

Parks & Trails

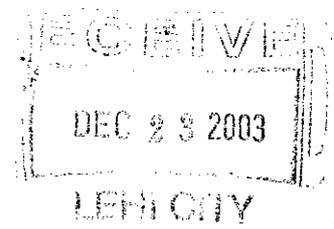
Sidewalks: Spring Creek Ranch is intended to be "pedestrian friendly". As such, the concrete sidewalks within the development will all be 5 feet wide instead of the standard 4 foot to promote greater safety and easier walking and bike riding. This upsize will be a developer cost. Sidewalks will also be adjacent to the curb in the interior of the project to promote better yard maintenance and continuity. Along 850 East, the sidewalk will be substituted with a 10' asphalt trail as described herein.

Parkways & Connectivity: Along the major road ways of 1630 South and 850 East, as well as in other areas throughout the development, are parkways that are at least 10 feet wide and all have a 5 foot sidewalk except where noted herein. These parkways are in addition to widening roads to 70 feet on the primary travel corridor. All will be bermed, grassed and landscaped. These areas are part of a well-conceived system that connects sidewalks to trails and trails to parks and absorbs the feel of density. These parkways offer enormous aesthetic and safety advantages both for the development and the community by providing greater depth, better landscaping opportunities and improved architectural feel. In essence we are taking a regular City road and turning it into a special avenue.

Master Planned Trails: In certain instances, such as along the 850 East section of road, the development substitutes a 10 foot wide asphalt trail for a 5 foot wide concrete sidewalk because it is part of the City's master trail plan. All trails designated on the City's master plan will be 10 feet wide and of asphalt construction and will meet or exceed the City's standards. A portion of the sidewalk trails in the North and South Park will feature a wellness loop allowing for regular stops and equipment for exercising with guidelines. The Spring Creek Trail will follow the tree line along Spring Creek in the conservation area. It wraps around the South side of the development and will then go South to connect to the Lake Shore Trail. The Powerline Trail runs East and West through the Center of the project. All trails will have stopping places with benches and at various points there will be pocket parks that will have trees, shrubs & flowers and in certain locations will allow people to sit right next to Spring Creek. Public Access parking will be provided along the Powerline Trail for out of area bikers. The Spring Creek Trail corridor will have signage that designates the area as a habitat protection zone and that educates passersby about the local ecology and the importance of preserving it.

Fencing: A vinyl split rail fence will visually lead people down 850 East along the West side and then as it makes the turn along 1630 South it will shift to the South side.

North Entry: This entry "A" is the area of high visibility as you make the turn from 850 East on the Northerly most part of the project. This entry will have a large sign with sweeping brick pillars and a concrete pre-cast insert with the Spring Creek Ranch name and logo. This area will be heavily landscaped with larger trees and shrubs and flowers. It will also be the location of the start of the Spring Creek Trail as it relates to this property.



South Entries: This entry "B" is that area located where you make the turn to the West on 1630 South off of 850 East. This consists of two areas. The East side of the through road where very large existing cottonwood trees area will have another entry sign. This sign will be incorporated into a cascading water feature to take advantage of an existing spring. In addition it will be heavily landscaped with additional trees, shrubs and flowers.

The West side of the road, opposite the water feature, entry "C" will be a widened area that will provide a nice sitting area complete with a park bench in a heavily landscaped setting. It allows the sidewalk to be pulled into the park because of the corner and provides an excellent location for a bus stop. The West side of the Church will have an entry "D" that matches the sitting area mentioned above. The LDS Church always makes a good neighbor because of its care for the property.

South Park "D": This is the largest of the active parks within the development and features a soccer field, two tennis courts, two ½ basketball courts, a good sized playground with tot lot equipment, a pavilion, picnic area with benches and grills and restrooms. It will have sidewalks throughout, be heavily landscaped and be connected by the Spring Creek Trail on the South and the Powerline Trail on the North plus a parkway on the West side of the project that also serves as a buffer to the Westerly property. This park will have about 40 parking stalls as recommended by City Staff. It will be a dedicated City park.

