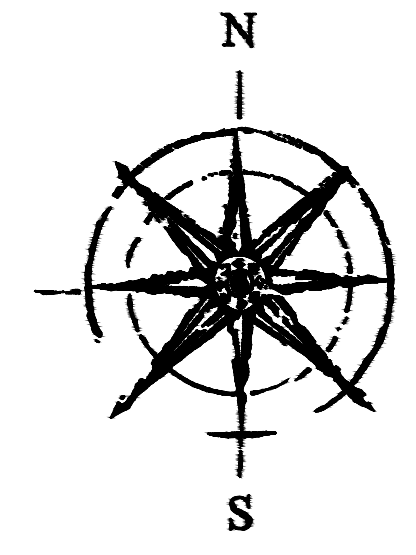


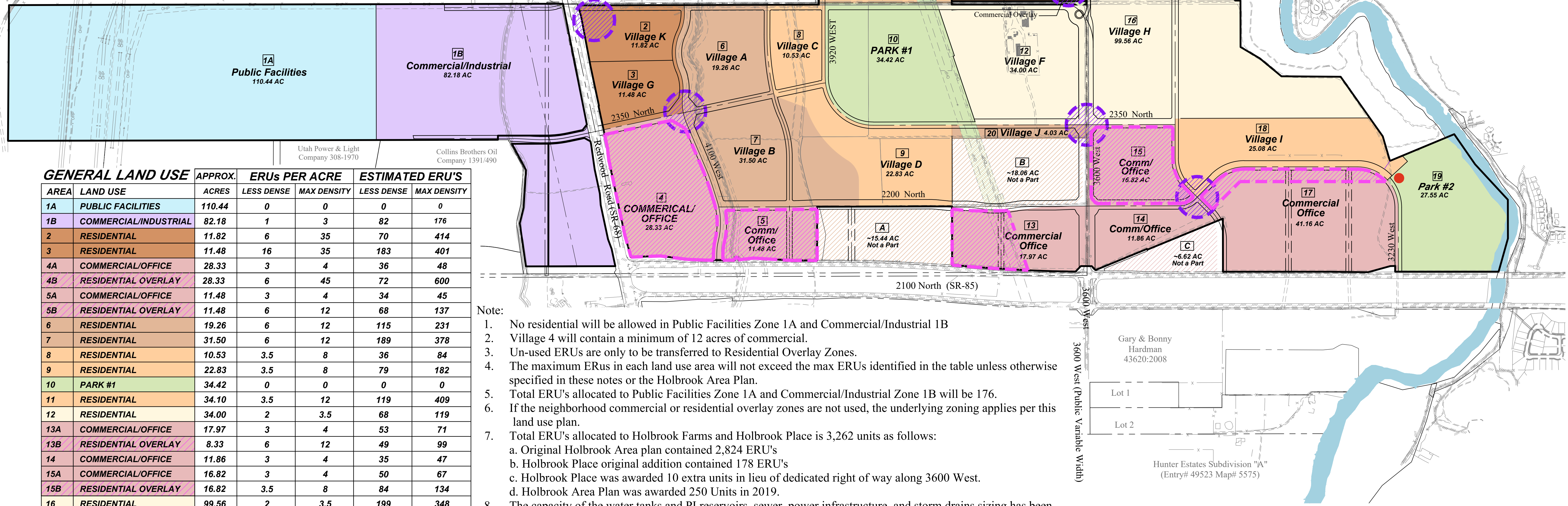
VICINITY MAP
N.T.S.

