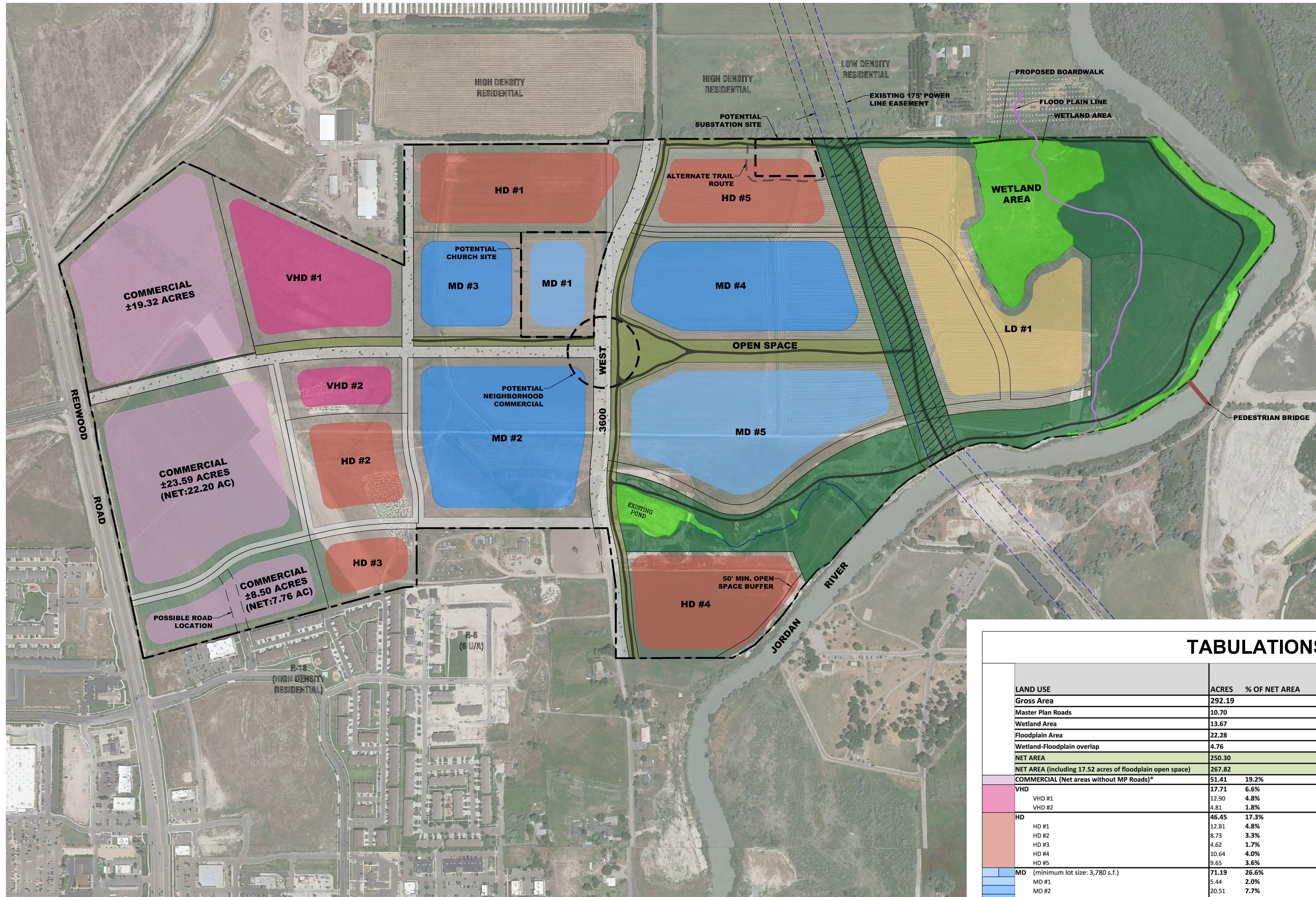


NOT FOR CONSTRUCTION



- NOTES:**
- UNUSED ERU'S IN EACH LAND USE AREA MAY BE TRANSFERRED TO OTHER AREAS, BUT THE MAXIMUM ERU'S IN EACH LAND USE AREA WILL NOT EXCEED THE MAX ERU'S IDENTIFIED IN THE TABLE.
  - TOTAL EQUIVALENT RESIDENTIAL UNITS FOR THE ENTIRE PARCEL WILL NOT EXCEED 1150 RESIDENTIAL ERU'S, 150 COMMERCIAL ERU'S, AND APPROXIMATELY 15 ACRES OF CIVIC USES.
  - RESIDENTIAL UNITS MAY BE TRANSFERRED TO THE COMMERCIAL ZONE FROM VHD, MIN 8 UNITS PER ACRE. MUST MAINTAIN 70% OF COMMERCIAL AREA.
  - ANY AREA THAT IS NOT DEVELOPED TO BE LEFT OR RETURNED TO ORIGINAL CONDITION.
  - IF THE NEIGHBORHOOD COMMERCIAL ZONE IS NOT USED THE UNDERLYING ZONING APPLIES.
  - LOCAL ROADS SHOWN ARE CONCEPTUAL AND FINAL LOCATION MAY VARY.
  - ADDITIONAL 12 UNITS PROVIDED FOR CONSTRUCTION OF PEDESTRIAN BRIDGE.

8. OVERALL DENSITY MAY BE INCREASED AT THE CITY'S DISCRETION FROM OTHER DEVELOPABLE AREAS WITHIN LEHI CITY. DENSITY RANGES WITHIN EACH LAND USE AREA SHALL REMAIN AS SHOWN IN THE TABLE OR AS APPROVED BY AREA PLAN AMENDMENTS.

**TABULATIONS**

LAND USE	ACRES	% OF NET AREA	PROPOSED DENSITY		PROPOSED UNITS	
			Low Range (units/acre)	High Range (units/acre)	Low Range (Units)	High Range (Units)
<b>Gross Area</b>	<b>292.19</b>					
Master Plan Roads	10.70					
Wetland Area	13.67					
Floodplain Area	22.28					
Wetland-Floodplain overlap	4.76					
<b>NET AREA</b>	<b>250.30</b>					
<b>NET AREA (including 17.52 acres of floodplain open space)</b>	<b>267.82</b>					
<b>COMMERCIAL (Net areas without MP Roads)*</b>	<b>51.41</b>	<b>19.2%</b>				<b>150</b>
<b>VHD</b>	<b>17.71</b>	<b>6.6%</b>				
VHD #1	12.90	4.8%	12	20	155	258
VHD #2	4.81	1.8%	12	20	58	96
<b>HD</b>	<b>46.45</b>	<b>17.3%</b>				
HD #1	12.81	4.8%	7	12	90	154
HD #2	8.73	3.3%	7	12	61	105
HD #3	4.62	1.7%	7	12	32	55
HD #4	10.64	4.0%	7	12	74	128
HD #5	9.65	3.6%	7	12	68	116
<b>MD (minimum lot size: 3,780 s.f.)</b>	<b>71.19</b>	<b>26.6%</b>				
MD #1	5.44	2.0%	3	8	16	44
MD #2	20.51	7.7%	3	8	62	164
MD #3	7.50	2.8%	3	8	23	60
MD #4	16.40	6.1%	3	8	49	131
MD #5	21.34	8.0%	3	8	64	171
<b>LD</b>	<b>23.18</b>	<b>8.7%</b>				
LD #1	23.18	8.7%	2	4	46	93
<b>TOTAL OPEN SPACE AREA</b>	<b>57.88</b>	<b>21.6%</b>				
Public Open Space	46.80	17.5%				
Private Open Space	11.08	4.1%				
<b>TOTAL EQUIVALENT RESIDENTIAL UNITS ALLOWED**</b>						<b>1300</b>

\* Includes to CL of Non-master plan roads  
 \*\* Includes commercial area of 150 ERU's

