bonus Used 27 %





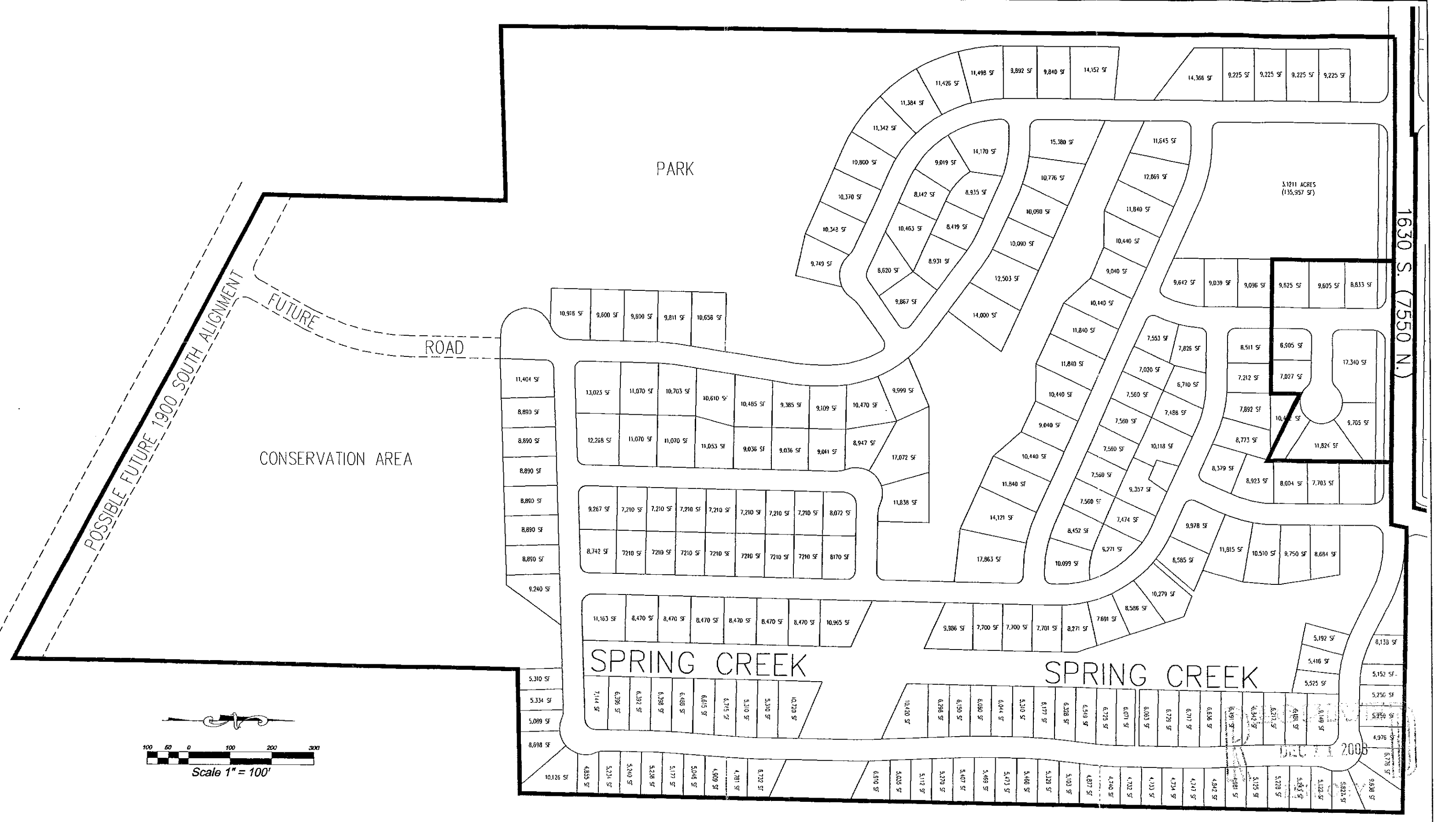
PHASE TABLE	
PHASE	LOTS PER PHASE
A	32
B	33
C	9
D	32
E	27
F	33
G	26
H	36
I	39
J	19
K	45
L	32
M	CHURCH SITE
N	54



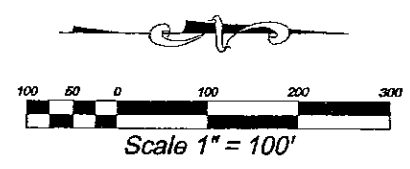
RECEIVED  
 DEC 11 2003  
 LEHI CITY

SPRING CREEK RANCH		
LEHI		UTAH
Drawn by: D.W.P.	<b>PROPOSED PHASING MAP</b>	Scale: 1"=200'
Designed by: D.W.P.		Date: 12/11/03
Checked by: D.W.P.		Sheet No. 1 of 1