North Park "A": This park will service primarily those homes on the North side of 1630 North including the town homes. It will feature two tennis courts, a single ½ basketball court, a playground with tot lot equipment and restrooms. The park will be heavily landscaped with trees and shrubs and will have 3 park benches. There will be approximately 6 parking stalls in this park for local residents. It is connected on both sides by a parkway that goes to the Spring Creek trail and to the North Park "B" as described below plus a variety of sidewalks connecting the activity areas.

North Park "B": This park is directly to the West of North Park "D" and it is intended to be the area for picnics and quiet relaxation. It will have a pavilion, barbeque grills and picnic tables. A small spring will be preserved in a manner yet to be determined. The area will be heavily landscaped and is connected to the West by another parkway that leads to the town home area and yet another park.

North Park "C": This park is intended for use by the town home area and others within the Spring Creek Development. It will be constructed as part of the development of that particular pod. Due to its proximity to the town homes, this park will have a playground area along with gazebo or pavilion and an area for barbequing. There will be no restrooms as this is a park that will draw activity primarily from the town homes immediately surrounding it.

Skate Park: In lieu of constructing one of the tennis courts in the South Park "D", the developer requests the right, at developer's option, to place a small but fully functional skate park either in the location of one of the tennis courts or incorporate it into the storm drain basin as is commonly done in California and Arizona. In either case, this attribute would need some financial assistance from the City, but the developer has a few ideas on how to creatively finance this venture.

CCR'S: The conditions, covenants and Restrictions for the project are detailed in their requirements for maintaining the common areas and for rules within the parks and along the stream. A monthly fee will be assessed to all homeowners for maintaining all portions of the project including the habitat reconstruction area along Spring Creek on an ongoing basis.

The overall concept and Area Plan being presented goes to great lengths to try to create a better design within the framework of a planned community. Higher standards for connectivity and for ease of access; better and more environmental protection and education; easier accessibility by the general public; quality and forward looking open space and amenities for all ages.

Special Consideration: The financial portion of this Area Plan identifies areas of cost that the developer will pay for initially and be reimbursed for out of impact fees generated by the project. This includes the cost of constructing two of Lehi's master planned trails plus all sports fields and courts, trails and amenities as outlined in the financial section for Park "D".

It is important to emphasize that Spring Creek Ranch is progressive in nature in terms of environmental reconstruction, protection and education. The developer is paying large sums of money toward these areas of effort including the purchase of more than 30 acres of land, not required by the Development, at market value to create buffers along the stream and between the development and Utah Lake. It is a primary goal of this development to protect and enhance the habitat, wetland and watershed areas along Spring Creek and on lands owned by the developer adjacent to Utah Lake. Lehi City also recognizes the importance of these goals and further wishes to potentially use the Spring Creek flow channel for storm water run off.

