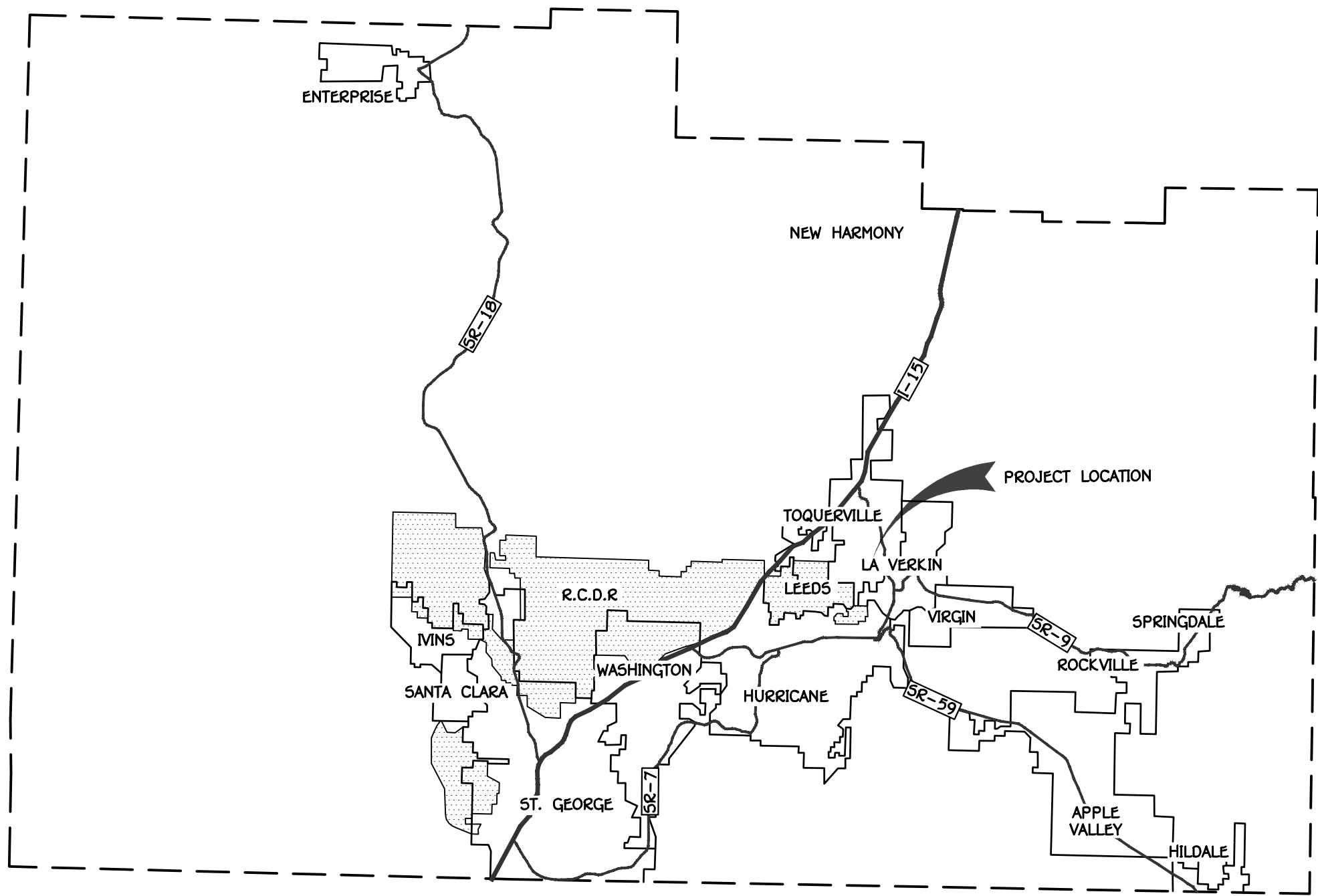


FIRELIGHT PA-11

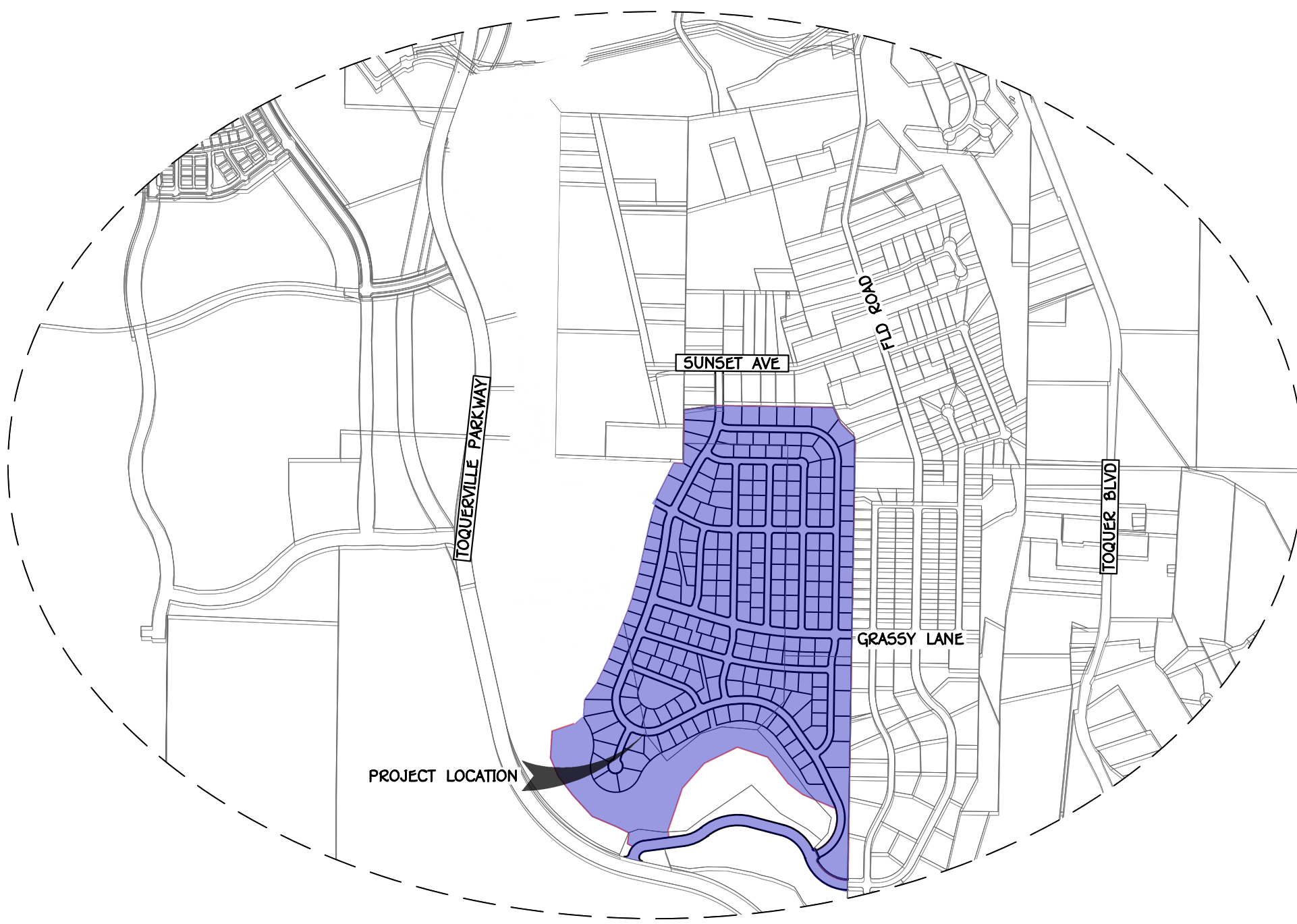
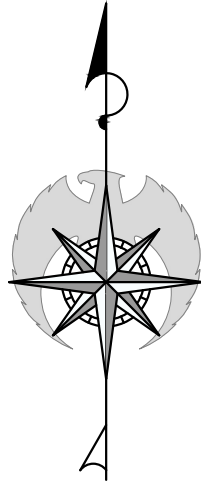
TOQUERVILLE, UTAH

FINAL SITE PLAN

JULY 2025



WASHINGTON COUNTY
N.T.S.



VICINITY MAP
SECTIONS 10 & 11, TOWNSHIP 41 S,
0 1000' 2000'
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
NOT FOR
CONSTRUCTION

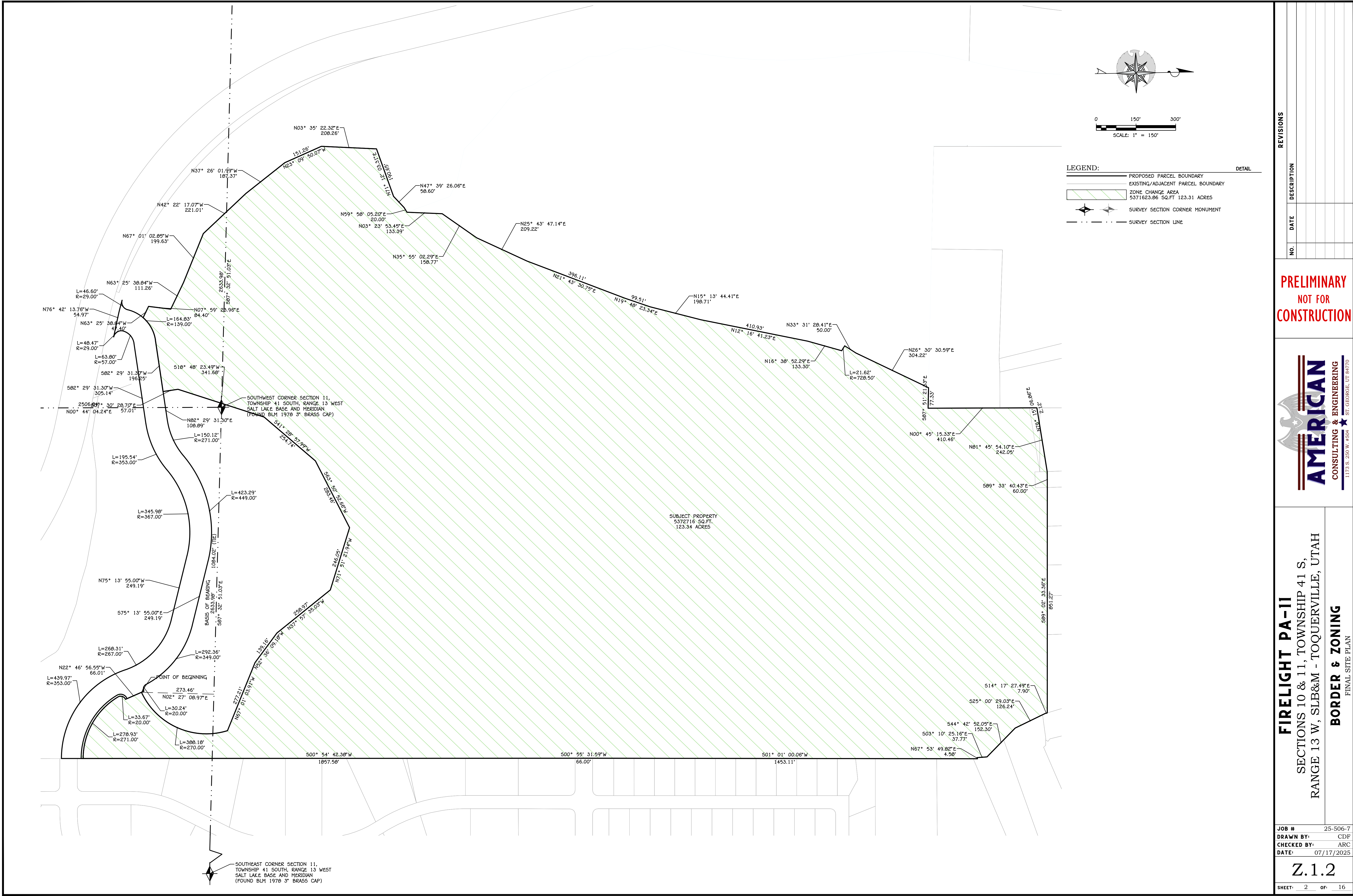


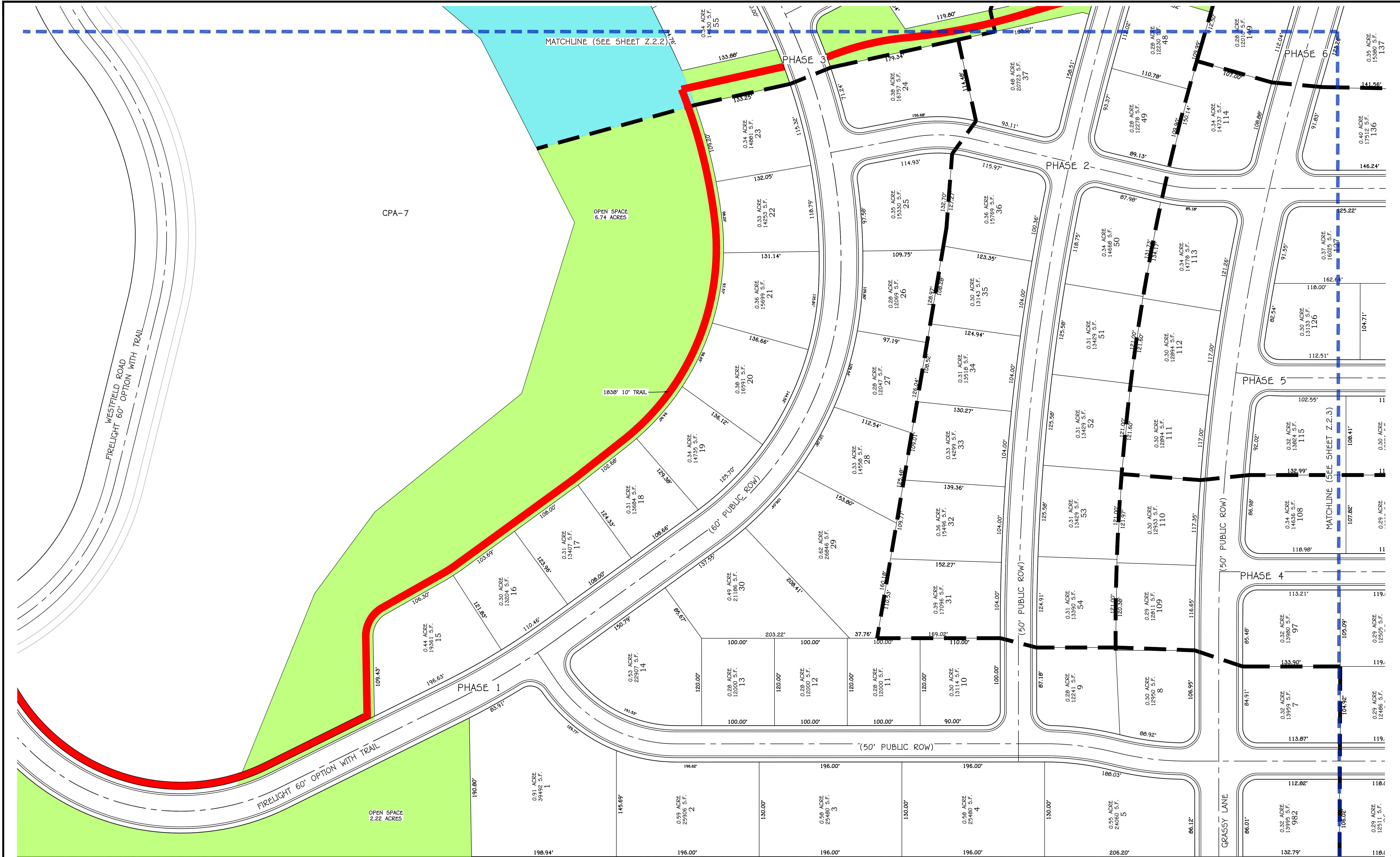
FIRELIGHT PA-11
SECTIONS 10 & 11, TOWNSHIP 41 S,
RANGE 13 W, SLB&M - TOQUERVILLE, UTAH

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

Z.1.1

SHEET: 1 OF: 16





LEGEND:

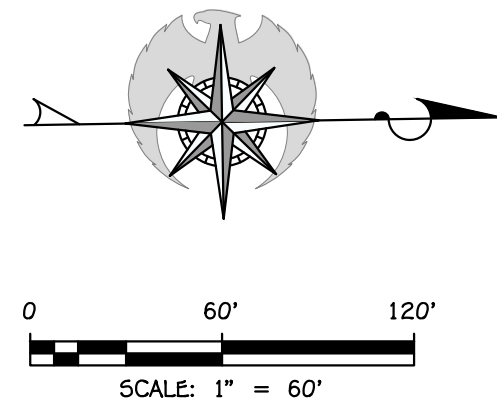
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SETBACK LINE
- PHASE LINE
- SHEET MATCH LINE
- PROPOSED ROCK WALL (SEE GRADING PLANS)
- EXISTING ROCK WALL

DETAIL

- PROPOSED 10' TRAIL
- REQUIRED OPEN SPACE

NOTE:

- * AMENITIES SHOWN ARE CONCEPTUAL



REVISIONS

NO.	DATE	DESCRIPTION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

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
DATE: 09/16/2025

Z.2.1

SHEET: 4 OF 16





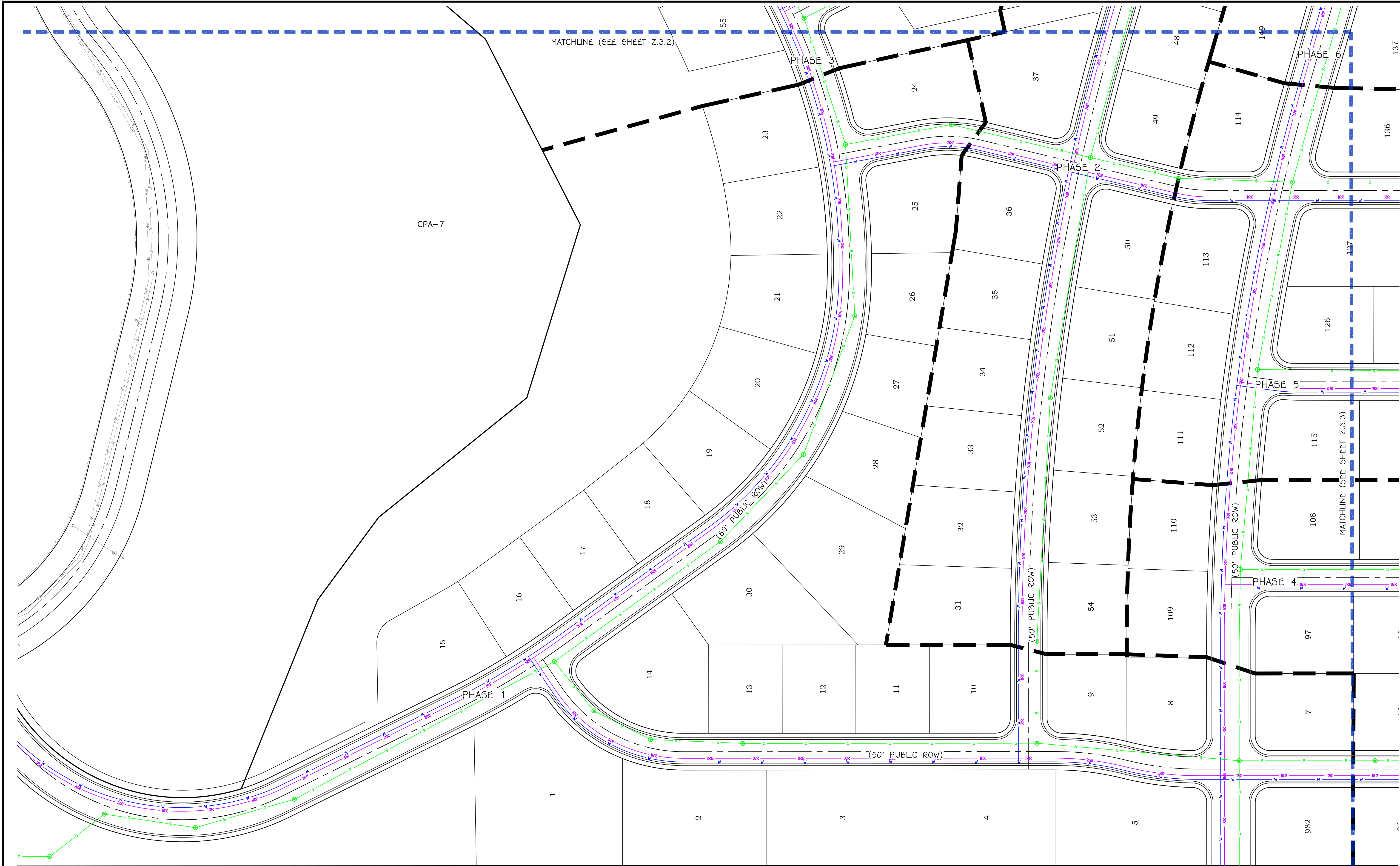
**PRELIMINARY
NOT FOR
CONSTRUCTION**



AMERICAN
CONSULTING & ENGINEERING

1173 S. 250 W. #504
★ ST. GEORGE, UT 84770

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	09/16/2025
Z.2.4	
SHEET:	7
OF:	16

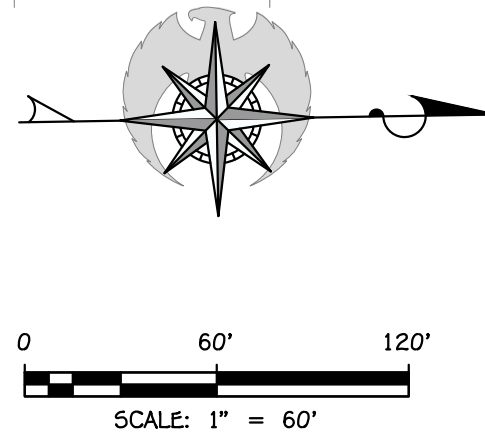


NOTE:
• AMENITIES SHOWN ARE CONCEPTUAL

- 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

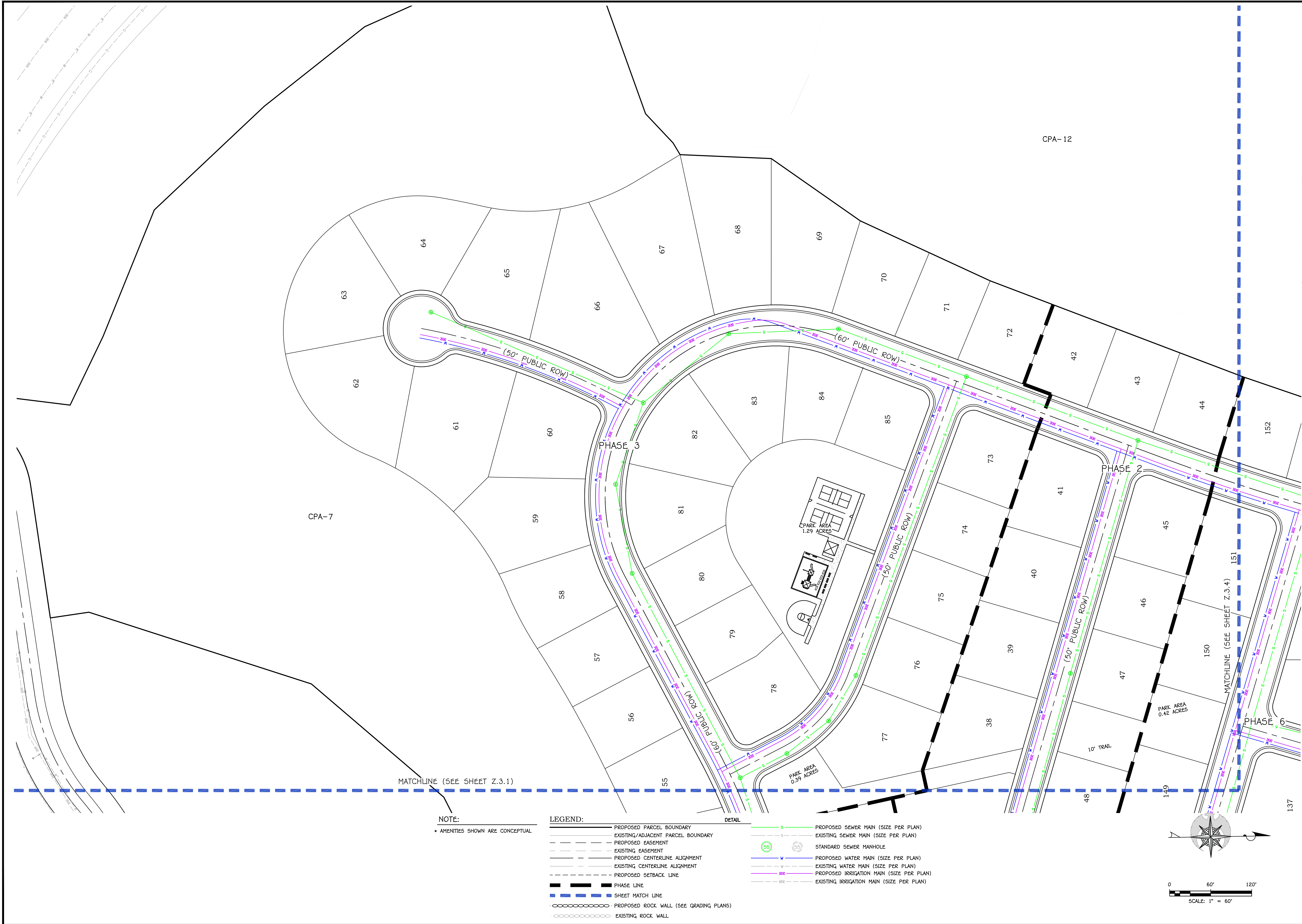


PRELIMINARY
NOT FOR
CONSTRUCTION



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

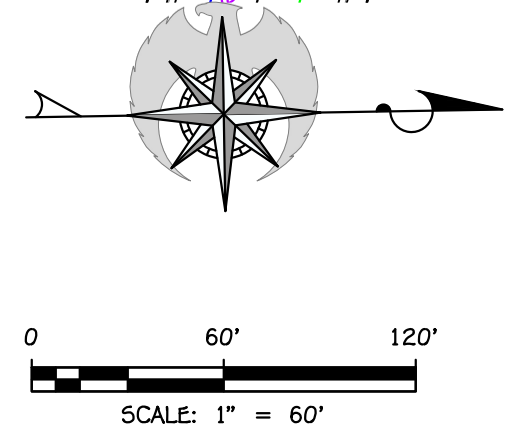
JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 07/17/2025
Z.3.1
SHEET: 9 OF: 16



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	

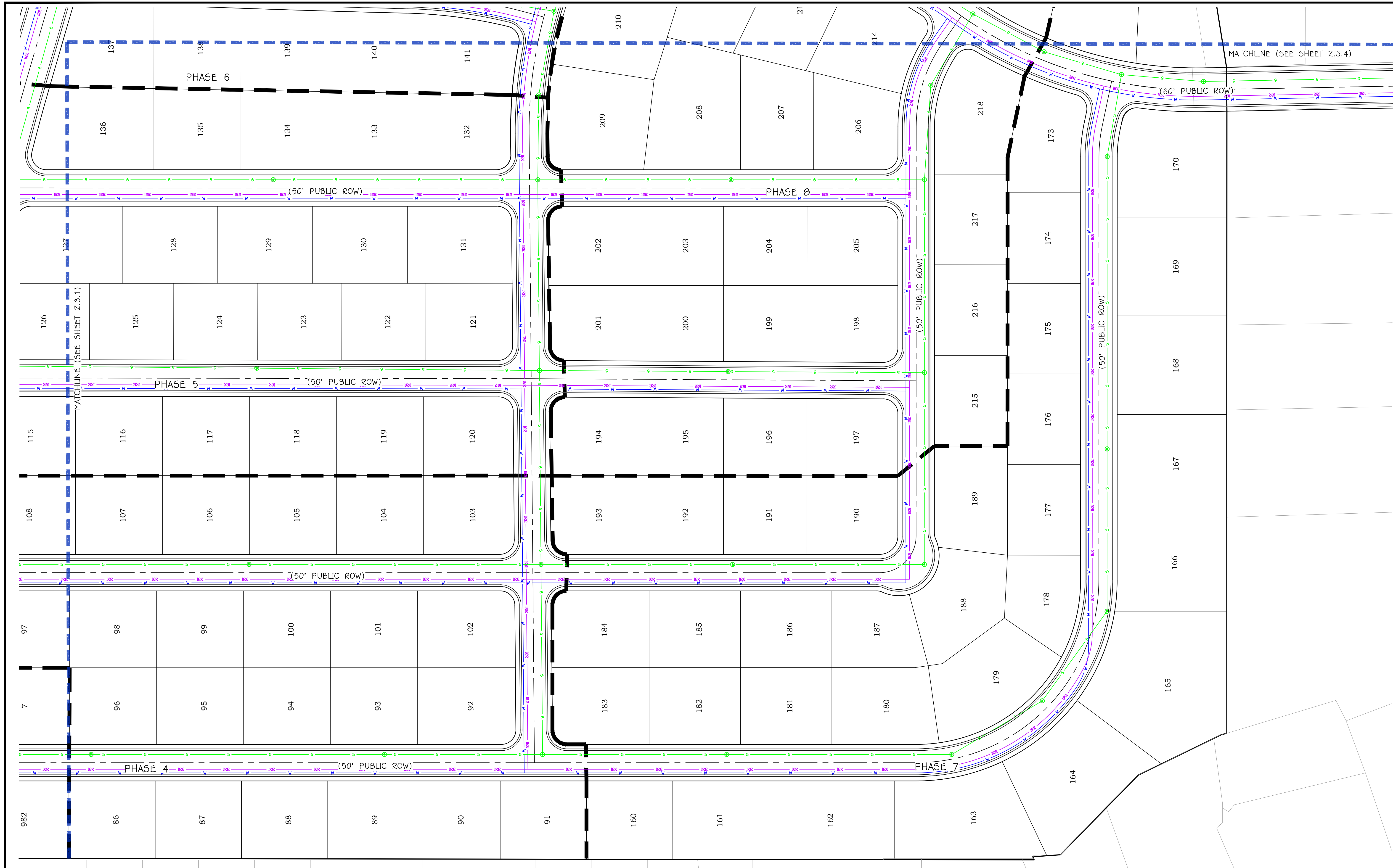
PRELIMINARY
NOT FOR
CONSTRUCTION



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



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

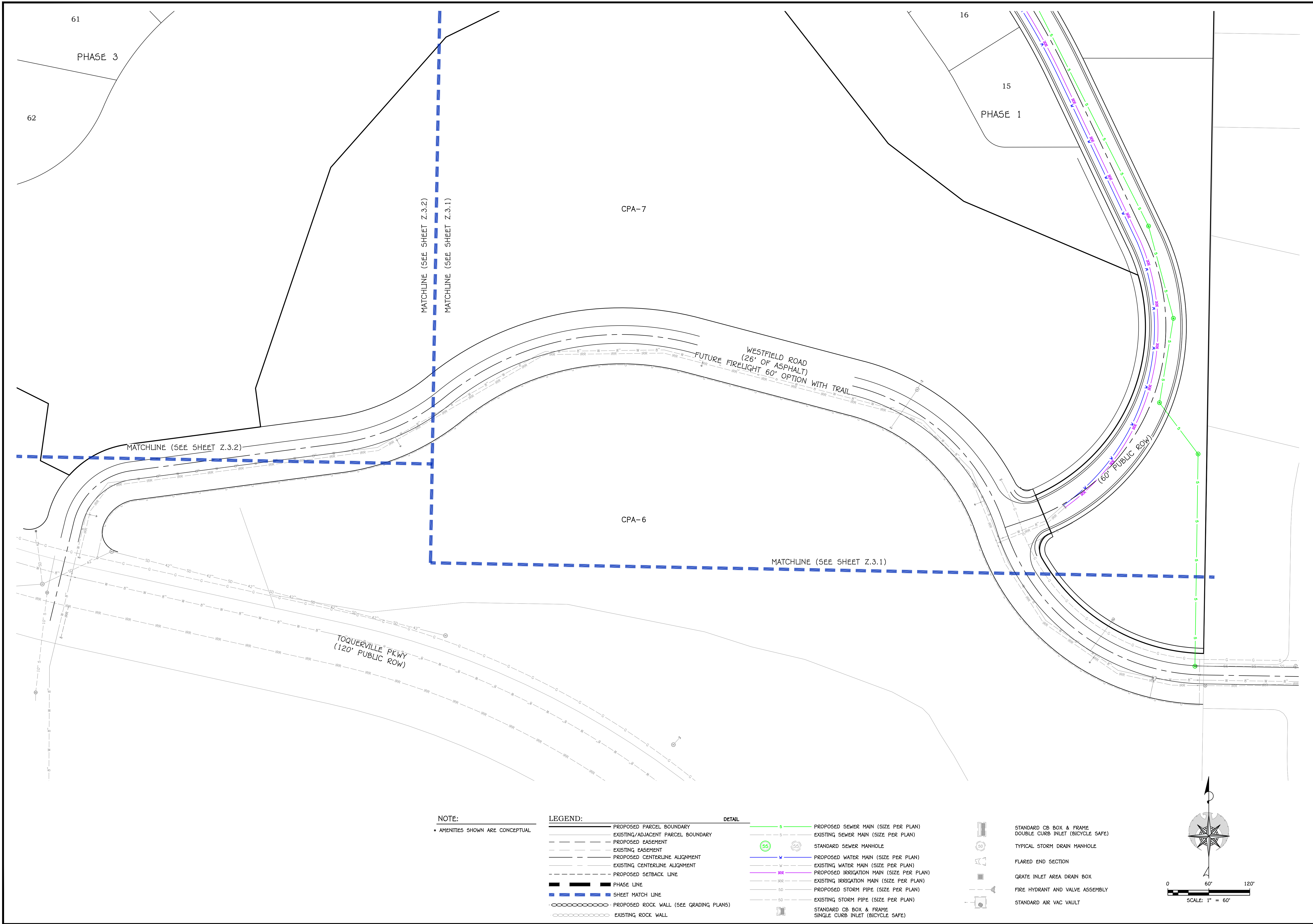
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PRELIMINARY
NOT FOR
CONSTRUCTION



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

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

Z.3.5

SHEET: 13 OF: 16



PRELIMINARY
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CONSTRUCTION

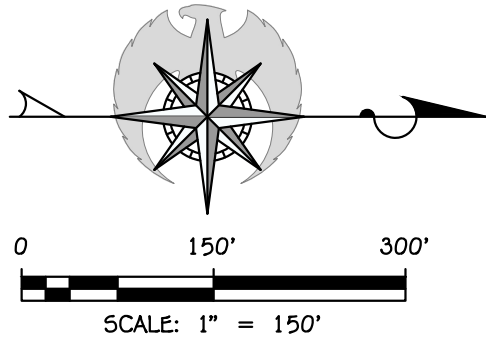
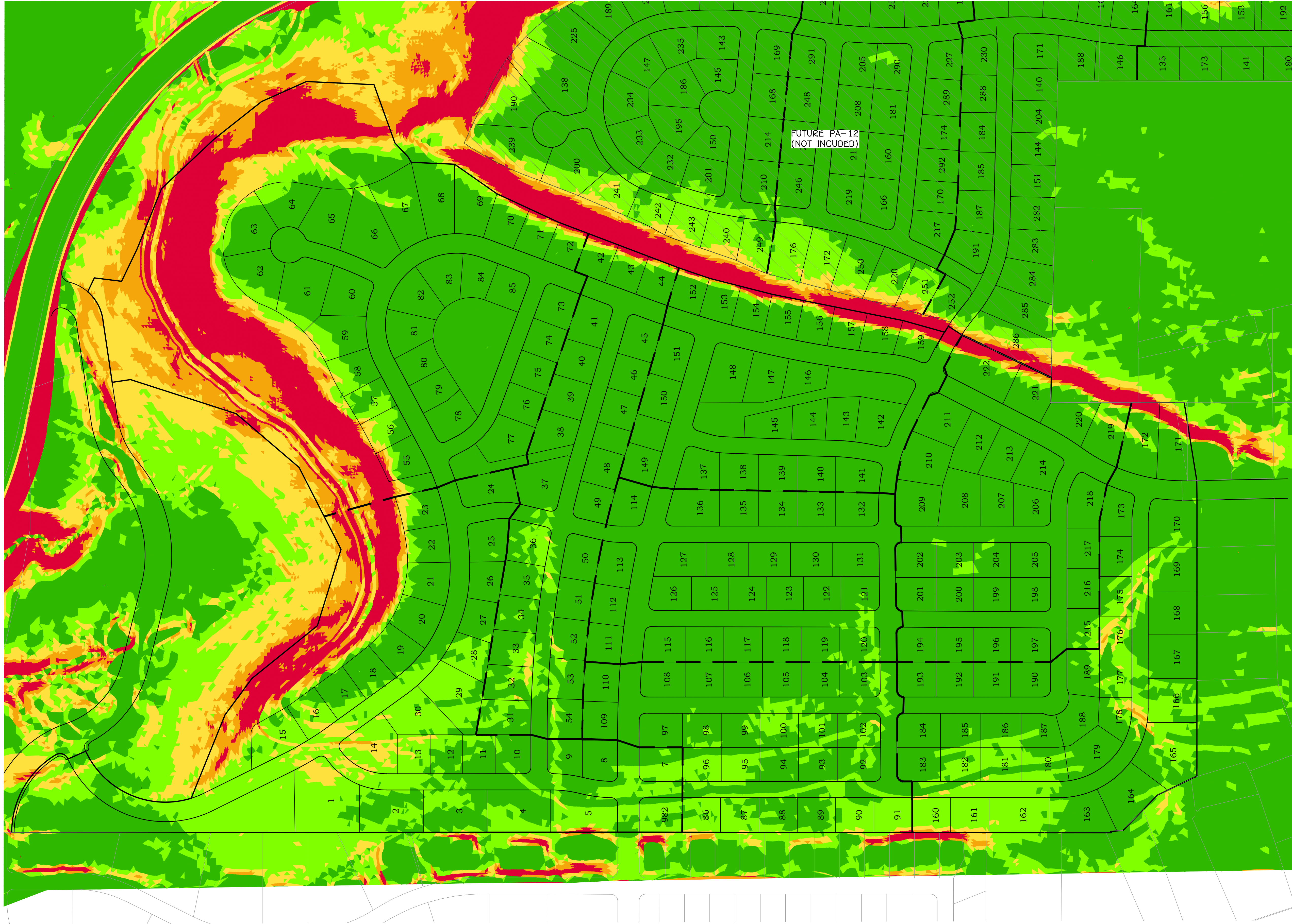


