

**TOQUERVILLE CITY**  
**PLANNING COMMISSION MEETING AGENDA**  
**November 12, 2025, at 6:00 p.m.**  
**212 N. Toquer Blvd, Toquerville Utah**

**This meeting will also be broadcast via YouTube live on the Toquerville City YouTube channel at**  
<https://www.youtube.com/channel/@toquervillecity>

**A. CALL TO ORDER:**

1. Call to Order – Chair Preslar
2. Pledge of Allegiance – Commissioner Haymore
3. Statement of Belief/Opening Prayer – Commissioner Harrison
4. Disclosures and Declaration of Conflicts from Commission Members.

**B. APPROVAL OF AGENDA:**

1. Approval of agenda order

**C. CONSENT AGENDA:**

1. Review and possible approval of meeting minutes from October 22, 2025, Special Planning Commission Meeting.

**D. REPORTS:**

1. Planning Commissioners
2. Planning & Zoning Administrator, Emily Teaters
3. Assistant City Manager, Darrin LeFevre

**E. BUSINESS ITEM(S):**

1. **Discussion and possible recommendation** on an MPDO Concept Plan submitted by American Consulting and Engineering on behalf of Babylon Lands, LLC for Tax ID's: T-3-1-4-230, T-3-1-4-231 and T-3167.
2. **Discussion and possible approval** of a Preliminary Site Plan submitted by Joe Gibb with Maverik on behalf of Desert Sands Development, LLC.

**F. ADJOURN:**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Office 435.635.1094, at least 48 hours in advance. This Agenda will be posted on the State website at <http://pmn.utah.gov>, posted on the Toquerville City website at [www.toquerville.utah.gov](http://www.toquerville.utah.gov), and at the City Office Building at 212 N Toquer Blvd. Posted October 10, 2025, by Toquerville City Recorder, Emily Teaters.

**TOQUERVILLE CITY  
SPECIAL PLANNING COMMISSION MEETING MINUTES**

**October 22, 2025, at 6:00 pm  
212 N. Toquer Blvd, Toquerville Utah**

Present: Chair Val Preslar; Commissioners: Jenny Chamberlain, Dean Haymore, Lonnie Christensen; Commissioner Alternates: Mila Allinson, Glenn Leavitt; Staff: Planning and Zoning Administrator/Recorder Emily Teaters, City Attorney Kayla Gothard; Absent: Commissioner Angela Harrison; Staff: Assistant City Manager Darrin LeFevre.

**A. CALL TO ORDER:**

<https://www.youtube.com/live/EO2ZobGYAqA?si=BxRmvHQm9kiSyHQZ&t=86>

Chair Val Preslar called the meeting to order at 6:00 p.m. Commissioner Christensen led the Pledge of Allegiance. The invocation was led by Commissioner Haymore. Commissioner Chamberlain disclosed she received two emails from Kathy Bence on the agenda item. The rest of the Planning Commission have also received emails regarding the agenda item.

**B. APPROVAL OF AGENDA:**

<https://www.youtube.com/live/EO2ZobGYAqA?si=GRlXWC7SbuewUE1j&t=237>

The Commissioners reviewed the agenda.

*Commissioner Chamberlain made a motion to approve the agenda order. Commissioner Christensen seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Val Preslar – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye.*

**C. BUSINESS ITEM(S):**

- 1. Discussion and possible recommendation** on Ordinance 2025.XX – an ordinance adopting/designating anew the highway commercial zone district for the subject Lichfield property as reflected in the 2024 General Plan.

[https://www.youtube.com/live/EO2ZobGYAqA?si=Adk\\_zpMTQfg1xtcz&t=253](https://www.youtube.com/live/EO2ZobGYAqA?si=Adk_zpMTQfg1xtcz&t=253)

Attorney Gothard introduced this item. Commissioner Haymore brought up his concerns with the General Plan and explained why he feels the zoning doesn't comply. Commissioner Chamberlain asked why the Council recommended the Planning Commission review the ordinance. The commissioners discussed this item further.

*Commissioner Leavitt made a motion to open the public hearing. Commissioner Chamberlain seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Val Preslar – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye.*

- A. Public Hearing: Public input is sought** on Ordinance 2025.XX – an ordinance adopting/designating anew the highway commercial zone district for the subject Lichfield property as reflected in the 2024 General Plan.

- Lynn Williams asked for clarification on why the zone designation is needed.
- Brian McNary listed reasons he believes the zoning does not comply with City Code.
- Duane Ostler with Dunn Law Firm spoke on behalf of Kathy Bence.
- Leif Bjarnson agreed with previous comments, referenced the lawsuit and concerns about the City process, and stated his opposition to the proposed ordinance.
- Michael Franzes stated that no environmental studies were done for the highway, referenced prior proposals for the Lichfield property, and expressed concerns about noise.

- Charlotte Potter stated she has lived in the area longer than the Lichfields and expressed concerns about the zone change and the parkway's impact on the valley.
- Ray Bence provided his background on the lawsuit and referenced a prior meeting with City staff.
- Chair Preslar read a letter submitted by Kathy Bence.
- Anita Eaton provided more history on the Lichfield property and addressed previously made comments.

***Commissioner Leavitt made a motion to open the public hearing. Commissioner Chamberlain seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Val Preslar – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye.***

The Planning Commission resumed discussion on this item. Commissioner Allinson spoke on why she thinks the zoning doesn't comply with code. Commissioner Chamberlain shared her opinion on the zoning and her research on the item. Attorney Gothard answered questions from the commissioners as they continued their discussion.

***Commissioner Haymore made a motion to recommend denial to the City Council based on the fact it does not meet the 9 requirements. Commissioner Leavitt seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Val Preslar – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye.***

#### **D. ADJOURN:**

[https://www.youtube.com/live/EWtBoBbKaCE?si=J-0zkZMpDFuw\\_cGO&t=4364](https://www.youtube.com/live/EWtBoBbKaCE?si=J-0zkZMpDFuw_cGO&t=4364)

***Commissioner Chamberlain motioned to adjourn the meeting. Commissioner Christensen seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Val Preslar – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye.***

Chair Preslar adjourned the meeting at 7:27 pm.

\_\_\_\_\_  
Planning Chair – Valerie Preslar

\_\_\_\_\_  
Date

\_\_\_\_\_  
Attest: City Recorder – Emily Teaters

## Toquerville City Planning Commission Meeting

### Agenda Item Sheet

**Meeting Date:** 11.12.2025

**Department:** Planning & Zoning

**Item Title:**

Discussion and possible recommendation on an MPDO Concept Plan submitted by American Consulting and Engineering on behalf of Babylon Lands, LLC for Tax ID's: T-3-1-4-230, T-3-1-4-231 and T-3167.

**Presented By:** Emily Teaters

**Attachments:**

- Proposed MPDO Submittal
- Proposed Final Site Plan

**Options:**

Recommend Approval/Denial/Table

**Possible Motion (Approval):**

*I move to recommend approval of the Silver Cliffs Summit MPDO to the City Council, finding that the parcels meet the minimum requirements for an MPDO Overlay and the conceptual plan meets the requirements of 10-15C of Toquerville City Code.*

**Background:**

Babylon Lands, LLC has submitted a concept plan for the Silver Cliffs Summit Master Planned Development Overlay (MPDO) in the Devils Hole area, which the City Council recently approved for a zone change to R-1-20.

[The Master Planned Development Overlay \(MPDO\)](#) is intended to provide an alternative to conventional zoning and land development approaches, encouraging creative and innovative development while maintaining consistency with the character of underlying zones, surrounding districts, and the City's General Plan. The MPDO allows flexible land uses, including residential and limited neighborhood commercial uses, and encourages mixed-use developments that create a harmonious variety of building types while preserving the City's natural and scenic character. MPDO zoning promotes efficient use of land, clustering of dwelling units, creative architecture, higher-level project amenities, and the preservation of open space.

MPDOs are generally required on development areas of 100 acres or larger, but smaller parcels may qualify if they meet certain conditions such as unusual physical features, surrounding development constraints, creative and community-beneficial design, or unified property ownership. In this plan, the applicant has explained why they believe the project meets these qualifications.

This submittal is being reviewed under the conceptual approval stage outlined in [Section 10-15C-8 of the Toquerville City Code](#). At this stage, review is limited to the overall development concept and the items specified in Section 10-15C-8(B), including proposed uses, density, building types, general development timetable, and other conceptual elements.

Review at this stage does not include detailed evaluation of site layout, lot sizes, open space compliance, or other technical development standards. These items will be addressed during the preliminary and final review stage, which requires a public hearing and submission of a preliminary and final plat/site plan for the first phase of development.

Staff has provided the applicant with written comments on the submitted materials. The application has been deemed complete according to the requirements in Section 10-15C-8(B).

The Planning Commission is asked to review the MPDO concept plan carefully with attention to the conceptual elements, proposed uses, and overall density.



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## **SILVER CLIFFS SUMMIT MPDO PLAN**

### **PREPARED FOR:**

Babylon Lands, LLC  
3747 Sagebrush Drive St George, UT 84765  
Brecken Anderson (435)773-7476

Grapevine Wash Local District / LEADS District  
1326 West 580 N St George, UT 84770  
Paul Morris (801) 949-2602



### **PREPARED BY:**

American Consulting and Engineering LLC.  
1173 South 250 West Suite-504 St. George, Utah 84770

|                   |   |                   |
|-------------------|---|-------------------|
| <b><u>1.0</u></b> | <b><u>INTRODUCTION</u></b>                | <b><u>1</u></b>   |
| 1.1               | BASE DENSITY                              | 2                 |
| 1.2               | BONUS DENSITY                             | 2                 |
| <b><u>2.0</u></b> | <b><u>PURPOSE AND INTENT</u></b>          | <b><u>6</u></b>   |
| 2.1               | PRESERVATION OF FEATURES                  | 6                 |
| 2.2               | INTERCONNECTIVITY OF LAND USE/PHASES      | 6                 |
| 2.3               | GENERAL PRIVATE COVENANTS                 | 6                 |
| 2.4               | OWNER/DEVELOPER RESPONSIBILITIES          | 6                 |
| 2.5               | UTILITY SERVICES                          | 6                 |
| 2.6               | NEAREST COMMERCIAL FACILITIES             | 6                 |
| 2.7               | DEVELOPMENT TIMELINE                      | 6                 |
| <b><u>3.0</u></b> | <b><u>Planning Area Descriptions</u></b>  | <b><u>7</u></b>   |
| 3.1               | PLANNING AREA 1 SINGLE FAMILY RESIDENTIAL | 7                 |
| 3.2               | PLANNING AREA 2 COMMERCIAL / MIXED-USE    | 9                 |
| <b><u>4.0</u></b> | <b><u>Planning Area Standards:</u></b>    | <b><u>133</u></b> |
| 4.1               | COMMERCIAL/MIXED-USE                      | 133               |
| 4.2               | SINGLE FAMILY RESIDENTIAL (PA-1)          | 133               |
| <b><u>5.0</u></b> | <b><u>PERMITTED USES:</u></b>             | <b><u>155</u></b> |

## **MAPS & TABLES**

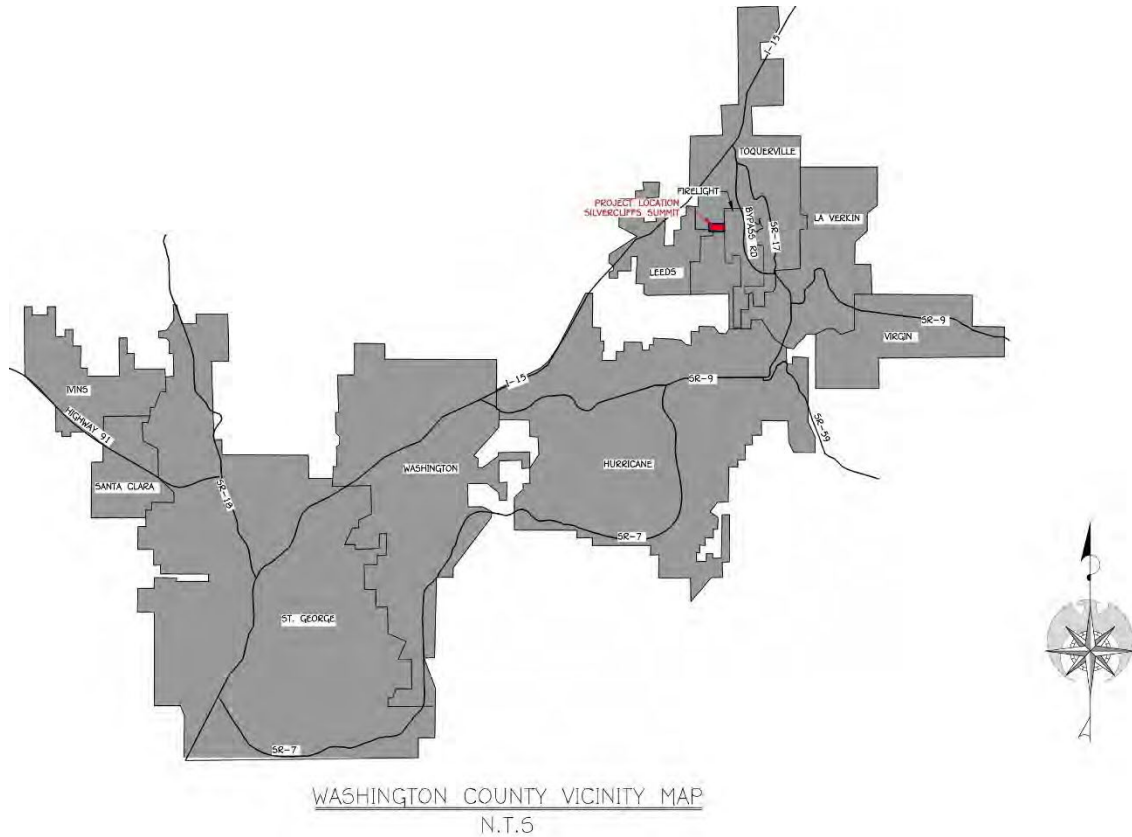
|                                |    |
|--------------------------------|----|
| VICINITY MAP                   | 1  |
| DENSITY DISTRIBUTION TABLE     | 4  |
| PERMITTED USE TABLE-COMMERCIAL | 15 |

## **EXHIBITS**

|                                       |    |
|---------------------------------------|----|
| EXHIBIT 1 — AREA PLAN                 | 5  |
| EXHIBIT 2 — SITE AND ACCESS EXHIBIT   | 10 |
| EXHIBIT 3 — OPEN SPACE AND TRAILS MAP | 11 |
| EXHIBIT 4 — EXISTING CONDITIONS MAP   | 12 |
| EXHIBIT 5 — SLOPES MAP                | 16 |

## 1.0 INTRODUCTION

Silver Cliffs Summit (the "Project") is a proposed 80-acre mixed-use development in Toquerville, Utah. Silver Cliffs Summit will include 2 development areas that have commercial and residential products. Silver Cliffs Summit has very unique physical characteristics and has the renowned Devil's hole, which is intended to become a Public Recreation area. Silver Cliffs Summit lies west of Firelight and the New Bypass Road, at approximately 300 South. The site location is depicted on the vicinity map below.



With this development, the owners desire to provide the community with a well thought out plan to provide minimal housing on the Toquerville side of Devils hole, and commercial opportunity on the West side of Devils Hole, as well as providing public access to Devils Hole, a cherished local site.

The Project is divided into four (4) areas, 2 development Planning Areas and 2 large open space Areas. These areas may correspond with project phasing. The "Area Plan" (Exhibit-1) shows the delineation of these areas. The Project is 79.74 acres in total, and is divided as follows:

**GENERAL PLANNING INFORMATION:****Residential Areas:**

Planning Area 1: - R-1-12 Homes: 48 lots 25.71 AC 1.87 DU. AC.

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**Commercial/Mixed-use**

Planning Area 2: - Commercial/Mixed-use: 22.70 AC

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**Open Space**

Open Space Area 1: 23.23 AC

Open Space Area 2: 9.10 AC

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**Total: 31.33 AC**

**Use Table:**

Residential: 25.71 AC 32.24%

Commercial/Mixed-use: 22.70 AC 28.47%

Open Space: 31.33 AC 39.29%

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**Totals: 79.74 AC 100.00%**

The current site is still in its natural state until public infrastructure is installed to serve this project.

The proposed development is conducive to the growth in the Toquerville and fulfills many of the needs of the city. The "Programming Concept Plan" (Exhibit-2) shows the current conceptual layout of the site. The Vicinity Map on the previous page shows the project location relative to Firelight and the Bypass Road.

**1.1 Base Density:**

Silver Cliffs Summit was recently re-zoned to a base zone of R-1-20. This provides for 2 ERU's per acre. The Base ERU = 159.58 (79.74x2=159.58)

**1.2 Bonus Density:**

Toquerville City Code, 10-15C-6 allows for the following Density and Bonus Density Guidance.

**A. General Requirements:**

1. Master planned developments may provide for a variety of housing types allowed in any one of the basic residential zoning districts. In addition, the number of dwelling units allowed may be flexible relative to the number of units per acre that would be permitted by the zoning regulations otherwise applicable to the site.

2. In determining the densities in the MPDO, the planning commission and city council shall consider increased efficiency in the provision of public facilities and services based, in part, upon:

- a. The location, amount and proposed use of common open space;
- b. The location, design and type of dwelling units;
- c. The physical characteristics of the site;
- d. Particular distinctiveness and excellence in arrangement, design and landscaping;
- e. Other upgrades provided by the developer that are determined to be significant for the community.

B. Density Bonus: An applicant for a master planned development may be eligible for a density bonus based on additional amenities and creative land use. An applicant may include one or more of the following amenities in the design of the project and be considered for a density bonus. Each amenity is assigned a percentage increase in the total project density for providing that amenity. The bonus increase listed is the maximum allowed, and the planning commission may approve less than the maximum allowed. The sum total of all bonuses allowed may not exceed thirty percent (30%) of the base total density.

\*NOTE\* Density will be calculated as provided for by the Toquerville City Ordinance. Density may be accrued, moved and applied anywhere in the project by the Master Developer or assigns.

The following sections show how Silver Cliffs Summit meets the bonus density requirements.

### **Open Space:**

As provided in 10-15C-6. Any undeveloped open space dedicated to the Public except for Parks, Trails, Bike Paths, Irrevocable reservation of property for public use, or Active recreation facilities that are separately being used for additional bonuses. Each 2% increase above the minimum base requirement/LOS will achieve 1% density bonus.

**Net Bonus proposed through Open Space: 5%**

### **Trails:**

Silver Cliffs Summit will provide a Trailhead for Devils Hole, and Natural Surface trails on its 31.33 acres of open space. The Trails Minimum Level of Service (LOS): as shown in the Toquerville City Trails Master Plan (Trails and Parks Exhibit, PDF p. 76 of the Capital Facilities Plan Sept. 2021), Show no trails in this area.

Bonus Density allows for 1% bonus for each 1% above current LOS up to a maximum of 10%. NO trails are show in this area, but Silver Cliffs Summit will provide 2,650± LF of Natural Surface trails and a Trailhead/parking area dedicated to the public.

**Net Bonus proposed through trails: 10%.**

### **Irrevocable Reservation of Property for Public Use:**

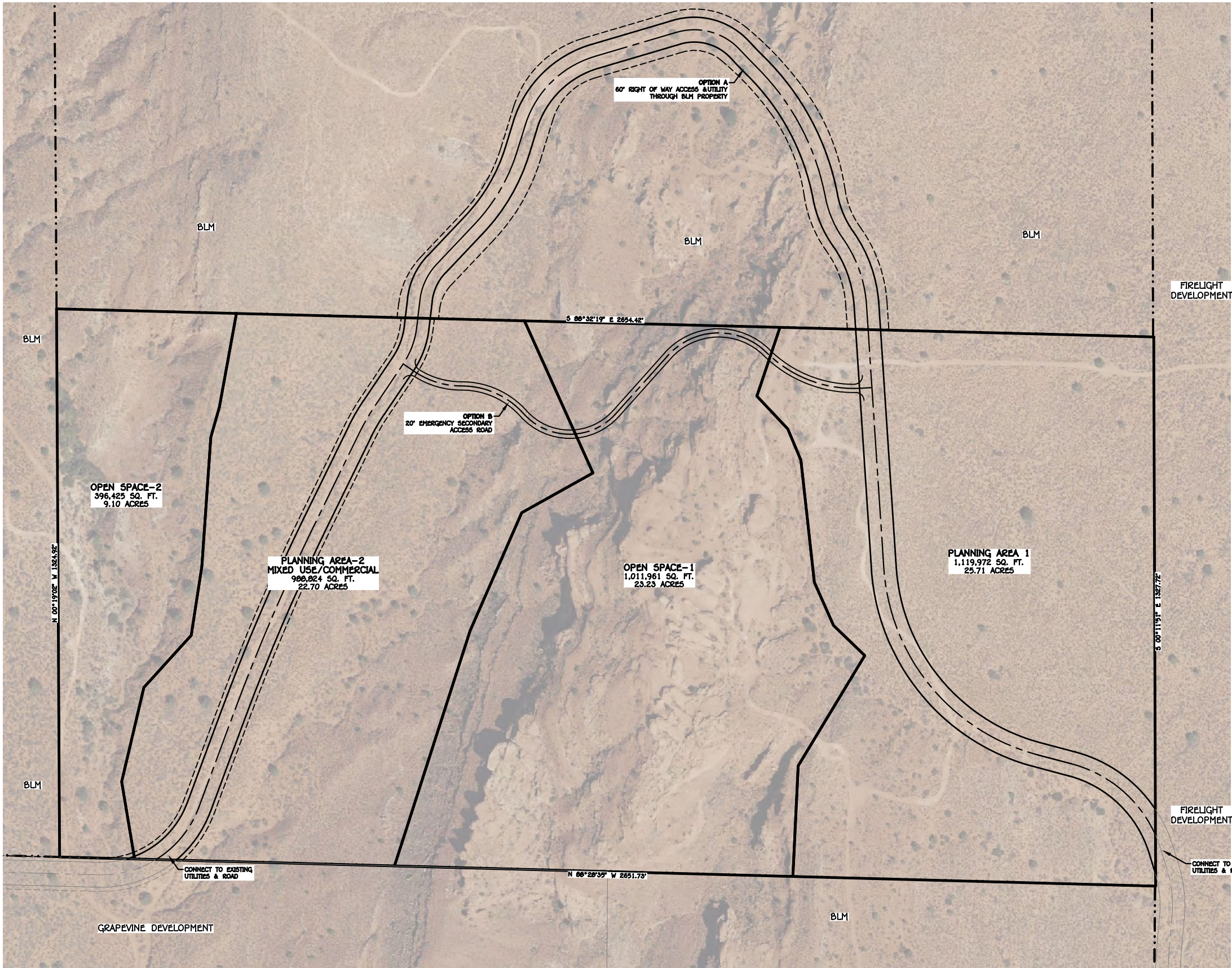
Silver Cliffs Summit proposes a 10% bonus from the 23.23 Acres of Open space for Devils hole committed to being granted under Irrevocable Reservation of Property for Public Use. Silver Cliffs Summit believes this natural Recreation area is a substantial public amenity and will be used broadly by all the citizens of Toquerville. The creation of this amount of Open Space/Natural Recreation area and Trailhead puts these facilities within easy reach of residents and will be one of the things that distinguish Silver Cliffs Summit as a desirable community.