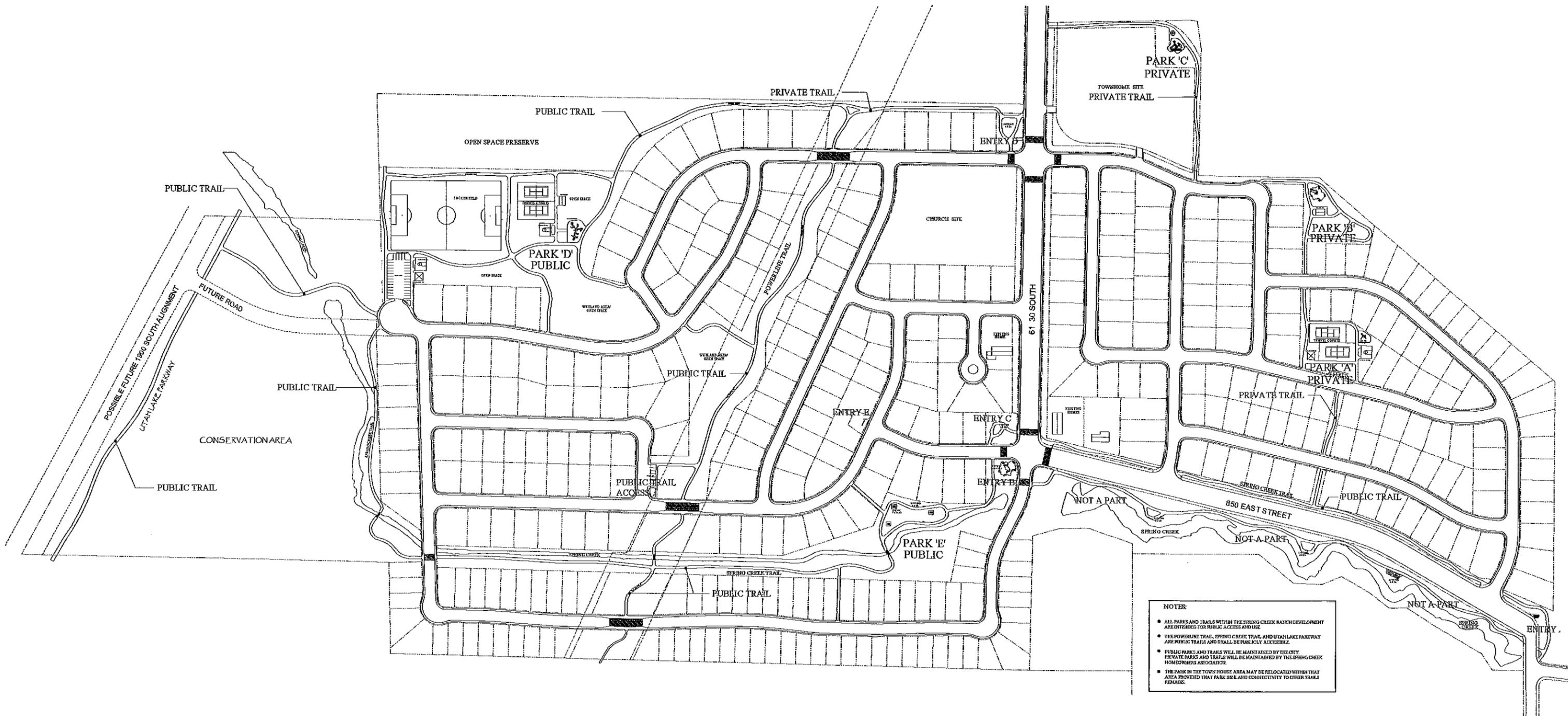
To that end, the developer and the City agree to establish a legally binding long range agreement and plan that details permitted uses within the trail, stream, wetland and park areas that shall include, but not be limited to agreeing to allow implementation of recommendations made in a habitat study currently being conducted. This agreement will allow for the ongoing access, study, restoration and clean-up efforts along the stream corridor and have mechanisms for enforcement. It will also provide for the timely application and processing of all permits required by governmental agencies to do the work contemplated on an ongoing basis.

In return, the developer will deed all land in the master planned trail way corridors that cross the property including the entire Spring Creek flow channel for future storm waters and Park "D" to Lehi City. This will provide the City with an outstanding asset with multiple functional uses while at the same time creating a partnership for the long range protection and management of the area and a basis for dealing with other sensitive areas around the City. This agreement shall be prepared by the developer for review by the City attorney and approval by the City Council. It is an agreement of like-minded people on behalf of future generations.

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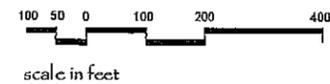
DEC 17 2003

LEHI CITY



- NOTES:
- ALL PARKS AND TRAILS WITHIN THE SPRING CREEK RANCH DEVELOPMENT ARE INTENDED FOR PUBLIC ACCESS AND USE.
 - THE POWERLINE TRAIL, SPRING CREEK TRAIL, AND UTAH LAKE PARKWAY ARE PUBLIC TRAILS AND SHALL BE PUBLICLY ACCESSIBLE.
 - PUBLIC PARKS AND TRAILS WILL BE MAINTAINED BY THE CITY. PRIVATE PARKS AND TRAILS WILL BE MAINTAINED BY THE SPRING CREEK HOMEOWNERS ASSOCIATION.
 - THE PARK IN THE TOWN HOUSE AREA MAY BE RELOCATED WITHIN THAT AREA PROVIDED THAT PARK SIZE AND CONNECTIVITY TO OTHER TRAILS REMAINS.

