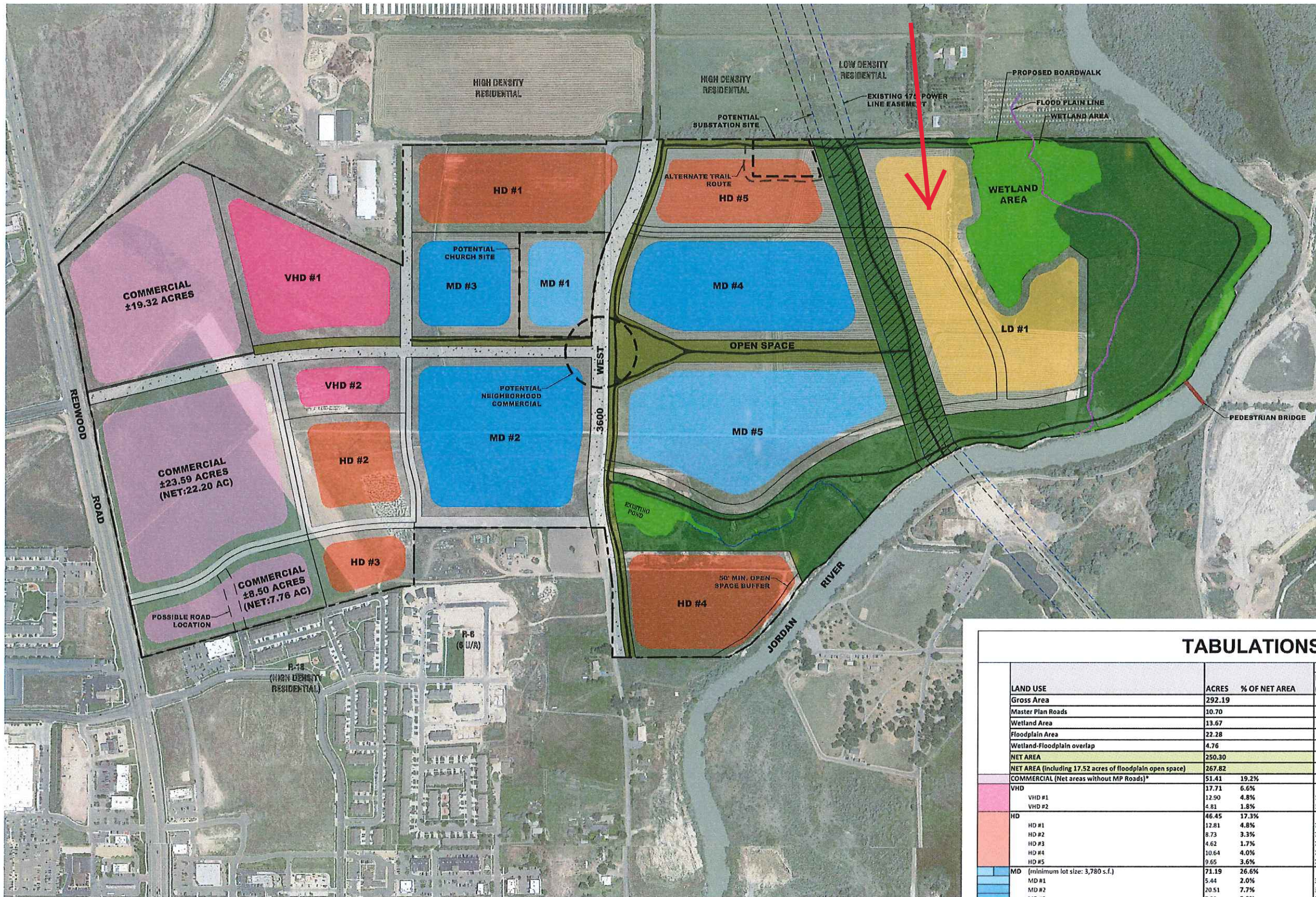
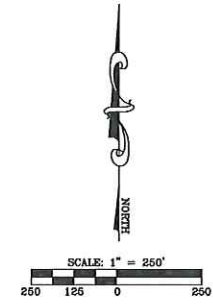


**NOT FOR  
CONSTRUCTION**



- NOTES:**
1. UNUSED ERUs IN EACH LAND USE AREA MAY BE TRANSFERRED TO OTHER AREAS, BUT THE MAXIMUM ERUs IN EACH LAND USE AREA WILL NOT EXCEED THE MAX ERUs IDENTIFIED IN THE TABLE.
  2. TOTAL EQUIVALENT RESIDENTIAL UNITS FOR THE ENTIRE PARCEL WILL NOT EXCEED 1150 RESIDENTIAL ERUs, 150 COMMERCIAL ERUs, AND APPROXIMATELY 15 ACRES OF CIVIC USES.
  3. RESIDENTIAL UNITS MAY BE TRANSFERRED TO THE COMMERCIAL ZONE FROM VHD, MIN 8 UNITS PER ACRE. MUST MAINTAIN 70% OF COMMERCIAL AREA.
  4. ANY AREA THAT IS NOT DEVELOPED TO BE LEFT OR RETURNED TO ORIGINAL CONDITION.
  5. IF THE NEIGHBORHOOD COMMERCIAL ZONE IS NOT USED THE UNDERLYING ZONING APPLIES.
  6. LOCAL ROADS SHOWN ARE CONCEPTUAL AND FINAL LOCATION MAY VARY.
  7. 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.

**This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.**

**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)
Gross Area	292.19					
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>						
VHD #1	17.71	6.6%				
VHD #2	12.90	4.8%	12	20	155	258
VHD #3	4.81	1.8%	12	20	58	96
<b>HD</b>						
HD #1	46.45	17.3%				
HD #2	12.81	4.8%	7	12	90	154
HD #3	8.73	3.3%	7	12	61	105
HD #4	4.62	1.7%	7	12	32	55
HD #5	10.64	4.0%	7	12	74	128
HD #6	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>						
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 ERUs

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

REVISIONS

1	-
2	-
3	-
4	-
5	-

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

SHEET  
**L1**