

Holbrook Farms – Traffic Overview

The street plan for Holbrook Farms incorporates the approved Lehi City transportation master plan for the area. Further traffic analysis may be required by the Lehi City Engineering department to assess the impact of major commercial and institutional developments within Holbrook Farms. The street plan identifies major collector, major arterial, and minor collector roads. Anything not identified on the plan will default to the Lehi City approved transportation plan.

The 3600 West, 2600 North, and 2350 North intersections will serve as the main entrance points to the project. Currently, only 2600 North is signalized. UDOT has indicated that it plans to signalize both the 3600 West intersection, and the 2350 North intersections as traffic demand achieves certain benchmarks. UDOT has designated several access points designated along 2100 North and Redwood Road that UDOT has designated as "right in, right out" access points to the project. These access points will provide alternative entry and exit points into the project. The access points along 2100 North and Redwood will be coordinated with UDOT.

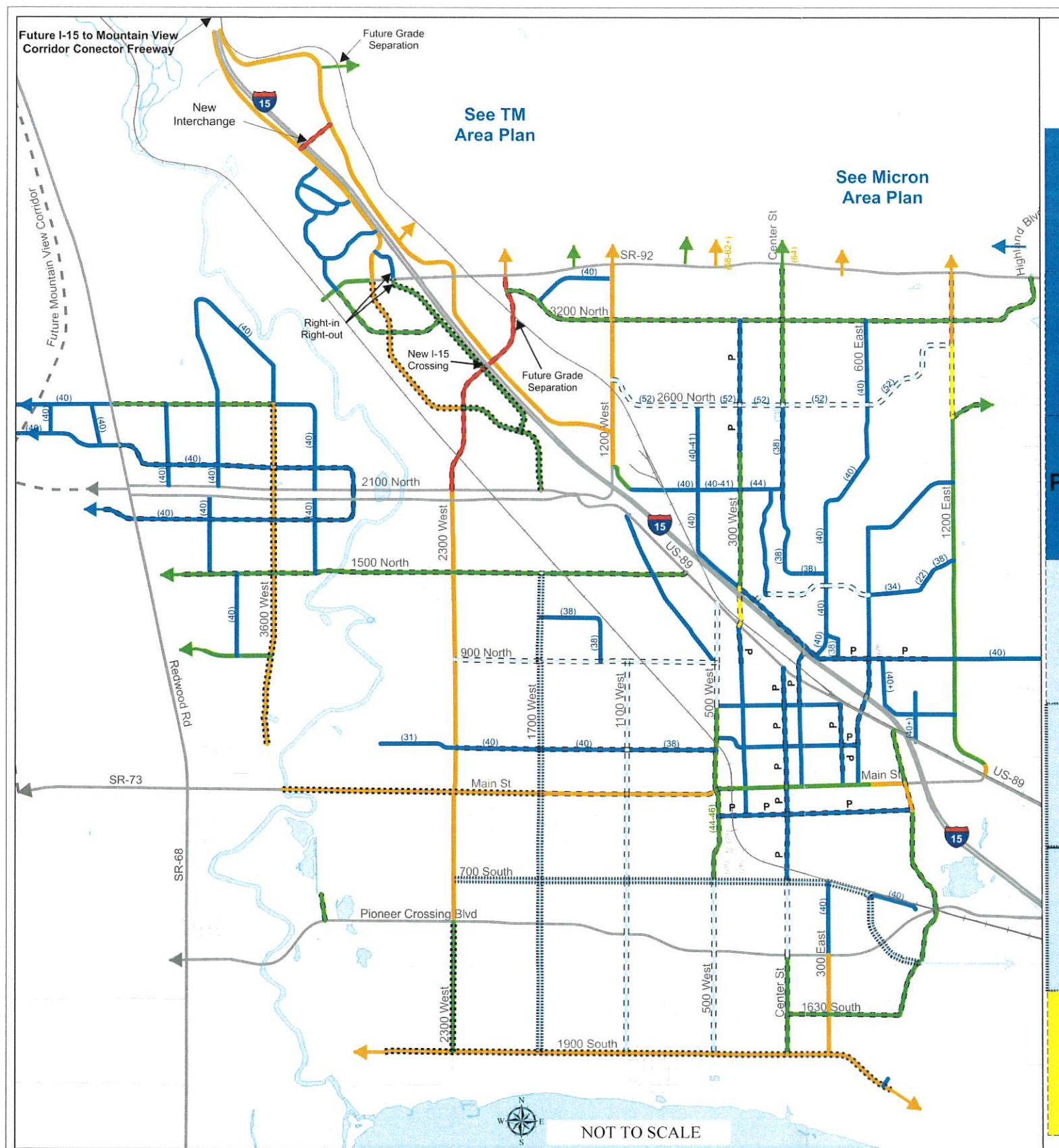
Within Holbrook Farms, roundabouts and circular road patterns have been planned to calm, and divert traffic as efficiently as possible. The roundabouts will be sized properly for school bus traffic. The objective of the roundabouts is to calm traffic, reduce congestion, and provide a transition between land uses in some cases. Roundabouts will be sized properly for school bus traffic. Additionally, the roundabouts will be landscaped in line with the overall design plan for Holbrook Farms.

Trails and bike paths play a crucial role within the Holbrook Farms traffic plan. The distinguishing feature of the project for both residents and non-residents is a large centrally located park. This park will be linked to trails along 2100 North, and ultimately the Jordan River trail way by trails and bike paths throughout the project. The objective of the dense network of trails is to create connection, and a sense of community among the residents, and businesses located in the project. A hawk signal, or other device will be used for trail mid-block crossing to improve pedestrian and bicycle safety.

As property adjacent to proposed roadways in the traffic plan is developed for residential or commercial use, the proposed roadways will be constructed. City requirements for access will be taken into consideration and met as the roads are constructed. A single access shall have no more than 50 units.

The developer shall work with Lehi City to assign street names within the project as part of the final plat process.

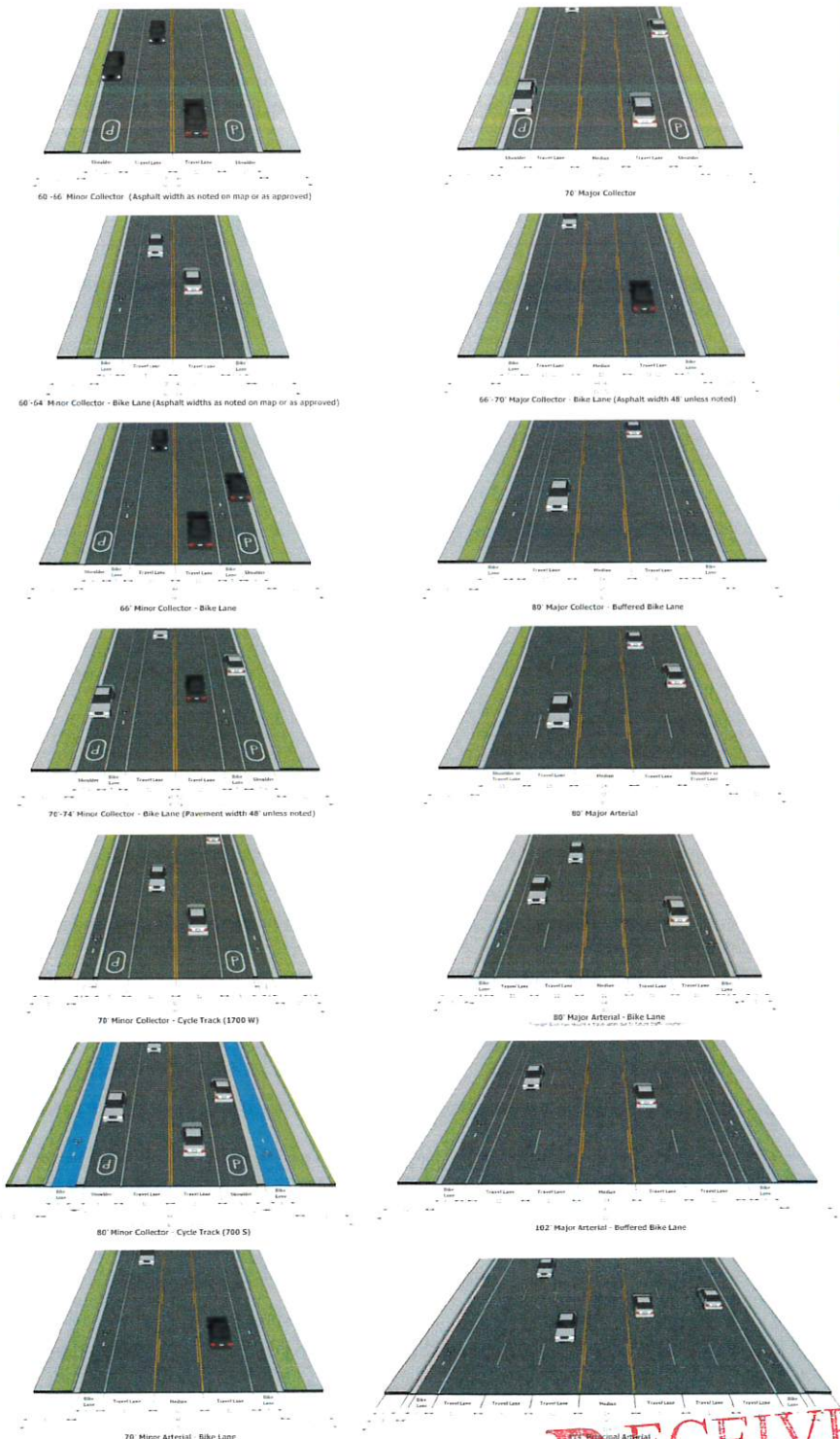
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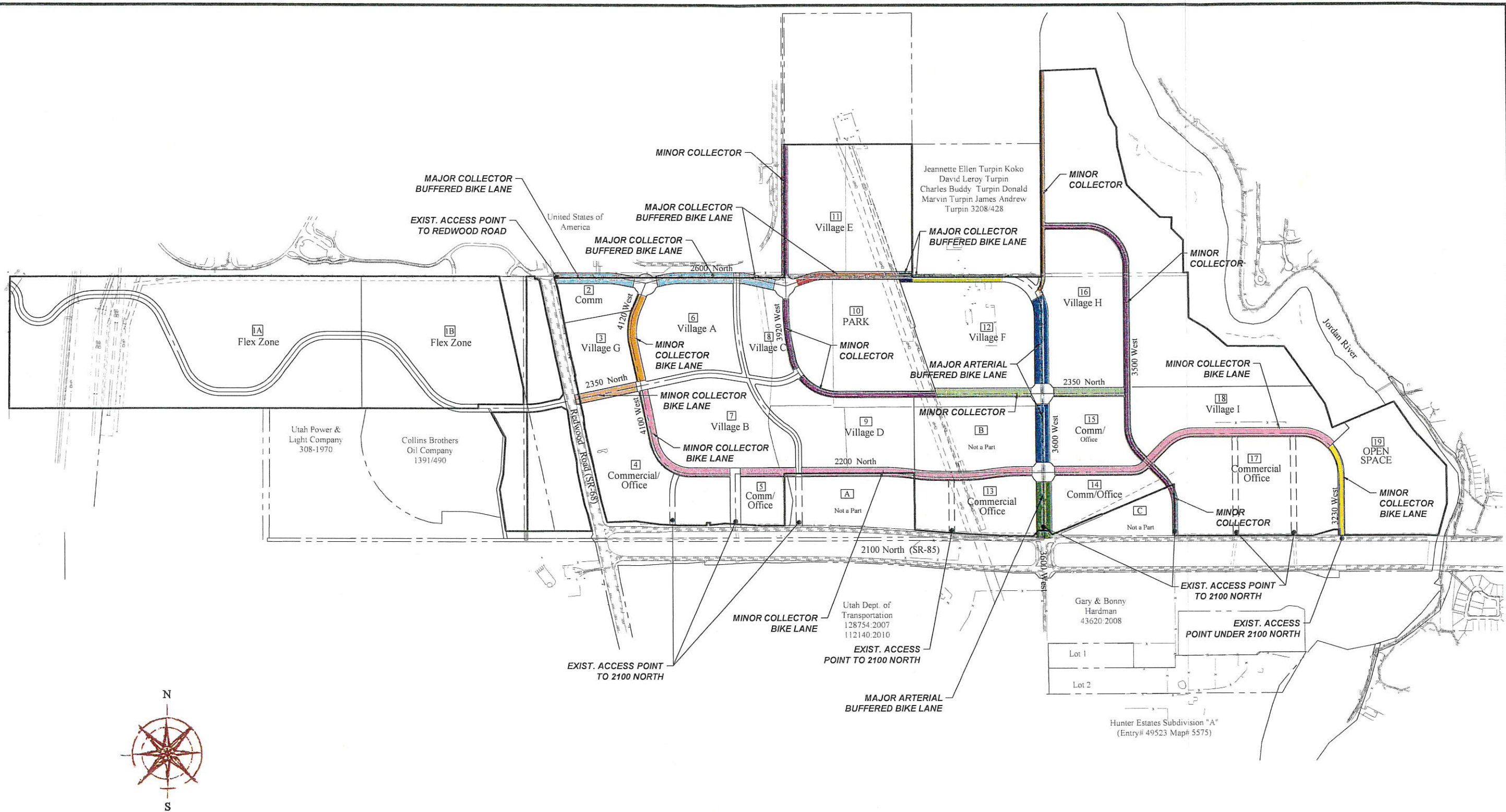


