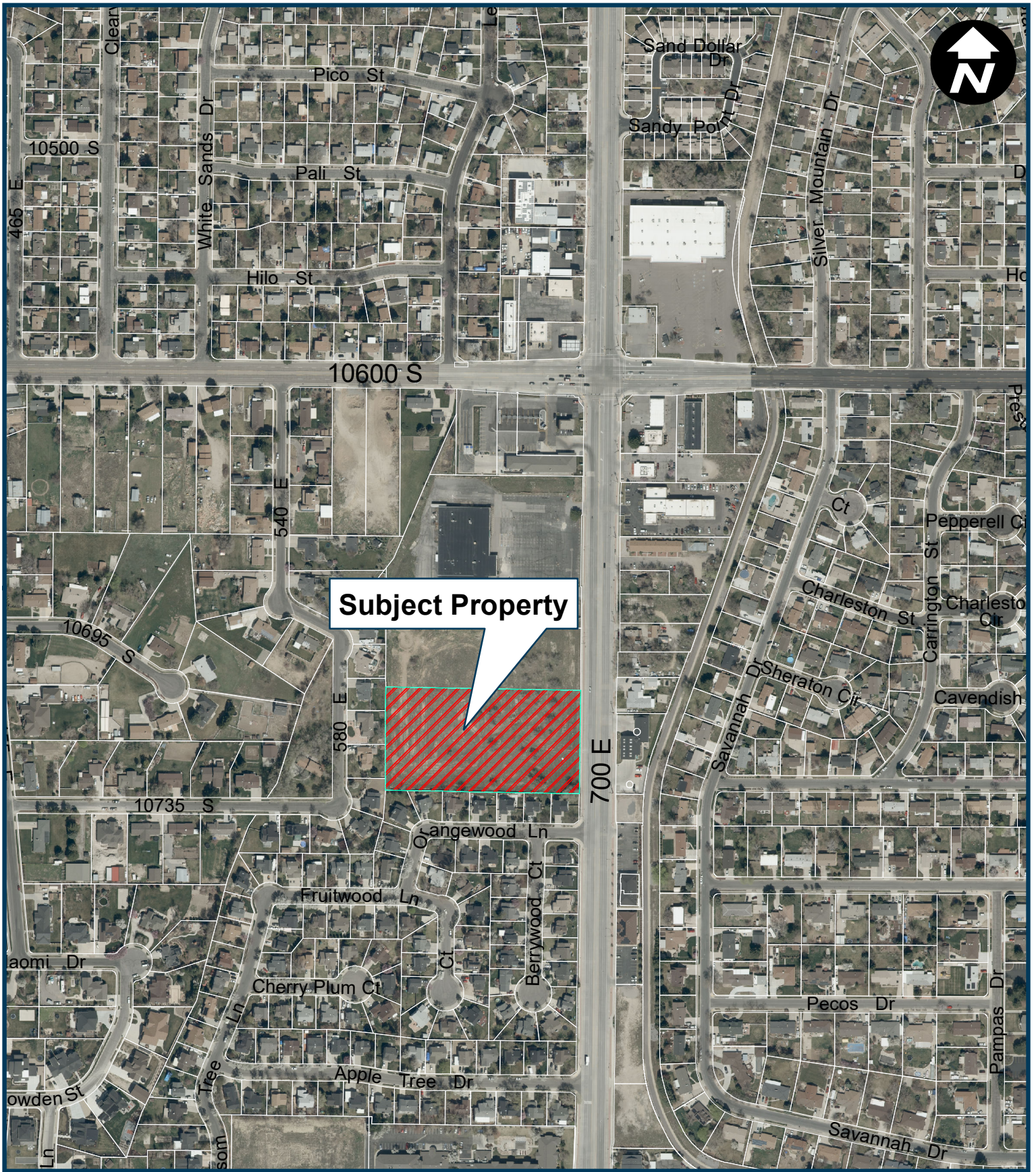


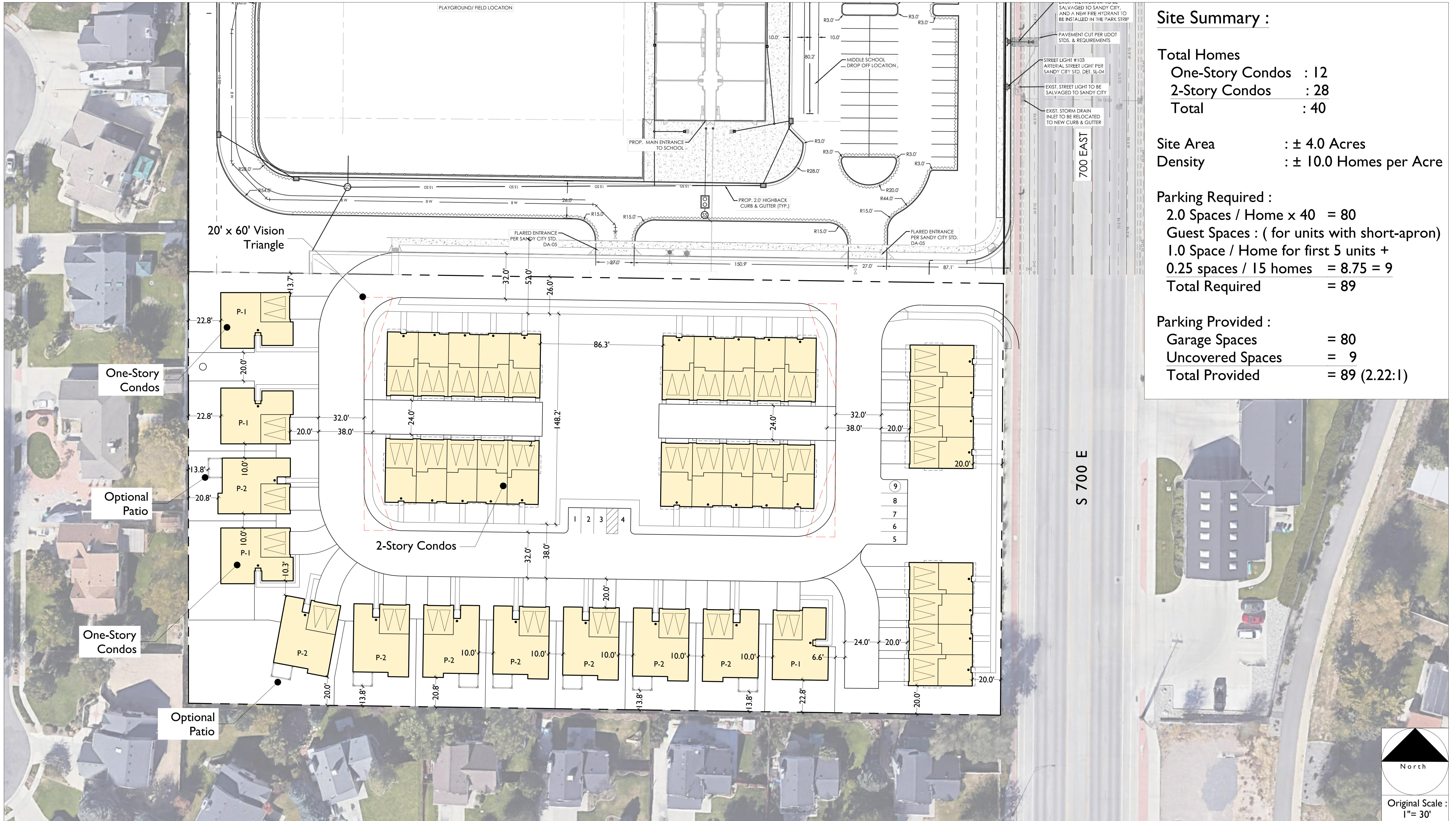


SPR-06-20-5868 & SUB-06-20-5863
Subdivision & Site Plan Review
10760 S. 700 E.



PRODUCED BY CRAIG EVANS
COMMUNITY DEVELOPMENT DEPARTMENT





CONCEPTUAL SITE PLAN

S 700 E

City of Sandy, Utah

0 15 30 60
SCALE: 1" = 30'-0"

521.20147

12.07.20

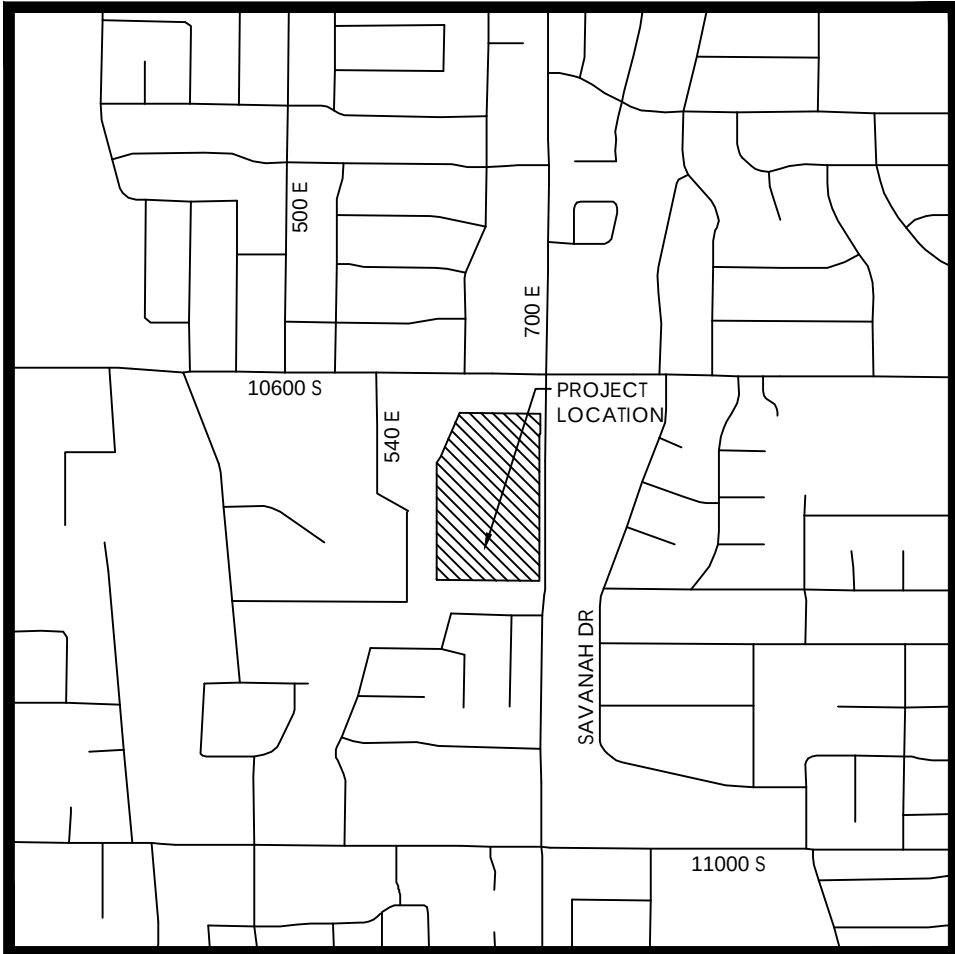
Note:
This yield study is for the purpose of estimating the maximum density of a residential product type on a site of a given configuration. If specific entitlement requirements differ from the criteria shown on the plan (such as setbacks, minimum lot sizes, street standards, retention requirements, etc.) then the actual possible density may vary substantially.

SANDY TOWNHOMES

PREPARED FOR:
THE THACKERAY COMPANY

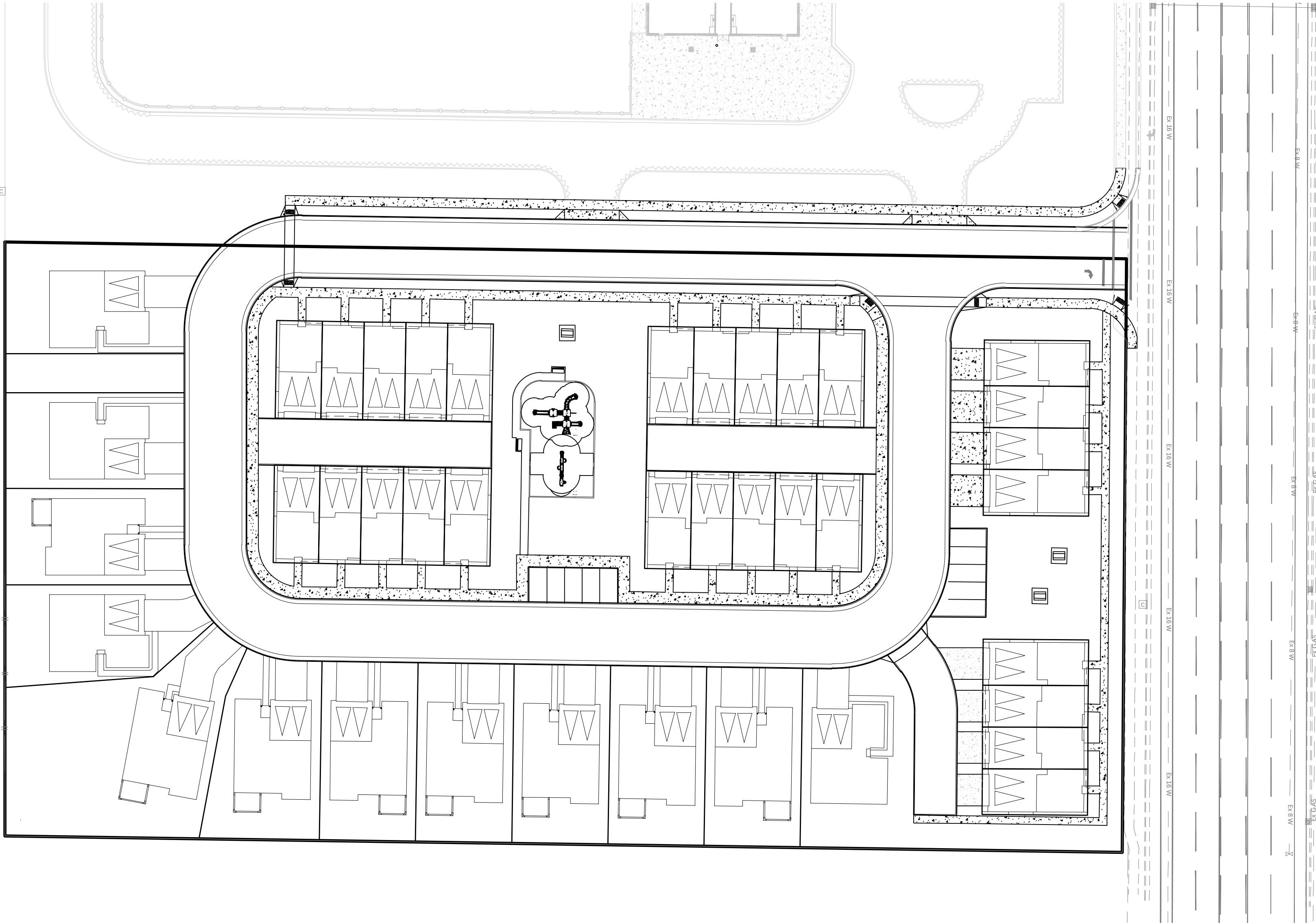
LOCATED IN:
SANDY CITY, SALT LAKE COUNTY. UTAH

BENCHMARK
XXXXXXXXXX CORNER OF SECTION XX
TOWNSHIP XX XXXXXX, RANGE XX XXXX
SALT LAKE BASE AND MERIDIAN
ELEV: XXXX.XX
DATUM: XXXXXX



VICINITY MAP
NTS

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C3	SITE PLAN
C5	DRAINAGE PLAN
C6	SEWER PLAN
C7	WATER PLAN
PP1	ROAD A
PP2	ROAD B
PP3	ROAD C
PP4	ROAD D
L1	LANDSCAPE PLAN
L2	MONUMENT SIGN ELEVATION



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO SANDY CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINENWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

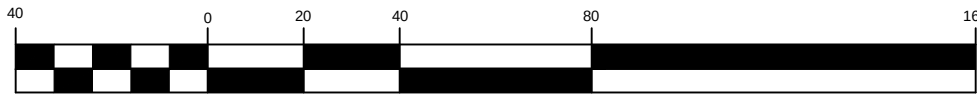
CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: ERIC WINTERS
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
THE THACKERAY COMPANY
1165 E WILMINGTON AVE #275
SALT LAKE CITY, UTAH 84106
(801) 487-6670
CONTACT: JOHN SAWYER



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



SANDY TOWNHOMES

SANDY CITY, SALT LAKE COUNTY. UTAH

COVER SHEET

REVISION BLOCK		DESCRIPTION
#	DATE	
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COVER SHEET

Scale: 1"=40'	Drawn: RLG
Date: 04/21/2020	Job #: 18-052
Sheet:	

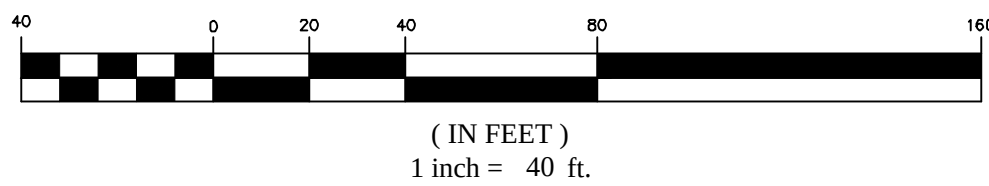
C1

SANDY TOWNHOMES

PRELIMINARY PLAT

LOCATED IN THE SE1/4 OF SECTION 18, T3S, R1E,
SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, parcels, streets, and easements, to be hereafter known as SAND TOWNHOMES, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 183395

DATE

BOUNDARY DESCRIPTION

ALL OF A PARCEL OF PROPERTY IDENTIFIED BY TAX ID PARCEL NUMBER, 28-18-426-034, SITUATE IN THE SE1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID ENTIRE PARCEL, SAID POINT BEING S00°07'19"W 293.00 FEET ALONG THE SECTION LINE AND N89°38'29"W 55.50 FEET AND S00°24'06"W 632.29 FEET FROM THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING, THENCE S00°24'06"W 304.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF 700 EAST STREET AS DEFINED IN UDOT RIGHT OF WAY PROJECT No. F-0071(239), TO THE NORTHERLY LINE OF COTTONWOOD PLACE NO. 3 SUBDIVISION AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 93-3, PAGE 35, SAID POINT BEING THE SOUTHEAST CORNER OF ENTIRE PARCEL; THENCE N89°09'41"W 572.16 FEET ALONG SAID NORTHERLY SUBDIVISION LINE TO THE EASTERLY LINE OF COTTONWOOD PLACE NO. 2 SUBDIVISION AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 92-5, PAGE 106, SAID POINT BEING THE SOUTHWEST CORNER OF ENTIRE PARCEL; THENCE NORTH 304.02 FEET ALONG SAID EASTERLY SUBDIVISION LINE; THENCE S89°09'41"E 574.29 FEET TO THE POINT OF BEGINNING.

CONTAINS: 4.00 ACRES+/-, 12 LOTS & 28 TOWNHOMES, THREE PARCELS

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

SANDY TOWNHOMES PRELIMINARY PLAT

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____ A.D. 20__

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, _____, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN _____ UTAH RESIDING IN _____ COUNTY
COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

SANDY TOWNHOMES PRELIMINARY PLAT

LOCATED IN THE SE1/4 OF SECTION 18, T3S, R1E,
SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ SALT LAKE COUNTY RECORDER

VICINITY MAP

N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)

NOTES

- #5 REBAR AND CAP (FOCUS ENGINEERING) TO BE SET AT ALL PROPERTY CORNERS.
- ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING

Line Table		
LINE	DIRECTION	LENGTH
L1	S59°18'04"W	10.92
L2	N39°13'35"W	11.82
L3	S50°17'55"E	7.91
L4	N36°49'49"E	12.11
L5	N85°02'02"E	18.58
L6	S43°07'21"E	26.07

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	59.50	47°48'54"	49.65	S23°54'27"W	48.23
C2	59.50	20°13'48"	21.01	S10°06'54"E	20.90
C3	59.50	21°41'13"	22.52	S31°04'25"E	22.39
C4	59.50	20°42'22"	21.50	S52°16'12"E	21.39
C5	59.50	26°32'18"	27.56	S75°53'32"E	27.31
C6	59.50	28°43'07"	29.82	N76°28'40"E	29.51
C7	34.15	37°35'07"	22.40	S18°28'45"E	22.00
C8	43.50	90°50'20"	68.97	S45°25'10"W	61.97
C9	43.50	89°09'41"	67.69	S44°34'50"E	61.07
C10	43.50	90°26'13"	68.66	N45°37'13"E	61.75
C11	45.00	37°45'43"	29.66	N18°28'45"W	29.12
C12	43.50	51°03'53"	38.77	S25°56'02"W	37.50
C13	43.51	39°21'17"	29.89	S71°08'46"W	29.30
C14	21.50	55°19'03"	20.76	N27°39'32"E	19.96
C15	21.50	54°02'43"	20.28	S26°37'15"E	19.54
C16	21.50	90°26'13"	33.94	S45°37'13"W	30.52
C17	21.50	89°09'41"	33.46	N44°34'50"W	30.18
C18	20.00	73°51'45"	25.78	S52°13'48"E	24.03
C19	27.50	39°57'30"	19.18	N20°22'51"E	18.79
C20	59.50	40°24'39"	41.97	N20°36'26"E	41.10
C21	56.00	37°45'43"	36.91	N18°28'45"W	36.24

EASEMENT APPROVAL

CENTURY LINK

DATE

ROCKY MOUNTAIN POWER

DATE

QUESTAR GAS

DATE

COMCAST

DATE

SANDY CITY MAYOR

PRESENTED TO THE SANDY CITY MAYOR THIS ____ DAY OF _____ A.D. 20__, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST: SANDY CITY RECORDER

SEAL

PLAT PREPARED BY

PREPARED FOR:

SANDY SUBURBAN IMPROVEMENT DISTRICT

SANDY CITY PARKS AND REC.

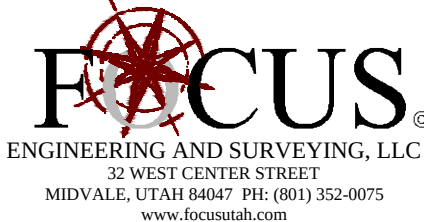
PUBLIC UTILITIES DEPARTMENT

SALT LAKE COUNTY HEALTH DEPT.

SANDY CITY ATTORNEY

PLANNING COMMISSION

SANDY CITY ENGINEER



OWNER/DEVELOPER
THE THACKERAY COMPANY
1165 E WILMINGTON AVE #275
SALT LAKE CITY, UTAH 84106
(801) 487-6670
CONTACT: JOHN SAWYER

APPROVED THIS ____ DAY OF _____ A.D. 20__

DISTRICT MANAGER

APPROVED THIS ____ DAY OF _____ A.D. 20__

DIRECTOR

APPROVED THIS ____ DAY OF _____ A.D. 20__

PUBLIC UTILITIES ENGINEERING MANAGER

APPROVED THIS ____ DAY OF _____ A.D. 20__

DIRECTOR

APPROVAL AS TO FORM THIS ____ DAY OF _____ A.D. 20__

CITY ATTORNEY

APPROVED THIS ____ DAY OF _____ A.D. 20__, BY THE SANDY CITY PLANNING COMMISSION.

CHAIRMAN

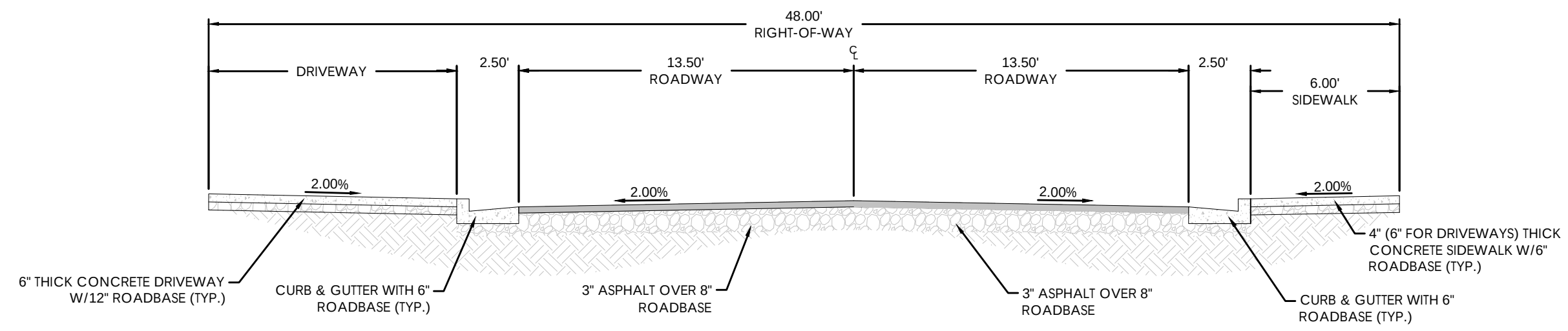
APPROVED THIS ____ DAY OF _____ A.D. 20__

CITY ENGINEER

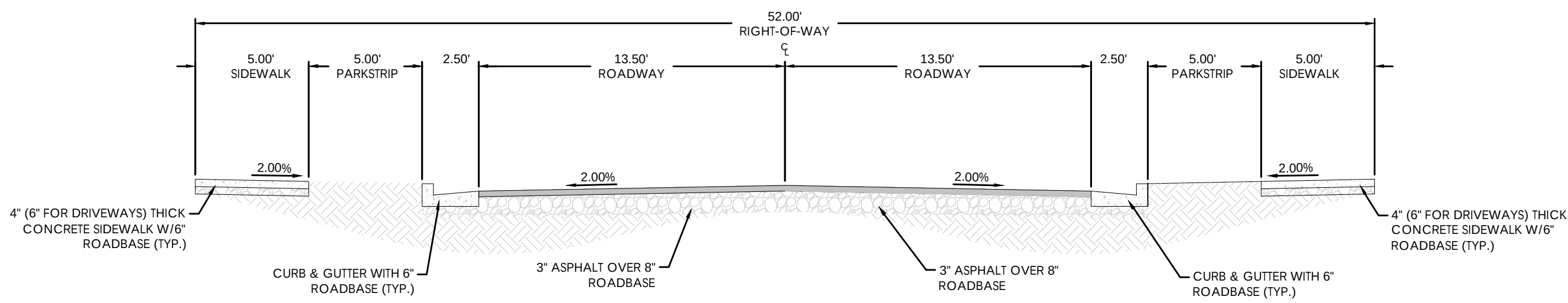
RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ SALT LAKE COUNTY RECORDER



TYP. ROAD CROSS SECTION
N.T.S.

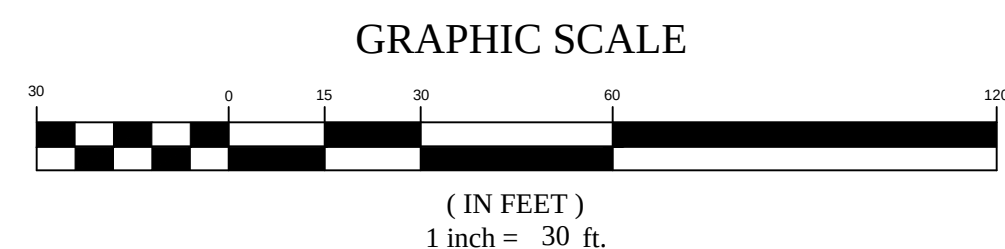


52' PUBLIC ROAD
N.T.S.

LEGEND	
	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION

- NOTES:
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC UNLESS OTHERWISE NOTED ON THESE PLANS.
 - RETAINING WALLS REQUIRE A SEPARATE BUILDING PERMIT.
 - ALL IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY ARE TO BE PER APWA STDS. 2017 EDITION UNLESS OTHERWISE NOTED

SITE TABULATION	
OVERALL AREA:	
TOTAL AREA	4 ACRES
2 STORY TOWNHOMES	28
RAMBLER TOWNHOMES	12
TOTAL UNITS	40
DENSITY	10 UNITS/ACRE
TOTAL LANDSCAPE	1.62 ACRES
LANDSCAPE PERCENTAGE	40.4%
BUILDING AREA	50,677 SQ. FT.



SANDY TOWNHOMES

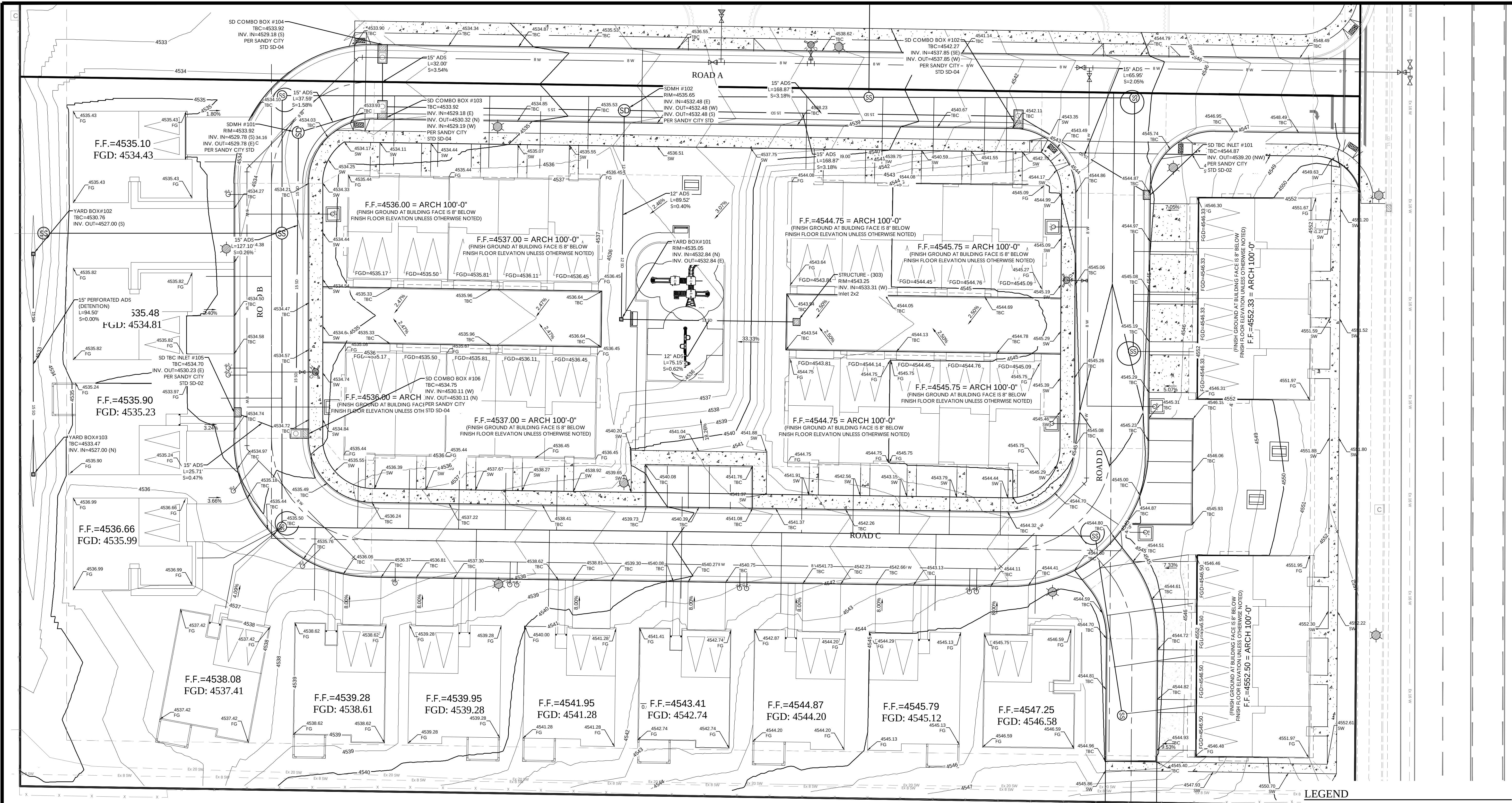
SANDY CITY, SALT LAKE COUNTY, UTAH

SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

SITE PLAN

Scale:	1"=30'	Drawn:	RLG
Date:	04/21/2020	Job #:	18-052
Sheet:	C3		



Know what's below.
Call 811 before you dig.

LEGEND

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
—	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 W	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
XXXX	EXIST. FENCE
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
SIGN	SIGN
STREET LIGHT	STREET LIGHT
SD MH, INLET, AND COMBO	SEWER MANHOLE, VALVE, TEE & BEND
WATER BLOW-OFF	WATER BLOW-OFF
FIRE HYDRANT	FIRE HYDRANT
STREET MONUMENT (TO BE SET)	STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT	EXIST. STREET MONUMENT
EXIST. SD INLET & MH	EXIST. SD INLET & MH
EXIST. SEWER MH	EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND	EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT	EXIST. FIRE HYDRANT
SPOT ELEVATION	SPOT ELEVATION

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

Scale:	1"=30'	Drawn:	RLG
Date:	04/21/2020	Job #:	18-052
Sheet:	C5		

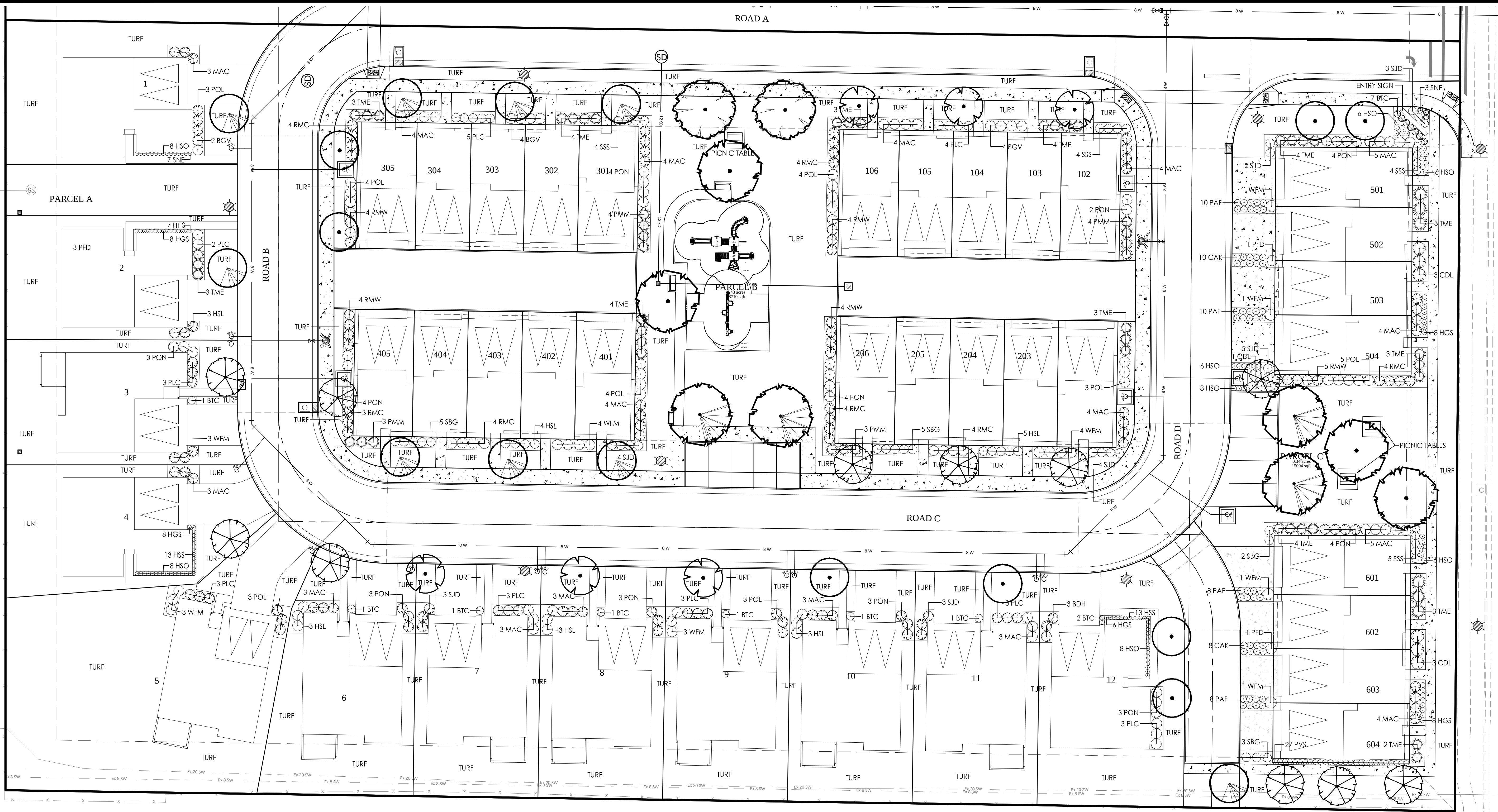
GRADING-DRAINAGE PLAN

811
Know what's below.
Call 811 before you dig.

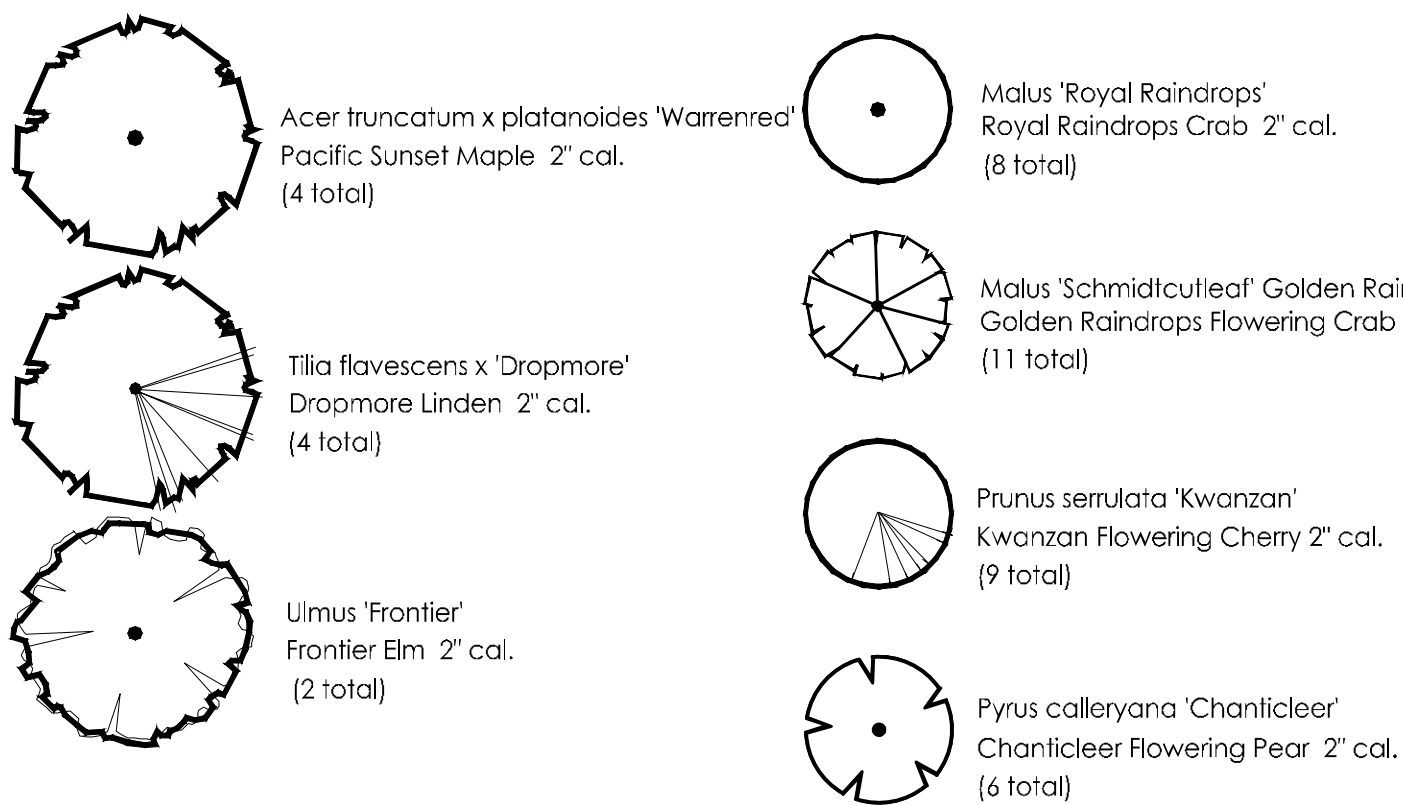
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusuh.com

SANDY TOWNHOMES
SANDY CITY, SALT LAKE COUNTY, UTAH
GRADING-DRAINAGE PLAN

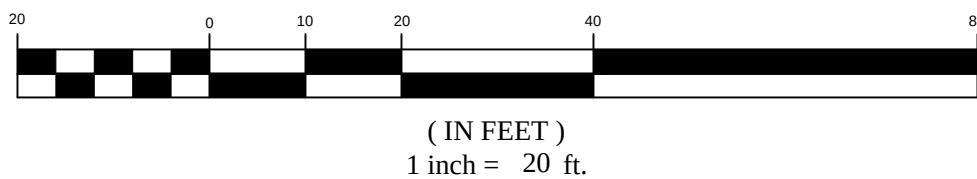
z:\2018\18052\sandy_townhomes\design\18-052.dwg (sheet) C5 GRADING-DRAINAGE PLAN.dwg



TREE LEGEND



GRAPHIC SCALE



PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size	Qty	Waterwise
SHRUBS					
BTC	Berberis thunbergii 'atrola 'Concorde'	Dark Red-Purple Barberry	2 Gal	16	No
BDH	Buddleia davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush	2 Gal	3	Yes
BGV	Buxus 'Green Velvet'	Green Velvet Boxwood	5 Gal	10	No
CDL	Cotoneaster dammeri 'Lowfast'	Lowfast Cotoneaster	2 Gal	7	Yes
HSL	Hibiscus syriacus 'Lil Kim'	Dwarf Rose of Sharon	2 Gal	21	Yes
MAC	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gal	63	Yes
POL	Physocarpus opulifolius 'Danna May'	Little Devil Ninebark	5 Gal	29	Yes
PON	Physocarpus opulifolius 'Nugget'	Dwarf Ninebark	5 Gal	37	Yes
PMM	Pinus mugo 'Mughus'	Dwarf Mugo Pine	5 Gal	14	Yes
PFD	Potentilla fruticosa 'Dakota Sunspot'	Dakota Sunspot Potentilla	2 Gal	5	Yes
PLC	Prunus laurocerasus 'Chestnut Hill'	Chestnut Hill Laurel	5 Gal	29	No
RMC	Rosa 'Meidiland Crimson'	Crimson Meidiland Rose	5 Gal	27	No
RMW	Rosa 'Meidiland White'	White Meidiland Rose	5 Gal	21	No
SSS	Sorbaria sorbifolia 'Sem'	Ash Leaf False Spirea	2 Gal	17	Yes
SBG	Spiraea bumalda 'Goldmound'	Gold Spiraea	2 Gal	15	No
SJD	Spiraea japonica 'Doozie'	Doozie Spiraea	2 Gal	24	No
TME	Taxus media 'Everlow'	Everlow Yew	5 Gal	43	Yes
WFM	Weigela florida 'Minuet'	Dwarf Weigela	5 Gal	21	No

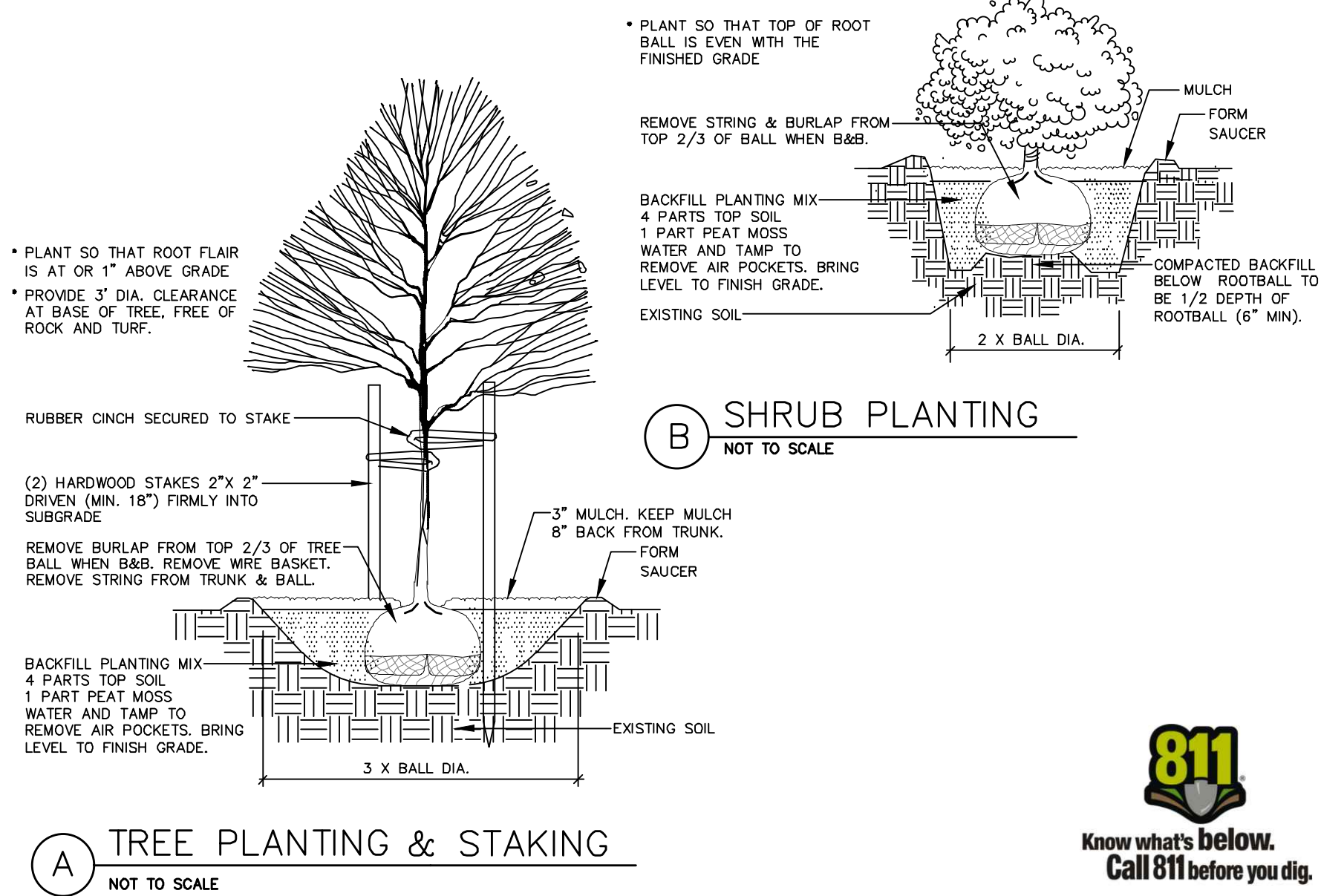
PERENNIALS & ORNAMENTAL GRASSES

CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	18	Yes
HSS	Helictotrichon sempervirens 'Sapphire'	Blue Oat Grass	1 Gal	26	Yes
HSO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 Gal	51	Yes
HGS	Heuchera 'Green Spice'	Green Spice Coral Bells	1 Gal	38	Yes
PVS	Panicum virgatum 'Shenandoah'	Switch Grass	1 Gal	27	Yes
PAF	Pennisetum alopecuroides	Dwarf Fountain Grass	1 Gal	36	Yes
SNE	Salvia nemorosa 'East Friesland'	East Friesland Salvia	1 Gal	10	Yes

LANDSCAPE NOTES:

1. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER.
2. NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
3. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.
4. SANDY LOAM TOPSOIL TO BE INSTALLED AT 4" DEPTH. INCLUDE MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING IN ALL NEW LAWN AREAS.
5. PARK STRIPS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL. THE FINISH GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
6. TREES LOCATED IN LAWN AREAS SHALL HAVE A 6 FOOT DIAMETER GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF WOOD MULCH.
7. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
8. LAY SOD IN ROWS WITH JOINTS STAGGERED WITHOUT OVERLAPPING OR LEAVING GAPS.
9. WATER SODDED AREAS IMMEDIATELY AFTER SOD LAYING AND ROLLING SMOOTH.
10. INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.

PROVIDE: (3) 6" POWDER COATED ALUMINUM PICNIC TABLES MODEL # S600P BY PREMIER SITE FURNITURE ON 8'x8' CONCRETE PAD.
PLAYGROUND EQUIPMENT BY BIG T RECREATION. PLAY EQUIPMENT: EAGLE SUMMIT # PSD-1105-FTD BY PLAYWORLD AND SINGLE POST SWING WITH TODDLER BEAM # SWING-SP-TOD WITH SOFTFALL BARK. PERIMETER OF PLAYGROUND TO BE 6'x18" CURB WITH 4" CONCRETE SIDEWALK OUTSIDE.
6" BENCH WITH BACK MODEL # UP420(R) RIB PATTERN BY WABASH VALLEY.



SANDY TOWNHOMES
SANDY CITY, SALT LAKE COUNTY, UTAH
LANDSCAPE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

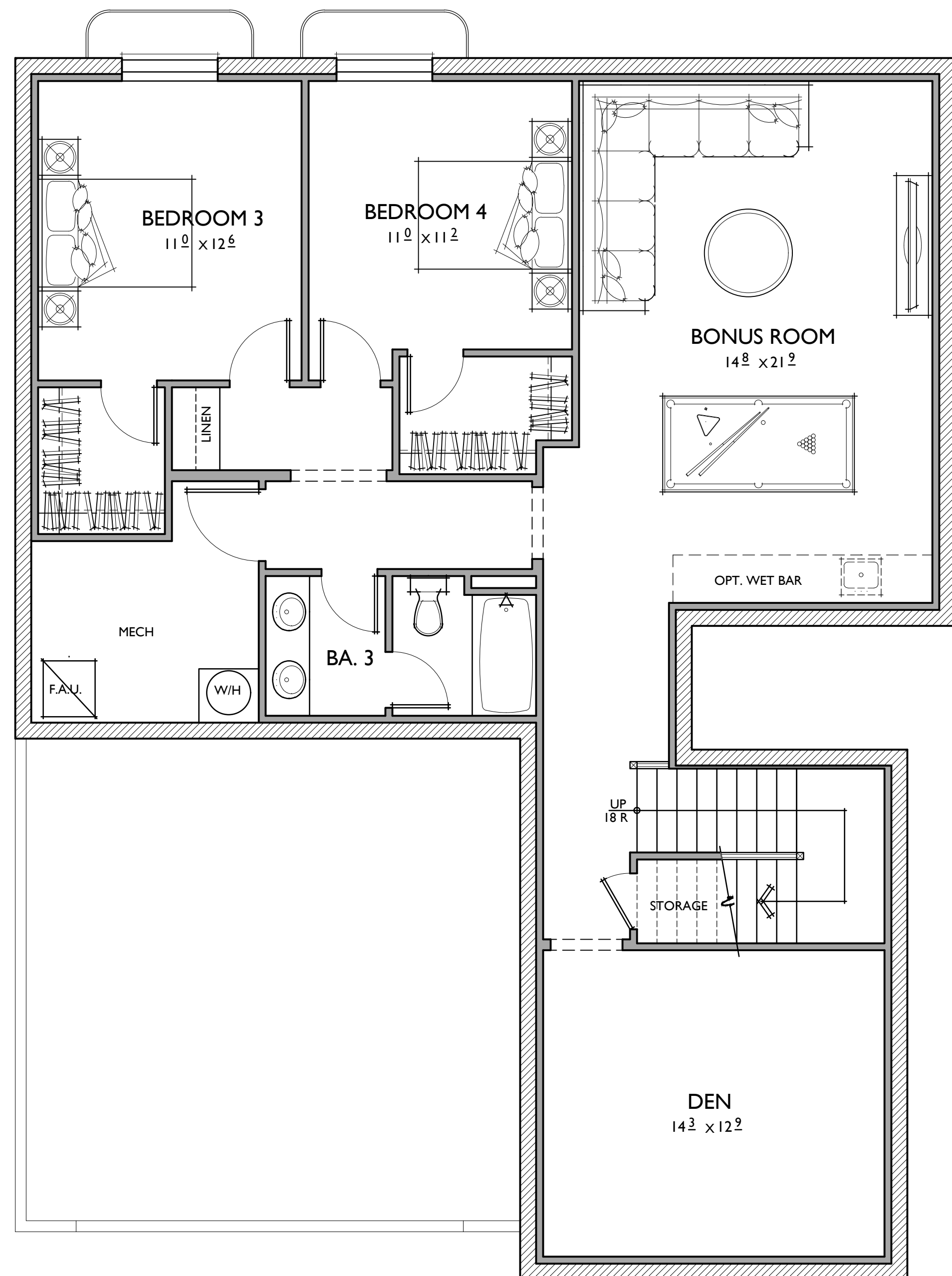




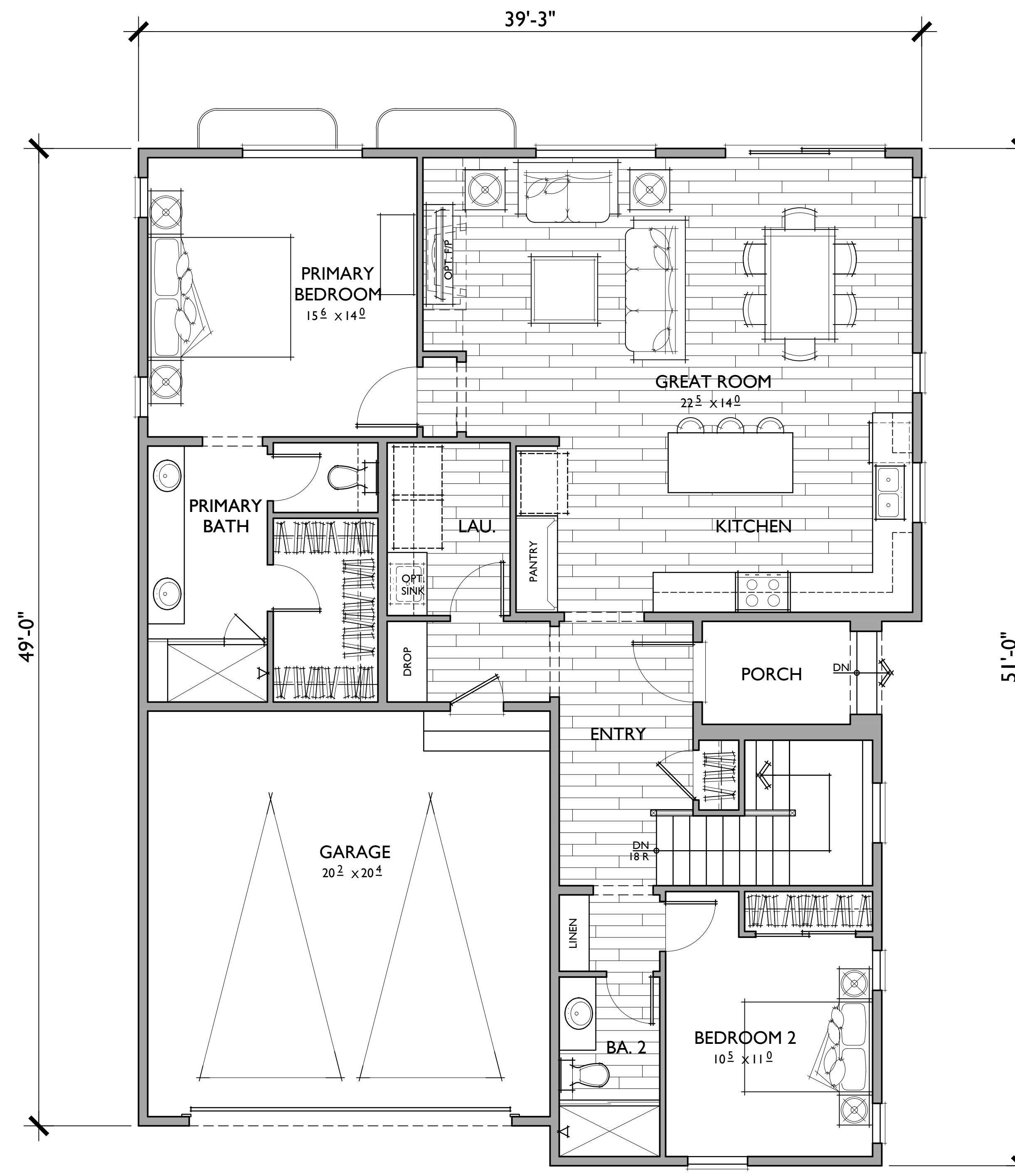
FARMHOUSE 'A'



FARMHOUSE 'B'



BASEMENT



FIRST FLOOR

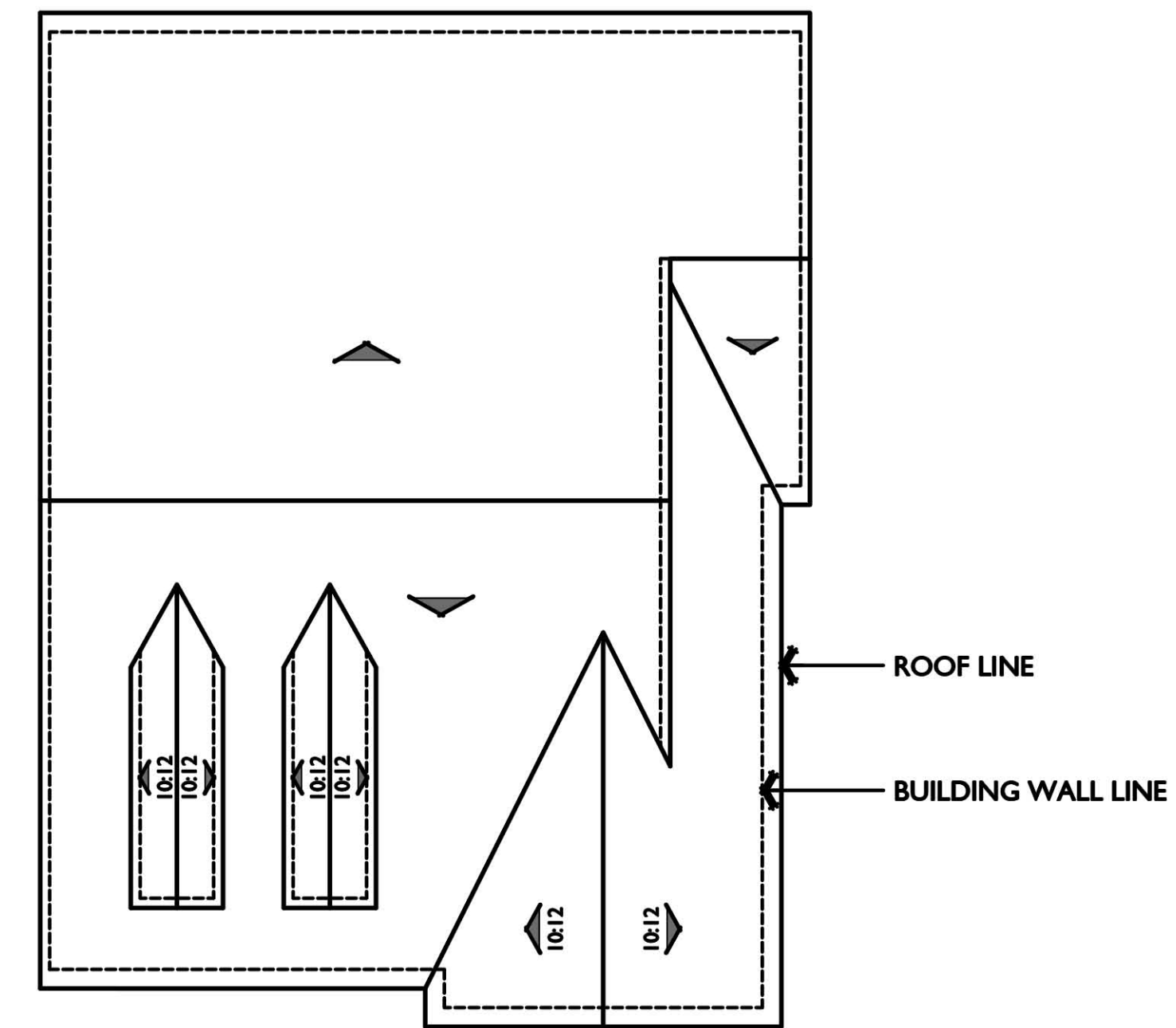
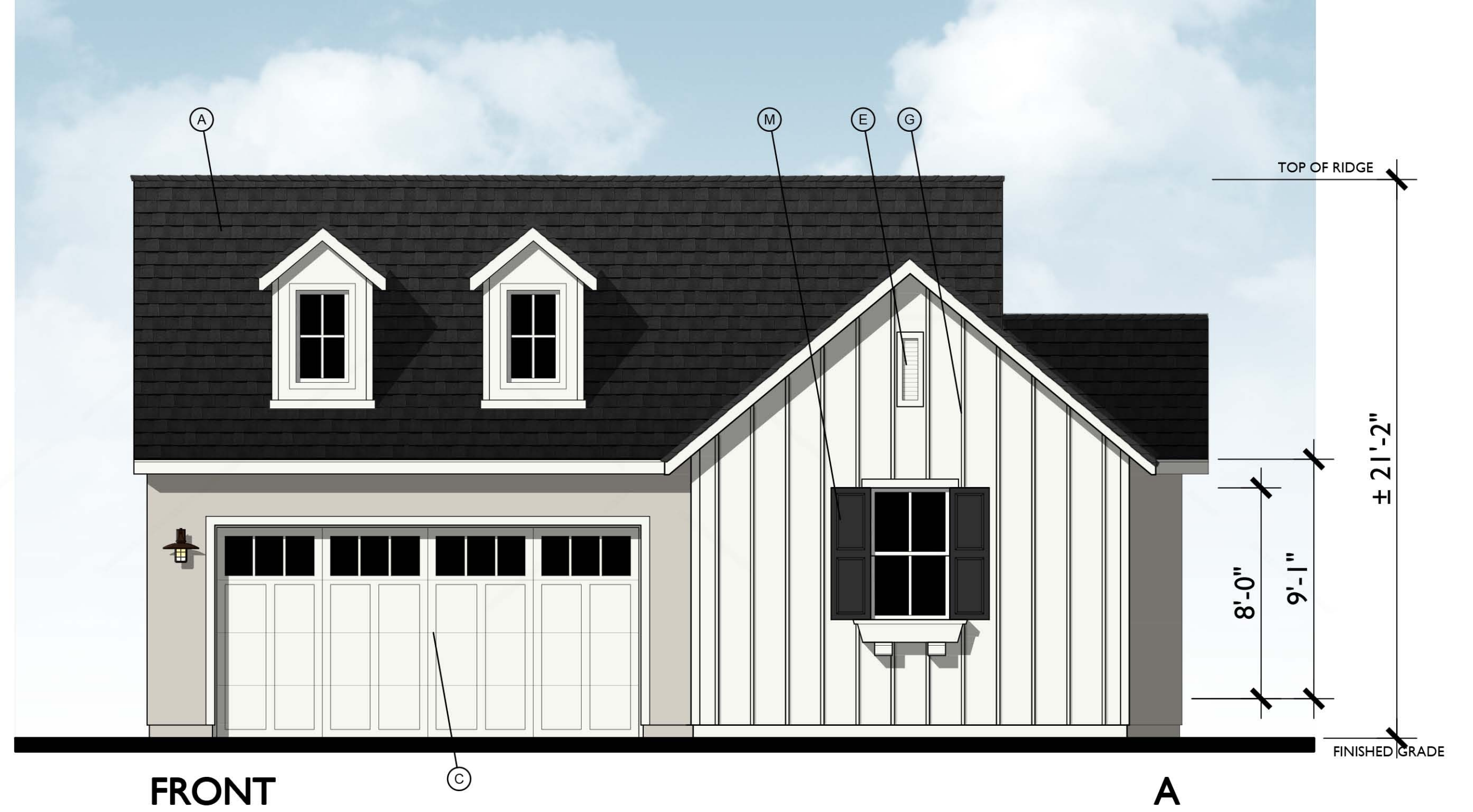
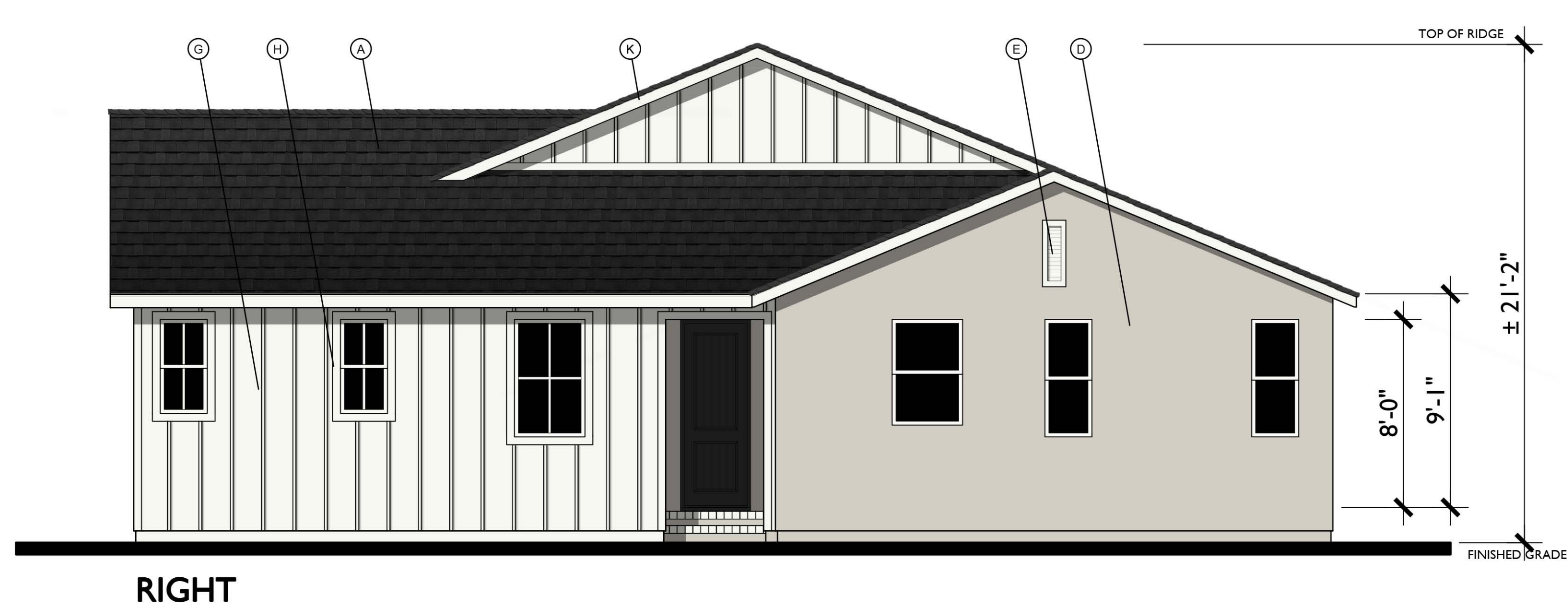
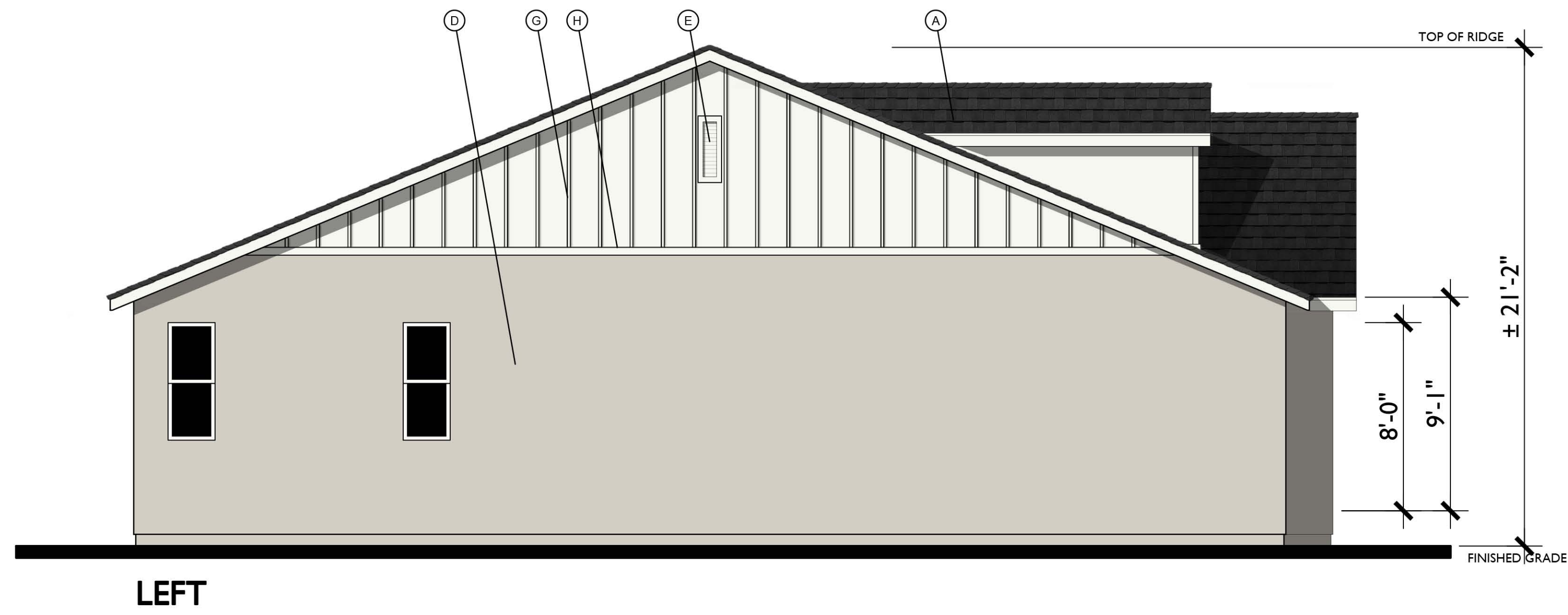
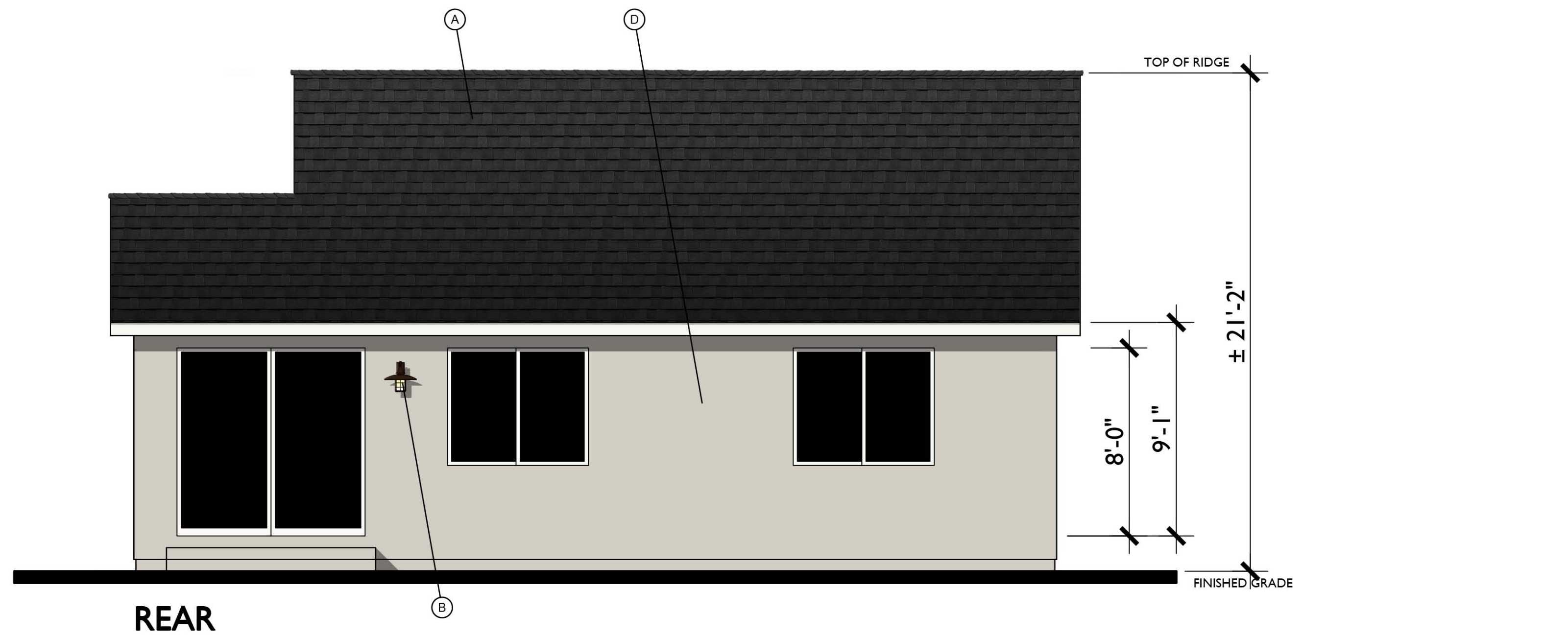
PLAN I

4 BEDROOMS / 3 BATHS + BONUS ROOM
2 - CAR GARAGE

FLOOR AREA TABLE

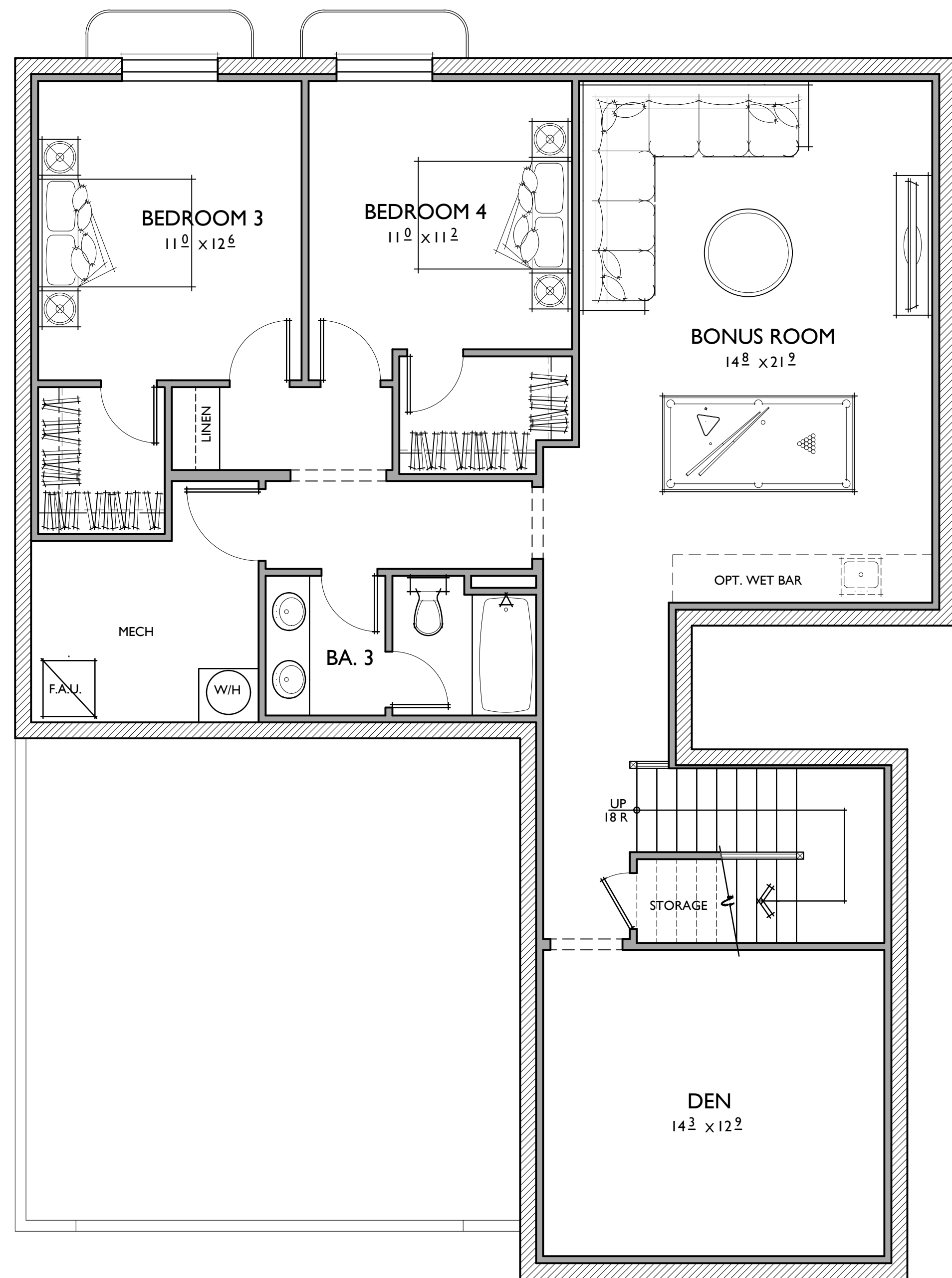
1ST FLOOR	1,428 SQ. FT.
BASEMENT	1,131 SQ. FT.
TOTAL LIVING	2,559 SQ. FT.
2 - CAR GARAGE	429 SQ. FT.
PORCH	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

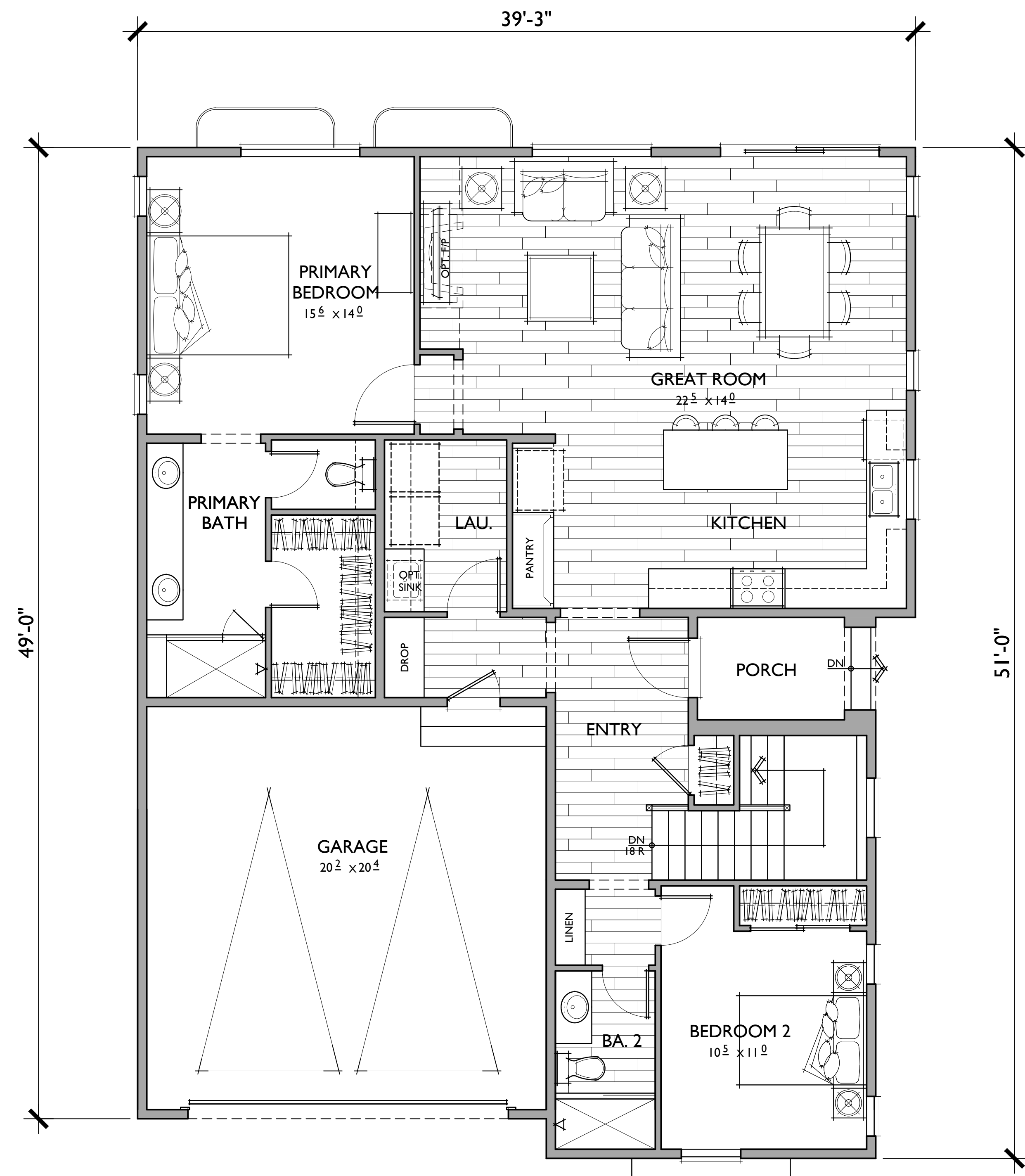


ROOF PLAN A
PITCH: 5:12 U.N.O.
RAKE: 6" AND 12"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLES
1/8"=1'-0"

- MATERIAL LEGEND**
- A. COMPOSITE SHINGLES
 - B. LIGHT FIXTURE
 - C. ROLL UP GARAGE DOOR
 - D. STUCCO
 - E. GABLE END VENT DETAIL
 - F. FOAM TRIM
 - G. HORIZONTAL / VERTICAL SIDING
 - H. CEMENTITIOUS TRIM
 - I. POTSHelf
 - J. WOOD BRACING
 - K. WOOD BARGE BOARD
 - L. METAL ROOF
 - M. COMPOSITE SHUTTER



