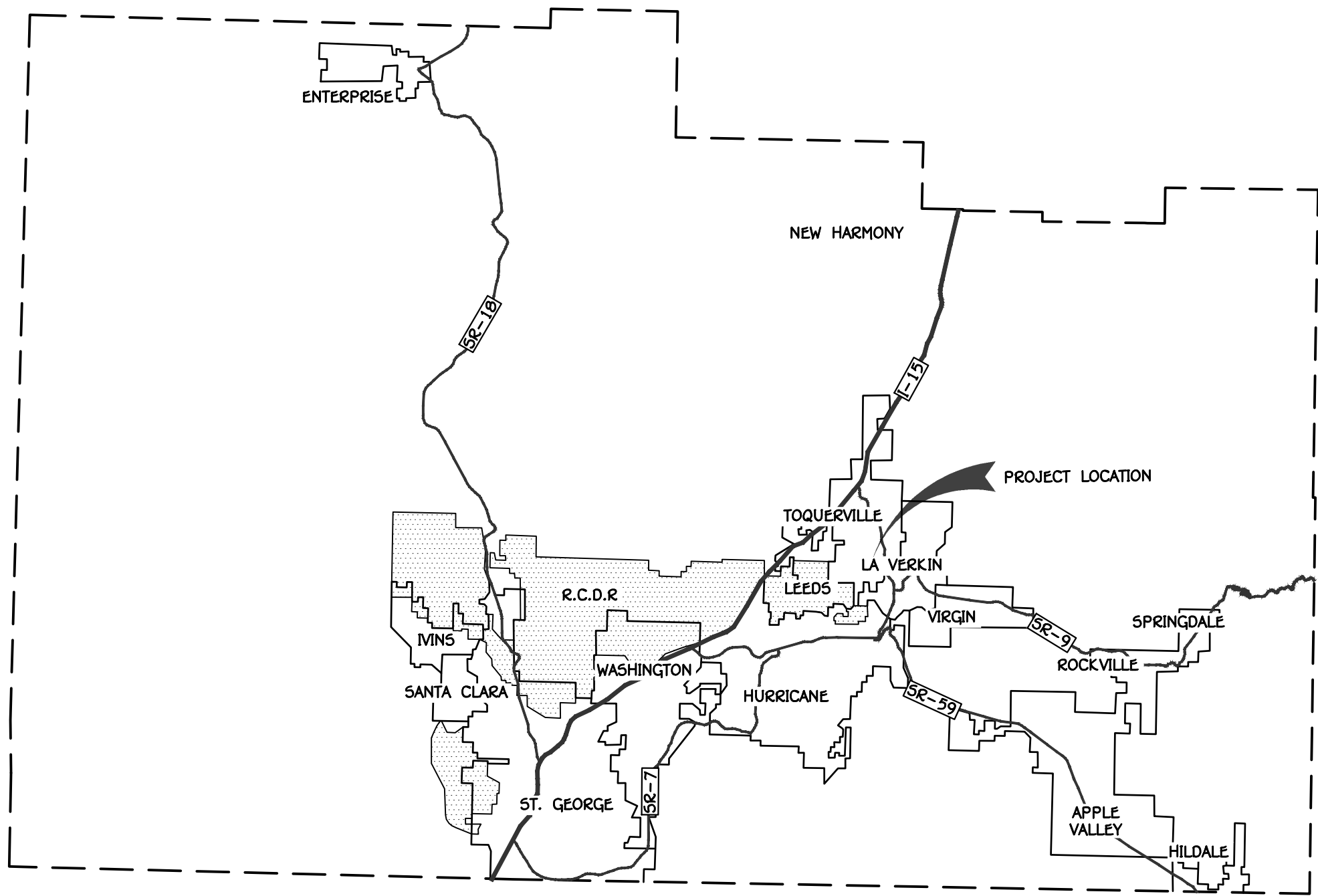


FIRELIGHT PA-11

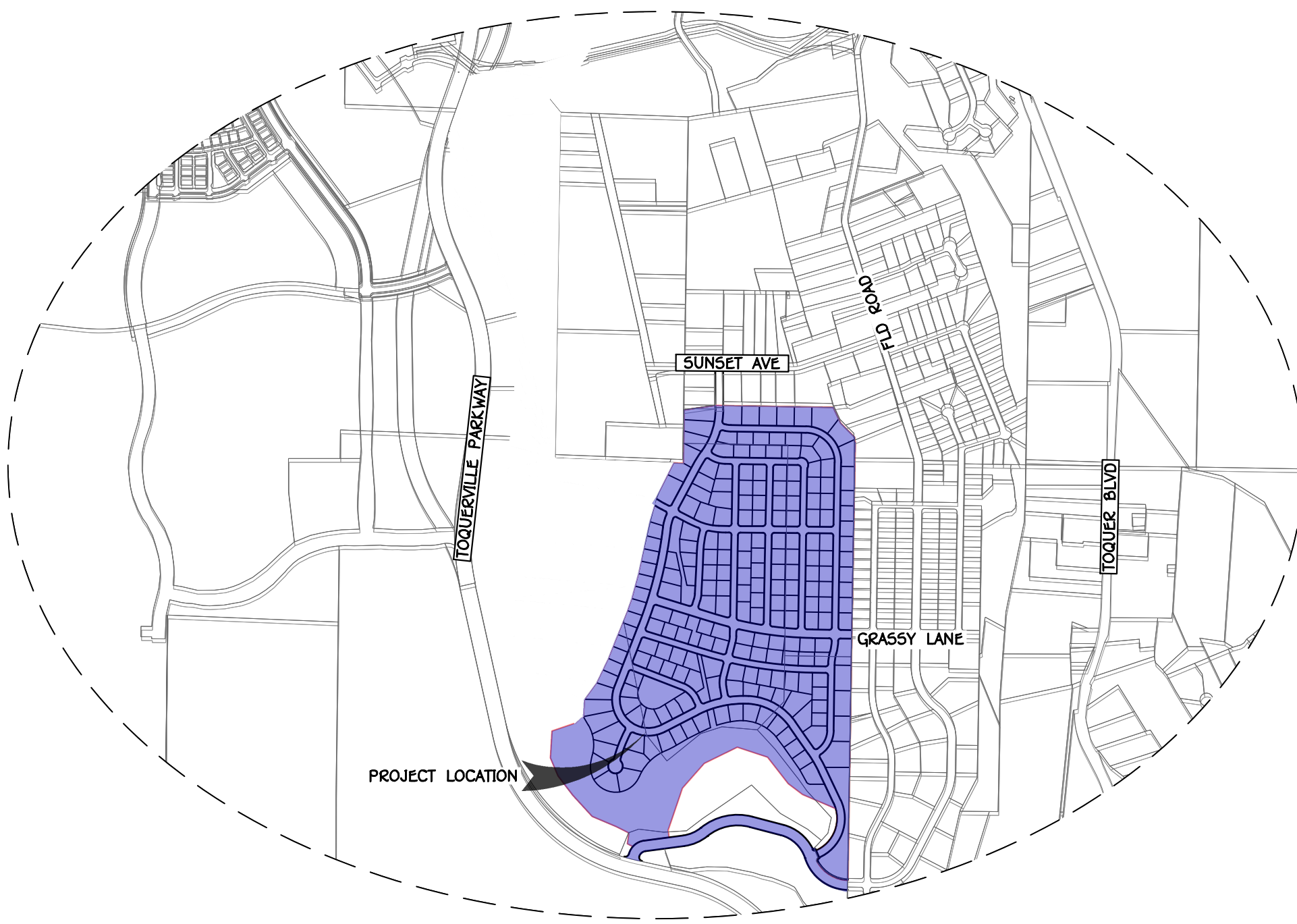
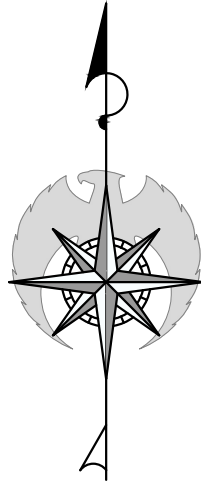
TOQUERVILLE, UTAH

FINAL SITE PLAN

JULY 2025



WASHINGTON COUNTY
N.T.S.



VICINITY MAP
SECTIONS 10 & 11, TOWNSHIP 41 S,
SCALE: 1" = 1000'

OWNER/APPLICANT:
FIRELIGHT DEVELOPMENT INC.
1404 WEST SUN RIVER PARKWAY SUITE 200
ST. GEORGE, UTAH, 84790
CONTACT: STEPHEN WOOD
PHONE: (435) 673-4300
EMAIL: stephen@fieldhousedevelopment.com

CIVIL ENGINEER
AMERICAN CONSULTING & ENGINEERING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770
CONTACT: AUSTIN CHAPPELL, P.E.
PHONE: (435) 668-5015
EMAIL: austin@alcsq.com

SHEET INDEX		
#	SHEET	DESCRIPTION
1	Z.1.1	COVER
2	Z.1.2	BORDER & ZONING
3	Z.1.3	OVERALL SITE PLAN
4	Z.2.1	SITE PLAN I
5	Z.2.2	SITE PLAN II
6	Z.2.3	SITE PLAN III
7	Z.2.4	SITE PLAN IV
8	Z.2.5	SITE PLAN V
9	Z.3.1	CONCEPT UTILITY I
10	Z.3.2	CONCEPT UTILITY II
11	Z.3.3	CONCEPT UTILITY III
12	Z.3.4	CONCEPT UTILITY PLAN IV
13	Z.3.5	UTILITY PLAN V
14	Z.4.1	EXISTING TOPO
15	Z.4.2	SLOPE MAP
16	Z.5.1	DETAILS
17	Z.6.1	OVERALL TRAILS MAP
18	Z.6.2	OVERALL OPEN SPACE MAP

PRELIMINARY
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CONSTRUCTION

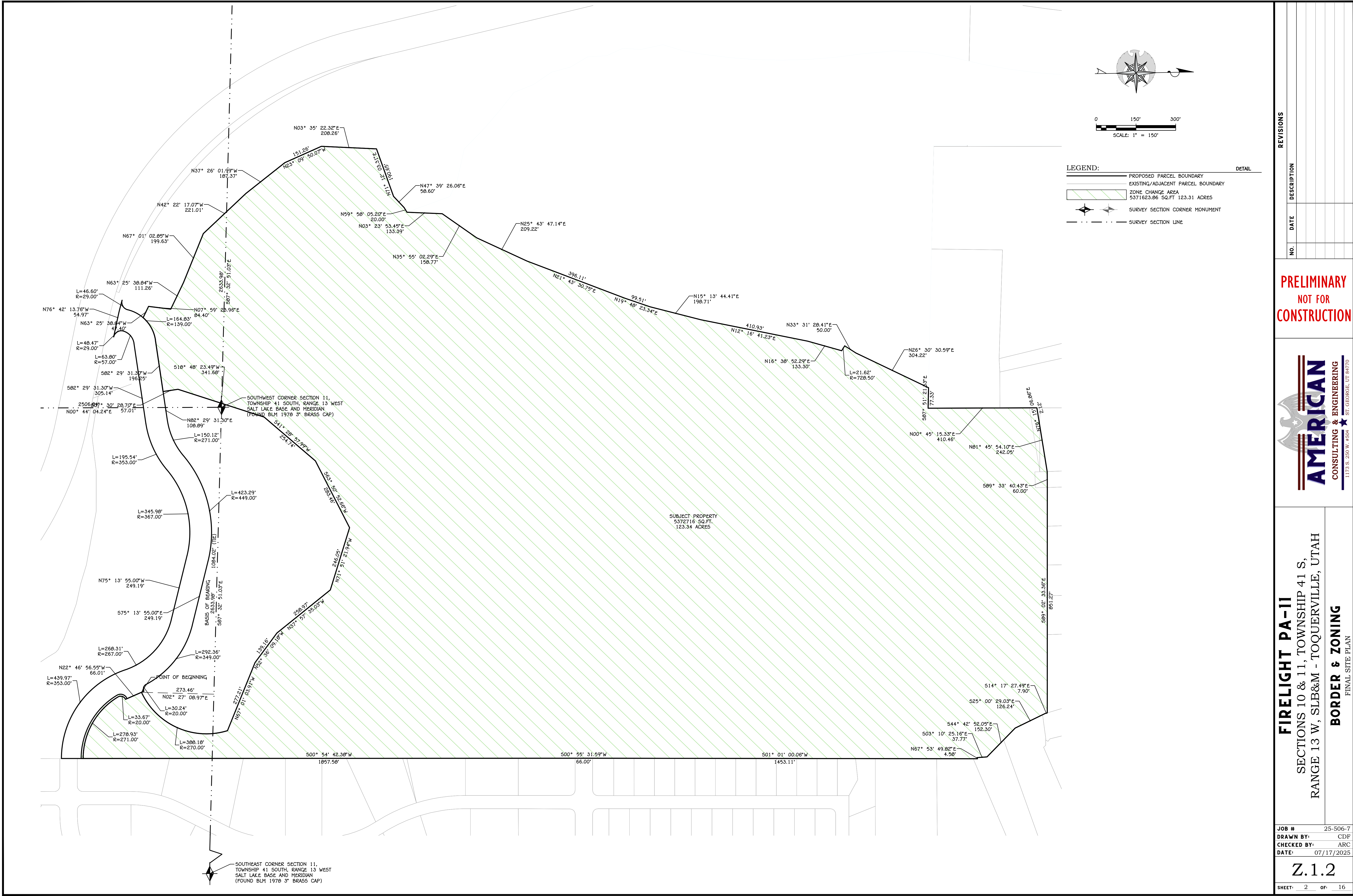


FIRELIGHT PA-11
SECTIONS 10 & 11, TOWNSHIP 41 S,
RANGE 13 W, SLB&M - TOQUERVILLE, UTAH
COVER
FINAL SITE PLAN

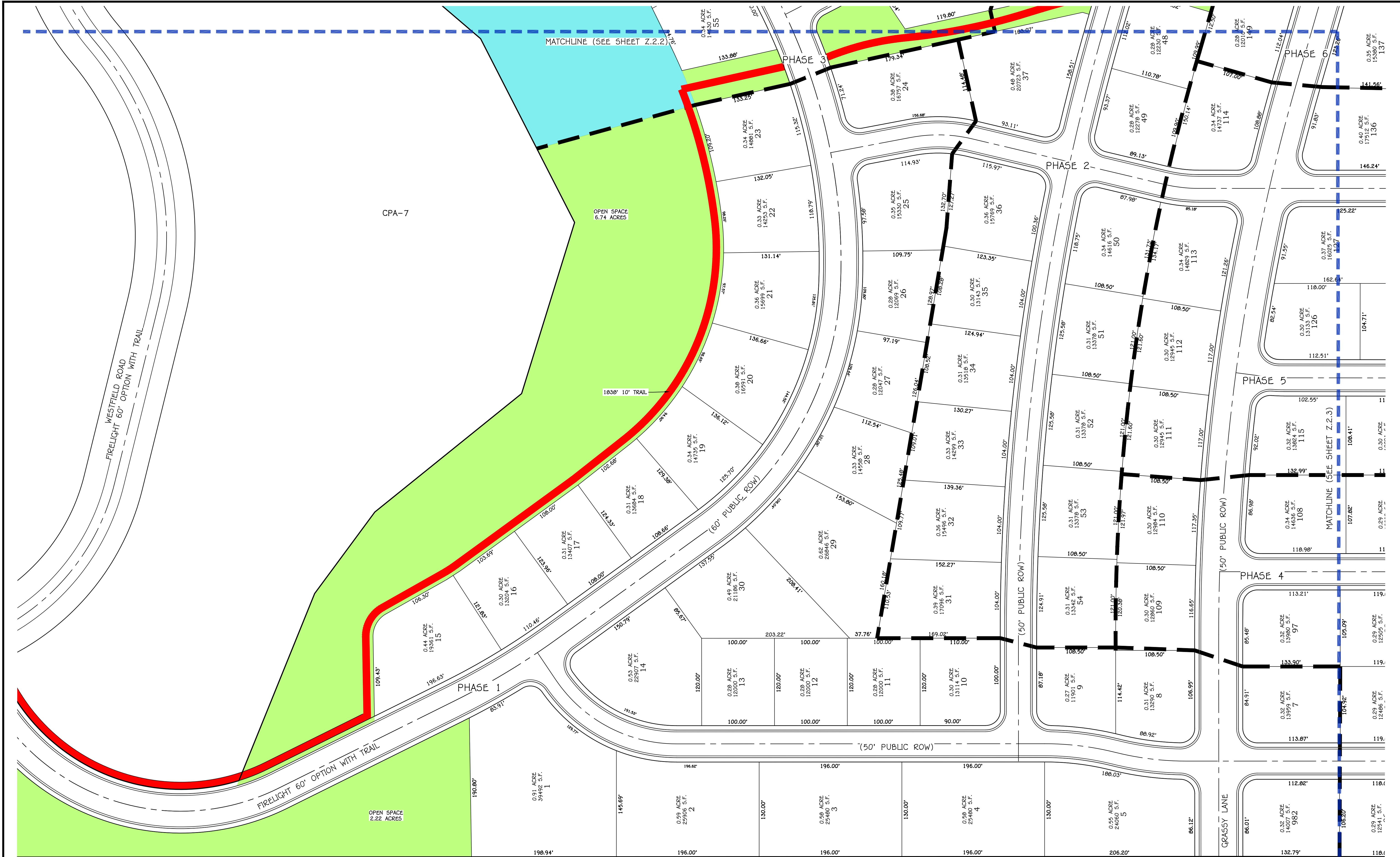
JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 07/17/2025

Z.1.1

SHEET: 1 OF: 16







LEGEND:

PROPOSED PARCEL BOUNDARY

EXISTING/ADJACENT PARCEL BOUNDARY

PROPOSED EASEMENT

EXISTING EASEMENT

PROPOSED CENTERLINE ALIGNMENT

EXISTING CENTERLINE ALIGNMENT

PROPOSED SETBACK LINE

PHASE LINE

SHEET MATCH LINE

PROPOSED ROCK WALL (SEE GRADING PLANS)

EXISTING ROCK WALL

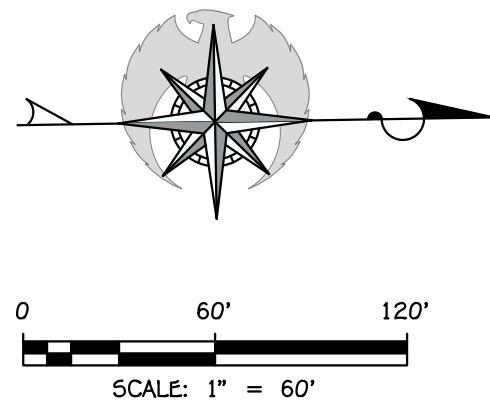
DETAIL

PROPOSED 10' TRAIL

REQUIRED OPEN SPACE

NOTE:

AMENITIES SHOWN ARE CONCEPTUAL



REVISIONS

NO.	DATE	DESCRIPTION

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CONSTRUCTION

AMERICAN
CONSULTING & ENGINEERING

ST. GEORGE, UT 84770

FIRELIGHT PA-11

SECTIONS 10 & 11, TOWNSHIP 41 S,
RANGE 13 W, SLB&M - TOQUERVILLE, UTAH

SITE PLAN I

FINAL SITE PLAN

JOB #

25-506-7

DRAWN BY:

CDF

CHECKED BY:

ARC

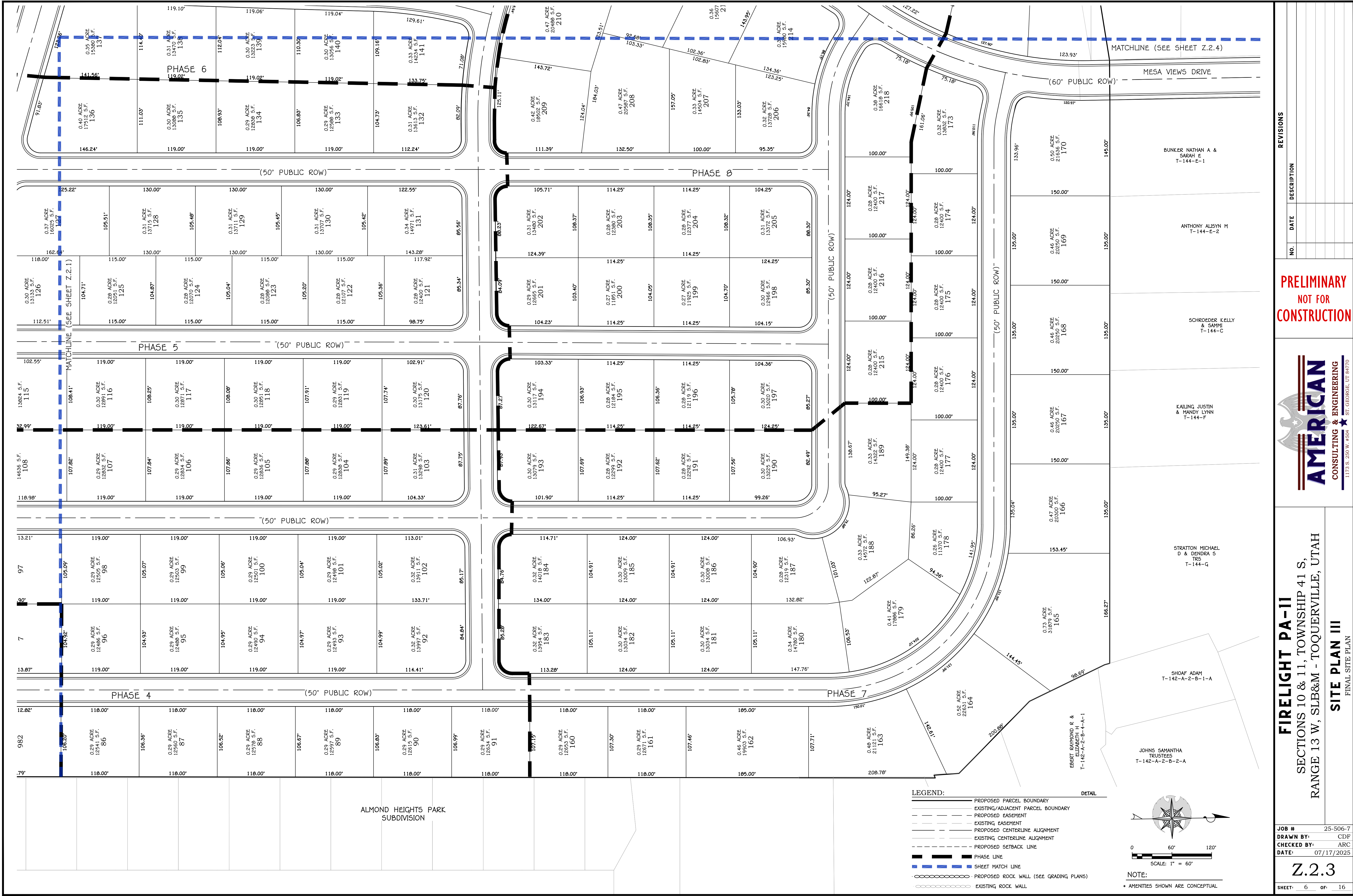
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07/17/2025

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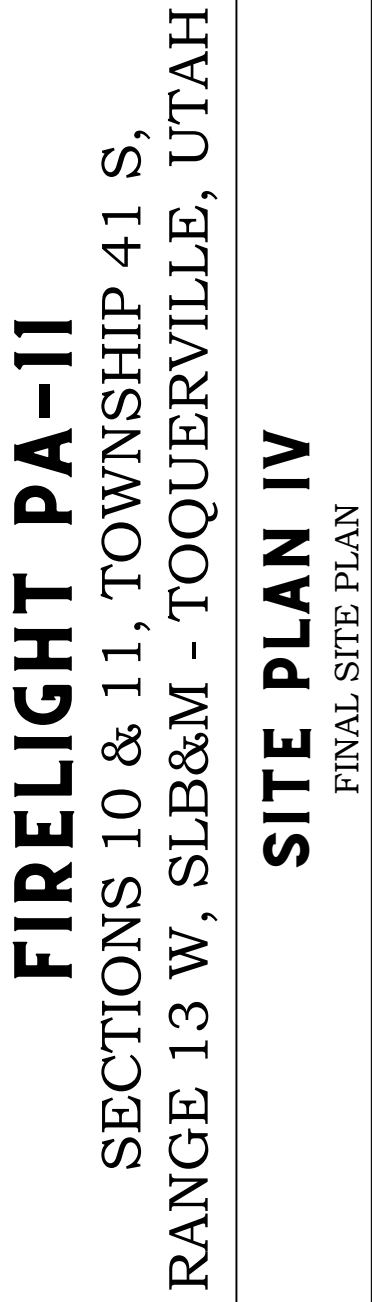
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OF: 16

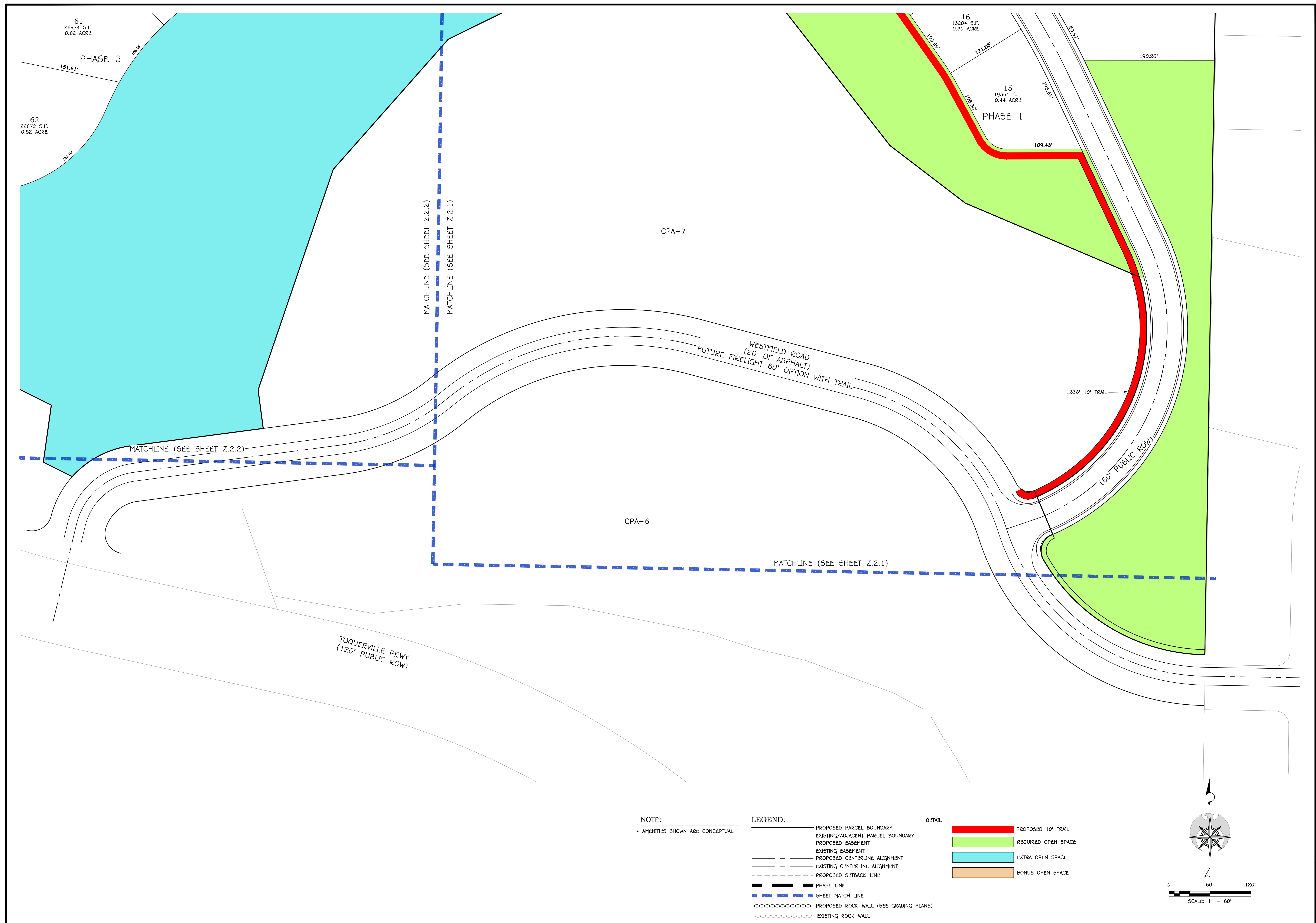




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JOB #	25-506-7
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CHECKED BY:	ARC
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SHEET:	7
OF:	16

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CONSTRUCTION**



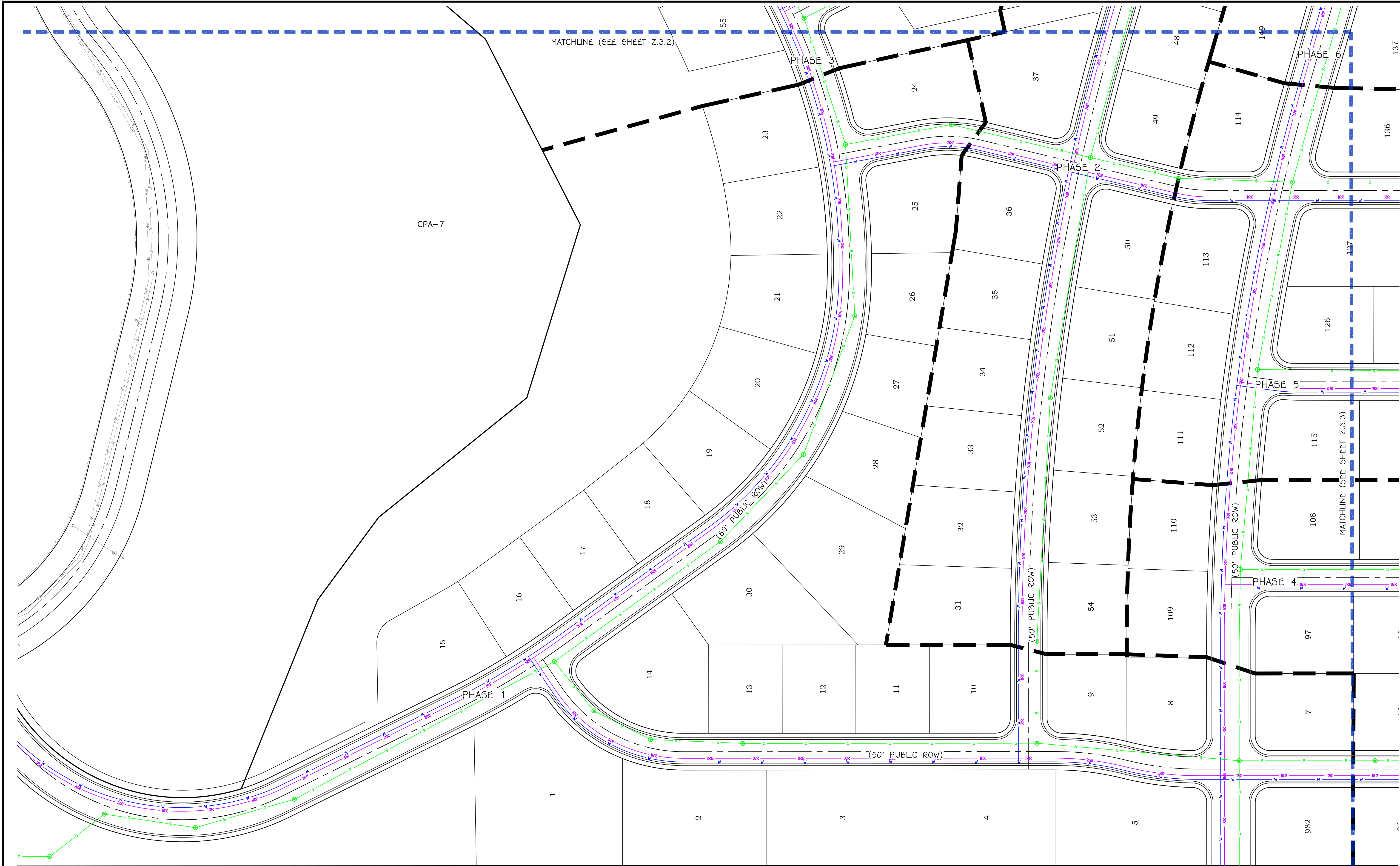
FIRELIGHT PA-II
SECTIONS 10 & 11, TOWNSHIP 41 S,
RANGE 13 W, SLB&M - TOQUERVILLE, UTAH

SITE PLAN V
FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	07/17/2025

Z.2.5

SHEET: 8 **OF:** 16

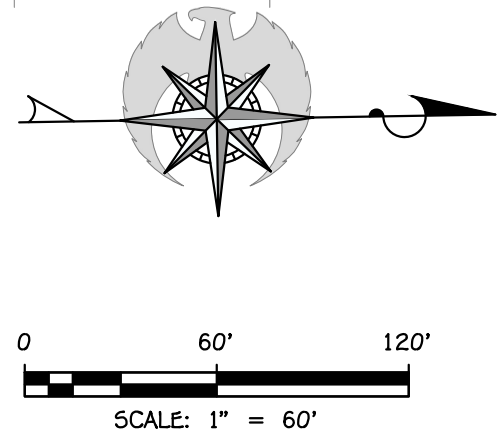


NOTE:
• AMENITIES SHOWN ARE CONCEPTUAL

- LEGEND:
- PROPOSED PARCEL BOUNDARY
 - EXISTING/ADJACENT PARCEL BOUNDARY
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - PROPOSED SETBACK LINE
 - PHASE LINE
 - SHEET MATCH LINE
 - PROPOSED ROCK WALL (SEE GRADING PLANS)
 - EXISTING ROCK WALL

- DETAIL
- PROPOSED SEWER MAIN (SIZE PER PLAN)
 - EXISTING SEWER MAIN (SIZE PER PLAN)
 - STANDARD SEWER MANHOLE
 - PROPOSED WATER MAIN (SIZE PER PLAN)
 - EXISTING WATER MAIN (SIZE PER PLAN)
 - PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
 - EXISTING IRRIGATION MAIN (SIZE PER PLAN)
 - PROPOSED STORM PIPE (SIZE PER PLAN)
 - EXISTING STORM PIPE (SIZE PER PLAN)
 - STANDARD CB BOX & FRAME SINGLE CURB INLET (BICYCLE SAFE)

- STANDARD CB BOX & FRAME DOUBLE CURB INLET (BICYCLE SAFE)
- TYPICAL STORM DRAIN MANHOLE
- FLARED END SECTION
- GRATE INLET AREA DRAIN BOX
- FIRE HYDRANT AND VALVE ASSEMBLY
- STANDARD AIR VAC VAULT

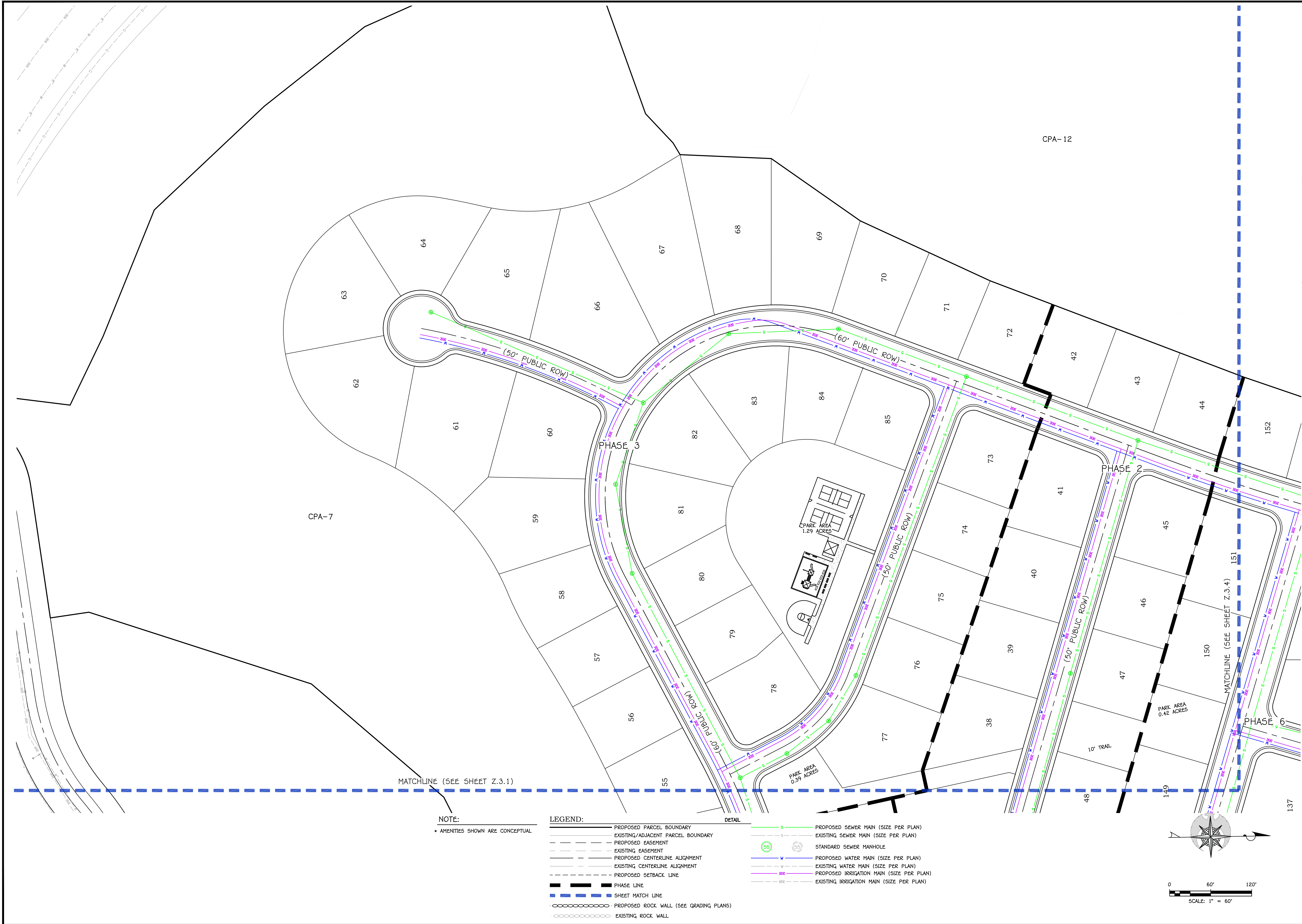


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CONSTRUCTION



FIRELIGHT PA-11
SECTIONS 10 & 11, TOWNSHIP 41 S,
RANGE 13 W, SLB&M - TOQUERVILLE, UTAH
CONCEPT UTILITY I
FINAL SITE PLAN

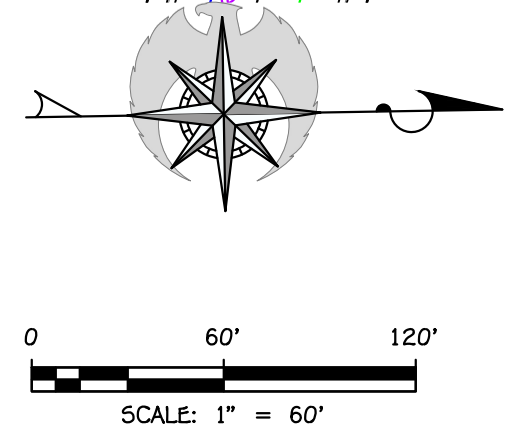
JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 07/17/2025
Z.3.1
SHEET: 9 OF: 16



NOTE:
• AMENITIES SHOWN ARE CONCEPTUAL

- LEGEND:
- PROPOSED PARCEL BOUNDARY
 - EXISTING/ADJACENT PARCEL BOUNDARY
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - PROPOSED SETBACK LINE
 - PHASE LINE
 - SHEET MATCH LINE
 - PROPOSED ROCK WALL (SEE GRADING PLANS)
 - EXISTING ROCK WALL

- DETAIL
- PROPOSED SEWER MAIN (SIZE PER PLAN)
 - EXISTING SEWER MAIN (SIZE PER PLAN)
 - STANDARD SEWER MANHOLE
 - PROPOSED WATER MAIN (SIZE PER PLAN)
 - EXISTING WATER MAIN (SIZE PER PLAN)
 - PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
 - EXISTING IRRIGATION MAIN (SIZE PER PLAN)



REVISIONS

NO.	DATE	DESCRIPTION

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CONSTRUCTION

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST. GEORGE, UT 84770

FIRELIGHT PA-11

SECTIONS 10 & 11, TOWNSHIP 41 S,
RANGE 13 W, SLB&M - TOQUERVILLE, UTAH

CONCEPT UTILITY II

FINAL SITE PLAN

JOB # 25-506-7

DRAWN BY: CDF

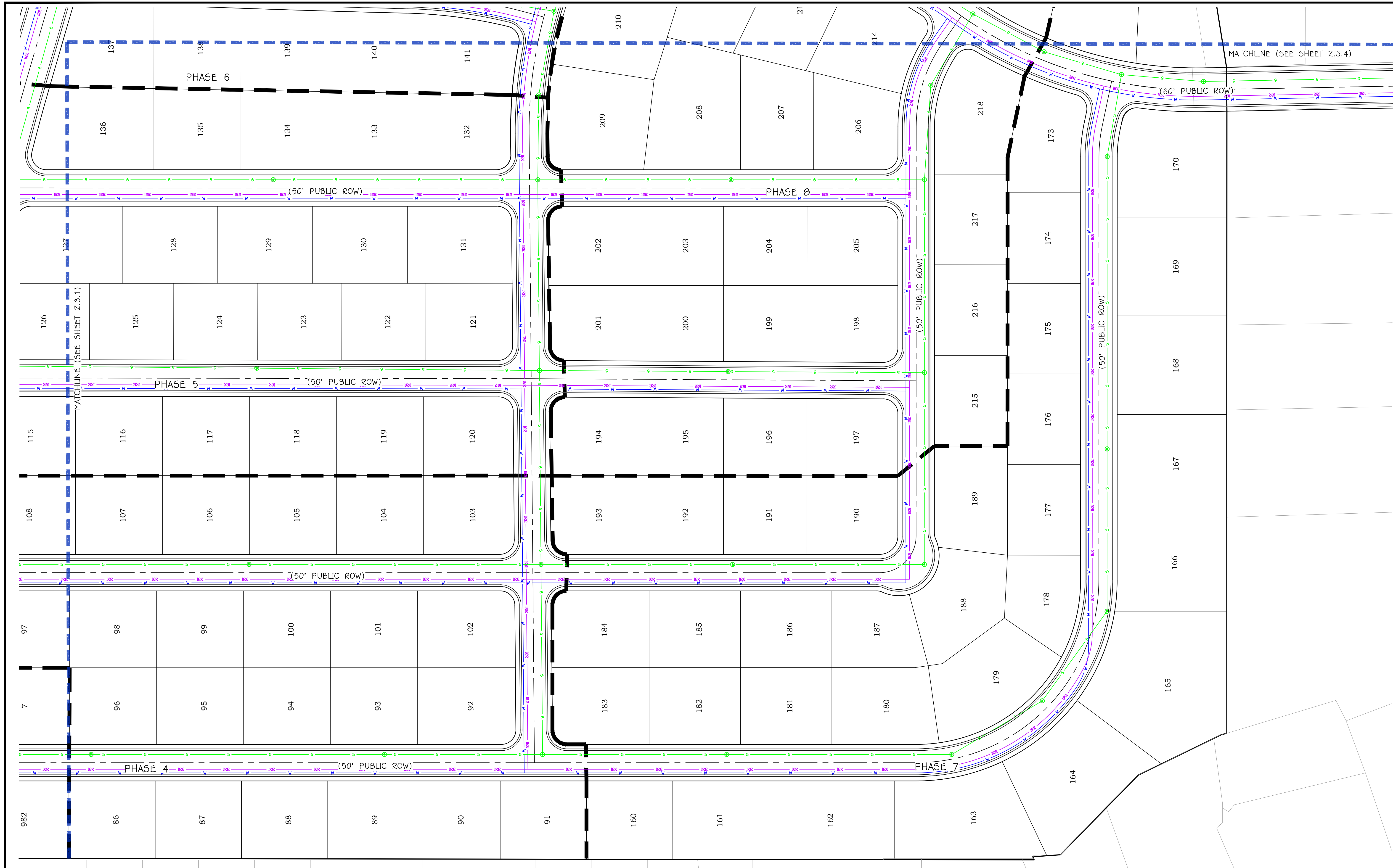
CHECKED BY: ARC

DATE: 07/17/2025

Z.3.2

SHEET: 10 OF: 16

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NOTE:

• AMENITIES SHOWN ARE CONCEPTUAL

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SETBACK LINE
- PHASE LINE
- SHEET MATCH LINE
- PROPOSED ROCK WALL (SEE GRADING PLANS)
- EXISTING ROCK WALL

DETAIL

- PROPOSED SEWER MAIN (SIZE PER PLAN)
- EXISTING SEWER MAIN (SIZE PER PLAN)
- STANDARD SEWER MANHOLE
- PROPOSED WATER MAIN (SIZE PER PLAN)
- EXISTING WATER MAIN (SIZE PER PLAN)
- PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
- EXISTING IRRIGATION MAIN (SIZE PER PLAN)

SCALE: 1" = 60'

