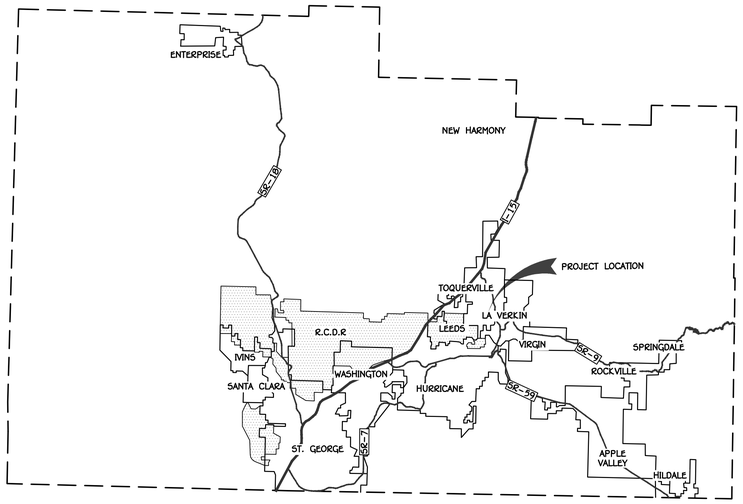
FIRELIGHT PA-11

TOQUERVILLE, UTAH

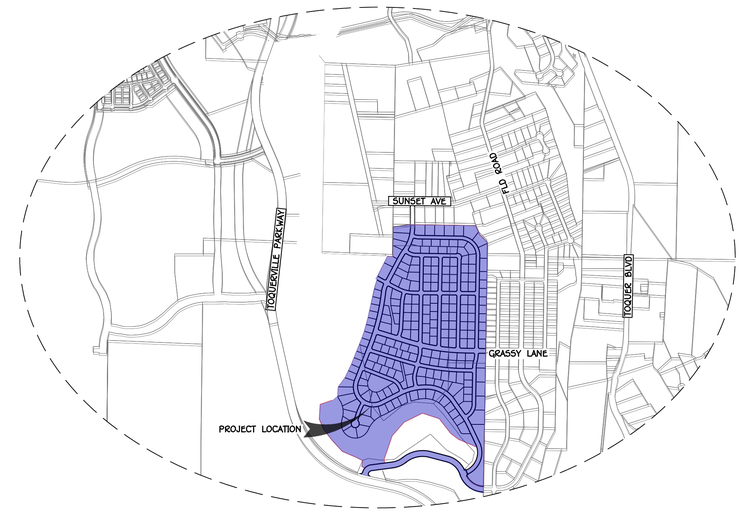
FINAL SITE PLAN

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@alcsg.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
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9	Z.3.1	CONCEPT UTILITY I
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14	Z.4.1	EXISTING TOPO
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18	Z.6.2	OVERALL OPEN SPACE MAP

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
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

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

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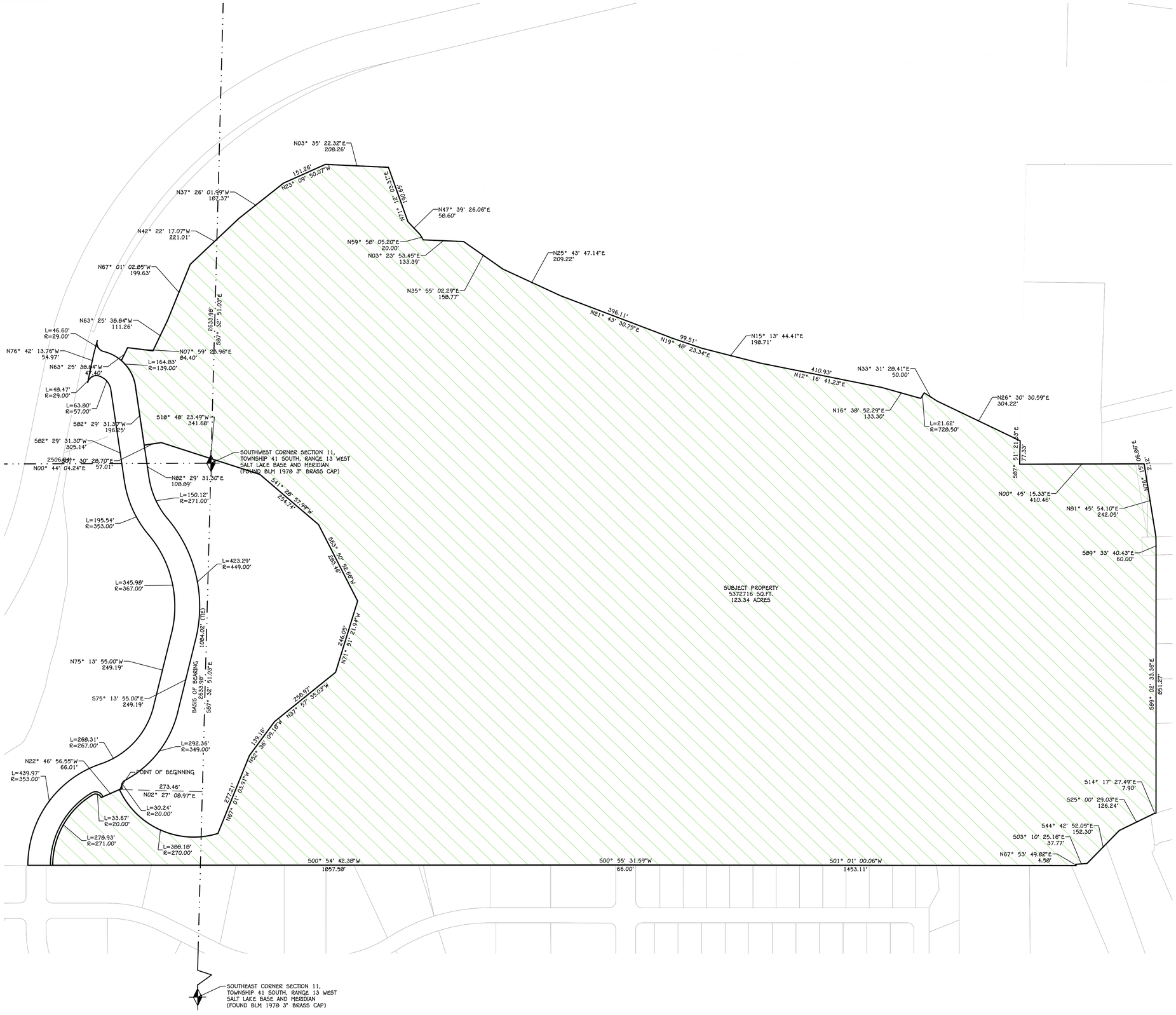

0 150' 300'

SCALE: 1" = 150'

LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- ZONE CHANGE AREA 5371623.86 SQ.FT 123.31 ACRES
- SURVEY SECTION CORNER MONUMENT
- SURVEY SECTION LINE

REVISIONS

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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

BORDER & ZONING

FINAL SITE PLAN

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

Z.1.2

SHEET: 2 OF: 16

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TYPICAL SETBACKS	
FRONT	20'/25' GARAGE
REAR	10'
SIDE-1	8'
SIDE-2	8'
STREET SIDE	20'

0 150' 300'
SCALE: 1" = 150'

LEGEND: DETAIL

- 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 10' TRAILS
- REQUIRED OPEN SPACE 6.01 ACRES
- EXTRA OPEN SPACE 5.11 ACRES
- BONUS OPEN SPACE 7.71 ACRES

PHASING TOTALS		
PHASE	ACRE	LOTS
PHASE 1	22.47	30
PHASE 2	10.33	24
PHASE 3	29.57	31
PHASE 4	9.89	25
PHASE 5	11.26	26
PHASE 6	11.75	23
PHASE 7	14.89	34
PHASE 8	13.18	29
TOTAL	123.34	222

SITE DATA		
DESCRIPTION	DATA	
CURRENT ZONING	R1-20	
TOTAL AREA	123.34	ACRES
NO. OF LOTS/UNITS	222	UNITS
DENSITY	1.80	D.U./ACRE
NO. OF PHASES	8	

TRAILS INFORMATION	
PLANNED TRAILS	3287 L.F.
TOTAL REQUIRED TRAILS/ERU	9.43 L.F
BASE ERU IN PA-11	177
TOTAL REQUIRED TRAILS PA-11	1670 L.F.
BONUS TRAILS PA-11	167 L.F.
TOTAL FOR PUBLIC DEDICATION PER DEVELOPMENT AGREEMENT	1450 L.F.

SITE AREA BONUS DENSITY		
OPEN SPACE BONUS	5%	8 ERU
TRAILS BONUS	10%	15 ERU
ACTIVE RECREATION	10%	15 ERU
PUBLIC DEDICATION	5%	7 ERU
TOTAL	30%	45 ERU

OPEN SPACE INFORMATION

LOT SIZES	AREA		REQUIRED	OPEN SPACE REQUIRED		O.S. NEEDED FOR 5% BONUS		O.S. PROVIDED	
	SQUARE FEET	ACRE	PERUENT	SQUARE FEET	ACRES	SQUARE FEET	ACRES	ACRES	
12.0K-12.5K	684,303	15.71	10.0%	68430	1.57	68430	1.57		
12.5K-25K	2,389,046	54.84	7.5%	179178	4.11	238905	5.48	18.83	AREA IN SINGLE FAMILY
OVER 25K	285,501	6.55	5.0%	14275	0.33	28550	0.66		
			SUBTOTAL	261884	6.01	335885	7.71	18.83	

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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

OVERALL SITE PLAN

FINAL SITE PLAN

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

Z.1.3

SHEET: 3 OF: 16

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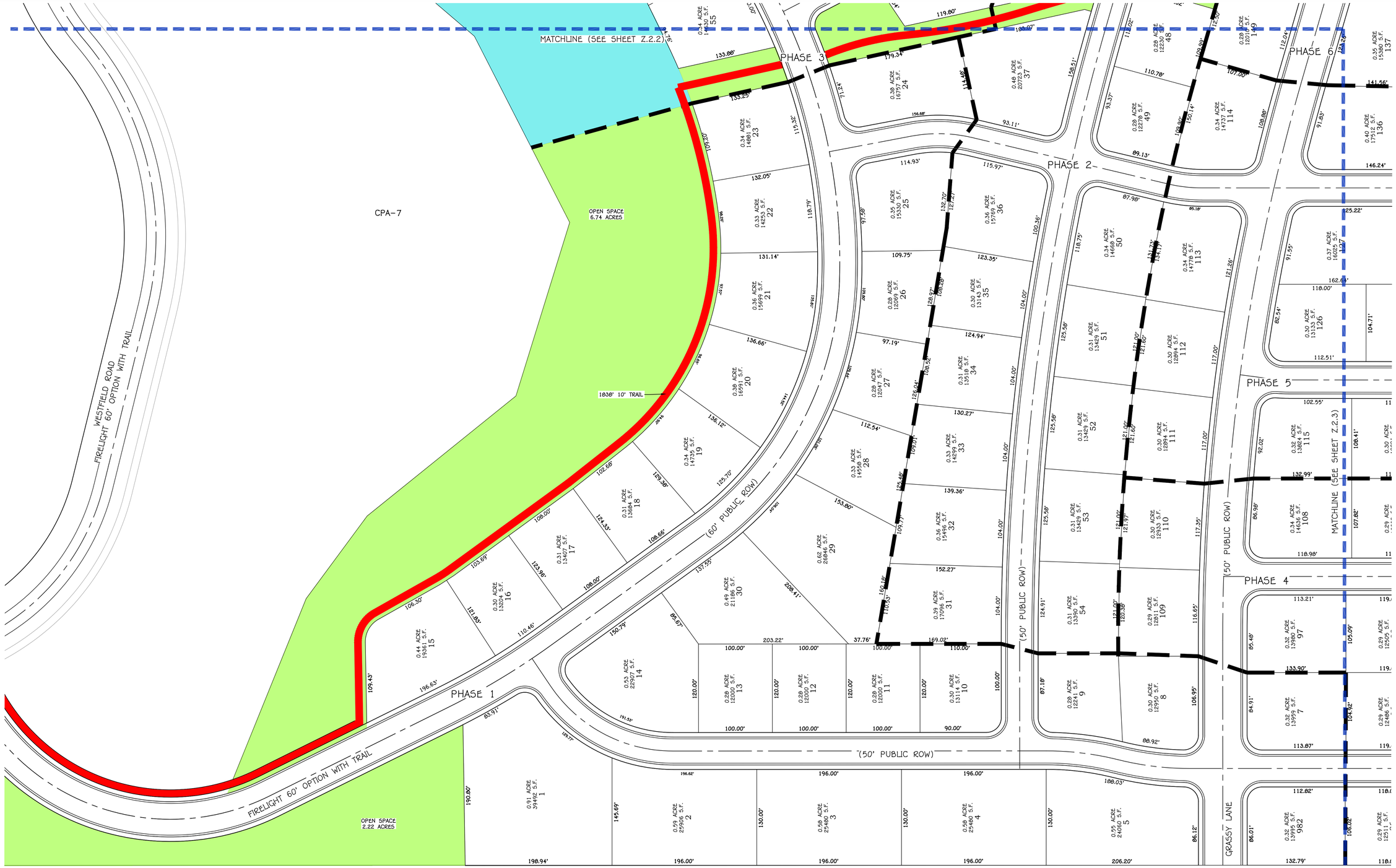

LEGEND:

- 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

0 60' 120'

SCALE: 1" = 60'

REVISIONS		
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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

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

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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 10' TRAIL
- REQUIRED OPEN SPACE
- EXTRA OPEN SPACE
- BONUS OPEN SPACE

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

REVISIONS

NO.	DATE	DESCRIPTION

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AMERICAN
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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