Lehi City Master Transportation Plan

APPROVED BY THE LEHI CITY COUNCIL ON MAY 12, 2015

PROPOSED TYPICAL STREET SECTIONS



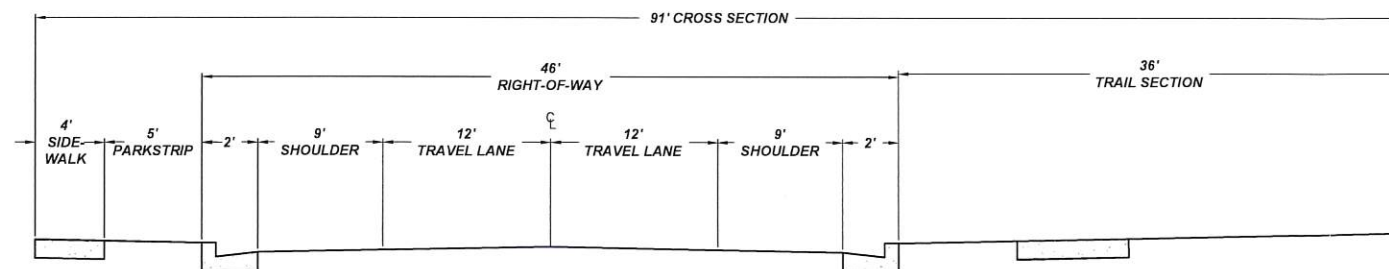


- Note:
1. See Sheets T02A- T02D For Corresponding Roadway Cross-Sections
 2. Final Street Names and Coordinates will be determined with final plat approval.
 3. Roundabouts will be properly sized for school bus traffic.

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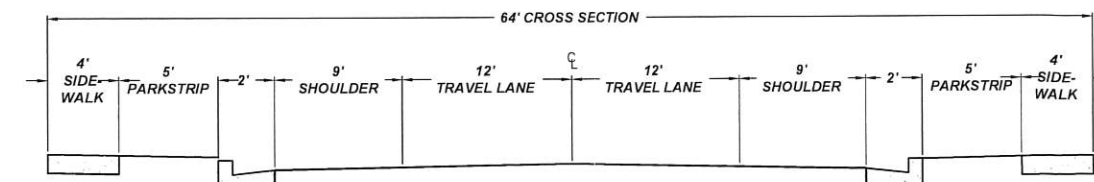
Holbrook Farms Lehi City Street Plan

Z:\2014\14-273 Holbrook Area Plan (design) 14-273.dwg Area plan\Transportation\Street Plan.dwg



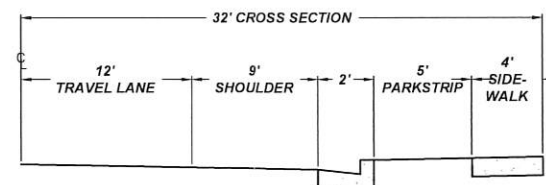
2350 NORTH 91' CROSS SECTION

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3920 WEST, 3500 WEST AND 2350 NORTH
64' CROSS SECTION

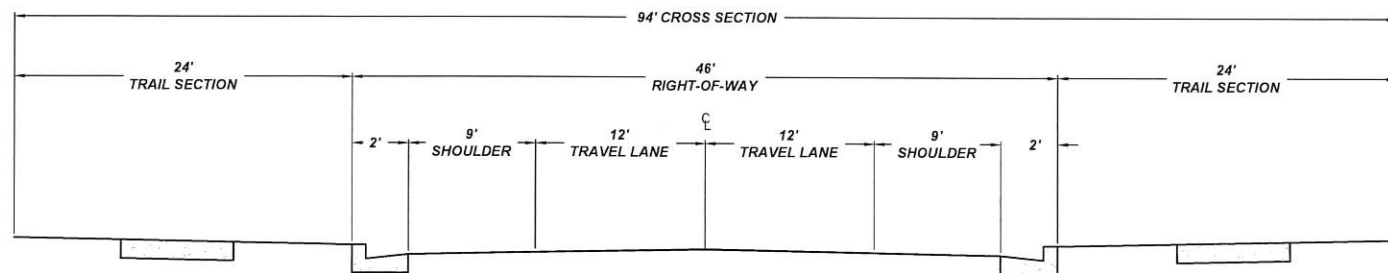
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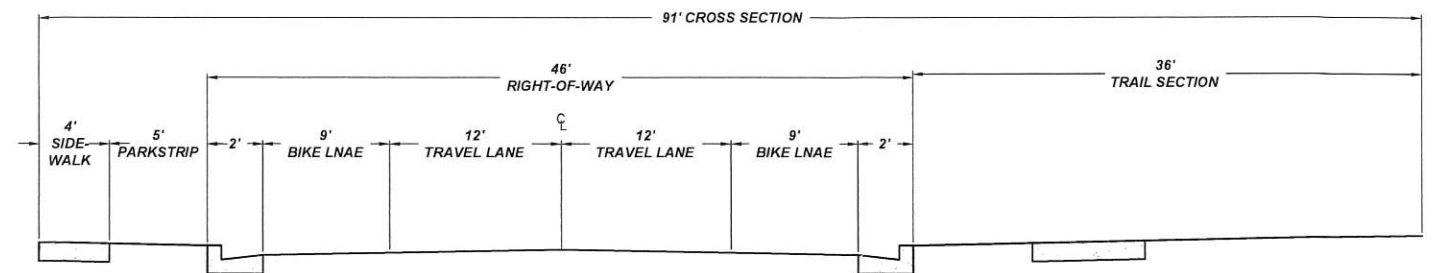
3600 WEST 32' HALF WIDTH CROSS SECTION

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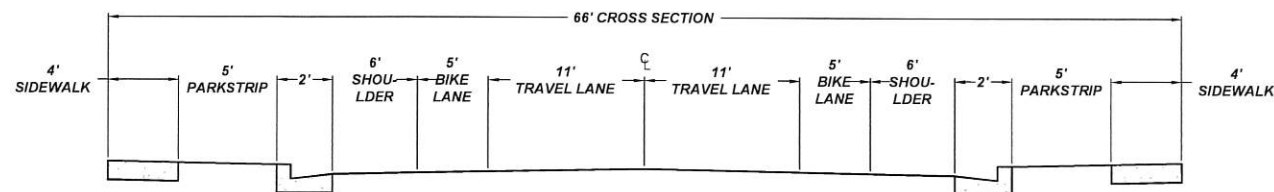
Holbrook Farms Lehi City Street Cross Sections - Minor Collector



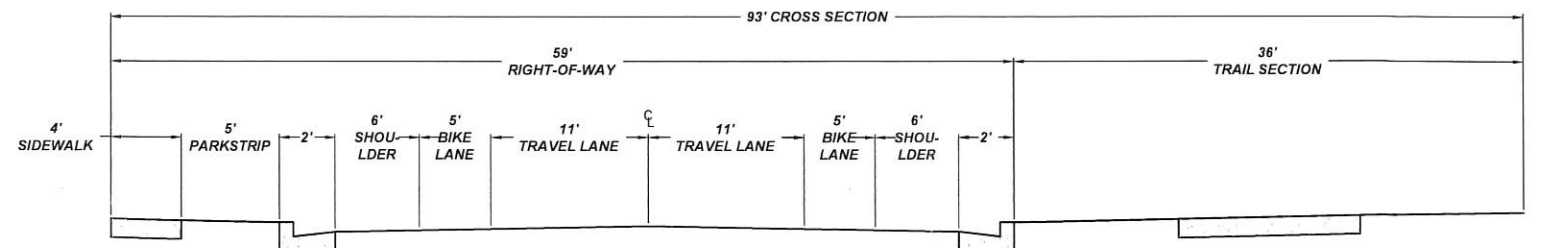
2350 NORTH 94' CROSS SECTION



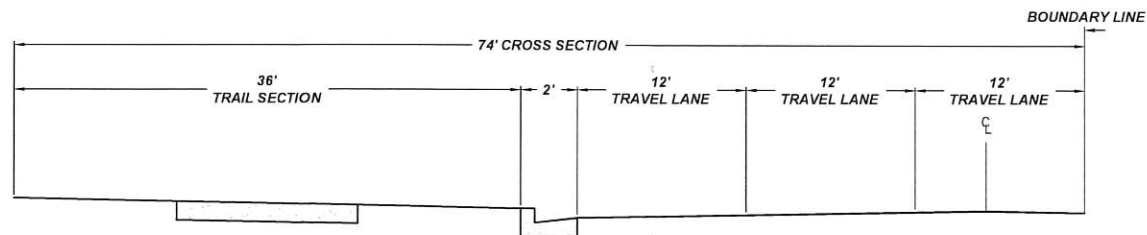
4120 WEST 91' CROSS SECTION



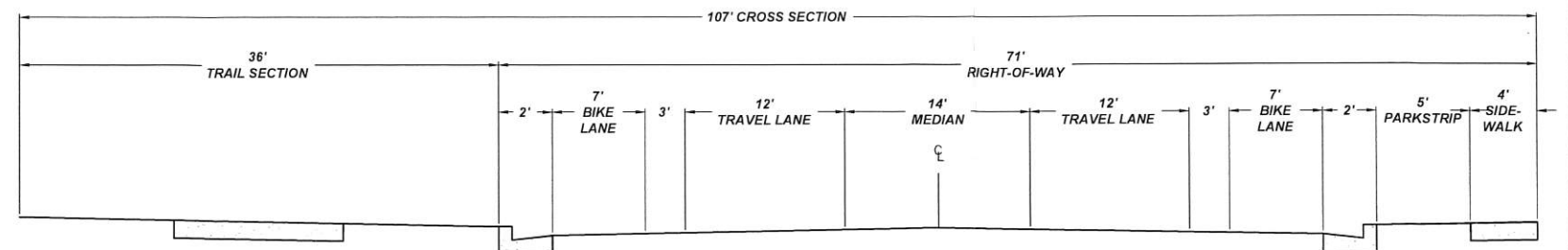
2200 NORTH & 3230 WEST 66' CROSS SECTION



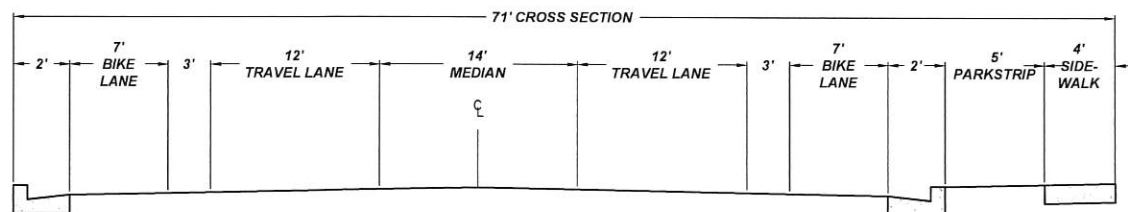
2200 NORTH & 4100 WEST 93' CROSS SECTION



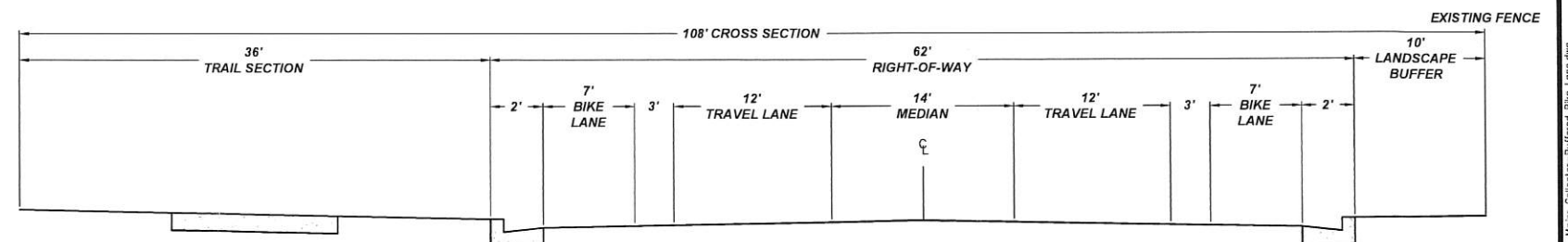
2600 NORTH 74' CROSS SECTION



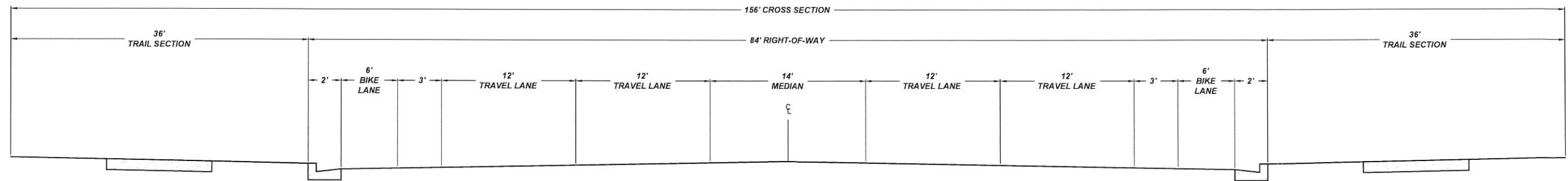
2600 NORTH 107' CROSS SECTION



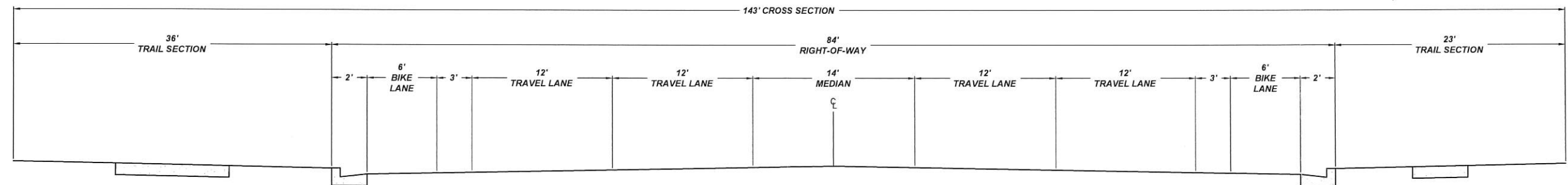
2600 NORTH 71' CROSS SECTION



2600 NORTH 108' CROSS SECTION