**Net Bonus proposed through Irrevocable reservation of property: 10%**

**Total Bonus Shown – 25%**

| Density Distribution Table |         |              |               |        |
|----------------------------|---------|--------------|---------------|--------|
| Area                       | Acreage | Base Density | Bonus Density | Total  |
| PA-1                       | 25.71   | 47           | 11.75         | 58.75  |
| Pa-2                       | 22.70   | 112.48       | 28.12         | 140.6  |
|                            | Totals  | 159.48       | 39.87         | 199.35 |

***MPDO Plan Note:*** Imagery and typical details used throughout this MPDO Plan are intended to portray conceptual design elements and may not represent all requirements as outlined within this MPDO unless otherwise noted.



LEGEND:

|  |  |
|--|--|
|  | PROPOSED PARCEL BOUNDARY                           |
|  | EXISTING/ADJACENT PARCEL BOUNDARY                  |
|  | SURVEY SECTION CORNER MONUMENT                     |
|  | SURVEY SECTION LINE                                |
|  | PLANNING AREA-1<br>1,119,972 SQ.FT. 25.71 ACRES    |
|  | OPEN SPACE TOTAL:<br>1,406,386 SQ.FT. 32.33 ACRES  |
|  | ZONE CHANGE AREA<br>5371623.86 SQ.FT. 123.31 ACRES |

SECONDARY ACCESS OPTION B NOTE:  
THE DEVELOPER HAS SUBMITTED FOR A GRANT OF RIGHT OF WAY FROM THE BLM FOR ROAD OPTION A IF FOR ANY REASON WE ARE UNABLE TO GAIN ACCESS & UTILITIES THROUGH THE BLM WE WOULD NEED TO PROVIDE EMERGENCY ACCESS & A UTILITY CORRIDOR THROUGH A 20' EMERGENCY ACCESS ROAD SHOWN AS OPTION B.

OVERALL AREA: 80.74 ACRES

| REVISIONS |      |             |  |
|-----------|------|-------------|--|
| NO.       | DATE | DESCRIPTION |  |
|           |      |             |  |
|           |      |             |  |
|           |      |             |  |
|           |      |             |  |

PRELIMINARY  
NOT FOR  
CONSTRUCTION



SILVER CLIFFS SUMMIT  
SECTION 4, TOWNSHIP 41 S, RANGE 13 W SLB&M  
TOUERVILLE, UTAH

PLANNING AREA

|             |           |
|-------------|-----------|
| JOB #       | 25-506-4  |
| DRAWN BY:   | SKA       |
| CHECKED BY: | ASA       |
| DATE:       | 10.3.2025 |

## 2.0 PURPOSE AND INTENT

### 2.1 Preservation of Features

The development is being brought forth as an MPDO to preserve and enhance the natural features found on this property. This property is bisected by a large sandstone formation that has the natural feature known Colloquially as “Devils Hole”. This area has been visited by the community for hiking, biking and OHV riding. It is the intent of this development to dedicate 23.23 Acres for public use around Devils Hole, as well as provide greater access to this area.

### 2.2 Interconnectivity of Land Use/Phases

Each phase of the project shall not be isolated from an adjacent phase of land development. This site provides a significant challenge to that. The large geological feature that bisects this project, makes it difficult to connect the parcel together. Therefore, we have proposed two options for connectivity. OPTION A: The owners and Toquerville city have submitted an application to the BLM for a road leaves the property on the north edge, and runs along an existing dirt road, that would provide full access, and utilities. OPTION B: if for whatever reason, option A could not be secured through the BLM, the owners have proposed a smaller, emergency access only option that would provide access and utilities along the north end of the project, to PA-2, that would have the main access for PA-2 leaving through the neighbors to the south, and out to Leeds. See "Access Management Plan" (Exhibit-3)

### 2.3 General Private Covenants

The entire planned development shall be made subject to appropriate covenants, conditions, and restrictions that shall be recorded as running with the land to ensure the continuance and maintenance of the planned development by the approved plans and approved uses. A copy of the covenants, conditions and restrictions will be recorded at or before the approval of the first Final Plat.

### 2.4 Owner/Developer Responsibilities

Development and maintenance of general common areas shall be accomplished through the establishment of an appropriate owners' association. The owner/developer will also be responsible for the development of the management plan including management association setup and related responsibilities to ensure that ownership and management standards are met in full.

### 2.5 Utility Services

#### **Utility Services Note:**

Due to the Nature of the Terrain on this site, portions of this MPDO may need to be serviced by the Grapevine Wash Local District, and an agreement between Toquerville city and Grapevine Wash Local District may need to be executed.

**Water:** Water will be provided to the PA-1 via Toquerville city water facilities in coordination with the Washington County Water Conservancy District (WCWCD). And water for PA-2 may need to be provided via Grapevine Wash Local District in coordination with the

**Sewer:** Sewer service shall be provided by connecting to the Ash Creek Special Service District sewer systems when they become available.

**Power:** Power service will be provided by Rocky Mountain Power.

**Drainage Study:** A Drainage Study will be completed by American Consulting and Engineering. It uses a combination of a regional detention facility and on-site detention for each Area. This study will be amended as each area is developed.

## 2.6 Nearest Commercial Services

The nearest Commercial Services to this project are at Anderson Junction to the north, and in LaVerkin and Hurricane Cities to the South. After buildout, Firelight will provided commercial services adjacent to this parcel

## 2.7 Development Timeline

Siver Cliffs Summit would like to start horizontal construction on the Residential Planning area in 2026, and finish in 2 years. The commercial area is currently planned to be developed within the next 5 years.

## 3.0 Planning Area Descriptions

### 3.1 Planning Area 1 Single Family Residential

These lots will vary in size from 12,000-35,000 square feet each. This area again adds to the variety of the Project and allows for a diverse set of options for the residents. This will be the most expensive housing option within the Project. It will provide a beautiful setting for full-size homes and appropriate landscaping. This 25.71 Acre area will have 48 units for a density of 1.87 dwelling units per acre.

*Architect Renderings of Southwestern Single-Family Designs*



*Architect Renderings of Modern Single-Family Designs*



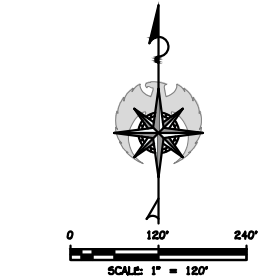
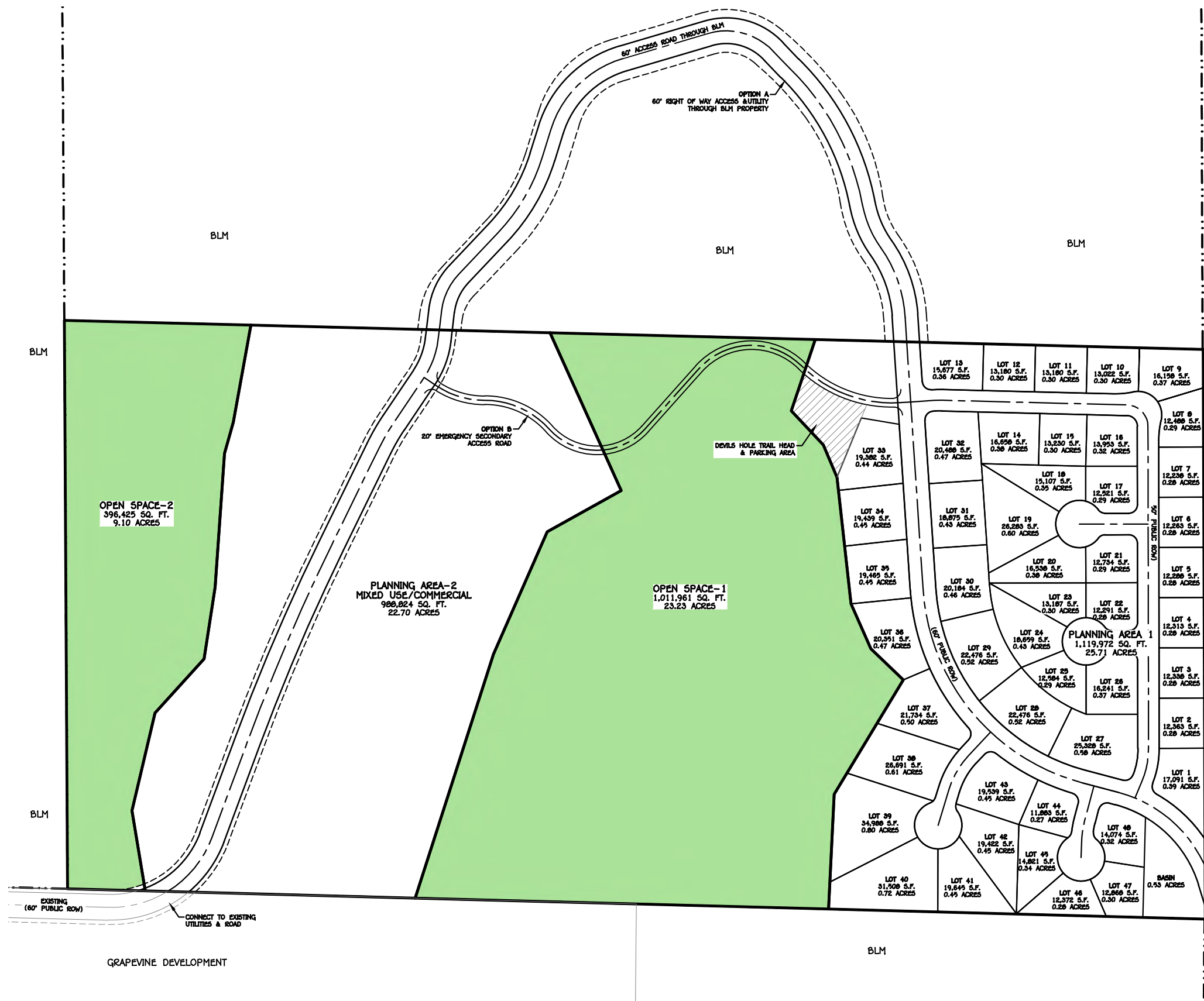
### 3.2 Planning Area 2 Commercial / Mixed-Use

The mixed-use / commercial planning area is intended to bring commercial uses that are complimentary to the area. This area will most likely be surrounded by a higher density product such as townhomes, or condos. The intent of this development is to hopefully bring extra tax dollars and revenue to the city of Toquerville, and put it in an area that is not visible to the residents to maintain the look and feel of Toquerville.

The allowed uses are outlined **Permitted Uses Table on Page 15**

#### *Architect Renderings of Modern Designed Townhomes*





LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- SURVEY SECTION CORNER MONUMENT
- SURVEY SECTION LINE
- OPEN SPACE TOTAL: 1,408,386 SQ.FT. 32.33 ACRES

SECONDARY ACCESS OPTION B NOTE:

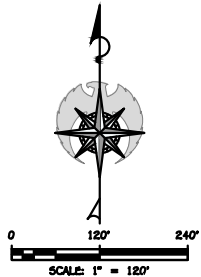
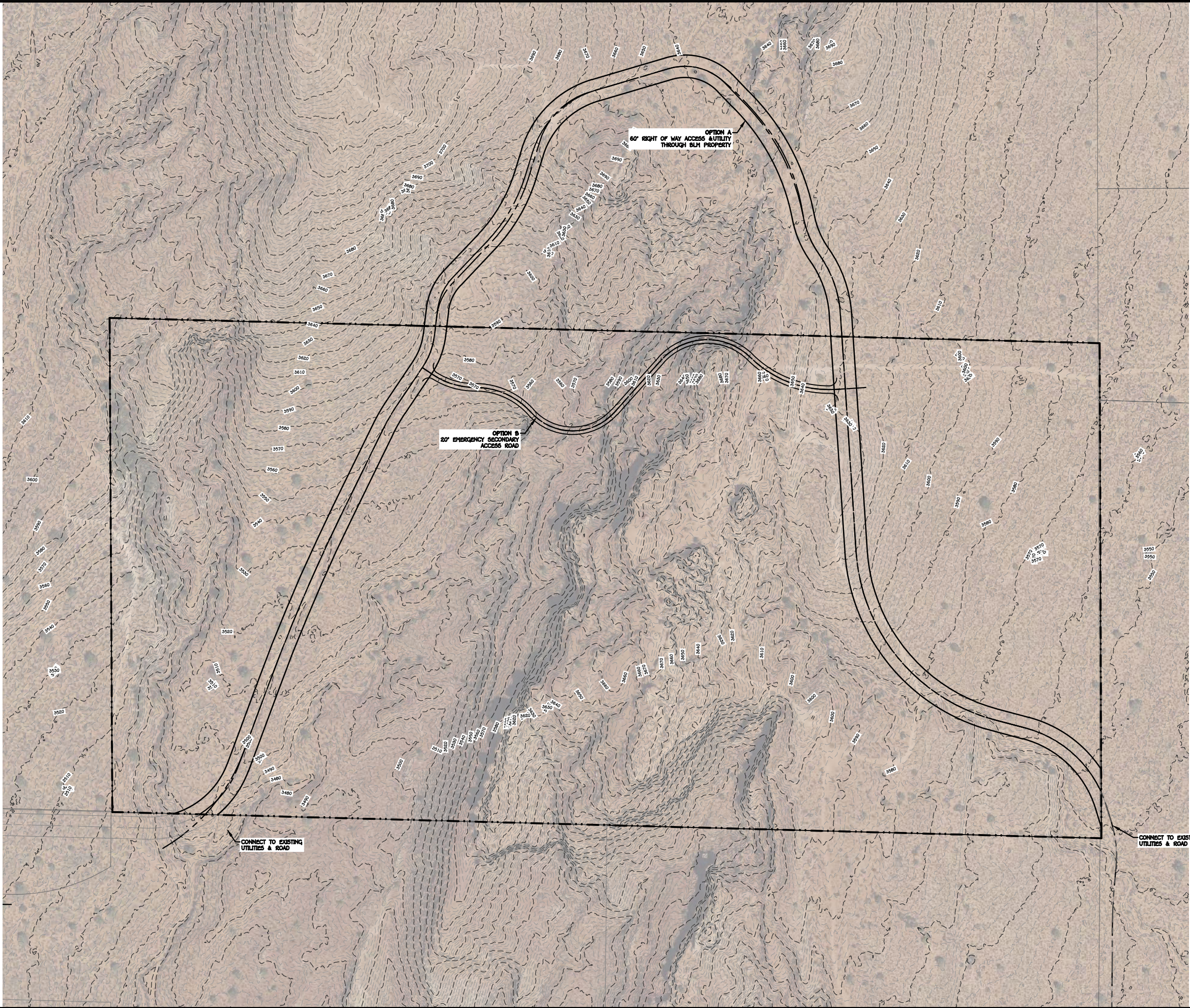
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PRELIMINARY  
NOT FOR  
CONSTRUCTION



SILVER CLIFFS SUMMIT  
SECTION 4, TOWNSHIP 41 S, RANGE 13 W SLB&M  
TOUERVILLE, UTAH  
SITE & ACCESS EXHIBIT

JOB # 25-506-4  
Drawn by: SKA  
CHECKED by: ASA  
DATE: 10.3.2025



- LEGEND:
- ROW
  - - - STREET CENTER LINE
  - - - 3000 - - - EXISTING GROUND MAJOR CONTOUR
  - - - 3002 - - - EXISTING GROUND MINOR CONTOUR

SECONDARY ACCESS OPTION B NOTE:  
THE DEVELOPER HAS SUBMITTED FOR A GRANT OF RIGHT OF WAY FROM THE BLM FOR ROAD OPTION A. IF FOR ANY REASON WE ARE UNABLE TO GAIN ACCESS & UTILITIES THROUGH THE BLM WE WOULD NEED TO PROVIDE EMERGENCY ACCESS & A UTILITY CORRIDOR THROUGH A 20' EMERGENCY ACCESS ROAD SHOWN AS OPTION B.

PRELIMINARY  
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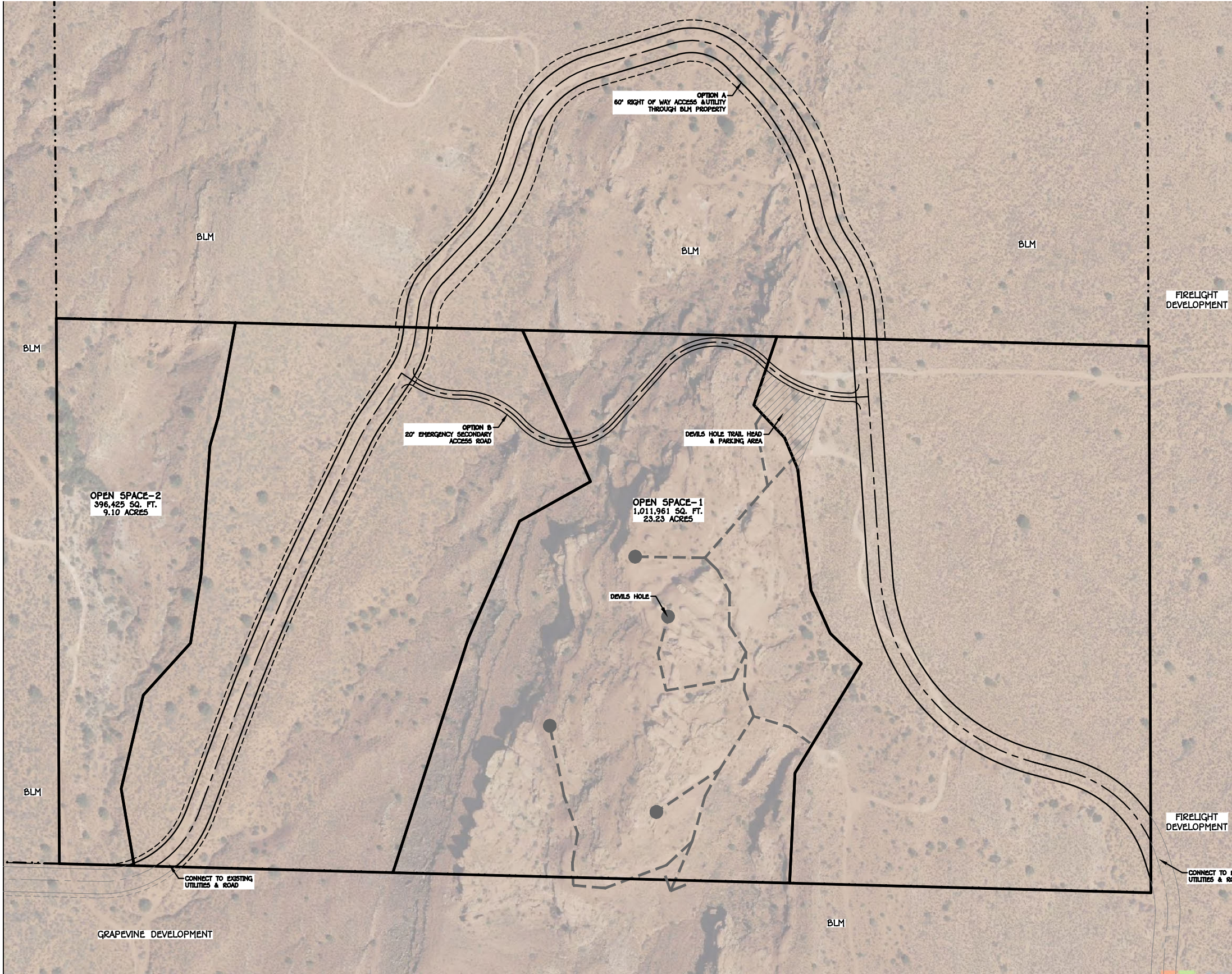
SILVER CLIFFS SUMMIT  
SECTION 4, TOWNSHIP 41 S, RANGE 13 W SLB&M  
TOUERVILLE, UTAH

EXISTING CONDITIONS MAP

JOB # 25-506-4  
Drawn by: SKA  
CHECKED by: ASA  
DATE: 10.3.2025

5

SHEET 5 OF 5



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

**LEGEND:**

PROPOSED PARCEL BOUNDARY  
EXISTING/ADJACENT PARCEL BOUNDARY  
SURVEY SECTION CORNER MONUMENT  
SURVEY SECTION LINE  
TRAILS

OPEN SPACE TOTAL:  
1,408,386 SQ.FT. 32.33 ACRES  
APPROXIMATE NATURAL TRAIL LENGTH:  
2600' LINEAL FEET

SECONDARY ACCESS OPTION B NOTE:  
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PRELIMINARY  
NOT FOR  
CONSTRUCTION



SILVER CLIFFS SUMMIT  
SECTION 4, TOWNSHIP 41 S, RANGE 13 W SLB&M  
TOUERVILLE, UTAH  
OPEN SPACE & TRAILS EXHIBIT

JOB # 25-506-4  
Drawn by: SKA  
CHECKED by: ASA  
DATE: 10.3.2025

## 4.0 Planning Area Standards:

### 4.1 Commercial/Mixed-use

The commercial/ mixed-use area is designated to have a possible mix of higher density residential (such as townhomes) and commercial uses that are complimentary to the area. The intent is to provide commercial and higher density housing that surrounds it.

| Development Standard:                         | Commercial/Mixed-use |
|---|----------------------|
| <b>LOT STANDARDS:</b>                         |                      |
| Min Lot Area                                  | No Requirements      |
| Min Lot Width                                 | 80'                  |
| <b>BUILDING STANDARDS:</b>                    |                      |
| Max Height Main Building                      | 50 feet              |
| Max Height Accessory Building                 | 20 feet              |
| Distance Between Main Buildings               | 20 feet              |
| Distance Between Main and Accessory Buildings | 10 feet              |
| <b>SETBACK STANDARDS—FRONT YARD:</b>          |                      |
| All Buildings                                 | 25 feet              |
| <b>SETBACK STANDARDS—REAR YARD:</b>           |                      |
| Main Building & Accessory Building            | 10 feet              |
| <b>SETBACK STANDARDS—INTERIOR SIDE YARD:</b>  |                      |
| Main Building & Accessory Building            | 10 feet              |
| <b>SETBACK STANDARDS—STREET SIDE YARD:</b>    |                      |
| Main Building & Accessory Building            | 20 feet              |

### 4.2 Single Family Residential (PA-1)

- A. Residential zones allow a wide range of residential land uses at various densities. These zones protect the stability of neighborhoods and encourage, collectively, diverse types of desirable new residential development and protect existing residential uses. The following Setbacks are from the MPDO Clarification Ordinance passed by the Toquerville City Council As Ordinance 2025.05. The table below is not meant to supersede that document, but restate those same setbacks

Pre-Approved Standards for Development – Single-Family Detached

1. Minimum Building Area: 900 sq ft
2. Maximum Lot Coverage: 60%
3. Minimum Open Space per lot (including decks or patios): 40%
4. Maximum Building Height: 35'
5. Minimum Frontage: 50'
6. Minimum Setbacks:
  - a. Front 20' – 25' garage setback
  - b. Side 8'
  - c. Rear 10'
  - d. Street Side Yard 20'
7. Minimum Building Separation
  - a. Single Story Side Separation 16'
  - b. Two Story Side Separation 16'
  - c. Single Story Rear Separation 20'
  - d. Two Story Rear Separation 20'
8. Accessory Structure
  - a. Maximum Height 18'
  - b. Front Setback 20'
  - c. Side Setback 5'
  - d. Rear Setback 5'
9. Parking
  - a. Two off-street parking spaces shall be required for all single-family detached homes.