SITE PLAN II

FINAL SITE PLAN

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

Z.2.2

SHEET: 5 OF: 16

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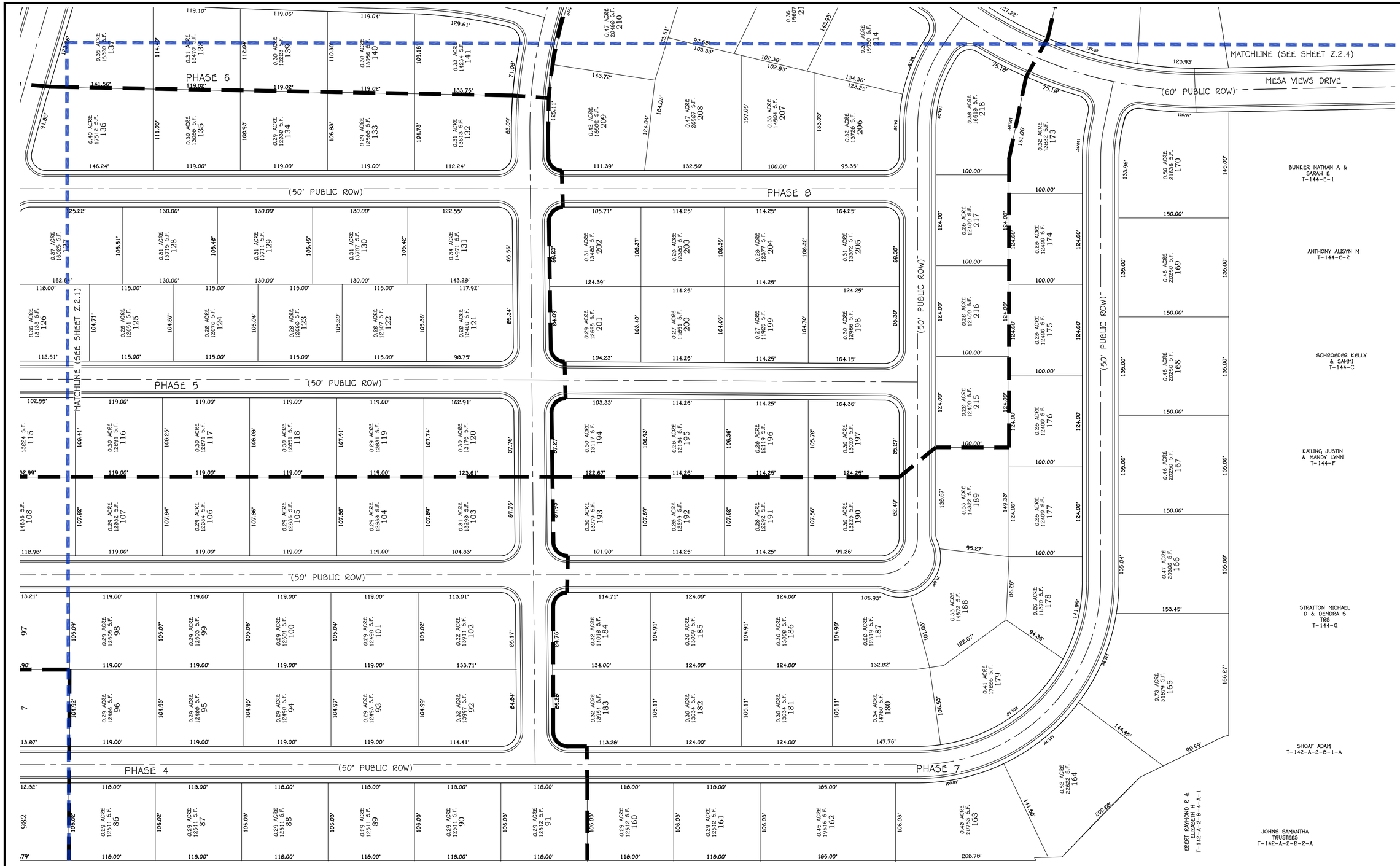

LEGEND: DETAIL

- 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

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

NOTE:
* AMENITIES SHOWN ARE CONCEPTUAL

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

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

SITE PLAN III
FINAL SITE PLAN

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

Z.2.3

SHEET: 6 OF: 16

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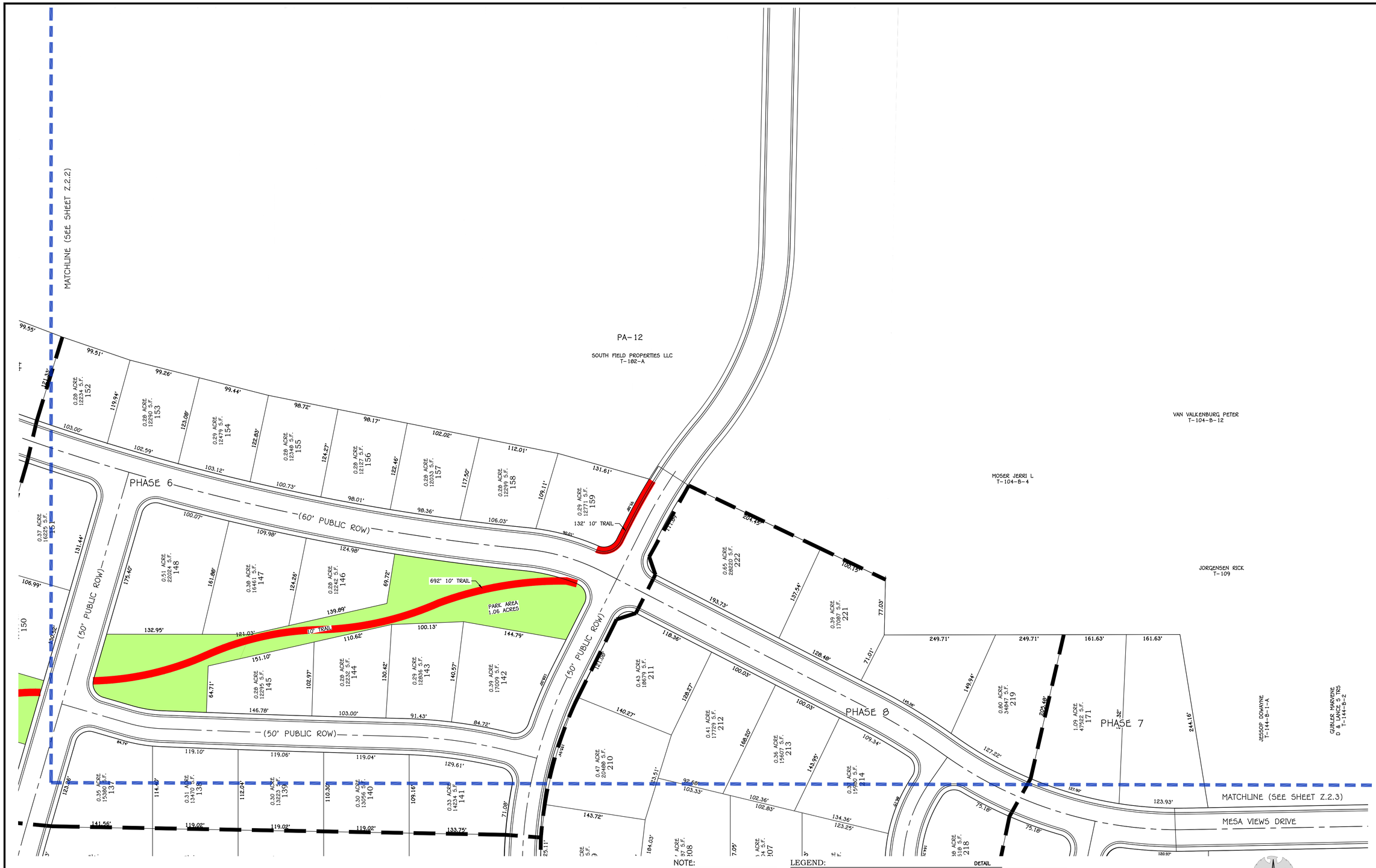

NOTE:

* 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 10' TRAIL
- REQUIRED OPEN SPACE

0 60' 120'

SCALE: 1" = 60'

