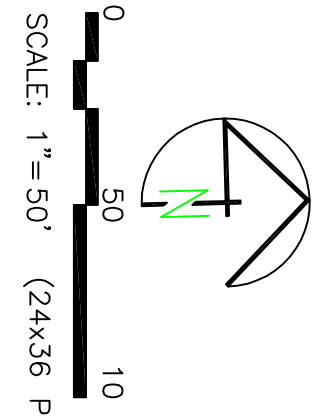


FIREFLY ESTATES

LOCATED IN THE SE QUARTER OF SECTION 17,  
TOWNSHIP 11 NORTH, RANGE 1 EAST, SLB&M  
1050 WEST 2200 SOUTH  
NIBLEY, UTAH  
PRELIMINARY PLAT

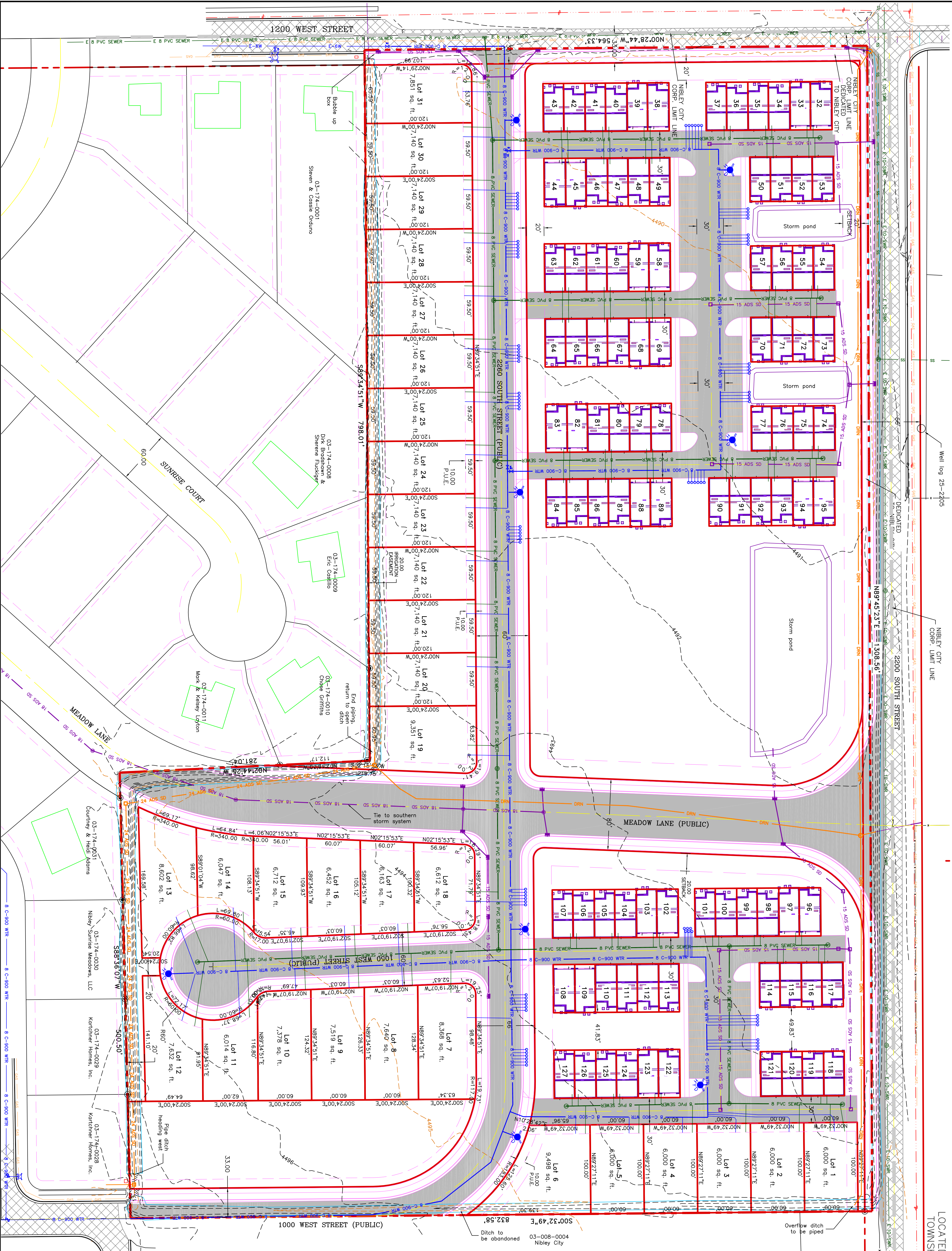


SCALE: 1"=50' (24+35 PLAN SET)

**LEGEND**

- BOUNDARY LINE
- LOT LINE
- STREET CENTRELINE
- EASEMENT (PUE-PUBLIC UTILITY EASEMENT)
- SETBACK LIMIT LINE
- EXISTING GAS
- EXISTING POWER
- EXISTING FENCE
- EXISTING SEWER
- PROPOSED PRESSURE SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING STORM
- PROPOSED STORM
- EXISTING DITCH
- PROPOSED DITCH RE-ROUTE
- EXIST LANE CONTOUR (1')
- EXIST MAR CONTOUR (5')
- EXISTING ASPHALT
- PROPOSED ASPHALT

**SUMMARY:**  
TOTAL AREA: 20.11 ACRES  
TOTAL UNITS: 127  
SINGLE FAMILY LOTS: 31  
TOWNHOUSE UNITS: 96  
AVERAGE SINGLE FAMILY LOT SIZE: 7109  
SINGLE FAMILY HOME SETBACK = 20'  
OPEN SPACE: 6.75 ac. (33.56%)  
PUBLIC ROADS: 4.61 ac.  
PRIVATE DRIVEWAYS: 1.84 ac.



PROJECT TITLE

**FIREFLY ESTATES**

945 WEST 2200 SOUTH  
LOGAN, UTAH 84321

DRAWING TITLE

**PRELIMINARY PLAT**

DATE: NOV/2019

DRAWING NO. 1

| No. | REVISIONS/ SUBMISSIONS | DATE |
|-----|------------------------|------|
|     |                        |      |
|     |                        |      |
|     |                        |      |

REVIEWED:

CAD FILE:

DRAWN:

PROJECT NO.:

OWNER:  
RETURN DEVELOPMENT  
CHRISTOPHER HUFFMAN(801)557-3170  
ETHAN POPPLETON (435)760-6934  
4505 S. WASATCH BLVD, STE 150  
HOLLADAY, UTAH 84124

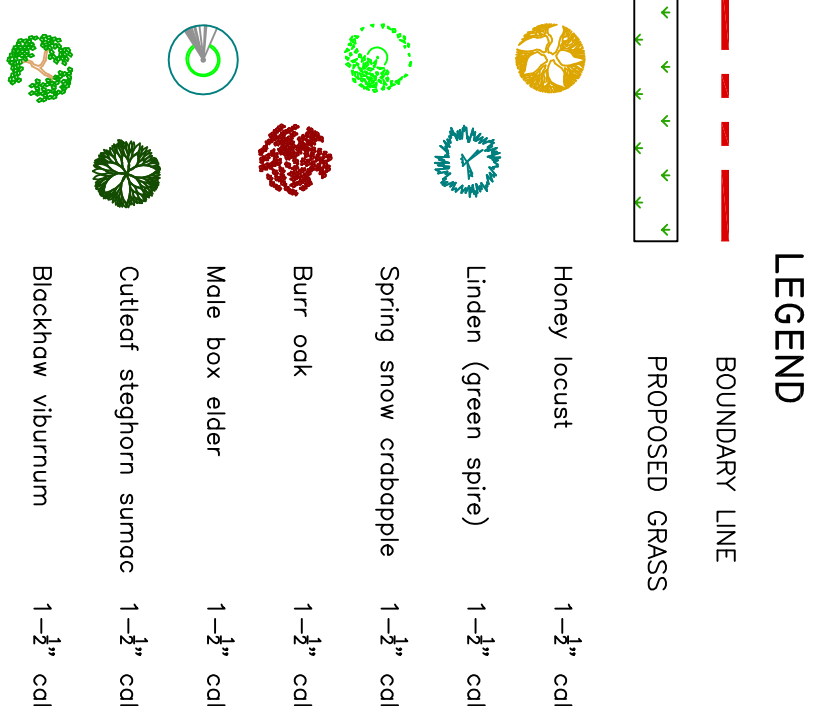
**AE** ALLIANCE CONSULTING ENGINEERS

150 EAST 200 NORTH SUITE P  
LOGAN, UTAH 84321  
(435)755-5121  
alliancelogan@yahoo.com

LOCATED IN THE SE QUARTER OF SECTION 17,  
TOWNSHIP 11 NORTH, RANGE 1 EAST, SLB&M  
1050 WEST 2200 SOUTH



0 50 100  
SCALE: 1"=50' (24x36 PLAN SET)



1. IRRIGATION SYSTEM WILL BE DESIGNED BY LANDSCAPE CONTRACTOR. LAWN AREAS WILL BE DESIGNED FOR HEAT TO HEAD COVERAGE AND ALL PLANTING AREAS WILL BE DRIP IRRIGATED.

| No.        | REVISIONS/ SUBMISSIONS | DATE |
|------------|------------------------|------|
|            |                        |      |
|            |                        |      |
|            |                        |      |
|            |                        |      |
|            |                        |      |
| REVIEWED : | DRAWN :                |      |
| CAD FILE : | PROJECT NO. :          |      |

OWNER:  
RETURN DEVELOPMENT  
CHRISTOPHER HUFFMAN(801)557-3170  
ETHAN POPPLETON (435)760-6934  
4505 S. WASATCH BLVD, STE 150  
HOLLADAY, UTAH 84124

AE

ALLIANCE CONSULTING  
ENGINEERS  
150 EAST 200 NORTH SUITE P  
LOGAN, UTAH 84321  
(435)755-5121  
alliancecelogan@yahoo.com

*FIREFLY ESTATES*  
945 WEST 2200 SOUTH  
LOGAN, UTAH 84321

# PRELIMINARY LANDSCAPE PLAN

DATE : NOV,2019  
DRAWING No. 2