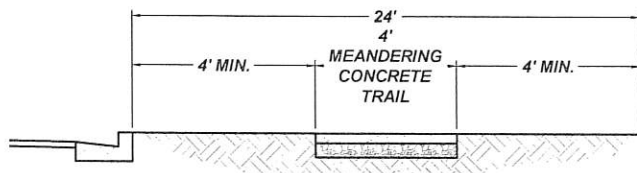
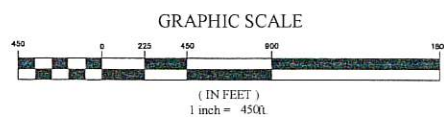
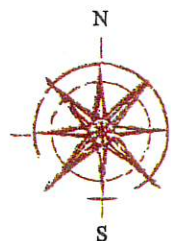
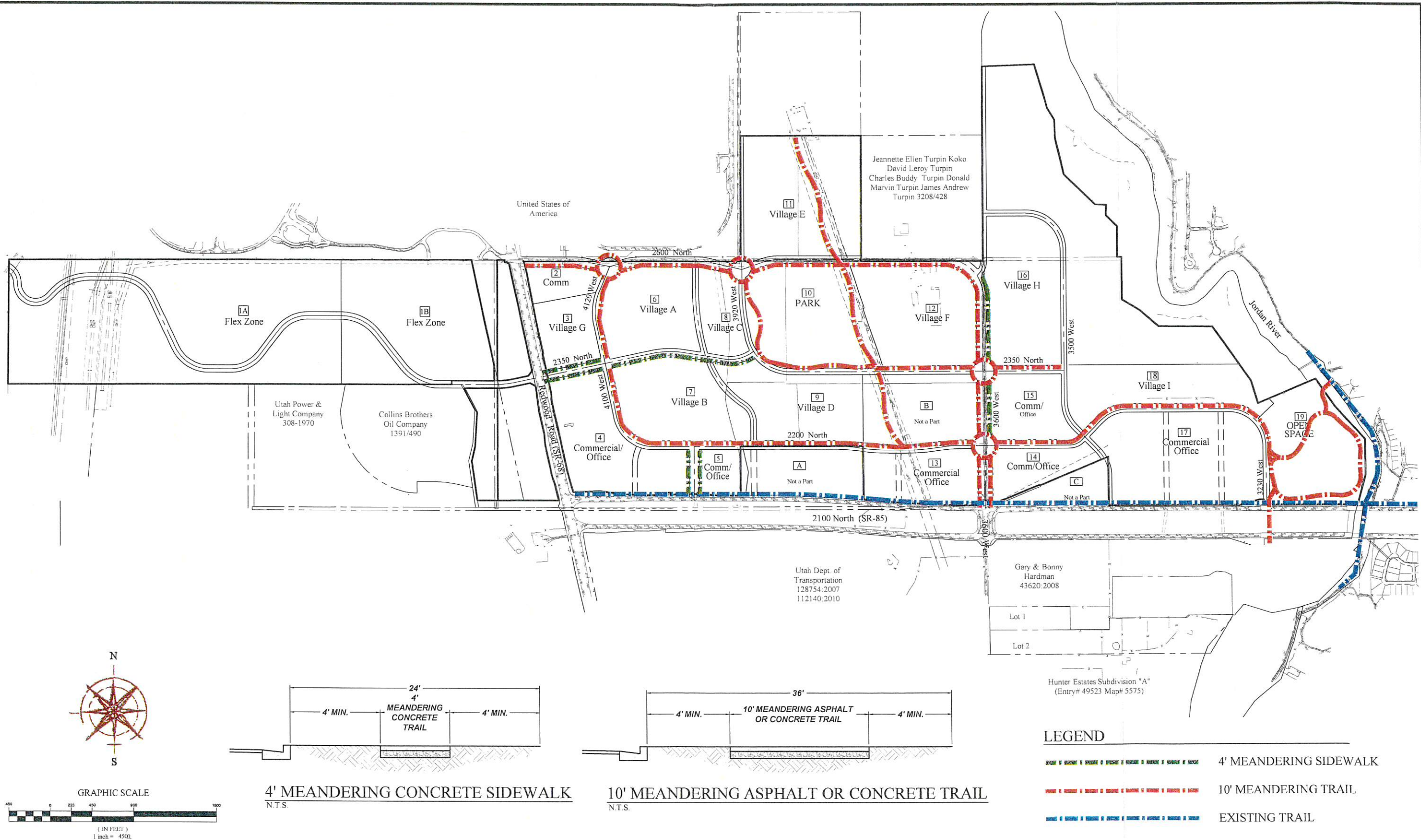


3600 WEST 156' CROSS SECTION

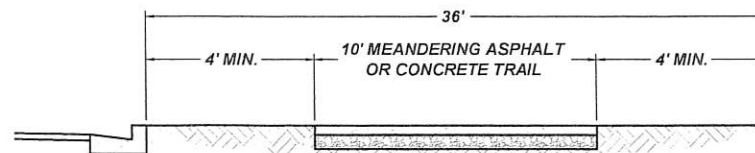


3600 WEST 143' CROSS SECTION

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4' MEANDERING CONCRETE SIDEWALK
N.T.S.