Area Identification Map
SPRING CREEK RANCH
 LEHI, UTAH




 NORTH

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PARK 'B'

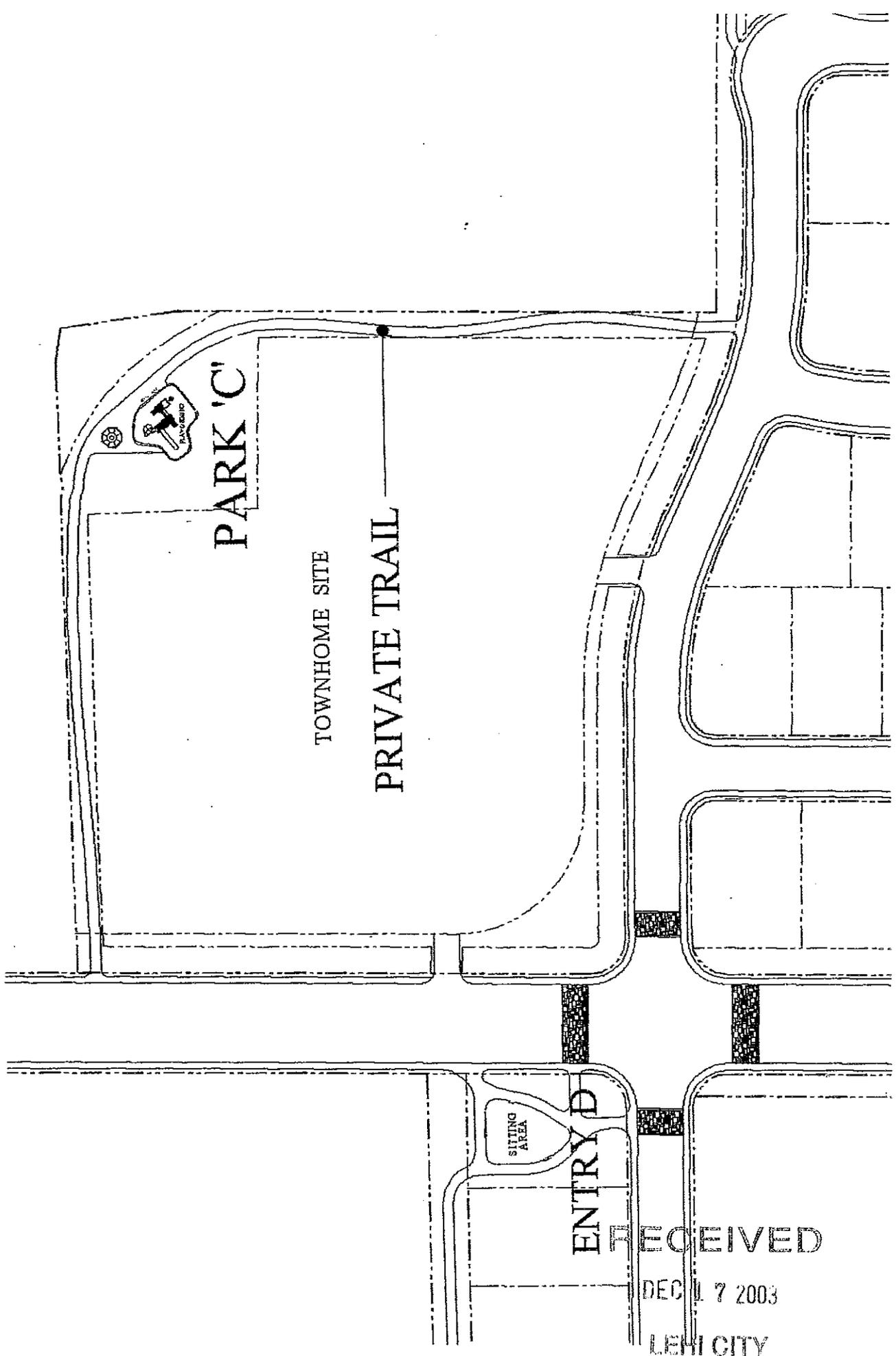
PAVILION

WATER FEATURE

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PARK 'C'

TOWNHOME SITE

PRIVATE TRAIL

SITTING AREA

ENTRY D

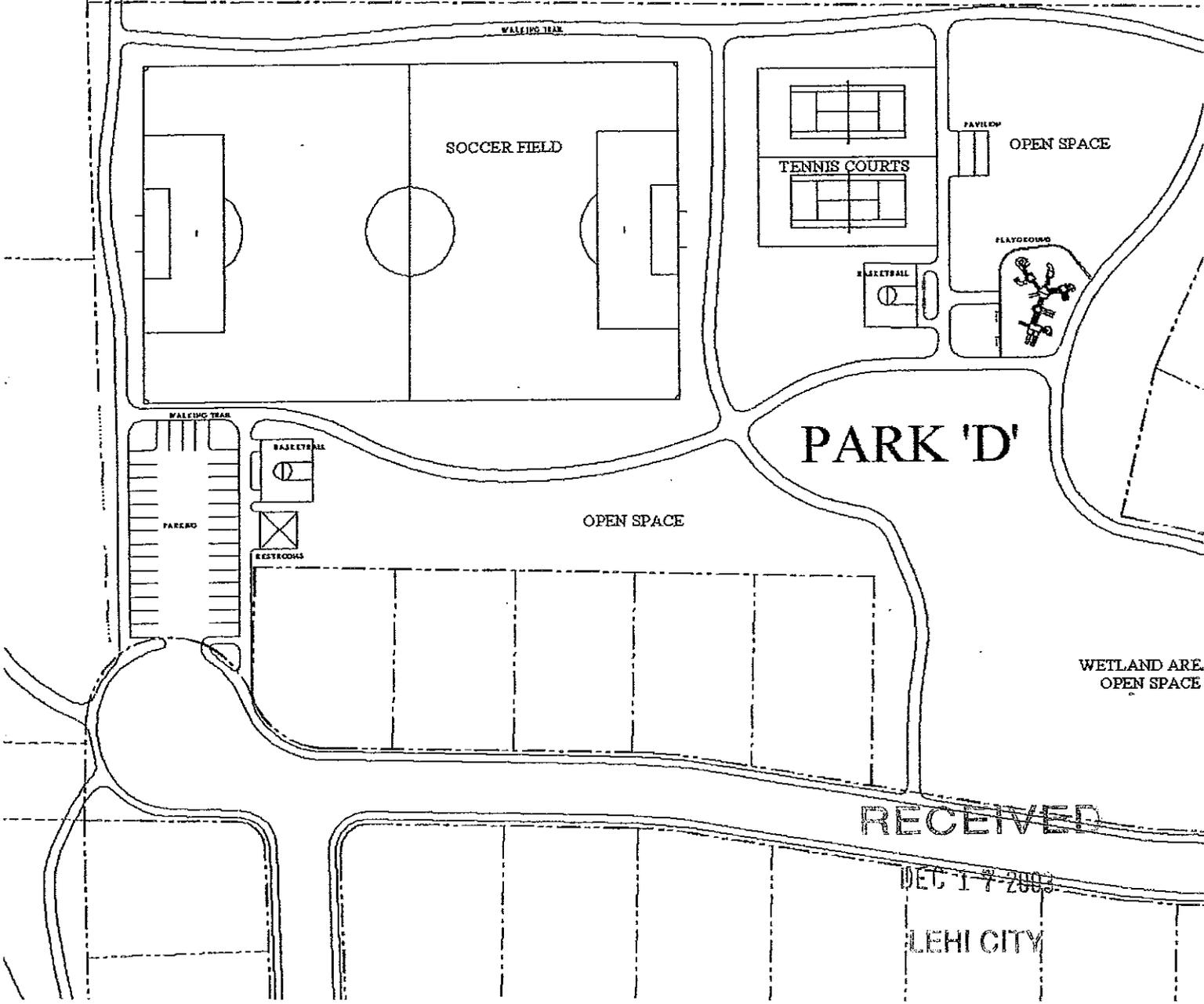
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PUBLIC TRAIL —