**COLD SPRING RANCH**  
 LEHI, UTAH  
 LAND USE PLAN

REVISIONS

1	-
2	-
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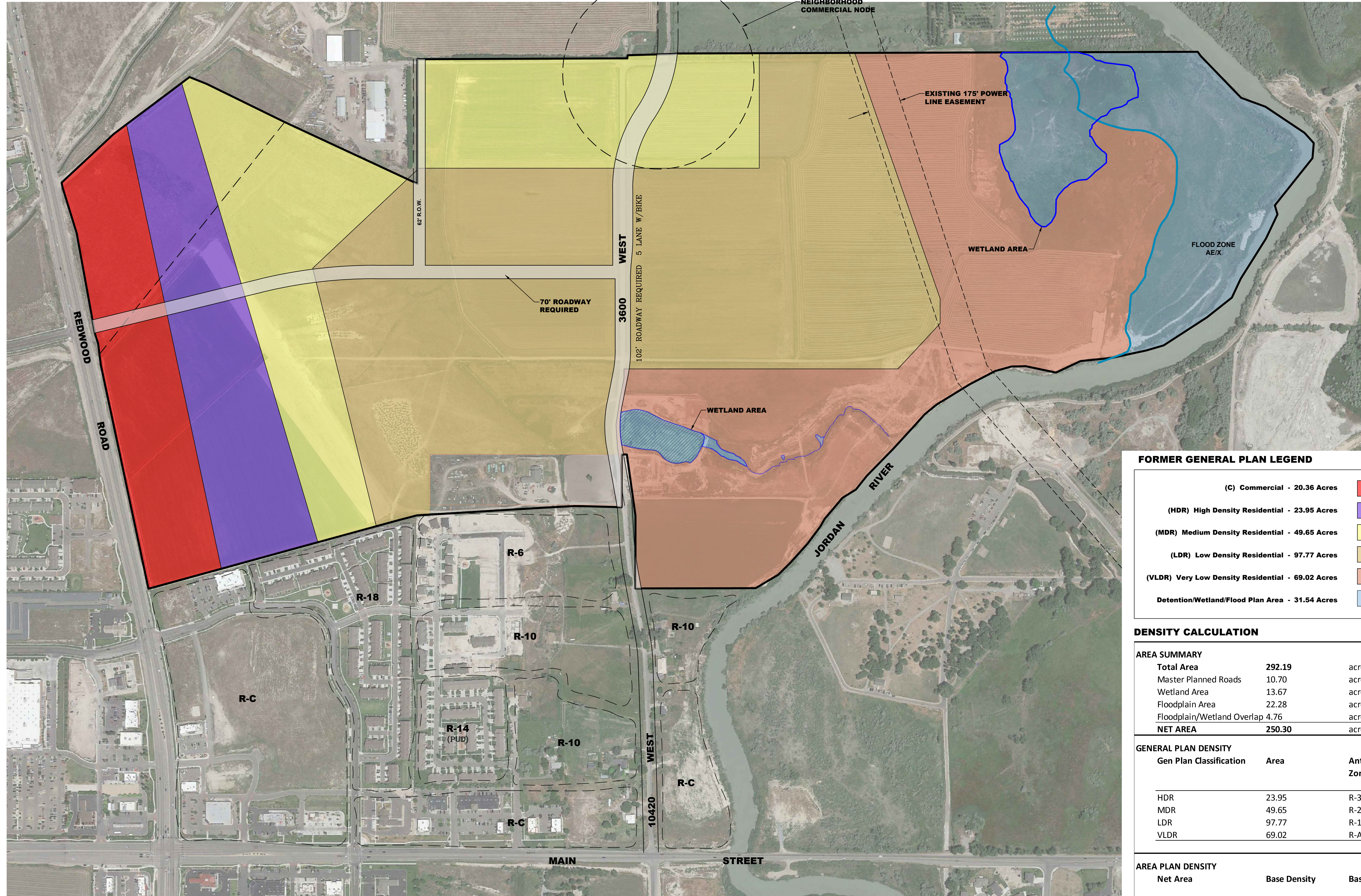
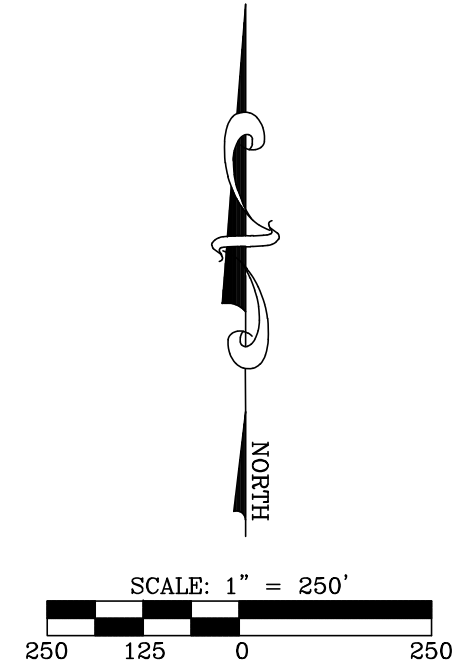
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**2015-0125**  
 DRAWN BY:  
**BAP**  
 CHECKED BY:  
**BTG**  
 SCALE:  
**1" = 250'**  
 DATE:  
**1/11/2018**

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- A Utah Corporation -  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**

3302 N. Main Street  
 Spanish Fork, UT 84660  
 Phone: 801.798.0555  
 Fax: 801.798.9393  
 office@lei-eng.com  
 www.lei-eng.com



**FORMER GENERAL PLAN LEGEND**

(C) Commercial - 20.36 Acres	
(HDR) High Density Residential - 23.95 Acres	
(MDR) Medium Density Residential - 49.65 Acres	
(LDR) Low Density Residential - 97.77 Acres	
(VLDR) Very Low Density Residential - 69.02 Acres	
Detention/Wetland/Flood Plan Area - 31.54 Acres	

**DENSITY CALCULATION**

AREA SUMMARY				
Total Area	292.19		acres	
Master Planned Roads	10.70		acres	
Wetland Area	13.67		acres	
Floodplain Area	22.28		acres	
Floodplain/Wetland Overlap	4.76		acres	
<b>NET AREA</b>	<b>250.30</b>		<b>acres</b>	

GENERAL PLAN DENSITY				
Gen Plan Classification	Area	Anticipated Zone	Maximum Density (units/acre)	Maximum Density (Units)
HDR	23.95	R-3	12.0	287
MDR	49.65	R-2	6.0	298
LDR	97.77	R-1-10	3.5	342
VLDR	69.02	R-A-1	2.5	173
			<b>Total</b>	<b>1100</b>

AREA PLAN DENSITY				
Net Area	Base Density	Base Density	Max Density	Max Density
(Acres)	(Units/Acre)	(Units)	(Units/Acre)	(Units)
250.30	3.0	751	4.2	1051

DENSITY BONUS FOR PARK			
Base Density (Units)	Park in Floodplain (Acres)	New Net Area	Proposed Density (Units)
1100	17.52	267.82	1138

OPEN SPACE TABULATIONS			
Outside of Floodplain (Acres)	Within Flood Plain (Acres)	Total Improved Open Space (Acres)	%
40.36	17.52	57.88	21.61%

**COLD SPRING RANCH**  
 LEHI, UTAH  
 LAND USE/DENSITY EXHIBIT

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:  
**2015-0125**  
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**1/11/2018**  
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# COLD SPRING RANCH

## TABLE OF USES - RESIDENTIAL DISTRICTS

	LD	MD	HD	VHD
<b>RESIDENTIAL DWELLING TYPES</b>				
Single-Family Dwelling	P	P	P	P
Two-Family Dwelling ( Sec. 37.040)		P	P	P
Three-Family Dwelling (Sec. 37.040)		P	P	P
Four-Family Dwelling (Sec. 37.040)		P	P	P
Modular Home	P	P	P	P
Multi-Family Dwellings (>4 dwelling units; Sec. 12.130)		P	P	P

Group Homes (Sec. 12.150)	P	P	P	P
Townhouses/Condominiums (Sec. 37.040)		P	P	P
<b>PUBLIC/CIVIC USES</b>				
Churches (places of worship)	P	P	P	P
Golf Courses & Country Clubs				
Parks, Playgrounds, Open Space, Trails and Greenways	P	P	P	P
Public/Civic Buildings	P	P	P	P
Schools	P	P	P	P
Sporting Facilities, Arenas-Municipal	C	C	C	P
Sporting Facilities, Arenas-Non-Municipal	C	C	C	P
Sports Fields	C	C	P	P
<b>UTILITIES</b>				
Electrical substations and power transmission lines, Municipal	P	P	P	P
Electrical substations and power transmission lines, Non-Municipal	C	C	C	C
Oil & gas transmission lines	C	C	C	C
Public Utility Buildings, lines, structures and Rights of way, Municipal	P	P	P	P
Public Utility Buildings, lines, structures and Rights of way, Non-Municipal	C	C	C	C

**Notes:**

P = Uses allowed as a Permitted Use.

C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.

<b>OTHER USES</b>				
Adult day care	C	C		
Assisted Living Facility			P	P
Agriculture (Horticulture)				
Agriculture (Livestock ) [Sec.12-120(D)]				
Animal Rights (Large Animals)* [ Sec.12-120(D)]	P			
Bee Keeping	P	P		
Bed and Breakfast Inn			C	C
Child day-care (commercial)			C	C
Commercial riding facilities				
Gravel pits, clay pits				
Greenhouses (private, as an accessory use)	P	P	C	C
Greenhouses (commercial)				
Kennels				
Model Home (Sec.12.220)	P	P	P	P
Rest home, Nursing Home		C	C	C
Retirement Home/Retirement Center		C	C	P
Rock crushers				
Swimming Pools (private)/Private Recreation Facilities	P	P	P	P
Temporary construction buildings & yards (12 months maximum)	P	P	P	P
Temporary Rock Crushers & Screens (12 month maximum)	P	P	P	P
Temporary sales office (12 months maximum)	P	P	P	P

\* Animal rights are allowed on lots in this area that are 1 acre or larger. The number of animals allowed shall be per Lehi City code in the A1 zone [See Sec. 12-120(D)]

Notes:

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# COLD SPRING RANCH

## TABLE OF USES – COMMERCIAL, NEIGHBORHOOD COMMERCIAL, AND OPEN SPACE

	Commercial	Neighborhood Commercial	Open Space
<b>RESIDENTIAL USES</b>			
Bed and Breakfast Inn		P	
Dwelling Unit for caretaker/security guard (must be within primary structure and not as an accessory unit)	P		
Group Home (Sec. 12.150)			
Juvenile Group Facility			
Mixed Use Commercial and Stacked Residential Above Commercial	P		
Rehabilitation and Treatment Facilities [See Sec. 12.180]			
Nursing Home, Assisted Living, or Retirement Home/Center	P	P	
Residential Lease, Short Term	P		
<b>PUBLIC/CIVIC USES</b>			
Churches (places of worship)	P	P	
Cultural and artistic uses, such as museums, galleries, libraries, performing arts studios	P	P	
Golf Courses, Country Clubs, and Putting Greens	P		P
Parks, playgrounds, Open Space, Trails and Greenways	P	P	P
Public/Civic Buildings	P	P	P
Schools	C	C	
Sporting Facilities, Arenas	P		P
Sports Fields	P		P
<b>COMMUNICATION &amp; UTILITIES</b>			
Communication facilities and towers (See Sec.12.140)	C		P
Electrical substations and power transmission lines, Municipal	P	P	P
Electrical substations and power transmission lines, Non-Municipal	C		P
Oil & gas transmission lines	C	C	P
Public Utility Underground Lines, and Rights of Way	P	P	P
Public Utility Buildings and Other Above Ground, Structures	C	C	P
<b>COMMERCIAL/NONRESIDENTIAL USES</b>			
Accessory Buildings and uses incidental to an authorized use	P	P	
Adult Daycare	P	P	
Artisan Shop	P	P	
Athletic Instruction, including Dance, Gymnastics, and Martial Arts	P	P	
Automobile Sales/Rental sites 1 acre or larger	C		
Automobile Service and Repair	C		
Brew Pub	P		