Pre-Approved Standards for Development – Single-Family Attached and Multi-Family

1. Maximum Lot Coverage 60%
2. Maximum Building Height: 35'
3. Maximum Number of Attached Units: 6
4. Minimum Setbacks:
  - a. Front 20' garage setback
  - b. Rear 10'
  - c. Interior Side Yard 10'
  - d. Street Side Yard 20'
5. Minimum Building Separation
  - a. Single Story Side Separation 16'
  - b. Two Story Side Separation 20'
  - c. Single Story Rear Separation 20'
  - d. Two Story Rear Separation 20'
6. Accessory Structure
  - a. Maximum Height 18'
  - b. Front Setback 20'
  - c. Side Setback 5'
  - d. Rear Setback 5'

## 5.0 PERMITTED USES:

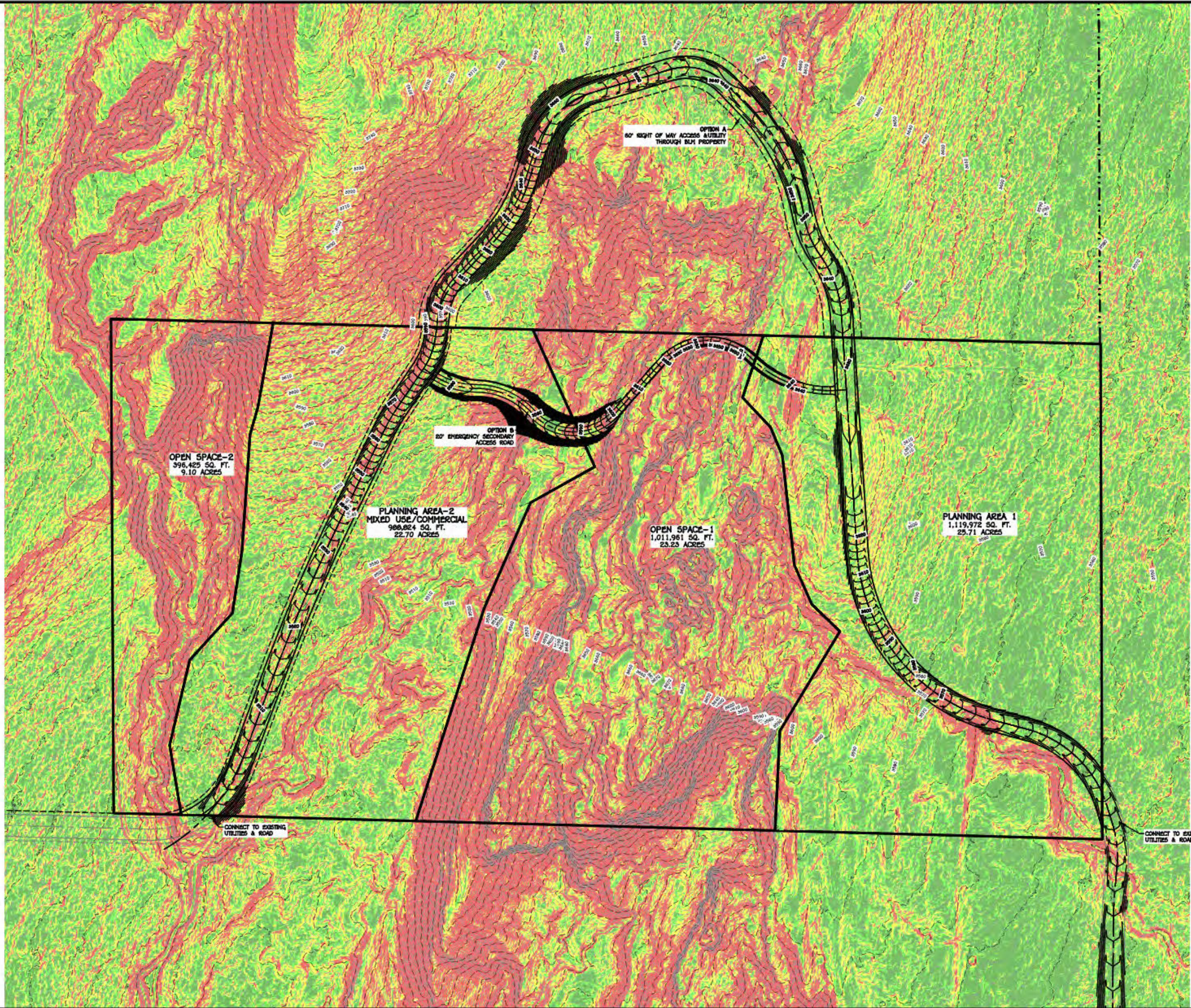
### Residential:

Residential Building uses in this development follow the permitted uses by the Toquerville City Code, and any other uses that may be approved by the Land Use Authority as they see fit.

### Commercial:

The proposed building uses shall follow the guidelines as described in the table below. Any other uses may be approved by the land use authority as they see fit.

| Permitted Uses - Commercial  | PC/Mixed-use |
|--|--------------|
| Agricultural Sales and Service   | P            |
| Animal hospital  | P            |
| Bank   | P            |
| Business equipment rental, sales service   | P            |
| Car wash   | P            |
| Child daycare  | P            |
| Church or place of Worship   | P            |
| Club or service organization   | P            |
| Convenience store  | P            |
| Cultural service   | P            |
| Golf Course  | P            |
| Hospital   | P            |
| Hotel  | P            |
| Laundromat   | P            |
| Post Office  | P            |
| Public or quasi-public uses for essential public services  | P            |
| Public utility uses  | P            |
| Reception center   | P            |
| Restaurant/fast food establishment   | P            |
| Shopping center  | P            |
| Vehicle, sales and service   | P            |
| Amphitheater   | P            |
| Auditorium   | P            |
| Motel  | P            |
| Dispersed Hotel  | P            |
| RV Resort (see 10-29)  | CS           |
| Residential treatment facility   | C            |
| Residential facility for persons with a disability (see 10-17-2)   | CS           |
| Tattoo Parlor  | C            |
| Tavern   | C            |
| Other uses similar to the above and judged to be in harmony with the character intent of the zoning district | C            |

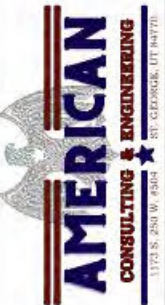


- LEGEND:**
- ROW
  - - - STREET CENTER LINE
  - AREAS EXCEEDING 30% SLOPE
  - 23.01%-30.00% SLOPE
  - 16.01%-23.00% SLOPE
  - 10.01%-16.00% SLOPE
  - 0.00%-10.00% SLOPE

**SECONDARY ACCESS OPTION B NOTE:**  
THE DEVELOPER HAS SUBMITTED FOR A GRANT OF RIGHT OF WAY FROM THE BLM FOR ROAD OPTION A. IF FOR ANY REASON WE ARE UNABLE TO OBTAIN ACCESS & UTILITIES THROUGH THE BLM WE WOULD NEED TO PROVIDE EMERGENCY ACCESS & A UTILITY CORRIDOR THROUGH A 20' EMERGENCY ACCESS ROAD SHOWN AS OPTION B.

**SLOPES NOTE**  
ALL LAND OUTSIDE OF OPEN SPACE 1 & OPEN SPACE 2 ARE NOT SUBJECT TO HILLSIDE ORDINANCE.

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



**SILVER CLIFFS SUMMIT**  
SECTION 4, TOWNSHIP 41 S, RANGE 13 W SLB&M  
TOUERVILLE, UTAH  
**SLOPE MAP**

|             |            |
|-------------|------------|
| JOB #       | 25-506-7   |
| DRAWN BY:   | CDF        |
| CHECKED BY: | ARC        |
| DATE:       | 10/03/2025 |
| SHEET:      | 4 OF 5     |

## Toquerville City Planning Commission Meeting

### Agenda Item Sheet

**Meeting Date:** 11.12.2025

**Department:** Planning & Zoning

**Item Title:**

Discussion and possible approval of a Preliminary Site Plan submitted by Joe Gibb with Maverik on behalf of Desert Sands Development, LLC.

**Presented By:** Emily Teaters

**Attachments:**

- Application
- Preliminary Site Plan Packet
- Boulder Ridge Final Plat

**Options:**

Approval/Denial/Table

**Possible Motion (Approval):**

*I move to approve the preliminary site plan for the Maverik Convenience Store and Gas Station in future Lot 3 of Boulder Ridge, contingent upon compliance with staff comments, commercial design standards, JUC review, and all applicable Toquerville City Standards and Specifications, with development of the site contingent upon recording of the subdivision final plat.*

**Background:**

Desert Sands Development LLC has submitted a preliminary site plan for a Maverik Convenience Store and Gas Station within the proposed Boulder Ridge development. The application has been deemed complete as per the requirements outlined in the preliminary site plan application and Toquerville City Code. The property is zoned [BMP \(Business and Manufacturing\)](#), and both a convenience store and gasoline service station are permitted uses in this zone. For reference, the packet includes the approved Final Plat for Boulder Ridge and the preliminary site plan for the proposed Lot 3.

This review is preliminary only and does not grant any entitlements. The commercial subdivision final plat has been approved but has not yet been recorded, as construction of public improvements is still ongoing. Plans for this proposed site have not undergone Joint Utility Committee (JUC) review, and any approval should be contingent upon compliance with staff comments, commercial design standards, JUC review, Toquerville City Standards and Specifications, and any other applicable requirements. Any development of the site would be contingent upon the subdivision being recorded.

**Preliminary Site Plan Review Application**  
**\$250 Application Fee**

Name: Maverik, Inc Telephone: [REDACTED]

Address: 185 S State Street, Ste 800 Fax No. N/A

Agent (If applicable): Joe Ann Gibb Agent's Phone: [REDACTED]

Email: [REDACTED]

Address/Location of Subject Property: Proposed Lot 3, Boulder Ridge Subdivision

Tax ID of Subject Property: TBD Zone District: BMP

Proposed Use: (describe, use extra sheet if necessary) \_\_\_\_\_

Convenience Store with Commercial Fueling (Gas Station)

\*\*\*\*\*  
Submittal Requirements: 1 – 24" x 36" paper copy, and 1 – electronic copy, drawn to standard engineering scale.

- X 1. A vicinity map showing the location of the project;
- X 2. Three (3) copies of a site plan showing:
  - X a. Topography showing 2' contours, identification of 30% or greater slopes,
  - X b. The layout of proposed uses,
  - N/A c. Location of open space when applicable,
  - X d. Proposed access to the property and traffic circulation patterns,
  - X e. Adjoining properties and uses,
  - N/A f. Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any;
- X 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities;
- N/A 4. A phased development plan if applicable; and
- X 5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.

**NOTE:** It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next regularly scheduled Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

\*\*\*\*\*

(Office Use Only)

DATE RECEIVED: 10/29/25 RECEIVED BY: ST  
DATE PAID: 10/20/25 PAYMENT TYPE: [REDACTED] RECEIVED BY: MD  
DATE APPLICATION DEEMED TO BE COMPLETE: 11/6/25  
COMPLETION DETERMINATION MADE BY: Emily Du Qu  
Signature

PROJECT TEAM

JURISDICTION CONTACTS

PLANNING & ZONING

TOQUERVILLE CITY  
ADDRESS: 212 N TOQUER BLVD  
EMAIL: TBD  
PH: (435) 635-1094

ENGINEERING/PUBLIC WORKS

JADEE ADAMS, TOQUERVILLE CITY  
ADDRESS: 212 N TOQUER BLVD  
EMAIL: TBD  
PH: (435) 635-1094

STORM WATER

COMPANY/CONTACT  
ADDRESS:  
EMAIL:  
PH:

FIRE

HURRICANE VALLEY FIRE DISTRICT  
ADDRESS: 202 E STATE STREET  
EMAIL: TBD  
PH: (435) 635-9562

POWER

ROCKY MOUNTAIN POWER  
ADDRESS: TBD  
EMAIL: TBD  
PH: TBD

GAS

ENBRIDGE GAS  
ADDRESS: TBD  
EMAIL: TBD  
PH: TBD

DEVELOPER CONTACTS

MAVERIK PROJECT TEAM

MAVERIK, INC. A UTAH CORPORATION  
185 S. STATE STREET, SUITE 800  
SALT LAKE CITY, UTAH 84111  
REAL ESTATE DEVELOPMENT MANAGER: DAWN DRUMMOND  
EMAIL: Dawn.Drummond@Maverik.com  
PH: (801) 725-2536  
SITE DEVELOPMENT PROJECT MANAGER: JOE GIBB  
EMAIL: Joe.Gibb@Maverik.com  
PH: (801)428-7894  
CONSTRUCTION MANAGER: TBD  
EMAIL: TBD  
PH: TBD

PROPERTY OWNER

COMPANY/CONTACT  
ADDRESS:  
EMAIL:  
PH:

CIVIL ENGINEER

MAVERIK, INC  
ADDRESS: 185 S STATE STREET, STE 800 SLC, UT  
EMAIL: Joe.Gibb@Maverik.com  
PH: (801) 428-7894

ARCHITECT

MAVERIK, INC  
ADDRESS: 185 S STATE STREET, STE 800 SLC, UT  
EMAIL: Brigham.Davies@Maverik.com  
PH: (801) 916-1715

SURVEYOR

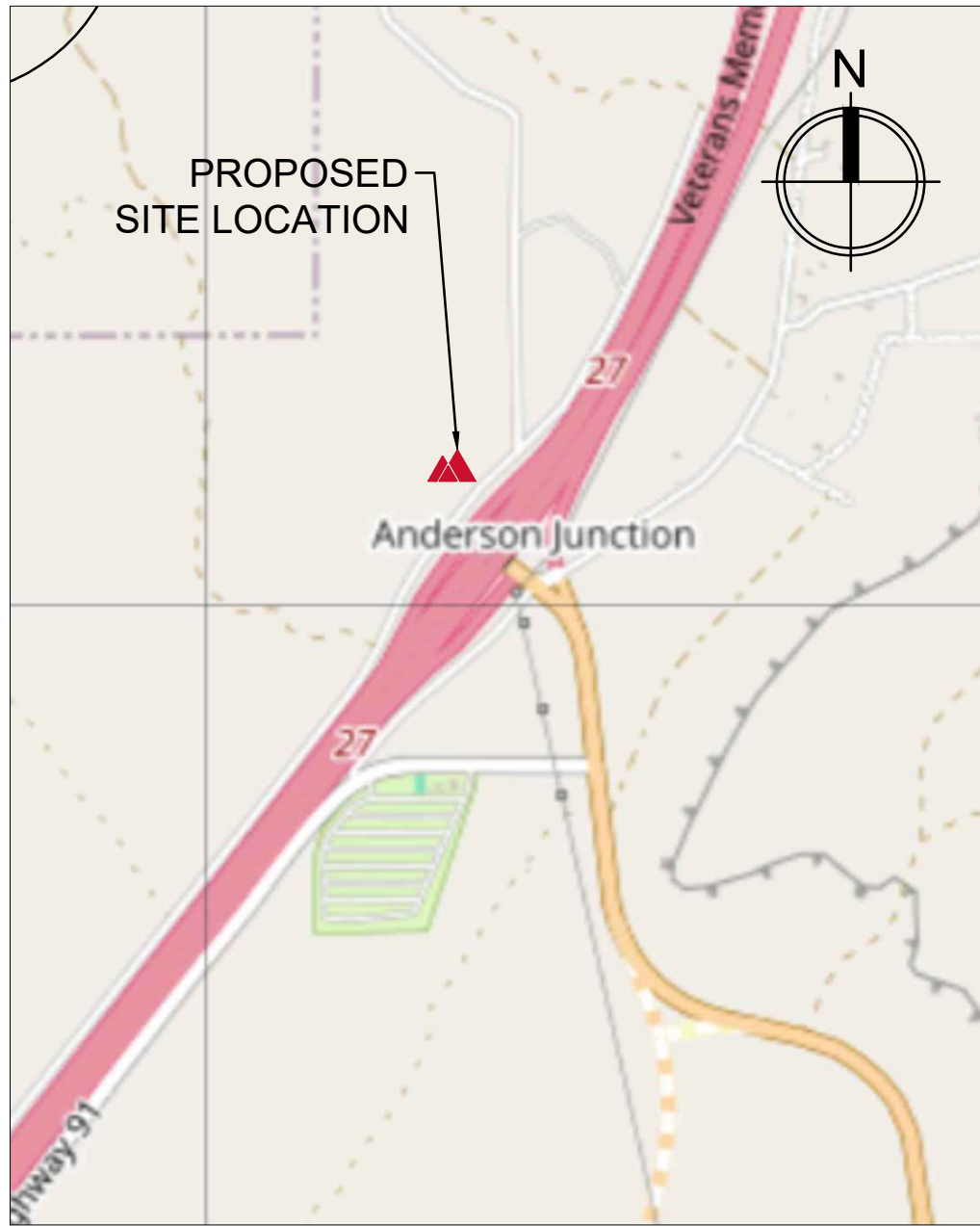
JOHNSON ENGINEERING  
ADDRESS: 4436 SOUTH 1025 EAST SLC, UT  
PH: (801) 787-4569



MAVERIK, INC.

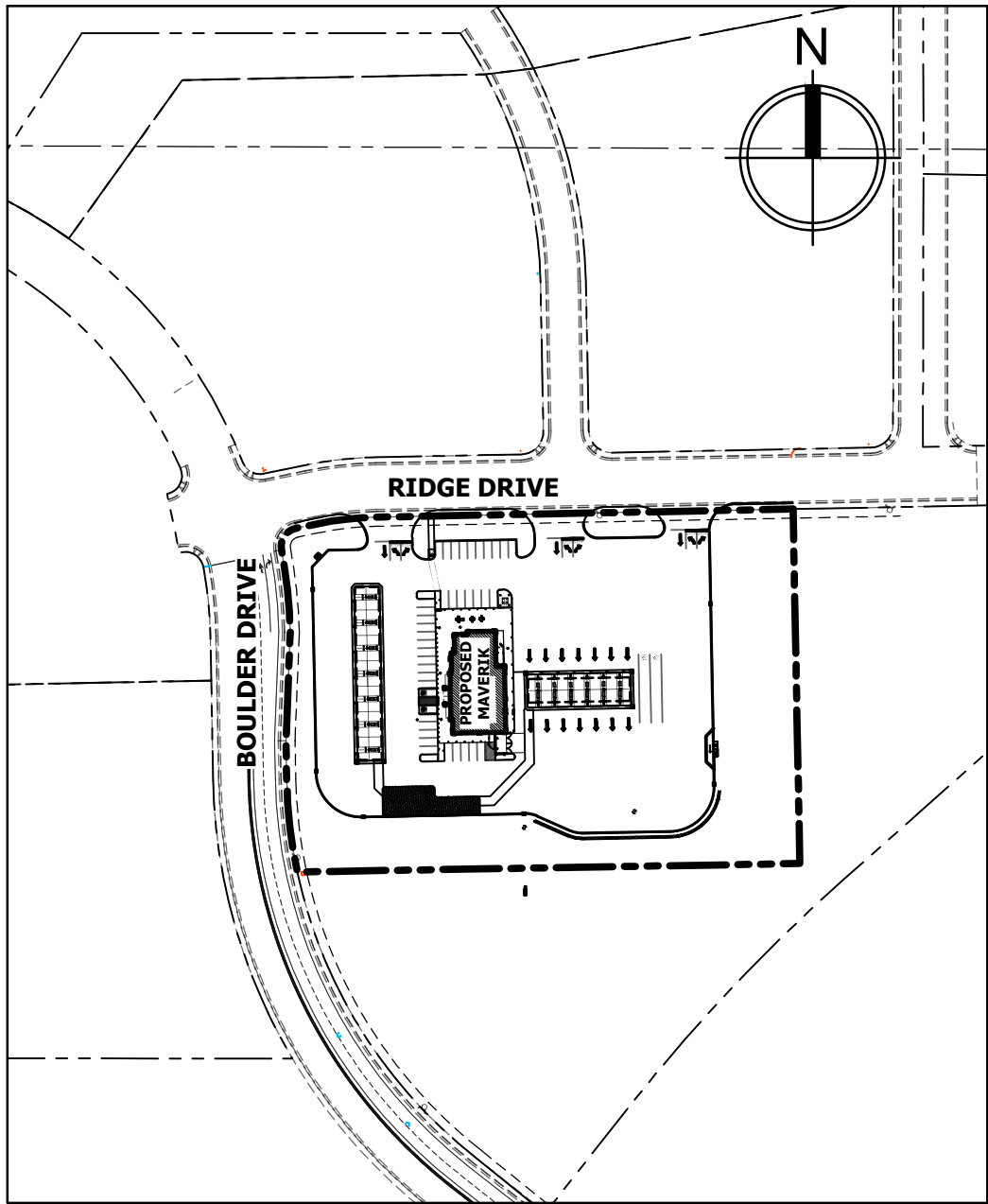
PROPOSED MAVERIK C-STORE  
PRELIMINARY  
SITE PLAN APPLICATION

WASHINGTON COUNTY (TOQUERVILLE CITY) UTAH



VICINITY MAP

SCALE: 1" = 2000'



SITE PLAN

SCALE: 1" = 200'

CALL BLUE STAKES  
LOCATION CENTER

811

CALL TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE,  
OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER  
UTILITIES  
WWW.BLUESTAKES.ORG

REV SHEET INDEX

|        |  |
|--------|--|
| C0.00  | COVER SHEET                              |
| 1 OF 2 | RECORD OF SURVEY, SHEET 1                |
| 2 OF 2 | RECORD OF SURVEY SHEET 2                 |
| C1.00  | PRELIMINARY SITE PLAN                    |
| C2.00  | PRELIMINARY SITE GRADING & DRAINAGE PLAN |
| C4.00  | PRELIMINARY SITE UTILITY PLAN            |

|     |                                     |
|-----|-------------------------------------|
| A-1 | CONCEPTUAL ARCHITECTURAL FLOOR PLAN |
| A-2 | ROOF PLAN                           |
| A-3 | PERSPECTIVE VIEWS                   |
| A-4 | EXTERIOR ELEVATIONS                 |
| A-5 | EXTERIOR ELEVATIONS                 |
| A-6 | CANOPY ELEVATIONS                   |
| A-7 | EXTERIOR MATERIALS BOARD            |
| A-8 | TRASH ENCLOSURE ELEVATIONS          |



THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS: ANY  
USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION  
OF MAVERIK, INC IS PROHIBITED. 2018 MAVERIK, INC.

