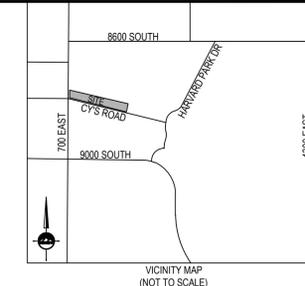


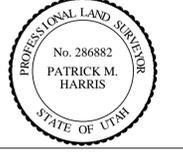
MEADOWS ON CY'S ROAD

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT

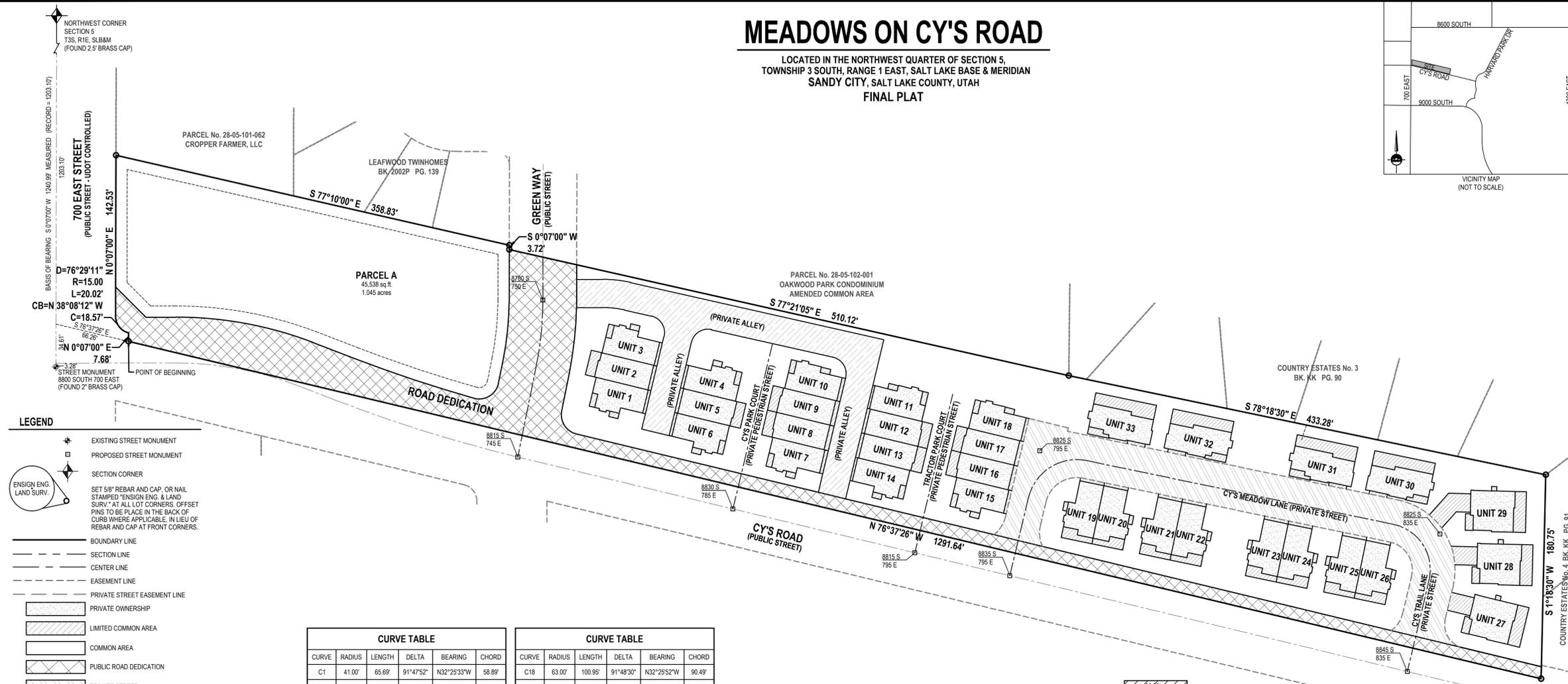


SURVEYOR'S CERTIFICATE
I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. 286882. In accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act, I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Recorder's Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
Beginning at the Intersection of the north line of 8800 South Street and the East Line of 700 East Street, said intersection also being South 00°07'00" West 1.203.10 feet along the center line of said 700 East Street and South 76°37'24" East 54.45 feet from the Northwest Corner of Section 5, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running:
thence North 00°07'00" East 162.09 feet along said east line;
thence South 77°10'00" East 358.83 feet to and along the south line to the southeast corner of Leafwood Townhomes;
thence South 00°07'00" West 3.72 feet;
thence South 77°21'05" East 510.12 feet to and along the south line of Oakwood Park Condominium Amended to the southwest corner of Country Estates No. 3 Subdivision;
thence South 78°18'30" East 433.28 feet along the south line to the northwest corner of said Country Estates No. 3 Subdivision;
thence South 01°18'30" West 180.75 feet along and beyond the west line of said Country Estates No. 3 Subdivision to and along the west line of Country Estates No. 4 Subdivision to the said north line of said 8800 South Street;
thence North 76°37'26" West 1,303.45 feet along said north line to the point of beginning.
Contains 213,569 square feet or 4.903 acres



DATE: _____ PATRICK M. HARRIS
P.L.S. 286882



- LEGEND**
- EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SECTION CORNER
 - SET 5/8" REBAR AND CAP OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE
 - PRIVATE STREET EASEMENT LINE
 - PRIVATE OWNERSHIP
 - LIMITED COMMON AREA
 - COMMON AREA
 - PUBLIC ROAD DEDICATION
 - PRIVATE STREET
 - PRIVATE ALLEY

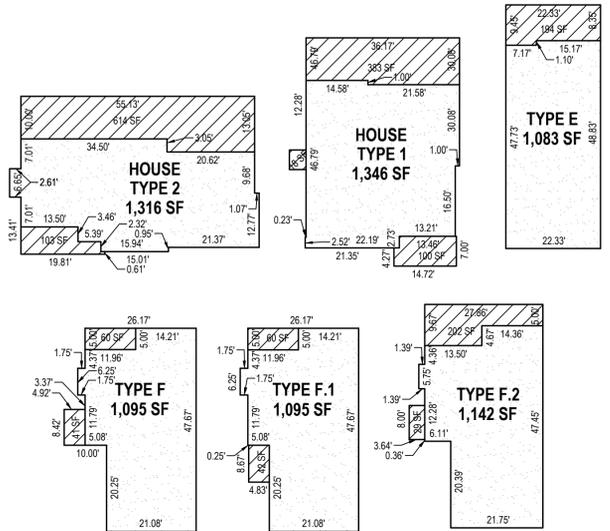
- SANDY CITY GENERAL PLAT NOTES**
- REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
 - BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
 - CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
 - NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
 - EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE, EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TOWARD THE STREET AND/OR TO SUBDIVISION STORM WATER SYSTEM FEATURE(S) AS LONG AS THE DOWNSTREAM STORM WATER SYSTEM CAN ACCOMMODATE THE FLOWS, DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
 - PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
 - THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
 - FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED POST CONSTRUCTION AGREEMENT.
 - PRIVATE STREET, ALLEY, AND ACCESS EASEMENTS TO BE MAINTAINED ACCORDING TO SANDY CITY CODE.
 - FIRE HYDRANT WATER LINES TO BE MAINTAINED BY THE HOA FROM THE VALVE IN THE ROADWAY TO THE HYDRANT.

CURVE TABLE

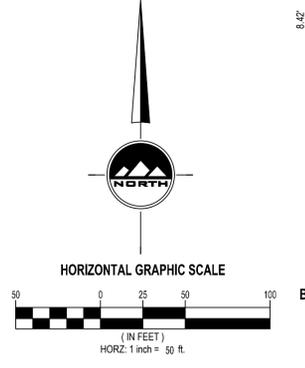
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	41.00'	65.69'	91°47'52"	N32°25'33"W	58.89'
C2	44.00'	67.73'	88°11'30"	S57°35'45"W	61.24'
C3	300.00'	59.60'	11°23'00"	N5°48'30"E	59.51'
C4	340.50'	124.93'	21°01'19"	N79°36'08"W	124.23'
C5	1259.50'	112.44'	5°06'54"	S71°38'56"E	112.41'
C6	17.50'	28.80'	94°17'37"	N58°38'49"E	25.66'
C7	270.00'	53.64'	11°22'57"	N5°48'31"E	53.55'
C8	330.00'	65.56'	11°23'00"	N5°48'30"E	65.46'
C9	330.00'	6.65'	1°09'18"	N0°41'39"E	6.65'
C10	330.00'	58.91'	10°13'42"	N6°23'09"E	58.83'
C11	17.50'	26.88'	88°00'00"	S32°30'00"E	24.31'
C12	15.00'	23.78'	90°51'05"	N31°55'02"W	21.37'
C13	15.00'	23.34'	89°08'55"	S58°04'28"W	21.06'
C14	15.00'	23.79'	90°49'50"	N31°55'53"W	21.37'
C15	88.51'	19.36'	12°31'52"	N83°37'04"W	19.32'
C16	113.50'	24.83'	12°31'55"	N83°37'03"W	24.78'
C17	27.50'	18.97'	39°31'16"	N33°15'38"E	18.59'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C18	63.00'	100.95'	91°48'30"	N32°25'52"W	90.49'
C19	63.00'	30.70'	27°55'15"	N64°22'30"W	30.40'
C20	63.00'	16.10'	14°38'45"	N43°05'30"W	16.06'
C21	63.00'	18.15'	16°30'15"	N27°31'00"W	18.08'
C22	63.00'	16.81'	15°17'10"	N11°37'17"W	16.76'
C23	63.00'	19.19'	17°27'05"	N4°44'50"E	19.11'
C24	21.00'	32.98'	89°58'23"	S31°30'49"E	29.69'
C25	27.50'	18.98'	39°32'45"	N33°14'54"E	18.61'
C26	25.00'	39.22'	89°53'29"	N31°28'22"W	35.32'
C27	25.00'	0.84'	1°55'01"	N77°22'37"W	0.84'
C28	28.00'	43.10'	88°11'30"	S57°35'45"W	38.97'
C29	28.00'	2.22'	4°32'47"	N80°34'54"W	2.22'
C30	28.00'	40.88'	83°38'43"	S55°19'21"W	37.34'
C31	27.50'	18.97'	39°31'16"	S6°15'38"E	18.59'
C32	1300.00'	167.98'	7°24'13"	S72°47'35"E	167.87'
C33	300.00'	110.07'	21°01'19"	N79°36'08"W	109.45'



TYPICAL BUILDING DIMENSIONS AND AREAS
SCALE: NTS



DEVELOPER
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17958
SALT LAKE CITY, UTAH 84117
801.281.2200

RECORD OF SURVEY
ROS NO.: _____ \$: _____
COUNTY SURVEYOR REVIEWER: _____ DATE: _____

ENSGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT, 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSGNENGIN.COM

SHEET 1 OF 3
PROJECT NUMBER: 13265
MANAGER: ROE
DRAWN BY: SJL
CHECKED BY: PMH
DATE: 1/27/25

CITY PARKS & RECREATION APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.
SANDY CITY PARKS & RECREATION DEPARTMENT DIRECTOR

MEADOWS ON CY'S ROAD
LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

EASEMENT APPROVAL
CENTURYLINK REPRESENTATIVE: _____ DATE: _____
ROCKY MOUNTAIN POWER REPRESENTATIVE: _____ DATE: _____
ENBRIDGE GAS UTAH REPRESENTATIVE: _____ DATE: _____
COMCAST REPRESENTATIVE: _____ DATE: _____

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
SALT LAKE COUNTY HEALTH DEPARTMENT REPRESENTATIVE

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

SANDY SUBURBAN IMPROVEMENT DISTRICT APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT.
SANDY SUBURBAN IMPROVEMENT DISTRICT REPRESENTATIVE

CITY ENGINEER APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE SANDY CITY ENGINEER.
SANDY CITY ENGINEER

PUBLIC UTILITIES DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT.
SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER

SANDY CITY MAYOR APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE SANDY CITY MAYOR.
MAYOR

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE SANDY CITY ATTORNEY.
SANDY CITY ATTORNEY

SALT LAKE COUNTY RECORDER
RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

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

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

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

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. 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.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

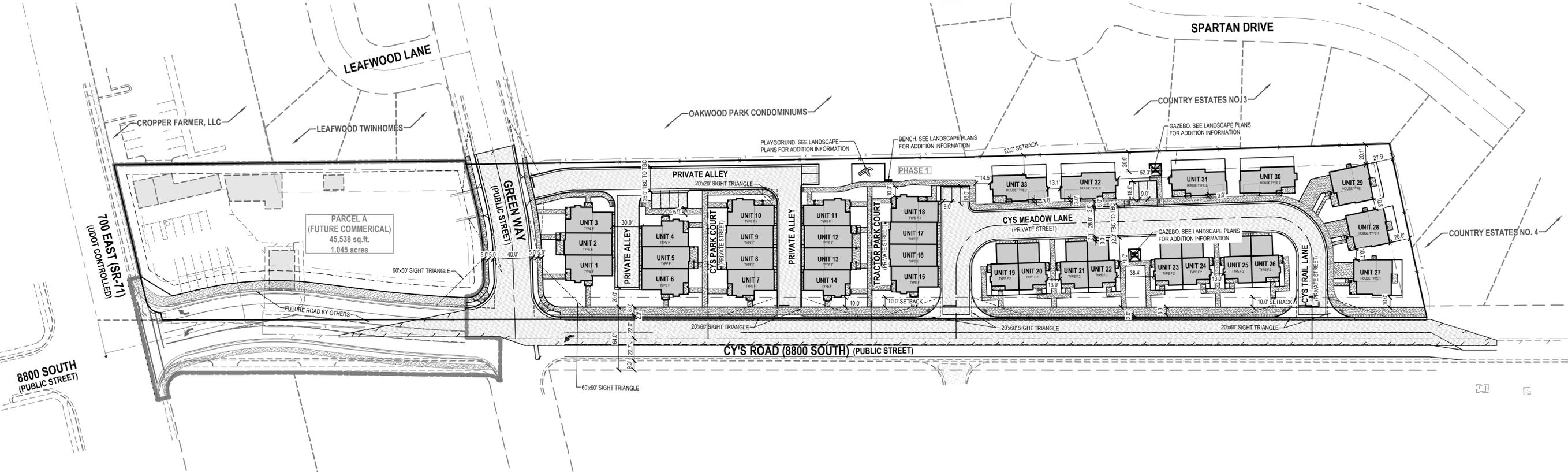
Site Summary Table		
Discription	Area	Percentage
Building	41,873	31%
Public Roads	0	0%
Private Roads	31,391	23%
Interior Walks	16,802	12%
Landscape	46,988	34%
Total Open Space* (Landscape + Interior Walks)	63,790	47%
Total Site	137,054	100%

*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%

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



EN SIGN
THE STANDARD IN ENGINEERING

SANDY
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

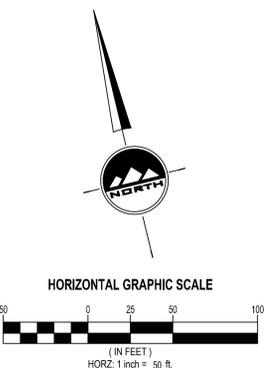
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
BRAD REYNOLDS
PHONE: 801-281-2200

MEADOWS AT CYS ROAD
8800 SOUTH 700 EAST
SANDY, UTAH



OVERALL SITE PLAN

PROJECT NUMBER: 13285
PRINT DATE: 2025-01-28
PROJECT MANAGER: R.E.
DESIGNED BY: M.B.