-Notes:

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	Commercial	Neighborhood Commercial	Open Space
Building Maintenance Services	C		
Car Wash	P		
Check Cashing, Title Loans, and other Credit Services	C		
Child Daycare (Commercial)	P	P	
Climate Controlled Indoor Storage	P		
Commercial Laundries, Linen Service	P		
Commercial Parking Lot / Structure (private)	P		
Commercial Recreational Facility	P		
Conference Center, Convention Center, Reception Center	P		
Construction and Equipment Sales and/or Rental	C		
Construction Service	P		
Convenience Store, with Gasoline Sales	P		
Dry Cleaners	P	P	
Equipment Sales and Rental	C		
Financial Institutions and Services	P	P	
Drive through facilities incidental to an allowed use	C		
Funeral Home	P	P	
Health Care Facility	P	P	
Gas Station	P		
Health / Fitness Club	P		
Heliport	P		
Hospital	P		
Hotels and Motels	P		
Laboratory - Medical, Dental, Optical	P		
Launderette, Laundromat	P		
Manufactured Home Sales and Service	C		
Medical and Dental Clinics	P	P	
Medical Research Facility	P		
Moving and Storage Facilities	C		
Nightclub	C		
Offices, Professional	P	P	
Office/Warehouse with no outside storage	C		
Outdoor Sales and Display	P	P	
Outdoor Storage of Materials, Products and Equipment incidental to an allowed use (excluding junk yards and salvage yards)	C		
Personal Services	P	P	
Personal Services including a Body Art Facility (See Definitions Chapter 39)	C	C	
Plant Nursery with Outside Display	P	P	
Portable Storage Container [See Sec. 12.130-D]	C		
Public Dance Hall	C		

-Notes:

P = Uses allowed as a Permitted Use.

C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.

	Commercial	Neighborhood Commercial	Open Space
Race Tracks for Go-Carts, ATV and Motocross or other Motorized Sports Recreational Facilities (includes private or commercial)			
Research and Development Facilities	C		
Restaurant	P	P	
Retail Facilities and Services accessory to a principal use	P	P	
Retail Facilities and Services with drive-up window(s)	P	C	
Retail Sales, General	P		
Retail Sales, Neighborhood including Pharmacies (maximum 5,000 square foot bld. footprint or as approved by Planning Commission)	P	P	
Retail Sales, Regional (minimum 20 acre site)	P		
Schools - Vocational and Technical	P		
Storage Units [See Sec.12.130-A]	C		
Temporary Construction Buildings & Yards (12 months maximum)	P		
Temporary Sales Office (12 months maximum)	P		
Theater	P		
Veterinary Office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	C	C	
<b>MANUFACTURING</b>			
Brick manufacture			
Building materials storage and wholesaling	C		
Cabinet and woodworking shop	C		
Commercial storage or distribution (excluding junkyards and salvage yards)			
Concrete block manufacture			
Concrete manufacture			
Contractor's storage yard			
Food Processing including the slaughtering, processing and packaging of livestock (excluding feed lots, outdoor corrals or pens for the keeping of livestock, and animal rendering)			
Gasoline and Oil Storage (wholesale)			
Heavy Industrial Assembly			
Light Manufacturing and Assembly which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials, process, product, or waste, and which: a. Do not process animal, vegetable or fish products or the rendering and refining of fats and oils; b. Encloses all equipment, compressors, generators and other ancillary equipment within a building or structure.	C		
Lumberyard			

-Notes:

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C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.

	Commercial	Neighborhood Commercial	Open Space
Manufacture, Processing or Packaging of food and beverage products, personal hygiene products and cosmetics, drugs and pharmaceuticals and which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials, process, product, or waste and where all activities are conducted within a completely enclosed building and where all equipment, compressors, and other ancillary equipment is enclosed			
Printing and publishing facilities	C		
Recycling center			
Recycling collection station			
Rock, sand and gravel storage and distribution			
Rock, sand, gravel and topsoil commercial screening and sales			
Tradesmen Shops with no outside storage	C		
Truck and large equipment sales and rental	C		
Truck and large equipment repair			
Truck freight terminal			
Warehousing and wholesale distribution with no outside storage	C		
Warehousing and wholesale distribution with outside storage			
Welding shop			
<b>RESOURCE PRODUCTION</b>			
Agriculture (Horticulture)	P		P

-Notes:

P = Uses allowed as a Permitted Use.

C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.



# COLD SPRING RANCH

## TABLE OF BULK AND INTENSITY REQUIREMENTS RESIDENTIAL DISTRICTS

	LD	MD	HD	VHD
<b>Minimum Lot Size</b>	Single-Family Dwelling 7,000 Sq.Ft Other Allowed Uses 7,000 Sq.Ft	Single-Family, Attached, Stacked, or Clustered Units 3,780 Sq. Ft with Density Controlling Number of Units	Attached, Stacked, or Clustered Units with Density Controlling Number of Units	Attached, Stacked, or Clustered Units with Density Controlling Number of Units
<b>Maximum Dwelling Units Per Acre</b>	Per Land Use Map	Per Land Use Map	Per Land Use Map	Per Land Use Map
<b>Minimum Lot Width/Frontage</b>	80 Ft.	40 Ft.	40 Ft.	NA
<b>Minimum Front Yard</b>	20 Ft.	18 Ft.	5 Ft.	NA
<b>Minimum Rear Yard (Interior Lots)</b>	25 Ft.	15 Ft.	10 Ft.	NA
<b>Minimum Rear Yard (Corner Lots)</b>	15 Ft.	15 Ft.	10 Ft.	NA
<b>Minimum Side Yard</b>	8 Ft. Total Side Yards Not Less Than 16 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	5 Ft. Total Side Yards Not Less Than 10 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	5 Ft. Total Side Yards Not Less Than 10 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	Residential Uses 10 Ft. Total Side Yards Not Less Than 20 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.
<b>Minimum Side Yard (Corner Lot)</b>	20 Ft	18 Ft	18 Ft	NA
<b>Height</b>	Max. 35 Ft. or 2 Stories.	Max. 35 Ft. or 2 Stories	Max. 35 Ft. or 2 Stories.	Max. 60 Ft. or 4 Stories.
<b>Minimum Ground Floor Area Per Residential Unit</b>	**1,000 Sq.Ft	**1,000 Sq.Ft	900 Sq.Ft.* (Ground Floor Not Less Than 500 Sq.Ft. With Total of 1,000 Sq.Ft. Min. For Stacked Attached Units)	600 Sq.Ft.

\* 300 Sq. Ft on 3-story multi-family unit with attached 2 car garage (garage not included in calculation of 300 square feet). Must have a minimum of 1200 square feet total finished floor area

\*\* 850 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 850 Sq. Ft.) Must have a minimum of 1450 Sq. Ft. total finished floor area.

# COLD SPRING RANCH

## TABLE OF BULK AND INTENSITY REQUIREMENTS COMMERCIAL AND OPEN SPACE

	Commercial	Open Space
<b>Minimum Lot Area</b>	NA	NA
<b>Minimum Lot Width/Frontage</b>	0	NA
<b>Minimum Front Yard And Corner Yard</b>	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum Requirement but subject to approval by the Zoning Administrator, DRC and Planning Commission. See also Chapter 12-080
<b>Minimum Rear Yard</b>	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080
<b>Minimum Side Yard</b>	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080
<b>Maximum Building Height Occupied Structure</b>	Height exceeding 6 Stories or 110 Ft. must be approved by Planning Commission	3 Stories
<b>Maximum Height Of Un-occupied Structure</b>	Height exceeding 4 Stories or 60 Ft. must be approved by Planning Commission	3 Stories
<b>Maximum Dwelling Units per Acre</b>	6-12	N/A
<b>Minimum Ground Floor Area Per Residential Unit</b>	900 Sq.Ft. (Ground Floor Not Less Than 500 Sq.Ft. With Total of 1,000 Sq.Ft. Min. For Stacked Attached Units)	
<b>Minimum Landscape Requirement</b>	10%	10%

# COLD SPRING RANCH

## LAND DEVELOPMENT STANDARDS AND GUIDELINES

- The buffering and screening section 12.080 of the Development Code will not be required east of Redwood Road. Buffers will be obtained with landscaping and fencing along with appropriate land planning for the specific use on a case by case basis. Lehi buffering requirements will be required in the commercial area adjacent to existing Saratoga Springs residents on the southwest corner.
- If parking is allowed in the driveway for any multi-family units, the minimum depth for the driveway shall be 18 feet between the curb and the garage.
- All private roads will be sized appropriate to the intended use. Private roads will be 20 feet minimum asphalt with a 2 ft curb on both sides. The minimum asphalt width will be 16 feet with a 2 foot curb on both sides for private alleys to access garages. No parking will be allowed on private roads or alleys less than 28 feet of asphalt width.
- The following items on the Lehi City checklist for Preliminary plat will not be required for Cold Spring Ranch.
  - Application Submittal Procedures 3e, 3f, 3g.
  - Application Requirements: 1, 5, 7, 11, 12, 13b, 15e, 15f, 15g, 15h, 17, 20 (Temporary road naming shall be used for reference), 21a, 21b, 29 (Don't show Proposed manholes, depths grades, etc for vertical information), 30, 31, 32, (Only show existing and proposed trunk lines including anticipated size, do not show depths, inlets, manholes, etc), 33(Show location of proposed detention/retention basins only), 34, 35, 36, 37, 38e, 39, 42 (included in Area plan), 45, 46, 48, 49.
  - The pertinent information that has been removed from the preliminary submittal will be submitted with the Final Plat.
- The approval process for Cold Spring Ranch Subdivision Plat approval will be as follows:
  - A Preliminary Plat application and fees will be filed along with a preliminary plat that follows the guidelines listed on the City Checklist with the exceptions listed above. There will be a 7 day noticing period for the public hearing at Planning Commission for recommendation. City Council will follow with no public comment for final preliminary approval.
  - Then final plans and plat will be prepared and submitted. Lehi City reviewing departments will review plan and approve the final plat. The final plat will be staff level approval only.
- Multi-Family / High-Density Dwellings
  - Architectural Standards
    - Chapter 37.040 Shall be amended as follows:
      - Section (A)(5)
        - Building Entrances: Building entrances may be oriented towards the street or a common courtyard area and provide connecting pedestrian access between the street or courtyard areas.
      - Section (A)(6)

- Two (2) family, three (3) family, and four (4) family dwellings may maintain a single family detached appearance. Instead of each unit mirroring the other, the dwellings may be designed so that they have the appearance of a large single family unit. This can be accomplished by separating the entrance of one unit from the entrance to the adjacent unit, or by utilizing grade changes and roof line variety.
- Section (A)(6)
  - Two (2) family, three (3) family and four (4) family dwellings may maintain a single family detached appearance.
- Section (A)(7)
  - For multi-family dwellings greater than four (4) units, no wall, roof line, or an unbroken plane shall be longer than 120 feet of the front facade. Four (4) of the following architectural features are y be incorporated into the design of the building: a change in building color, a change in building materials, building projections measuring at least two (2) feet in depth, awnings, lighting, or another architectural variation that creates visual interest.
- Section (A)(8)
  - Townhomes shall be designed oriented toward public roads. Rear loading garages may be incorporated for townhomes located on interior project roads with units oriented toward public roads. Multiple unit structures are highly encouraged to have garages incorporated into the primary structure with a minimum of their (30) percent of the lower level gross floor area utilized as garage areas.
- Section (B) (1)
  - Each unit shall have not less than 1.5 off-street parking spaces. All uncovered spaces shall be hard surfaced with asphalt or concrete and all spaces shall be accessed from a public road by a hard surfaced drive approach composed of asphalt or concrete. Architecture of all garages must be cohesive with the other buildings in the project.
- Section (B)(6)(a-g)
  - These requirements shall be replaced with the requirements for bonus density under the Area Plan.
- Materials
  - Cold Spring ranch multi-family units will be constructed using materials consistent with the overall theme of the Cold Spring Ranch community. Exterior materials will be stucco, fiber/cement siding, metal, stone, brick, or other similar durable materials as exterior materials. Materials must meet code allowances on sheet L00.

- Landscaping
  - The multi-family area of Cold Spring Ranch will be attractively landscaped in all open areas not covered in buildings, structures, parking, sidewalk, trails, sport courts, and pools. A detailed landscaping and irrigation plan will be submitted to the City for approval prior to construction. The plan will include shrubs, trees, and grass areas as per ordinance.
- Amenities
  - The following amenities will be planned for the Cold Spring Ranch multi-family units.
    - Clubhouse: Cold Spring Ranch will contain a clubhouse built to an equivalent value of the clubhouses that would otherwise be required in pods 1, 2, 3, and 5.
    - Splash Pad: Cold Spring Ranch will have a splash pad area created to facilitate recreational activities for the entire population of the project.
    - Swimming Pool: Cold Spring Ranch will have a pool facility for members of the community.
    - While pods 1, 2, 3, and 5 will not have clubhouses or pools, they will have playgrounds, pavilions, and picnic tables adhering to an architectural theme in their respective open space areas.
- Fencing
  - Fencing will not be required along roadways with a 50' open space buffer. Vinyl fencing will be allowed, but it must be wind resistant and in a color other than white.
  - Where double fronting lots exist that do not have an open space buffer, fencing requirements default to city fencing requirements. Example of Pods VHD2, MD1, and MD2.
  - Three-sided fencing in multi-family areas is not required.
  - The multi-family areas that will be fenced on at least three sides as per Lehi City design standards. Fencing will be 6 foot sight obscuring vinyl or masonry fence. Where multi-family projects are planned adjacent to comparable uses or open space the fencing may be eliminated to create a cohesive community or open feel.
- Blocking and connectivity
  - The City's blocking requirements will not apply to pods 4 and 5 in order to ensure pedestrian connectivity to the open space.
- Parking
  - Multi-Family Dwellings: 1 bedroom or less
    - 1 stall per dwelling unit + 1 guest parking stall per 4 dwelling units.
  - Multi-Family Dwellings: Two or more Bedrooms
    - 1.5 stalls per dwelling unit + 1 guest parking stall per 3 dwelling units.
    - All multi-family dwellings still require each unit to have one stall within a fully enclosed garage.

- Carports will only be applicable to VHD areas of multi-family villages and will be evaluated on a project by project basis by the Reviewing Departments and may or may not be allowed. If carports are approved by the Reviewing departments it will only be for the requested project, and they must contain architectural features that relate to the buildings. In no case will the number of carports allowed exceed 50% of the required garage stalls.
- Multi-family Building Materials: The majority (51% or more) of each façade shall be constructed of the following exterior building materials: brick, stone, fiber/cement siding, or other durable building material as approved by the Reviewing Departments. Stucco and Metal are allowed based upon architectural style as an accent or secondary material. 100% Metal clad buildings, or sections of stucco or vinyl siding over 49% are prohibited.
- Flat or low-pitched roofs will be allowed if used with the appropriate architectural style or in limited areas on the roof. Modern or Contemporary styles of architecture are encouraged to have flat or low-pitched roofs to match the appropriate style.
- Densities within this area plan may exceed the planned community of 12 units per acre as shown on the Cold Spring Ranch land use map.
- Items not addressed in this area plan shall revert to the Lehi City Development Code and Lehi City Design Standards and Specifications manual.
- An optional Neighborhood Commercial Node will be added to the map.
- Rear-load townhomes are designated in areas outlined in the map on page L24.
- Minor adjustments to the location and size of any roads and utilities may be approved at the staff level with the Zoning Administrator.



Front Façade Image – From Kim











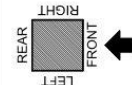






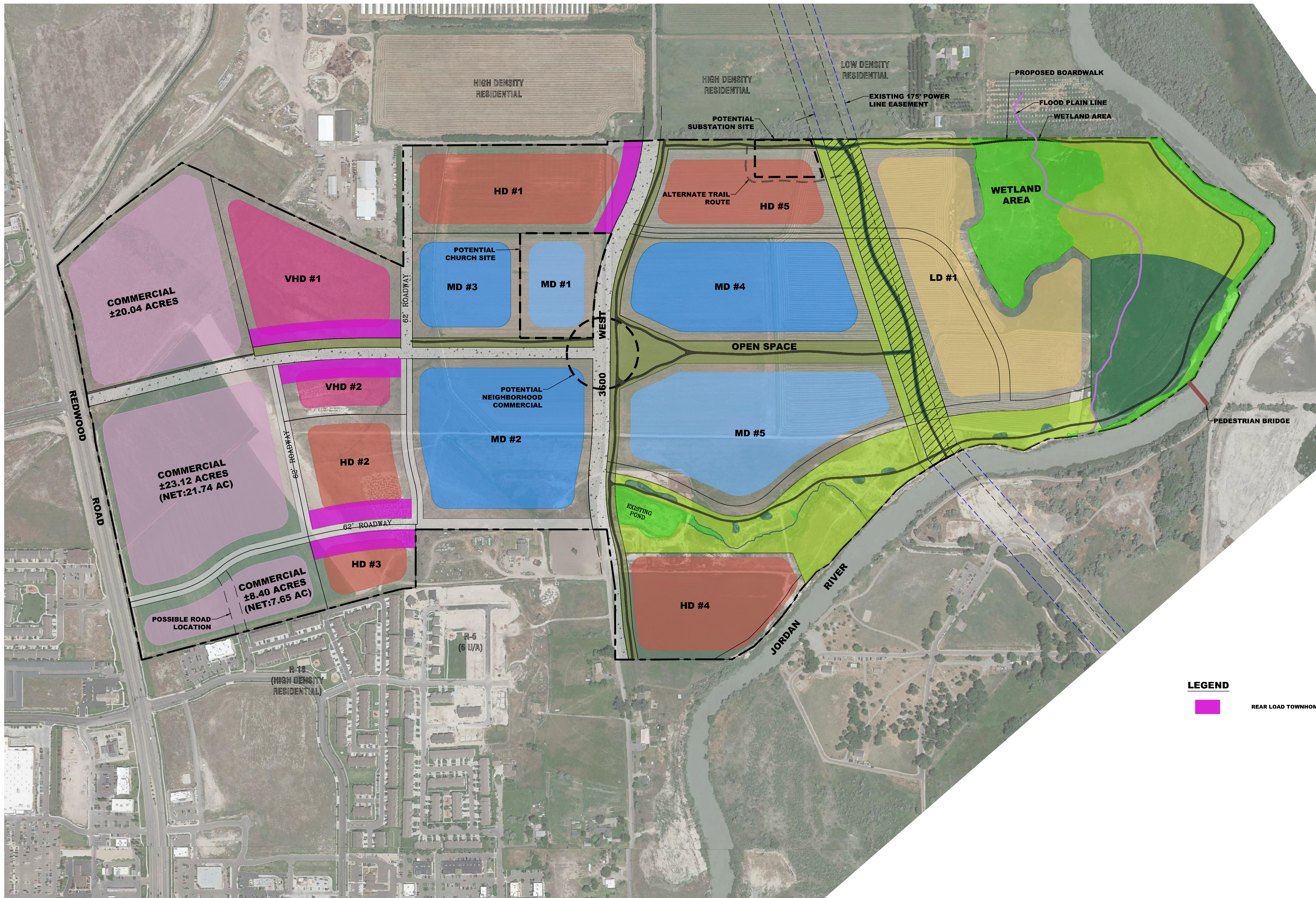




	<p>FRONT PERSPECTIVE</p>
	<p>RIGHT ELEVATION</p>
	<p>LEFT ELEVATION</p>
	<p>REAR ELEVATION</p>
<p><b>2-STORY TOWNHOME: FARMHOUSE</b></p>	
<p><b>COLD SPRINGS - PRODUCT DESIGN</b></p>	
<p>REV DATE: 05.25.2017</p>	
<p>STUCCO MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK ASPHALT SHINGLES</p>	
<p>LAP SIDING (CEMENTATIIOUS OR EQUIVALENT) BOARD &amp; BATTON SIDING (CEMENTATIIOUS OR EQUIVALENT) SHINGLE SIDING (CEMENTATIIOUS OR EQUIVALENT)</p>	
<p>REAR RIGHT FRONT LEFT</p> 	
<p><b>D·R·HORTON</b> <i>America's Builder</i></p>	