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

SITE PLAN IV

FINAL SITE PLAN

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

Z.2.4

SHEET: 7 OF: 16

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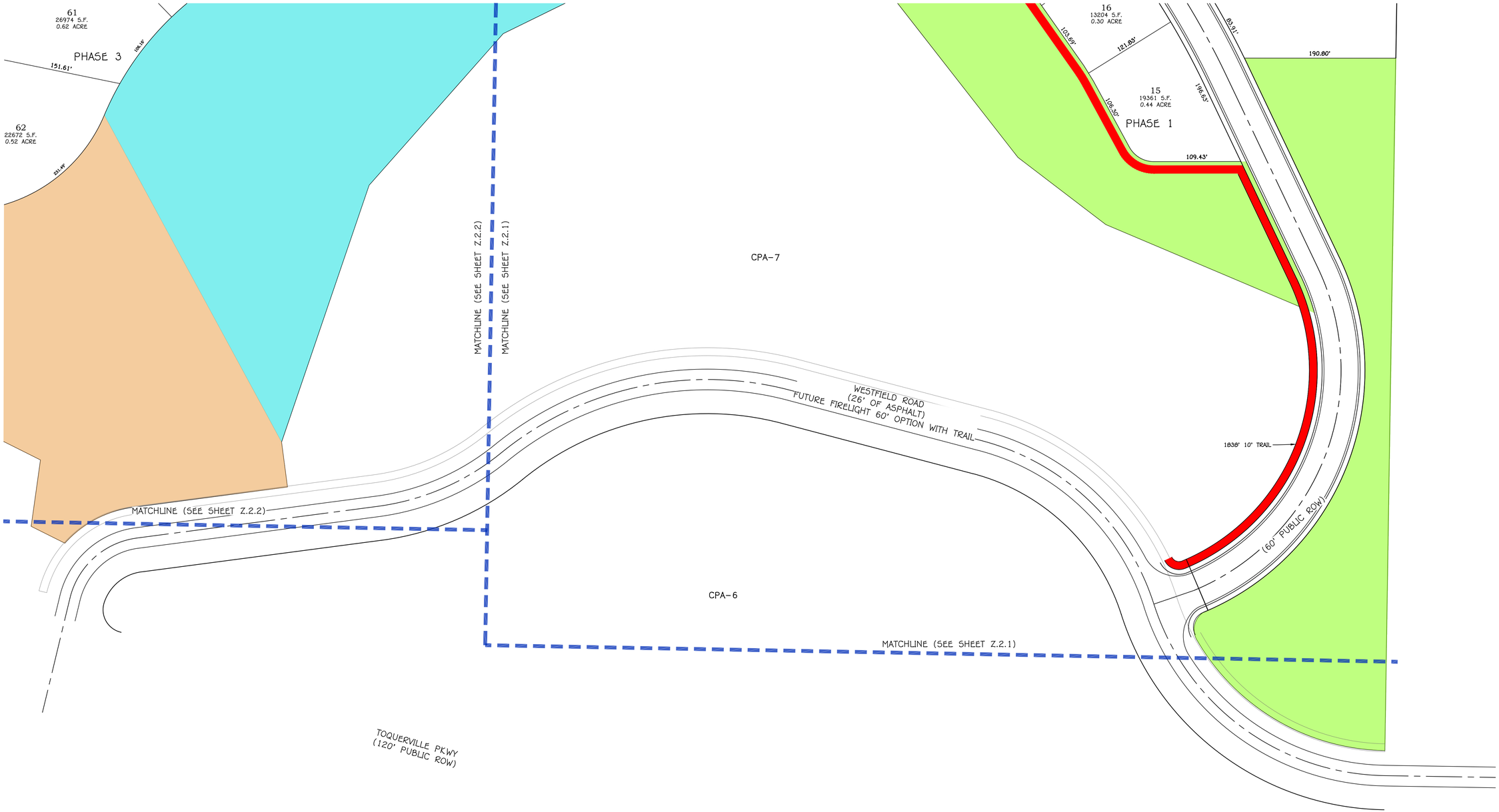

NOTE:

- 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 10' TRAIL
- REQUIRED OPEN SPACE
- EXTRA OPEN SPACE
- BONUS OPEN SPACE

0 60' 120'

SCALE: 1" = 60'

REVISIONS

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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

SITE PLAN V

FINAL SITE PLAN

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

Z.2.5

SHEET: 8 OF: 16

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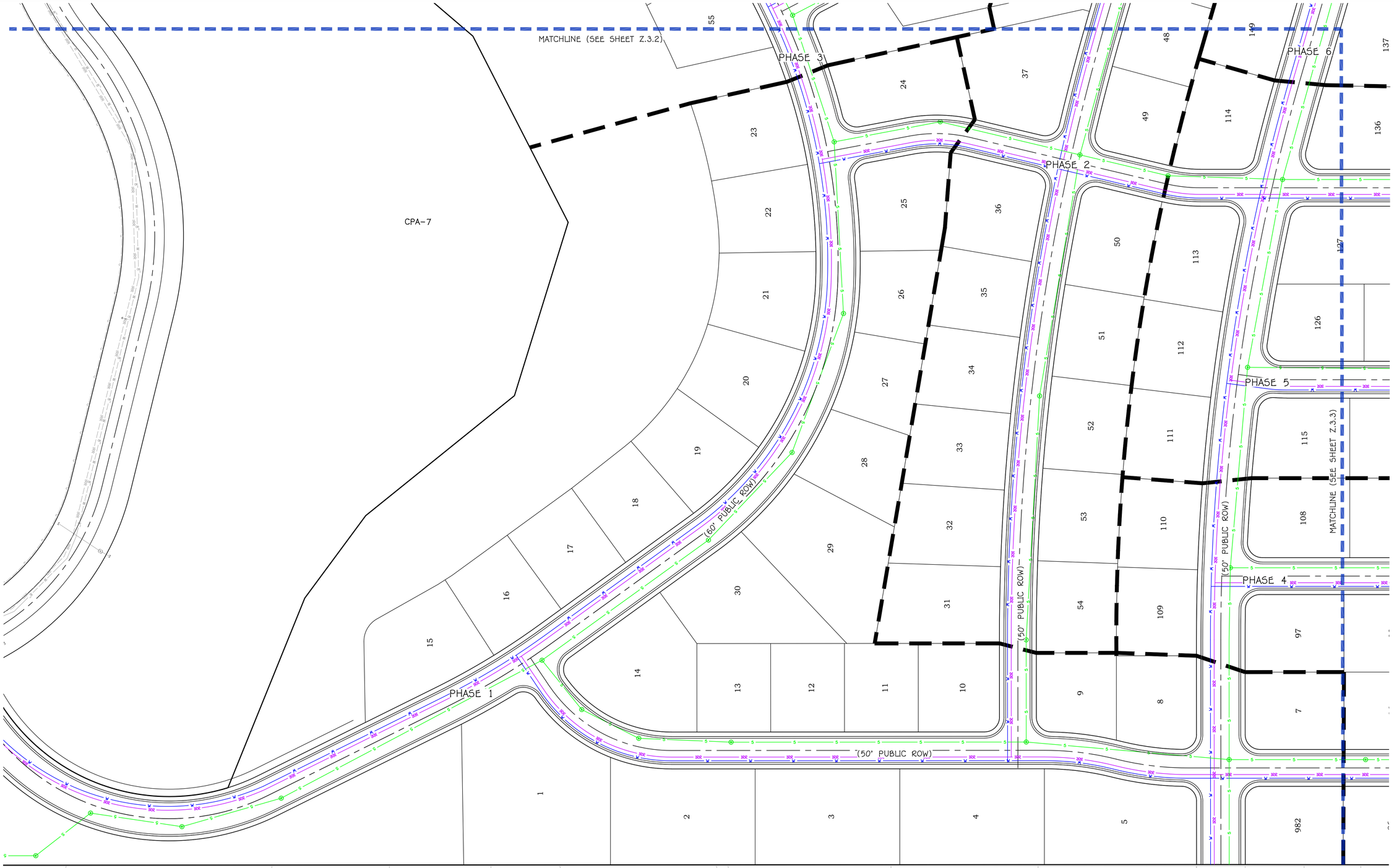

NOTE:

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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

0 60' 120'

SCALE: 1" = 60'

REVISIONS

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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 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

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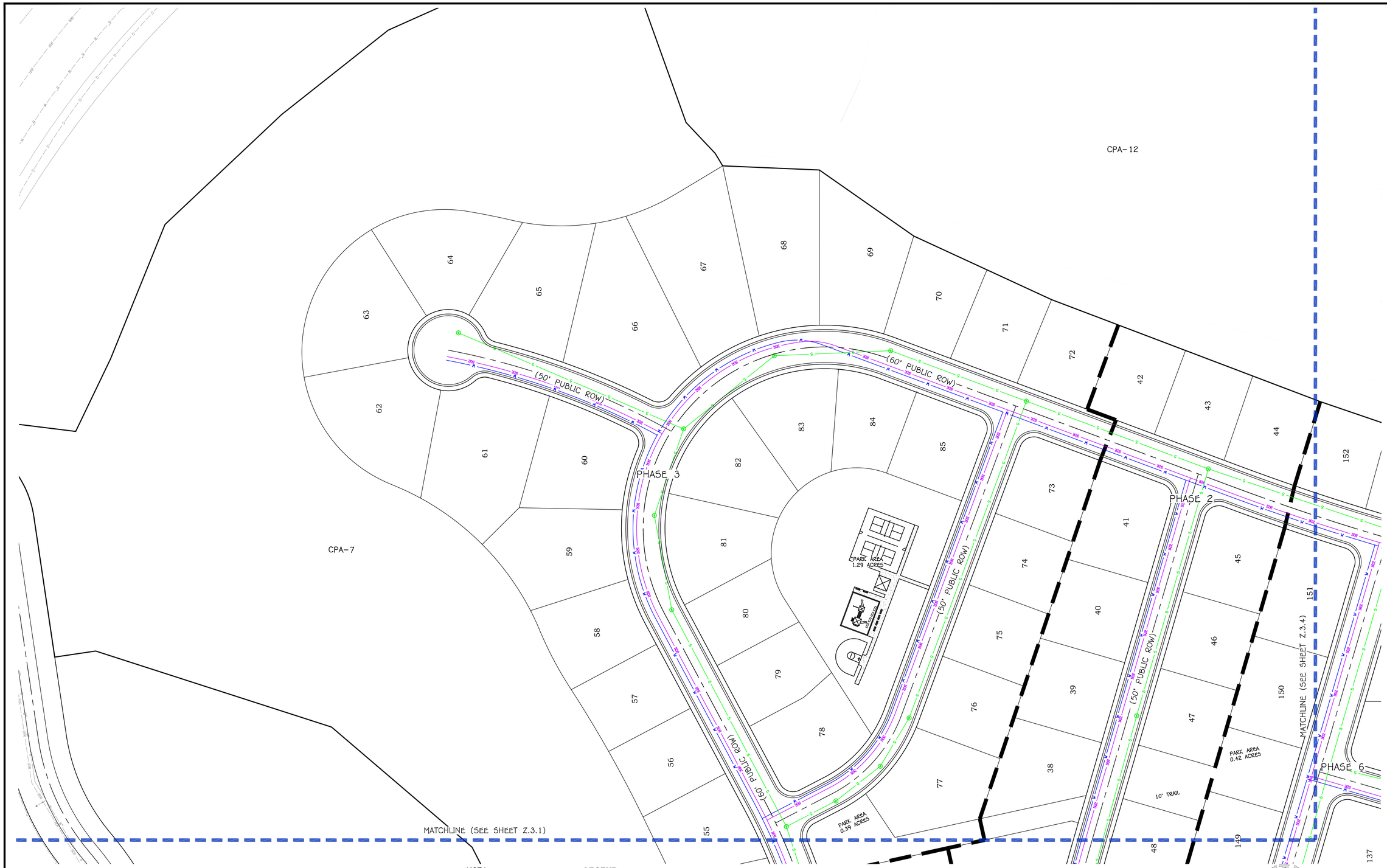

NOTE:

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LEGEND:

DETAIL

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

0 60' 120'

SCALE: 1" = 60'

REVISIONS

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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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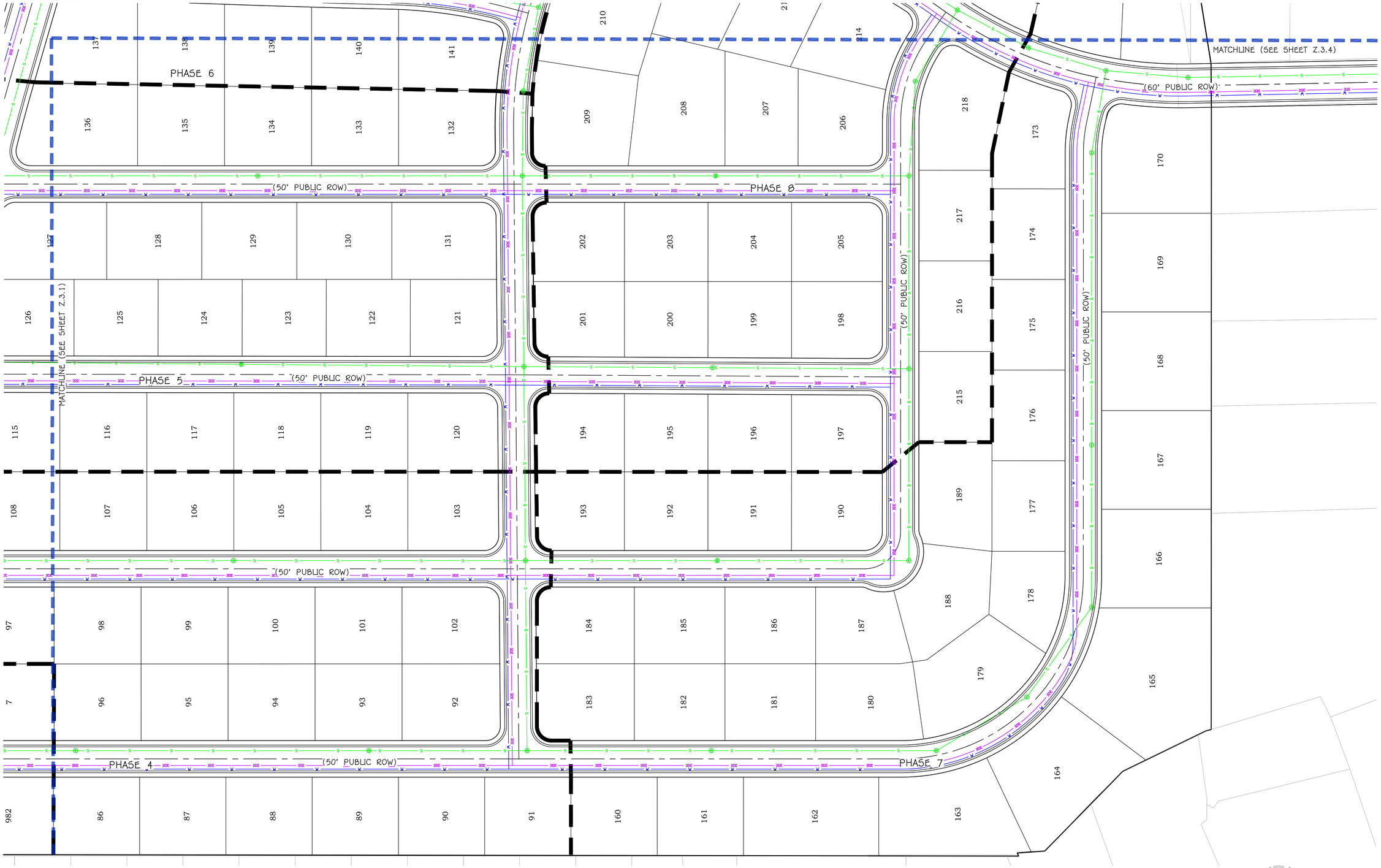

NOTE:

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LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
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- 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)

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

REVISIONS

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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 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

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NOTE:

