



BENCHMARK

NORTHWEST CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN ELEV = 4507.39'

GENERAL NOTES

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- 3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS
- 4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
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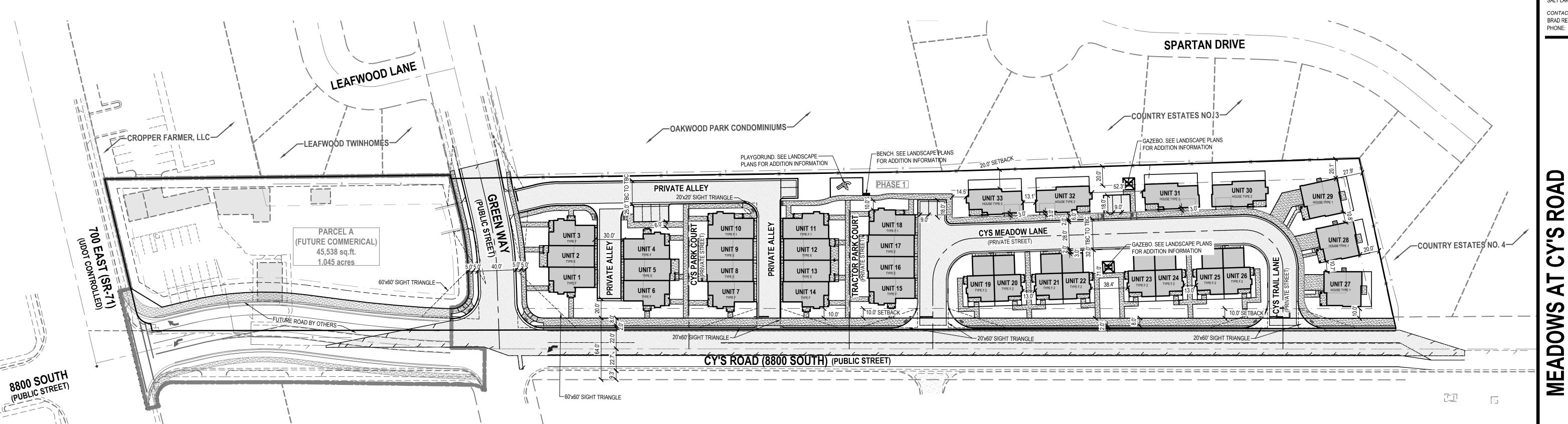
Site Summary Table					
Discription	Area	Percentage			
uilding	41,873	31%			
ublic Roads	0	0%			
rivate Roads	31,391	23%			
nterior Walks	16,802	12%			
andscape	46,988	34%			
otal Open Space* _andscape + Interior Walks)	63,790	47%			
Total Site	137,054	100%			

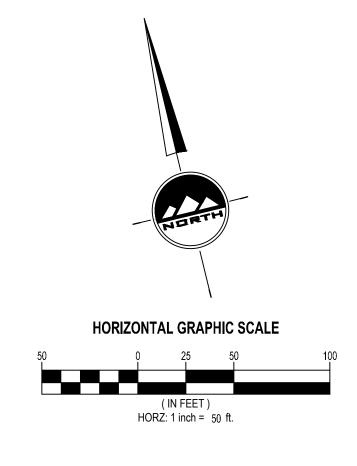
*minimum 40%

Open Space Summary					
Discription	Area	Percentage			
Private Open Space	12,388	19%			
Common Open Space**	51,402	81%			
Total	63,790	100%			
**minimum 25%					

*	*	m	in	im	um	25%	

Parking Summary			
Guest Parking Required	12		
Guest Parking Provided	12		
Total Stalls	12		







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LAYTON

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CEDAR CITY

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RICHFIELD

Phone: 435.896.2983

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BRAD REYNOLDS CONSTRUCTION P.O. BOX 17958 SALT LAKE CITY, UTAH

CONTACT: BRAD REYNOLDS

PHONE: 801-281-2200

UTH 700 EAST YS 4 8800 SOI SAN

UTAH

IDY,

OVERALL SITE PLAN

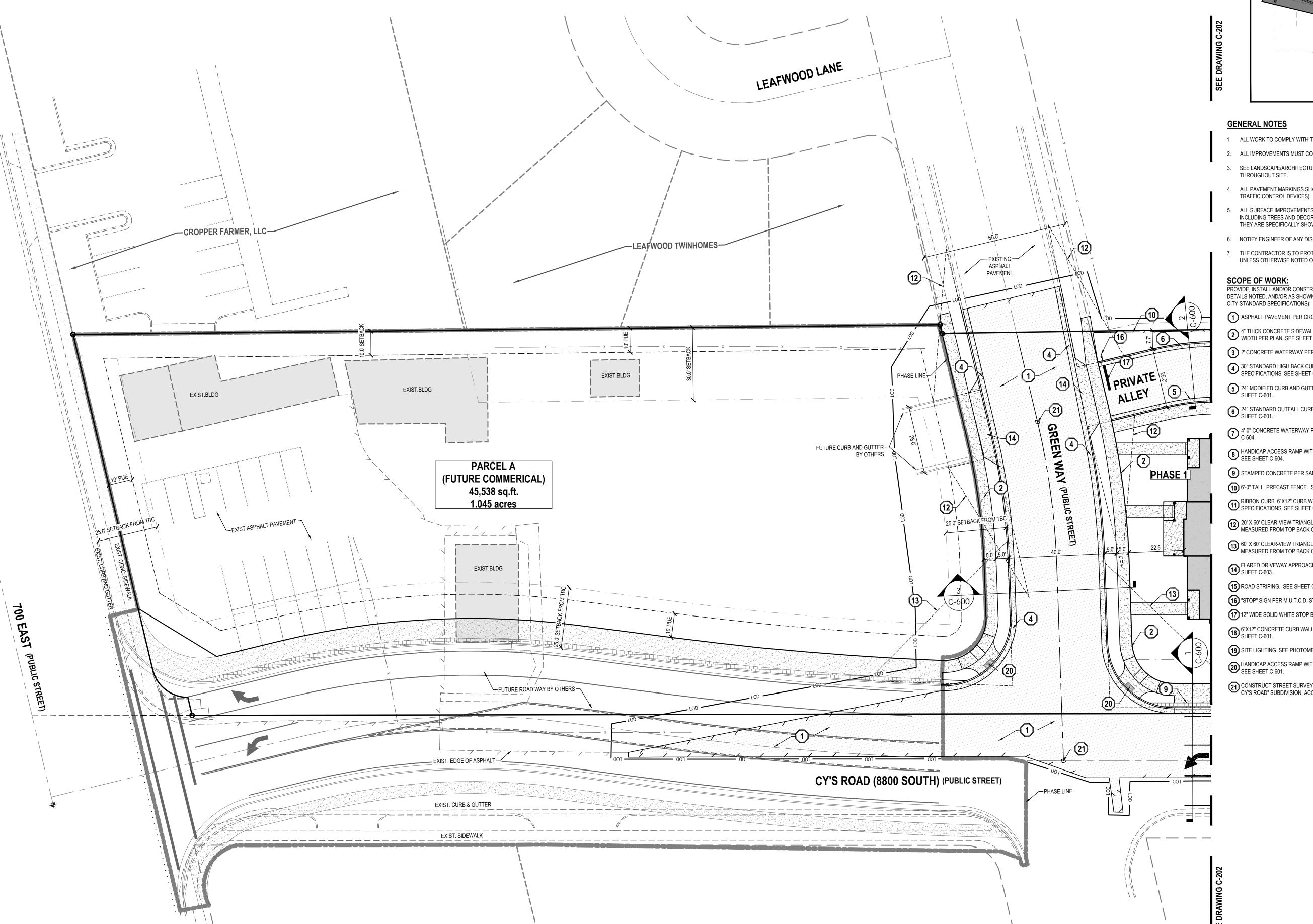
PROJECT NUMBER 2025-01-28 13285 PROJECT MANAGER DESIGNED BY

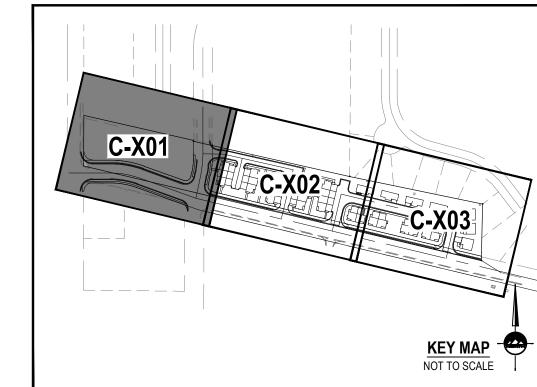
C-200

BENCHMARK

ELEV = 4507.39'

NORTHWEST CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN



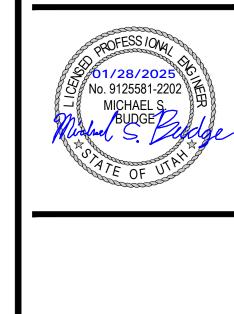


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PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS ("SPECIFICATIONS" REFERES TO SANDY

- (1) ASPHALT PAVEMENT PER CROSS SECTIONS ON DETAILS SHEET C-600
- 4" THICK CONCRETE SIDEWALK PER SANDY CITY STANDARD DETAIL SW-03 AND SPECIFICATIONS. WIDTH PER PLAN. SEE SHEET C-603.
- (3) 2' CONCRETE WATERWAY PER DETAIL 8/C-600.
- 30" STANDARD HIGH BACK CURB AND GUTTER PER SANDY CITY STANDARD DETAIL CG-01 AND SPECIFICATIONS. SEE SHEET C-601.
- 24" MODIFIED CURB AND GUTTER PER SANDY CITY STANDARD DETAIL CG-01 AND SPECIFICATIONS. SEE SHEET C-601. 6 24" STANDARD OUTFALL CURB AND GUTTER PER SANDY CITY STD DWG CG-01 AND SPECIFICATIONS. SEE SHEET C-601.
- 4'-0" CONCRETE WATERWAY PER SANDY CITY STANDARD DETAIL CG-03 AND SPECIFICATIONS. SEE SHEET C-604.
- 8 HANDICAP ACCESS RAMP WITH DETECTABLE WARNING SURFACE PER SANDY CITY STANDARD DETAIL SW-01. SEE SHEET C-604.
- 9 STAMPED CONCRETE PER SANDY CITY STANDARD DETAIL SW-05 AND SPECIFICATIONS. SEE SHEET C-604.
- RIBBON CURB. 6"X12" CURB WALL (0" CURB FACE) PER SANDY CITY STANDARD DETAIL CG-01 AND SPECIFICATIONS. SEE SHEET C-601.
- 20' X 60' CLEAR-VIEW TRIANGLE. NO OBSTACLES (INCLUDING VEGETATION) OVER THREE FEET HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN THE TRIANGLE.
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- FLARED DRIVEWAY APPROACH PER SANDY CITY STANDARD DETAIL DA-01/DA-02 AND SPECIFICATIONS. SEE SHEET C-603.
- 15 ROAD STRIPING. SEE SHEET C-204 AND DETAIL 8/C-600 FOR INFORMATION.
- 16) "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
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- (19) SITE LIGHTING. SEE PHOTOMETRIC PLANS FOR ADDITIONAL INFORMATION.
- HANDICAP ACCESS RAMP WITH DETECTABLE WARNING SURFACE PER SANDY CITY STANDARD DETAIL SW-02. SEE SHEET C-601.
- CONSTRUCT STREET SURVEY MONUMENT, AS LOCATED ON THE RECORDED PLAT FOR THE "MEADOWS ON CY'S ROAD" SUBDIVISION, ACCORDING TO THE REQUIREMENTS F THE SALT LAKE COUNTY PERMIT (TYPICAL).