HOLBROOK PLACE GENERAL LAND USE PLAN

AREA	LAND USE	APPROX. ACRES	ERUs PER ACRE		ESTIMATED ERU'S	
			LESS DENSE	MAX DENSITY	LESS DENSE	MAX DENSITY
21A	RESIDENTIAL	9.03	6	12	54	108
21B	RESIDENTIAL	8.25	6	12	50	99
22A	RESIDENTIAL	5.5	3	8	16.5	44
22B	RESIDENTIAL	4.87	3	8	15	39
23	RESIDENTIAL	26.94	1.5	4	40	109
24	RESIDENTIAL	9.25	1	2.5	9	24
25	OPEN SPACE PUBLIC	5.71				
26	OPEN SPACE TRAIL	1.57				
TOTAL LAND USE AREA		71.13				



GRAPHIC SCALE
(IN FEET)
1 inch = 450ft.



GENERAL LAND USE

AREA	LAND USE	APPROX. ACRES	ERUs PER ACRE		ESTIMATED ERU'S	
			LESS DENSE	MAX DENSITY	LESS DENSE	MAX DENSITY
1A	PUBLIC FACILITIES	110.44	0	0	0	0
1B	COMMERCIAL/INDUSTRIAL	82.18	1	3	82	176
2	RESIDENTIAL	11.82	6	35	70	414
3	RESIDENTIAL	11.48	16	35	183	401
4A	COMMERCIAL/OFFICE	28.33	3	4	36	48
4B	RESIDENTIAL OVERLAY	28.33	6	45	72	600
5A	COMMERCIAL/OFFICE	11.48	3	4	34	45
5B	RESIDENTIAL OVERLAY	11.48	6	12	68	137
6	RESIDENTIAL	19.26	6	12	115	231
7	RESIDENTIAL	31.50	6	12	189	378
8	RESIDENTIAL	10.53	3.5	8	36	84
9	RESIDENTIAL	22.83	3.5	8	79	182
10	PARK #1	34.42	0	0	0	0
11	RESIDENTIAL	34.10	3.5	12	119	409
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	25.08	3.5	8	122	195
19	PARK #2	27.55	0	0	0	0
20	RESIDENTIAL	4.03	6	12	24	48
HOLBROOK PLACE LAND USE AREA		691.4				
TOTAL LAND USE AREA		762.5				
HOLBROOK FARMS APPROVED ERU'S		2,824				
HOLBROOK PLACE APPROVED ERU'S		178				
ADDITIONAL ERU'S 2019 AMENDMENT		250				
ADDITIONAL ERU'S HOLBROOK PLACE ROW		10				
TOTAL APPROVED ERU'S		3,262				

- Note:
- No residential will be allowed in Public Facilities Zone 1A and Commercial/Industrial 1B
 - Village 4 will contain a minimum of 12 acres of commercial.
 - Un-used ERUs are only to be transferred to Residential Overlay Zones.
 - The maximum ERUs in each land use area will not exceed the max ERUs identified in the table unless otherwise specified in these notes or the Holbrook Area Plan.
 - Total ERU's allocated to Public Facilities Zone 1A and Commercial/Industrial Zone 1B will be 176.
 - If the neighborhood commercial or residential overlay zones are not used, the underlying zoning applies per this land use plan.
 - Total ERU's allocated to Holbrook Farms and Holbrook Place is 3,262 units as follows:
 - Original Holbrook Area plan contained 2,824 ERU's
 - Holbrook Place original addition contained 178 ERU's
 - Holbrook Place was awarded 10 extra units in lieu of dedicated right of way along 3600 West.
 - Holbrook Area Plan was awarded 250 Units in 2019.
 - The capacity of the water tanks and PI reservoirs, sewer, power infrastructure, and storm drains sizing has been calculated to handle the allocated densities.
 - The area plan water and PI modeling calculations use a value of 2001 ERU's east of the Utah Lake Distributing Canal. The remaining ERU's are west of the Utah Lake Distributing Canal.
 - Total Open Space required = 69.17 Acres (10% of the total area)
 - Total Open Space provided = 84.5 Acres (12.2% of the total area)
 - Trails Open Space = 20 Acres
 - Parks Open Space = 64.5 Acres (excludes 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 Amendment 2022

Scale: 1"=450' Drawn: BBD
Date: 10/03/23 Job #: 14-273
Sheet: