

LEGEND

- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- 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 CURBS WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ADJOINING BOUNDARY LINE

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|-------|---------|--------|-----------|-------------|--------|
| C1 | 200.0' | 86.80' | 24°51'55" | N77°31'17"W | 86.12' |
| C2 | 200.0' | 86.80' | 24°51'55" | S77°31'17"E | 86.12' |
| C3 | 229.00' | 46.41' | 11°36'41" | N84°14'55"W | 46.33' |
| C4 | 229.00' | 52.97' | 13°15'14" | N71°48'57"W | 52.86' |
| C5 | 171.00' | 1.98' | 0°39'47" | S65°31'13"E | 1.98' |
| C6 | 171.00' | 50.63' | 16°57'50" | S74°20'02"E | 50.44' |
| C7 | 171.00' | 21.60' | 7°14'18" | S86°26'06"E | 21.59' |
| C8 | 12.00' | 18.89' | 90°11'35" | N44°57'27"W | 17.00' |
| C9 | 17.00' | 14.12' | 47°34'55" | N66°09'18"E | 13.72' |
| C10 | 61.00' | 38.63' | 36°16'55" | S60°30'18"W | 37.99' |
| C11 | 61.00' | 40.86' | 38°22'43" | N82°09'53"W | 40.10' |

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|-------|---------|--------|------------|-------------|--------|
| C12 | 61.00' | 38.22' | 35°53'46" | N45°01'39"W | 37.59' |
| C13 | 61.00' | 38.22' | 35°53'46" | N9°07'52"W | 37.59' |
| C14 | 61.00' | 38.22' | 35°53'46" | N26°45'54"E | 37.59' |
| C15 | 61.00' | 38.22' | 35°53'46" | N62°39'40"E | 37.59' |
| C16 | 61.00' | 46.17' | 43°22'06" | S77°42'24"E | 45.08' |
| C17 | 12.00' | 25.94' | 123°50'19" | S62°03'30"W | 21.17' |
| C18 | 229.00' | 75.54' | 18°53'59" | S80°36'16"E | 75.20' |
| C19 | 229.00' | 23.84' | 5°57'56" | N68°10'18"W | 23.83' |
| C20 | 171.00' | 74.21' | 24°51'55" | N77°31'17"W | 73.63' |
| C21 | 13.00' | 13.51' | 59°32'44" | S29°39'29"E | 12.91' |
| C22 | 12.00' | 12.35' | 58°57'48" | N29°37'14"E | 11.81' |

FIREFLY SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, AND THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

SANDY CITY, SALT LAKE COUNTY, UTAH

PRELIMINARY PLAT

VICINITY MAP
NOT TO SCALE

BOUNDARY DESCRIPTION

Beginning at the Northwest Corner of Lot 5 of Alegria Vista Subdivision, recorded in Book NN at Page 16 Beginning at the Northwest Corner of Lot 5 of Alegria Vista Subdivision, recorded in Book NN at Page 16 in the Office of the Salt Lake County Recorder, said point being South 89°56'45" West 1209.11 feet along the section line from the Northeast Corner of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 00°07'00" West 430.68 feet along the westerly boundary line of said Alegria Vista Subdivision to the northerly right-of-way line of 8680 South Street;

thence along said northerly right-of-way line the following five (5) courses:

- (1) North 89°44'30" West 15.00 feet;
- (2) North 89°40'52" West 88.90 feet;
- (3) North 89°41'22" West 158.25 feet;
- (4) North 89°41'16" West 100.60 feet;
- (5) North 89°41'22" West 168.66 feet;

thence North 00°23'37" East 64.78 feet;

thence North 00°23'37" East 64.78 feet;

thence North 00°23'37" East 64.78 feet;

thence North 88°56'38" West 80.60 feet;

thence North 89°25'08" West 65.83 feet;

thence South 00°29'15" East 132.29 feet to the northerly right-of-way line of 8680 South Street;

thence North 00°38'34" West 129.37 feet;

thence South 88°51'53" West 0.59 feet;

thence North 00°25'51" West 104.27 feet;

thence North 00°54'17" West 85.65 feet, to the established by an existing fence and found rivet the southeast corner of Historic Village, recorded in Book 2010P at Page 78 in the Office of the Salt Lake County Recorder;

thence along existing fence line the following two (2) courses:

- (1) North 01°16'09" East 20.65 feet;
- (2) North 01°16'09" East 20.65 feet;

thence North 89°56'45" East 85.18 feet to the northeast corner of said Historic Village, said point also being on the southerly boundary line of Fair Oaks No. 3 Subdivision, recorded in Book JJ at Page 36 in the Office of the Salt Lake County Recorder;

thence North 89°56'45" East 12.05 feet along said southerly boundary line to the southeast corner of Lot 338 of said Fair Oaks No. 3 Subdivision;

thence North 00°58'25" West 30.00 feet along the easterly boundary line of said Lot 338;

thence North 89°56'45" East 147.00 feet to the westerly boundary line of Lot 327 of said Fair Oaks No. 3 Subdivision;

thence South 00°58'25" East 30.00 feet along said westerly boundary line to the southwest corner of said Lot 327, said line also being the section line;

thence North 89°56'45" East 724.90 feet along the southerly boundary line of said Fair Oaks No. 3 Subdivision and the section line to the point of beginning.

Contains 363.285 Square Feet or 8.340 Acres and 35 Lots

OWNER'S DEDICATION

Know all men by these presents that the undersigned is/are the owner(s) [hereafter, "the undersigned Owner"] of the above-described tract of land and the undersigned Owner do hereby cause the same to be divided into lots, parcels, and streets, together with easements, as set forth, to be hereafter known as

FIREFLY SUBDIVISION

and that the undersigned Owners do hereby dedicate to Sandy City, for perpetual use, all streets and other areas shown on this plat as intended for public uses. The undersigned Owners also do hereby dedicate to the lot owners, for perpetual use, all privately-owned streets, lanes, alley, and driveways as non-exclusive vehicular and pedestrian access easements for the use of the lot owners and their invitees. The undersigned Owners also do hereby dedicate to the owners of the following named facilities, for perpetual use, all privately-owned streets, lanes, alley, and driveways as non-exclusive water, sanitary sewer, storm sewer, public utility, streetlight, and drainage easements, the same to be used for the installation, maintenance and operation of those facilities. The undersigned Owners also hereby convey to any and all public utility companies, a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned Owners also do hereby convey any other easements, as shown on this plat, to the parties indicated by those easements, the same to be used for the installation, maintenance and operation of the facilities, or for other typical purposes, indicated for those easements, as shown hereon.

In witness whereof I/we have hereunto set our hand (s) this _____ day of _____, A.D. 20____

(COMPANY)

By: _____
Its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____
J.S.S.

On the _____ day of _____, A.D. 20____, personally appeared before me, the undersigned notary public, in and for _____, _____, who being by me duly sworn, did say that he/she is the _____ of _____ a Utah _____

limited liability company, and that the foregoing Owner's Dedication was signed for, and in behalf of, said limited liability company by the authority of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

RESIDING IN _____ COUNTY.

DEVELOPER
GARRETT HOMES
273 N. EAST CAPITOL STREET
SALT LAKE CITY, UT 84103
PHONE: 801.455.5131

RECORD OF SURVEY

ROS NO.: _____
COUNTY SURVEYOR REVIEWER _____ DATE _____

EASEMENT DOCUMENTS

1. Mountain Fuel Supply Company Easement/Recorded: December 10, 1981 as Entry No. 3630432 in Book 5321 at Page 727 of Public Records.
2. Joint Mutual Easement, Recorded: November 29, 1962 as Entry No. 1884601 in Book 1991 at Page 500 of Public Records.
3. PacificCorp Easement, Recorded: January 5, 2009 as Entry No. 106293712 in Book 9871 at Page 1738 of Public Records and PacificCorp Easement, Recorded: February 18, 2009 as Entry No. 10625530 in Book 9887 at Page 3665 of Public Records.

PLAT NOTES

1. SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE
2. REQUIRED SETBACKS:
FRONT: 20' TO GARAGE, 15' TO LIVING SPACE

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 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N89°44'30"W | 15.00' |
| L2 | S86°44'57"W | 3.19' |
| L3 | S89°58'17"W | 16.38' |
| L4 | N89°41'25"W | 70.53' |
| L5 | S0°09'46"E | 18.33' |
| L6 | N0°35'28"E | 44.77' |
| L7 | S86°46'27"W | 6.08' |
| L8 | N89°41'22"W | 168.66' |
| L9 | N0°23'37"E | 64.78' |
| L10 | N0°02'33"E | 66.14' |
| L11 | S88°51'53"W | 0.59' |
| L12 | N1°16'09"E | 20.65' |

NORTH

HORIZONTAL GRAPHIC SCALE

40

0

20

40

80

(IN FEET)

HORIZ: 1 inch = 40 ft.

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 6
TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SANDY, SALT LAKE COUNTY, UTAH

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:
GARRETT HOMES
273 EAST CAPITAL STREET
SALT LAKE CITY, UTAH, 84103

CONTACT:
JACOB BALLSTAEDT
PHONE: 801-456-2474

FIREFLY SUBDIVISION

ALTAN/SPS LAND TITLE & TOPOGRAPHIC SURVEY

411 EAST 8680 SOUTH

SANDY, UTAH, 84070

PROFESSIONAL LAND SURVIVOR

5/30/25

No. 246882

PATRICK M. HARRIS

SEAL OF OFFICE

ALTAN/SPS
LAND TITLE
& TOPOGRAPHIC
SURVEY

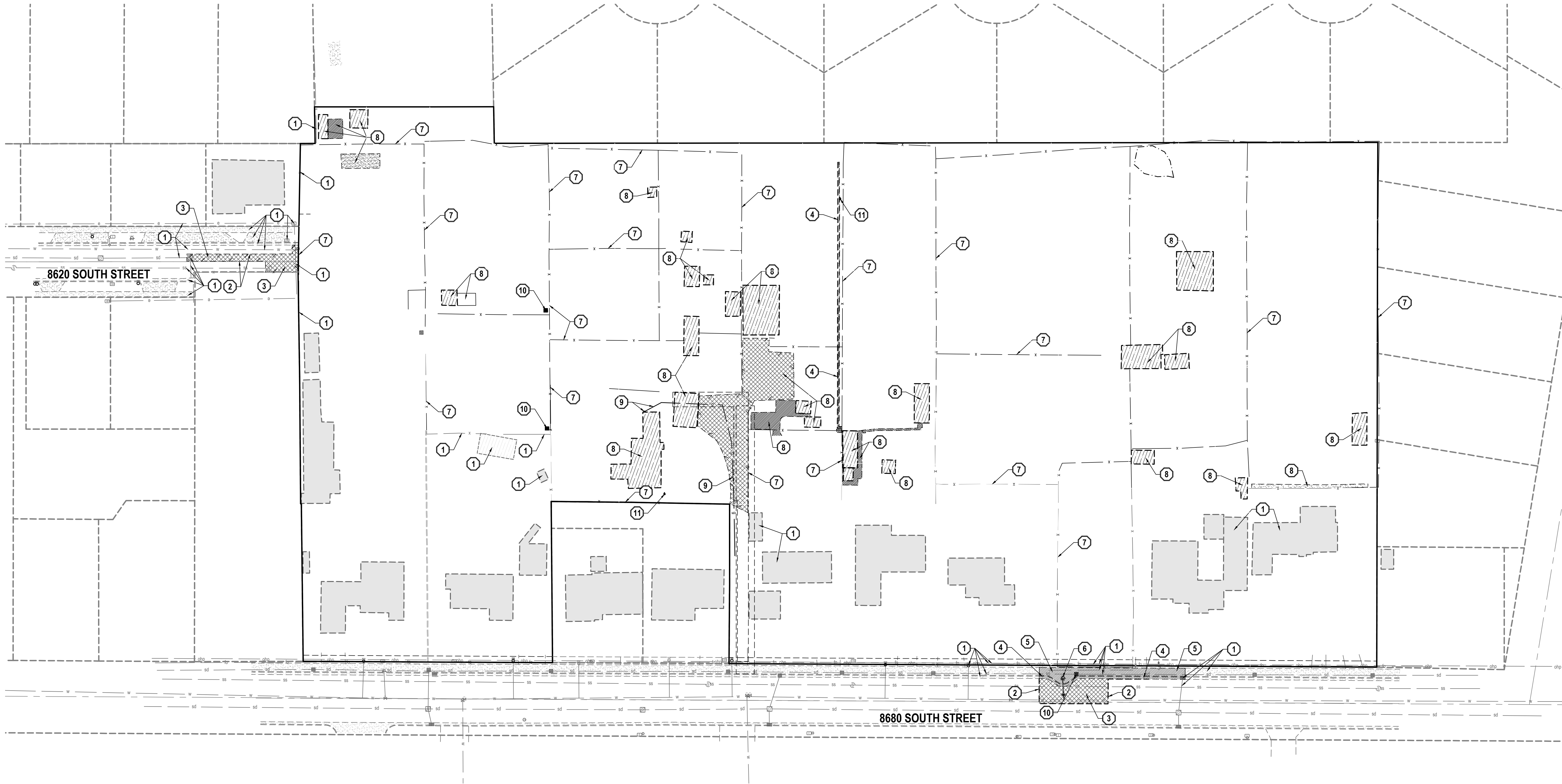
PROJECT NUMBER
13608A

PRINT DATE
2025-05-30

PROJECT MANAGER
P. Harris

DESIGNED BY
B. Greenleaf

2 OF 2



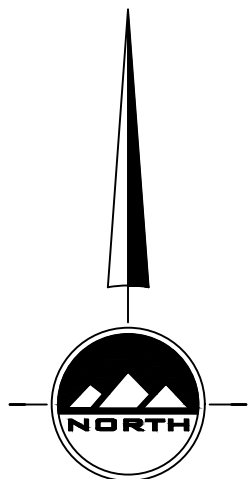
GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- 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.
- ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
- SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
- 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.

- PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
- SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
- REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
- SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
- SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
- REMOVE AND SALVAGE EXISTING FIRE HYDRANT TO SANDY CITY.
- REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE
- REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
- REMOVE AND PROPERLY DISPOSE OF EXISTING GAS METER AND GAS LINES. COORDINATE WITH LOCAL GAS COMPANY.
- REMOVE EXISTING IRRIGATION TURNOUT BOX, COMPLETE.
- REMOVE EXISTING WATER SPIGOT, COMPLETE.



811

Know what's below.
Call before you dig.

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BENCHMARK

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'

EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500
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FOR:

GARBETT HOMES
273 EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103

CONTACT:

JACOB BALLSTAEDT
PHONE: 801.456.2474

FIREFLY SUBDIVISION

411 EAST 8680 SOUTH

SANDY, UTAH

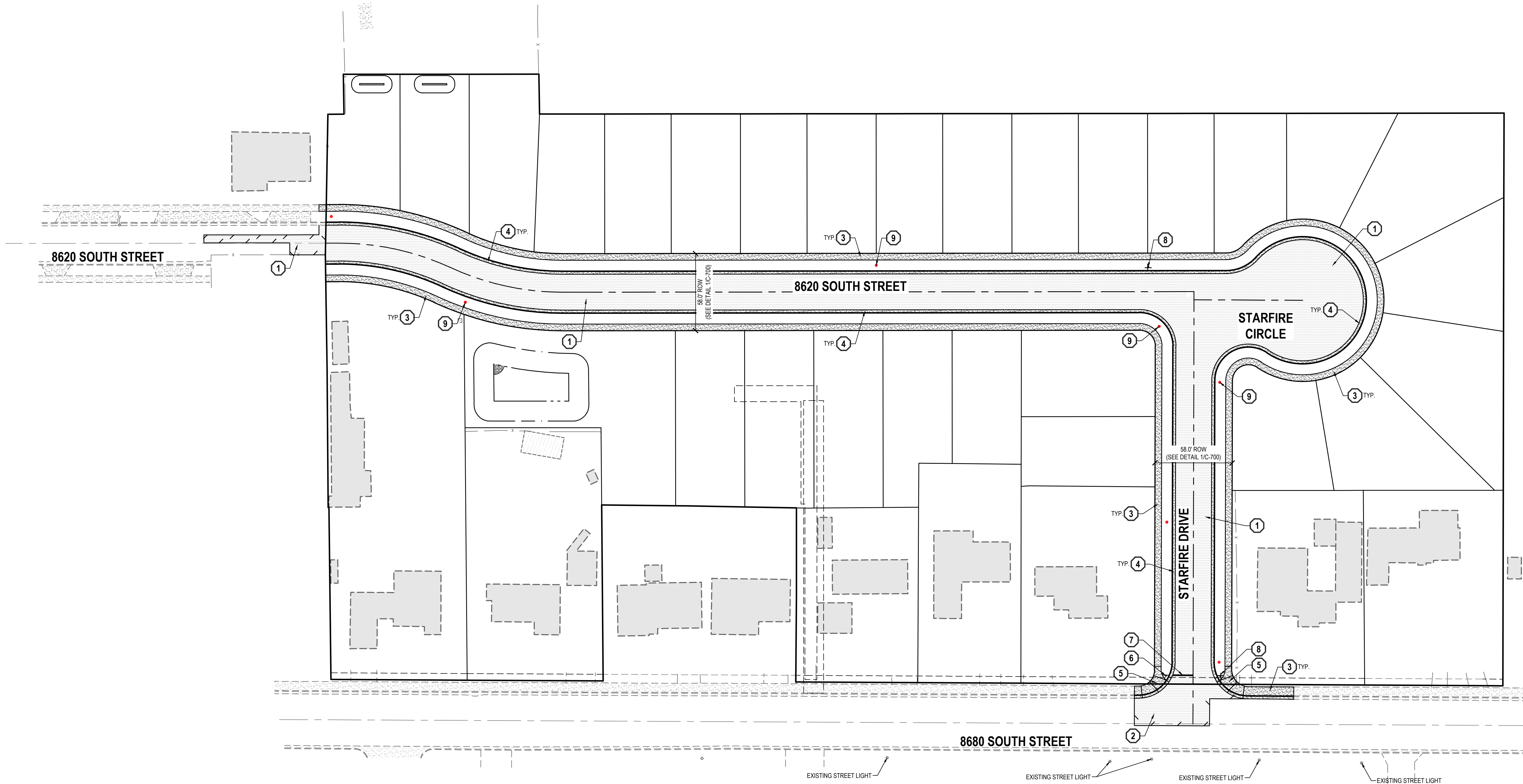
DEMOLITION PLAN

| | |
|-------------------------|--------------------------|
| PROJECT NUMBER 13608 | PRINT DATE 2025-05-30 |
| PROJECT MANAGER BAM | DESIGNED BY JWS |

C-100

FIREFLY SUBDIVISION

411 EAST 8680 SOUTH
SANDY, UTAH



GENERAL NOTES

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

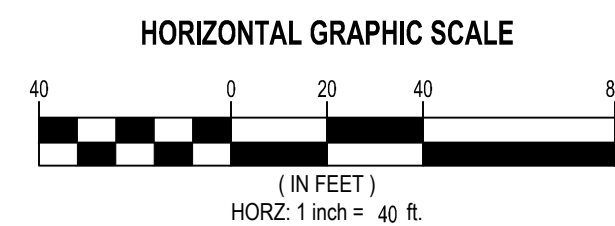
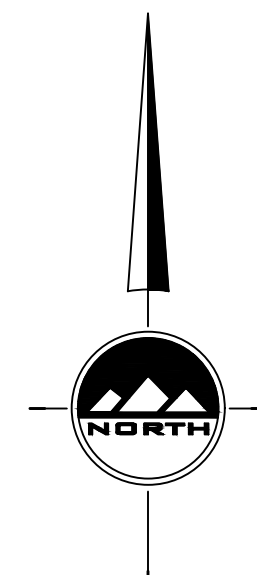
STREETLIGHT NOTES

- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
- THE DEVELOPER IS REQUIRED TO GRANT TO THE CITY A MINIMUM OF 15-FOOT WIDE STREETLIGHT EASEMENT (7.5-FEET EACH SIDE OF PIPE) FOR CONDUIT AND WIRES TO THE POWER SOURCE ON PRIVATE PROPERTY.
- A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
- SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR STREETLIGHTS, JUNCTION BOXES, AND ELECTRICAL WIRING. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
- INSTALLATIONS SHALL BE LOCATED AS INDICATED ON THE APPROVED PLANS FOR THE PROJECT. FIELD MODIFICATIONS MUST BE APPROVED BY THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
- STREET LIGHT POLES SHALL BE INSTALLED IN A MANNER THAT WILL NOT HINDER THE OPERATION OF FIRE HYDRANTS, UNDERGROUND WATER SYSTEM ISOLATION VALVES, AND OTHER UTILITIES.
- INSTALLATIONS WITHIN CLOSE PROXIMITY TO TREES SHALL BE AVOIDED UNLESS APPROVED BY SANDY CITY PUBLIC UTILITIES INSPECTOR.
- OVERHEAD POWER LINES FOR STREETLIGHTS ARE NOT ALLOWED.

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.

- ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 3/C-700.
- ASPHALT PAVEMENT PER SANDY CITY PUBLIC WORKS STANDARD DETAIL RC-02.
- 4" THICK CONCRETE SIDEWALK PER SANDY CITY PUBLIC WORKS STANDARD DETAIL SW-03.
- 30" STANDARD CURB AND GUTTER PER SANDY CITY PUBLIC WORKS STANDARD DETAIL CG-01.
- PEDESTRIAN ACCESS RAMP PER SANDY CITY PUBLIC WORKS STANDARD DETAIL SW-01.
- "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS AND SANDY CITY PUBLIC WORKS STANDARD DETAIL SN-01.
- 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
- STREET SIGN PER M.U.T.C.D. STANDARD PLANS AND SANDY CITY PUBLIC WORKS STANDARD DETAIL SN-01.
- STREET LIGHT PER SANDY CITY PUBLIC WORKS STANDARD DETAIL SL-01.



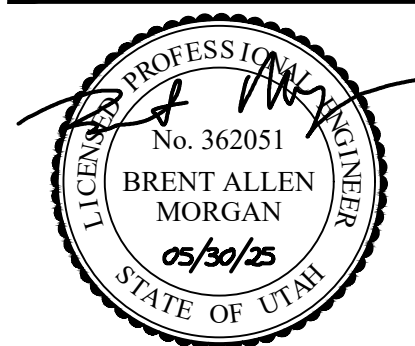
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BENCHMARK

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'



SITE PLAN

PROJECT NUMBER
13608

PRINT DATE
2025-05-30

PROJECT MANAGER
BAM

DESIGNED BY
JWS

C-200

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:
GARRETT HOMES
273 EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103

CONTACT:
JACOB BALLSTAEDT
PHONE: 801.456.2474

FIREFLY SUBDIVISION

411 EAST 8680 SOUTH
SANDY, UTAH



GRADING PLAN

PROJECT NUMBER
13608
PROJECT MANAGER
BAM
PRINT DATE
2025-05-30
DESIGNED BY
JWS

C-300

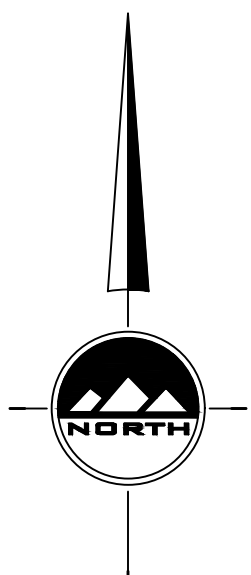


GENERAL NOTES

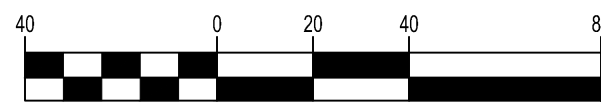
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXXX REPRESENTS AND ELEVATION OF 43XX.XX ON THESE PLANS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

GRADING NOTES

- 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 FLOW CONTROL 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.



HORIZONTAL GRAPHIC SCALE



(IN FEET)

HORZ: 1 inch = 40 ft.