ARCHITECT/ENGINEER:

STAMP:

PRELIMINARY  
NOT FOR  
CONSTRUCTION

MAVERIK, INC.  
PROPOSED MAVERIK C-STORE  
RIDGE DRIVE & BOULDER DRIVE  
WASHINGTON COUNTY (TOQUERVILLE CITY) UTAH  
LOCATED IN SECTION 22, T 40 S R13 W SLB&M

ISSUANCE

| △ | DESCRIPTION | DATE |
|---|-------------|------|
|   |             |      |
|   |             |      |
|   |             |      |
|   |             |      |
|   |             |      |
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|   |             |      |

DRAWN BY: JG/JM      APPROVED BY: JAG

MAV PROTO:

DRAWING ISSUE

FOR APPROVAL 09/25/2025

PROJECT NUMBER: 25006      STORE #: TBD

SHEET NAME

COVER SHEET

SHEET NUMBER

C0.00

RECORD OF SURVEY  
FUTURE LOT 3 OF BOULDER RIDGE SUBDIVISION (PROJECT BOUNDARY)

(PROJECT AREA LOCATED WITH IN PARCEL T-3-022-3212-BR1)

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 SOUTH RANGE 13 WEST, SALT LAKE CITY BASE & MERIDIAN

TOQUERVILLE, WASHINGTON COUNTY, UTAH

| PARENT PARCEL CURVE TABLE |             |             |           |             |            |
|---------------------------|-------------|-------------|-----------|-------------|------------|
| CURVE #                   | LENGTH (FT) | RADIUS (FT) | DELTA (°) | DIRECTION   | CHORD (FT) |
| C6                        | 143.79      | 210.00      | 39°13'55" | S71°29'34"E | 141.00     |
| C7                        | 217.88      | 1096.28     | 11°23'14" | S42°30'37"W | 217.52     |
| C8                        | 349.32      | 1960.08     | 10°12'40" | S43°17'52"W | 348.86     |

| PARENT PARCEL LINE TABLE |             |               |
|--------------------------|-------------|---------------|
| NUMBER                   | LENGTH (FT) | DIRECTION     |
| L1                       | 1322.30     | N00° 04' 34"W |
| L2                       | 1319.51     | S89° 48' 19"E |
| L3                       | 1322.73     | S00° 08' 11"E |
| L4                       | 327.69      | S00° 04' 52"W |
| L5                       | 81.74       | N88° 53' 28"E |
| L7                       | 102.36      | S51° 52' 36"E |
| L9                       | 315.48      | S48° 24' 12"W |
| L11                      | 332.96      | S38° 11' 32"W |
| L12                      | 791.22      | N89° 50' 48"W |
| L13                      | 1322.02     | N00° 07' 59"E |

PARENT LEGAL DESCRIPTION (PER SURVEY REFERENCE DOCUMENT NO. 3):

LOCATED IN THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID PROJECT BOUNDARY MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION OF SAID SECTION 27 SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°04'34" WEST A DISTANCE OF 1,322.30 FEET ALONG THE WEST SECTION LINE OF SAID SECTION 22 TO THE SOUTH SIXTEENTH LINE OF SAID SECTION 22; THENCE SOUTH 89°48'19" EAST A DISTANCE OF 1,319.51 FEET; THENCE SOUTH 00°08'11" EAST A DISTANCE OF 1,322.73 FEET; THENCE SOUTH 00°04'52" WEST A DISTANCE 327.69 FEET; THENCE NORTH 88°53'28" EAST A DISTANCE OF 81.74 FEET TO A POINT OF CURVATURE OF A 210.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 39°13'55" AND A CHORD THAT BEARS SOUTH 71°29'34" EAST A DISTANCE OF 141.00 FEET, THENCE SOUTH 51°52'36" EAST A DISTANCE OF 102.36 FEET TO A POINT ON AN EXISTING FENCE LINE MARKING THE WESTERLY RIGHT OF WAY OF INTERSTATE 15, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 1096.28 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 217.88 FEET ALONG SAID FENCE LINE, SAID CURVE HAVING A RADIAL BEARING OF NORTH 53°11'00" WEST, A CENTRAL ANGLE OF 11°23'14" AND A CHORD THAT BEARS SOUTH 42°30'37" WEST A DISTANCE OF 217.52 FEET; THENCE SOUTH 48°24'12" WEST A DISTANCE OF 315.48 FEET ALONG SAID FENCE LINE TO A POINT OF CURVATURE OF A 1960.08 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 349.32 FEET ALONG SAID FENCE LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 10°12'40" AND A CHORD THAT BEARS SOUTH 43°17'52" WEST A DISTANCE OF 348.86 FEET; THENCE SOUTH 38°11'32" WEST A DISTANCE OF 332.96 FEET ALING SAID FENCE LINE TO THE NORTH SIXTEENTH LINE OF SAID SECTION 27; THENCE NORTH 89°50'48" WEST A DISTANCE OF 791.22 FEET ALONG SAID NORTH SIXTEENTH LINE TO THE WEST SECTION LINE OF SAID SECTION 27; THENCE NORTH 00°07'59" EAST A DISTANCE OF 1322.02 FEET ALONG SAID WEST SECTION LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,392,711.12 SQUARE FEET (77.89 ACRES) MORE OR LESS.

PARENT LEGAL DESCRIPTION (PER TITLE REPORT):

ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 22, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN AND ALL OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, LESS AND EXCEPTING THAT LAND LYING WITHIN INTERSTATE 15 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTH CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTH00°04'34" WEST 1,322.30 FEET ALONG THE SECTION LINE TO THE 1/16 LINE; THENCE SOUTH 89°48'19" EAST 1,319.28 FEET ALONG THE 1/16 LINE TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 00°08'10" EAST 1,322.78 FEET ALONG THE 40 ACRE LINE TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 13, WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 00°04'52" WEST 728.28 FEET ALONG THE 1/16 LINE TO THE NORTHWESTERLY LINE OF INTERSTATE 15; THENCE SOUTHWESTERLY THE FOLLOWING (3) COURSES ALONG SAID NORTHWESTERLY LINE OF INTERSTATE 15, THENCE SOUTH 48°11'32"W WEST 129.17 FEET; THENCE SOUTH WESTERLY 342.10 FEET ALONG AN ARC OF A 1,960.66 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 41°48'28" EAST LONG CHORD BEARS SOUTH 43°11'32" WEST 341.66 FEET WITH A CENTRAL ANGLE OF 10°00'00"); THENCE SOUTH 38°11'32" WEST 325.68 FEET TO THE 1/16 LINE; THENCE NORTH 89°50'48" WEST 791.22 FEET ALONG SAID 1/16 LINE TO THE WEST 1/16 CORNER AS SET BY THE BLM AN ALUMINUM CAP IN 2001; THENCE NORTH 00°07'59" EAST 1322.02 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

THE INTENT OF THIS RECORD OF SURVEY IS NOT TO DEPICT OR ESTABLISH THE LEGAL DESCRIPTION OF THE PARENT PARCEL, BUT TO DOCUMENT THE RETRACEMENT OF THE EXISTING BOUNDARY LINES BASED ON FOUND MONUMENTATION AND RECORDED DATA. NO CORNERS WERE SET.

MAP NOTES AND LEGEND

NARRATIVE:

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°47'48" WEST A DISTANCE OF 2641.36 BETWEEN THE NORTHWEST AND THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

THE BENCHMARK ELEVATION FOR THIS SURVEY IS THE NORTH QUARTER CORNER OF SECTION 27 TOWNSHIP 40 SOUTH RANGE 13 WEST WITH AN ELEVATION OF 3,938.88' AS SHOWN ON THAT WASHINGTON COUNTY SURVEY MONUMENT RECORD J-15-40-13.

THIS MONUMENT ELEVATION BENCHMARK WAS VERIFIED BY A WORKING CONTROL POINT FOUND IN THE FIELD MC 1 WITH A RECORDED ELEVATION OF 3,841.81' AND A MEASURED ELEVATION OF 3,841.83'.

THE PROJECT BOUNDARY IS THE FUTURE LOT 3 OF THE UNRECORDED BOLDER RIDGE SUBDIVISION. THE BOUNDARY WAS RETRACED FROM THE PRELIMINARY PLAT BY NORTHERN ENGINEERING.

THE PARENT LEGAL DESCRIPTION INCLUDES THE PUBLIC INFRASTRUCTURE DISTRICT 1 AND 2 AND IS PROVIDED FOR COUNTY RECORDING OF THIS SURVEY.

LEGAL DESCRIPTION:

PROJECT BOUNDARY DESCRIPTION:

FUTURE LOT 3 OF THE UNRECORDED BOULDER RIDGE SUBDIVISION

PROJECT BOUNDARY DESCRIPTION (PER SURVEY):

A PROJECT BOUNDARY FOUND WITHIN PARCEL 7-3-0-22-3212-BR1 WHICH IS LOCATED IN THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN. SAID PROJECT BOUNDARY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°47'48" EAST A DISTANCE OF 1,178.42 FEET; THENCE SOUTH 00°12'12" WEST A DISTANCE OF 369.98 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27, AND RUNNING THENCE SOUTH 01°06'32" EAST A DISTANCE OF 390.44 FEET; THENCE SOUTH 89°02'15" WEST A DISTANCE OF 553.49 FEET TO THE BEGINNING OF A NON-TANGENT CONCAVE EASTERLY, HAVING A 542.50 FOOT RADIUS CURVE, TO WHICH AT THE BEGINNING OF THE CURVE A RADIAL LINE BEARS NORTH 77°59'49" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 103.15 FEET THROUGH A DELTA OF 10°53'38" (NOTE: CHORD TO SAID CURVE BEARS NORTH 06°33'21" WEST A DISTANCE OF 102.99 FEET); THENCE NORTH 01°06'32" WEST A DISTANCE OF 42.19 FEET; THENCE NORTH 02°14'25" EAST A DISTANCE OF 119.72 FEET TO THE BEGINNING OF A TANGENT 664.50 FOOT RADIUS CURVE TO THE LEFT. THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 91.21 FEET THROUGH A DELTA OF 09°15'27" (NOTE: CHORD TO SAID CURVE BEARS NORTH 06°00'05" WEST FOR A DISTANCE OF 91.11 FEET) TO THE BEGINNING OF A TANGENT 20.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 31.78 FEET THROUGH A DELTA OF 88°49'02" (NOTE: CHORD TO SAID CURVE BEARS NORTH 33°46'43" EAST FOR A DISTANCE OF 28.69 FEET); THENCE NORTH 78°11'14" EAST A DISTANCE OF 22.79 FEET TO THE BEGINNING OF A TANGENT 359.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE

NORTHEASTERLY ALONG THE ARC OF SAID CURVE 67.07 FEET THROUGH A DELTA OF 10°42'14" (NOTE: CHORD TO SAID CURVE BEARS NORTH 83°32'21" EAST A DISTANCE OF 66.97 FEET); THENCE NORTH 88°53'28" EAST A DISTANCE OF 458.56 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 217,821.21 SQUARE FEET (5.00 ACRES) MORE OR LESS.

REFERENCE DOCUMENTS:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED BELOW WERE SUPPLIED OR OBTAINED FOR BY THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCH WERE FURNISHED. THE SURVEYOR UNLESS NOTED OTHERWISE, MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THESE PARCELS.

REFERENCE DOCUMENTS:

- COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. COMMITMENT DATE: MARCH 19, 2025. FILE NO. NCSUT00185.
- BOULDER RIDGE SUBDIVISION PRELIMINARY PLAT BY NORTHERN ENGINEERING. JOB NO. 21-086 7/23/2024.
- TERMS AND CONDITIONS AGREEMENT PER ENTRY NO. 20240018443 RECORDED ON 06/12/2024 IN THE OFFICE OF WASHINGTON COUNTY RECORDER.

GENERAL NOTES

NOTES:

- THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THE PARENT PARCEL IS SHOWN FOR REFERENCE ONLY. THIS IS NOT AN OFFICIAL BOUNDARY SURVEY OF THE PROJECT BOUNDARY. THE PROJECT BOUNDARY IS THE FUTURE LOT 3 OF THE UNRECORDED BOULDER RIDGE SUBDIVISION. THE LEGAL DESCRIPTION OF THE PARENT PARCEL IS PROVIDED AS A COURTESY TO THE COUNTY FOR RECORDING PURPOSES.
- THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE PROJECT AREA, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED WITHIN THE PROJECT AREA, AND ANY OTHER MATTERS DISCLOSED IN THE PROJECT AREA.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NOT VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE PROJECT AREA UPON ADJOINING PROPERTY, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE PROJECT AREA.
- THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECT THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT DATED OCTOBER 16TH, 2024 ISSUED BY FIDELITY NATIONAL TITLE COMPANY WITH RESPECT TO THE PROJECT AREA, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDED REFERENCES. TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED, THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS ACCORD WITH MINIMUM SETBACK PROVISIONS (AS LEGAL NON-CONFORMING) AND RESTRICTIONS OF RECORD REFERENCE IN SUCH TITLE COMMITMENT.
- THE PROJECT AREA HAS ACCESS VIA A DIRT ROAD THROUGH THE PARENT PROPERTY TO COOL BREEZE WAY WHICH IS AN UNIMPROVED DIRT ROAD THAT IS ALSO A FRONTAGE ROAD TO INTERSTATE 15.
- EXCEPT AS SHOWN ON THE SURVEY, THE PROJECT AREA DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES.
- THE PROJECT AREA DESCRIPTION FORMS A MATHEMATICAL CLOSED FIGURE.
- NO PORTION OF THE PROJECT AREA SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED IN THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED PER FEMA MAP NO. 49053C0595G EFFECTIVE DATA 4/2/2009.
- THE ENTIRE PROJECT AREA IS AN ACTIVE CONSTRUCTION SITE. EVIDENCE OF EARTHWORK ACROSS THE ENTIRE SITE.
- CONTOURS ARE 2' INTERVALS.
- THE PROJECT AREA IS 217,821.21 SQFT (5 ACRES)
- FIELD SURVEY WAS PERFORMED ON 5/1/25.
- PROJECT AREA IS LOCATED IN ZONE BMP (BUSINESS AND MANUFACTURING) OF TOQUERVILLE, UTAH (CHAPTER 13 OF TOQUERVILLE CITY CODE).
  - MINIMUM LOT AREA: 5 ACRE
  - MAXIMUM BUILDING HEIGHT (MAIN BUILDING): 35 FEET
  - MAXIMUM BUILDING HEIGHT (ACCESSORY BUILDING): 20 FEET
  - FRONT YARD SETBACK: 25 FEET
  - REAR YARD SETBACK: 10 FEET
  - INTERIOR SIDE YARD SETBACK: 10 FEET
  - STREET SIDE YARD SETBACK: 20 FEET

TITLE EXCEPTIONS:

THE CURRENT TITLE REPORT NCSUT00185 DATED MARCH 19TH, 2025 BY FIDELITY DOES NOT INCLUDE THE CORRECT LEGAL DESCRIPTION THAT CONTAINS THE PROJECT AREA AND IT IS NOTED THAT AN ACCURATE DESCRIPTION OF THE PROPERTY WILL BE PROVIDED IN THE TITLE REPORT BEFORE THE CLOSE OF ESCROW. NEVERTHELESS, EXCEPTIONS FROM THE TITLE REPORT WE REVIEWED TO SEE IF ANY PERTAINED TO THE PROJECT AREA.

- NOT PLOTABLE
- NOT PLOTABLE
- NOT PLOTABLE
- NOT PLOTABLE
- NOT PLOTABLE
- NOT PLOTABLE
- NOT PLOTABLE
- NOT PLOTABLE
- NOT PLOTABLE. PROPERTY LIES WITHIN WASHINGTON COUNTY.
- NOT PLOTABLE. WATER RIGHTS
- NOT PLOTABLE. ANY CLAIMS...
- NOT PLOTABLE. WINDSONG ANNEXATION INCLUDES THE SW¼ OF THE SW¼ OF SECTION 22. PROJECT AREA IS NOT IN SECTION 22.
- NOT PLOTABLE. PATENT.
- NOT PLOTABLE. TERMS AND CONDITIONS.
- A PATENT RECORDED JANUARY 24, 2001 AS ENTRY NO. 00708241 IN BOOK 1392, PAGE 2069 OF PATENT RECORDS.

**SURVEY FINDINGS** - THIS PATENT COVERS ALL OF THE SW¼ OF THE SW¼ OF SECTION 22 AND ALL OF NW¼ OF THE NW¼ OF SECTION 27 LESS I-15. THE PROJECT AREA IS LOCATED WITHIN THIS PATENT (OF SURFACE AND MINERALS).
- EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO THE STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, RECORDED ON AUGUST 25, 2022 AS DOCUMENT NO. 20220400676 OF OFFICIAL RECORDS.

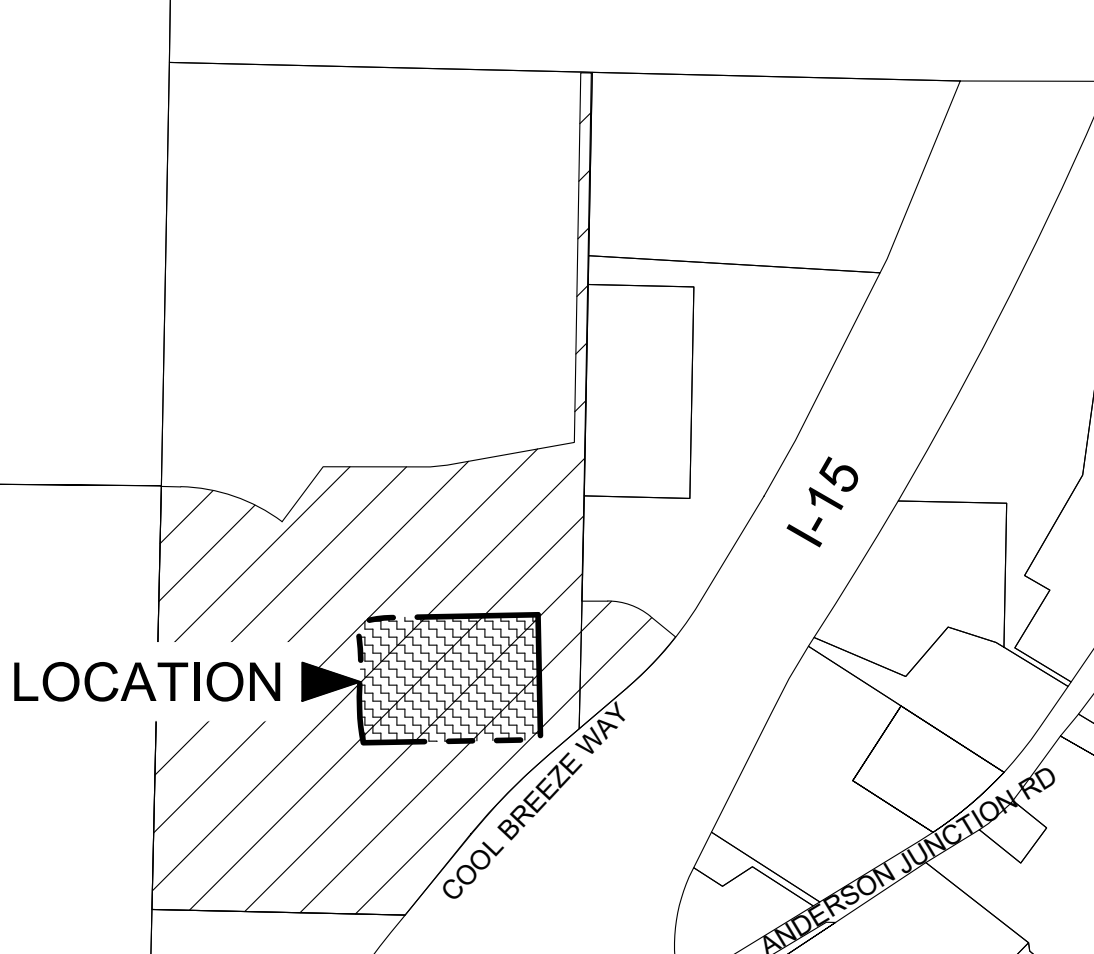
**SURVEY FINDINGS** - PROJECT AREA IS WITHIN THE "BURDENED LAND" MENTIONED IN THE PATENT. WELL LOCATIONS ARE IN THE SW¼ OF THE SW¼ OF SECTION 22 AS SHOWN.
- TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN TOQUERVILLE CITY RESOLUTION 2024.10 RECORDED JUNE 12, 2024 AS ENTRY NO. 20240018443, OF THE OFFICIAL RECORDS.

**SURVEY FINDINGS** - PROJECT AREA IS WITHIN THAT PUBLIC INFRASTRUCTURE DISTRICT 1.
- TERMS AND CONDITIONS CONTAIN IN THAT CERTAIN NOTICE OF IMPENDING BOUNDARY ACTION RECORDED JUNE 12, 2024 AS ENTRY NO. 20240018444, OF THE OFFICIAL RECORDS.

**SURVEY FINDINGS** - PROJECT AREA IS WITHIN THAT PUBLIC INFRASTRUCTURE DISTRICT 1.
- NOT PLOTABLE. CERTIFICATE OF INCORPORATION
- TERMS AND CONDITIONS CONTAIN IN THAT CERTAIN NOTICE OF IMPENDING BOUNDARY ACTION RECORDED AS ENTRY NO. 20240018447, OF THE OFFICIAL RECORDS.

**SURVEY FINDINGS** - PROJECT AREA IS NOT WITHIN THAT PUBLIC INFRASTRUCTURE DISTRICT 2.
- A DEED OF TRUST TO SECURE AN INDEBTEDNESS, DATED DECEMBER 21, 2024, DESERT SANDS DEVELOPMENT II LLC, TRUSTOR/GRANTOR, RECORDED ON DECEMBER 26, 2024 AS ENTRY NO. 20240041036.

**SURVEY FINDINGS** - PROJECT AREA IS NOT WITHIN THAT DEED OF TRUST BOUNDARY.



VICINITY MAP

GENERAL NOTES

SURVEYOR'S CERTIFICATE:

I, DAVID B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5338869 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, OR HIS REPRESENTATIVE, THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROJECT AREA, THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENT AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

06/12/25  
DATE



EXISTING UTILITIES:

THE FOLLOWING UTILITY COMPANIES / UTILITY ENTITIES PROVIDED UTILITY MAPS OF THIS AREA:

- ROCKY MOUNTAIN POWER
- TOQUERVILLE CITY
- DOMINION ENERGY/ ENBRIDGE GAS
- LUMEN
- WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
- ASH CREEK SPECIAL SEWER DISTRICT

-UTILITY DISCLAIMER-

THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY ABOVE GROUND EVIDENCE, OR BY A RESEARCH OF THE AVAILABLE RECORDS PROVIDED BY UTILITY COMPANIES, OR THE CITY. EXISTING UTILITIES ARE LOCATED ON THE DRAWINGS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY LINES OF SERVICE LATERALS MAY NOT BE SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES, WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND IS TO TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO IT.

CLIENT / OWNER INFORMATION:

MAVERIK, INC.  
JOE ANN GIBB  
185 S. STATE ST. SUITE 80  
SALT LAKE CITY, UT 84111  
(801)428-7894



ENGINEER / SURVEYOR INFORMATION:



**JOHNSON ENGINEERING**

4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124  
PHONE: (801)-787-4569  
www.johnsonengineeringinc.com

|             |             |              |             |          |
|-------------|-------------|--------------|-------------|----------|
| DRAWN BY:   | CHECKED BY: | APPROVED BY: | SHEET:      |          |
| DBJ         | DBJ         | DBJ          | V-100       | 01 OF 01 |
| PROJECT NO: | 25-011      |              |             |          |
| DATE:       | 06/12/25    | 1            | FINAL       | 06/12/25 |
| SCALE:      | 1"=200'     | 2            | PRELIMINARY | 05/21/25 |
|             |             | NO.          | REVISION    | DATE     |

COUNTY SURVEYOR INFORMATION:

RECORD OF SURVEY  
FUTURE LOT 3 OF BOULDER RIDGE SUBDIVISION

(PROJECT AREA LOCATED WITH IN PARCEL T-3-022-3212-BR1)  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 SOUTH RANGE 13 WEST, SALT LAKE CITY BASE & MERIDIAN  
TOQUERVILLE, WASHINGTON COUNTY, UTAH

-BASIS OF BEARINGS - S89°47'48"E 2,641.36'

NORTHWEST CORNER OF SECTION 27  
TOWNSHIP 40 SOUTH, RANGE 13 WEST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP MONUMENT)

NORTH QUARTER CORNER OF SECTION 27  
TOWNSHIP 40 SOUTH, RANGE 13 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP MONUMENT)  
BENCHMARK = 3938.88'  
COUNTY MONUMENT RECORD J-15-40-13

LOCATION

VICINITY MAP

GENERAL NOTES AND LEGEND

- FIRE HYDRANT  
BENCHMARK  
CONTROL POINT  
PROPERTY CORNER CALCULATED  
SECTION CORNER FOUND
- SECTION LINE  
STREET CENTER LINE  
TIE LINE  
BOUNDARY LINE  
ADJACENT BOUNDARY LINE  
EASEMENT LINE  
BARBED WIRE FENCE LINE  
WOOD FENCE LINE  
DECORATIVE FENCE LINE

CONTOURS ARE 2' INTERVALS

PARCEL CURVE TABLE

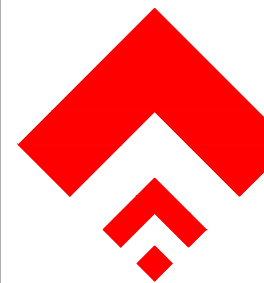
| CURVE # | LENGTH (FT) | RADIUS (FT) | DELTA (°)    | DIRECTION   | CHORD (FT) |
|---------|-------------|-------------|--------------|-------------|------------|
| C1      | 103.15      | 542.50      | 10°53'38.37" | N06°33'21"W | 102.99     |
| C2      | 91.21       | 564.50      | 9°15'27.06"  | N06°00'05"W | 91.11      |
| C3      | 31.78       | 20.50       | 88°49'02.06" | N33°46'43"E | 28.69      |
| C4      | 67.07       | 359.00      | 10°42'14.16" | N83°32'21"E | 66.97      |

CLIENT / OWNER INFORMATION:

MAVERIK, INC.  
JOE ANN GIBB  
185 S, STATE ST. SUITE 80  
SALT LAKE CITY, UT 84111  
(801)428-7894



ENGINEER / SURVEYOR INFORMATION:

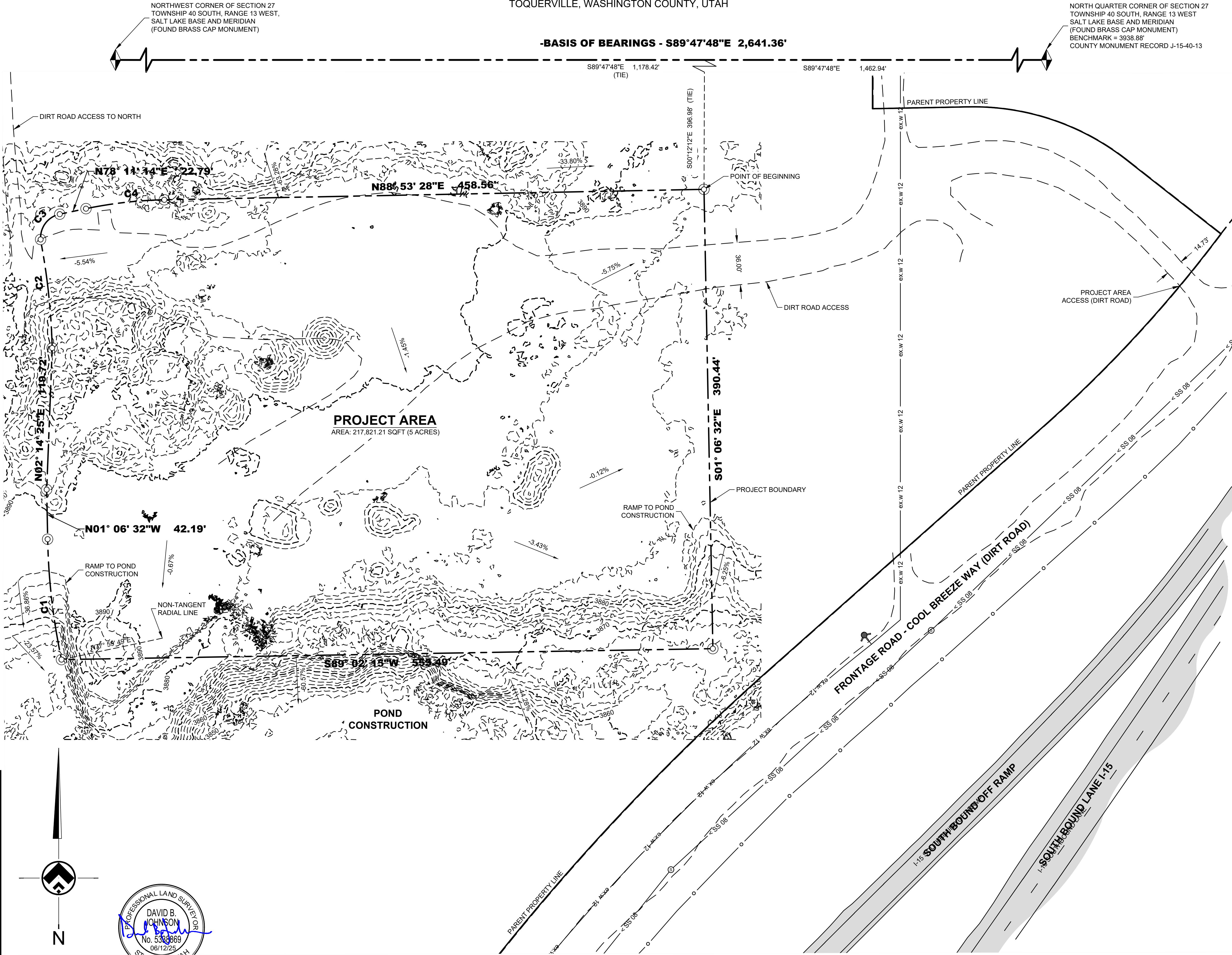


JOHNSON ENGINEERING

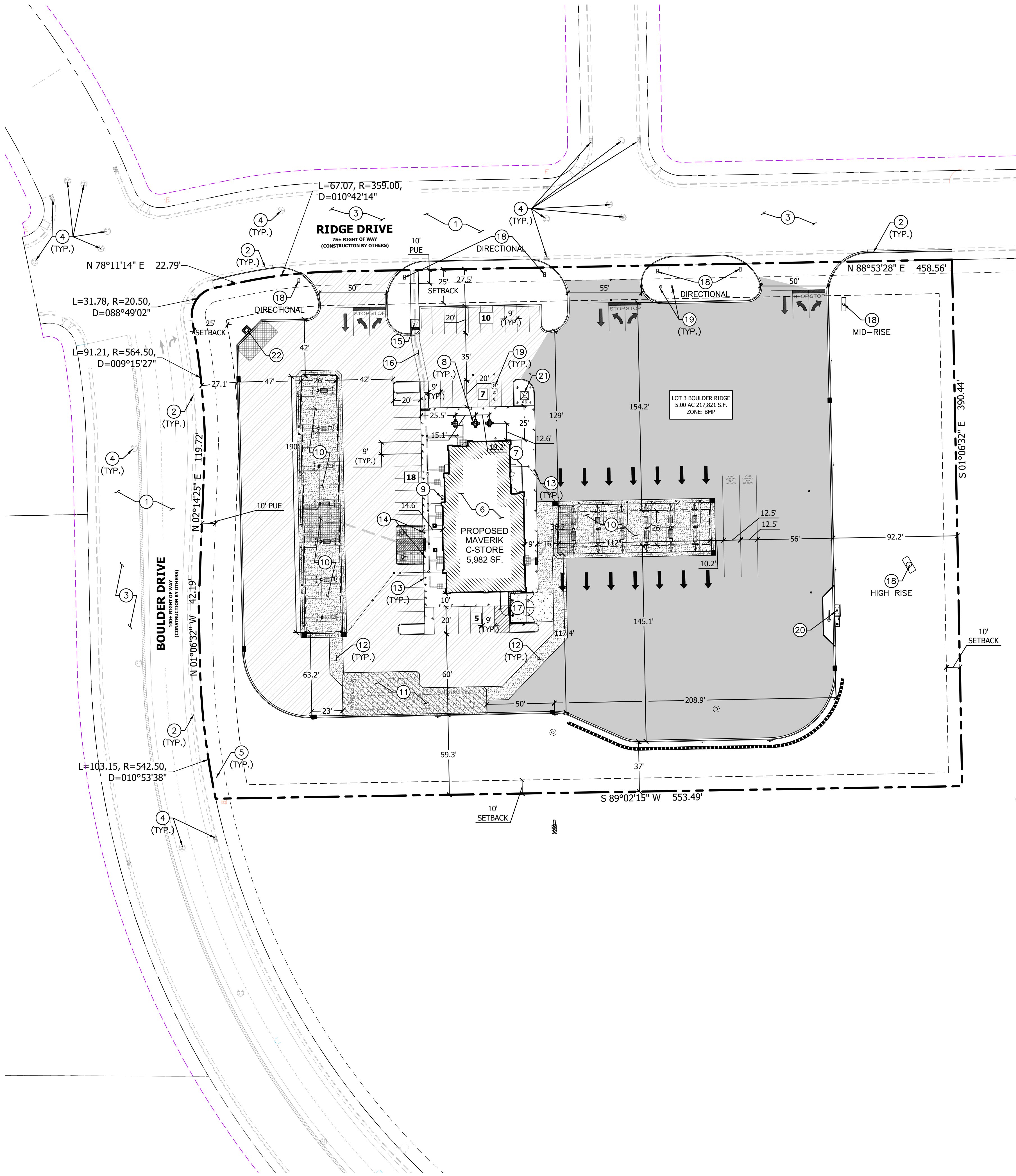
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PHONE: (801)-787-4569  
www.johnsonengineeringinc.com

|                       |                    |                     |                          |
|-----------------------|--------------------|---------------------|--------------------------|
| DRAWN BY:<br>DBJ      | CHECKED BY:<br>DBJ | APPROVED BY:<br>DBJ | SHEET:<br>V-101 02 OF 02 |
| PROJECT NO:<br>25-011 |                    |                     |                          |
| DATE:<br>06/12/25     | 1                  | FINAL               | 06/12/25                 |
| SCALE:<br>1"=40'      | 2                  | PRELIMINARY         | 05/21/25                 |
|                       | NO.                | REVISION            | DATE                     |

COUNTY SURVEYOR INFORMATION:



1/3/2025 1:41:07 PM JOE GIBB P:\Departments\Maverik Real Estate\03\design\projects\2025\25006 - C1.00-Preliminary Site Plan.dwg



### SITE PLAN LEGEND

- SUBJECT PARCEL BOUNDARY
- ADJACENT PARCEL BOUNDARY
- SAWCUT LINE
- SETBACK
- EXISTING EASEMENT
- PROPOSED EASEMENT

### SITE PLAN KEYNOTES

- ALL WORK WITHIN RIGHT OF WAY COMPLETED BY DEVELOPER. CONSTRUCTION AND APPROVALS BY OTHERS.
- EXISTING CONCRETE CURB (AND GUTTER) TO REMAIN.
- EXISTING ASPHALT PAVEMENT TO REMAIN.
- EXISTING UTILITY STRUCTURE BY DEVELOPER.
- EXISTING FIRE HYDRANT, INSTALLATION BY DEVELOPER.
- PROPOSED 5,982 S.F. MAVERIK CONVENIENCE STORE. PROPOSED ARCHITECTURAL CONCEPT ELEVATIONS INCLUDED IN SUBMITTAL.
- PROPOSED CONCRETE HOUSEKEEPING PAD. (CHAIN LINK FENCE ENCLOSED)
- MAVERIK SUPPLIED PICNIC TABLES, CENTERED IN PATIO AS SHOWN.
- 3 SPACE BICYCLE RACK, MAVERIK SUPPLIED.
- PROPOSED FUEL CANOPY AND CONCRETE FUEL ISLAND PAD. ARCHITECTURAL CONCEPT ELEVATIONS INCLUDED IN SUBMITTAL.
- PROPOSED CONCRETE PAD OVER UNDERGROUND FUEL STORAGE TANKS AND LOCATION OF TANK INSTALLATION.
- PROPOSED APPROXIMATE ROUTING OF FUEL PIPING WITH CONCRETE TRENCH CAP.
- 6-INCH PARKING BOLLARD, SPACING AS SHOWN.
- ADA PARKING SIGN WITH 6-INCH PARKING BOLLARD. "VAN" PLACARD CORRESPONDING TO VAN DESIGNATED STALL AS SHOWN.
- FURNISH & INSTALL ADA RAMP PER APWA STANDARD DRAWING 236, RE: SHEET C1.9X, DETAIL X.
- PAINT 5' WIDE ADA ACCESSIBLE PATH STRIPING, CONTRACTOR TO APPLY TWO COATS OF PAINT. REFERENCE MUTCD FOR DETAILS AND SPECIFICATIONS.
- PROPOSED TRASH ENCLOSURE AND ACCESS PAD. ENCLOSURE PER STRUCTURAL DRAWINGS. RE: SITE PAVING PLAN SHEET C1.10.
- PROPOSED SIGNAGE BY OWNER'S SIGN CONTRACTOR. REFERENCE SIGNAGE, ELECTRICAL AND ARCHITECTURAL DRAWINGS FOR DETAILS AND INSTALLATION OF SIGNAGE AND REQUIRED UTILITY CONNECTIONS.
- PROPOSED UTILITY STRUCTURE. SEE PRELIMINARY UTILITY PLAN FOR PROPOSED MAVERIK DEVELOPMENT UTILITY CONNECTION & SERVICE DETAILS.
- FURNISH & INSTALL RV DUMP STATION. RE: SHEET C1.94, DETAIL A. RE: SITE UTILITY PLAN SHEET C4.00.
- PROPOSED ELECTRICAL TRANSFORMER. UTILITY PROVIDER TO DETERMINE EXACT LOCATION.
- MAVERIK PROVIDED XACTAIR AIR STATION AND FOUNDATION.

### CALL BLUE STAKES LOCATION CENTER

**811**

CALL TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE,  
OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER  
UTILITIES  
WWW.BLUESTAKES.ORG

### DEVELOPMENT SUMMARY

|                                     | SQUARE<br>FOOTAGE                       | ACREAGE | PERCENT OF<br>TOTAL AREA |   |
|-------------------------------------|---|---------|--------------------------|---|
| PARCEL AREA                         | 217,821                                 | 5.00    | 100.00                   | % |
| BUILDING FOOTPRINT<br>AREA          | 6,137                                   | 0.14    | 2.82                     | % |
| TOTAL BUILDING<br>FLOOR AREA        | 5,982                                   | -       | -                        | % |
| POST DEVELOPMENT<br>IMPERVIOUS AREA | 137,798                                 | 3.16    | 63.26                    | % |
| POST DEVELOPMENT<br>LANDSCAPE AREA  | 78,387                                  | 1.80    | 27.5<br>(10% REQ.)       | % |
| PARKING REQUIRED                    | 8 PARKING STALLS<br>(1/1000 S.F. STORE) |         |                          |   |
| PARKING PROVIDED                    | 40 TOTAL STALLS                         |         |                          |   |
| ADA STALLS REQUIRED                 | 2 ADA STALLS                            |         |                          |   |
| ADA STALLS PROVIDED                 | 2 ADA STALLS (INCLUDING 1 VAN)          |         |                          |   |
|                                     | 3 BICYCLE SPACES                        |         |                          |   |
| BUILDING HEIGHT                     | 29'-1"                                  |         |                          |   |
| ZONING                              | BUSINESS AND MANUFACTURING              |         |                          |   |
| PROPOSED USE                        | CONVENIENCE STORE                       |         |                          |   |

### LEGAL DESCRIPTION

LOT 3, BOULDER RIDGE PHASE 1 SUBDIVISION (PENDING RECORDATION)



185 S. State Street | Salt Lake City, Utah 84111

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USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION  
OF MAVERIK, INC. IS PROHIBITED. 2018 MAVERIK, INC.

ARCHITECT/ENGINEER:

STAMP:

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**MAVERIK, INC.**  
**PROPOSED MAVERIK C-STORE**  
RIDGE DRIVE & BOULDER DRIVE  
WASHINGTON COUNTY (TOQUERVILLE CITY) UTAH  
LOCATED IN SECTION 22, T 40 S R13 W SLB&M

### ISSUANCE

| △ | DESCRIPTION | DATE |
|---|-------------|------|
|   |             |      |
|   |             |      |
|   |             |      |
|   |             |      |
|   |             |      |
|   |             |      |
|   |             |      |
|   |             |      |
|   |             |      |

DRAWN BY: JG/JM APPROVED BY: JAG

MAV PROTO:

### DRAWING ISSUE

FOR APPROVAL 09/25/2025

PROJECT NUMBER: 25006 STORE #: TBD

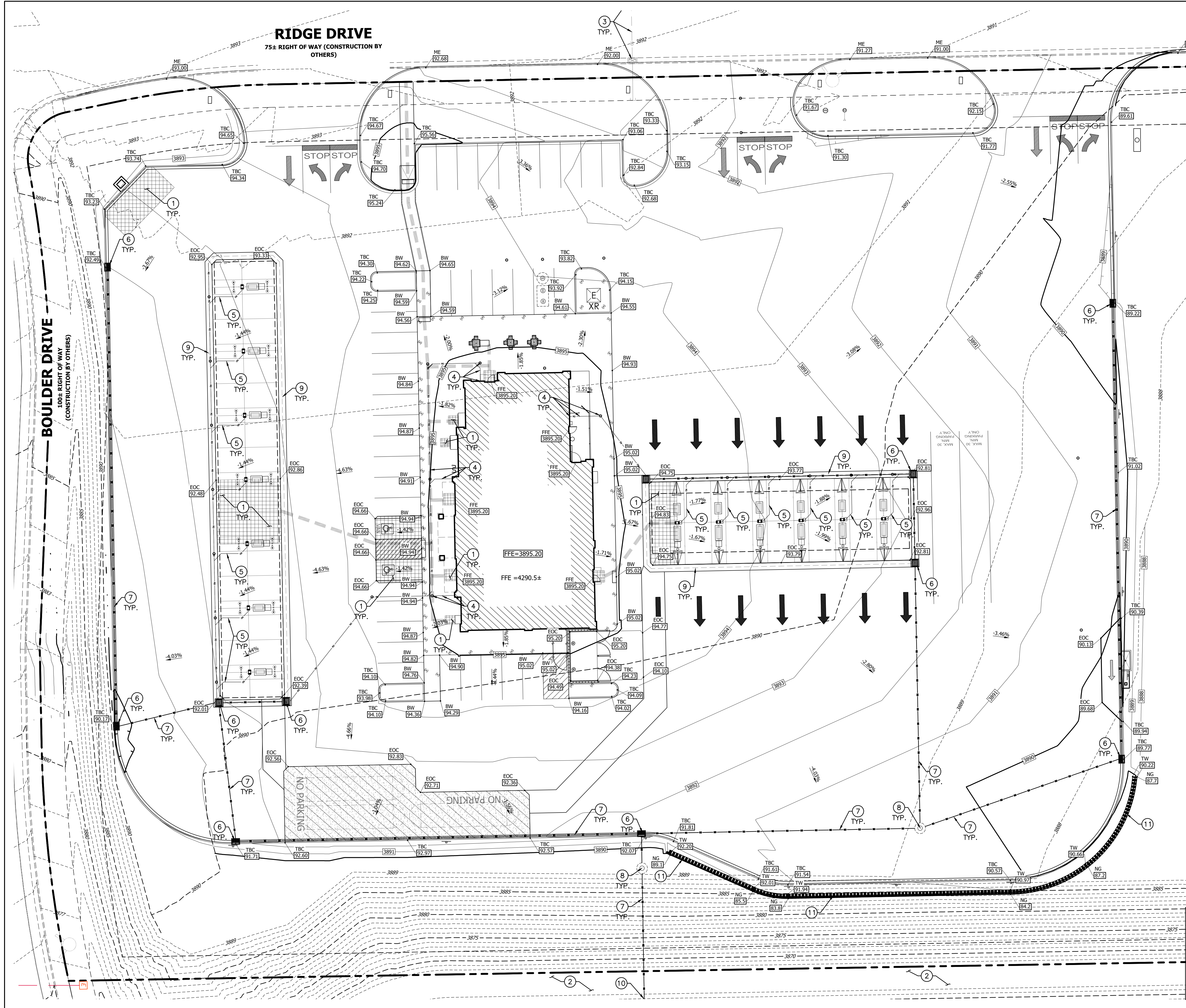
### SHEET NAME

**PRELIMINARY SITE  
PLAN**

### SHEET NUMBER

**C1.00**

10/3/2025 1:41:40 PM JOE GIBB P:\Departments\Maverik Real Estate\030design\Projects\2025\25006\_C2\_Preliminary Site Plan Applications\25006 - C2.00-Preliminary Site Grading Plan.dwg



**GRADING LEGEND**

- SUBJECT PARCEL BOUNDARY
- ADJACENT PARCEL BOUNDARY
- LOT LINE
- GRADE BREAK LINE
- EXISTING CONTOUR, MAJOR
- EXISTING CONTOUR, MINOR
- PROPOSED CONTOUR, MAJOR
- PROPOSED CONTOUR, MINOR
- AREAS TO COMPLY WITH ADA STANDARDS
- ADA PATHWAY (4' MIN. WIDTH)  
PATH GRADES NOT TO EXCEED:  
4.50% MAX RUNNING SLOPE  
1.50% MAX CROSS SLOPE

- GRADING & DRAINAGE PLAN KEYNOTES**
- PROPOSED ADA ACCESS/PARKING/FUELING AREA. GRADES NOT TO EXCEED 1.5% IN ANY DIRECTION.
  - EXISTING REGIONAL STORMWATER BASIN. DESIGN, APPROVAL AND CONSTRUCTION BY DEVELOPER.
  - EXISTING PUBLIC STORM DRAIN SYSTEM. DESIGN, APPROVAL AND CONSTRUCTION BY DEVELOPER.
  - PROPOSED ROOF DRAIN SYSTEM.
  - PROPOSED FUEL CANOPY ROOF DRAIN SYSTEM.
  - PROPOSED STORM DRAIN INLET.
  - PROPOSED STORM DRAIN PIPE.
  - PROPOSED STORM DRAIN MANHOLE.
  - PROPOSED CONCRETE WATERWAY.
  - PROPOSED FLARED END SECTION WITH RIP RAP OUTFALL PAD. STORMWATER TO RELEASE UNRESTRICTED TO EXISTING STORMWATER BASIN.
  - PROPOSED STRUCTURAL RETAINING WALL. DESIGN & DETAILS TO BE APPROVED WITH BUILDING PERMIT.

North arrow pointing up.

Scale: 1" = 20'

Graphic scale bar showing 0, 20, 40, 60 feet.

