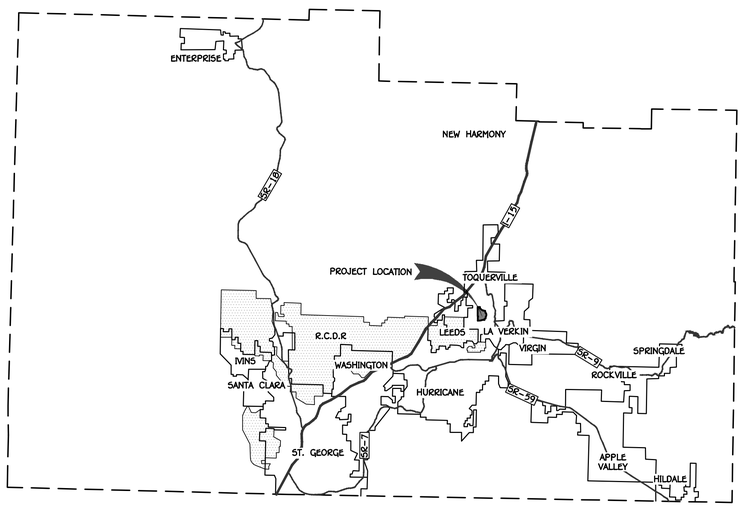
FIRELIGHT PA-1

TOQUERVILLE, UTAH

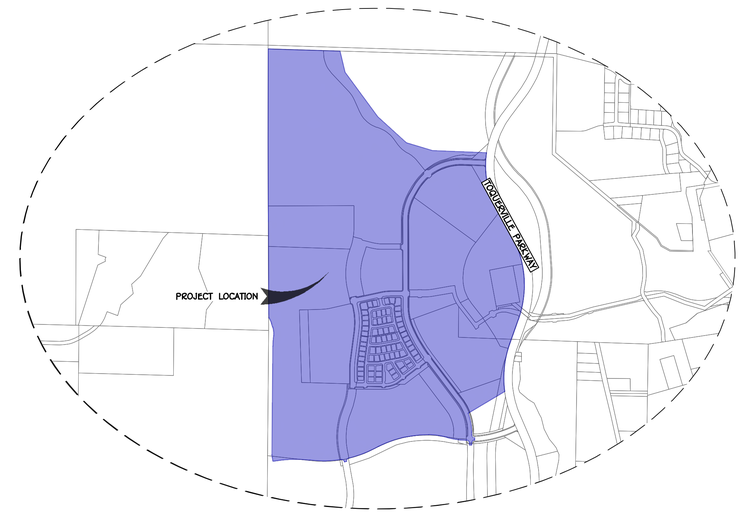
MPDO FINAL SITE PLAN

AUGUST 2025



WASHINGTON COUNTY

N.T.S.



VICINITY MAP

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M

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@alcsg.com

SHEET INDEX

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

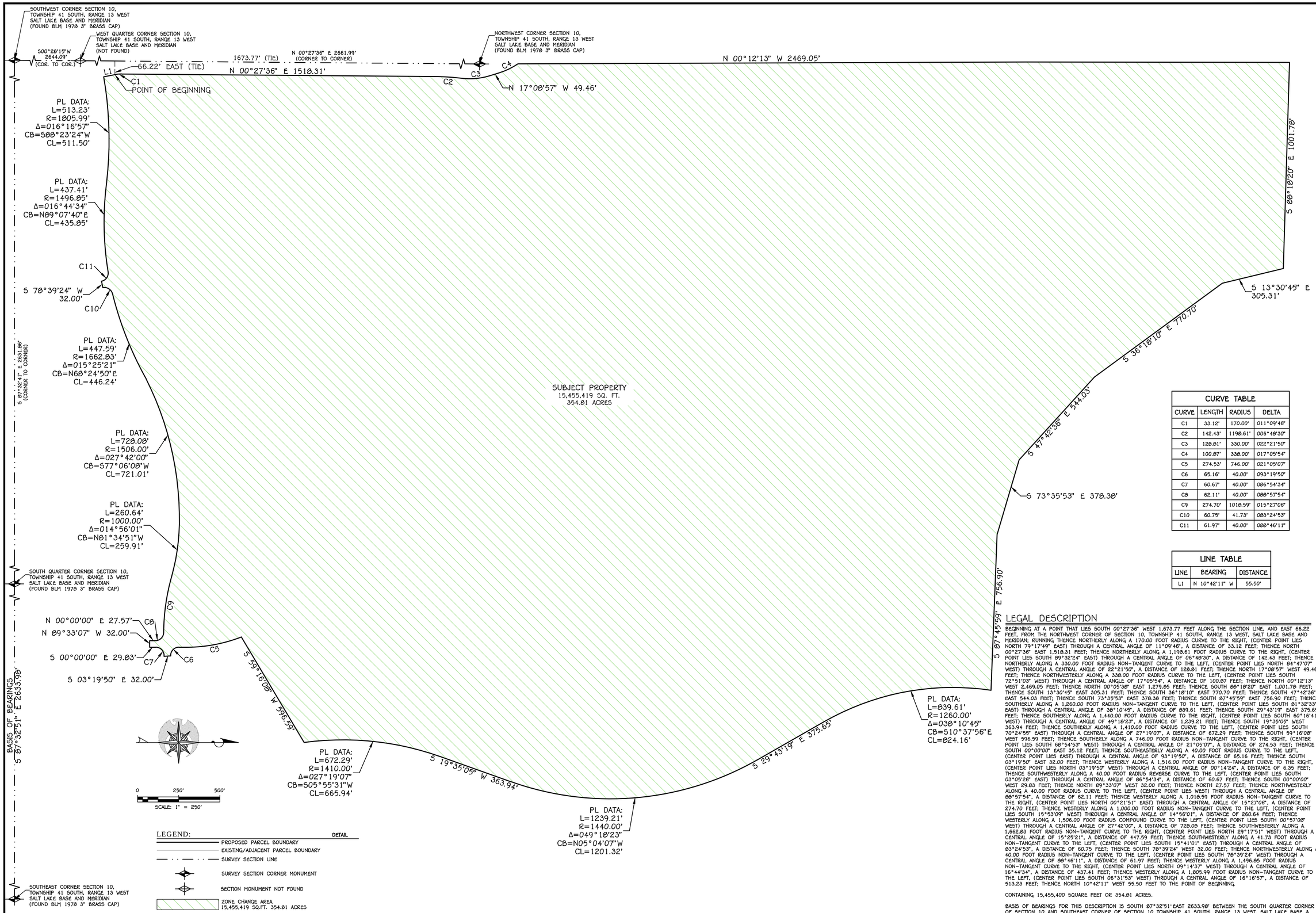
FIRELIGHT PA-1
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

COVER
MPDO FINAL SITE PLAN

JOB # 25-506-2
Drawn by: JT
CHECKED by: ARC
DATE: 8/15/2025

1

SHEET: 1 OF: 36



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	33.12'	170.00'	011°09'46"
C2	142.43'	1198.61'	006°48'30"
C3	128.81'	330.00'	022°21'50"
C4	100.87'	338.00'	017°05'54"
C5	274.53'	746.00'	021°05'07"
C6	65.16'	40.00'	093°19'50"
C7	60.67'	40.00'	086°54'34"
C8	62.11'	40.00'	088°57'54"
C9	274.70'	1018.59'	015°27'06"
C10	60.75'	41.73'	083°24'53"
C11	61.97'	40.00'	088°46'11"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 10°42'11" W	55.50'

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES SOUTH 00°27'36" WEST 1,673.77 FEET ALONG THE SECTION LINE, AND EAST 66.22 FEET, FROM THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTHERLY ALONG A 170.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 79°17'49" EAST) THROUGH A CENTRAL ANGLE OF 11°09'46", A DISTANCE OF 33.12 FEET; THENCE NORTH 00°27'36" EAST 1,518.31 FEET; THENCE NORTHERLY ALONG A 1,198.61 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 89°32'24" EAST) THROUGH A CENTRAL ANGLE OF 06°48'30", A DISTANCE OF 142.43 FEET; THENCE NORTHERLY ALONG A 330.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 84°47'07" WEST) THROUGH A CENTRAL ANGLE OF 22°21'50", A DISTANCE OF 128.81 FEET; THENCE NORTH 17°08'57" WEST 49.46 FEET; THENCE NORTHWESTERLY ALONG A 338.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 72°51'03" WEST) THROUGH A CENTRAL ANGLE OF 17°05'54", A DISTANCE OF 100.87 FEET; THENCE NORTH 00°12'13" WEST 2,469.05 FEET; THENCE NORTH 00°05'38" EAST 1,279.85 FEET; THENCE SOUTH 88°18'20" EAST 1,001.78 FEET; THENCE SOUTH 13°30'45" EAST 305.31 FEET; THENCE SOUTH 36°18'10" EAST 770.70 FEET; THENCE SOUTH 47°42'36" EAST 544.03 FEET; THENCE SOUTH 73°35'53" EAST 378.38 FEET; THENCE SOUTH 87°45'59" EAST 756.90 FEET; THENCE SOUTHERLY ALONG A 1,260.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 81°32'33" EAST) THROUGH A CENTRAL ANGLE OF 38°10'45", A DISTANCE OF 839.61 FEET; THENCE SOUTH 29°43'19" EAST 375.65 FEET; THENCE SOUTHERLY ALONG A 1,440.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 60°16'41" WEST) THROUGH A CENTRAL ANGLE OF 49°18'23", A DISTANCE OF 1,239.21 FEET; THENCE SOUTH 19°35'05" WEST 363.94 FEET; THENCE SOUTHERLY ALONG A 1,410.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 70°24'55" EAST) THROUGH A CENTRAL ANGLE OF 27°19'07", A DISTANCE OF 672.29 FEET; THENCE SOUTH 59°16'08" WEST 596.59 FEET; THENCE SOUTHERLY ALONG A 746.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 68°54'53" WEST) THROUGH A CENTRAL ANGLE OF 21°05'07", A DISTANCE OF 274.53 FEET; THENCE SOUTH 00°00'00" EAST 35.12 FEET; THENCE SOUTHEASTERLY ALONG A 40.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES EAST) THROUGH A CENTRAL ANGLE OF 93°19'50", A DISTANCE OF 65.16 FEET; THENCE SOUTH 03°19'50" EAST 32.00 FEET; THENCE WESTERLY ALONG A 1,516.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 03°19'50" WEST) THROUGH A CENTRAL ANGLE OF 00°14'24", A DISTANCE OF 6.35 FEET; THENCE SOUTHWESTERLY ALONG A 40.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 03°05'26" EAST) THROUGH A CENTRAL ANGLE OF 86°54'34", A DISTANCE OF 60.67 FEET; THENCE SOUTH 00°00'00" WEST 29.83 FEET; THENCE NORTH 89°33'07" WEST 32.00 FEET; THENCE NORTH 27.57 FEET; THENCE NORTHWESTERLY ALONG A 40.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES WEST) THROUGH A CENTRAL ANGLE OF 88°57'54", A DISTANCE OF 62.11 FEET; THENCE WESTERLY ALONG A 1,018.59 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 00°21'51" EAST) THROUGH A CENTRAL ANGLE OF 15°27'06", A DISTANCE OF 274.70 FEET; THENCE WESTERLY ALONG A 1,000.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 15°53'09" WEST) THROUGH A CENTRAL ANGLE OF 14°56'01", A DISTANCE OF 260.64 FEET; THENCE WESTERLY ALONG A 1,506.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 00°57'08" WEST) THROUGH A CENTRAL ANGLE OF 27°42'00", A DISTANCE OF 728.08 FEET; THENCE SOUTHWESTERLY ALONG A 1,682.83 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 29°17'51" WEST) THROUGH A CENTRAL ANGLE OF 15°25'21", A DISTANCE OF 447.59 FEET; THENCE SOUTHWESTERLY ALONG A 41.73 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 15°41'01" EAST) THROUGH A CENTRAL ANGLE OF 83°24'53", A DISTANCE OF 60.75 FEET; THENCE SOUTH 78°39'24" WEST 32.00 FEET; THENCE NORTHWESTERLY ALONG A 40.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 78°39'24" WEST) THROUGH A CENTRAL ANGLE OF 88°46'11", A DISTANCE OF 61.97 FEET; THENCE WESTERLY ALONG A 1,496.85 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 09°14'37" WEST) THROUGH A CENTRAL ANGLE OF 16°44'34", A DISTANCE OF 437.41 FEET; THENCE WESTERLY ALONG A 1,805.99 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 06°31'53" WEST) THROUGH A CENTRAL ANGLE OF 16°16'57", A DISTANCE OF 513.23 FEET; THENCE NORTH 10°42'11" WEST 55.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,455,400 SQUARE FEET OR 354.81 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 87°32'51" EAST 2633.98' BETWEEN THE SOUTH QUARTER CORNER OF SECTION 10 AND SOUTHEAST CORNER OF SECTION 10 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

NO.	DATE	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR
CONSTRUCTION

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

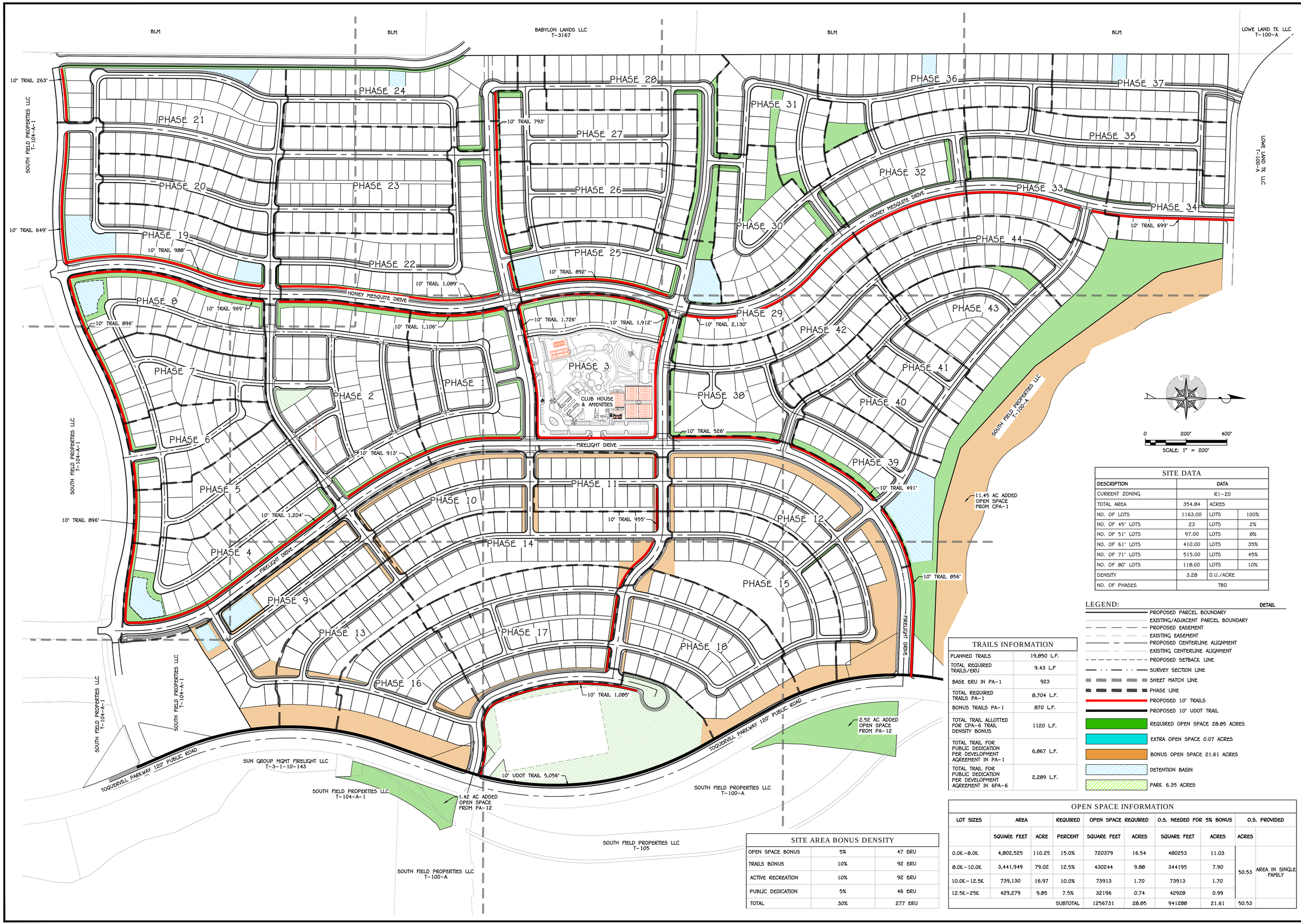
FIRELIGHT PA-1
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

BORDER & ZONING
MPDO FINAL SITE PLAN

JOB # 25-506-7
Drawn by: CDF
CHECKED by: ARC
DATE: 09/05/2025

2

SHEET: 2 OF: 36



SITE DATA

DESCRIPTION	DATA		
CURRENT ZONING	R1-20		
TOTAL AREA	354.84	ACRES	
NO. OF LOTS	1163.00	LOTS	100%
NO. OF 45' LOTS	23	LOTS	2%
NO. OF 51' LOTS	97.00	LOTS	8%
NO. OF 61' LOTS	410.00	LOTS	35%
NO. OF 71' LOTS	515.00	LOTS	45%
NO. OF 80' LOTS	118.00	LOTS	10%
DENSITY	3.28	D.U./ACRE	
NO. OF PHASES	TBD		

LEGEND:

DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SETBACK LINE
- SURVEY SECTION LINE
- SHEET MATCH LINE
- PHASE LINE
- PROPOSED 10' TRAILS
- PROPOSED 10' UDOT TRAIL
- REQUIRED OPEN SPACE 28.85 ACRES
- EXTRA OPEN SPACE 0.07 ACRES
- BONUS OPEN SPACE 21.61 ACRES
- DETENTION BASIN
- PARK 6.35 ACRES

TRAILS INFORMATION

PLANNED TRAILS	19,850 L.F.
TOTAL REQUIRED TRAILS/ERU	9.43 L.F
BASE ERU IN PA-1	923
TOTAL REQUIRED TRAILS PA-1	8,704 L.F.
BONUS TRAILS PA-1	870 L.F.
TOTAL TRAIL ALLOTTED FOR CPA-6 TRAIL DENSITY BONUS	1120 L.F.
TOTAL TRAIL FOR PUBLIC DEDICATION PER DEVELOPMENT AGREEMENT IN PA-1	6,867 L.F.
TOTAL TRAIL FOR PUBLIC DEDICATION PER DEVELOPMENT AGREEMENT IN 6PA-6	2,289 L.F.

OPEN SPACE INFORMATION

LOT SIZES	AREA		REQUIRED	OPEN SPACE REQUIRED		O.S. NEEDED FOR 5% BONUS		O.S. PROVIDED	
	SQUARE FEET	ACRE	PERCENT	SQUARE FEET	ACRES	SQUARE FEET	ACRES	ACRES	
0.0K-8.0K	4,802,525	110.25	15.0%	720379	16.54	480253	11.03	50.53	AREA IN SINGLE FAMILY
8.0K-10.0K	3,441,949	79.02	12.5%	430244	9.88	344195	7.90		
10.0K-12.5K	739,130	16.97	10.0%	73913	1.70	73913	1.70		
12.5K-25K	429,279	9.85	7.5%	32196	0.74	42928	0.99		
			SUBTOTAL	1256731	28.85	941288	21.61	50.53	

SITE AREA BONUS DENSITY

OPEN SPACE BONUS	5%	47 ERU
TRAILS BONUS	10%	92 ERU
ACTIVE RECREATION	10%	92 ERU
PUBLIC DEDICATION	5%	46 ERU
TOTAL	30%	277 ERU

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

OVERALL SITE PLAN
MPDO FINAL SITE PLAN

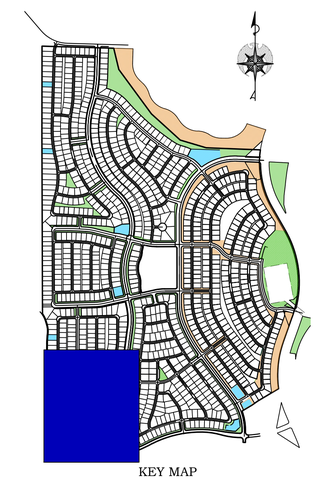
JOB # 25-506-7
Drawn by: CDF
CHECKED by: ARC
DATE: 09/16/2025

3

SHEET: 3 OF: 36

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PROPOSED SETBACK LINE	
SURVEY SECTION LINE	
SHEET MATCH LINE	
PHASE LINE	
PROPOSED 10' TRAILS	
PROPOSED 10' UDOT TRAIL	
OPEN SPACE	
EXTRA OPEN SPACE	
BONUS OPEN SPACE	
DETENTION BASIN	
PARK	



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

SITE PLAN I

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	09/16/2025

4

SHEET: 4 OF: 36

0 60' 120'
SCALE: 1" = 60'

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PROPOSED SETBACK LINE	
SURVEY SECTION LINE	
SHEET MATCH LINE	
PHASE LINE	
PROPOSED 10' TRAILS	
PROPOSED 10' UDOT TRAIL	
OPEN SPACE	
EXTRA OPEN SPACE	
BONUS OPEN SPACE	
DETENTION BASIN	
PARK	

KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

SITE PLAN II

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	09/16/2025

5

SHEET: 5 OF: 36

0 60' 120'
SCALE: 1" = 60'

LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SETBACK LINE
- SURVEY SECTION LINE
- SHEET MATCH LINE
- PHASE LINE
- PROPOSED 10' TRAILS
- PROPOSED 10' UDOT TRAIL
- OPEN SPACE
- EXTRA OPEN SPACE
- BONUS OPEN SPACE
- DETENTION BASIN
- PARK

KEY MAP
SCALE: 1"=1,000'

NO.	DATE	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

SITE PLAN III

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	09/16/2025

6

SHEET: 6 OF: 36

0 60' 120'

SCALE: 1" = 60'

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SETBACK LINE
- SURVEY SECTION LINE
- SHEET MATCH LINE
- PHASE LINE
- PROPOSED 10' TRAILS
- PROPOSED 10' UDOT TRAIL
- OPEN SPACE
- EXTRA OPEN SPACE
- BONUS OPEN SPACE
- DETENTION BASIN
- PARK

DETAIL

KEY MAP
SCALE: 1"=1,000'

NO.	DATE	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

SITE PLAN IV

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	09/16/2025

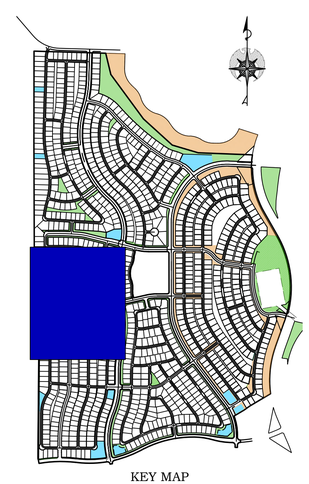
7

SHEET: 7 OF: 36

LEGEND:

DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SETBACK LINE
- SURVEY SECTION LINE
- SHEET MATCH LINE
- PHASE LINE
- PROPOSED 10' TRAILS
- PROPOSED 10' UDOT TRAIL
- OPEN SPACE
- EXTRA OPEN SPACE
- BONUS OPEN SPACE
- DETENTION BASIN
- PARK



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

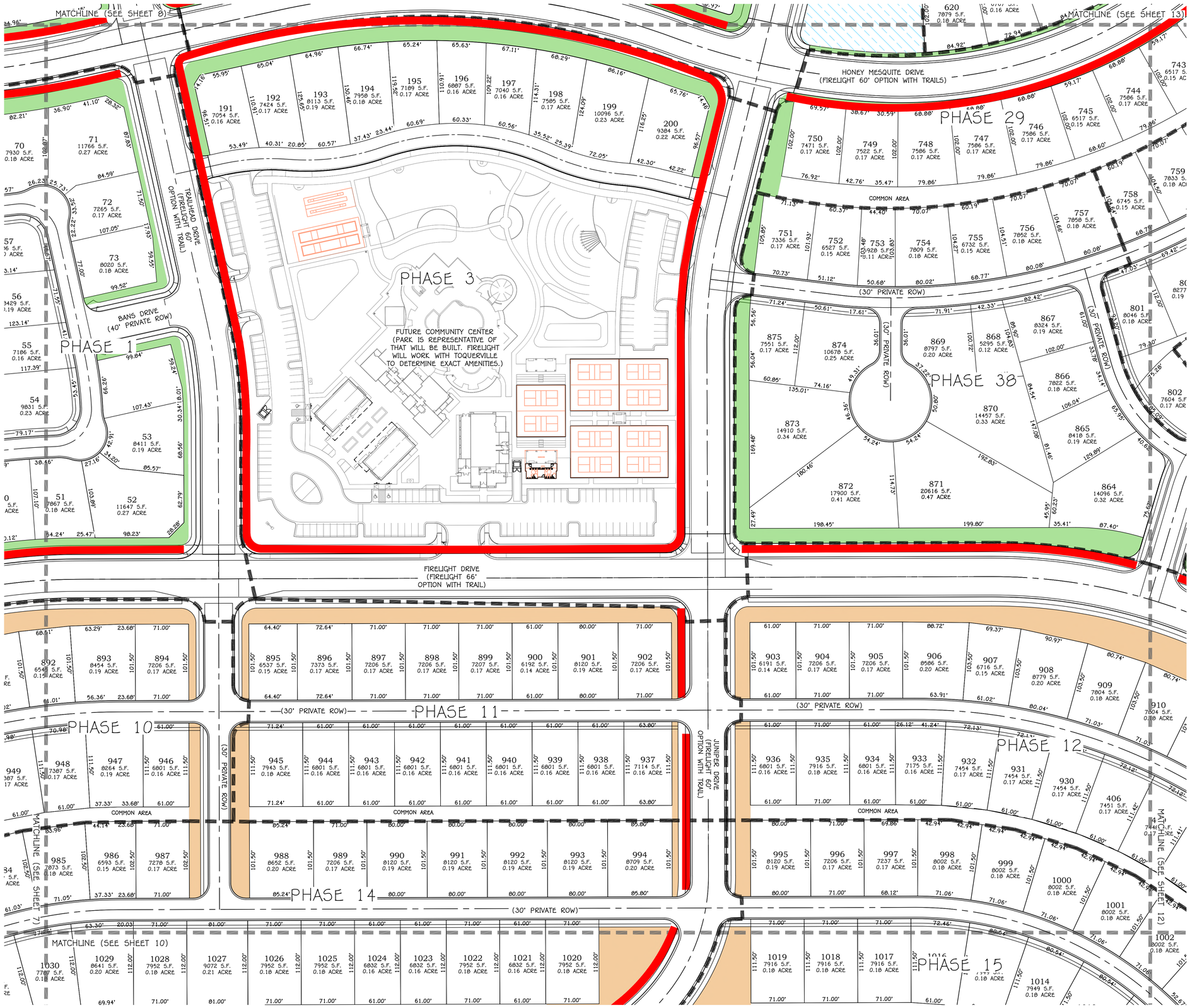
SITE PLAN V

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	09/16/2025

8

SHEET: 8 OF: 36

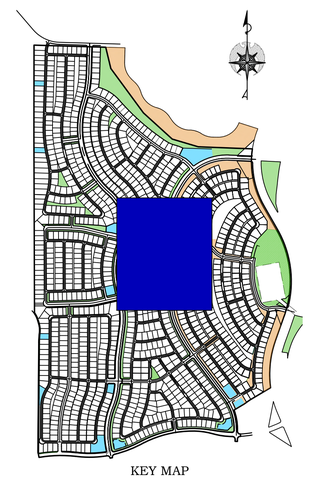


0 60' 120'

SCALE: 1" = 60'

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PROPOSED SETBACK LINE	
SURVEY SECTION LINE	
SHEET MATCH LINE	
PHASE LINE	
PROPOSED 10' TRAILS	
PROPOSED 10' UDOT TRAIL	
OPEN SPACE	
EXTRA OPEN SPACE	
BONUS OPEN SPACE	
DETENTION BASIN	
PARK	



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

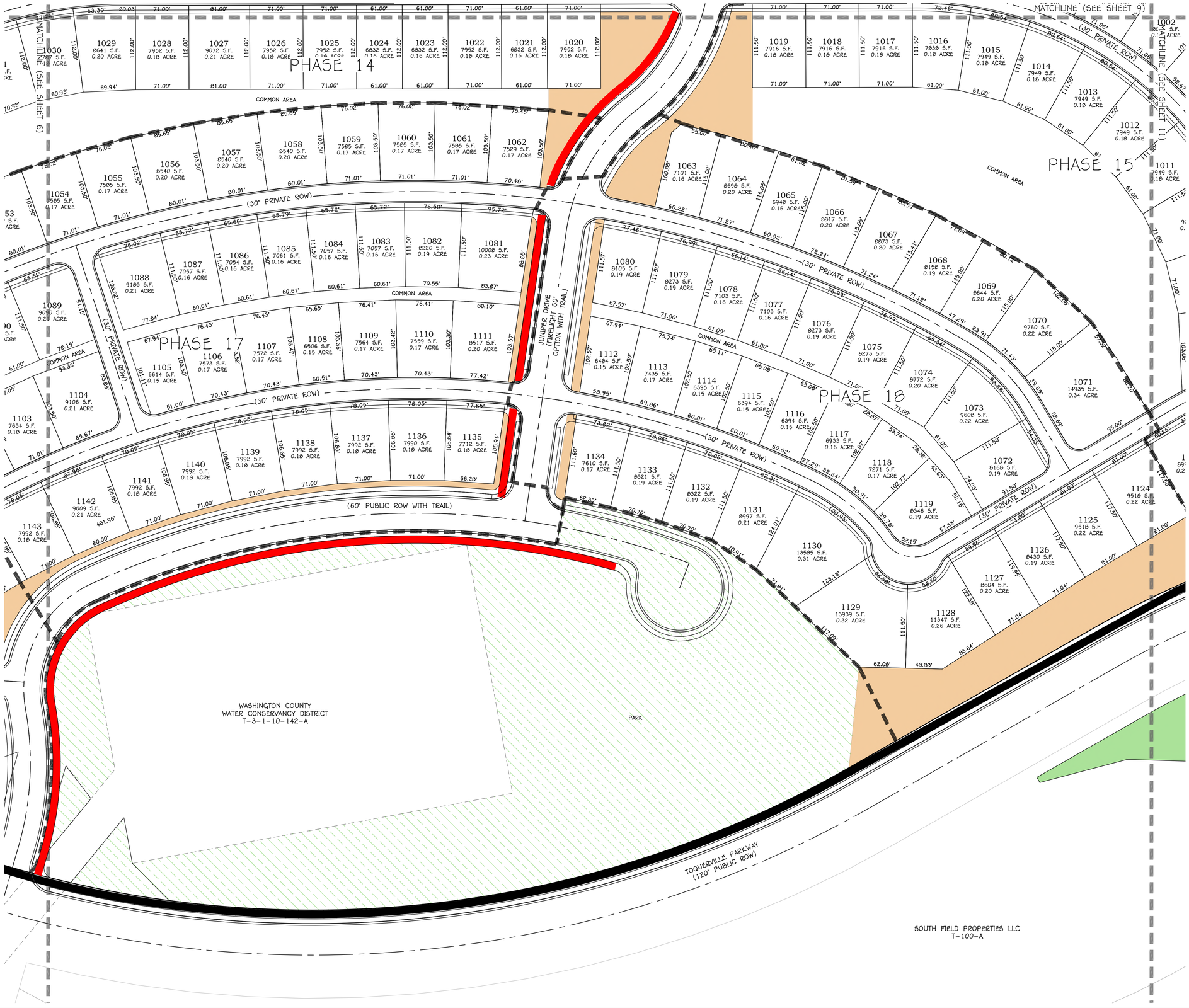
SITE PLAN VI

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	09/16/2025

9

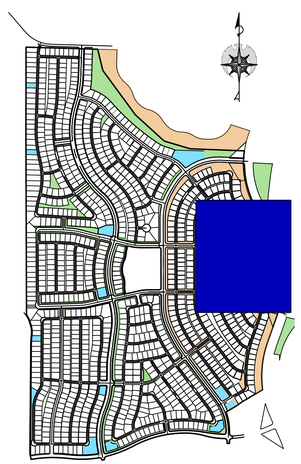
SHEET: 9 OF: 36



0 60' 120'
SCALE: 1" = 60'

LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SETBACK LINE
- SURVEY SECTION LINE
- SHEET MATCH LINE
- PHASE LINE
- PROPOSED 10' TRAILS
- PROPOSED 10' UDOT TRAIL
- OPEN SPACE
- EXTRA OPEN SPACE
- BONUS OPEN SPACE
- DETENTION BASIN
- PARK



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

SITE PLAN VII

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	09/16/2025

10

SHEET: 10 OF: 36

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

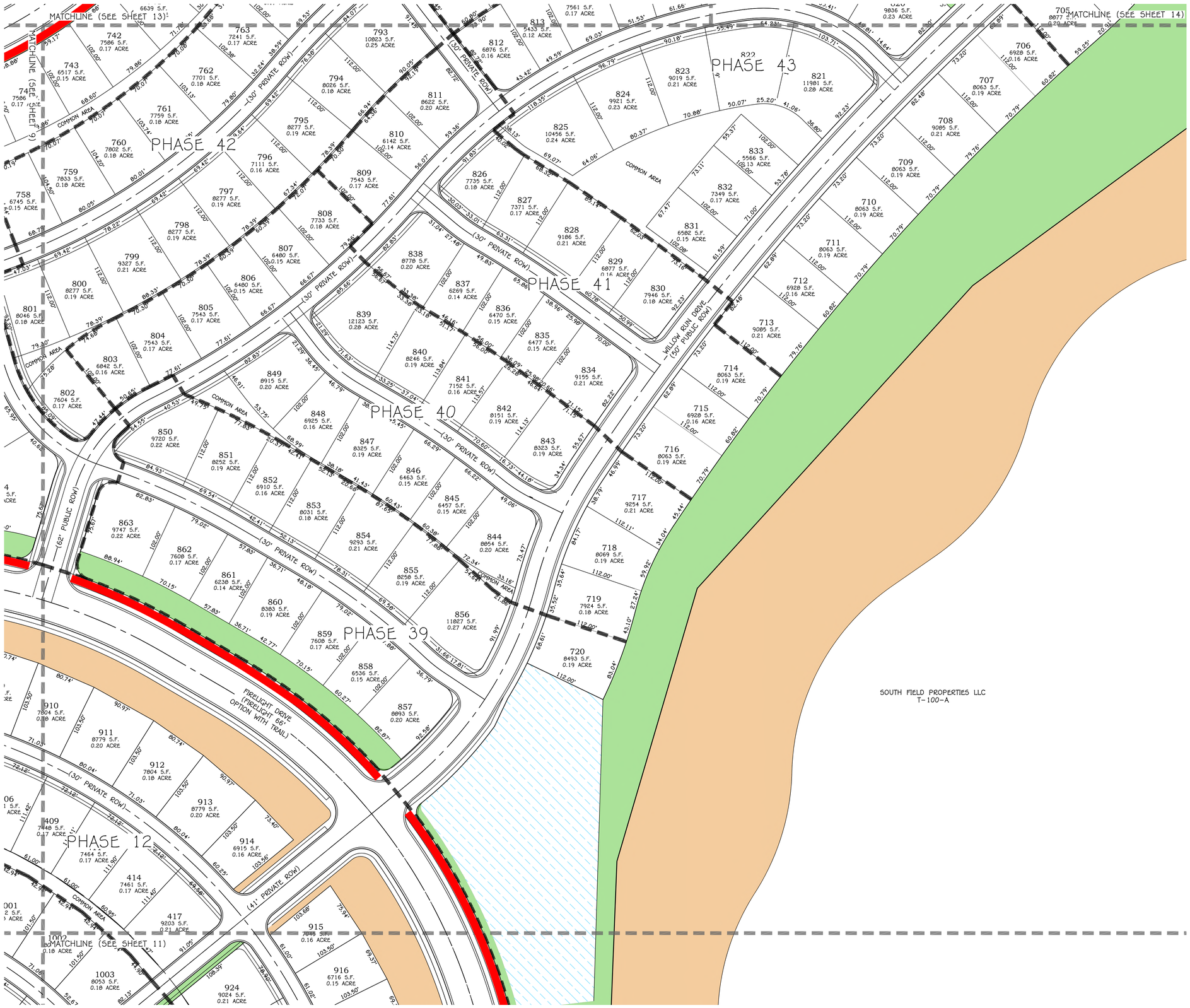
SITE PLAN VIII

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	09/16/2025

11

SHEET: 11 OF: 36

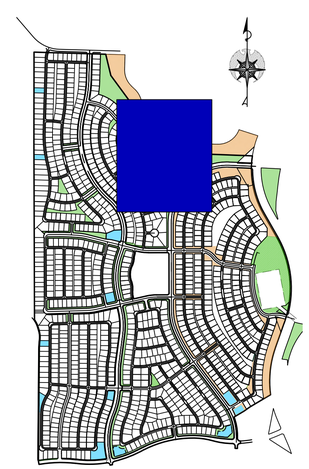


0 60' 120'

SCALE: 1" = 60'

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PROPOSED SETBACK LINE	
SURVEY SECTION LINE	
SHEET MATCH LINE	
PHASE LINE	
PROPOSED 10' TRAILS	
PROPOSED 10' UDOT TRAIL	
OPEN SPACE	
EXTRA OPEN SPACE	
BONUS OPEN SPACE	
DETENTION BASIN	
PARK	



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

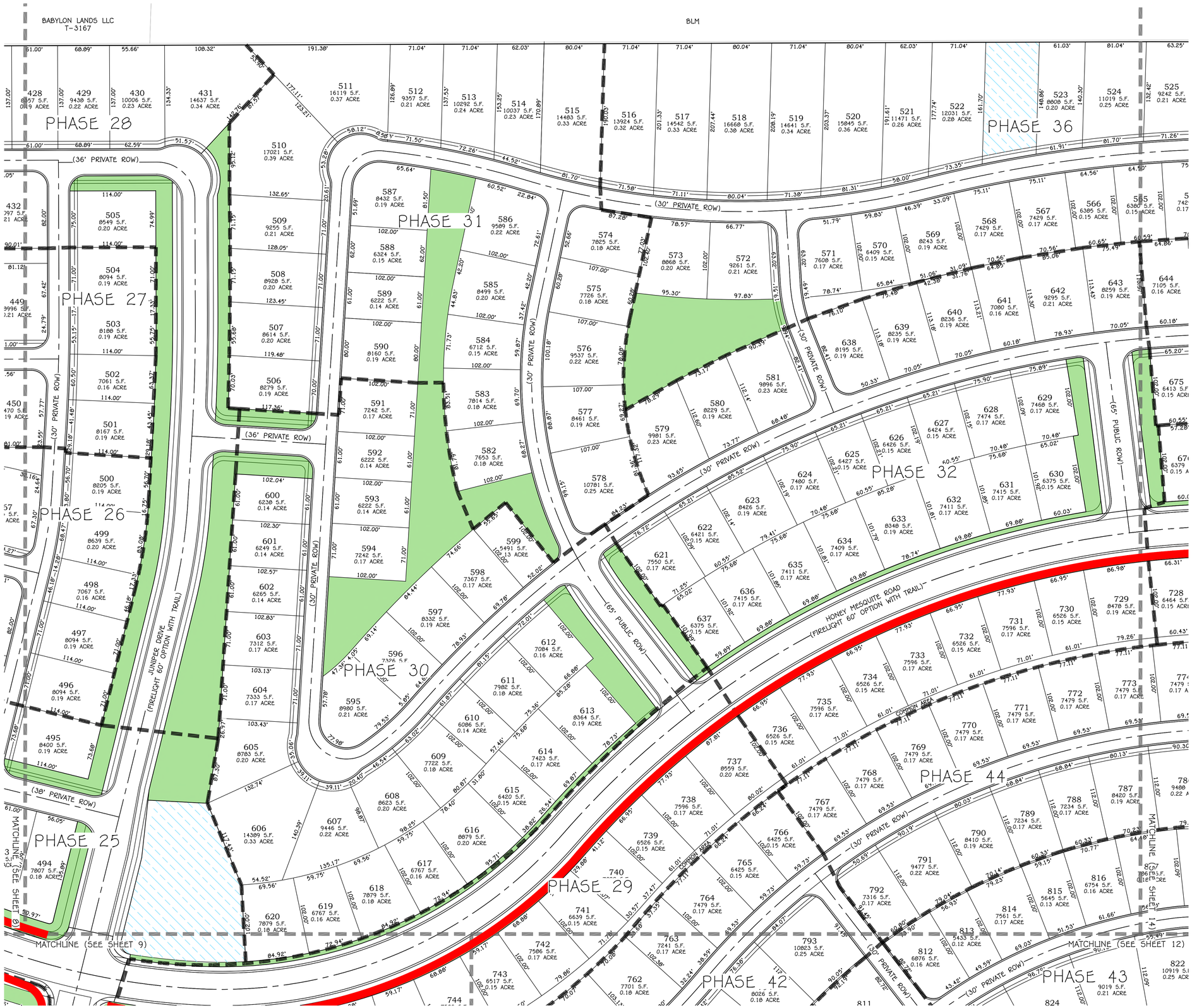
SITE PLAN IX

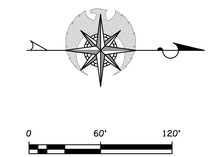
MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	09/16/2025

12

SHEET: 12 OF: 36





LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PROPOSED SETBACK LINE	
SURVEY SECTION LINE	
SHEET MATCH LINE	
PHASE LINE	
PROPOSED 10' TRAILS	
PROPOSED 10' UDOT TRAIL	
OPEN SPACE	
EXTRA OPEN SPACE	
BONUS OPEN SPACE	
DETENTION BASIN	
PARK	

KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

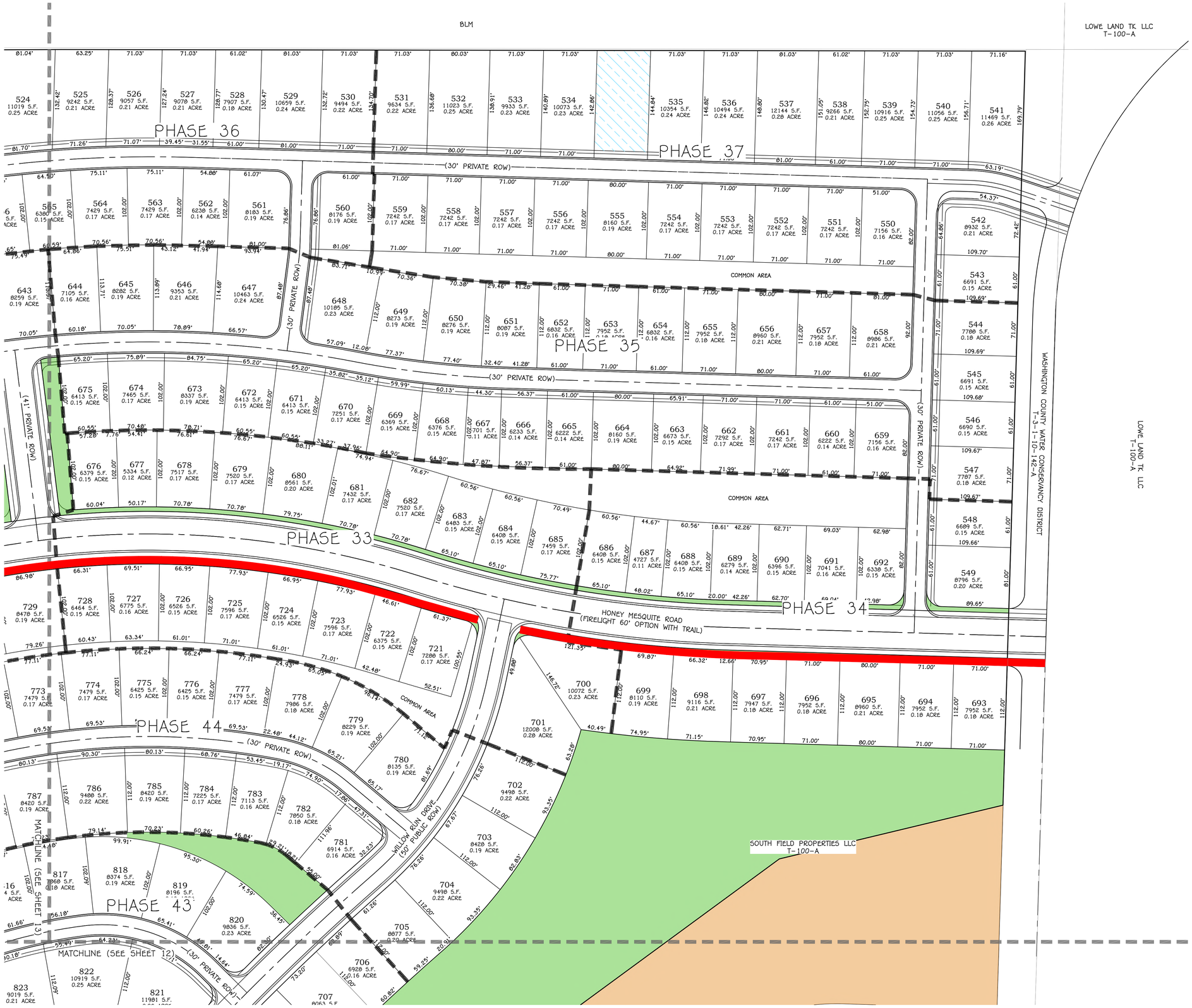
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

SITE PLAN X

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	09/16/2025

SHEET: 13 OF: 36



0 60' 120'
SCALE: 1" = 60'

LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SETBACK LINE
- SURVEY SECTION LINE
- SHEET MATCH LINE
- PHASE LINE
- PROPOSED 10' TRAILS
- PROPOSED 10' UDOT TRAIL
- OPEN SPACE
- EXTRA OPEN SPACE
- BONUS OPEN SPACE
- DETENTION BASIN
- PARK

KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

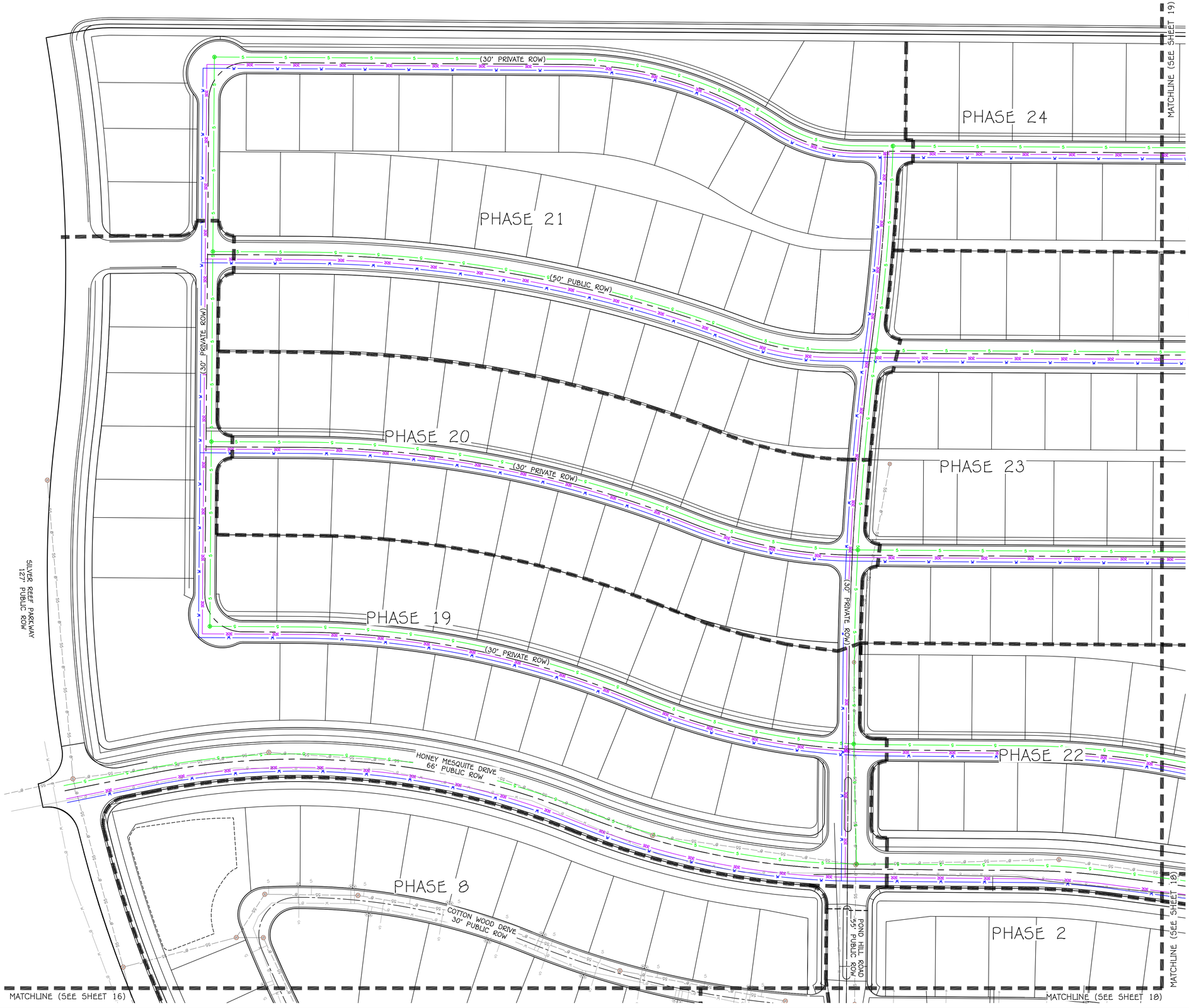
SITE PLAN XI

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	09/16/2025

14

SHEET: 14 OF: 36



0 60' 120'

SCALE: 1" = 60'

LEGEND:

	DETAIL
	PROPOSED PARCEL BOUNDARY
	EXISTING/ADJACENT PARCEL BOUNDARY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PHASE LINE
	SHEET MATCH LINE
W	PROPOSED WATER MAIN (SIZE PER PLAN)
W	EXISTING WATER MAIN (SIZE PER PLAN)
IRR	PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
IRR	EXISTING IRRIGATION MAIN (SIZE PER PLAN)
S	PROPOSED SEWER MAIN (SIZE PER PLAN)
S	EXISTING SEWER MAIN (SIZE PER PLAN)
SS	STANDARD SEWER MANHOLE
	CATCH BASIN

KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

UTILITY PLAN 1

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/20/2025

15

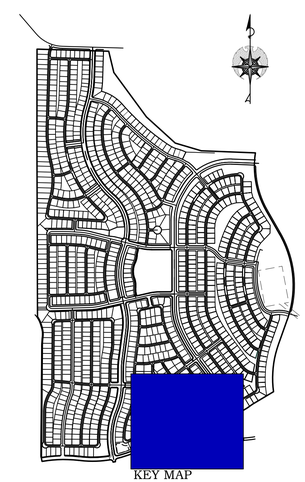
SHEET: 15 OF: 36

0 60' 120'

SCALE: 1" = 60'

LEGEND:

	DETAIL
	PROPOSED PARCEL BOUNDARY
	EXISTING/ADJACENT PARCEL BOUNDARY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PHASE LINE
	SHEET MATCH LINE
W	PROPOSED WATER MAIN (SIZE PER PLAN)
W	EXISTING WATER MAIN (SIZE PER PLAN)
IRR	PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
IRR	EXISTING IRRIGATION MAIN (SIZE PER PLAN)
S	PROPOSED SEWER MAIN (SIZE PER PLAN)
S	EXISTING SEWER MAIN (SIZE PER PLAN)
SS	STANDARD SEWER MANHOLE
	CATCH BASIN



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

UTILITY PLAN II

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/20/2025

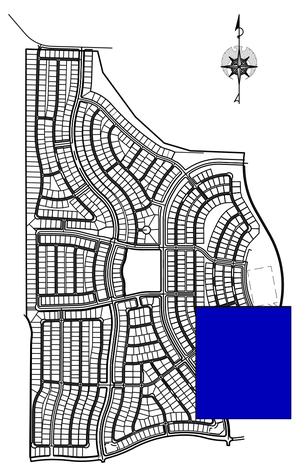
16

SHEET: 16 OF: 36

0 60' 120'
SCALE: 1" = 60'

LEGEND:

	DETAIL
	PROPOSED PARCEL BOUNDARY
	EXISTING/ADJACENT PARCEL BOUNDARY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PHASE LINE
	SHEET MATCH LINE
W	PROPOSED WATER MAIN (SIZE PER PLAN)
W	EXISTING WATER MAIN (SIZE PER PLAN)
IRR	PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
IRR	EXISTING IRRIGATION MAIN (SIZE PER PLAN)
S	PROPOSED SEWER MAIN (SIZE PER PLAN)
S	EXISTING SEWER MAIN (SIZE PER PLAN)
SS	STANDARD SEWER MANHOLE
	CATCH BASIN



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

UTILITY PLAN III

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/20/2025

17

SHEET: 17 OF: 36

PHASE 19

PHASE 22

HONEY MESQUITE DRIVE
(60' PUBLIC ROW
FIRELIGHT OPTION WITH TRAILS)

MATCHLINE (SEE SHEET 19)

PHASE 8

MATCHLINE (SEE SHEET 15)

COTTON WOOD DRIVE
(30' PRIVATE ROW)

PHASE 7

TIMBER AVENUE
(30' PRIVATE ROW)

FRANK AVENUE
(30' PRIVATE ROW)

PHASE 2

MESA AVENUE
(30' PRIVATE ROW)

HAMILTON AVENUE
(30' PRIVATE ROW)

DAVIS AVENUE
(30' PRIVATE ROW)

PHASE 1

PHASE 6

PATHFINDER DRIVE
(30' PRIVATE ROW)

POND HILL ROAD
(36' PRIVATE ROW)

SPRING AVENUE
(30' PRIVATE ROW)

PHASE 5

FIRELIGHT DRIVE
(66' PUBLIC ROW OPTION WITH TRAIL)

TAYLOR DRIVE
(30' PRIVATE ROW)

PHASE 4

PHASE 10

(30' PRIVATE ROW)

PHASE 9

PHASE 14

MATCHLINE (SEE SHEET 16)

MATCHLINE (SEE SHEET 20)

MATCHLINE (SEE SHEET 17)

0 60' 120'

SCALE: 1" = 60'

LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PHASE LINE
- SHEET MATCH LINE
- 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 SEWER MAIN (SIZE PER PLAN)
- EXISTING SEWER MAIN (SIZE PER PLAN)
- SS STANDARD SEWER MANHOLE
- CATCH BASIN

KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

UTILITY PLAN IV

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/20/2025

18

SHEET: 18 OF: 36

PHASE 24

PHASE 28

PHASE 27

PHASE 26

PHASE 25

PHASE 23

PHASE 22

PHASE 3

(30' PRIVATE ROW)

(50' PRIVATE ROW)

(30' PRIVATE ROW) (VARIES)

TRAILHEAD DRIVE
(FIRELIGHT 60' OPTION WITH TRAIL)

HONEY MESQUITE DRIVE
(FIRELIGHT 60' OPTION WITH TRAILS)

MATCHLINE (SEE SHEET 10)

MATCHLINE (SEE SHEET 15)

MATCHLINE (SEE SHEET 24)

MATCHLINE (SEE SHEET 20)

0 60' 120'

SCALE: 1" = 60'

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PHASE LINE	
SHEET MATCH LINE	
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 SEWER MAIN (SIZE PER PLAN)	
EXISTING SEWER MAIN (SIZE PER PLAN)	
STANDARD SEWER MANHOLE	
CATCH BASIN	

KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

UTILITY PLAN V

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/20/2025

19

SHEET: 19 OF: 36

MATCHLINE (SEE SHEET 19)

MATCHLINE (SEE SHEET 24)

HONEY MESQUITE DRIVE
(FIRELIGHT 60' OPTION WITH TRAILS)

PHASE 29

PHASE 3

FUTURE COMMUNITY
CENTER
(LAYOUT IS CONCEPTUAL
SEE PA-11)

TRAILHEAD DRIVE
(FIRELIGHT 60'
OPTION WITH TRAIL)

BANS DRIVE
(40' PRIVATE ROW)

PHASE 1

(30' PRIVATE ROW)

(30' PRIVATE ROW)

(30' PRIVATE ROW)

PHASE 38

EXISTING 12' WALKING PATH PER PHASE 1

FIRELIGHT DRIVE
(FIRELIGHT 66'
OPTION WITH TRAIL)

(30' PRIVATE ROW)

PHASE 11

(30' PRIVATE ROW)

PHASE 10

JUNIPER DRIVE
(FIRELIGHT 60'
OPTION WITH TRAIL)

PHASE 12

MATCHLINE (SEE SHEET 18)

(30' PRIVATE ROW)

PHASE 14

(30' PRIVATE ROW)

MATCHLINE (SEE SHEET 23)

MATCHLINE (SEE SHEET 21)

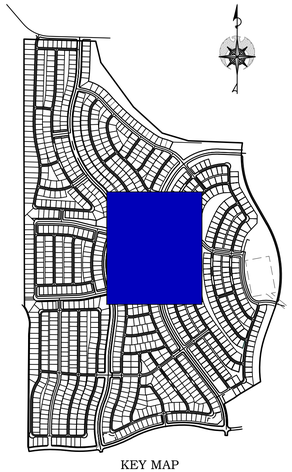
PHASE 15

0 60' 120'

SCALE: 1" = 60'

LEGEND:

	DETAIL
	PROPOSED PARCEL BOUNDARY
	EXISTING/ADJACENT PARCEL BOUNDARY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PHASE LINE
	SHEET MATCH LINE
W	PROPOSED WATER MAIN (SIZE PER PLAN)
W	EXISTING WATER MAIN (SIZE PER PLAN)
IRR	PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
IRR	EXISTING IRRIGATION MAIN (SIZE PER PLAN)
S	PROPOSED SEWER MAIN (SIZE PER PLAN)
S	EXISTING SEWER MAIN (SIZE PER PLAN)
SS	STANDARD SEWER MANHOLE
	CATCH BASIN



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

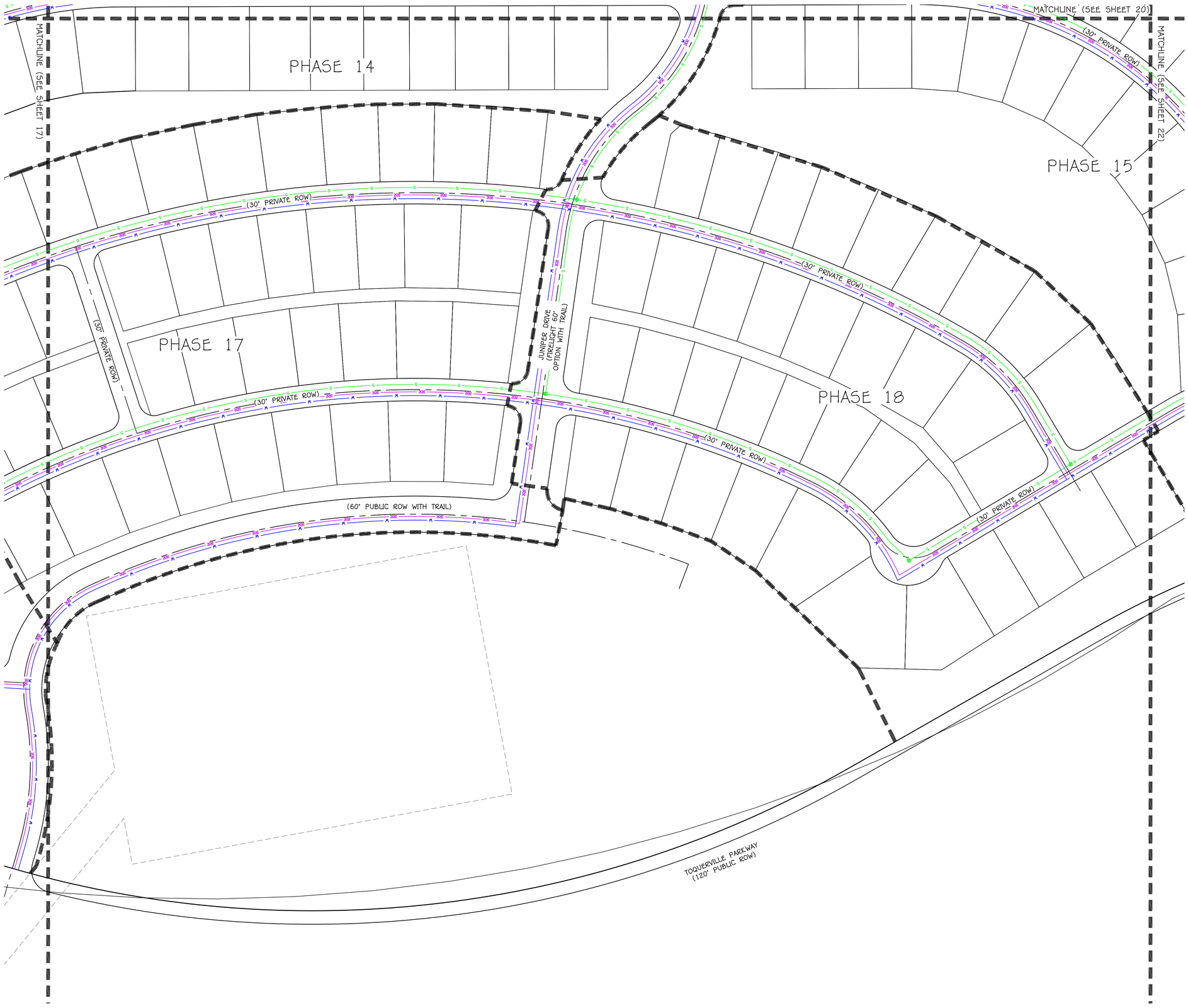
UTILITY PLAN VI

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/20/2025

20

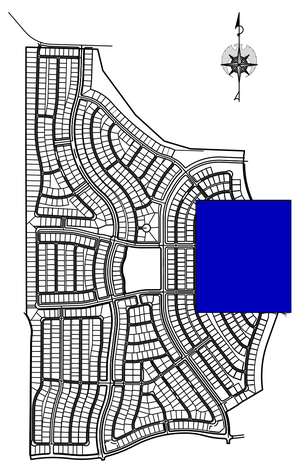
SHEET: 20 OF: 36



0 60' 120'
SCALE: 1" = 60'

LEGEND:

	DETAIL
	PROPOSED PARCEL BOUNDARY
	EXISTING/ADJACENT PARCEL BOUNDARY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PHASE LINE
	SHEET MATCH LINE
W	PROPOSED WATER MAIN (SIZE PER PLAN)
W	EXISTING WATER MAIN (SIZE PER PLAN)
IRR	PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
IRR	EXISTING IRRIGATION MAIN (SIZE PER PLAN)
S	PROPOSED SEWER MAIN (SIZE PER PLAN)
S	EXISTING SEWER MAIN (SIZE PER PLAN)
SS	STANDARD SEWER MANHOLE
	CATCH BASIN



KEY MAP
SCALE: 1"=1,000'

NO.	DATE	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

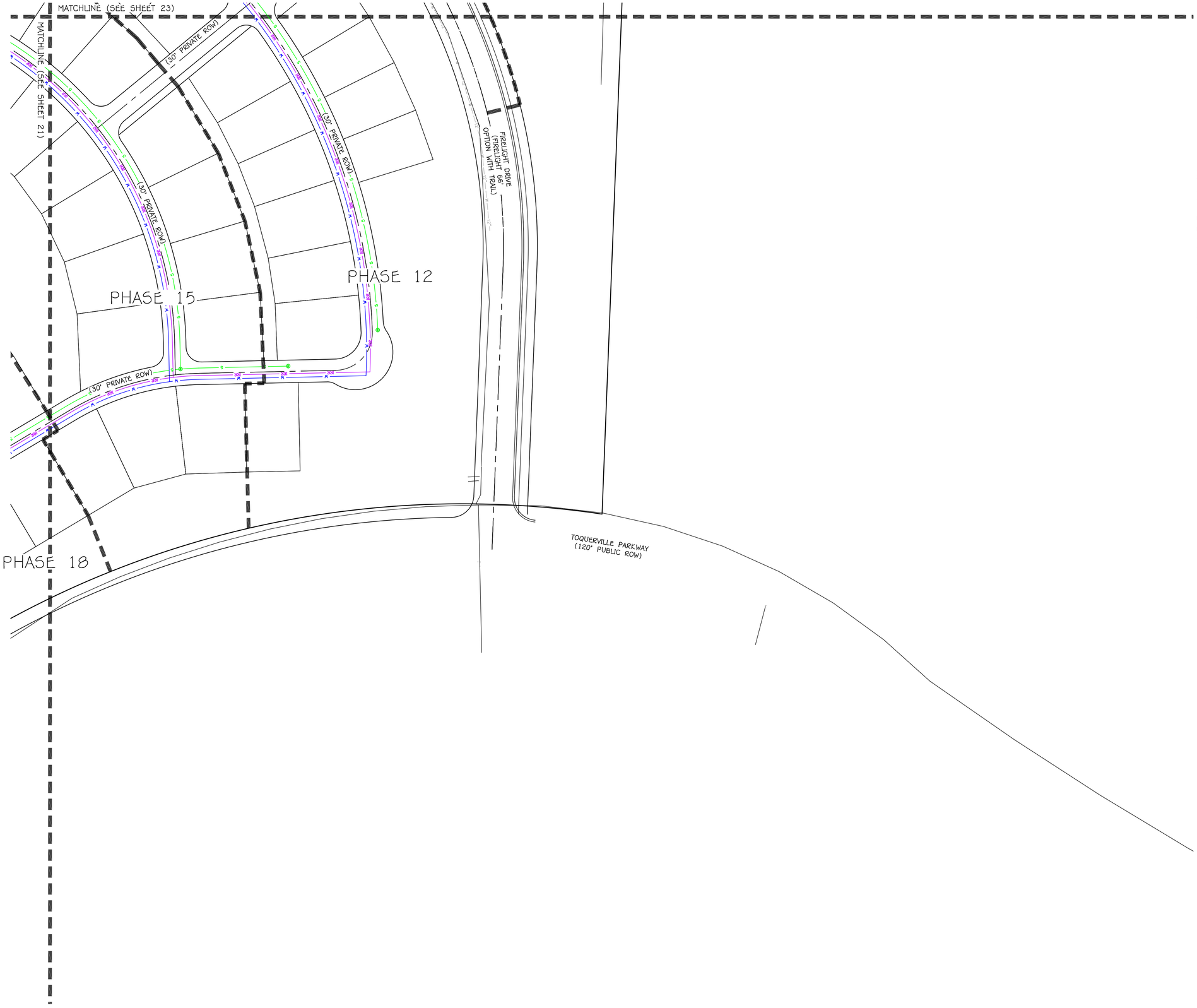
UTILITY PLAN VII

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/20/2025

21

SHEET: 21 OF: 36

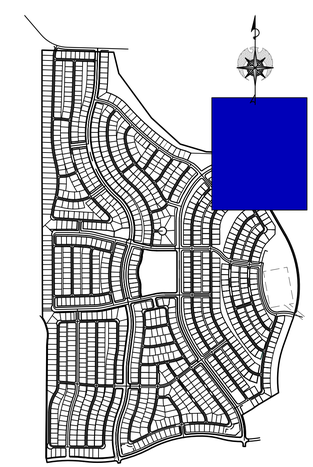


0 60' 120'

SCALE: 1" = 60'

LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PHASE LINE
- SHEET MATCH LINE
- W — PROPOSED WATER MAIN (SIZE PER PLAN)
- W — EXISTING WATER MAIN (SIZE PER PLAN)
- IRR — PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
- IRR — EXISTING IRRIGATION MAIN (SIZE PER PLAN)
- S — PROPOSED SEWER MAIN (SIZE PER PLAN)
- S — EXISTING SEWER MAIN (SIZE PER PLAN)
- SS — STANDARD SEWER MANHOLE
- CATCH BASIN



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

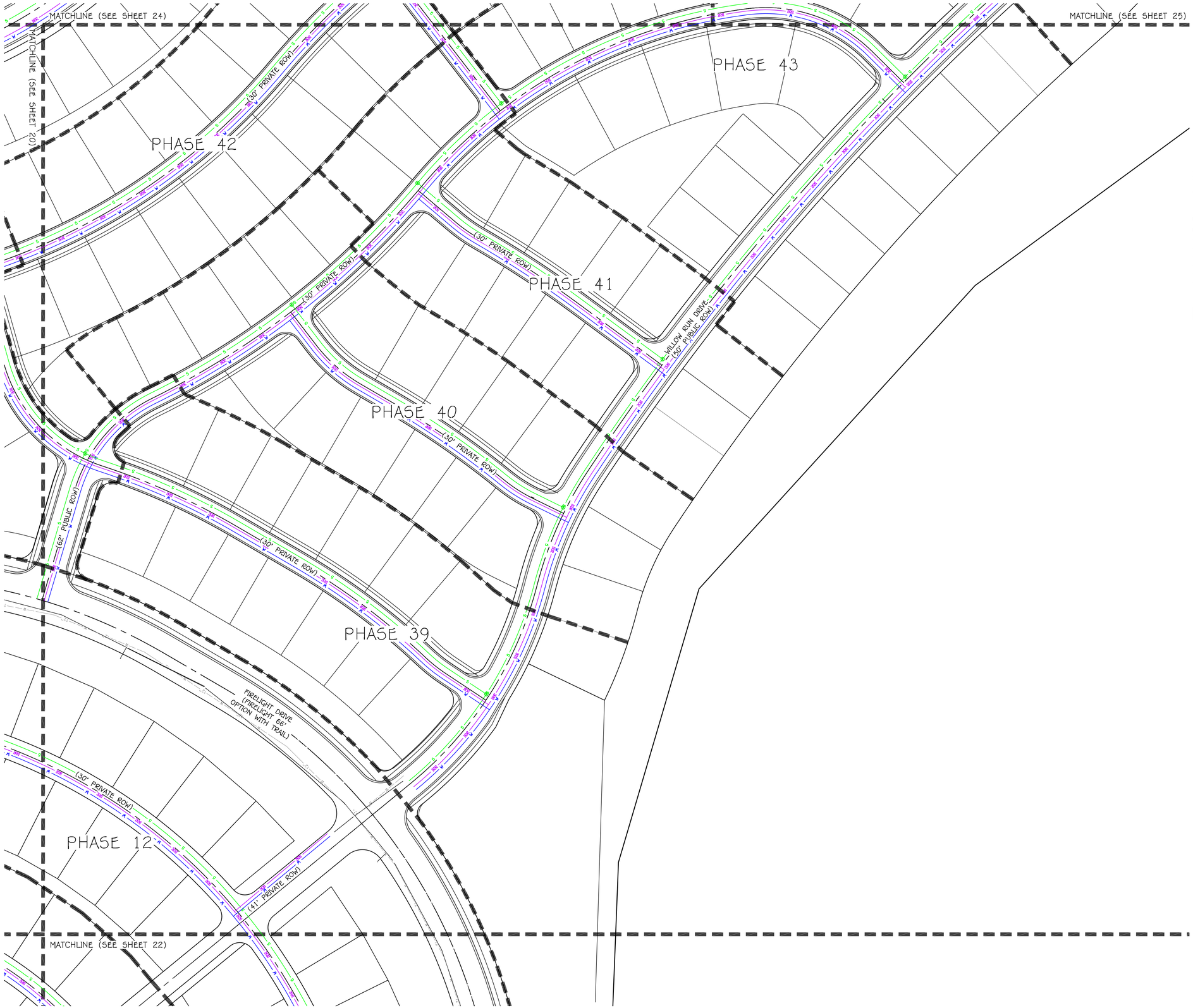
UTILITY PLAN VIII

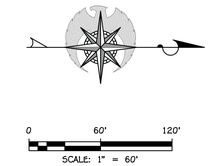
MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/20/2025

22

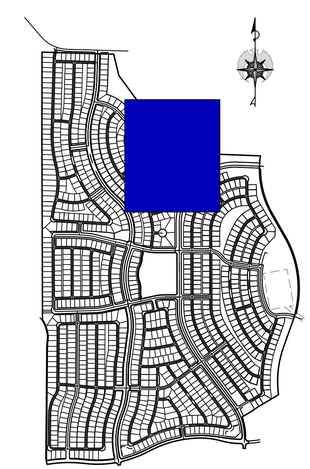
SHEET: 22 OF: 36





LEGEND:

	DETAIL
	PROPOSED PARCEL BOUNDARY
	EXISTING/ADJACENT PARCEL BOUNDARY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PHASE LINE
	SHEET MATCH LINE
W	PROPOSED WATER MAIN (SIZE PER PLAN)
W	EXISTING WATER MAIN (SIZE PER PLAN)
IRR	PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
IRR	EXISTING IRRIGATION MAIN (SIZE PER PLAN)
S	PROPOSED SEWER MAIN (SIZE PER PLAN)
S	EXISTING SEWER MAIN (SIZE PER PLAN)
SS	STANDARD SEWER MANHOLE
	CATCH BASIN



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

UTILITY PLAN IX

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/20/2025

23

SHEET: 23 OF: 36

PHASE 28

PHASE 27

PHASE 26

PHASE 25

PHASE 31

PHASE 30

PHASE 29

PHASE 32

PHASE 36

PHASE 44

PHASE 42

PHASE 43

(36' PRIVATE ROW)

(30' PRIVATE ROW)

(65' PUBLIC ROW)

JUNIPER DRIVE
(FIRELIGHT 60' OPTION WITH TRAIL)

HONEY MESQUITE ROAD
(FIRELIGHT 60' OPTION WITH TRAIL)

MATCHLINE (SEE SHEET 19)

MATCHLINE (SEE SHEET 20)

MATCHLINE (SEE SHEET 23)

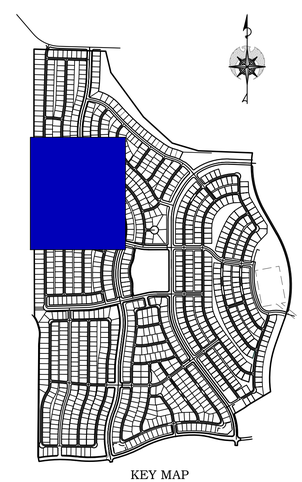
MATCHLINE (SEE SHEET 25)

0 60' 120'

SCALE: 1" = 60'

LEGEND:

	DETAIL
	PROPOSED PARCEL BOUNDARY
	EXISTING/ADJACENT PARCEL BOUNDARY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PHASE LINE
	SHEET MATCH LINE
W	PROPOSED WATER MAIN (SIZE PER PLAN)
W	EXISTING WATER MAIN (SIZE PER PLAN)
IRR	PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
IRR	EXISTING IRRIGATION MAIN (SIZE PER PLAN)
S	PROPOSED SEWER MAIN (SIZE PER PLAN)
S	EXISTING SEWER MAIN (SIZE PER PLAN)
SS	STANDARD SEWER MANHOLE
	CATCH BASIN



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

UTILITY PLAN X

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/20/2025

24

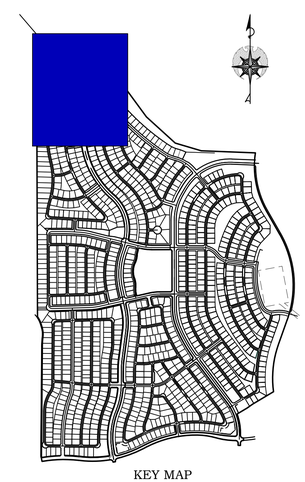
SHEET: 24 OF: 36

0 60' 120'

SCALE: 1" = 60'

LEGEND:

	DETAIL
	PROPOSED PARCEL BOUNDARY
	EXISTING/ADJACENT PARCEL BOUNDARY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PHASE LINE
	SHEET MATCH LINE
W	PROPOSED WATER MAIN (SIZE PER PLAN)
W	EXISTING WATER MAIN (SIZE PER PLAN)
IRR	PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
IRR	EXISTING IRRIGATION MAIN (SIZE PER PLAN)
S	PROPOSED SEWER MAIN (SIZE PER PLAN)
S	EXISTING SEWER MAIN (SIZE PER PLAN)
SS	STANDARD SEWER MANHOLE
	CATCH BASIN



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

UTILITY PLAN XI

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/20/2025

25

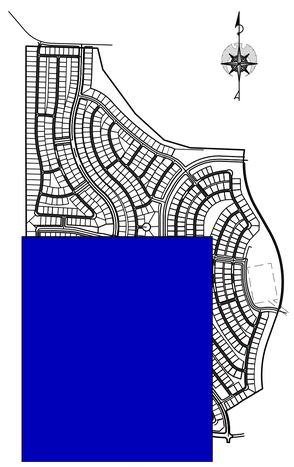
SHEET: 25 OF: 36

0 120' 240'

SCALE: 1" = 120'

LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SETBACK LINE
- EXISTING GRADE MAJOR
- EXISTING GRADE MINOR
- SURVEY SECTION LINE
- PHASE LINE
- SHEET MATCH LINE



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

TOPO I

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/15/2025

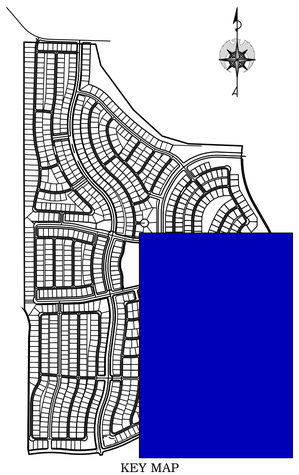
26

SHEET: 26 OF: 36

0 120' 240'
SCALE: 1" = 120'

LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SETBACK LINE
- EXISTING GRADE MAJOR
- EXISTING GRADE MINOR
- SURVEY SECTION LINE
- PHASE LINE
- SHEET MATCH LINE



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

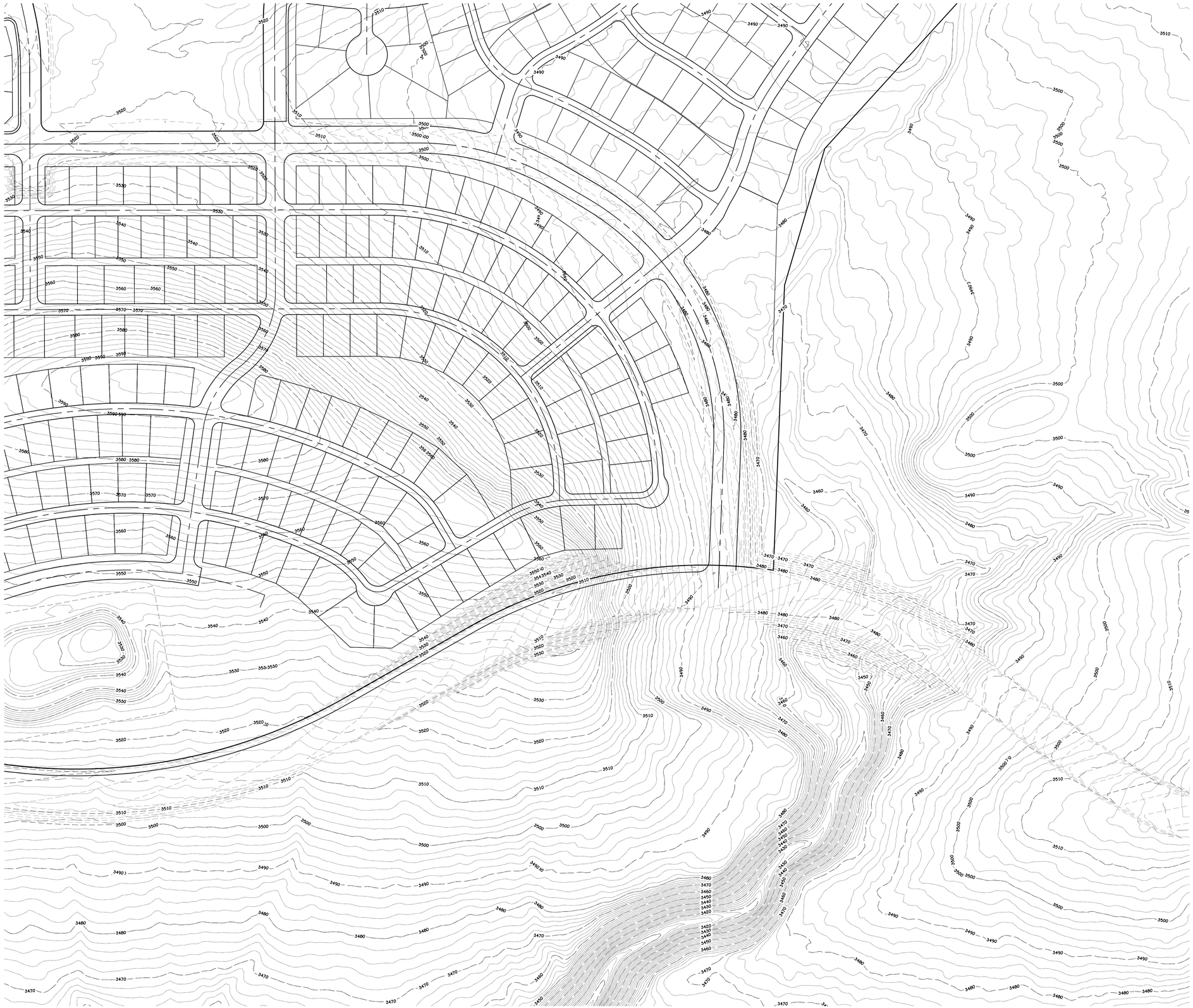
TOPO II

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/15/2025

27

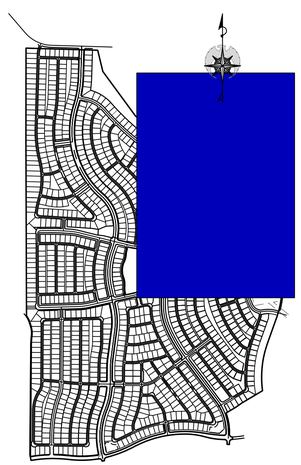
SHEET: 27 OF: 36



0 120' 240'
SCALE: 1" = 120'

LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SETBACK LINE
- EXISTING GRADE MAJOR
- EXISTING GRADE MINOR
- SURVEY SECTION LINE
- PHASE LINE
- SHEET MATCH LINE



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

TOPO III

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/15/2025

28

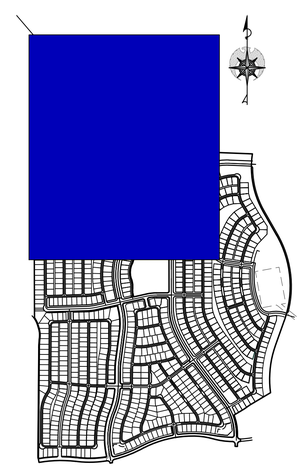
SHEET: 28 OF: 36

0 120' 240'

SCALE: 1" = 120'

LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SETBACK LINE
- EXISTING GRADE MAJOR
- EXISTING GRADE MINOR
- SURVEY SECTION LINE
- PHASE LINE
- SHEET MATCH LINE



KEY MAP
SCALE: 1"=1,000'

REVISIONS		
NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

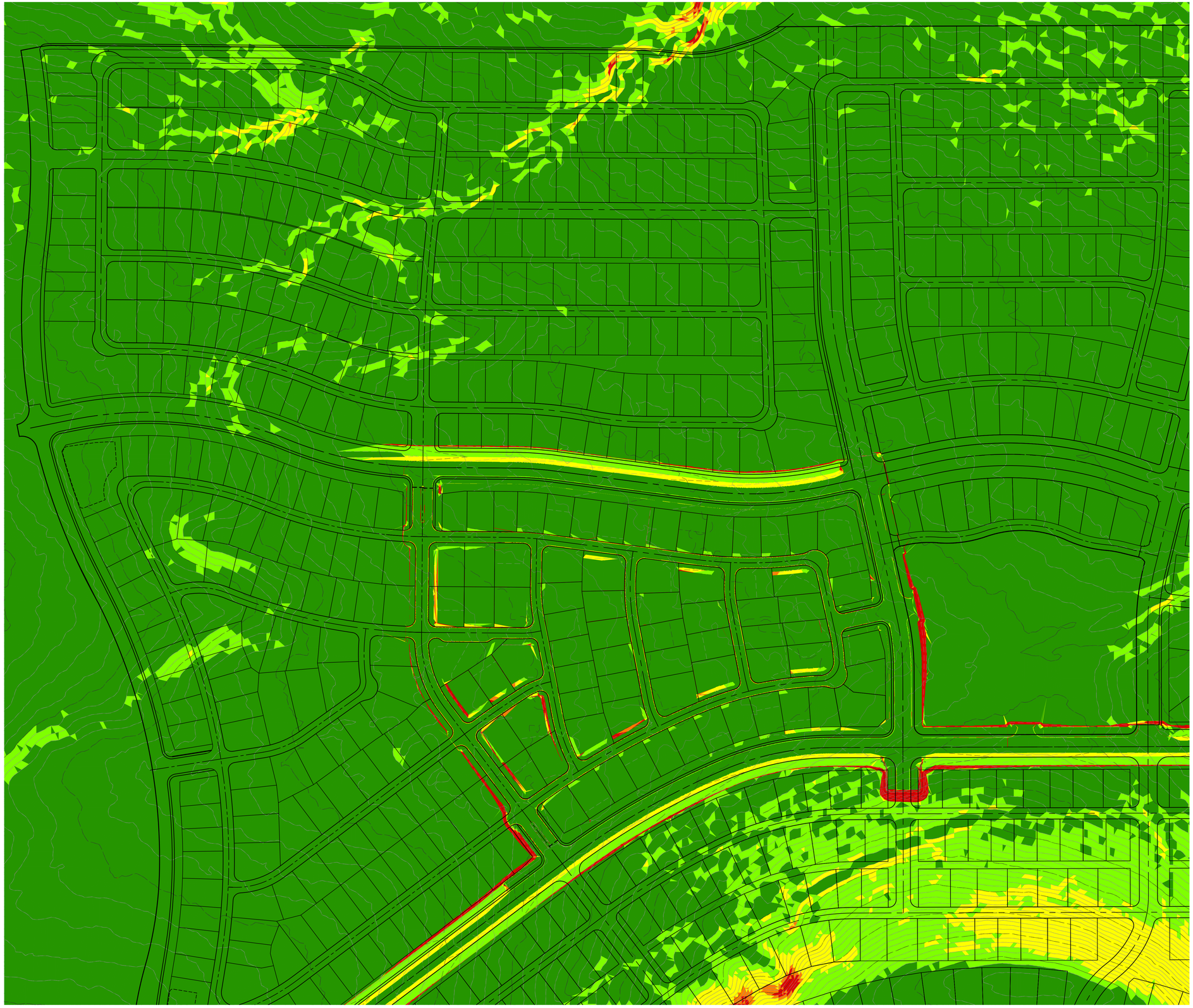
TOPO IV

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/15/2025

29

SHEET: 29 OF: 36

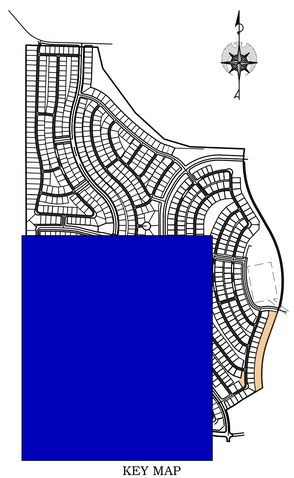


0 120' 240'

SCALE: 1" = 120'

LEGEND:

- LOT LINE
- STREET CENTER LINE
- POD BOUNDARYS
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3002 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



KEY MAP

SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY

NOT FOR

CONSTRUCTION

AMERICAN

CONSULTING & ENGINEERING

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M

TOQUERVILLE, UTAH

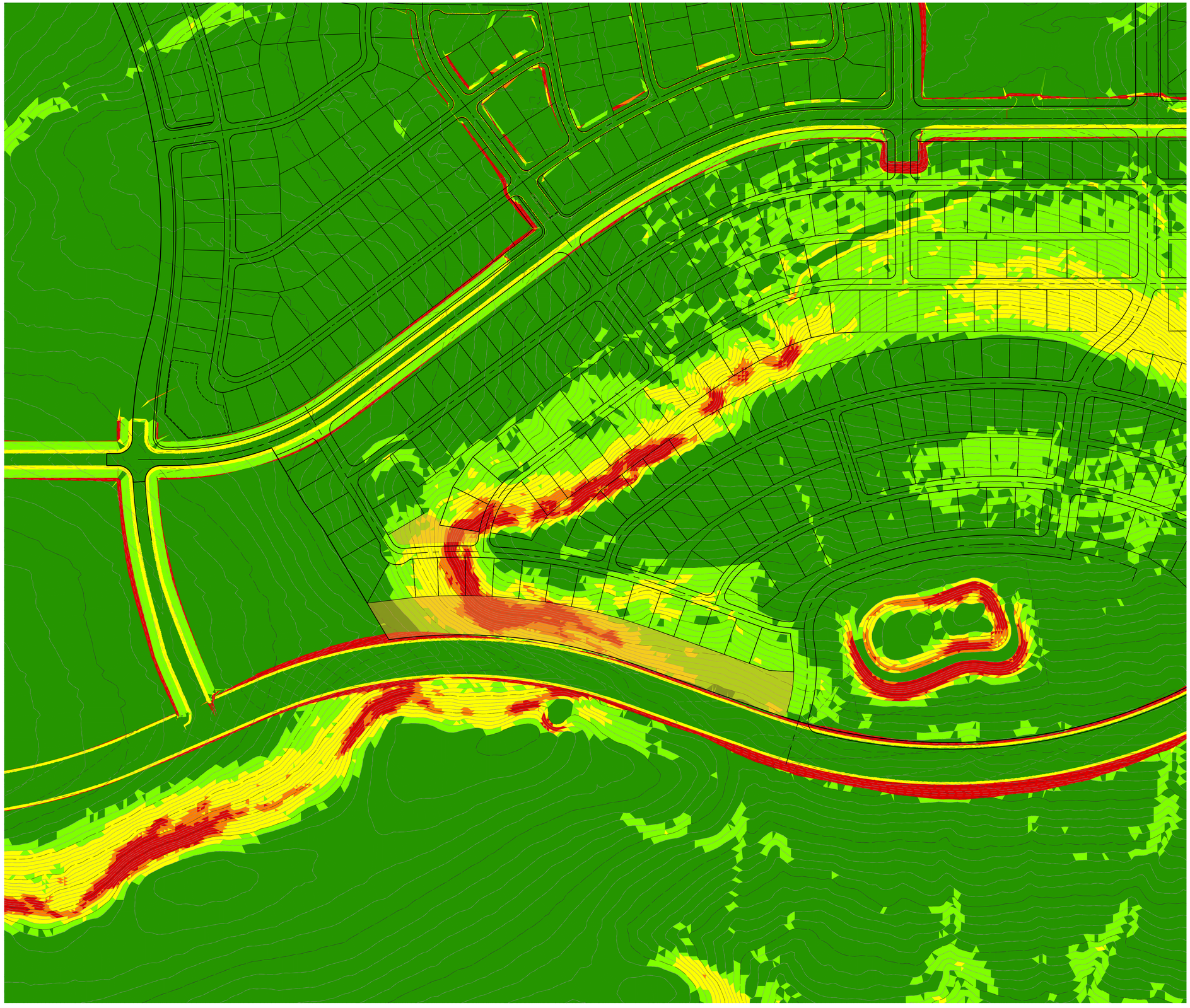
TOPO I

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/15/2025

26

SHEET: 26 OF: 36

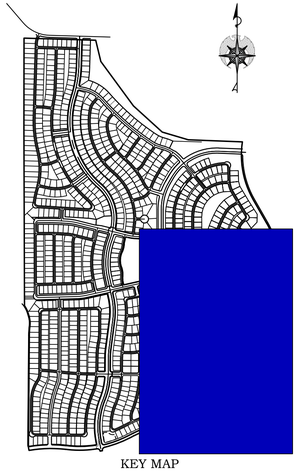


0 120' 240'

SCALE: 1" = 120'

LEGEND:

- LOT LINE
- STREET CENTER LINE
- POD BOUNDARYS
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3002 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



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

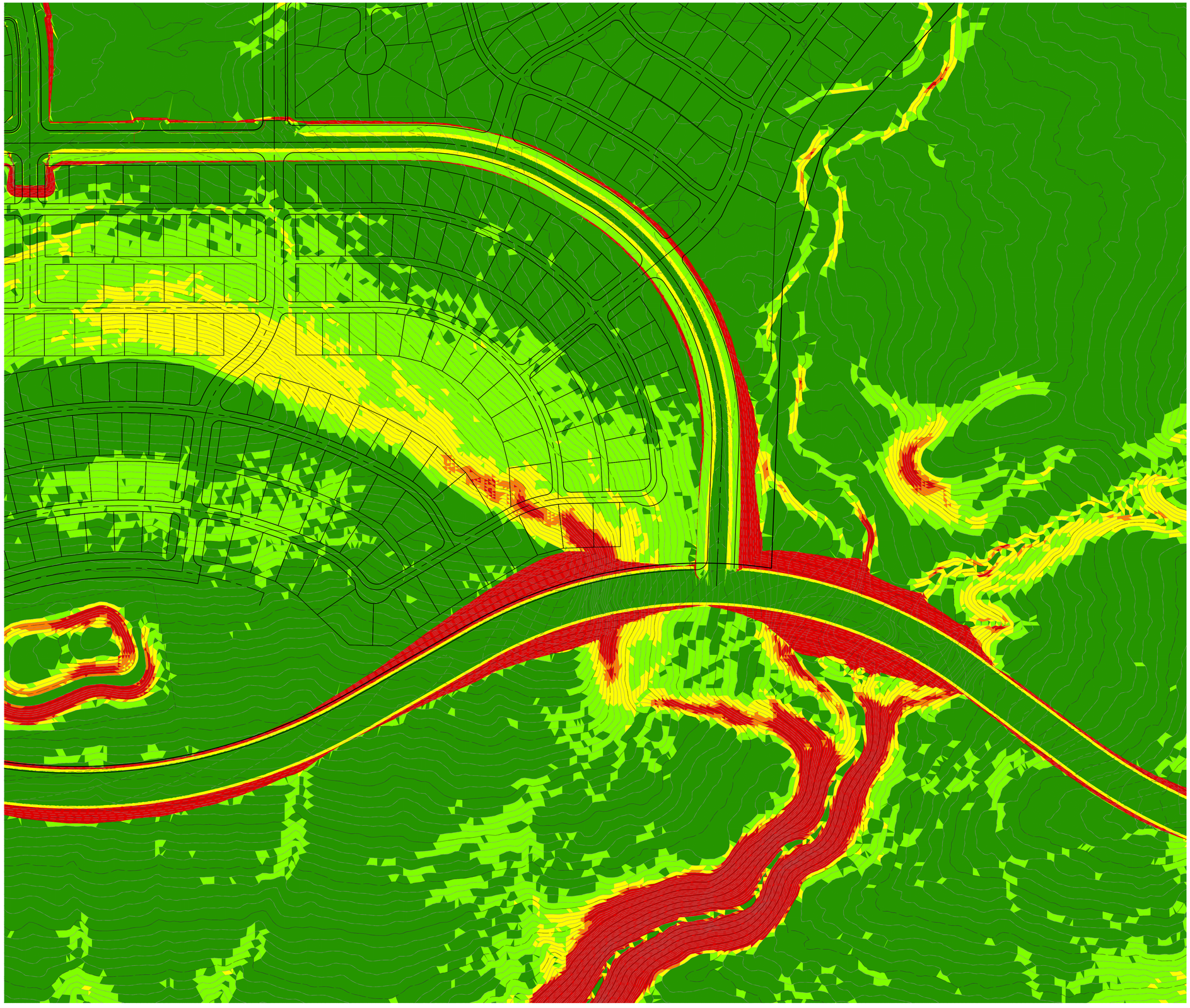
TOPO II

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/15/2025

27

SHEET: 27 OF: 36

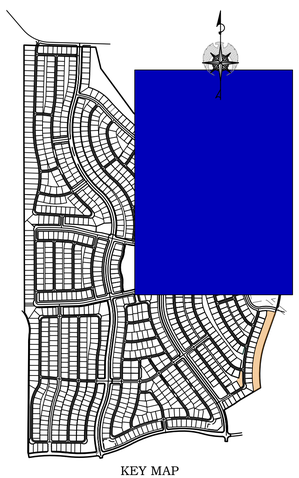


0 120' 240'

SCALE: 1" = 120'

LEGEND:

- LOT LINE
- STREET CENTER LINE
- POD BOUNDARYS
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3002 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



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

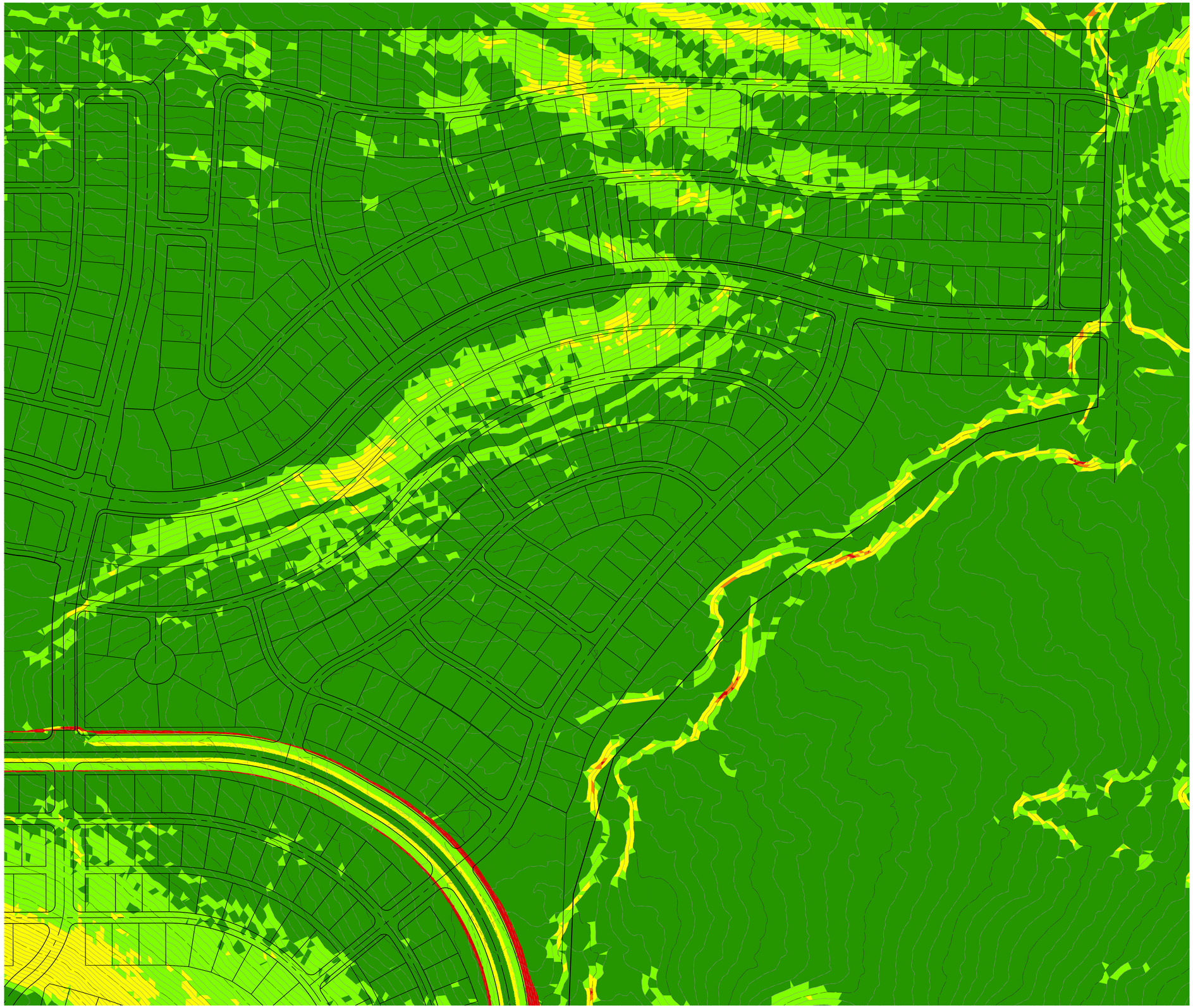
TOPO III

MPDO FINAL SITE PLAN

JOB #: 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 08/15/2025

28

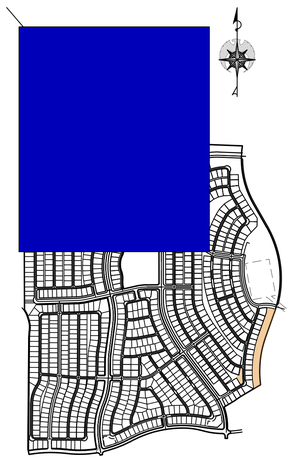
SHEET: 28 OF: 36



0 120' 240'
SCALE: 1" = 120'

LEGEND:

- LOT LINE
- STREET CENTER LINE
- POD BOUNDARYS
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3002 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



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

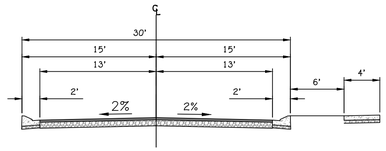
TOPO IV

MPDO FINAL SITE PLAN

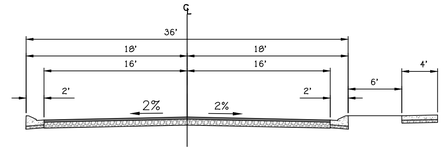
JOB #: 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 08/15/2025

29

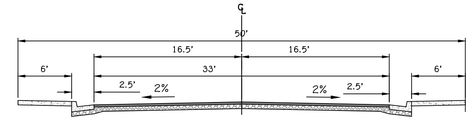
SHEET: 29 OF: 36



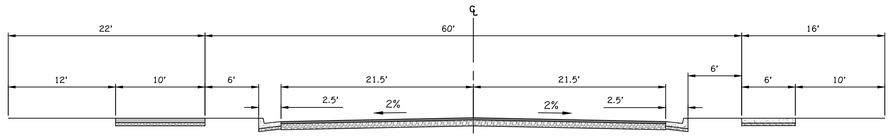
30' PUBLIC RIGHT OF WAY



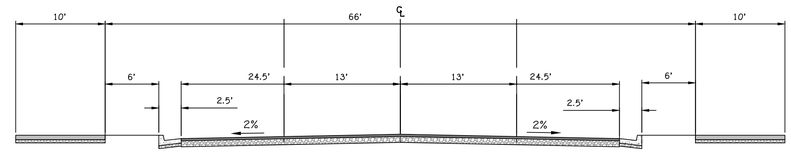
36' PUBLIC RIGHT OF WAY



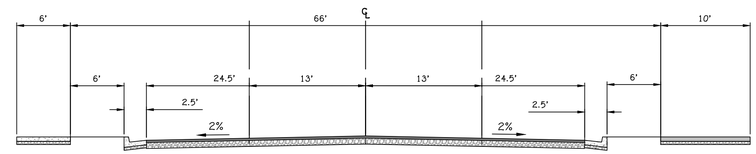
50' PUBLIC RIGHT OF WAY



FIRELIGHT 60' OPTION WITH TRIAL



FIRELIGHT 66' OPTION WITH TWO TRAILS



FIRELIGHT 66' OPTION WITH ONE TRAIL

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

DETAILS

MPDO FINAL SITE PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 08/15/2025

34

SHEET: 34 OF: 36

TRAIL DATA						
DESCRIPTION	REQUIRED (LF)	BONUS (LF)	TOTAL (LF) PROVIDED FOR PUBLIC DEDICATION	TOTAL REQUIRED + BONUS (LF)	TOTAL TRAIL PROVIDED	TOTAL TRAIL ALLOTTED TO ALTERNATE PLANNING AREA
PA-1	8704	870	6867	9574	19850	3409 TO CPA-6
PA-2						
PA-3						
PA-4						
PA-5						
PA-6	4904	491	4743	5395	10138	
PA-7						
PA-8						
PA-9						
PA-10						
PA-11	1670	167	1450	1837	3287	
PA-12						
PA-13						
CPA-1						
CPA-2						
CPA-3						
CPA-4						
CPA-5						
CPA-6						3409 FROM PA-1
CPA-7						
CPA-8						
CPA-9						
TOTAL	15278	1528	13060	16806	33275	

OVERALL TRAIL AND 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

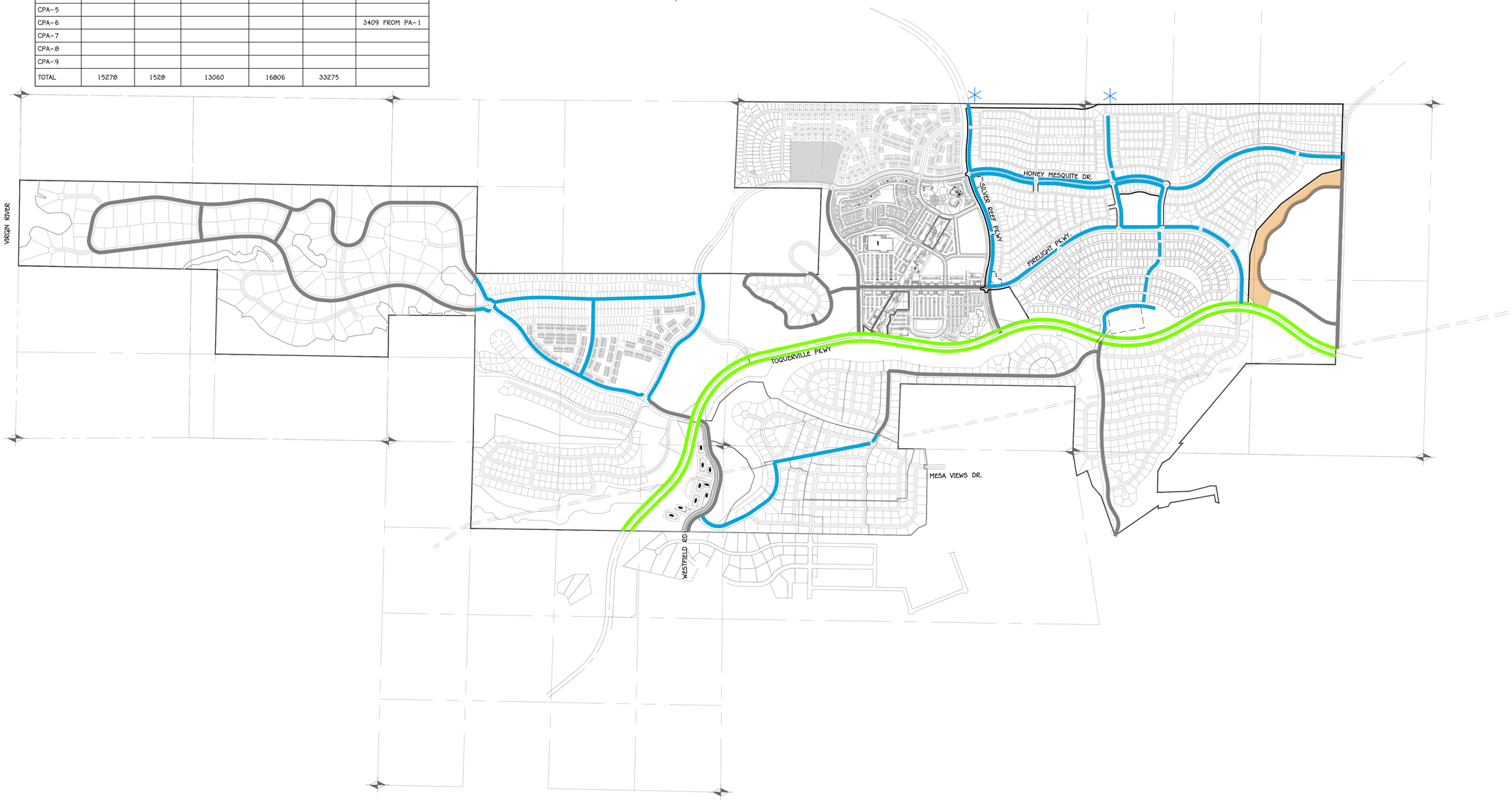
TOTAL TRAILS NEEDED FOR FIRELIGHT'S BASE AND BONUS = 36,262 LF

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.

0 800' 1600'
SCALE: 1" = 800'

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



REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

OVERALL TRAILS MAP

MPDO FINAL SITE PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 09/16/2025

35

SHEET: 35 OF: 36

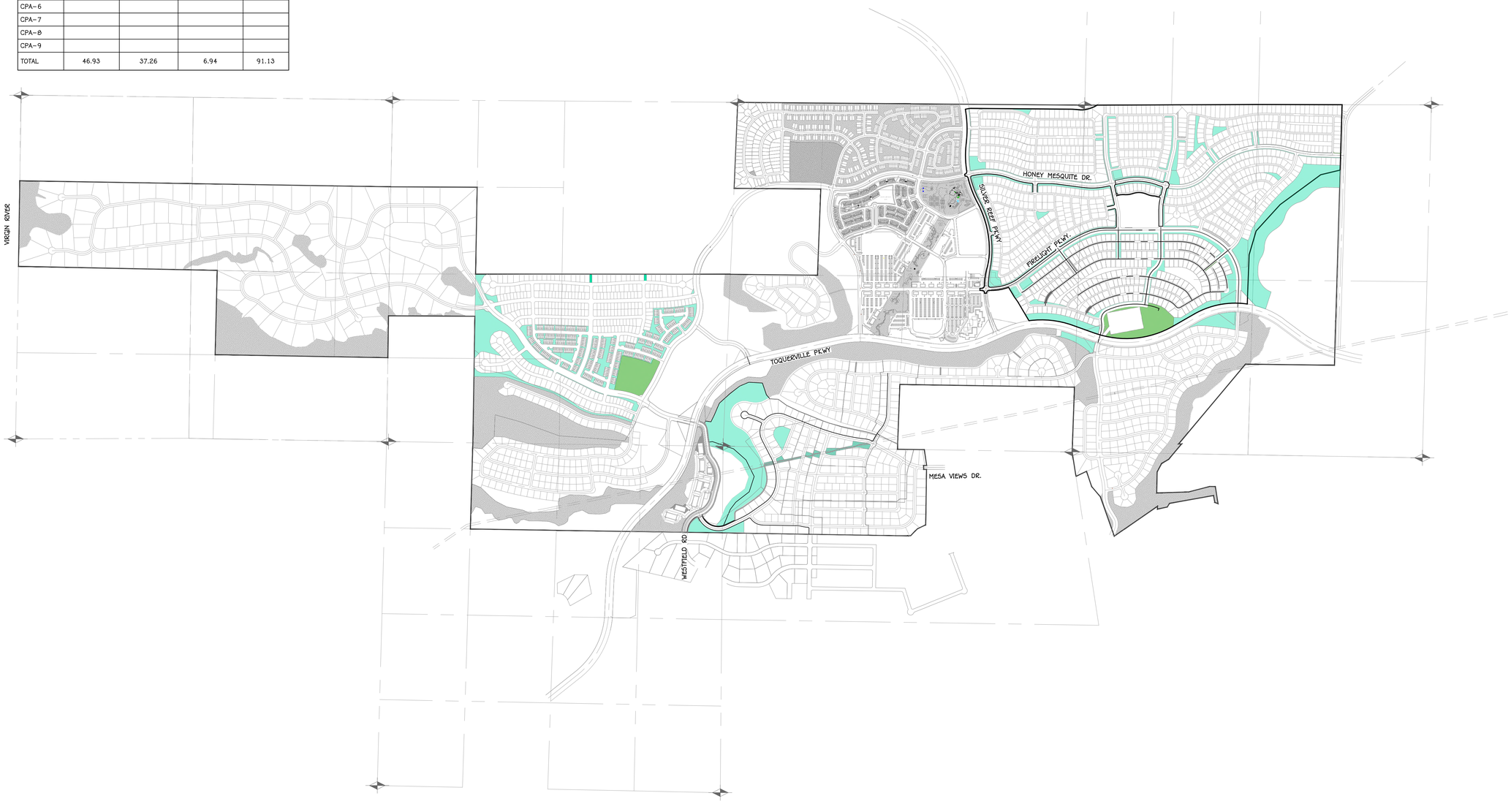
POD OPEN SPACE DATA				
DESCRIPTION	REQUIRED (AC)	5% BONUS (AC)	TOTAL EXTRA (AC)	TOTAL (AC)
PA-1	28.85	21.61	0.07	50.53
PA-2				
PA-3				
PA-4				
PA-5				
PA-6	12.07	7.94	1.76	21.77
PA-7				
PA-8				
PA-9				
PA-10				
PA-11	6.01	7.71	5.11	18.83
PA-12				
PA-13				
CPA-1				
CPA-2				
CPA-3				
CPA-4				
CPA-5				
CPA-6				
CPA-7				
CPA-8				
CPA-9				
TOTAL	46.93	37.26	6.94	91.13

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.

0 800' 1600'
SCALE: 1" = 800'

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



REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

FIRELIGHT PA-1

SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

OVERALL OPEN SPACE MAP

MPDO FINAL SITE PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 09/16/2025

36

SHEET: 36 OF: 36