- AMENITIES SHOWN ARE CONCEPTUAL

LEGEND:

DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
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- EXISTING ROCK WALL
- PROPOSED SEWER MAIN (SIZE PER PLAN)
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- 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)

0 60' 120'

SCALE: 1" = 60'

REVISIONS

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FIRELIGHT PA-11

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

CONCEPT UTILITY PLAN IV

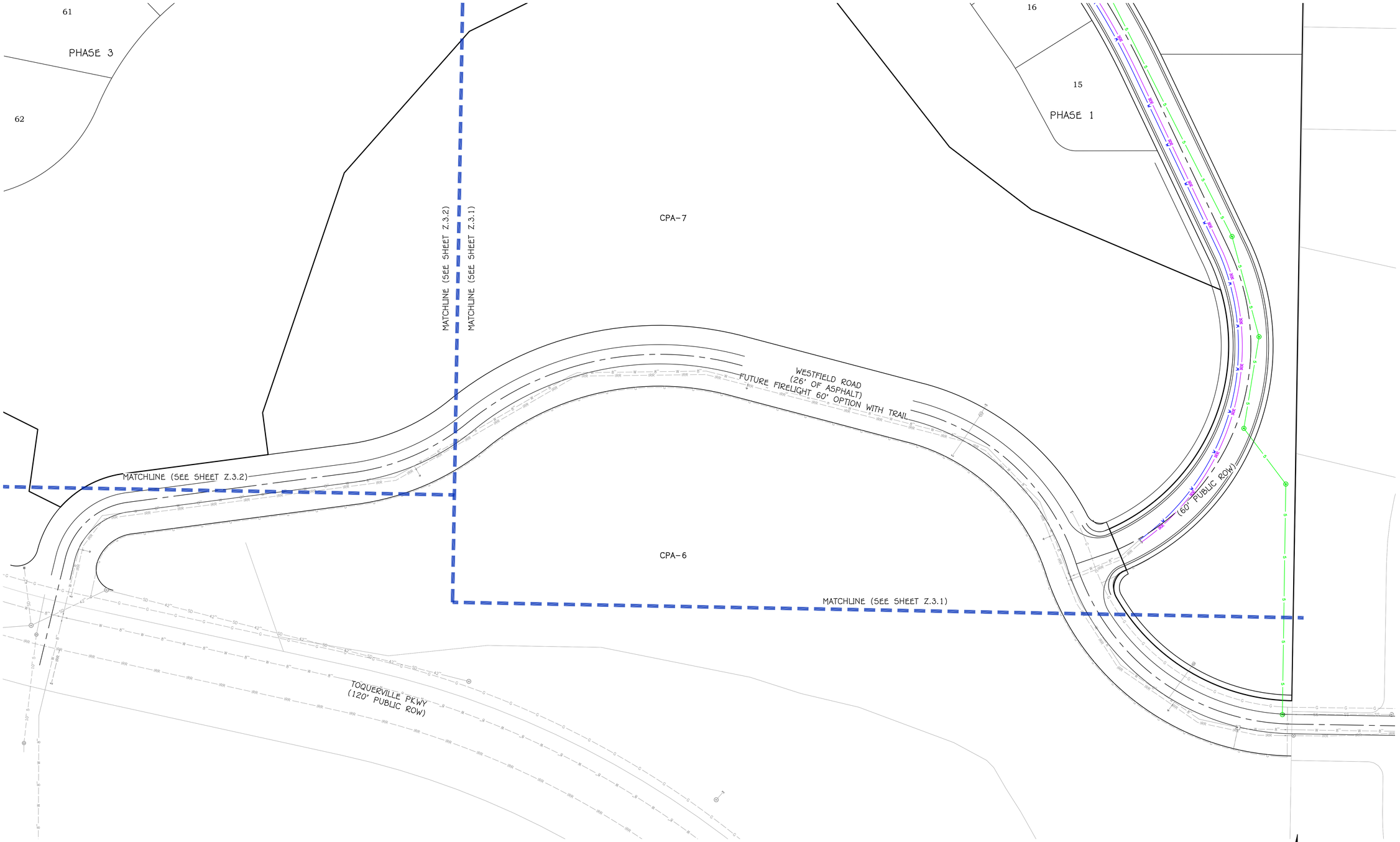
FINAL SITE PLAN

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

Z.3.4

SHEET: 12 OF: 16

C:\Dropbox\American\04 large projects\506 firelight\25-506-7 pa-11\03 drawings\sheet files\pud zone change\25-506-7 Utility Plan ZC.dwg



NOTE:

- AMENITIES SHOWN ARE CONCEPTUAL

LEGEND:

	DETAIL
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	
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	

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

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
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

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

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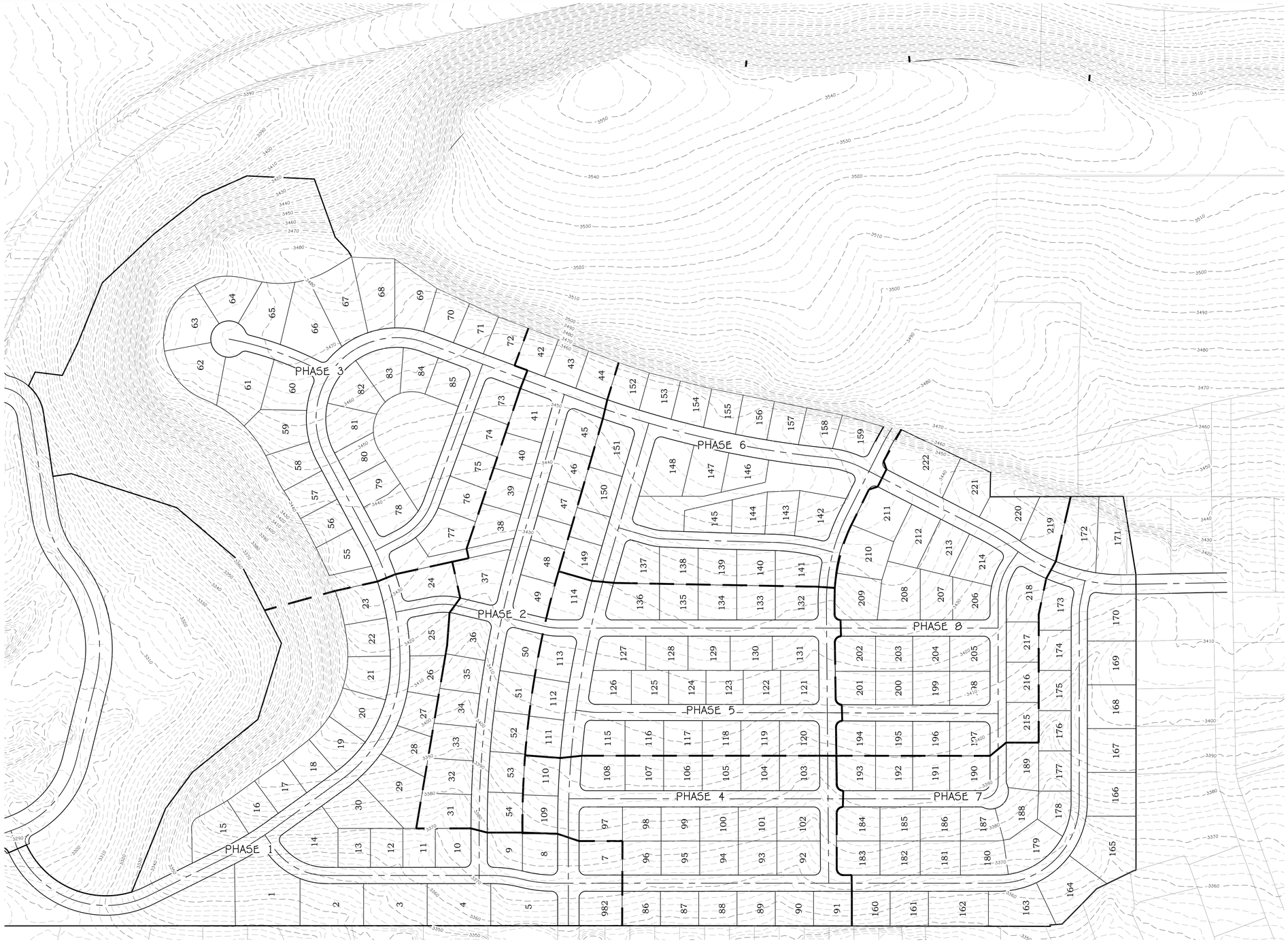