BASEMENT



FIRST FLOOR

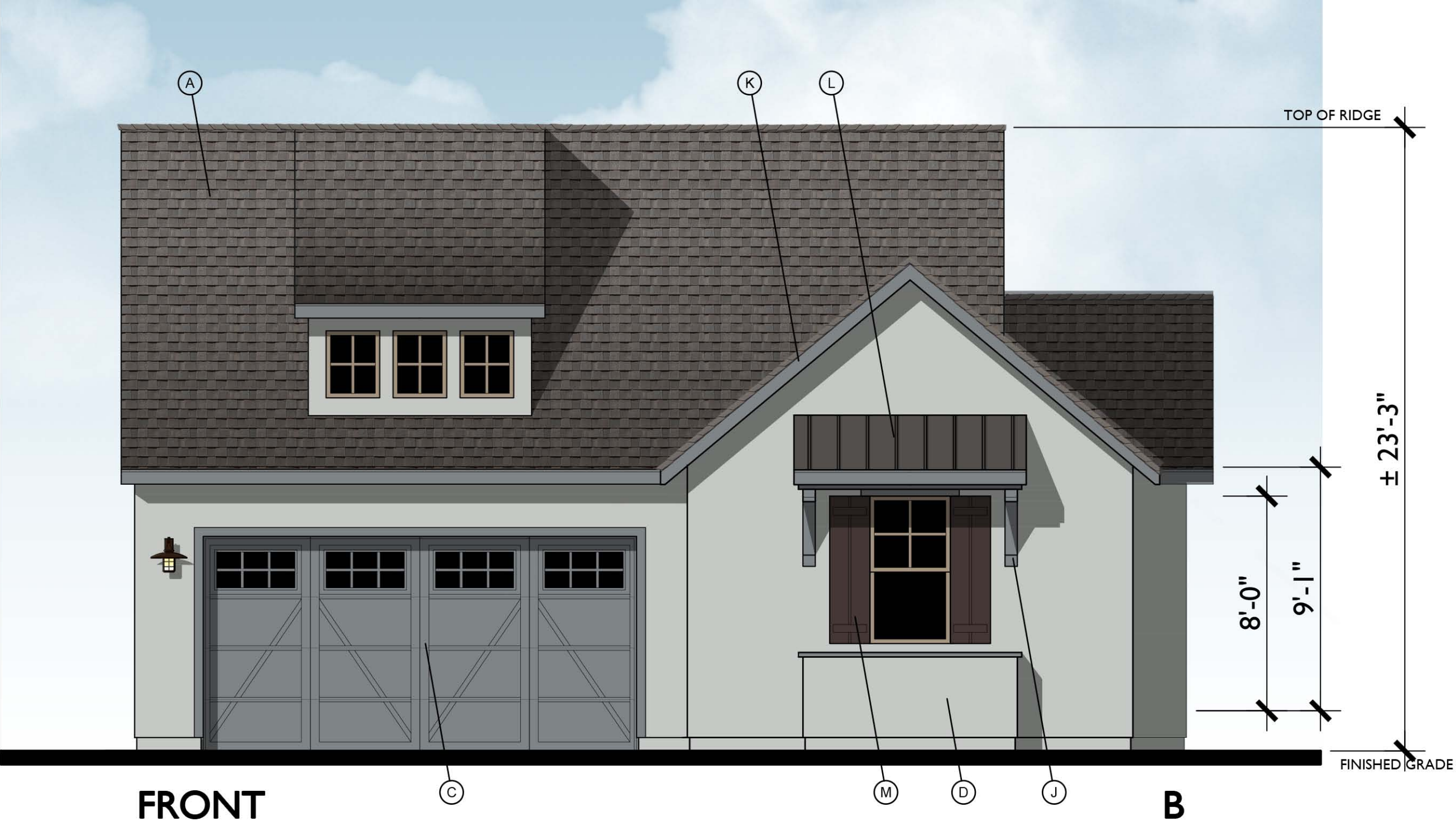
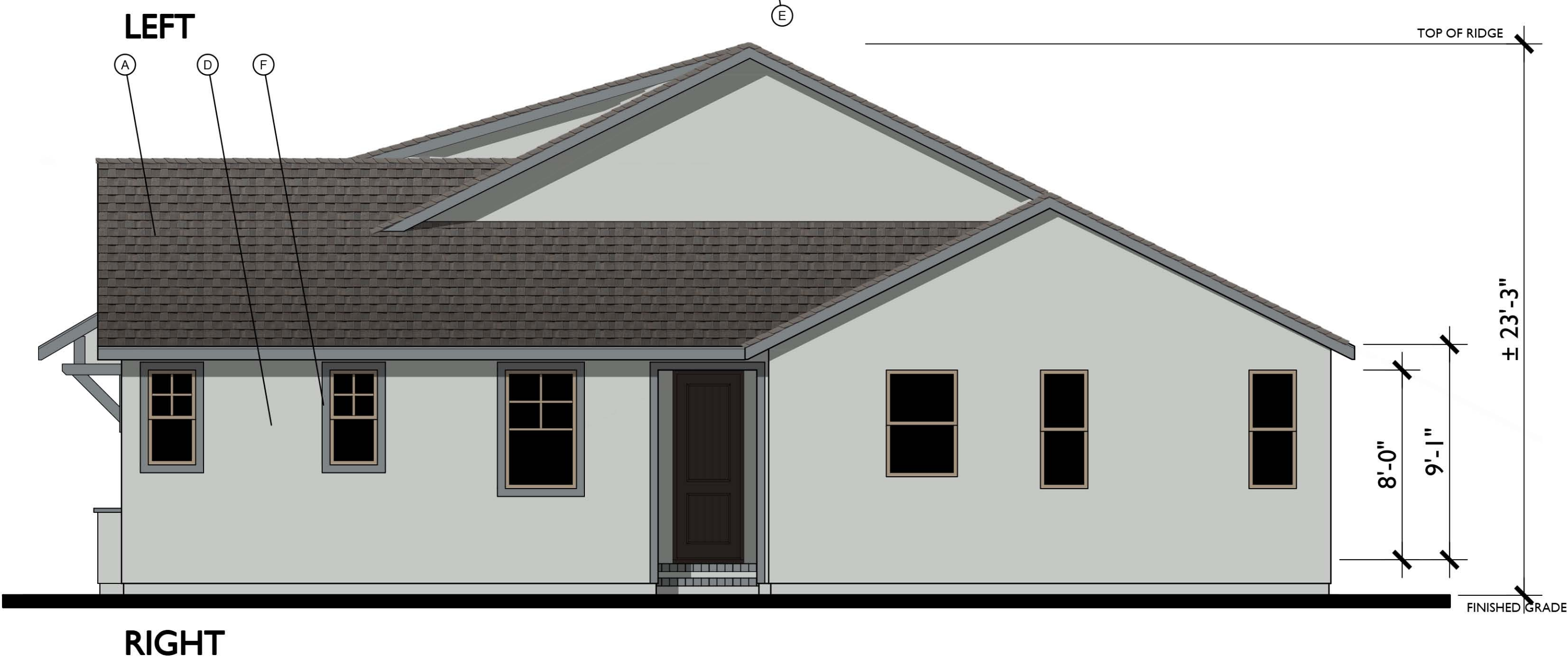
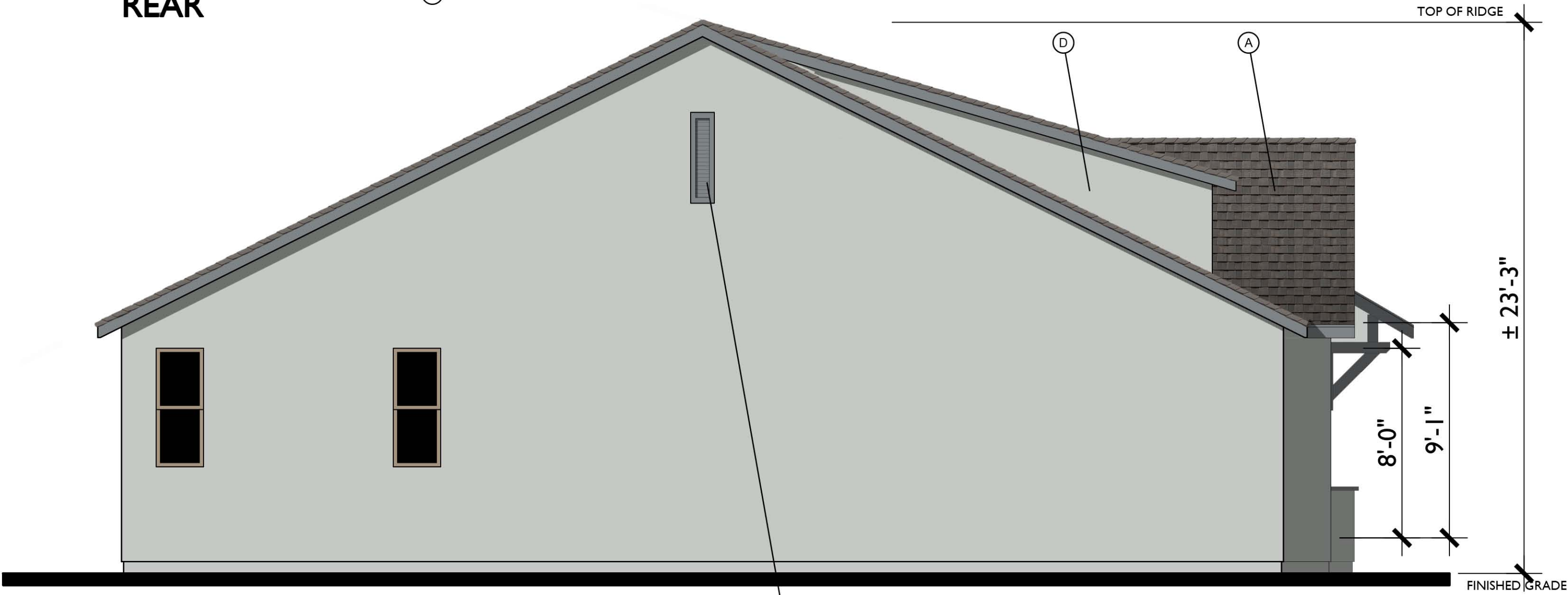
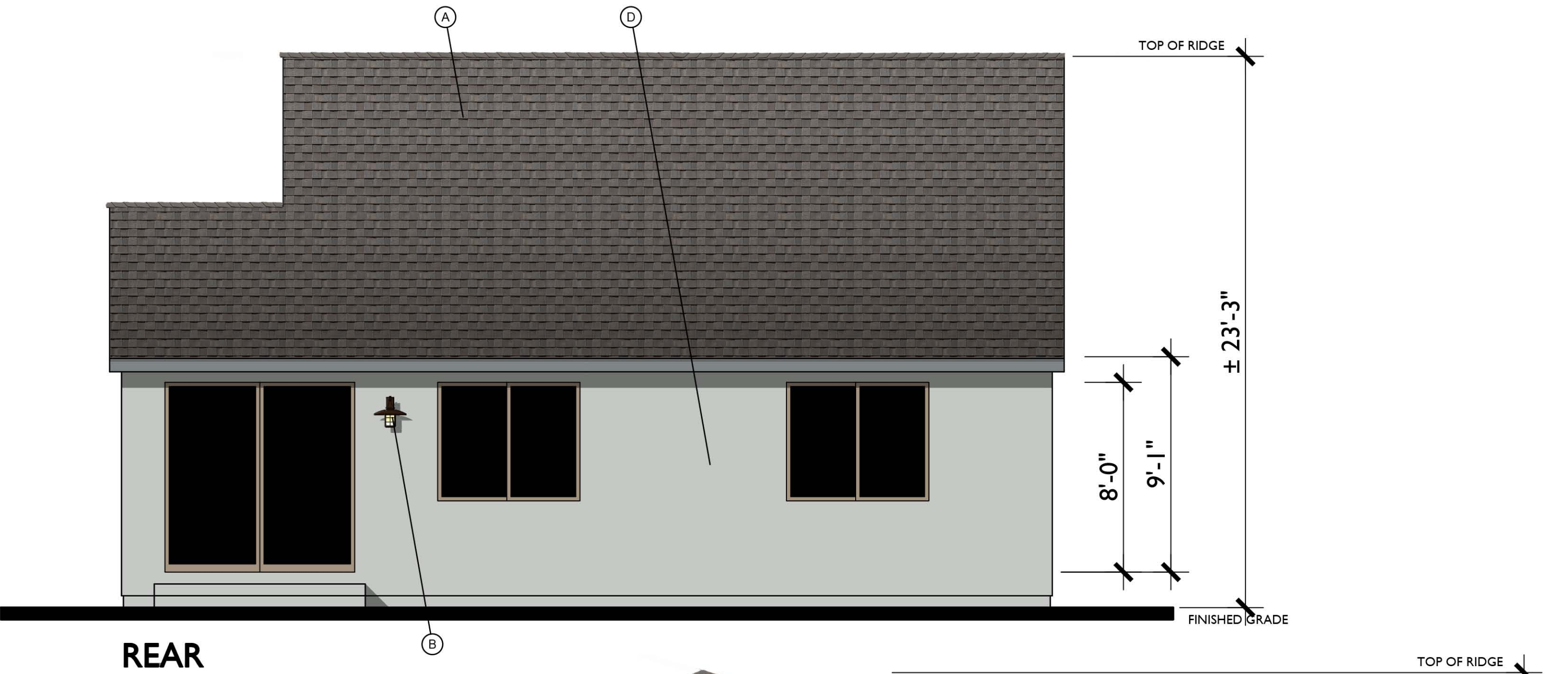
PLAN I

4 BEDROOMS / 3 BATHS + BONUS ROOM
2 - CAR GARAGE

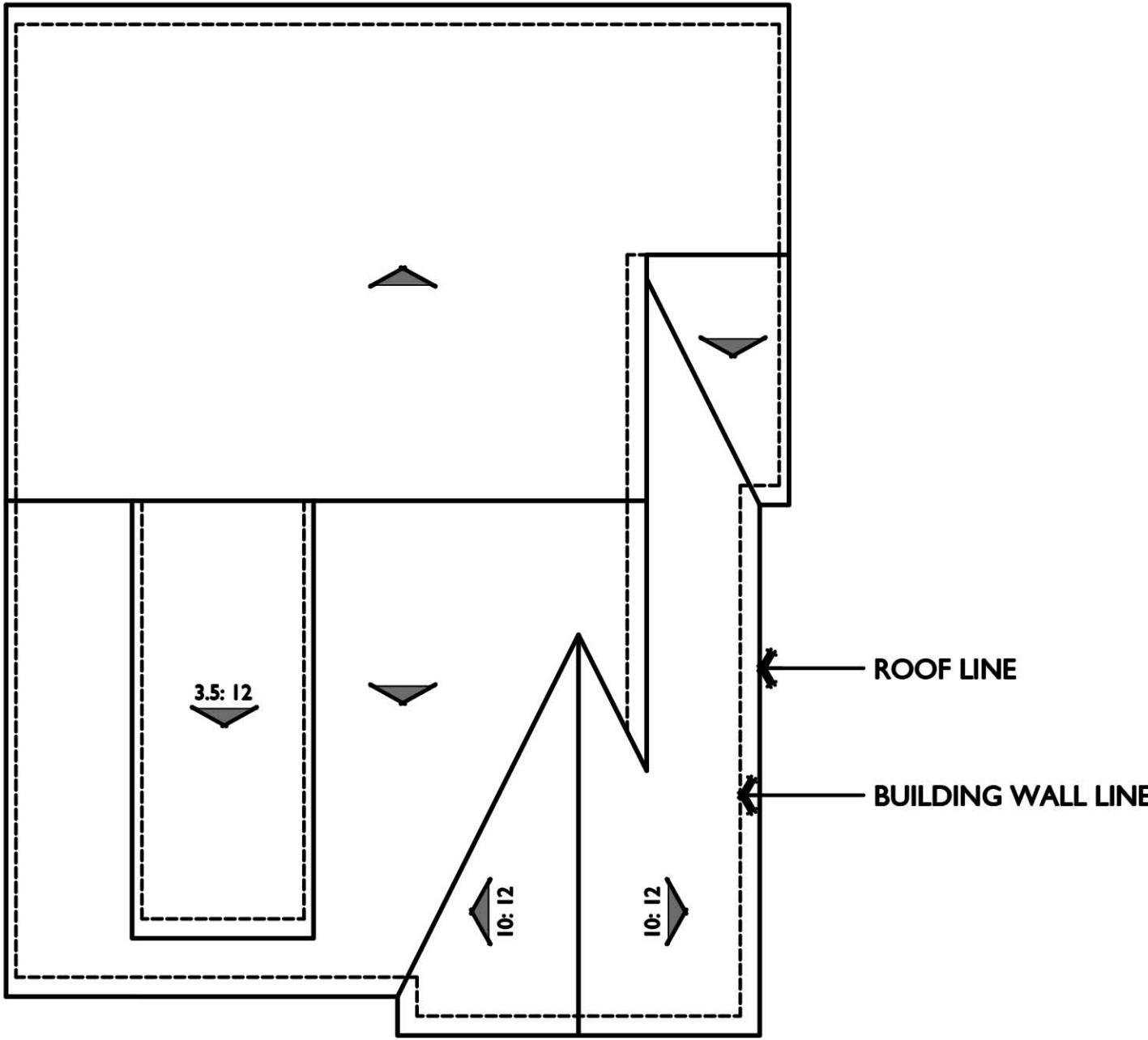
FLOOR AREA TABLE

1ST FLOOR	1,428 SQ. FT.
BASEMENT	1,131 SQ. FT.
TOTAL LIVING	2,559 SQ. FT.
2 - CAR GARAGE	429 SQ. FT.
PORCH	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



- MATERIAL LEGEND**
- A. COMPOSITE SHINGLES
 - B. LIGHT FIXTURE
 - C. ROLL UP GARAGE DOOR
 - D. STUCCO
 - E. GABLE END VENT DETAIL
 - F. FOAM TRIM
 - G. HORIZONTAL / VERTICAL SIDING
 - H. CEMENTITIOUS TRIM
 - I. POTSHelf
 - J. WOOD BRACING
 - K. WOOD BARGE BOARD
 - L. METAL ROOF
 - M. COMPOSITE SHUTTER



ROOF PLAN **B**

PITCH: 6:12 U.N.O.
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLES

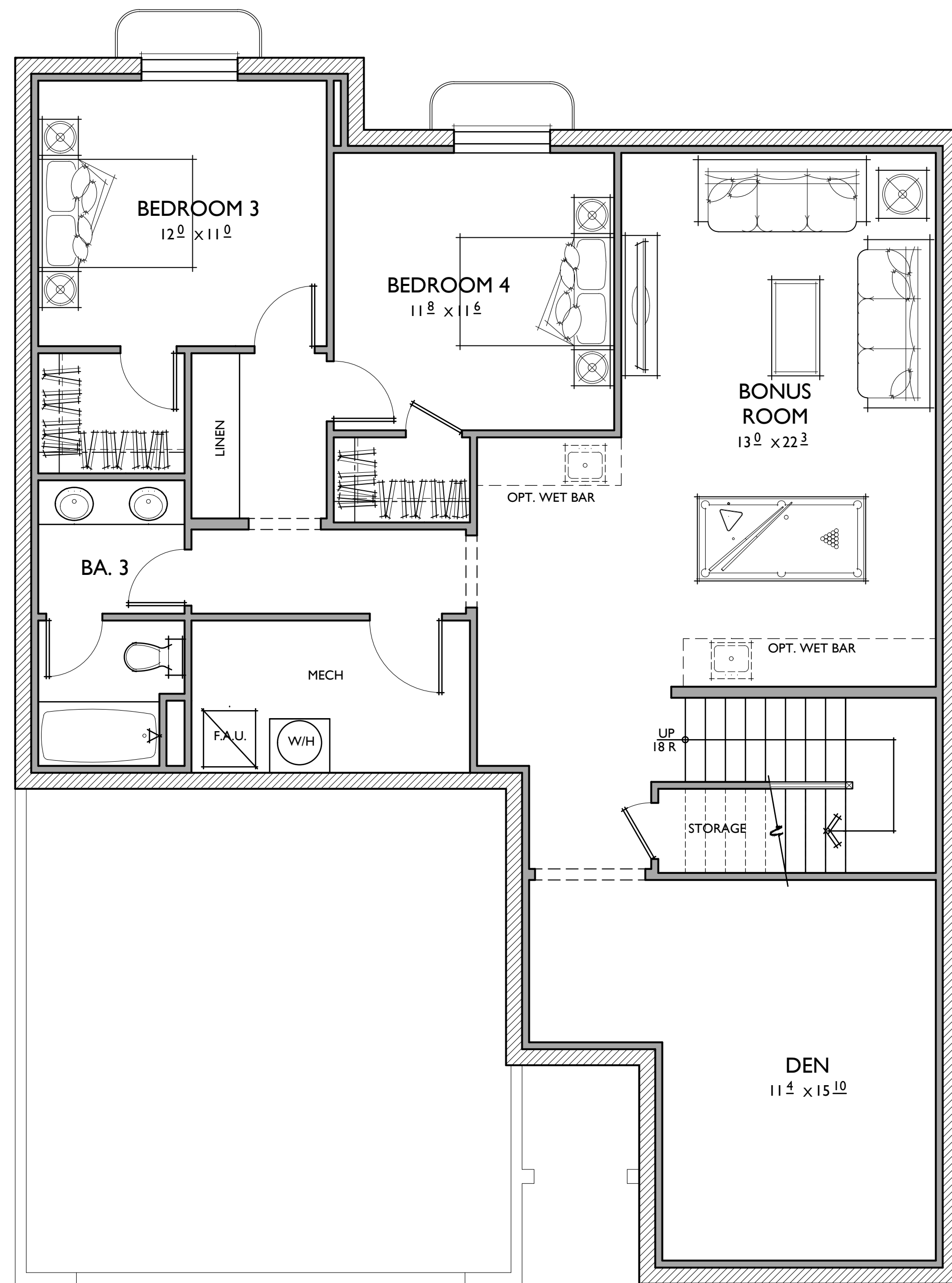
1/8"=1'-0"



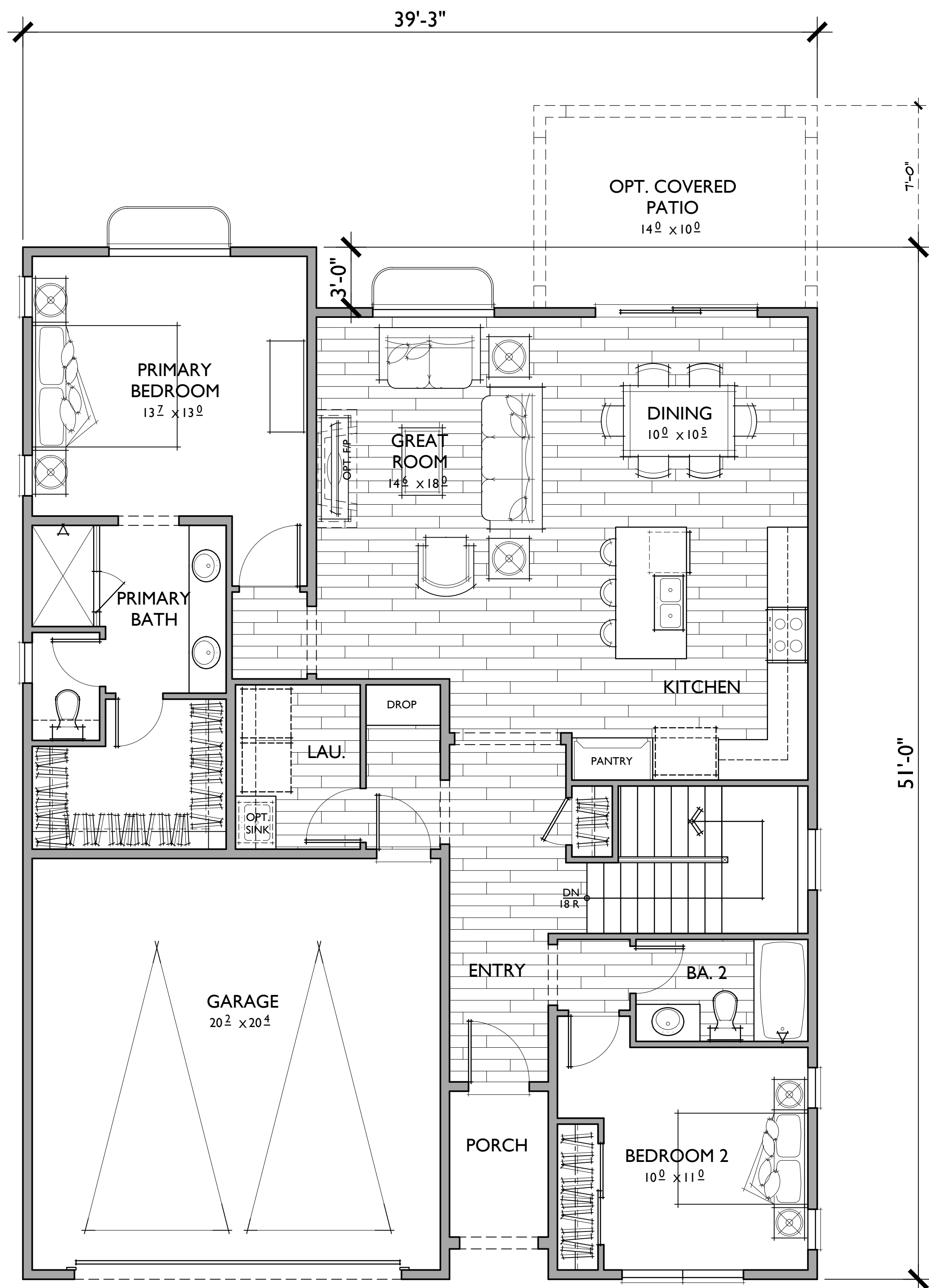
FARMHOUSE 'A'



FARMHOUSE 'B'



BASEMENT



FIRST FLOOR

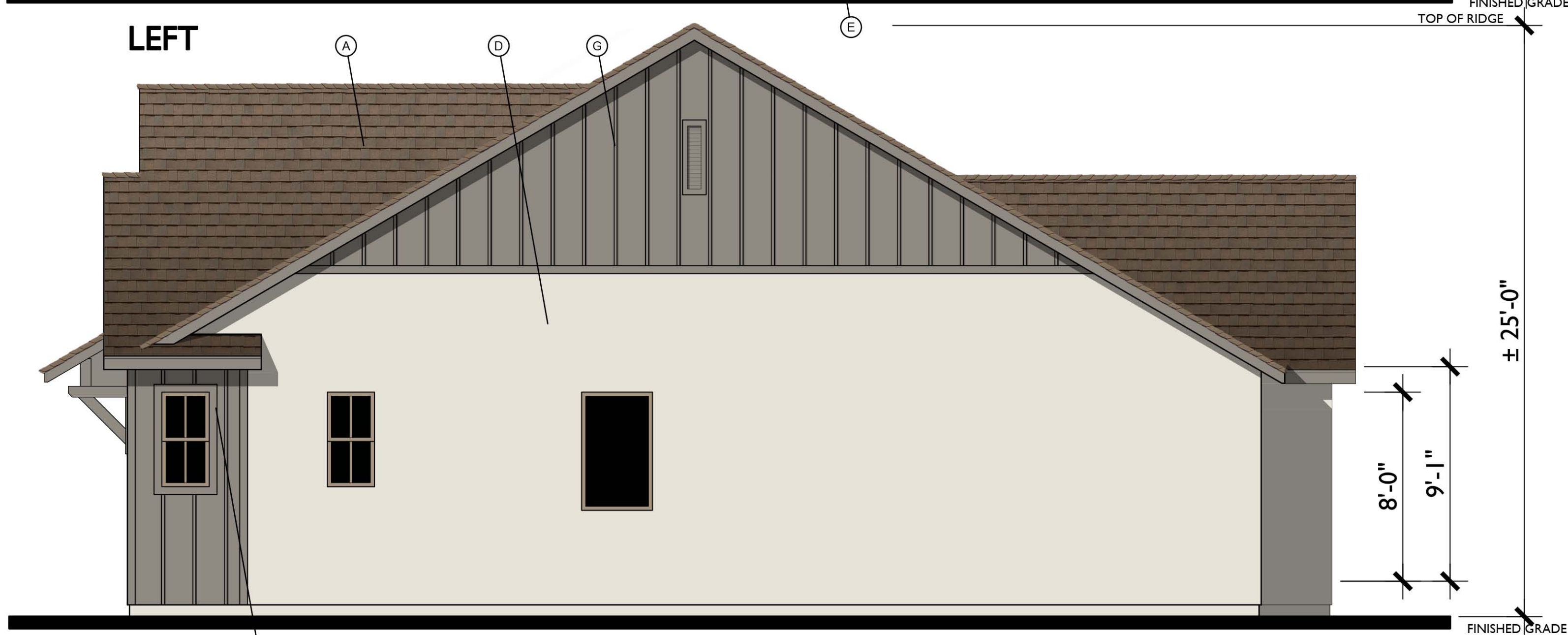
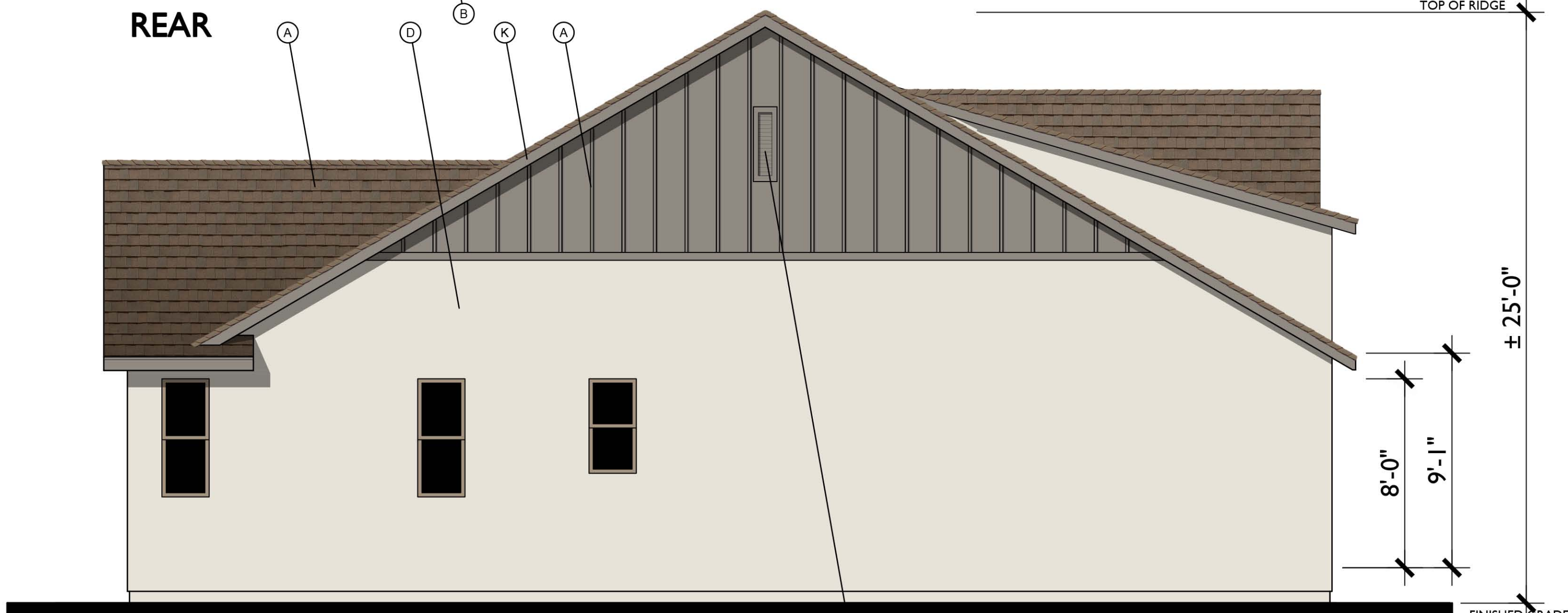
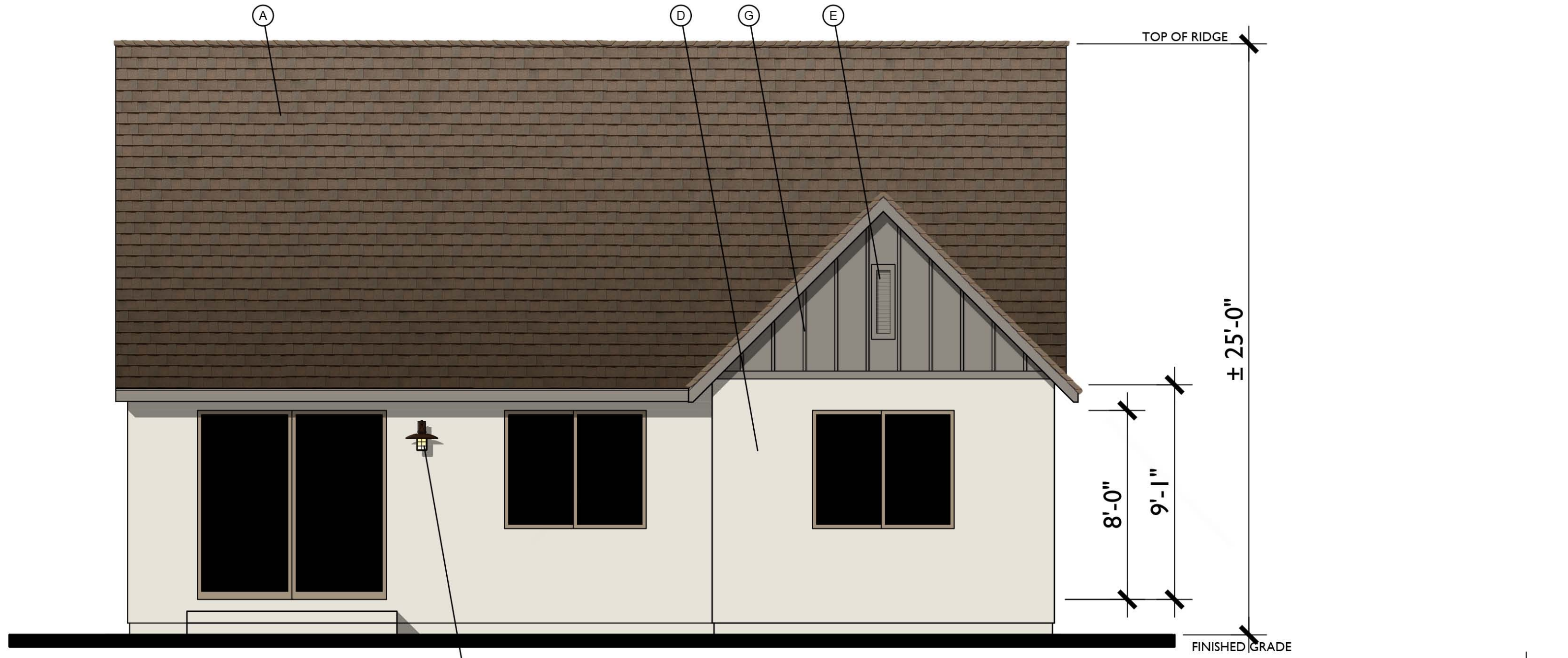
PLAN 2

