

Holbrook Farms Buffers

The Holbrook Farms development will be buffered by the use of fencing, open space, and roadways.

East of Redwood:

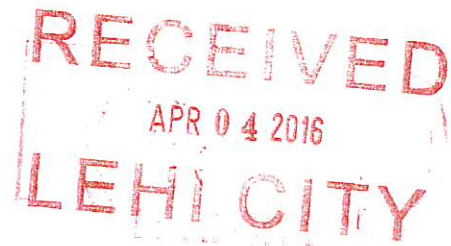
This portion of the project will be buffered on the east side by the Thanksgiving Point Golf Course and the Jordan River. On the South side of the property, commercial development will be fronting 2100 north with landscaping adjacent to 2100 north. Property not a part of this area plan will be fenced with 6' no climb fence if farming operations are still viable. On the north boundary of the property existing fencing for the Camp Williams property will remain in place. The other property on the north will be fenced with 6' no climb fencing. All areas that have 6' no climb agricultural fence will be installed unless the property is developed or there is a written agreement from the adjacent land owner not to install the no climb fencing. Landscape buffering will be incorporated between Non-residential and residential uses. Residential and commercial areas will be integrated to facilitate walkability between the two uses.

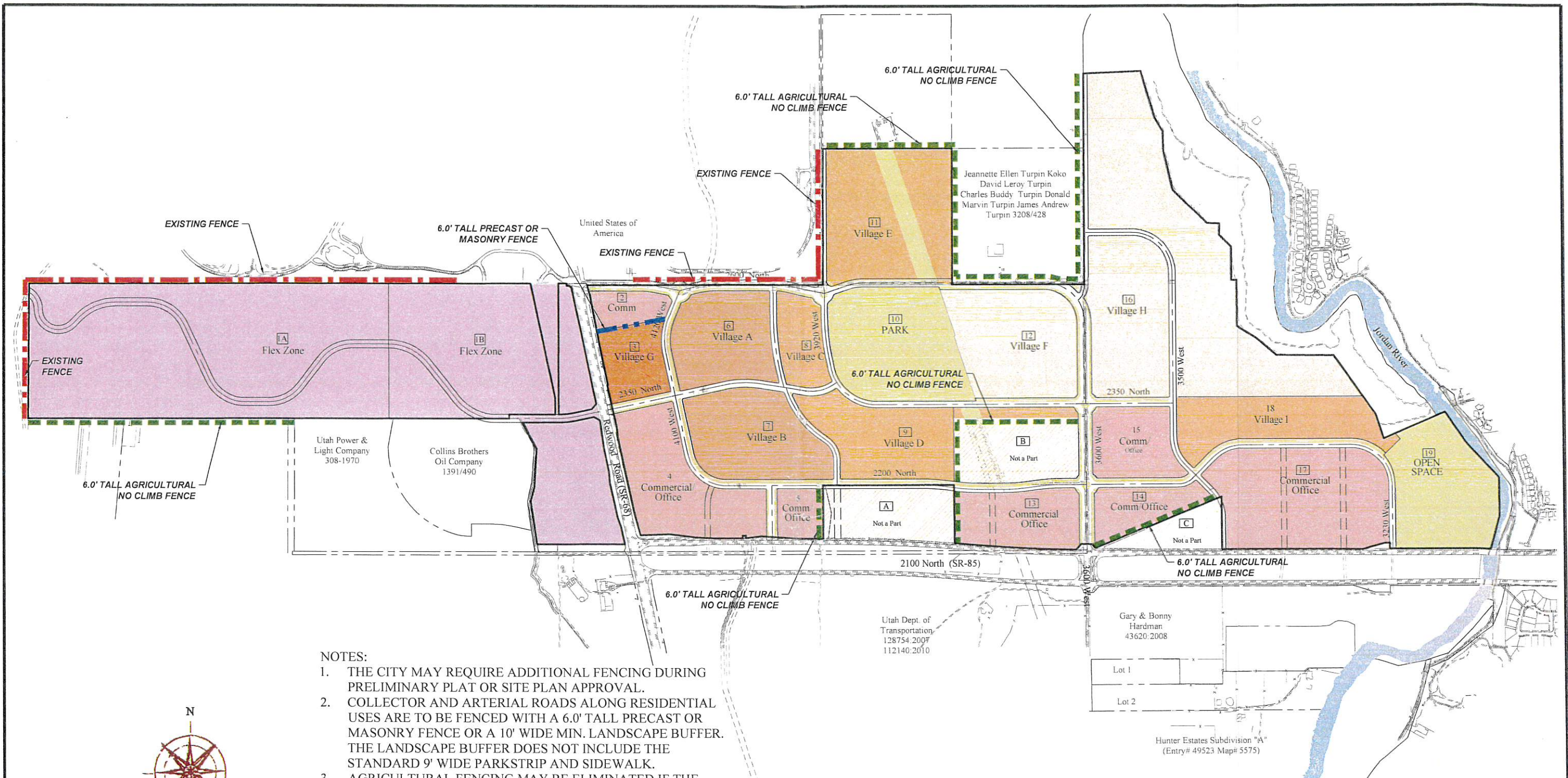
West of Redwood:

This portion of the project has the existing fencing from the NSA building that will remain in place. On the far west side of the property Camp Williams has an existing fence that will remain. On the south side of the property where agricultural zoning exists, the property will be fenced with 6' no climb fencing unless the property is developed or there is a written agreement from the adjacent land owner not to install the no climb fencing. Landscape buffering will be incorporated between Non-residential and residential uses. Residential and commercial areas will be integrated to facilitate walkability between the two uses.

See attached buffers map for additional detail.

See Lehi City Development code for landscape buffer/screening standards (section 12.080).





- NOTES:
1. THE CITY MAY REQUIRE ADDITIONAL FENCING DURING PRELIMINARY PLAT OR SITE PLAN APPROVAL.
 2. COLLECTOR AND ARTERIAL ROADS ALONG RESIDENTIAL USES ARE TO BE FENCED WITH A 6.0' TALL PRECAST OR MASONRY FENCE OR A 10' WIDE MIN. LANDSCAPE BUFFER. THE LANDSCAPE BUFFER DOES NOT INCLUDE THE STANDARD 9' WIDE PARKSTRIP AND SIDEWALK.
 3. AGRICULTURAL FENCING MAY BE ELIMINATED IF THE ADJACENT PROPERTY IS PLANNED FOR DEVELOPMENT OR UPON WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER THAT NO FENCE NEEDS TO BE INSTALLED.
 4. LANDSCAPE BUFFERING WILL BE INCORPORATED BETWEEN NON-RESIDENTIAL AND RESIDENTIAL USES.
 5. BUFFER FENCING MAY HAVE PERIODIC BREAKS OR OPENINGS IN THE FENCE TO IMPROVE PEDESTRIAN ACCESS AND WALK-ABILITY THROUGHOUT THE PROJECT.



LEGEND

	EXISTING FENCE
	6' TALL PRECAST OR MASONRY FENCE
	6' TALL AGRICULTURAL NO CLIMB FENCE