

VICINITY MAP
N.T.S.

GENERAL LAND USE PLAN

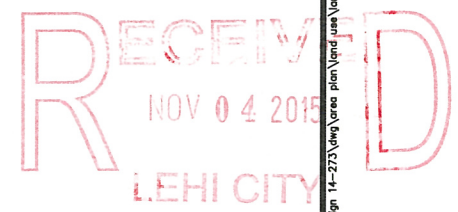
AREA	LAND USE	APPROX. ACRES	ERUs PER ACRE		ESTIMATED UNITS	
			LESS DENSE	MAX DENSITY	LESS DENSE	MAX DENSITY
1A	FLEX ZONE	110.44	1.3	12	150	see note #5 & #8
1B	FLEX ZONE	82.18	3.6	35	300	see note #5 & #8
2	COMMERCIAL/OFFICE	7.18	3	4	21	28
3	RESIDENTIAL	11.48	16	35	183	401
4	COMMERCIAL/OFFICE	28.82	3	4	86	115
5A	COMMERCIAL/OFFICE	6.19	3	4	18	24
5B	RESIDENTIAL OVERLAY	6.19	6	12	37	74
6	RESIDENTIAL	24.33	6	12	145	291
7	RESIDENTIAL	29.37	6	12	176	352
8	RESIDENTIAL	11.98	3.5	8	41	95
9	RESIDENTIAL	30.04	3.5	8	105	240
10	PARK #1	40.92	0	0	0	0
11	RESIDENTIAL	34.49	3.5	6	120	206
12	RESIDENTIAL	34.00	2	3.5	68	119
13A	COMMERCIAL/OFFICE	17.97	3	4	53	71
13B	RESIDENTIAL OVERLAY	8.33	6	12	49	99
14	COMMERCIAL/OFFICE	11.86	3	4	35	47
15A	COMMERCIAL/OFFICE	16.82	3	4	50	67
15B	RESIDENTIAL OVERLAY	16.82	3.5	8	84	134
16	RESIDENTIAL	99.56	2	3.5	199	348
17	COMMERCIAL/OFFICE	41.16	3	4	123	164
18	RESIDENTIAL	24.46	3.5	8	122	195
19	PARK #2	28.19	0	0	0	0
TOTAL LAND USE AREA		691.4				
TOTAL APPROVED ERU'S		2,823				

Note:

- Total ERUs for the entire Holbrook Farms Area Plan will not exceed 2,823.
- Max ERUs allowed east of Redwood Road (SR-68) is 2,373.
- Un-used ERUs are only allowed to be transferred to the Flex Zones and Residential Overlay Zones.
- The maximum ERUs in each land use area will not exceed the max ERUs identified in the table.
- The maximum ERUs from the East side of Redwood Road (SR-68) that can be transferred to the Flex Zone is 513.
- If the neighborhood commercial or residential overlay zones are not used, the underlying zoning applies per this land use plan.
- The area plan modeling included 450 ERUs within the Flex Zone and 2,373 ERUs East of Redwood Road (SR-68). For water and pressurized irrigation modeling a value of 2,000 ERUs east of the Utah Lake Distributing Canal and 823 ERUs west of the Utah Lake Distributing Canal was used.
- If a transfer of ERUs to the flex zone exceeds the initial 450 ERUs as planned, then the master plan utility sizing and fiscal analysis will need to be revised, with the Reviewing Departments review and approval.
- Total open space required = 69.17 AC. (10% of total area)
Total open space provided = 85 AC. (11% of total area)
Trails Open space = 20 AC.
Parks Open space = 65 AC. (excludes the areas used for storm water detention)

LEGEND

- POTENTIAL FIRE STATION (3-5 ACRES)
- NEIGHBORHOOD COMMERCIAL OVERLAY
- RESIDENTIAL OVERLAY



Holbrook Farms
Lehi City
Land Use Plan

Scale: 1"=450'
Date: 11/04/15
Job #: 14-273
Sheet:

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