4 BEDROOMS / 3 BATHS + BONUS ROOM
2 - CAR GARAGE

FLOOR AREA TABLE

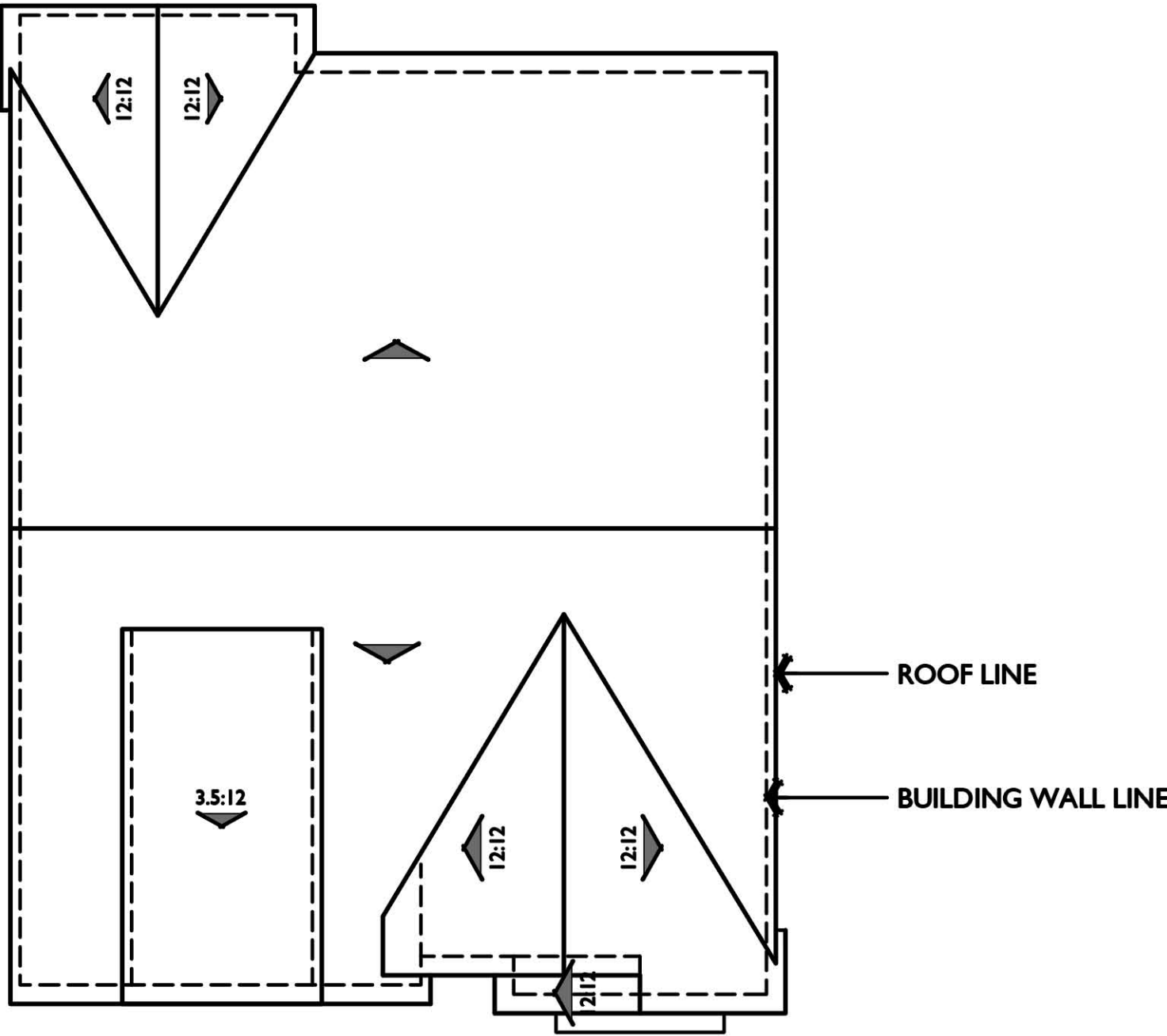
1ST FLOOR	1,449 SQ. FT.
BASEMENT	1,179 SQ. FT.
TOTAL LIVING	2,628 SQ. FT.
2 - CAR GARAGE	433 SQ. FT.
OPT. COVERED PATIO	143 SQ. FT.
PORCH	30 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



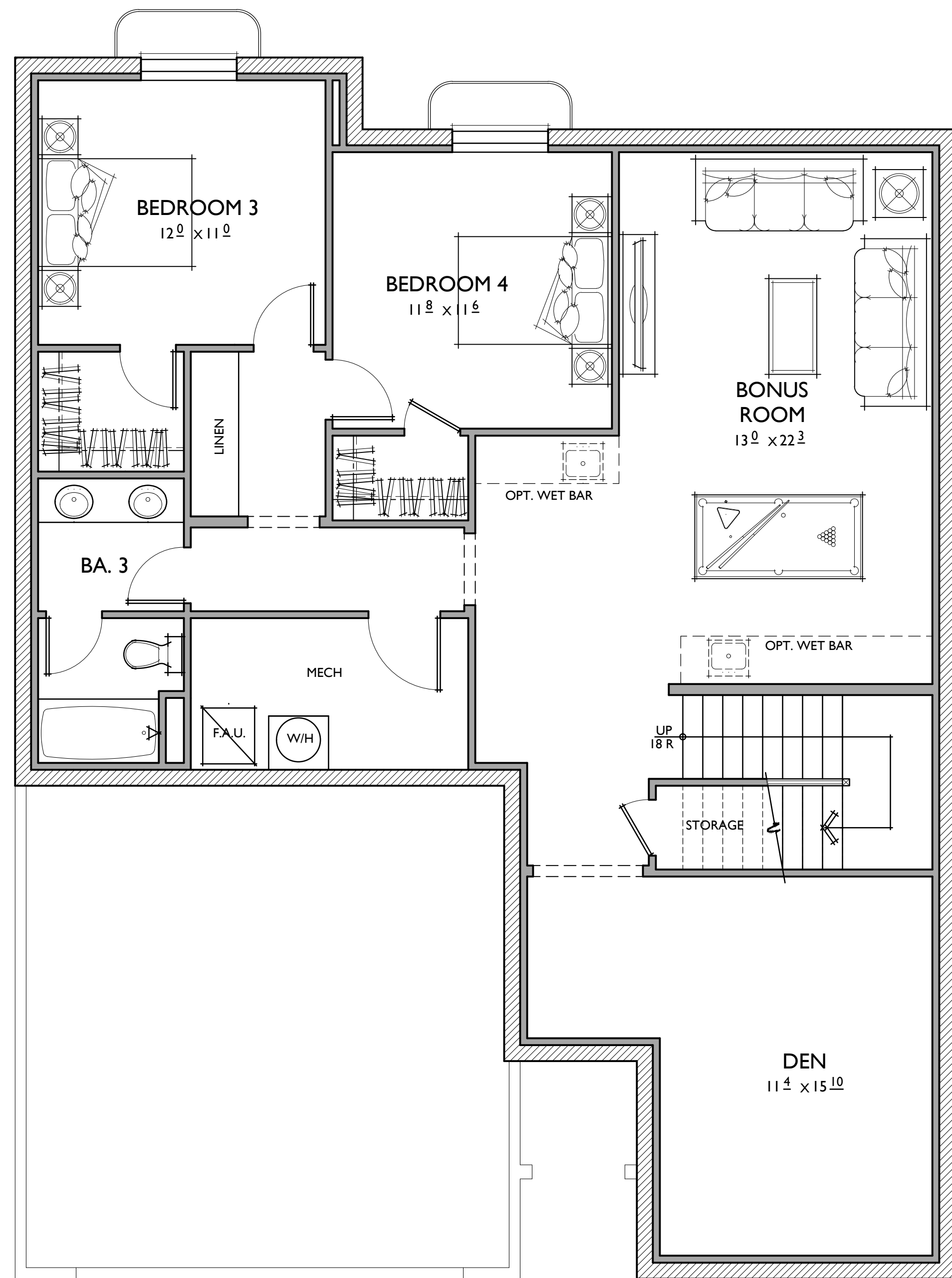
MATERIAL LEGEND

- A. COMPOSITE SHINGLES
- B. LIGHT FIXTURE
- C. ROLL UP GARAGE DOOR
- D. STUCCO
- E. GABLE END VENT DETAIL
- F. FOAM TRIM
- G. HORIZONTAL / VERTICAL SIDING
- H. CEMENTITIOUS TRIM
- I. POTSHelf
- J. WOOD BRACING
- K. WOOD BARGE BOARD
- L. METAL ROOF
- M. COMPOSITE SHUTTER

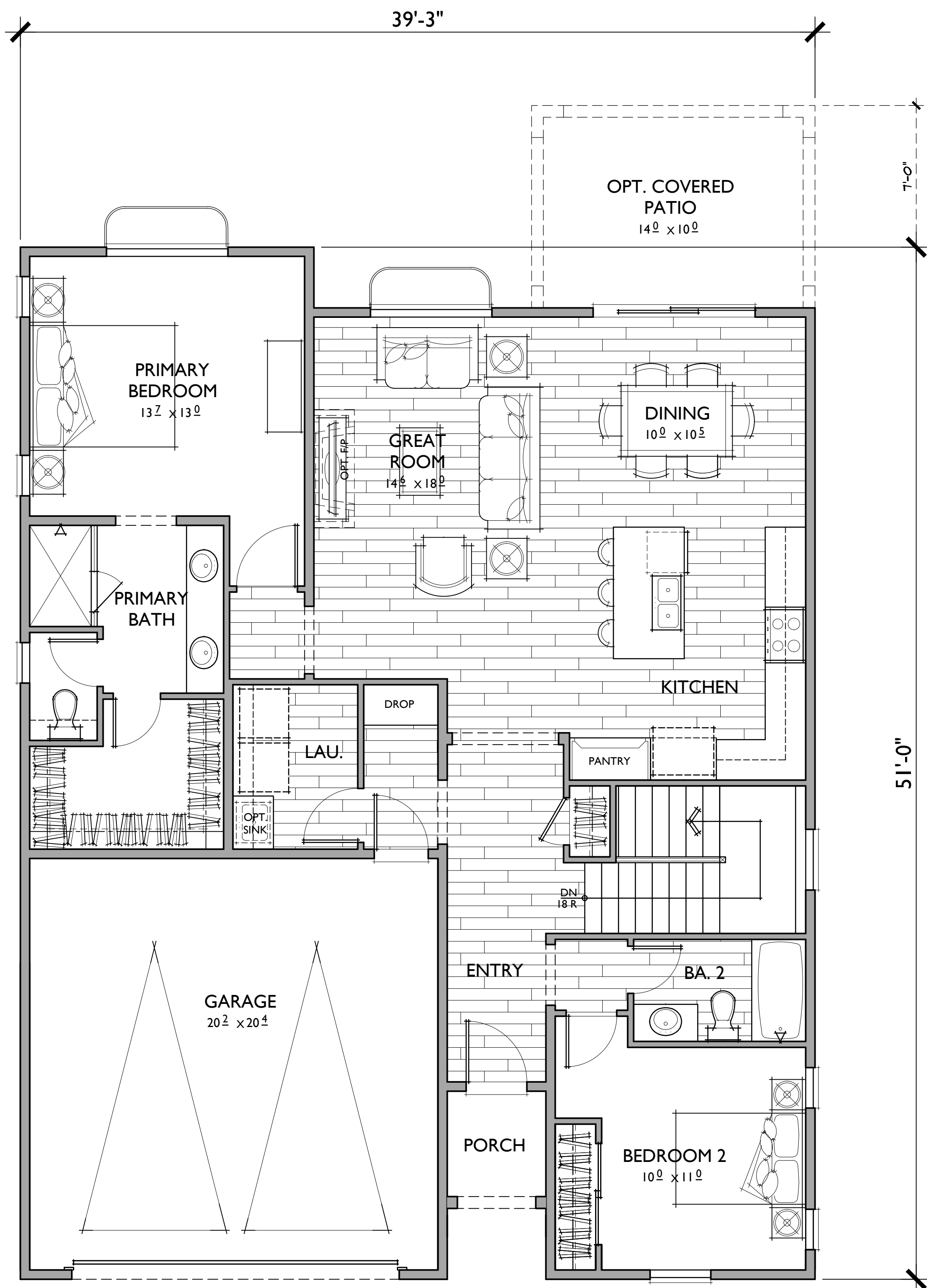


ROOF PLAN A

PITCH: 6:12 U.N.O.
RAKE: 6" AND 12"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLES



BASEMENT



FIRST FLOOR

PLAN 2

4 BEDROOMS / 3 BATHS + BONUS ROOM
2 - CAR GARAGE

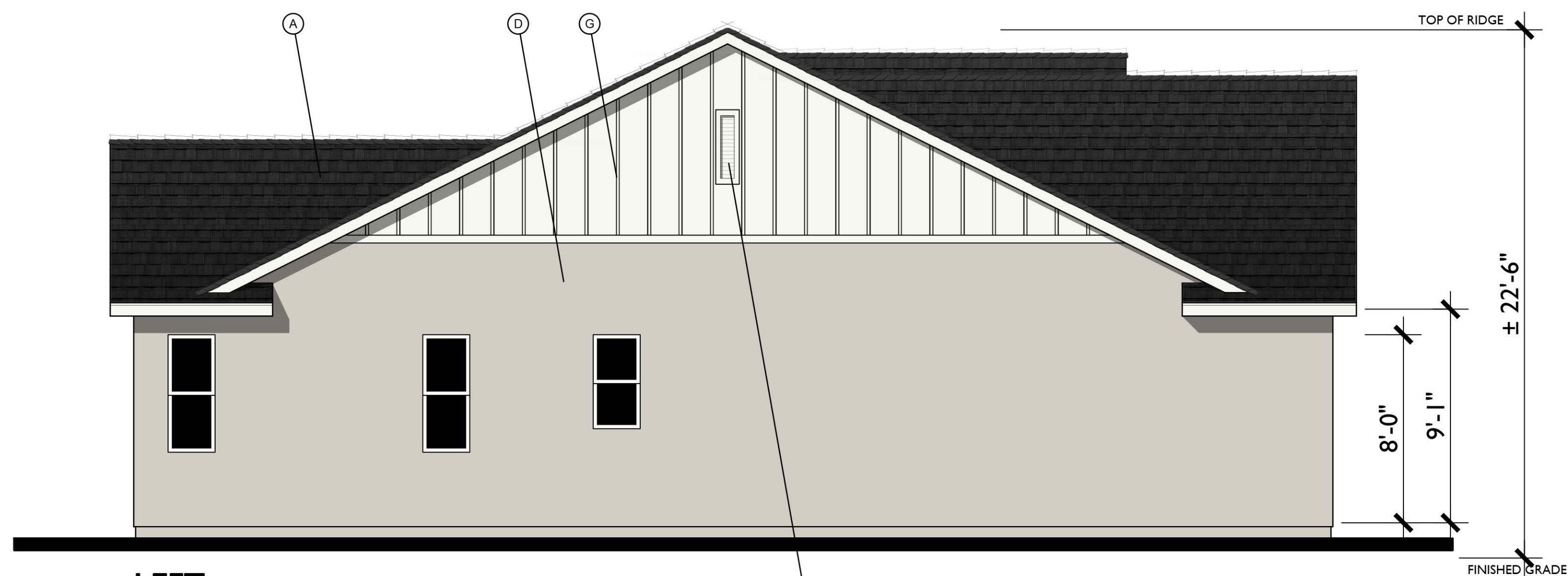
FLOOR AREA TABLE

1ST FLOOR	1,449 SQ. FT.
BASEMENT	1,179 SQ. FT.
TOTAL LIVING	2,628 SQ. FT.
2 - CAR GARAGE	433 SQ. FT.
OPT. COVERED PATIO	143 SQ. FT.
PORCH	28 SQ. FT.

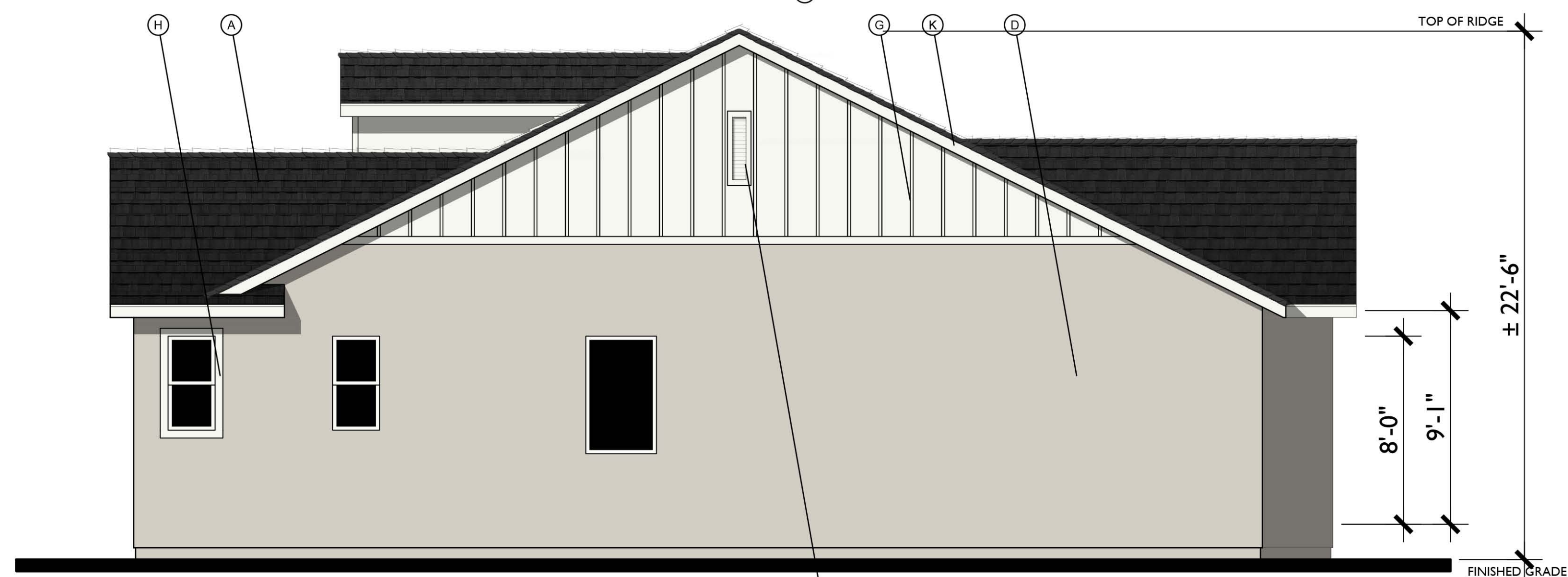
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



LEFT

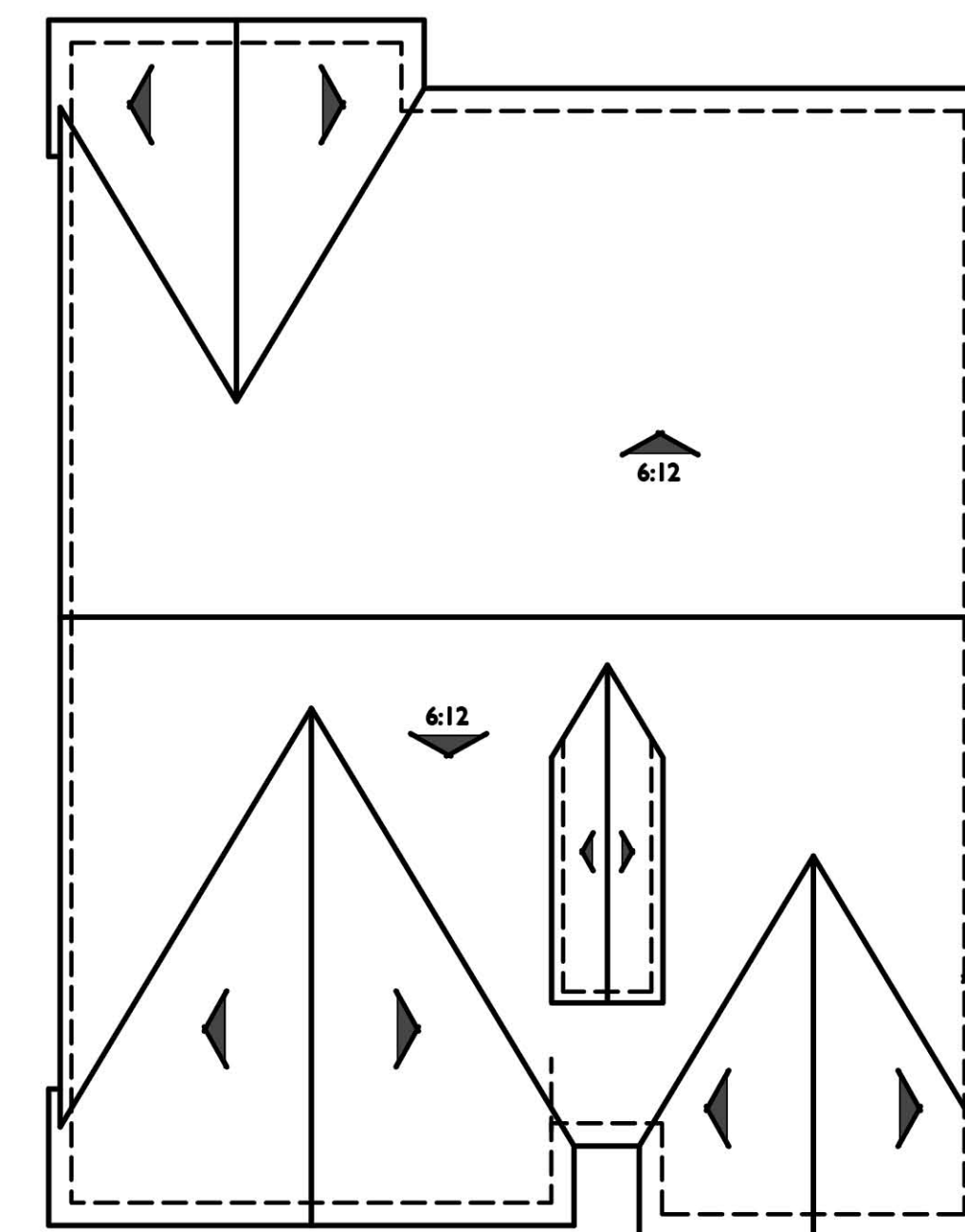


RIGHT



FRONT

B



ROOF PLAN

B

PITCH: 10:12 U.N.O.
RAKE: 6" & 12"
EAVE: 6" & 12"
ROOF MATERIAL: COMPOSITE SHINGLES

MATERIAL LEGEND

- A. COMPOSITE SHINGLES
- B. LIGHT FIXTURE
- C. ROLL UP GARAGE DOOR
- D. STUCCO
- E. GABLE END VENT DETAIL
- F. FOAM TRIM
- G. HORIZONTAL / VERTICAL SIDING
- H. CEMENTITIOUS TRIM
- I. POTSHelf
- J. WOOD BRACING
- K. WOOD BARGE BOARD
- L. METAL ROOF
- M. COMPOSITE SHUTTER



SANDY SFD

SANDY, UTAH

DIGITAL COLOR BOARDS

JANUARY 6, 2021

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ARCHITECTURE • PLANNING • INTERIORS



SANDY
S700E SFD UNITS
JOB# 521-20231
COLOR SELECTION CHART

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ARCHITECTURE • PLANNING • INTERIORS

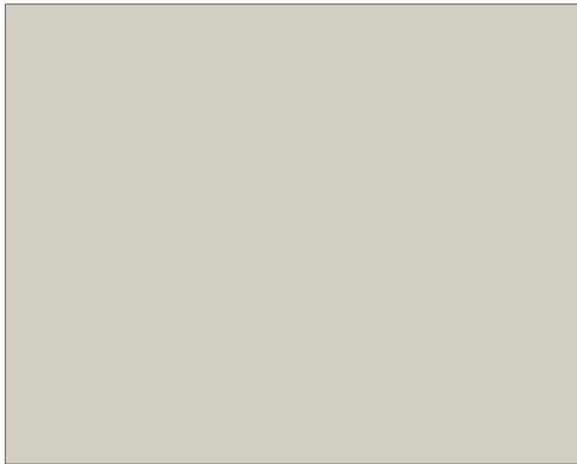
PAINT: SHERWIN WILLIAMS

JANUARY 6, 2021

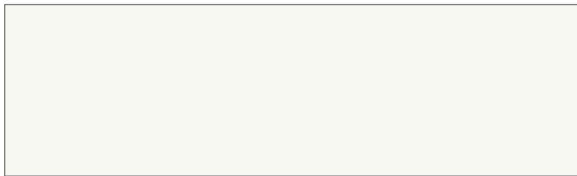
ROOF: CERTAINTED LANDMARK

	1	2	3
FASCIA, EAVES, KICKERS & TRIM	SW 7757 HIGH REFLECTIVE WHITE	SW 7018 DOVETAIL	SW 7074 SOFTWARE
SHUTTERS, FRONT ENTRY & GARAGE DOOR	SW 6990 CAVIAR	SW 7605 GALE FORCE	SW 2735 ROCKWEED
BASE STUCCO	SW 9165 GOSSAMER VEIL	SW 7009 PEARLY WHITE	SW 7657 TINSMITH
SIDING	SW 7757 HIGH REFLECTIVE WHITE	SW 7018 DOVETAIL	SW 7074 SOFTWARE
COMP ROOF	CHARCOAL	HEATHER BLEND	DRIFTWOOD