NOT FOR  
CONSTRUCTION



**LEGEND**  
 REAR LOAD TOWNHOME AREA (FRONT FACING STREET)

**COLD SPRING RANCH**  
 LEHI, UTAH  
 REAR LOAD TOWNHOME EXHIBIT

REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	

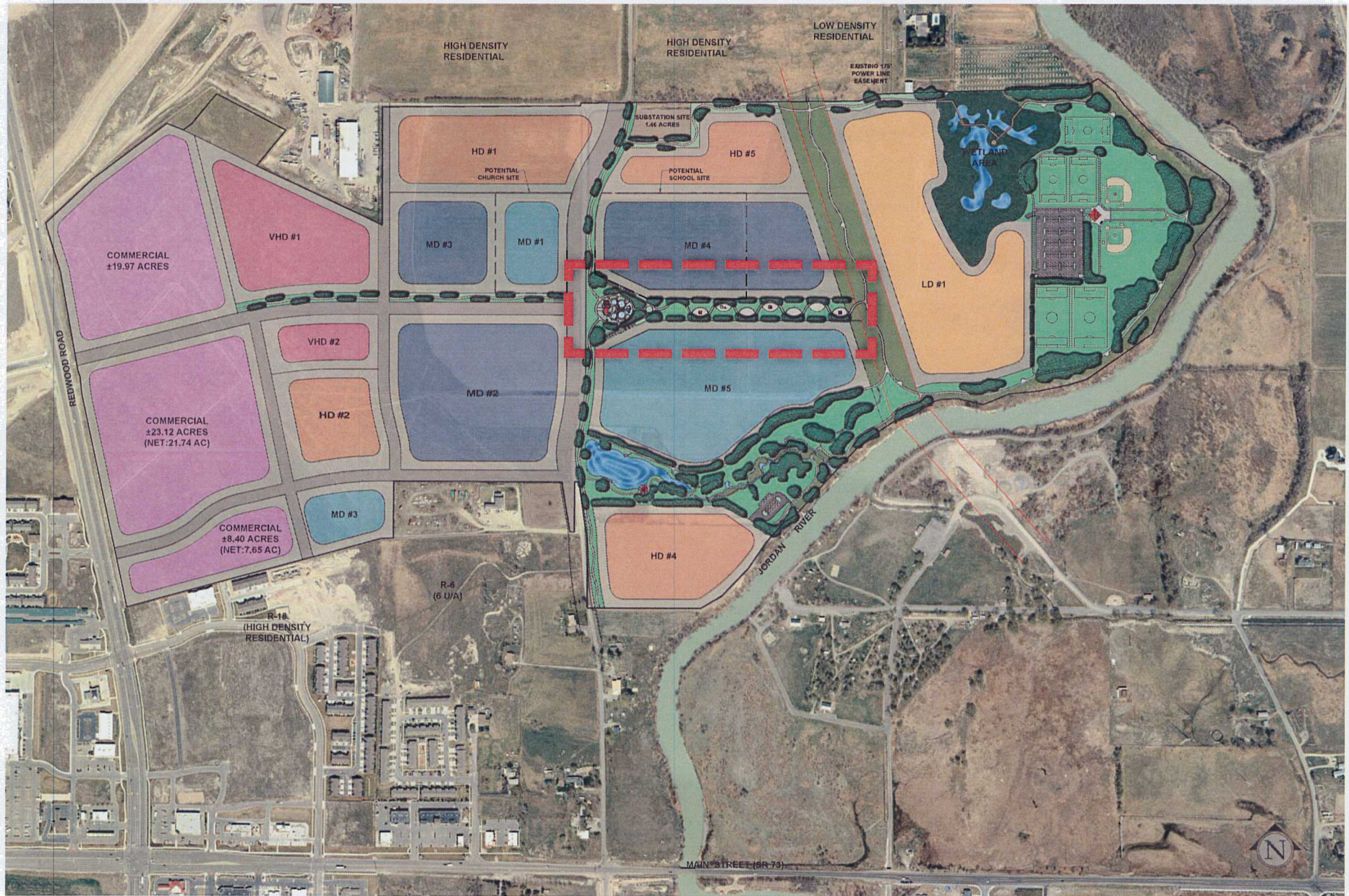
LEI PROJECT #: 2015-0125  
 DRAWN BY: BAP  
 CHECKED BY: BTG  
 SCALE: 1" = 250'  
 DATE: 1/11/2018

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# **CONCEPTUAL DETAILS OF PROPOSED AMENITIES**

# CLUBHOUSE & LINEAR PARK

























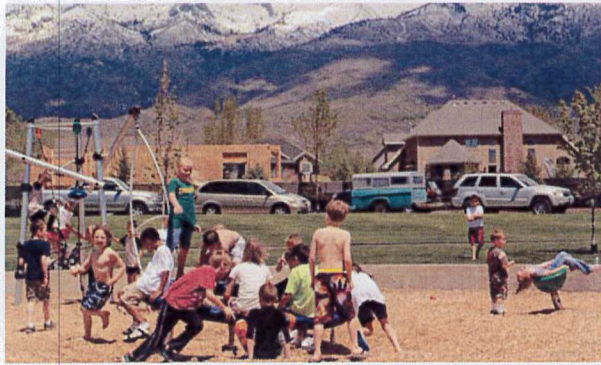
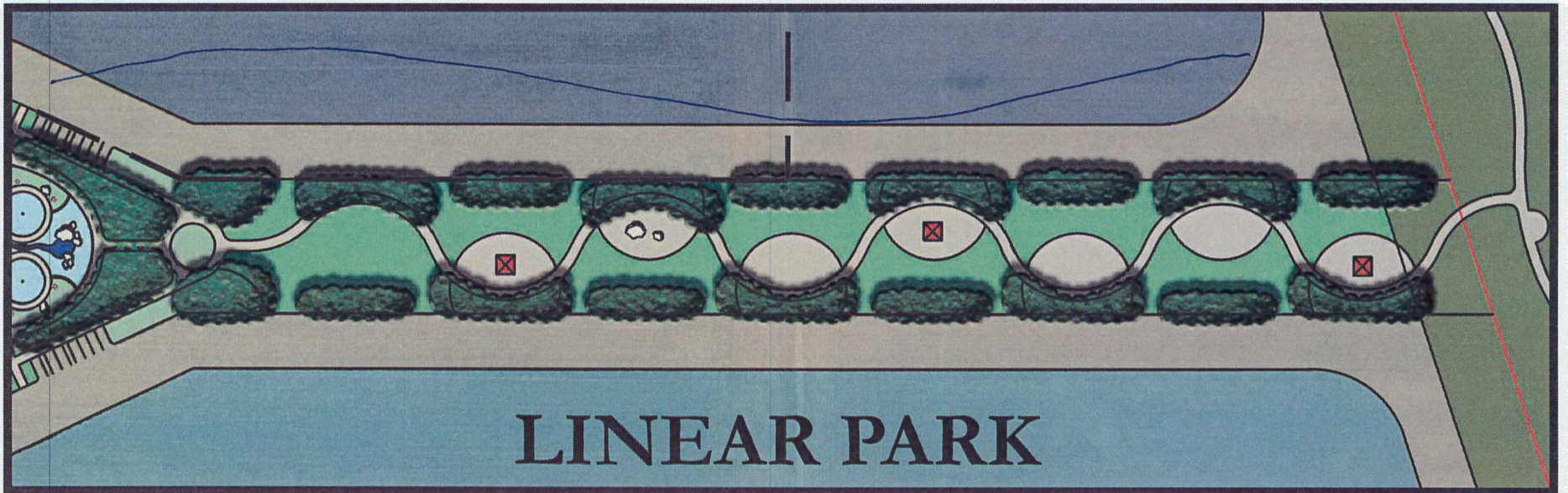
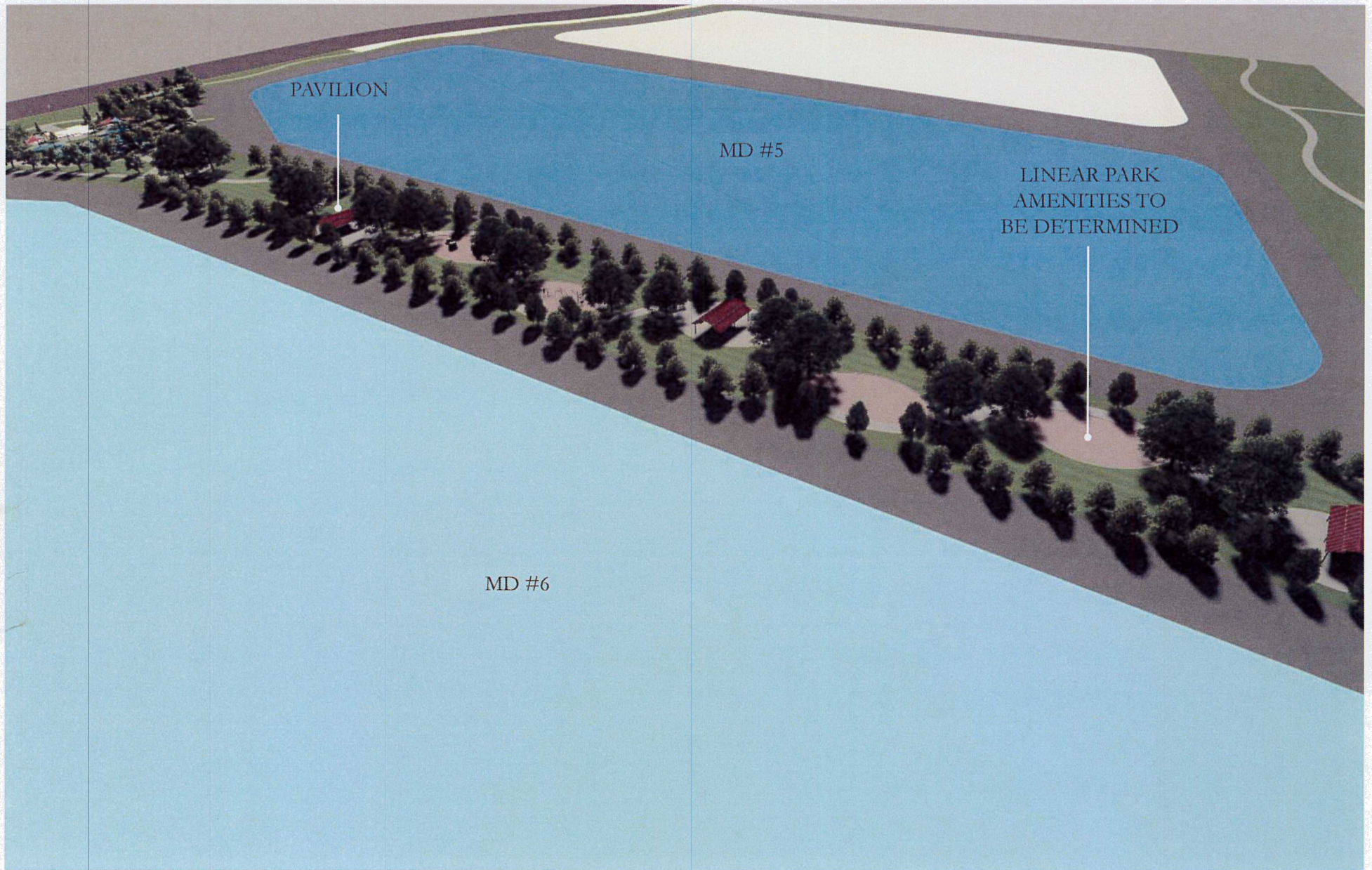


