



CUP06282021-006086/SPR06282021-006089/SUB06282021-006091
Conditional Use Permit/Site Plan/Subdivision
11237 S. Farnsworth Ln

0 100 200 400 600 800 1,000 Feet

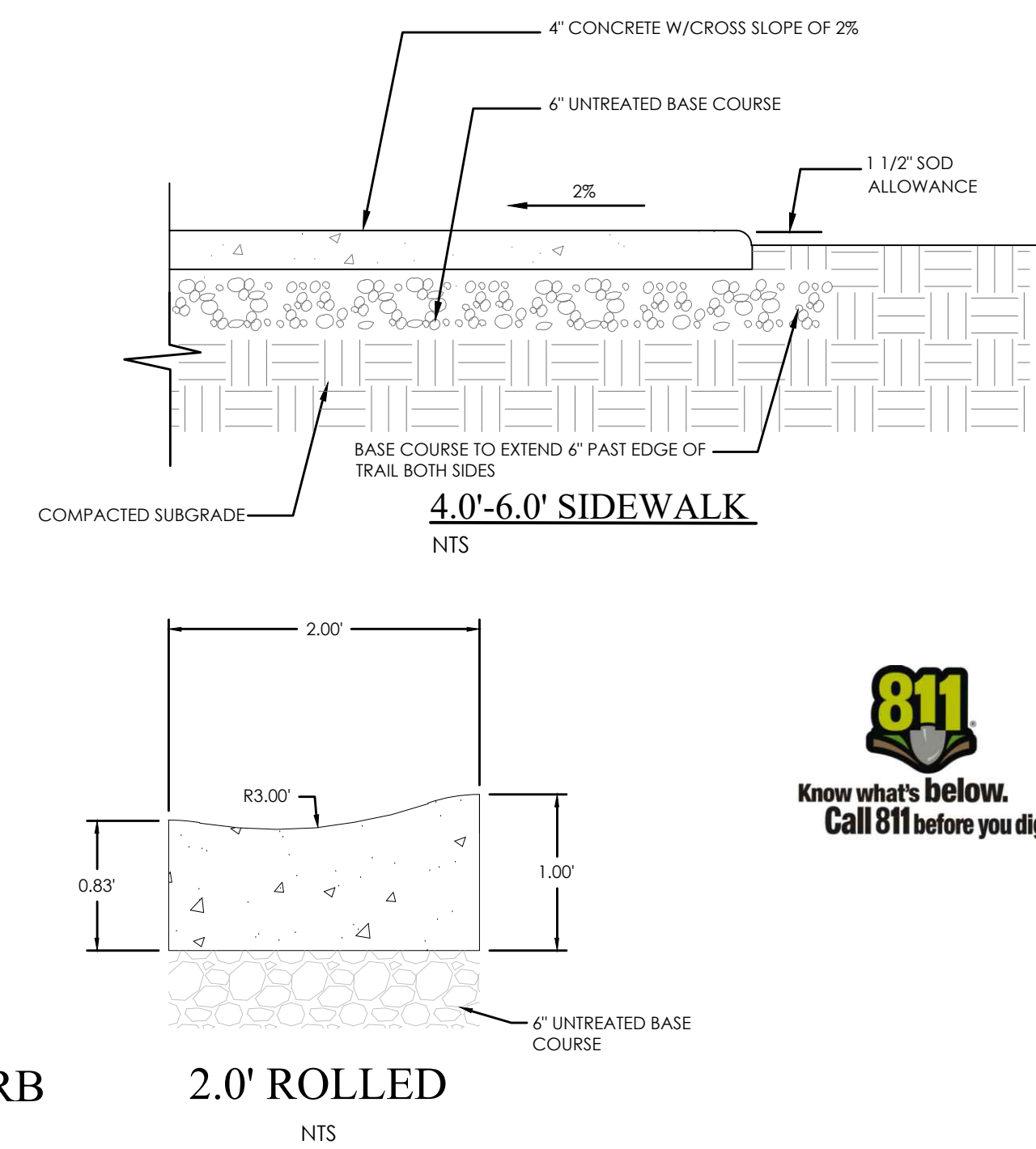
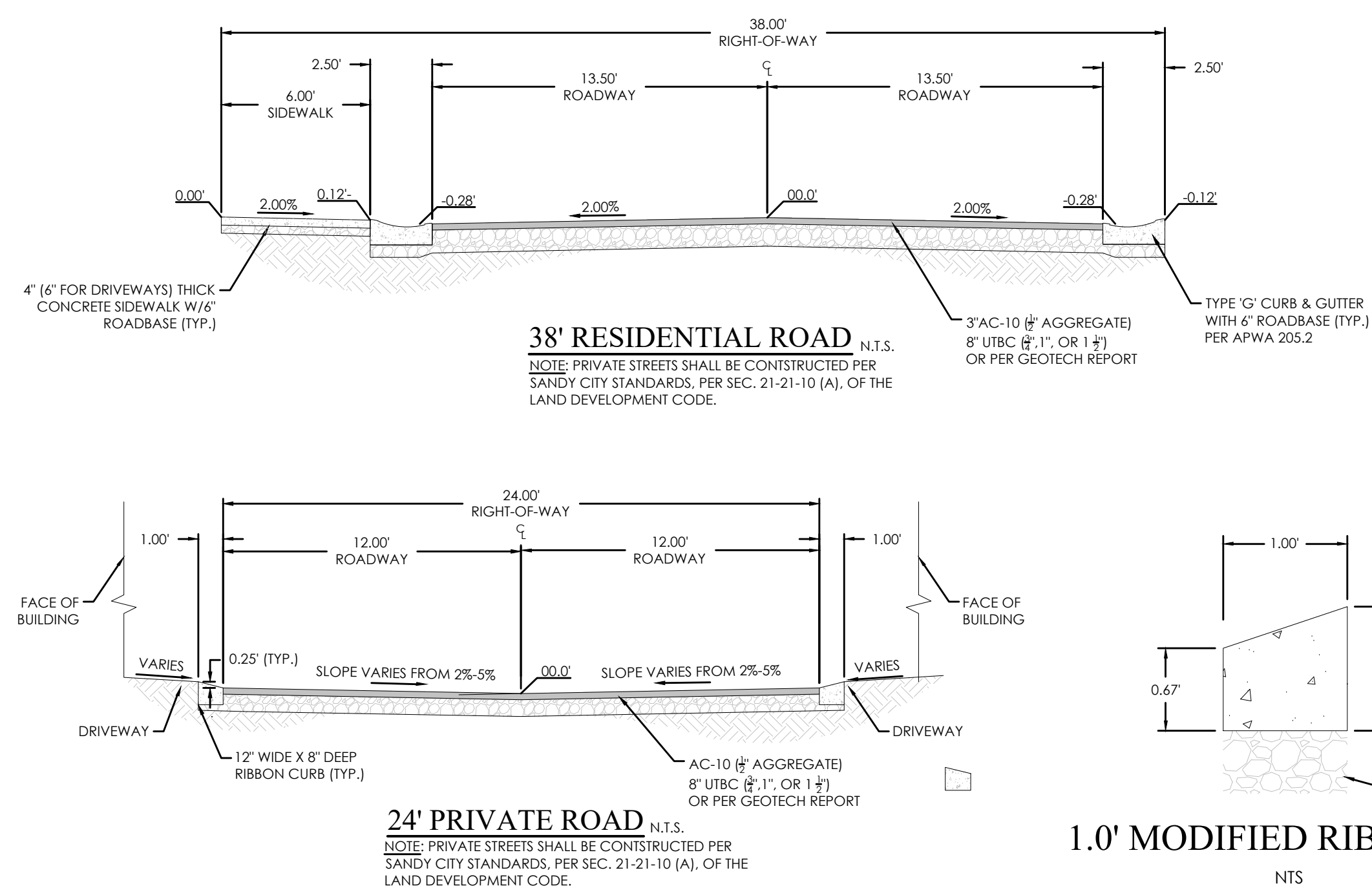
PRODUCED BY CRAIG EVANS
COMMUNITY DEVELOPMENT DEPARTMENT

	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. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SECONDARY 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

(IN FEET)
1 inch = 30 ft.



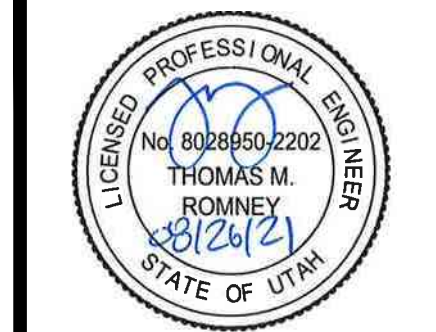
1. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
2. ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY- AND PRIVATELY-OWNED AND MAINTAINED ROADS SHALL BE CONSTRUCTED ACCORDING TO THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION). THE SPECIFICATIONS CAN BE FOUND IN .PDF FORMAT ON LINE AT WWW.SANDY.UTAH.GOV (SEARCH FOR "STANDARD SPECIFICATIONS").
3. PROVIDE A PROCTOR TEST, FOR ROADBASE MATERIAL, THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
4. FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT."
5. BUILDER/OWNER SHALL OBTAIN AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE SANDY CITY RIGHT-OF-WAY. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.
6. NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO OR CONCURRENT WITH CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL ITEMS INSTALLED WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER.
7. BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER, ALONG THE FRONTAGE OF THE PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR.
8. ALL IMPROVEMENTS WITHIN THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) RIGHT-OF-WAY SHALL BE CONSTRUCTED AS REQUIRED BY UDOT REGION TWO.
9. BUILDER/OWNER SHALL OBTAIN AN EXCAVATION PERMIT FROM UTAH DEPARTMENT OF TRANSPORTATION (UDOT) REGION TWO PRIOR TO DOING ANY WORK WITHIN THE UDOT RIGHT-OF-WAY.
10. DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED, BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES, HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
11. INSTALL SURVEY MONUMENTS ACCORDING TO THE RECORDED PLAT PER SALT LAKE COUNTY SPECIFICATIONS.
12. INSTALL SURVEY RIVETS, OFFSET FROM EACH LOT'S PROPERTY CORNERS, IN CURB OR SIDEWALK.
13. PROVIDE SLOPE AWAY FROM BUILDINGS THAT COMPLIES WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (2% MINIMUM/2% MAXIMUM ON HARD SURFACES; 5% MINIMUM/2:1 MAXIMUM IN LANDSCAPE AREAS--FOR A MINIMUM OF 10 FEET IN ANY CASE).
14. PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS, AND ACCORDING TO THE "CITY ENGINEER REQUIREMENTS" LETTER FOR THIS PROJECT, THE DEVELOPER SHALL SUBMIT A .PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT REQUIRED, THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL AT DP@USEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE, OR THE HARD-COPY ORIGINAL MAY BE SUBMITTED TO SANDY CITY (DAVE POLISEN, 801-568-6058), WHERE THE SET WILL BE SCANNED AND RETURNED TO THE OWNER.

[illegible]

REVISION BLOCK		
#	DATE	DESCRIPTION
1	04-12-2012	
2	04-12-2012	
3	04-12-2012	
4	04-12-2012	
5	04-12-2012	
	04-12-2012	

Scale: 1"=30'	Drawn: CFT
Date: 8/26/2021	Job #: 20-0558
Sheet:	

C3

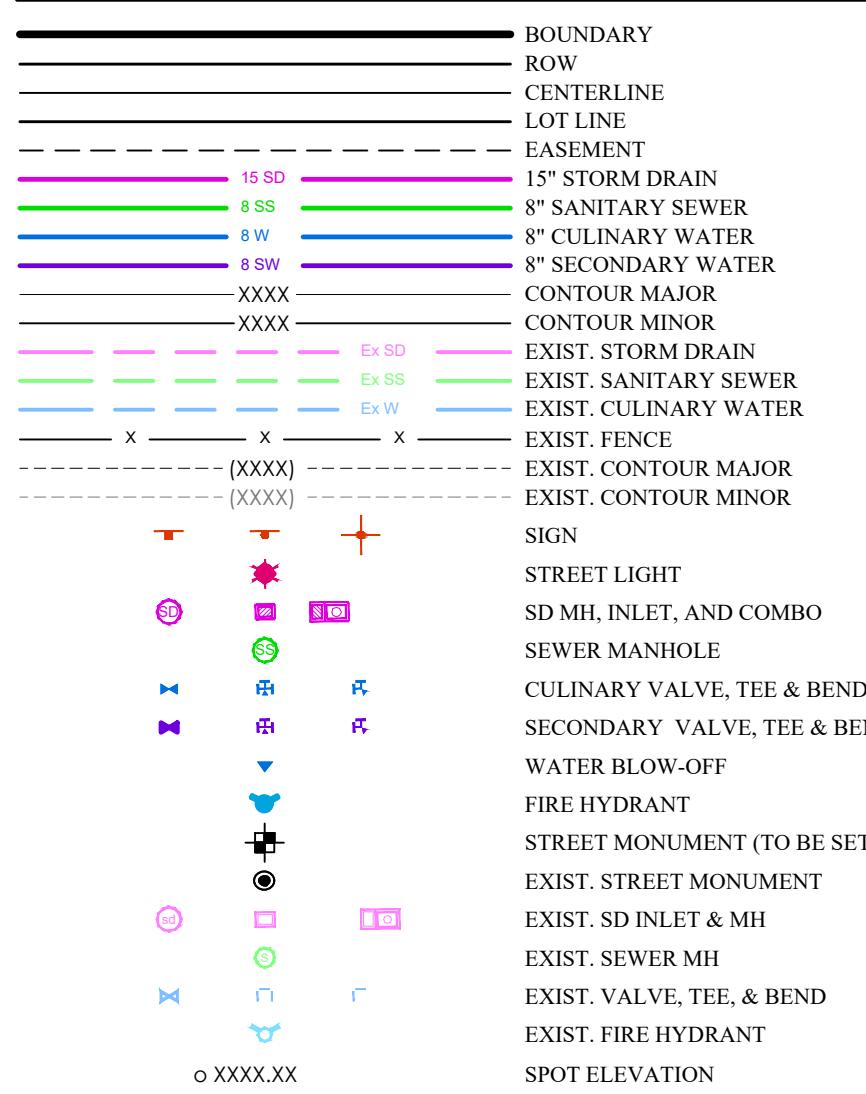


THE ORCHARD

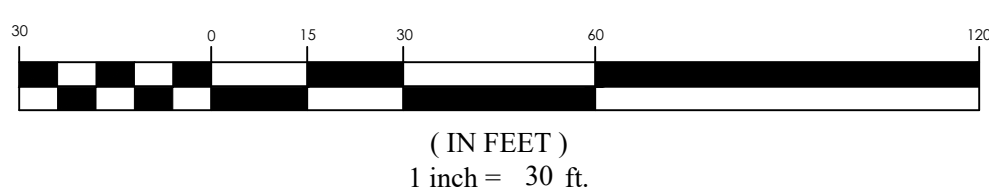
SANDY CITY, UT

SITE PLAN

LEGEND



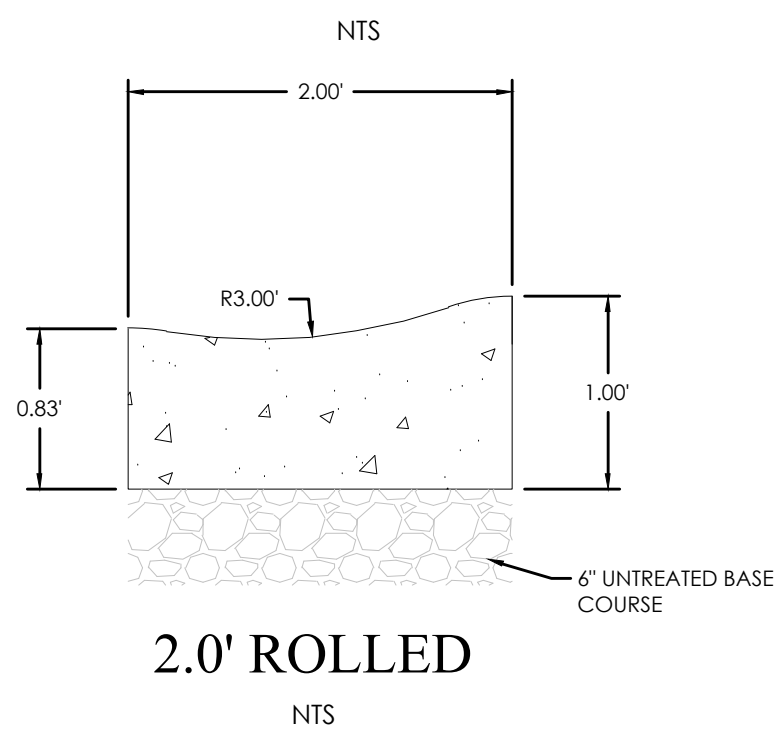
GRAPHIC SCALE



SANDY CITY GENERAL NOTES:

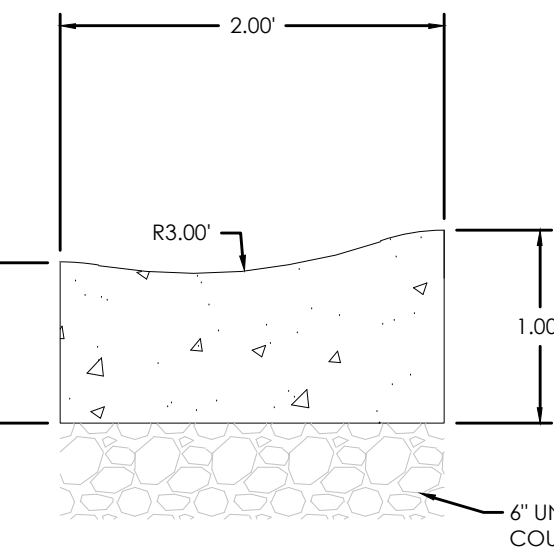
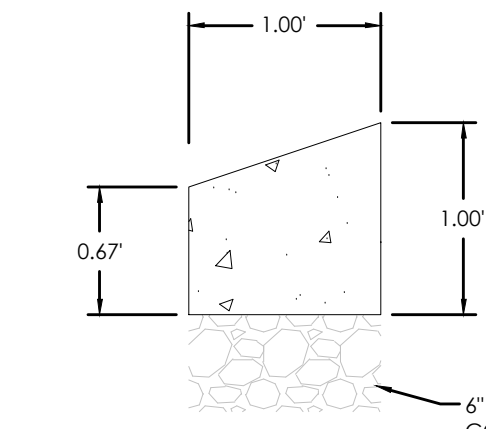
- ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
- ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY- AND PRIVATELY-OWNED AND MAINTAINED ROADS SHALL BE CONSTRUCTED ACCORDING TO THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION). THE SPECIFICATIONS CAN BE FOUND IN PDF FORMAT ON LINE AT WWW.SANDY.UTAH.GOV (SEARCH FOR "STANDARD SPECIFICATIONS").
- PROVIDE A PROCTOR TEST, FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
- FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
- BUILDER/OWNER SHALL OBTAIN AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE SANDY CITY RIGHT-OF-WAY. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.
- NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO OR CONCURRENT WITH CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL ITEMS INSTALLED WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER.
- BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER, ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR.
- ALL IMPROVEMENTS WITHIN THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) RIGHT-OF-WAY SHALL BE CONSTRUCTED AS REQUIRED BY UDOT REGION TWO.
- BUILDER/OWNER SHALL OBTAIN AN EXCAVATION PERMIT FROM UTAH DEPARTMENT OF TRANSPORTATION (UDOT) REGION TWO PRIOR TO DOING ANY WORK WITHIN THE UDOT RIGHT-OF-WAY.
- DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED, BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES. HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
- INSTALL SURVEY MONUMENTS ACCORDING TO THE RECORDED PLAT PER SALT LAKE COUNTY SPECIFICATIONS.
- INSTALL SURVEY RIVETS, OFFSET FROM EACH LOT'S PROPERTY CORNERS, IN CURB OR SIDEWALK.
- PROVIDE SLOPE AWAY FROM BUILDINGS THAT COMPLIES WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (2% MINIMUM/12% MAXIMUM ON HARD SURFACES; 5% MINIMUM/21% MAXIMUM IN LANDSCAPE AREAS -FOR A MINIMUM OF 10 FEET IN ANY CASE).
- PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS, AND ACCORDING TO THE "CITY ENGINEER'S REQUIREMENTS" LETTER FOR THIS PROJECT, THE DEVELOPER SHALL SUBMIT A .PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT REQUIRED. THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL AT DP@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE, OR THE HARD-COPY ORIGINAL MAY BE SUBMITTED TO SANDY CITY (DAVE POULSEN, 801-568-6058), WHERE THE SET WILL BE SCANNED AND RETURNED TO THE OWNER.

1.0' MODIFIED RIBBON CURB



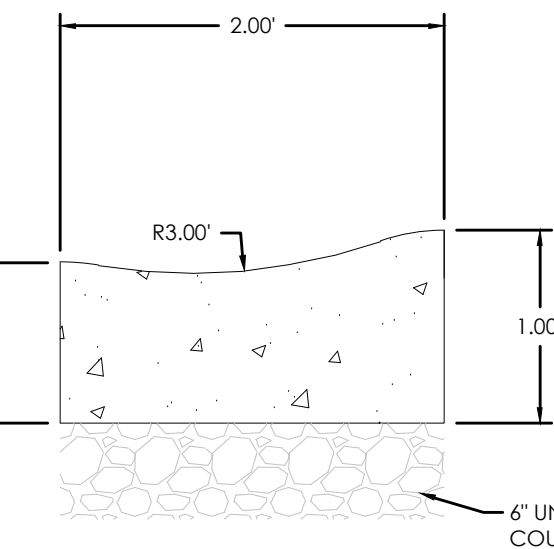
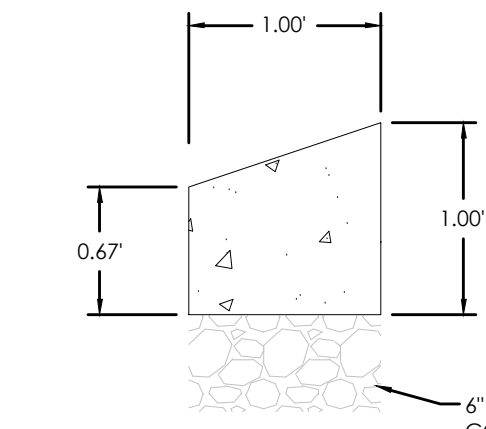
2.0' ROLLED

NTS



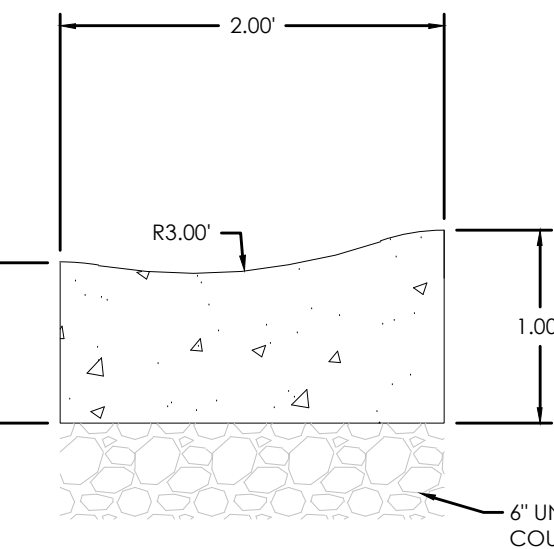
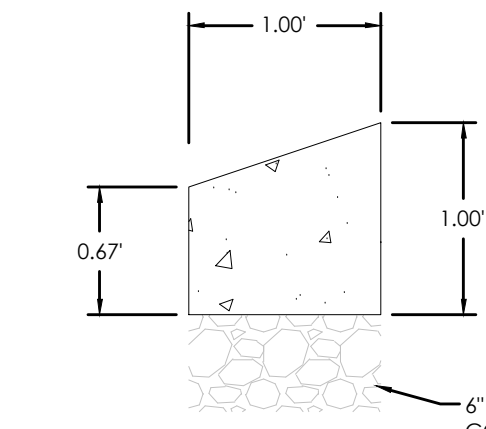
2.0' ROLLED

NTS



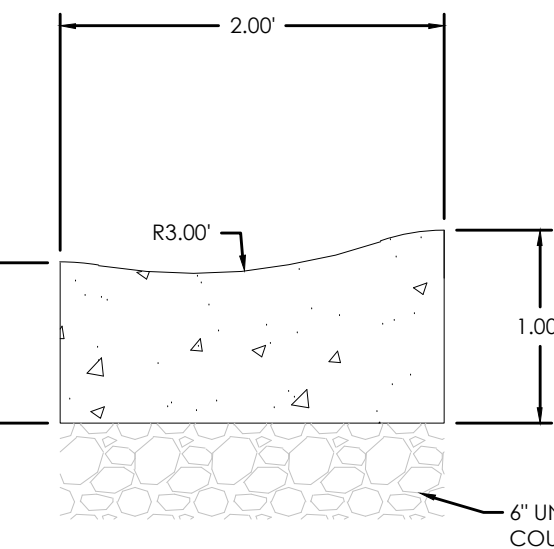
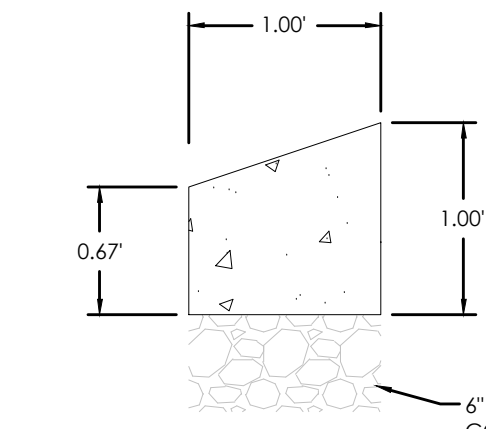
2.0' ROLLED

NTS



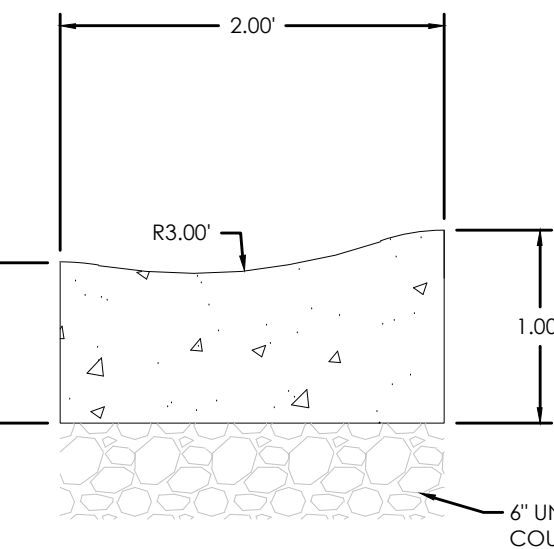
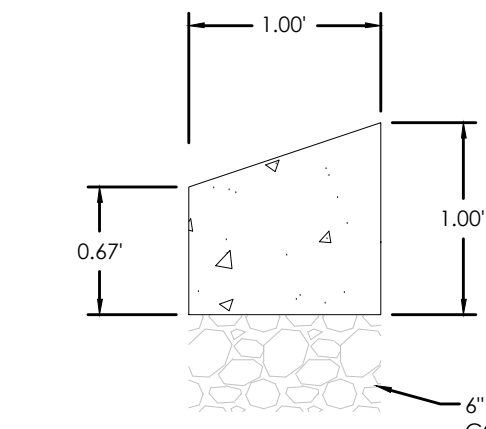
2.0' ROLLED

NTS



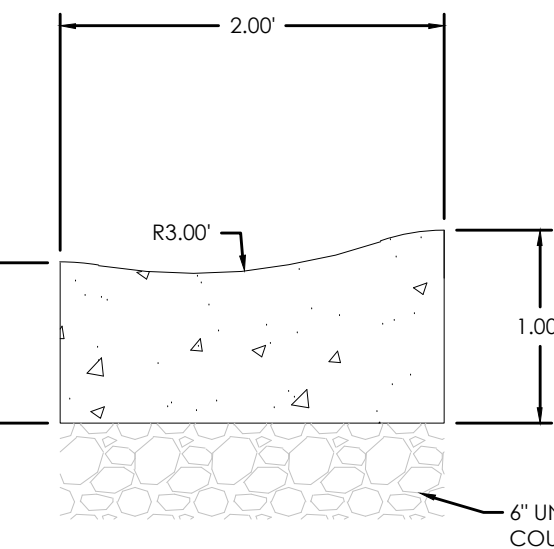
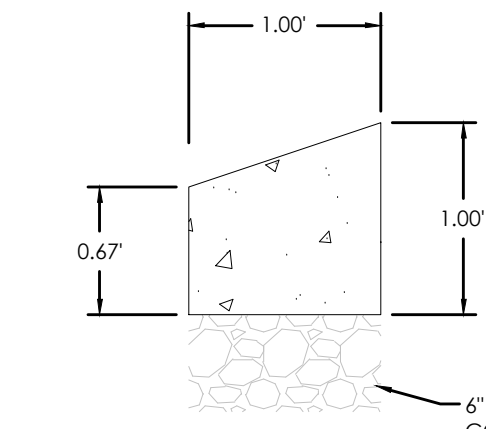
2.0' ROLLED

NTS



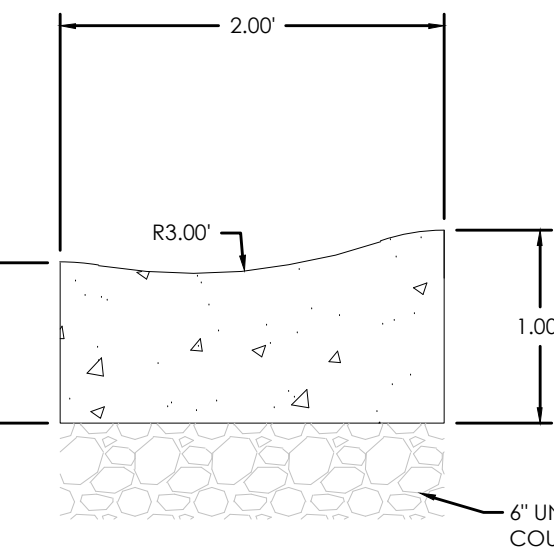
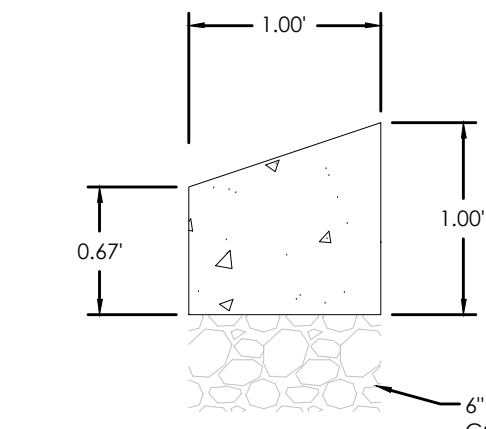
2.0' ROLLED

NTS



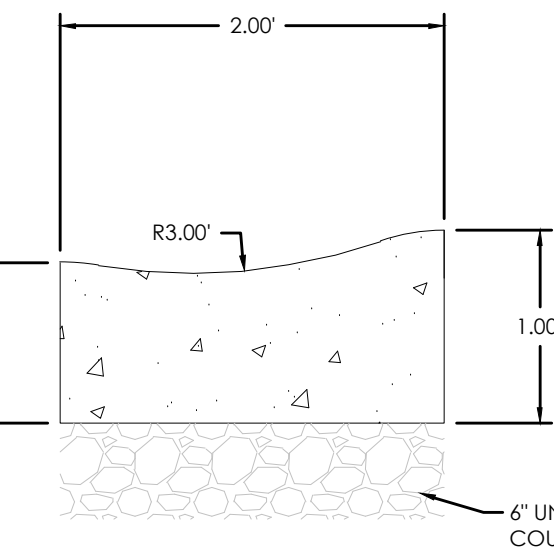
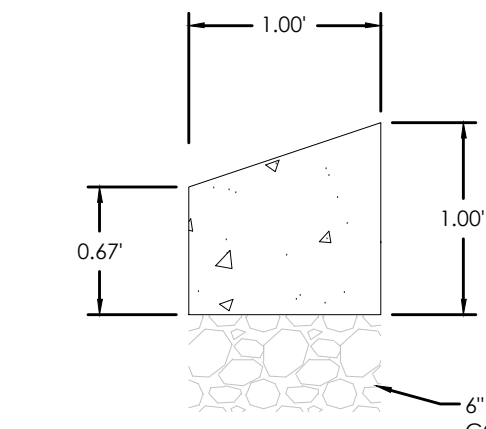
2.0' ROLLED

NTS



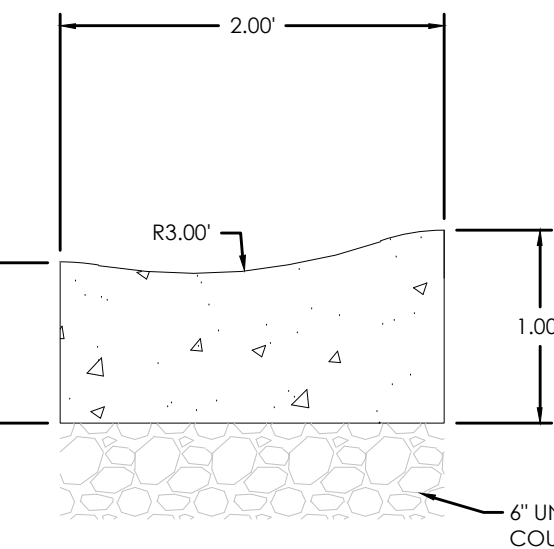
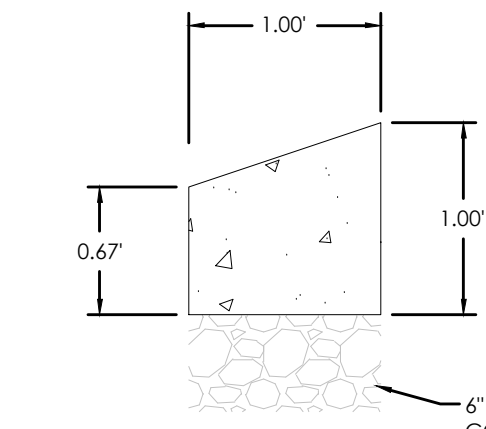
2.0' ROLLED

NTS



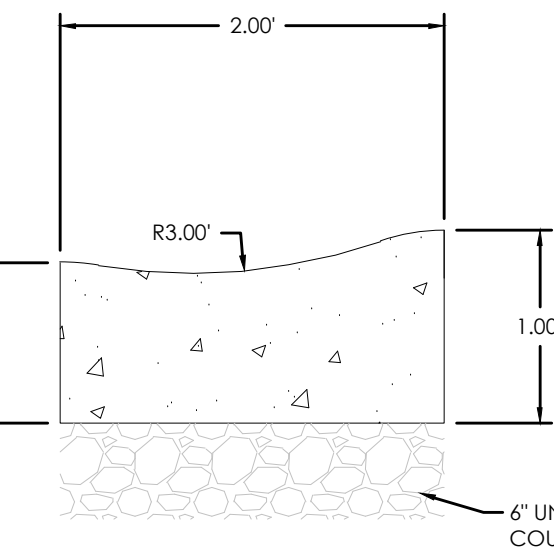
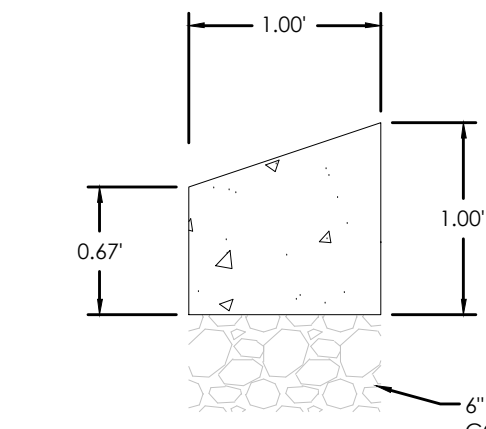
2.0' ROLLED

NTS



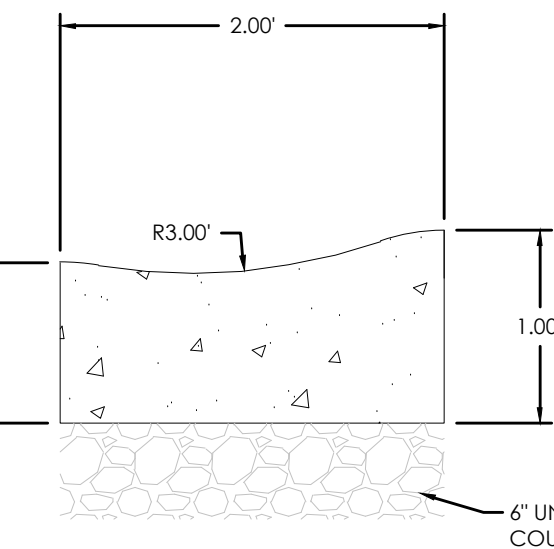
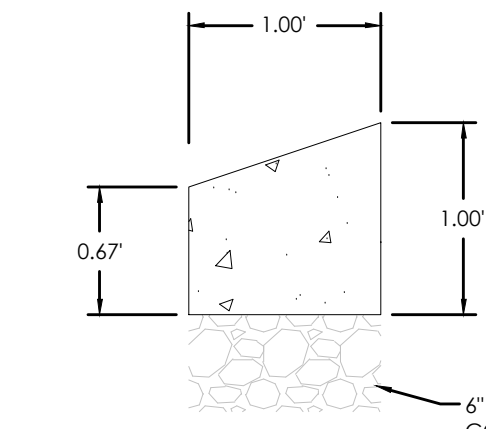
2.0' ROLLED

NTS



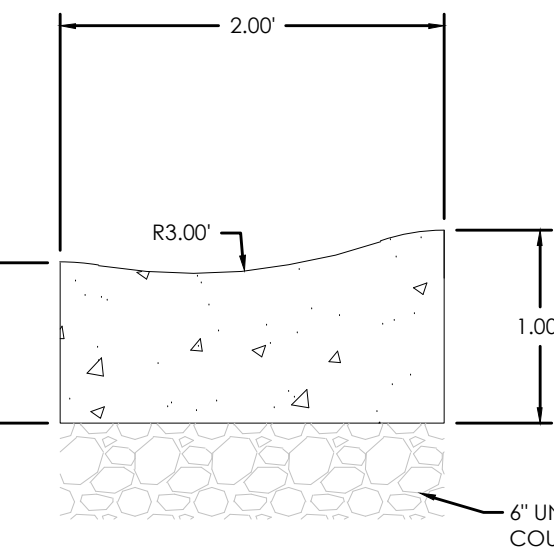
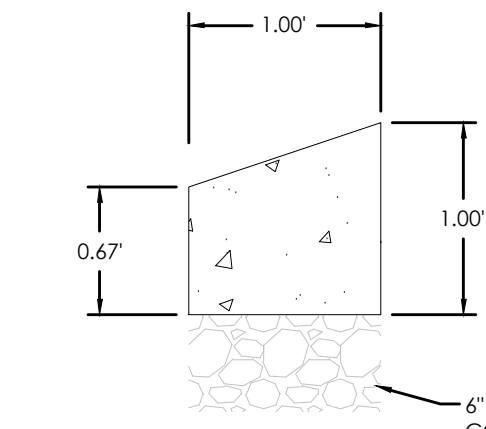
2.0' ROLLED

NTS



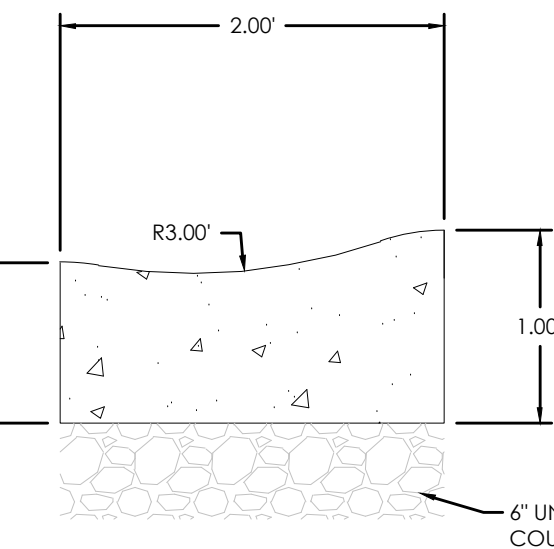
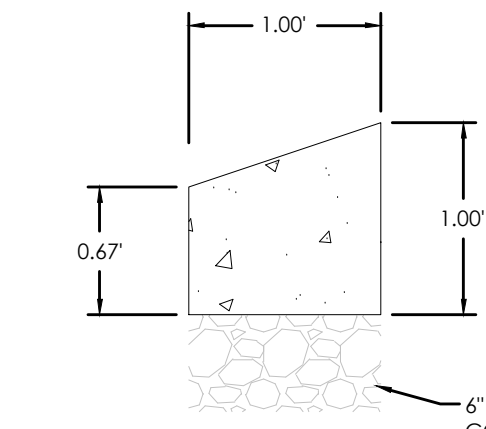
2.0' ROLLED

NTS



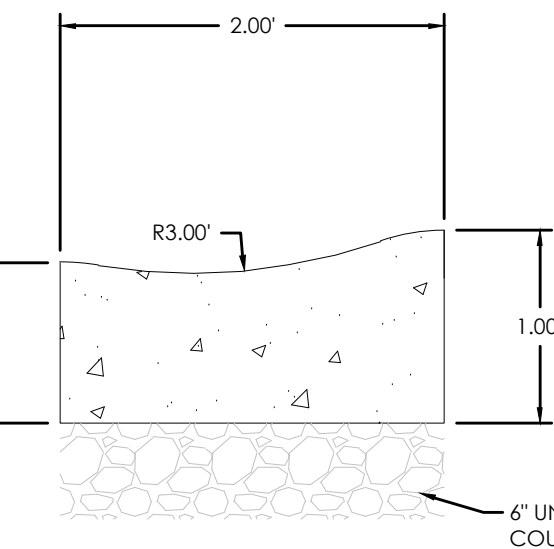
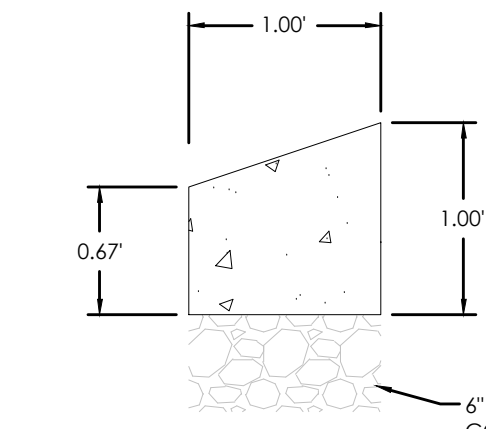
2.0' ROLLED

NTS



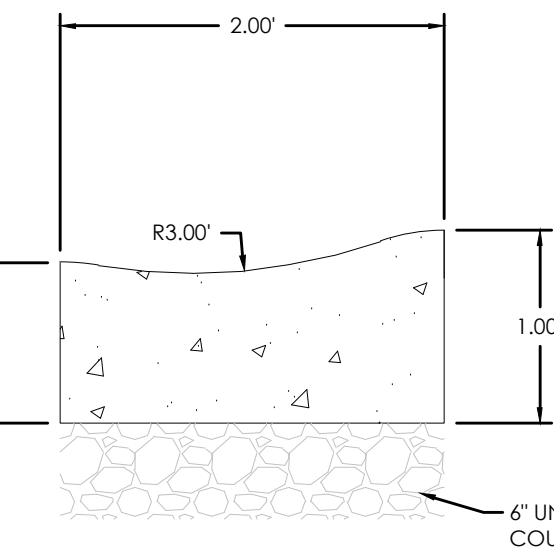
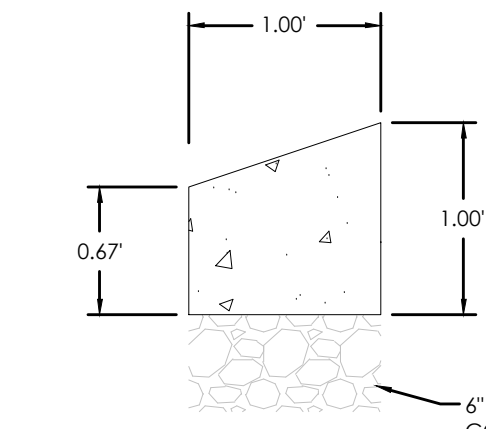
2.0' ROLLED

NTS



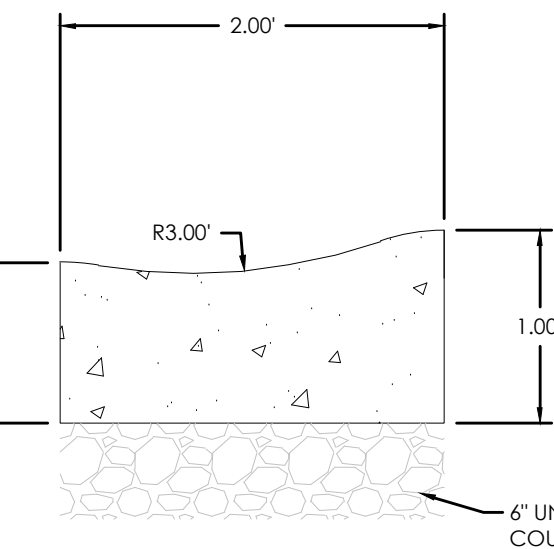
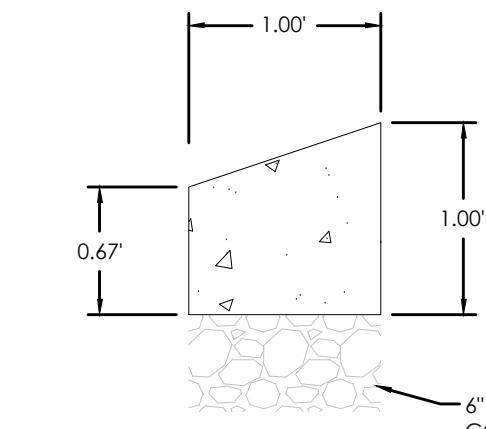
2.0' ROLLED

NTS



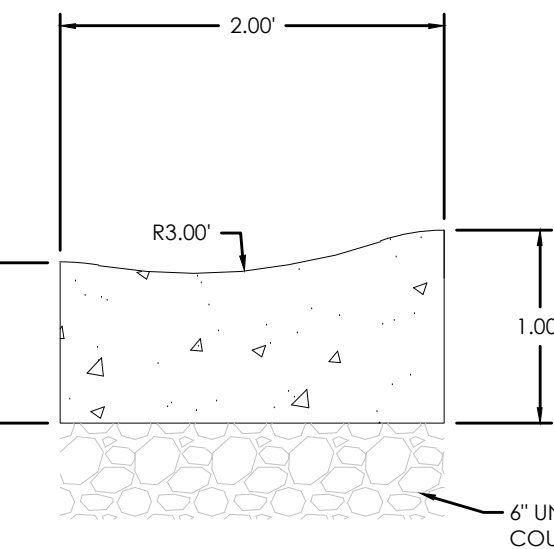
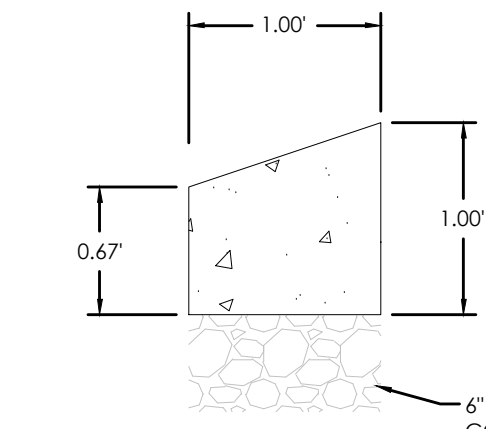
2.0' ROLLED

NTS



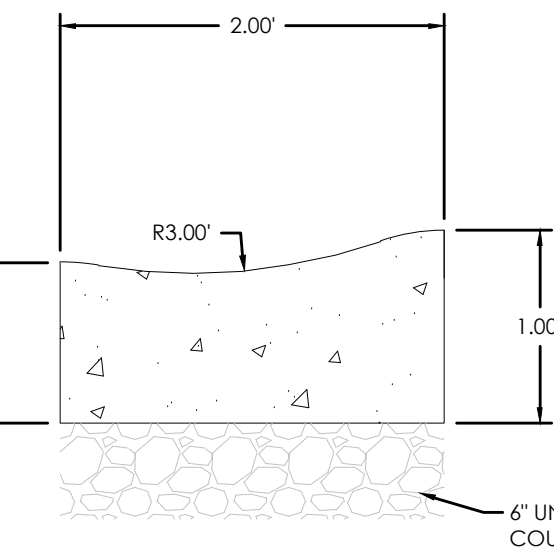
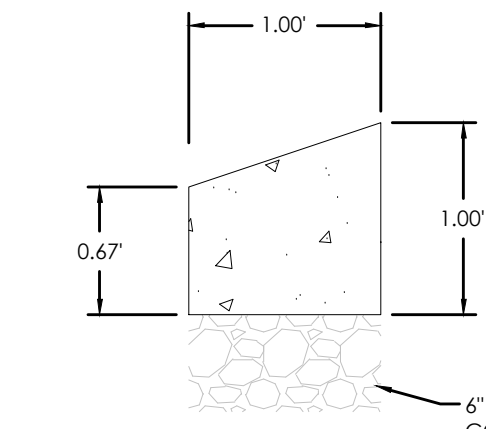
2.0' ROLLED

NTS



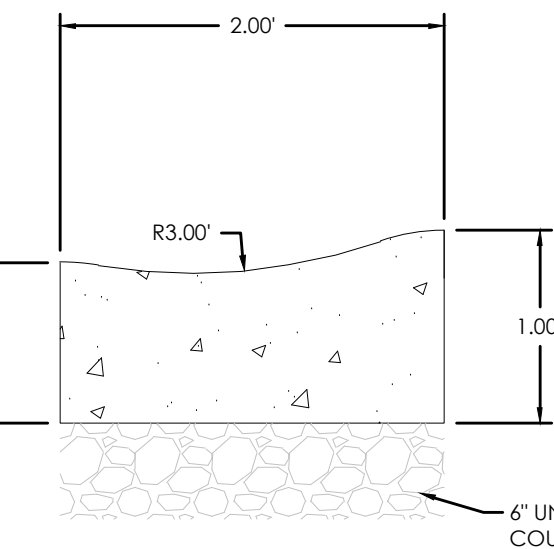
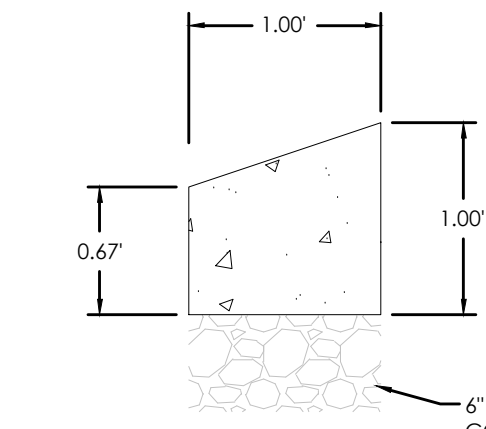
2.0' ROLLED

NTS



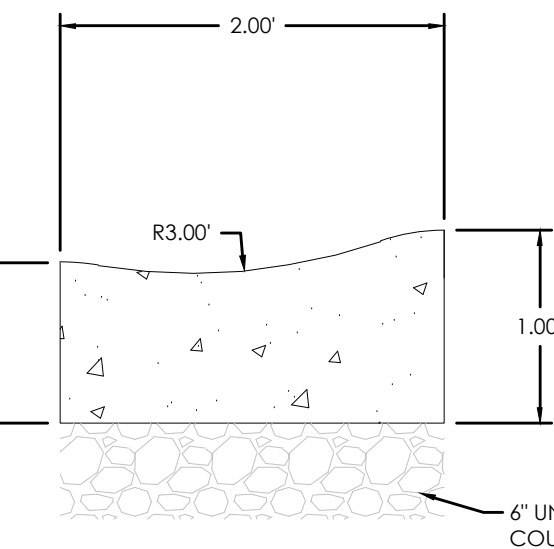
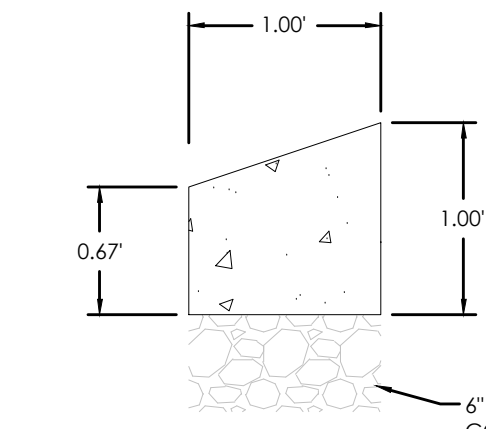
2.0' ROLLED

NTS



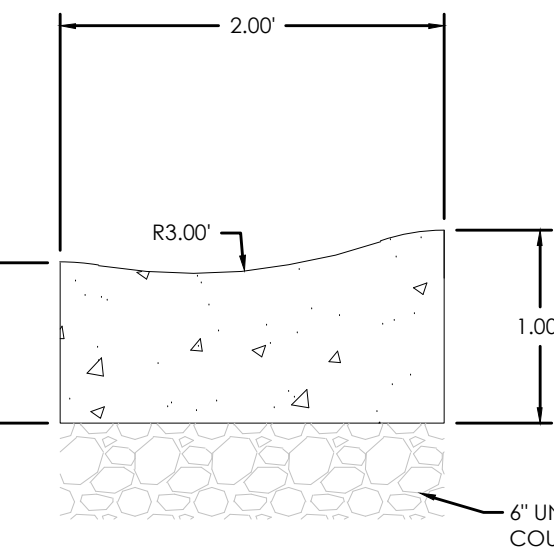
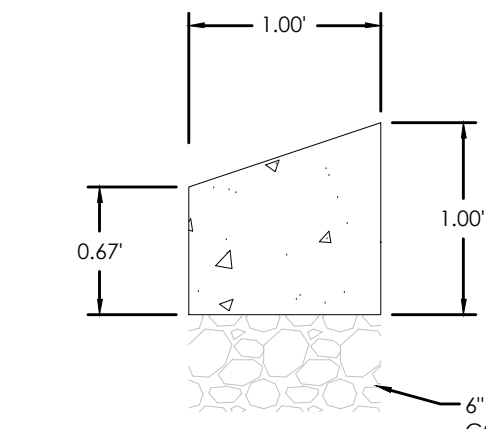
2.0' ROLLED

NTS



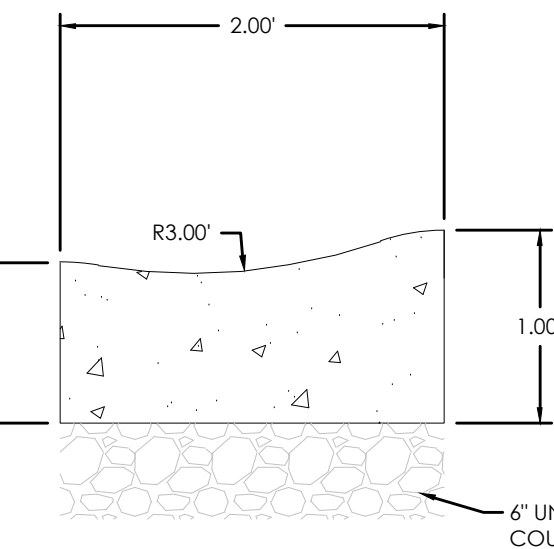
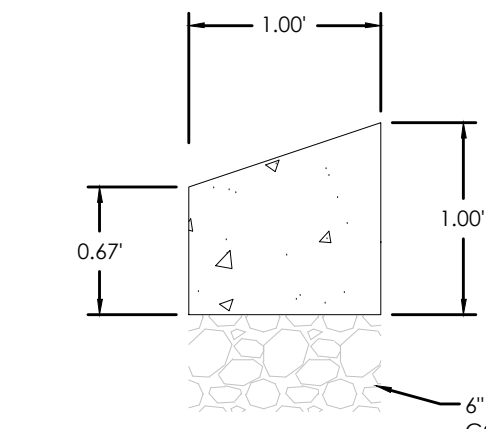
2.0' ROLLED

NTS



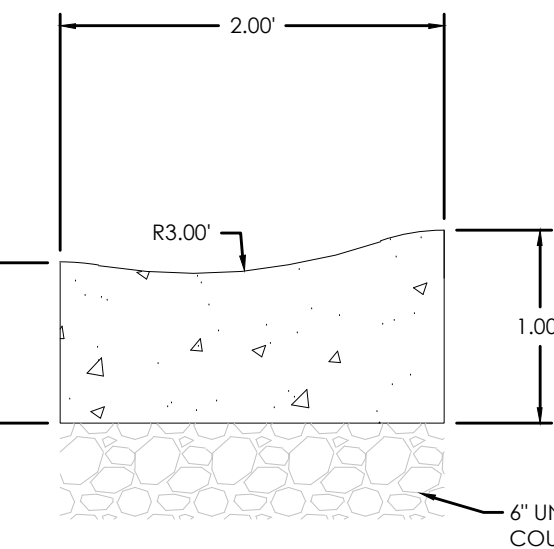
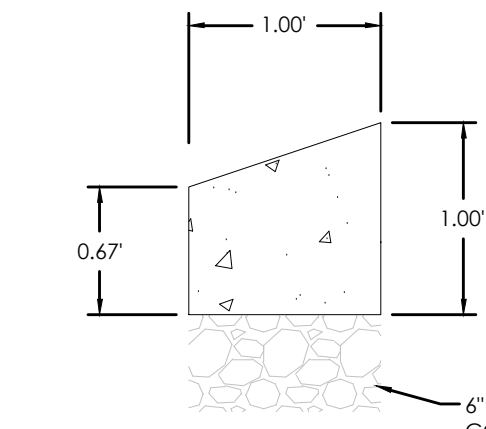
2.0' ROLLED

NTS



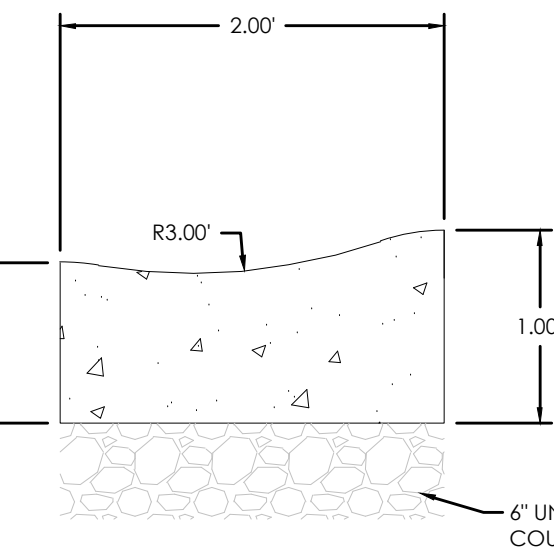
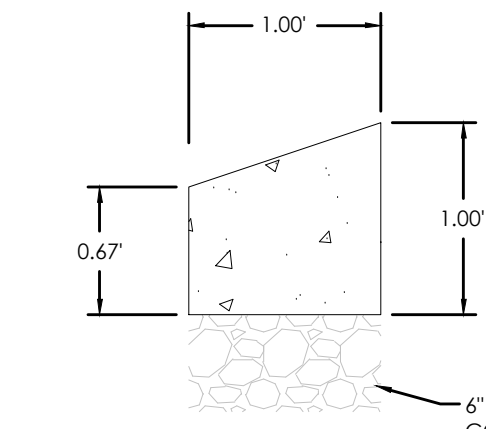
2.0' ROLLED

NTS



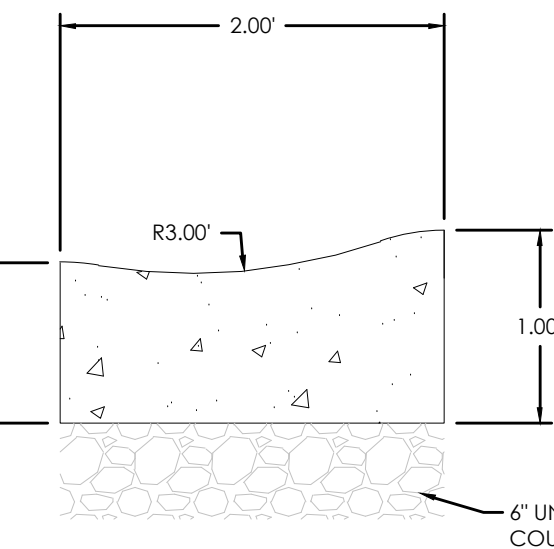
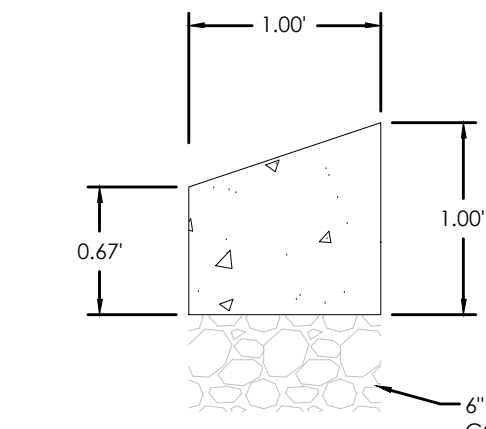
2.0' ROLLED

NTS



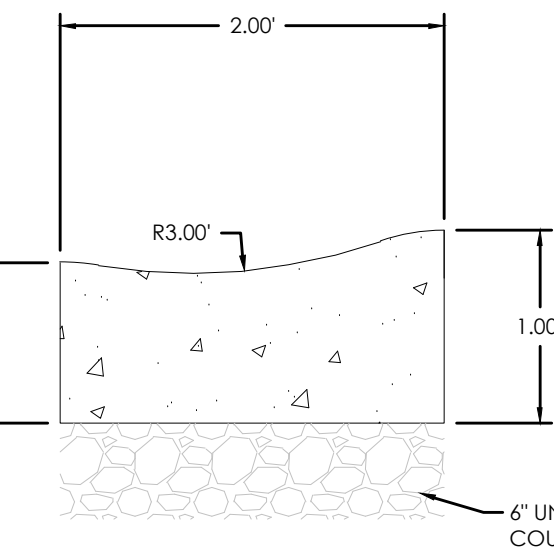
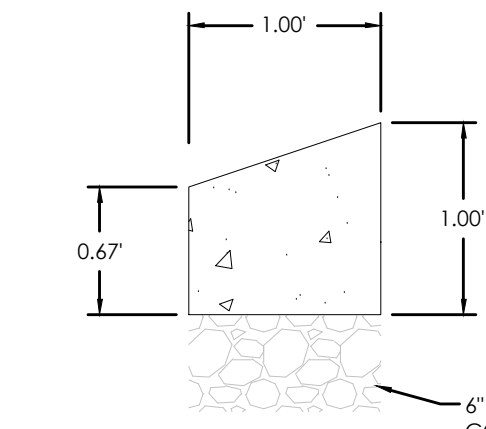
2.0' ROLLED

NTS



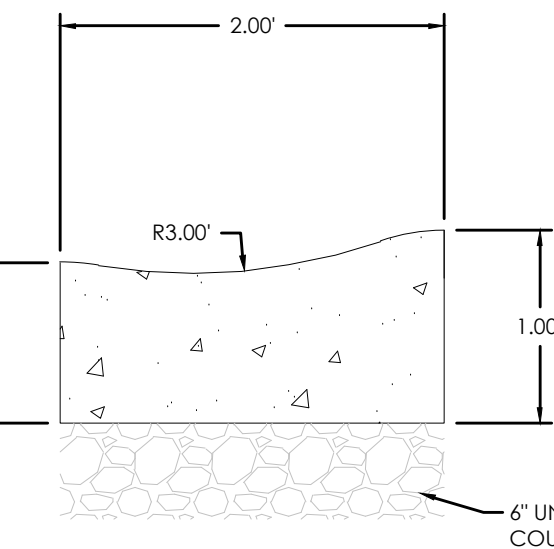
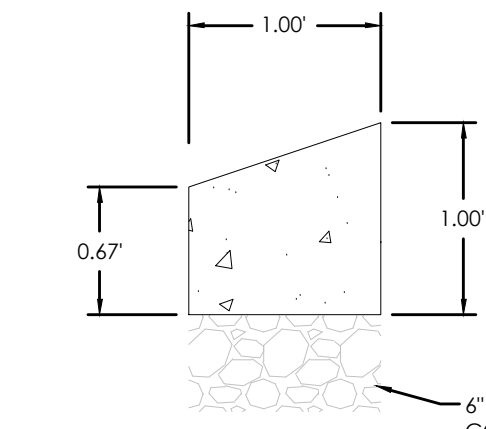
2.0' ROLLED

NTS



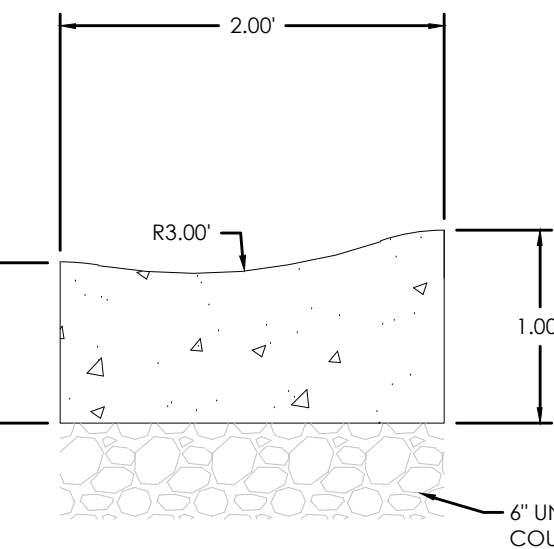
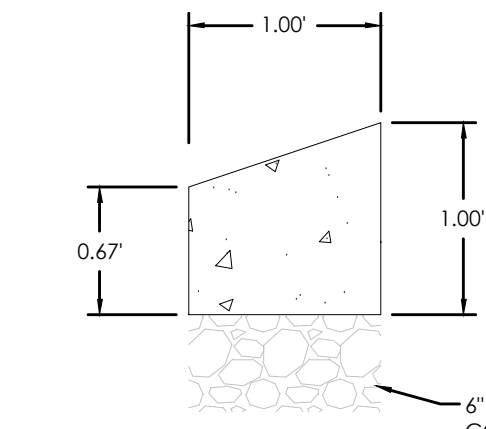
2.0' ROLLED

NTS



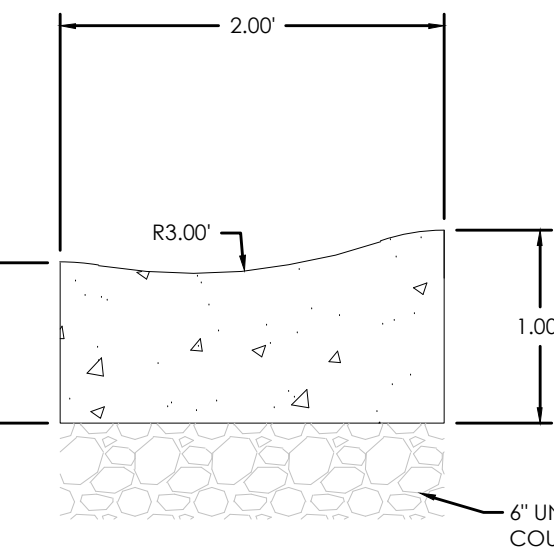
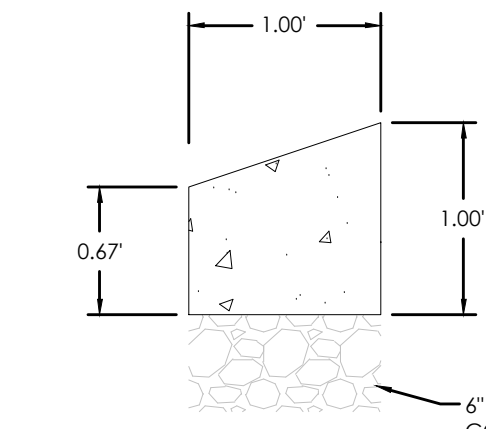
2.0' ROLLED

NTS



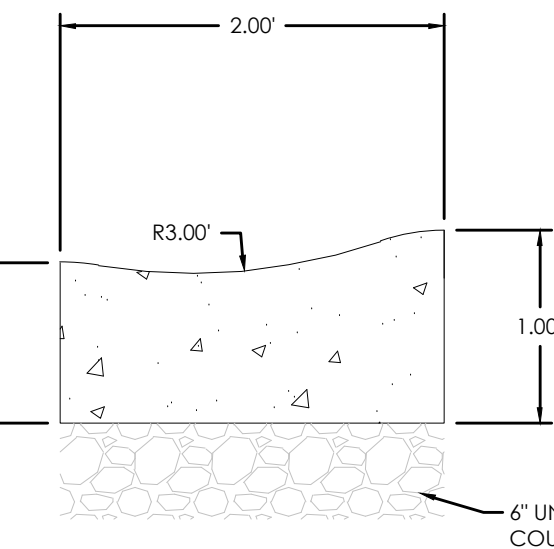
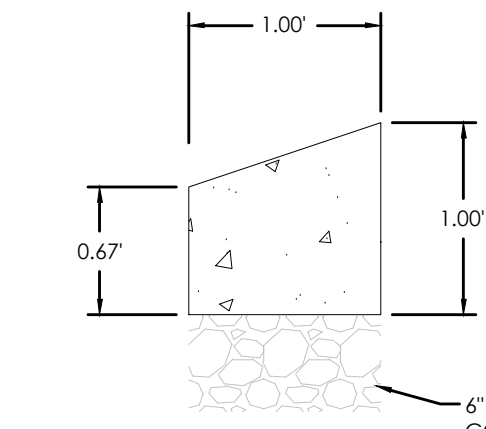
2.0' ROLLED

NTS



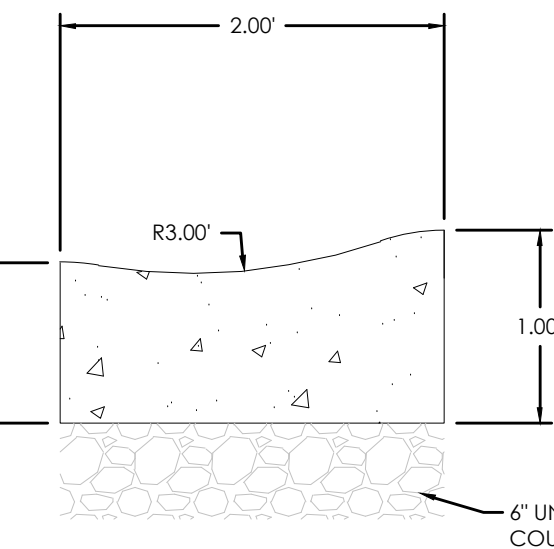
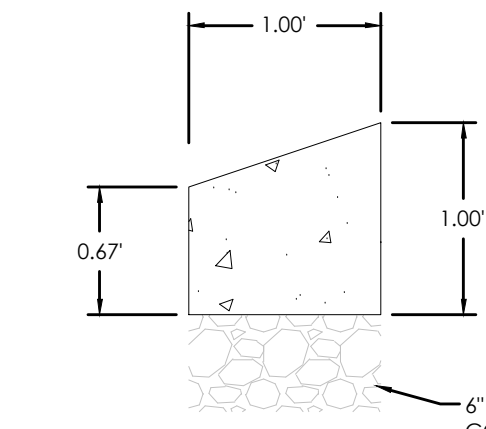
2.0' ROLLED

NTS



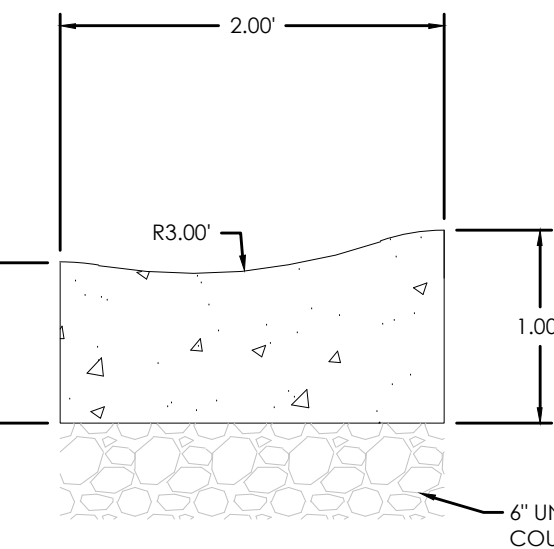
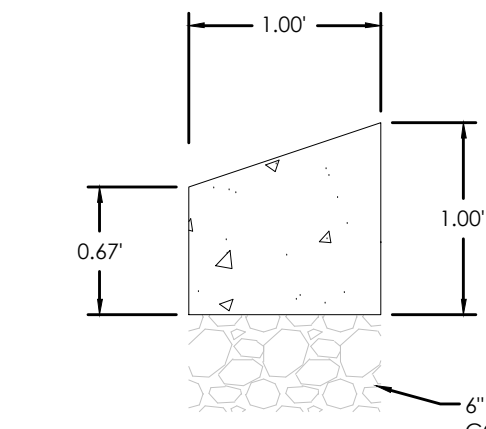
2.0' ROLLED

NTS



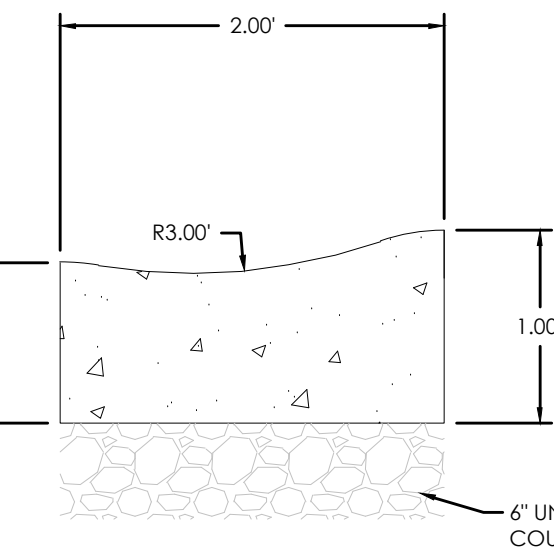
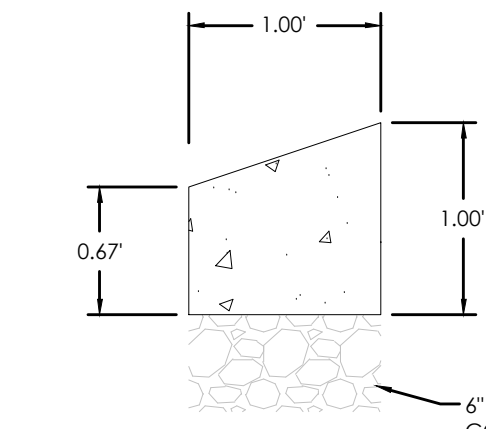
2.0' ROLLED

NTS



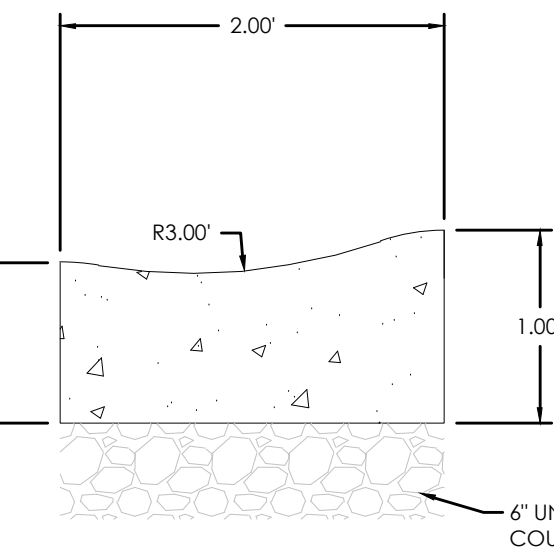
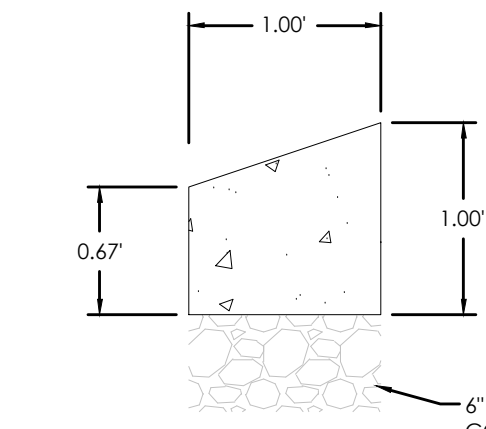
2.0' ROLLED

NTS



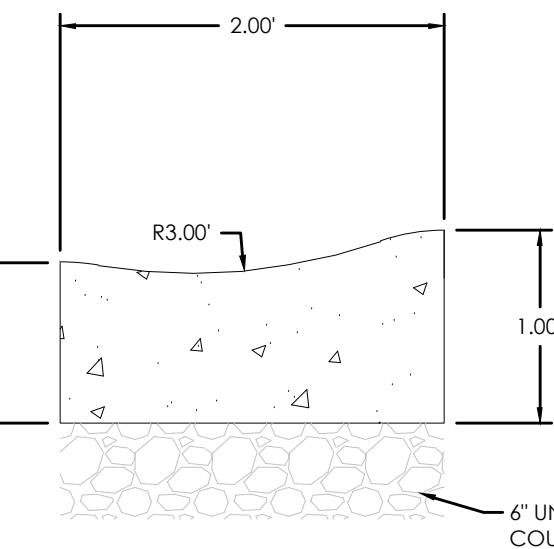
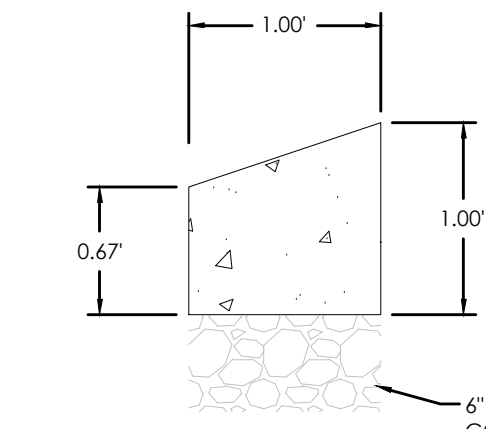
2.0' ROLLED

NTS



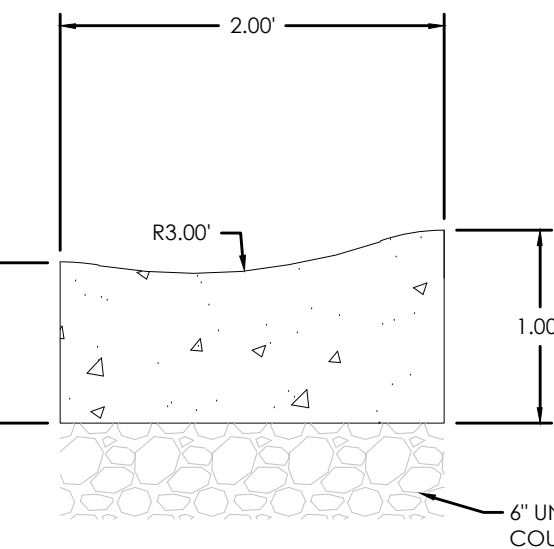
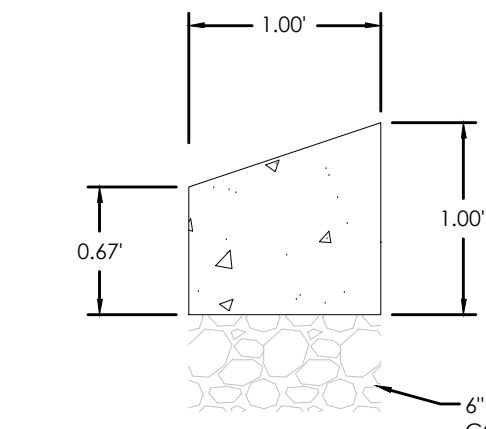
2.0' ROLLED

NTS



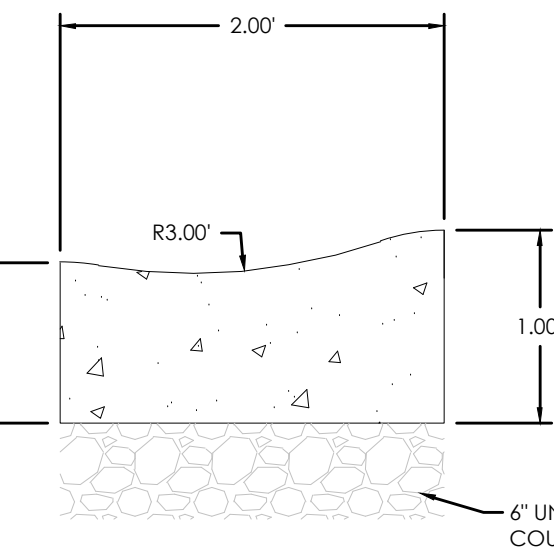
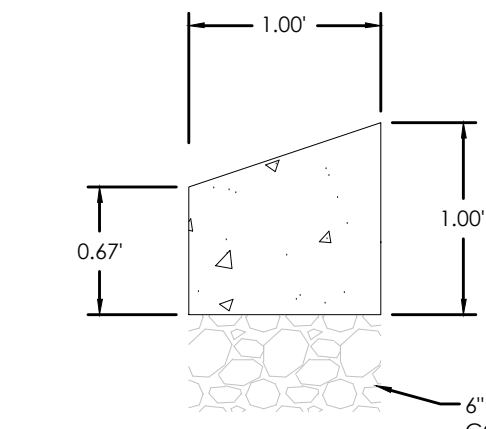
2.0' ROLLED

NTS



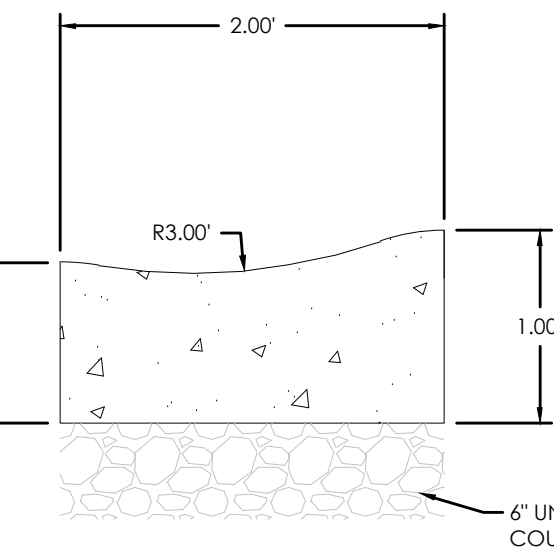
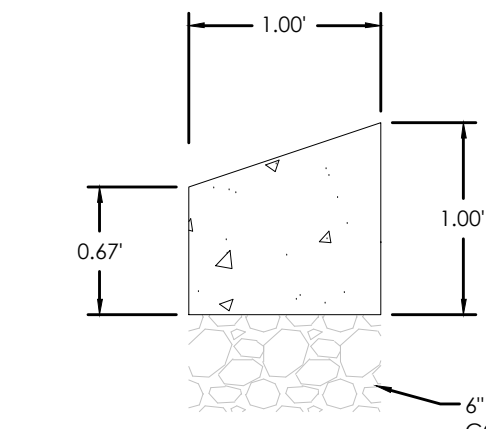
2.0' ROLLED

NTS



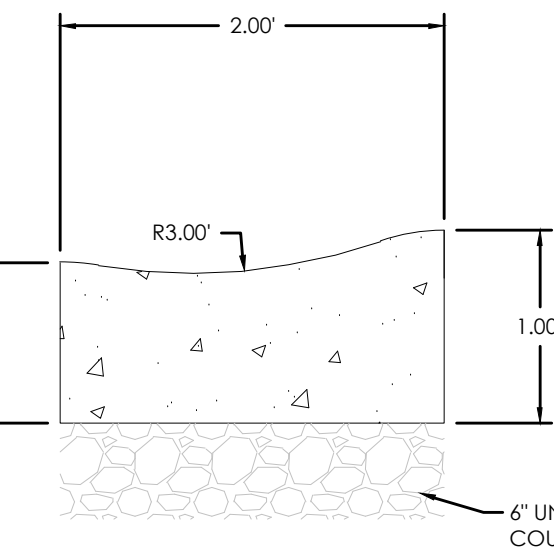
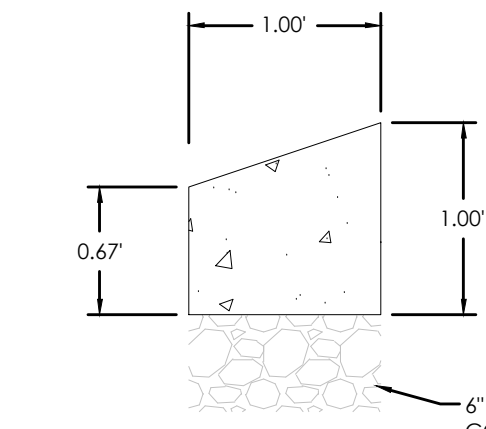
2.0' ROLLED

NTS



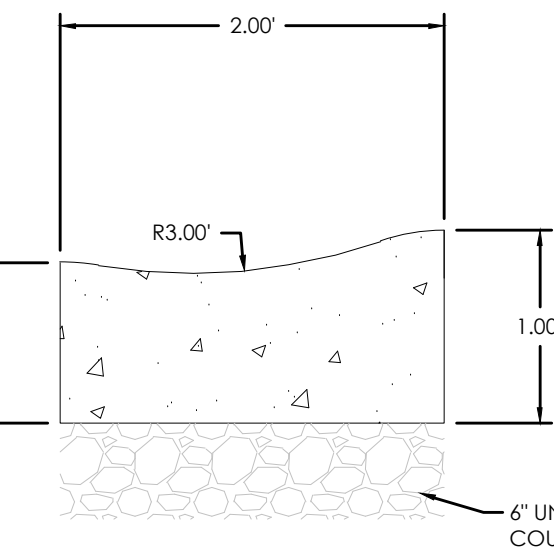
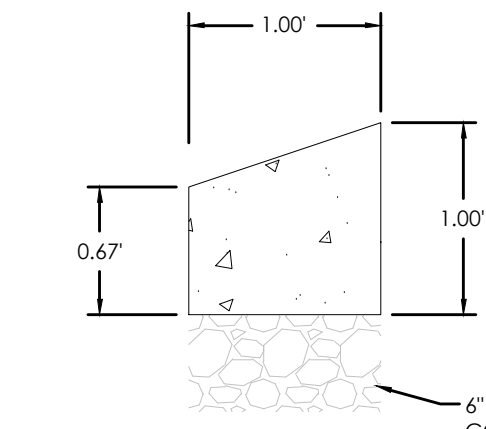
2.0' ROLLED

NTS



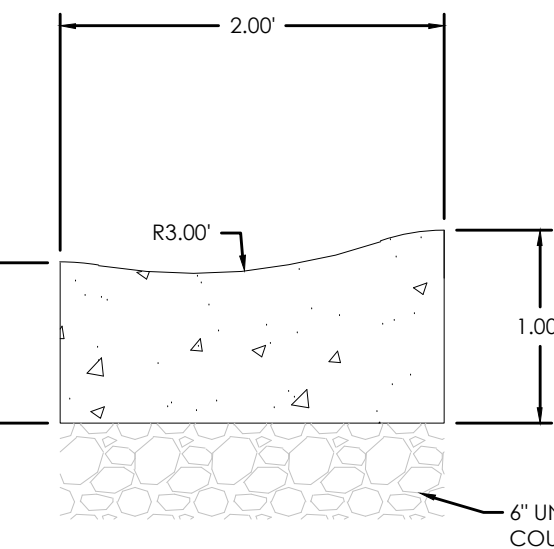
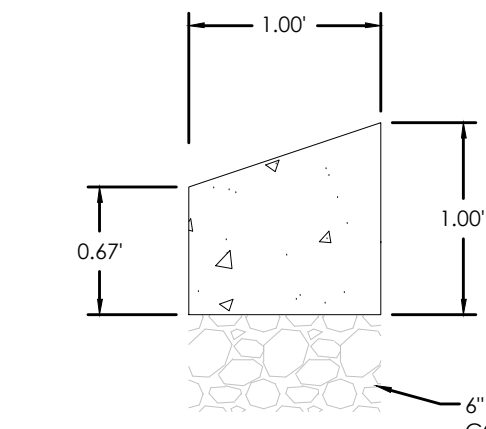
2.0' ROLLED

NTS



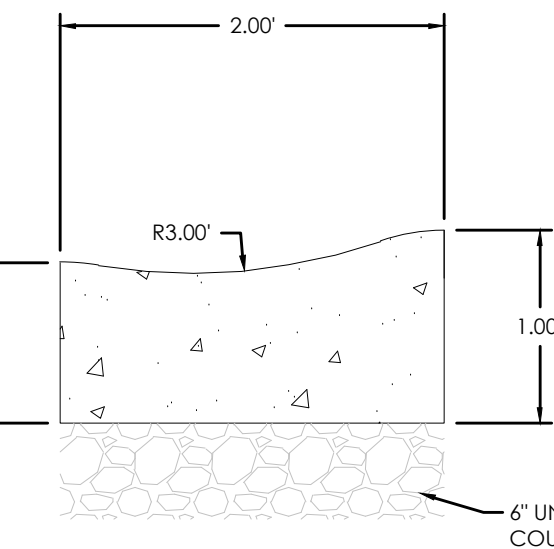
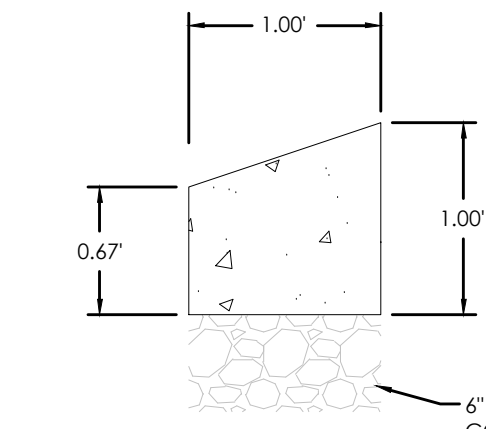
2.0' ROLLED

NTS



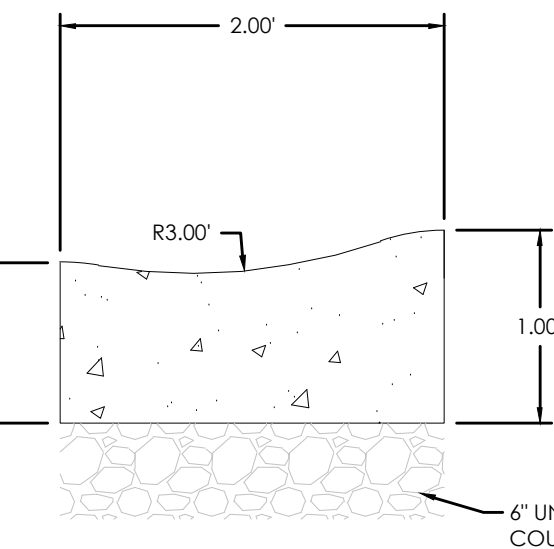
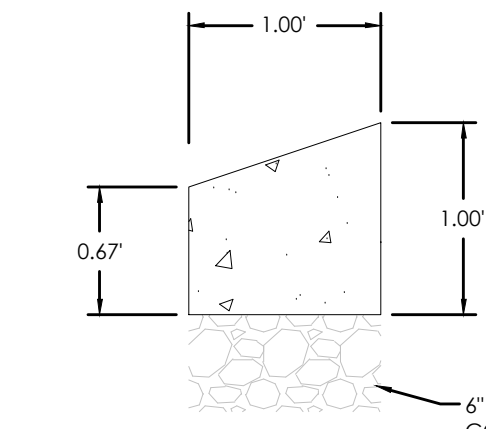
2.0' ROLLED

NTS



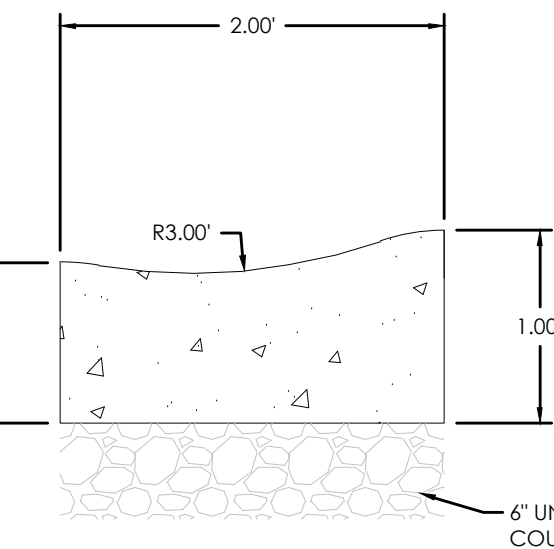
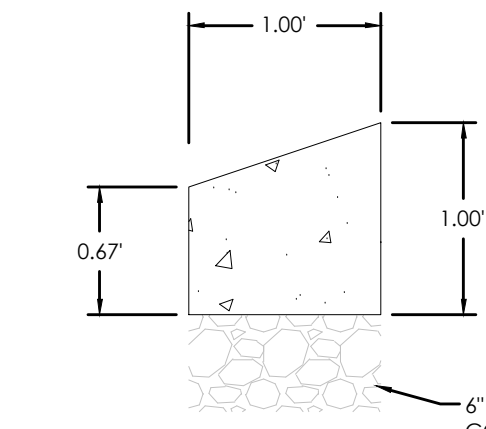
2.0' ROLLED

NTS



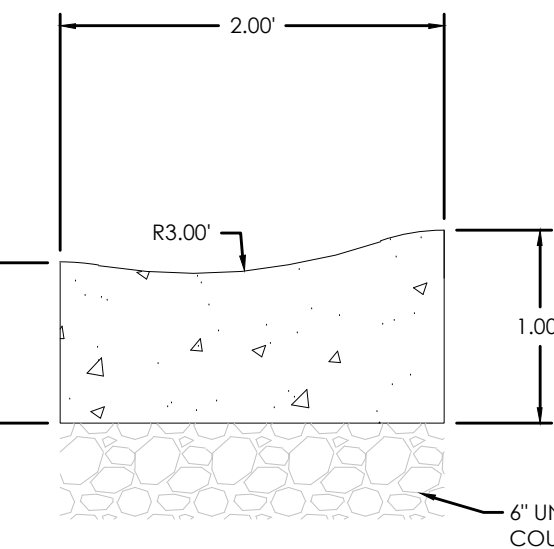
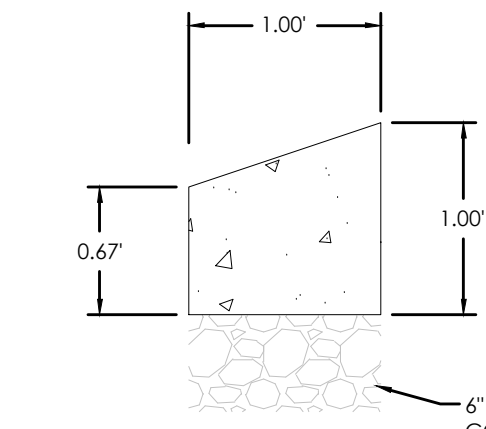
2.0' ROLLED

NTS



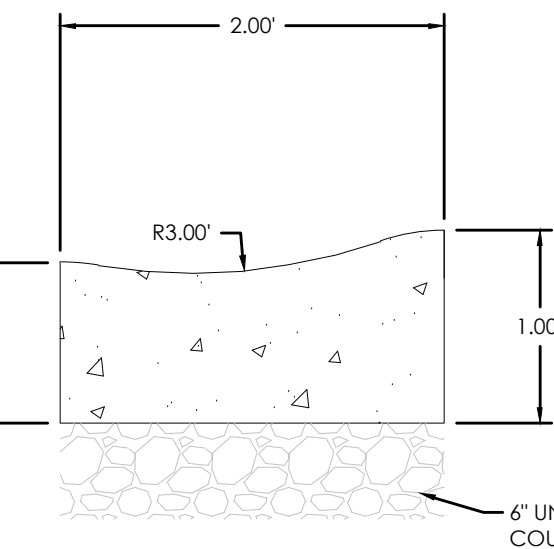
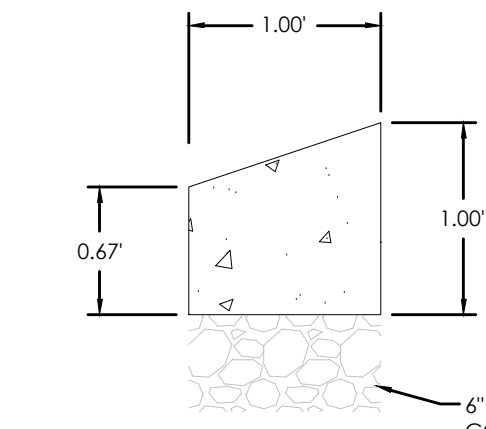
2.0' ROLLED

NTS



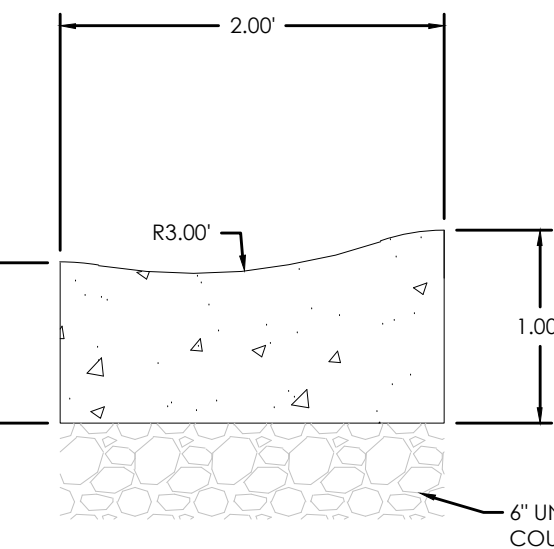
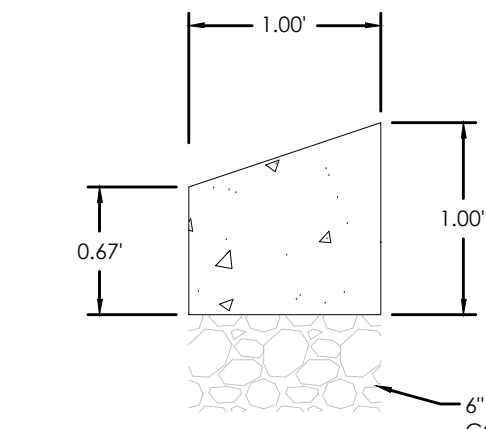
2.0' ROLLED

NTS



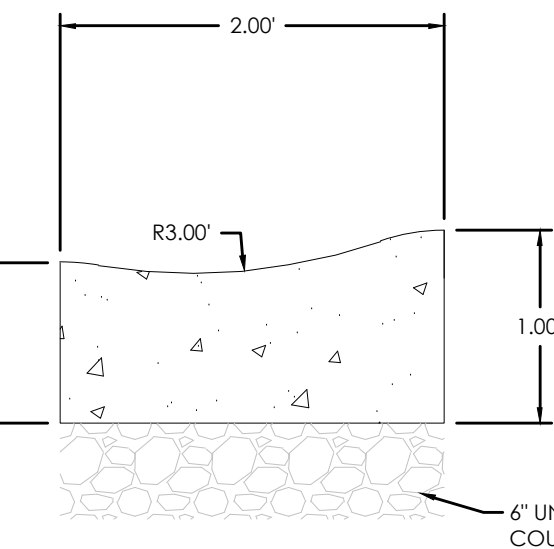
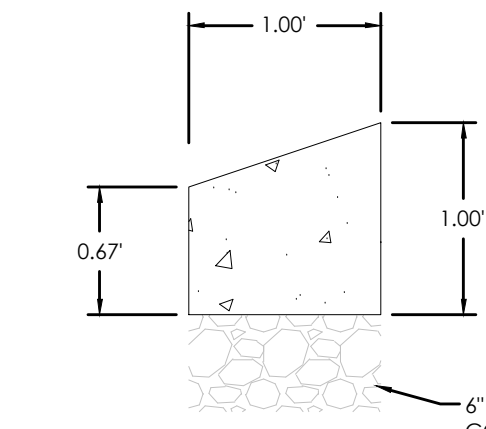
2.0' ROLLED

NTS



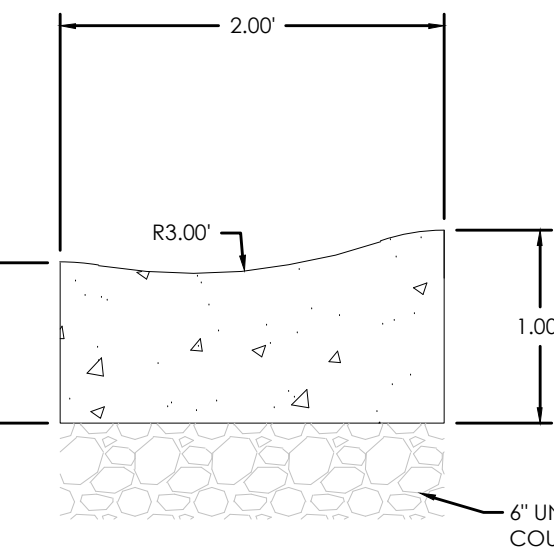
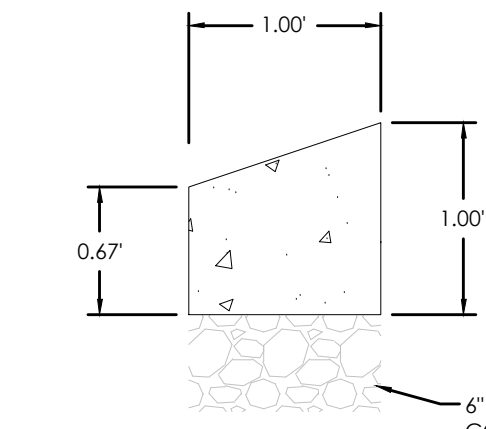
2.0' ROLLED

NTS



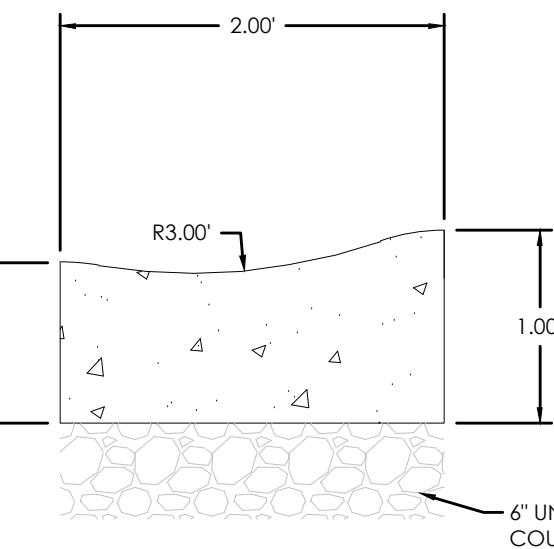
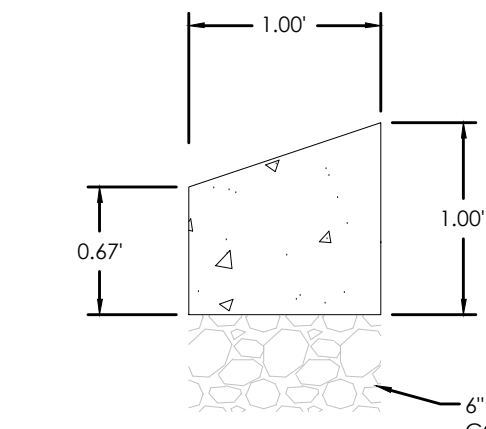
2.0' ROLLED

NTS



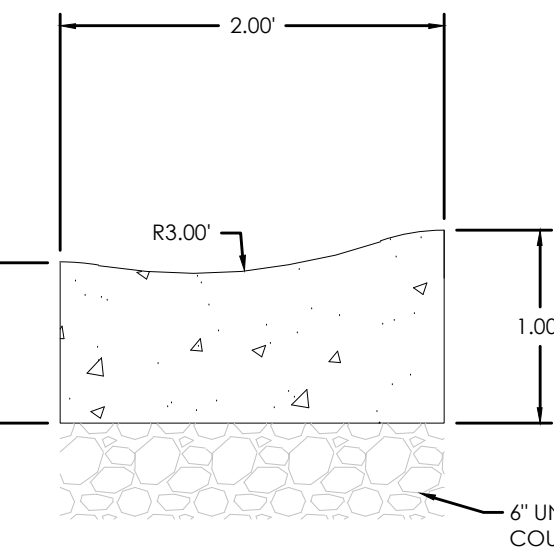
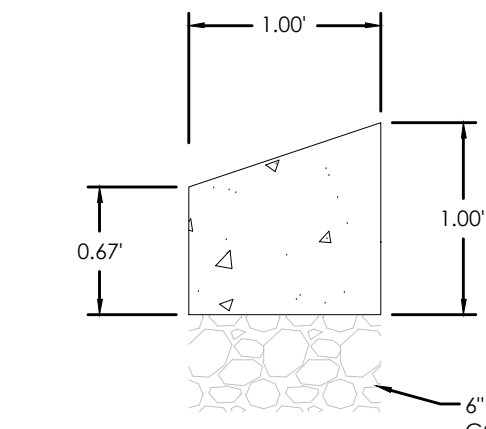
2.0' ROLLED

NTS



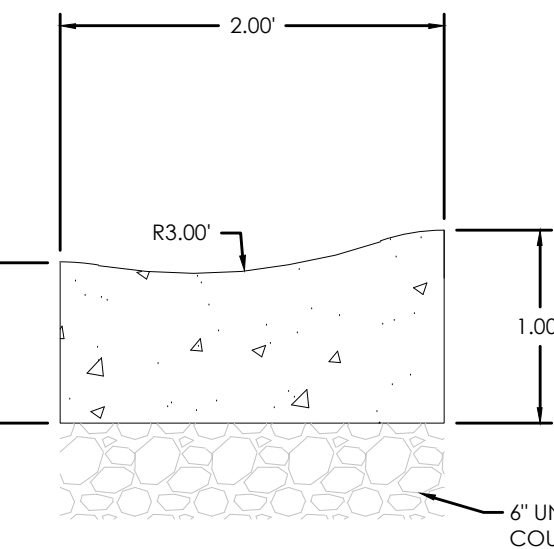
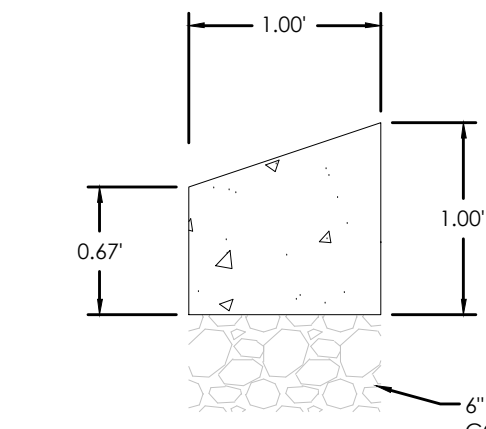
2.0' ROLLED

NTS



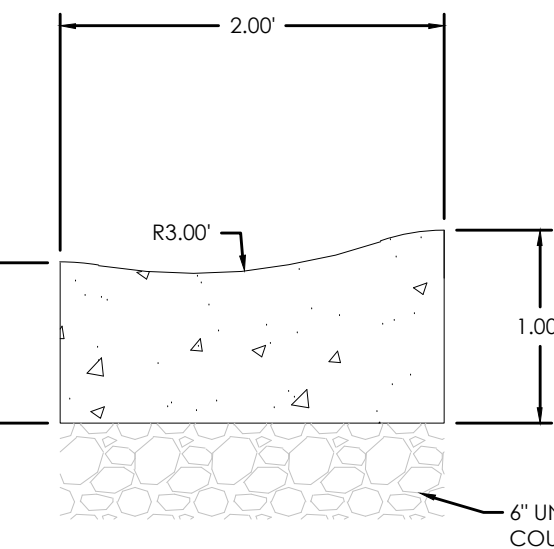
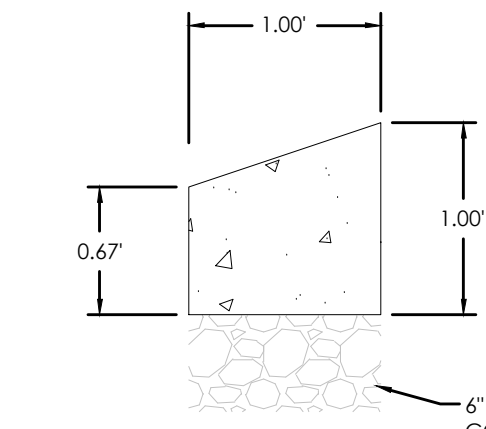
2.0' ROLLED

NTS



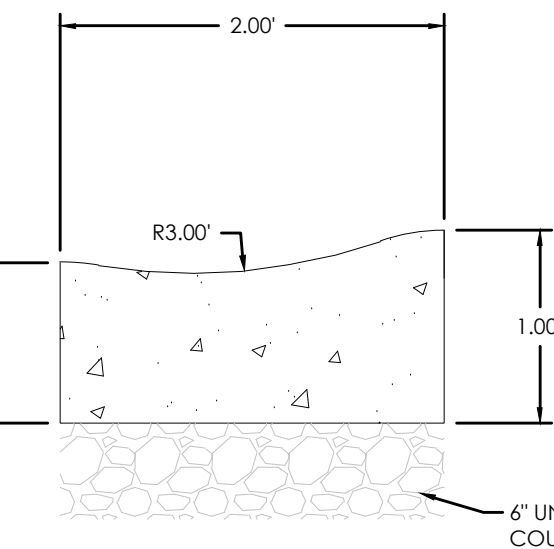
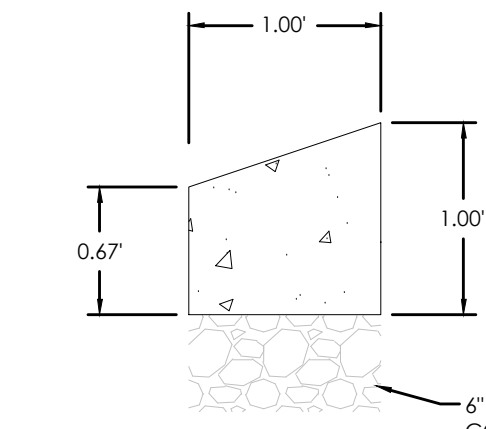
2.0' ROLLED

NTS



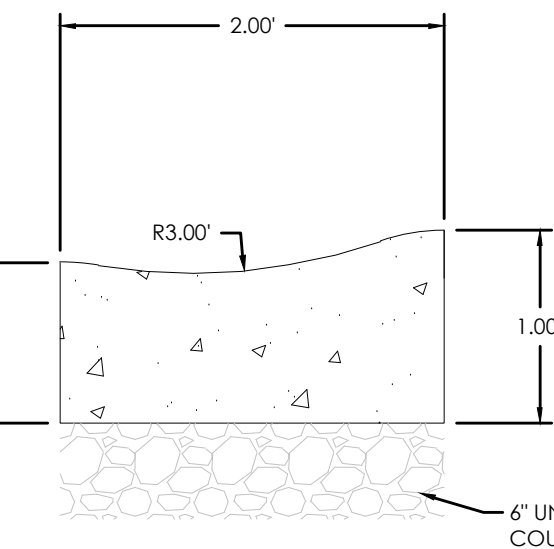
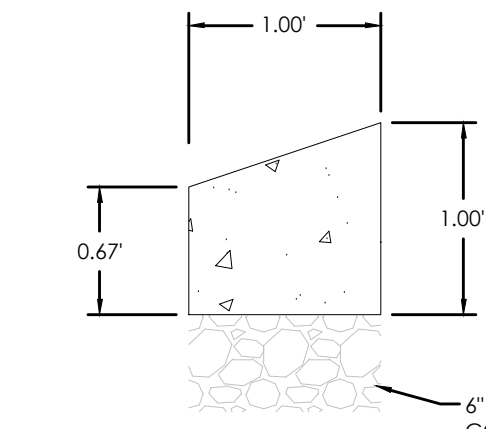
2.0' ROLLED

NTS



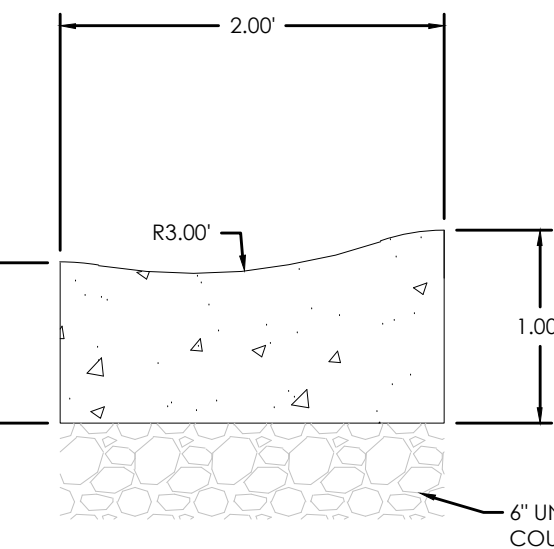
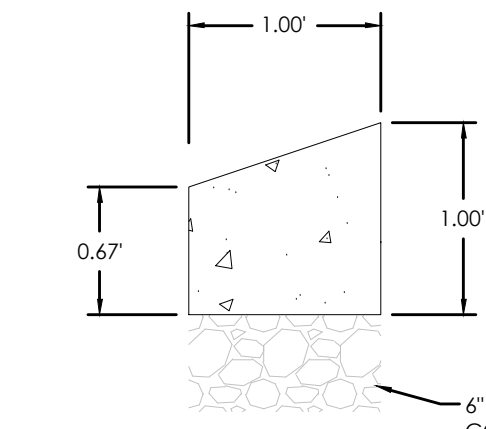
2.0' ROLLED

NTS



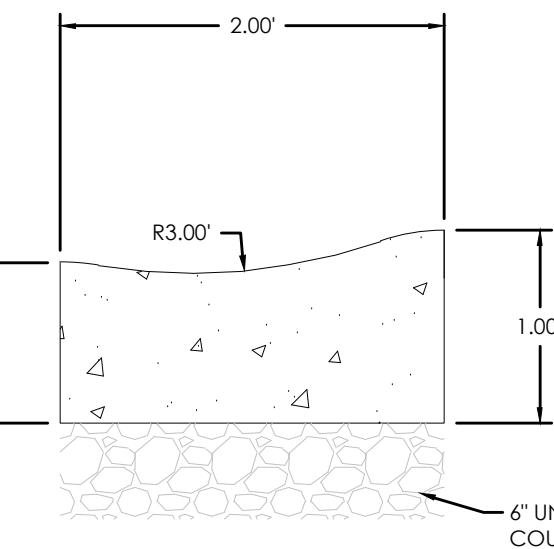
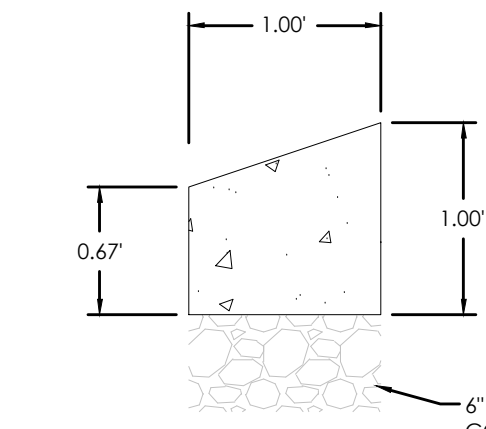
2.0' ROLLED

NTS



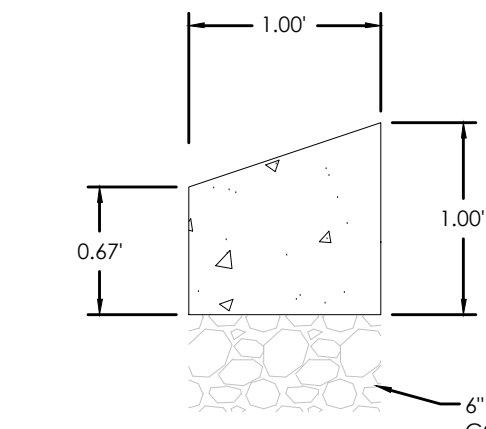
2.0' ROLLED

NTS



2.0' ROLLED

NTS





August 23, 2021



Project Summary

Overall Site Summary

Gross Site Area	9.988 Ac
Total Open Space	5.089 Ac (50.95%)

Building Summary

Twin Homes	30
Front Loaded Town Homes	14
Rear Loaded Town Homes	52
Total Units	96

Parking Required

	Qty	Req	Total
2-Bedroom Units	12	2	24
3-Bedroom Units	64	2.5	160
4-Bedroom Units	20	2.5	50
Guest parking	0.25	91	23
Total Requirement			257

Parking Provided

Garage Spaces	192
Guest Parking (Driveway)	60
Guest Parking (Surface)	46
Total Parking Provided	298

Concept Plan

Farnsworth Property
700 East, Sandy, Utah



FRONT ELEVATION

3/16" = 1'-0"

1
D301



LEFT ELEVATION

3/16" = 1'-0"

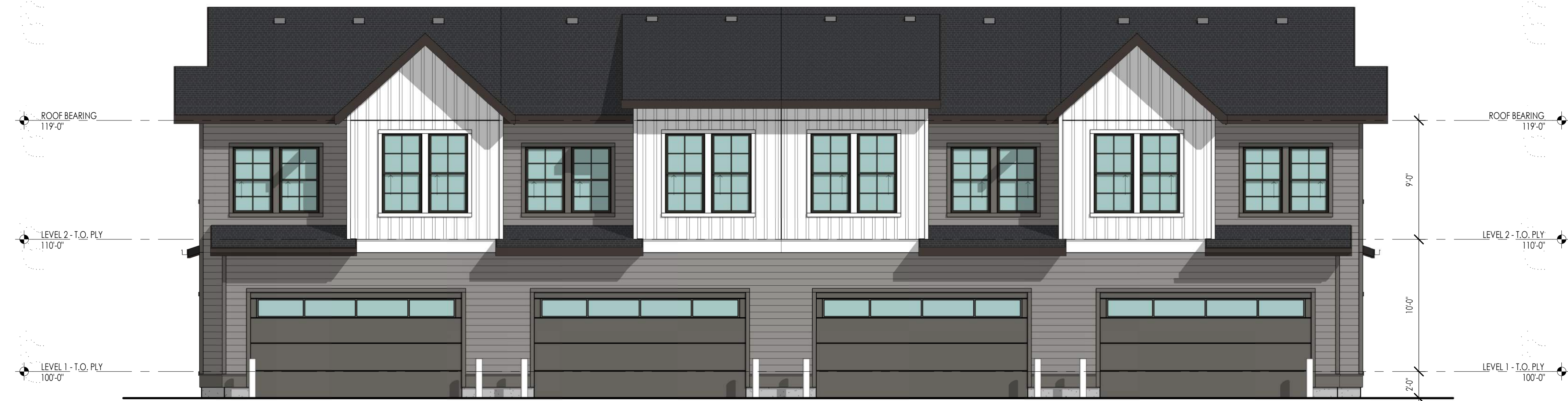
2
D301



RIGHT ELEVATION

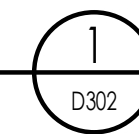
3/16" = 1'-0"

3
D301



REAR ELEVATION

3/16" = 1'-0"









FRONT ELEVATION
3/16" = 1'-0"

1
D351



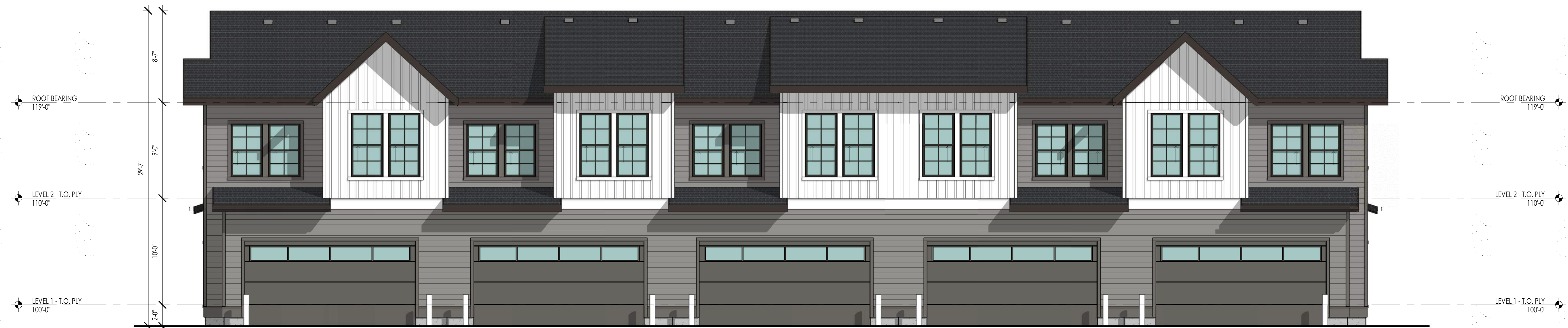
LEFT ELEVATION
3/16" = 1'-0"

2
D351



RIGHT ELEVATION
3/16" = 1'-0"

3
D351



REAR ELEVATION

3/16" = 1'-0"

3

D352



FRONT ELEVATION

3/16" = 1'-0"

1
D331



LEFT ELEVATION

3/16" = 1'-0"

2
D331



RIGHT ELEVATION

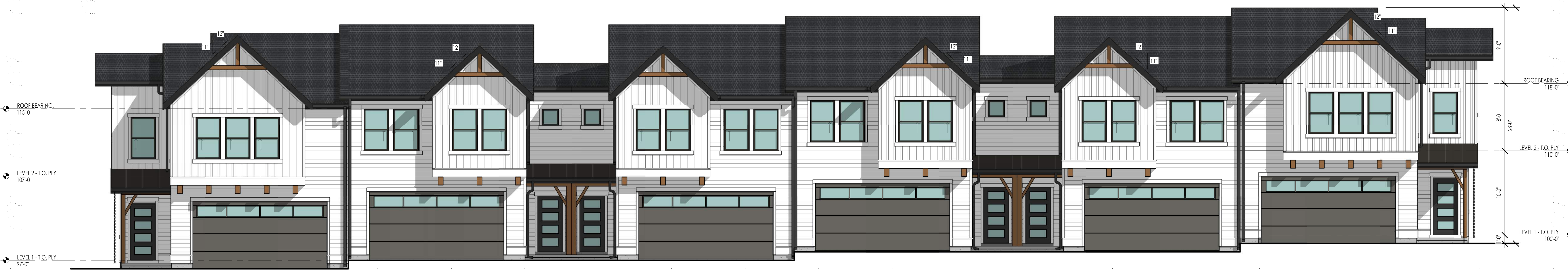
3/16" = 1'-0"

3
D331



REAR ELEVATION
3/16" = 1'-0"

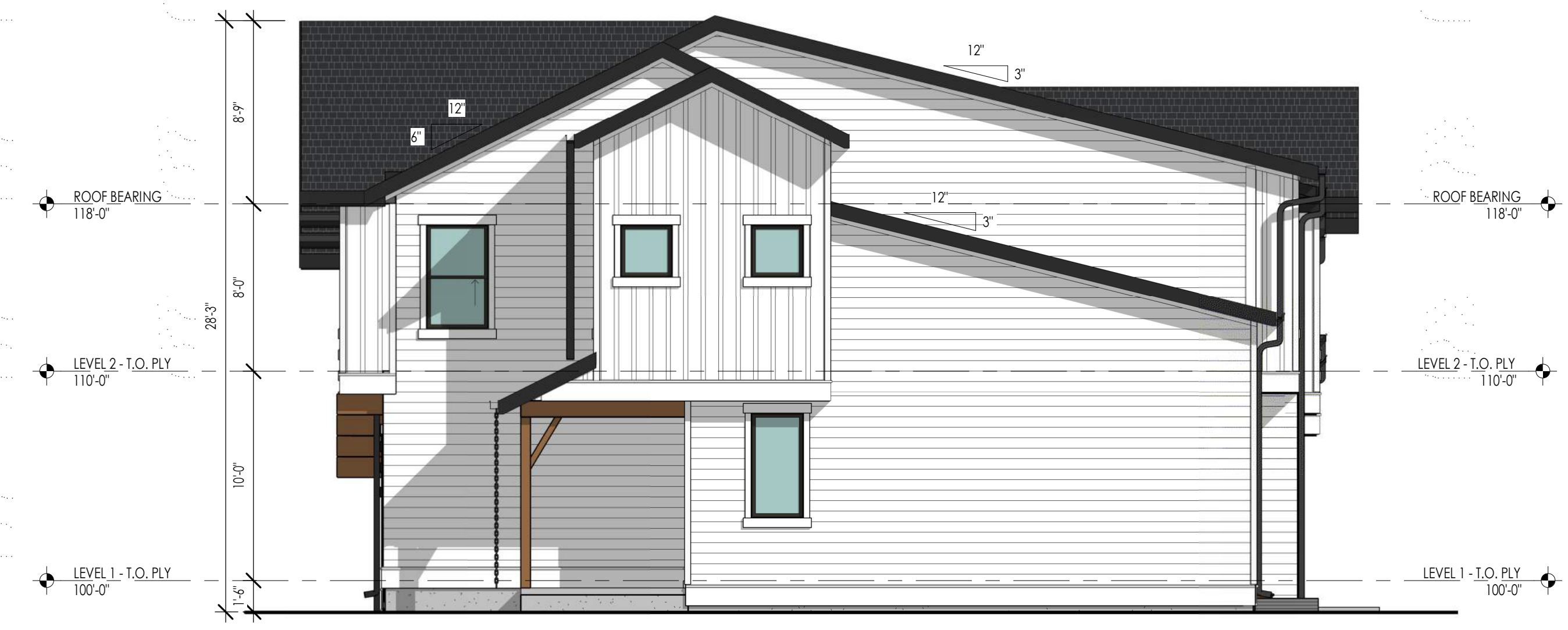
4
D332



FRONT ELEVATION
3/16" = 1'-0"
1
D361



LEFT ELEVATION
3/16" = 1'-0"
2
D361



RIGHT ELEVATION
3/16" = 1'-0"
3
D361



The designs shown and described herein including all technical drawings, graphic representation & models thereof, are the copyrighted work of Think Architecture, Inc. and cannot be copied, duplicated, or commercially exploited in whole or in part without the sale and express written permission from Think Architecture, Inc.

DAI-STYLE 2

FRONT LOAD 6P-01

FRONT LOAD 6P-01
EXTERIOR ELEVATIONS

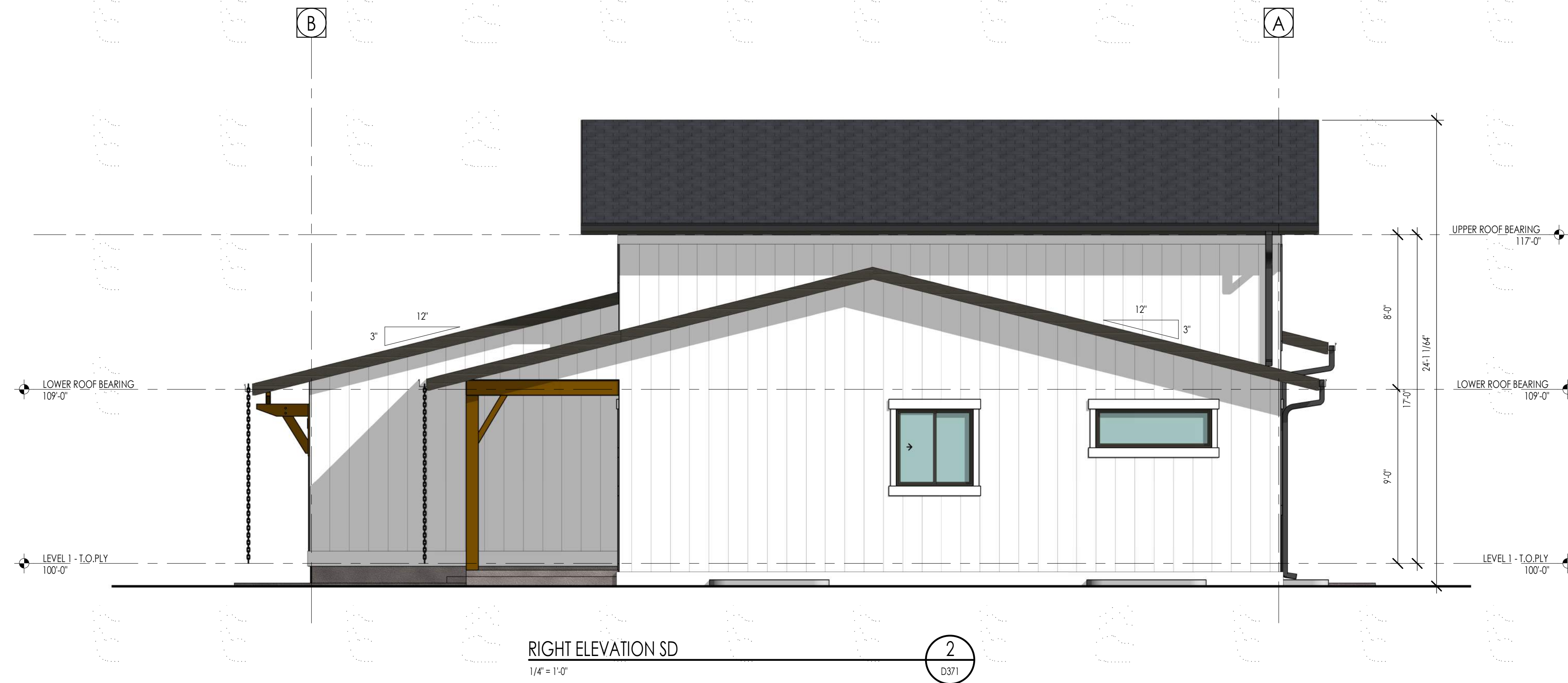
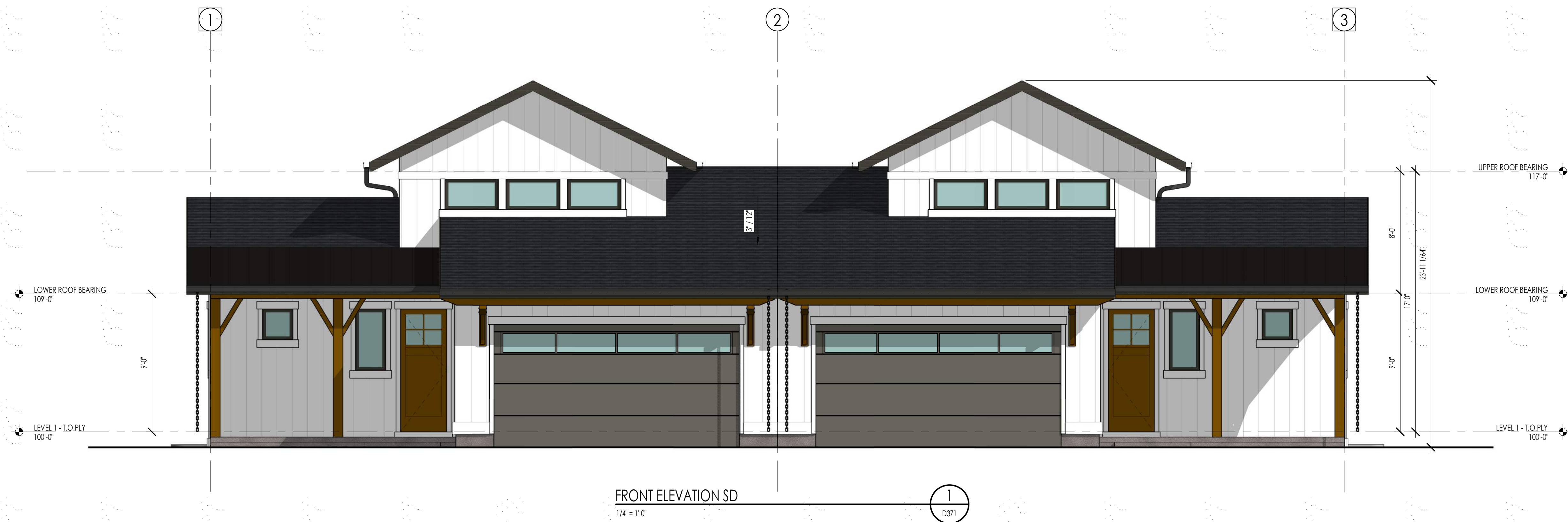
D361

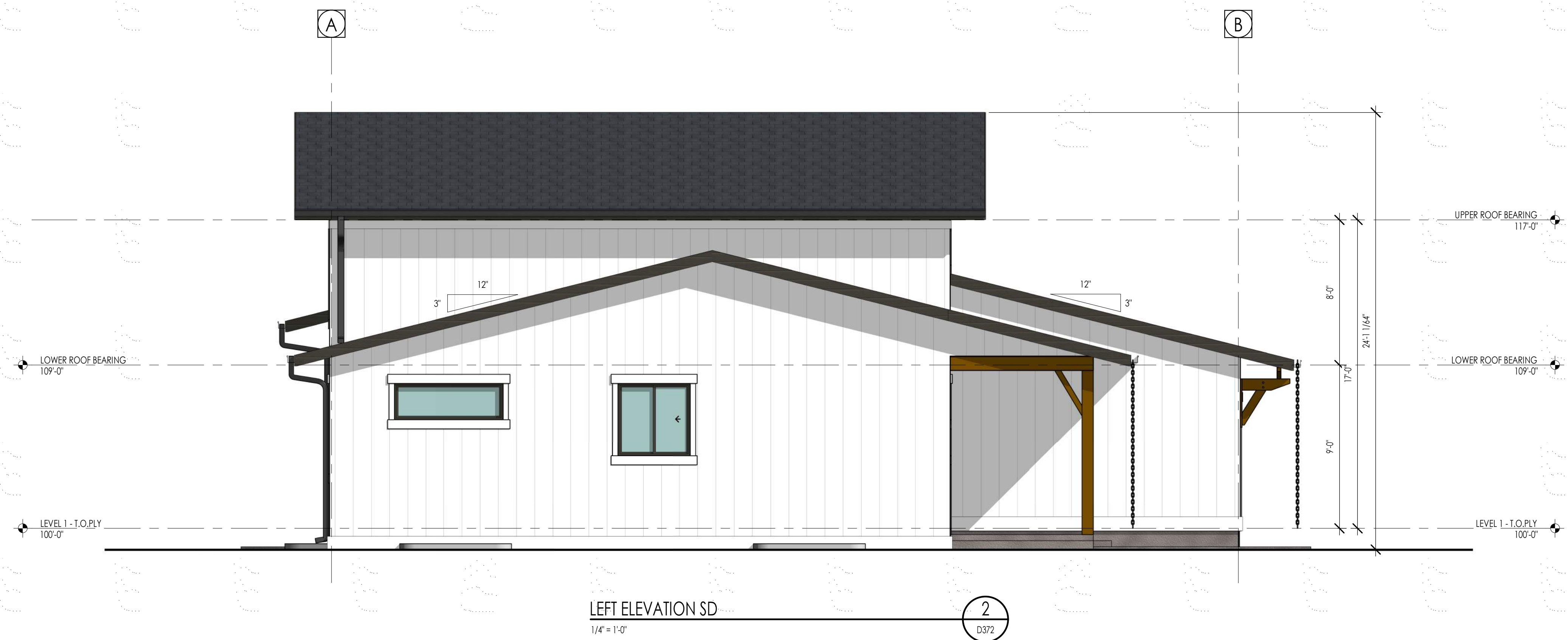
27 AUG 2021



REAR ELEVATION
3/16" = 1'-0"

1
D362





WEST ELEVATION - PRESENTATION
3/8" = 1'-0"

1
D381

EAST ELEVATION - PRESENTATION
3/8" = 1'-0"

2
D381

EXTERIOR ELEVATIONS

FARNSWORTH FARMS COMMUNITY BLDG

11228 S. 700 E. SANDY, UT 84070

D381

27 AUG 2021



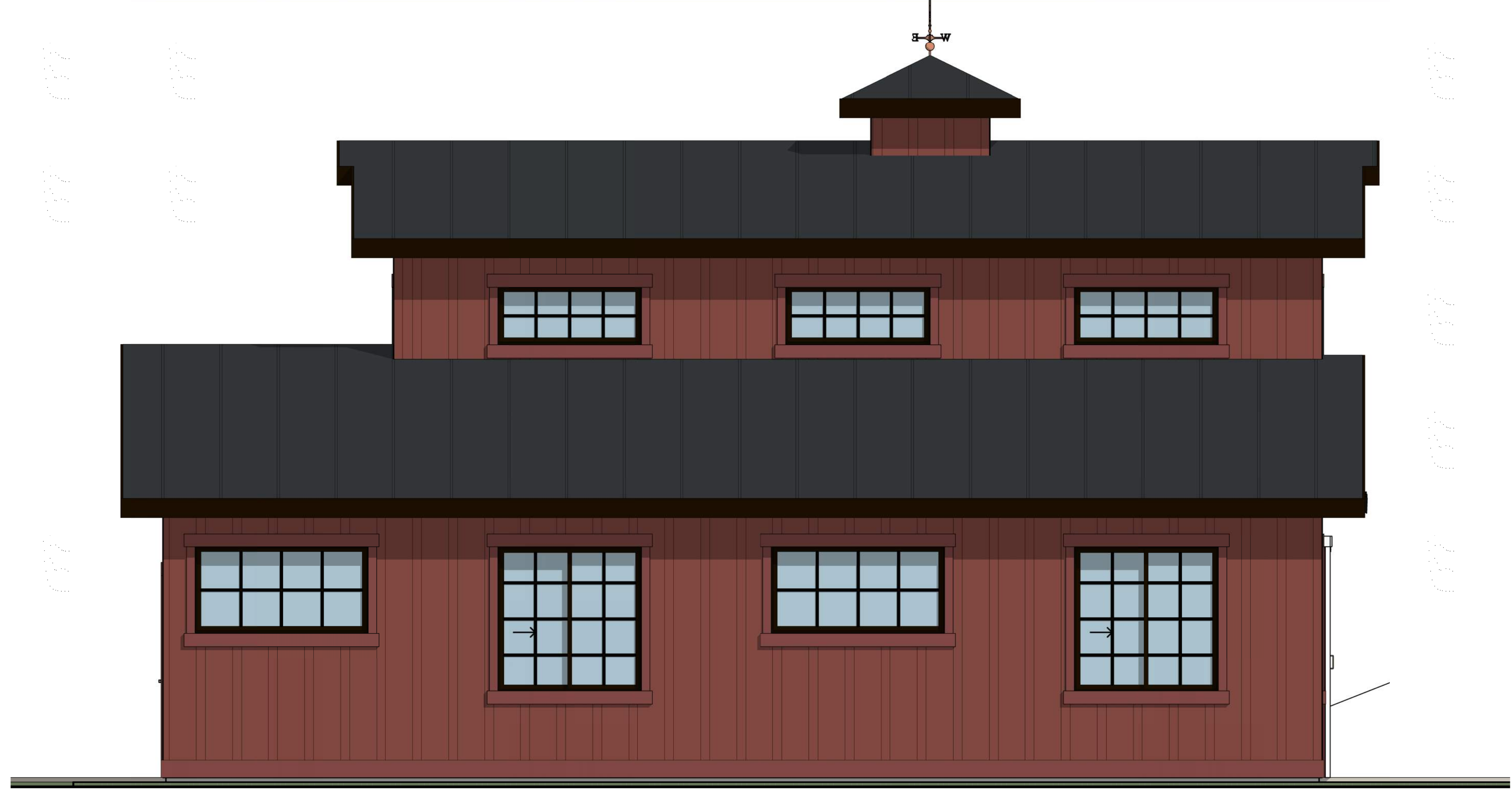
The designs shown and described herein including all technical drawings, graphic representation & models thereof, are the copyrighted work of Think Architecture, Inc. and cannot be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from Think Architecture, Inc.



NORTH ELEVATION - PRESENTATION

3/8" = 1'-0"

1
D382



SOUTH ELEVATION - PRESENTATION

3/8" = 1'-0"

2
D382



The designs shown and described herein including all technical drawings, graphic representation & models thereof, are the copyrighted work of Think Architecture, Inc. and cannot be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from Think Architecture, Inc.

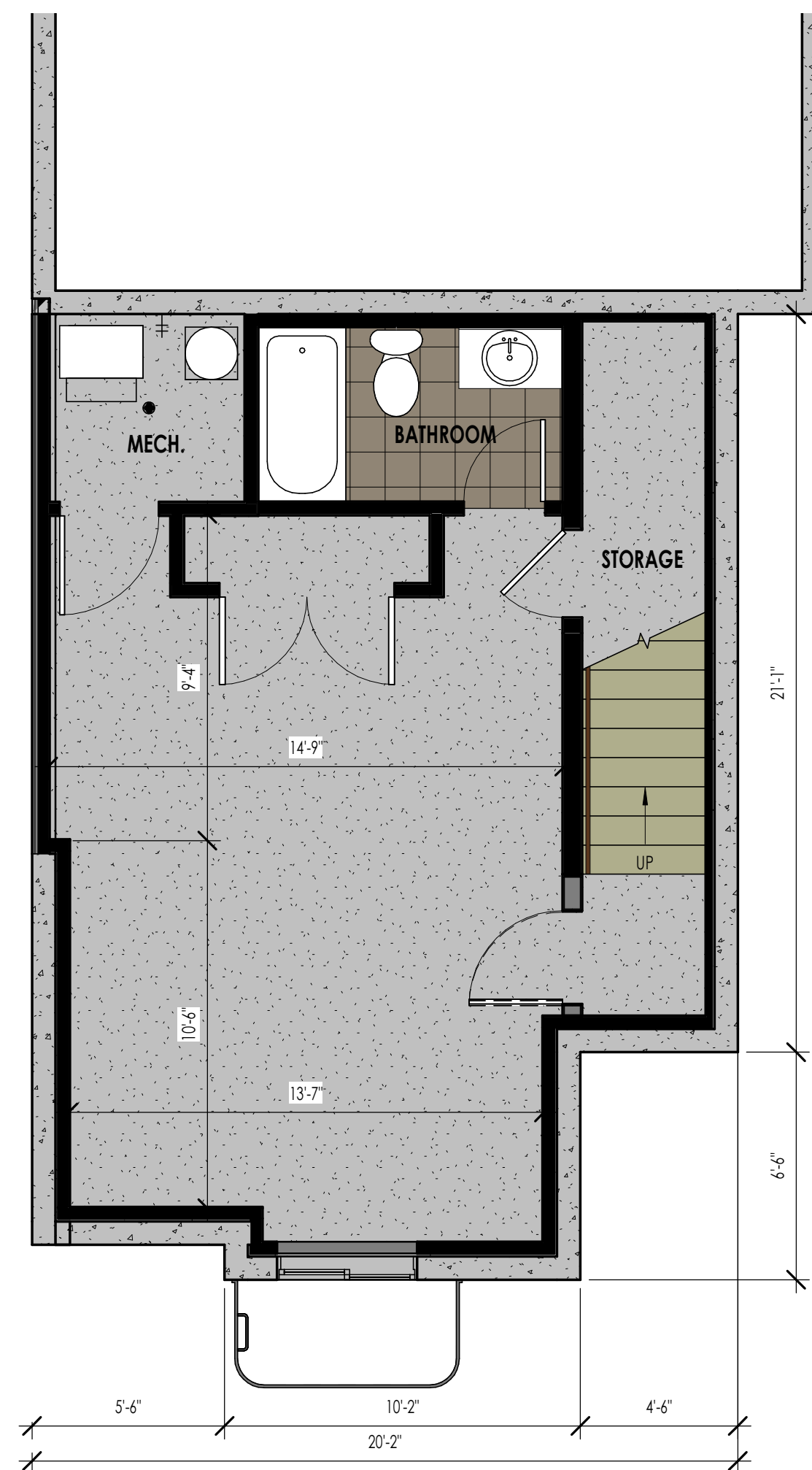
FARNSWORTH FARMS COMMUNITY BLDG

11228 S. 700 E. SANDY, UT 84070

EXTERIOR ELEVATIONS

D382

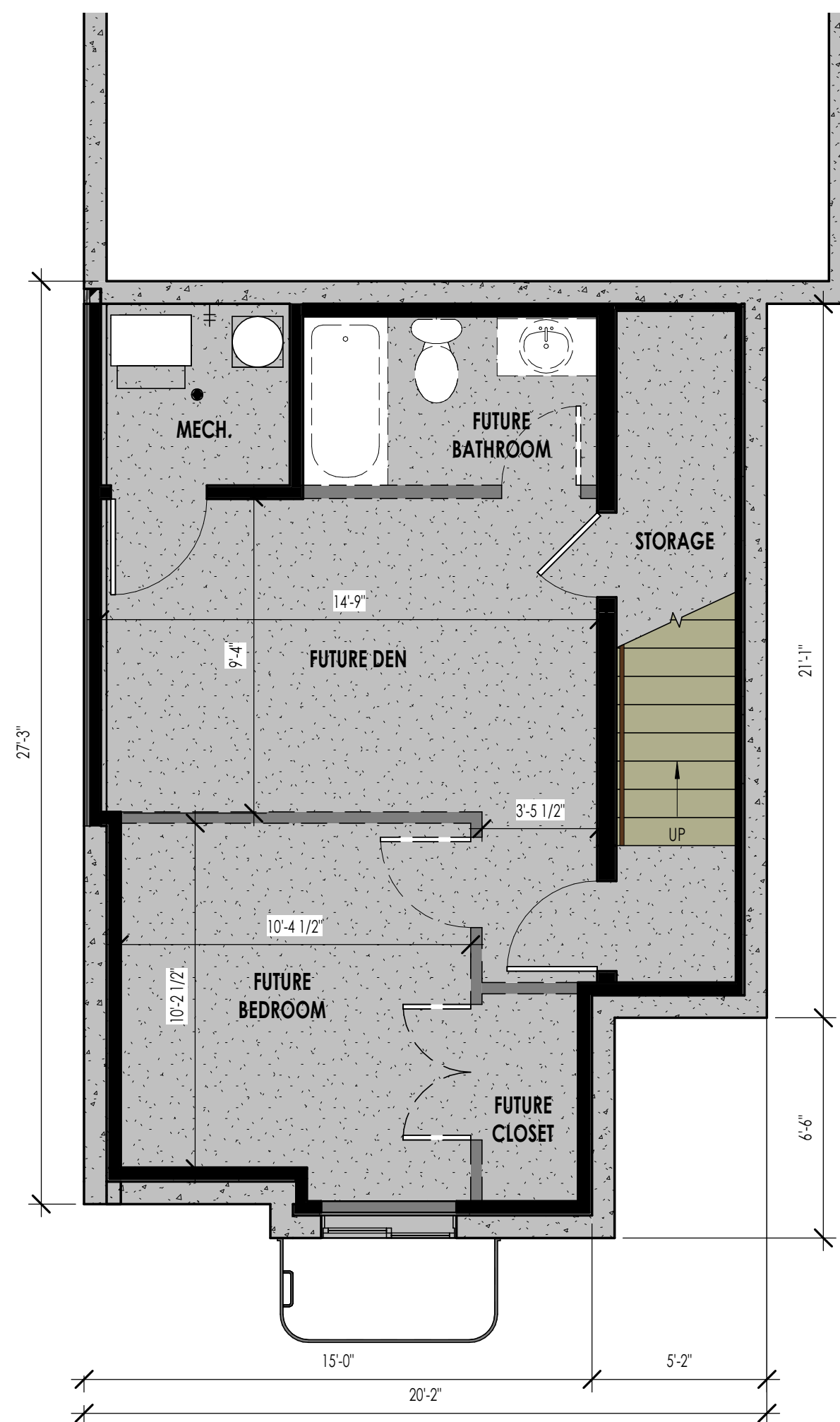
27 AUG 2021



LEVEL 0 - PRESENTATION Open Plan

1/4" = 1'-0"

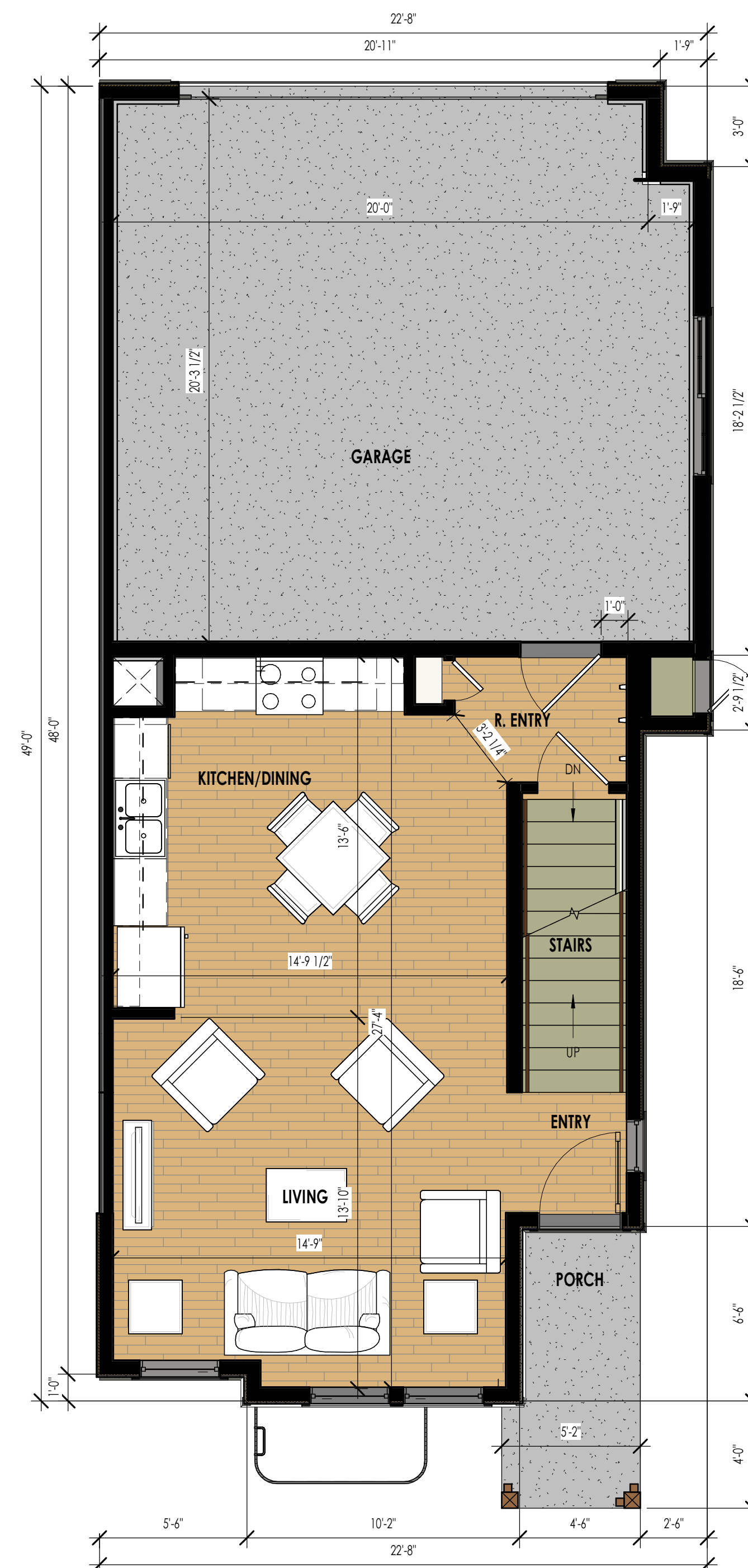
5
D401



LEVEL 0 - PRESENTATION

1/4" = 1'-0"

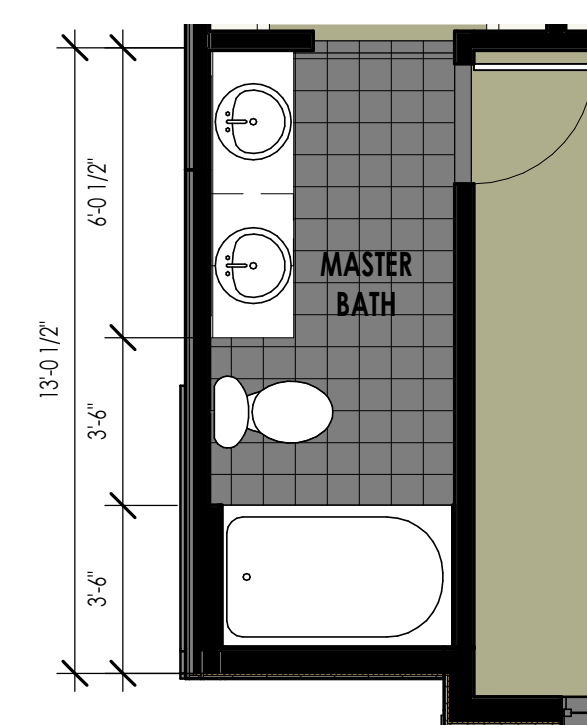
1
D401



LEVEL 1 - PRESENTATION

1/4" = 1'-0"

2
D401



MASTER BATHROOM SINK OPTION

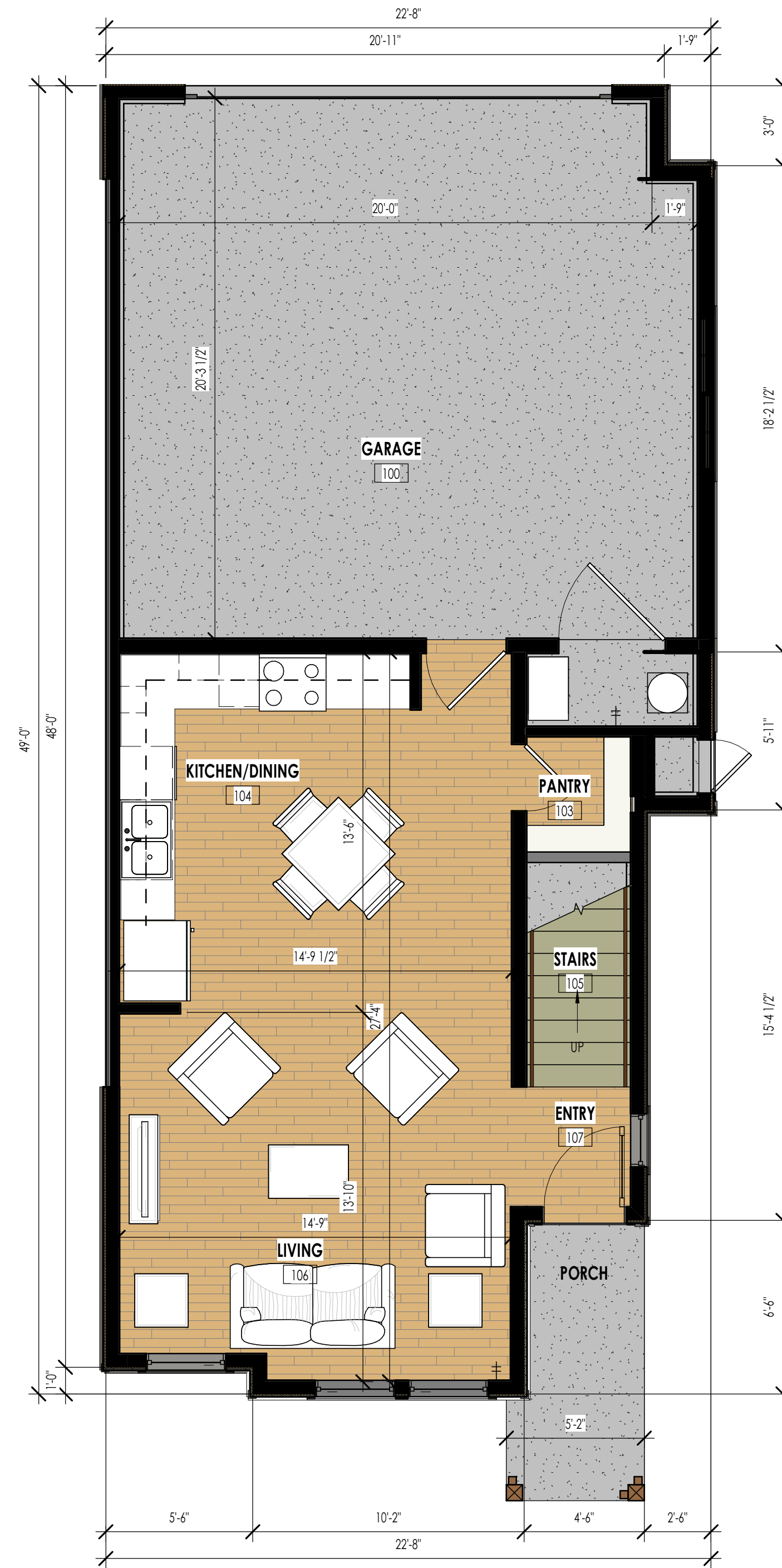


LEVEL 2 - PRESENTATION

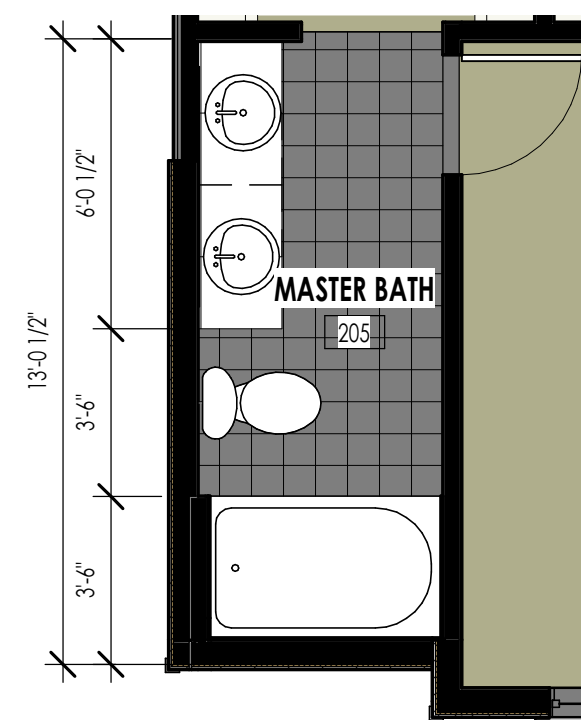
1/4" = 1'-0"

3
D401

UNIT A1 - AREAS	
NAME	AREA
MAIN LEVEL	527 SF
UPPER LEVEL	946 SF
	1472 SF
BASEMENT LEVEL	474 SF
GARAGE	463 SF
	937 SF
Grand total	2410 SF



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



MASTER BATHROOM SINK OPTION

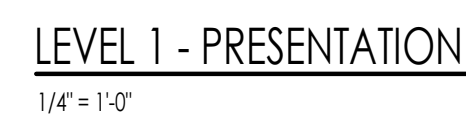


LEVEL 2 - PRESENTATION
1/4" = 1'-0"

UNIT A1 - AREAS	
NAME	AREA
LEVEL 01	516 SF
LEVEL 02	946 SF
	1462 SF
GARAGE	485 SF
	485 SF
Grand total	1946 SF



1
D403

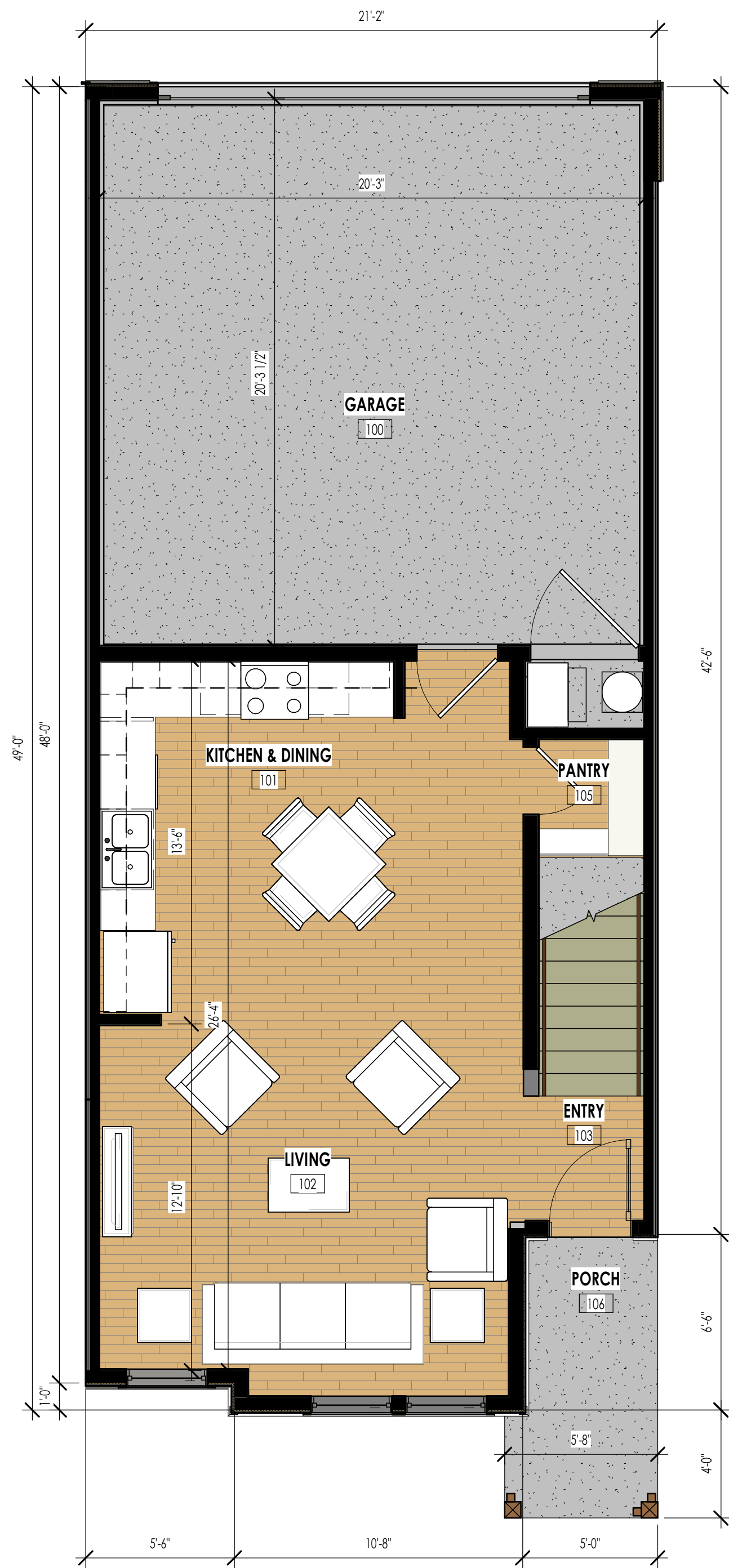


2
D403



3
D403

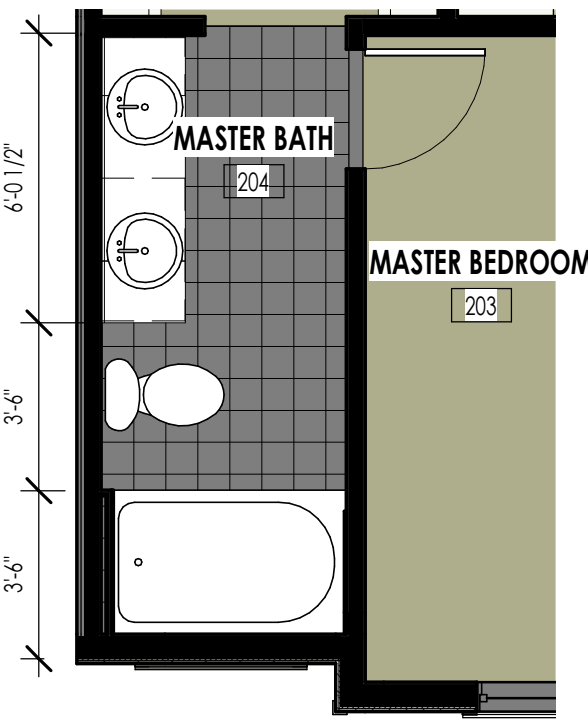
UNIT A2 - AREAS	
NAME	AREA
BASEMENT LEVEL	513 SF
MAIN LEVEL	548 SF
UPPER LEVEL	938 SF
	1999 SF
GARAGE	432 SF
	432 SF
Grand total	2432 SF



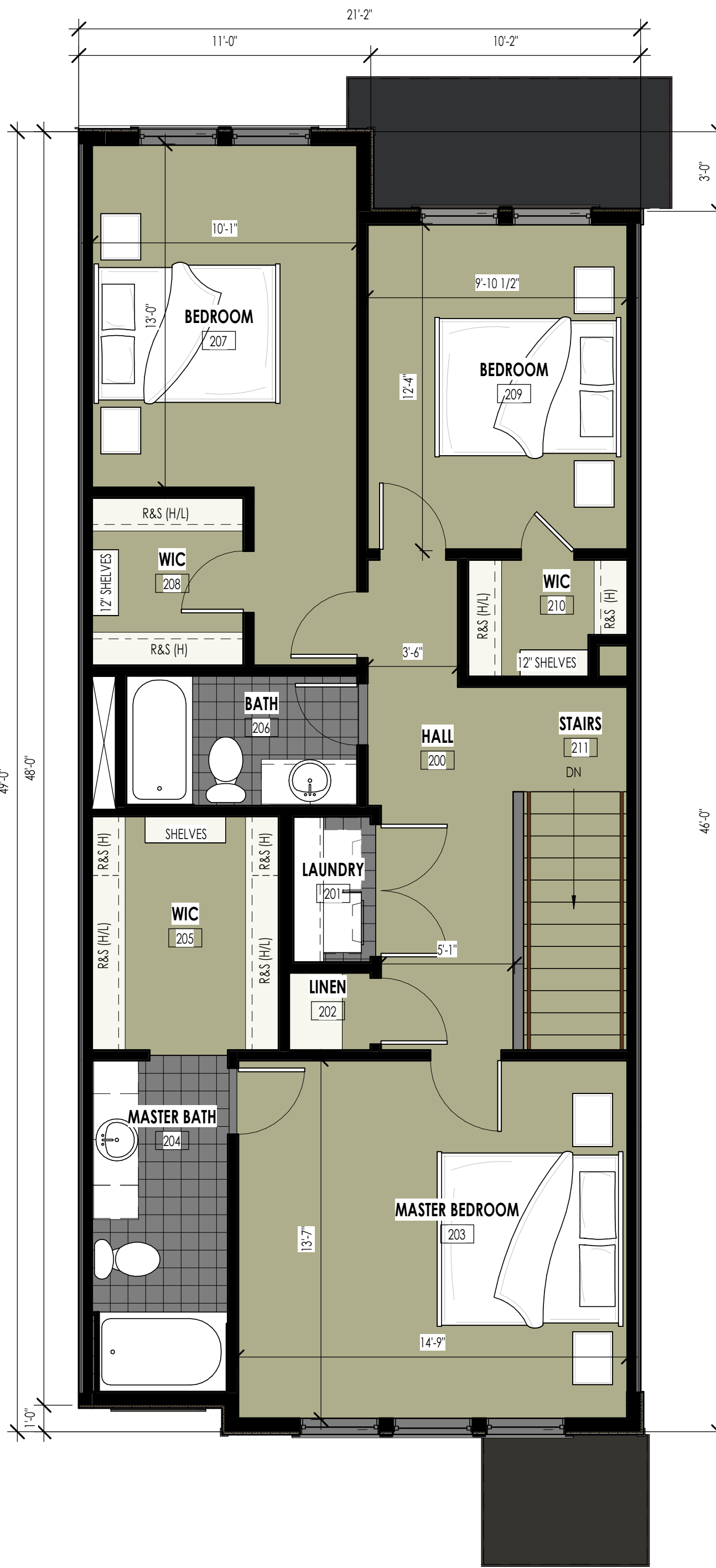
LEVEL 1 - PRESENTATION

1/4" = 1'-0"

2
D404



MASTER BATHROOM SINK OPTION

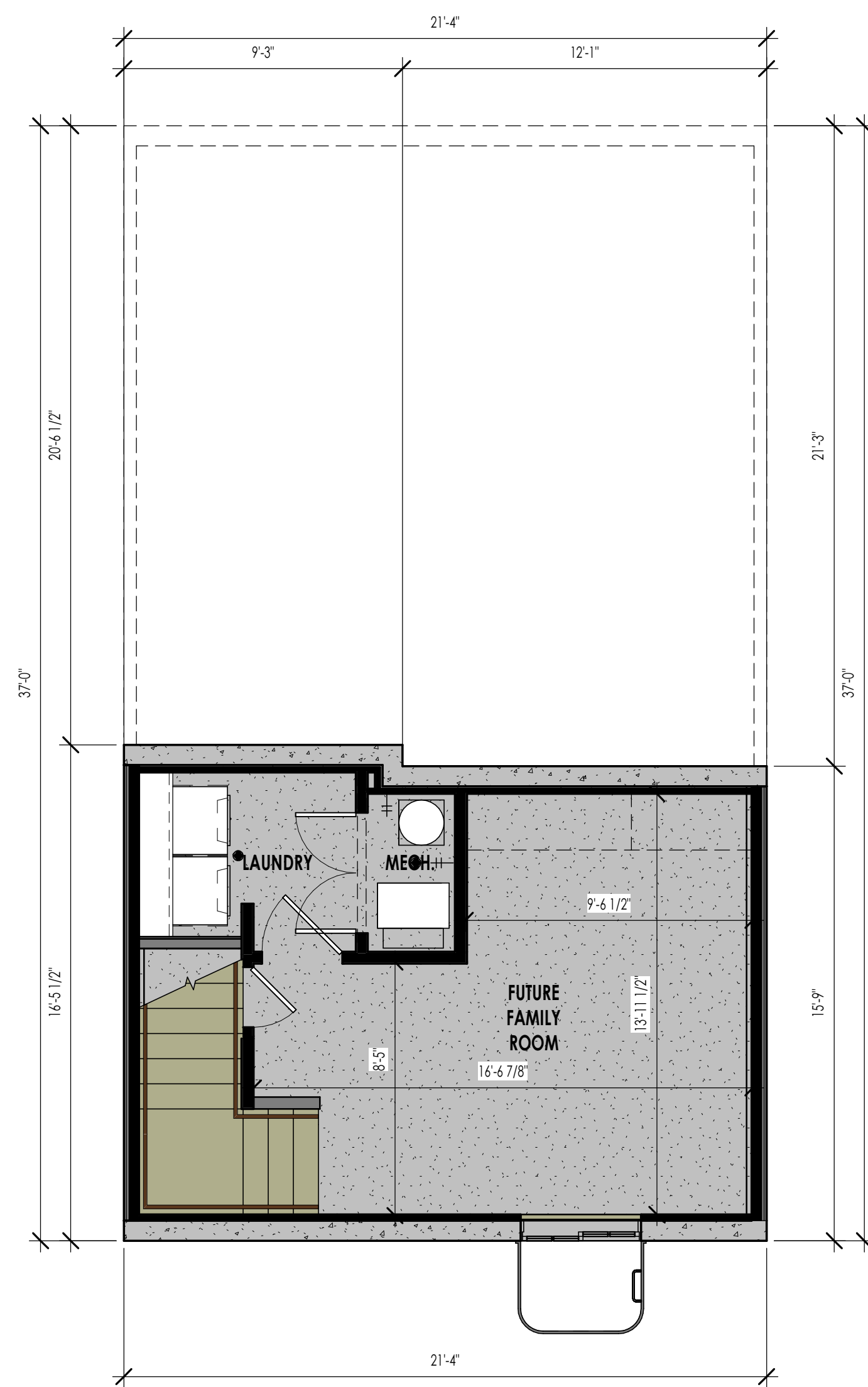


LEVEL 2 - PRESENTATION

1/4" = 1'-0"

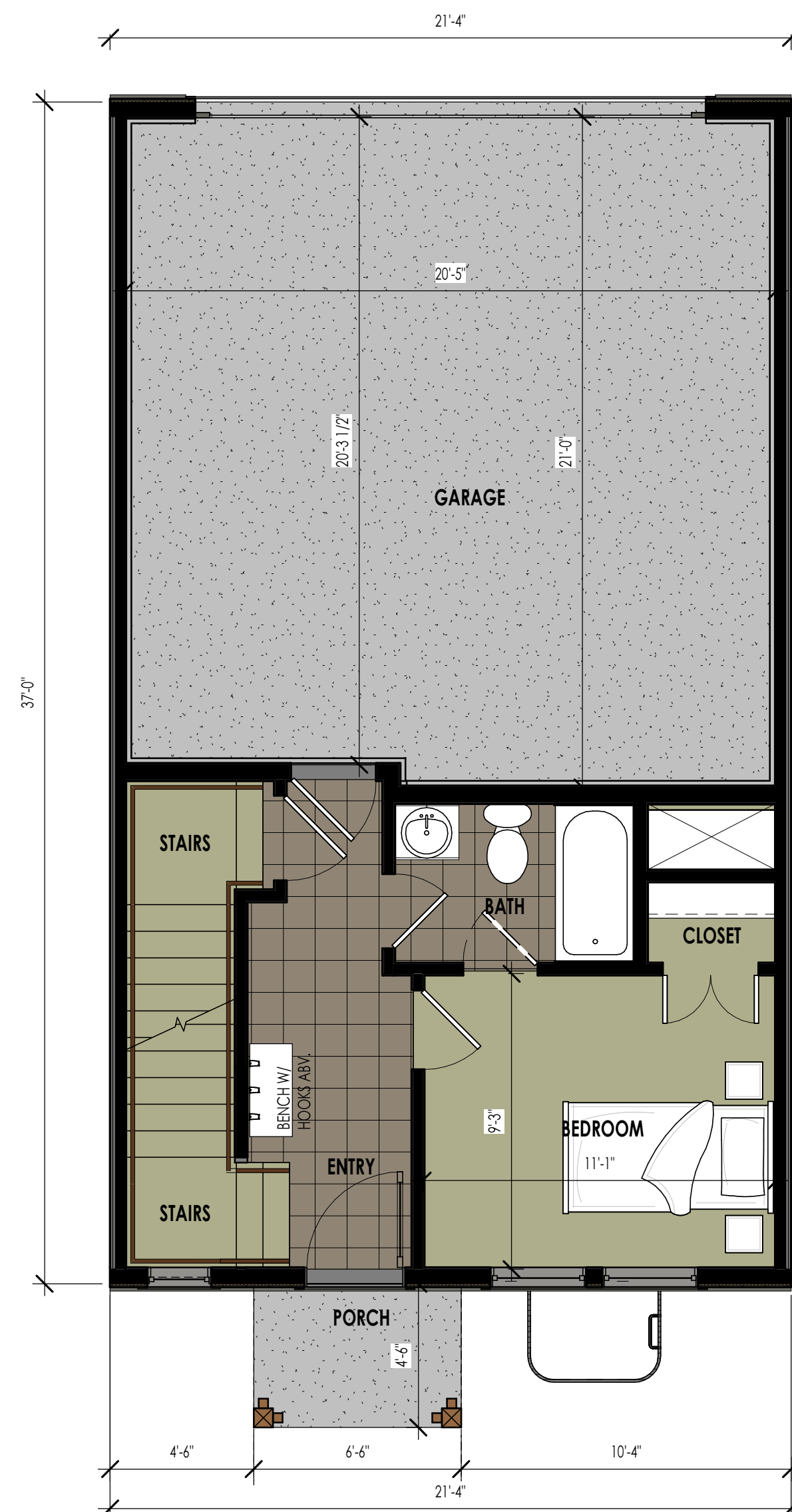
3
D404

UNIT A2 - AREAS	
NAME	AREA
LEVEL 01	552 SF
LEVEL 02	938 SF
	1490 SF
GARAGE	432 SF
	432 SF
Grand total	1922 SF



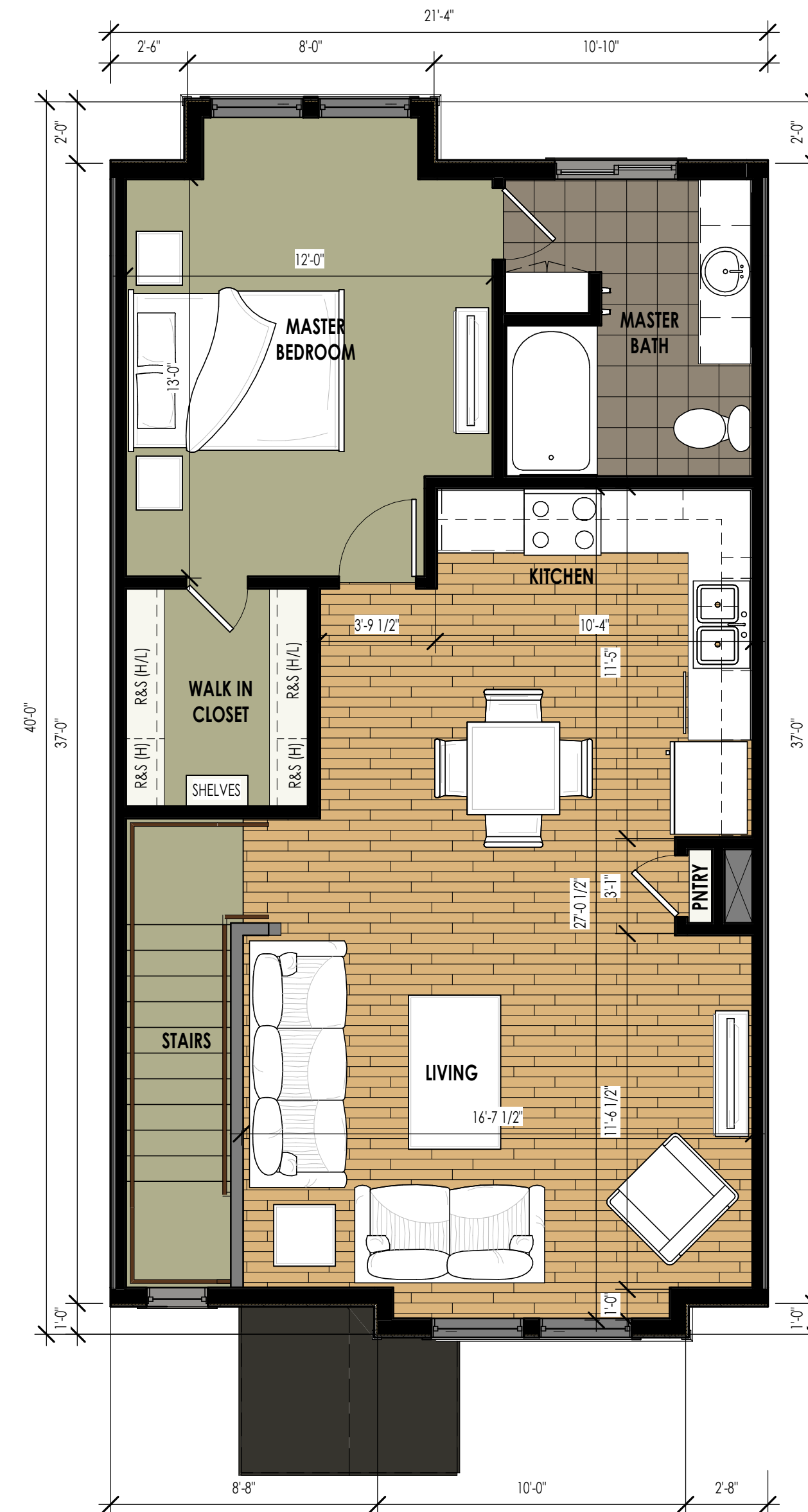
LEVEL 0 - PRESENTATION
1/4" = 1'-0"

1
D405



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

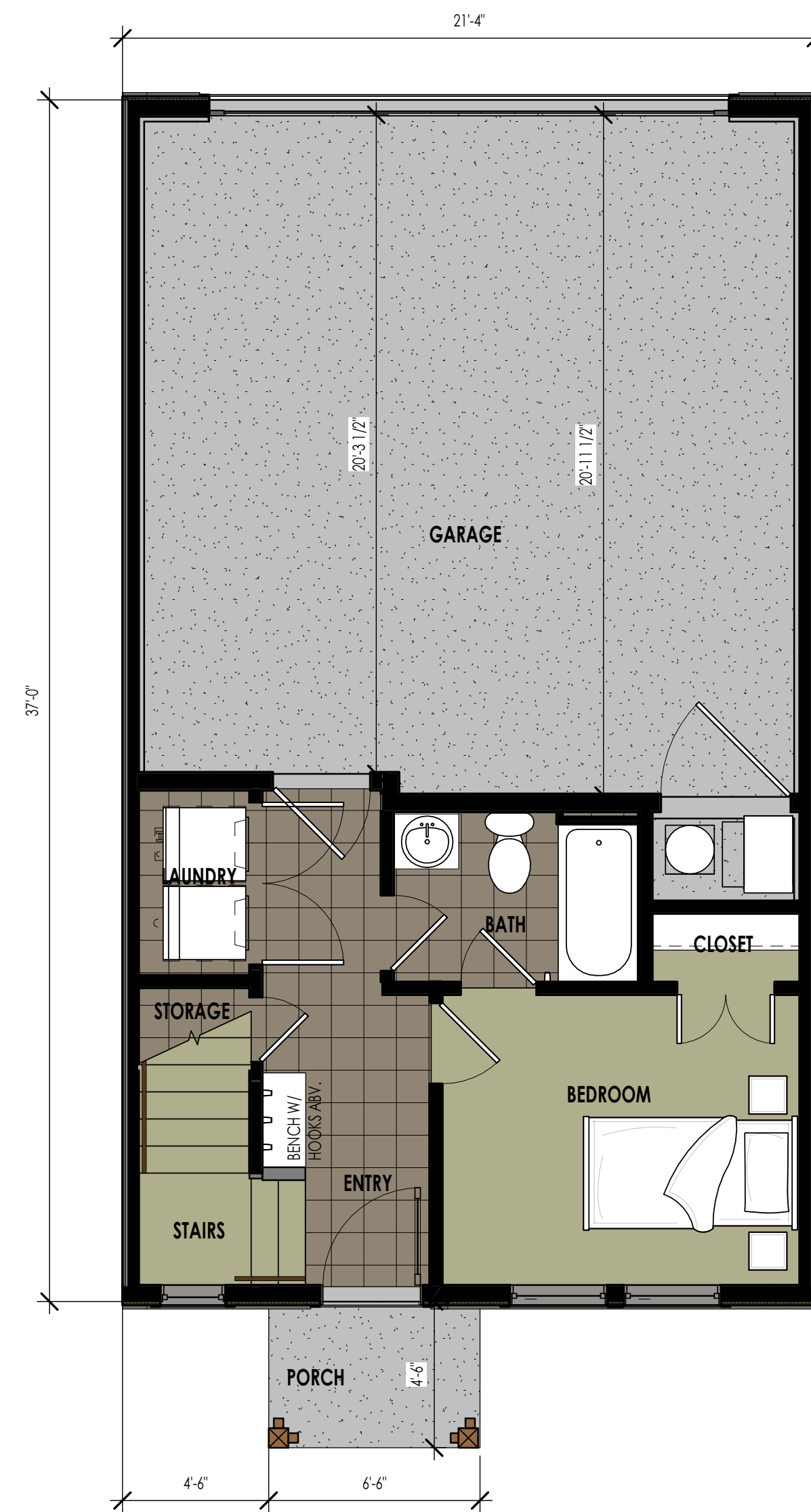
2
D405



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

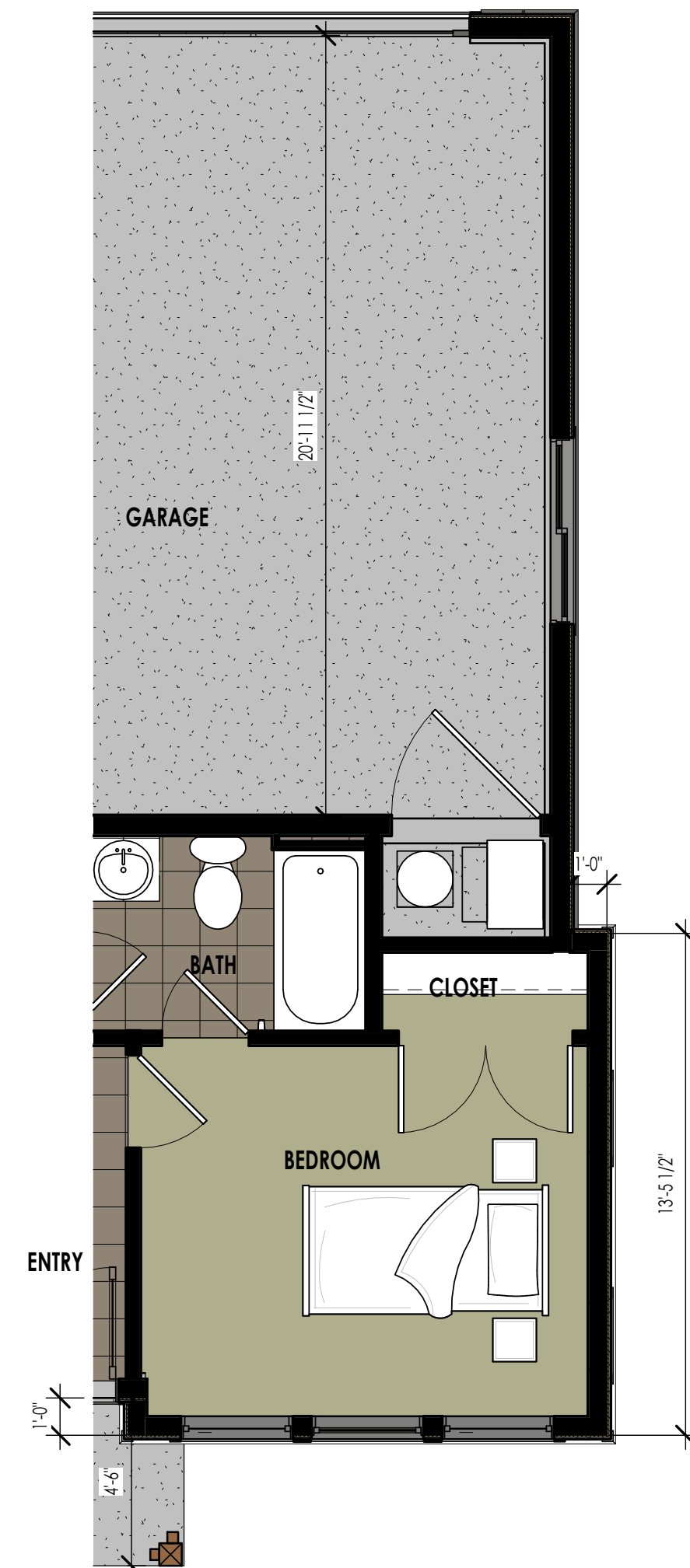
3
D405

UNIT B - AREAS	
LEVEL	AREA
MAIN LEVEL	324 SF
UPPER LEVEL	737 SF
	1060 SF
BASEMENT LEVEL	306 SF
GARAGE	444 SF
	750 SF
Grand total	1811 SF



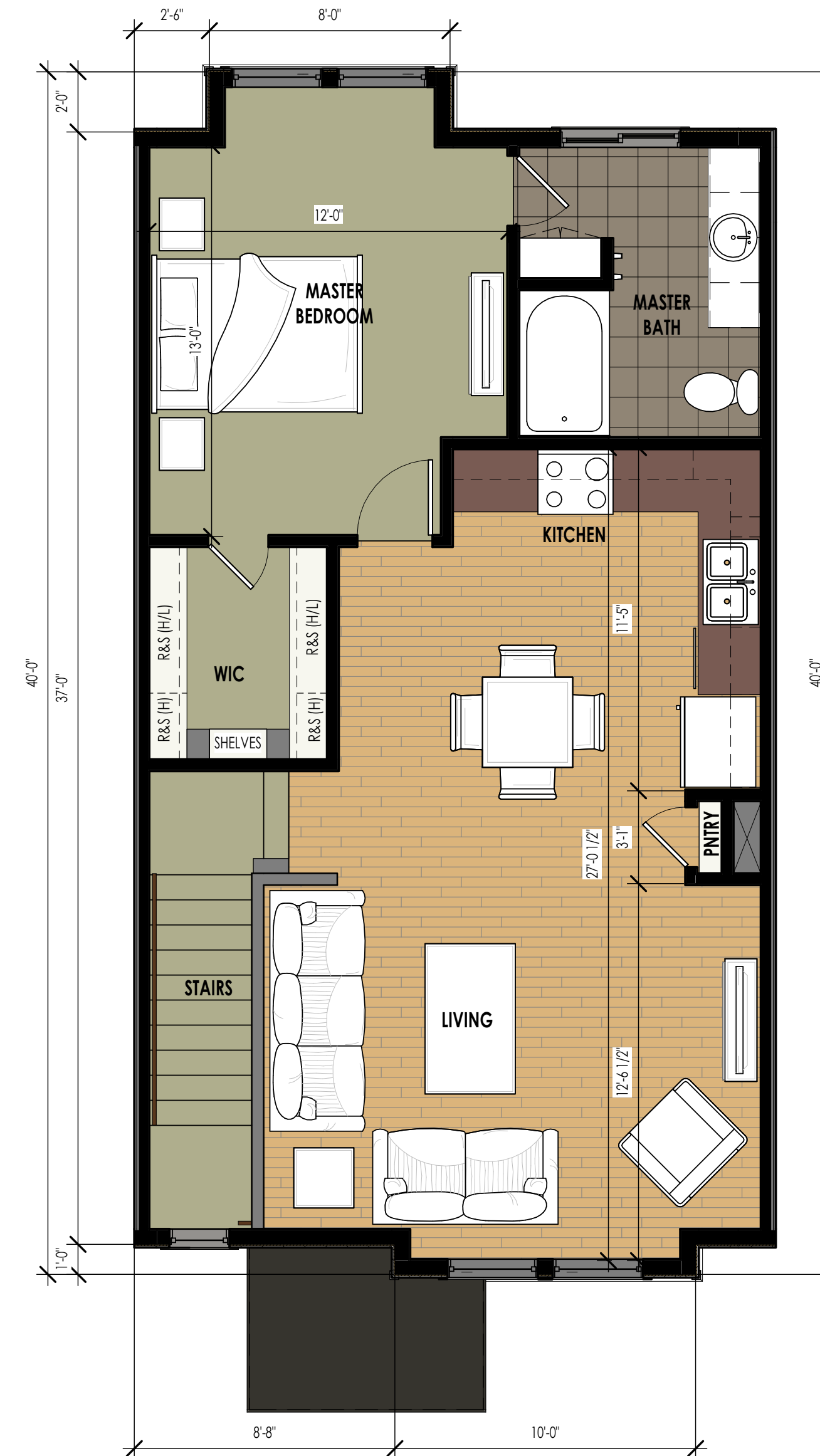
LEVEL 1 - PRESENTATION
1/4" = 1'-0"

1
D406



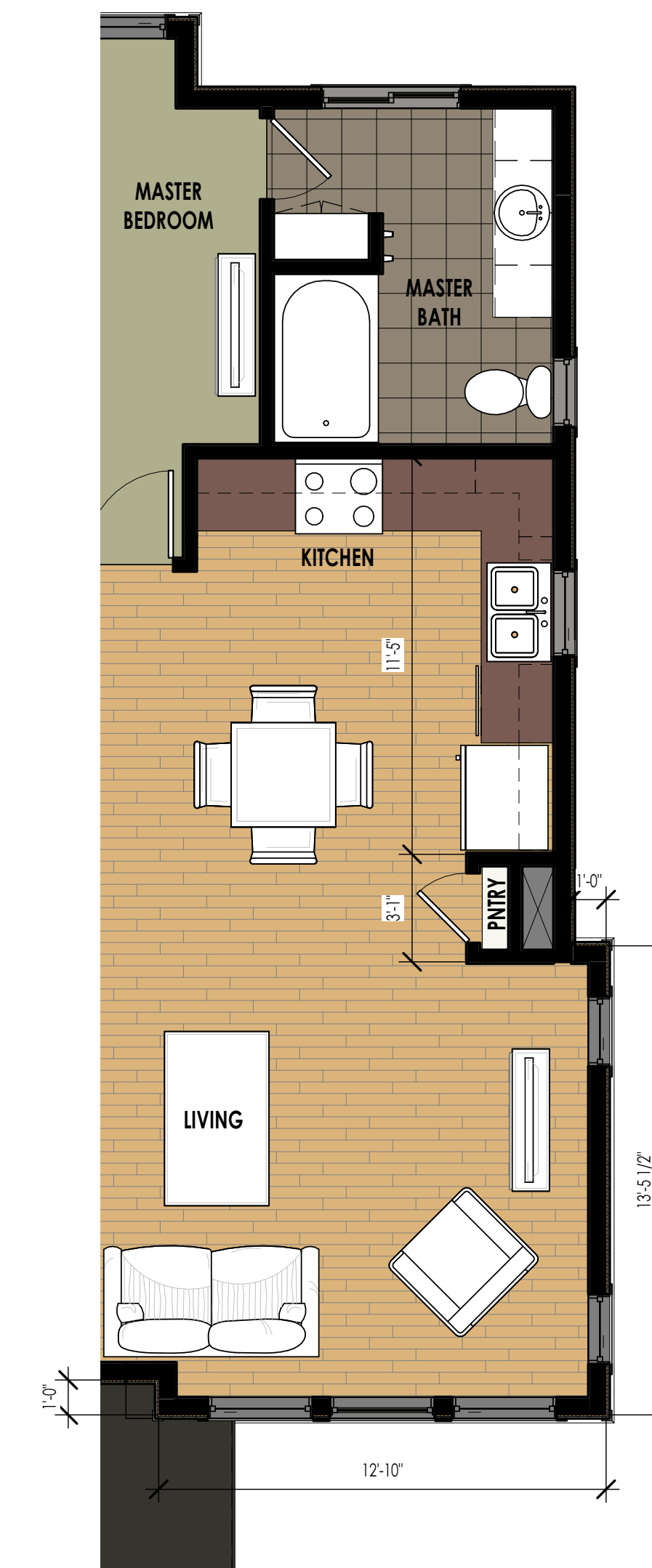
LEVEL 1 - PRESENTATION END Unit
1/4" = 1'-0"

1b
D406



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

2
D406

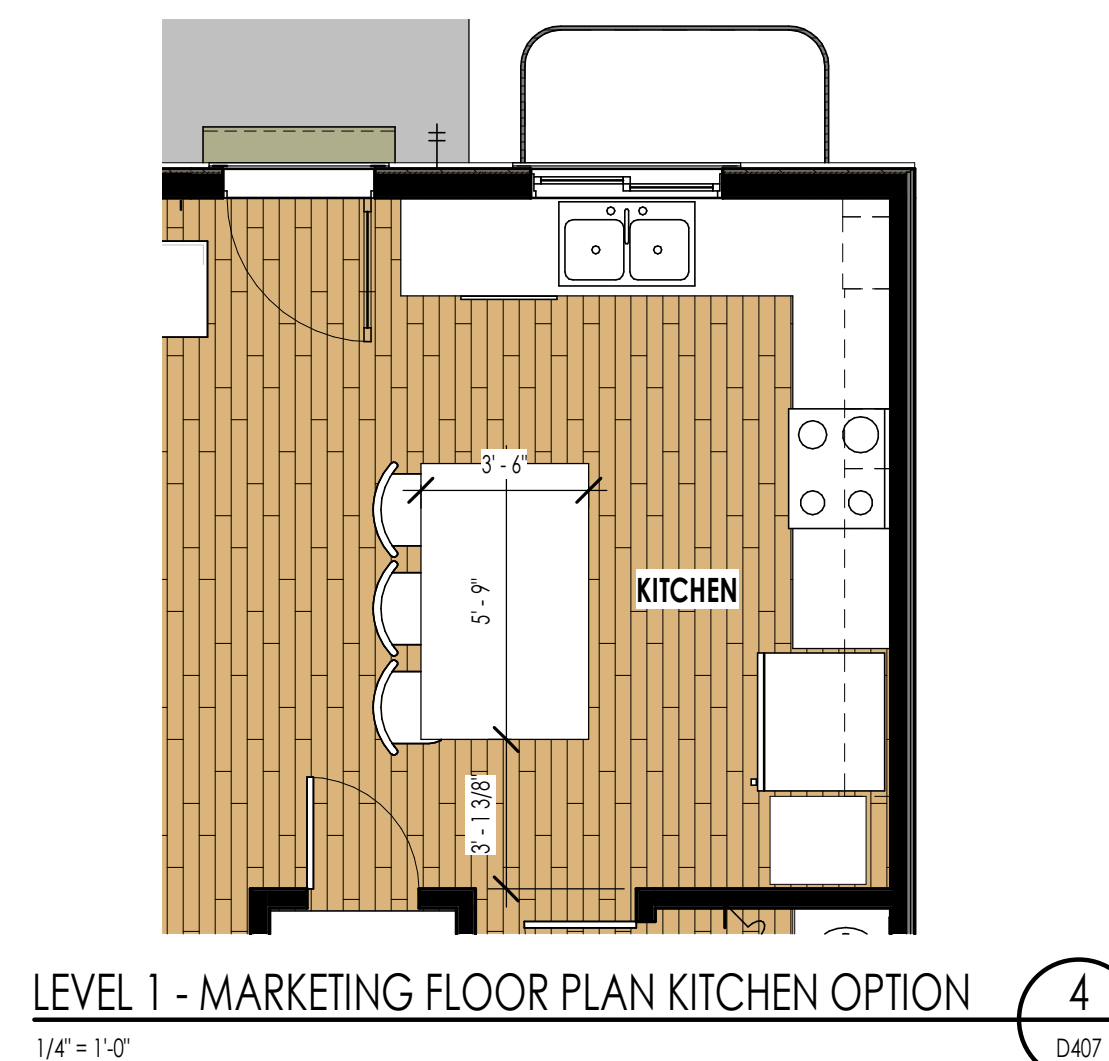
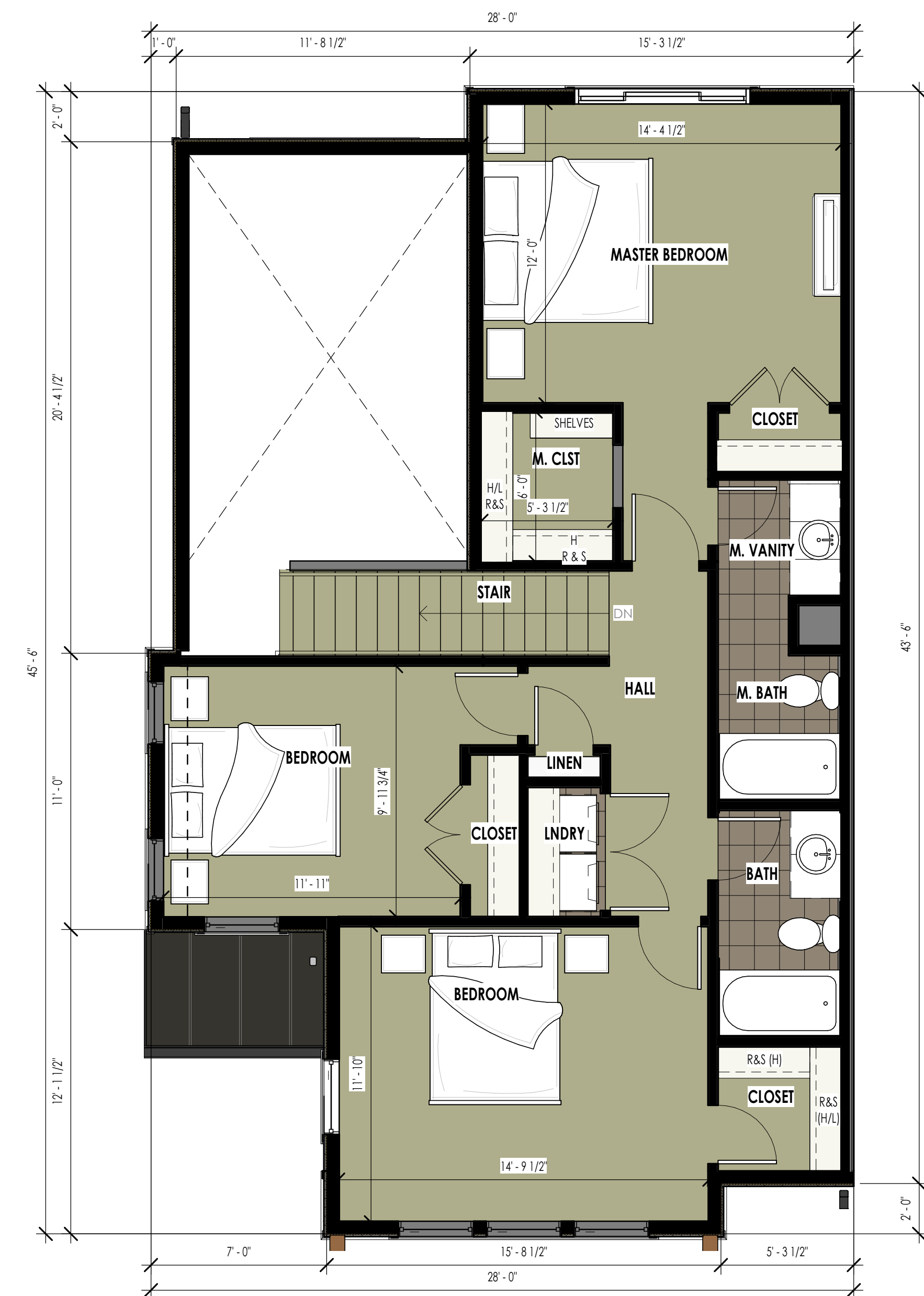
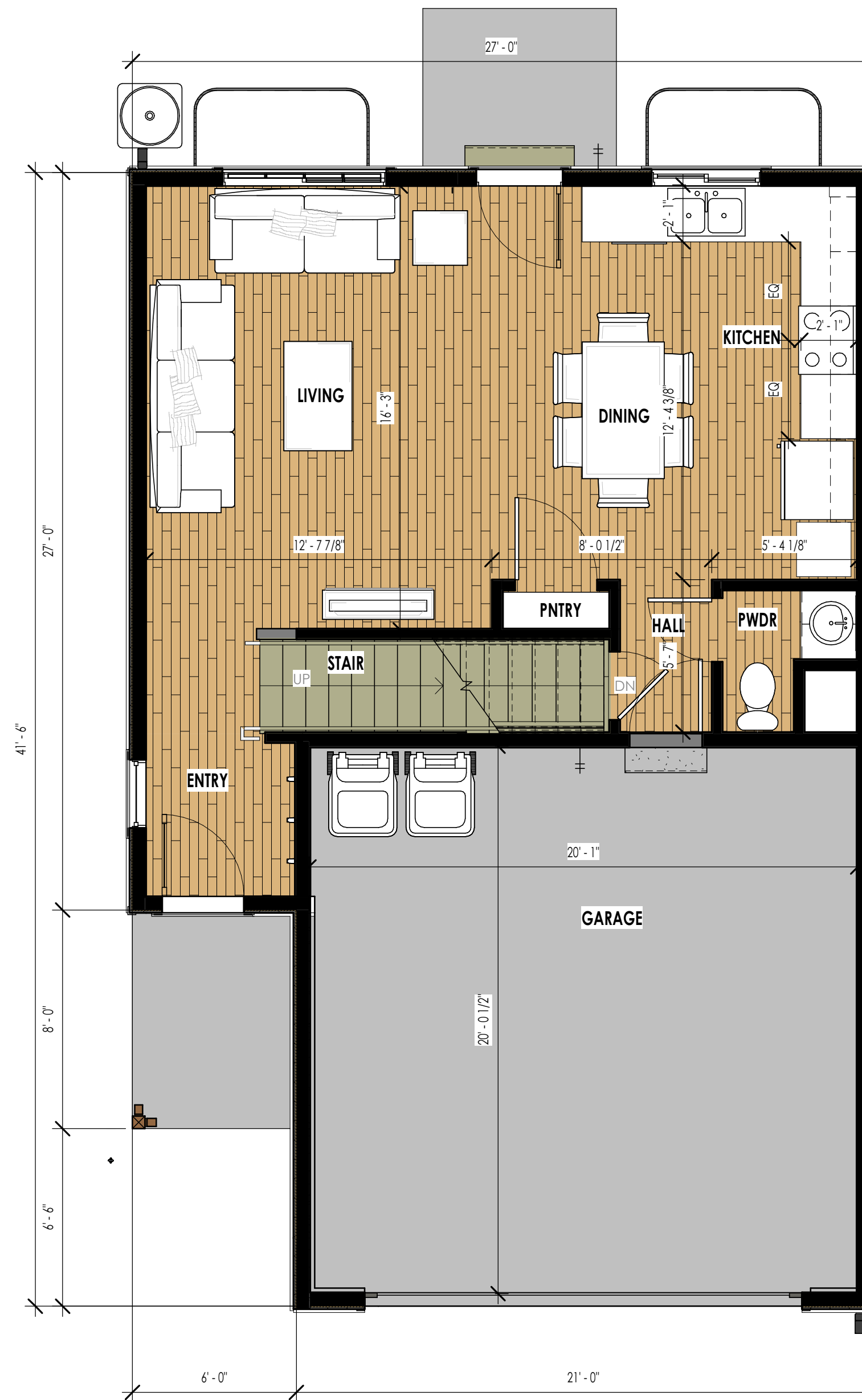
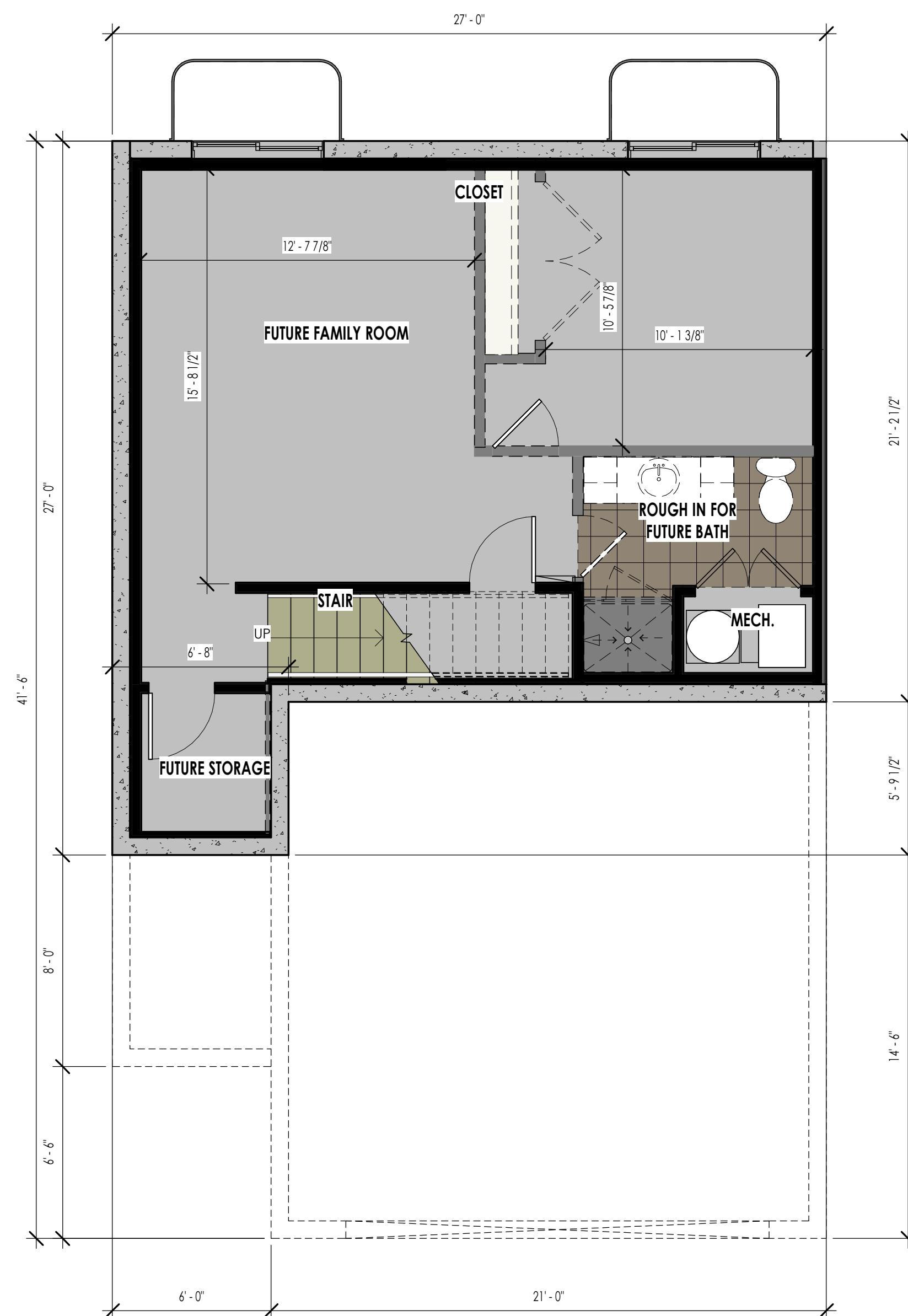


LEVEL 2 - PRESENTATION END Unit
1/4" = 1'-0"

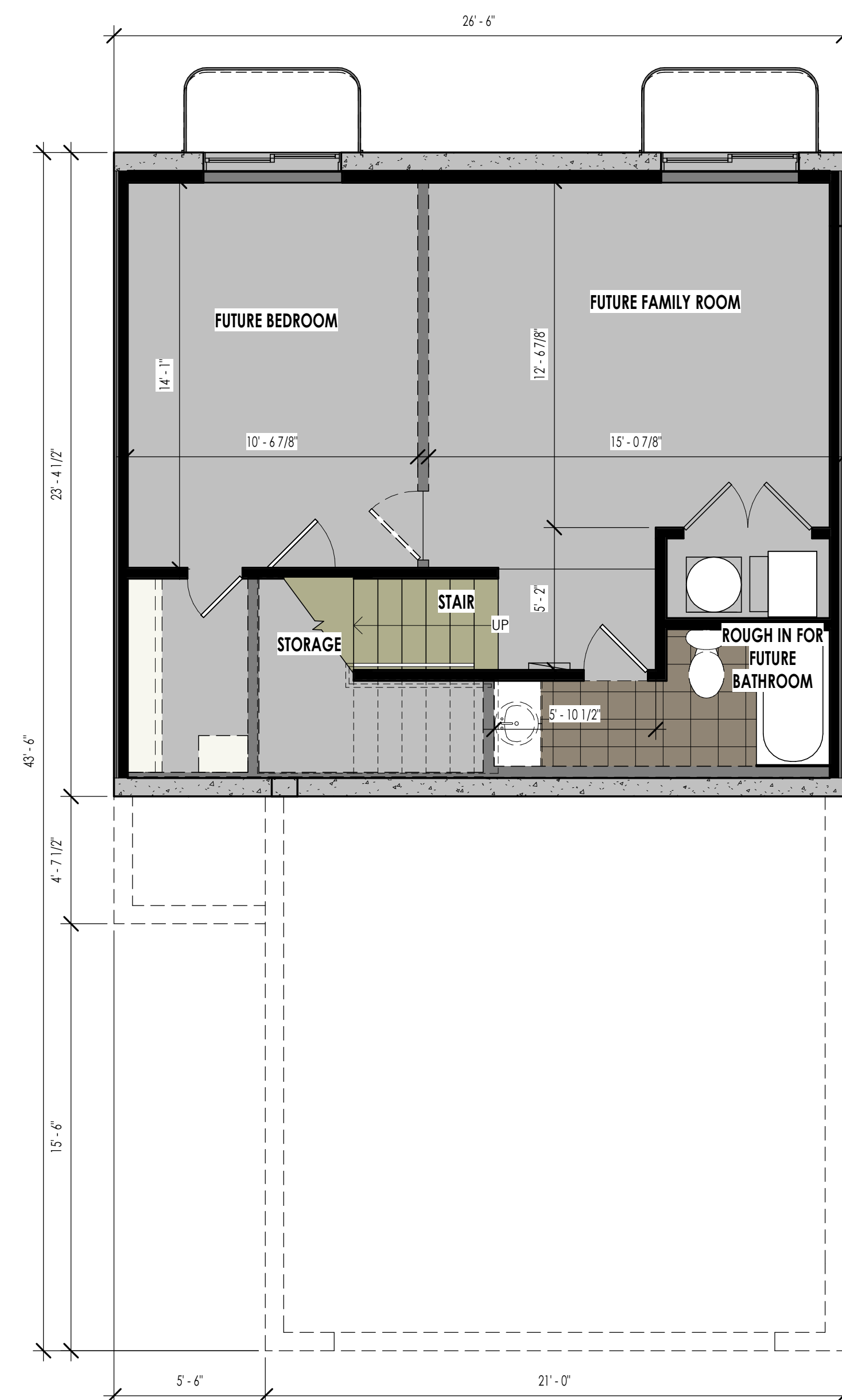
2b
D406

UNIT B - AREAS	
Level	Area
LEVEL 1 - FLOOR PLAN	338 SF
LEVEL 2 - FLOOR PLAN	746 SF
	1084 SF
LEVEL 1 - FLOOR PLAN	448 SF
	448 SF
Grand total	1532 SF

UNIT B GROSS AREA END UNIT	
Level	Area
LEVEL 1 - FLOOR PLAN	363 SF
LEVEL 2 - FLOOR PLAN	764 SF
	1127 SF
LEVEL 1 - FLOOR PLAN	451 SF
	451 SF
Grand total	1579 SF

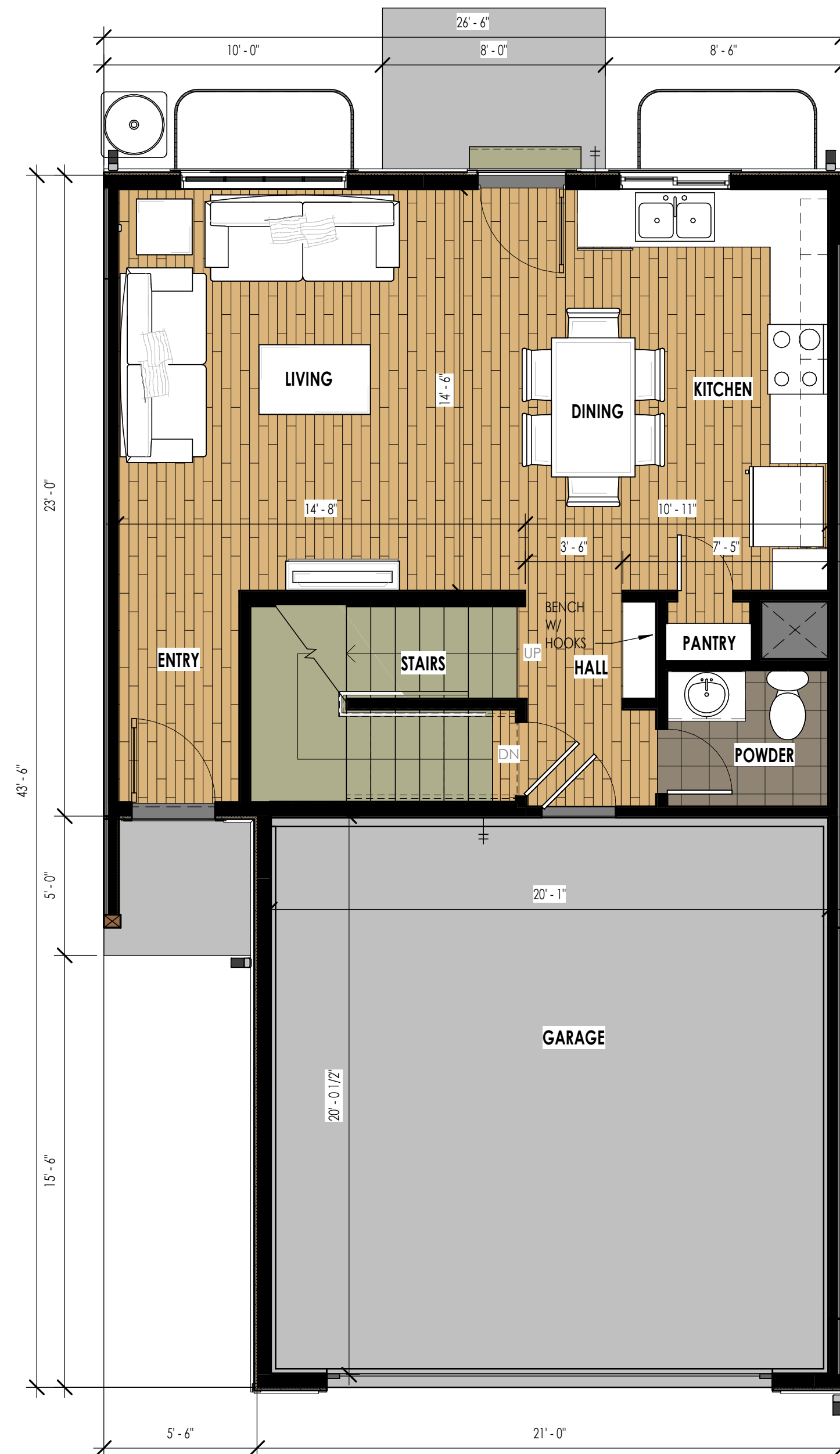


UNIT T AREAS	
NAME	AREA
LEVEL 1 FINISHED	601 SF
LEVEL 2 FINISHED (middle unit -22 sq. ft.)	874 SF
LEVEL 0 UNFINISHED	1476 SF
GARAGE	557 SF
	432 SF
	989 SF
Grand total	2464 SF



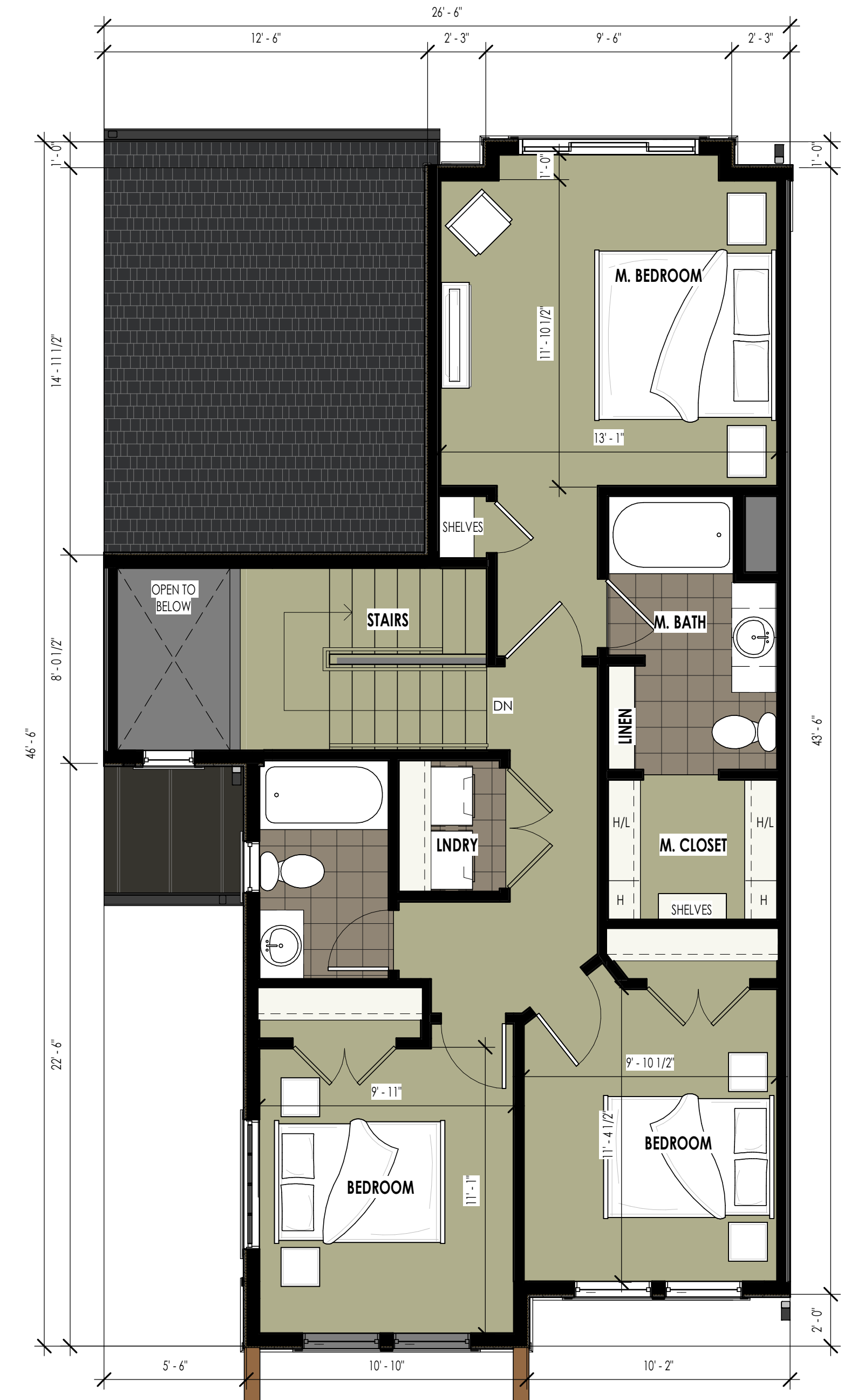
LEVEL 0 - MARKETING FLOOR PLAN
1/4" = 1'-0"

1
D408



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

2
D408



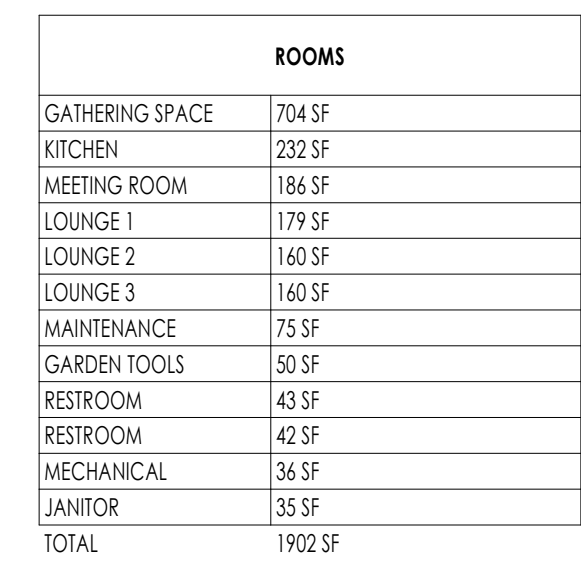
LEVEL 2 - MARKETING FLOOR PLAN
1/4" = 1'-0"

3
D408

UNIT Y AREAS	
NAME	AREA
LEVEL 1 FINISHED	600 SF
LEVEL 2 FINISHED	759 SF
	1360 SF
LEVEL 0 UNFINISHED	572 SF
GARAGE	427 SF
	1000 SF
Grand total	2359 SF



TWIN HOME PLAN AREAS		
Level	NAME	AREA
LEVEL 0	LEVEL 0 UNFINISHED	1009 SF
LEVEL 1	LEVEL 1 FINISHED	1135 SF
		2143 SF
LEVEL 1	GARAGE	459 SF
		459 SF
	Grand total	2603 SF

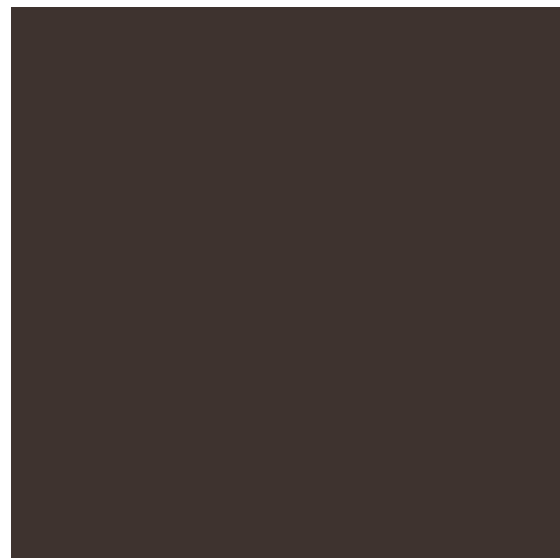


LEVEL 1 - PRESENTATION
1/4" = 1'-0"

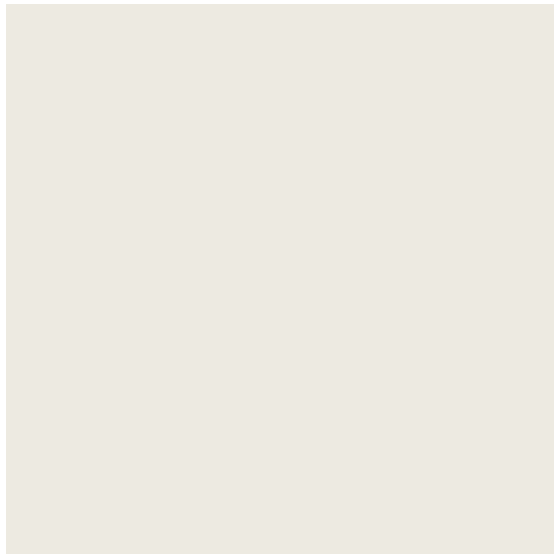


Think
Architecture

26 May, 2021



Front Door
Manufacturer:
TBD
Color:
SW 6006 Black Bean



Win, Dr & Band Trim
Manufacturer:
TBD
Color:
SW 7008 Alabaster



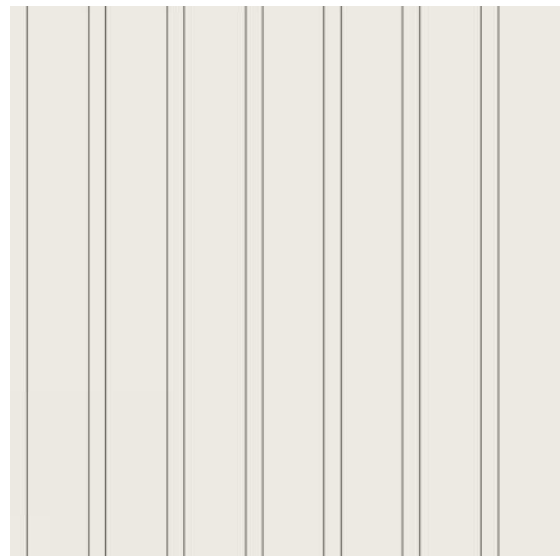
Timbers
Manufacturer:
TBD
Color:
SW 3533 Leeward



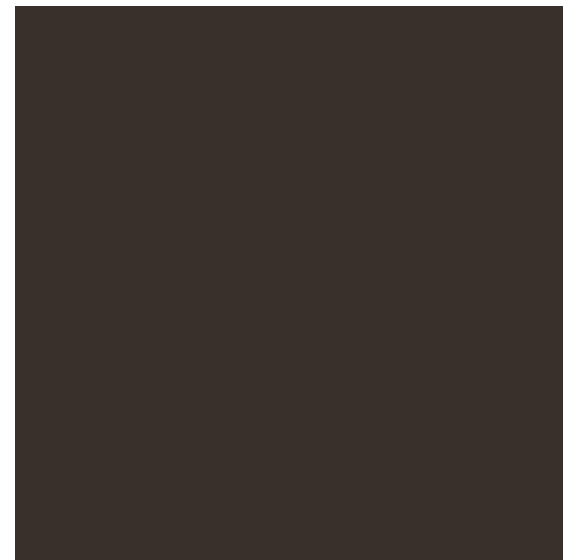
Siding - Color 1
Manufacturer:
TBD
Color:
SW 7008 Alabaster



Siding - Color 2
Manufacturer:
TBD
Color:
JH Aged Pewter



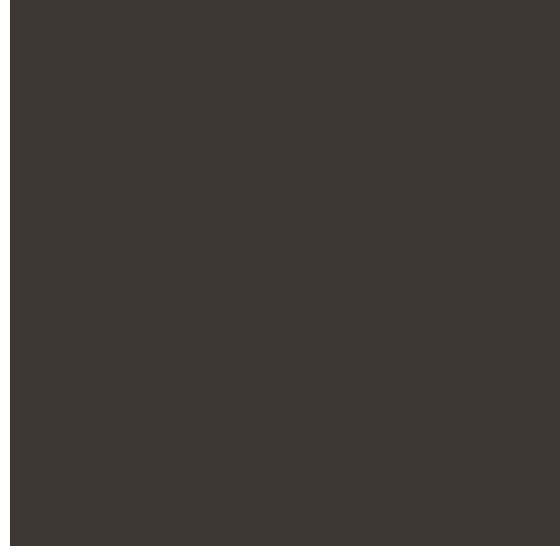
Board and Batt
Manufacturer:
TBD
Color:
SW 7008 Alabaster



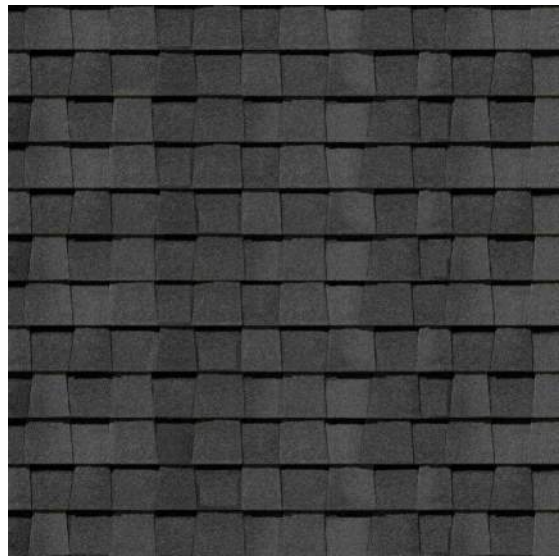
Windows
Manufacturer:
Anderson
Color:
Dark Bronze



Garage Door
Manufacturer:
CHI
Color:
Bronze

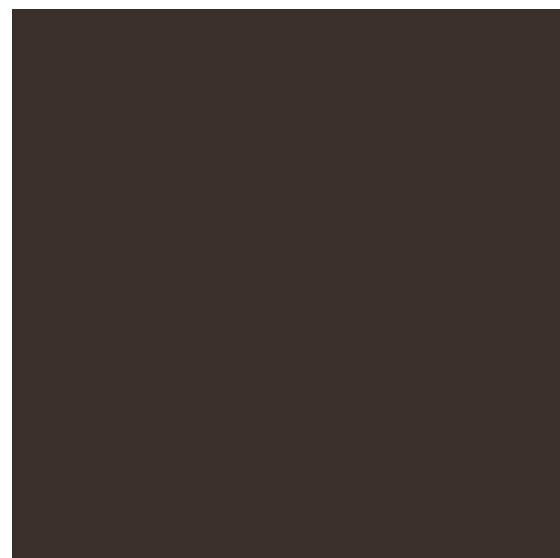


Alum Fascia/Sofit
Manufacturer:
Mastic
Color:
Dark Bronze



Roofing
Manufacturer:
CertianTeed
Color:
Moire Black

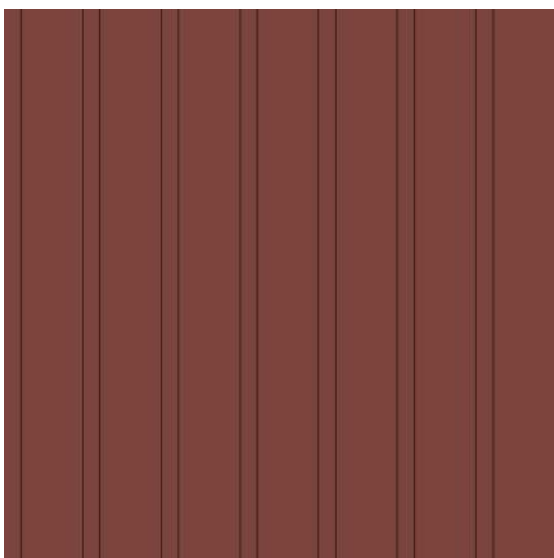
COLOR SCHEME - TOWNHOMES



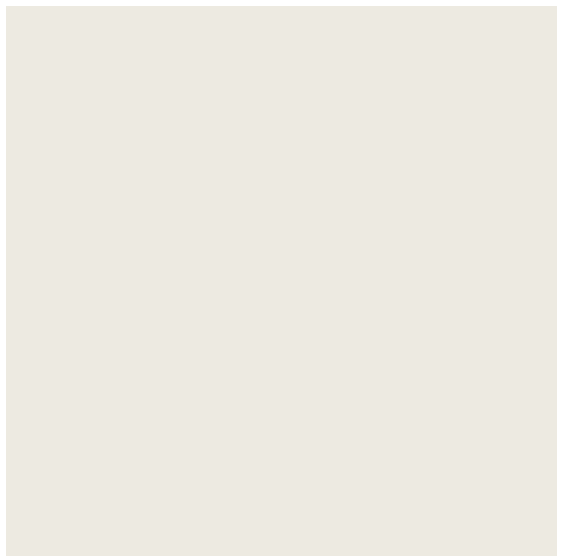
Windows/Doors
Manufacturer:
Anderson
Color:
Dark Bronze



Win, Dr & Band Trim
Manufacturer:
TBD
Color:
SW 7591 Red Barn



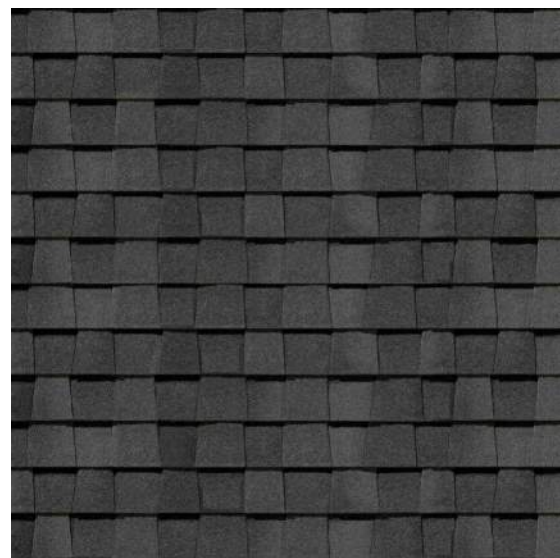
Board and Batt
Manufacturer:
TBD
Color:
SW 7591 Red Barn



Trim at Barn Doors
Manufacturer:
TBD
Color:
SW 7008 Alabaster



Alum Fascia/Sofit
Manufacturer:
Mastic
Color:
Dark Bronze



Roofing
Manufacturer:
CertianTeed
Color:
Moire Black

COLOR SCHEME - COMMUNITY BUILDING



The designs shown and described herein including all technical drawings, graphic representation & models thereof, are the copyrighted work of Think Architecture, Inc. and & cannot be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from Think Architecture, Inc.

The Orchard at Farnsworth Farms

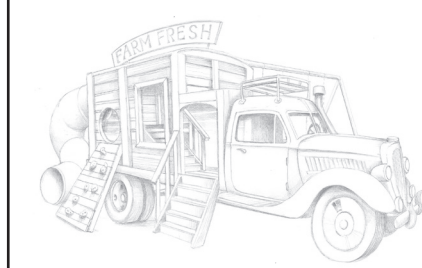
SANDY, UTAH

COLOR/MATERIAL
BOARD

D501

27 July, 2021

Farm-Themed Play Structures



Barn Clubhouse



Garden Boxes



Fire Pit & Pergola



Pet Waste



Trash Can



Organic Waste Bin



Sitting Bench



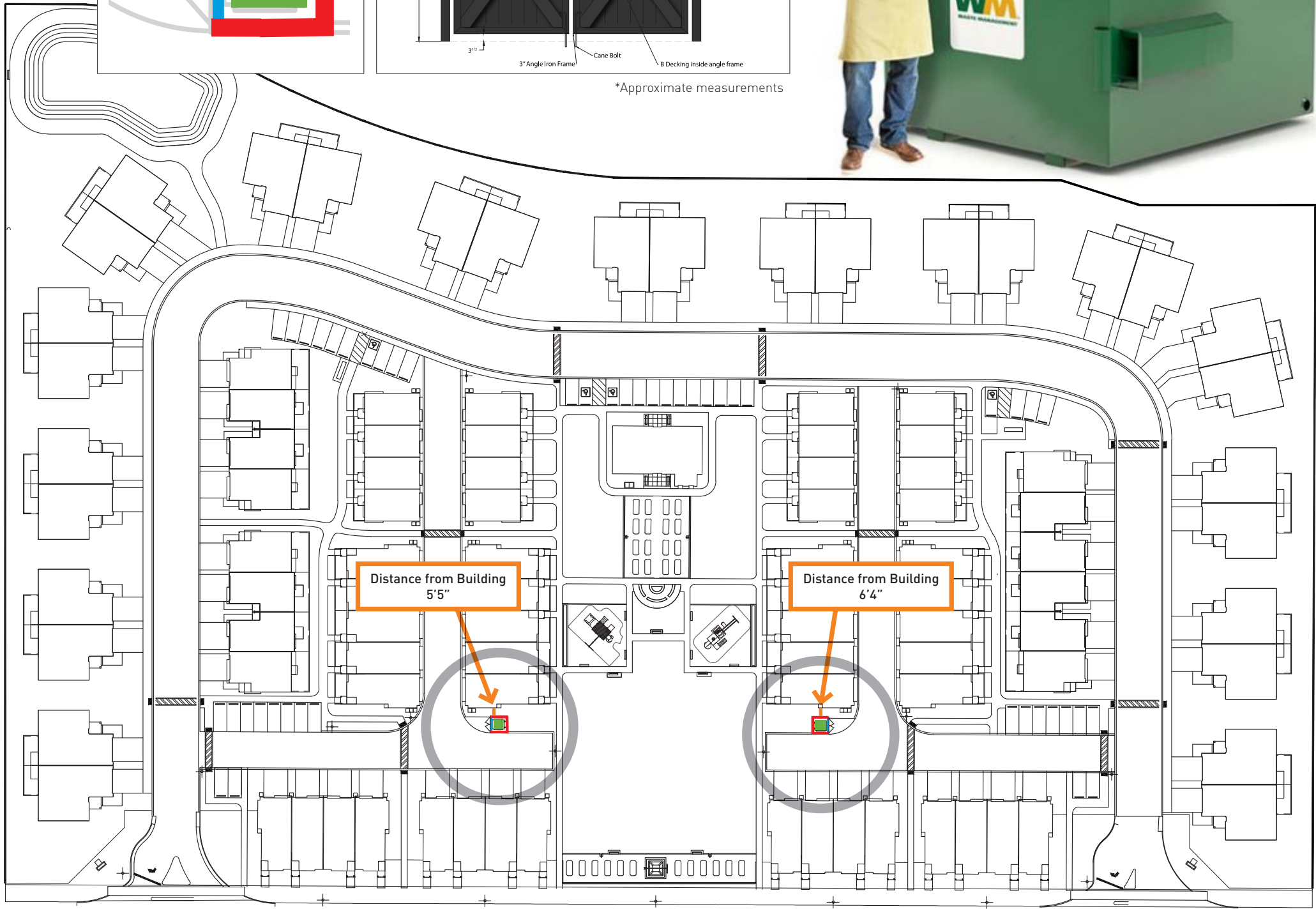
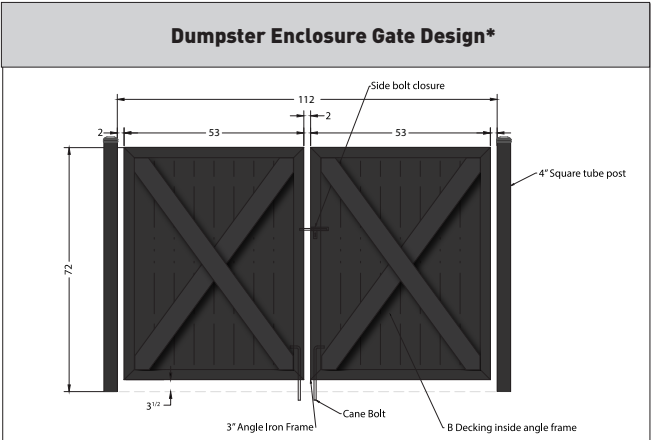
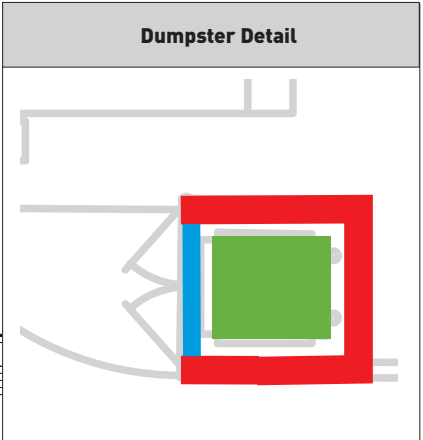
700 EAST



AMENITY DETAILS

- » Barn Clubhouse
- » Farm-Themed Playground Structures
- » Fire Pit and Pergola
- » Resident Garden Boxes
- » Sitting Benches (18)
- » Pet Waste Stations (6)
- » Cornhole
- » Pedestrian Trail System





DUMPSTER DETAIL

Dumpster Key	
	TRASH 6-yard dumpster Served 3x/wk
	Concrete Block Enclosure
	Enclosure Gate



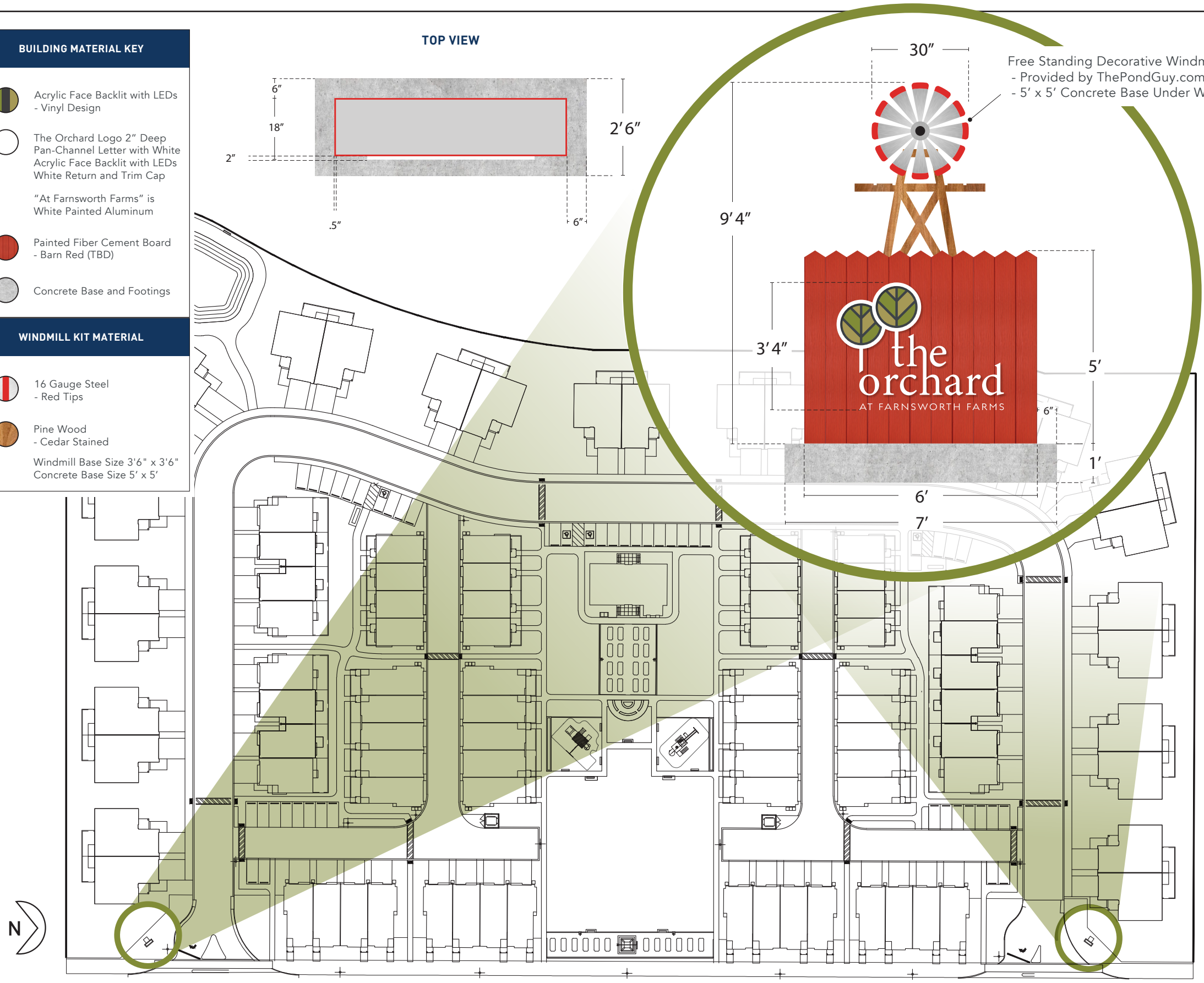
BUILDING MATERIAL KEY

- Acrylic Face Backlit with LEDs
- Vinyl Design
- The Orchard Logo 2" Deep
Pan-Channel Letter with White
Acrylic Face Backlit with LEDs
White Return and Trim Cap
"At Farnsworth Farms" is
White Painted Aluminum
- Painted Fiber Cement Board
- Barn Red (TBD)
- Concrete Base and Footings

WINDMILL KIT MATERIAL

- 16 Gauge Steel
- Red Tips
- Pine Wood
- Cedar Stained
- Windmill Base Size 3'6" x 3'6"
Concrete Base Size 5' x 5'

TOP VIEW



ENTRANCE FEATURE DETAIL

- » 72" W x 18" D x 60" H monu-
ment sign
- » 84" W x 30" D x 12" H concrete
base and concrete footings
- » Windmill is a stand-alone
structure that sits behind the
sign on 5' x 5' concrete base
(extension from sign base)



8' Precast Stone - Verti-Crete Durango



Stain Color TBD

48" Three-Rail Entrance Gate



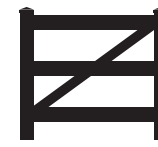
Color and Material TBD

48" Three-Rail Fence

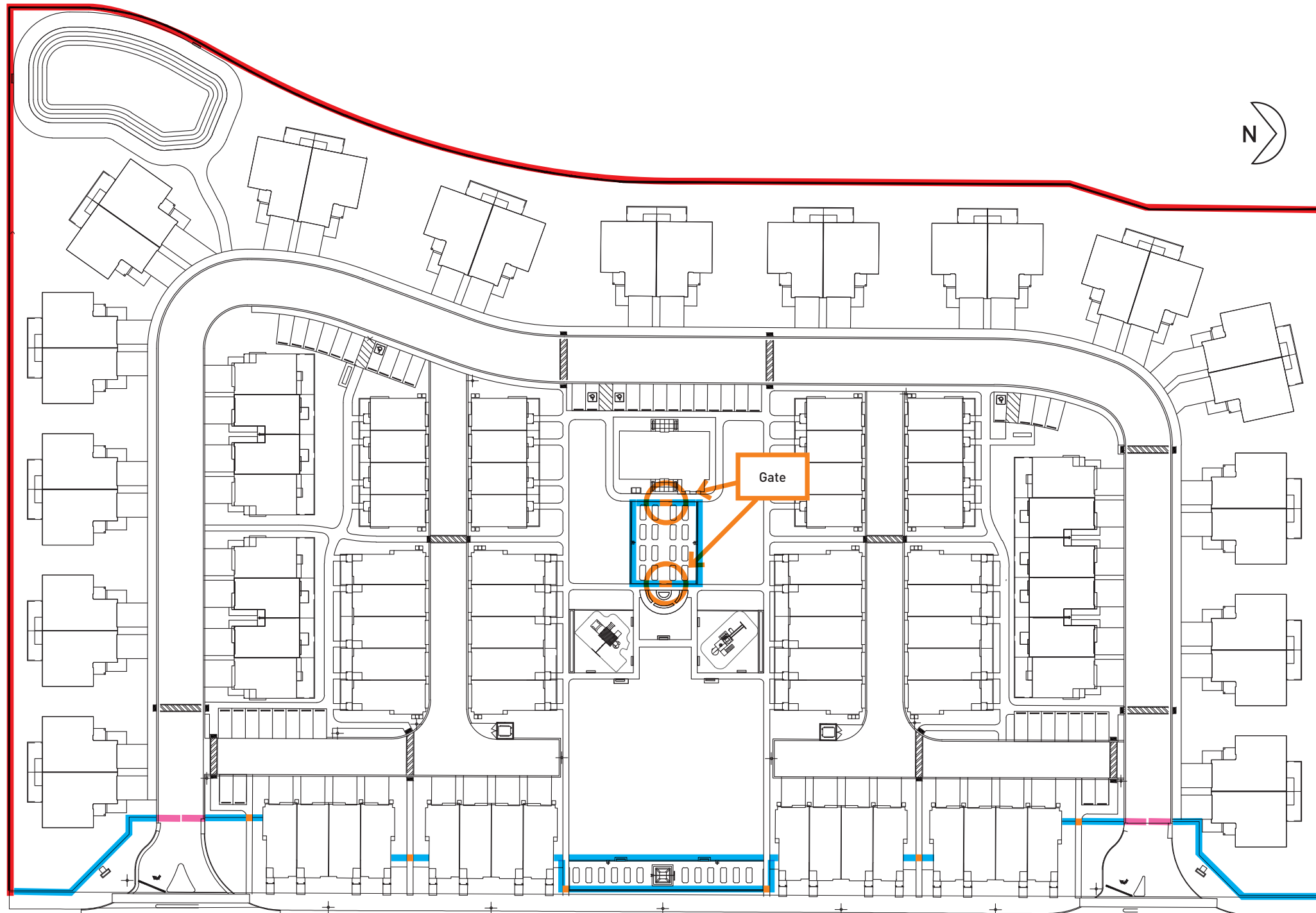


Color and Material TBD

48" Three-Rail Gate



Color and Material TBD



PROPOSED FENCING PLAN

Fencing Key

	8' Precast Stone
	48" Three-Rail Fence
	48" Three-Rail Gate
	48" Three-Rail Motorized Gate





GREEN SPACE

- » 5.089 acres of green space
- » 50.95% green space within the community
- » Great lawn .94 acres
- » Green space includes great lawn, community gardens, orchard, playgrounds, fire pit, sidewalks, walking trails, and yards



700 EAST



PARKING DETAIL

Parking Required			
TYPE	QTY	REQ.	TOTAL
2-Bedroom Units	12	2	24
3-Bedroom Units	64	2.5	160
4-Bedroom Units	20	2.5	50
Guest Parking	.25	91	23
Total Requirement			257

Parking Provided	
Garage Spaces	192
Guest Parking (Driveway)	120
Guest Parking (Surface)	46
Total Parking Provided	358

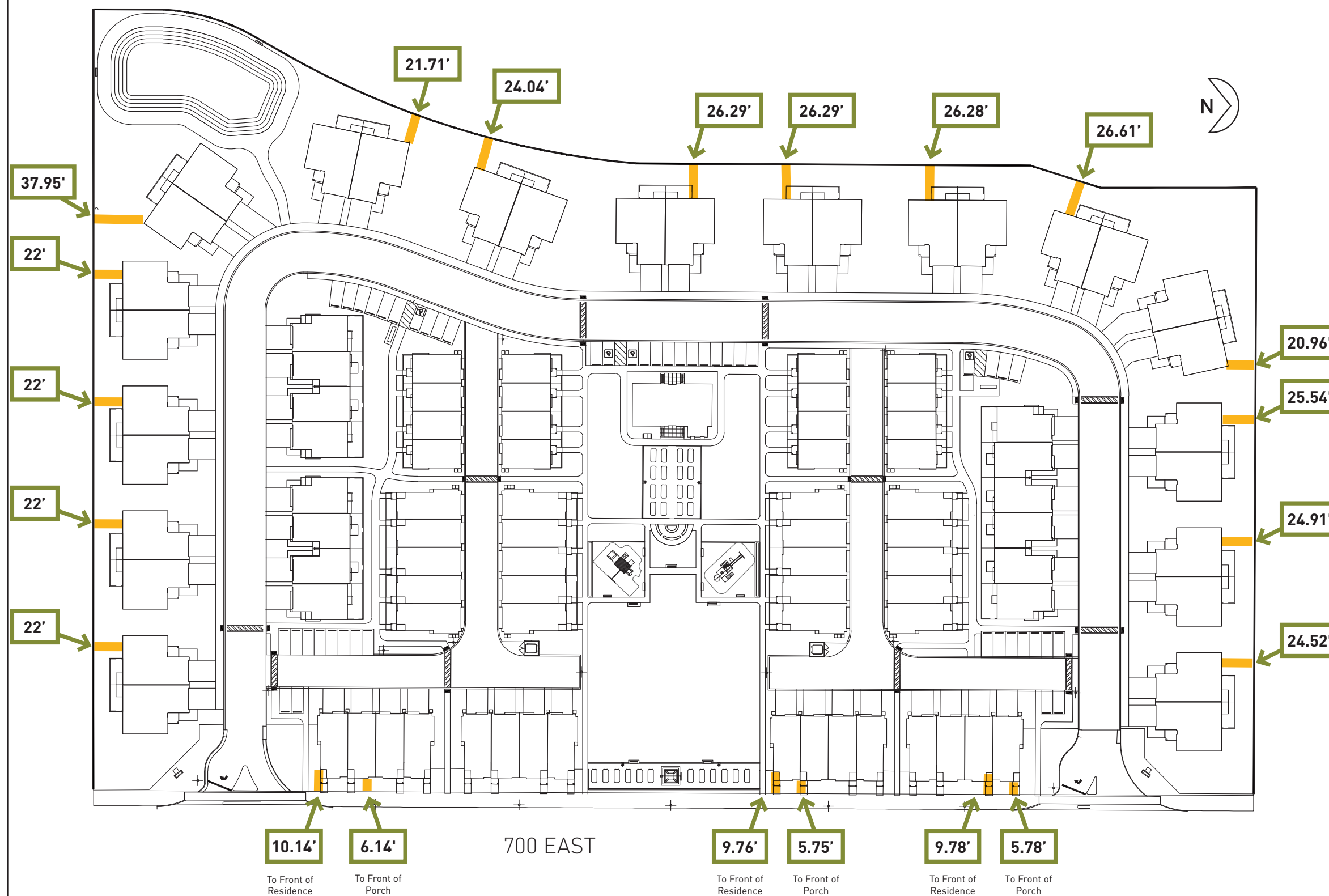


700 EAST



SETBACK EXHIBIT

- » Minimum 22' setback on the south side of the community
- » Varying setbacks from 21.71' to 26.61' on the west side of the community
- » Varying setbacks from 20.96' to 25.54' on the north side of the community





700 EAST



PEDESTRIAN TRAIL SYSTEM

- » Pedestrian trail system around perimeter and throughout the community
- » Connection to green space and amenities
- » Fully fenced community with pedestrian access at each entrance