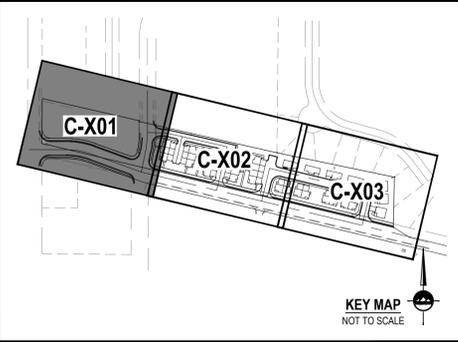
C-200

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BENCHMARK

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ENSIGN
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45 W 10000 S, Suite 500
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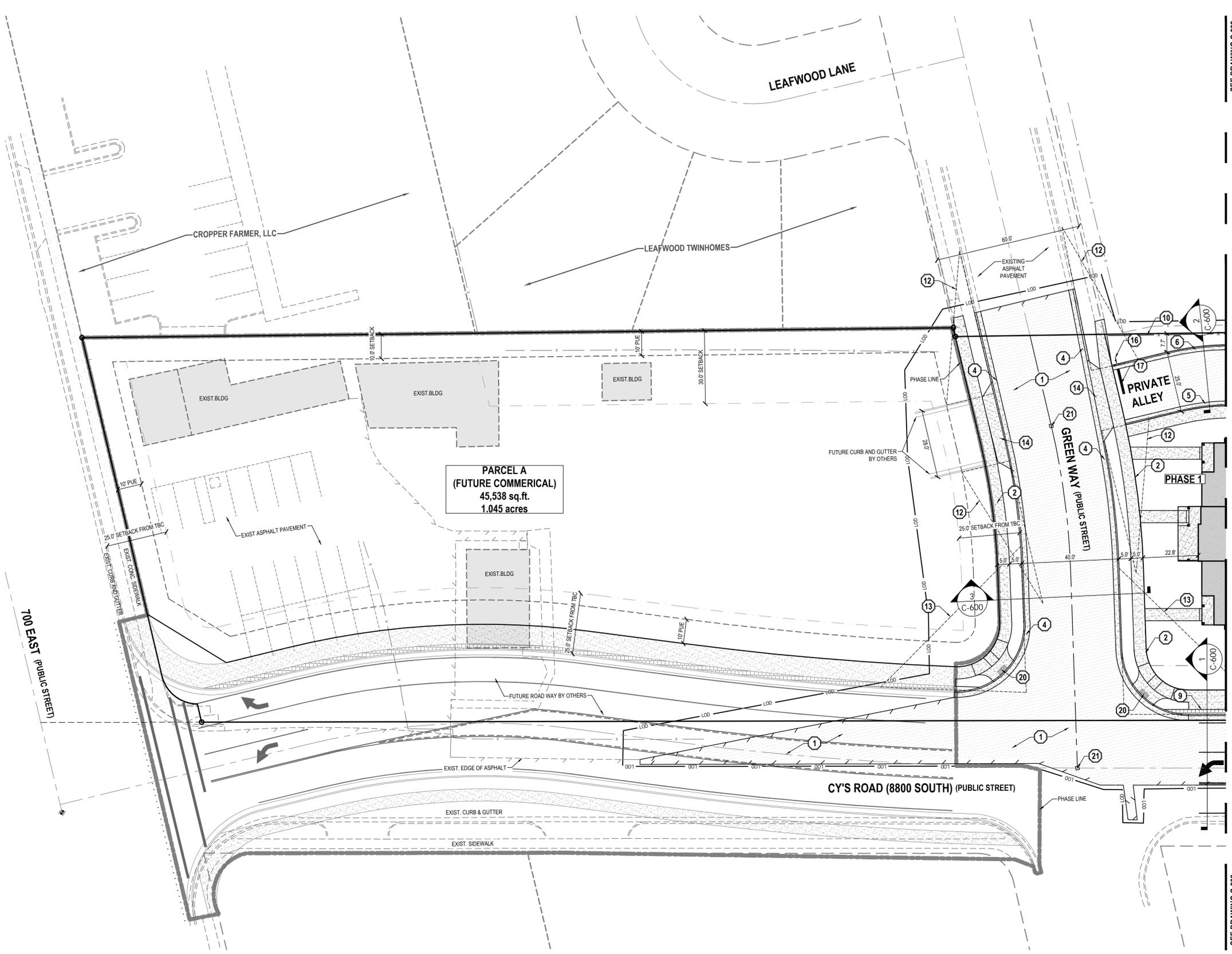
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
BRAD REYNOLDS
PHONE: 801-281-2200



SEE DRAWING C-202

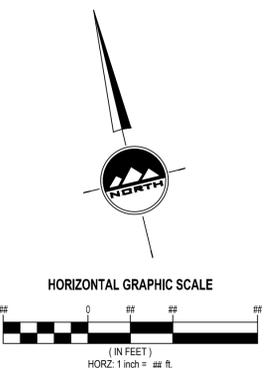
SEE DRAWING C-202

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 7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- SCOPE OF WORK:**
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" REFERS TO SANDY CITY STANDARD SPECIFICATIONS):
- 1 ASPHALT PAVEMENT PER CROSS SECTIONS ON DETAILS SHEET C-600
 - 2 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.
 - 4 30" STANDARD HIGH BACK CURB AND GUTTER PER SANDY CITY STANDARD DETAIL CG-01 AND SPECIFICATIONS. SEE SHEET C-601.
 - 5 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.
 - 7 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.
 - 10 6'-0" TALL PRECAST FENCE. SEE DETAIL 12/C-601.
 - 11 RIBBON CURB, 6"x12" CURB WALL (0" CURB FACE) PER SANDY CITY STANDARD DETAIL CG-01 AND SPECIFICATIONS. SEE SHEET C-601.
 - 12 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.
 - 13 60' 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.
 - 14 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.
 - 17 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
 - 18 6"x12" CONCRETE CURB WALL (6" CURB FACE) PER SANDY CITY STD DWG CG-01 AND SPECIFICATIONS. SEE SHEET C-601.
 - 19 SITE LIGHTING. SEE PHOTOMETRIC PLANS FOR ADDITIONAL INFORMATION.
 - 20 HANDICAP ACCESS RAMP WITH DETECTABLE WARNING SURFACE PER SANDY CITY STANDARD DETAIL SW-02. SEE SHEET C-601.
 - 21 CONSTRUCT STREET SURVEY MONUMENT, AS LOCATED ON THE RECORDED PLAT FOR THE "MEADOWS AT CY'S ROAD" SUBDIVISION, ACCORDING TO THE REQUIREMENTS F THE SALT LAKE COUNTY PERMIT (TYPICAL).

MEADOWS AT CY'S ROAD

8800 SOUTH 700 EAST

SANDY, UTAH



SITE PLAN

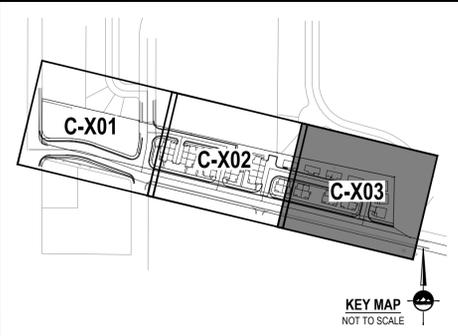
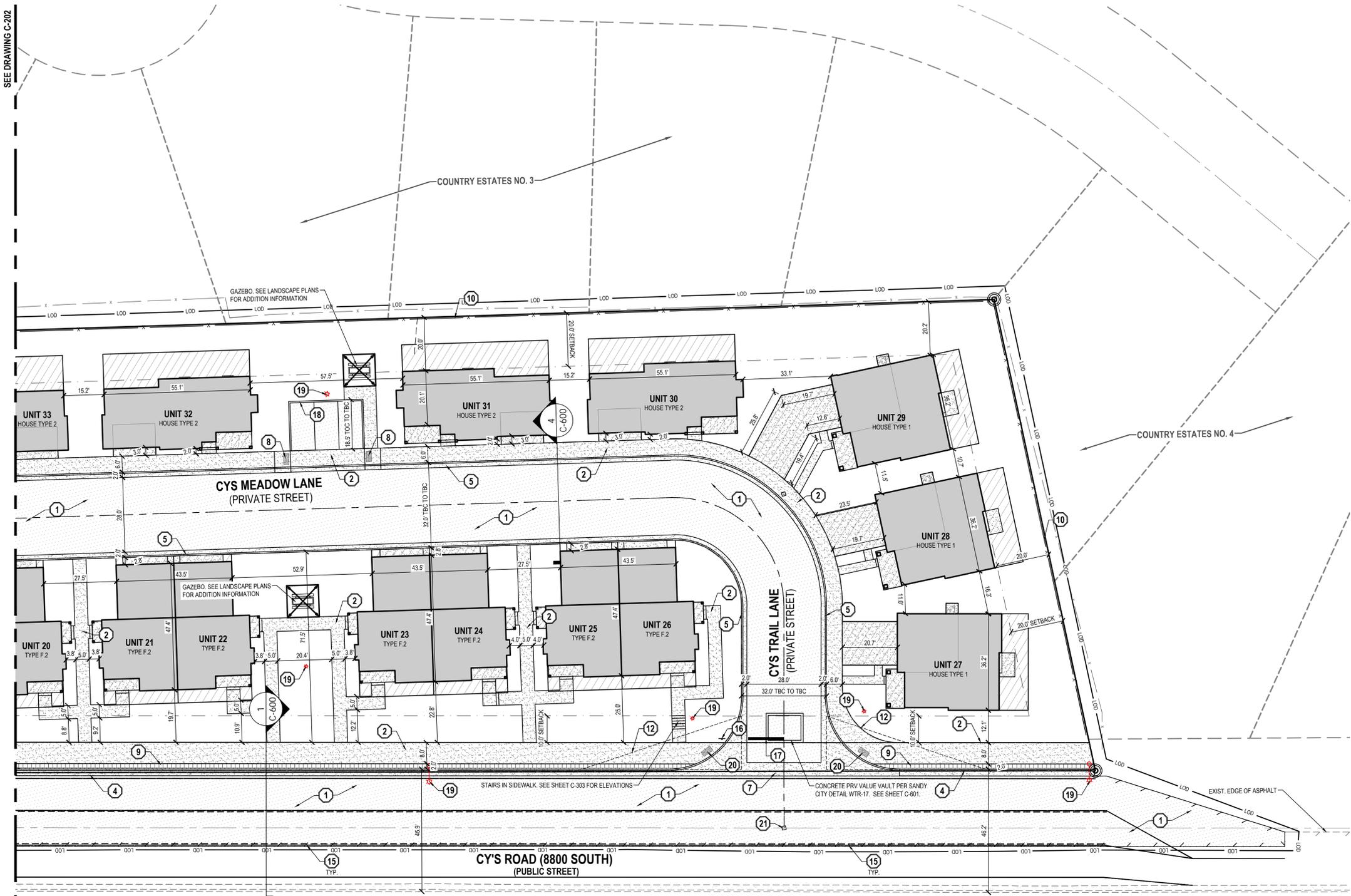
PROJECT NUMBER: 13285
PRINT DATE: 2025-01-28

PROJECT MANAGER: R.E.
DESIGNED BY: M.B.

C-201

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SALT LAKE BASE AND MERIDIAN
ELEV = 4507.39'



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SCOPE OF WORK:

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 - 5 24" MODIFIED CURB AND GUTTER PER SANDY CITY STANDARD DETAIL CG-01 AND SPECIFICATIONS. SEE SHEET C-601.
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 - 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.
 - 10 6'-0" TALL PRECAST FENCE. SEE DETAIL 12/C-601.
 - 11 RIBBON CURB, 6"X12" CURB WALL (0" CURB FACE) PER SANDY CITY STANDARD DETAIL CG-01 AND SPECIFICATIONS. SEE SHEET C-601.
 - 12 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.
 - 13 60' 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.
 - 14 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.
 - 17 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
 - 18 6"X12" CONCRETE CURB WALL (6" CURB FACE) PER SANDY CITY STD DWG CG-01 AND SPECIFICATIONS. SEE SHEET C-601.
 - 19 SITE LIGHTING. SEE PHOTOMETRIC PLANS FOR ADDITIONAL INFORMATION.
 - 20 HANDICAP ACCESS RAMP WITH DETECTABLE WARNING SURFACE PER SANDY CITY STANDARD DETAIL SW-02. SEE SHEET C-601.
 - 21 CONSTRUCT STREET SURVEY MONUMENT, AS LOCATED ON THE RECORDED PLAT FOR THE "MEADOWS ON CYS ROAD" SUBDIVISION, ACCORDING TO THE REQUIREMENTS F THE SALT LAKE COUNTY PERMIT (TYPICAL).

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
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RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:
BRAD REYNOLDS
PHONE: 801-281-2200

MEADOWS AT CYS ROAD
8800 SOUTH 700 EAST
SANDY, UTAH



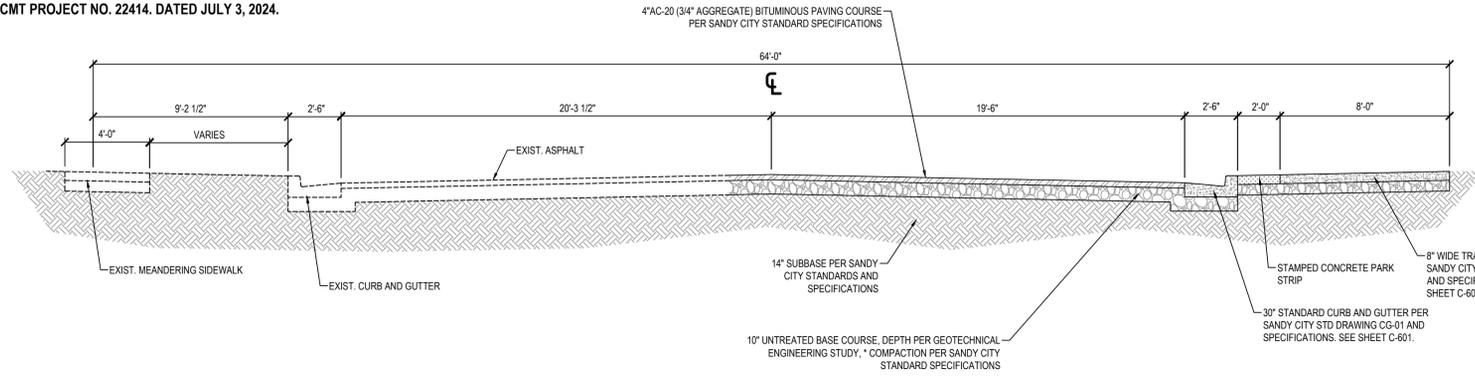
SITE PLAN

PROJECT NUMBER: 13285
PRINT DATE: 2025-01-28

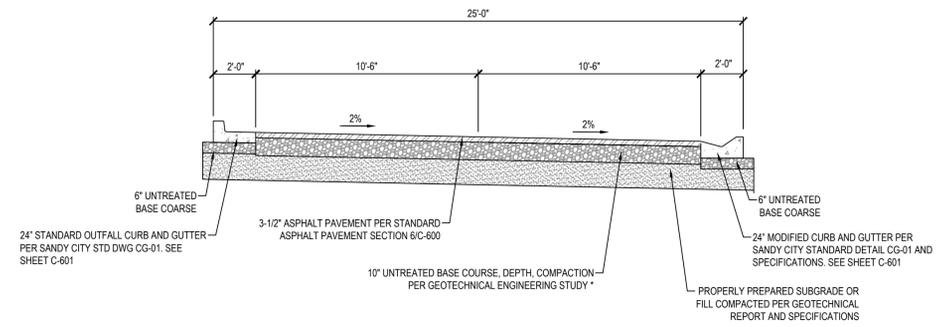
PROJECT MANAGER: R.E.
DESIGNED BY: M.B.

C-203

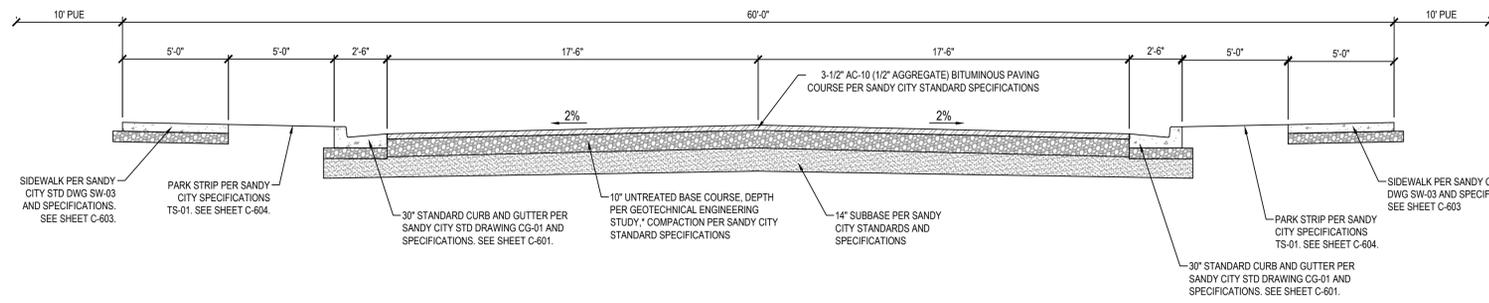
NOTE:
 "GEOTECHNICAL ENGINEERING STUDY," BY CMT TECHNICAL SERVICES
 CMT PROJECT NO. 22414, DATED JULY 3, 2024.