BENCHMARK

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

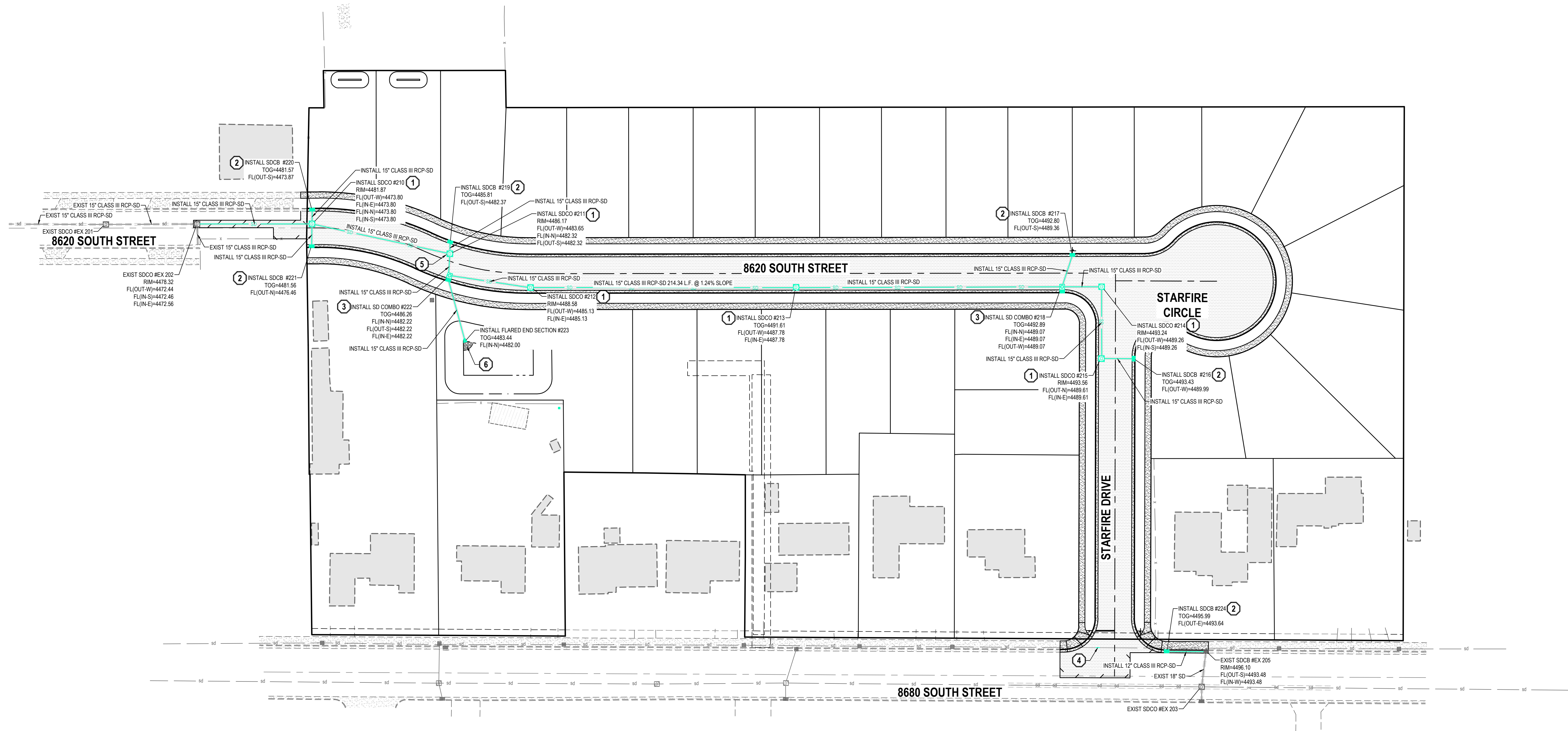
ELEV = 4414.39'



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

FIREFLY SUBDIVISION

411 EAST 8680 SOUTH
SANDY, UTAH



GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

STORM DRAIN NOTES

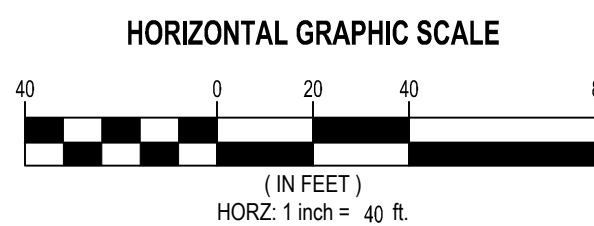
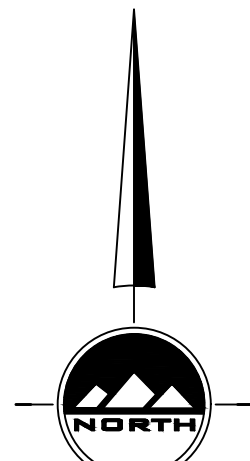
- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
- SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, AND STRUCTURES (INLET BOXES, COMBO BOXES, AND JUNCTION BOXES). SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
- CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
- ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS (DELETE IF NOT APPLICABLE).
- NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
- CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH.
- GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS LOCATED NEXT TO A CURB, THE CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.
- REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET BOXES, COMBO BOXES, JUNCTION BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEAN CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.

- WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GRAVEL GRADATION.
- SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE, WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
- ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.
- A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
- A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OIL/WATER SEPARATOR, MECHANICAL TREATMENT DEVICES, MEDIA FILTERS, AND UNDERGROUND DETENTION/RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
- A STAMPED "LETTER OF CONFORMANCE" FROM THE DESIGN ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 80% BOND RELEASE, STATING THAT STORM WATER FLOW CONTROL ELEMENTS AND STORM WATER TREATMENT FACILITIES (E.G. DETENTION, RETENTION, LID BEST MANAGEMENT PRACTICES, OIL-WATER SEPARATORS, SUMPS, ETC.) WERE CONSTRUCTED ACCORDING TO THE APPROVED 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:

- JUNCTION BOX PER SANDY CITY PUBLIC WORKS STANDARD DETAIL SD-05.
- SINGLE CURB INLET PER SANDY CITY PUBLIC WORKS STANDARD DETAIL SD-02.
- COMBINATION BOX PER SANDY CITY PUBLIC WORKS STANDARD DETAIL SD-04.
- REPLACE EXISTING IRRIGATION TURNOUT BOX WITH SD PIPE PER GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. MATCH EXISTING PIPE SIZE AND TYPE.
- X"X" ORIFICE PLATE PER DETAIL 3/C-700 INSTALLED ON WEST SIDE OF STORM DRAIN BOX.
- INSTALL RIP RAP APRON, RIP RAP D60 6" THICK. INSTALL MIRAFI 140N SEPARATION FABRIC UNDER RIP RAP.



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

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

BENCHMARK

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'



DRAINAGE PLAN

PROJECT NUMBER
13608

PRINT DATE
2025-05-30

PROJECT MANAGER
BAM

DESIGNED BY
JWS

C-400

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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

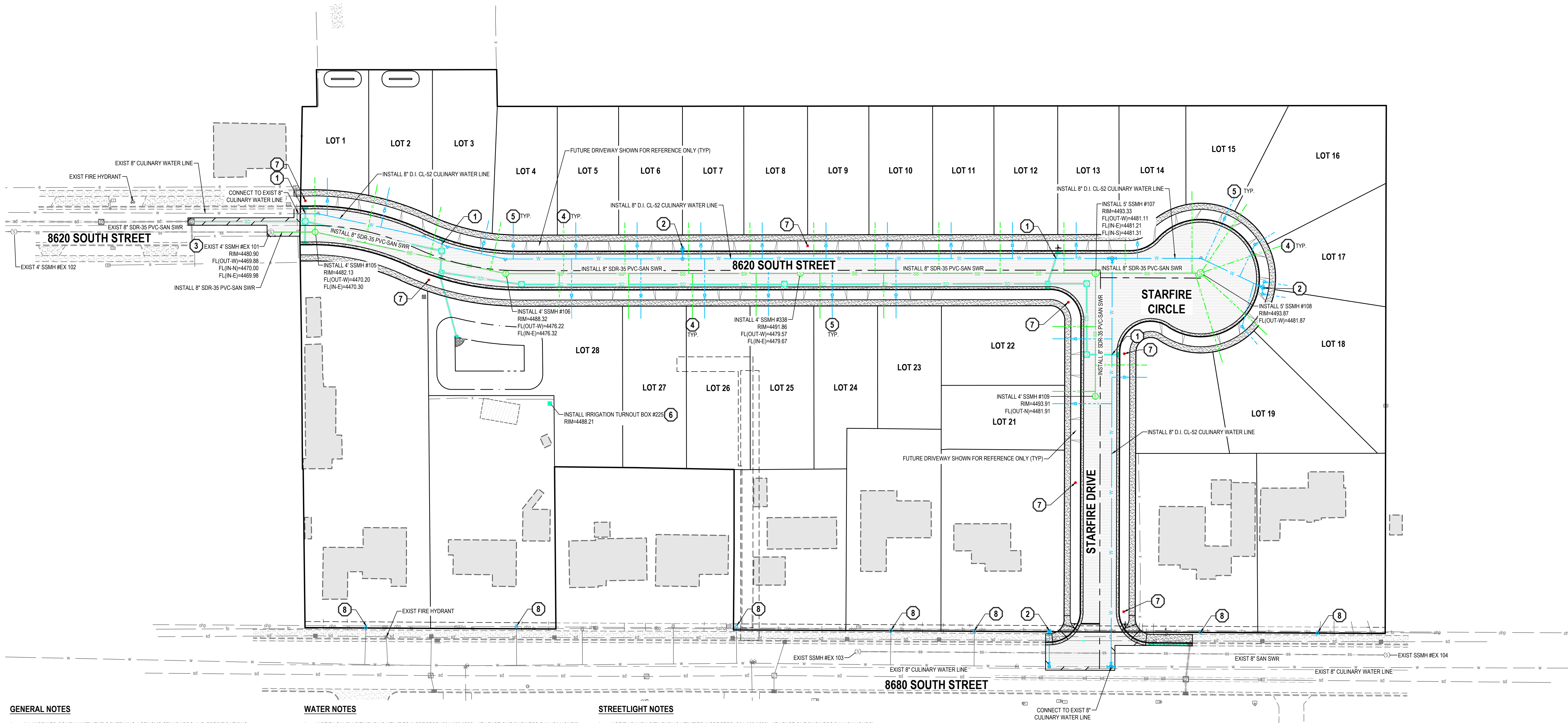
WWW.ENSIGNENG.COM

FOR:
GARRETT HOMES
273 EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103

CONTACT:
JACOB BALLSTAEDT
PHONE: 801.456.2474

FIREFLY SUBDIVISION

411 EAST 8680 SOUTH
SANDY, UTAH



GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL CONSTRUCTION SHALL COMPLY WITH JORDAN BASIN IMPROVEMENT DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
- FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
- THE EXISTING IRRIGATION AND BACKFLOW PREVENTION IS LOCATED NEAR THE POTBELLY BUILDING (130 WEST 10600 SOUTH).
- THE NOSE-ON FOR THE SEWER LATERAL SHALL BE PERFORMED BY JORDAN BASIN IMPROVEMENT DISTRICT (JBID) PERSONNEL. CONTACT JBID AS LEAST 24 HOURS PRIOR TO CONSTRUCTION.

WATER NOTES

- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
- SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
- CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
- WATER LINES SHALL BE INSTALLED 4-FEET OFF TOP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.
- A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
- FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.
- FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE (PVC) PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.
- ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
- USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
- WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
- ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
- ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
- ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).

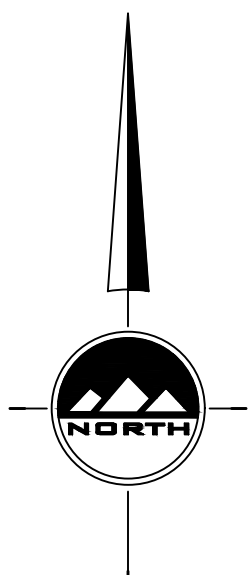
STREETLIGHT NOTES

- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
- THE DEVELOPER IS REQUIRED TO GRANT TO THE CITY A MINIMUM OF 15-FOOT WIDE STREETLIGHT EASEMENT (7.5-FEET EACH SIDE OF PIPE) FOR CONDUIT AND WIRES TO THE POWER SOURCE ON PRIVATE PROPERTY.
- A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
- SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR STREETLIGHTS, JUNCTION BOXES, AND ELECTRICAL WIRING. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
- INSTALLATIONS SHALL BE LOCATED AS INDICATED ON THE APPROVED PLANS FOR THE PROJECT. FIELD MODIFICATIONS MUST BE APPROVED BY THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
- STREET LIGHT POLES SHALL BE INSTALLED IN A MANNER THAT WILL NOT HINDER THE OPERATION OF FIRE HYDRANTS, UNDERGROUND WATER SYSTEM ISOLATION VALVES, AND OTHER UTILITIES.
- INSTALLATIONS WITHIN CLOSE PROXIMITY TO TREES SHALL BE AVOIDED UNLESS APPROVED BY SANDY CITY PUBLIC UTILITIES INSPECTOR.
- OVERHEAD POWER LINES FOR STREETLIGHTS ARE NOT ALLOWED.

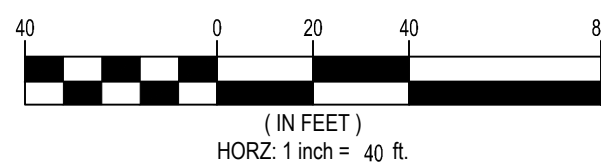
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- POTENTIAL UTILITY CONFLICT BETWEEN STORM DRAIN AND WATER LINE. MAINTAIN A MINIMUM OF 18" CLEARANCE BETWEEN STORM DRAIN AND WATER LINE.
- FIRE HYDRANT ASSEMBLY COMPLETE PER SANDY CITY PUBLIC WORKS STANDARD DETAIL WTR-01.
- CONNECT TO EXISTING SEWER MAIN PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARD DRAWING SS-3A AND SPECIFICATIONS.
- 4" SANITARY SEWER SERVICE LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
- 3/4" CULINARY WATER METER AND CONCRETE VAULT PER PER SANDY CITY PUBLIC WORKS STANDARD DETAIL WTR-09.
- IRRIGATION TURNOUT BOX. LOCATION TO BE DETERMINED BY PROPERTY OWNER. MATCH EXISTING STYLE AND SIZE.
- STREET LIGHT PER SANDY CITY PUBLIC WORKS STANDARD DETAIL SL-01.
- UPGRADE EXISTING WATER METER PER SANDY CITY PUBLIC WORKS STANDARD DETAIL WTR-09.



HORIZONTAL GRAPHIC SCALE



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

BENCHMARK

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'



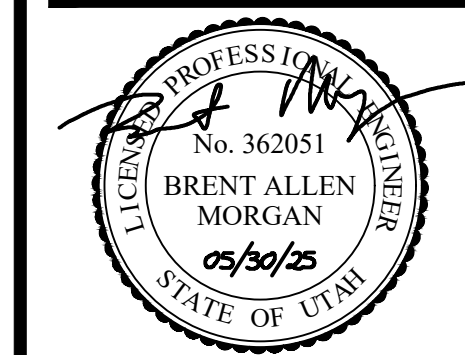
UTILITY PLAN

PROJECT NUMBER
13608
PROJECT MANAGER
BAM
PRINT DATE
2025-05-30
DESIGNED BY
JWS

C-500

FIREFLY SUBDIVISION

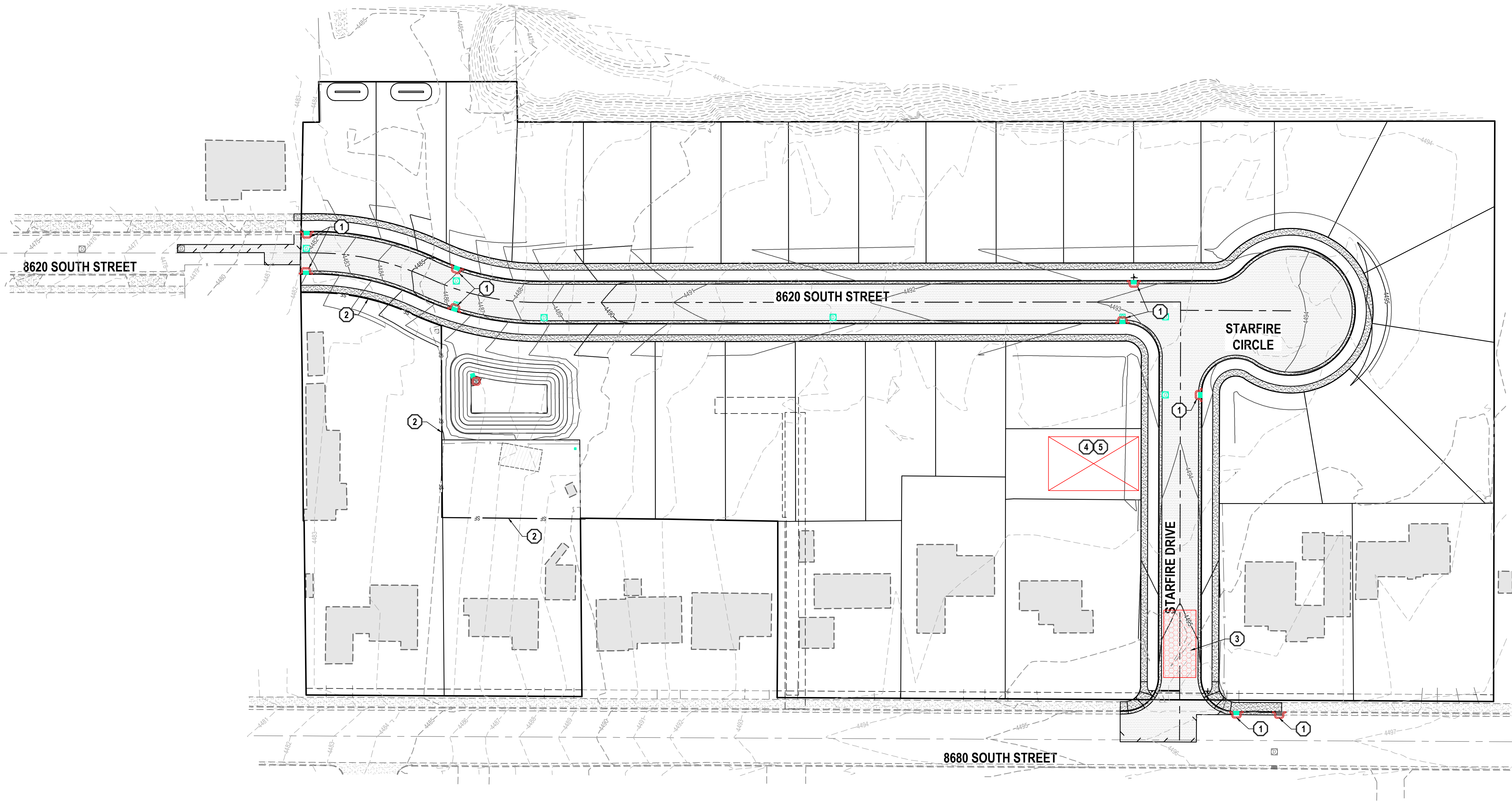
411 EAST 8680 SOUTH
SANDY, UTAH



EROSION CONTROL PLAN

PROJECT NUMBER
13608
PROJECT MANAGER
BAM
PRINT DATE
2025-05-30
DESIGNED BY
JWS

C-600



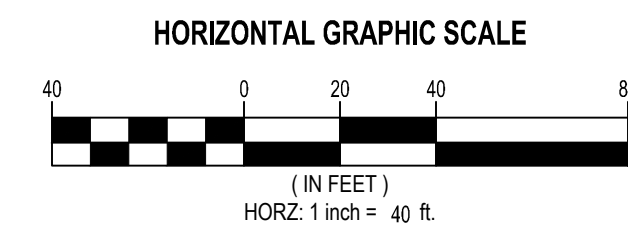
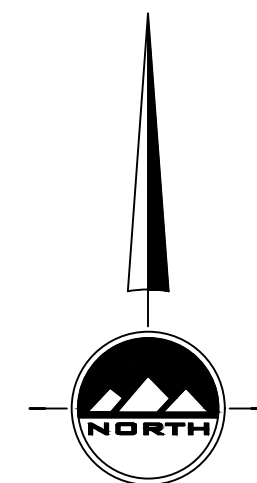
GENERAL NOTES

- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY. MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
- DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
- DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
- VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
- NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

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.

- INLET PROTECTION PER DETAIL 4/C-700.
- SILT FENCE PER DETAIL 6/C-700.
- VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5/C-700.
- SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- SUGGESTED STOCKPILE AREA.

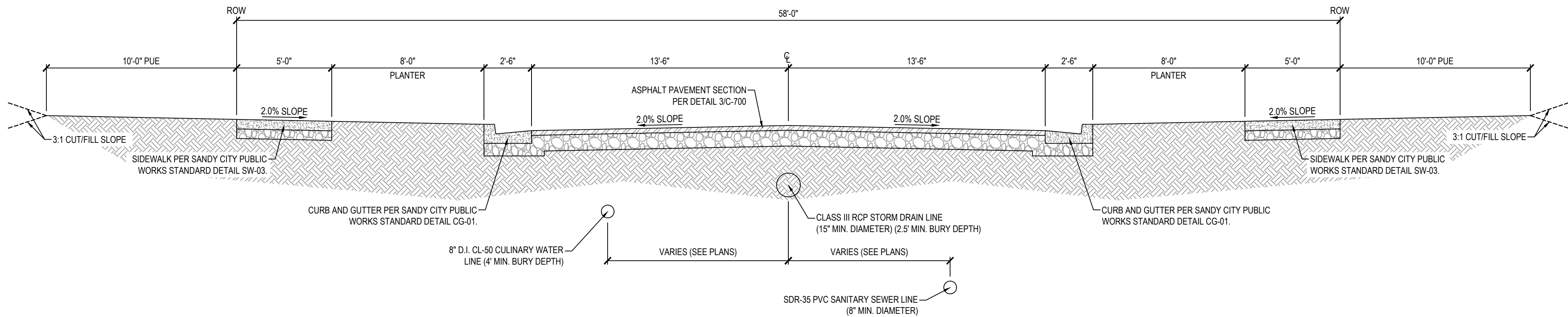


811
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CALL BLUESTAKES
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PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEV = 4414.39'

NOTE: THE ROADWAY PAVEMENT, INCLUDING BITUMINOUS PAVING COURSE AND U.T.B.C. (UNTREATED BASE COURSE), 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 ONLINE AT WWW.SANDY.UTAH.GOV (SEARCH FOR "STANDARD SPECIFICATIONS"). HOWEVER, FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT, INCLUDING PLACEMENT OF SUB-BASE MATERIAL, IF SAID RECOMMENDATIONS ARE MORE STRINGENT. GEOTEXTILE FABRIC IS REQUIRED, IN ANY CASE.

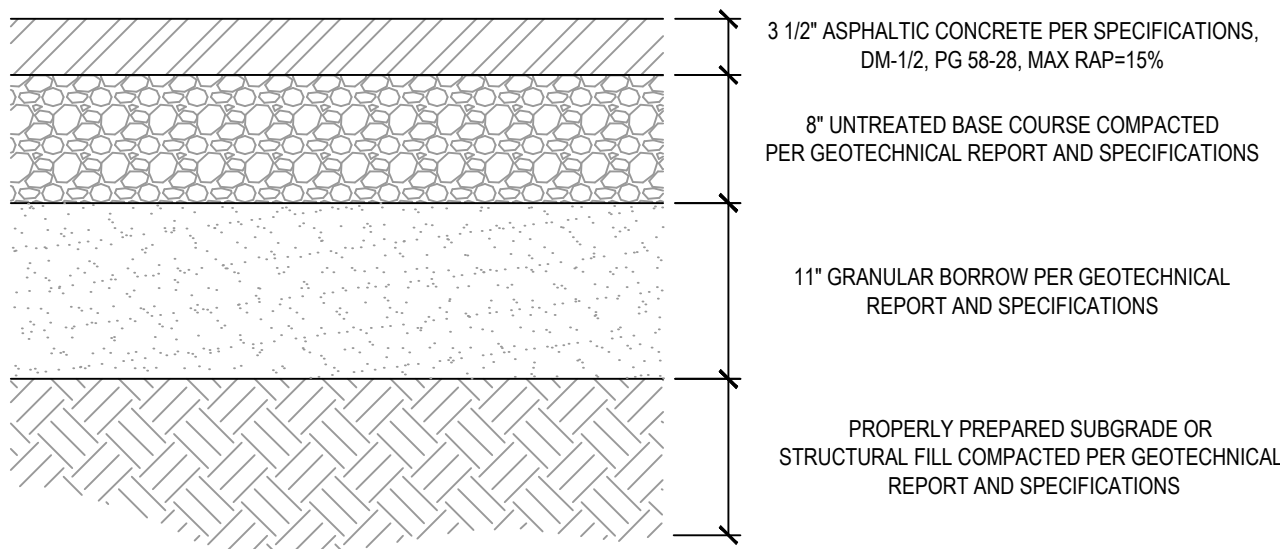


1 TYPICAL ROAD CROSS SECTION (58' ROW)

SCALE: NONE

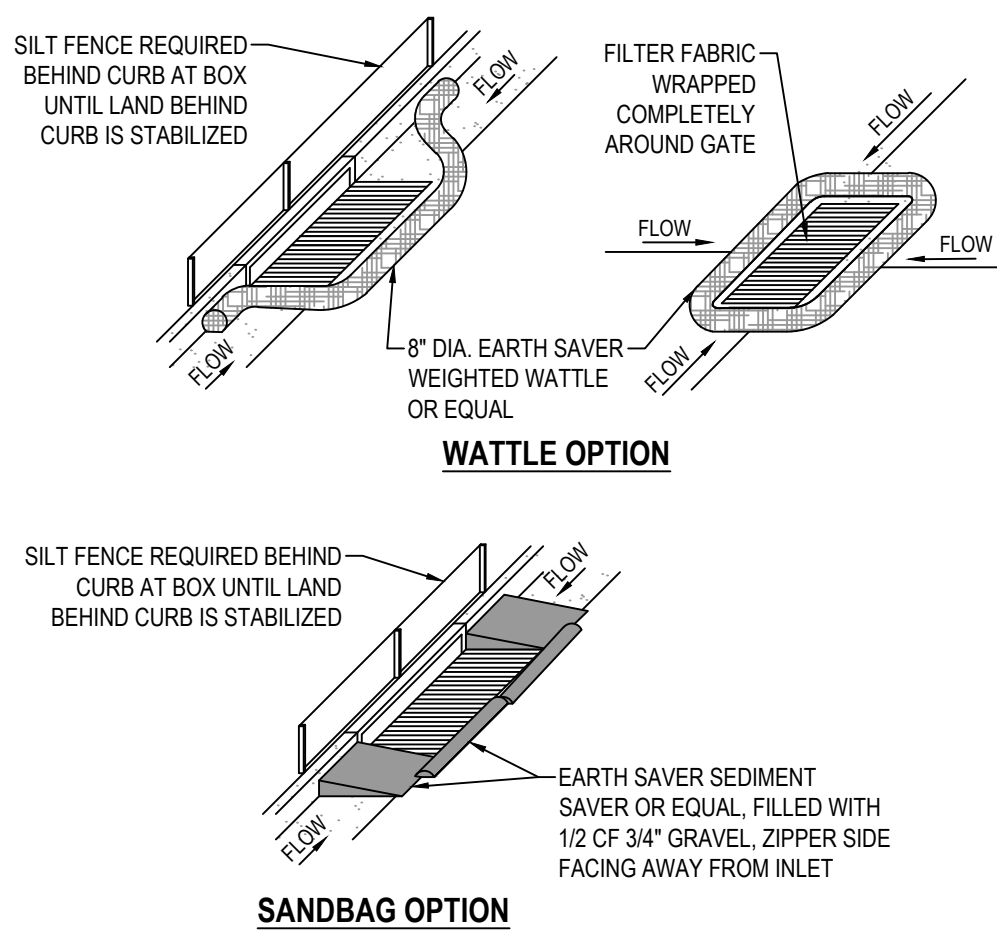
ASPHALT NOTES

- 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-190 (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.



3 STANDARD ASPHALT SECTION

SCALE: NONE

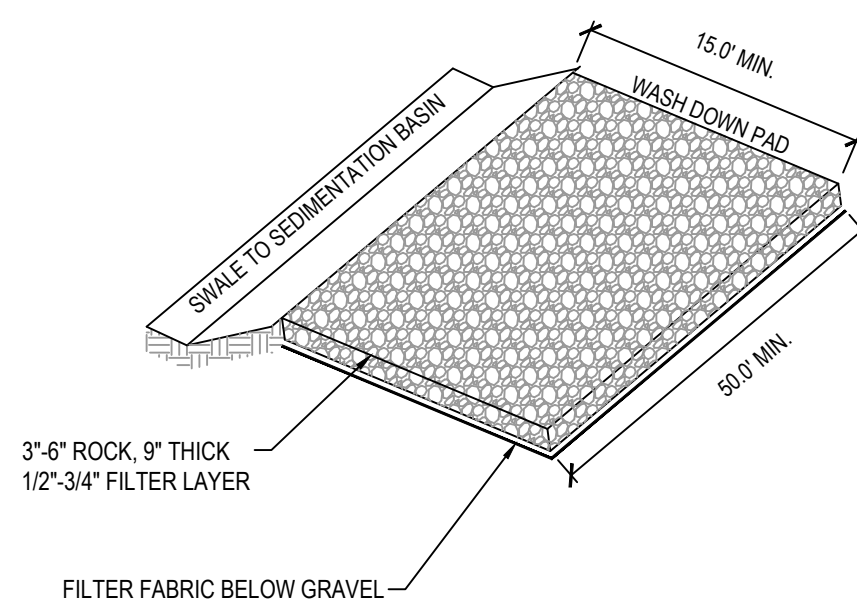


4 SAG INLET PROTECTION

SCALE: NONE

NOTES:

- PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
- PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
- INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
- REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
- CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
- BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

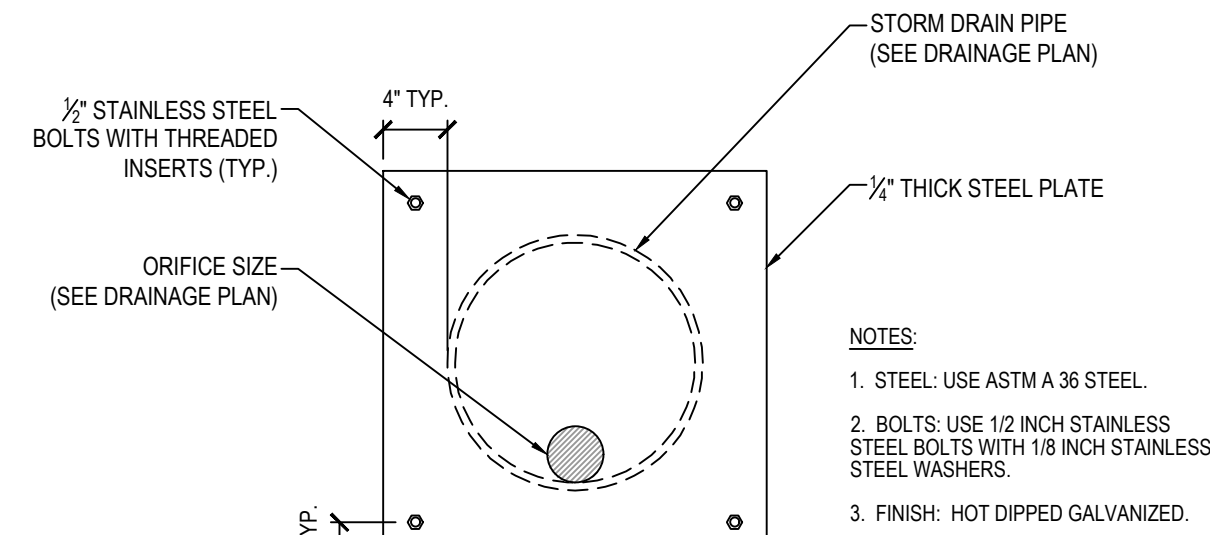


NOTE:

- PLACE SIGN ADJACENT TO ENTRANCE * CONSTRUCTION TRAFFIC ONLY. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION*

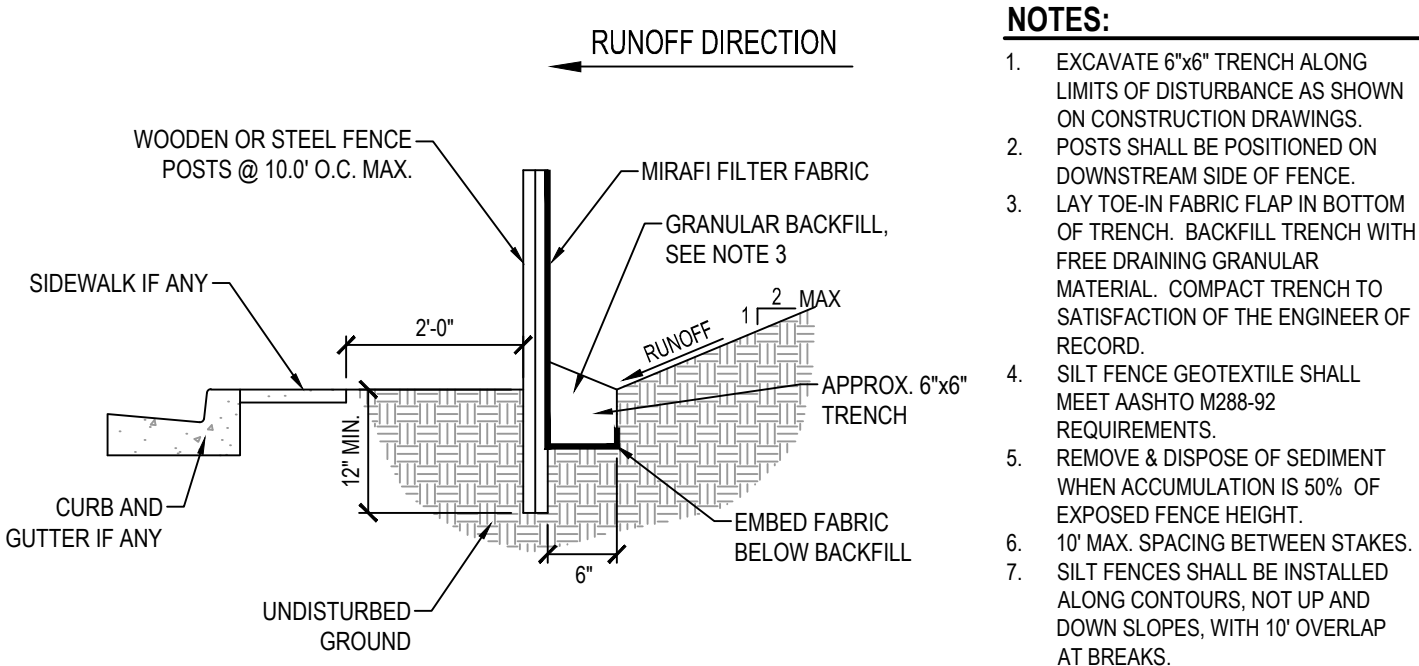
5 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



2 ORIFICE PLATE

SCALE: NONE



6 TEMPORARY SILT FENCE

SCALE: NONE



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Sandy, UT 84070
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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

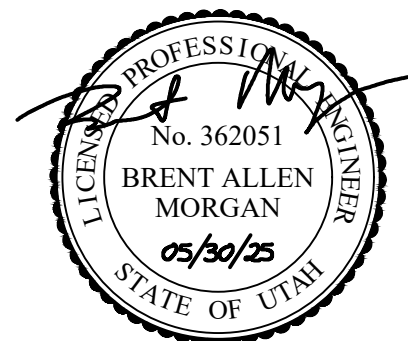
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FOR:
GARRETT HOMES
273 EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103

CONTACT:
JACOB BALLSTAEDT
PHONE: 801.456.2474

FIREFLY SUBDIVISION

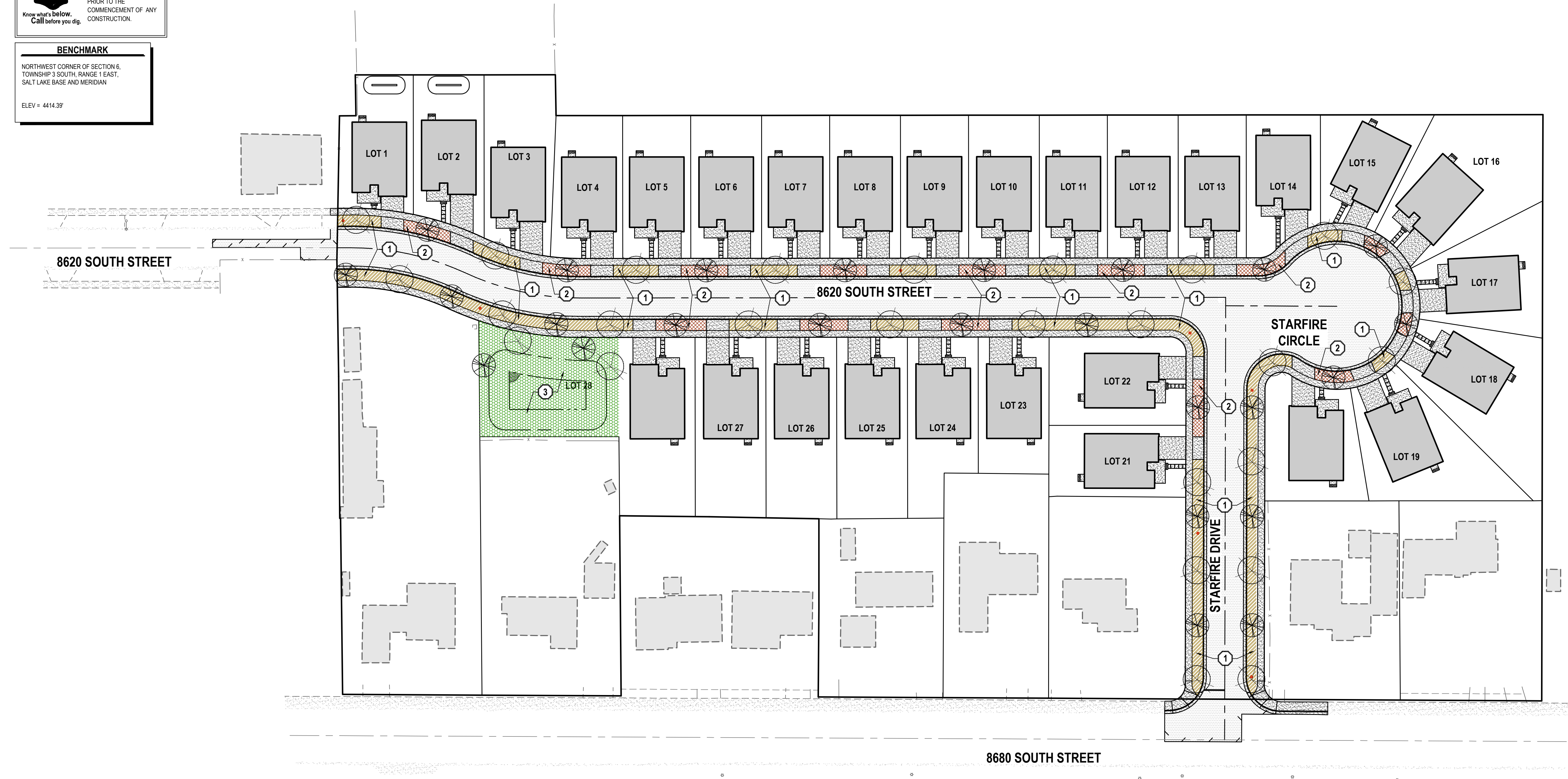
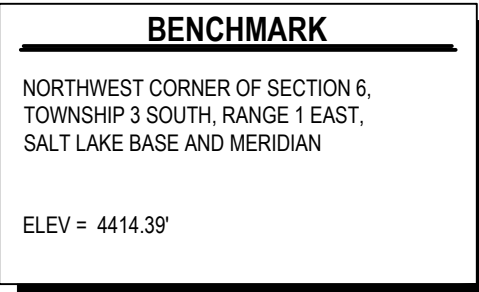
**411 EAST 8680 SOUTH
SANDY, UTAH**








DETAILS

PROJECT NUMBER
13608
PROJECT MANAGER
BAM
PRINT DATE
2025-05-30
DESIGNED BY
JWS

C-700

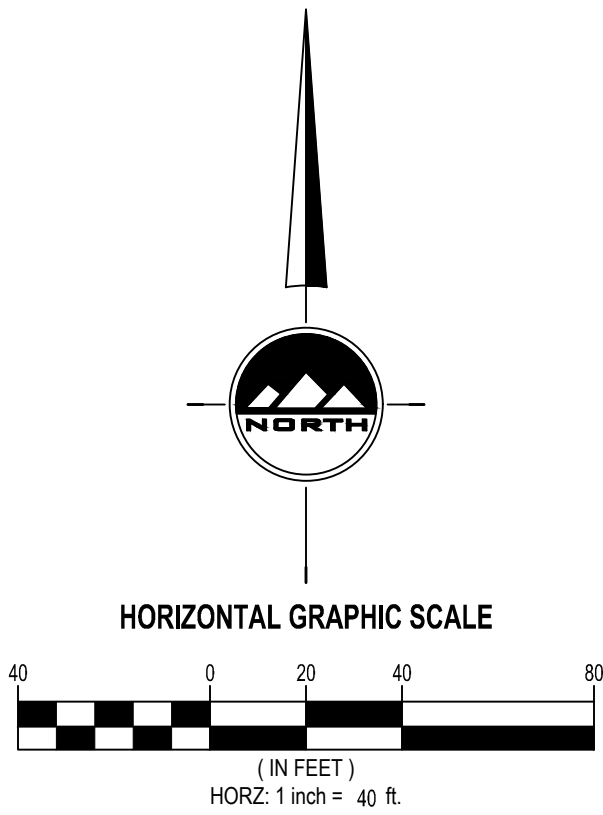


| Landscape | | | | |
|-----------|---|------------------|----------------------------|------------|
| Trees | | | | |
| Qty | Symbol | Common Name | Botanical Name | Plant Size |
| 25 |  | Bigtooth Maple | <i>Acer grandidentatum</i> | 2" Cal. |
| 26 |  | Japanese Zelkova | <i>Cercis canadensis</i> | 2" Cal. |

- 1 Install 4" deep bark mulch over weed barrier. 
- 2 Install 4" deep decorative rock over weed barrier. 
- 3 Install sod. 

General Notes:

1. Driveway locations are not exact. Landscape improvements may need to be adjusted to accommodate final driveway locations.



BENCHMARK

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'

SANDY
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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

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FOR:
GARBETT HOMS
273 EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103

CONTACT:
JACOB BALLSTAEDT
PHONE: 801.456.247

811

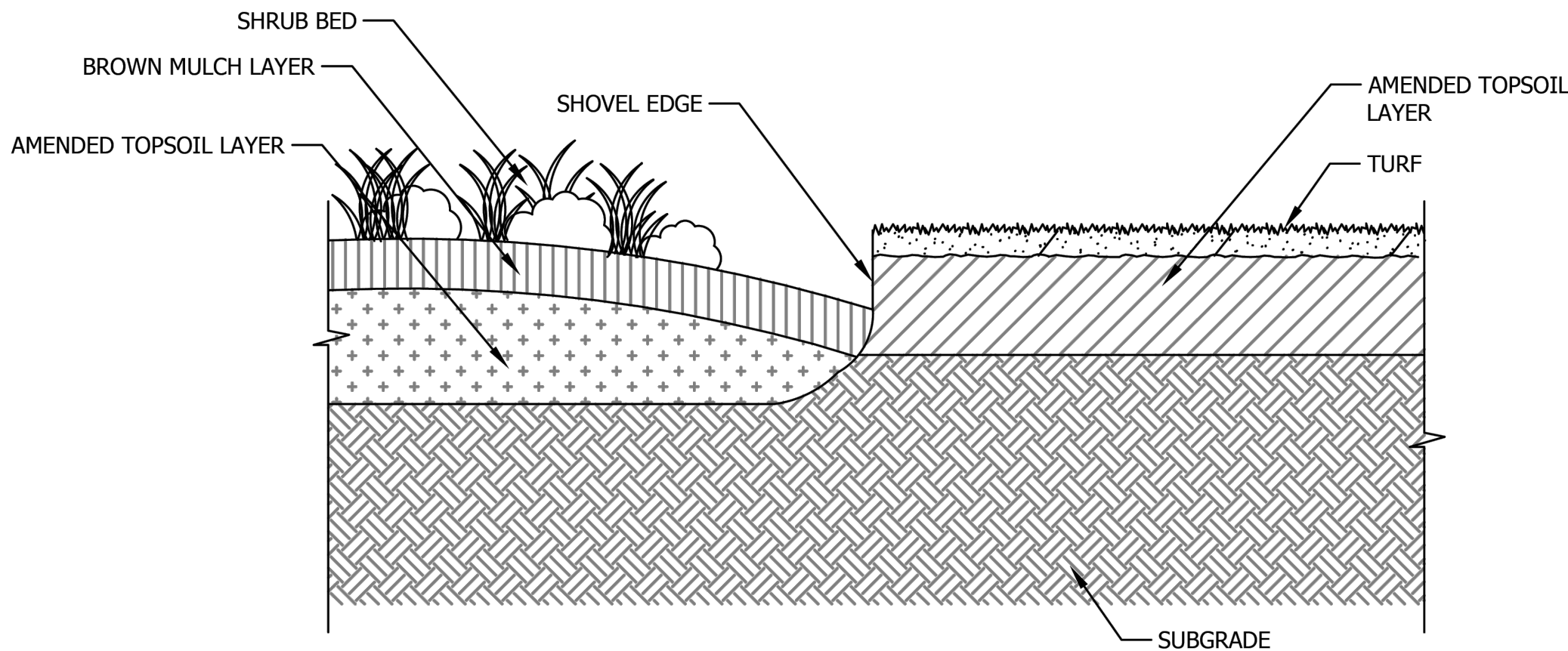
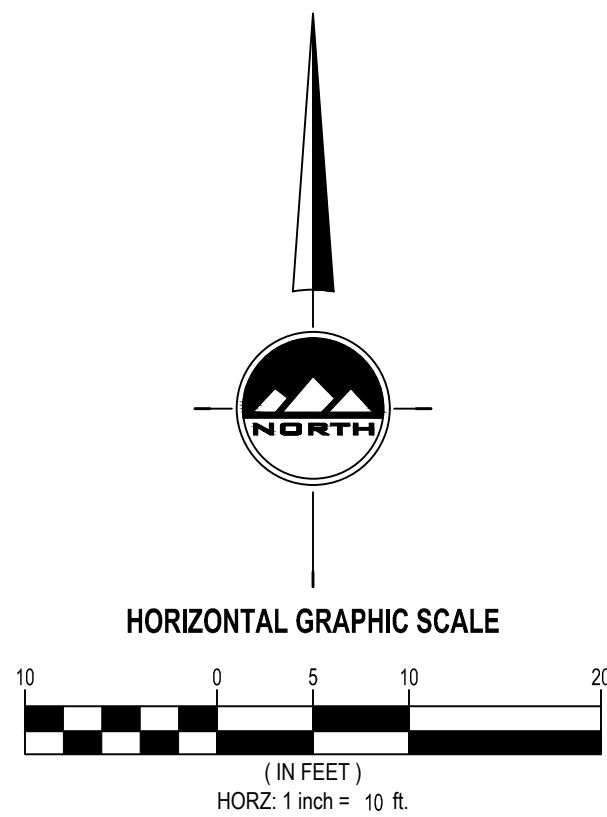
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BENCHMARK

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'

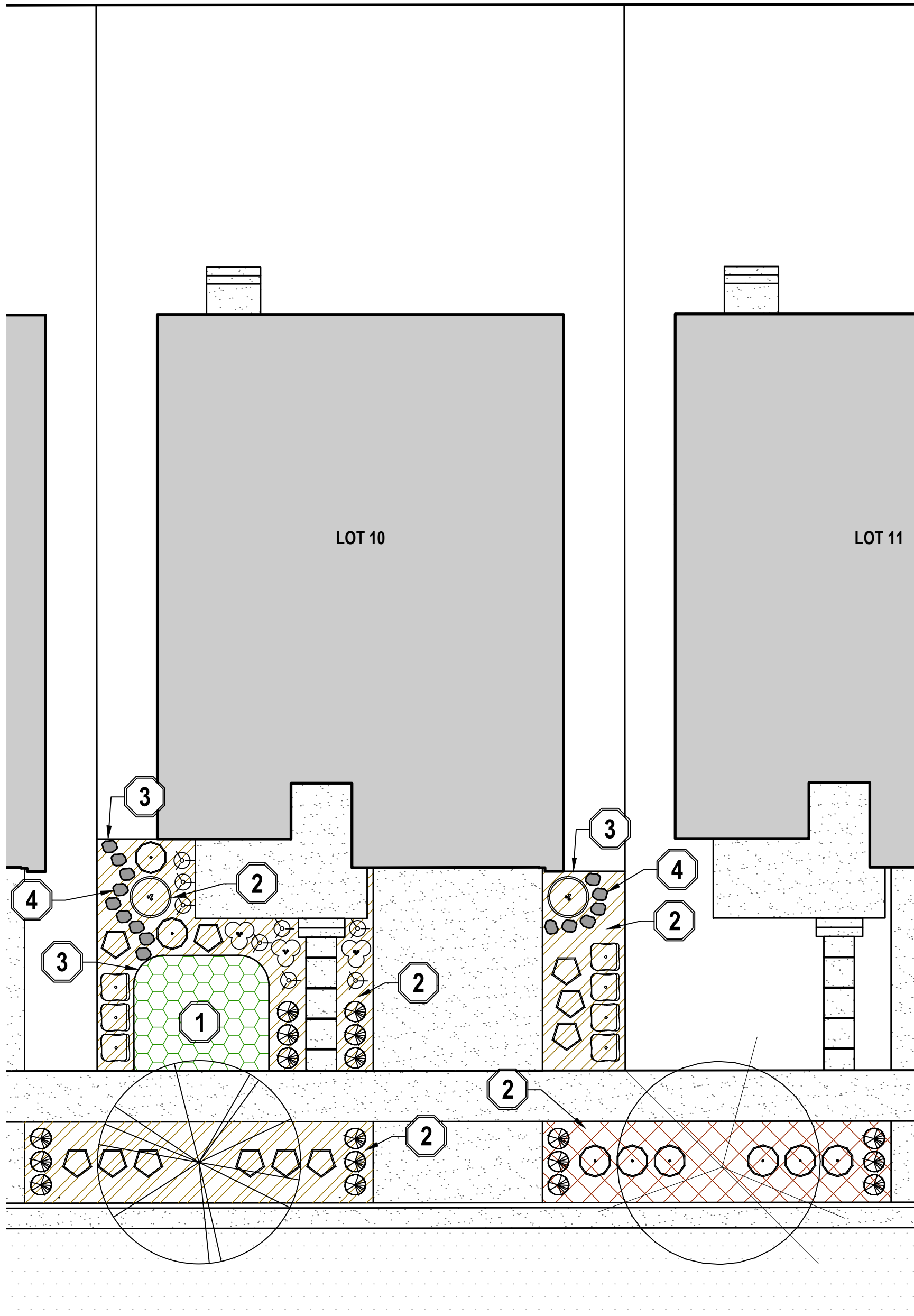


B

TURF EDGE

NOT TO SCALE

SECTION



Landscape

Trees

| Qty | Symbol | Common Name | Botanical Name | Plant Size |
|-----|--------|------------------|---------------------|------------|
| 1* | | Bigtooth Maple | Acer grandidentatum | 2" Cal. |
| 1* | | Japanese Zelkova | Cercis canadensis | 2" Cal. |

*Tree variety will vary, see Parkstrip and Street Tree Plan, L-100

Shrubs

| Qty | Symbol | Common Name | Botanical Name | Plant Size |
|-----|--------|---------------------------|---------------------------------------|------------|
| 8 | | Barberry, 'Crimson Pygmy' | Berberis thunbergii atropurpurea nana | 5 Gallon |
| 7 | | Boxwood, Littleleaf | Buxus microphylla | 5 Gallon |
| 11 | | Cinquefoil | Potentilla fruticosa 'Abbotswood' | 5 Gallon |
| 2 | | Winged Euonymus | Euonymus alatus 'Grove's Compactus' | 5 Gallon |
| 18 | | Fountain Grass | Pennisetum setaceum | 1 Gallon |

Annuals-Perennials

| Qty | Symbol | Common Name | Botanical Name | Plant Size |
|-----|--------|-------------------|--------------------------------|------------|
| 8 | | Beardtongue | Rudbeckia hirta | 1 Gallon |
| 3 | | Autumn Fire Sedum | Sedum spectabile 'Autumn Fire' | 1 Gallon |

- 1

Install sod (150 sq. ft. in lot, 280 sq. ft. in parkstrip)
- 2

In all planter bed areas, install 4" deep brown shredded bark mulch or decorative rock, see L-100 (450 sq. ft. and 275 sq. ft.)

BARK

ROCK
- 3

Turf Edge per detail B, this sheet.
- 4

Optional Pedestrian Path- Can be rock, pavers, concrete, brick, or bark mulch

General Notes:

- All quantities are shown as an aid only. It shall be the sole responsibility of the contractor for all actual quantity calculations.
- Plant common names are shown as an aid only. Use botanical name when purchasing all plant materials.
- All shrub beds require 4" min. depth of brown mulch.
- Contractor shall be responsible for any damage to underground utilities, pipes and structures.

EN SIGN

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CEDAR CITY

Phone: 435.865.1453

RICHFIELD

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FOR:

GARBETT HOMES
273 EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103

CONTACT:

JACOB BALLSTAEDT
PHONE: 801.456.2474

FIREFLY SUBDIVISION

411 EAST 8680 SOUTH
SANDY, UTAH

INTERIOR LOT LANDSCAPE PLAN (TYPICAL)

PROJECT NUMBER
13608

PRINT DATE
2025-05-30

PROJECT MANAGER
BAM

DESIGNED BY
JWS

L-101

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BENCHMARK

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'

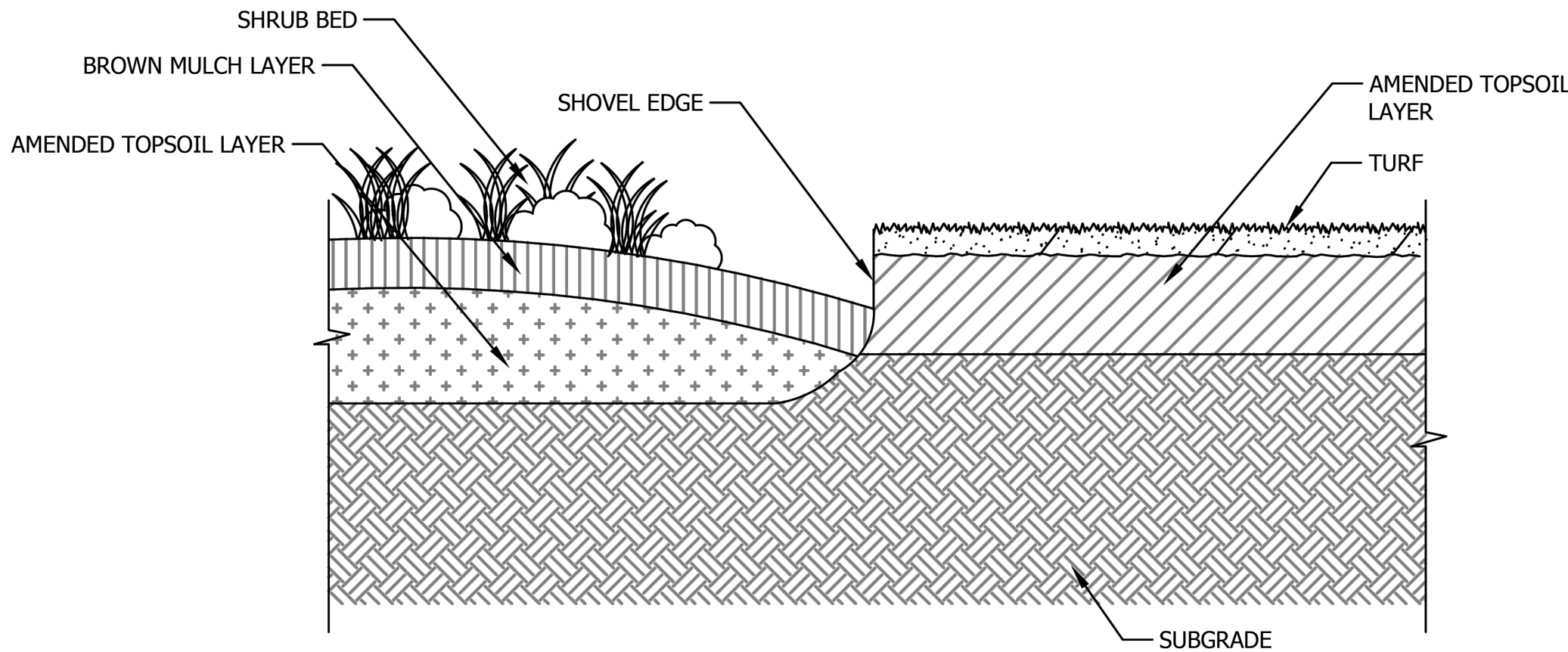
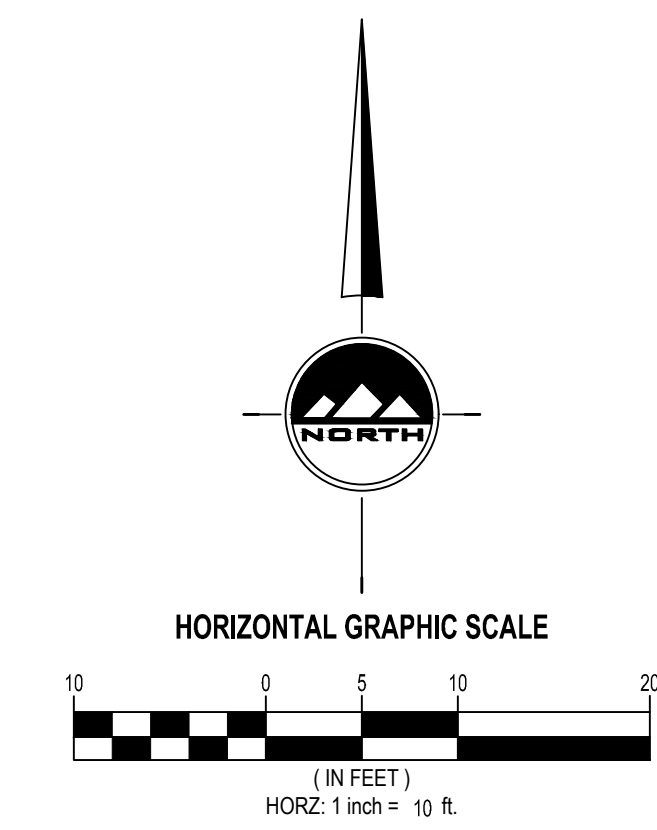
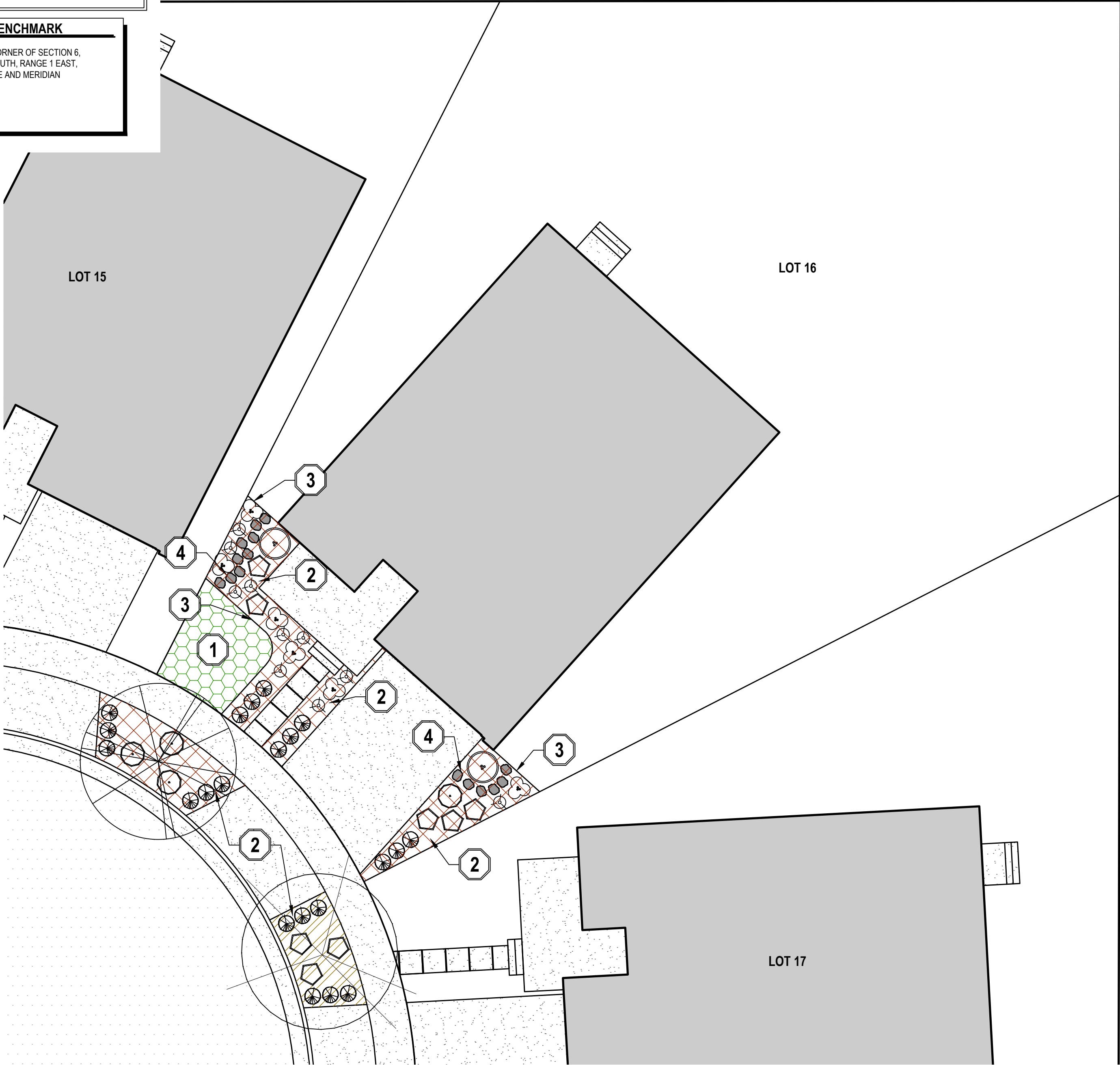
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BENCHMARK

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'



B

TURF EDGE

NOT TO SCALE

SECTION

Landscape

Trees

| Qty | Symbol | Common Name | Botanical Name | Plant Size |
|-----|--------|------------------|---------------------|------------|
| 1* | | Bigtooth Maple | Acer grandidentatum | 2" Cal. |
| 1* | | Japanese Zelkova | Cercis canadensis | 2" Cal. |

*Tree variety will vary, see Parkstrip and Street Tree Plan, L-100

Shrubs

| Qty | Symbol | Common Name | Botanical Name | Plant Size |
|-----|--------|---------------------------|---------------------------------------|------------|
| 5 | | Barberry, 'Crimson Pygmy' | Berberis thunbergii atropurpurea nana | 5 Gallon |
| 11 | | Cinquefoil | Potentilla fruticosa 'Abbotswood' | 5 Gallon |
| 2 | | Winged Euonymus | Euonymus alatus 'Grove's Compactus' | 5 Gallon |
| 21 | | Fountain Grass | Pennisetum setaceum | 1 Gallon |

Annuals-Perennials

| Qty | Symbol | Common Name | Botanical Name | Plant Size |
|-----|--------|-------------------|--------------------------------|------------|
| 10 | | Beardtongue | Rudbeckia hirta | 1 Gallon |
| 6 | | Autumn Fire Sedum | Sedum spectabile 'Autumn Fire' | 1 Gallon |

- 1

Install sod (150 sq. ft. in lot, 280 sq. ft. in parkstrip)
- 2

In all planter bed areas, install 4" deep decorative rock or brown shredded bark mulch, see L-100 (500 sq. ft. and 110 sq. ft.)

ROCK

BARK
- 3

Turf Edge per detail B, this sheet.
- 4

Optional Pedestrian Path- Can be rock, pavers, concrete, brick, or bark mulch

General Notes:

- All quantities are shown as an aid only. It shall be the sole responsibility of the contractor for all actual quantity calculations.
- Plant common names are shown as an aid only. Use botanical name when purchasing all plant materials.
- All shrub beds require 4" min. depth of brown mulch.
- Contractor shall be responsible for any damage to underground utilities, pipes and structures.

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BENCHMARK

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'

PROJECT NUMBER
13608

PROJECT MANAGER
BAM

PRINT DATE
2025-05-30

DESIGNED BY
JWS

BENCHMARK

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'

FIREFLY SUBDIVISION

THE STANDARD IN ENGINEERING

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FOR:
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273 EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103

CONTACT:
JACOB BALLSTAEDT
PHONE: 801.456.2474

411 EAST 8680 SOUTH
SANDY, UTAH

CUL-DE-SAC LOT
LANDSCAPE PLAN
(TYPICAL)

PROJECT NUMBER
13608

PROJECT MANAGER
BAM

PRINT DATE
2025-05-30

DESIGNED BY
JWS

L-102

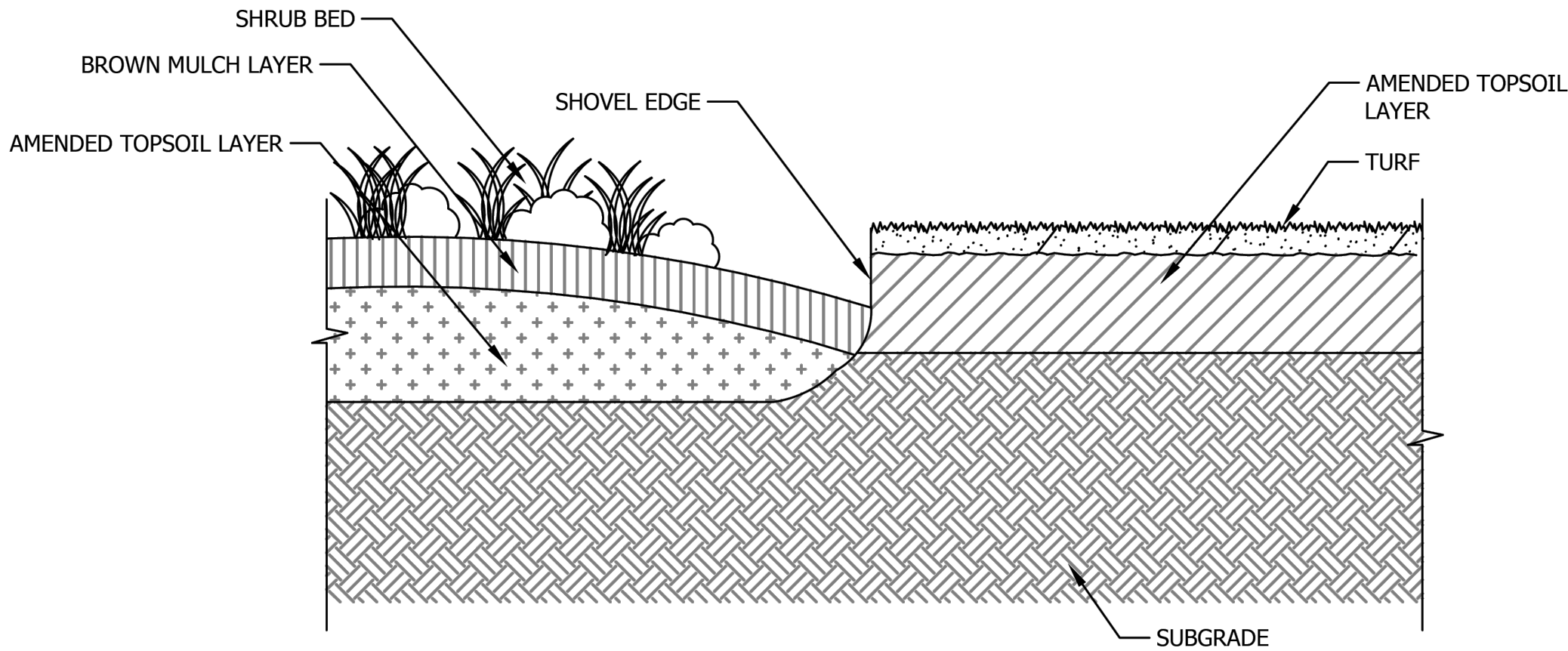
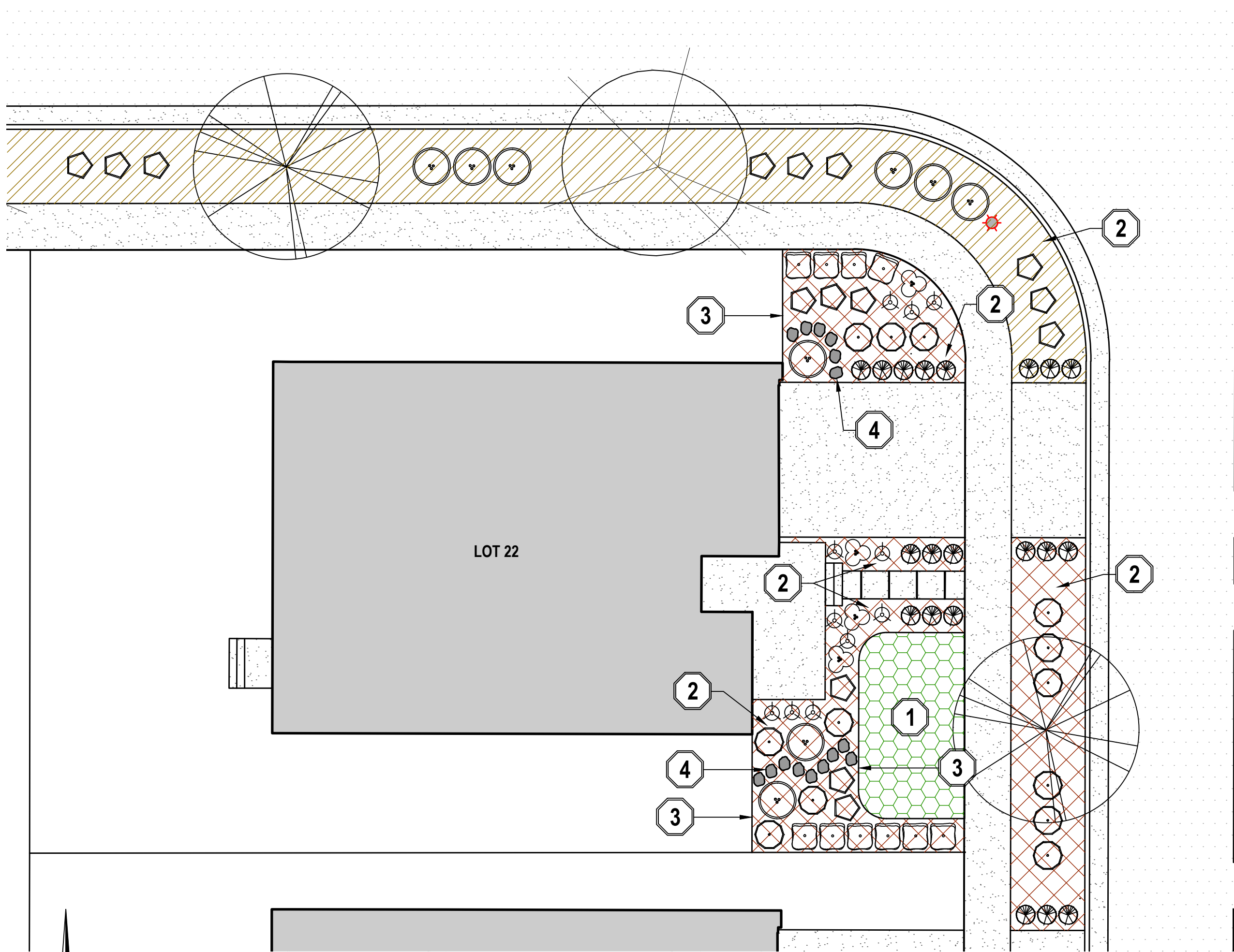
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SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'



B TURF EDGE
NOT TO SCALE
SECTION

Landscape

Trees

| Qty | Symbol | Common Name | Botanical Name | Plant Size |
|-----|--------|------------------|---------------------|------------|
| 1* | | Bigtooth Maple | Acer grandidentatum | 2" Cal. |
| 1* | | Japanese Zelkova | Cercis canadensis | 2" Cal. |

*Tree variety will vary, see Parkstrip and Street Tree Plan, L-100

Shrubs

| Qty | Symbol | Common Name | Botanical Name | Plant Size |
|-----|--------|---------------------------|---------------------------------------|------------|
| 13 | | Barberry, 'Crimson Pygmy' | Berberis thunbergii atropurpurea nana | 5 Gallon |
| 10 | | Boxwood, Littleleaf | Buxus microphylla | 5 Gallon |
| 15 | | Cinquefoil | Potentilla fruticosa 'Abbotswood' | 5 Gallon |
| 9 | | Winged Euonymus | Euonymus alatus 'Grove's Compactus' | 5 Gallon |
| 20 | | Fountain Grass | Pennisetum setaceum | 1 Gallon |

Annuals-Perennials

| Qty | Symbol | Common Name | Botanical Name | Plant Size |
|-----|--------|-------------------|--------------------------------|------------|
| 11 | | Beardtongue | Rudbeckia hirta | 1 Gallon |
| 4 | | Autumn Fire Sedum | Sedum spectabile 'Autumn Fire' | 1 Gallon |

- 1 Install sod (150 sq. ft. in lot, 280 sq. ft. in parkstrip)
- 2 In all planter bed areas, install 4" deep brown shredded bark mulch or decorative rock, see L-100 (450 sq. ft. and 960 sq. ft.)
- 3 Turf Edge per detail B, this sheet.
- 4 Optional Pedestrian Path- Can be rock, pavers, concrete, brick, or bark mulch

General Notes:

1. All quantities are shown as an aid only. It shall be the sole responsibility of the contractor for all actual quantity calculations.
2. Plant common names are shown as an aid only. Use botanical name when purchasing all plant materials.
3. All shrub beds require 4" min. depth of brown mulch.
4. Contractor shall be responsible for any damage to underground utilities, pipes and structures.

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RICHFIELD

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FOR:

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273 EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103

CONTACT:

JACOB BALLSTAEDT
PHONE: 801.456.2474

FIREFLY SUBDIVISION

411 EAST 8680 SOUTH
SANDY, UTAH

CORNER LOT
LANDSCAPE PLAN
(TYPICAL)

PROJECT NUMBER
13608
PROJECT MANAGER
BAM
PRINT DATE
2025-05-30
DESIGNED BY
JWS

L-103

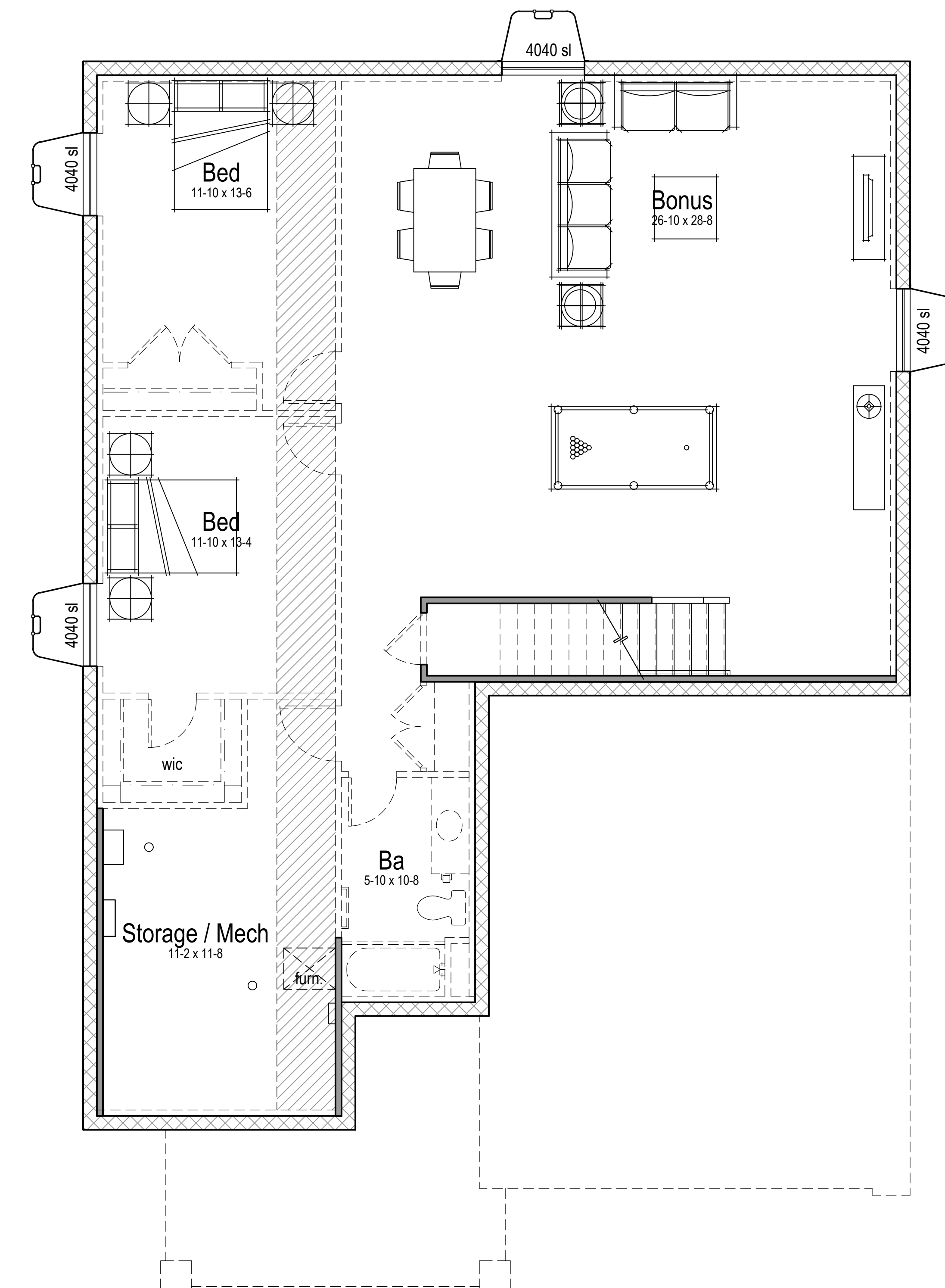
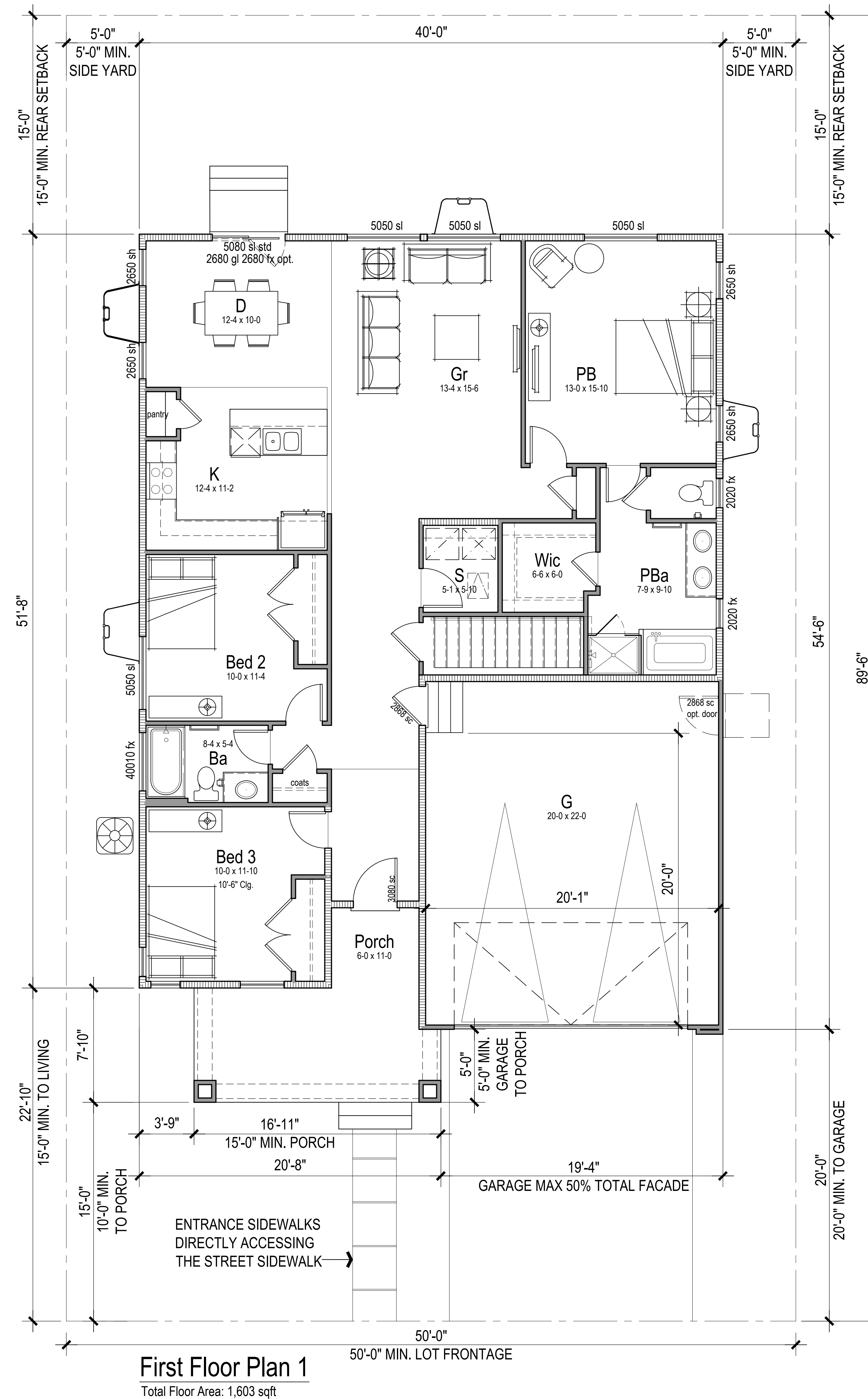
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BENCHMARK

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEV = 4414.39'





Front

A
STYLE "1A"



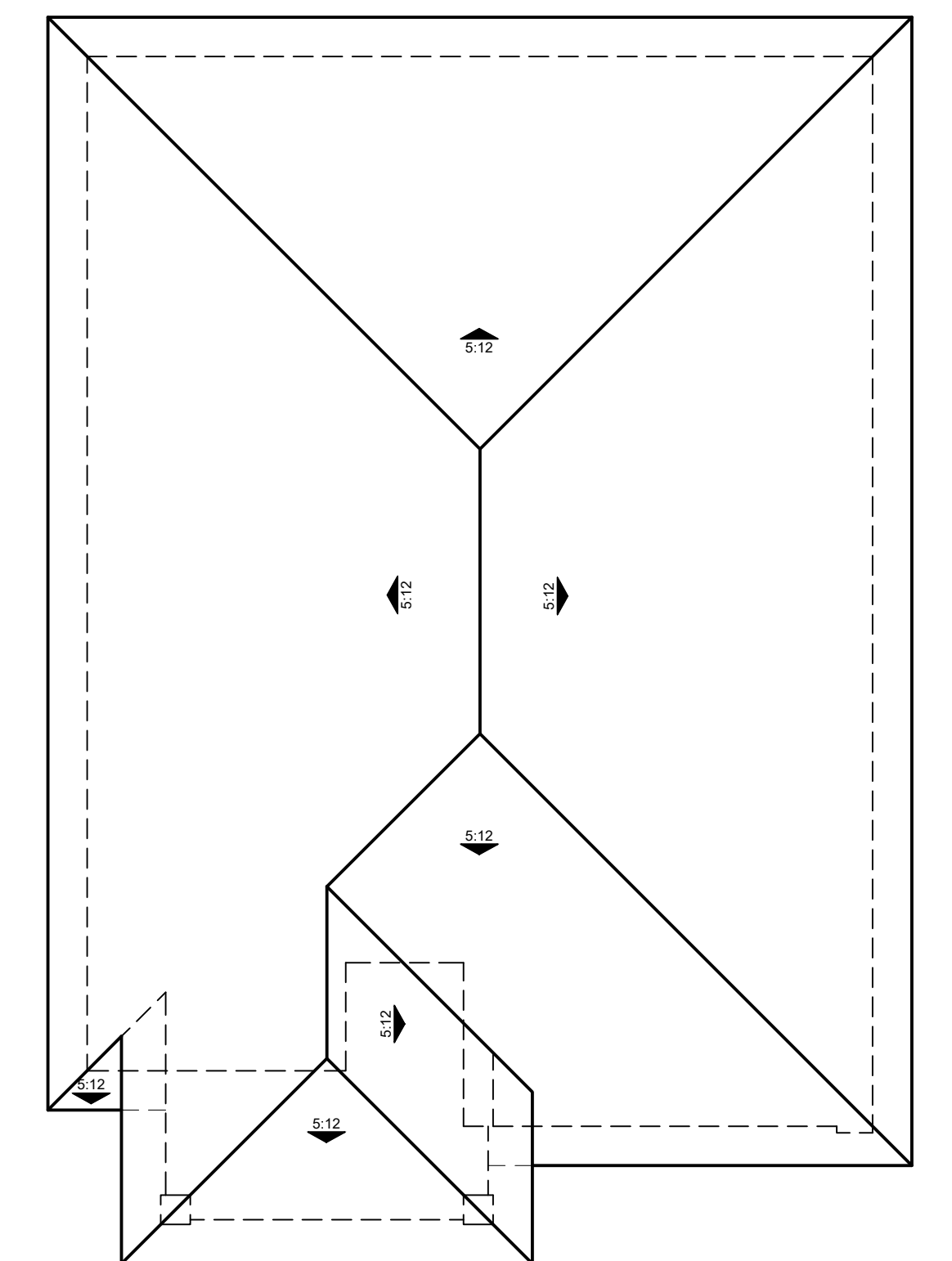
Right



Rear



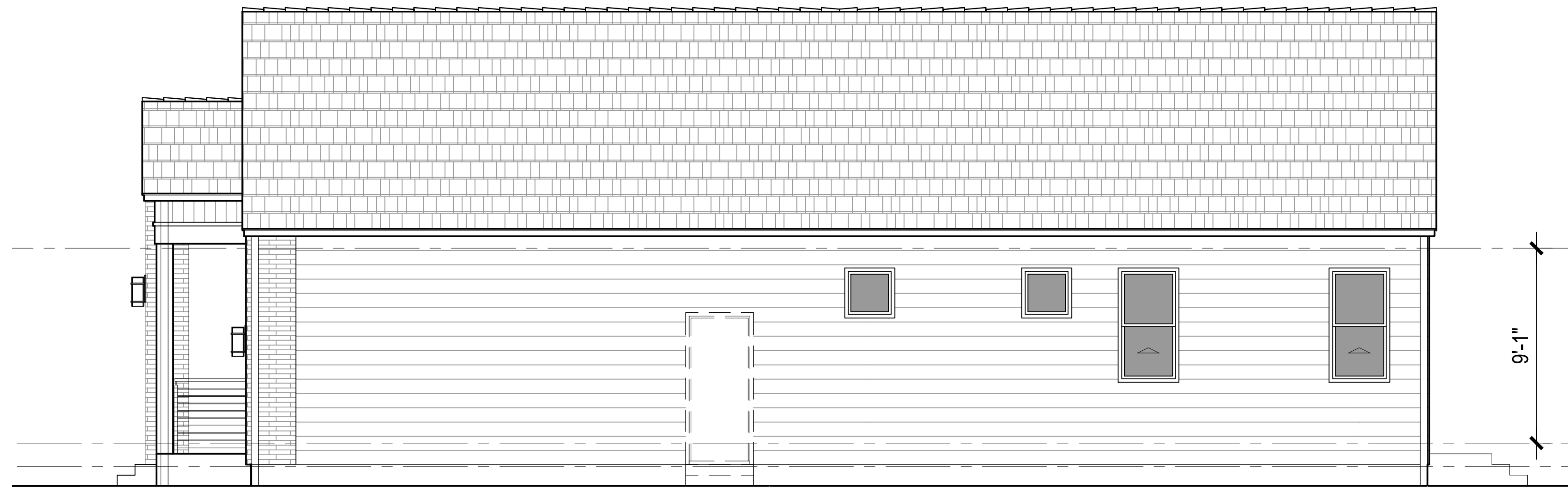
Left



ROOF PLAN 1A
SCALE: $\frac{1}{4}$ "=1'-0"



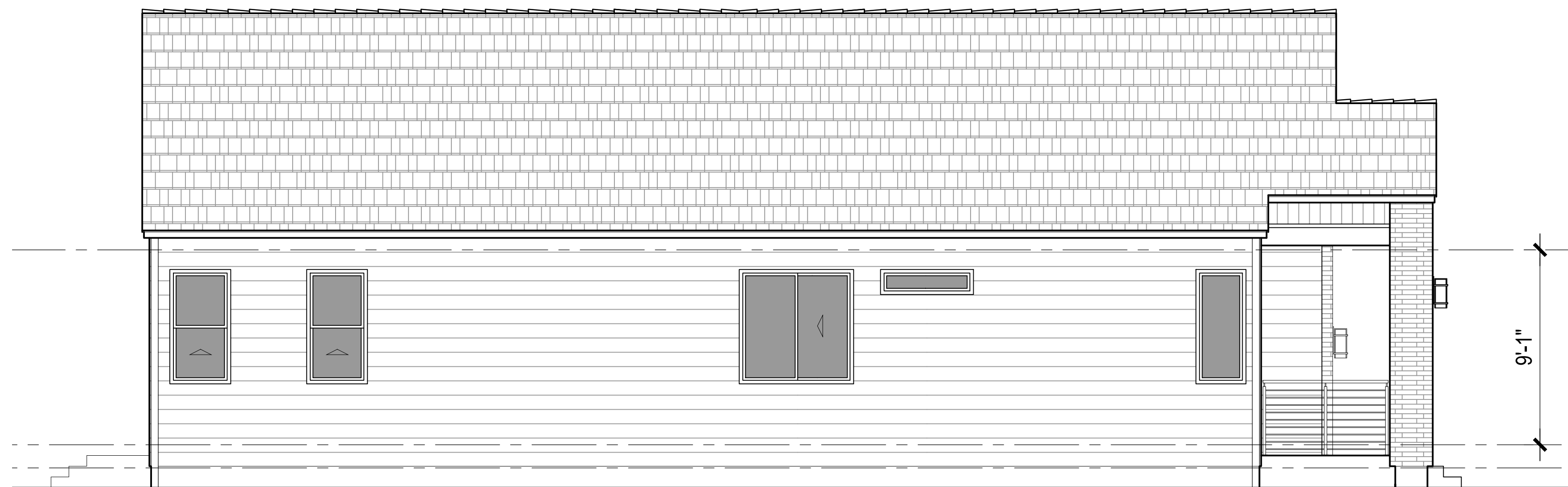
STYLE "1B"



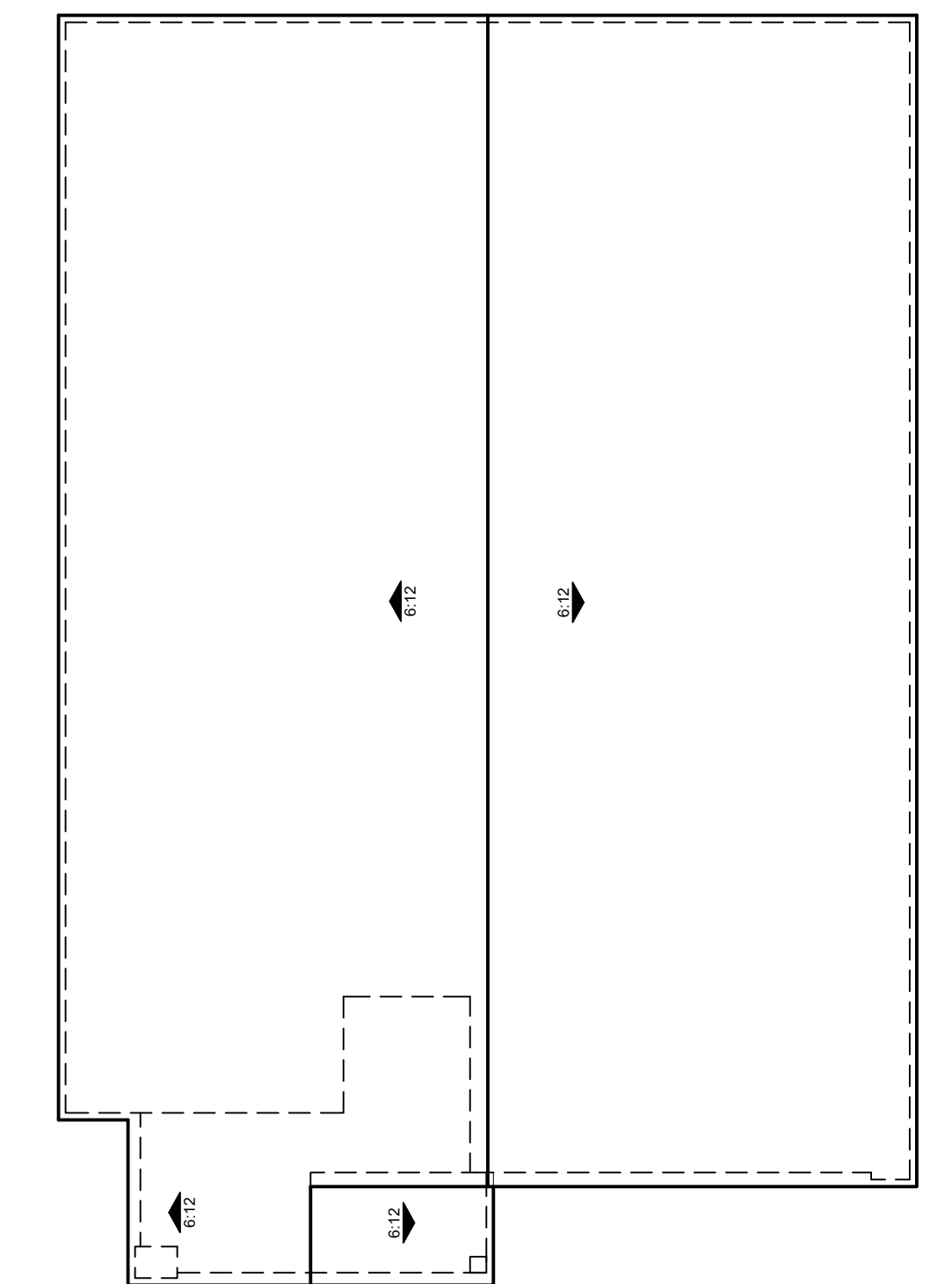
Right



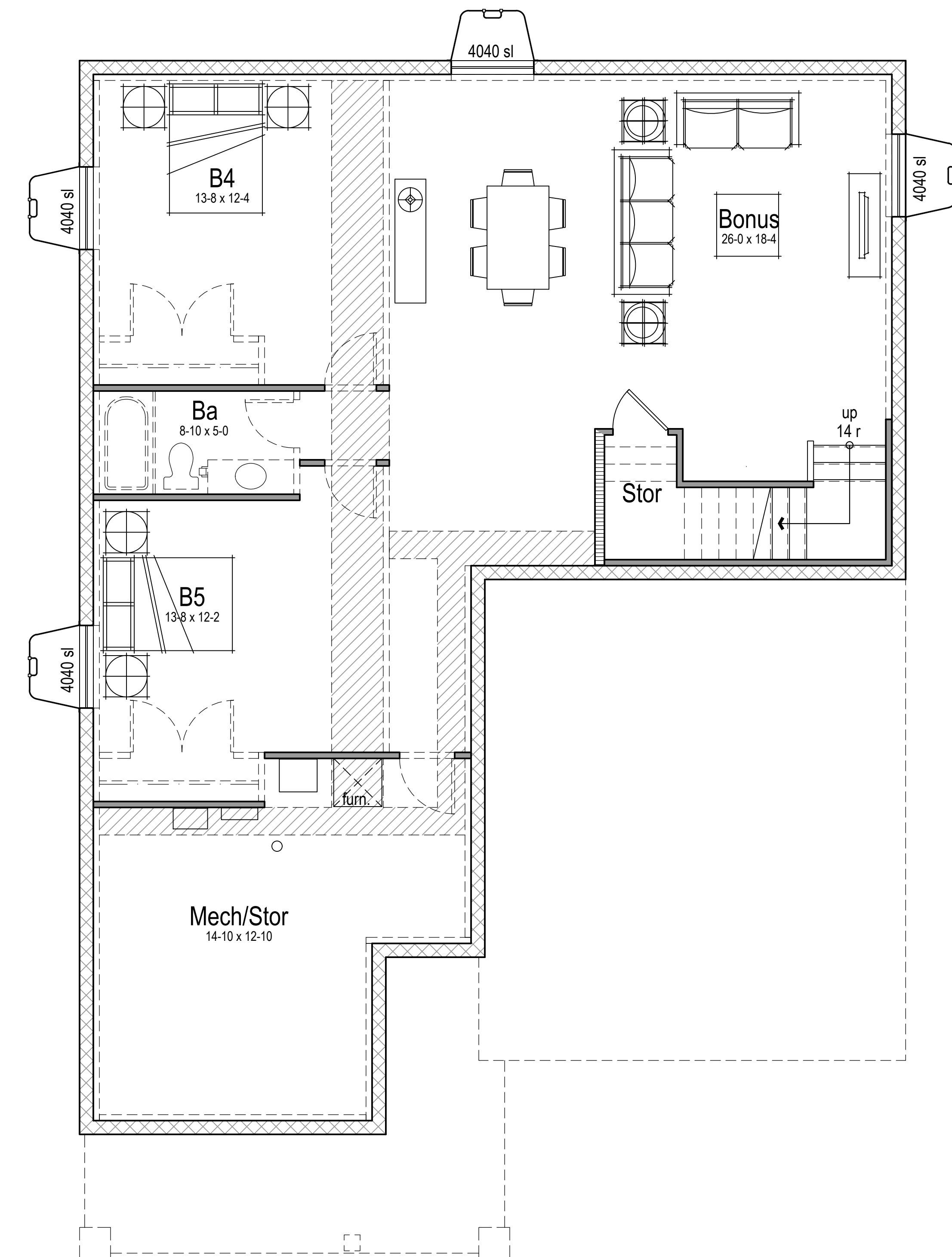
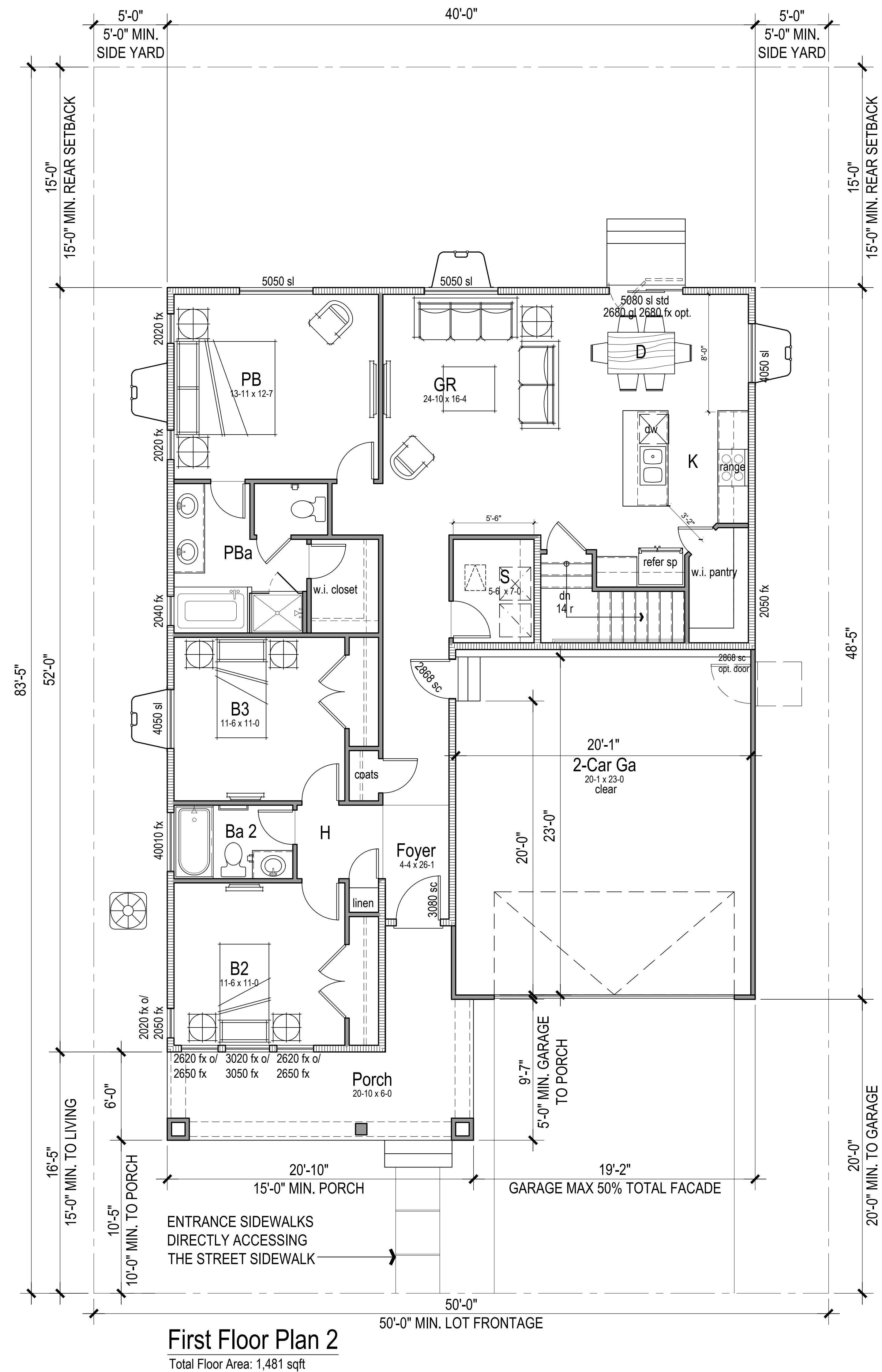
Rear



Left

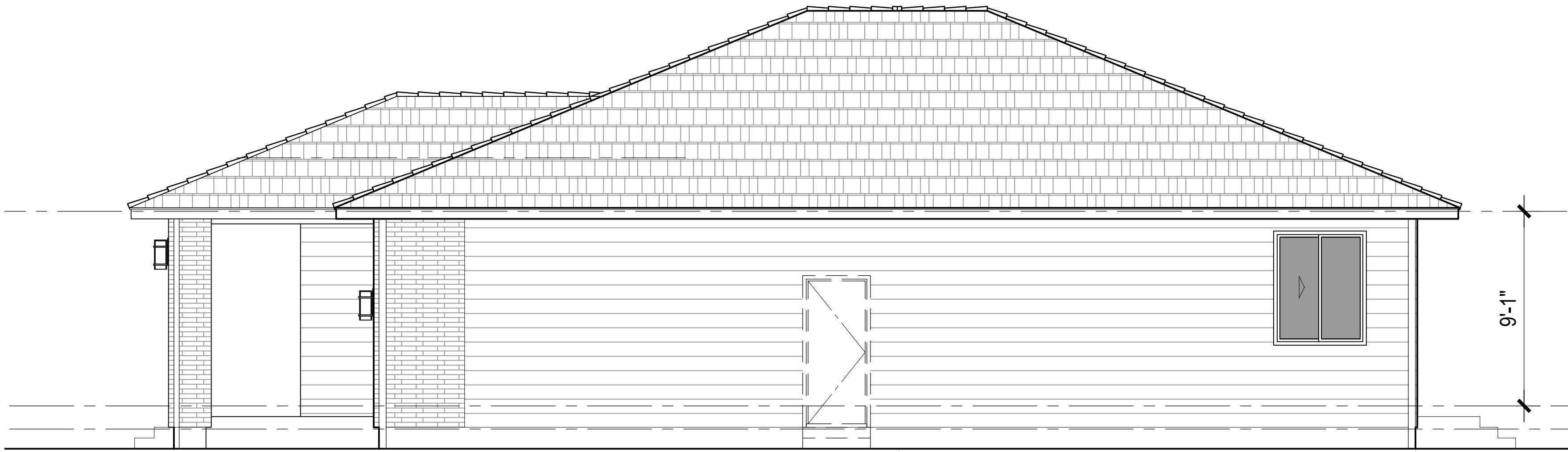


ROOF PLAN 1B
SCALE: $\frac{1}{4}$ " = 1'-0"





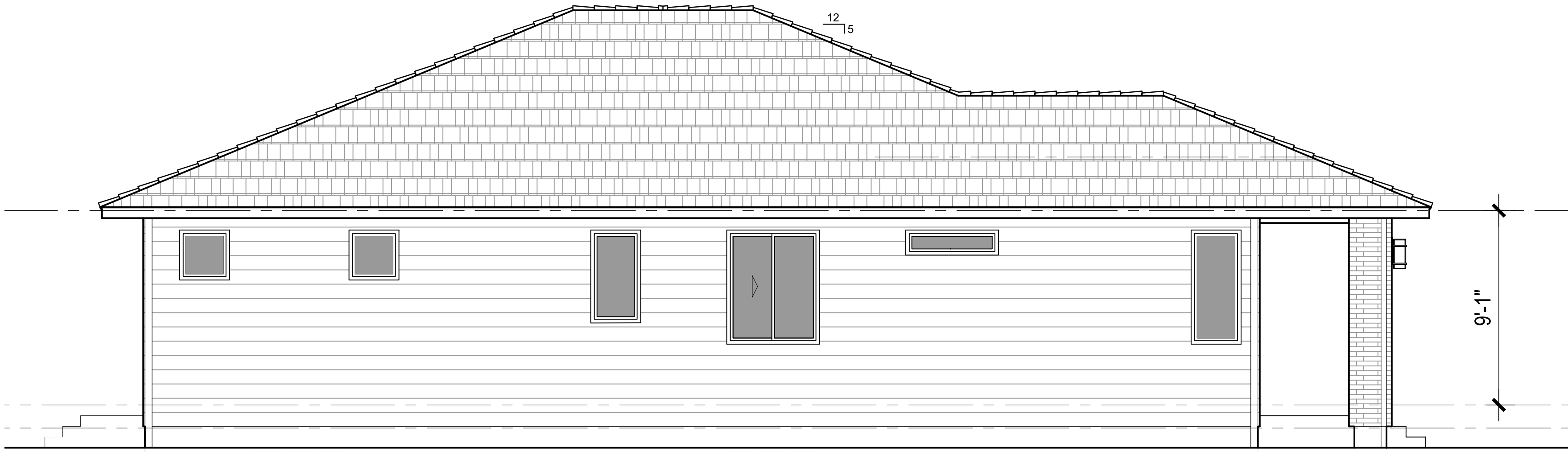
STYLE "2A"



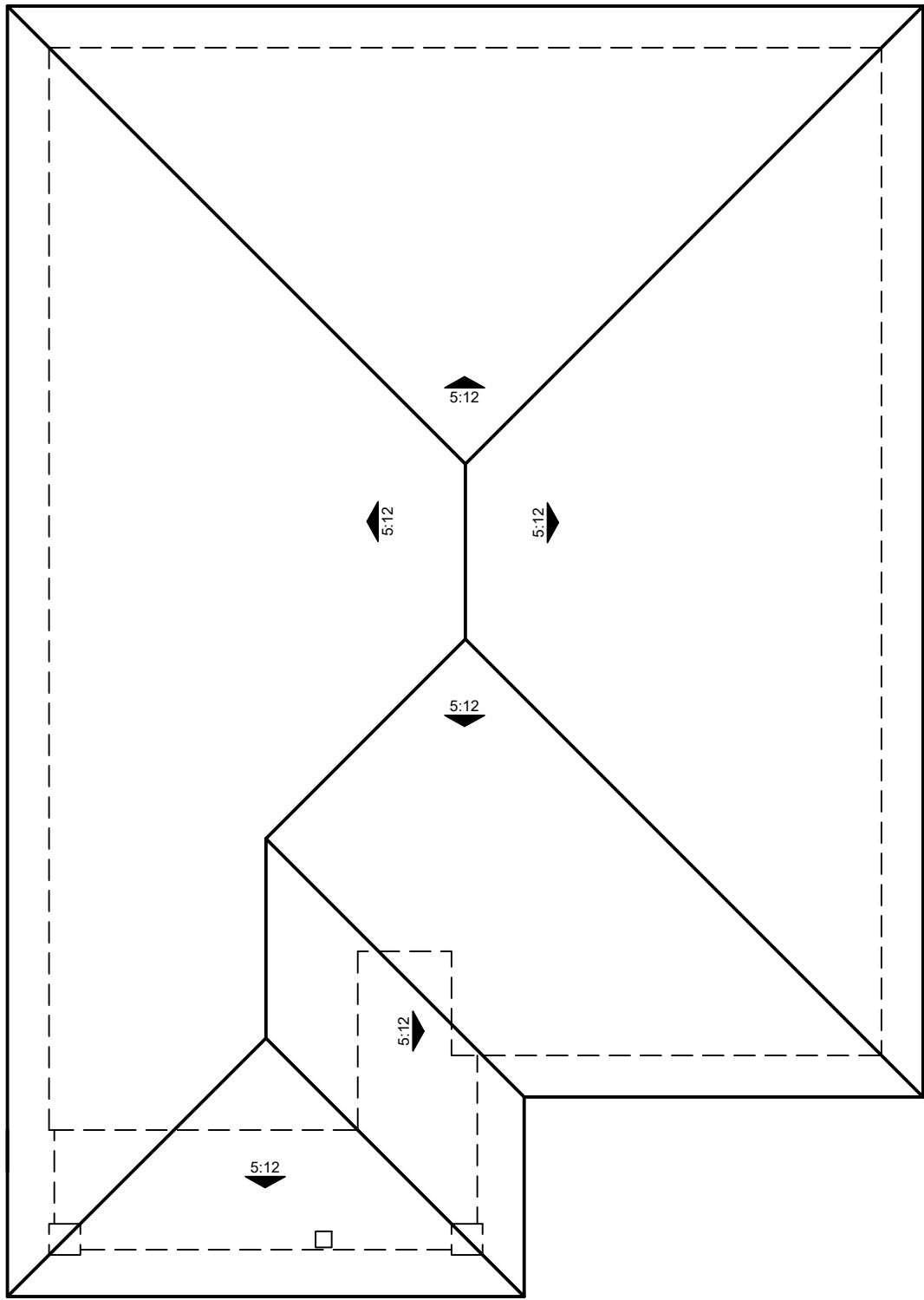
Right



Rear



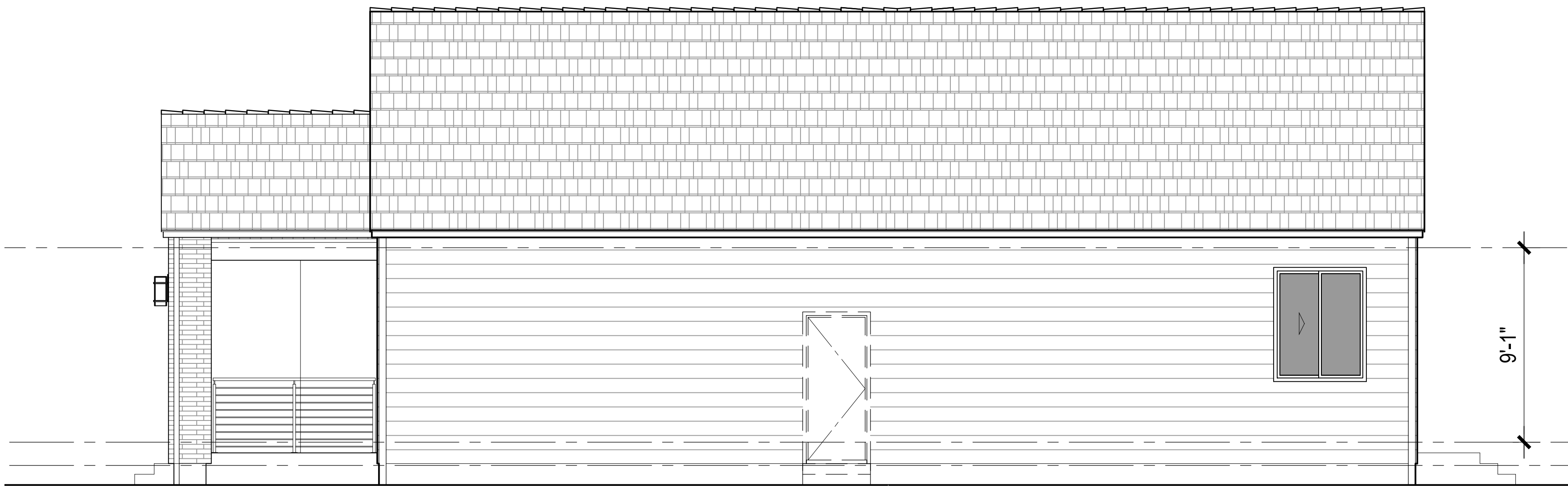
Left



ROOF PLAN 2A
SCALE: 1/4"=1'-0"
Roof Plan
Scale: 3/8"=1'-0"



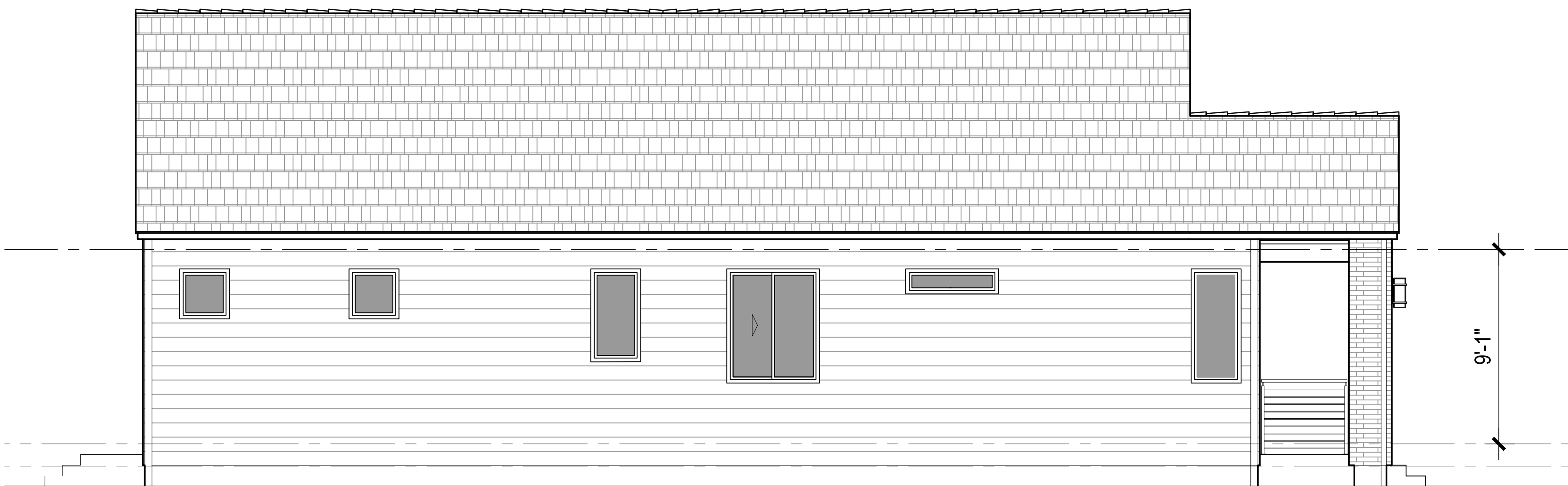
STYLE "2B"



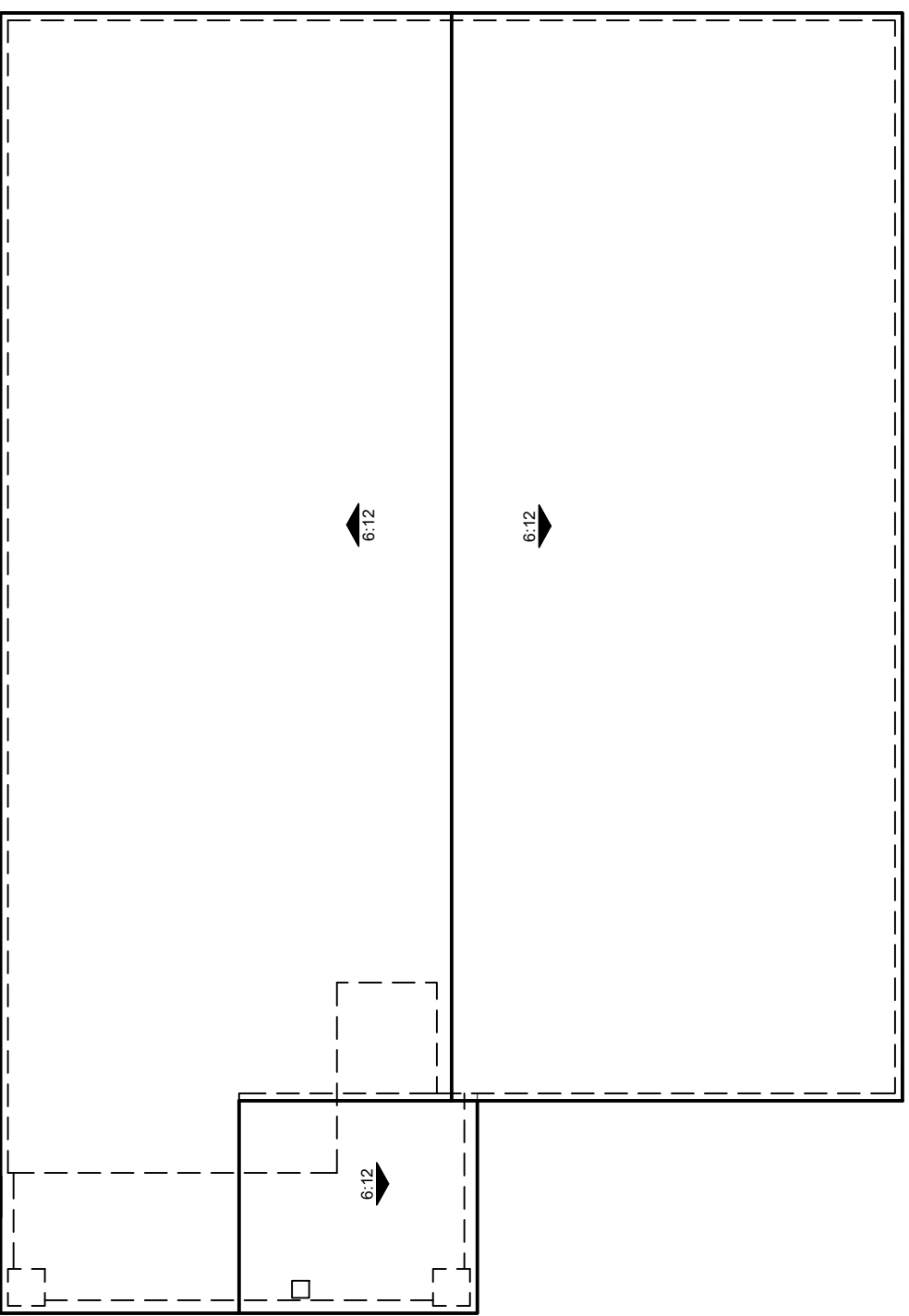
Right



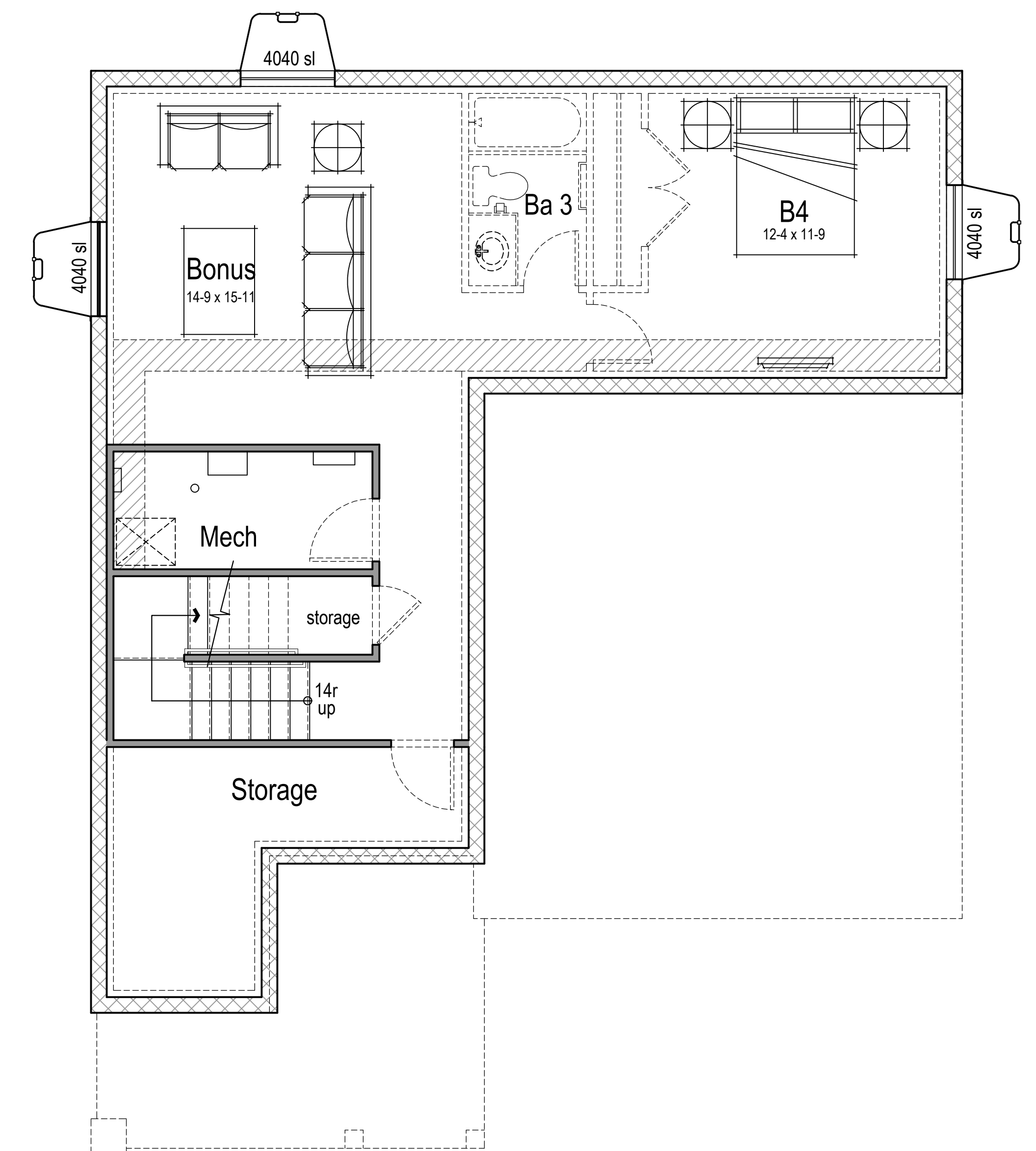
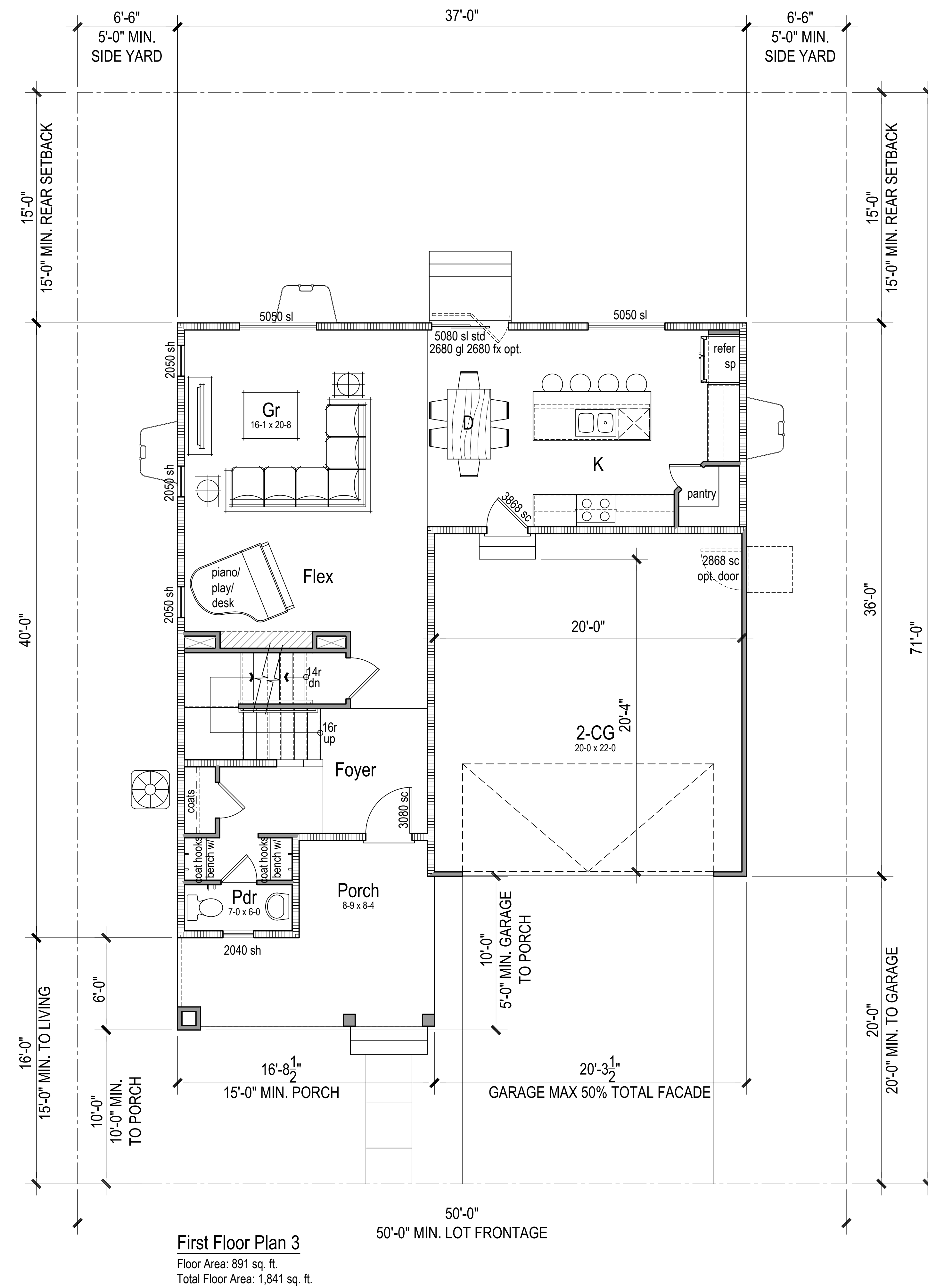
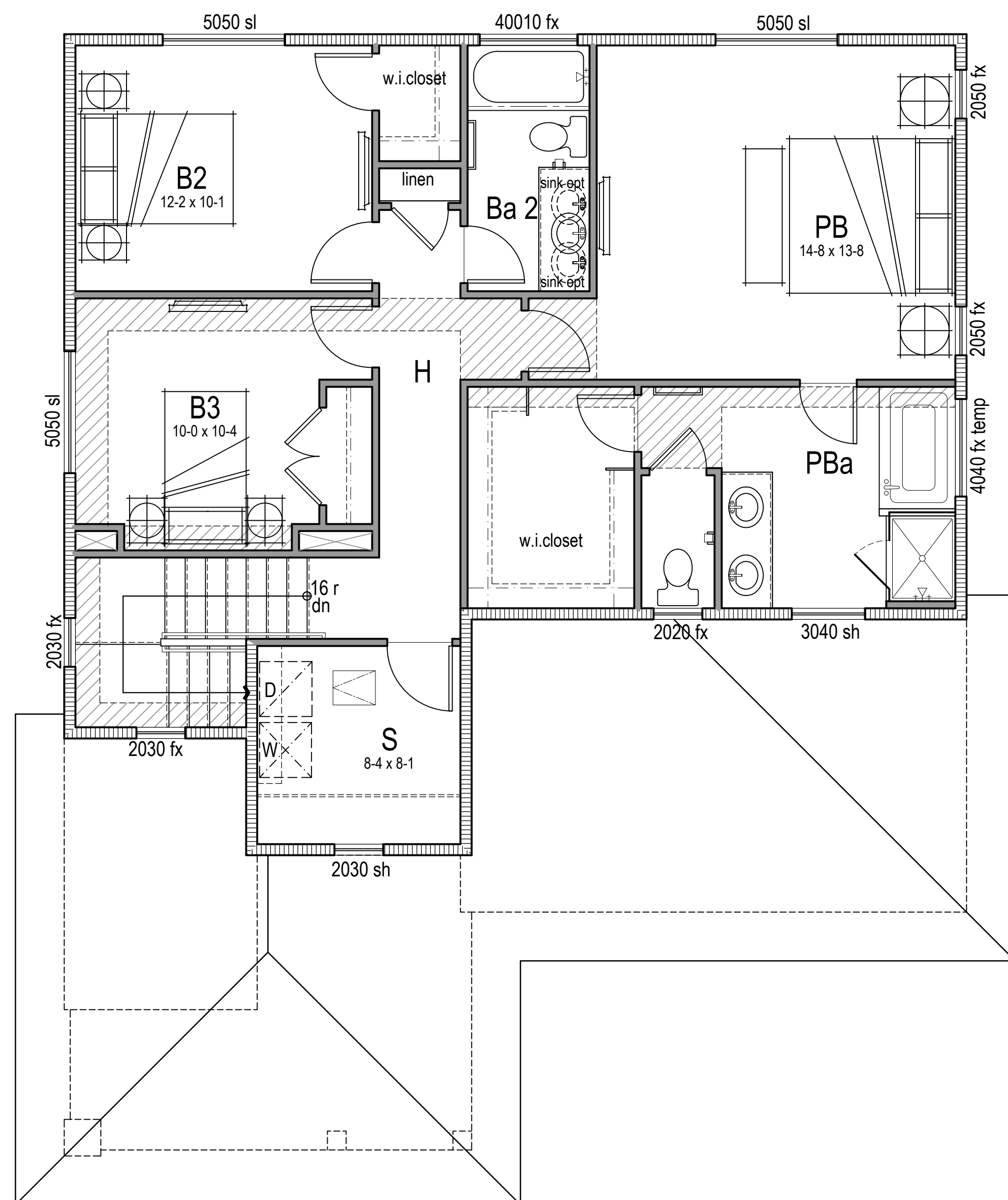
Rear

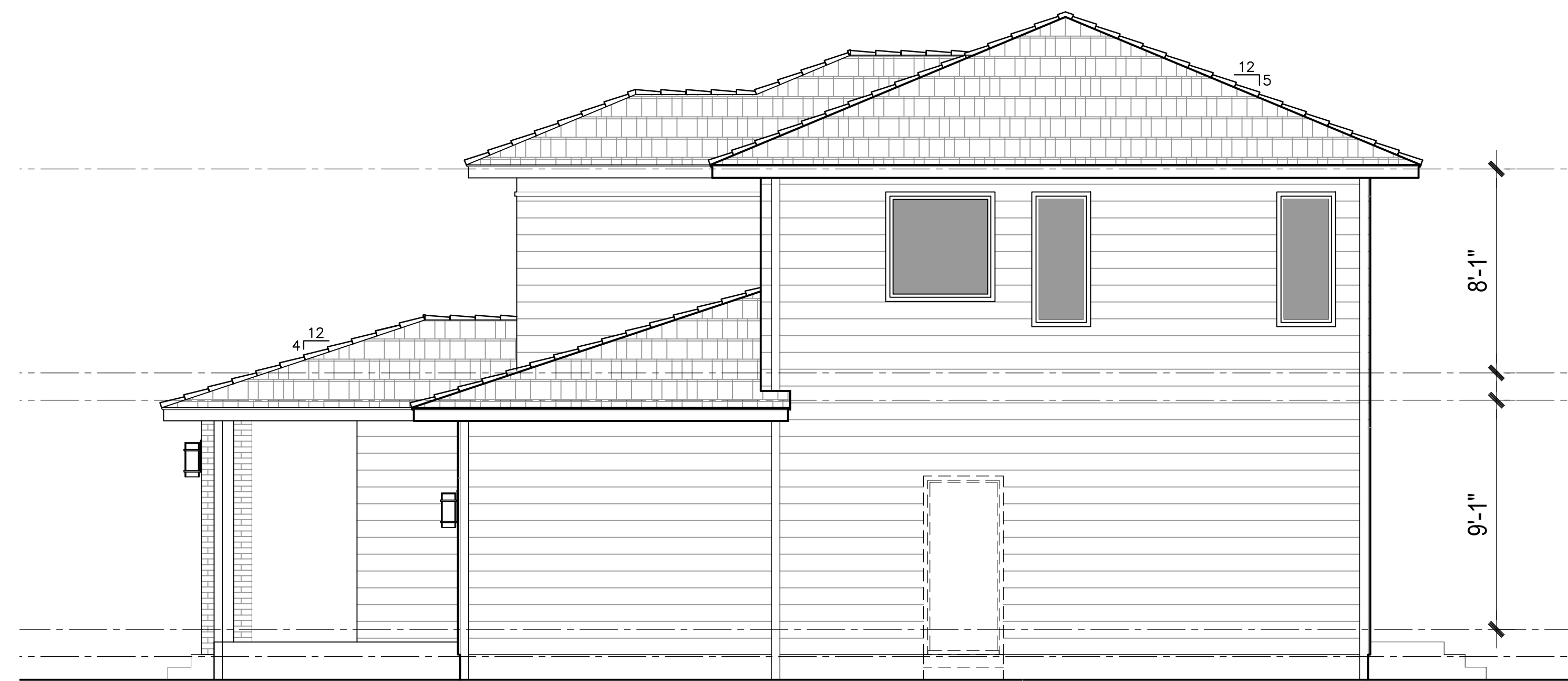


Left



ROOF PLAN 2B
SCALE: 1/4"=1'-0"



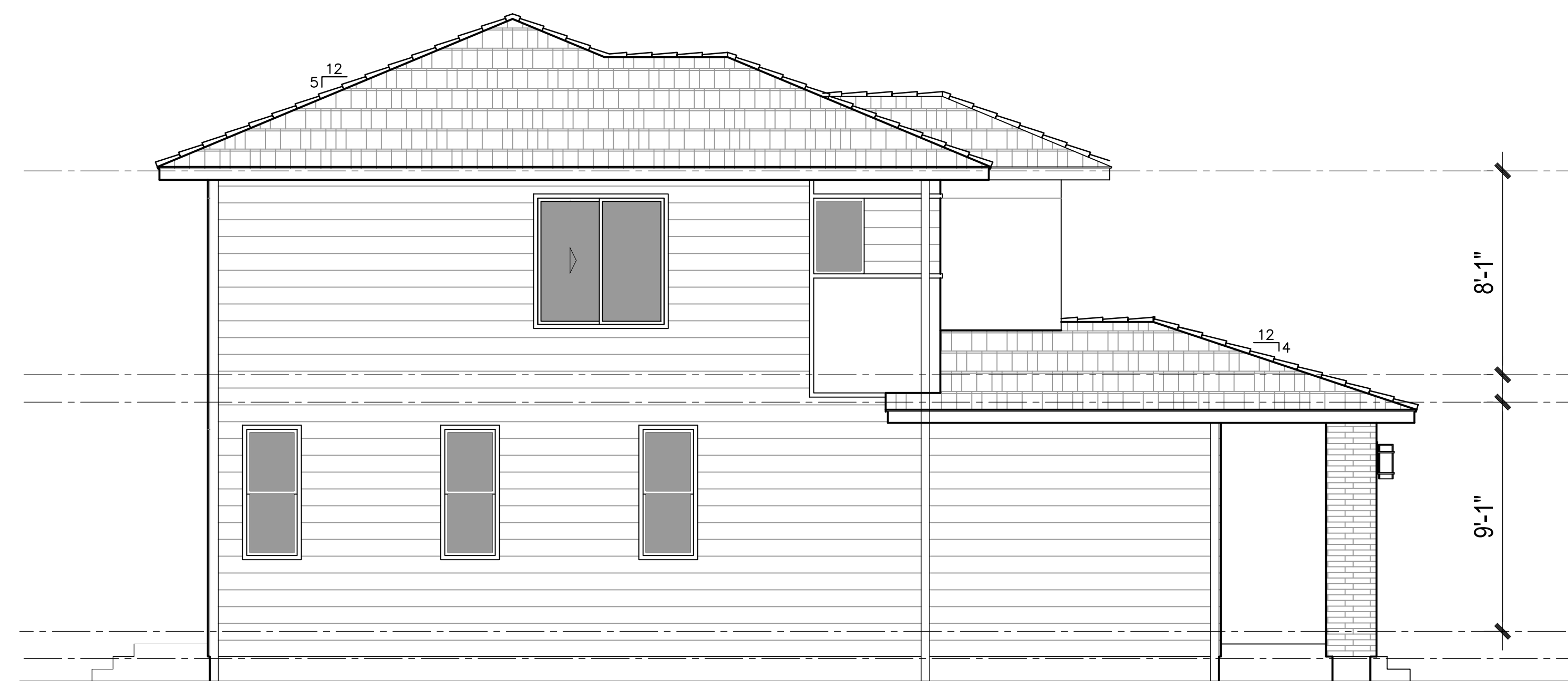


Right

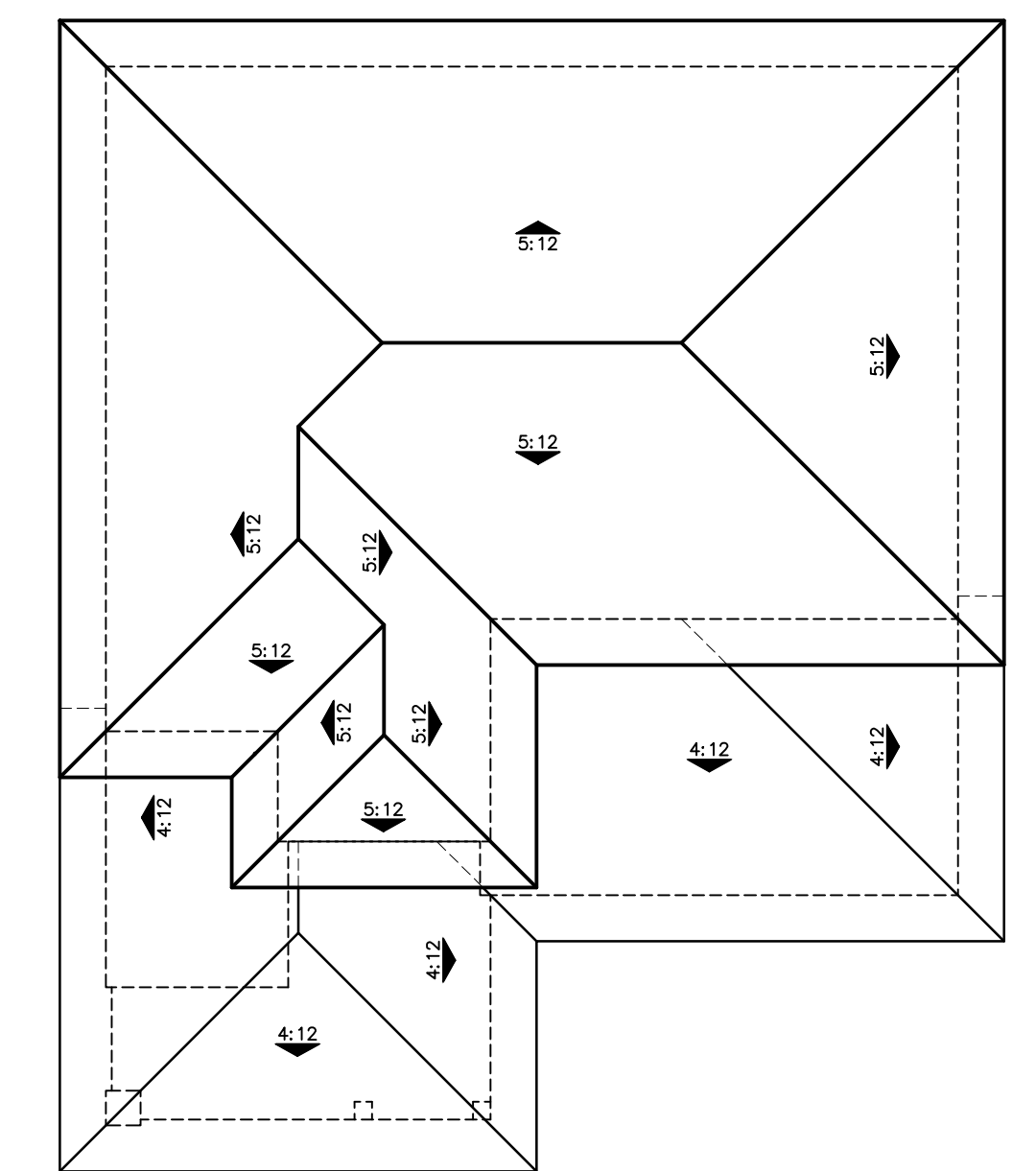
STYLE "3A"



Rear



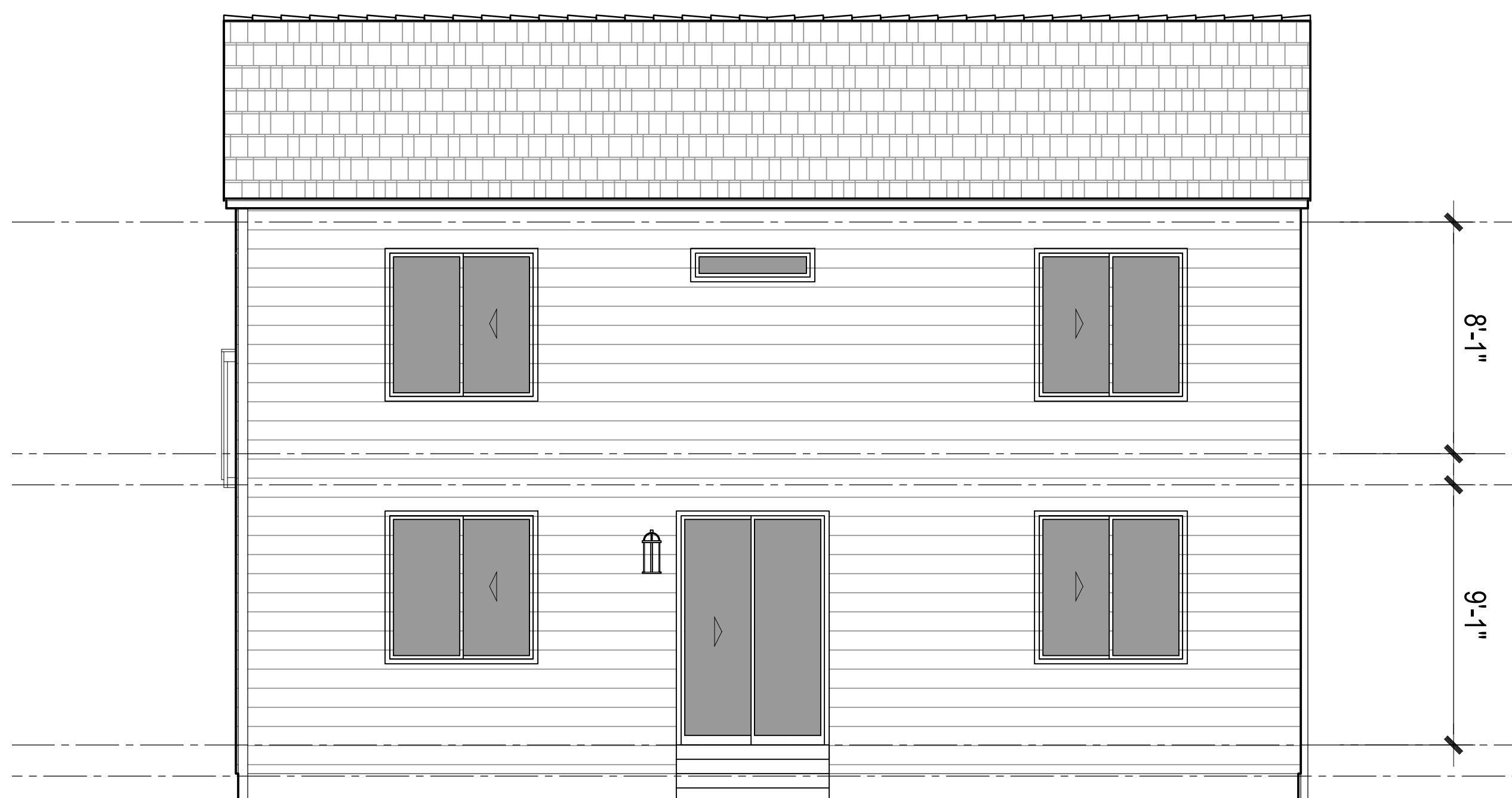
Left



ROOF PLAN 3A
SCALE: $\frac{1}{4}$ "=1'-0"



STYLE "3B"



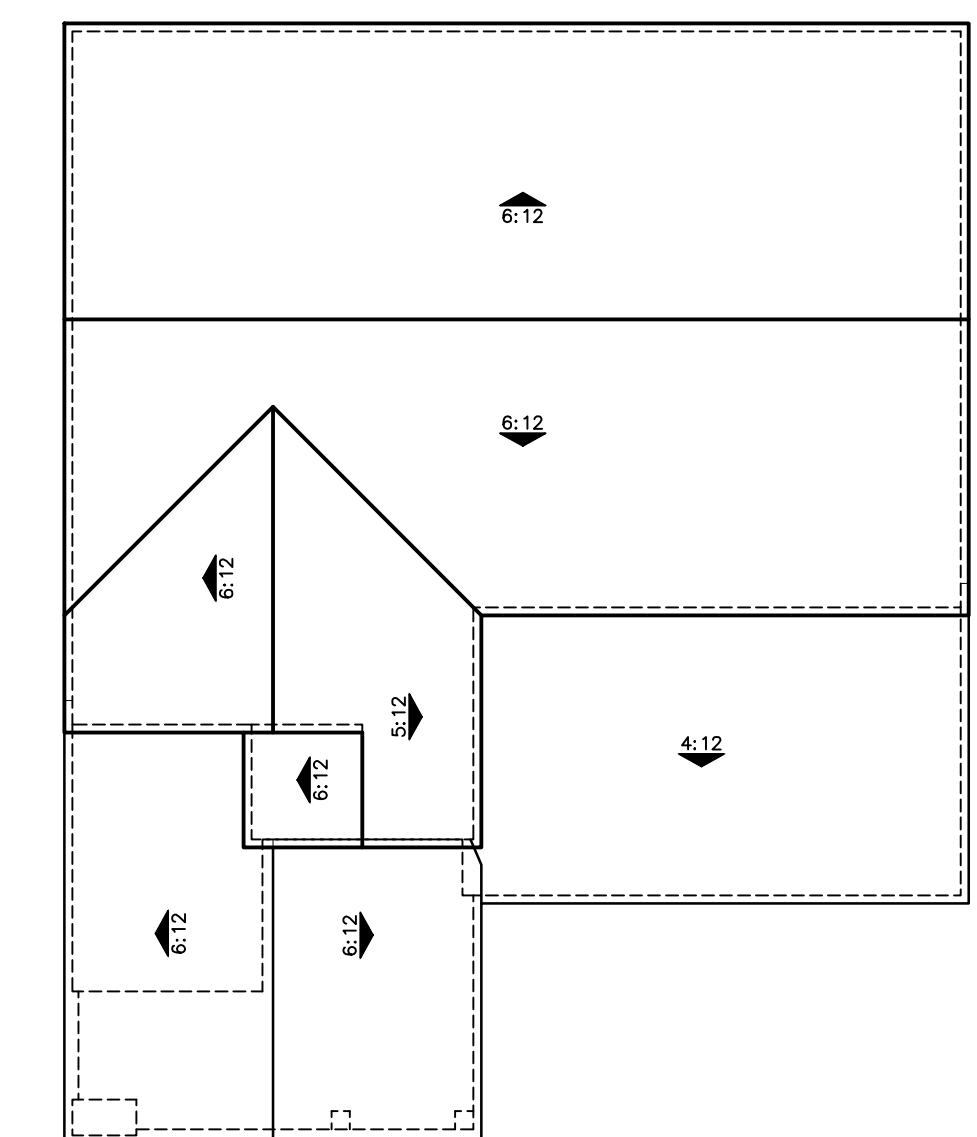
Rear



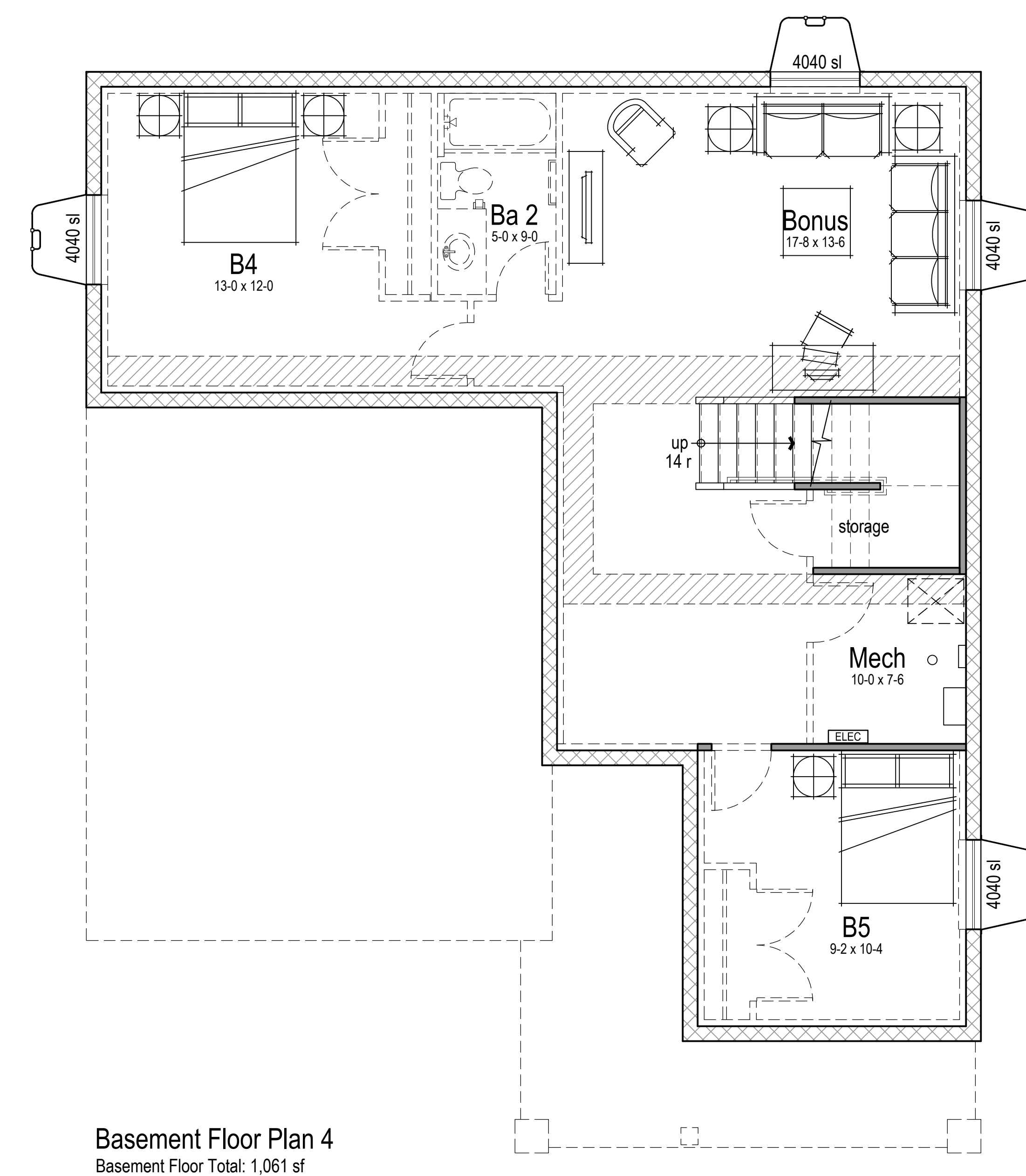
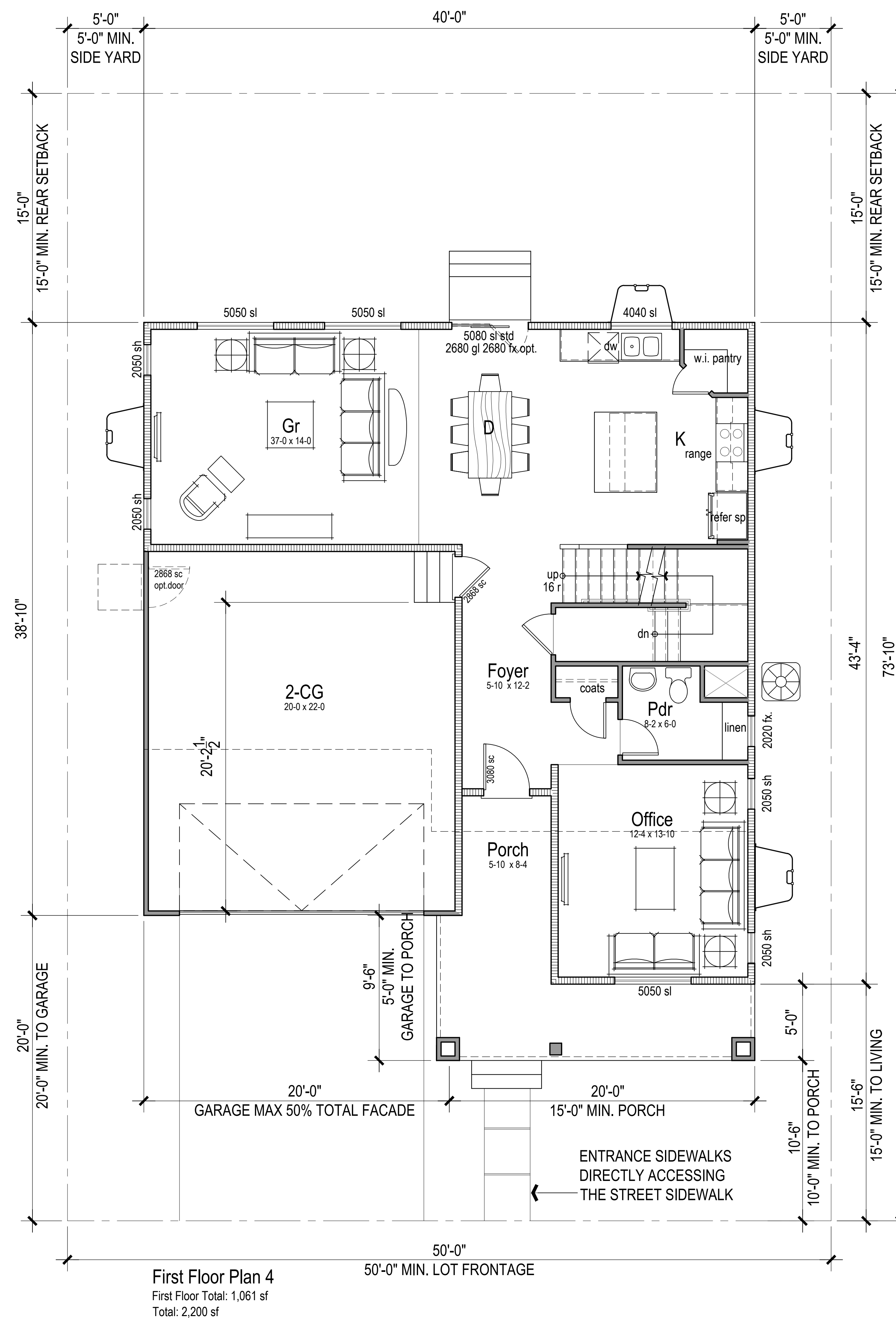
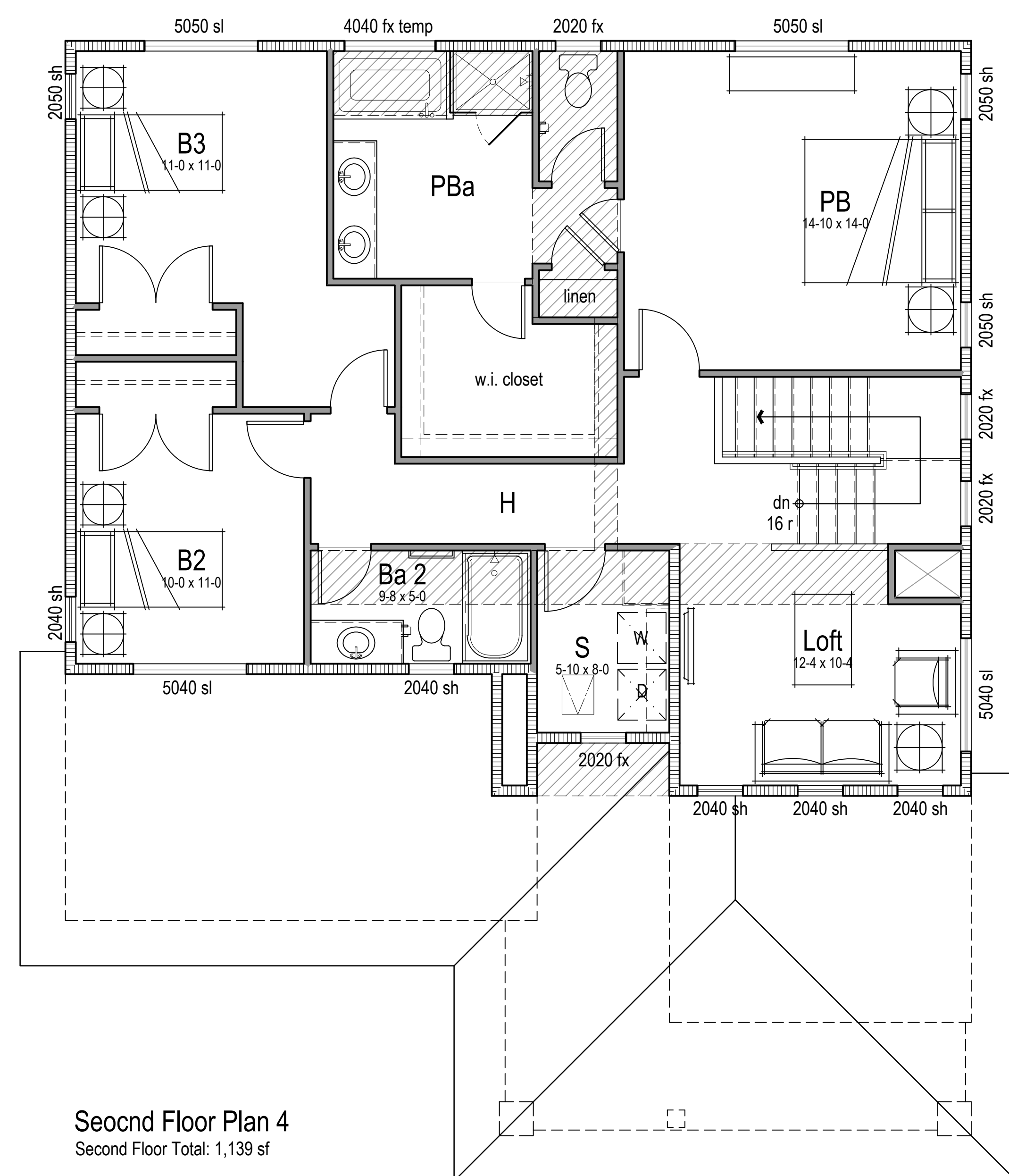
Right



Left



ROOF PLAN 3B
SCALE: 1/4"=1'-0"





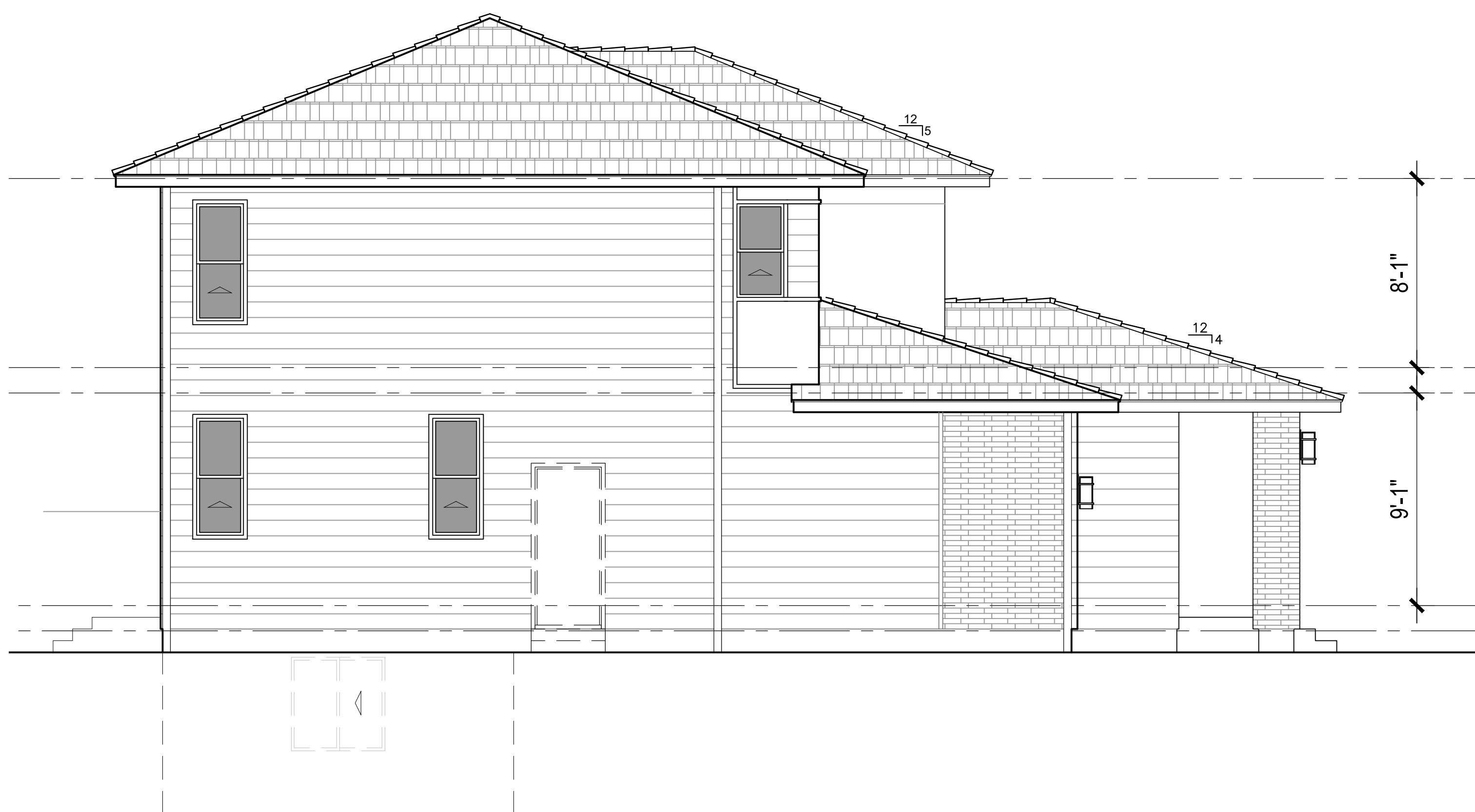
STYLE "4A"



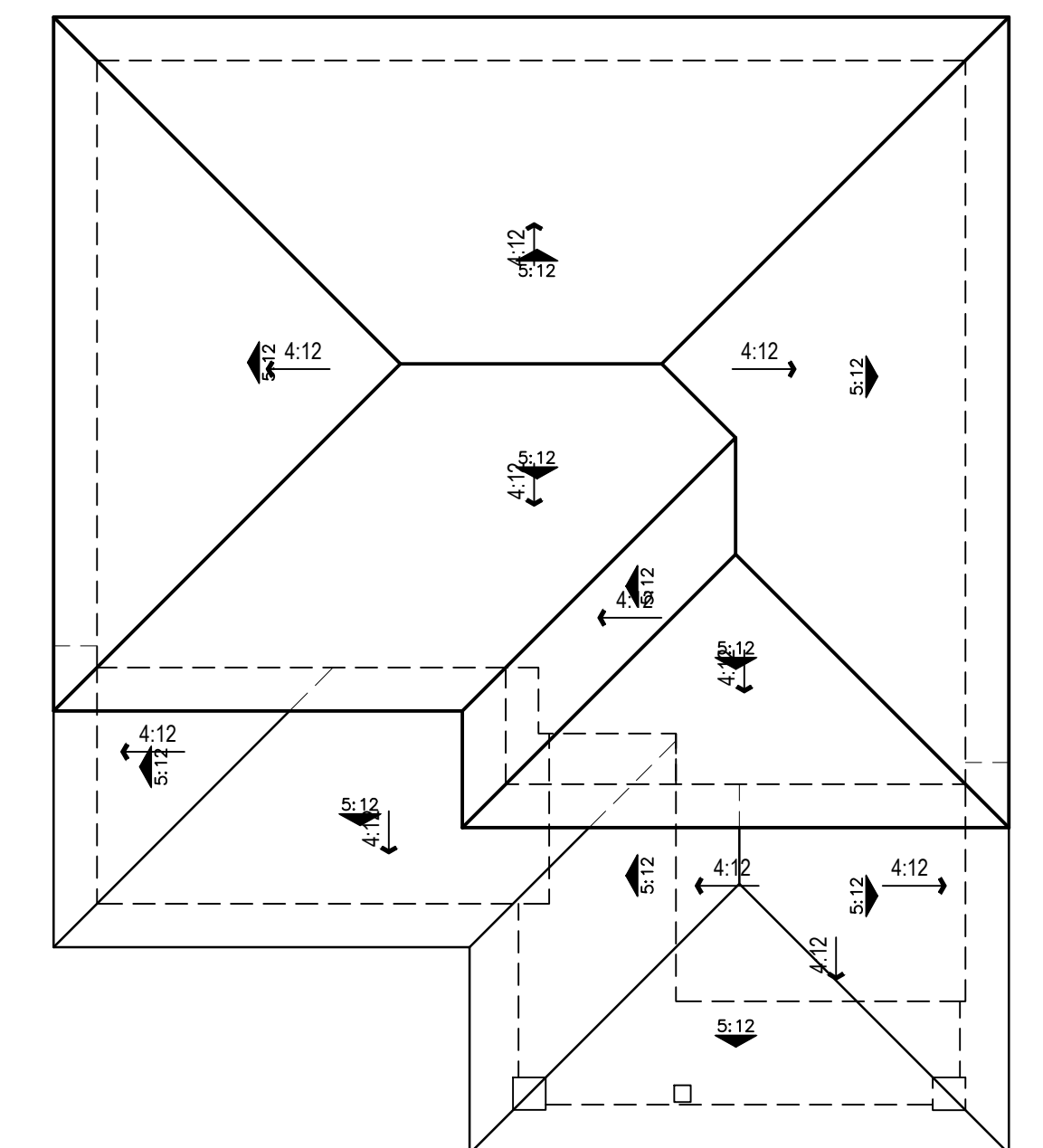
Right



Rear



Left



ROOF PLAN 4A
SCALE: $\frac{1}{4}$ "=1'-0"



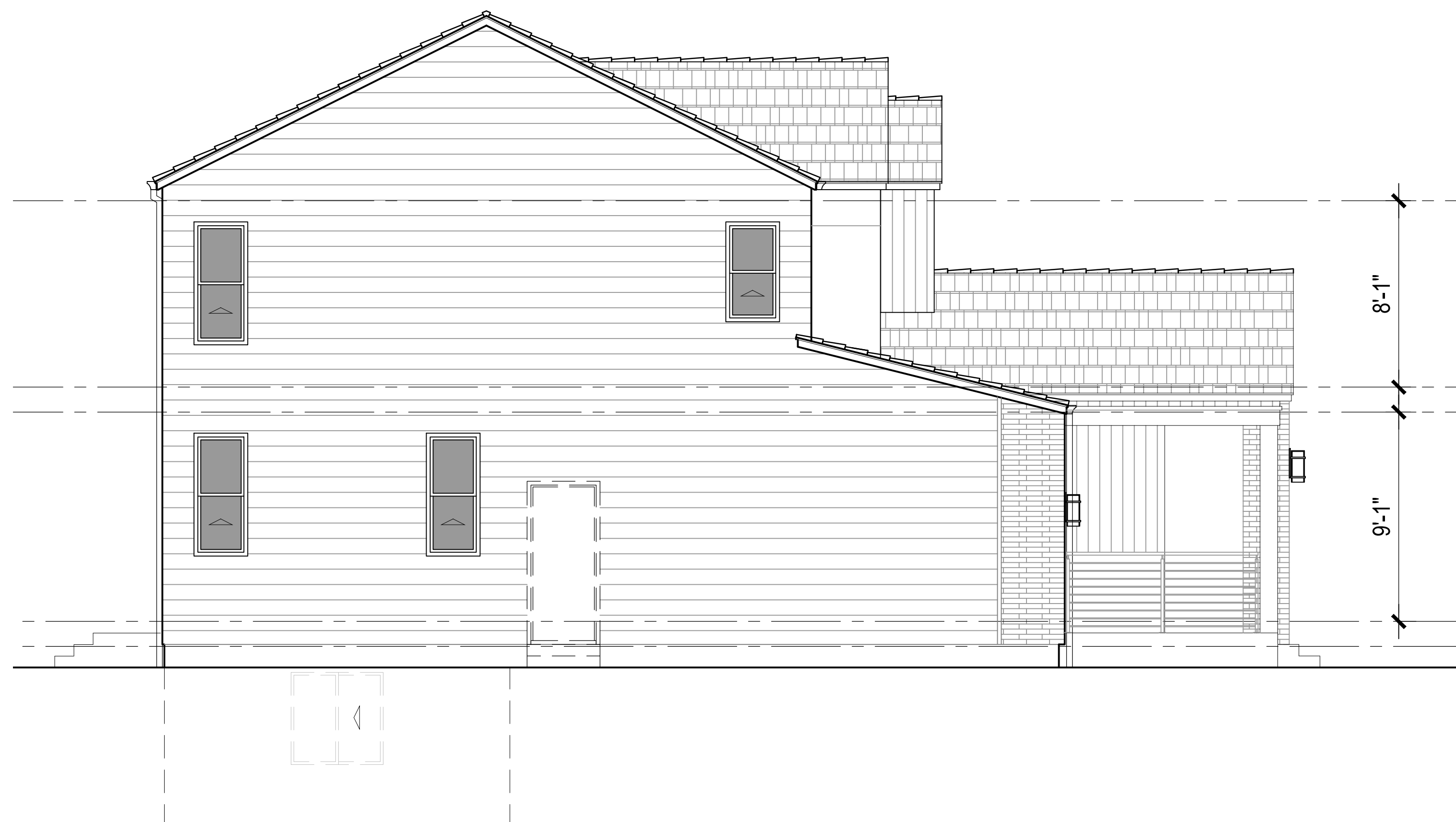
STYLE "4B"



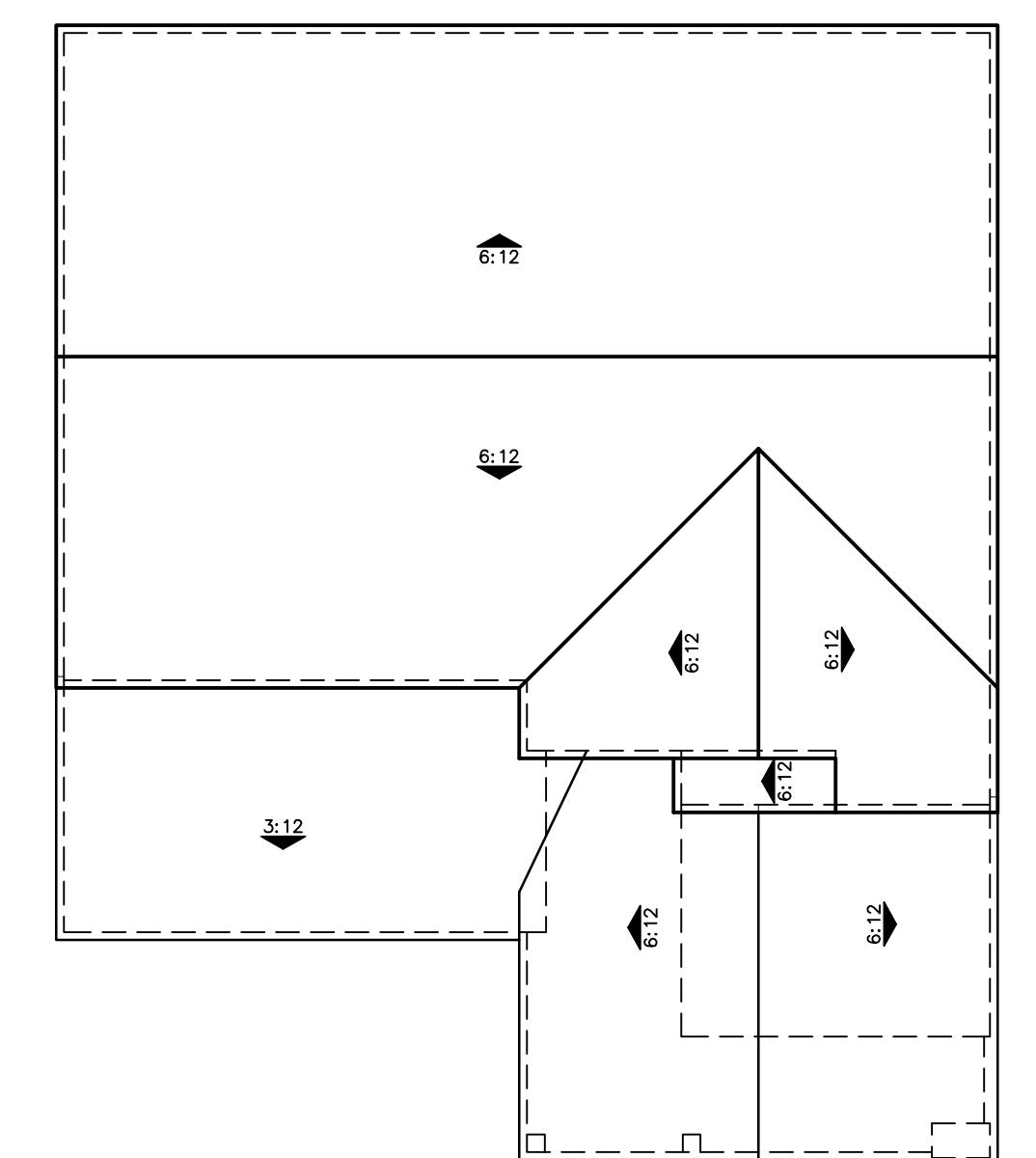
Right



Rear



Left



ROOF PLAN 4B
SCALE: 1/4"=1'-0"