

# GRAY FARMS AREA PLAN

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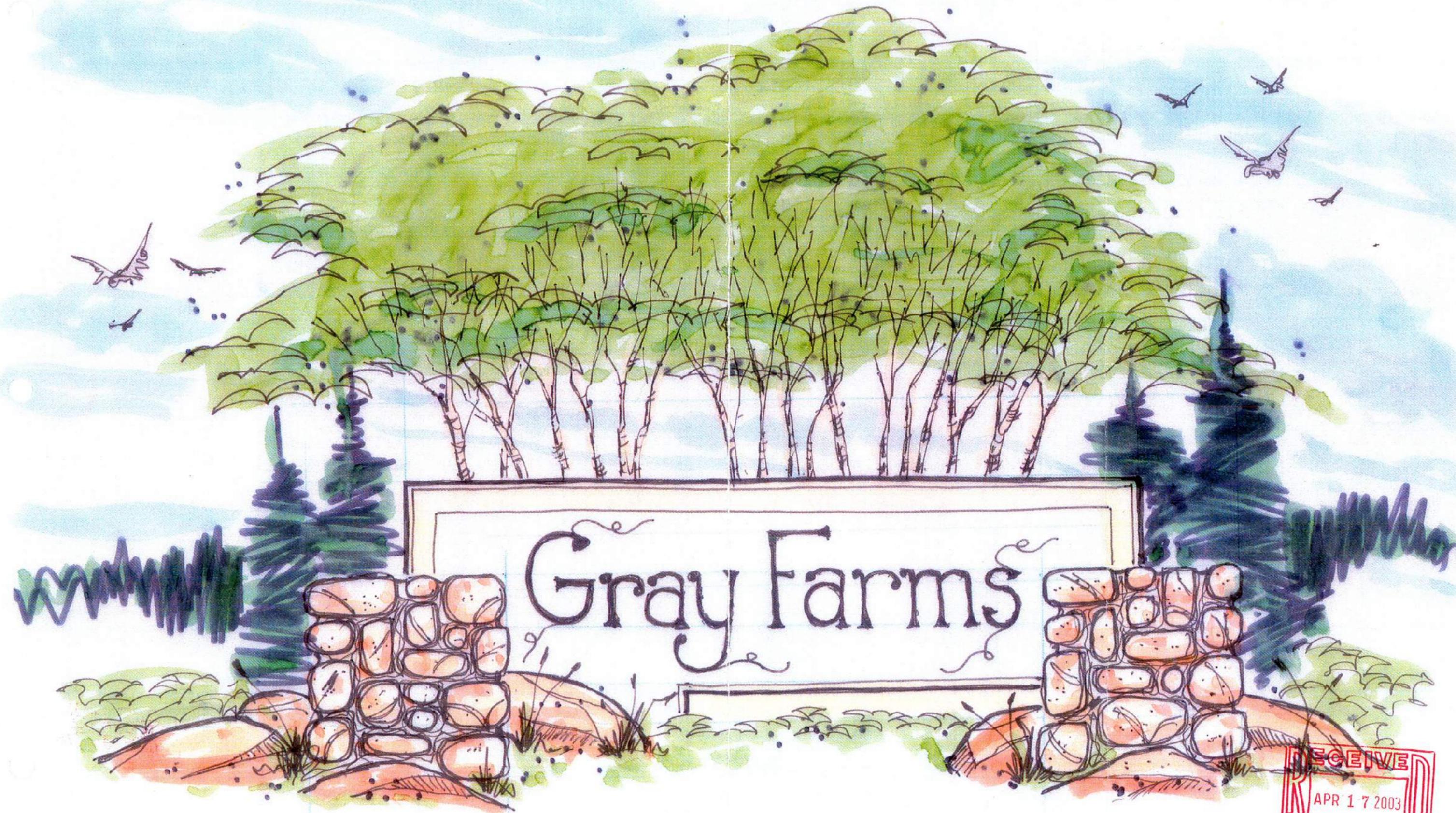
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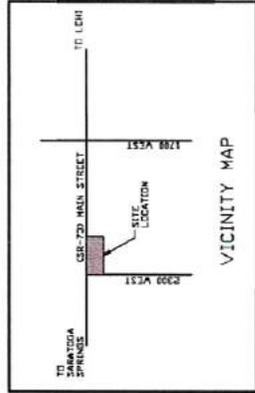
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MAIN STREET (SR-73)



**GRAY FARM**  
**FARMS**  
 PLANNED COMMUNITY

**ENVIRO**  
 DESIGN

83 East 27th Street, Suite 108  
 Lincoln, NE 68507  
 (402) 733-0222  
 Fax (402) 733-4444



PROPOSED SUBDIVISION

1700 WEST



EXISTING SUBDIVISION

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2900 WEST

# Introduction

Gray Farms Master Planned Community is located a few blocks West of Downtown Lehi Between 1700 West street and 2300 West street and South of Main Street (SR-73). The project contains 2,557,715 Sq. Ft. (58.72 acres). 75,425 Sq. Ft. (1.73 acres) will be dedicated to street widening. The project has been divided into Commercial Areas, Single Family Residential Areas, Condominium Areas, Town Home Areas and Trails & Open Space. The total number of dwelling units is 238 and a project density of 4.18 units/acre.