THE STANDARD IN ENGINEERING

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MEADOWS

700 EAST

UTAH

DY,

8800 SOI SAN

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LAYTON

TOOELE

CEDAR CITY

RICHFIELD

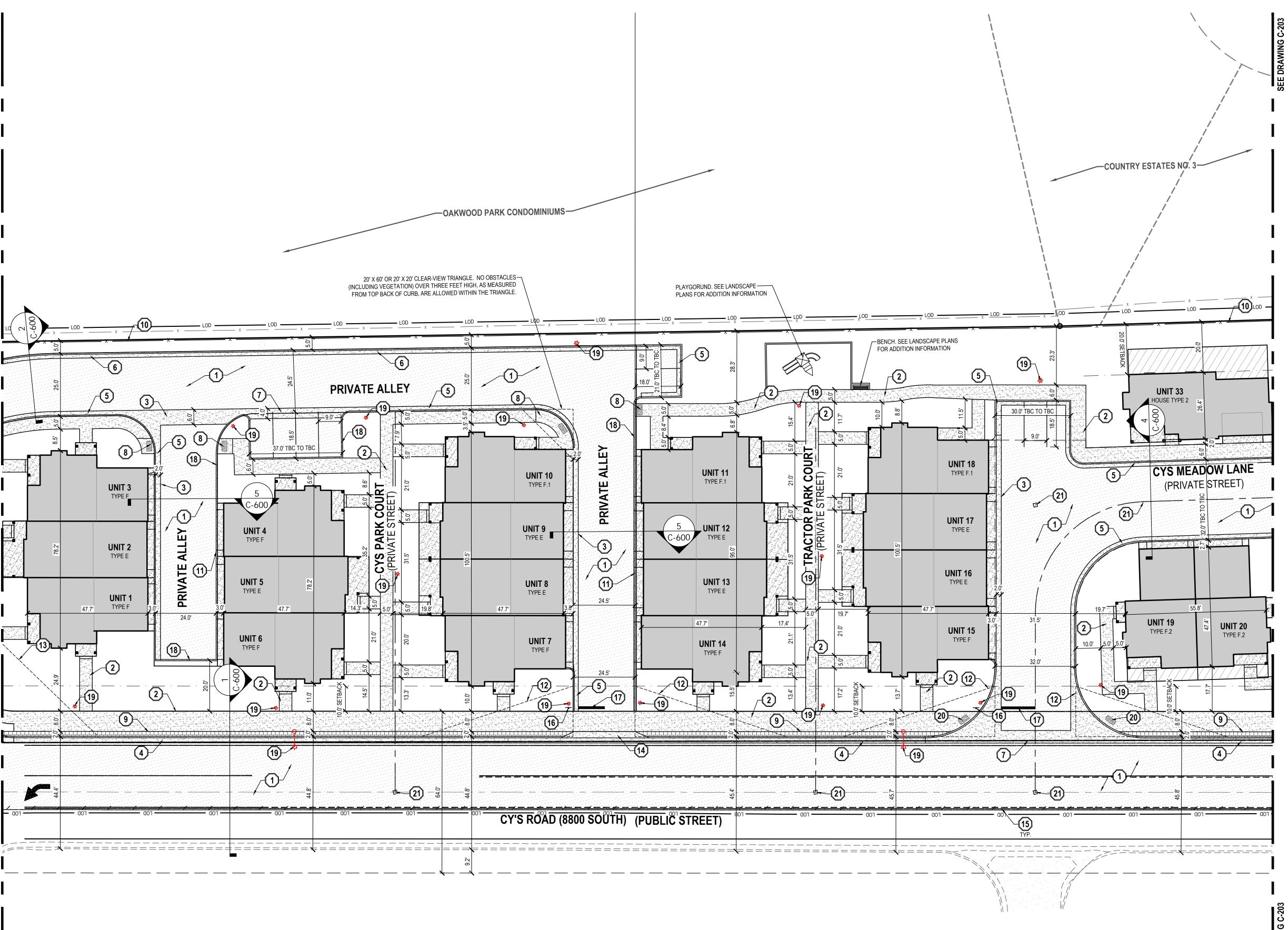
SITE PLAN

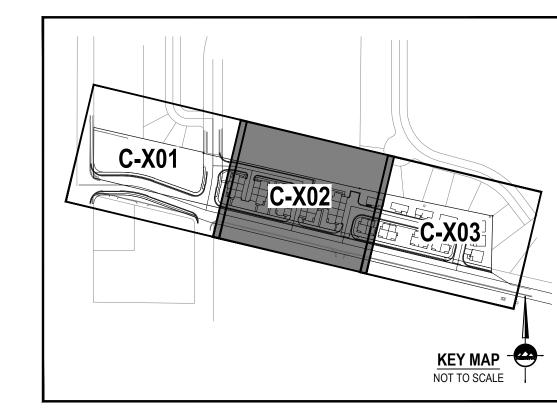
2025-01-28

HORIZONTAL GRAPHIC SCALE HORŽ: 1 inch = ## ft.

BENCHMARK NORTHWEST CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4507.39'





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SCOPE OF WORK:

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HORIZONTAL GRAPHIC SCALE

HORZ: 1 inch = 20 ft.



2025-01-28

PROJECT MANAGER DESIGNED BY



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CONTACT:

4

8

MEADOWS

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LAYTON

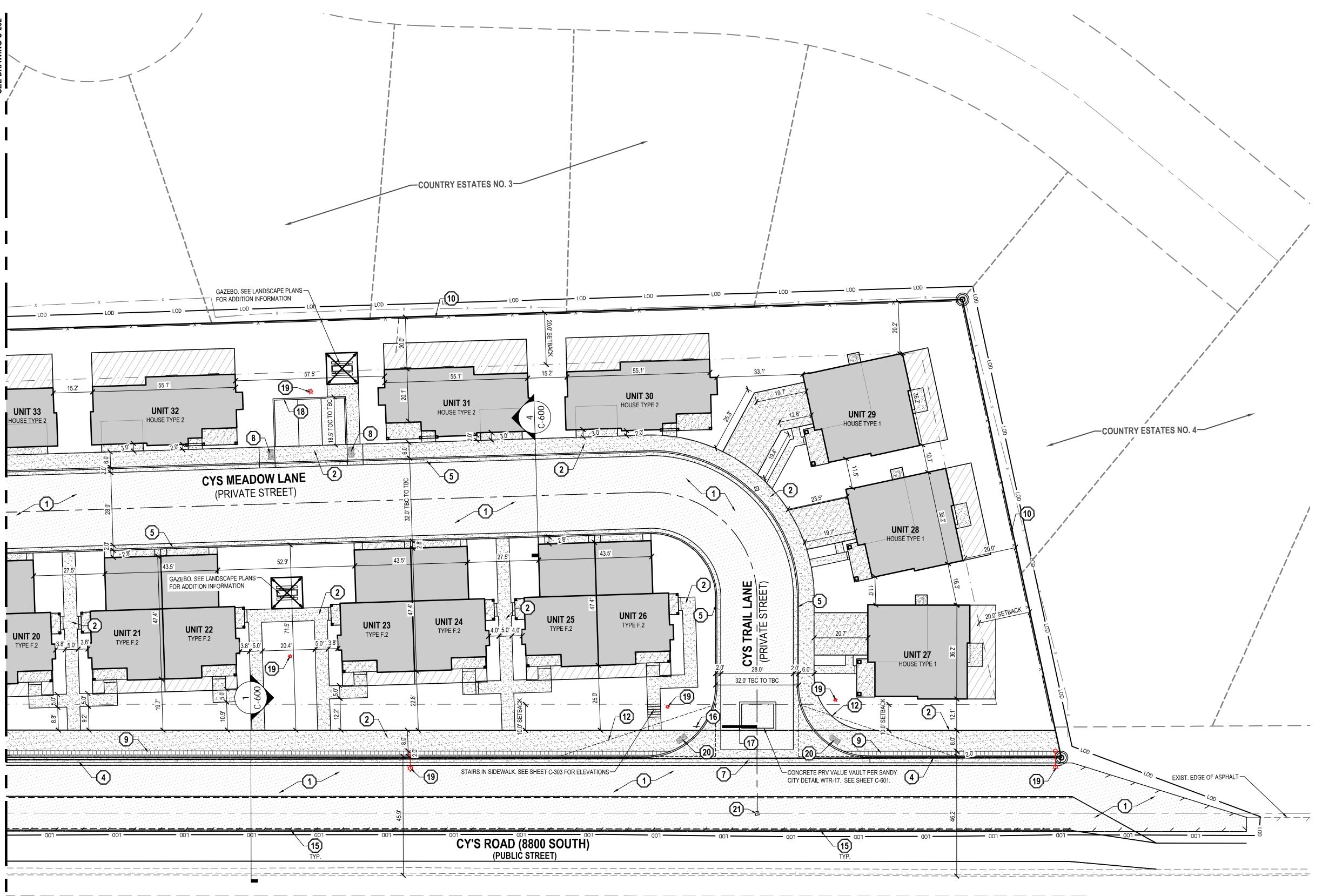
TOOELE

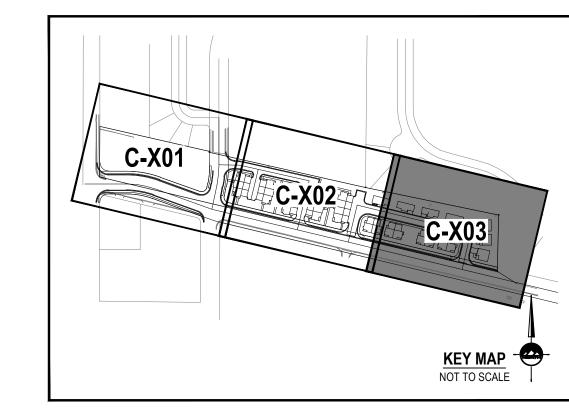
CEDAR CITY

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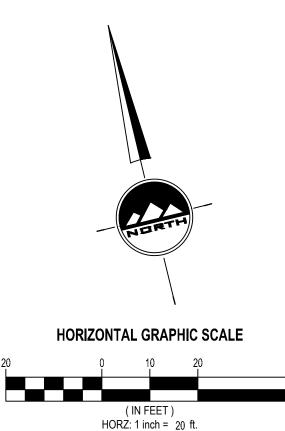




SITE PLAN

PROJECT NUMBER PROJECT MANAGER DESIGNED BY

2025-01-28



45 W 10000 S, Suite 500 Sandy, UT 84070 Phone: 801.255.0529 LAYTON Phone: 801.547.1100 **TOOELE** Phone: 435.843.3590 CEDAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.896.2983 WWW.ENSIGNENG.COM BRAD REYNOLDS CONSTRUCTION

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> 700 EAST DY, 8800 SO

4

80

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PROJECT MANAGER

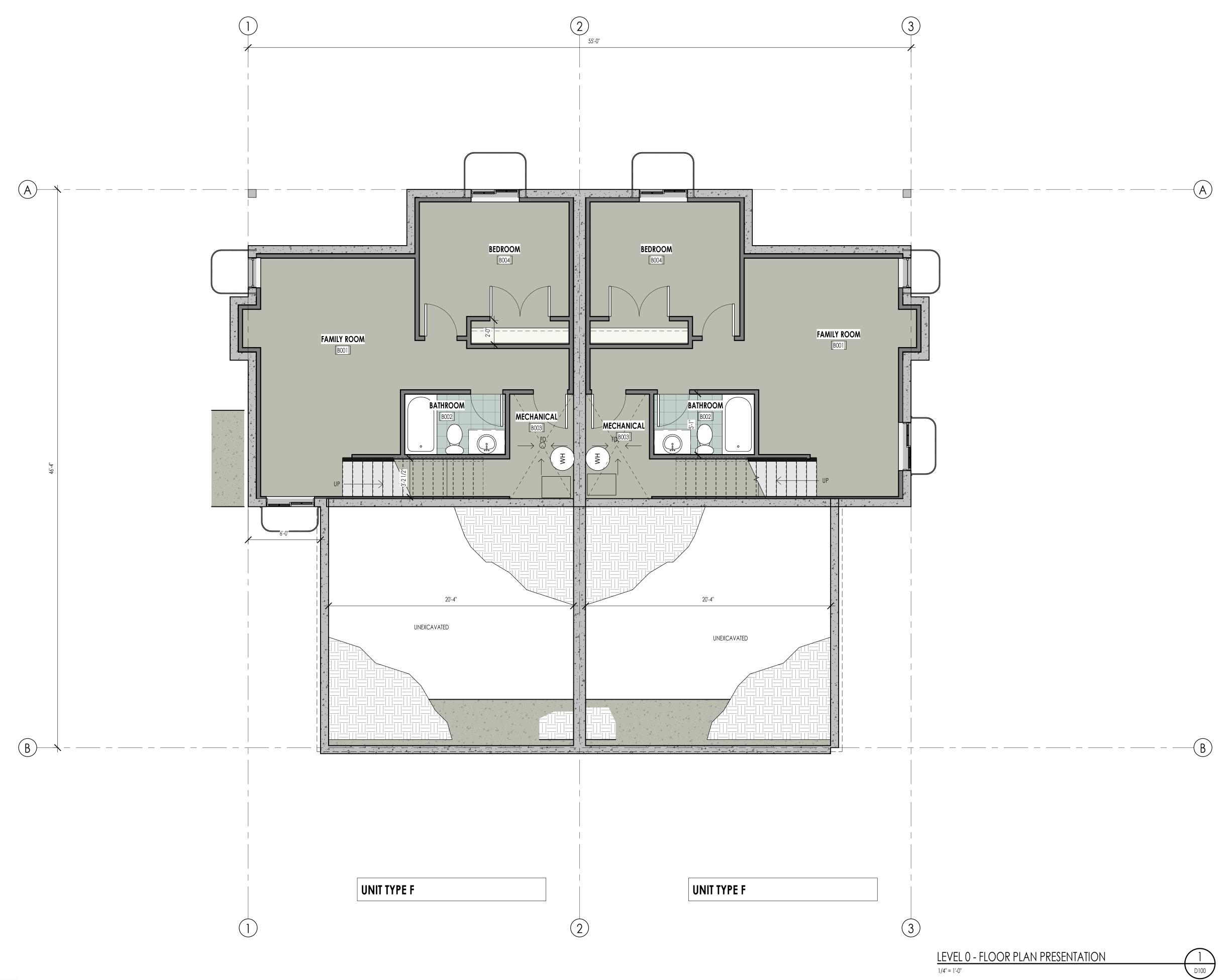
DESIGNED BY

MEADOWS AT CY ROAD TOWNOHOMES- PLANNING COMMISSION SUBMITTAL

BUILDING PLANS ELEVATIONS RENDERINGS

8800 SOUTH 700 EAST, SANDY, UTAH **NOVEMBER 30, 2024**



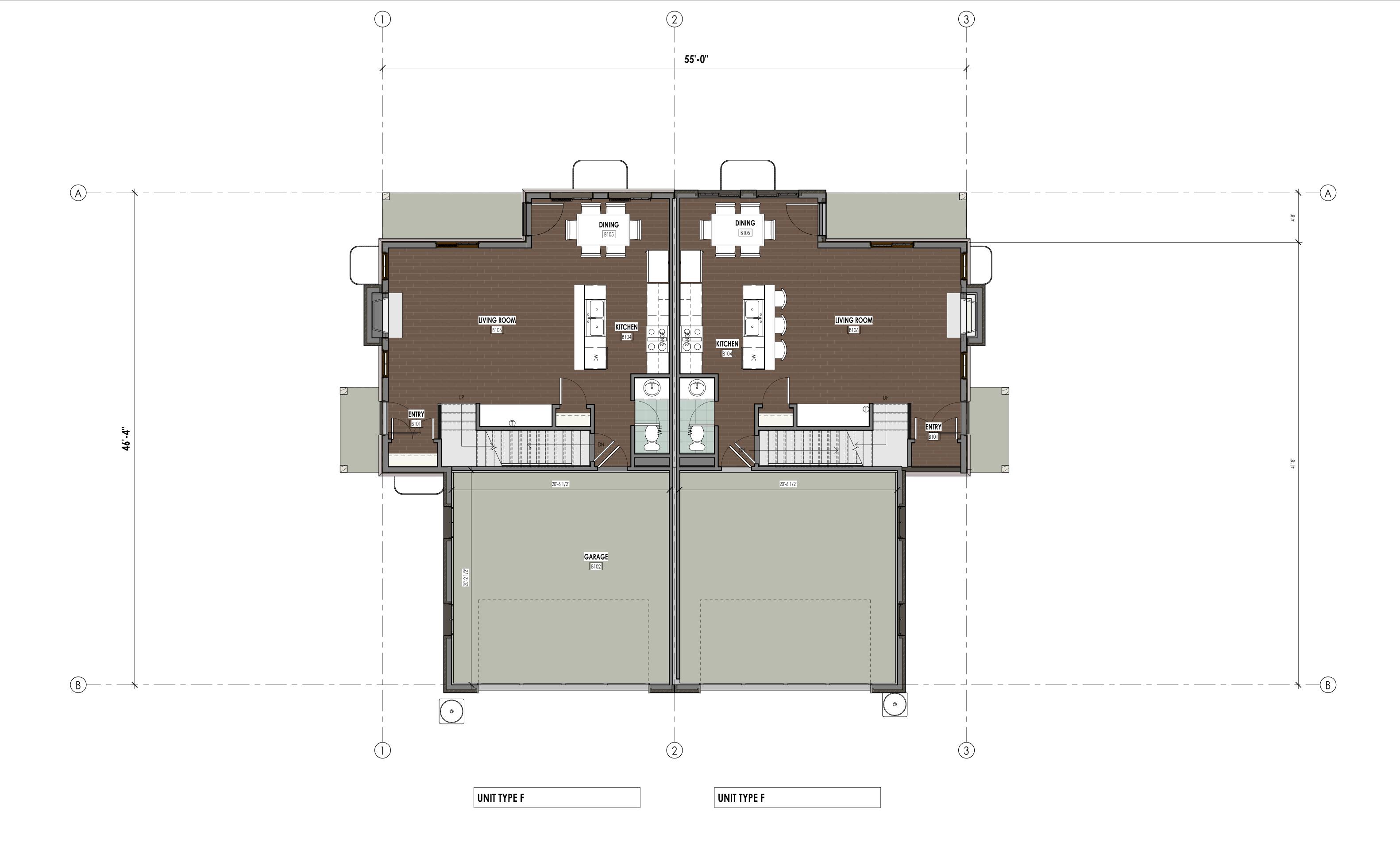




8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL -0

D100



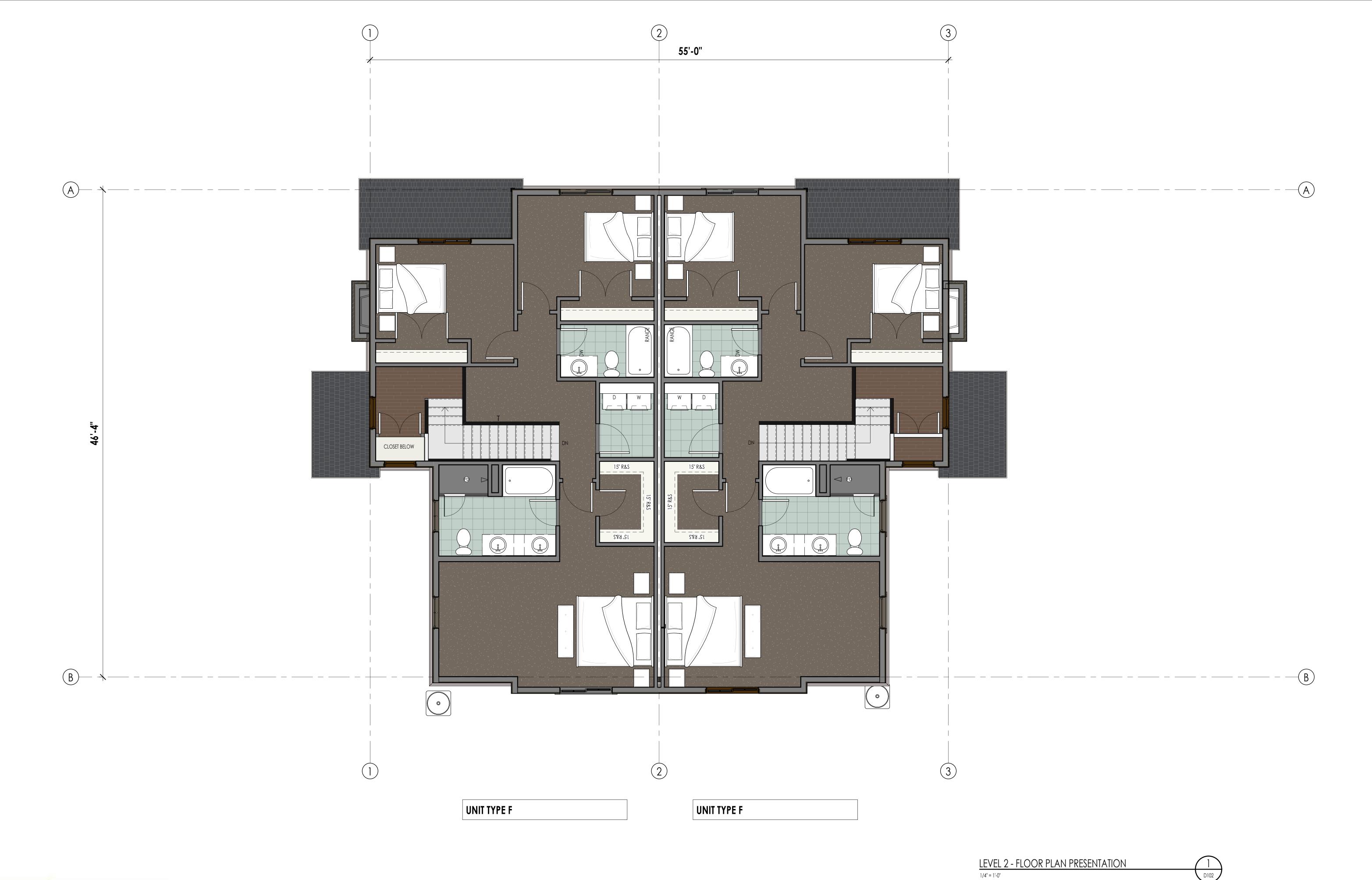


LEVEL 1 - FLOOR PLAN PRESENTATION

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 1

D101

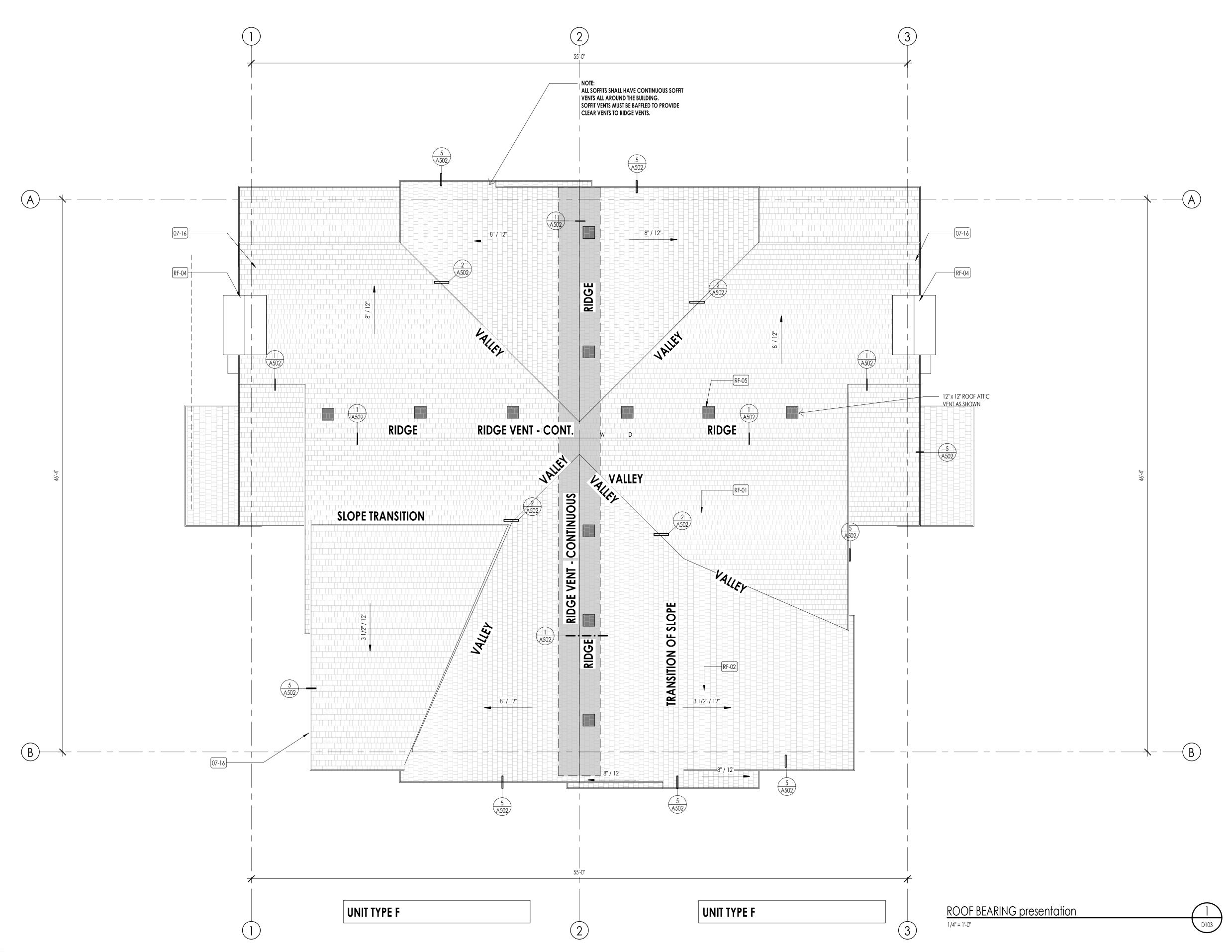




8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 2







8800 SOUTH 700 EAST, SANDY, UTAH

ROOF PLAN

D103



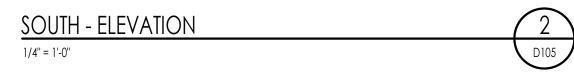


8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR VIEWS

D104









8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D105

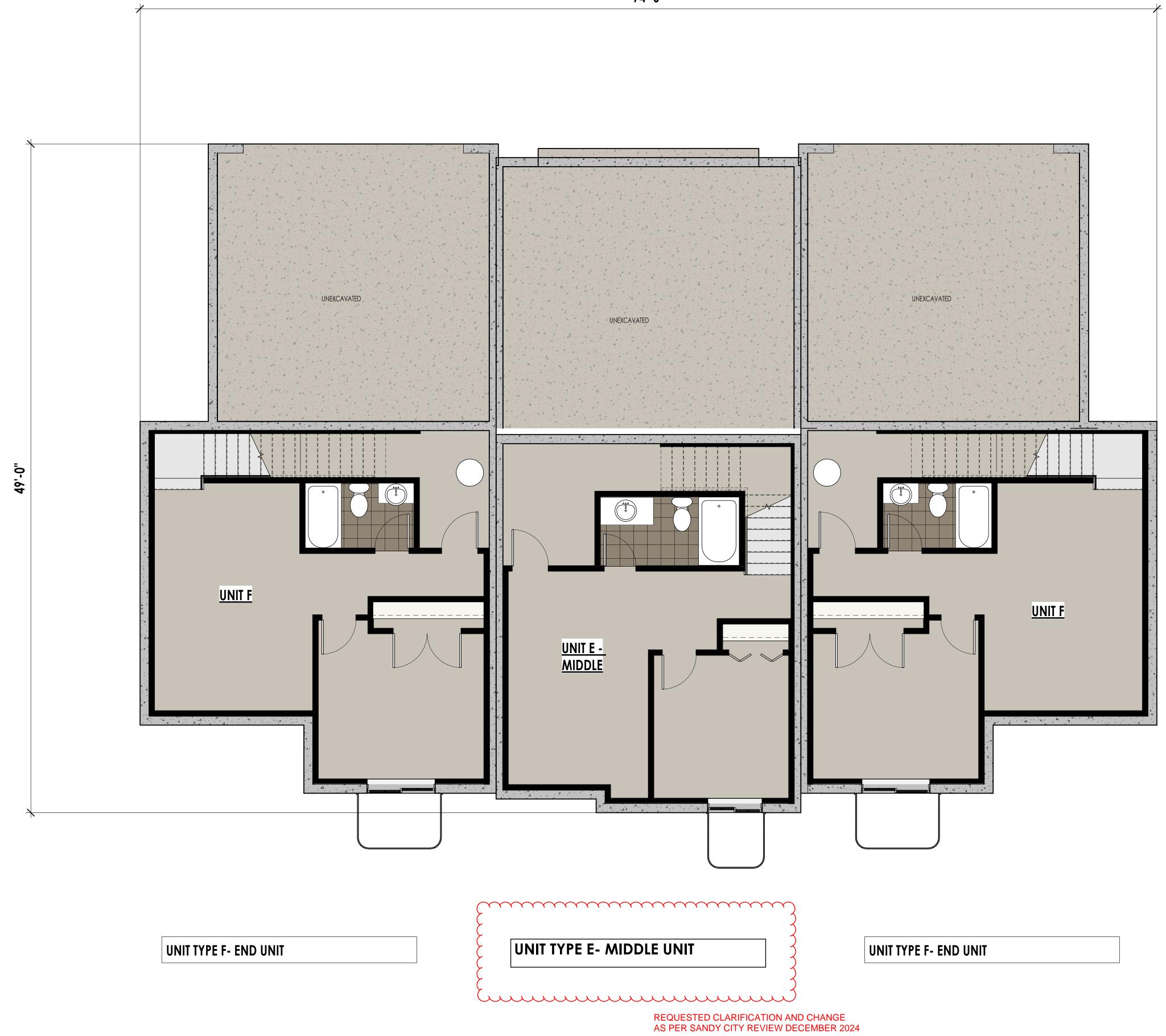




8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D106



LEVEL 0 - PRESENTATION



MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