**CALL BLUE STAKES  
LOCATION CENTER  
811**

CALL TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE,  
OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER  
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ARCHITECT/ENGINEER:

STAMP:

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**MAVERIK, INC.**

**PROPOSED MAVERIK C-STORE**

**RIDGE DRIVE & BOULDER DRIVE**

**WASHINGTON COUNTY (TOQUERVILLE CITY) UTAH**

**LOCATED IN SECTION 22, T 40 S R13 W SLB&M**

| ISSUANCE    |      |
|-------------|------|
| DESCRIPTION | DATE |
|             |      |
|             |      |
|             |      |
|             |      |
|             |      |
|             |      |
|             |      |
|             |      |
|             |      |
|             |      |

DRAWN BY: JG/JM      APPROVED BY: JAG

MAV PROTO:

**DRAWING ISSUE**

FOR APPROVAL      09/25/2025

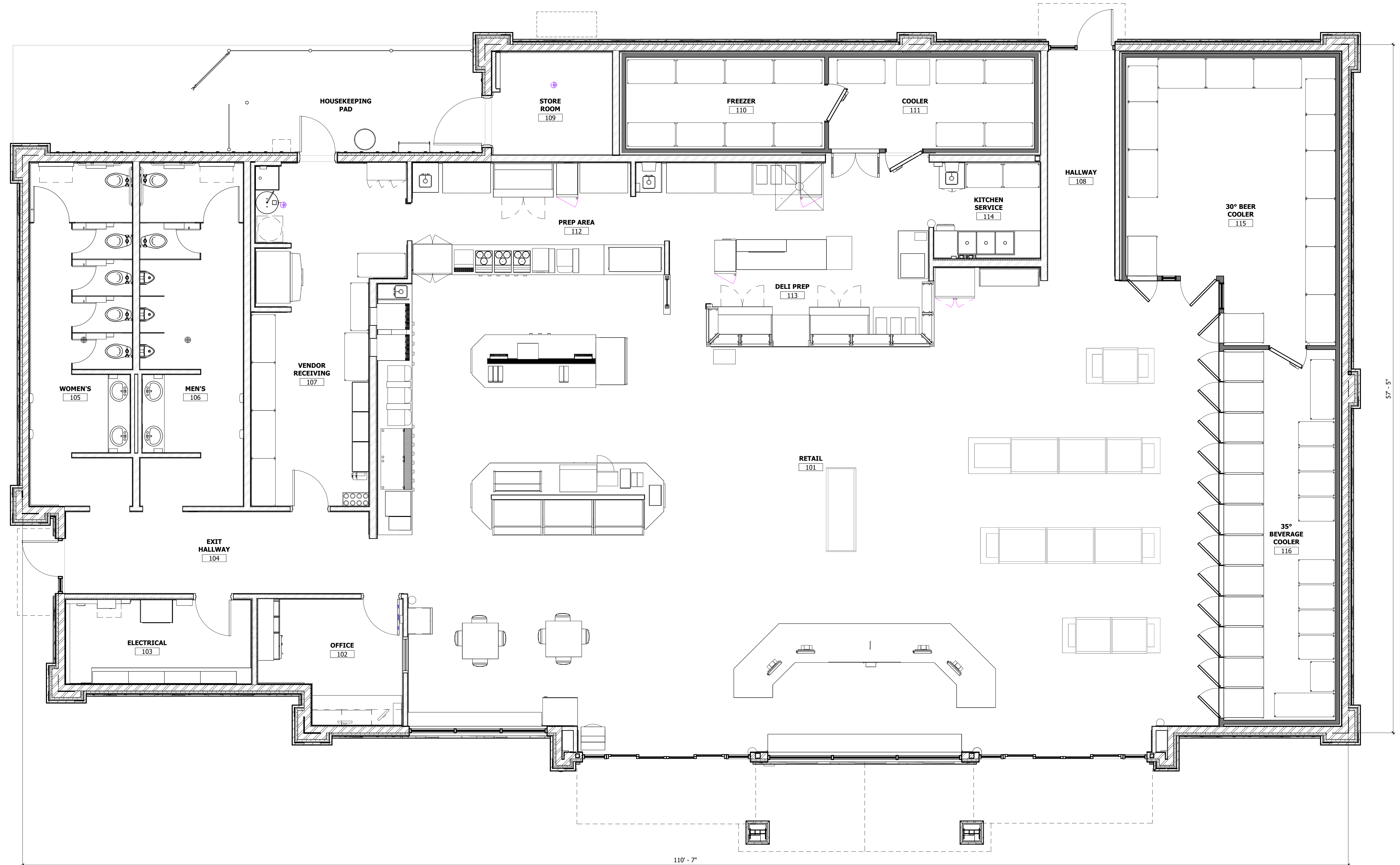
PROJECT NUMBER: 25006      STORE #: TBD

**SHEET NAME**

**PRELIMINARY SITE  
GRADING &  
DRAINAGE PLAN**

**SHEET NUMBER**

**C2.00**

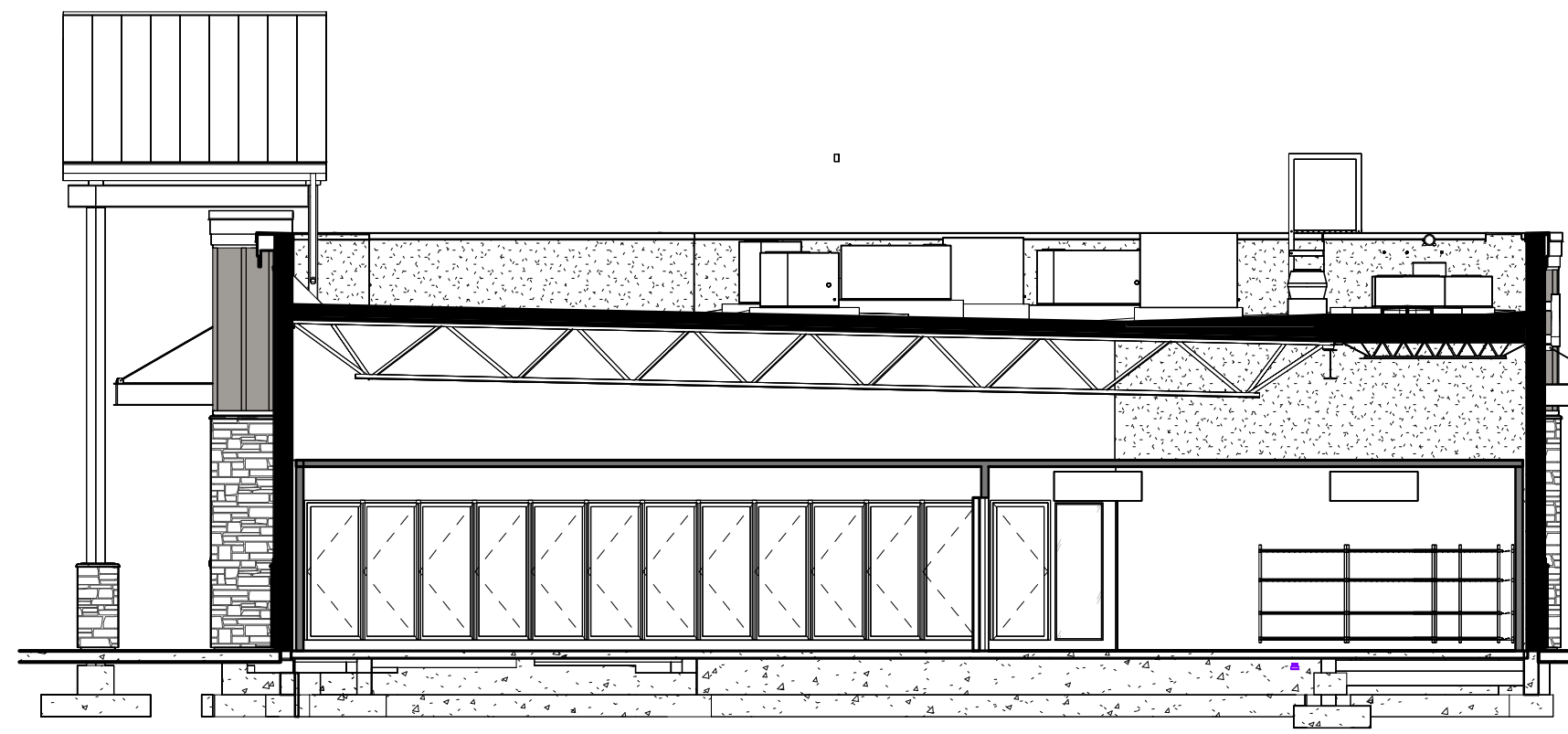


1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

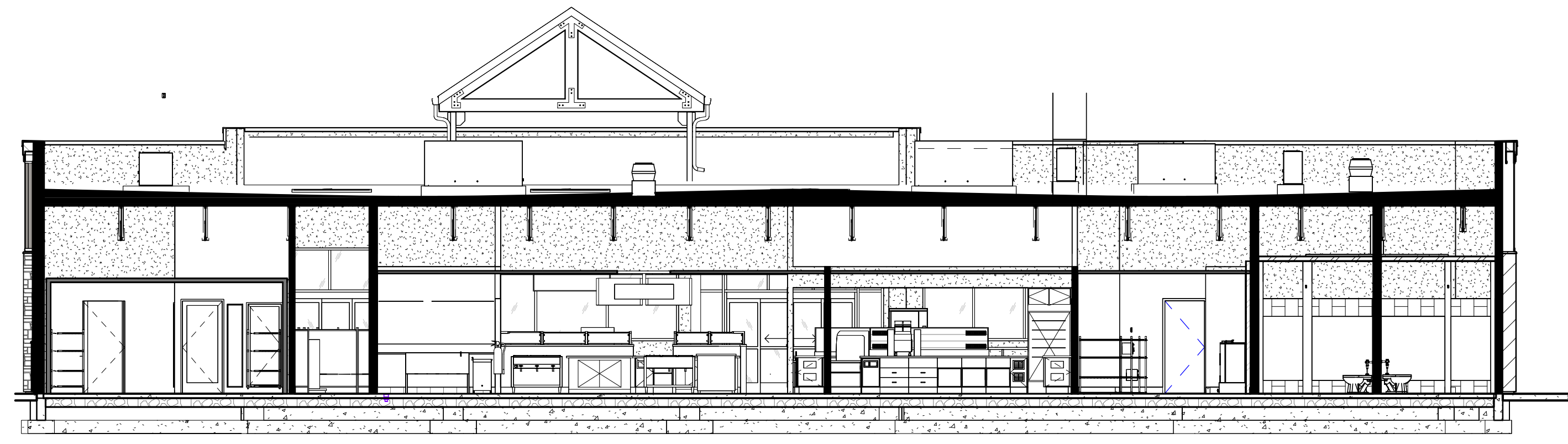
## PROPOSED MAVERIK C-STORE

Prototype Version: 60\_L\_RR\_2501  
Building Square Footage: 5,982 SF  
Construction Type/Occupancy Classification: V-B / M

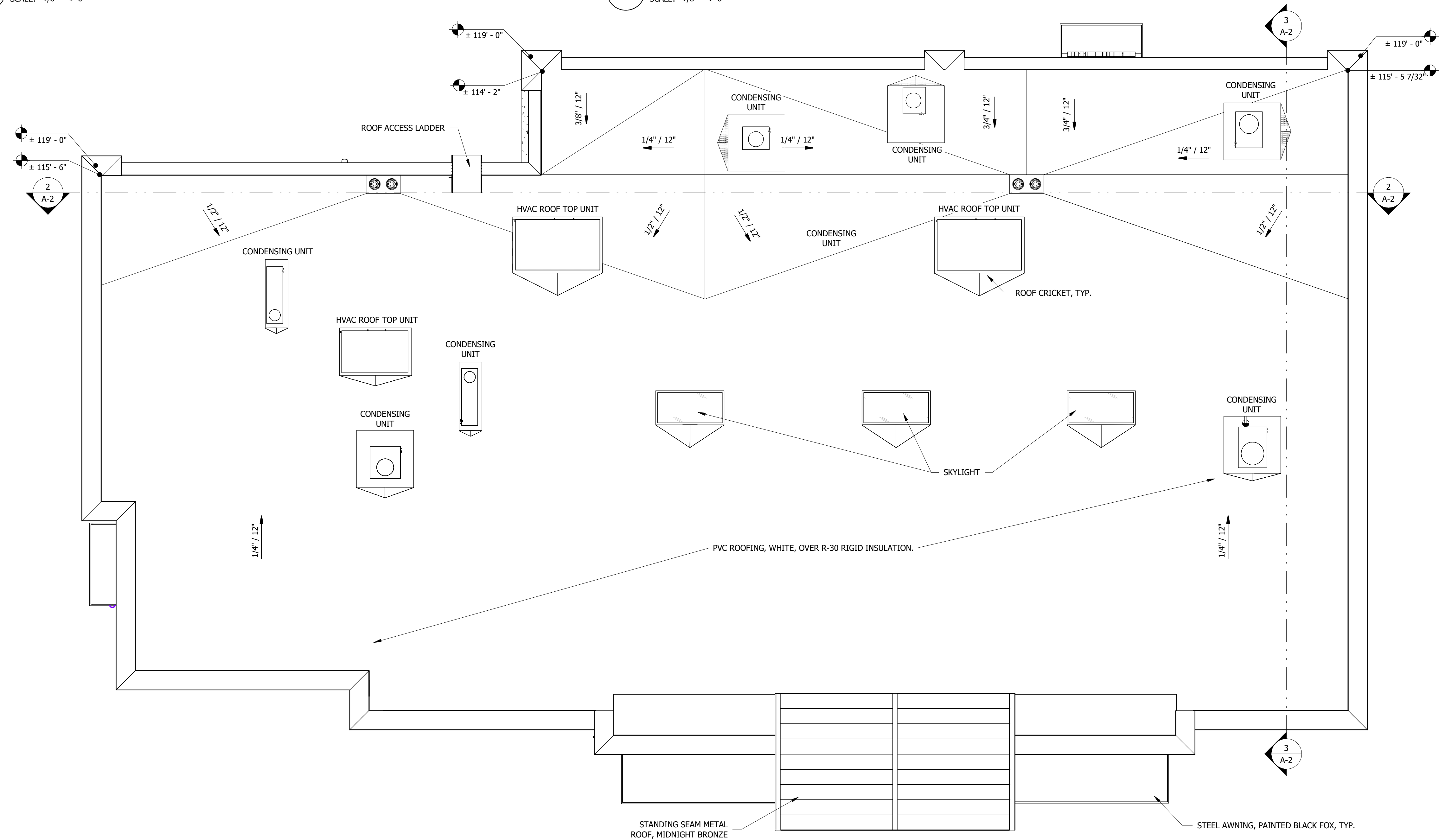
A-1 | FLOOR PLAN



3 BUILDING SECTION  
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION  
SCALE: 1/8" = 1'-0"



1 ROOF PLAN  
SCALE: 3/16" = 1'-0"

## PROPOSED MAVERIK C-STORE

Prototype Version: 60\_L\_RR\_2501  
Building Square Footage: 5,982 SF  
Construction Type/Occupancy Classification: V-B / M

A-2 | ROOF PLAN



2 BUILDING PERSPECTIVE - FRONT RIGHT  
SCALE:



1 BUILDING PERSPECTIVE - FRONT LEFT  
SCALE:

## PROPOSED MAVERIK C-STORE

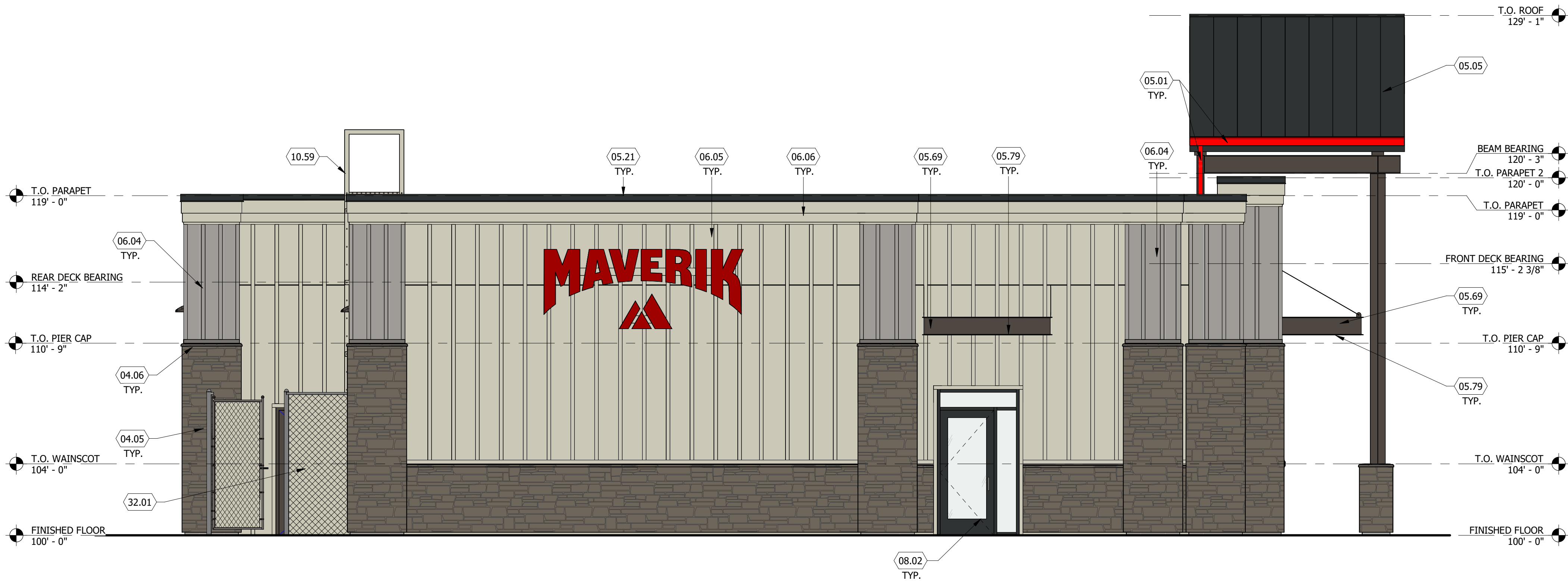
Prototype Version: 60\_L\_RR\_2501  
Building Square Footage: 5,982 SF  
Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS



KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE  
04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE  
05.01 PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED  
05.05 MBCI PRE-FINISHED ROOF, COLOR C-1, 1-3/4" STANDING SEAM  
05.21 PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE  
05.69 STEEL AWNING, COLOR P-9  
05.79 METAL SOFFIT, COMMERCIAL GRADE. COLOR: MBCI MIDNIGHT BRONZE  
06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2  
06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1  
06.06 FIBER CEMENT TRIM BB-3  
06.30 HORIZONTAL JOINT IN SIDING  
08.02 ALUMINUM STOREFRONT SYSTEM, DARK BRONZE  
08.05 WINDOW, SEE SCHEDULE  
10.59 ROOF ACCESS LADDER W/ SECURITY GATE. POWDER COATED COLOR TO MATCH SIDING BB-1  
32.01 8'-0" HIGH CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR BEIGE



2 LEFT ELEVATION

SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

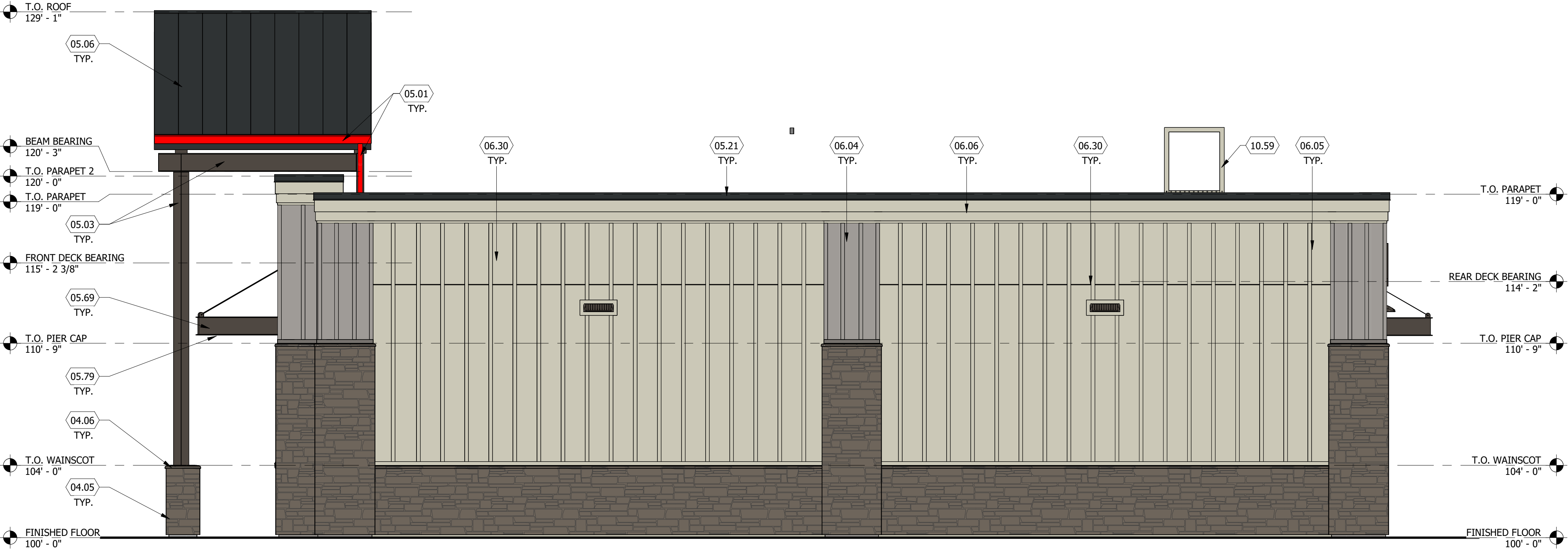
Prototype Version: 60\_L\_RR\_2501  
Building Square Footage: 5,982 SF  
Construction Type/Occupancy Classification: V-B / M

A-4 | EXTERIOR ELEVATIONS



KEYED NOTES

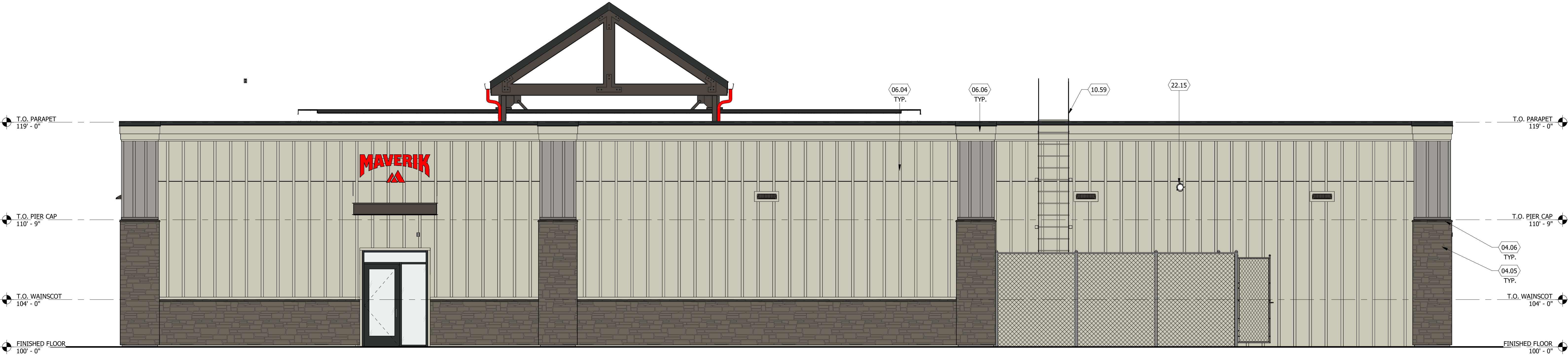
- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE  
04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE  
05.01 PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED  
05.03 PAINTED STEEL, BLACK FOX  
05.06 MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE  
05.21 PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE  
05.69 STEEL AWNING, COLOR P-9  
05.79 METAL SOFFIT, COMMERCIAL GRADE. COLOR: MBCI MIDNIGHT BRONZE  
06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2  
06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1  
06.06 FIBER CEMENT TRIM BB-3  
06.30 HORIZONTAL JOINT IN SIDING  
10.59 ROOF ACCESS LADDER W/ SECURITY GATE. POWDER COATED COLOR TO MATCH SIDING BB-1  
22.15 ROOF OVERFLOW DRAIN SCUPPER, SEE PLUMBING DRAWINGS



2

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



1

REAR ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

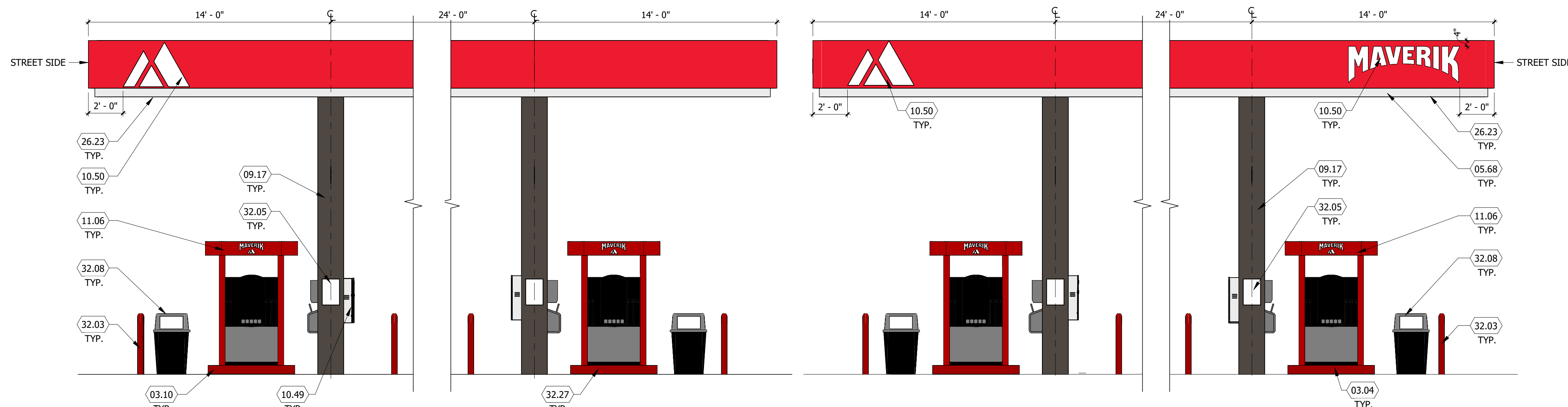
Prototype Version: 60\_L\_RR\_2501  
Building Square Footage: 5,982 SF  
Construction Type/Occupancy Classification: V-B / M

A-5 | EXTERIOR ELEVATIONS



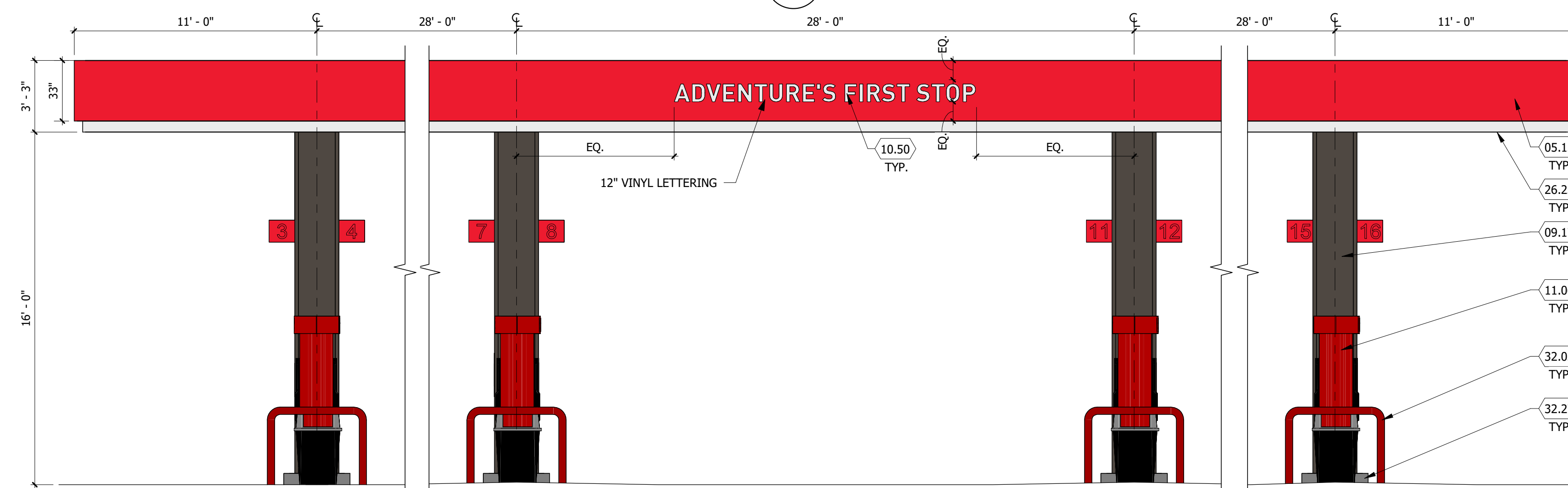
# KEYED NOTES

- 03.04 REINFORCED CONCRETE PAD
- 03.10 6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +/-5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6"; SEE CIVIL DRAWINGS FOR LOCATION
- 05.12 ALUMINUM COMPOSITE METAL PANEL, EASTMAN RED
- 05.68 ALUMINUM COMPOSITE METAL PANEL, WHITE
- 09.17 PANEL COLUMN CLADDING, COLOR TO MATCH P-9
- 10.49 4A-40 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
- 10.50 SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER DISPENSING STATION (BY OTHERS)
- 11.06 DISPENSING STATION (BY OTHERS)
- 26.23 ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT
- 32.03 4" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS. PAINTED P-4
- 32.04 EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
- 32.05 SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
- 32.08 TRASH CONTAINER, PROVIDED BY OWNER
- 32.27 PAINT CONCRETE CURB EDGE P-4

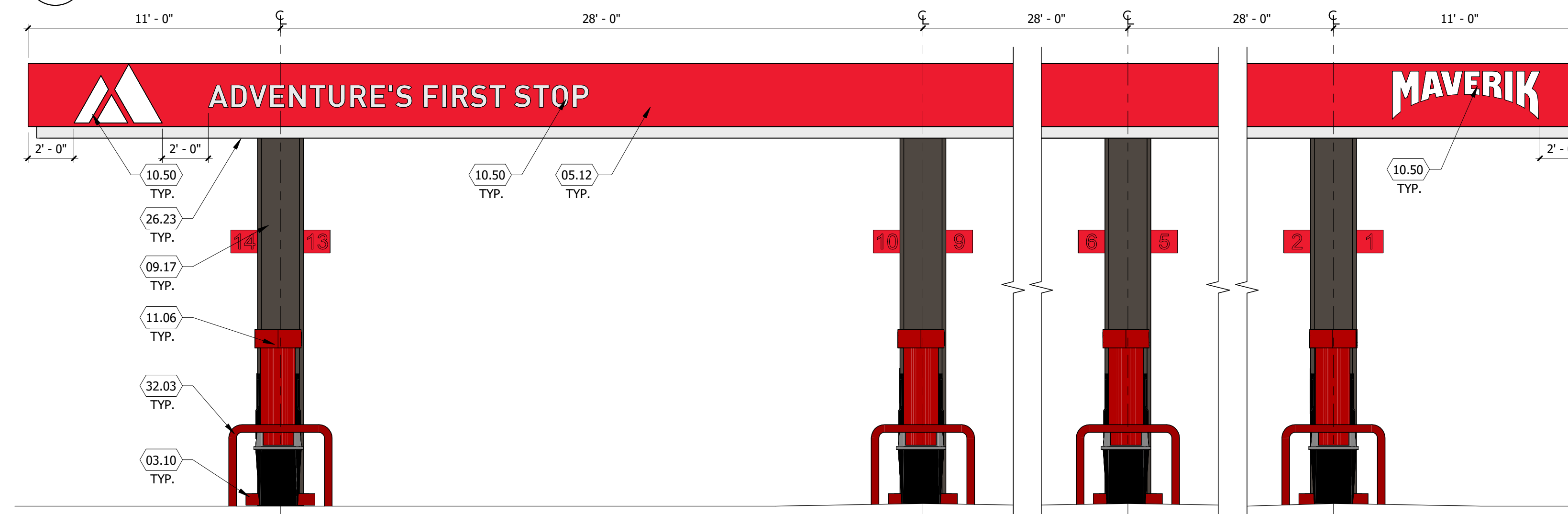


5 FUEL DISPENSING CANOPY - END ELEVATION  
SCALE: 1/4" = 1'-0"

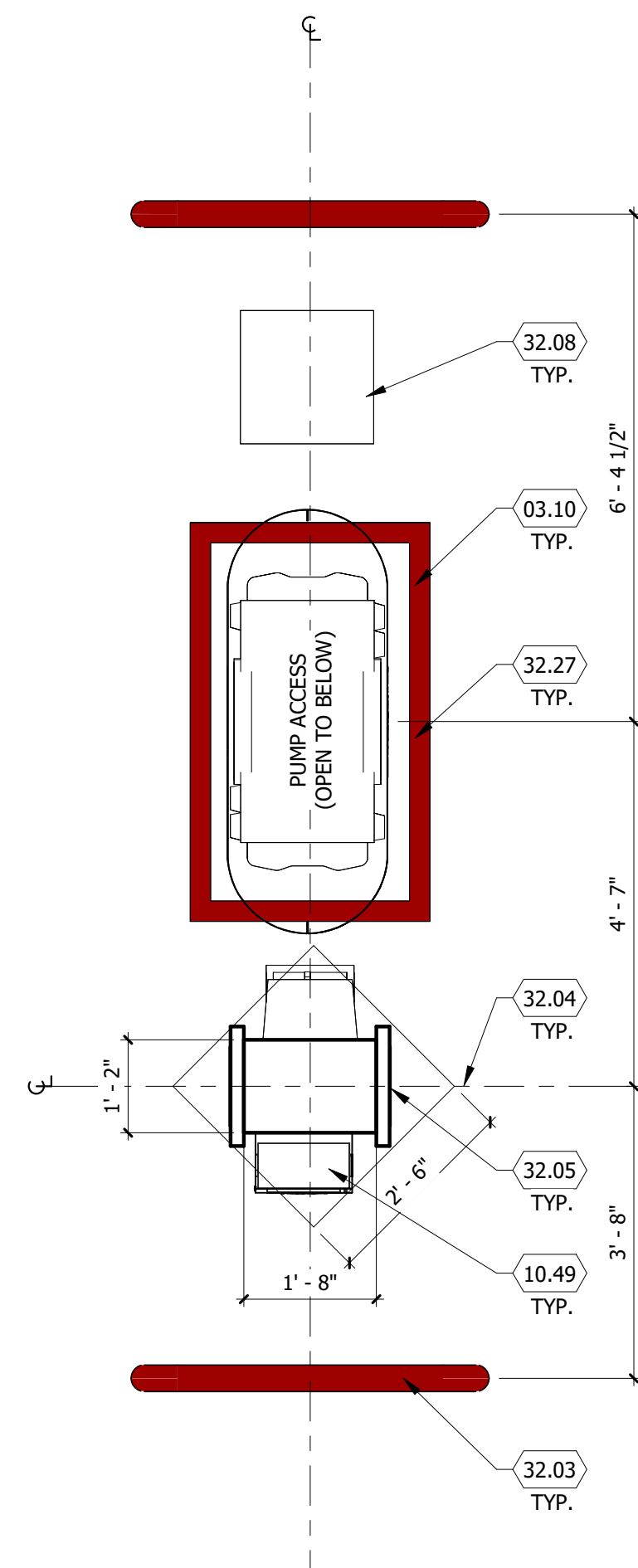
4 FUEL DISPENSING CANOPY - END ELEVATION  
SCALE: 1/4" = 1'-0"



3 FUEL DISPENSING CANOPY - BUILDING SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



1 FUEL DISPENSING CANOPY - STREET SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



2 CANOPY COLUMN PLAN  
SCALE: 1/2" = 1'-0"

**NOTE:**  
FUEL CANOPY DRAWINGS PROVIDED ARE  
CONCEPTUAL, AND MAY VARY FROM SITE TO SITE.

Prototype Version: 60\_L\_RR\_2501  
Building Square Footage: 5,982 SF  
Construction Type/Occupancy Classification: V-B / M

A-6 | CANOPY ELEVATIONS



185 S. State Street  
Salt Lake City, Utah 84111

PROPOSED MAVERIK C-STORE

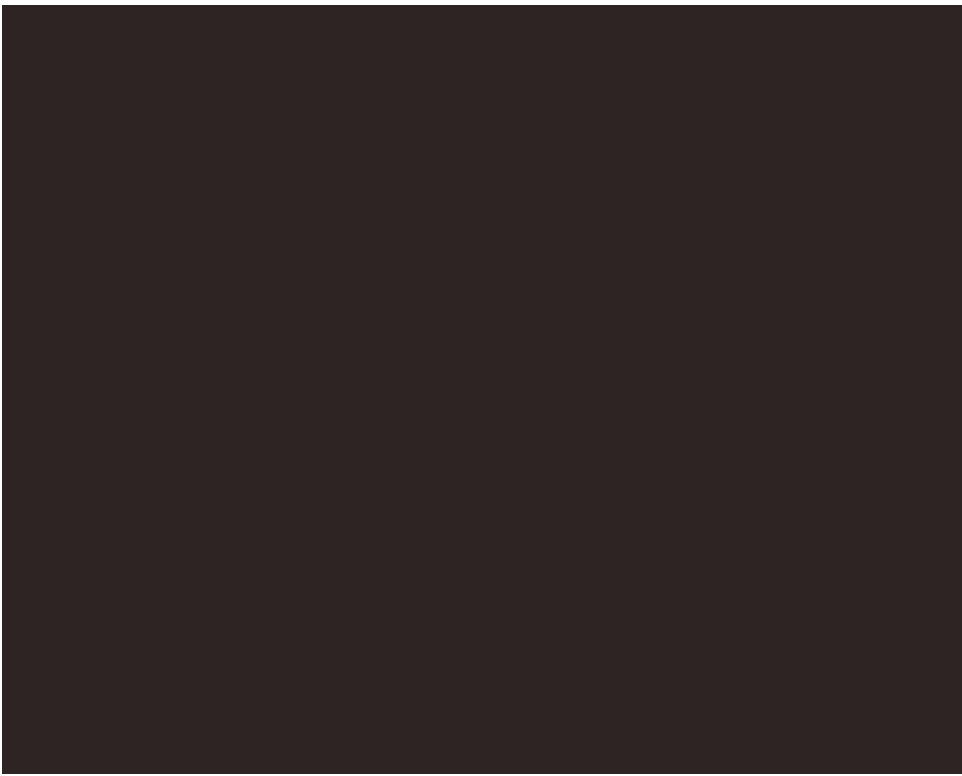


BB-1 & BB-3 Fiberboard -  
Worldly Gray

BB-2 Fiberboard -  
Gauntlet Gray



C-1 MBCI Midnight Bronze



Anodized - Dark Bronze



Paint P-9 - Black Fox



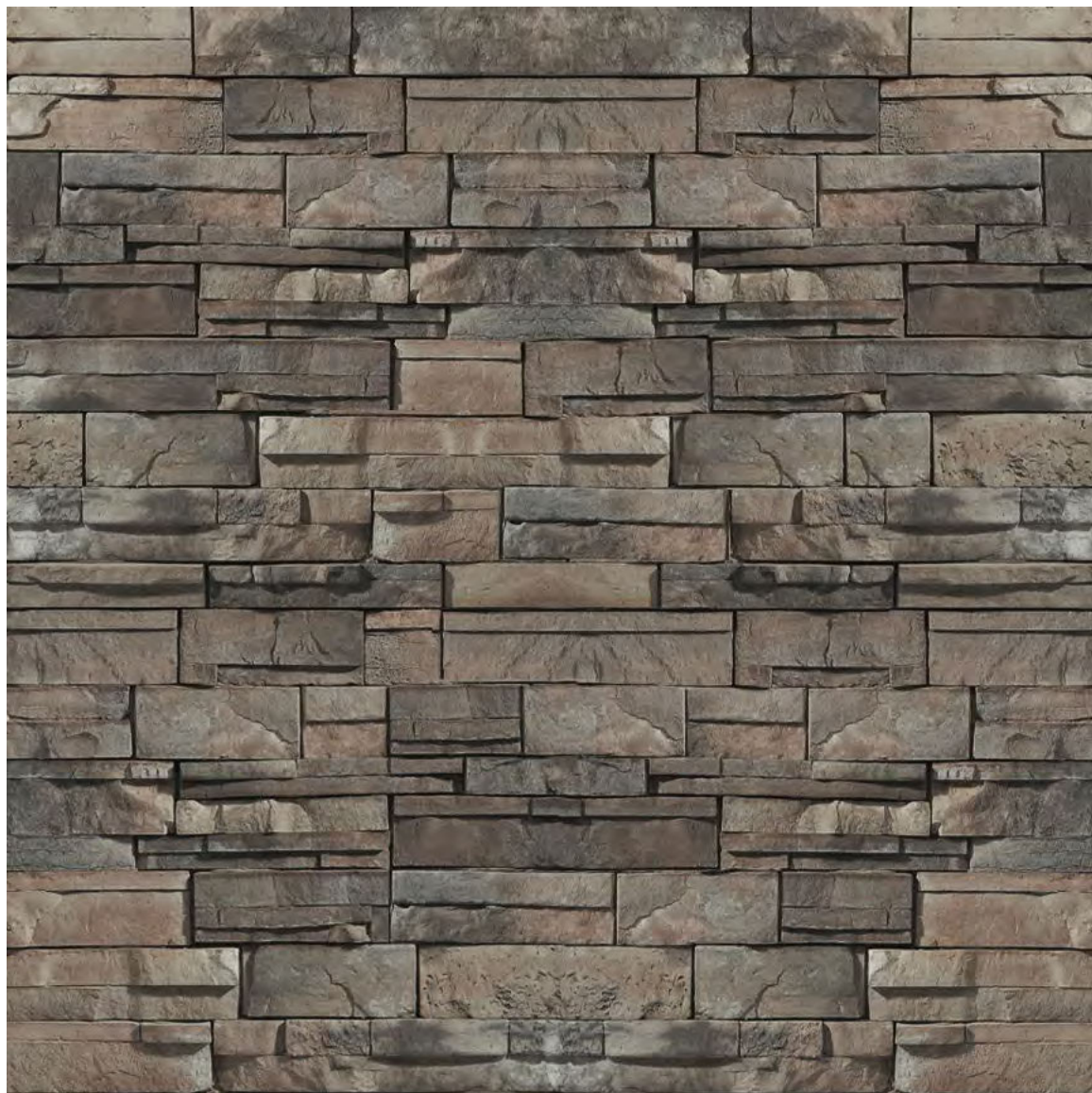
C-2 MBCI Brite Red



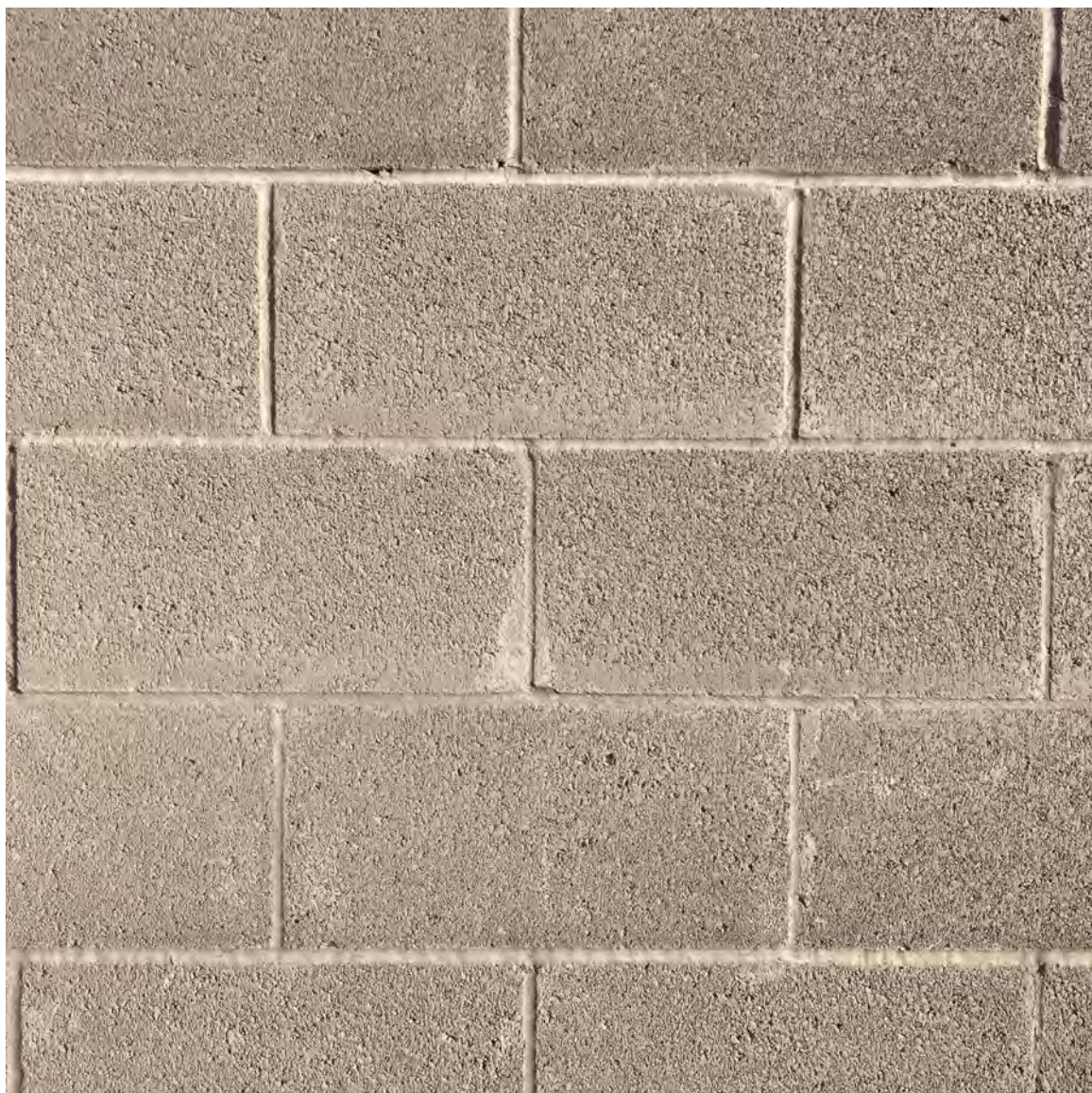
ACM - Eastman Red



Paint P-4 - Safety Red



Cultured Stone - Skyline,  
Country LedgeStone



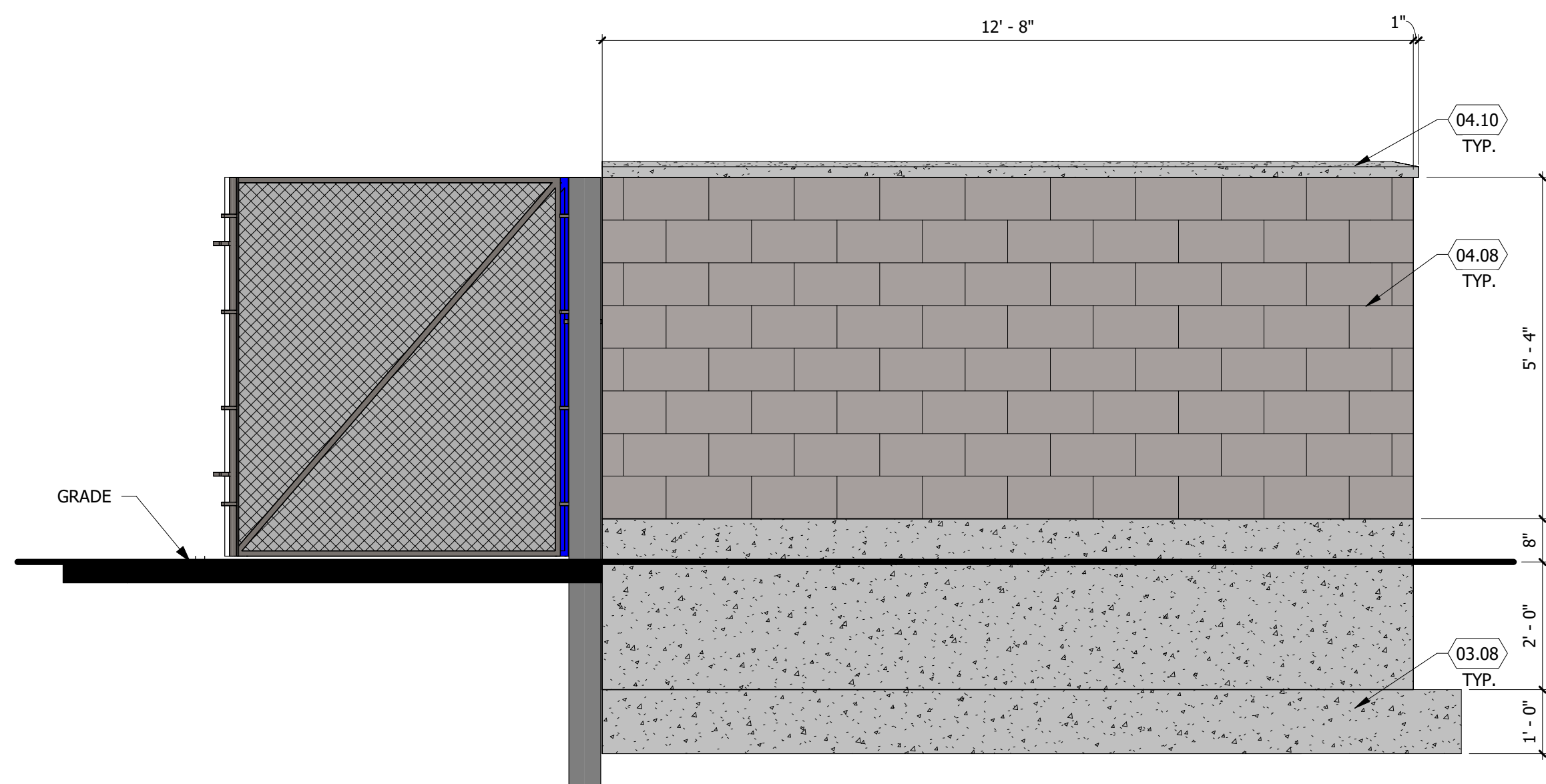
CMU - Canvas

PROPOSED MAVERIK C-STORE

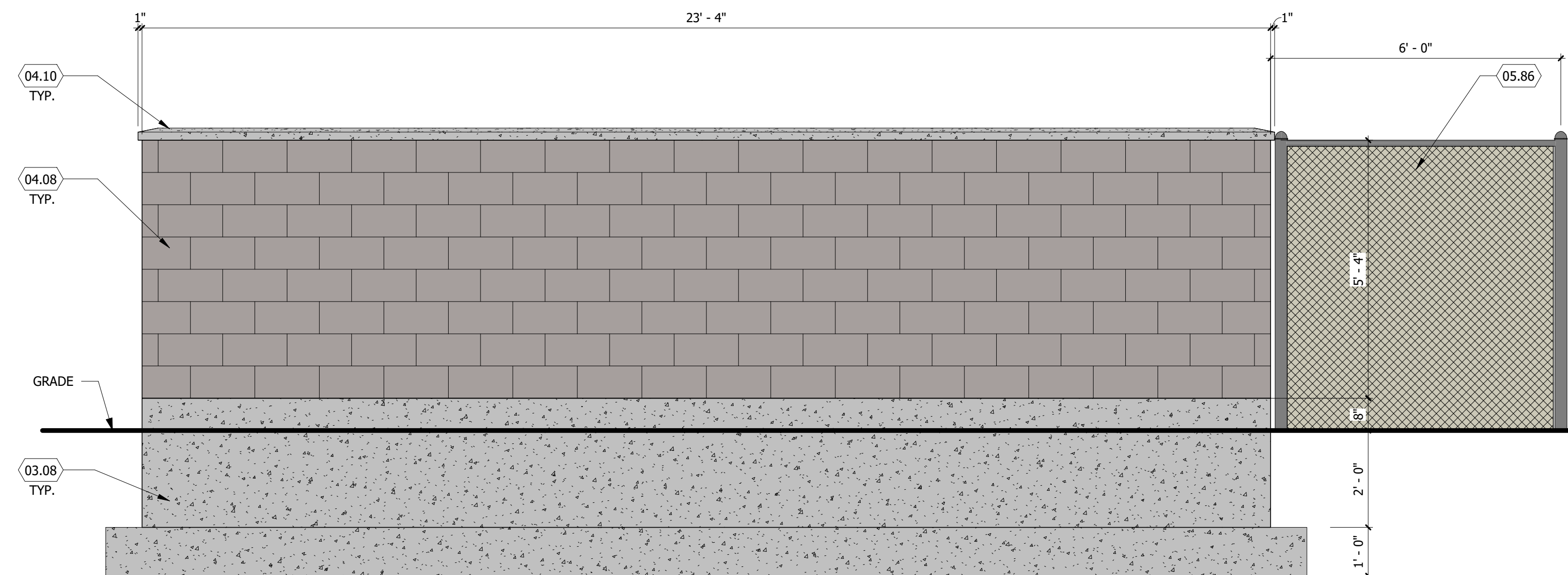
Prototype Version: 60\_L\_RR\_2501  
Building Square Footage: 5,982 SF  
Construction Type/Occupancy Classification: V-B / M  
A-7 | EXTERIOR MATERIALS BOARD

# KEYED NOTES

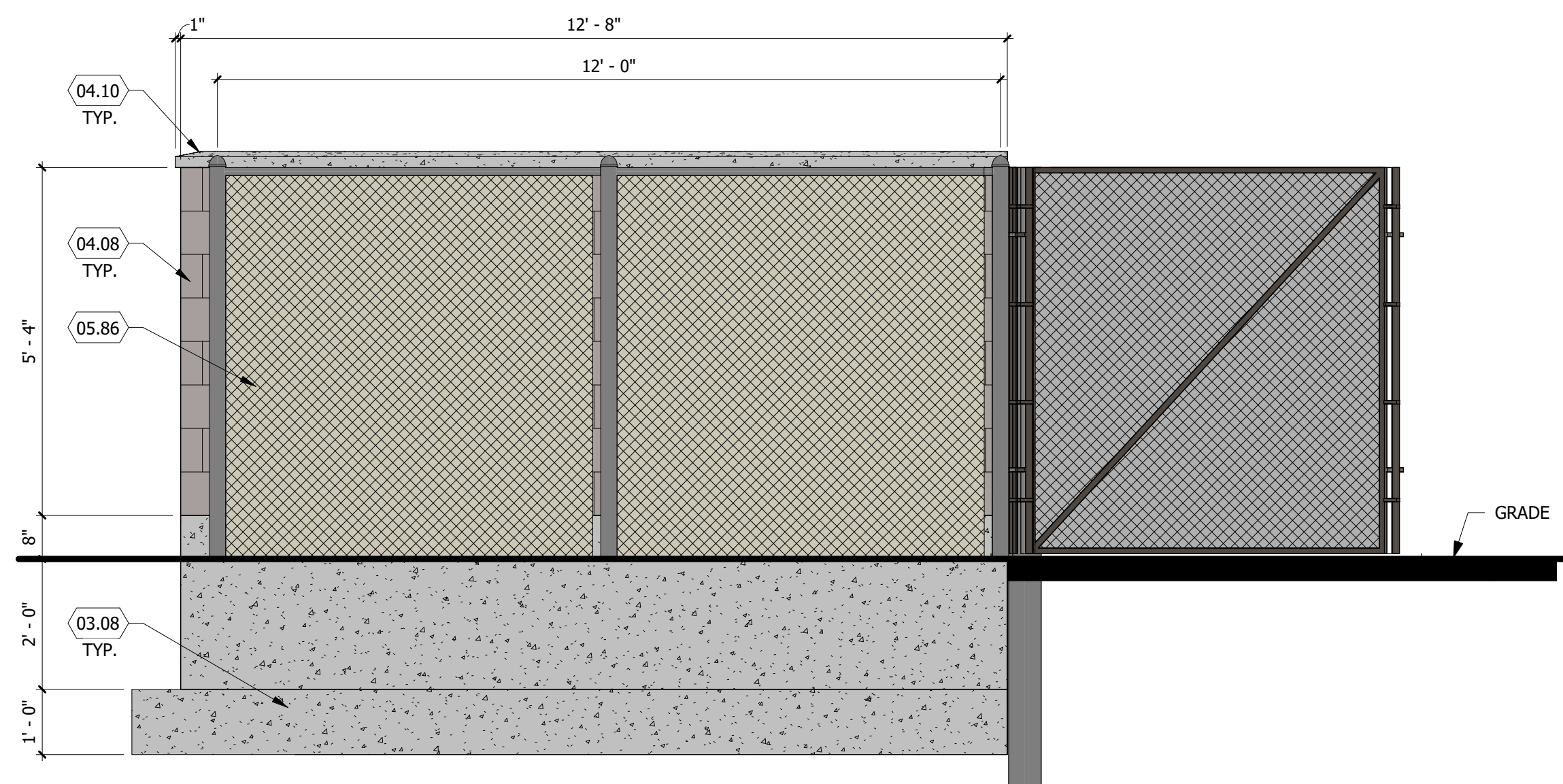
- 03.08 CONCRETE FOOTINGS AND FOUNDATIONS, SEE STRUCTURAL DRAWINGS
- 03.13 CONCRETE PIER FOUNDATION, SEE STRUCTURAL DRAWINGS
- 04.08 SPLIT-FACE CMU BLOCK, COLOR: CANVAS, 6'-0" HIGH WITH CONCRETE CAP
- 04.10 SPLIT FACE CAP
- 05.86 6'-0" HIGH FENCE PRIVACY SLATS, COLOR BLACK. SEE SPECIFICATION SECTION 313113
- 10.38 WELD BRACES TO GATE AS REQUIRED
- 10.40 CHAIN LINK GATE WITH SLATS TO MATCH P-9, W/ (4) HINGES, PAINTED P-9
- 10.41 5/8" DROP ROD TO CONCRETE, PAINTED P-9
- 10.42 3/4" DRILLED HOLE FOR DROP ROD, 3" MIN. DEPTH



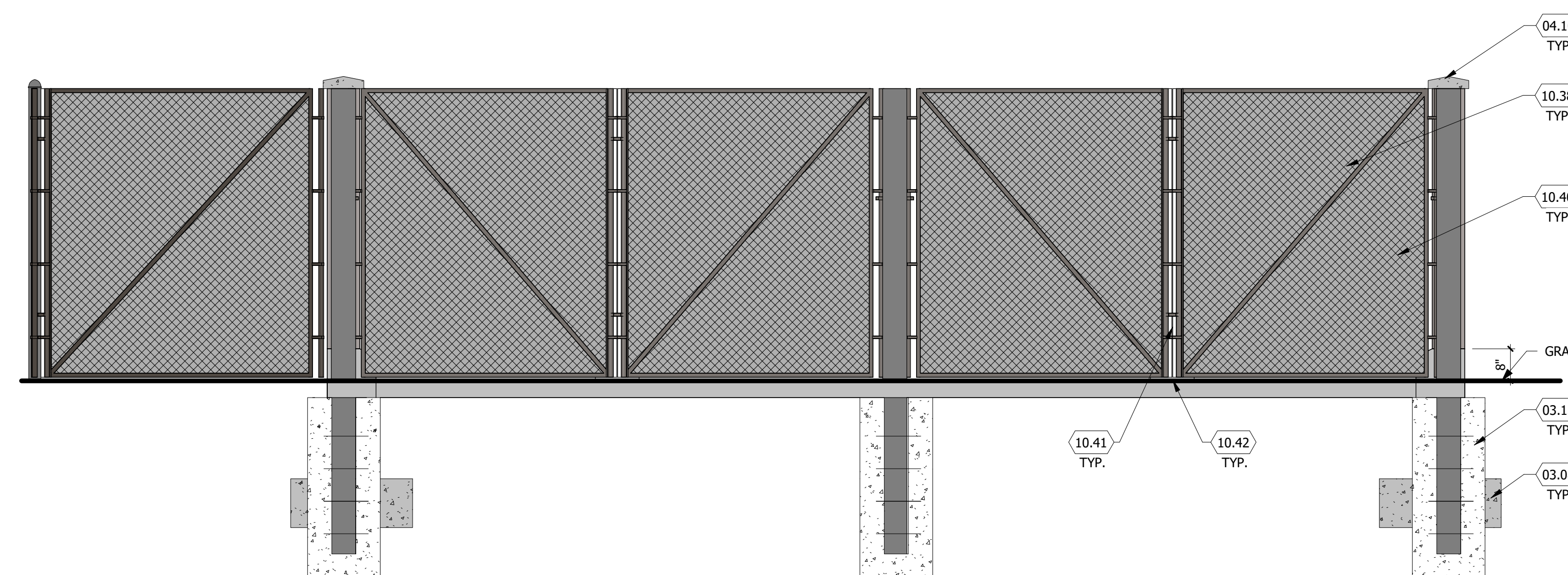
4 TRASH ENCLOSURE - LEFT ELEVATION  
SCALE: 1/2" = 1'-0"



3 TRASH ENCLOSURE - BACK ELEVATION  
SCALE: 1/2" = 1'-0"



2 TRASH ENCLOSURE - RIGHT ELEVATION  
SCALE: 1/2" = 1'-0"



1 TRASH ENCLOSURE - FRONT ELEVATION  
SCALE: 1/2" = 1'-0"

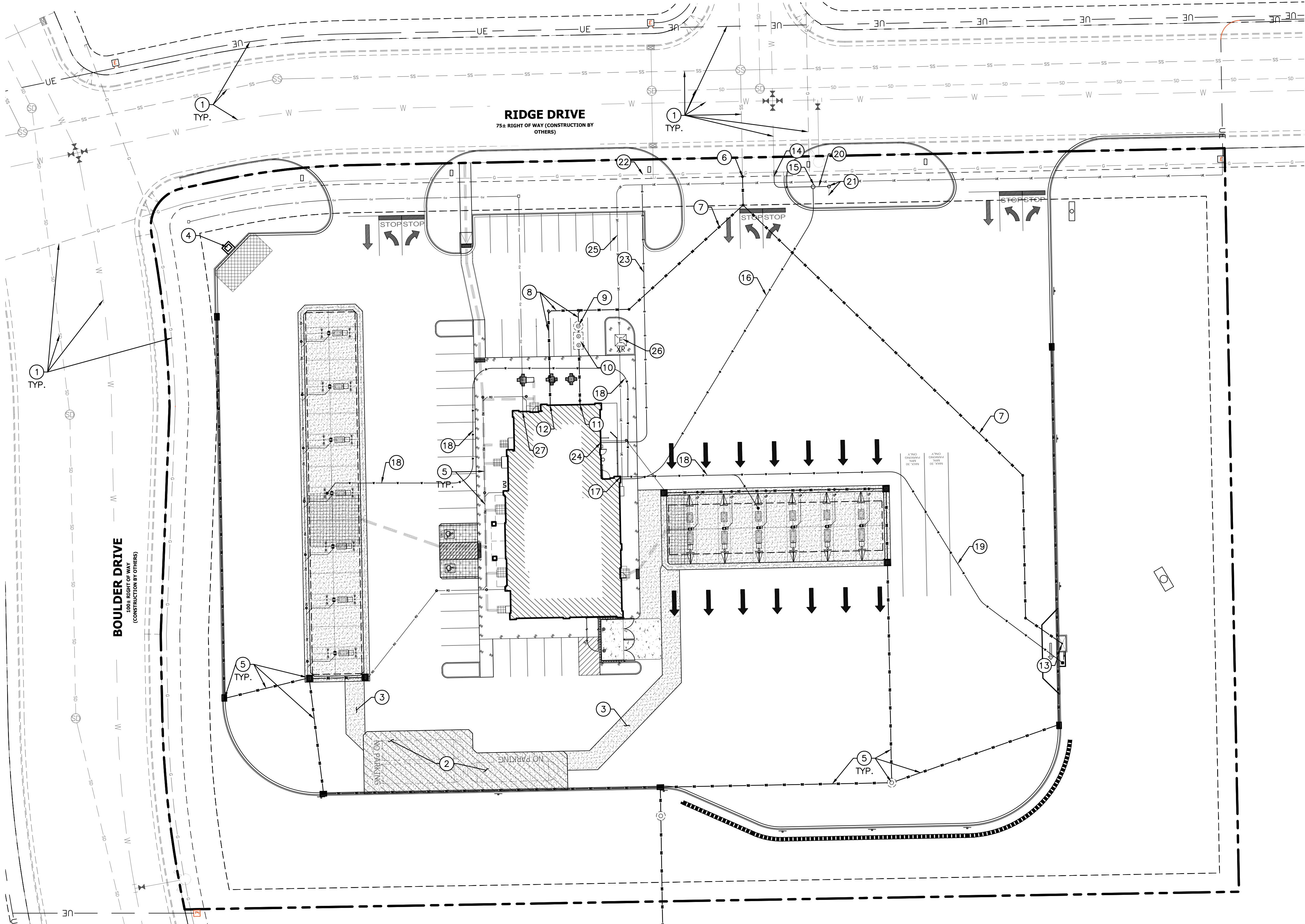
## PROPOSED MAVERIK C-STORE

Prototype Version: 60\_L\_RR\_2501  
Building Square Footage: 5,982 SF  
Construction Type/Occupancy Classification: V-B / M

A-8 | TRASH ENCLOSURE ELEVATIONS



1/3/2025 1:42:03 PM JOE GIBB P:\Departments\Maverik Real Estate\03\design\projects\2025\25006\_UT\_Toquerville\_Boulder Drive & Ridge Drive\02\_CDs\Preliminary Site Plan Applications\25006 - C4.00-Preliminary Site Utility Plan.dwg

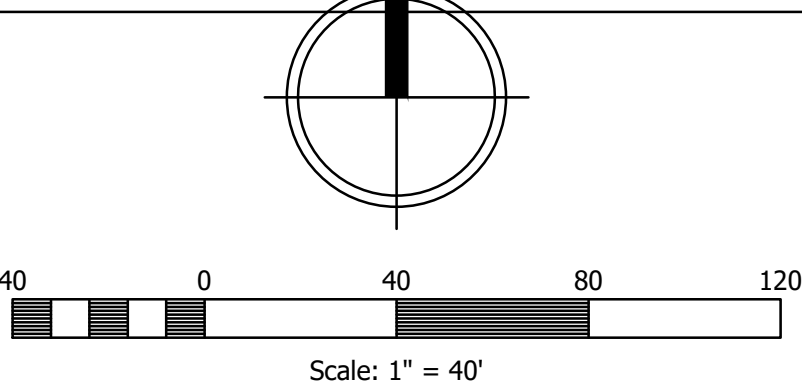


### UTILITY PLAN KEYNOTES

- NOTE: ALL UTILITIES WITHIN RIDGE DRIVE AND BOULDER DRIVE DESIGNED AND INSTALLED BY DEVELOPER. ALL LOCATIONS SHOWN WILL BE CONFIRMED VIA SURVEY PRIOR TO START OF MAVERIK CONSTRUCTION.
- PROPOSED UNDERGROUND FUEL STORAGE TANKS.
- PROPOSED FUEL PIPING AND CONTROL TRENCH CAP SECTION.
- MAVERIK PROVIDED XACTAIR AIR STATION AND FOUNDATION PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
- PROPOSED STORM DRAINAGE INFRASTRUCTURE, REFERENCE PRELIMINARY GRADING & DRAINAGE PLAN.
- PROPOSED CONNECTION TO EXISTING 6" SANITARY SEWER SERVICE LATERAL.
- 6" SANITARY SEWER SERVICE (SLOPE > 1.0%) WITH CLEANOUTS AT 150' MAXIMUM SPACING.
- 4" SANITARY SEWER SERVICE (SLOPE > 2.0%) WITH CLEANOUTS AT 150' MAXIMUM SPACING.
- 5' DIA. SANITARY GREASE SAMPLING MANHOLE PER JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- 1,500 GALLON GREASE INTERCEPTOR PER JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- PROPOSED POINT OF DEPARTURE FOR FOOD SERVICE EFFLUENT. COORDINATE WITH ARCHITECTURAL PLANS.
- PROPOSED POINT OF DEPARTURE FOR DOMESTIC WASTE EFFLUENT. COORDINATE WITH ARCHITECTURAL PLANS.
- PROPOSED 6" RV DUMP CONNECTION.
- PROPOSED CONNECTION TO EXISTING 2" CULINARY WATER SERVICE.
- PROPOSED 2" WATER SERVICE METER PER TOQUERVILLE CITY STANDARDS & SPECIFICATIONS
- FURNISH & INSTALL 2" POLYETHYLENE CULINARY WATER SERVICE LINE AND ALL FITTINGS PER JURISDICTIONAL STANDARDS AND SPECIFICATIONS. INSTALL WITH A MINIMUM OF 4' COVER. TRENCHING, PIPE BEDDING, AND INSTALLATION PER TOQUERVILLE CITY STANDARDS AND SPECIFICATIONS.
- CULINARY WATER SERVICE LINE CONNECTION TO BUILDING. 4-FEET MINIMUM COVER.
- FURNISH & INSTALL 1-INCH POLYETHYLENE (PE) WATER SERVICE LINE FROM BUILDING TO PUMPS WITH FREEZEPROOF HOSE-BIB OR FROSTLESS HYDRANT.
- FURNISH & INSTALL 1-INCH POLYETHYLENE (PE) WATER SERVICE LINE FROM BUILDING TO RV DUMP.
- PROPOSED 1" SERVICE LINE FOR IRRIGATION.
- PROPOSED BACKFLOW PREVENTER & 1" HDPE IRRIGATION LINE & IRRIGATION METER PER TOQUERVILLE CITY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO COORDINATE CONNECTION OF PROPOSED GAS SERVICE LINE TO EXISTING GAS MAIN WITH UTILITY PROVIDER.
- FURNISH & INSTALL PROPOSED GAS SERVICE LINE. CONTRACTOR TO COORDINATE SERVICE TYPE, LOCATION, SIZE AND ROUTING WITH UTILITY PROVIDER.
- PROPOSED NATURAL GAS SERVICE BUILDING SERVICE ENTRY. FURNISH & INSTALL NATURAL GAS METER (WITH BOLLARD PROTECTION AS NECESSARY NEAR TRAFFIC CIRCULATION OR PARKING AREAS) . CONTRACTOR TO COORDINATE INSTALLATION WITH THE SERVICE PROVIDER. RE: BUILDING MECHANICAL PLANS FOR ENTRANCE LOCATION.
- PRIMARY ELECTRICAL SERVICE, CONTRACTOR TO COORDINATE WITH POWER PROVIDER FOR EXACT LOCATION AND CONNECTION TO EXISTING POWER SERVICE.
- PROPOSED LOCATION OF PRIMARY ELECTRICAL SERVICE CONNECTION AND TRANSFORMER. CONTRACTOR TO COORDINATE INSTALLATION WITH THE UTILITY PROVIDER. RE: BUILDING ELECTRICAL PLANS.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM OWNERS ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEY MUST VERIFY ALL BENCHMARK, BASIS OF BEARING, AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.



ARCHITECT/ENGINEER:

STAMP:

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**MAVERIK, INC.**  
**PROPOSED MAVERIK C-STORE**  
RIDGE DRIVE & BOULDER DRIVE  
WASHINGTON COUNTY (TOQUERVILLE CITY) UTAH  
LOCATED IN SECTION 22, T 40 S R13 W SLB&M

#### ISSUANCE

| △ | DESCRIPTION | DATE |
|---|-------------|------|
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DRAWN BY: JG/JM      APPROVED BY: JAG

MAV PROTO:

DRAWING ISSUE

FOR APPROVAL      09/25/2025

PROJECT NUMBER: 25006      STORE #: TBD

SHEET NAME

**PRELIMINARY SITE  
UTILITY PLAN**

SHEET NUMBER

**C4.00**