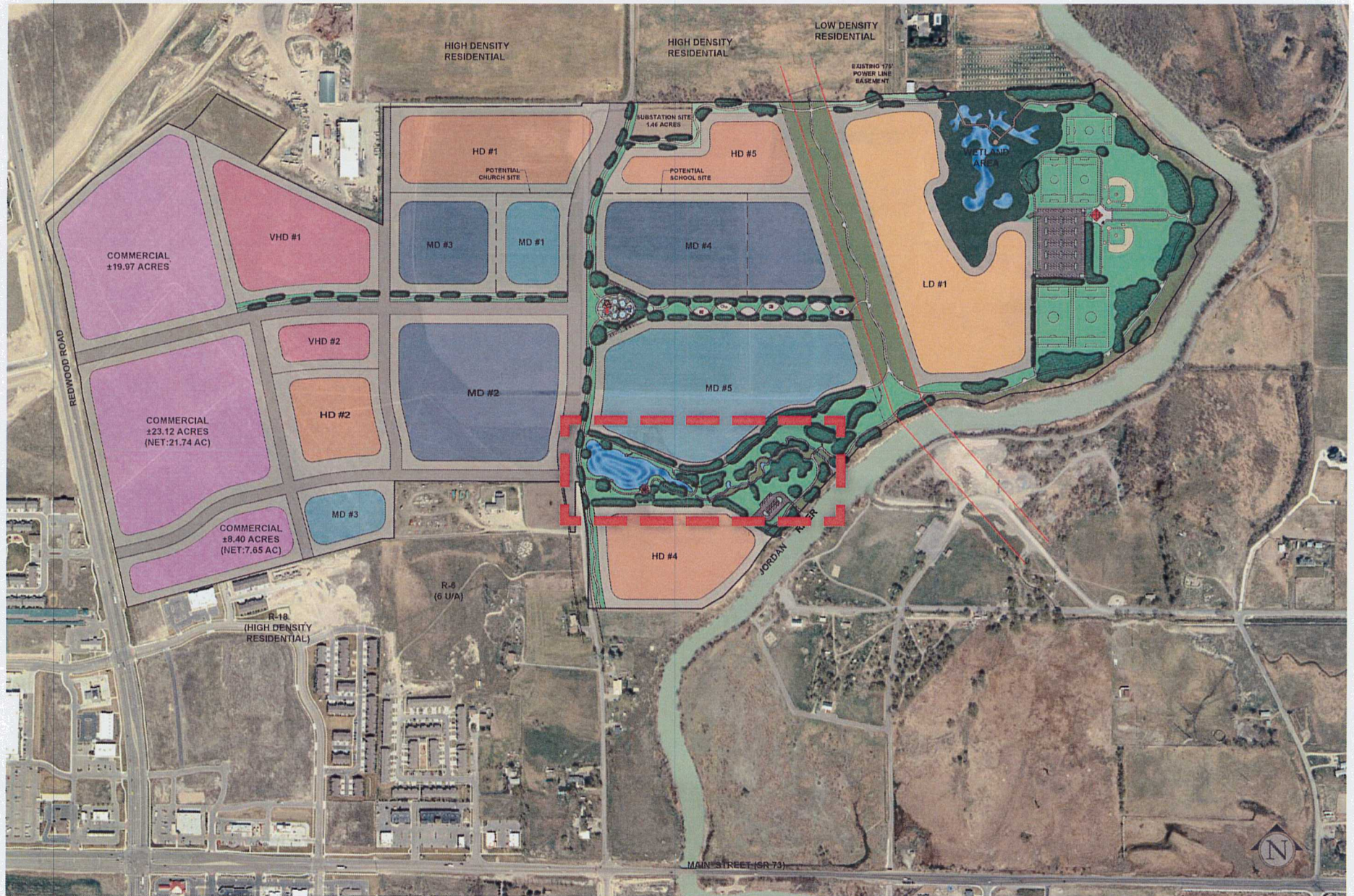
PHOTO CREDIT: MINNPOST.COM



# LINEAR PARK CONCEPTUAL LAYOUT



# COLD SPRING POND



# CREEK & TRAIL

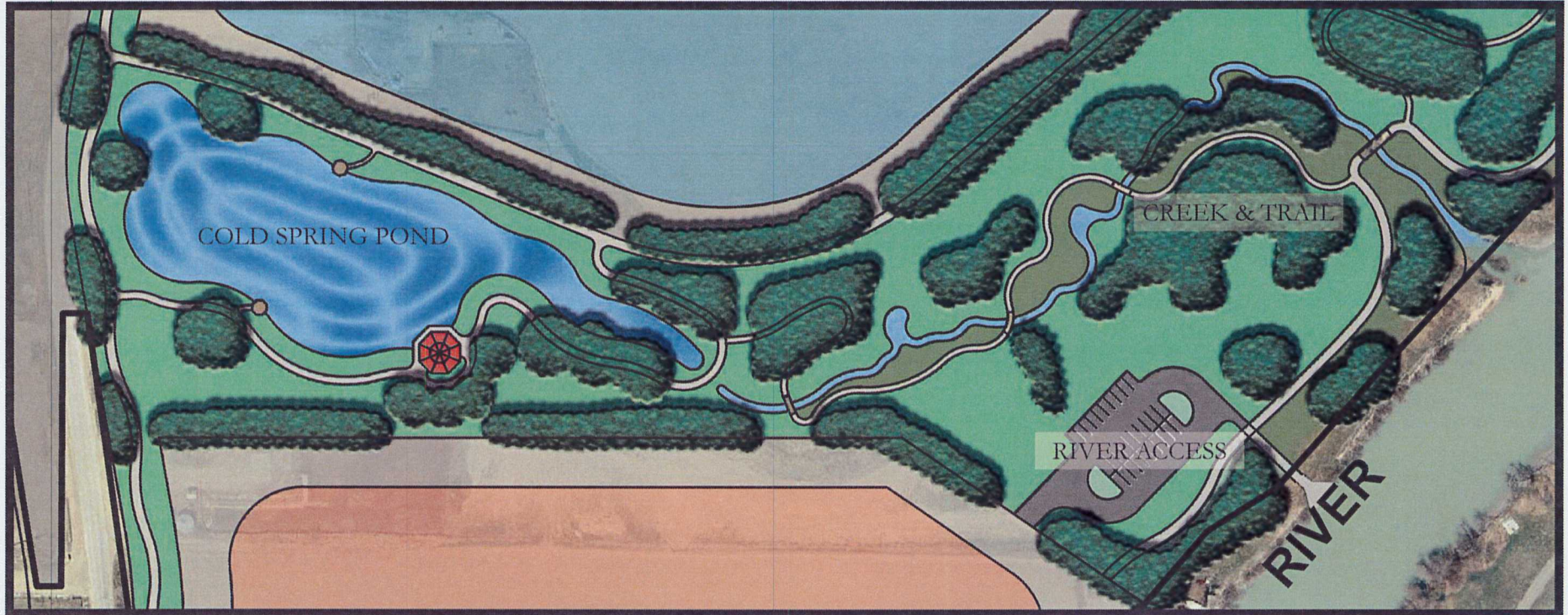


PHOTO CREDIT: WAYNESBORO.GA.COM



PHOTO CREDIT: WIKIMEDIA.ORG





CREEK & TRAIL

PAVILION

OBSERVATION DECK

JORDAN RIVER

MD #6

HD #3

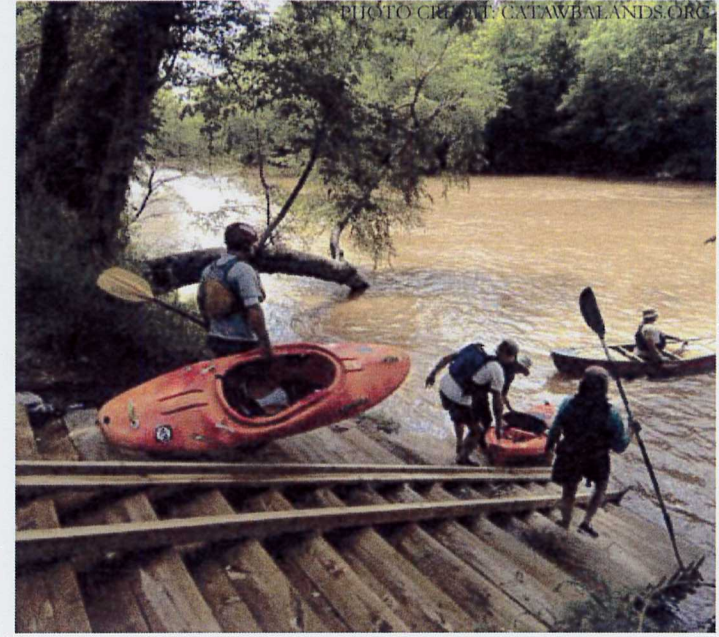
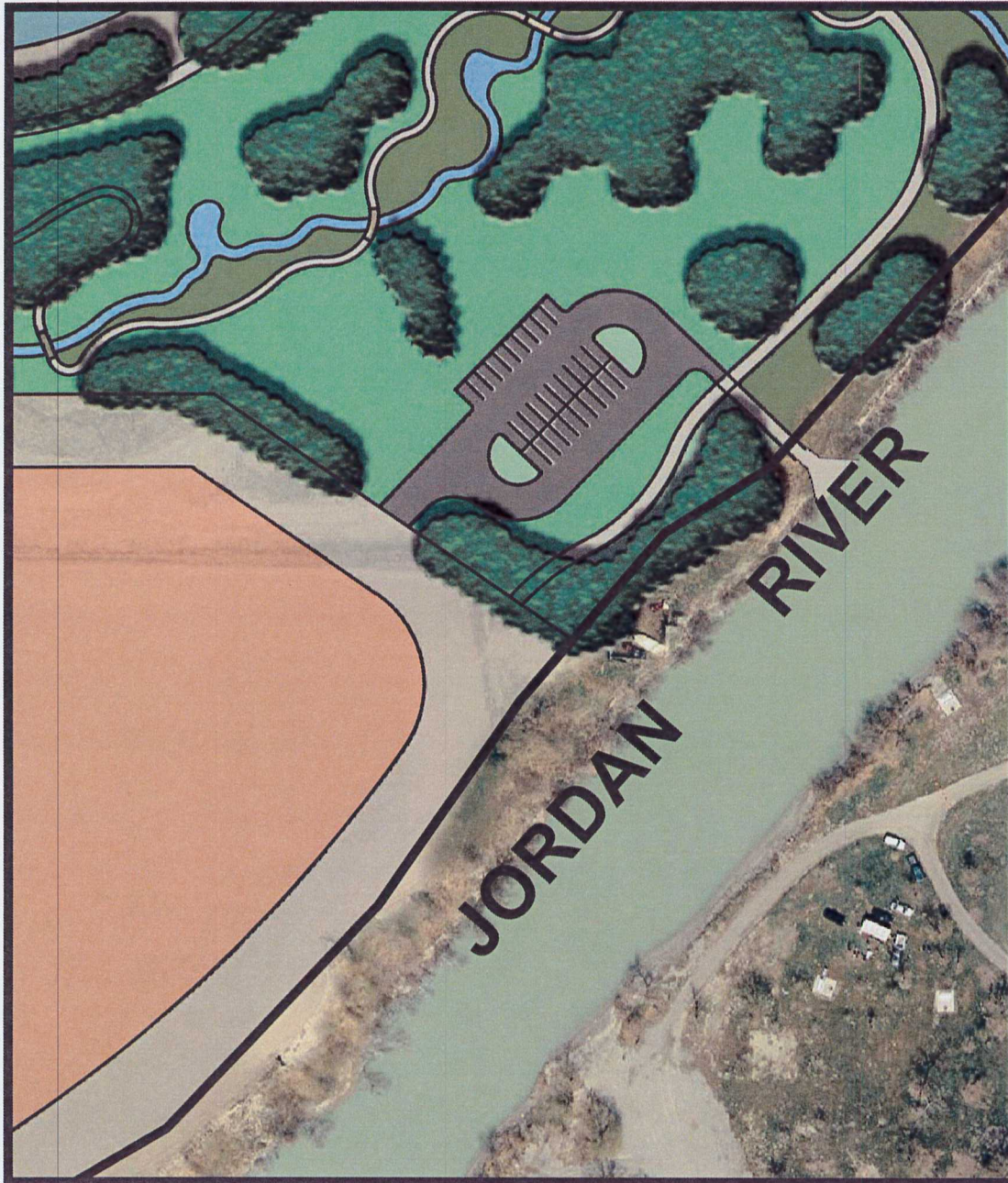
COLD SPRING POND

