

COLD SPRING RANCH

BUFFERS AND OPEN SPACE

BUFFERS WITH ADJACENT LAND USES

East Side

The east side of Cold Spring Ranch is buffered by passive open space that transitions to the Jordan River. In response to direction from the DRC, this passive open space will provide fields, walking paths, and other amenities that will give patrons a variety of options.

South Side

On the south side of the property, going from west to east, buffering consist of high density residential development transitioning to single family residences and finally to existing residential lots on larger acreage east of 3600 west.

West Side

Redwood Road buffers the west side of this property. There will be two access points on Redwood Road. The current Aspen Hills Boulevard will connect at a future signalized intersection and another roadway will connect with Redwood Road providing right-in right-out access. The entire west side of the Cold Spring Ranch will consist of commercial development.

North Side

The north side of Cold Spring Ranch is buffered entirely by agriculture ground. This property currently includes a mink processing plant and agricultural fields, with one parcel being owned by Rocky Mountain Power. On the northeast side of the property there are existing silver fox hutches that need to be screened by trees or other shrubs from activities in the park.

BUFFERS WITHIN COLD SPRING RANCH

Within the Cold Spring Ranch development different land uses will be buffered by a variety of walkways, roadways, parks, and open spaces. For example, the commercial property will be separated from the residential with roadways and fencing. On the other side of the development the low density residential will be separated from the rest of the development by passive open space on the east and a trail/power corridor on the west. 3600 west will separate the residential portions of the project on an east/west axis and will provide green-space trails, a clubhouse, along the roadway. East of 3600 west the residential development will be separated on a north/south axis by a linear park, splash

pad, and clubhouse. On the west side of 3600 west residential development will be separated on a north/south axis by a 70' roadway with adjacent connecting trails.

FENCING

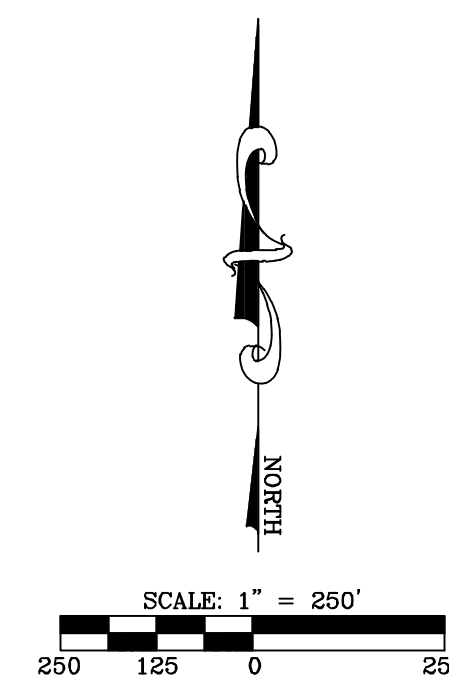
Fencing will separate uses between multi-family and single family residential and between commercial and residential uses.

LANDSCAPING

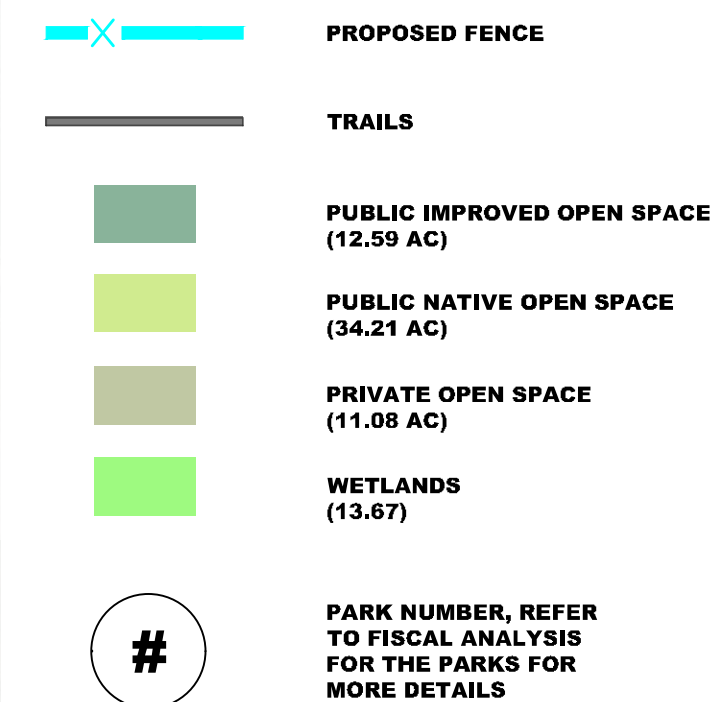
Themed landscaping will exist in many areas of this project. Landscape buffering will be incorporated between commercial and residential uses. This landscaping will also be integrated with trails to ensure walkability between commercial, residential, multi-family, and single-family areas.