## Commercial Area

The Commercial Area will consist of 220,382 Sq. Ft. (5.06 acres) and is located on the corner of Main Street and 2300 West. The Commercial Area is 9% of the total project area.

## Single Family Residential Area

The Single Family Residential Area is 1,503,313 Sq. Ft. (34.51 acres). The lots range from 7,500 Sq. Ft. to over 12,000 Sq. Ft. The large lots are located closer to the entrances and perimeter of the project, with the smaller lots located towards the center. The 122 Single Family Lots have a density of 3.53 units/acre. The Single Family Residential Area is 60.5% of the total project area.

## Condominium Area

The Condominium Area is 114,137 Sq. Ft. (2.63 acres). Acting as a Buffer, the Condominium Area is located on the North side of the project between Main Street and the Single Family Residential Areas and Open Space. There are 52 Condominium Units with a density of 19.84 units/acre. Incorporated into the Condominium Area are Large Open Spaces, (2) tot-lots, Sports Court, and an Activity Center. The Condominium Area is 4.5% of the total project area.

## Town Home Area

The Town Home Area is 261,385 Sq. Ft. (6.00 acres). The Town Home Area is located on the Western edge of the project it is used to buffer the Single Family Residential and 2300 West Street. There are 64 Town Homes with a density of 10.67 units/acre. The Town Home Area accounts for 10.5% of the total project area.

## Open Space Area

The Open Space Area is 383,073 Sq. Ft. (8.79 acres). The Open Space consists of linear pedestrian trails along the major roads and landscaped passive recreational spaces. The Open Space is spread throughout the development allowing access to all the residents. Landscape areas have been located to allow view corridors into the development, enhancing the open feel to the project. The roadside trail allows for a more pedestrian oriented community. The Open Space Area is 15.5% of the total project area.



## **Gray Farms Planned Community Design Feature Highlights**

Gray Farms is a mixed use, planned community development using a variety of residential products with open space, trail systems and commercial sites.

1. Lot arrangement is such that the entrances are lined with the larger lots and smaller lots are in the interior of the project.
2. Medium density townhouses are located along 2300 West Street with a large landscaped buffer area to screen from existing residences.
3. Higher density condominiums are located as a transition from the commercial area and along Main Street with a large landscaped buffer area.
4. 20% open space with a large 5 ½ acre park that is optimally located for access to the area residents and future linear park trail systems, and to accommodate view corridors from 2300 West Street.
5. Curvilinear road design with traffic calming traffic circles. At the time that the preliminary plat is reviewed, the City may revisit the traffic circles, and they may be deleted.
6. Landscaped entry feature at Main Street.
7. Trail system connected to parks and landscaped buffers.
8. Large setbacks on perimeter roads.
9. Access to adjacent undeveloped ground.
10. Decorative project fencing at the perimeter of the project.
11. Open streetscape with meandering walks and plantings.
12. Regional storm water detention facility.
13. Pedestrian friendly design.

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## GRAY FARMS DEVELOPMENT

<u>Amenity Options Being Provided</u>	<u>Bonus Increase</u>
• Active Recreation - Sport Court / Tennis Court	5%
• Common Buildings - Club House Building	5%
• Fencing - Decorative Fencing	5%
• Attached Garages - Two Car for Single Family Units - Covered Parking and Garages for Condo Units	5%
• Materials - Primarily Brick, Stone or Stucco 80% Min.	10%
• Roof Materials - Architectural Grade Asphalt Shingle	2%
• Street Beautification w/ Maintenance - Meandering Sidewalk and Landscaping	5%
• Landscaping - Two or Three Entry Signs - Landscape Front Yards	4% 2%
• Theme Lighting - Decorative Lamp Posts - Walkway Lighting - Entrance Lighting - Exterior Building Lighting	2%
<b>TOTAL</b>	<hr/> <b>45%</b>



## GRAY FARMS DEVELOPMENT

<u>Site Data</u>	<u>Square Feet</u>	<u>Acres &amp; Densities</u>
■ Development Area	2,482,290 Sq. Ft.	56.98 acres
■ Commercial Area	220,382 Sq. Ft.	5.06 acres
■ Open Space Area	383,073 Sq. Ft.	8.79 acres (15%)
■ Total Residential Area	1,878,835 Sq. Ft.	43.13 acres
○ Single Family Area Units	1,503,313 Sq. Ft. 122 / 34.51	34.51 acres 3.53 units/acre
○ Condo Area Units	114,137 Sq. Ft. 52 / 2.63	2.63 acres 19.84 units/acre
○ Town Home Area Units	261,385 Sq. Ft. 64 / 6.00	6.00 acres 10.67 units/acre
<b>Total Density</b>	<b>238 / 56.98</b>	<b>4.18 units/acre</b>