D200

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 0



MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

REQUESTED CLARIFICATION AND CHANGE AS PER SANDY CITY REVIEW DECEMBER 2024 UNIT TYPE F- END UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE F- END UNIT

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 1



UNIT TYPE F- END UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE F- END UNIT

REQUESTED CLARIFICATION AND CHANGE AS PER SANDY CITY REVIEW DECEMBER 2024

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MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

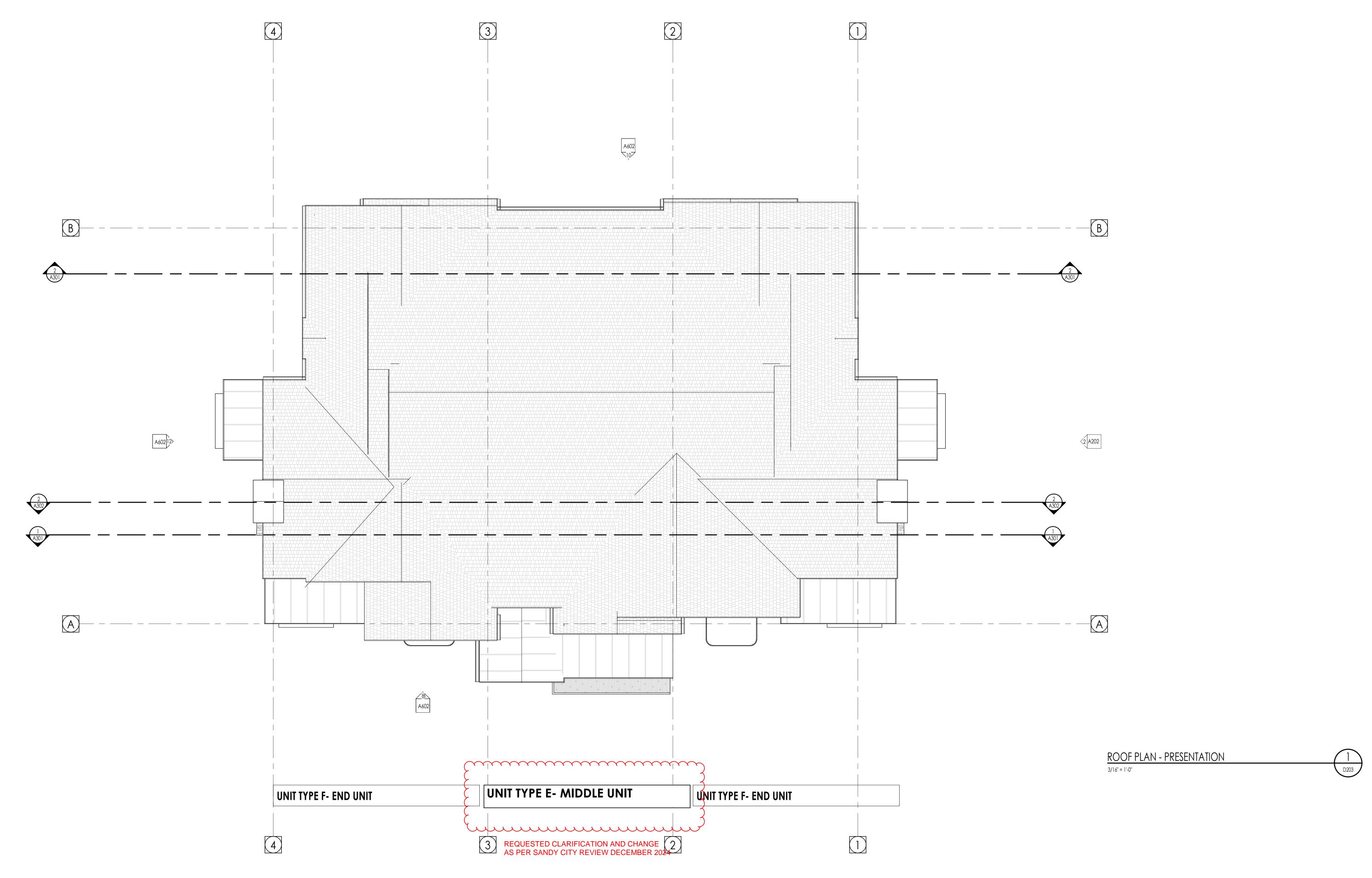
LEVEL 2

D202

LEVEL 2 - PRESENTATION

1/4" = 1'-0"

OCTOBER 15,





MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

ROOF PLAN

D203

OCTOBER 15, 2024











MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH





NORTH ELEVATION SD





MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS



0CTOBER 15 2024



SOUTH ELEVATION SD





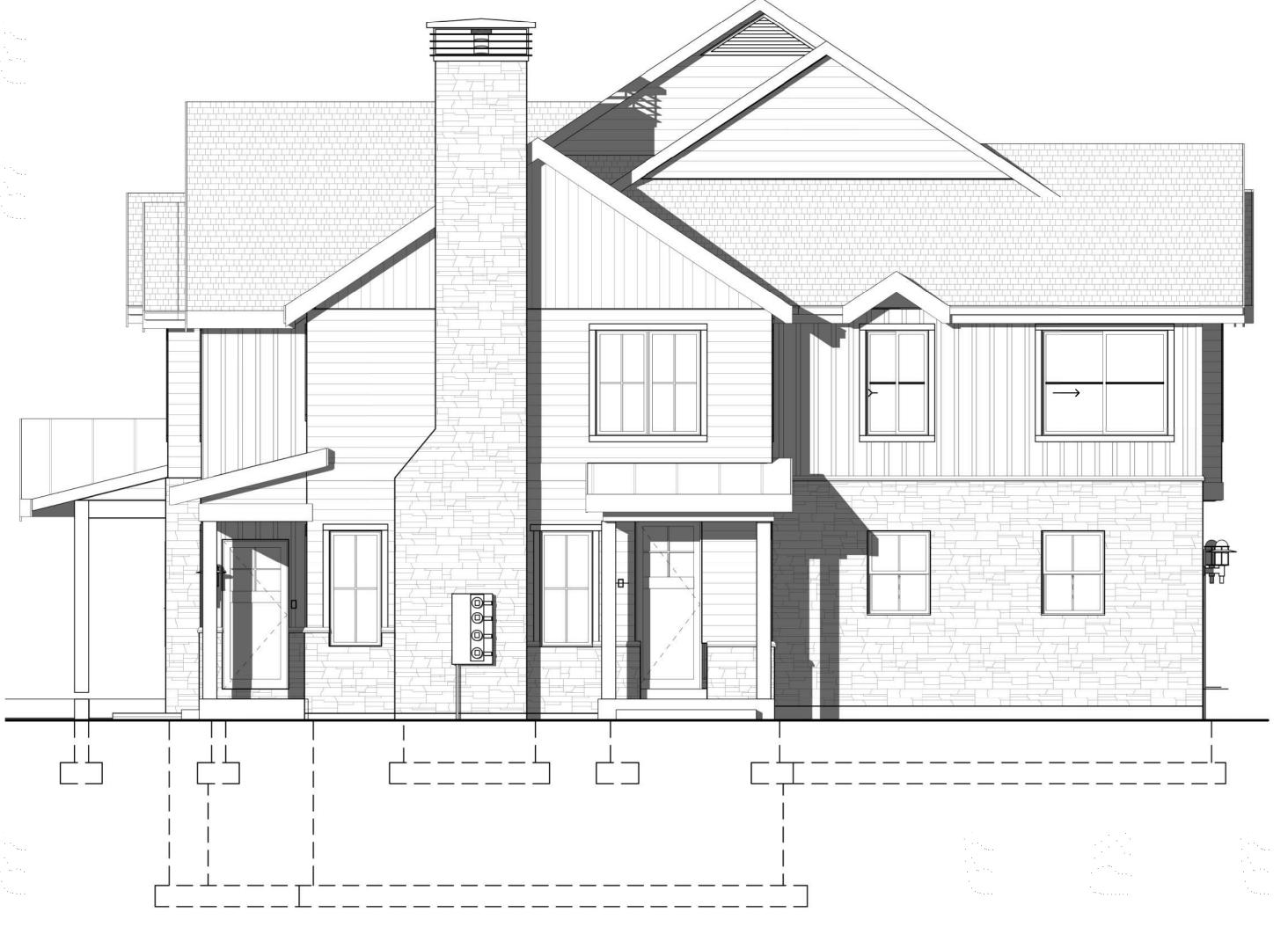
MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D205
OCTOBER 15,





EAST ELEVATION SD

1/4" = 1'-0"

D206

WEST ELEVATION SD



MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

D206

EXTERIOR ELEVATIONS

OCTOBER 1 202



LEVEL 0 - PRESENTATION

1/4" = 1'-0"

D300



MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

D300

LEVEL 0

OCTOBER 18, 2024

UNIT TYPE F- END UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE E- MIDDLE UNIT

LEVEL 1 - P

DECK

ENTRY

LEVEL 1 - PRESENTATION

1/4" = 1'-0"

D30



MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

DECK

ENTRY

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 1

D301
OCTOBER 18, 2024



LEVEL 2 - PRESENTATION

1/4" = 1'-0"

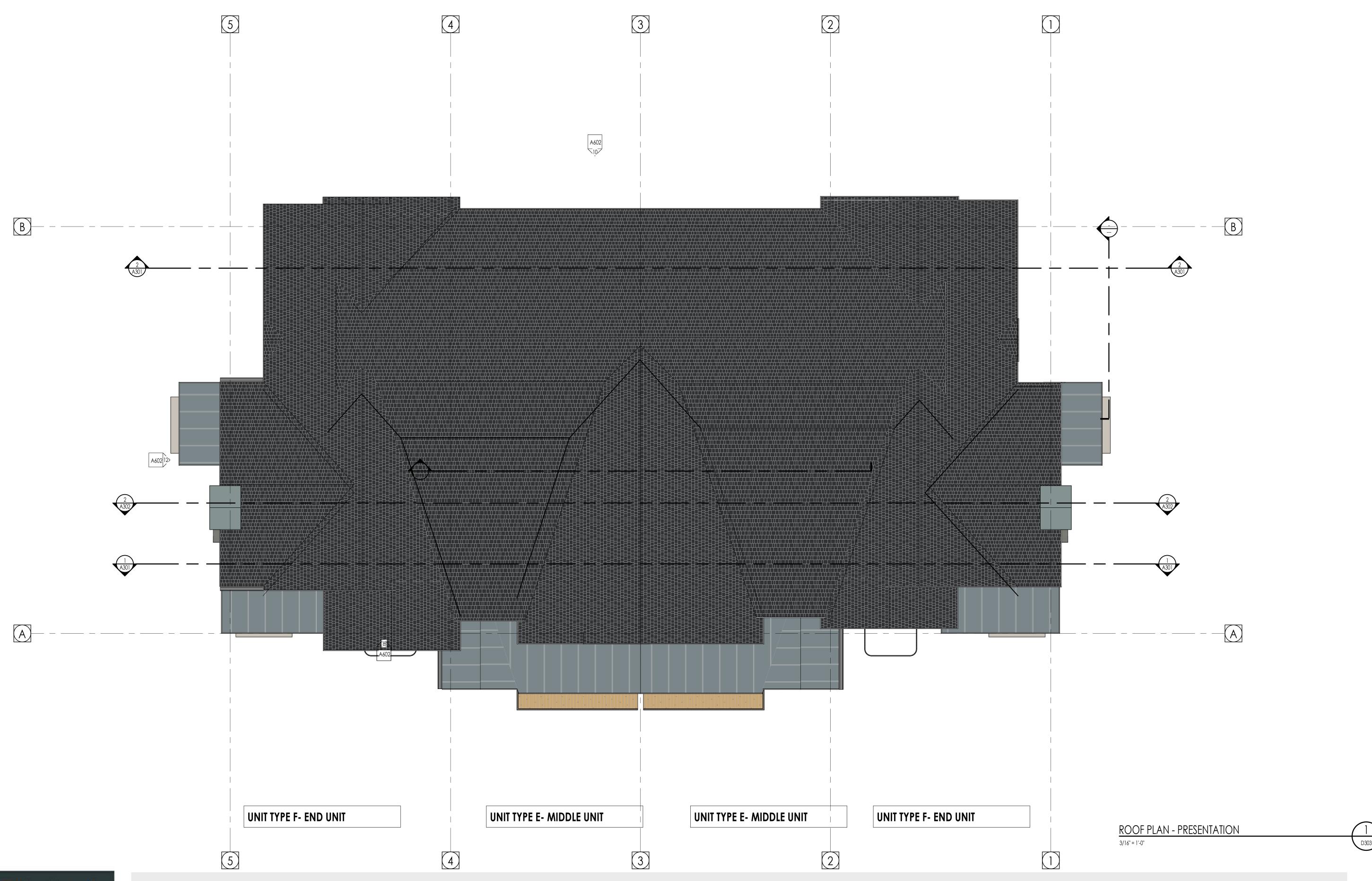
D302

LEVEL 2

D302

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MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX





MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

ROOF PLAN

D303

OCTOBER 18, 2024









MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

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D200

OCTOBER 18, 2024



NORTH ELEVATION SD



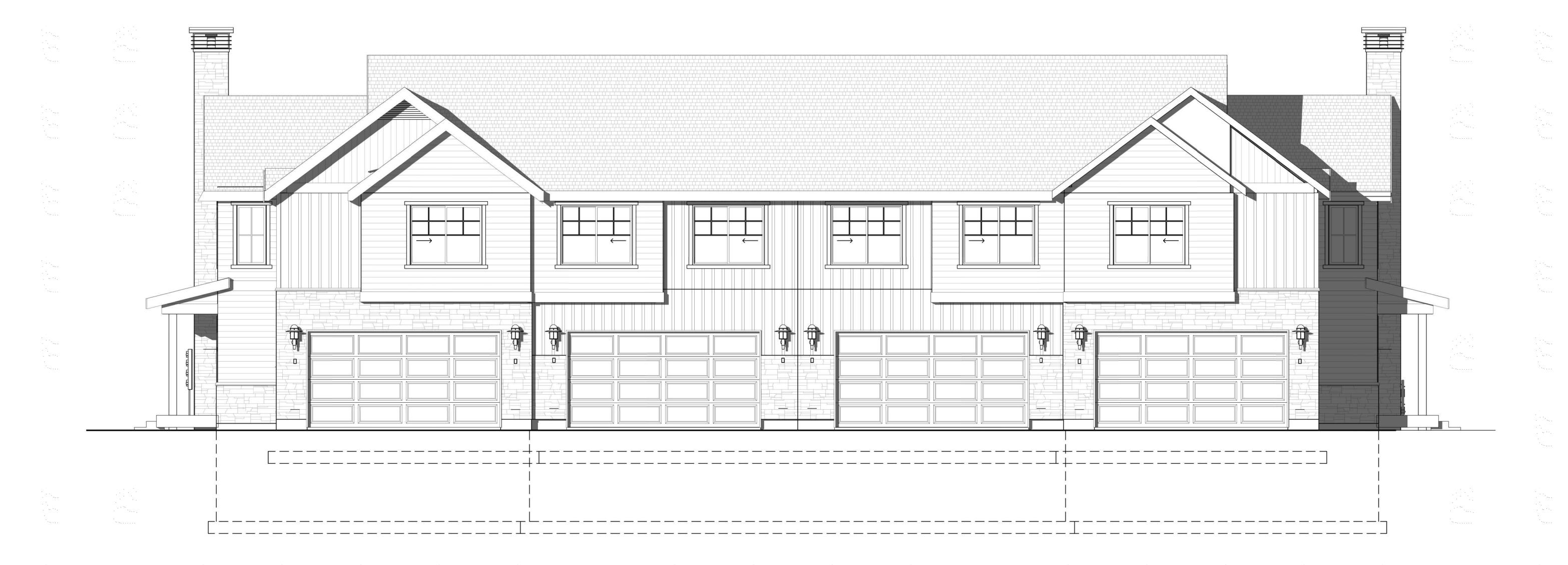


MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS





SOUTH ELEVATION SD

1/4" = 1'-0"

Architecture

MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D305
OCTOBER 18,





EAST ELEVATION SD

WEST ELEVATION SD



MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D306



BUILDING SQUARE FOOTAGE

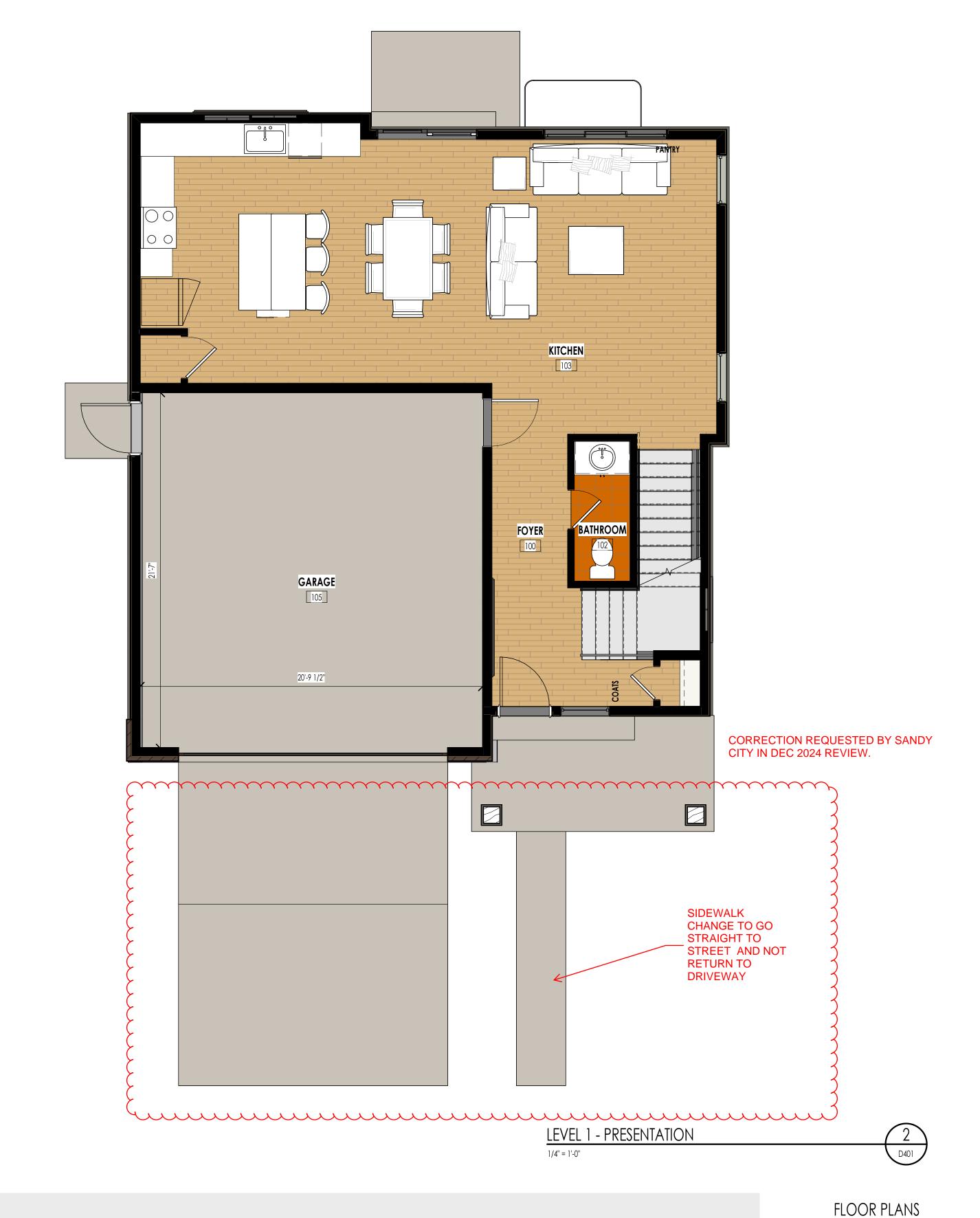
LOWER LEVEL 742 SQ. FT.

MAIN LEVEL 790 SQ. FT. GARAGE 450 SQ. FT.

UPPER LEVEL 1,139 SQ. FT.

TOTAL 2671 SQ. FT.

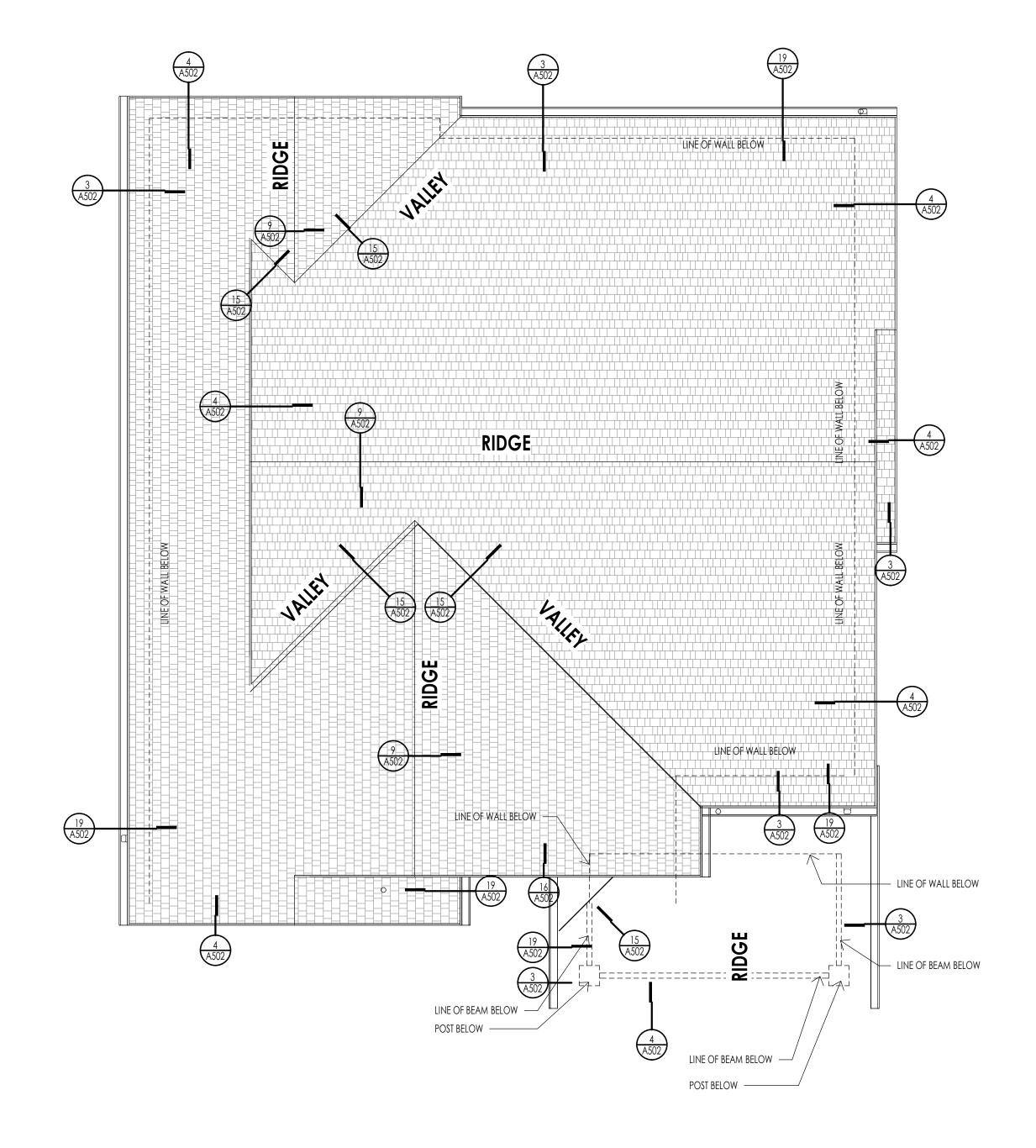
LEVEL 0 - PRESENTATION



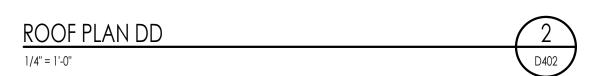


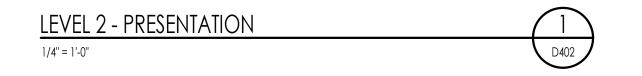
THE MEADOWS AT CY ROAD TOWNHOMES- SINGLE FAMILY TYPE 1

D401







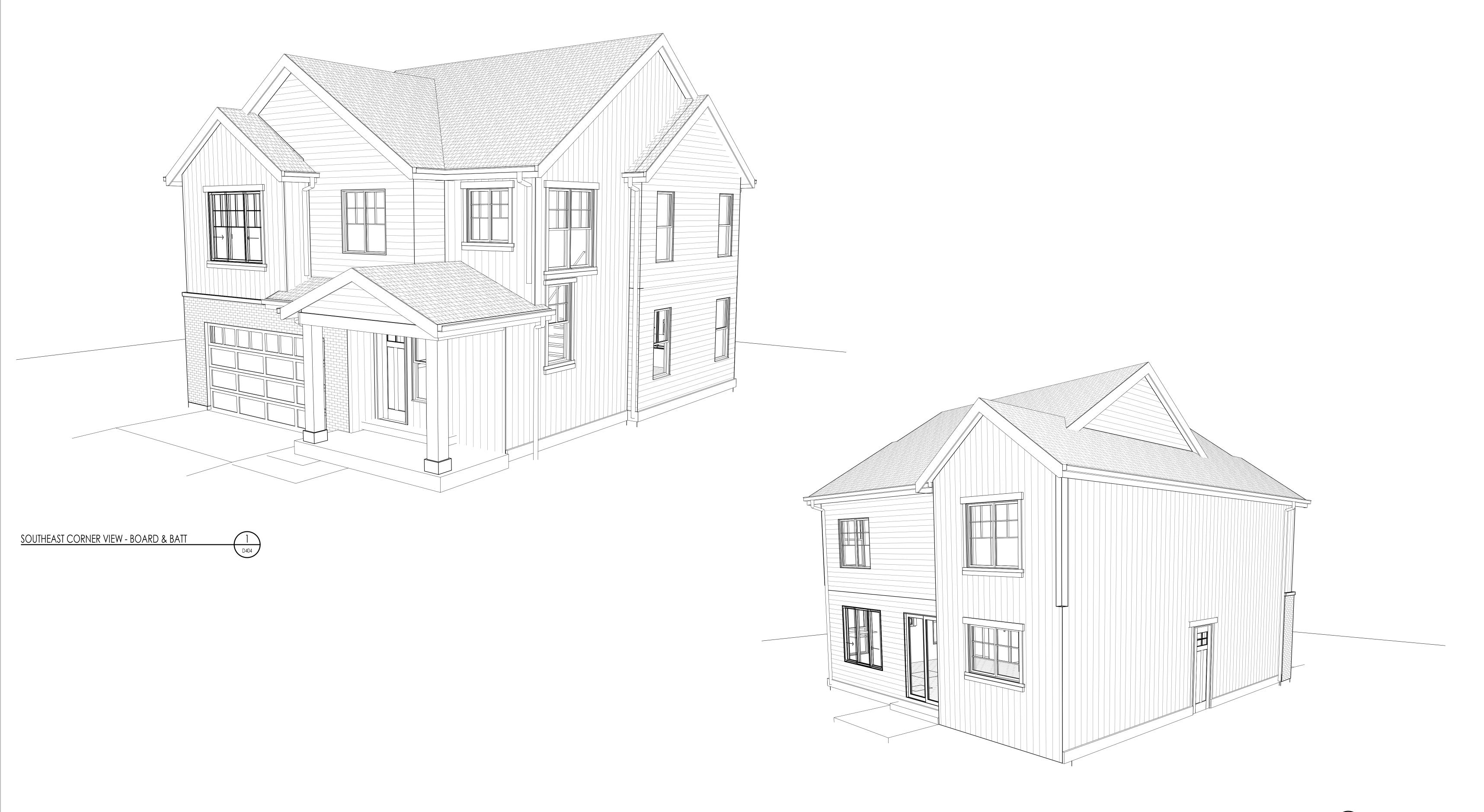




THE MEADOWS AT CY ROAD TOWNHOMES- SINGLE FAMILY TYPE 1

D402

FLOOR PLANS - LEVEL 2











BOARD & BATT OPTION





NORTH DESIGN ELEVATION - BOARD & BATT

1/4" = 1'-0"

1 D405 WEST DESIGN ELEVATION - BOARD & BATT









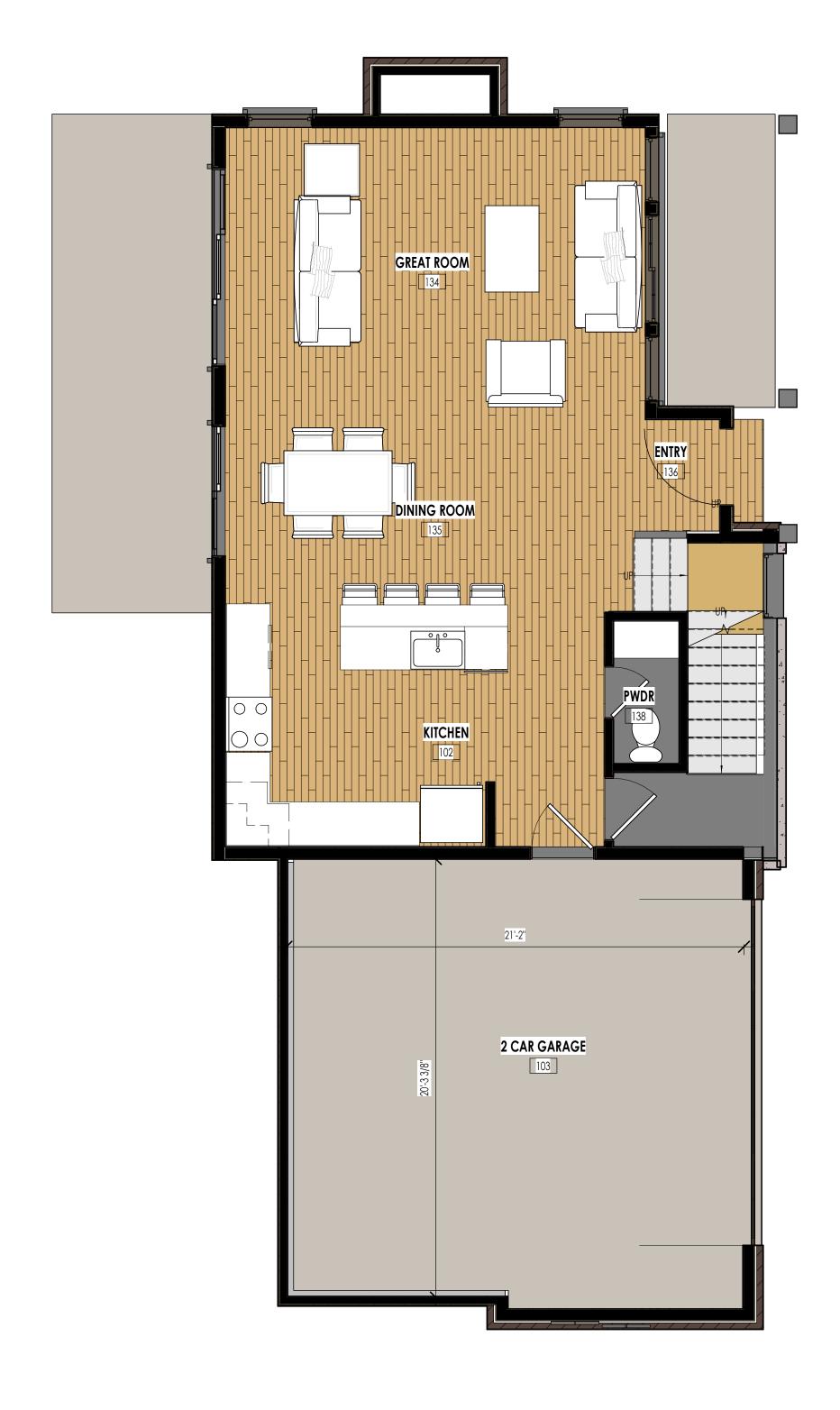
EAST DESIGN ELEVATION - BOARD & BATT

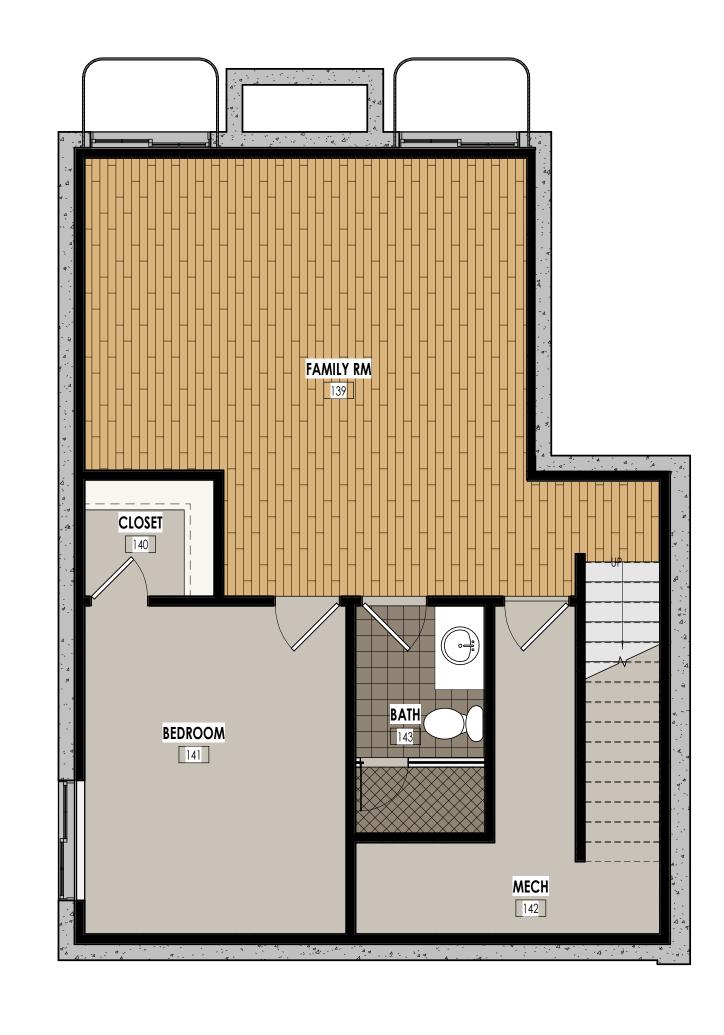
EXTERIOR ELEVATIONS -

THE MEADOWS AT CY ROAD TOWNHOMES- SINGLE FAMILY TYPE 1

8800 SOUTH 700 EAST SANDY, UTAH



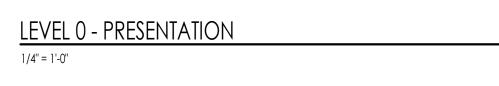




LEVEL 1 - PRESENTATION

1/4" = 1'-0"

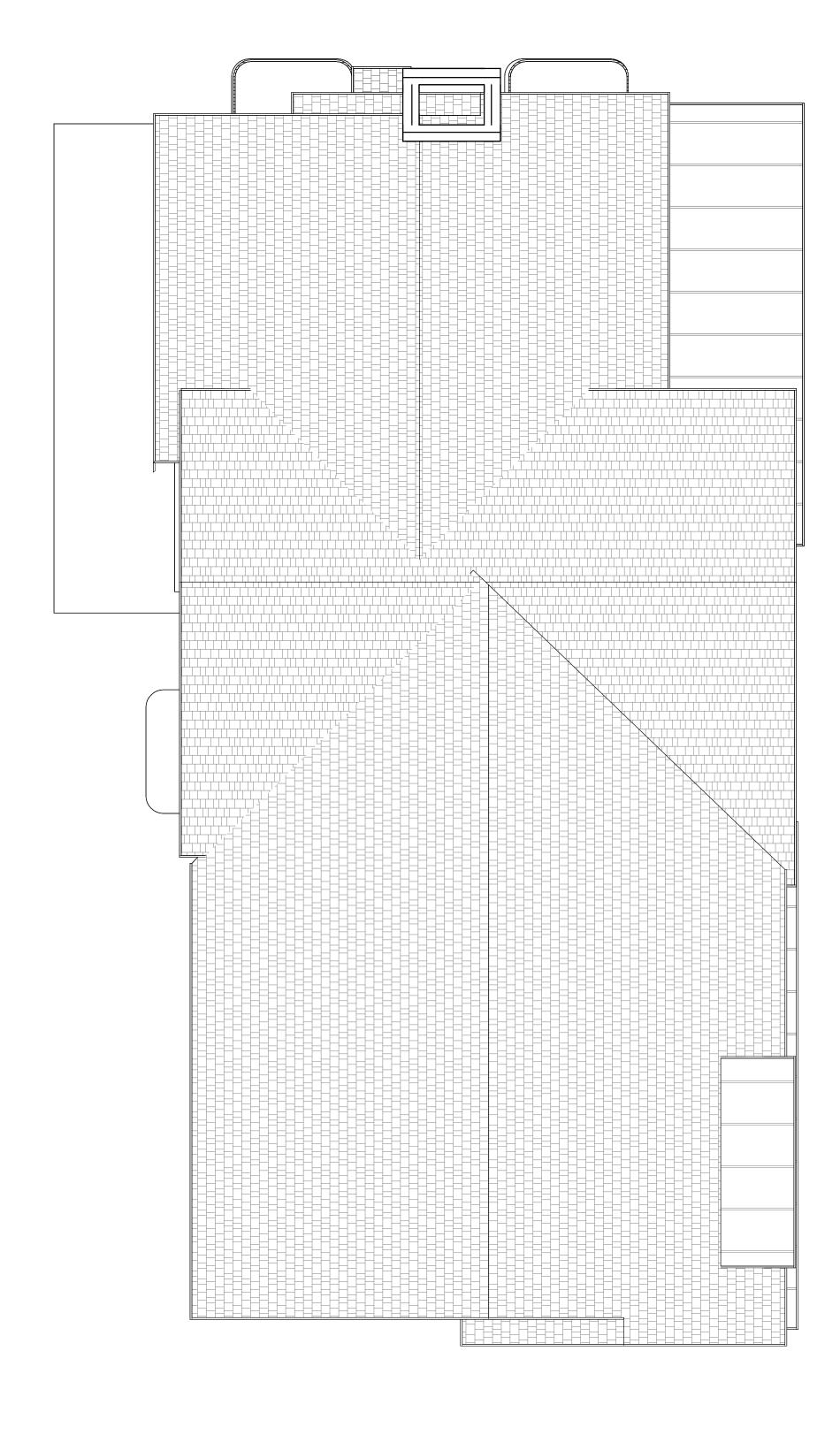
D50

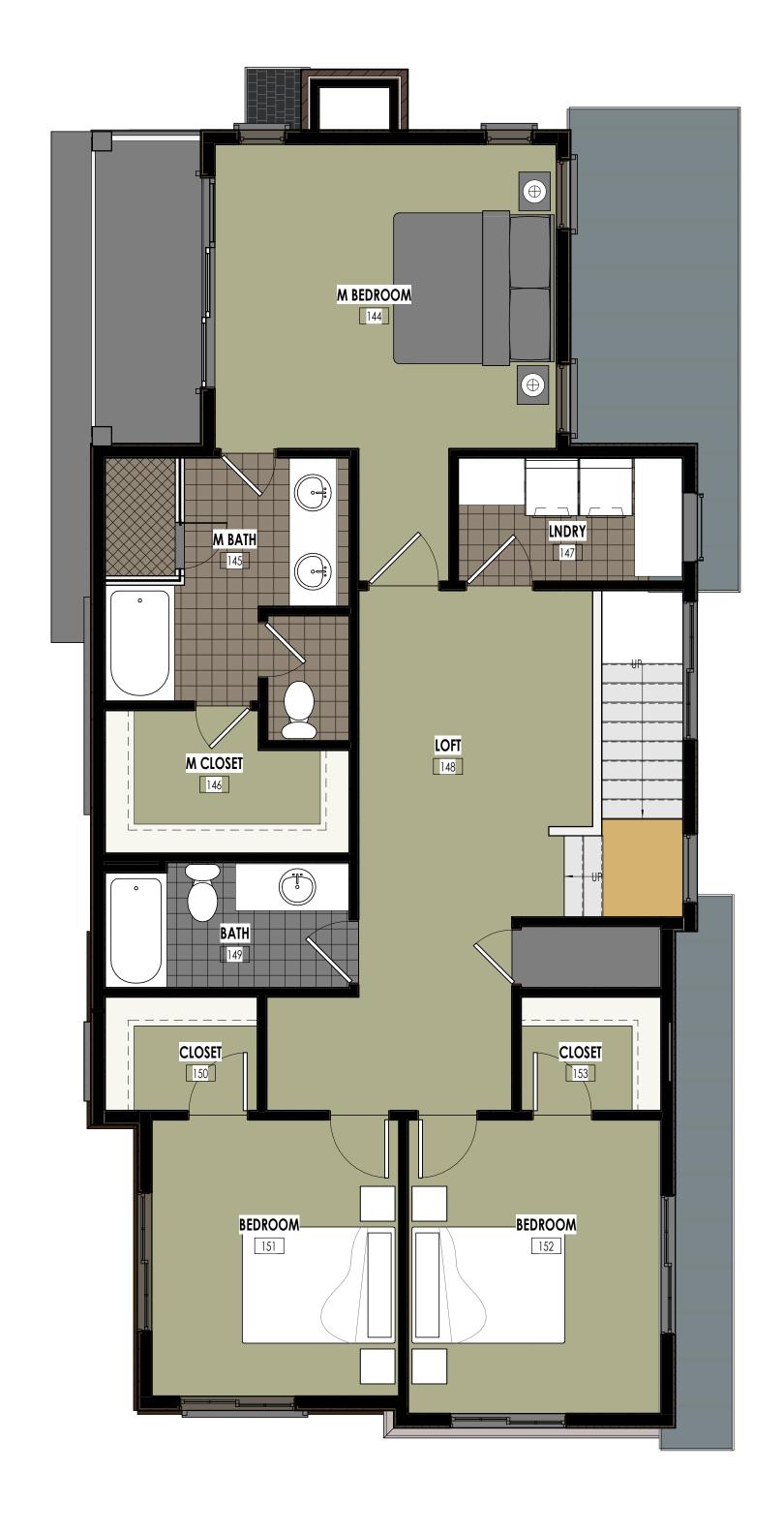


FLOOR PLANS

D500

CY ROAD TOWNHOMES- SINGLE FAMILY HOME TYPE 2





UPPER ROOF BEARING - PRESENTATION

1/4" = 1'-0"

D50

LEVEL 2 - PRESENTATION



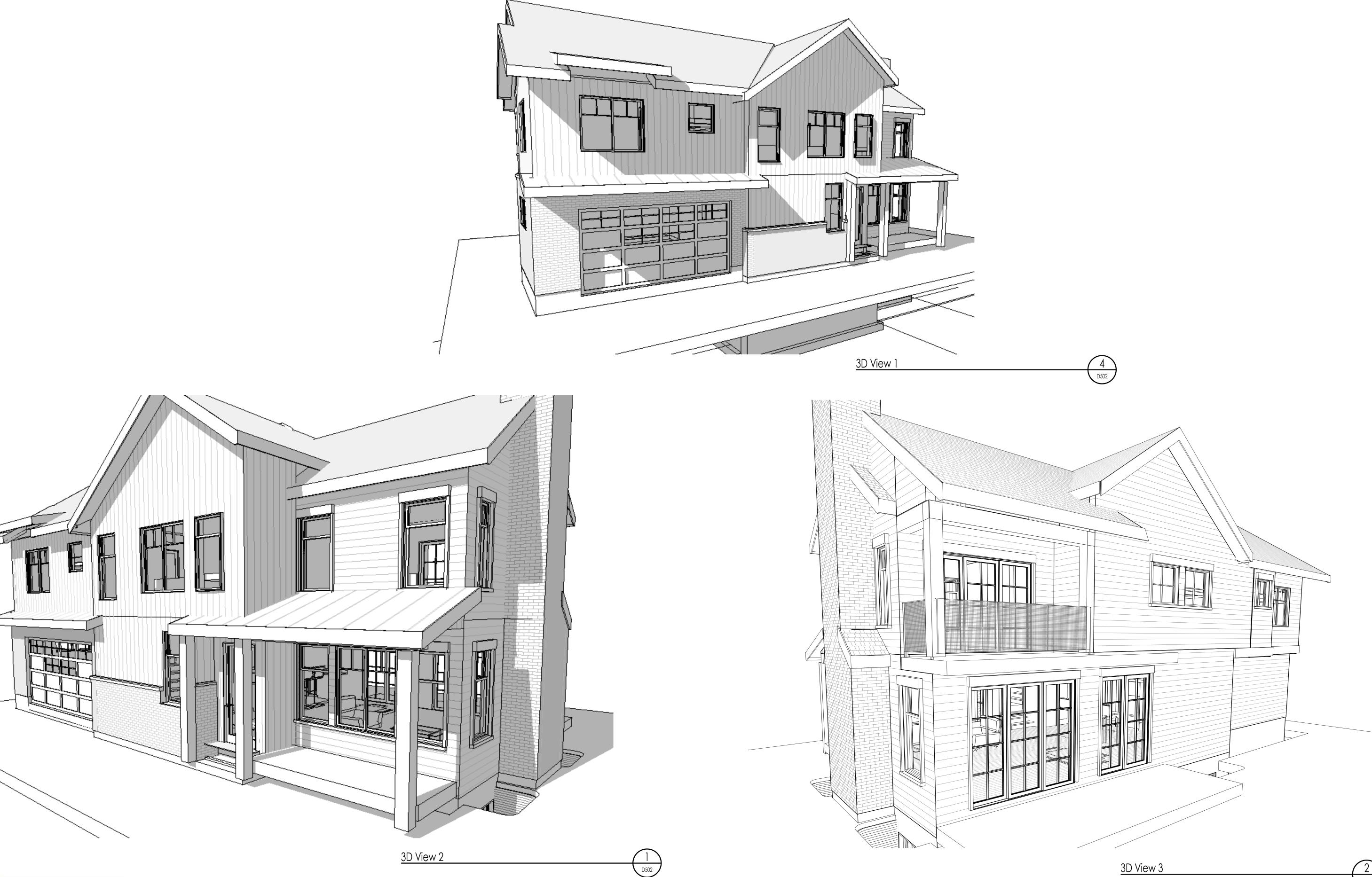
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CY ROAD TOWNHOMES- SINGLE FAMILY HOME TYPE 2