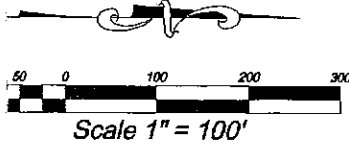
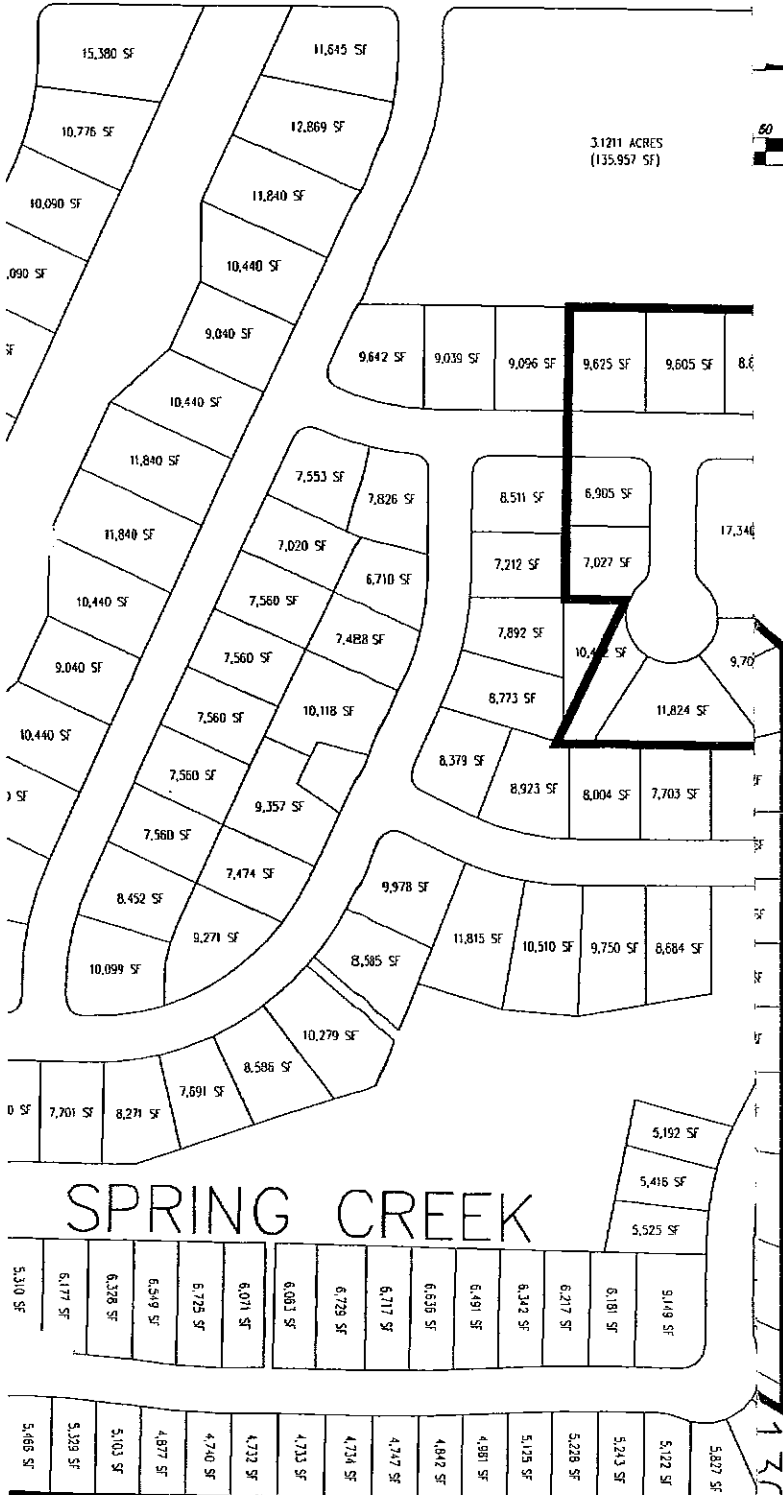


1630 S. (7550 N.)



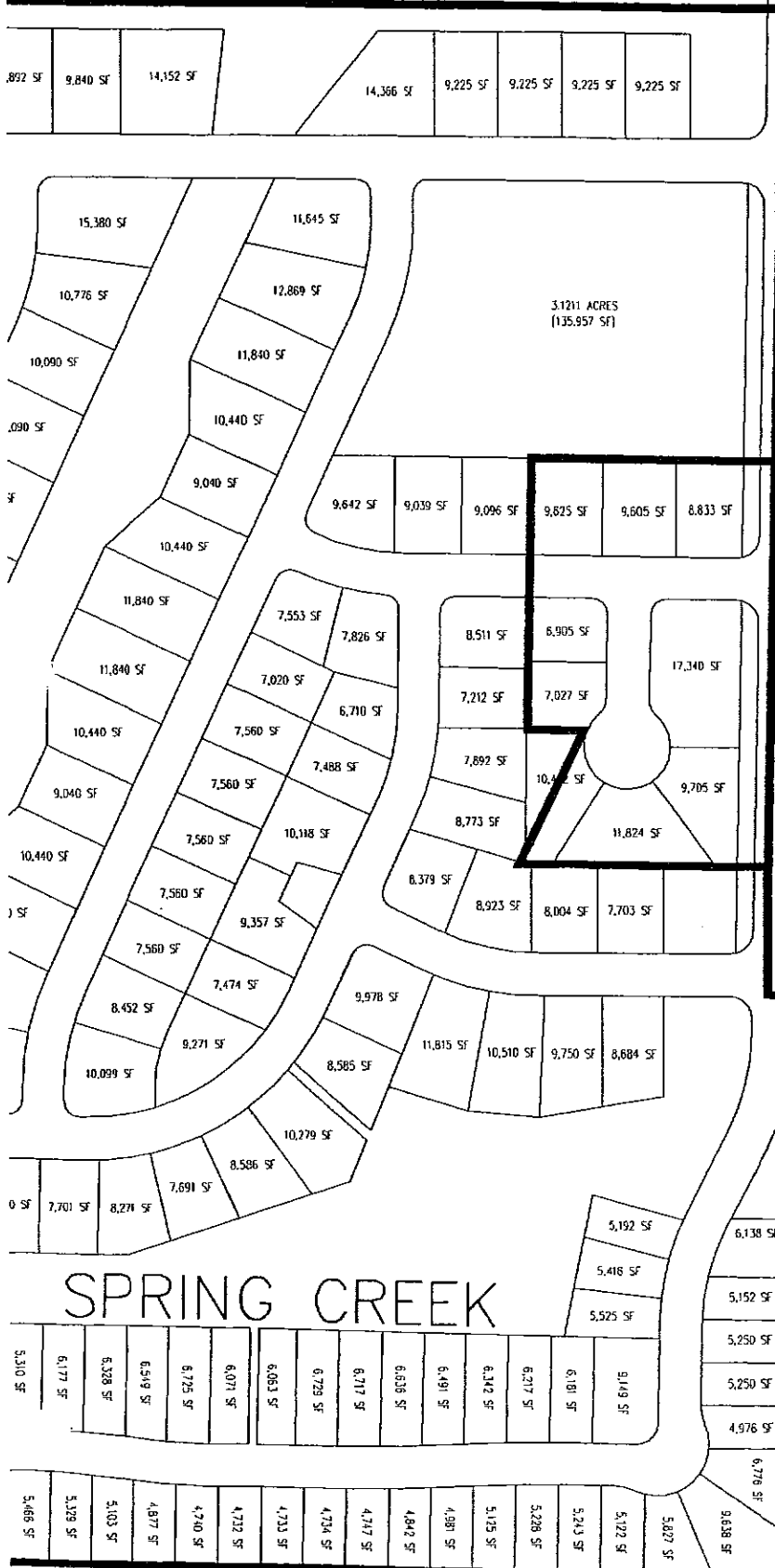
SPRING CREEK RANCH		
LEHI		UTAH
Drawn by: D.W.P.	<b>LOT AREAS</b>	Scale: 1"=100'
Designed by: D.W.P.		Date: 12/11/03
Checked by: D.W.P.		Sheet No.:
		1 OF 2

.892 SF	9,840 SF	14,152 SF	14,366 SF	9,225 SF	9,225 SF	9,225 SF	9,225 SF
---------	----------	-----------	-----------	----------	----------	----------	----------



RECEIVED  
DEC 11 2003  
LEHI CITY

SPRING CREEK RANCH		UTAH
LEHI		Scale: 1"=100'
Drawn by: D.W.P.	LOT AREAS	Date: 12/11/03
Designed by: D.W.P.		SHEET No.
Checked by: D.W.P.		2 OF 2



1630 S. (7550 N.)

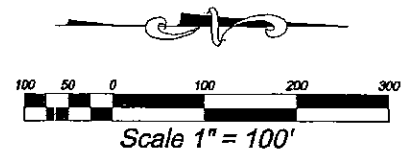
850 EAST (MILL POND RD.)

NOT PART OF PROJECT

1300  
(7750)

5.28 ACRES  
(229,995 SF)

NOTE: THE LOCATION OF THE PARK AREA  
MAY BE RELOCATED WITHIN THE TOWNHOME  
AREA AT THE TIME OF DEVELOPMENT AS  
LONG AS THE SIZE OF THE PARK AND THE  
CONNECTIVITY TO THE TRAIL SYSTEM REMAIN



RECEIVED  
DEC 11 2003  
LEHI CITY

SPRING CREEK RANCH		UTAH
Drawn by: D.W.P.	<b>LOT AREAS</b>	Scale: 1"=100'
Designed by: D.W.P.		Date: 12/11/03
Checked by: D.W.P.		Sheet No. 2 OF 2