10' MEANDERING ASPHALT OR CONCRETE TRAIL
N.T.S.

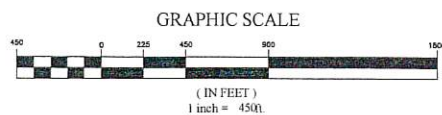
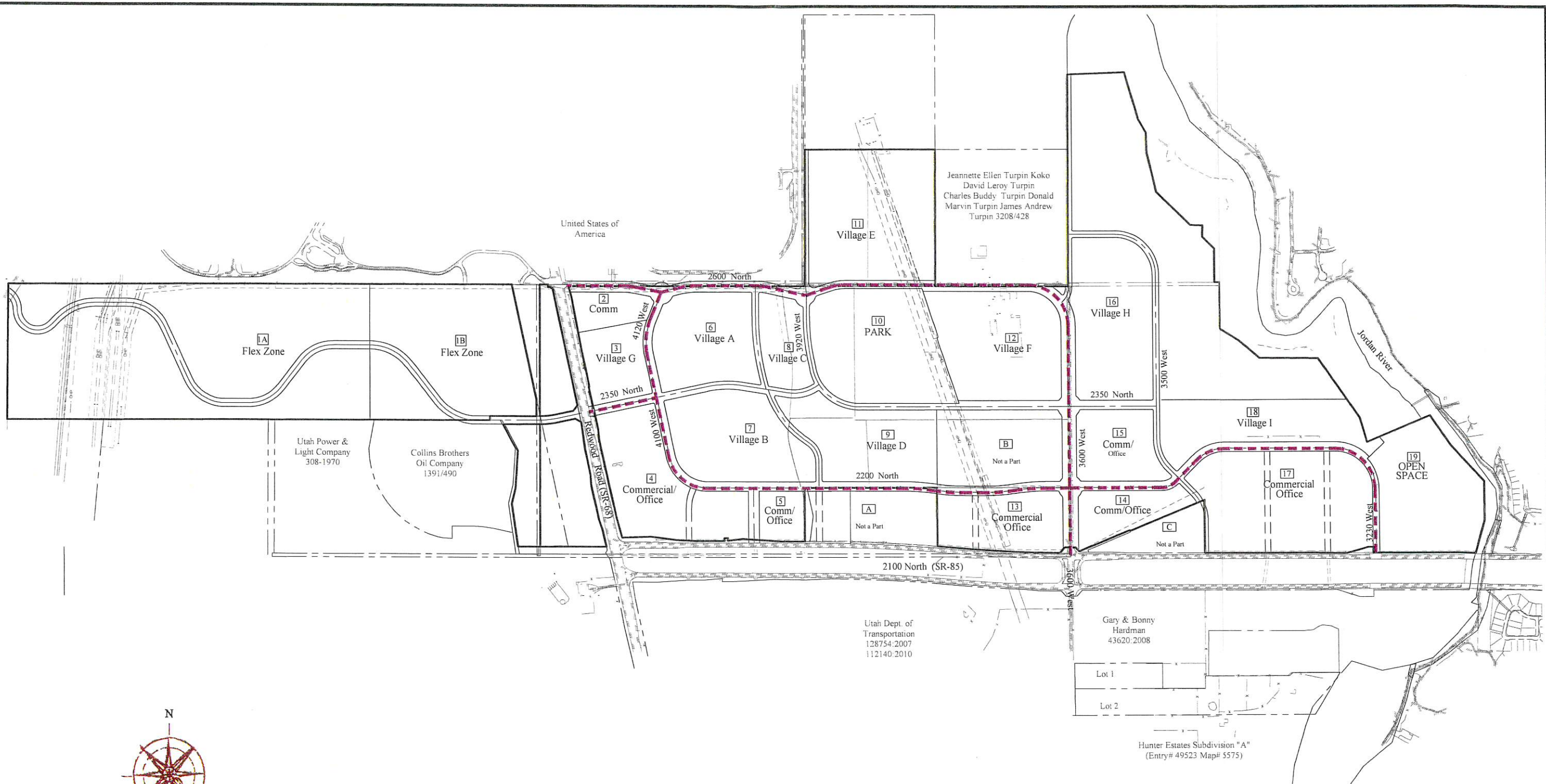
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- 4' MEANDERING SIDEWALK
- 10' MEANDERING TRAIL
- EXISTING TRAIL

Holbrook Farms

Lehi City
Trail Plan

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LEGEND

--- BIKE ROUTE

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Holbrook Farms Lehi City Bike Route Plan