SCHEME 1



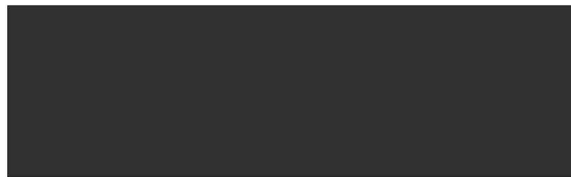
BASE STUCCO
SW 9165 GOSSAMER VEIL



SIDING
SW 7757 HIGH REFLECTIVE WHITE



FASCIA, EAVES, KICKERS, TRIM
& GARAGE DOOR
SW 7757 HIGH REFLECTIVE WHITE

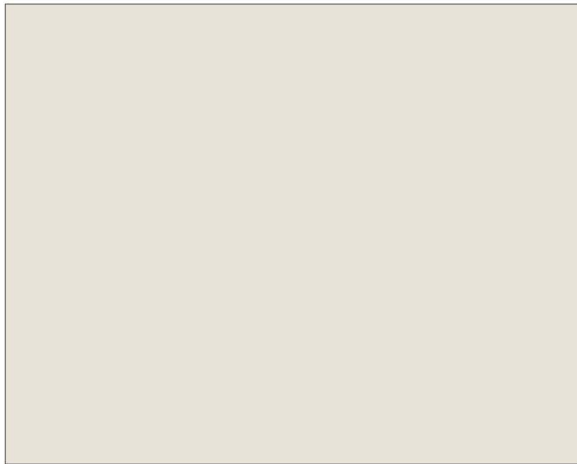


FRONT ENTRY DOOR, GARAGE DOOR
& SHUTTERS
SW 6990 CAVIAR

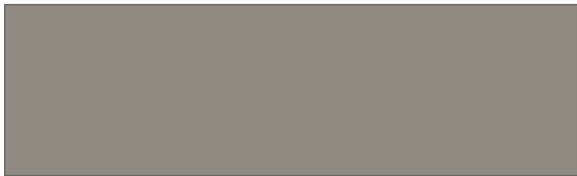


COMPOSITION ROOF
CERTAINTEED - MOIRE BLACK

SCHEME 2



BASE STUCCO
SW 7009 PEARLY WHITE



SIDING
SW 7018 DOVETAIL



FASCIA, EAVES, KICKERS, TRIM
& GARAGE DOOR
SW 7018 DOVETAIL



FRONT ENTRY DOOR, GARAGE DOOR
& SHUTTERS
SW 7605 GALE FORCE



COMPOSITION ROOF
CERTAINTEED - HEATHER BLEND

SCHEME 3



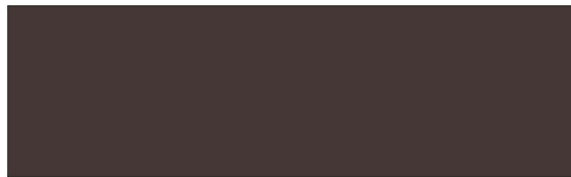
BASE STUCCO
SW 7657 TINSMITH



SIDING
SW 7074 SOFTWARE



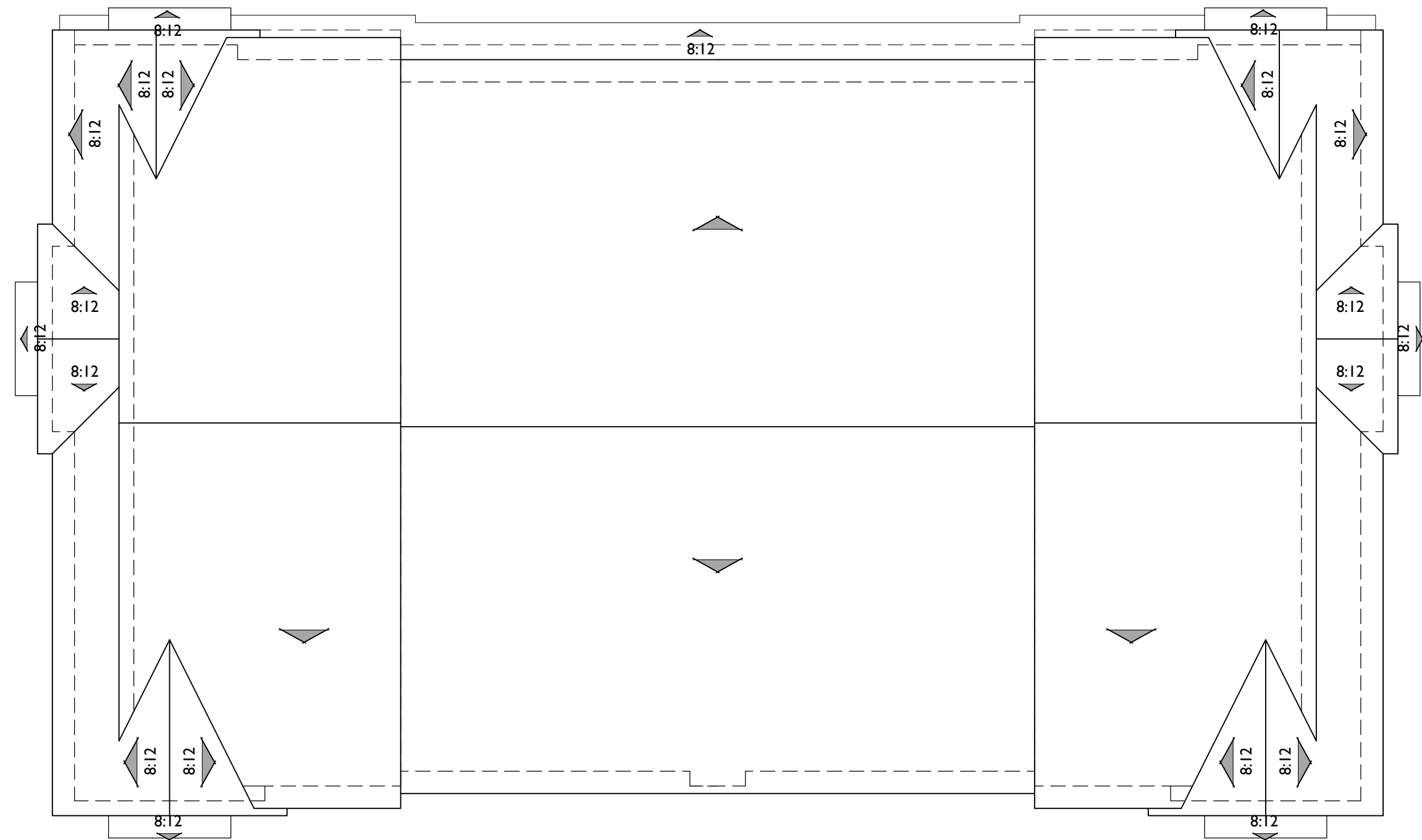
FASCIA, EAVES, KICKERS, TRIM
& GARAGE DOOR
SW 7074 SOFTWARE



FRONT ENTRY DOOR, GARAGE DOOR
& SHUTTERS
SW 2735 ROCKWEED



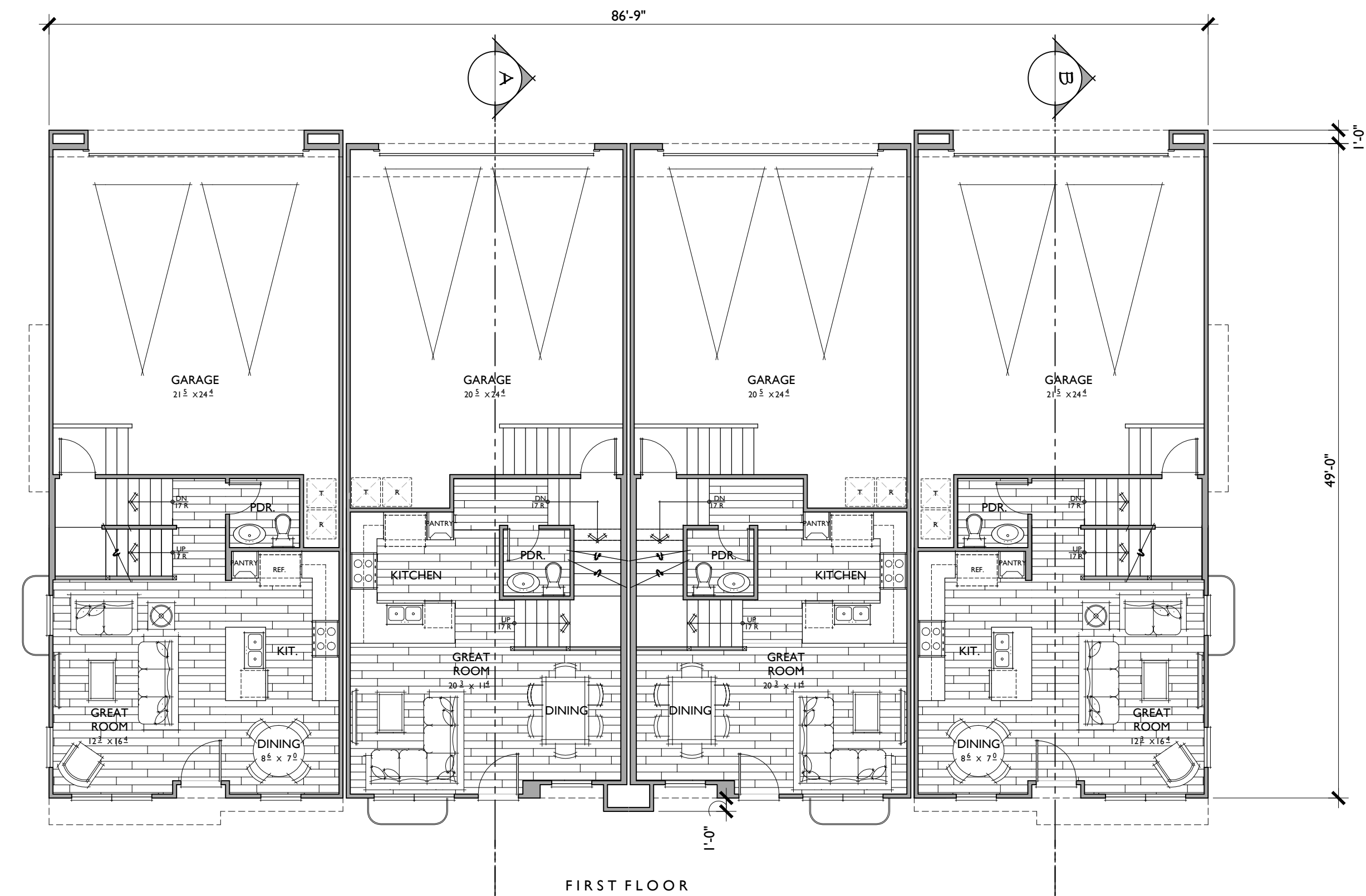
COMPOSITION ROOF
CERTAINTEED - DRIFTWOOD



ROOF PLAN

PITCH: 8:12 UNLESS NOTED OTHERWISE
RAKE: 1:12
EAVE: 18"
ROOF MATERIAL: COMPOSITE SHINGLE

A



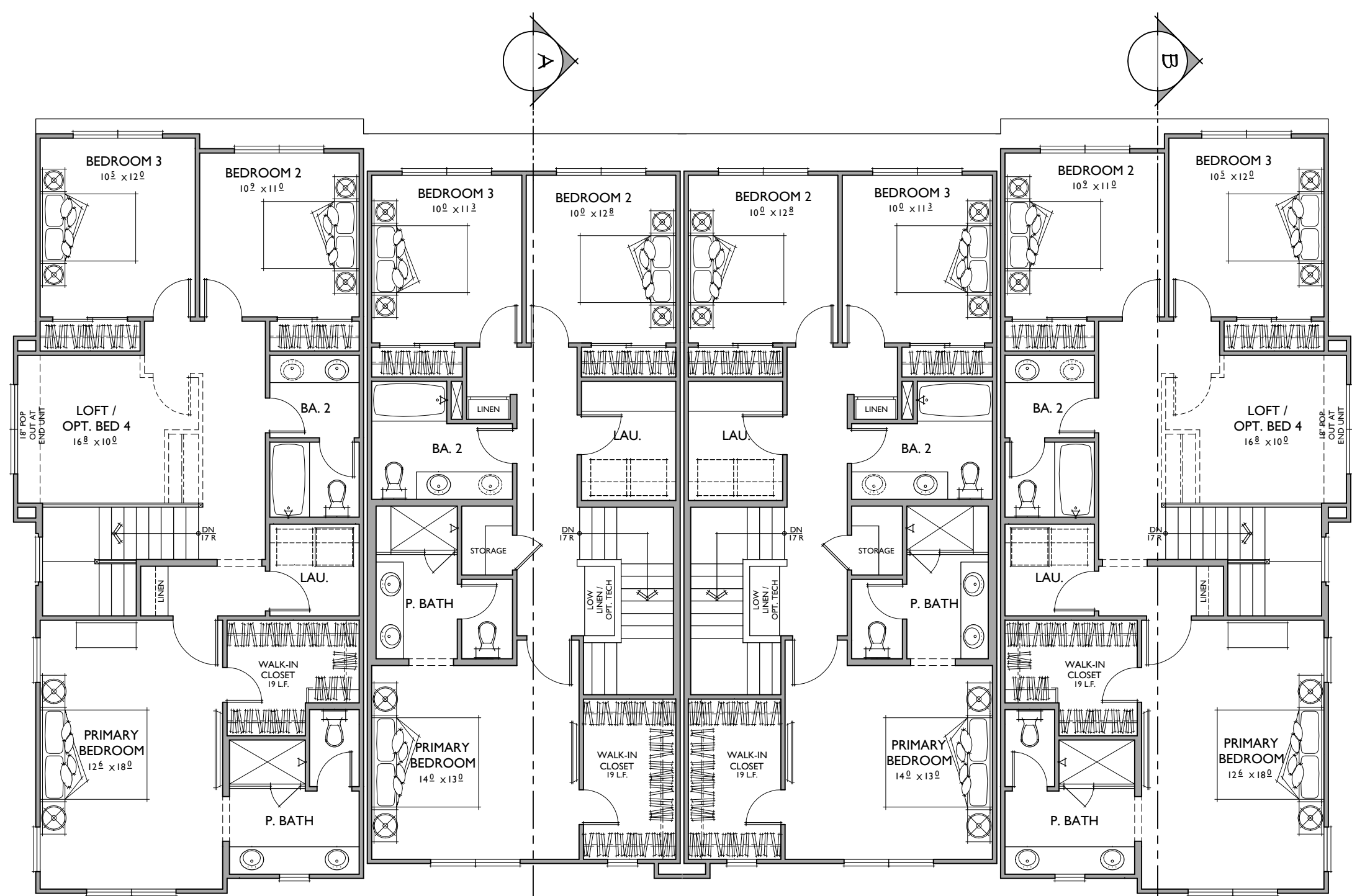
FIRST FLOOR

Plan 2XR
3 BR / 2.5 BA / Loft / Opt. BR 4
1,555 S.F.
490 S.F. BSMT

Plan 1XR
3 BR / 2.5 BA
1,390 S.F.
444 S.F. BSMT

Plan 1X
3 BR / 2.5 BA
1,390 S.F.
444 S.F. BSMT

Plan 2X
3 BR / 2.5 BA / Loft / Opt. BR 4
1,555 S.F.
490 S.F. BSMT



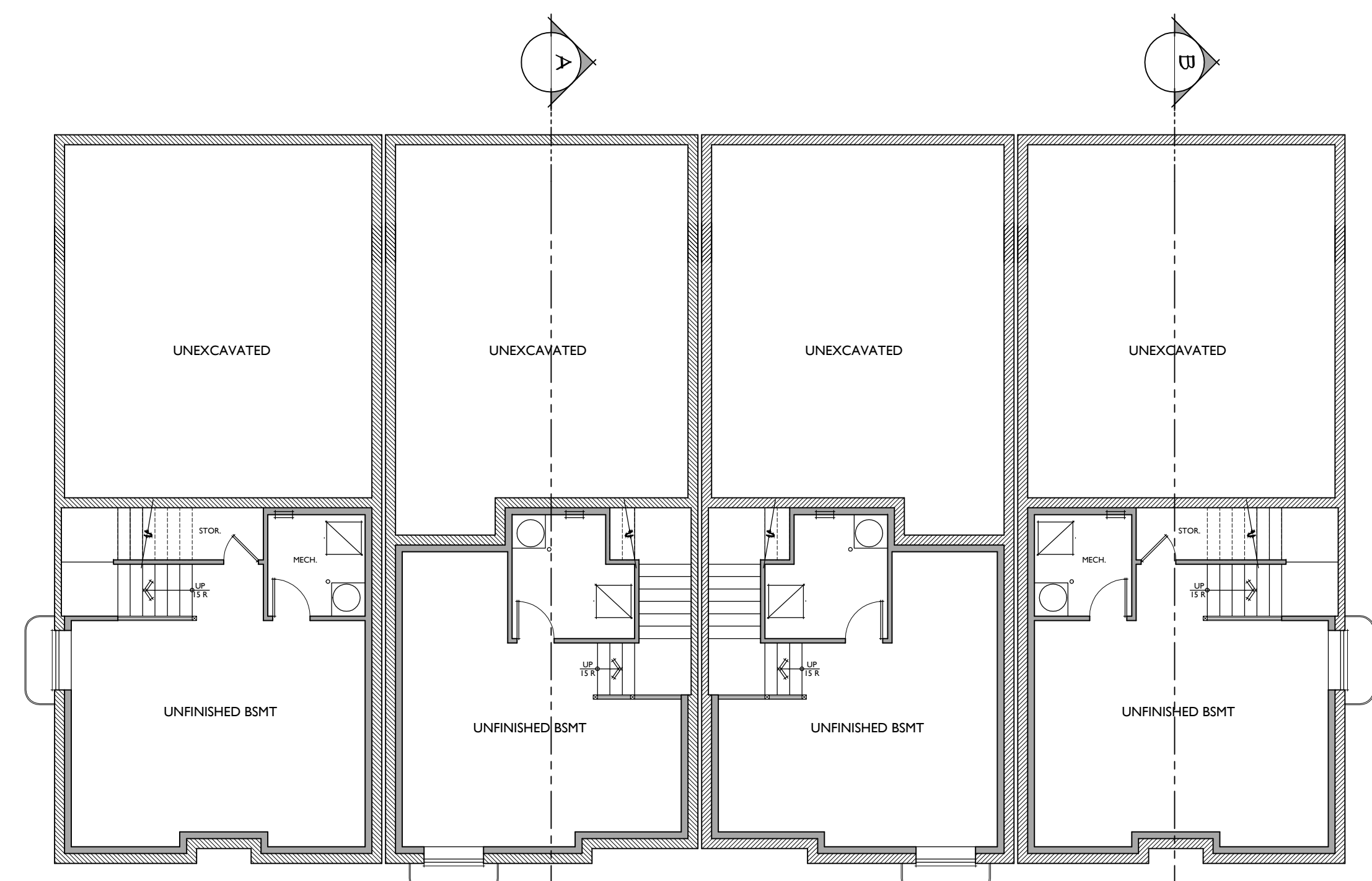
SECOND FLOOR

Plan 2XR

Plan 1XR

Plan 1X

Plan 2X



BASEMENT

Plan 2XR

Plan 1XR

Plan 1X

Plan 2X

Bassenian | Lagoni
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2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

4 - PLEX - (FACING S 700 E)

Floor Plans

SANDY TOWNHOMES

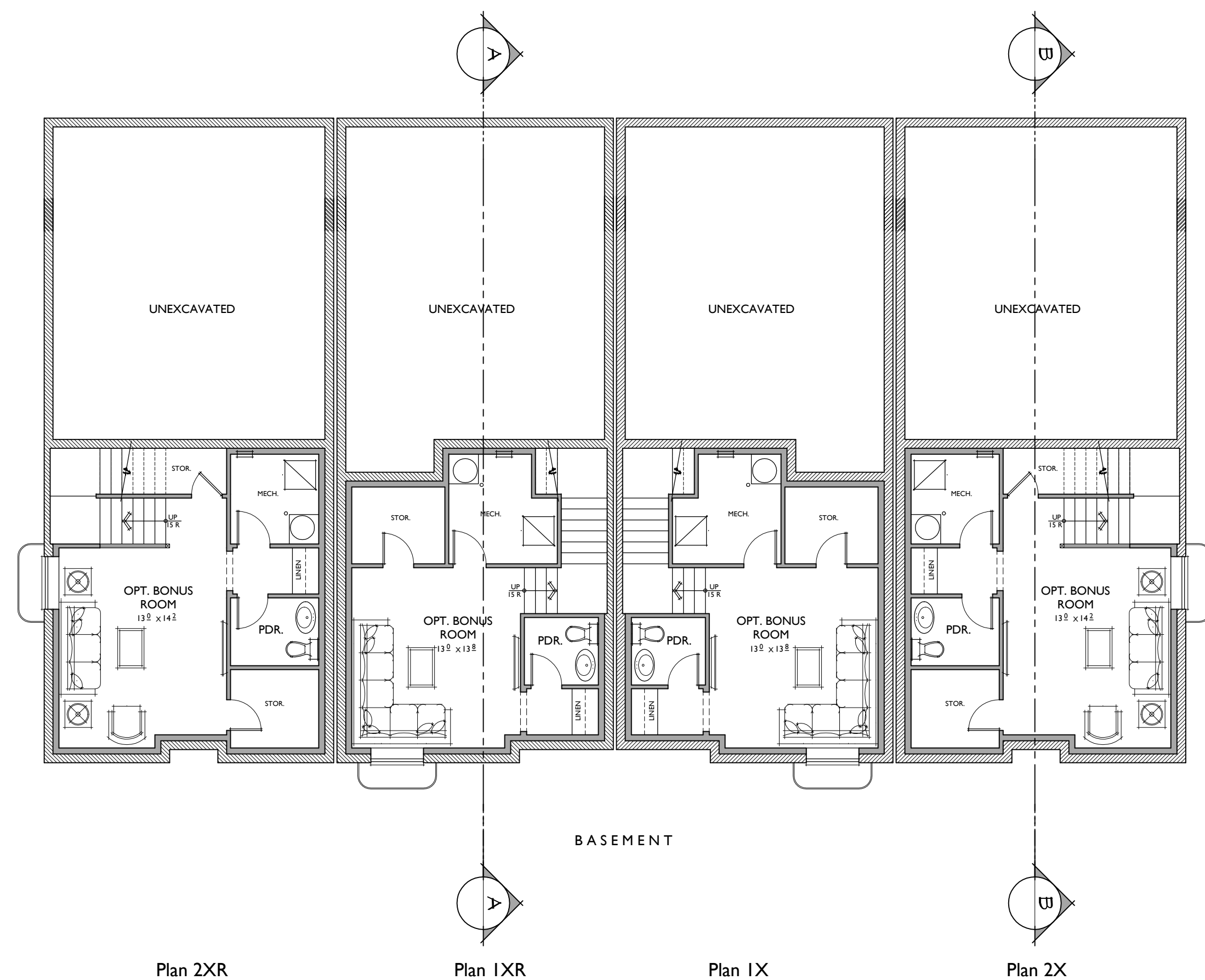
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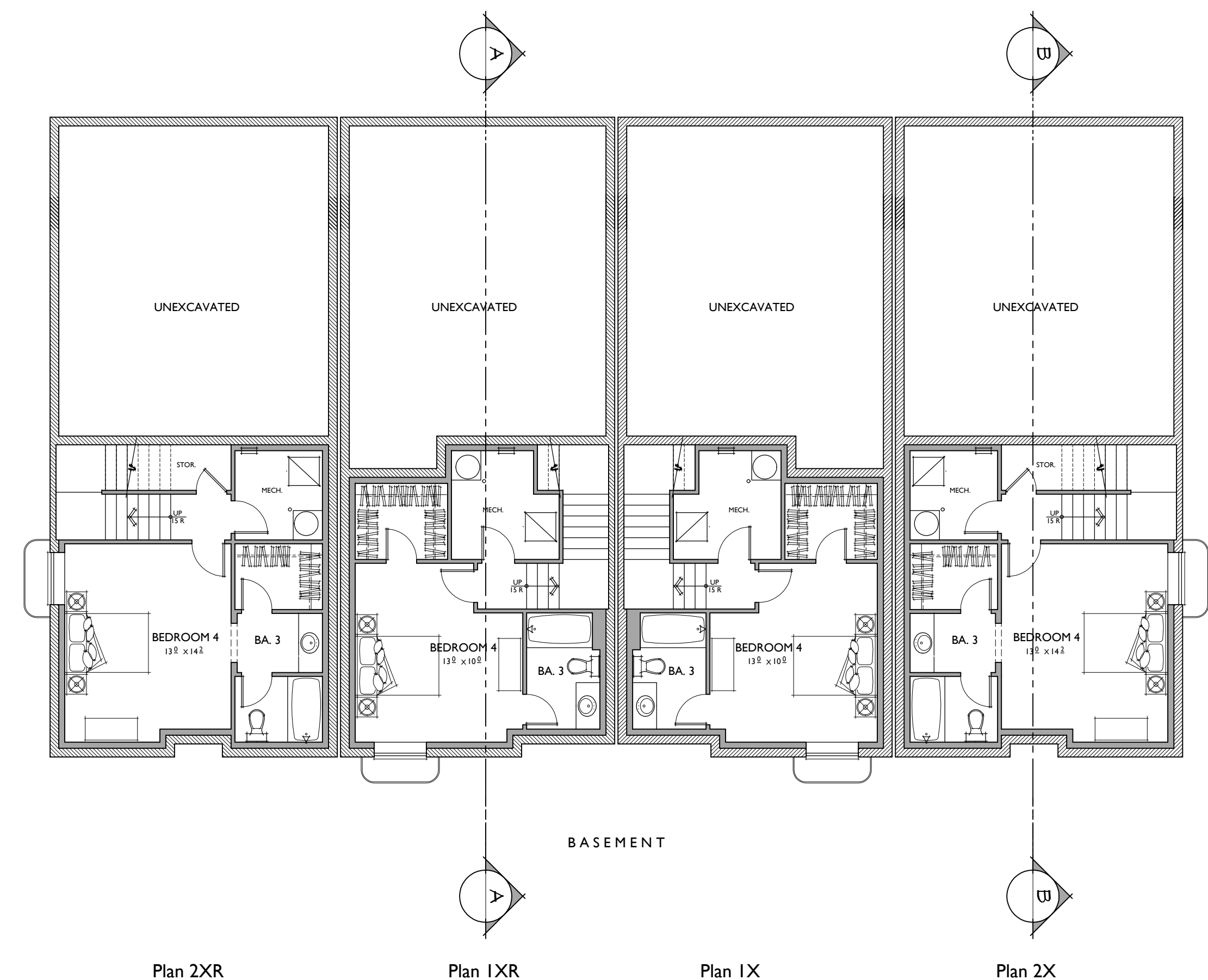
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VAN DAELE
HOMES