NOT FOR
CONSTRUCTION

COLD SPRING RANCH
LEHI, UTAH
FENCING/OPEN SPACE PLAN

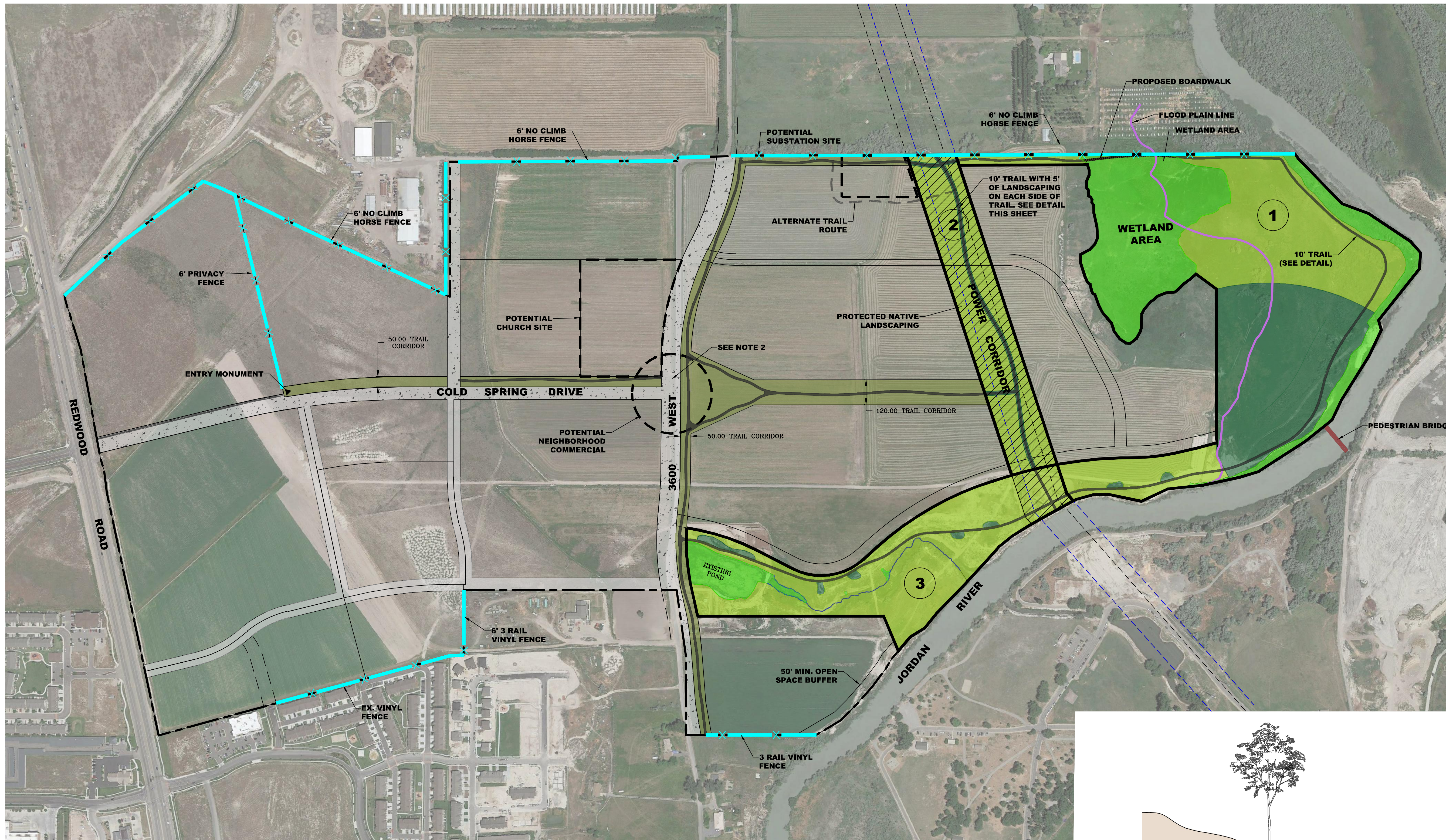


LEGEND



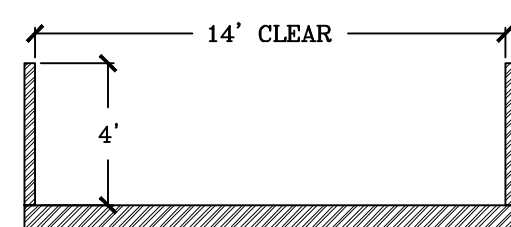
PARK AREAS

- 1 37.90 ACRES
2 8.24 ACRES
3 14.33 ACRES

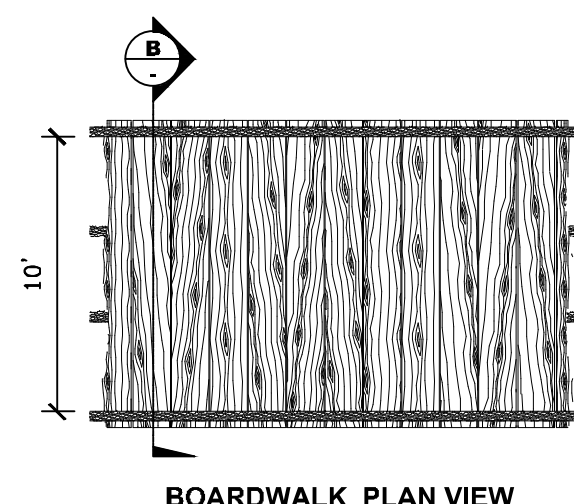


NOTES:

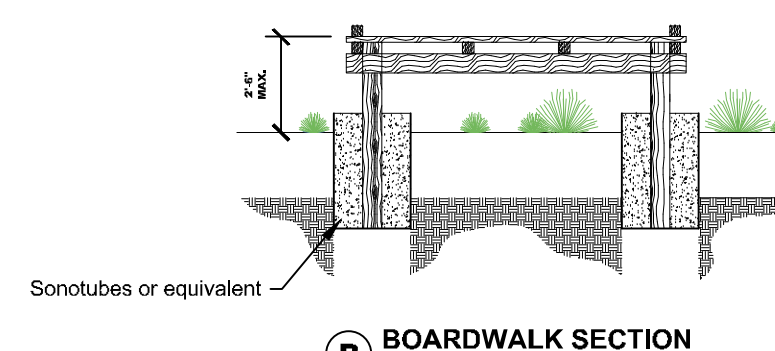
1. IF ANY LOTS ABOUT LIMITED ACCESS ROADS FENCING WILL ADHERE TO CITY STANDARD REQUIREMENTS & WILL BE CONSISTENT THROUGHOUT PROJECT.
2. PEDESTRIAN CROSSING DETAILS TO BE ADDRESSED WITH FINAL DESIGN OF INTERSECTION.
3. ANY TRAIL WITH PRIVATE OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOA.
4. ALL FENCING SHALL BE THEMATICALLY CONSISTENT THROUGHOUT THE PROJECT.
5. ALL INTERIOR FENCING TO BE PLACED PER CITY CODE OTHER THAN AS NOTED ON PAGE L13.



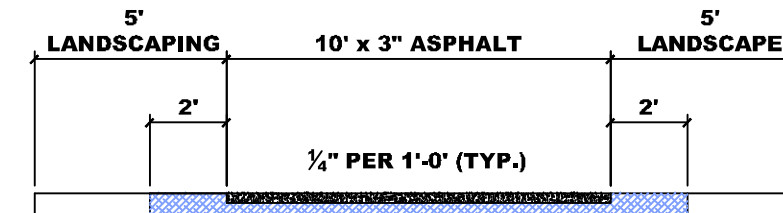
PEDESTRIAN BRIDGE DETAIL



BOARDWALK PLAN VIEW



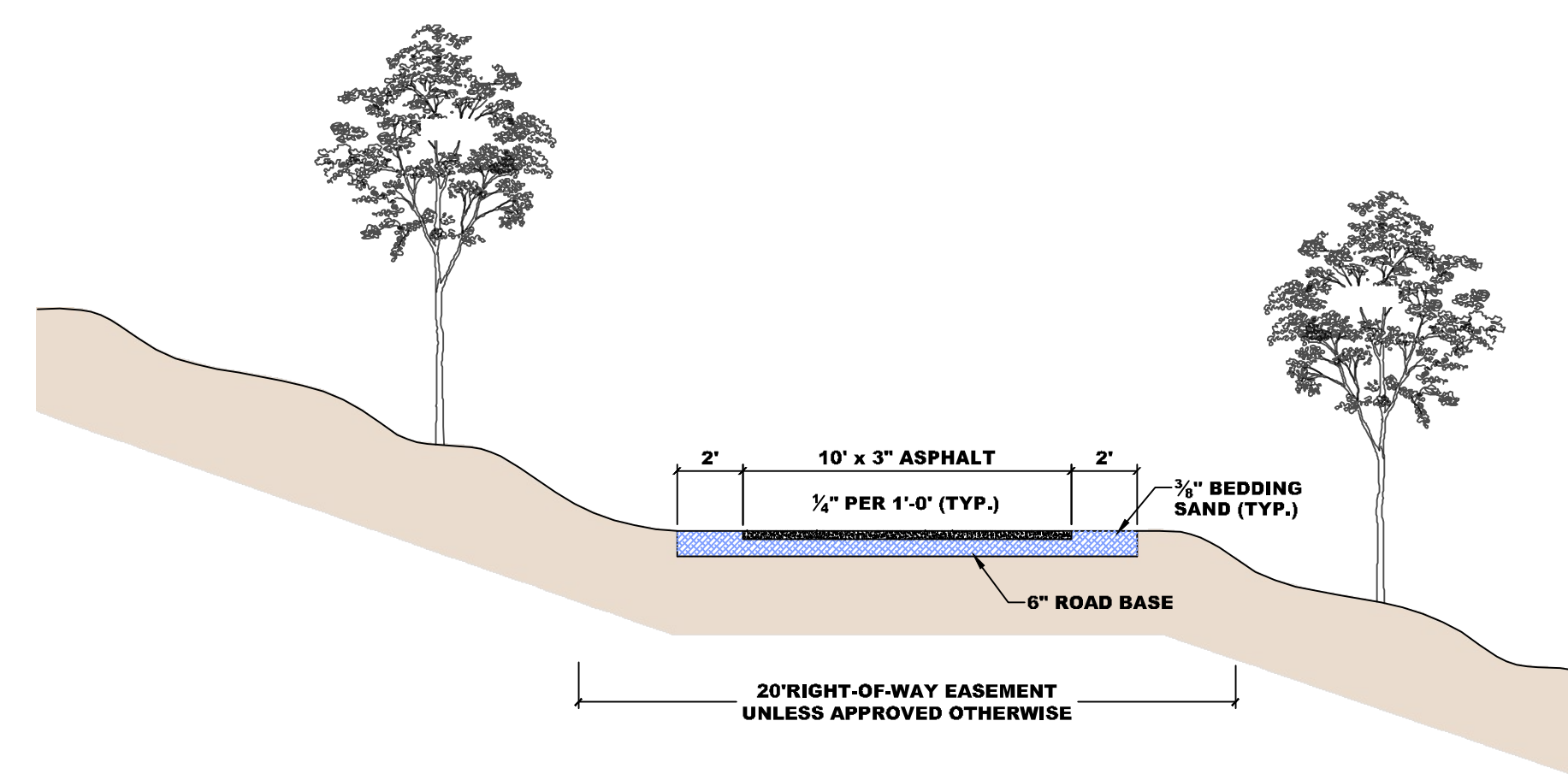
BOARDWALK SECTION



POWER CORRIDOR 10' TRAIL DETAIL

NOTES:

1. CROSS SECTION MAY BE ADJUSTED DEPENDING ON EXISTING CONSTRAINTS AS APPROVED BY THE LEHI CITY ENGINEER.
2. 2' COMPACTED SHOULDER MUST SLOPE AT A 6:1 MAX SLOPE ON EACH SIDE OF THE PAVED TRAIL.
3. SLOPE TRAIL AS NECESSARY TO AVOID PONDING. PROVIDE DRAINAGE IMPROVEMENTS ALONG TRAIL AS REQUIRED TO CONVEY POSSIBLE STORM FLOWS.
4. CONTRACTOR SHALL REMOVE ALL FOLIAGE, ROOTS AND WASTE MATERIALS WITHIN A 12" ZONE BENEATH BASE COURSE. 12" ZONE SHALL THEN BE COMPACTED PRIOR TO PLACEMENT OF ROAD BASE COURSE. CONTRACTOR SHALL ALSO PLACE GROUND STERILANT PRIOR TO PLACEMENT OF ROAD BASE.
5. ALL PEDESTRIAN TRAIL DESIGN PLANS SHALL BE REVIEWED AND APPROVED BY LEHI CITY STAFF PRIOR TO CONSTRUCTION.



STANDARD PUBLIC 10' TRAIL DETAIL

REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	

LEI PROJECT #:	2015-0125
DRAWN BY:	BAP
CHECKED BY:	BTG
SCALE:	1" = 250'
DATE:	1/11/2018
SHEET	

OS-3