FIRELIGHT PA-11
SECTIONS 10 & 11, TOWNSHIP 41 S,
RANGE 13 W, SLB&M - TOQUERVILLE, UTAH
EXISTING TOPO
FINAL SITE PLAN

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

Z.4.1

SHEET: 14 OF: 16



- LEGEND:
- LOT LINE
 - STREET CENTER LINE
 - POD BOUNDARYS
 - EXISTING GROUND MAJOR CONTOUR
 - EXISTING GROUND MINOR CONTOUR
 - AREAS EXCEEDING 30% SLOPE
 - 23.01%–30.00% SLOPE
 - 16.01%–23.00% SLOPE
 - 10.01%–16.00% SLOPE
 - 0.00%–10.00% SLOPE

FIRELIGHT PA-11
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
RANGE 13 W, SLB&M - TOQUERVILLE, UTAH

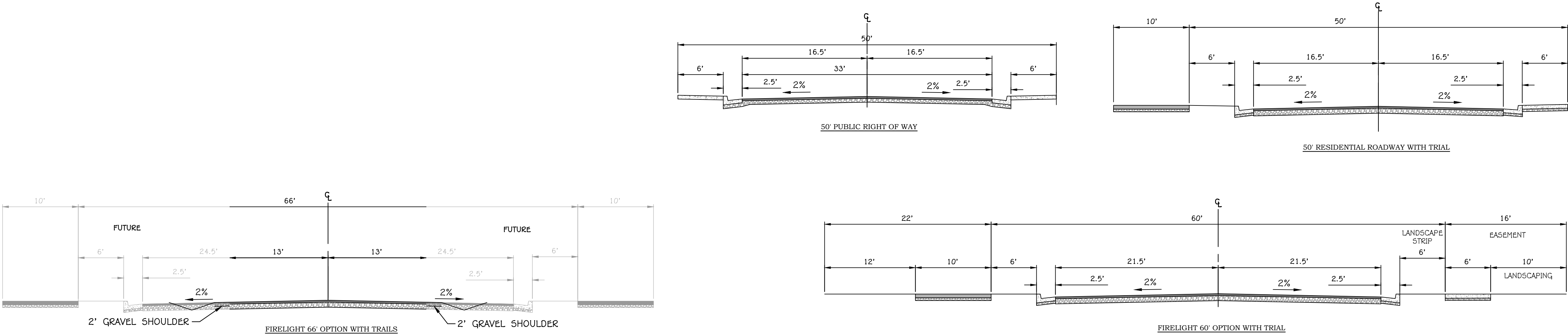
JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 07/17/2025
Z.4.2
SHEET 13 OF 16

SLOPE MAP
FINAL SITE PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS		
NO.	DATE	DESCRIPTION



PRELIMINARY
NOT FOR
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

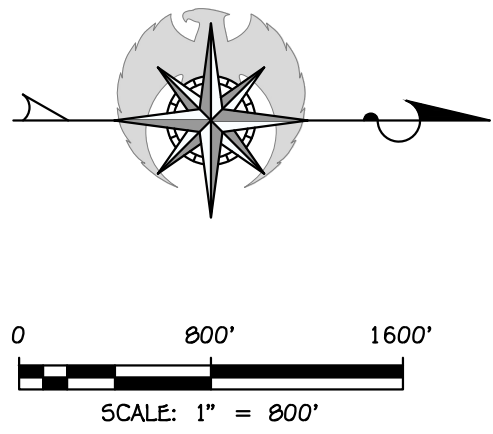
POD TRAIL PEN SPACE DATA				
DESCRIPTION	REQUIRED (LF)	BONUS (LF)	TOTAL (LF) FOR PUBLIC DEDICATION	TOTAL (LF)
PA-1				
PA-2				
PA-3				
PA-4				
PA-5				
PA-6	4904	491	4743	10138
PA-7				
PA-8				
PA-9				
PA-10				
PA-11	1670	167	1450	3287
PA-12				
PA-13				
CPA-1				
CPA-2				
CPA-3				
CPA-4				
CPA-5				
CPA-6				
CPA-7				
CPA-8				
CPA-9				
TOTAL	6574	658	6193	13425

SITE DATA		
DESCRIPTION	DATA	
CURRENT ZONING	R1-20 (MPDO)	
DEVELOPMENT TOTAL AREA	1,749	ACRES
TOTAL APPROVED DENSITY	3,497	ERU
TOTAL REQUIRED TRAIL	32,965	LINEAL FEET
TOTAL TRAIL LENGTH REQ'S/ERU	9.427	FT./ERU
ERU 10% BONUS	3,297	LINEAL FEET
TOTAL COMMITTED TRAIL	10,138	LINEAL FEET