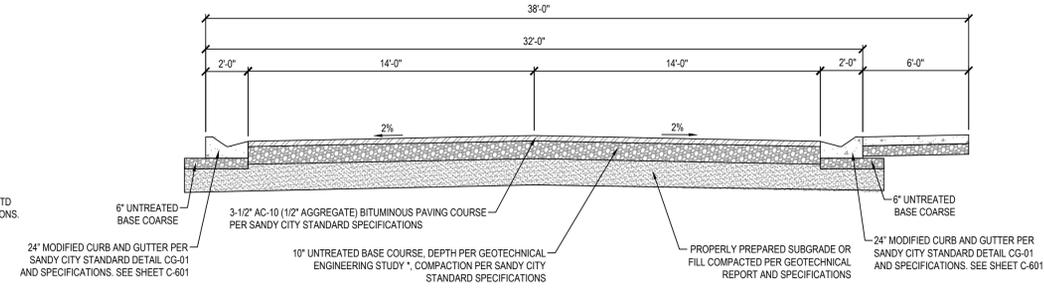
1 64' ROW PUBLIC STREET (CY'S ROAD) CROSS SECTION
 SCALE: NONE



2 25' ROW PRIVATE ALLEY CROSS SECTION
 SCALE: NONE



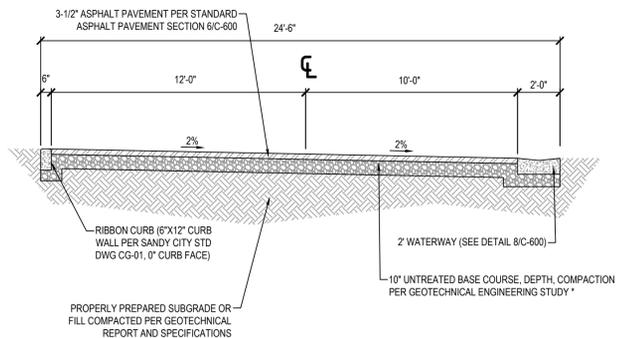
3 60' ROW PUBLIC STREET (GREEN WAY) CROSS SECTION
 SCALE: NONE



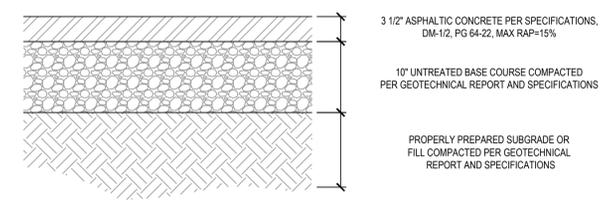
4 38' ROW PRIVATE STREET CROSS SECTION
 SCALE: NONE

ASPHALT PAVEMENT NOTES (PRIVATE ALLEYS, ONLY)

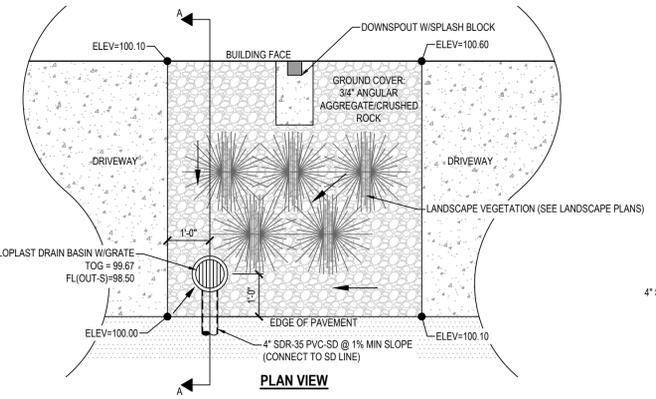
- ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
- ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
- REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



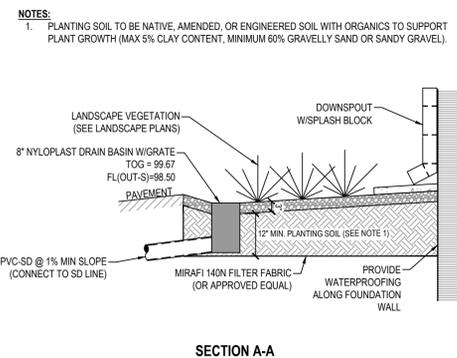
5 24.5' PRIVATE ALLEY CROSS SECTION
 SCALE: NONE



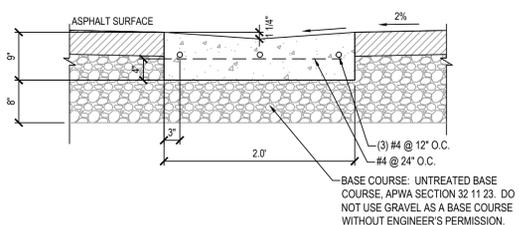
6 STANDARD ASPHALT PAVEMENT SECTION (PRIVATE ALLEYS, ONLY)
 SCALE: NONE



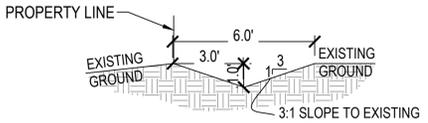
7 LID LANDSCAPE AREA
 SCALE: NONE



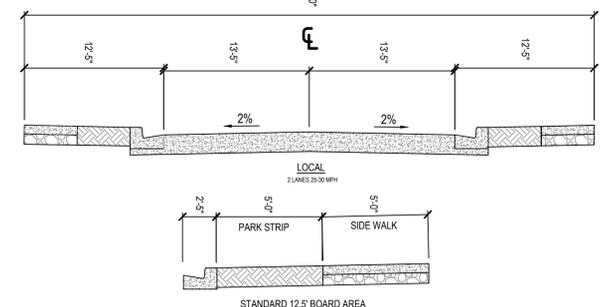
SECTION A-A



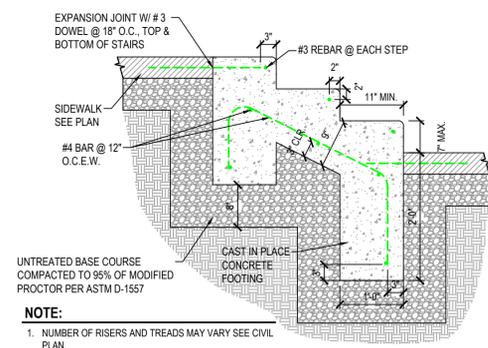
8 2.0' CONCRETE WATERWAY
 SCALE: NONE



9 DRAINAGE SWALE
 SCALE: NONE



10 TYPICAL STREET PARK STRIPS
 SCALE: NONE



11 STAIR DETAIL
 SCALE: NONE

NOTE:
 1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 211.

NOTE:
 1. CONSTRUCT PER SANDY CITY STANDARD PLAN NO. 15-01

DETAILS

UNTREATED BASE COURSE COMPACTED TO 95% OF MODIFIED PROCTOR PER ASTM D-1557

NOTE:

- NUMBER OF RISERS AND TREADS MAY VARY SEE CIVIL PLAN
- HANDRAIL WILL BE REQUIRED FOR STAIRS WITH MORE THAN ONE STEP. SEE ARCHITECTURAL PLANS FOR HANDRAIL DETAILS.

ENSIGN
 THE STANDARD IN ENGINEERING

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FOR:
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CONTACT:
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 PHONE: 801-281-2200

MEADOWS AT CY'S ROAD

8800 SOUTH 700 EAST
SANDY, UTAH

DETAILS

PROJECT NUMBER: 13285
 PRINT DATE: 2025-01-28

PROJECT MANAGER: R.E.
 DESIGNED BY: M.B.

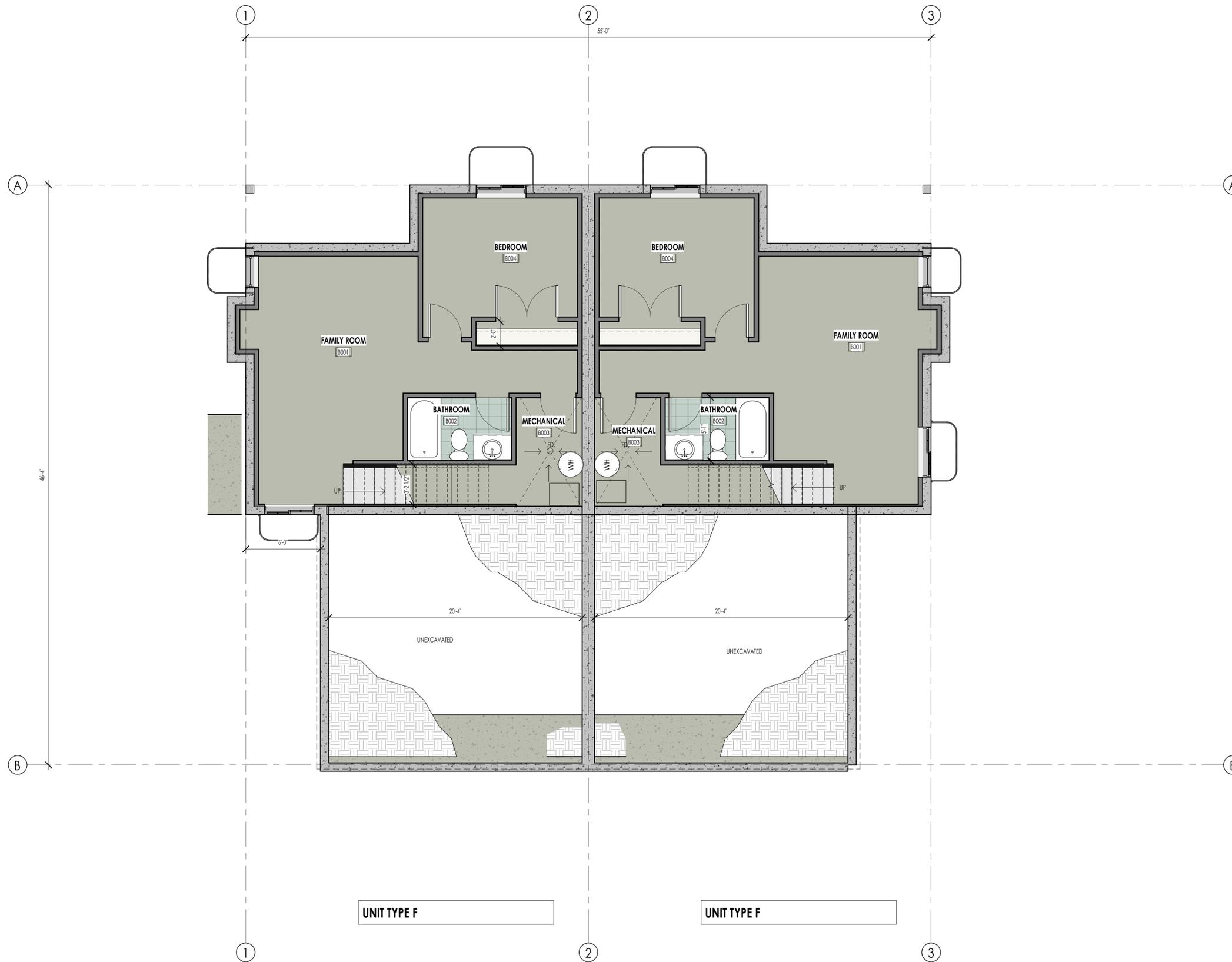
C-600

MEADOWS AT CY ROAD TOWNHOMES- PLANNING COMMISSION SUBMITTAL

BUILDING PLANS
ELEVATIONS
RENDERINGS

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





LEVEL 0 - FLOOR PLAN PRESENTATION
 1/4" = 1'-0"

1
 D100



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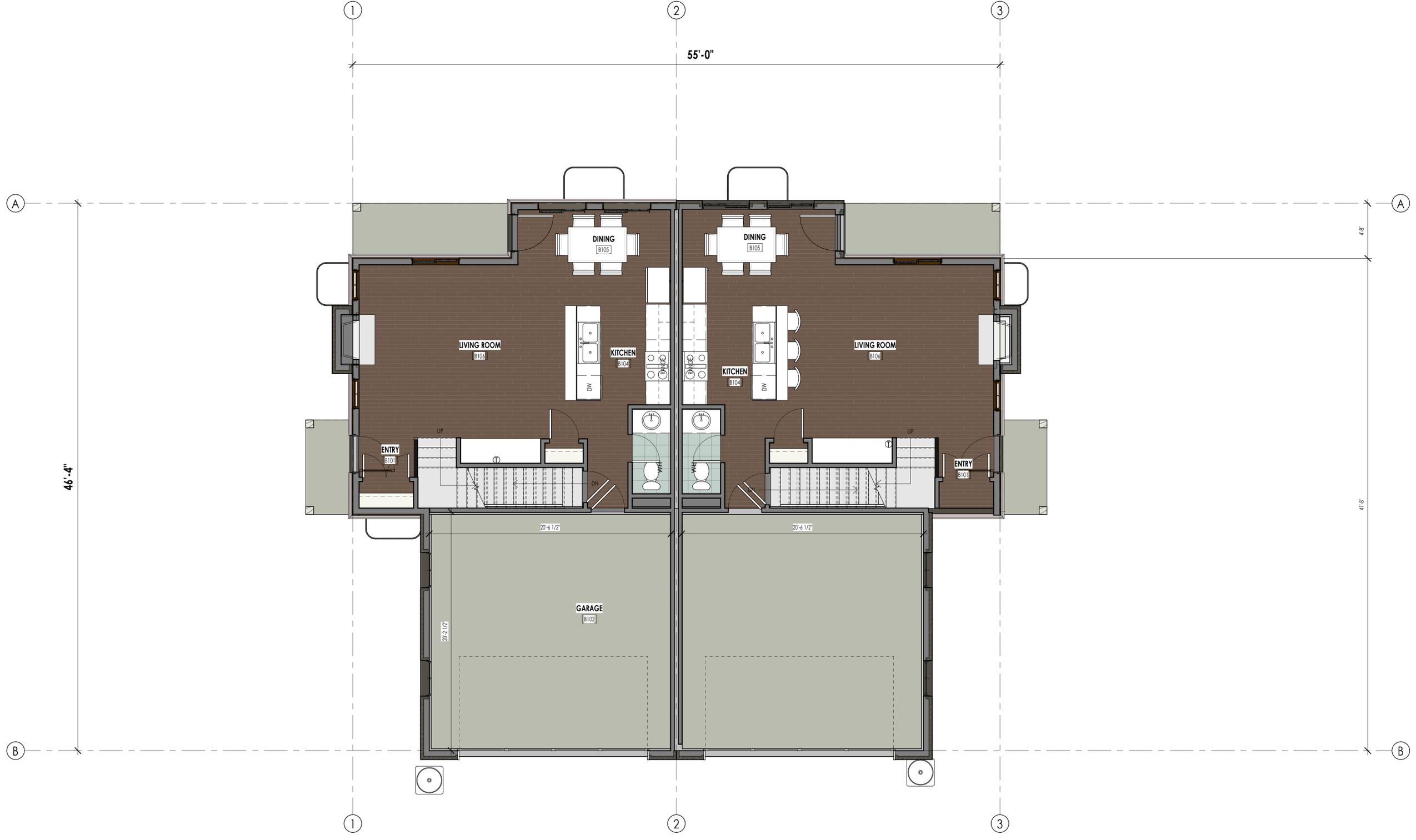
THE MEADOWS AT CY ROAD TOWNHOMES - DUPLEX

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL -0

D100

JULY 2024



UNIT TYPE F

UNIT TYPE F

LEVEL 1 - FLOOR PLAN PRESENTATION
1/4" = 1'-0"

1
D101



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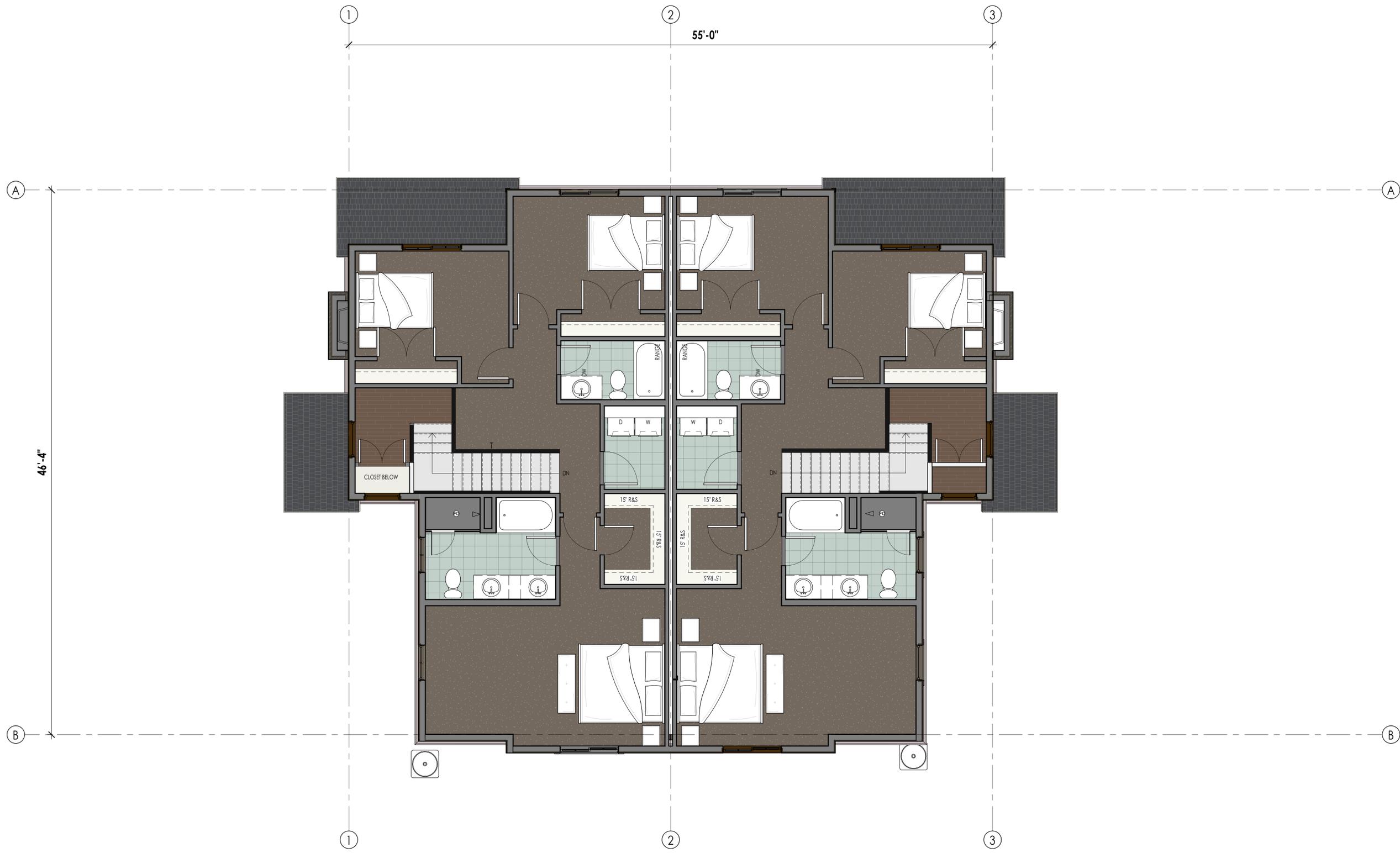
THE MEADOWS AT CY ROAD TOWNHOMES - DUPLEX

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 1

D101

JULY 2024



UNIT TYPE F

UNIT TYPE F

LEVEL 2 - FLOOR PLAN PRESENTATION
1/4" = 1'-0"

1
D102



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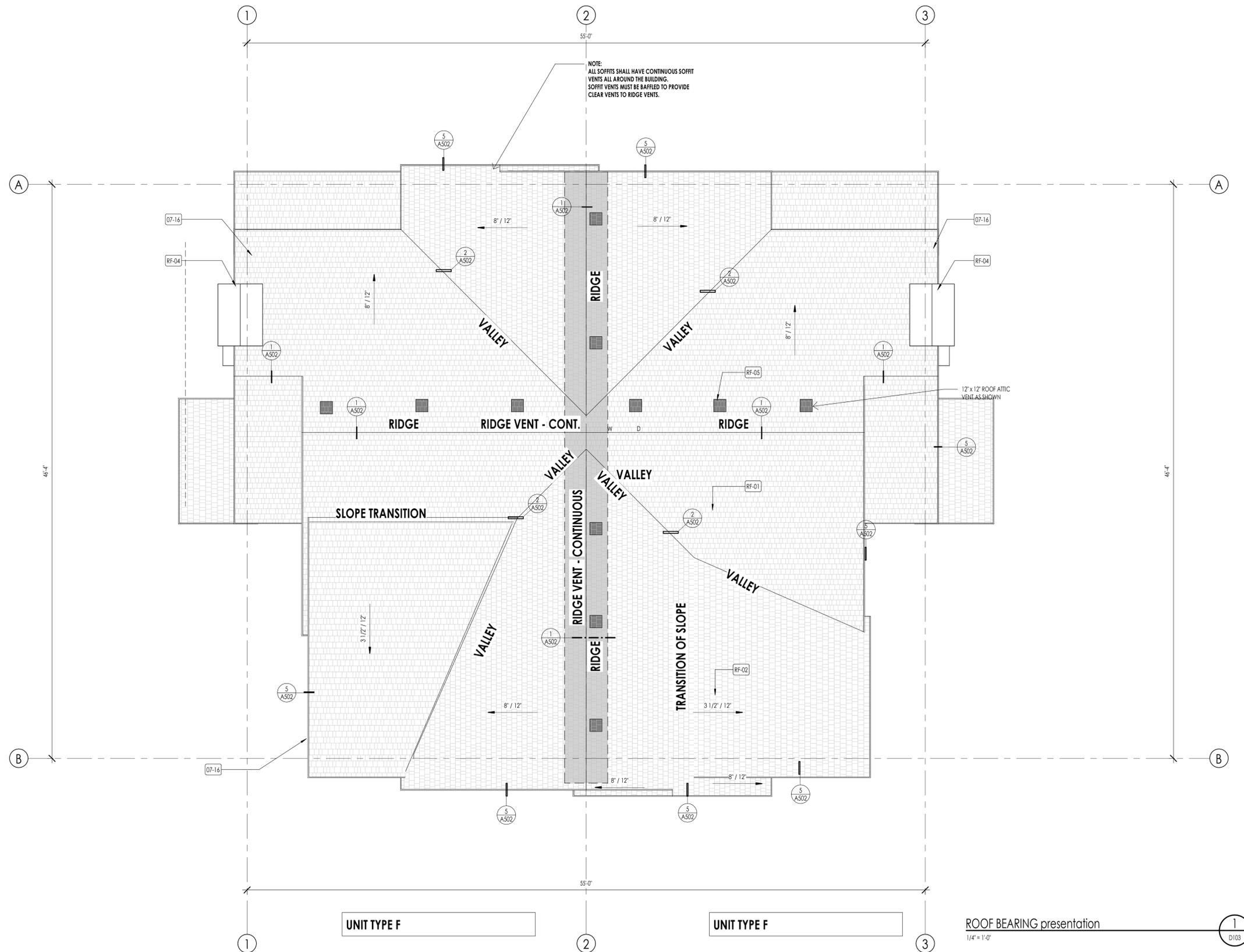
THE MEADOWS AT CY ROAD TOWNHOMES - DUPLEX

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 2

D102

JULY 2024



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THE MEADOWS AT CY ROAD TOWNHOMES - DUPLEX

8800 SOUTH 700 EAST, SANDY, UTAH

ROOF PLAN

D103

JULY 2024



REAR PERSPECTIVE

6
D104



FRONT PERSPECTIVE

5
D104



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THE MEADOWS AT CY ROAD TOWNHOMES - DUPLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR VIEWS

D104

JULY 2024



SOUTH - ELEVATION
1/4" = 1'-0"

2
D105



EAST - ELEVATION
1/4" = 1'-0"

1
D105



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THE MEADOWS AT CY ROAD TOWNHOMES - DUPLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D105

JULY 2024



NORTH - ELEVATION
1/4" = 1'-0"

1
D106



WEST - ELEVATION
1/4" = 1'-0"

2
D106

THE MEADOWS AT CY ROAD TOWNHOMES - DUPLEX

8800 SOUTH 700 EAST, SANDY, UTAH



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

LEVEL 0 - PRESENTATION
1/4" = 1'-0"

1
0200



MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

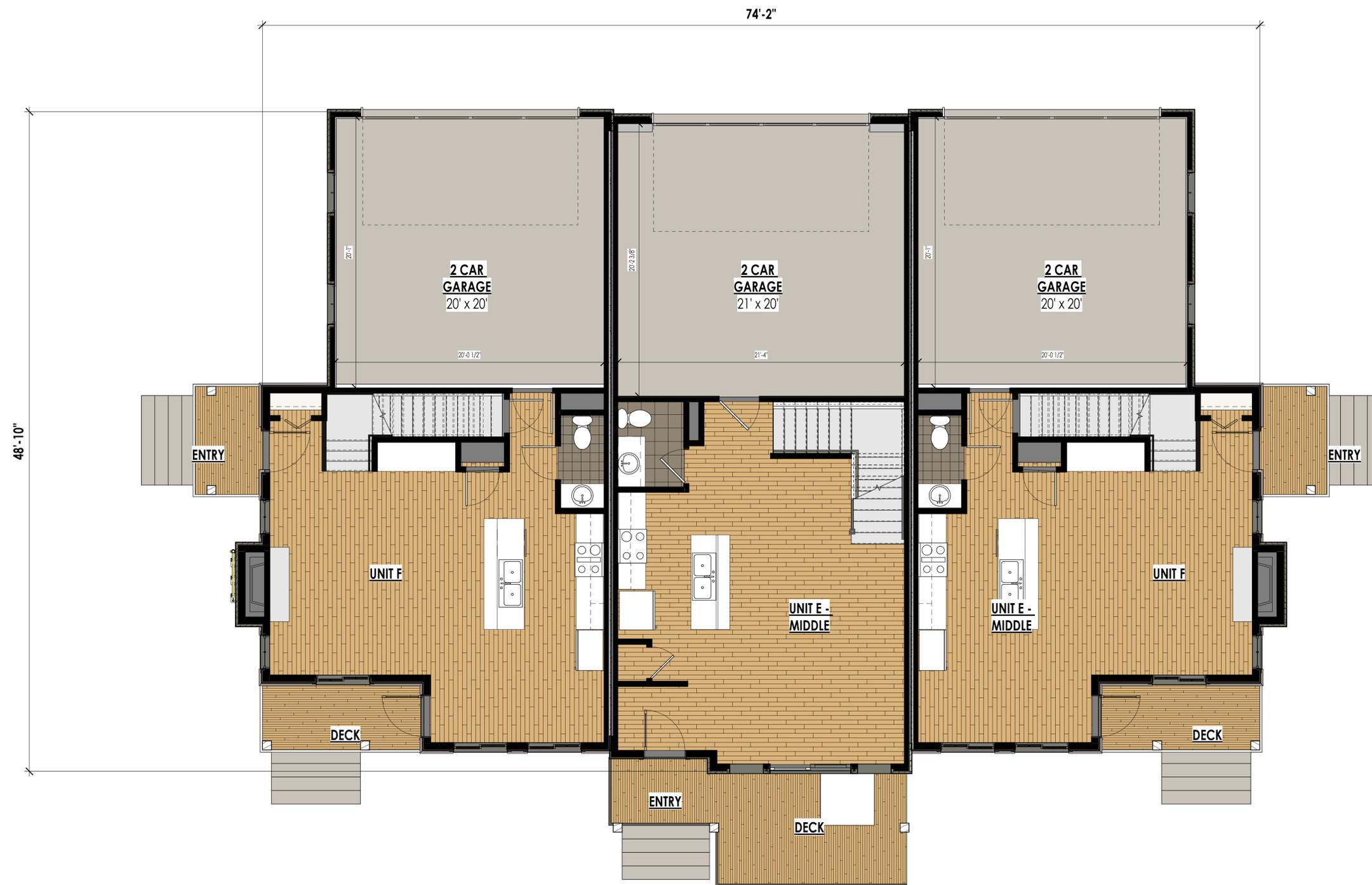
8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 0

D200

OCTOBER 15,
2024

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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

LEVEL 1 - PRESENTATION
1/4" = 1'-0"

1
D201



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MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 1

D201

OCTOBER 15,
2024



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

LEVEL 2 - PRESENTATION
1/4" = 1'-0"

1
D202



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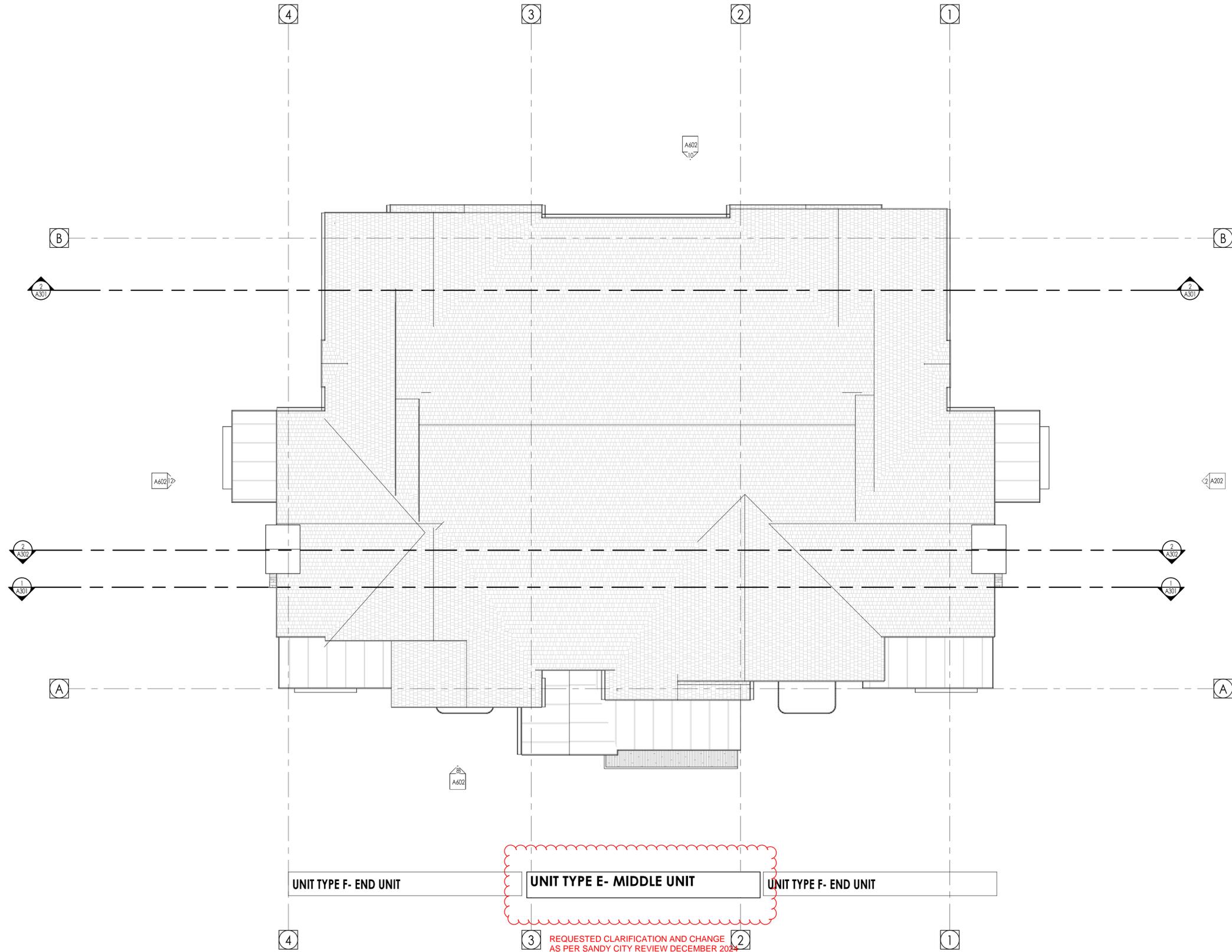
MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 2

D202

OCTOBER 15,
2024



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MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

ROOF PLAN

D203

OCTOBER 15, 2024

ROOF PLAN - PRESENTATION
3/16" = 1'-0"

1
D203

REQUESTED CLARIFICATION AND CHANGE
AS PER SANDY CITY REVIEW DECEMBER 2024



3D View 1

1
D200A



3D View 4

4
D200A



3D View 3

3
D200A



3D View 5

5
D200A



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MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR VIEWS

D200A

OCTOBER 15,
2024



NORTH ELEVATION SD
1/4" = 1'-0"

2
D204



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MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D204

OCTOBER 15,
2024



SOUTH ELEVATION SD
1/4" = 1'-0"

1
D205

MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D205

OCTOBER 15,
2024



EAST ELEVATION SD
1/4" = 1'-0"

1
D206



WEST ELEVATION SD
1/4" = 1'-0"

2
D206



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MEADOWS AT CY ROAD TOWNHOMES- 3 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D206

OCTOBER 15,
2024

96'-10"

49'-6"



UNIT TYPE F- END UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE F- END UNIT

LEVEL 0 - PRESENTATION
1/4" = 1'-0"

1
D300



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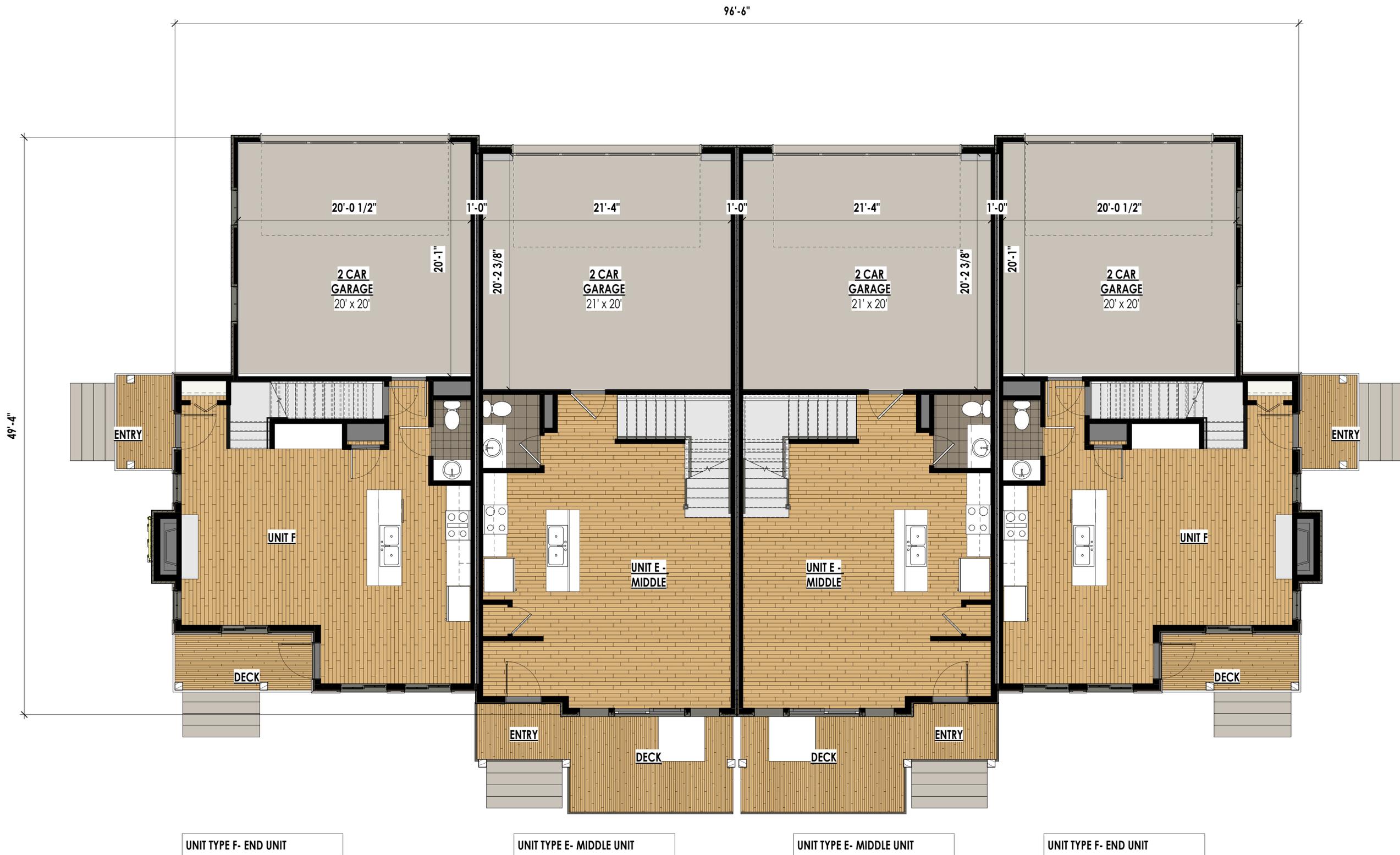
MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 0

D300

OCTOBER 18, 2024



UNIT TYPE F- END UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE F- END UNIT

LEVEL 1 - PRESENTATION
1/4" = 1'-0"

1
D301



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MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 1

D301

OCTOBER 18, 2024

96'-6"

50'-4"



UNIT TYPE F- END UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE F- END UNIT

LEVEL 2 - PRESENTATION
1/4" = 1'-0"

1
D302



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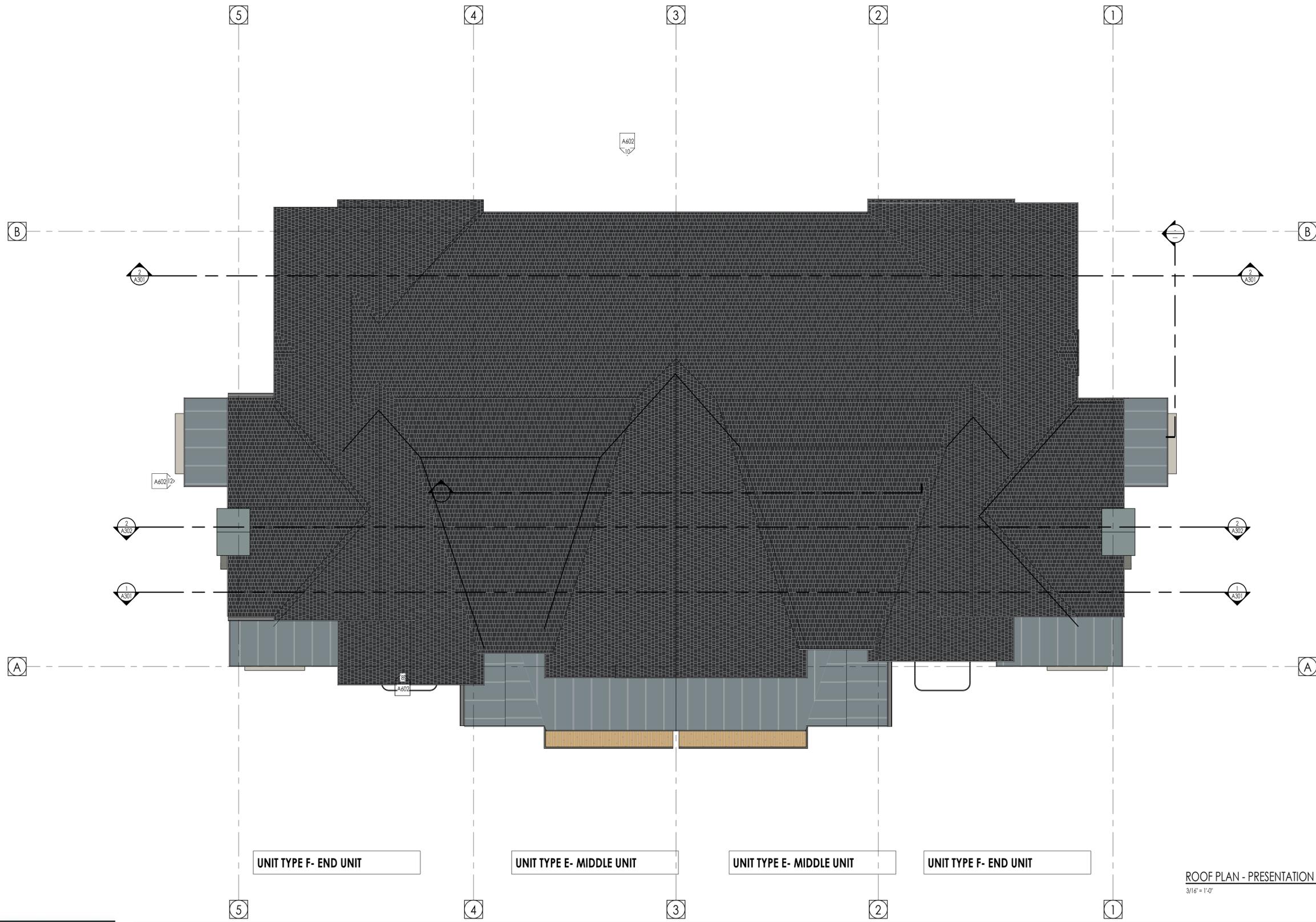
MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

LEVEL 2

D302

OCTOBER 18,
2024



UNIT TYPE F- END UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE E- MIDDLE UNIT

UNIT TYPE F- END UNIT

ROOF PLAN - PRESENTATION
3/16" = 1'-0"

1
D303



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MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

ROOF PLAN

D303

OCTOBER 18,
2024



3D View 1

1
D200



3D View 4

4
D200



3D View 3

3
D200



3D View 5

5
D200



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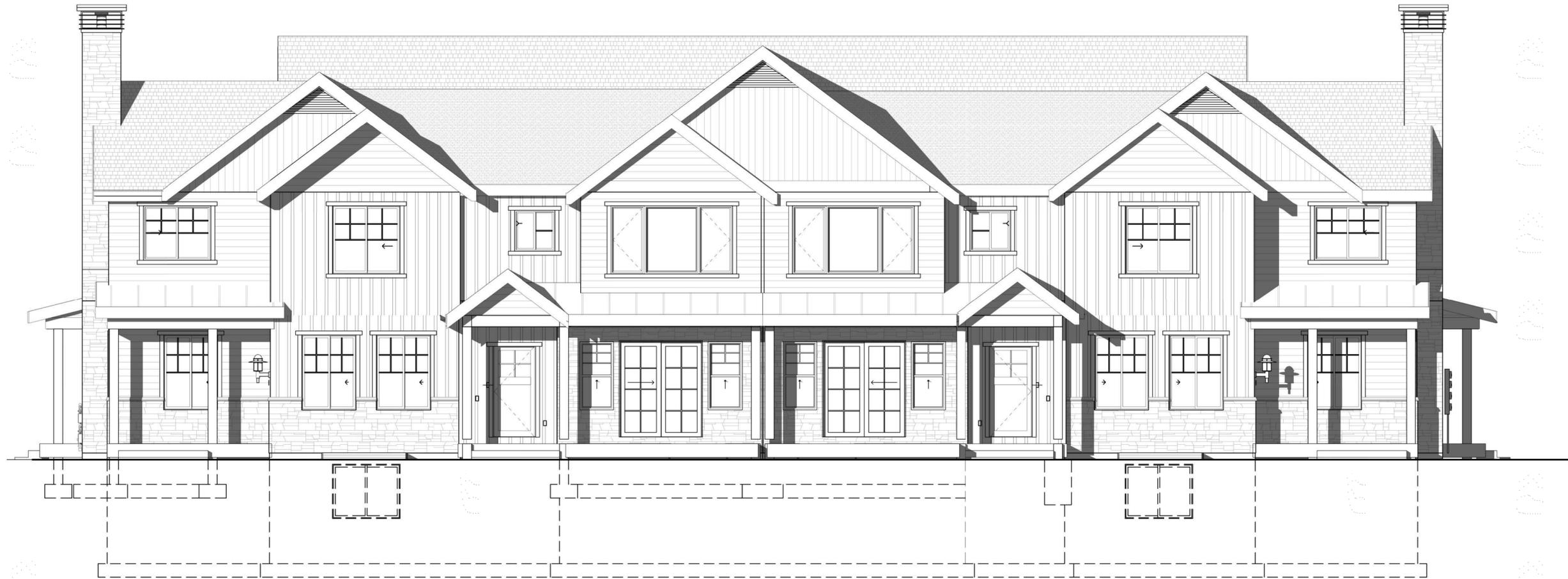
MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR VIEWS

D200

OCTOBER 18,
2024



NORTH ELEVATION SD
1/4" = 1'-0"

2
D304



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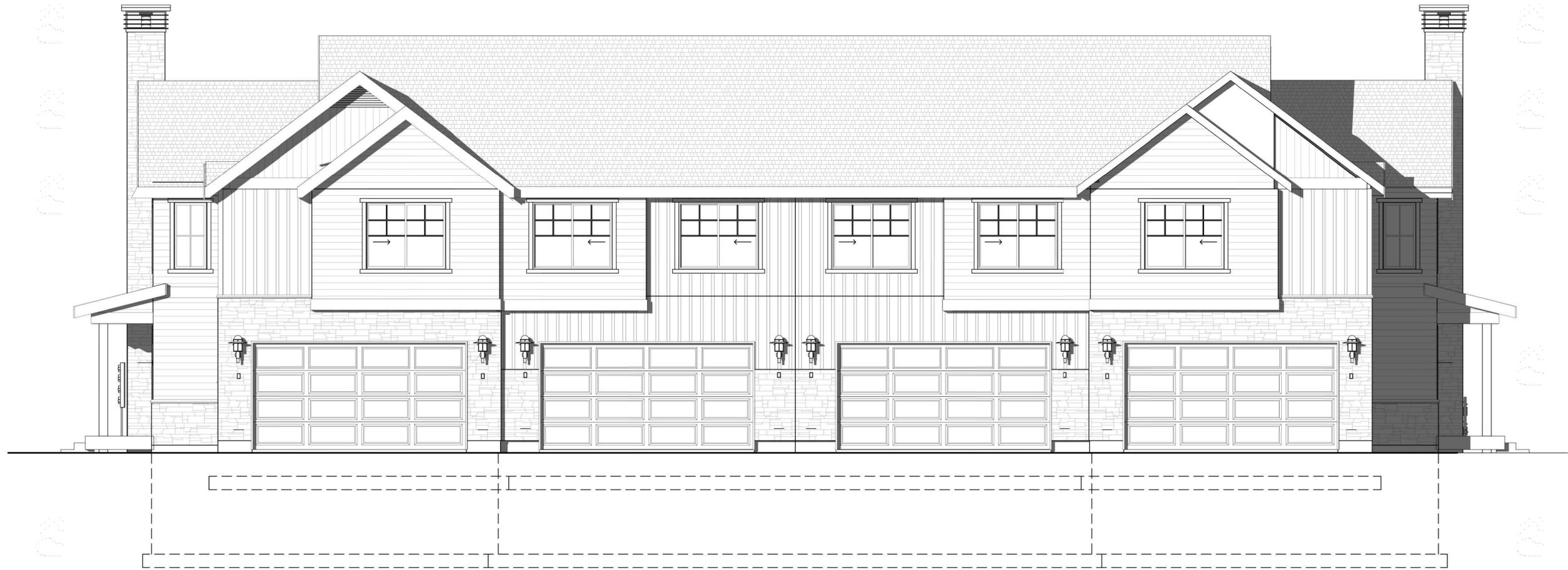
MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D304

OCTOBER 18,
2024



SOUTH ELEVATION SD
1/4" = 1'-0"

1
D305



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MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D305

OCTOBER 18,
2024



EAST ELEVATION SD
1/4" = 1'-0"

1
D306



WEST ELEVATION SD
1/4" = 1'-0"

2
D306



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MEADOWS AT CY ROAD TOWNHOMES- 4 PLEX

8800 SOUTH 700 EAST, SANDY, UTAH

EXTERIOR ELEVATIONS

D306

OCTOBER 18,
2024



BUILDING SQUARE FOOTAGE

LOWER LEVEL 742 SQ. FT.

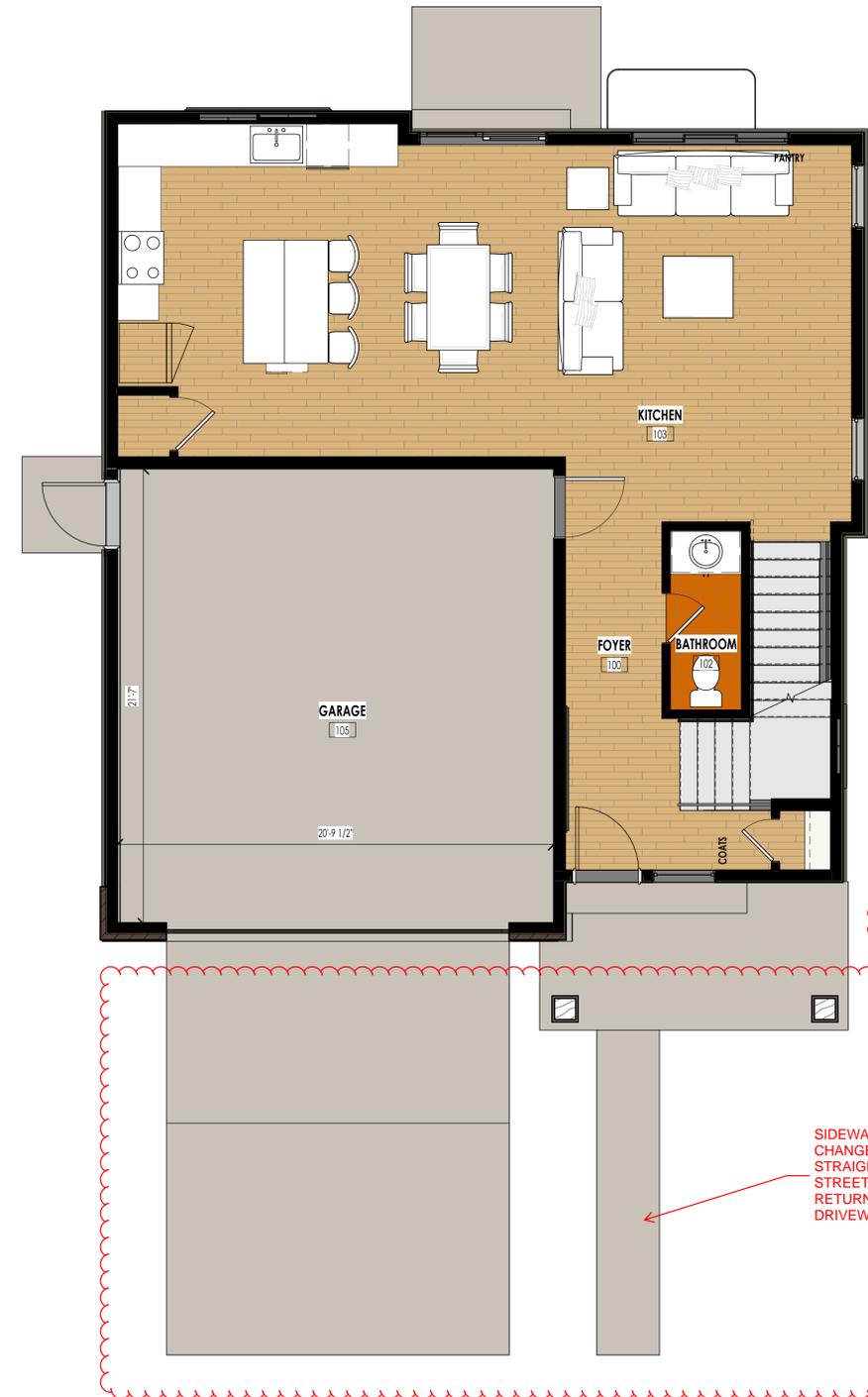
MAIN LEVEL 790 SQ. FT.
GARAGE 450 SQ. FT.

UPPER LEVEL 1,139 SQ. FT.

TOTAL 2671 SQ. FT.

LEVEL 0 - PRESENTATION
1/4" = 1'-0"

1
D401



CORRECTION REQUESTED BY SANDY CITY IN DEC 2024 REVIEW.

SIDEWALK CHANGE TO GO STRAIGHT TO STREET AND NOT RETURN TO DRIVEWAY

LEVEL 1 - PRESENTATION
1/4" = 1'-0"

2
D401



THE MEADOWS AT CY ROAD TOWNHOMES- SINGLE FAMILY TYPE 1

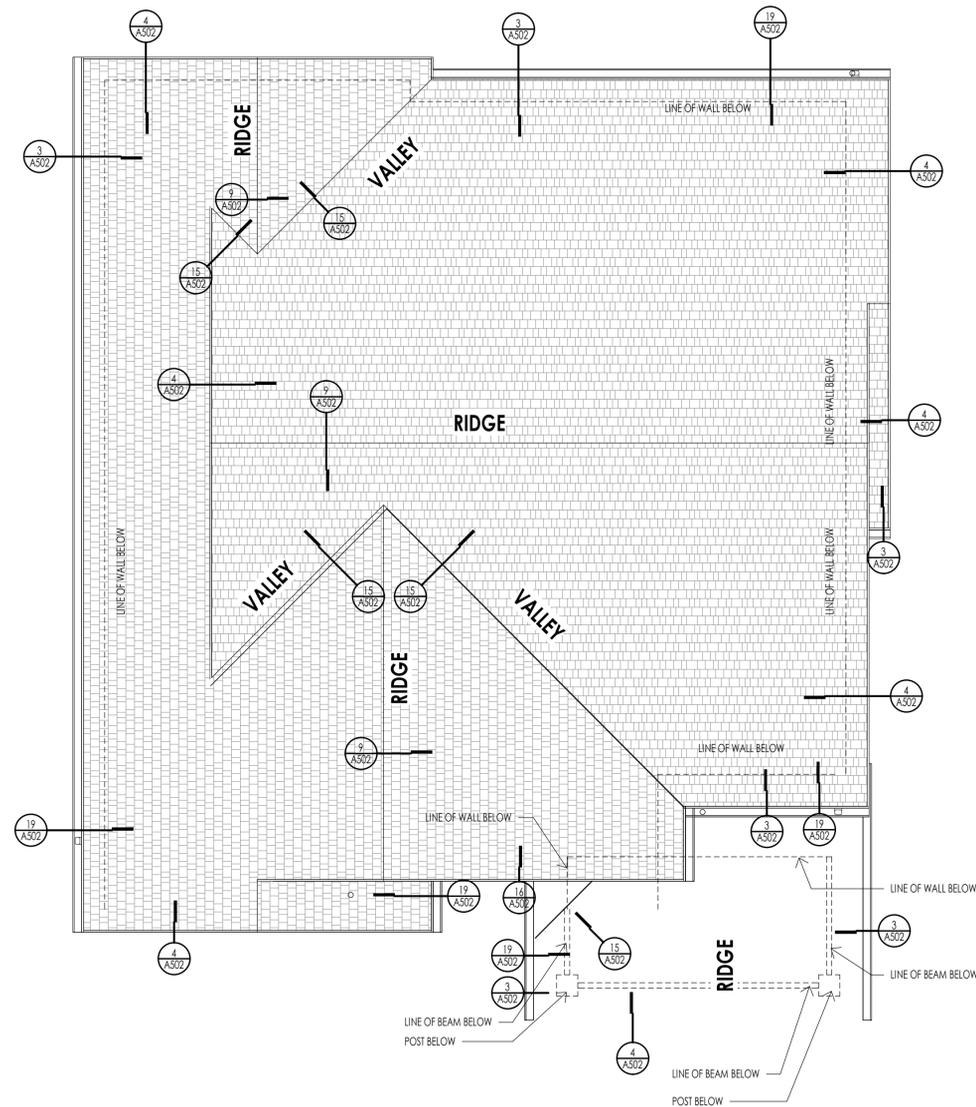
8800 SOUTH 700 EAST
SANDY, UTAH

FLOOR PLANS

D401

JUNE 2023

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ROOF PLAN DD
1/4" = 1'-0"
2
D402



LEVEL 2 - PRESENTATION
1/4" = 1'-0"
1
D402



THE MEADOWS AT CY ROAD TOWNHOMES- SINGLE FAMILY TYPE 1

8800 SOUTH 700 EAST
SANDY, UTAH

FLOOR PLANS - LEVEL 2

D402

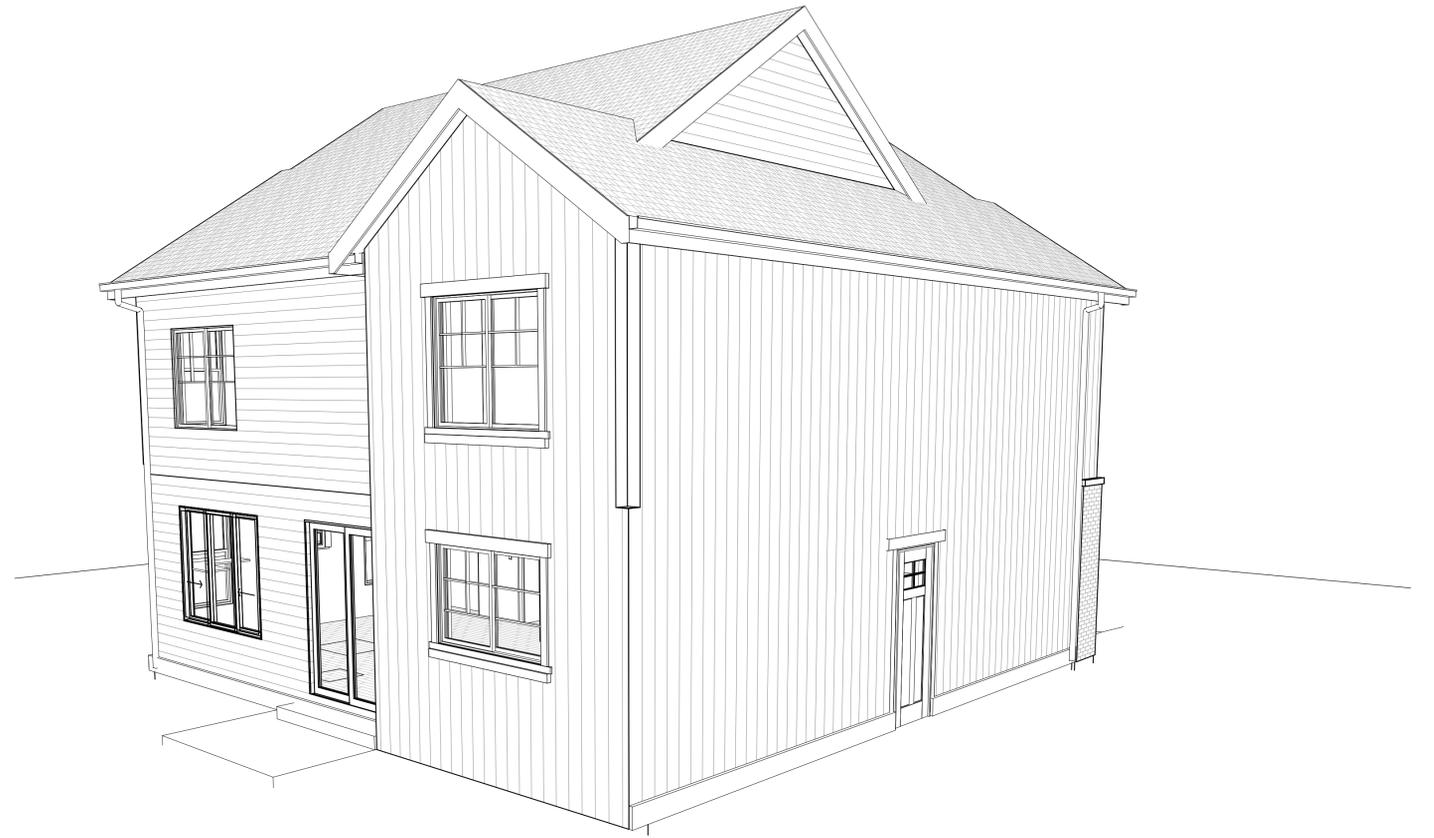
JUNE 2023

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SOUTHEAST CORNER VIEW - BOARD & BATT

1
D404



NORTHWEST CORNER VIEW - BOARD & BATT

2
D404



THE MEADOWS AT CY ROAD TOWNHOMES- SINGLE FAMILY TYPE 1

8800 SOUTH 700 EAST
SANDY, UTAH

EXTERIOR VIEWS -
BOARD & BATT OPTION

D404

JUNE 2023

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NORTH DESIGN ELEVATION - BOARD & BATT
1/4" = 1'-0"

1
D405



WEST DESIGN ELEVATION - BOARD & BATT
1/4" = 1'-0"

2
D405



SOUTH DESIGN ELEVATION- BOARD & BATT
1/4" = 1'-0"

3
D405



EAST DESIGN ELEVATION - BOARD & BATT
1/4" = 1'-0"

4
D405



THE MEADOWS AT CY ROAD TOWNHOMES- SINGLE FAMILY TYPE 1

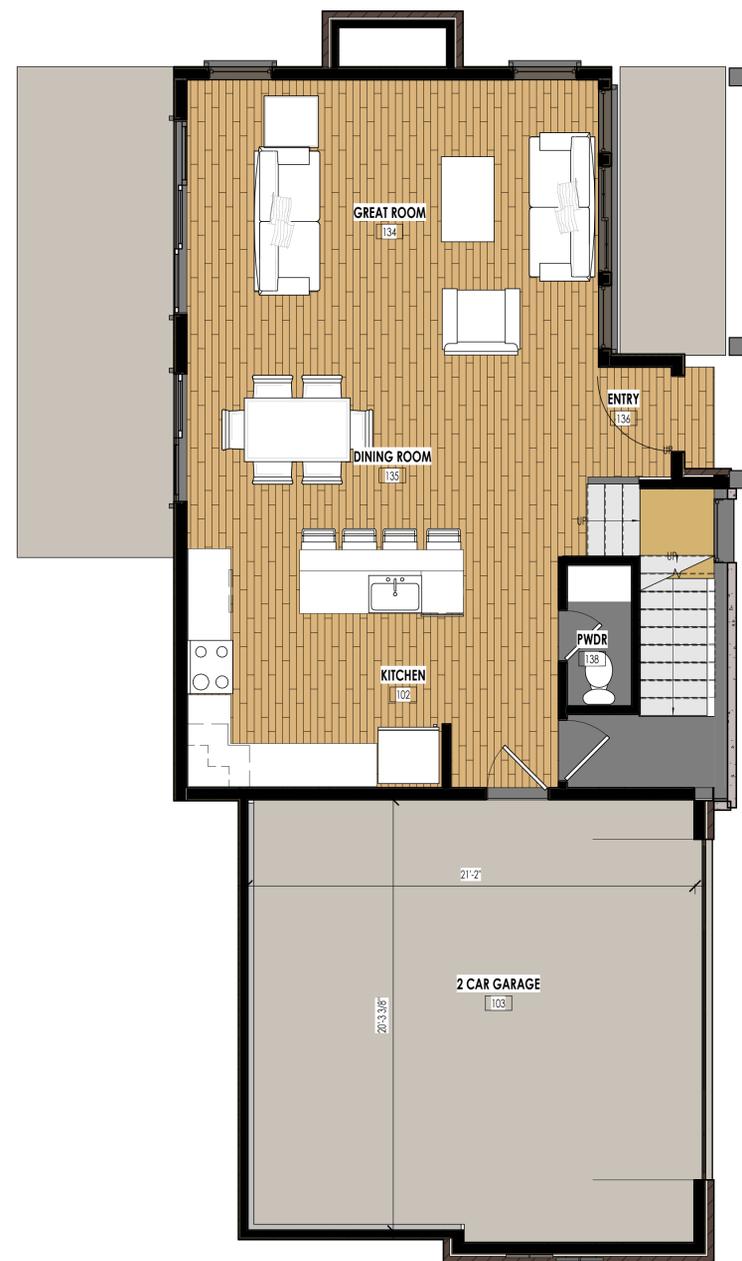
8800 SOUTH 700 EAST
SANDY, UTAH

EXTERIOR ELEVATIONS -
BOARD & BATT OPTION

D405

JUNE 2023

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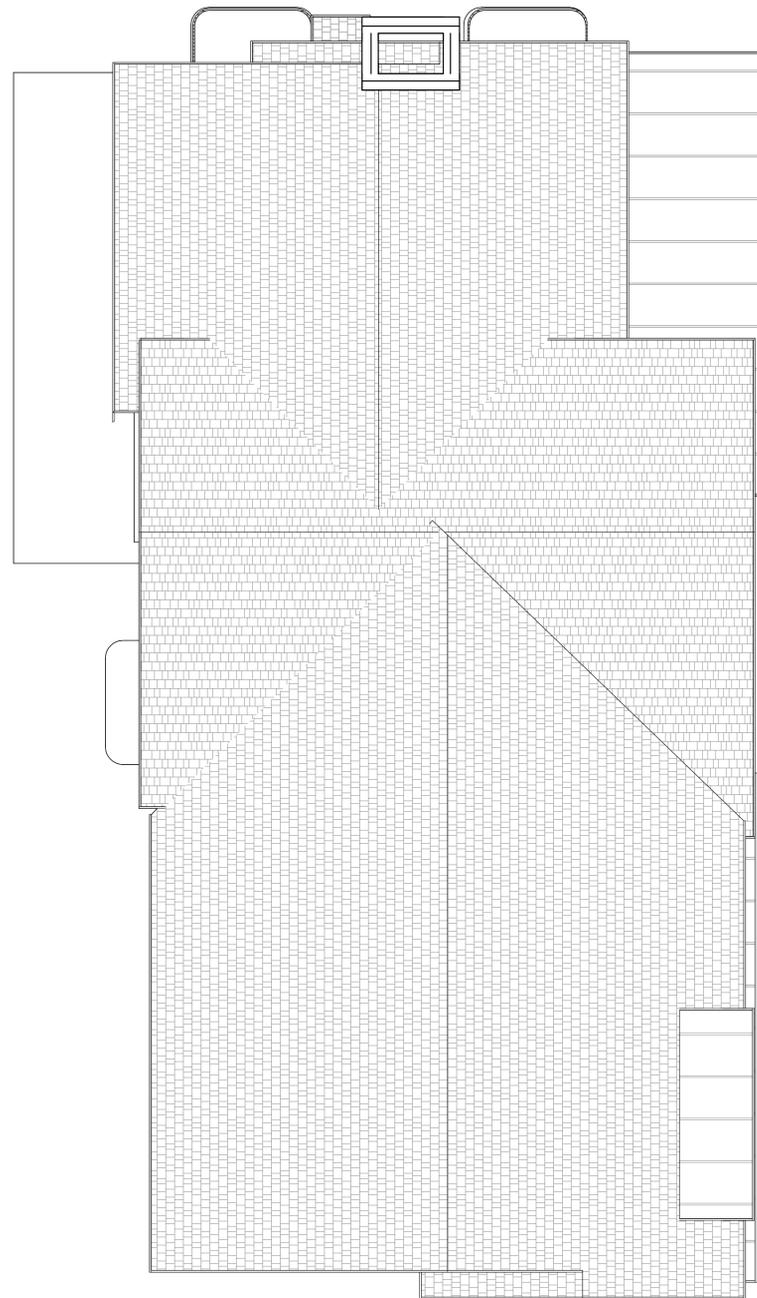
LEVEL 1 - PRESENTATION
1/4" = 1'-0"

2
D500



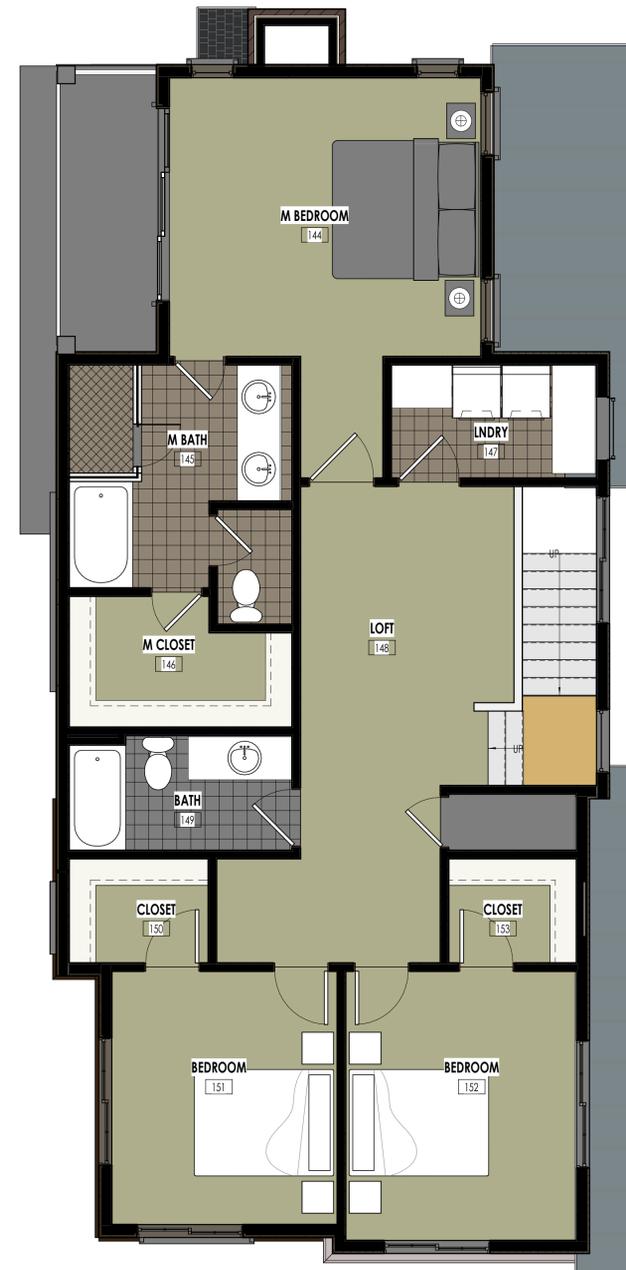
LEVEL 0 - PRESENTATION
1/4" = 1'-0"

1
D500



UPPER ROOF BEARING - PRESENTATION
1/4" = 1'-0"

2
D501



LEVEL 2 - PRESENTATION
1/4" = 1'-0"

1
D501



CY ROAD TOWNHOMES- SINGLE FAMILY HOME TYPE 2

700 EAST CY ROAD, SANDY UTAH

FLOOR PLANS

D501

AUG 2024

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3D View 1

4
D502



3D View 2

1
D502



3D View 3

2
D502



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CY ROAD TOWNHOMES- SINGLE FAMILY HOME TYPE 2

700 EAST CY ROAD, SANDY UTAH

EXTERIOR VIEWS

D502

AUG 2024



EAST ELEVATION SD
1/4" = 1'-0"



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CY ROAD TOWNHOMES- SINGLE FAMILY HOME TYPE 2

700 EAST CY ROAD, SANDY UTAH

EXTERIOR ELEVATIONS

D503

AUG 2024



WEST ELEVATION SD
1/4" = 1'-0"

1
D504

CY ROAD TOWNHOMES- SINGLE FAMILY HOME TYPE 2

700 EAST CY ROAD, SANDY UTAH

EXTERIOR ELEVATIONS

D504

AUG 2024

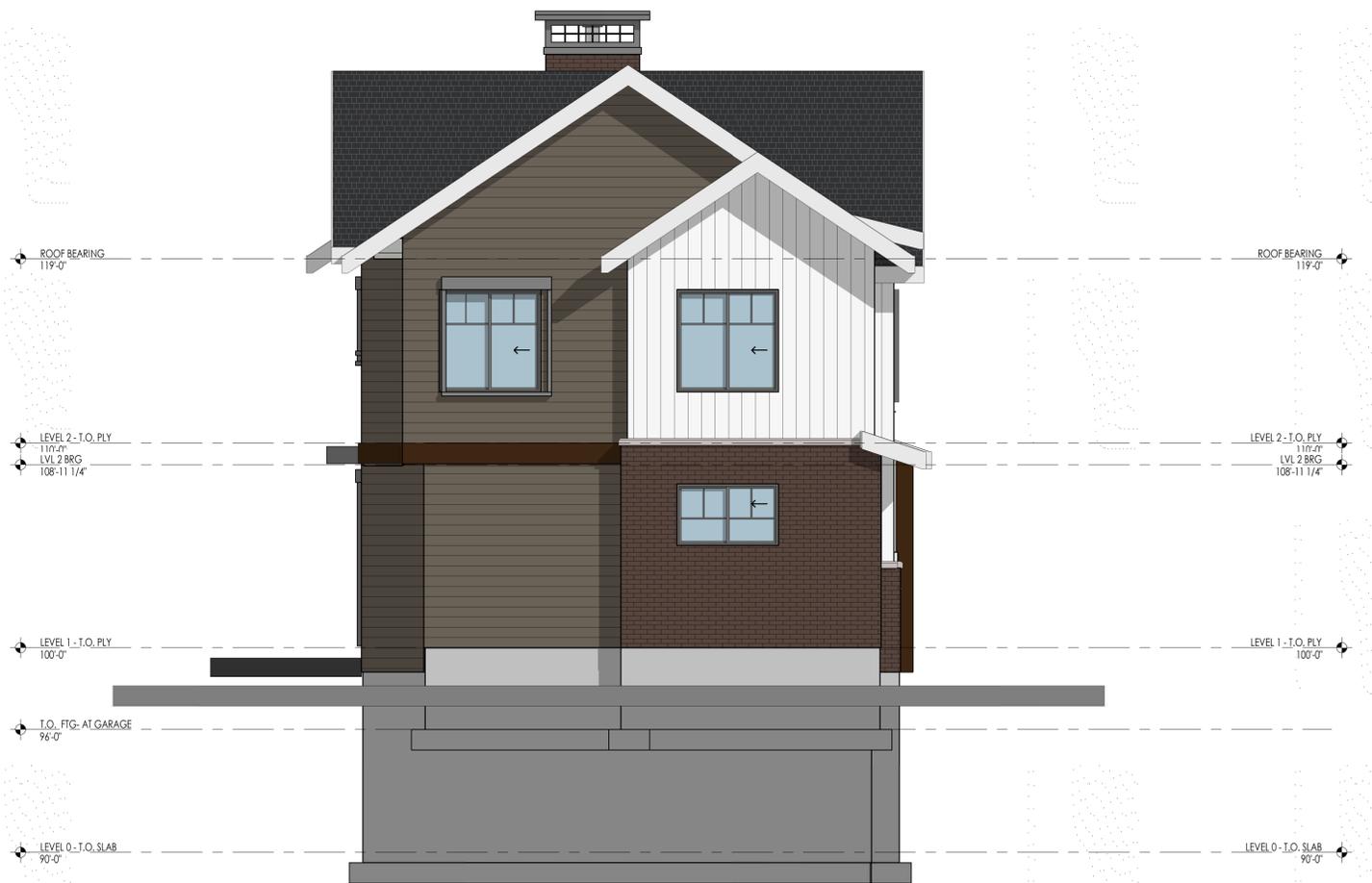


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NORTH ELEVATION SD
1/4" = 1'-0"

2
D505



SOUTH ELEVATION SD
1/4" = 1'-0"

1
D505



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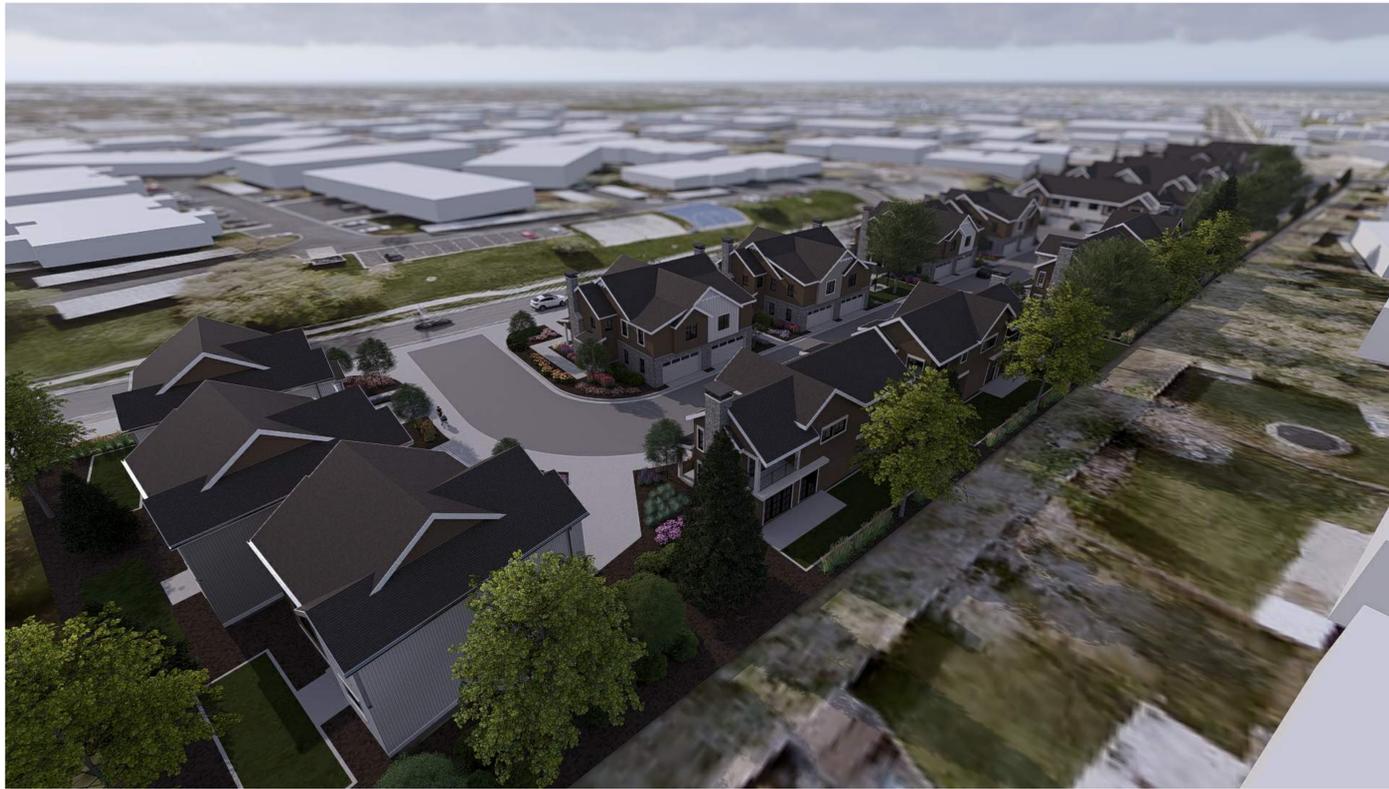
CY ROAD TOWNHOMES- SINGLE FAMILY HOME TYPE 2

700 EAST CY ROAD, SANDY UTAH

EXTERIOR ELEVATIONS

D505

AUG 2024



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THE MEADOWS AT CY ROAD TOWNHOMES - RENDERINGS

8800 SOUTH 700 EAST, SANDY, UTAH

RENDERINGS

D601

JULY 2024



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THE MEADOWS AT CY ROAD TOWNHOMES - RENDERINGS

8800 SOUTH 700 EAST, SANDY, UTAH

RENDERINGS

D602

JULY 2024



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THE MEADOWS AT CY ROAD TOWNHOMES - RENDERINGS

8800 SOUTH 700 EAST, SANDY, UTAH

Renderings

D603

JULY 2024



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THE MEADOWS AT CY ROAD TOWNHOMES - RENDERINGS

8800 SOUTH 700 EAST, SANDY, UTAH

RENDERINGS

D604

JULY 2024



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THE MEADOWS AT CY ROAD TOWNHOMES - RENDERINGS

8800 SOUTH 700 EAST, SANDY, UTAH

RENDERINGS

D605

JULY 2024



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THE MEADOWS AT CY ROAD TOWNHOMES - RENDERINGS

8800 SOUTH 700 EAST, SANDY, UTAH

RENDERINGS

D606

JULY 2024



THE MEADOWS AT CY ROAD TOWNHOMES - RENDERINGS

8800 SOUTH 700 EAST, SANDY, UTAH

RENDERINGS

D607

JULY 2024

ROCK PORT COLOR SCHEME - FEEF BLD



BOARD AND BATT SIDING
Benjamin Moore - Rock Port Gray HC-105
Hardie Board

TRIM, FACIA, SOFFIT
Sherwin Williams - Elder White SW 7014
Hardie Board

LAP SIDING
Rustic Series - Aspen Ridge
Woodtone

BRICK VENEER
Craft Split Modular - Fogbank
Creative Mines

ASPHALT SHINGLES
Landmark TL - Weather Wood
CertainTeed

GARAGE DOOR
Charcoal

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

10

EIDER COLOR SCHEME - FEEF BLD



BOARD AND BATT SIDING
Sherwin Williams - Elder White SW 7014
Hardie Board

TRIM, FACIA, SOFFIT
Sherwin Williams - Elder White SW 7014
Hardie Board

LAP SIDING
Rustic Series - Aspen Ridge
Woodtone

BRICK VENEER
Craft Split Modular - Fogbank
Creative Mines

ASPHALT SHINGLES
Landmark TL - Weather Wood
CertainTeed

GARAGE DOOR
Charcoal

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

11

IRON COLOR SCHEME - FEEF BLD



BOARD AND BATT SIDING
Benjamin Moore - Iron Mountain 2134-30
Hardie Board

TRIM, FACIA, SOFFIT
Sherwin Williams - Elder White SW 7014
Hardie Board

LAP SIDING
Rustic Series - Aspen Ridge
Woodtone

BRICK VENEER
Craft Split Modular - Fogbank
Creative Mines

ASPHALT SHINGLES
Landmark TL - Weather Wood
CertainTeed

GARAGE DOOR
Charcoal

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12

REVERE COLOR SCHEME - FEEF BLD



BOARD AND BATT SIDING
Benjamin Moore - Revere Pewter HC-172
Hardie Board

TRIM, FACIA, SOFFIT
Sherwin Williams - Elder White SW 7014
Hardie Board

LAP SIDING
Rustic Series - Aspen Ridge
Woodtone

BRICK VENEER
Craft Split Modular - Fogbank
Creative Mines

ASPHALT SHINGLES
Landmark TL - Weather Wood
CertainTeed

GARAGE DOOR
Charcoal

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13



Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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Sandy, Utah 84094
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fax: 801.269.1453
www.thinkarc.com

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MEADOWS AT CY ROAD TOWNHOMES

8800 SOUTH 700 EAST, SANDY, UTAH

PROJECT NO.

DATE:

REVISION:

SHEET TITLE:
BUILDING MATERIAL/
COLOR BOARDS

SHEET NUMBER:

D608

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SITE SUMMARY PER SANDY LANDSCAPE CODE CHAPTER 21-25

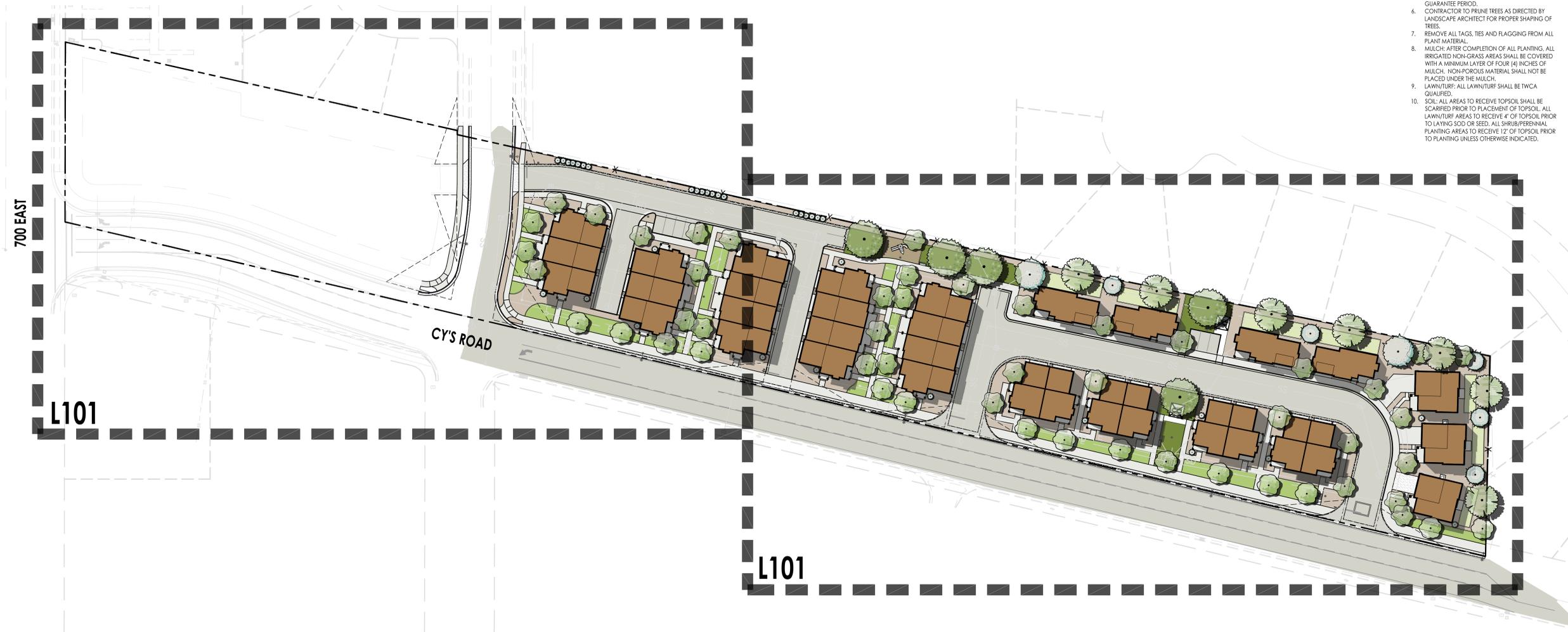
	REQUIRED	PROVIDED
TOTAL PROJECT AREA LANDSCAPED AREA		213,569 SF (4.9 ACRES) 48,277 SF
LAWN: (EXCLUDING ACTIVE RECREATION AND RESIDENTIAL LOTS) CODE: 21-25-3-A5	MAX: 9,655 SF (20%)	9,655 SF (20%)
VEGETATION COVERAGE: CODE: 21-25-3-7	33%	35%
TREE MIX: (40% OF ALL TREES ARE TO BE EVERGREENS) CODE: 21-25-2-1	41 EVERGREENS	41 EVERGREENS
SITE TREES: (1 PER 500 SF OF LANDSCAPING) CODE: 21-25-2-K	104	104

SITE LEGEND

SYMBOL	DESCRIPTION	QTY
	PLANTER BED WITH 4" DEPTH OF 3/4" - 1-1/2" SIZE "SOUTH TOWN COBBLE" WITH WEED BARRIER FABRIC	29,029 SF
	LAWN - KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY	9,655 SF
	LAWN - RECREATION AREA - KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY	5,084 SF
	LAWN - RESIDENTIAL LOT - KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY	3,897 SF
	PLAYGROUND SURFACE MATERIAL - ENGINEERED WOOD FIBER SEE DETAILS 6 & 7/L103	612 SF

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, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ETC.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS 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 REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
- 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 ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES.
- CONTRACTOR TO REMOVE TREE STAKES AT END OF GUARANTEE PERIOD.
- CONTRACTOR TO PRUNE TREES AS DIRECTED BY LANDSCAPE ARCHITECT FOR PROPER SHAPING OF TREES.
- REMOVE ALL TAGS, TIES AND FLAGGING FROM ALL PLANT MATERIAL.
- MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-GRASS AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
- LAWN/TURF: ALL LAWN/TURF SHALL BE TWCA QUALIFIED.
- SOIL: ALL AREAS TO RECEIVE TOPSOIL SHALL BE SCARIFIED PRIOR TO PLACEMENT OF TOPSOIL. ALL LAWN/TURF AREAS TO RECEIVE 4" OF TOPSOIL PRIOR TO LAYING SOD OR SEED. ALL SHRUB/PERENNIAL PLANTING AREAS TO RECEIVE 12" OF TOPSOIL PRIOR TO PLANTING UNLESS OTHERWISE INDICATED.



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

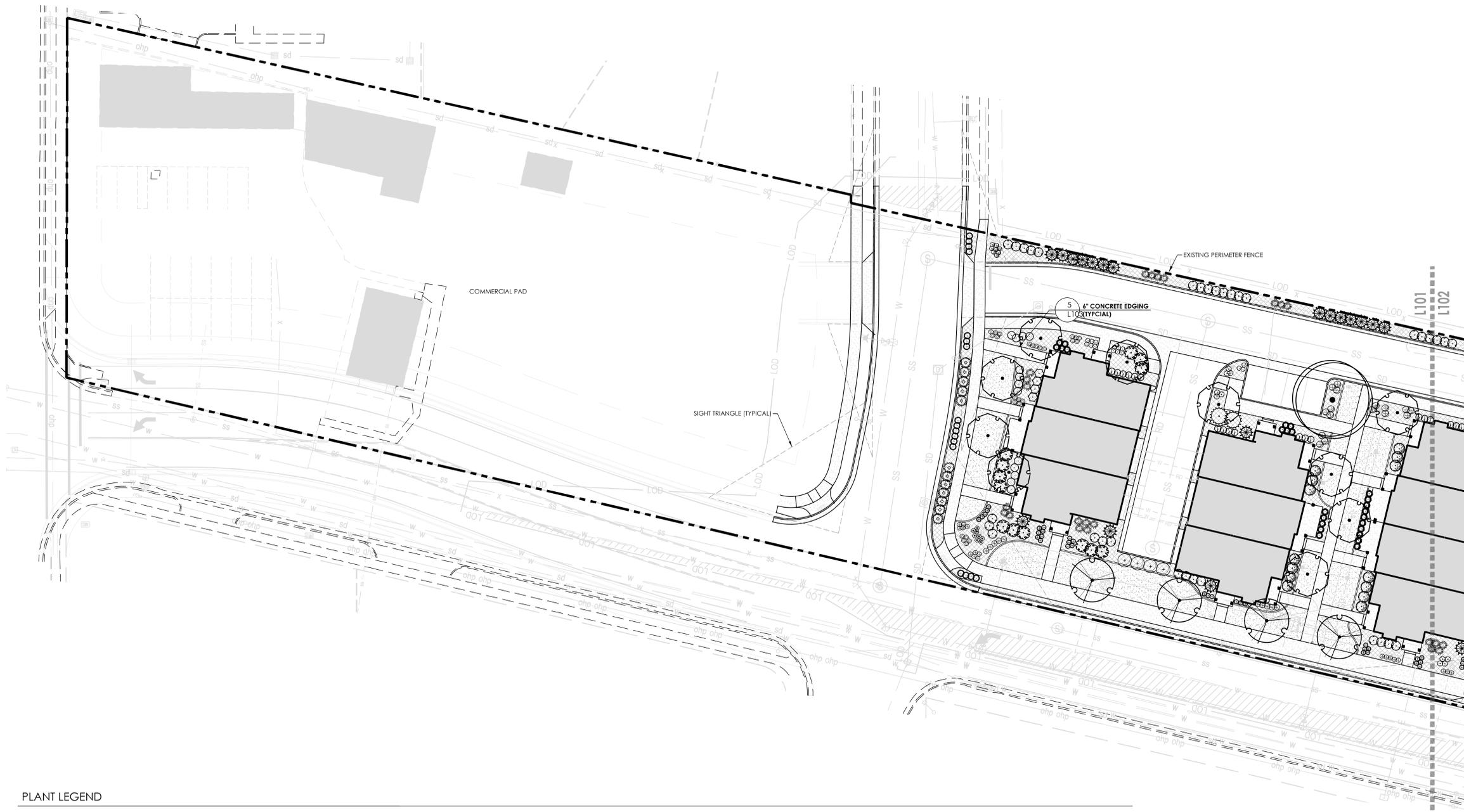
CITY REVIEW SET - 18 DECEMBER 2024 - NOT FOR CONSTRUCTION

PROJECT NO. 24059
DATE: 18 DECEMBER 2024

REVISIONS:

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
L100
LANDSCAPE



PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	AU	16	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' TM URBAN SUNSET MAPLE	2" CAL.	B&B
	KP	30	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL.	B&B
	MS	4	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" CAL.	B&B
	PM	5	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM EXCLAMATION! LONDON PLANE TREE	2" CAL.	B&B
	TS	8	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL.	B&B
CONIFEROUS TREES					
	CB	5	CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR	6" HT.	B&B
	JS	34	JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER	6" HT.	B&B
	PN2	2	PINUS NIGRA AUSTRIAN PINE	6" HT.	B&B
SHRUBS					
	CD	80	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' DARK KNIGHT BLUEBEARD	5 GAL.	
	CA2	10	CORNUS SERICEA 'ARCTIC FIRE' ARCTIC FIRE DOGWOOD	5 GAL.	
	EC	26	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL.	
	HP2	10	HIBISCUS SYRIACUS 'LUCY' ROSE OF SHARON	5 GAL.	
	JB	17	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	5 GAL.	
	PD	8	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL™ DWARF NINEBARK	5 GAL.	
	PP	10	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5 GAL.	
	RO	78	RHUS GLABRA 'GRO-LOW' FRAGRANT SUMAC	5 GAL.	
	RA	21	RIBES ALPINUM ALPINE CURRANT	5 GAL.	
	RG	48	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT	5 GAL.	
GRASSES					
	CK2	113	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL.	
	HB	40	HELICTOTRICHON SEMPERVIRENS 'BLUE OATS' BLUE OAT GRASS	1 GAL.	
	MS2	106	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO MAIDEN GRASS	1 GAL.	
	PH	21	PANICUM VIRGATUM 'HOT ROD' SWITCH GRASS	1 GAL.	
	PB2	75	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' BURGUNDY BUNNY DWARF FOUNTAIN GRASS	1 GAL.	
PERENNIALS					
	EM	104	ECHINACEA PURPUREA 'MAGNUS' MAGNUS PURPLE CONEFLOWER	1 GAL.	
	GS2	156	CAURA LINDHEIMERI 'SISKIYOU PINK' SISKIYOU PINK GALUNIA	1 GAL.	
	GJ	19	GERANIUM X 'JOHNSON'S BLUE' JOHNSON'S BLUE GERANIUM	1 GAL.	
	HO	84	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.	
	HEM.P	59	HEMEROCALLIS X 'PURPLE DE ORO' PURPLE DE ORO DAYLILY	1 GAL.	
	HE	64	HEUCHERA X 'PALACE PURPLE' PALACE PURPLE CORAL BELLS	1 GAL.	
	LH	119	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' HIDCOTE BLUE ENGLISH LAVENDER	1 GAL.	
	LB2	7	LEUCANTHEMUM X SUPERBUM 'BECKY' BECKY SHASTA DAISY	1 GAL.	
	LS	46	LEUCANTHEMUM X SUPERBUM 'SNOWCAP' SNOWCAP SHASTA DAISY	1 GAL.	
	NW	68	NEPETA X FAASSENII 'WALKERS LOW' WALKERS LOW CATMINT	1 GAL.	
	RG2	48	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' GOLDSTURM CONEFLOWER	1 GAL.	
	SM2	42	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	

SITE LEGEND

SYMBOL	DESCRIPTION	QTY
	PLANTER BED WITH 4" DEPTH OF 3/4" - 1-1/2" SIZE 'SOUTH TOWN COBBLE' WITH WEED BARRIER FABRIC	29,024 SF
	LAWN - KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY	9,660 SF
	LAWN - RECREATION AREA - KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY	5,084 SF
	LAWN - RESIDENTIAL LOT - KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY	3,897 SF



PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	CONIFEROUS TREES																				
	AU	16	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' TM URBAN SUNSET MAPLE	2" CAL.	B&B	<table border="1"> <thead> <tr> <th>SYMBOL</th> <th>CODE</th> <th>QTY</th> <th>BOTANICAL / COMMON NAME</th> <th>SIZE</th> </tr> </thead> <tbody> <tr> <td></td> <td>CB</td> <td>5</td> <td>CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR</td> <td>6" HT. B&B</td> </tr> <tr> <td></td> <td>JS</td> <td>34</td> <td>JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER</td> <td>6" HT. B&B</td> </tr> <tr> <td></td> <td>PN2</td> <td>2</td> <td>PINUS NIGRA AUSTRIAN PINE</td> <td>6" HT. B&B</td> </tr> </tbody> </table>	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE		CB	5	CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR	6" HT. B&B		JS	34	JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER	6" HT. B&B		PN2	2	PINUS NIGRA AUSTRIAN PINE	6" HT. B&B
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	JS	34	JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER	6" HT. B&B																						
	PN2	2	PINUS NIGRA AUSTRIAN PINE	6" HT. B&B																						
	KP	31	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL.	B&B																					
	MS	4	MALLUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" CAL.	B&B																					
	TS	7	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL.	B&B																					
	ZG	5	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE SAWLEAF ZELKOVA	2" CAL.	B&B																					
	CD	70	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' DARK KNIGHT BLUEBEARD	5 GAL.																						
	CA2	10	CORNUS SERICEA 'ARCTIC FIRE' ARCTIC FIRE DOGWOOD	5 GAL.																						
	EC	23	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL.																						
	HP2	10	HIBISCUS SYRIACUS 'LUCY' ROSE OF SHARON	5 GAL.																						
	JB	5	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	5 GAL.																						
	PP	12	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5 GAL.																						
	RO	41	RHUS GLABRA 'GRO-LOW' FRAGRANT SUMAC	5 GAL.																						
	RG	77	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT	5 GAL.																						
	RW2	35	ROSA X 'MEICOUBLAN' WHITE MEIDLAND SHRUB ROSE	5 GAL.																						
	SA	44	SPIRAEA JAPONICA 'ANTHONY WATERER' ANTHONY WATERER SPIREA	5 GAL.																						
	CK2	101	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL.																						
	HB	62	HELIOTRICHON SEMPERVIRENS 'BLUE OATS' BLUE OAT GRASS	1 GAL.																						
	MS2	66	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO MAIDEN GRASS	1 GAL.																						
	PH	41	PANICUM VIRGATUM 'HOT ROD' SWITCH GRASS	1 GAL.																						
	PB2	37	PENISTETUM ALOPECUROIDES 'BURGUNDY BUNNY' BURGUNDY BUNNY DWARF FOUNTAIN GRASS	1 GAL.																						
	EM	15	ECHINACEA PURPUREA 'MAGNUS' MAGNUS PURPLE CONEFLOWER	1 GAL.																						
	GS2	82	GAURA LINDHEIMERI 'SISKIYOU PINK' SISKIYOU PINK GAURA	1 GAL.																						
	GJ	10	GERANIUM X 'JOHNSON'S BLUE' JOHNSON'S BLUE GERANIUM	1 GAL.																						
	HO	69	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.																						
	HENLP	54	HEMEROCALLIS X 'PURPLE DE ORO' PURPLE DE ORO DAYLILY	1 GAL.																						
	HE	55	HEUCHERA X 'PALACE PURPLE' PALACE PURPLE CORAL BELLS	1 GAL.																						
	LH	49	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' HIDCOTE BLUE ENGLISH LAVENDER	1 GAL.																						
	LS	30	LEUCANTHEMUM X SUPERBUM 'SNOWCAP' SNOWCAP SHASTA DAISY	1 GAL.																						
	NW	66	NEPETA X FAASSENII 'WALKERS LOW' WALKERS LOW CATMINT	1 GAL.																						
	RG2	60	RUDEBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' GOLDSTURM CONEFLOWER	1 GAL.																						
	SM2	41	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.																						

SITE LEGEND

SYMBOL	DESCRIPTION	QTY
	PLANTER BED WITH 4" DEPTH OF 3/4" - 1-1/2" SIZE 'SOUTH TOWN COBBLE' WITH WEED BARRIER FABRIC	29,029 SF
	LAWN - KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY	9,655 SF
	LAWN - RECREATION AREA - KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY	5,084 SF
	LAWN - RESIDENTIAL LOT - KENTUCKY BLUEGRASS SOD, DROUGHT TOLERANT VARIETY	3,897 SF
	PLAYGROUND SURFACE MATERIAL - ENGINEERED WOOD FIBER SEE DETAILS 6 & 7/L103	612 SF



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