OPEN SPACE PRESERVE

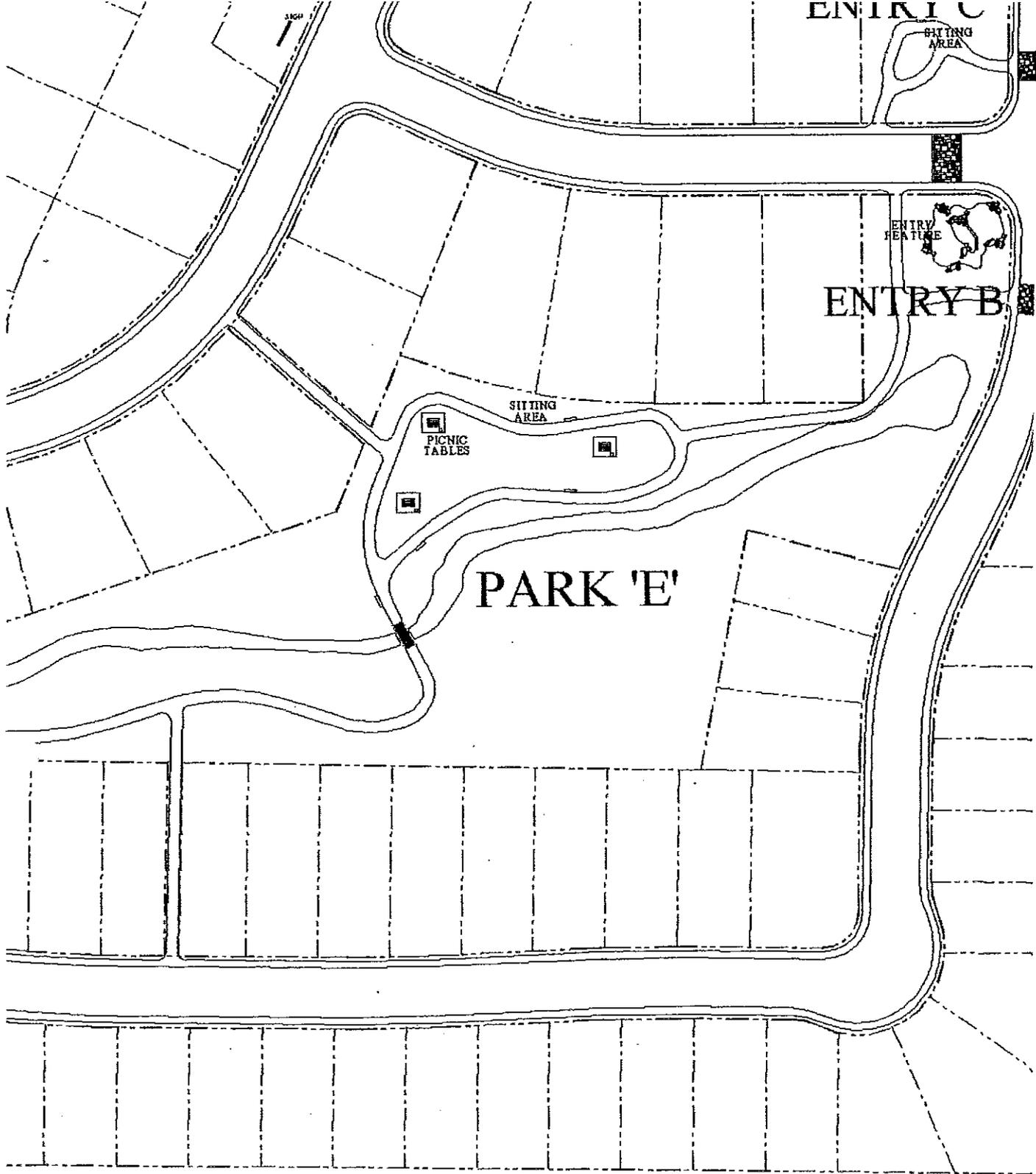


PARK 'D'

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PUBLIC TRAIL

SITTING AREA

NOT A PART

SPRING CREEK

ENTRY A

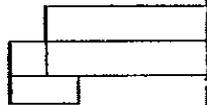
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1630 SOL

EXISTING HOME



ENTRY C

SITTING AREA



EXISTING HOMES



ENTRY HEARTH

ENTRY B



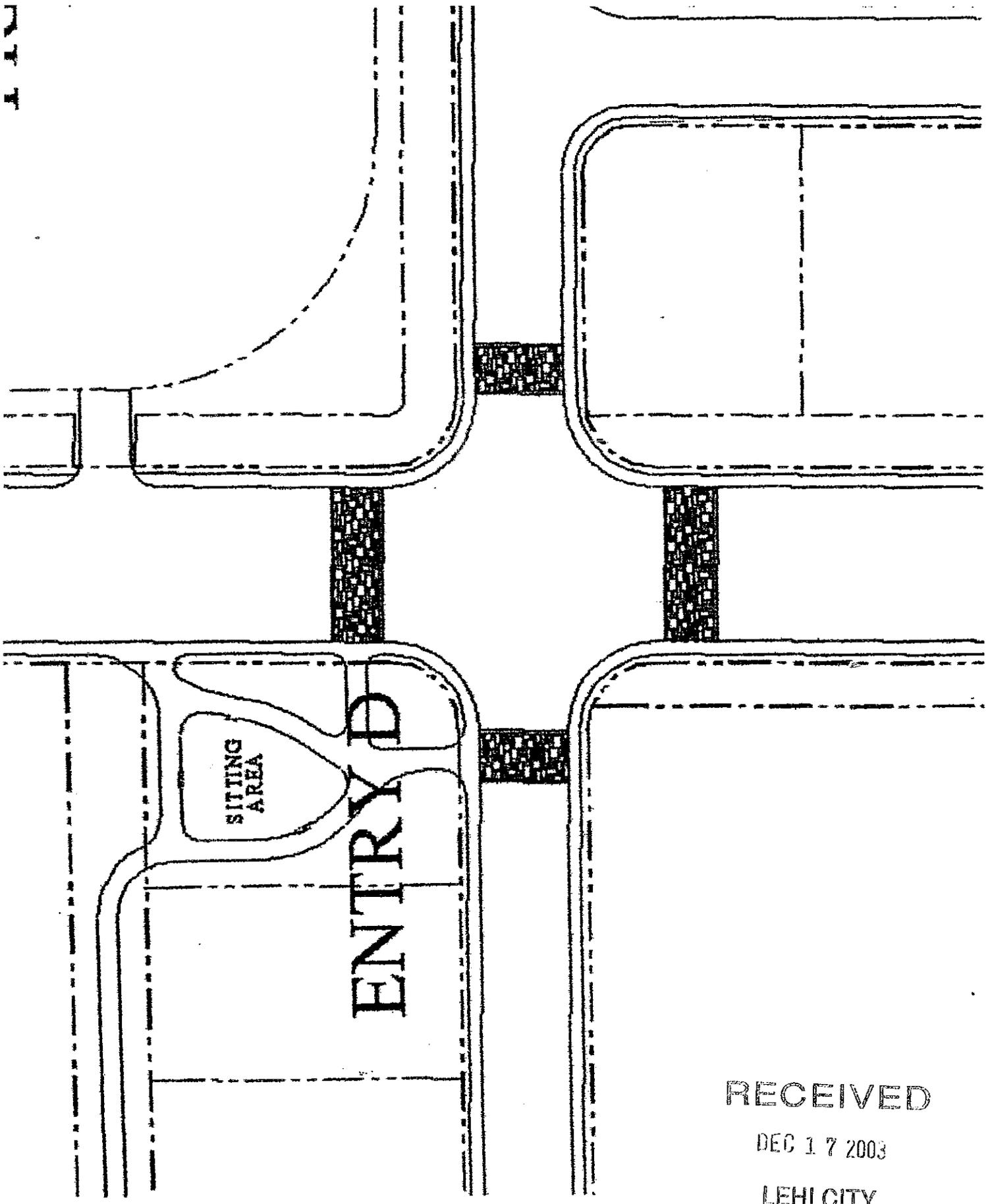
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NG
A

ARK 'E'



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POWERLINE TRAIL

WETLAND AREA/
OPEN SPACE

PICNIC TRAIL

WILSON RD.

ENTRY E

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SITTING AREA

PICNIC TABLES