10420 WEST

# POND & DOCK CONCEPT

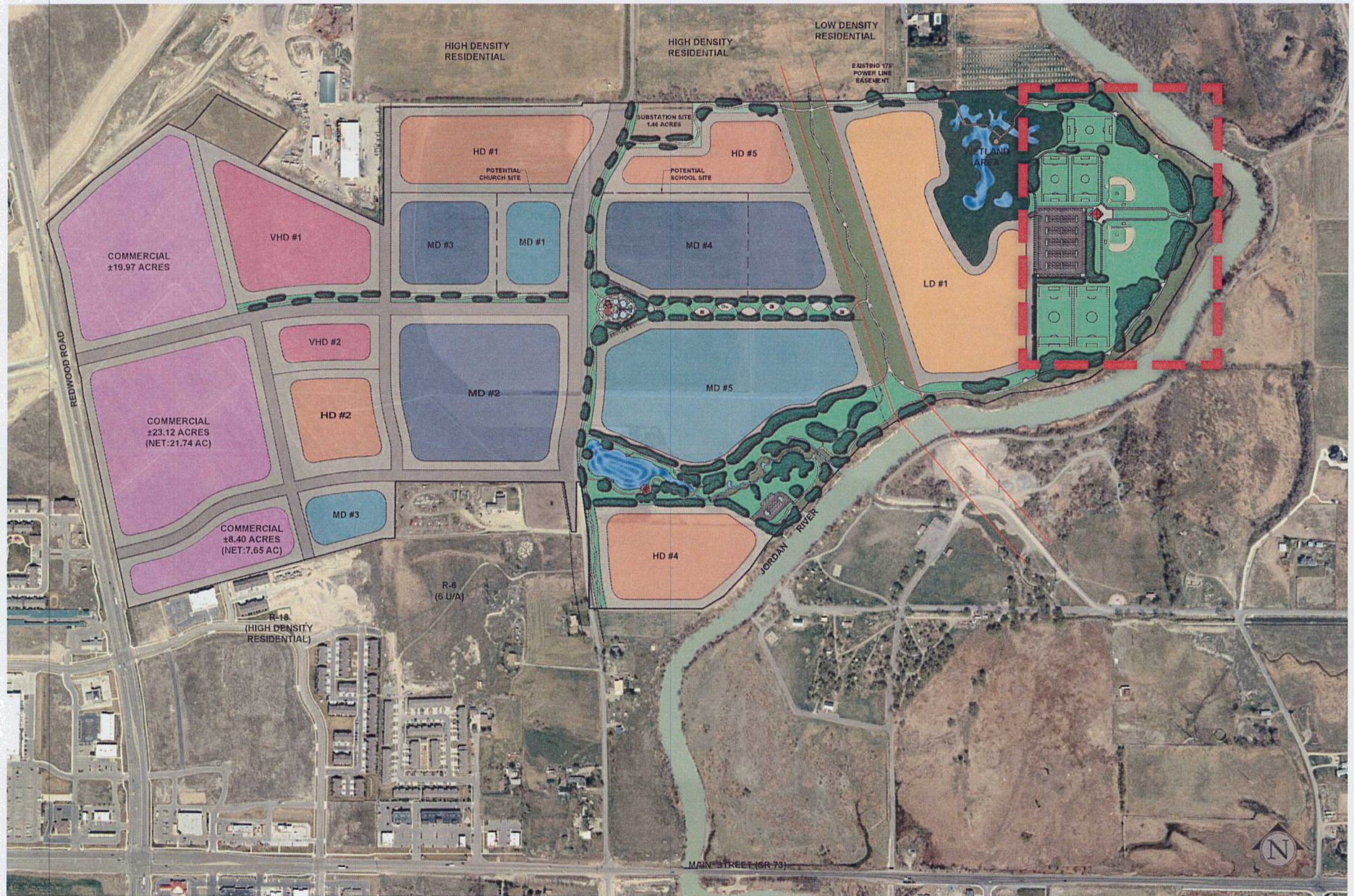


# RIVER ACCESS

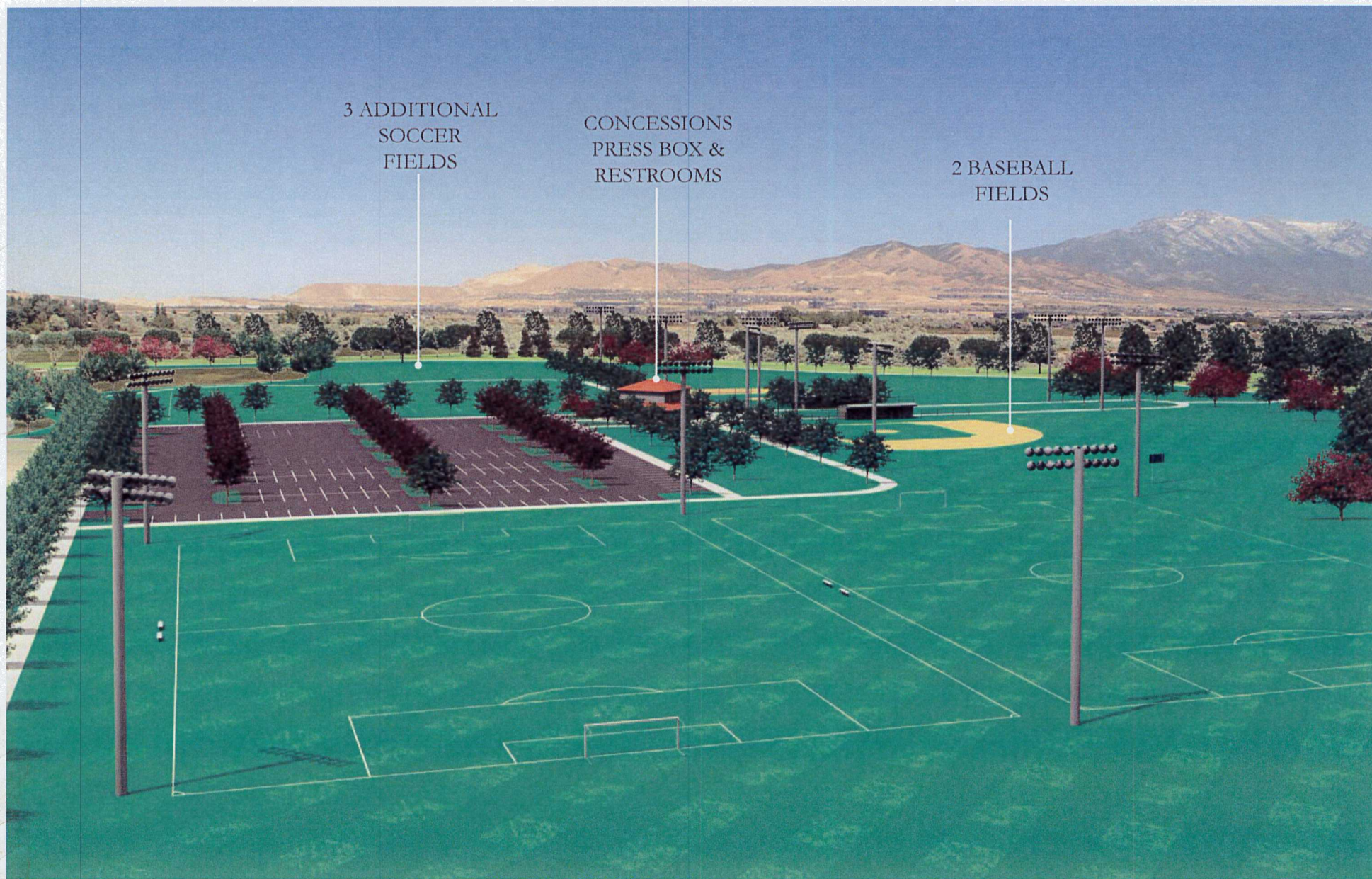




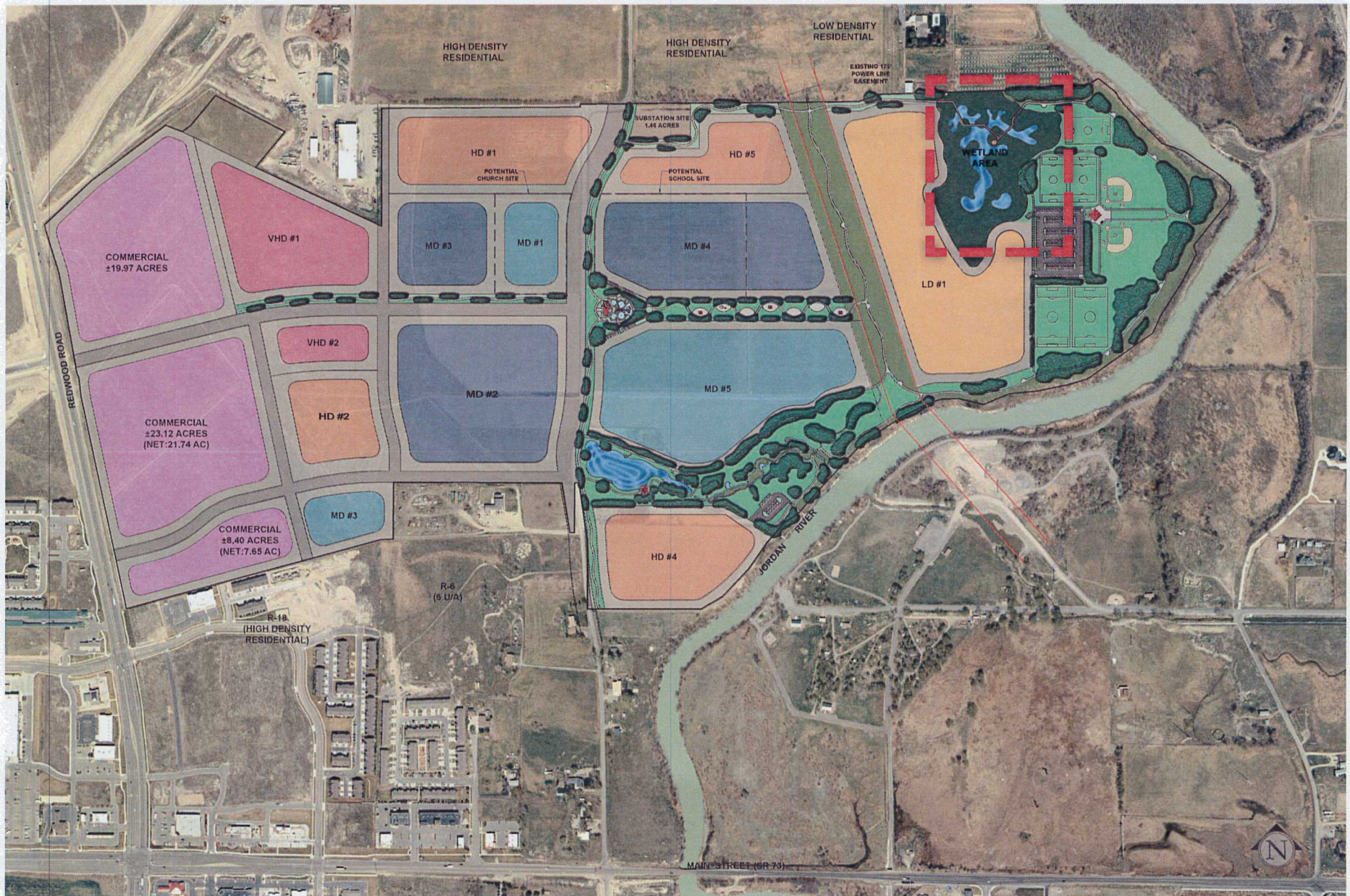
# SPORTS COMPLEX



# SPORTS COMPLEX CONCEPT