REVISIONS

NO.	DATE	DESCRIPTION

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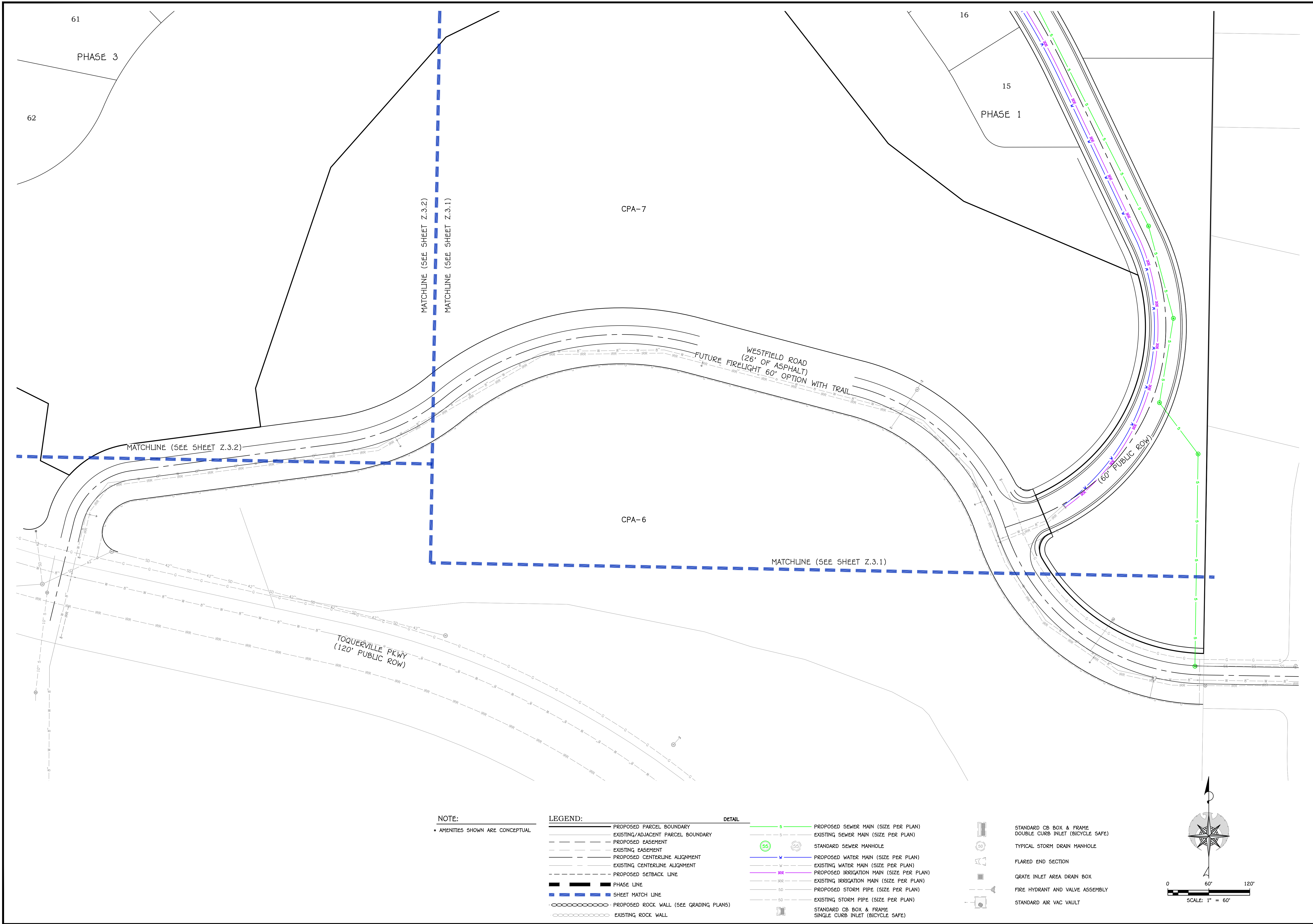
FIRELIGHT PA-11
SECTIONS 10 & 11, TOWNSHIP 41 S,
RANGE 13 W, SLB&M - TOQUERVILLE, UTAH

CONCEPT UTILITY III
FINAL SITE PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 07/17/2025

Z.3.3

SHEET: 11 OF: 16



REVISIONS			
NO.	DATE	DESCRIPTION	

PRELIMINARY
NOT FOR
CONSTRUCTION



FIRELIGHT PA-11
SECTIONS 10 & 11, TOWNSHIP 41 S,
RANGE 13 W, SLB&M - TOQUERVILLE, UTAH
UTILITY PLAN V
FINAL SITE PLAN

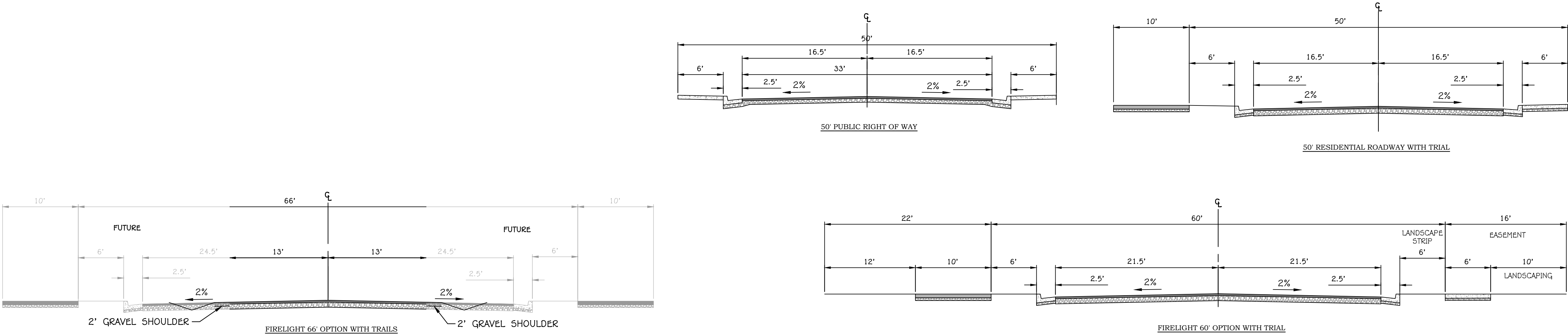
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DRAWN BY: CDF
CHECKED BY: ARC
DATE: 07/17/2025

Z.3.5

SHEET: 13 OF: 16



REVIEWS			PRELIMINARY NOT FOR CONSTRUCTION	 AMERICAN CONSULTING & ENGINEERING 1173 S. 250 W. #504 ST. GEORGE, UT 84770	FIRELIGHT PA-11		EXISTING TOPO	
NO.	DATE	DESCRIPTION			SECTIONS 10 & 11, TOWNSHIP 41 S, RANGE 13 W, SLB&M - TOQUERVILLE, UTAH		FINAL SITE PLAN	
					JOB # 25-506-7		DRAWN BY: CDF	
					CHECKED BY: ARC		DATE: 07/17/2025	
			Z.4.1					
			SHEET: 14		OF: 16			



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CONSTRUCTION



FIRELIGHT PA-11
SECTIONS 10 & 11, TOWNSHIP 41 S,
RANGE 13 W, SLB&M - TOQUERVILLE, UTAH
DETAILS
FINAL SITE PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 07/17/2025

Z.5.1

SHEET: 16 OF: 16