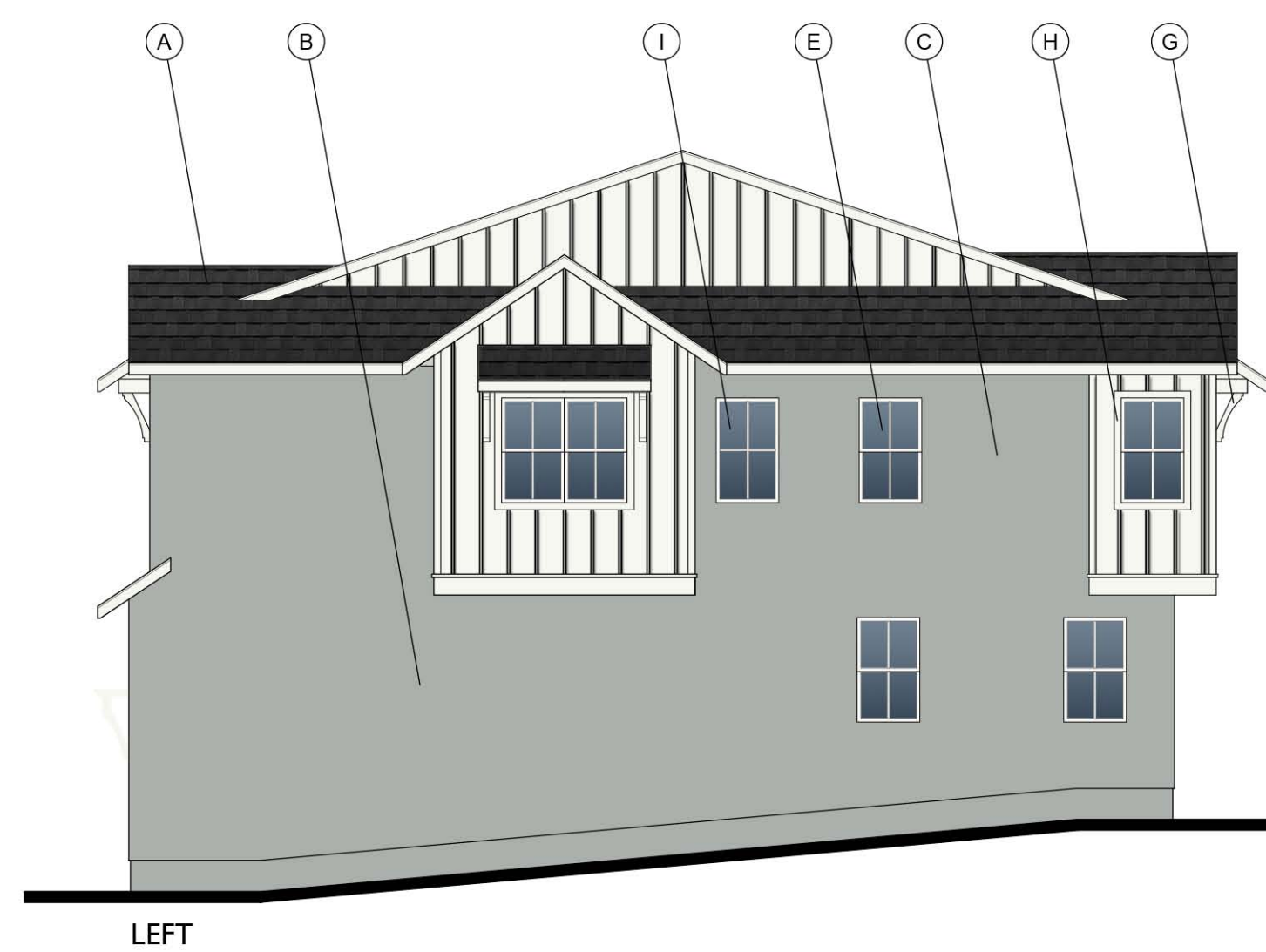
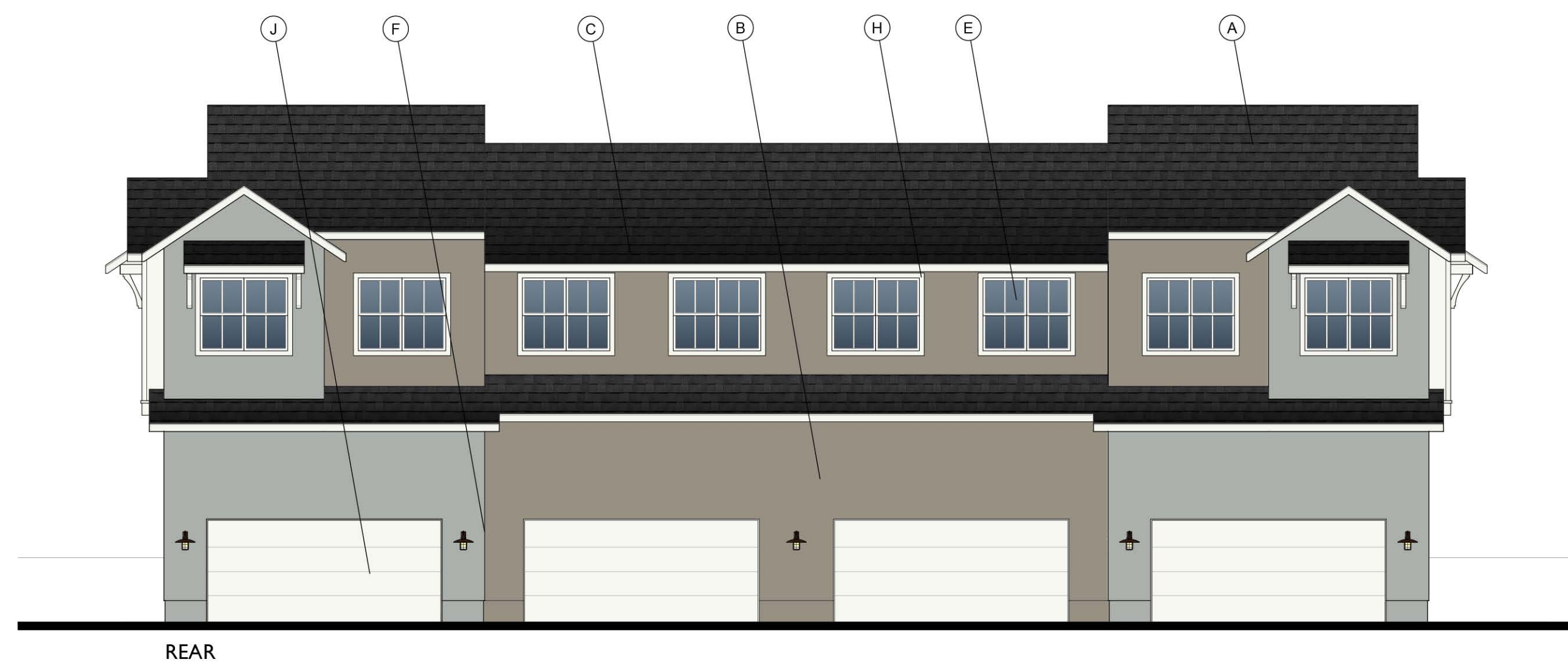
OPT. BASEMENT A

IN LIEU OF BASEMENT

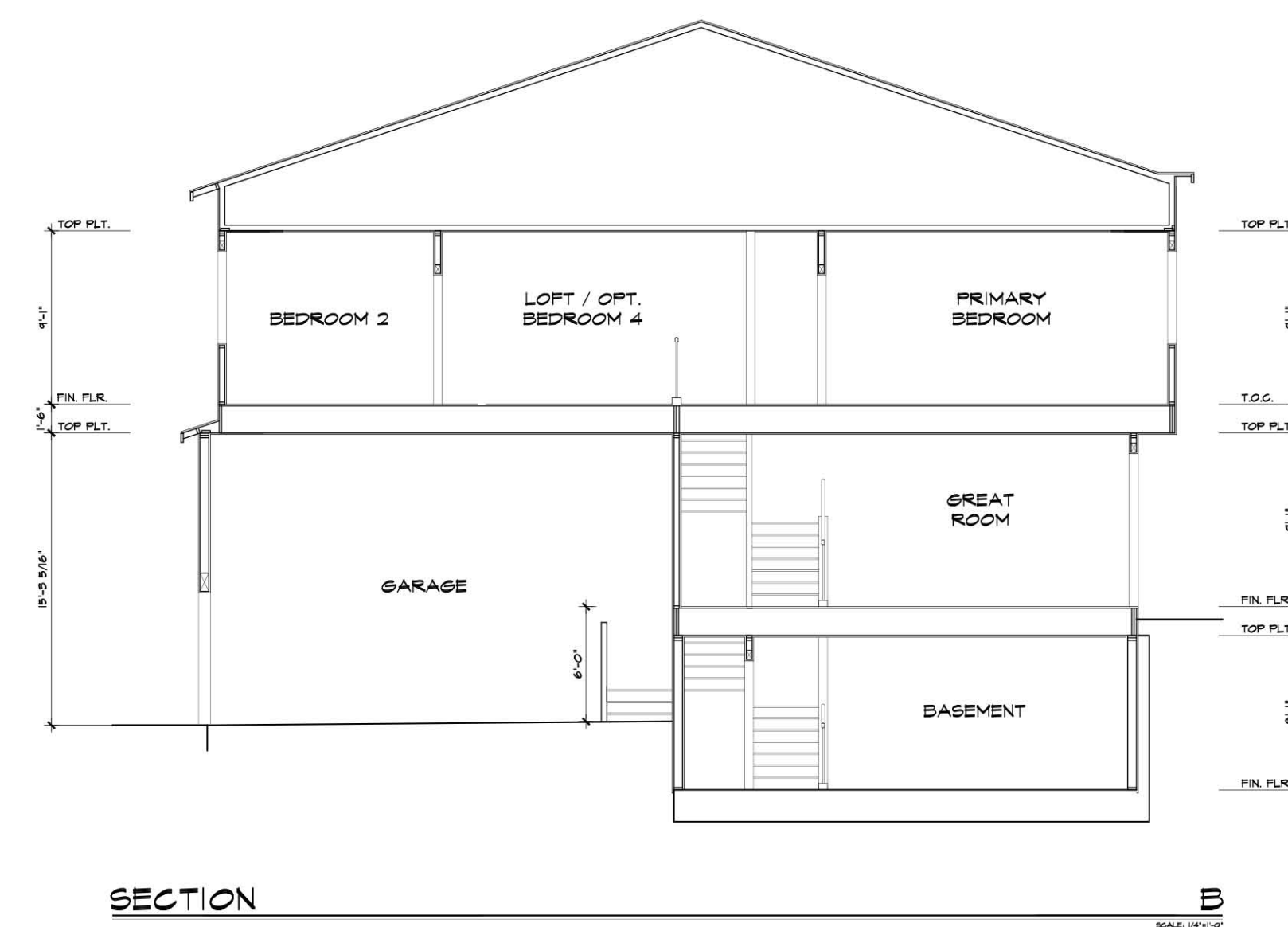
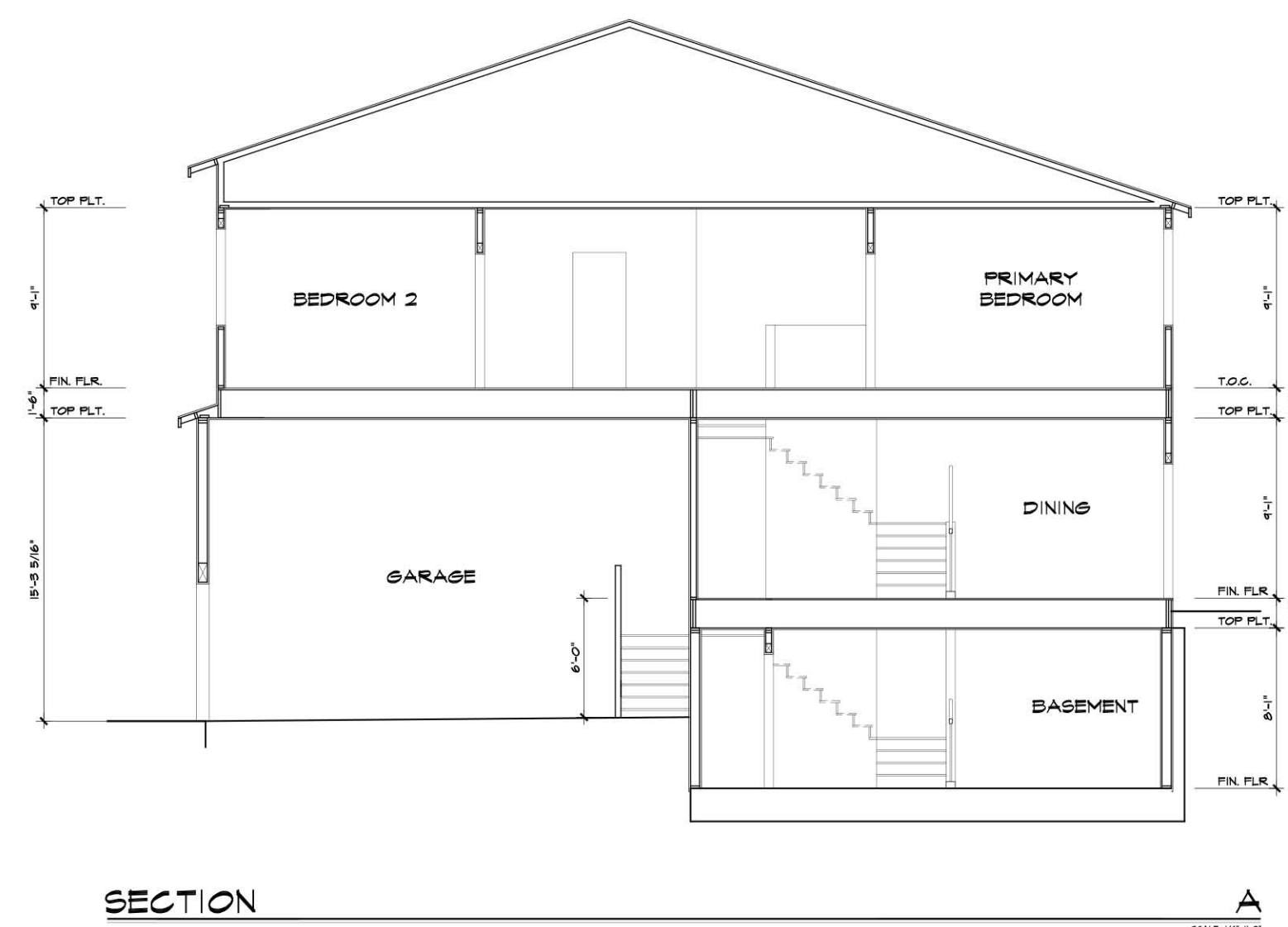
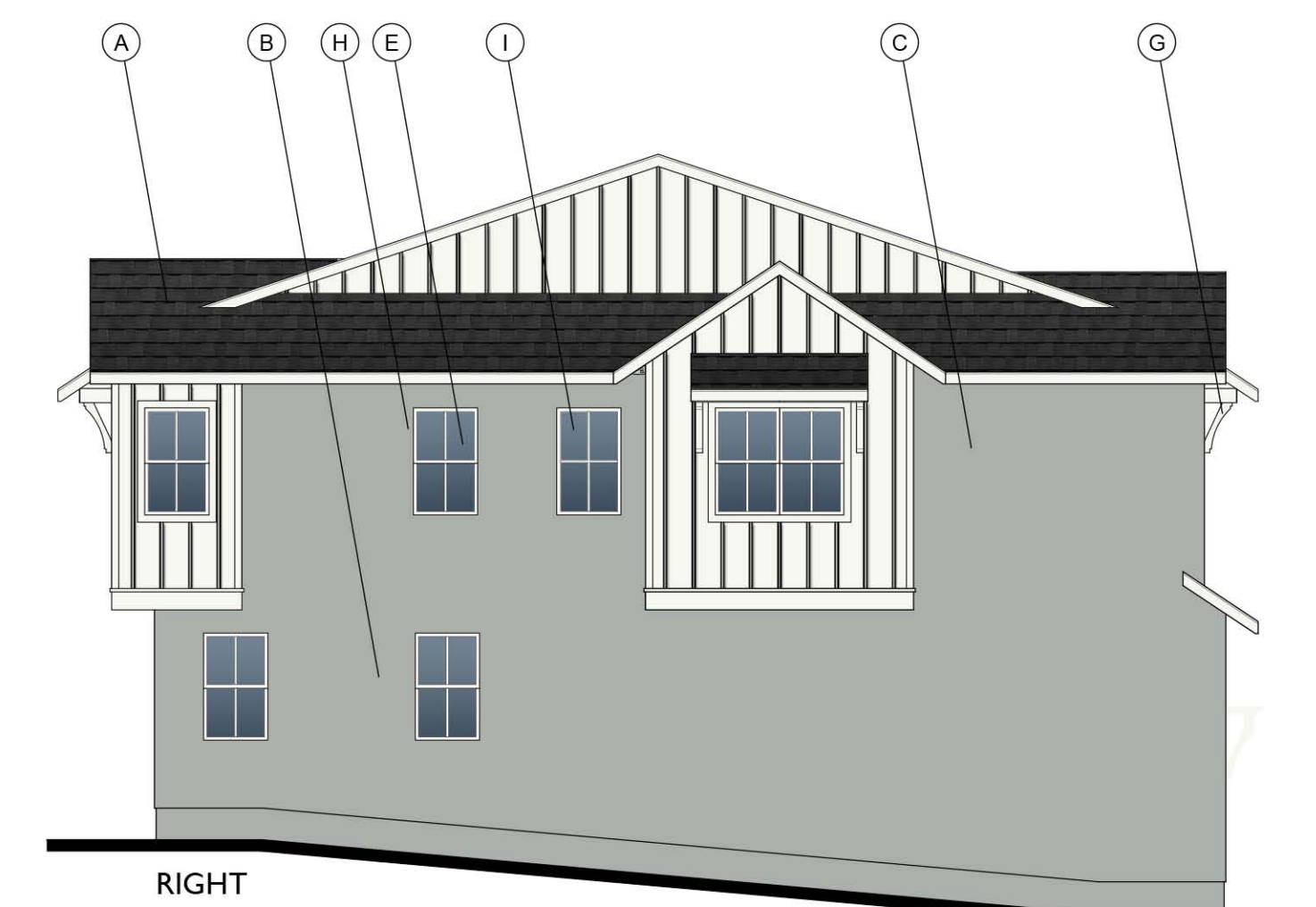


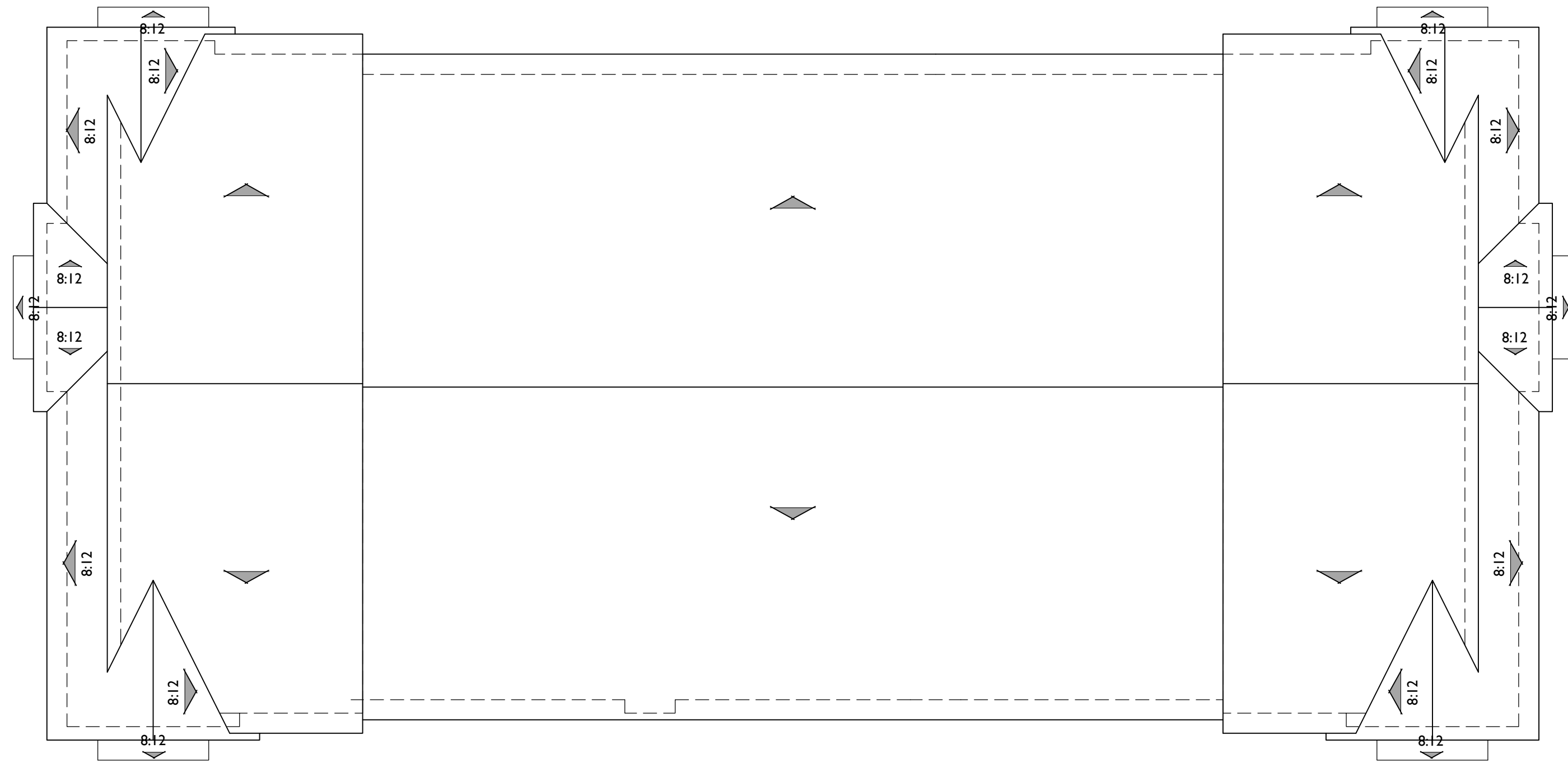
OPT. BASEMENT B

IN LIEU OF BASEMENT

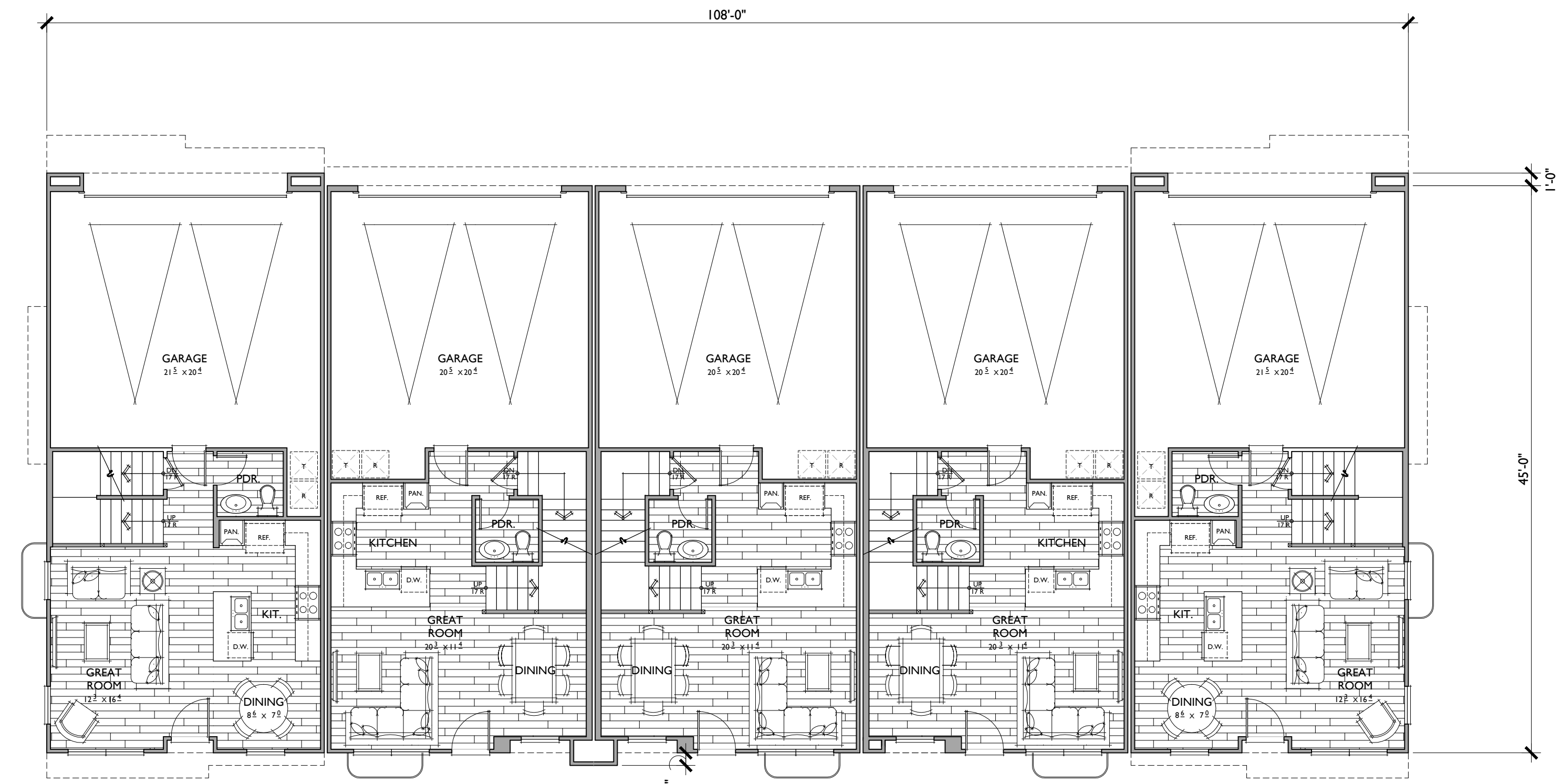


- MATERIAL LEGEND**
- A. COMPOSITION SHINGLE
 - B. STUCCO
 - C. BOARD AND BATT VERTICAL SIDING
 - D. WOODEN SHUTTERS
 - E. VINYL WINDOW
 - F. LIGHT FIXTURE
 - G. WOODEN CORBEL
 - H. WINDOW TRIM
 - I. RECESS WINDOW
 - J. ROLL UP GARAGE DOOR