# BOARD WALK



# BOARD WALK CONCEPT





PHOTO CREDIT: BENTONSWCD.ORG

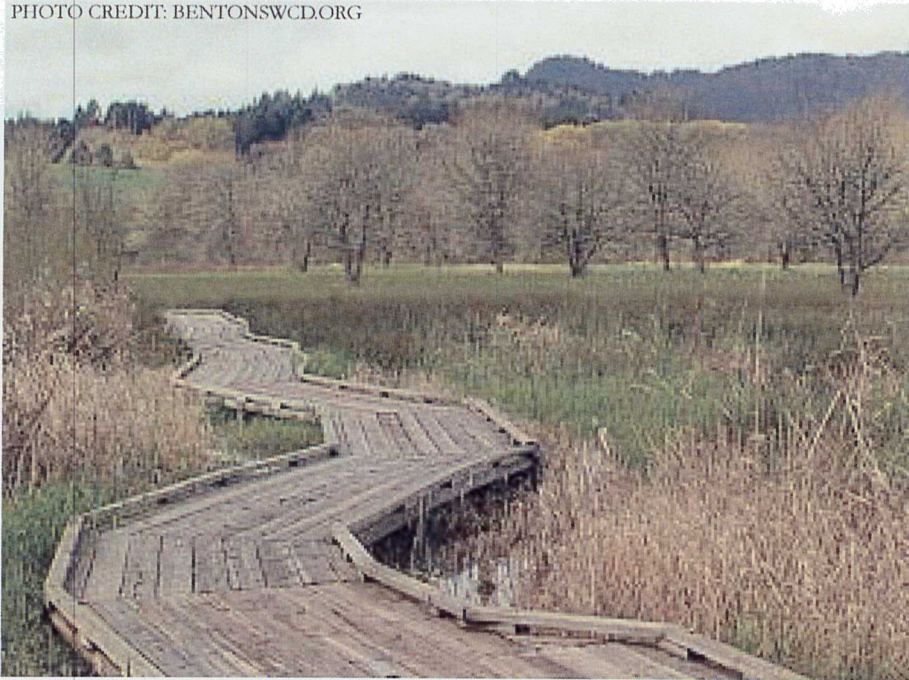


PHOTO CREDIT: STATIC.PANORAMIO.COM



PHOTO CREDIT: WALKINGS.ORG.AU



PHOTO CREDIT: ORLAND-PARK.IL.US