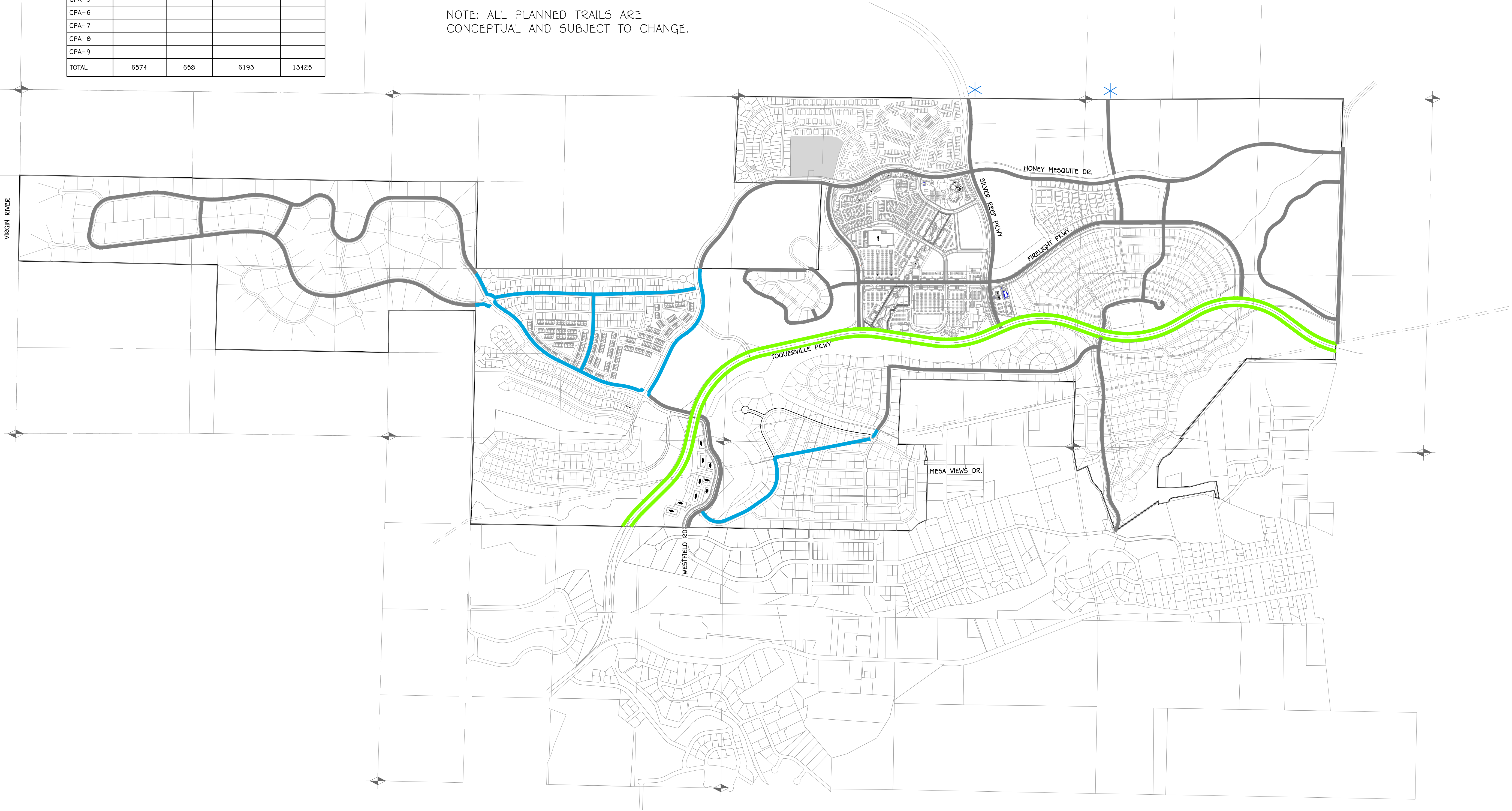
TOTAL NEEDED FOR BASE AND BONUS = 36,262

ALL ADDITIONAL TRAILS WILL BE DEDICATED TO THE PUBLIC FOR THE PUBLIC USE PER MPDO AND DEVELOPMENT AGREEMENT.

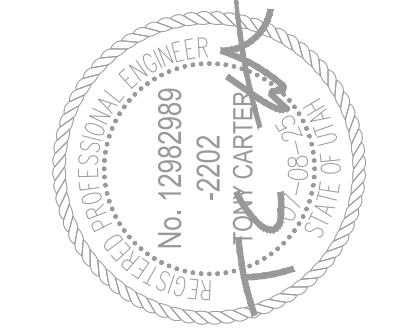
NOTE: ALL PLANNED TRAILS ARE CONCEPTUAL AND SUBJECT TO CHANGE.



- LEGEND:
- PROPOSED PROPERTY LINES
 - PROJECT BOUNDARY
 - EXISTING EASEMENT
 - COMMITTED 10' MINIMUM PAVED CITY TRAIL
 - UDOT TRAIL
 - PLANNED 10' MINIMUM PAVED CITY TRAIL
 - SURVEY SECTION CORNER MONUMENT
 - PLANNED TRAILHEAD



REV.	DATE	REVISION



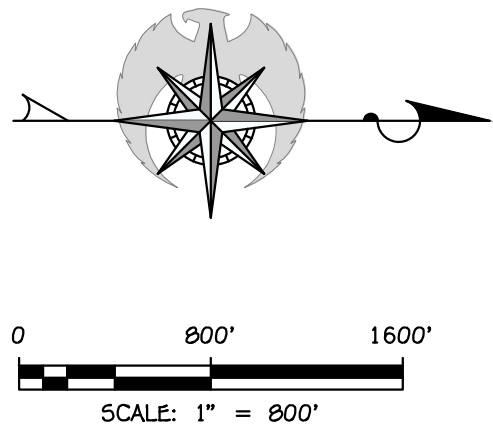
DATE:	07/17/2025
JOB #	24-506-1
DRAWN BY:	JGT
CHECKED BY:	TC

FIRELIGHT DEVELOPMENT
SEC. 3, 10, 11, 14, 15, & 22, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH
OVERALL TRAIL MAP

POD OPEN SPACE DATA				
DESCRIPTION	REQUIRED (AC)	5% BONUS (AC)	TOTAL EXTRA (AC)	TOTAL (AC)
PA-1				
PA-2				
PA-3				
PA-4				
PA-5				
PA-6	12.07	7.94	1.76	21.77
PA-7				
PA-8				
PA-9				
PA-10				
PA-11	6.01	7.71	12.22	25.94
PA-12				
PA-13				
CPA-1				
CPA-2				
CPA-3				
CPA-4				
CPA-5				
CPA-6				
CPA-7				
CPA-8				
CPA-9				
TOTAL	18.08	15.65	13.98	47.71

SITE DATA		
DESCRIPTION	DATA	
CURRENT ZONING	R1-20 (MPDO)	
DEVELOPMENT TOTAL AREA	1,749	ACRES
TOTAL COMMITTED OPEN SPACE	21.77	ACRES
TOTAL COMMITTED PARK	6.34	ACRES

NOTE: ALL PLANED
OPEN SPACE IS
CONCEPTUAL AND IS
SUBJECT TO CHANGE.



- LEGEND:DETAIL
- PROPOSED PROPERTY LINES

PROJECT BOUNDARY

EXISTING EASEMENT

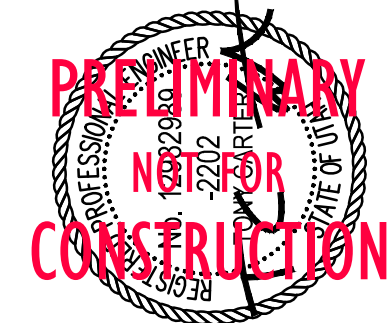
10' MINIMUM PAVED CITY TRAIL

COMMITTED OPEN SPACE

PLANNED OPEN SPACE

PLANNED PARK

SURVEY SECTION CORNER MONUMENT



DATE: 09/03/2025
JOB #: 24-506-1
DRAWN BY: JGT
CHECKED BY: TC

FIRELIGHT DEVELOPMENT
SEC. 3, 10, 11, 14, 15, & 22, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH
OVERALL OPEN SPACE MAP