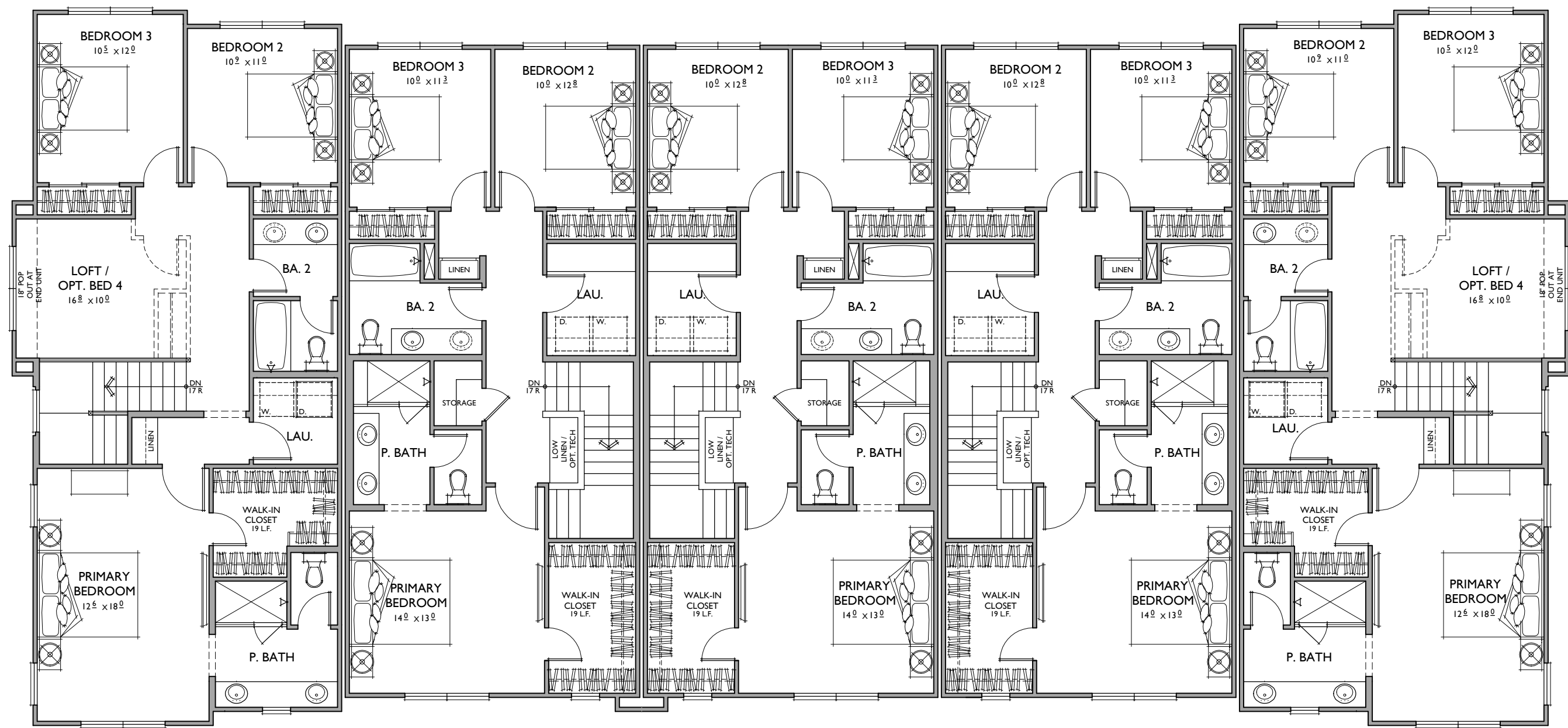


ROOF PLAN
 PITCH: 4:12 UNLESS NOTED OTHERWISE
 RAKE: 1/2"
 EAVE: 16"
 ROOF MATERIAL: COMPOSITE SHINGLE

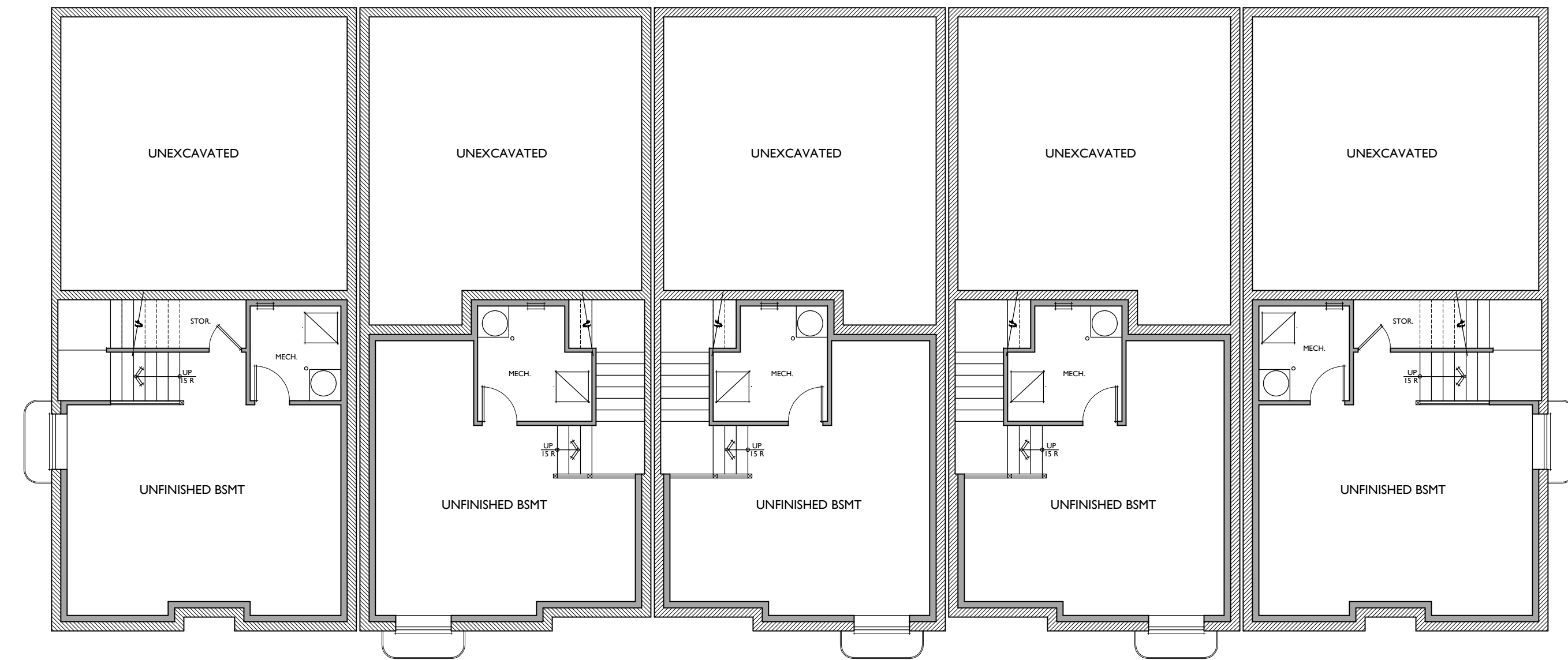


FIRST FLOOR

Plan 2R 3 BR / 2.5 BA / Loft / Opt. BR 4 1,555 S.F. 490 S.F. BSMT	Plan 1R 3 BR / 2.5 BA 1,390 S.F. 444 S.F. BSMT	Plan I 3 BR / 2.5 BA 1,390 S.F. 444 S.F. BSMT	Plan I 3 BR / 2.5 BA 1,390 S.F. 444 S.F. BSMT	Plan 2 3 BR / 2.5 BA / Loft / Opt. BR 4 1,555 S.F. 490 S.F. BSMT
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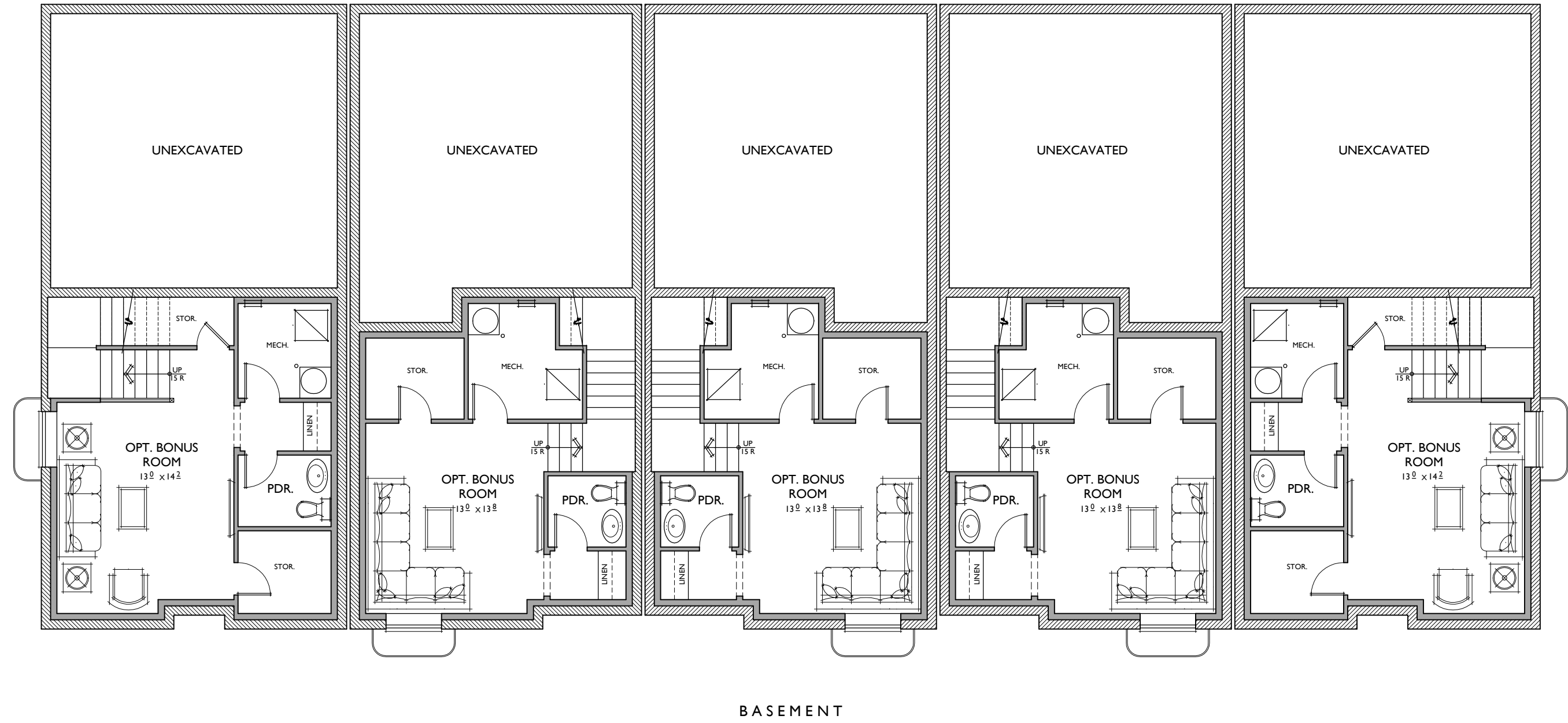


SECOND FLOOR



BASEMENT

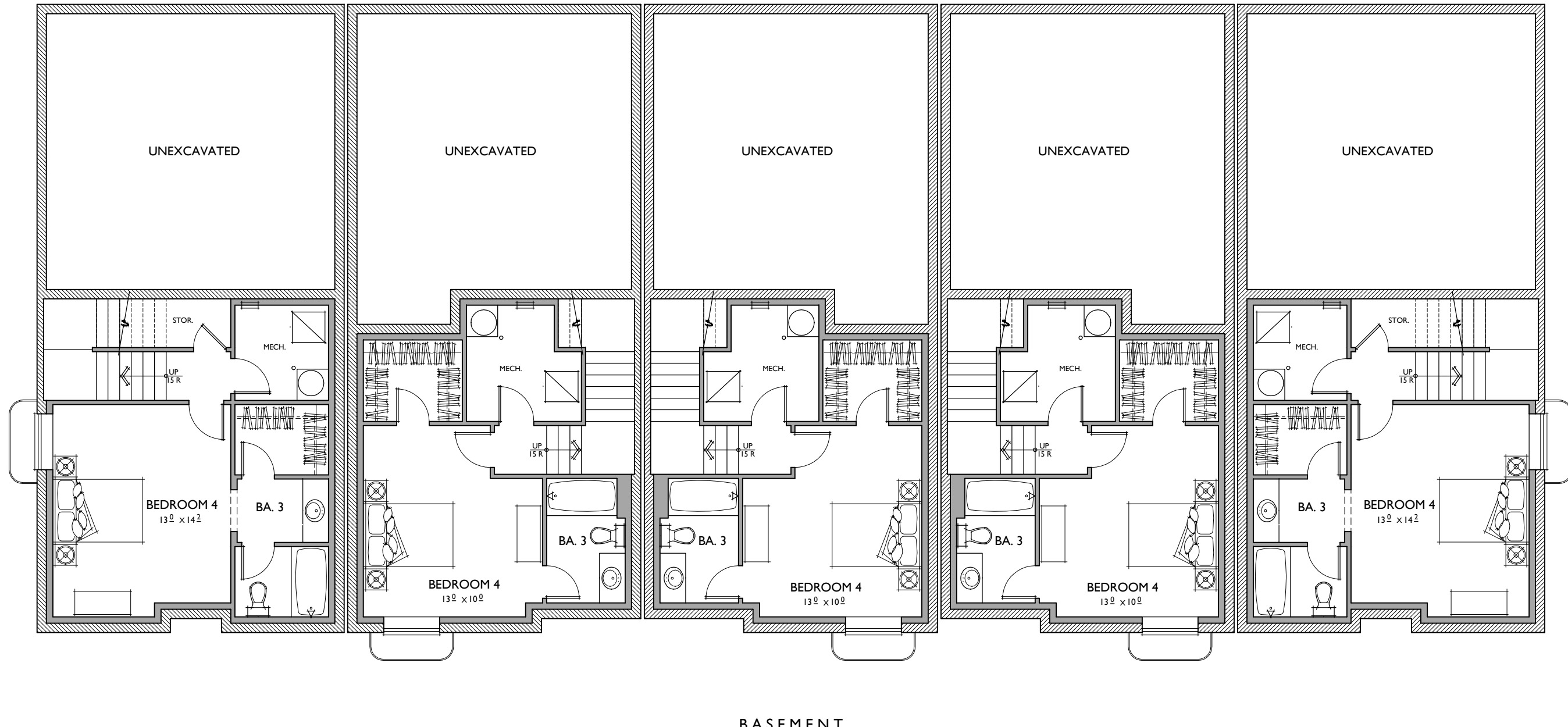
Plan 2R Plan 1R Plan I Plan I Plan 2



Plan 2R Plan 1R Plan 1 Plan 1 Plan 2

OPT. BASEMENT A

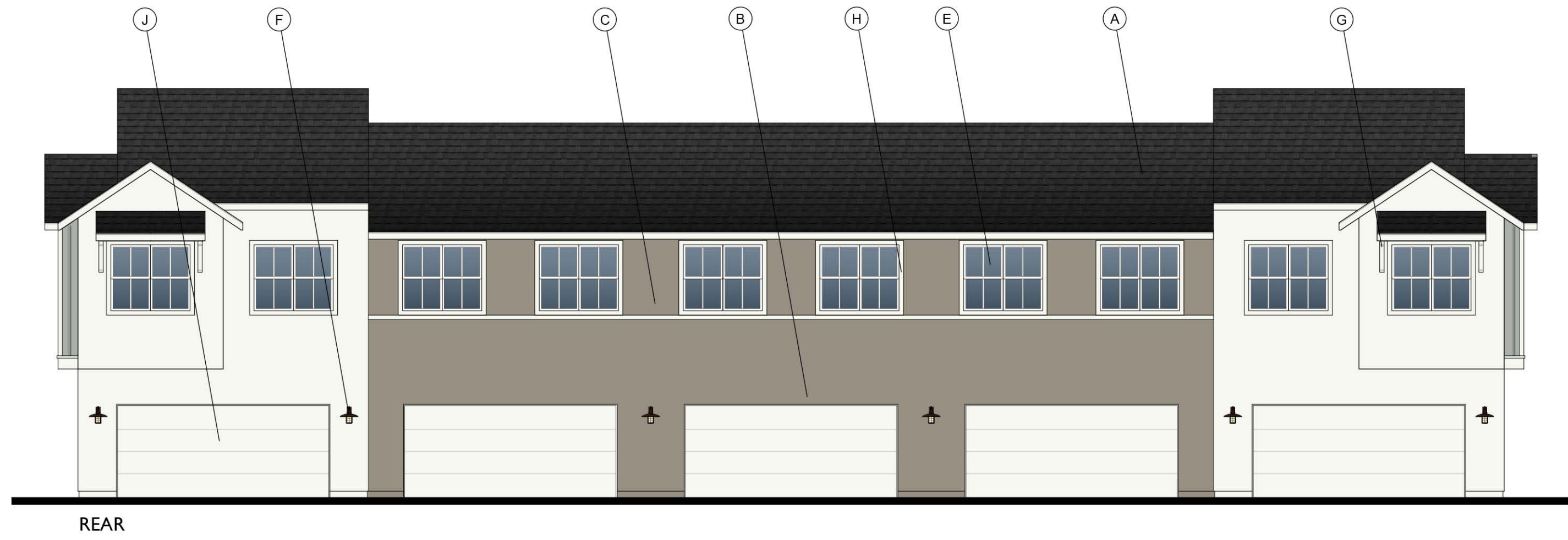
IN LIEU OF BASEMENT



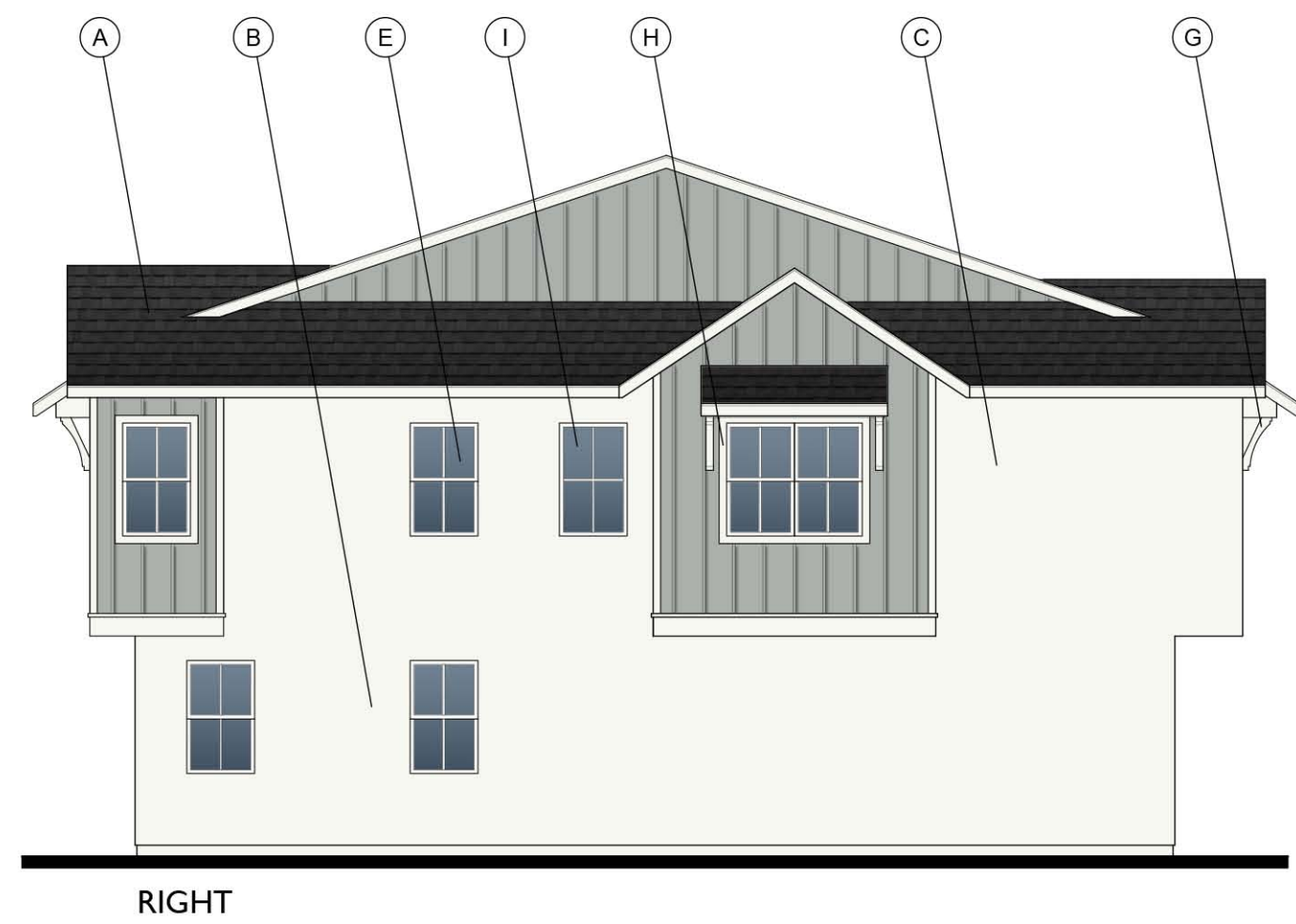
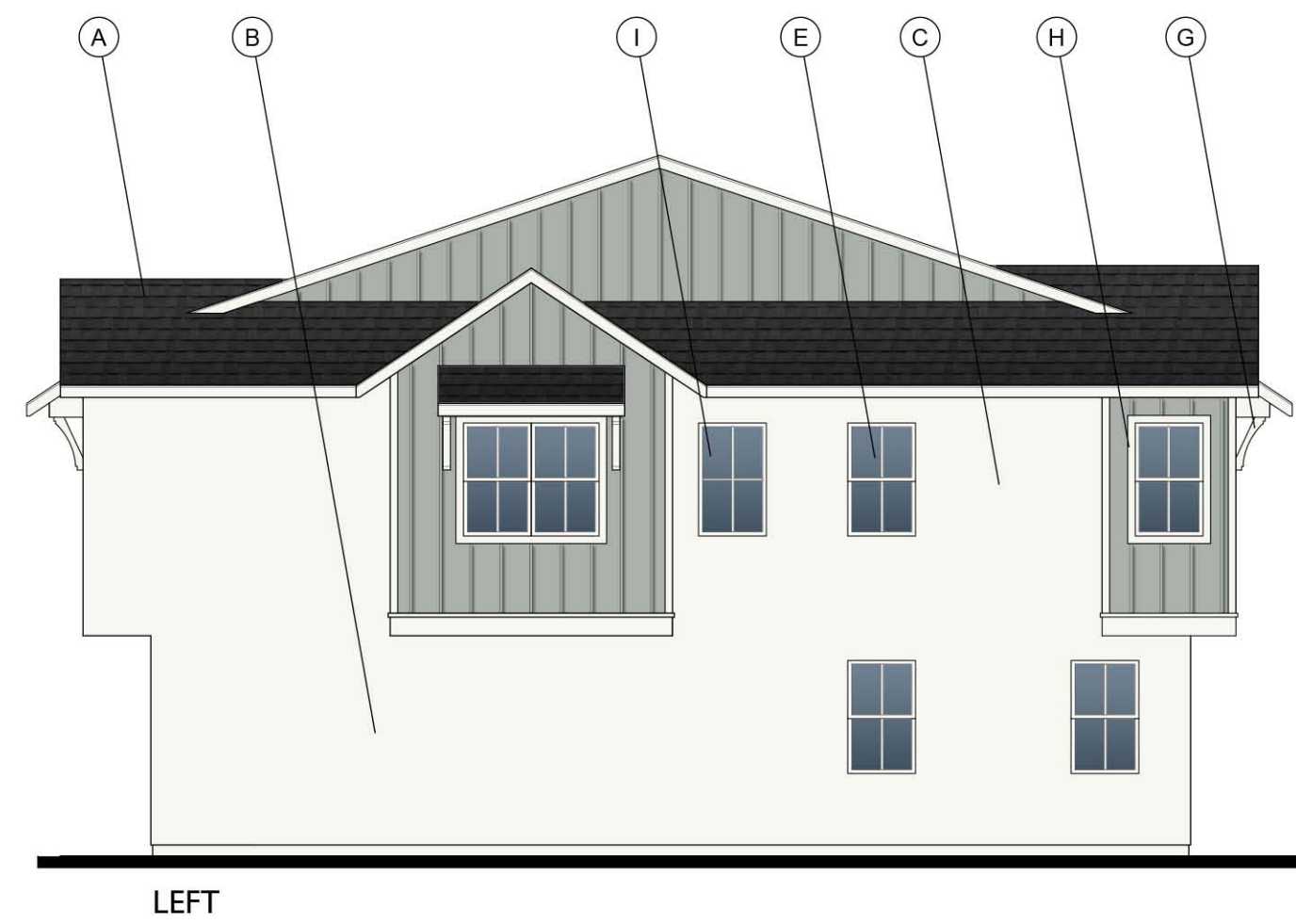
Plan 2R Plan 1R Plan 1 Plan 1 Plan 2

OPT. BASEMENT B

IN LIEU OF BASEMENT



- MATERIAL LEGEND
- A. COMPOSITION SHINGLE
 - B. STUCCO
 - C. BOARD AND BATT VERTICAL SIDING
 - D. WOODEN SHUTTERS
 - E. VINYL WINDOW
 - F. LIGHT FIXTURE
 - G. WOODEN CORBEL
 - H. WINDOW TRIM
 - I. RECESS WINDOW
 - J. ROLL UP GARAGE DOOR





SANDY TOWNHOMES

SANDY, UTAH

DIGITAL COLOR BOARDS

JANUARY 6, 2021

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS



SANDY TOWNHOMES

JOB# 521-20232
COLOR SELECTION CHART

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

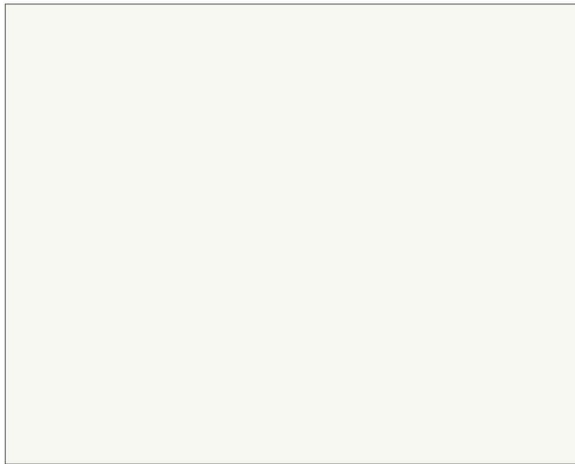
PAINT: SHERWIN WILLIAMS

JANUARY 6, 2021

ROOF: CERTAINTEED LANDMARK

	1	2	3
FASCIA, EAVES, KICKERS, GARAGE DOOR & TRIM	SW 7757 HIGH REFLECTIVE WHITE	SW 7757 HIGH REFLECTIVE WHITE	SW 7757 HIGH REFLECTIVE WHITE
SHUTTERS & FRONT ENTRY #1	SW 6230 RAINSTORM	SW 6230 RAINSTORM	SW 6230 RAINSTORM
SHUTTERS & FRONT ENTRY #2	SW 2838 POLISHED MAHOGANY	SW 2838 POLISHED MAHOGANY	SW 2838 POLISHED MAHOGANY
BASE STUCCO #1	SW 9171 FELTED WOOL	SW 7757 HIGH REFLECTIVE WHITE	SW 9171 FELTED WOOL
BASE STUCCO #2	SW 7652 MINERAL DEPOSIT	SW 7652 MINERAL DEPOSIT	SW 7757 HIGH REFLECTIVE WHITE
SIDING	SW 7757 HIGH REFLECTIVE WHITE	SW 9171 FELTED WOOL	SW 7652 MINERAL DEPOSIT
COMP ROOF	MOIRE BLACK	MOIRE BLACK	MOIRE BLACK

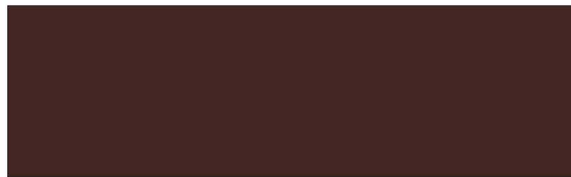
SCHEME 1



SIDING
SW 7757 HIGH REFLECTIVE WHITE



FRONT ENTRY DOOR & SHUTTERS #1
SW 6230 RAINSTORM



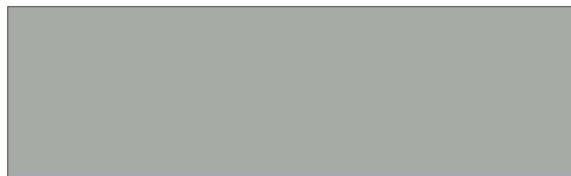
FRONT ENTRY DOOR & SHUTTERS #2
SW 2838 POLISHED MAHOGANY



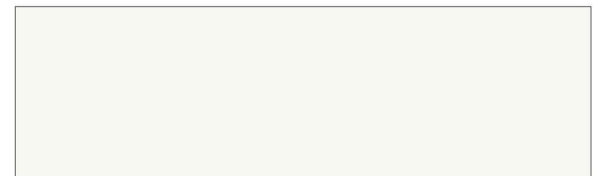
COMPOSITION ROOF
CERTAINTEED - MOIRE BLACK



BASE STUCCO #1
SW 9171 FELTED WOOL



BASE STUCCO #2
SW 7652 MINERAL DEPOSIT



FASCIA, EAVES, KICKERS, TRIM
& GARAGE DOOR
SW 7757 HIGH REFLECTIVE WHITE

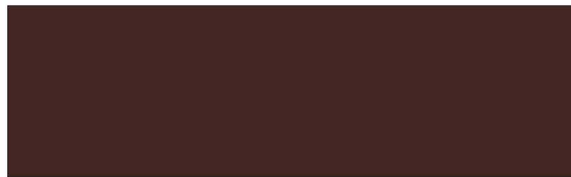
SCHEME 2



SIDING
SW 9171 FELTED WOOL



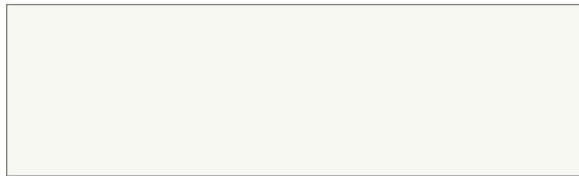
FRONT ENTRY DOOR & SHUTTERS #1
SW 6230 RAINSTORM



FRONT ENTRY DOOR & SHUTTERS #2
SW 2838 POLISHED MAHOGANY



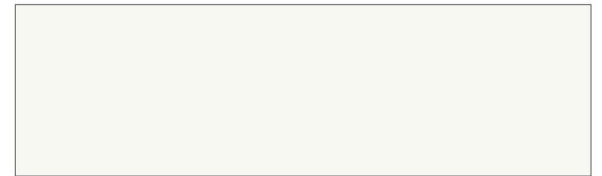
COMPOSITION ROOF
CERTAINTED - MOIRE BLACK



BASE STUCCO #1
SW 7757 HIGH REFLECTIVE WHITE



BASE STUCCO #2
SW 7652 MINERAL DEPOSIT



FASCIA, EAVES, KICKERS, TRIM
& GARAGE DOOR
SW 7757 HIGH REFLECTIVE WHITE

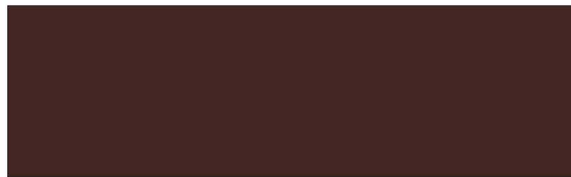
SCHEME 3



SIDING
SW 7652 MINERAL DEPOSIT



FRONT ENTRY DOOR & SHUTTERS #1
SW 6230 RAINSTORM



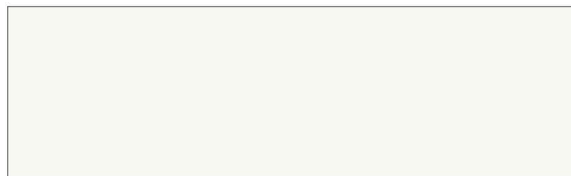
FRONT ENTRY DOOR & SHUTTERS #2
SW 2838 POLISHED MAHOGANY



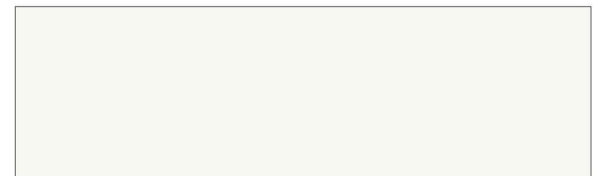
COMPOSITION ROOF
CERTAINTED - MOIRE BLACK



BASE STUCCO #1
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BASE STUCCO #2
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FASCIA, EAVES, KICKERS, TRIM
& GARAGE DOOR
SW 7757 HIGH REFLECTIVE WHITE