0 150' 300'

SCALE: 1" = 150'

LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
- SHEET MATCH LINE
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3001 EXISTING GROUND MINOR CONTOUR
- 3000 FINISH GROUND MAJOR CONTOUR
- 3001 FINISH GROUND MINOR CONTOUR

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
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

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

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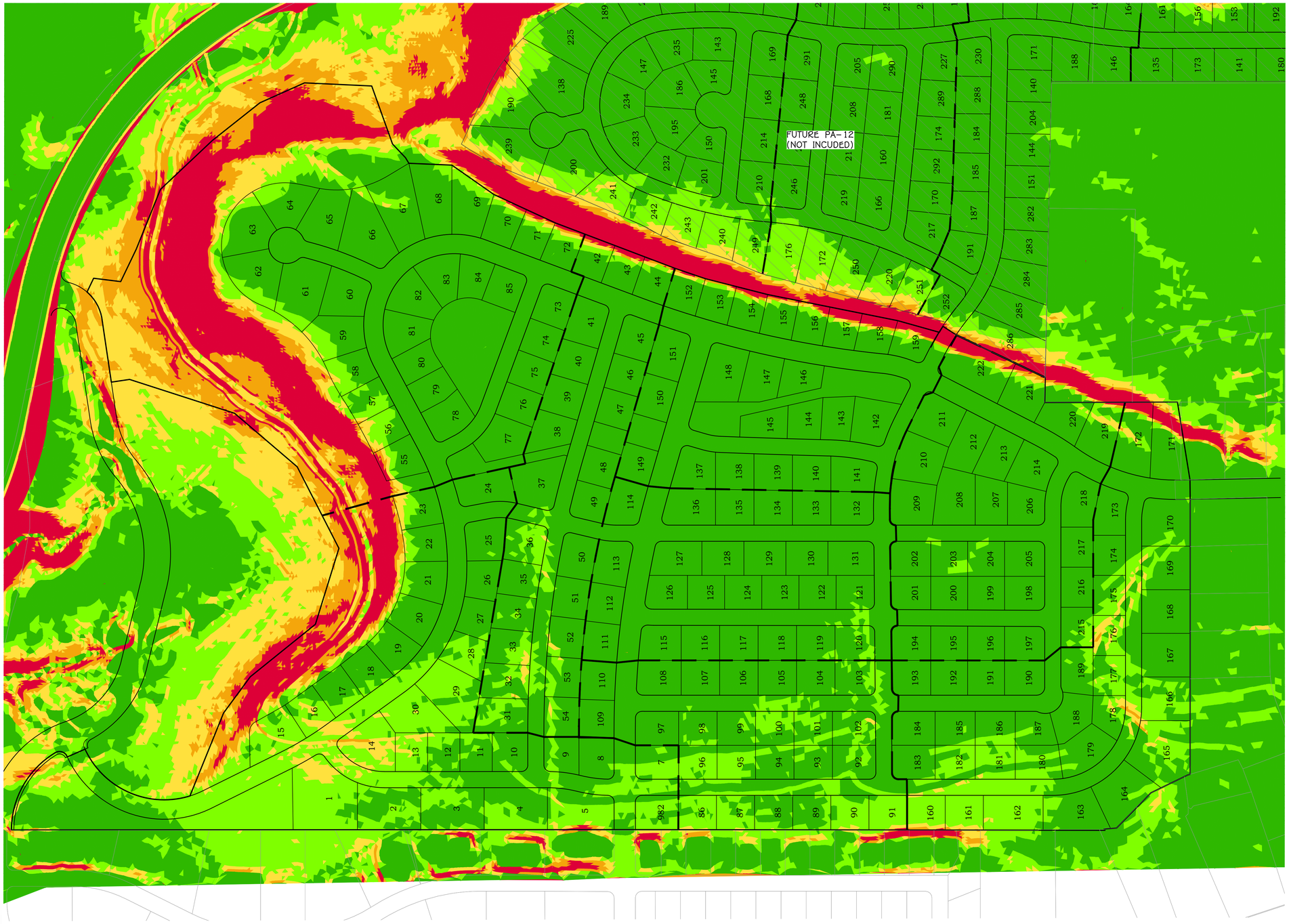

0 150' 300'
SCALE: 1" = 150'

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

REVISIONS

NO.	DATE	DESCRIPTION

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CONSTRUCTION

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FIRELIGHT PA-11

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

SLOPE MAP

FINAL SITE PLAN

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

Z.4.2

SHEET: 13 OF: 16

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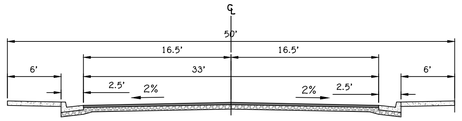
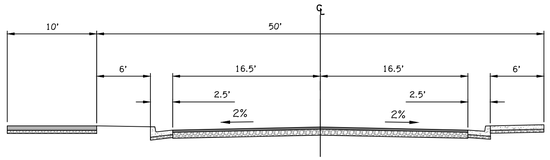
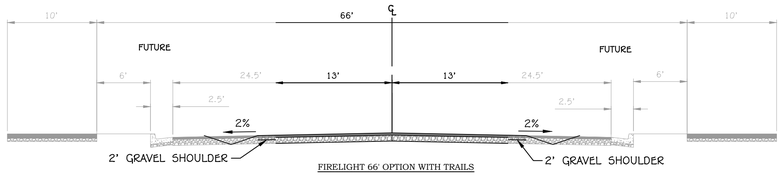


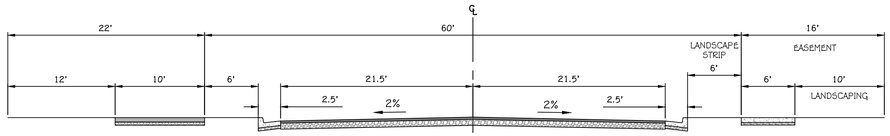
50' PUBLIC RIGHT OF WAY



50' RESIDENTIAL ROADWAY WITH TRIAL



FIRELIGHT 66' OPTION WITH TRAILS



FIRELIGHT 60' OPTION WITH TRIAL

REVISIONS

NO.	DATE	DESCRIPTION

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CONSTRUCTION

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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

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

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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

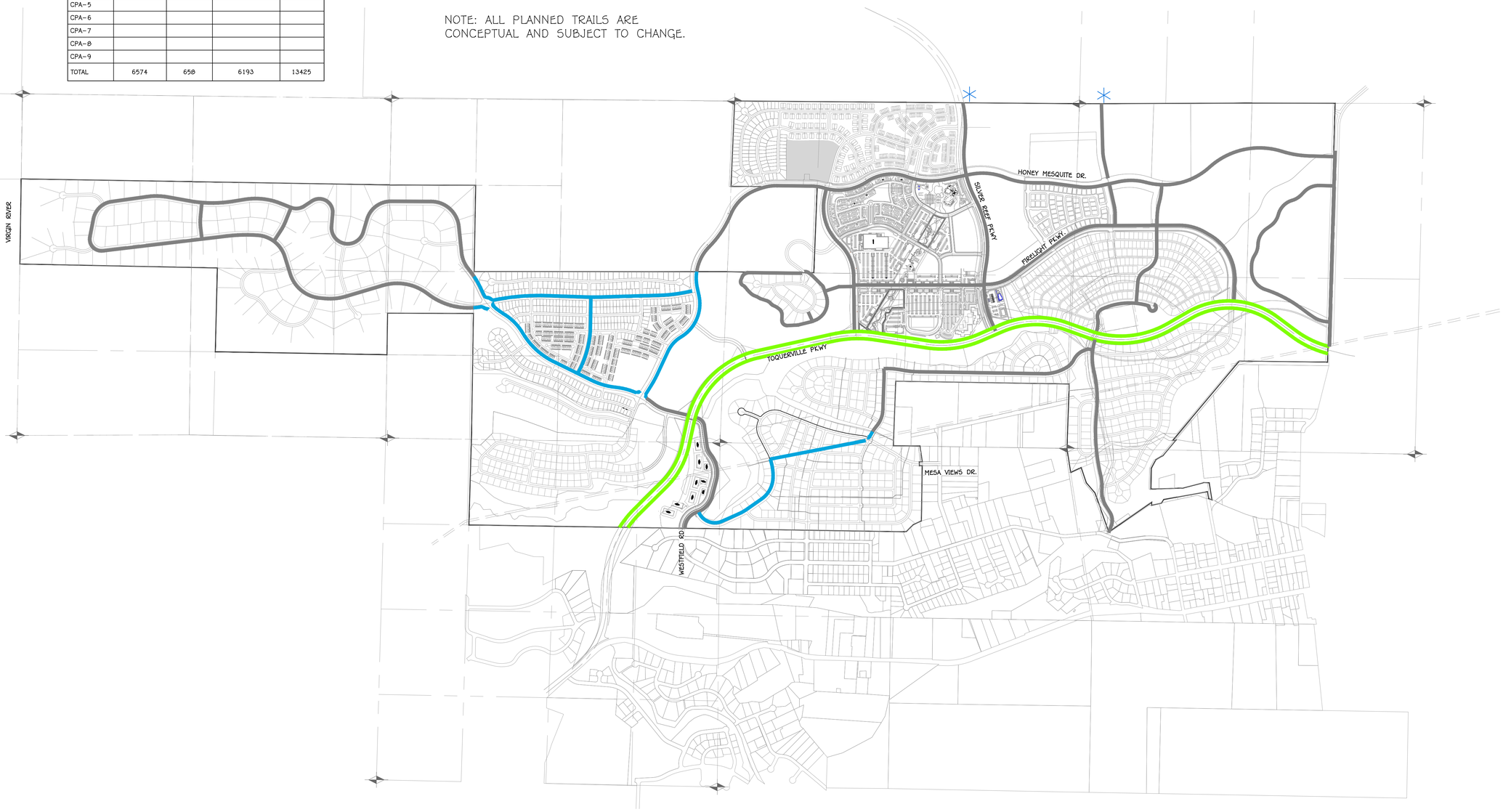
TOTAL NEEDED FOR BASE AND BONUS = 36,262

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.

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



REV.	DATE:	REVISION

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #500 ST. GEORGE, UT 84770

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

Z.6.1

SHEET: 15 of 16

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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	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	18.08	15.65	6.87	40.60

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

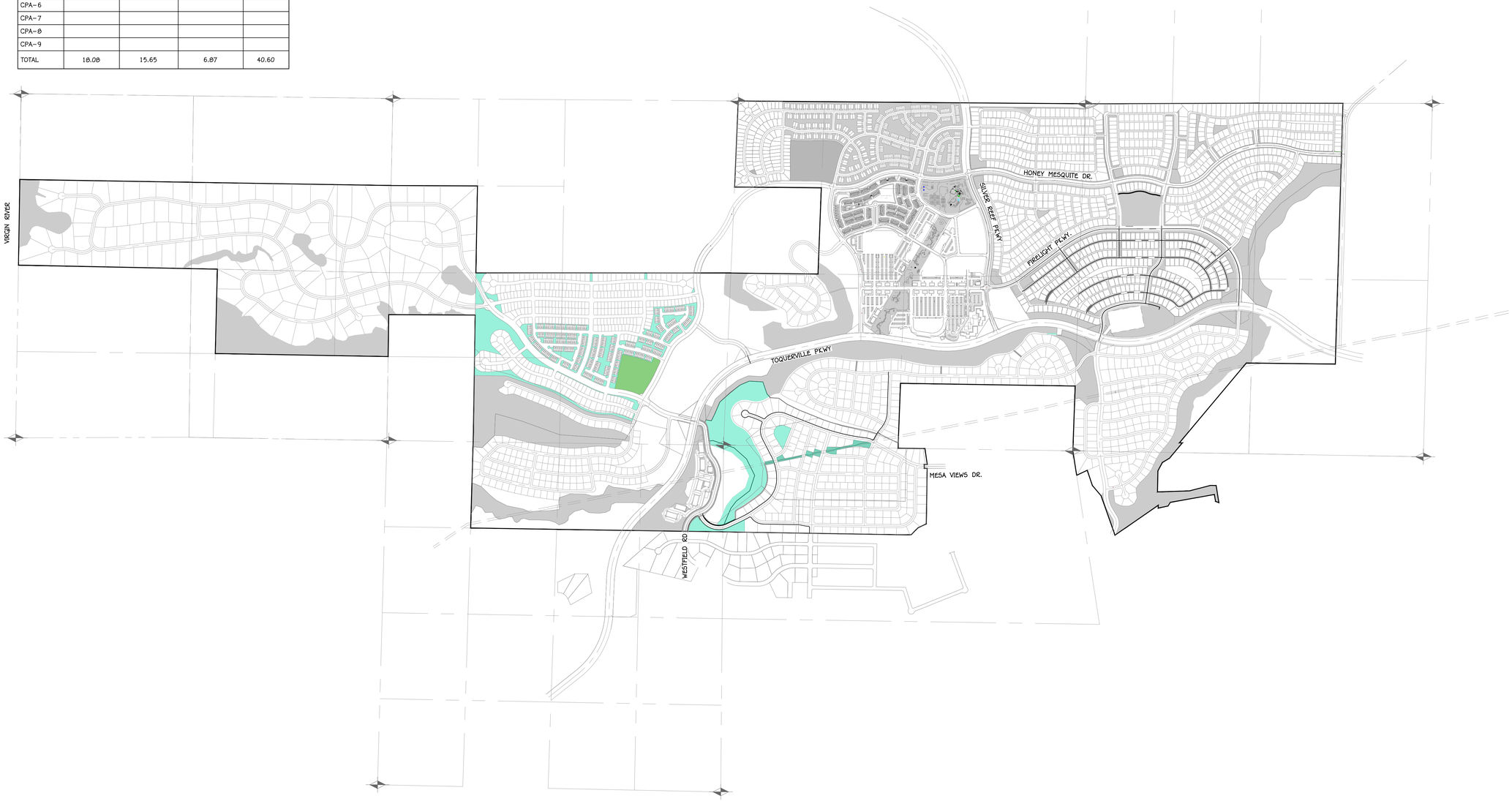
NOTE: ALL PLANED OPEN SPACE IS CONCEPTUAL AND IS SUBJECT TO CHANGE.

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



REV.	DATE:	REVISION

PRELIMINARY NOT FOR CONSTRUCTION

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

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

Z.6.2

SHEET: 16 of 16

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