D501





CY ROAD TOWNHOMES- SINGLE FAMILY HOME TYPE 2

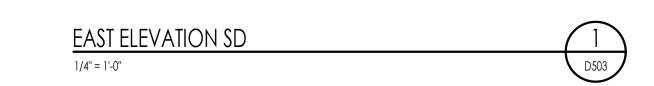
700 EAST CY ROAD, SANDY UTAH

EXTERIOR VIEWS

D502

AUG 2024







CY ROAD TOWNHOMES- SINGLE FAMILY HOME TYPE 2

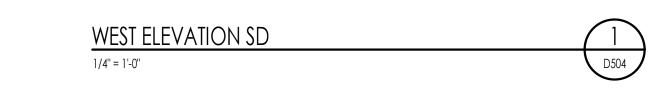
700 EAST CY ROAD, SANDY UTAH

EXTERIOR ELEVATIONS

D503

AUG 2024



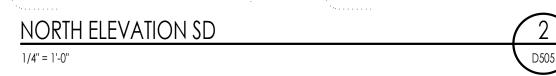




EXTERIOR ELEVATIONS











700 EAST CY ROAD, SANDY UTAH

CY ROAD TOWNHOMES- SINGLE FAMILY HOME TYPE 2

D505

AUG 202











8800 SOUTH 700 EAST, SANDY, UTAH

RENDERINGS

D601

JULY 2024











RENDERINGS

D602











8800 SOUTH 700 EAST, SANDY, UTAH

Renderings

D603

JULY 2024











RENDERINGS











RENDERINGS

D605











8800 SOUTH 700 EAST, SANDY, UTAH

RENDERINGS

D606







ROCK PORT COLOR SCHEME - FEEF BLD







LAP SIDING

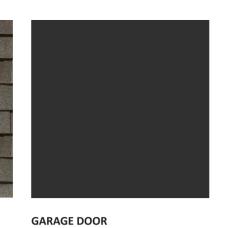
Rustic Series - Aspen Ridge





Craft Split Modular - Fogbank

Creative Mines



10

ASPHALT SHINGLES Landmark TL - Weather Wood Certainteed

BOARD AND BATT SIDING TRIM, FACIA, SOFFIT Sherwin Williams - Eider White SW 7014 Sherwin Williams - Eider White SW 7014 Hardie Board

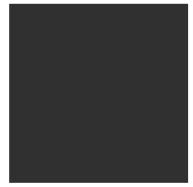
LAP SIDING

Woodtone

BRICK VENEER Rustic Series - Aspen Ridge Craft Split Modular - Fogbank Creative Mines



ASPHALT SHINGLES Landmark TL - Weather Wood



GARAGE DOOR

BOARD AND BATT SIDING

Benjamin Moore - Rock Port Gray HC-105

武 THESE IMAGES ARE ONLY AN ARTISTIC RENDITION FOR THE USE OF VISUAL AIDS

TRIM, FACIA, SOFFIT

Hardie Board

Sherwin Williams - Eider White SW 7014

IRON COLOR SCHEME - FEEF BLD











Rustic Series - Aspen Ridge

Woodtone



BRICK VENEER

Creative Mines

Craft Split Modular - Fogbank



Landmark TL - Weather Wood

Certainteed



GARAGE DOOR

REVERE COLOR SCHEME - FEEF BLD

THESE IMAGES ARE ONLY AN ARTISTIC RENDITION FOR THE USE OF VISUAL AIDS

EIDER COLOR SCHEME - FEEF BLD





TRIM, FACIA, SOFFIT

Hardie Board

Sherwin Williams - Eider White SW 7014





LAP SIDING

Woodtone

Rustic Series - Aspen Ridge





BRICK VENEER

Creative Mines

Craft Split Modular - Fogbank



ASPHALT SHINGLES

Landmark TL - Weather Wood



GARAGE DOOR

PROJECT NO.

THESE IMAGES ARE ONLY AN ARTISTIC RENDITION FOR THE USE OF VISUAL AIDS

Benjamin Moore - Iron Mountain 2134-30 Sherwin Williams - Eider White SW 7014

Hardie Board

THESE IMAGES ARE ONLY AN ARTISTIC RENDITION FOR THE USE OF VISUAL AIDS

BOARD AND BATT SIDING

Hardie Board

Benjamin Moore - Revere Pewter HC-172

BUILDING MATERIAL/ COLOR BOARDS

Architecture

Landscape Architecture

Construction Management

7927 So. Highpoint Parkway, Suite 300 Sandy, Utah 84094 ph. 801.269.0055

www.thinkaec.com

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WNHOMES

MEADOWS AT CY ROAD

fax 801.269.1425

Architecture Interior Design

Land Planning

D608

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Hardie Board

Architecture

Architecture Interior Design Landscape Architecture Land Planning Construction Management

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PLANTING NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR

BECOMING AWARE OF ALL RELATED EXISTING

CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, <u>QTY</u> INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR PLANTER BED WITH 4" DEPTH OF 3/4" - 1-1/2" SIZE "SOUTH TOWN 29,029 SF ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ETC. 2. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS LAWN - KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY 9,655 SF ENCOUNTERED ON SITE AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S LAWN - RECREATION AREA - KENTUCKY BLUEGRASS SOD, REPRESENTATIVE WILL RESULT IN CONTRACTORS LAWN - RESIDENTIAL LOT - KENTUCKY BLUEGRASS SOD, DROUGHT 3,897 SF

612 SF

SITE LEGEND

DESCRIPTION

COBBLE" WITH WEED BARRIER FABRIC

DROUGHT TOLERANT VARIETY

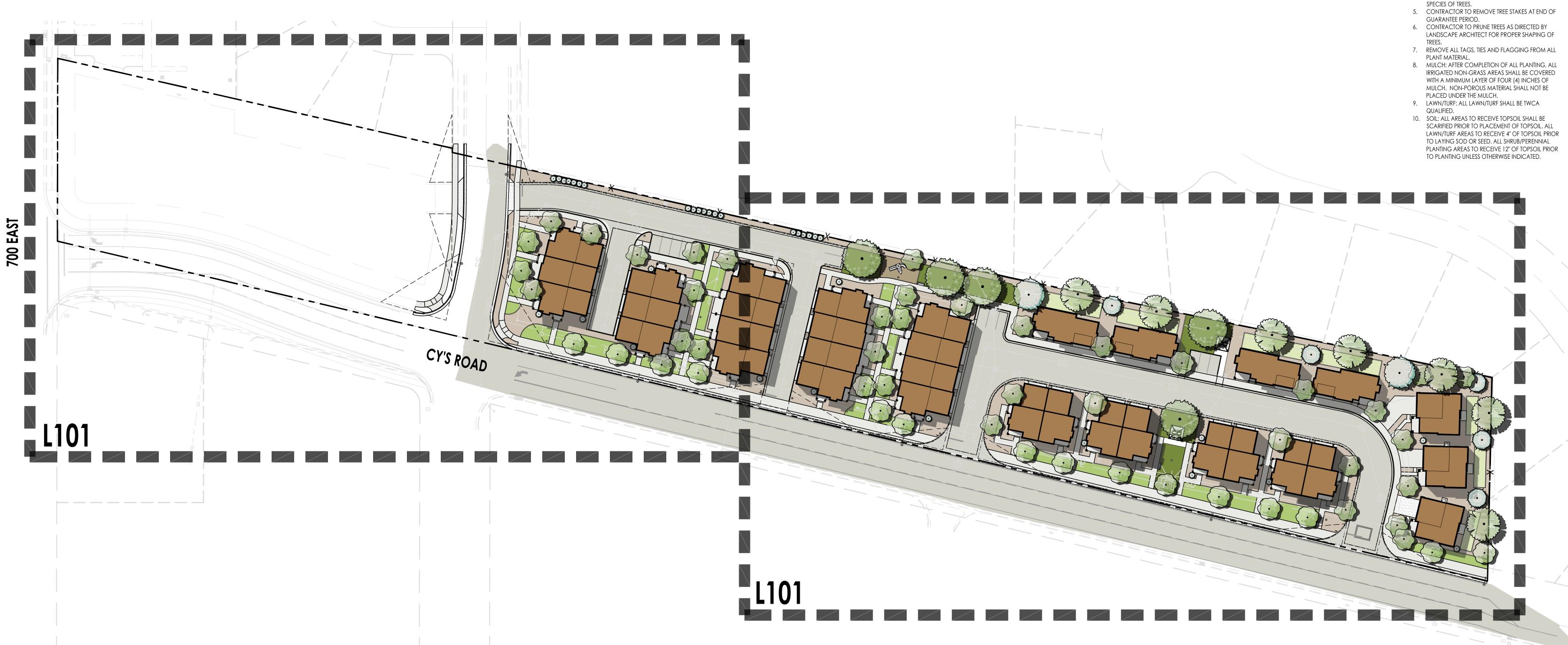
PLAYGROUND SURFACE MATERIAL

- ENGINEERED WOOD FIBER SEE DETAILS 6 & 7/L103

TOLERANT VARIETY

<u>SYMBOL</u>

- LIABILITY TO RELOCATE THE MATERIALS. 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE, IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALI PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION. 4. PROVIDE MATCHING SIZES AND FORMS FOR EACH
- SPECIES OF TREES.



0 10 20 30

SITE SUMMARY PER SANDY LANDSCAPE CODE CHAPTER 21-25

MAX: 9,655 SF (20%)

41 EVERGREENS

<u>PROVIDED</u>

48,277 SF

35%

9,655 SF (20%)

41 EVERGREENS

213,569 SF (4.9 ACRES)

<u>REQUIRED</u>

33%

TOTAL PROJECT AREA

AND RESIDENTIAL LOTS)

VEGETATION COVERAGE:

(40% OF ALL TREES ARE

TO BE EVERGREENS)

CODE: 21-25-2-I

CODE: 21-25-2-K

CODE: 21-25-3-A5

CODE: 21-25-3-7

TREE MIX:

(EXCLUDING ACTIVE RECREATION

(1 PER 500 SF OF LANDSCAPING)

LANDSCAPED AREA

RHUS GLABRA `GRO-LOW`

RIBES ALPINUM 'GREEN MOUND'

GREEN MOUND ALPINE CURRANT

FRAGRANT SUMAC

RIBES ALPINUM

ALPINE CURRANT

RA

5 GAL.

5 GAL.

5 GAL.

1 GAL.

1 GAL.

1 GAL.

NW

WALKERS LOW CATMINT

GOLDSTURM CONEFLOWER

MAY NIGHT SAGE

SALVIA NEMOROSA 'MAY NIGHT'

RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'

Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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BRC - CY'S ROAD RESIDENTIAL 800 E. CY'S ROAD (8800 S.) SANDY, UT 84094

ONSTRUCT NO. 24059
ODATE: 18 DECEMBER 2024
REVISIONS:

18 DECEMBER 2

SHEET NUMBER:

LANDSCAPE

ROSA X 'MEICOUBLAN' WHITE MEIDILAND SHRUB ROSE

ANTHONY WATERER SPIREA

SPIRAEA JAPONICA 'ANTHONY WATERER'

5 GAL.

5 GAL.



Architecture

Architecture Interior Design Landscape Architecture Land Planning Construction Management

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>) RESIDENTIAL 5 (8800 S.) 84094 \$00 80 BRC

PROJECT NO.

ODATE: 18 DECEMBER 2024

REVISIONS:

LANDSCAPE PLAN

SHEET NUMBER: