TOQUERVILLE CITY
PLANNING COMMISSION MEETING AGENDA
December 10, 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 Harrison
3. Statement of Belief/Opening Prayer – Commissioner Preslar
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 8, 2025 and November 12, 2025, Planning Commission Meetings.

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 Plat Preliminary Plat Application for Residential Planning Area 6 (Tax ID: T-182-A) in the Firelight MPDO.
   A. **Public Hearing:** Public input is sought on a Preliminary Plat Application submitted by Firelight Development. The site, located southwest of Toquerville Parkway and Westfield Road (Tax ID: T-182-A), is designated as Residential Planning Area 6 (PA-6) in the Firelight MPDO. The property is currently zoned R-1-20, Single Family Residential.

3. Discussion and possible appointment of a Planning Commission Chair for 2026.

4. Discussion and possible appointment of a Planning Commission Pro Tempore for 2026.

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, and at the City Office Building at 212 N Toquer Blvd. Posted December 9, 2025, by Toquerville City Recorder, Emily Teaters.

TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
October 8, 2025, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

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

A. CALL TO ORDER:
https://youtu.be/qqhXhEaBKRo?si=f-w3XYzrU8rE7ZyP&t=5
Chair Pro Temp Hymore called the meeting to order at 6:00 p.m. Commissioner Chamberlain led the Pledge of Allegiance. The invocation was led by Chair Pro Temp Haymore. There were no declarations of conflicts from the Commissioners.

B. APPROVAL OF AGENDA:
https://youtu.be/qqhXhEaBKRo?si=WrY-6zNJNxNLHScB&t=123
1. The Commissioners reviewed the agenda.

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

C. CONSENT AGENDA:
https://youtu.be/qqhXhEaBKRo?si=tuM6crzlAdZ7bYo9&t=139
1. Review and possible approval of meeting minutes from September 10, 2025, Planning Commission Meeting.

Commissioner Chamberlain made a motion to approve the meeting minutes from September 10, 2025. Commissioner Harrison seconded the motion. Motion carried, 3-0. Jenny Chamberlain – aye, Angela Harrisojn – aye, Mila Allinson – aye, Dean Haymore – abstain, Lonnie Christensen – abstain, Glenn Leavitt – abstain.

D. REPORTS:
https://youtu.be/qqhXhEaBKRo?si=1FjoJpUjldXbmvZV&t=194
1. Planning Commissioners
   Commissioner Chamberlain noted invitations she left on the commissioners' seats.
2. Planning & Zoning Administrator, Emily Teaters
   Emily gave some election updates. A ballot box will be located at the city office, early voting has started, and once the ballot box is placed the office will become an official polling location.
3. Assistant City Manager, Darrin LeFevre
   Darrin shared some photos showing the progress of Firelight, Sapp Bros, and Chief Toquer Reservoir.

E. BUSINESS ITEM(S):
1. **Discussion and possible approval** of a lot line adjustment application submitted by Sara and Logan Lister for Tax ID: T-161-B-2-A.
   https://youtu.be/qqhXhEaBKRo?si=OkifygIDIdrkDlBE&t=860

Emily introduced this item by summarizing the application. The applicants are remodeling a home, and it was too close to the lot line causing a setback issue, so they applied for a simple boundary line adjustment. Both lots are owned by the applicants. Emily also noted that the Deed and Record of Survey were both already recorded with the county.

Commissioner Christensen made a motion to approve the lot line adjustment submitted by Sara and Logan Lister for Tax ID: T-161-B-2-A. Commissioner Chamberlain seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Anegla Harrison - aye, Jenny Chamberlain - aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

2. Discussion and possible recommendation on a street identification change application for a portion of Hunter Lane submitted by Jeff Willmitt.
https://youtu.be/qqhXhEaBKRo?si=PSUoEoaUYcEWLxHp&t=1049
Emily introduced this item providing some background information on the street name change. She noted she has received notarized letters from all homeowners on the street saying they agree with the name change. Commissioner Haymore brought up concerns with making sure the post office and EMS are aware of the change. Jeff Willmitt got up and listed all the homeowners on the street noting they wanted to separate their private drive.

Commissioner Harrison made a motion to recommend approval of the street name change from Hunter Lane to Heartland Ranch Road, finding that the application meets all the requirements of Toquerville City Code 9-2-9. Commissioner Christensen seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Anegla Harrison - aye, Jenny Chamberlain - aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

F. ADJOURN:

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

Chair Pro Tempore Haymore adjourned the meeting at 6:22 pm.

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Planning Chair – Valerie Preslar Date

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Attest: City Recorder – Emily Teaters

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TOQUERVILLE CITY
SPECIAL PLANNING COMMISSION MEETING MINUTES
November 12, 2025, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

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

A. CALL TO ORDER:
https://www.youtube.com/live/TjYNkvVXw2k?si=8vW7OXsspd9uOVpw&t=79
Chair Val Preslar called the meeting to order at 6:00 p.m. Commissioner Haymore led the Pledge of Allegiance. The invocation was led by Commissioner Harrison. There were no declarations of conflicts.

B. APPROVAL OF AGENDA:
https://www.youtube.com/live/TjYNkvVXw2k?si=wUs-IrPephaPVIdL&t=172
The Commissioners reviewed the agenda.

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

C. CONSENT AGENDA:
https://www.youtube.com/live/TjYNkvVXw2k?si=tbdu-TwRuZ9T77C1&t=183

1. Review and possible approval of meeting minutes from October 22, 2025, Special Planning Commission Meeting.
   Chair Preslar noted there was a mistake on the minutes that needs to change from "open" to "close."

   Commissioner Christensen made a motion to approve the minutes with the change. Commissioner Harrison seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Val Preslar – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye.

D. REPORTS:
https://www.youtube.com/live/TjYNkvVXw2k?si=RtbCYtTBRaxAvH1j&t=227

1. Planning Commissioners
   Commissioner Chamberlain reported that she attended the Housing Action Coalitions Forum and they had a lot of information on affordable housing, including some upcoming programs the state is considering helping with. Commissioner Christensen noted that he had received the packet for the forum and has been reviewing it.

2. Planning & Zoning Administrator, Emily Teaters
   Emily had nothing to report.

3. Assistant City Manager, Darrin LeFevre
   Darrin shared some photos showing the damage from the recent flood going over repairs the Public Works crew is currently working on, the new pavilions at Westfield Park, and the progress of Firelight.

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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.
   https://www.youtube.com/live/TjYNkvVXw2k?si=V0QafHRDxqtw-zBf&t=885
   Emily introduced the item with background on the Devils Hole property and an overview of the MPDO review process, noting that the focus for the meeting was the Conceptual Review stage. Paul Morris, manager of Babylon Lands and chair of the former Grapevine Wash Local District (now the Land Enhancement and Development Special District), reviewed the district's history and outlined his goals for Devils Hole, including a potential field trip for anyone interested in walking the site and discussing boundary locations. The commissioners discussed visiting the area and talked through possible development and preservation approaches. Paul and Adam Allen with American Consulting and Engineering shared preliminary development ideas. Emily identified the professionals involved in the MPDO. The commissioners then reviewed their questions for the developer, and Attorney Gothard explained the MPDO requirements and what must be included in the Concept Plan. Discussion continued among the developers, commissioners, and staff.

   Commissioner Haymore made a motion to recommend tabling the item until the information is received and satisfactory to staff. Commissioner Harrison Seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Val Preslar – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye.

   The commissioners again discussed planning a field trip to go out to Devils Hole.

2. **Discussion and possible approval** of a Preliminary Site Plan submitted by Joe Gibb with Maverik on behalf of Desert Sands Development, LLC.
   https://www.youtube.com/live/TjYNkvVXw2k?si=bfK5M7gDXfRbop05&t=6380
   Emily introduced this item by summarizing the site plan and introducing Joe Gibb with Maverik. Both Joe and Darrin answered questions from the commissioners regarding the location of the Maverik. Commissioner Christensen brought up concerns with truck parking. The commissioners discussed the concept plan included in the packet.

   Commissioner Harrison made a motion to approve the preliminary site plan for the Maverik convenience store and gas station on future lot three 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 plan contingent upon recording of the subdivision final plat. Commissioner Chamberlain Seconded the motion. Motion carried, 4-1. Dean Haymore – aye, Angela Harrison – aye, Val Preslar – aye, Jenny Chamberlain – aye, Lonnie Christensen – nay.

3. **Discussion** on pre-annexation agreements.
   https://www.youtube.com/live/TjYNkvVXw2k?si=Cv8Oe9CHogh7-G15&t=6936
   City Manager Ben Billingsley introduced this item providing an overview of annexations and the process for reviewing them. The commissioner discussed the potential annexation with staff going over what it would look like in the future, the financial perspective, and studies to be done.

F. ADJOURN:

https://www.youtube.com/live/TjYNkvVXw2k?si=4_2B3MWrEPUJRNg5&t=8367
Commissioner Haymore motioned to adjourn the meeting. Commissioner Christensen seconded the

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motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Val Preslar – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye.

Chair Preslar adjourned the meeting at 8:18 pm.

_____ _____

Planning Chair – Valerie Preslar Date

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Attest: City Recorder – Emily Teaters

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Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 12.10.2025 **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
- Toquerville City Code 10-15C (link)

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 as well as well as portions of the General Requirements and Zone Change standards. Updates have been made by the applicant since the last review of this plan which include:

- Design Team (end of document)
- Type and Number of Residential and Non Residential Uses – shown as a bubble map/site plan (Exhibit 2) indicating conceptual layout of residential and non residential uses as well as an allowed use table (page 15) which should be reviewed in detail by the Planning Commission.
- Building/Facilities for allowed uses (Exhibit 5)
- Tentative Operation and Maintenance Data (landscaping, etc.) – has been added as a note in the Open Space Section (page 3) of the Concept Plan as well as the Mixed Use Section (page 6).
- Traffic Flow Map (Exhibit 2)

Another notable change is the adjustment of the east boundary for the Devil's Hole open space area as well as the designation of the west side of that area as private conservation easement.

AMERICAN
CONSULTING & ENGINEERING

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

1.0 INTRODUCTION 1
1.1 BASE DENSITY 2
1.2 BONUS DENSITY 2
2.0 PURPOSE AND INTENT 6
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
3.0 Planning Area Descriptions 7
3.1 PLANNING AREA 1 SINGLE FAMILY RESIDENTIAL 7
3.2 PLANNING AREA 2 COMMERCIAL / MIXED-USE 9
4.0 Planning Area Standards: 133
4.1 COMMERCIAL/MIXED-USE 133
4.2 SINGLE FAMILY RESIDENTIAL (PA-1) 133
5.0 PERMITTED USES: 15
6.0 PROFESSIONAL TEAM: 18

MAPS & TABLES

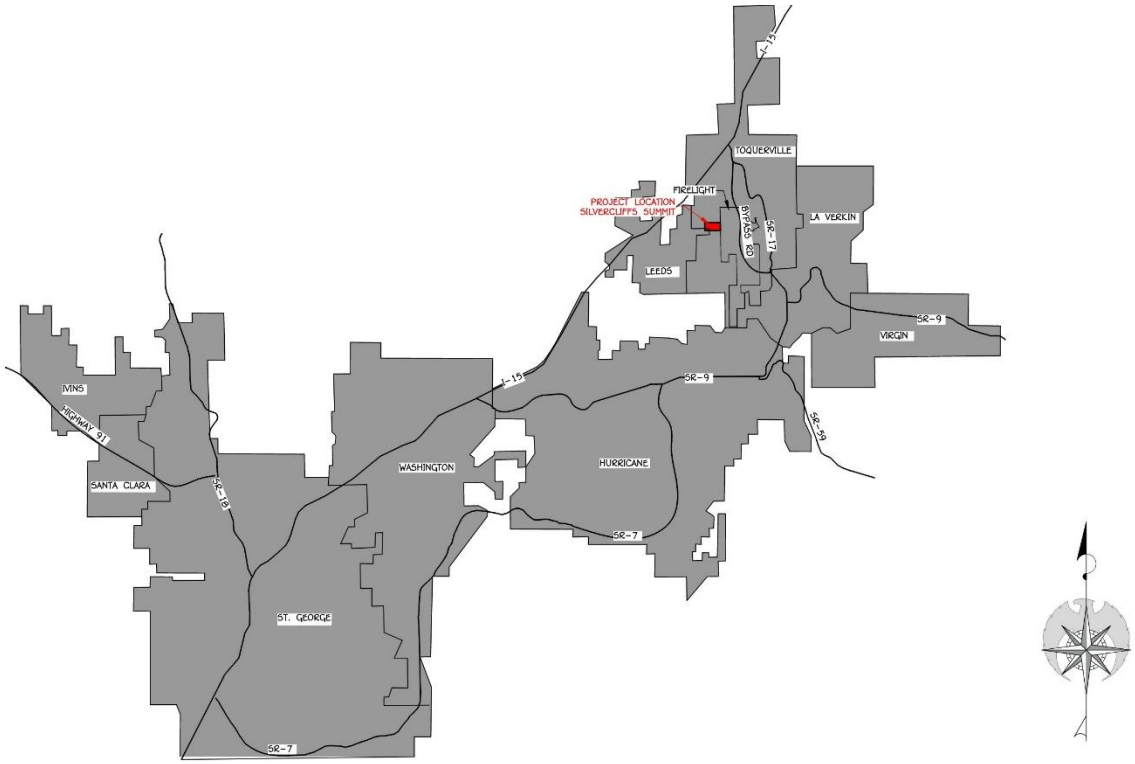
VICINITY MAP 1
DENSITY DISTRIBUTION TABLE 4
PERMITTED USE TABLE-COMMERCIAL 15

EXHIBITS

EXHIBIT 1 — AREA PLAN 5
EXHIBIT 2 — SITE, ACCESS AND TRAFFIC EXHIBIT 10
EXHIBIT 3 — OPEN SPACE AND TRAILS MAP 11
EXHIBIT 4 — EXISTING CONDITIONS MAP 12
EXHIBIT 5 — COMMERCIAL BUILDING STYLES 16
EXHIBIT 5 — SLOPES MAP3 17

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.



WASHINGTON COUNTY VICINITY MAP
N.T.S

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 80.74 acres in total, and is divided as follows:

GENERAL PLANNING INFORMATION:

Residential Areas:

Planning Area 1: - R-1-12 Homes:	48 lots 23.72 AC	1.87 DU. AC.

Commercial/Mixed-use

Planning Area 2: - Commercial/Mixed-use:	24.70 AC

Open Space

Open Space Area 1:	19.15 AC
Open Space Area 2:	8.48 AC
Conservation Easement:	4.69 AC
Total:	**32.32 AC**

Use Table:

Residential:	23.72 AC	32.24%
Commercial/Mixed-use:	24.70 AC	28.47%
Conservation Easement:	4.69 AC	
Open Space:	27.63 AC	39.29%
Totals:	**80.74 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 (80.74x2=161.48)

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%

Open Space maintenance note:
Open Space -1: (Devils Hole), and all trails, trailheads, etc. will be dedicated to and maintained by the city of Toquerville. Option B Road, should it be put in would be owned and maintained by the local district
Open Space -2: West side, will be owned and maintained by either Toquerville City, The Local District, or a separate PID Entity.
Private Open Space with conservation Easement: Will be owned and maintained by The Local District, a separate PID Entity, or in the case that an amphitheater gets built, will be owned and maintained by that entity.

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 19.16 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 (ERU/ERC)				
Area	Acreage	Base Density	Bonus Density	Total
PA-1	23.72	39	9.75	48.75
Pa-2	24.70	122.48	30.62	153.1
	Totals	161.48	40.37	201.85

***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.

0 120' 240'

SCALE: 1" = 120'

LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- SURVEY SECTION CORNER MONUMENT
- SURVEY SECTION LINE
- PLANNING AREA-1 1,119,972 SQ.FT. 25.71 ACRES
- OPEN SPACE TOTAL: 1,408,386 SQ.FT. 32.33 ACRES
- ZONE CHANGE AREA 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 & UTILITES THROUGH THE B.L.M 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

AMERICAN
CONSULTING & ENGINEERING
1120 S. 250 W. #504 ST. GEORGE, UT 84770

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:	12.3.2025

EXHIBIT 1

SHEET: 1 OF: 5

C:\Dropbox\American\04 Large Projects\506 Silver Cliffs\25-506-4 Silver Cliffs Summit\03 Drawings\Sheet Files\MPDD BOOK EXHIBITS\2025.09.30 PA Exhibit.dwg

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 surround 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

0 120' 240'

SCALE: 1" = 120'

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
- TRAFFIC FLOW ARROWS

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 & UTILITES THROUGH THE B.L.M WE WOULD NEED TO PROVIDE EMERGENCY ACCESS & A UTILITY CORRIDOR THROUGH A 20' EMERGENCY ACCESS ROAD SHOWN AS **OPTION B.**

NO.	DESCRIPTION	DATE
	REVISIONS	

PRELIMINARY
NOT FOR
CONSTRUCTION

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

SILVER CLIFFS SUMMIT

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

SITE, ACCESS & TRAFFIC EXHIBIT

JOB #	25-506-4
DRAWN BY:	SKA
CHECKED BY:	ASA
DATE:	12.3.2025

EXHIBIT 2

SHEET: 2 OF: 4

C:\Dropbox\American\04 Large Projects\506 Silver Cliffs\25-506-4 Silver Cliffs Summit\03 Drawings\Sheet Files\MPDO BOOK EXHIBITS\2025.10.01 Site Plan.dwg

0 120' 240'

SCALE: 1" = 120'

LEGEND: DETAIL

- 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:

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 & UTILITES THROUGH THE B.L.M WE WOULD NEED TO PROVIDE EMERGENCY ACCESS & A UTILITY CORRIDOR THROUGH A 20' EMERGENCY ACCESS ROAD SHOWN AS OPTION B.

NO.	DESCRIPTION	DATE

REVISIONS

PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN
CONSULTING & ENGINEERING
1125 S. 250 W. #504 ST. GEORGE, UT 84770

SILVER CLIFFS SUMMIT

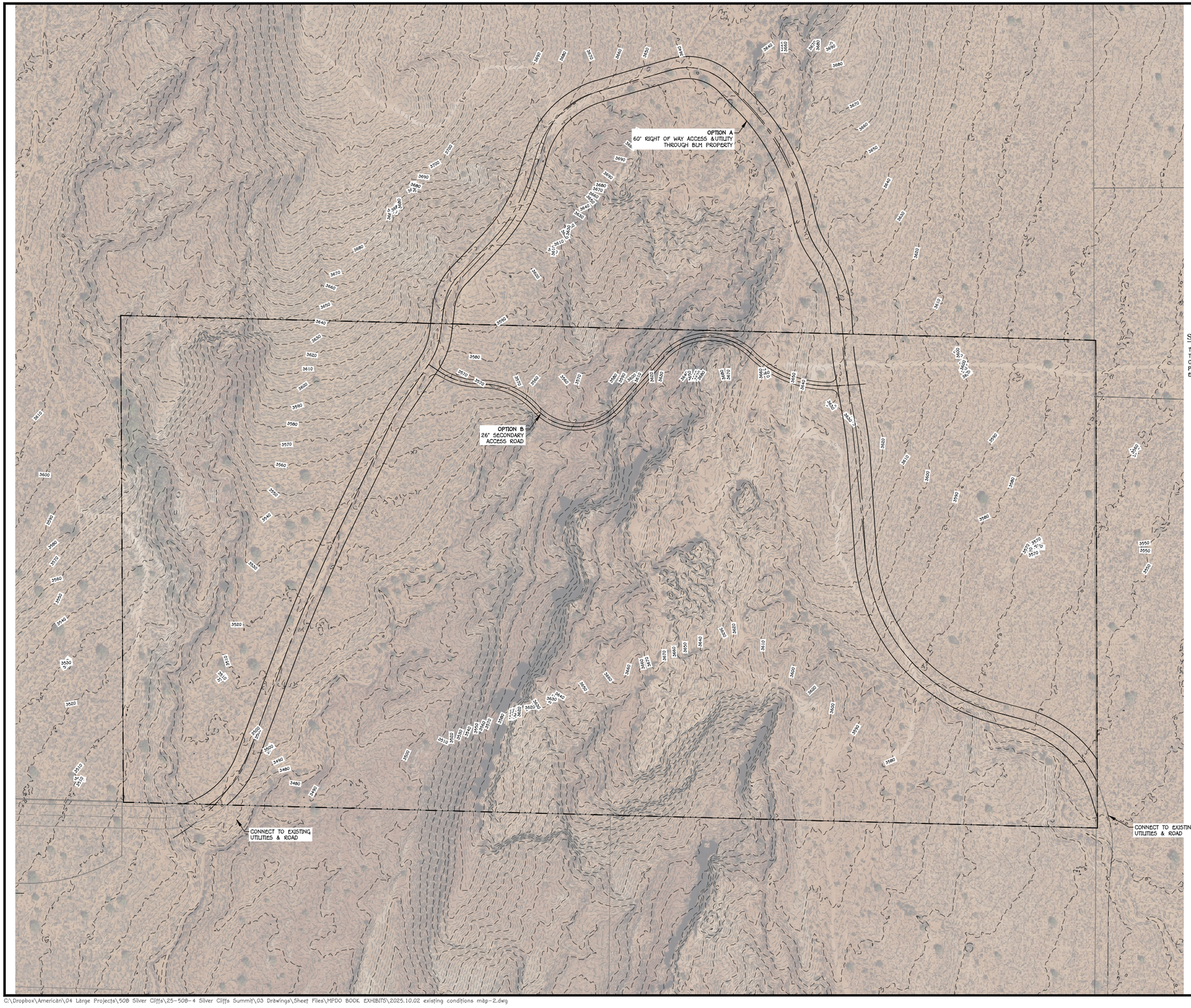
SECTION 4, TOWNSHIP 41 S, RANGE 13 W SLB&M
TOUERVILLE, UTAH

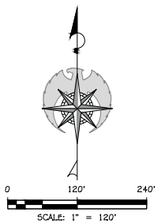
OPEN SPACE & TRAILS EXHIBIT

JOB #:	25-506-4
DRAWN BY:	SKA
CHECKED BY:	ASA
DATE:	12.3.2025

EXHIBIT 3

SHEET: 3 OF: 5





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 & UTILITES THROUGH THE B.L.M WE WOULD NEED TO PROVIDE EMERGENCY ACCESS & A UTILITY CORRIDOR THROUGH A 20' EMERGENCY ACCESS ROAD SHOWN AS **OPTION B.**

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

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:	12.3.2025

EXHIBIT 4

SHEET: 5 **OF:** 5

C:\Dropbox\American\04 Large Projects\506 Silver Cliffs\25-506-4 Silver Cliffs Summit\03 Drawings\Sheet Files\MPDO BOOK EXHIBITS\2025.10.02 existing conditions map-2.dwg

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
LOT STANDARDS:	
Min Lot Area	No Requirements
Min Lot Width	80’
BUILDING STANDARDS:	
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
SETBACK STANDARDS—FRONT YARD:	
All Buildings	25 feet
SETBACK STANDARDS—REAR YARD:	
Main Building & Accessory Building	10 feet
SETBACK STANDARDS—INTERIOR SIDE YARD:	
Main Building & Accessory Building	10 feet
SETBACK STANDARDS—STREET SIDE YARD:	
Main Building & Accessory Building	20 feet

Maintenance of any landscape, common areas, private roadways, etc in the commercial mixed use will be owned and maintained by the Local District, similar governing body, such as an owners association, or the private land owners.

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:

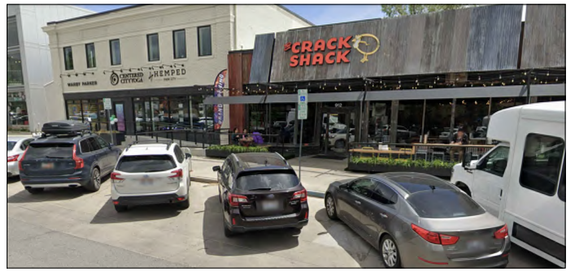
Residential Building uses in this development follow the permitted uses by the Toquerville City Code, and any other uses that may be approved by the Land Use Authority as they see fit.

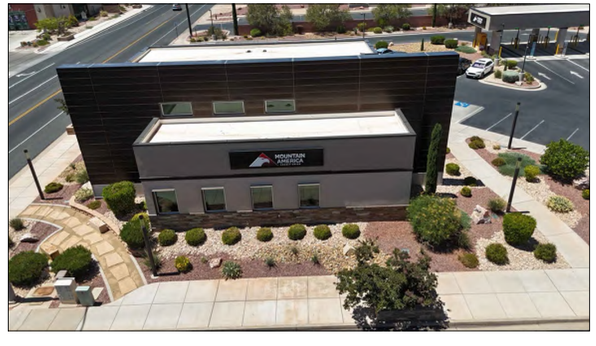
Commercial:

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

COMMERCIAL ARCHITECTURE CONCEPTS





REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

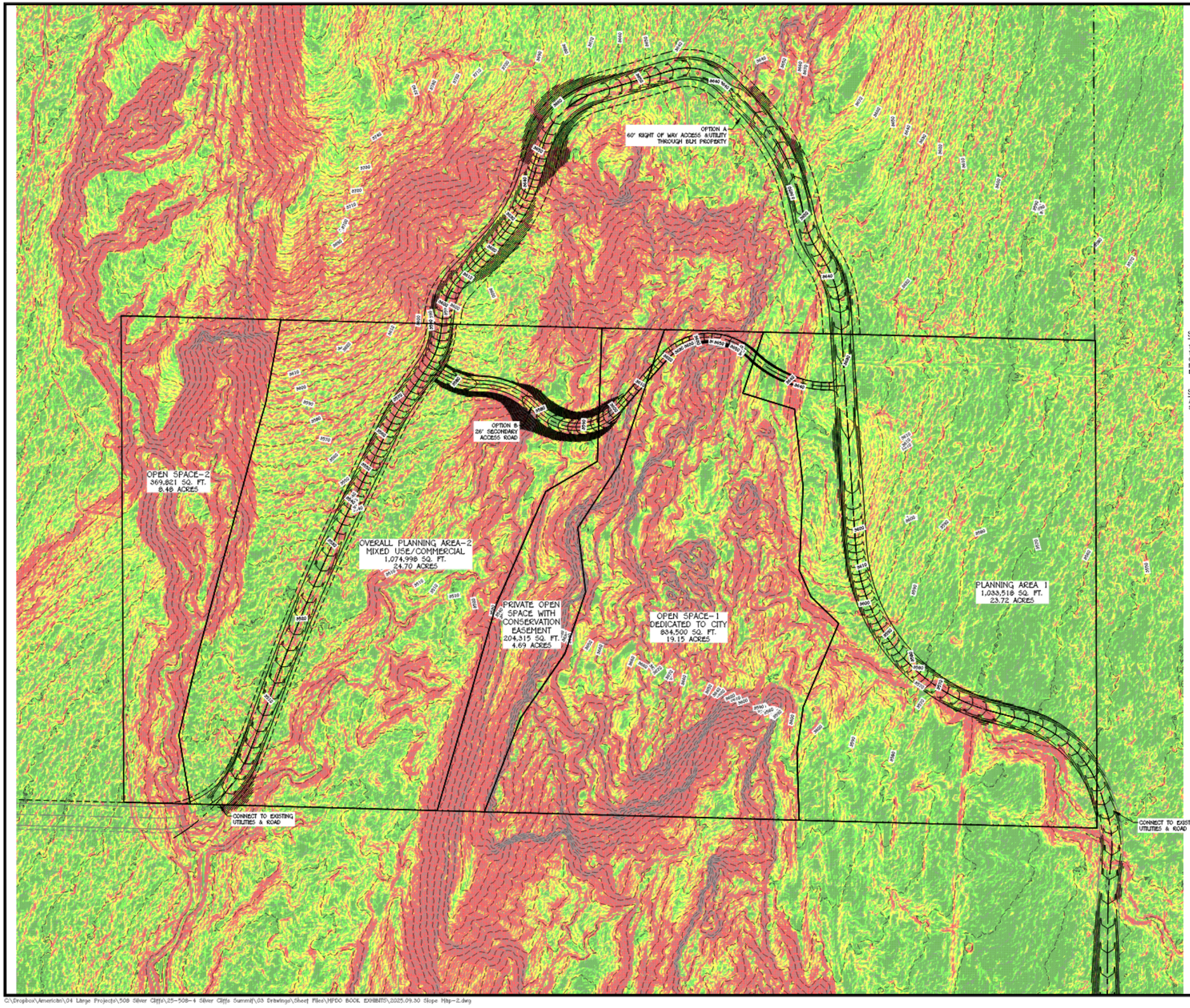
SILVER CLIFFS SUMMIT
SECTIONS 05 & 08 TOWNSHIP 41 S,
RANGE 13 W, SLB&M - WASHINGTON COUNTY

COMMERCIAL CONCEPTS
PDR/PDC ZONE CHANGE

JOB #	25-033
DRAWN BY:	JR
CHECKED BY:	TTC
DATE:	08/26/2025

EXHIBIT 5

SHEET: 1 OF: 1



0 120' 240'

SCALE: 1" = 120'

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 GAIN ACCESS & UTILITIES THROUGH THE B.L.M. 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.

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN CONSULTING & ENGINEERING
1775 N 200 W #204 ST. GEORGE, UT 84770

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:	12/03/2025

EXHIBIT 6

SHEET: 4 OF: 5

C:\Dropbox\American\04 Large Projects\508 Silver Cliffs\25-508-4 Silver Cliffs Summit\03 Drawings\Sheet Files\MPDD BOOK EXHIBITS\2025.09.30 Slope Map-2.dwg

American Consulting & Engineering, LLC has been in business for just under five years and is a successful full-service Consulting, Planning, Civil Engineering and Land Surveying Company. We have expertise in all types of large planning, public infrastructure projects and land development projects. In that time we have grown to fourteen employees, and we expect to continue to grow. Combined we have over 60+ years of Planning, Engineering and Surveying experience, which we will utilize to support Hurricane City to deliver a successful project. The reason for our success is our talented and experienced staff who have all maintained an excellent reputation in the planning, engineering and surveying industry. Our principals and a brief list of similar project experience is summarized below. Our pride in our work, years of experience, client satisfaction, reputation, and overall character are the keys to our success and the backbone of our qualifications.

Adam Allen – Principal:

Adam is a licensed Professional Land Surveyor with over 20 years of experience in the construction and civil engineering industry. Adam graduated with an A.S. in Geomatics and Surveying from Salt Lake Community College. Prior to starting American Land Consulting, Adam was the Operations Manager for Bush and Gudgell Engineering for five years, managing the entire Bush and Gudgell team and company with Bob Hermandson. Before that, Adam spent five years as a manager at Nolte Associates. Adam has worked in civil design as well as surveying for his entire career. He understands all aspects of the surveying and engineering process. Adam has worked on and managed numerous engineering projects throughout his career and has completed right of way acquisition for numerous public infrastructure and private land development projects.

Austin Chappel – Principal:

Austin is a licensed Professional Engineer with 18 years of experience in the civil engineering industry. Austin graduated with a B.S. in Civil Engineering from the University of Utah and holds active professional engineering licenses in Utah, Nevada, and Arizona. Austin has worked on hundreds of projects ranging from airport design for Salt Lake City International Airport, heavy highway design and construction management for multiple state DOT agencies, civil/utility design for multiple municipalities, and land development civil design for multiple private entities. Austin is experienced in roadway design, storm drain design and modeling, utility system design (both pressure and gravity), construction management (both public and private projects), and all aspects of land development civil engineering for all types of development projects (multi-family, single family, commercial, etc.).

Notable Large Planning and Design Projects that the principals of American Consulting and Engineering have worked on over the Years:

Daybreak – South Jordan Utah
Powder Mountain Ski Resort and Community – Weber County, Utah
Desert Color – St. George, Utah
Coral Canyon – Washington, Utah
Brio – Washington, Utah
Long Valley – Washington, Utah
Firelight – Toquerville, Utah

JZW Architects
Nick Hammer

45 E Center Street, Suite 202
North Salt Lake, UT 84054
(801) 936-1343

November 12, 2025

To Whom It May Concern,

Founded just before the turn of the century, JZW Architects began with a focus on residential design and quickly expanded into retail, medical, industrial, education, and resort projects throughout the Wasatch Front. With a commitment to strong client relationships and responsive service, the firm has grown to include over fifty staff across 5 offices, with licensure in 48 states.

JZW's portfolio includes long-standing partnerships with corporate, developer, franchisor, and hospitality clients, throughout the country. Our hands-on, client-focused approach and national experience reflect our dedication to thoughtful design and enduring relationships.

We're excited at the opportunity to present these qualifications on behalf of JZW Architects for working within your community from our St George office and team. Should you need any additional information, I would be happy to provide further examples of our work or discuss our experience in greater detail.

Sincerely,

Nick Hammer
Associate Principal
JZW Architects
1575 S River Rd
St George, UT 84790
nickh@jzw-a.com
(801) 936-1343

CSLA

Cody Schmitt Landscape Architect
UT RLA # 7164969-5301
54 South 2110 East Circle
St. George, Utah 84790
Mobile: 435-703-1942
Email: codyschmitt.la@gmail.com

Cody Schmitt is a seasoned Landscape Architect with over two decades of experience in the field. As a licensed Landscape Architect based in Southern Utah, Cody provides comprehensive site planning and landscape design services from concept through construction. Having worked extensively in the area, he brings a strong understanding of local climate, soils, and plant zones to ensure sustainable, low-maintenance designs. Cody collaborate closely with developers, architects, and engineers to deliver cohesive, high-quality projects that enhance both aesthetic appeal and long-term value.

After graduating, Cody worked under the mentorship of Stan Southwick at Southwick Landscape Architects in Las Vegas, where he learned the importance of desert-wise landscaping. His expertise continued to grow while working for David Trueblood at David Trueblood and Associates, a design-build firm in Southern Utah. In 2005, Cody founded his own firm, Cody Schmitt Landscape Architect, bringing his design vision and sustainable landscaping solutions to the region. Outside of his professional life, Cody enjoys spending time outdoors with his family, supporting his children, and continuing to cultivate his passion for thoughtful, functional landscape design.

Design Projects - St George Utah Area

Highland Hills Entry at Coral Canyon - Washington Utah
Solace Townhomes - Ivins Utah
Suniva Community Development - St George Utah
Greek Orthodox Church at Coral Canyon - Washington Utah
The Perch Resort - Hurricane Utah
FKC Medical Office - Santa Clara Utah
Entrada Residential Design - Multiple Residences
Sunpro Truss Shop - St George Utah
Home 2 Home Suites Hotel at Sunriver - St George Utah
Riverside Automotive - St George Utah
Willowbend Townhome Community - St George Utah
Tonaquint Townhomes - St George Utah
Marriott Residence Inn - Washington Utah
Zions Gateway RV Park - La Verkin Utah

Matt Ence, Legal Council

Matt Ence is a shareholder with the law firm of Snow Jensen & Reece, PC, whose practice is focused on real estate, land use, and municipal law, including representation of special districts throughout Utah. A southern Utah native, Matt combines his love for history and appreciation for tradition, with his recognition of the benefits of economic growth and leveraging technology for better results. Matt is a graduate of the J. Reuben Clark Law School at BYU.

Tonaquint Business Park | 912 West 1600
South, Suite B-200 | St. George, UT 84770
(435) 628-3688 | Fax (435) 628-3275|
mence@snowjensen.com |

Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 12.10.2025 **Department:** Planning & Zoning

Item Title:
Discussion and possible approval of a Preliminary Plat Application for Residential Planning Area 6 (Tax ID: T-182-A) in the Firelight MPDO.

Presented By: Emily Teaters

Attachments:

- Preliminary Plat Packet
- Planning Area Map – Firelight MPDO
- Hillside Exhibit

Options:

Approval/Remand

Possible Motion (Approval):

I move that the Planning Commission, as the Preliminary Land Use Authority, approve the Preliminary Plat for Residential Planning Area 6 in the Firelight MPDO, finding that the application is complete under 10-19C-3 and the City's Subdivision Submittal Policy, and that this approval is pre-conditioned upon a Hillside Development Permit being approved prior to Final Plat approval.

Background:

The Preliminary Plat submitted is for Residential Planning Area 6 in the Firelight MPDO. A final site plan for this area has previously been approved by Planning Commission and City Council, and the lot layout has not changed significantly from that approved site plan. Additional open space has been provided, and the proposed plat continues to meet all MPDO requirements.

Staff has reviewed the application and determined it to be complete in accordance with the Preliminary Plat requirements of the subdivision ordinance (10-19C-3) and the City's Subdivision Submittal Policy. All additional reports required under the Subdivision Submittal Policy have been submitted, including preliminary drainage, grading, landscaping, utility plans, geotechnical report, title report, and hydrology report.

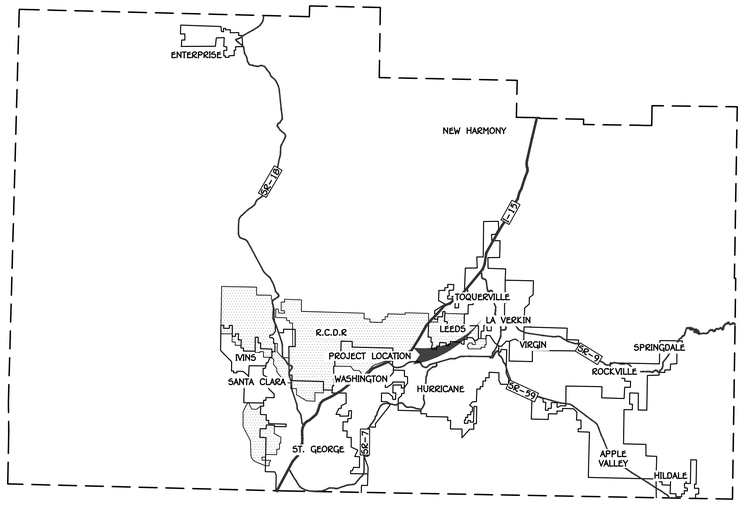
The Planning Commission acts as the Preliminary Land Use Authority under the subdivision code and is here to review the plat for compliance with city ordinances and standards. If everything meets the requirements, the Commission should approve the Preliminary Plat.

INDIGO AT FIRELIGHT

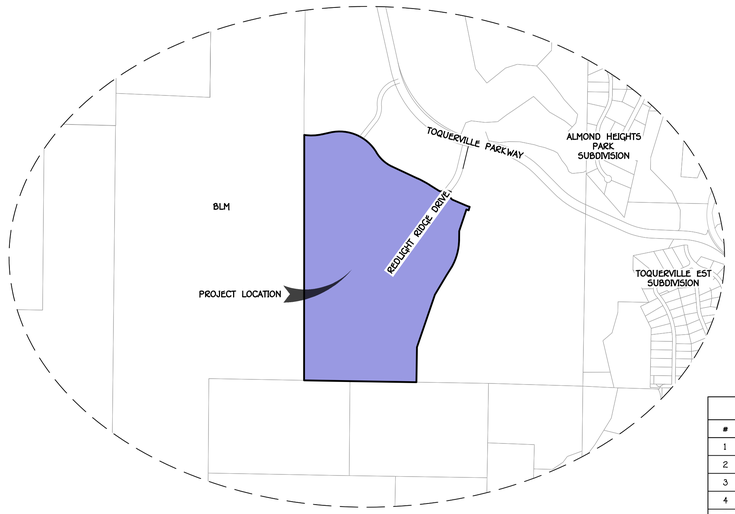
TOQUERVILLE, UTAH

PRELIMINARY PLAT

NOVEMBER 2025



WASHINGTON COUNTY
N.T.S.



VICINITY MAP
SECTION 15, T41S, R13W, SLB&M

SHEET INDEX		
#	SHEET	DESCRIPTION
1	P.1.1	COVER
2	P.2.0	EXISTING CONDITIONS
3	P.3.0	OVERALL SITE PLAN
4	P.3.1	SITE PLAN I
5	P.3.2	SITE PLAN II
6	P.3.3	SITE PLAN III
7	P.3.4	SITE PLAN IV
8	P.3.5	SITE PLAN V
9	P.3.6	SITE PLAN VI
10	P.4.0	OVERALL GRADING PLAN
11	P.4.1	GRADING PLAN I
12	P.4.2	GRADING PLAN II
13	P.4.3	GRADING PLAN III
14	P.4.4	GRADING PLAN IV
15	P.4.5	GRADING PLAN V
16	P.4.6	GRADING PLAN VI
17	P.5.0	OVERALL UTILITY PLAN
18	P.5.1	UTILITY PLAN I
19	P.5.1	UTILITY PLAN II
20	P.5.2	UTILITY PLAN IV
21	P.5.3	UTILITY PLAN III
22	P.5.4	UTILITY PLAN V
23	P.5.5	UTILITY PLAN VI

LEGAL DESCRIPTION (PARCEL ID T-182-A)

BEGINNING AT A POINT THAT LIES SOUTH 00°03'01" WEST ALONG THE SECTION LINE 466.81 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE EASTERLY ALONG A 680.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 08°25'29" EAST) THROUGH A CENTRAL ANGLE OF 20°39'53", A DISTANCE OF 245.25 FEET; THENCE NORTH 77°45'36" EAST 125.01 FEET; THENCE EASTERLY ALONG A 600.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 12°14'24" EAST) THROUGH A CENTRAL ANGLE OF 71°27'03", A DISTANCE OF 748.23 FEET; THENCE SOUTHEASTERLY ALONG A 500.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CENTER POINT LIES NORTH 59°12'39" EAST) THROUGH A CENTRAL ANGLE OF 34°10'57", A DISTANCE OF 298.30 FEET; THENCE SOUTH 64°58'17" EAST 396.32 FEET; THENCE SOUTHEASTERLY ALONG A 1,561.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 25°01'43" WEST) THROUGH A CENTRAL ANGLE OF 06°56'36", A DISTANCE OF 189.17 FEET; THENCE SOUTH 58°01'42" EAST 152.64 FEET; THENCE EASTERLY ALONG A 50.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES NORTH 31°58'18" EAST) THROUGH A CENTRAL ANGLE OF 88°11'22", A DISTANCE OF 76.96 FEET; THENCE NORTH 33°55'40" EAST 5.46 FEET; THENCE SOUTH 69°45'44" EAST 101.24 FEET; THENCE SOUTHERLY ALONG A 75.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 54°30'25" EAST) THROUGH A CENTRAL ANGLE OF 102°18'55", A DISTANCE OF 133.93 FEET; THENCE SOUTH 66°49'20" EAST 199.62 FEET; THENCE EASTERLY ALONG A 475.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES NORTH 23°10'40" EAST) THROUGH A CENTRAL ANGLE OF 06°18'02", A DISTANCE OF 52.23 FEET; THENCE SOUTH 16°52'38" WEST 50.00 FEET; THENCE WESTERLY ALONG A 525.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 16°52'38" EAST) THROUGH A CENTRAL ANGLE OF 03°36'08", A DISTANCE OF 33.01 FEET; THENCE SOUTH 18°21'41" WEST 316.69 FEET; THENCE SOUTH 01°08'02" WEST 126.08 FEET; THENCE SOUTHERLY ALONG A 790.11 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 89°00'13" WEST) THROUGH A CENTRAL ANGLE OF 28°36'24", A DISTANCE OF 394.49 FEET; THENCE SOUTH 32°03'45" WEST 138.92 FEET; THENCE SOUTH 30°49'34" WEST 314.03 FEET; THENCE SOUTH 18°52'25" WEST 775.49 FEET; THENCE SOUTH 00°55'28" WEST 488.75 FEET TO A POINT ON THE SOUTH SIXTEENTH SECTION LINE OF AFORESAID SECTION; THENCE NORTH 89°04'32" WEST ALONG SAID SECTION LINE 924.32 FEET; THENCE NORTH 89°04'32" WEST ALONG SAID SECTION LINE 645.71 FEET TO A POINT ON THE CENTER SECTION LINE OF AFORESAID SECTION; THENCE NORTH 00°02'47" EAST ALONG SAID SECTION LINE 3,430.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,037,427 SQUARE FEET OR 138.60 ACRES.

PRELIMINARY PLAT SITE DATA	
INDIGO AT FIRELIGHT	
CURRENT ZONING:	R-1-20 WITH MPDO
PROJECT AREA	137.24 ACRES (5,978,174 S.F.)
NO. OF LOTS & DENSITY	675 LOTS (4.92 D.U./ACRE)
GARAGE PARKING	652
DRIVEWAY PARKING	652
OFF-STREET PARKING	144
TOTAL PARKING	1,448

OWNER/APPLICANT
FIRELIGHT DEVELOPMENT, INC.
1404 WEST SUN RIVER PARKWAY, SUITE 200
ST. GEORGE, UT 84790
CONTACT: STEPHEN WOOD
PHONE: (435) 673-4300
(208) 201-2460
EMAIL: stephen@fieldhousedevelopment.com

GEOTECH ENGINEER
LANDMARK TESTING AND ENGINEERING
795 EAST FACTORY DRIVE
ST. GEORGE, UT 84790
CONTACT: STEVEN WELLS
PHONE: (435) 986-0566
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CIVIL ENGINEER
AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W., SUITE #504
ST. GEORGE, UT 84770
CONTACT: AUSTIN CHAPPELL
PHONE: (435) 288-3330
EMAIL: austin@alcsg.com

SURVEYOR
AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W., SUITE #504
ST. GEORGE, UT 84770
PRIMARY CONTACT: ADAM ALLEN
PHONE: (435) 288-3330
EMAIL: adam@alcsg.com

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

INDIGO AT FIRELIGHT
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

COVER
PRELIMINARY PLAT

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 11/26/2025

P.1.1

SHEET: 1 OF: 11

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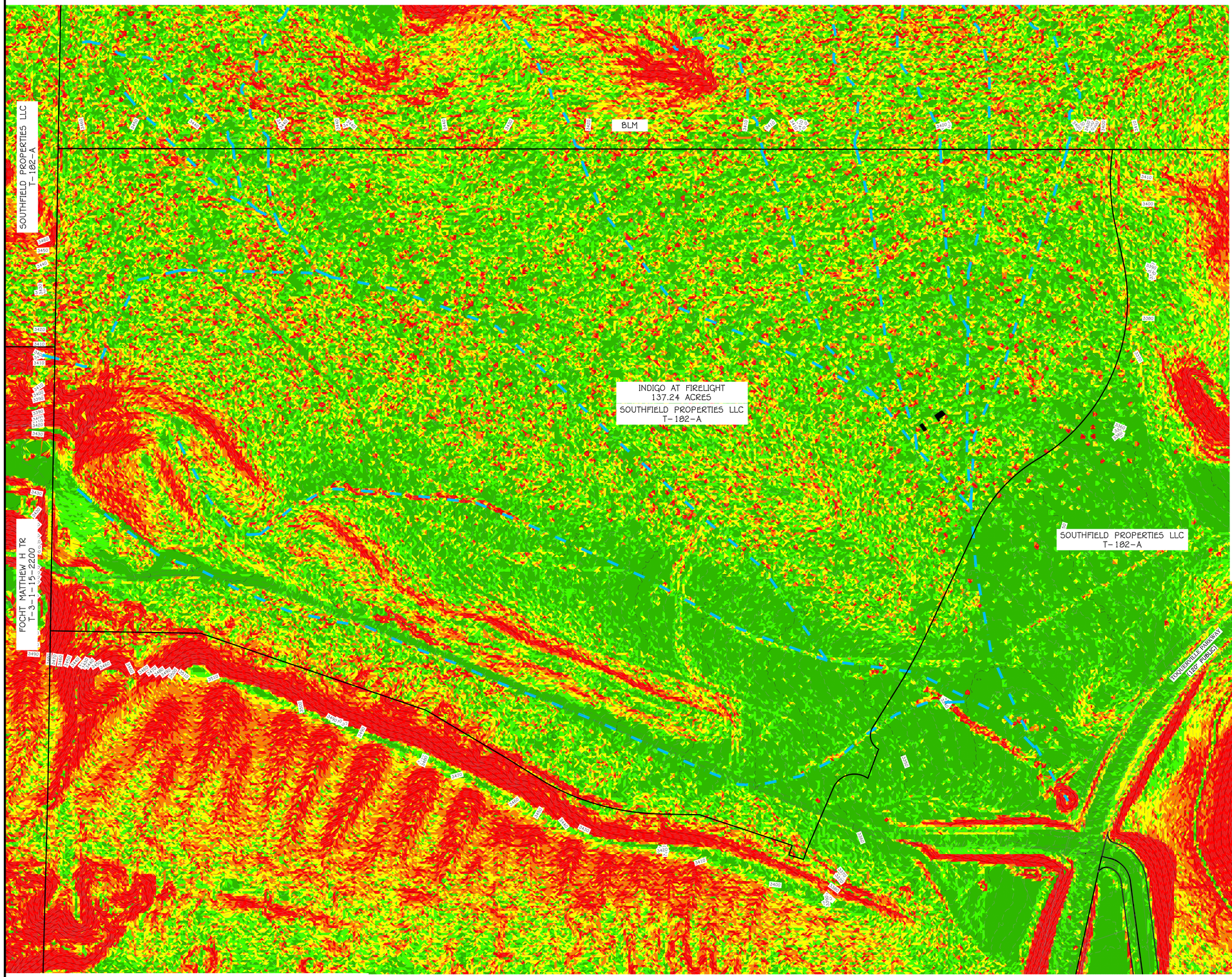

0 150' 300'

SCALE: 1" = 150'

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- EXISTING EDGE OF ROAD/EXISTING BUILDING
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3001 EXISTING GROUND MINOR CONTOUR
- EXISTING DRAINAGE CHANNELS
- AREAS EXCEEDING 30% SLOPE
- 23.01% - 30.00% SLOPE
- 16.01% - 23.00% SLOPE
- 10.01% - 16.00% SLOPE
- 0.00% - 10.00% SLOPE
- 50 EXISTING STORM PIPE (SIZE PER PLAN)
- STANDARD CB BOX & FRAME SINGLE CURB INLET (BICYCLE SAFE)
- STANDARD CB BOX & FRAME DOUBLE CURB INLET (BICYCLE SAFE)
- SD TYPICAL STORM DRAIN MANHOLE
- FLARED END SECTION
- GRATE INLET AREA DRAIN BOX
- EXISTING DRAINAGE SWALE/DITCH
- W EXISTING WATER MAIN (SIZE PER PLAN)
- WA WATER MANHOLE
- FIRE HYDRANT AND VALVE ASSEMBLY
- IN-LINE WATER VALVE
- WATER SERVICE LATERAL
- FOUR-WAY VALVE CLUSTER
- THREE-WAY VALVE CLUSTER
- STANDARD AIR VAC VAULT
- IRR EXISTING IRRIGATION MAIN (SIZE PER PLAN)
- IRRIGATION MANHOLE
- IN-LINE VALVE
- IRRIGATION SERVICE LATERAL
- FOUR-WAY VALVE CLUSTER
- THREE-WAY VALVE CLUSTER
- S EXISTING SEWER MAIN (SIZE PER PLAN)
- STANDARD SEWER MANHOLE
- SEWER CLEANOUT COVER
- SEWER SERVICE CONNECTION

NO.	DATE	DESCRIPTION
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1173 S. 250 W. #504 ST. GEORGE, UT 84770

INDIGO AT FIRELIGHT

SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

EXISTING CONDITIONS

PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	12/05/2025

P.2.0

SHEET: 2 OF: 11

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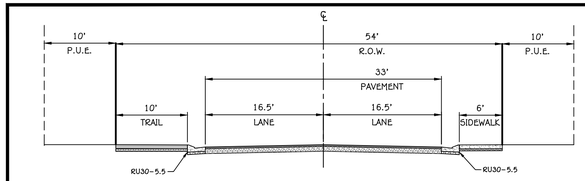
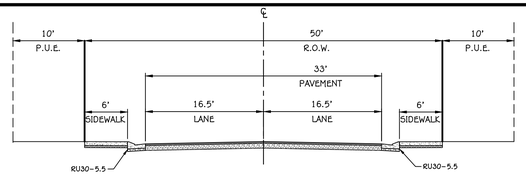
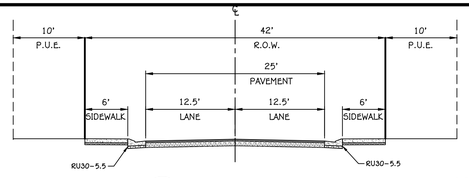


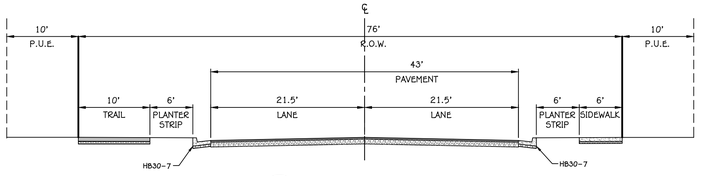
A 54' PUBLIC ROAD
SCALE: 1"=10'



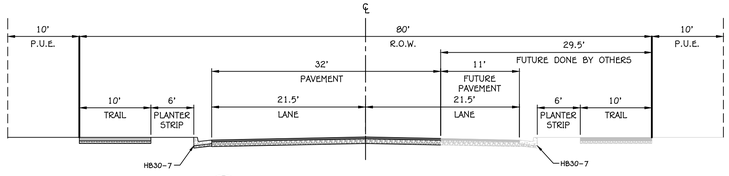
B 50' STANDARD PUBLIC ROAD
SCALE: 1"=10'



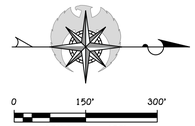
C 42' STANDARD PUBLC ROAD
SCALE: 1"=10'



D FIRELIGHT 60' WITH TRAIL
SCALE: 1"=10'



E FIRELIGHT 60' WITH TRAIL (HONEY MESQUITE DRIVE)
SCALE: 1"=10'



BASIS OF BEARING & BENCHMARK:

S87° 32' 51" E ALONG THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER OF SECTION 10 AND THE SOUTHEAST CORNER OF SECTION 10, T41 SOUTH RANGE 13 WEST SLB&M.

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
SURVEY SECTION LINE	
PHASE LINE	
SURVEY SECTION CORNER MONUMENT	
CLASS I SURVEY MONUMENT	CITY/160
CLASS II SURVEY MONUMENT	CITY/161
MATCH LINE	
OPEN SPACE (9.82 AC)	
COMMON SPACE (13.06 AC)	

SITE AREA INFORMATION

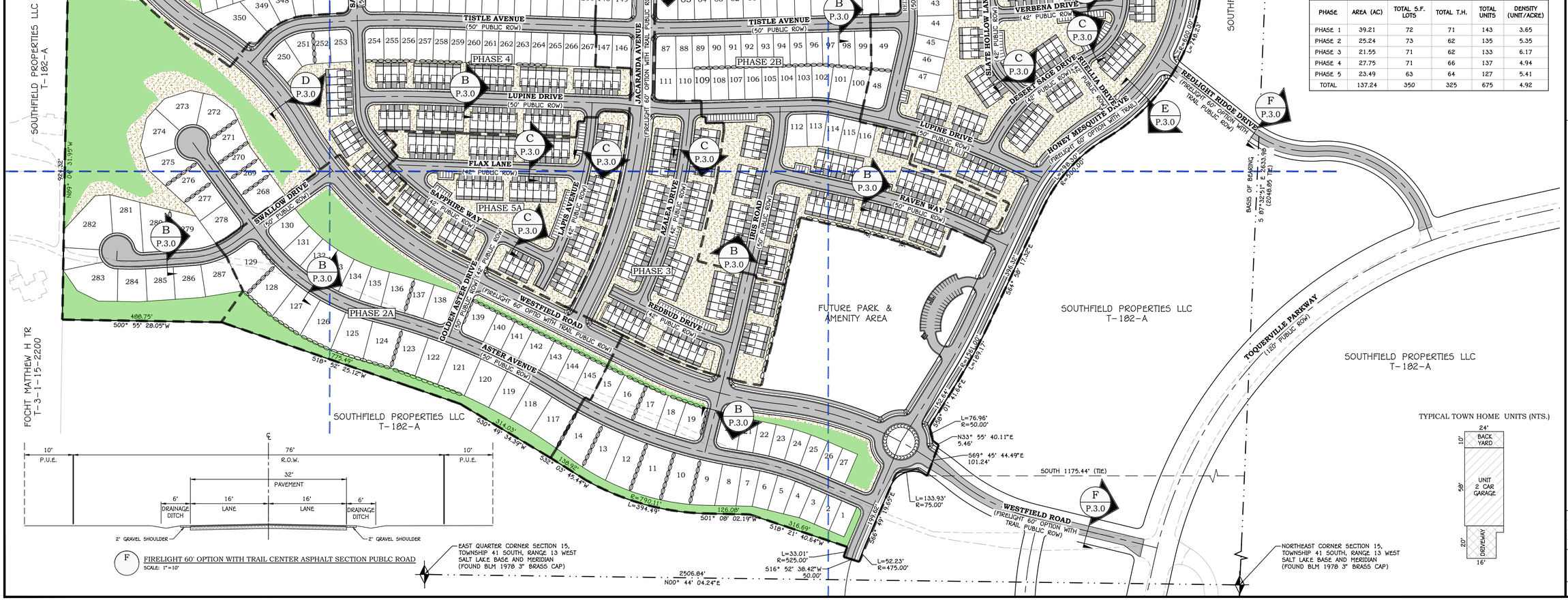
DESCRIPTION	ACRE	PERCENT
PUBLIC ROW STREET R.O.W.	38.02	27.70
LOTS	56.53	41.19
TOWNHOMES	13.33	9.71
OPEN SPACE	22.88	16.67
CITY PARK	6.48	4.72
TOTAL	137.24	100.00
PERVIOUS AREA	49.15	35.81
IMPERVIOUS AREA	88.09	64.19
TOTAL	137.24	100.00
TOTAL PLANNED TRAILS	10452	LF

PROPERTY INFORMATION

DESCRIPTION	UNITS
SINGLE FAMILY LOTS	350
TOWNHOMES	325
TOTAL	675
TOTAL ACREAGE (ACRE)	137.24
DENSITY (UNITS/ACRE)	4.92
PA-6 PLANNED ERU	675

PHASING DENSITY

PHASE	AREA (AC)	TOTAL S.F. LOTS	TOTAL T.H.	TOTAL UNITS	DENSITY (UNIT/ACRE)
PHASE 1	39.21	72	71	143	3.65
PHASE 2	25.24	73	62	135	5.35
PHASE 3	21.55	71	62	133	6.17
PHASE 4	27.75	71	66	137	4.94
PHASE 5	23.49	63	64	127	5.41
TOTAL	137.24	350	325	675	4.92



F FIRELIGHT 60' OPTION WITH TRAIL CENTER ASPHALT SECTION PUBLC ROAD
SCALE: 1"=10'

TYPICAL TOWN HOME UNITS (NTS.)

NO.	DATE	DESCRIPTION
		REVISIONS

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INDIGO AT FIRELIGHT
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

OVERALL SITE PLAN
PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	11/26/2025

P.3.0

SHEET: 3 OF: 11

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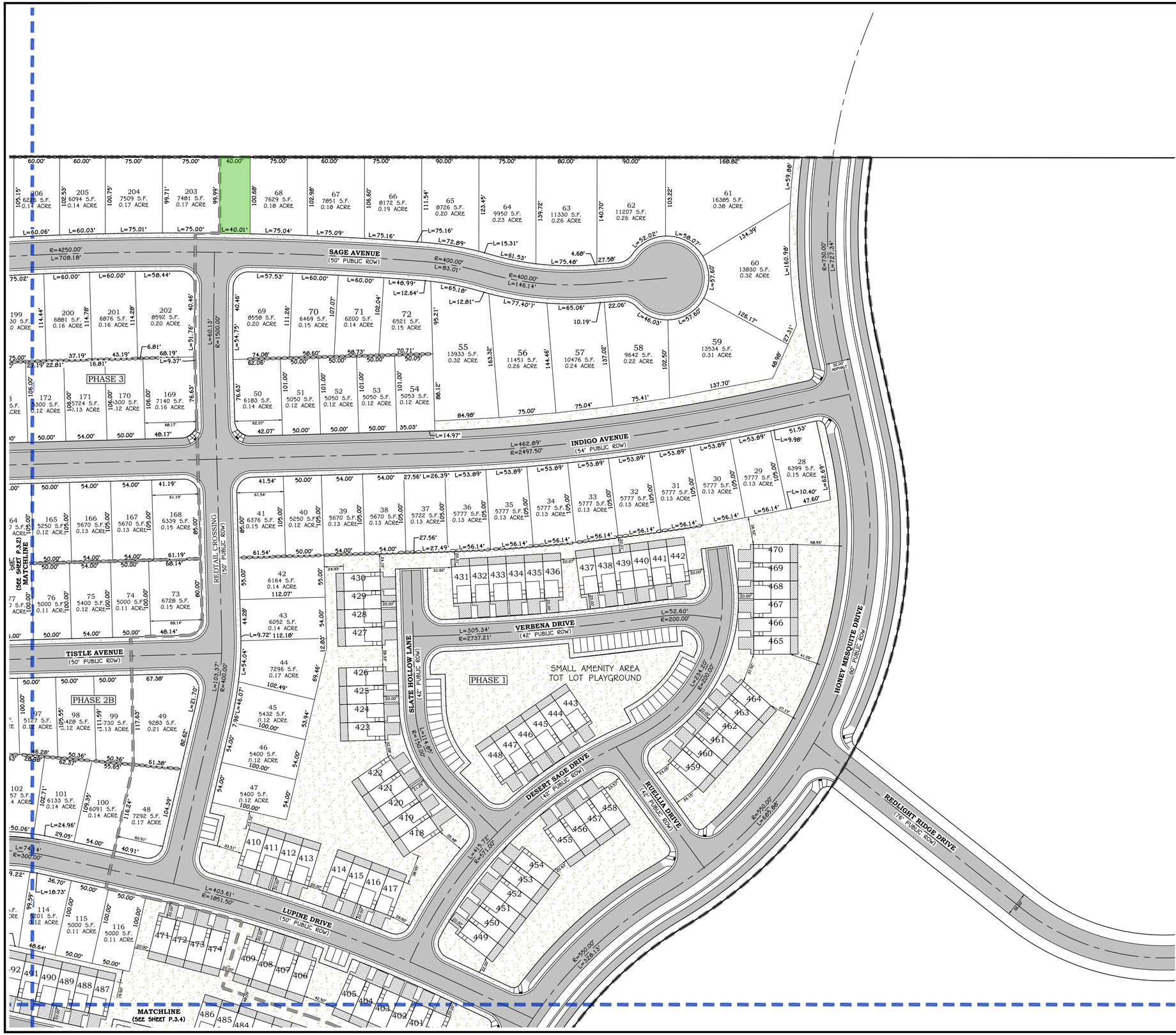
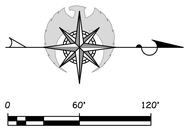
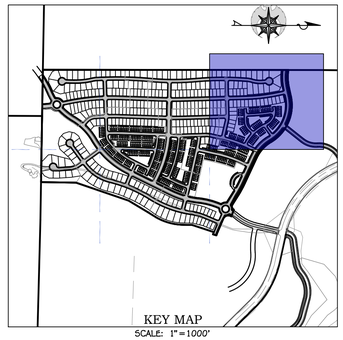




LEGEND: DETAIL

- 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 EDGE OF PAVEMENT
- END OF ROAD MARKERS — MUTCD OM-3
- ASPHALT PAVEMENT SURFACE
- TRAIL ASPHALT PAVEMENT SURFACE
- CONCRETE SURFACE
- OPEN SPACE (9.82 AC)
- COMMON SPACE (13.06 AC)



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

INDIGO AT FIRELIGHT

SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

SITE PLAN I

PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	11/26/2025

P.3.1

SHEET: 4 OF: 11

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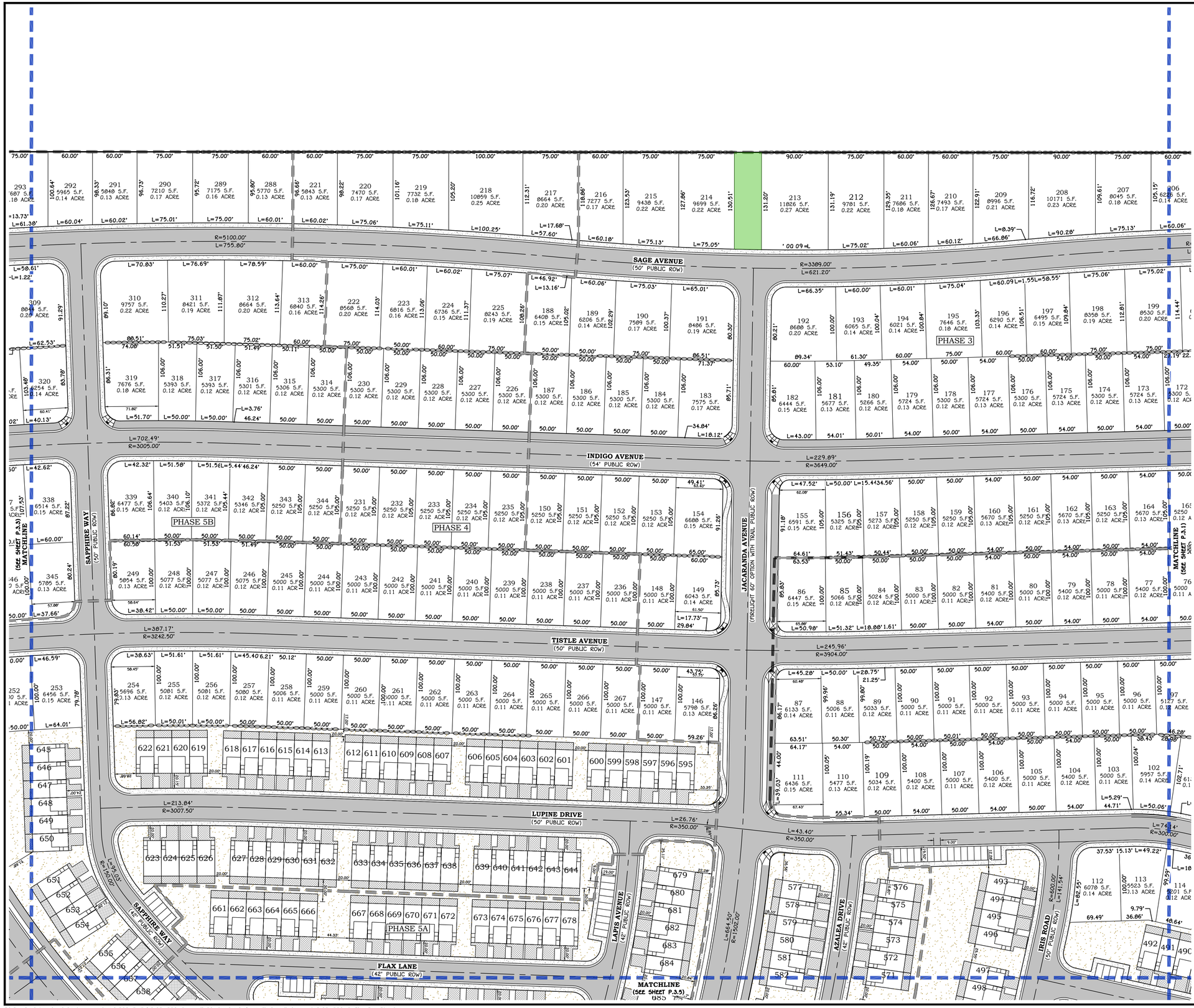
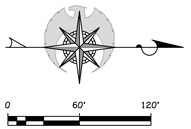
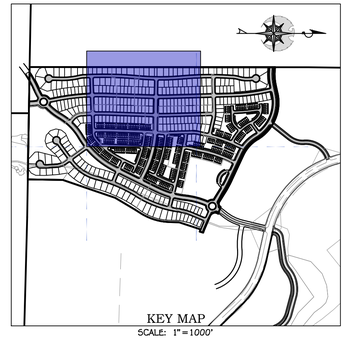




LEGEND:

	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 EDGE OF PAVEMENT	
END OF ROAD MARKERS	MUTCD OM-3
ASPHALT PAVEMENT SURFACE	
TRAIL ASPHALT PAVEMENT SURFACE	
CONCRETE SURFACE	
OPEN SPACE (9.82 AC)	
COMMON SPACE (13.06 AC)	



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

INDIGO AT FIRELIGHT
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

SITE PLAN II
PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	11/26/2025

P.3.2

SHEET: 5 OF: 11

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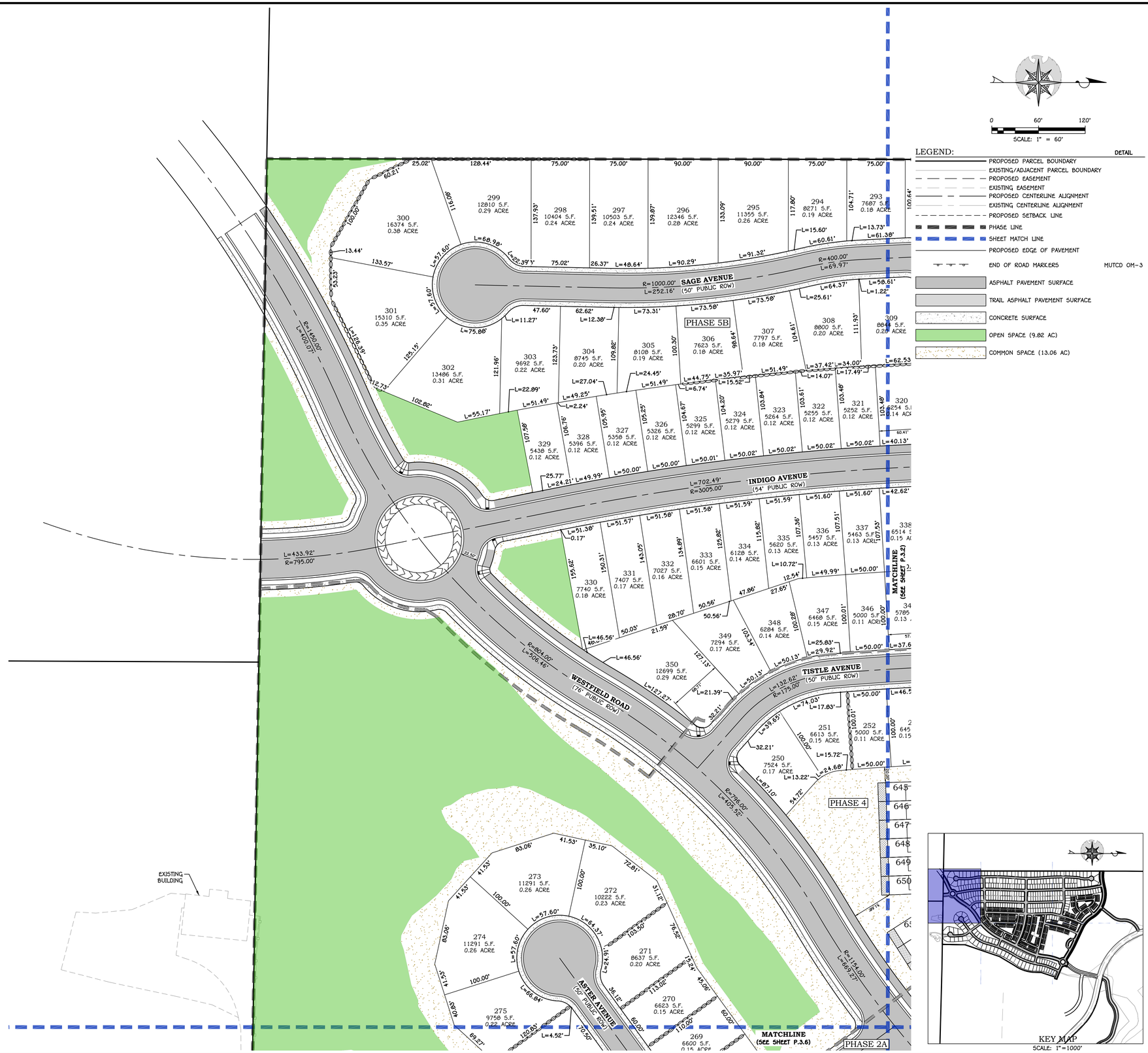

REVISIONS

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

INDIGO AT FIRELIGHT

SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

SITE PLAN III

PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	11/26/2025

P.3.3

SHEET: 6 OF: 11

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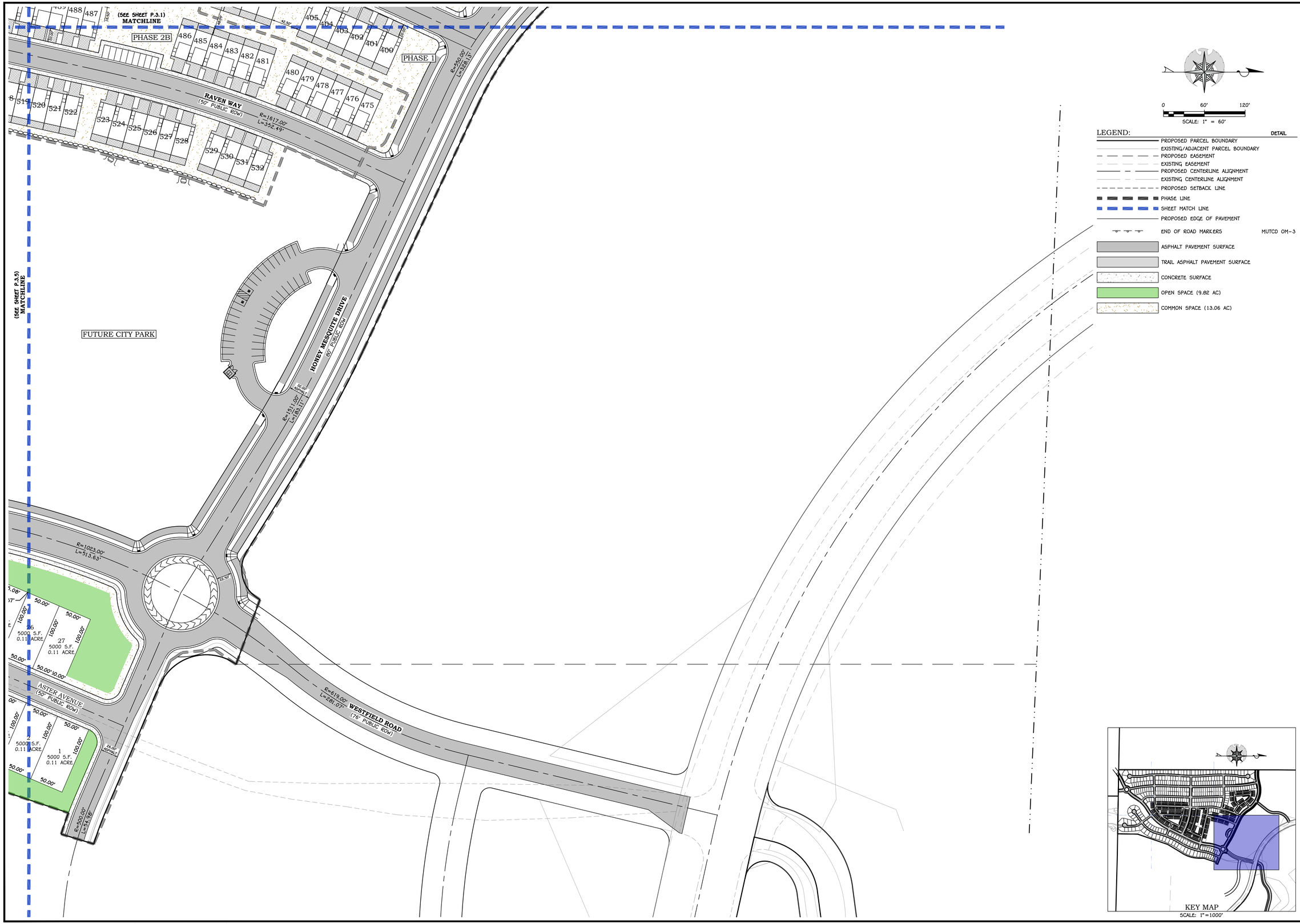

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INDIGO AT FIRELIGHT

SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

SITE PLAN IV

PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
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DATE:	11/26/2025

P.3.4

SHEET: 7 OF: 11

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PHASE 4

PHASE 5A
SMALL AMENITY AREA
TOT LOT PLAYGROUND

PHASE 2A

PHASE 2B

PHASE 3

PHASE 1

FUTURE CITY PARK

SAPPHIRE WAY (42' PUBLIC ROW)

GOLDEN ASTER DRIVE (50' PUBLIC ROW)

WESTFIELD ROAD (76' PUBLIC ROW)

MAGARANDA AVENUE (76' PUBLIC ROW)

AZALEA DRIVE (42' PUBLIC ROW)

REDBUD DRIVE (42' PUBLIC ROW)

IRIS ROAD (50' PUBLIC ROW)

ASTER AVENUE (50' PUBLIC ROW)

(SEE SHEET P.3.6) MATCHLINE

(SEE SHEET P.3.2) MATCHLINE

(SEE SHEET P.3.4) MATCHLINE

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

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PROPOSED SETBACK LINE	
PHASE LINE	
SHEET MATCH LINE	
PROPOSED EDGE OF PAVEMENT	
END OF ROAD MARKERS	MUTCD OM-3
ASPHALT PAVEMENT SURFACE	
TRAIL ASPHALT PAVEMENT SURFACE	
CONCRETE SURFACE	
OPEN SPACE (9.82 AC)	
COMMON SPACE (13.06 AC)	

KEY MAP
SCALE: 1"=1000'

REVISIONS

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

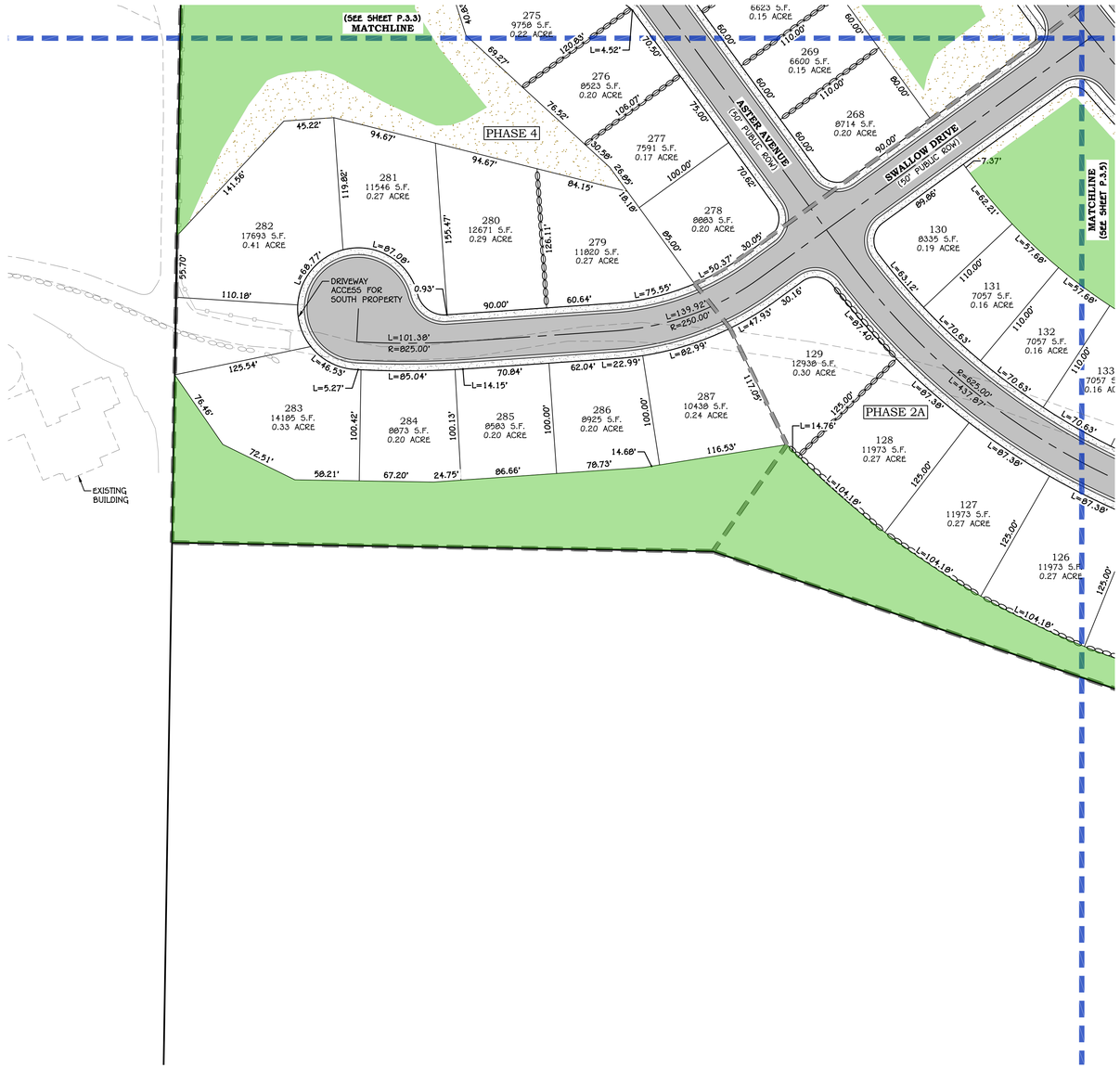
INDIGO AT FIRELIGHT
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

SITE PLAN V
PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	11/26/2025

P.3.5

SHEET: 8 OF: 11

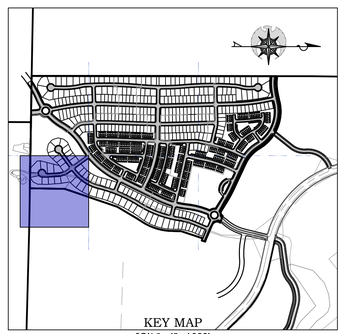


0 60' 120'

SCALE: 1" = 60'

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PROPOSED SETBACK LINE	
PHASE LINE	
SHEET MATCH LINE	
PROPOSED EDGE OF PAVEMENT	
END OF ROAD MARKERS	MUTCD OM-3
ASPHALT PAVEMENT SURFACE	
TRAIL ASPHALT PAVEMENT SURFACE	
CONCRETE SURFACE	
OPEN SPACE (9.82 AC)	
COMMON SPACE (13.06 AC)	



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

INDIGO AT FIRELIGHT

SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

SITE PLAN VI

PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	11/26/2025

P.3.6

SHEET: 9 OF: 11

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OFFSITE DRAINAGE WILL BE COLLECTED WITH A DRAINAGE SWALE RUNNING ALONG THE WEST PROPERTY LINE AT THE TOP OF HE PROPOSED RETAINING WALL. OFFSITE DRAINAGE WILL THEN BE CONVEYED TO DRAINAGE CHANNELS BETWEEN THE SINGLE FAMILY LOTS WHERE IT WILL BE COLLECTED AND CONVEYED THROUGH THE PROPERTY.

0 150' 300'

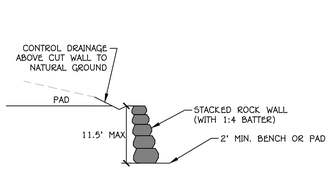
SCALE: 1" = 150'

LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
- SHEET MATCH LINE
- PROPOSED ROCK RETAINING WALL
- EXISTING ROCK RETAINING WALL
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3001 EXISTING GROUND MINOR CONTOUR
- 3000 FINISH GROUND MAJOR CONTOUR
- 3001 FINISH GROUND MINOR CONTOUR
- 50 PROPOSED STORM PIPE (SIZE PER PLAN)
- 50 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
- PROPOSED DRAINAGE SWALE
- NO BUILD ZONE

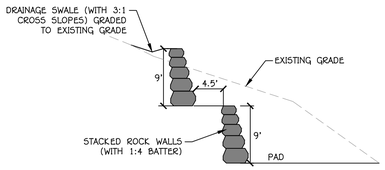
APPROXIMATELY 328,429 CU.FT. OF STORAGE + 1' FREEBOARD

SITE GEOTECHNICAL CONSTRAINTS	
HAZARD	DESCRIPTION
FAULTS	1.0 MILE WEST OF HURRICANE FAULT LINE, 3.5 MILES NORTHEAST OF THE VOLCANO MOUNTAIN FAULTS, AND 10.5 NORTHEAST OF THE WASHINGTON FAULTS. POTENTIAL STRONG GROUND MOTION BUT UNLIKELY FOR SURFACE TO RUPTURE.
LANDSLIDE	LOW IN AREA TO WEST AND MODERATE IN AREAS TO THE EAST
LIQUEFACTION	HIGH - SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION
ROCKFALL	LOW TO MODERATE HAZARD AREAS TO THE WEST AND SOUTH.
BRECCIA PIPES AND PALEOKARST	N/A
CALICHE	HAS CALICHE
COLLAPSIBLE SOIL	COLLAPSIBLE SOIL 2 COLLAPSE VALUES >=3%
EXPANSIVE SOIL	LOW SUSCEPTIBILITY FOR EXPANSION
GYPSIFEROUS SOIL AND ROCK	AREAS TO THE EAST CONTAIN MASSIVE TO ABUNDANT GYPSUM DEPOSITS
PIPING AND EROSION	SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤ 10' BENEATH SOIL COVER
SHALLOW GROUND WATER	N/A
WIND-BLOWN SAND	CONTAINS AREAS WITH HIGH AMOUNTS OF WIND-BLOWN SAND.
WITHIN TORTOISE TAKE AREA?	NO



A — SINGLE ROCK RETAINING WALL SECTION

SCALE: NTS



B — 2 TIER ROCK RETAINING WALL SECTION

SCALE: NTS

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

INDIGO AT FIRELIGHT

SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

OVERALL GRADING PLAN

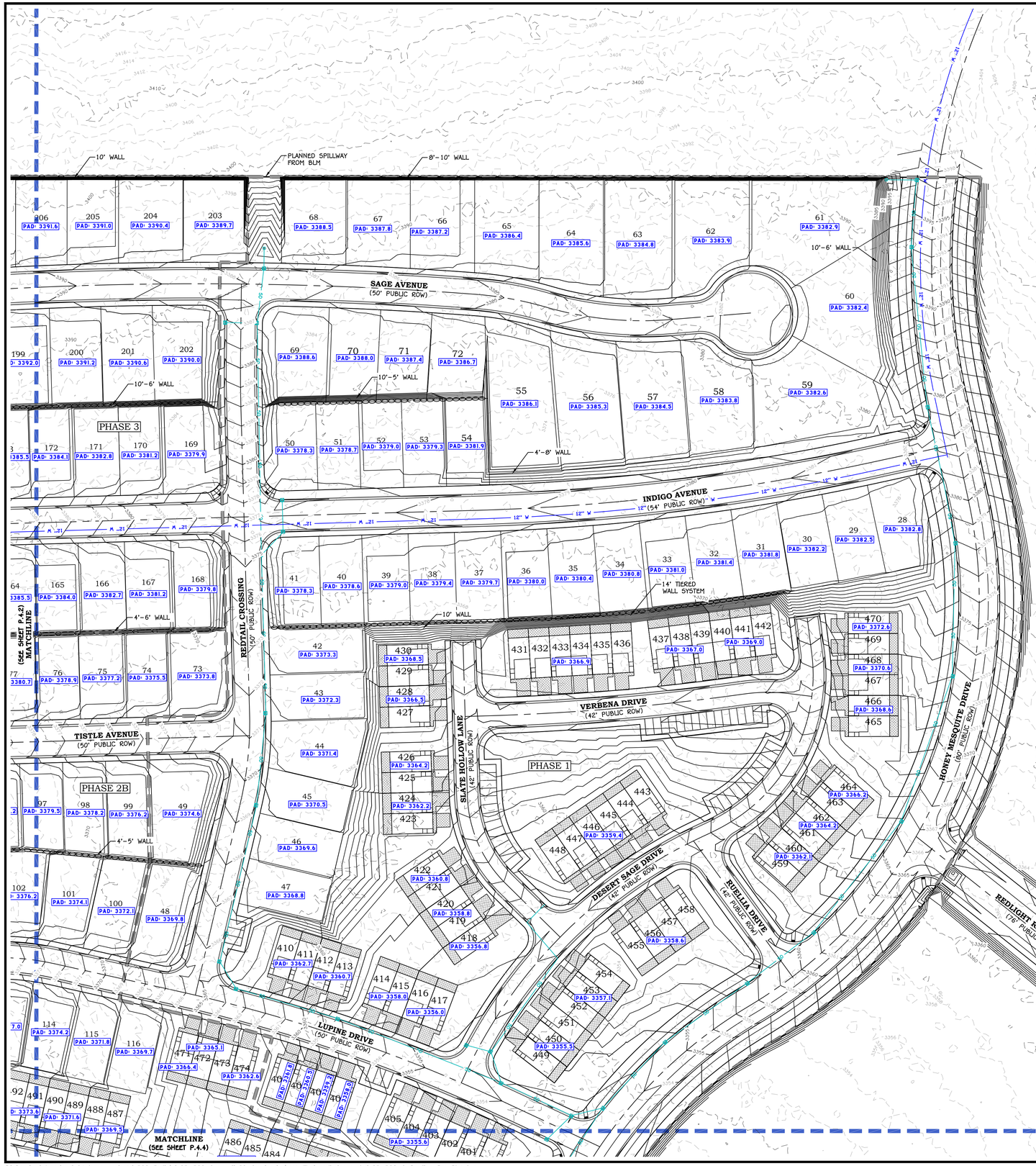
PRELIMINARY PLAT

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 12/05/2025

P.4.0

SHEET: 10 OF: 11

C:\Dropbox\American\04 large projects\506 firelight\25-506-3 pa-6\03 drawings\sheet files\preliminary plat\25-506-3 Grading Pre Plat.dwg

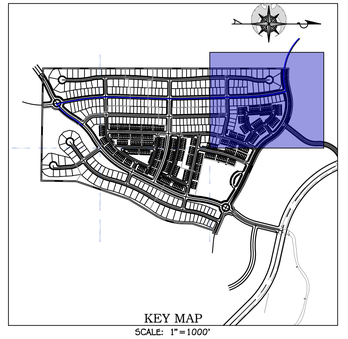


0 60' 120'

SCALE: 1" = 60'

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PHASE LINE	
SHEET MATCH LINE	
PROPOSED ROCK RETAINING WALL	
EXISTING ROCK RETAINING WALL	
3000 EXISTING GROUND MAJOR CONTOUR	
3001 EXISTING GROUND MINOR CONTOUR	
3000 FINISH GROUND MAJOR CONTOUR	
3001 FINISH GROUND MINOR CONTOUR	
50 PROPOSED STORM PIPE (SIZE PER PLAN)	
50 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	



NO.	DATE	DESCRIPTION
		REVISIONS

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

INDIGO AT FIRELIGHT

SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

GRADING PLAN I

PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	11/26/2025

P.4.1

SHEET: 11 OF: 11

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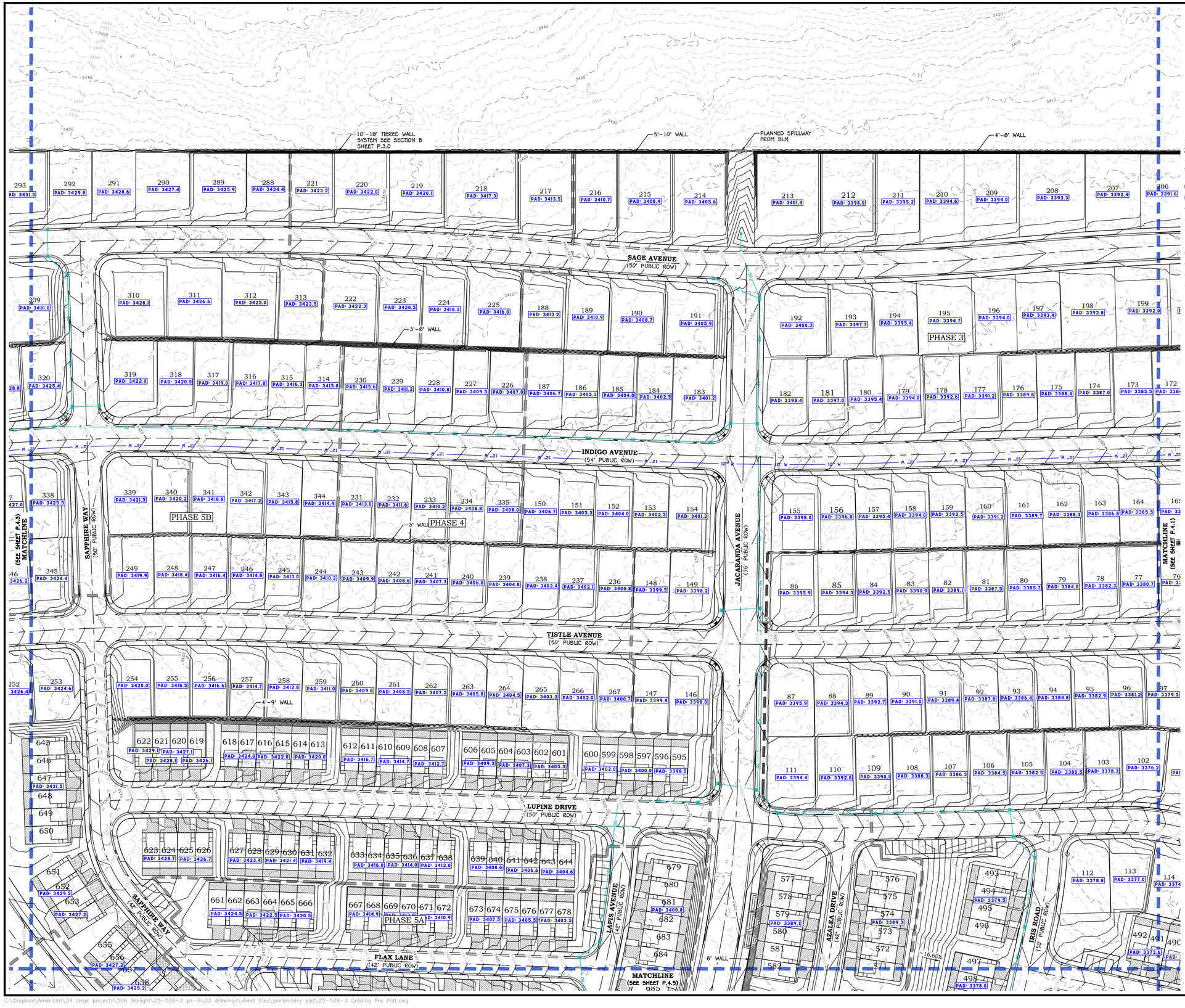
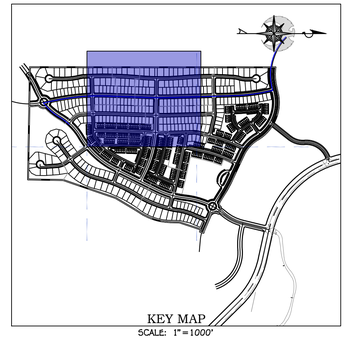


0 60' 120'

SCALE: 1" = 60'

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PHASE LINE	
SHEET MATCH LINE	
PROPOSED ROCK RETAINING WALL	
EXISTING ROCK RETAINING WALL	
3000 EXISTING GROUND MAJOR CONTOUR	
3001 EXISTING GROUND MINOR CONTOUR	
3000 FINISH GROUND MAJOR CONTOUR	
3001 FINISH GROUND MINOR CONTOUR	
50 PROPOSED STORM PIPE (SIZE PER PLAN)	
50 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	



NO.	DATE	DESCRIPTION
		REVISIONS

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

INDIGO AT FIRELIGHT

SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

GRADING PLAN II

PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	11/26/2025

P.4.2

SHEET: 12 OF: 11

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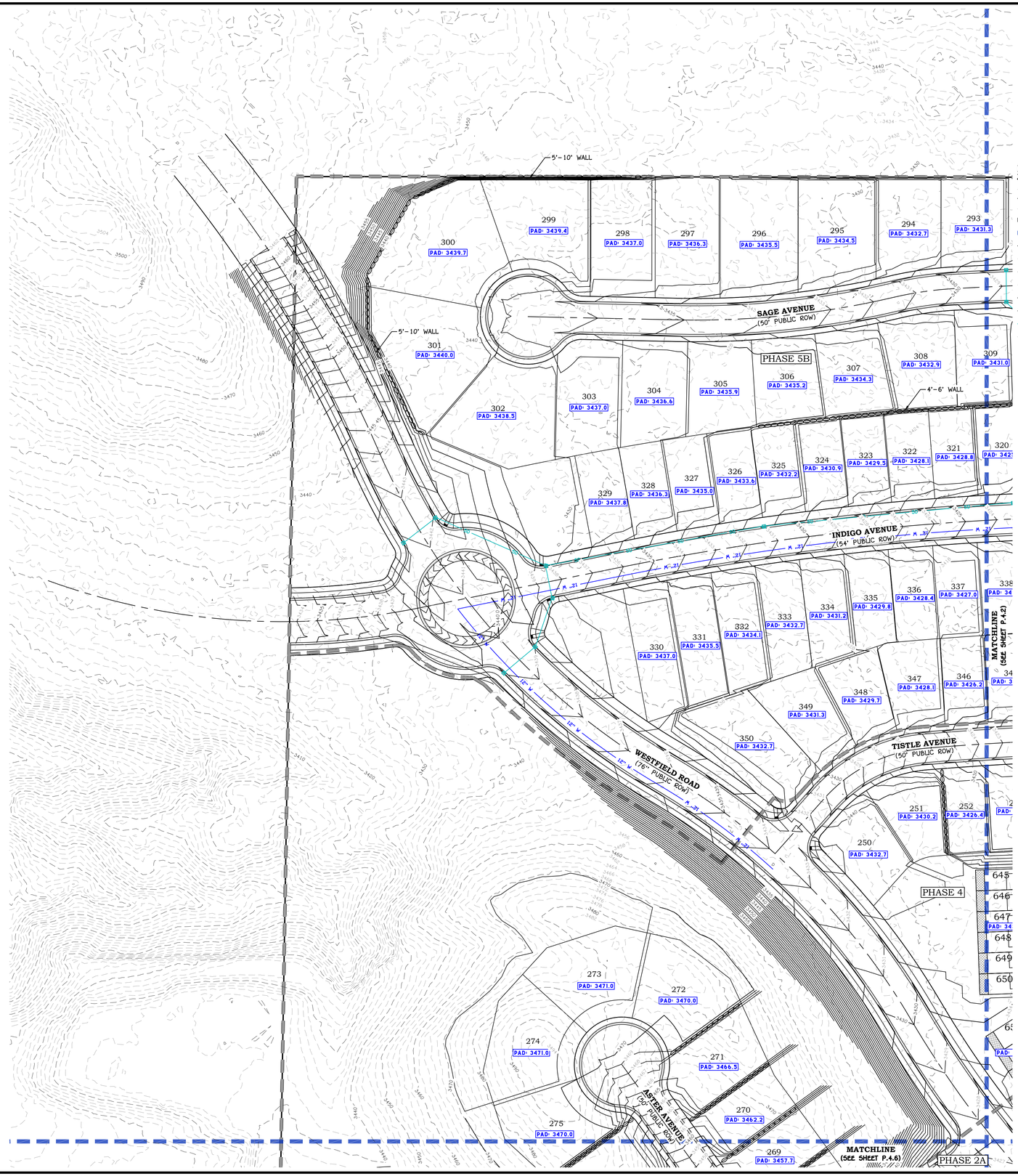

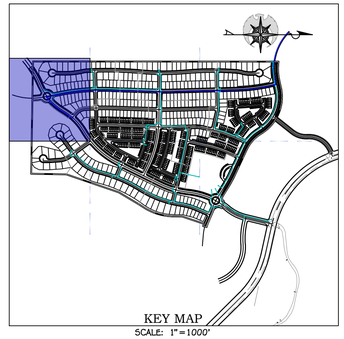

REVISIONS

NO.	DATE	DESCRIPTION

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

INDIGO AT FIRELIGHT
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

GRADING PLAN III
PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	11/26/2025

P.4.3

SHEET: 13 OF: 11

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(SEE SHEET P.4.1)
MATCHLINE

PHASE 2B

PHASE 1

RAVEN WAY
(50' PUBLIC ROW)

(SEE SHEET P.4.5)
MATCHLINE

FUTURE CITY PARK

APPROXIMATELY 328,428 CU.FT.
OF STORAGE + 1' FREEBOARD

HONEY MESQUITE DRIVE
(60' PUBLIC ROW)

ASTER AVENUE
(50' PUBLIC ROW)

WESTFIELD ROAD
(176' PUBLIC ROW)

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

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PHASE LINE	
SHEET MATCH LINE	
PROPOSED ROCK RETAINING WALL	
EXISTING ROCK RETAINING WALL	
3000 EXISTING GROUND MAJOR CONTOUR	
3001 EXISTING GROUND MINOR CONTOUR	
3000 FINISH GROUND MAJOR CONTOUR	
3001 FINISH GROUND MINOR CONTOUR	
50 PROPOSED STORM PIPE (SIZE PER PLAN)	
50 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	

KEY MAP
SCALE: 1"=1000'

NO.	DATE	REVISIONS DESCRIPTION

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

INDIGO AT FIRELIGHT
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

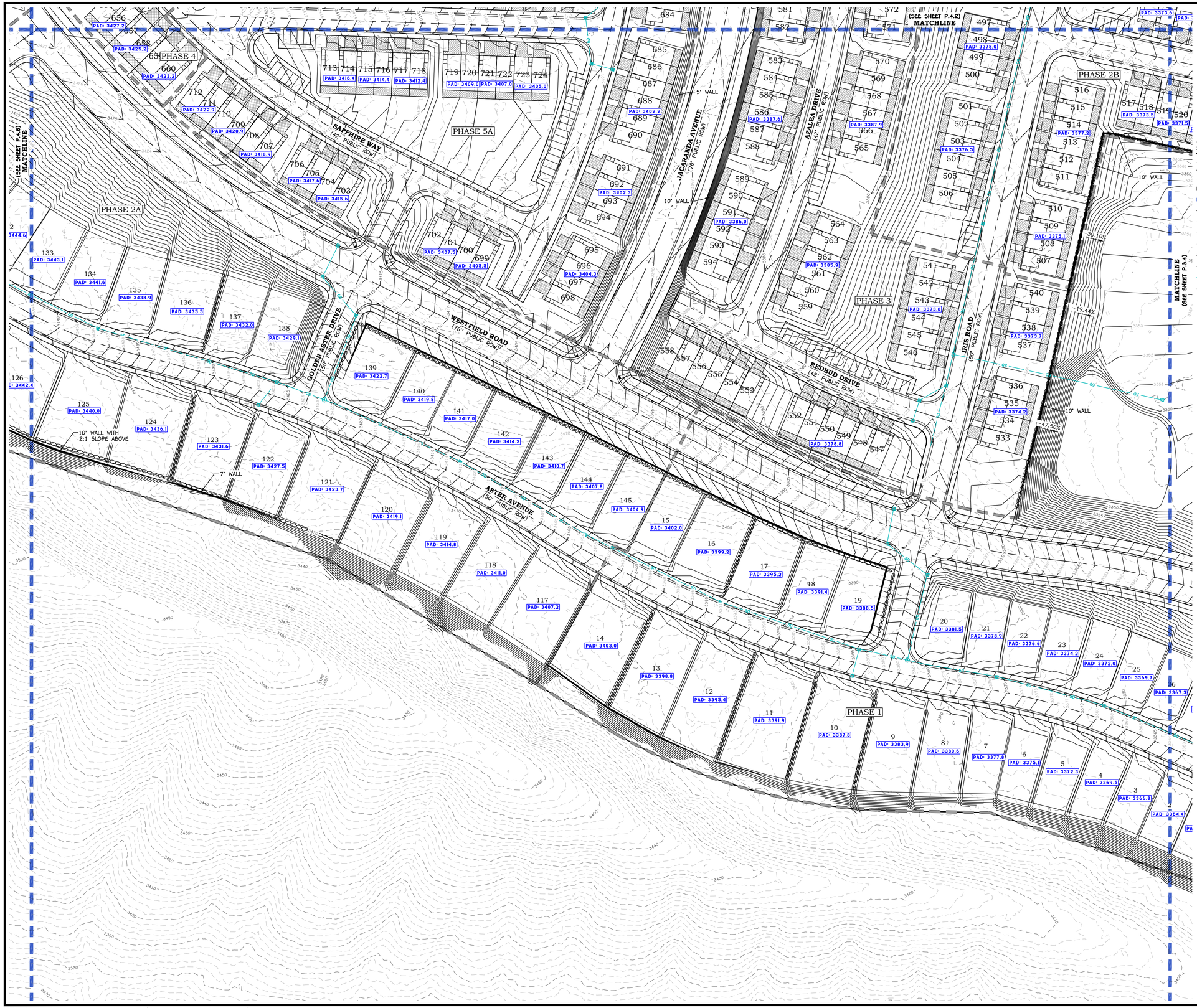
GRADING PLAN IV
PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	11/26/2025

P.4.4

SHEET: 14 OF: 11

C:\Dropbox\American\04 large projects\506 firelight\25-506-3 pa-6\03 drawings\sheet files\preliminary plat\25-506-3 Grading Pre Plat.dwg



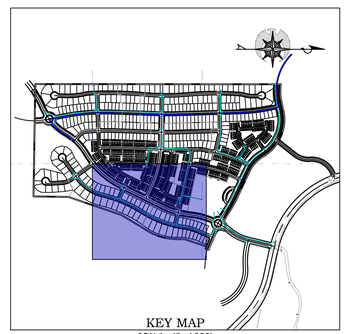
0 60' 120'

SCALE: 1" = 60'

LEGEND:

DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
- SHEET MATCH LINE
- PROPOSED ROCK RETAINING WALL
- EXISTING ROCK RETAINING WALL
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3001 EXISTING GROUND MINOR CONTOUR
- 3000 FINISH GROUND MAJOR CONTOUR
- 3001 FINISH GROUND MINOR CONTOUR
- 50 PROPOSED STORM PIPE (SIZE PER PLAN)
- 50 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



KEY MAP

SCALE: 1"=1000'

REVISIONS

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

INDIGO AT FIRELIGHT

SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

GRADING PLAN V

PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	11/26/2025

P.4.5

SHEET: 15 OF: 11

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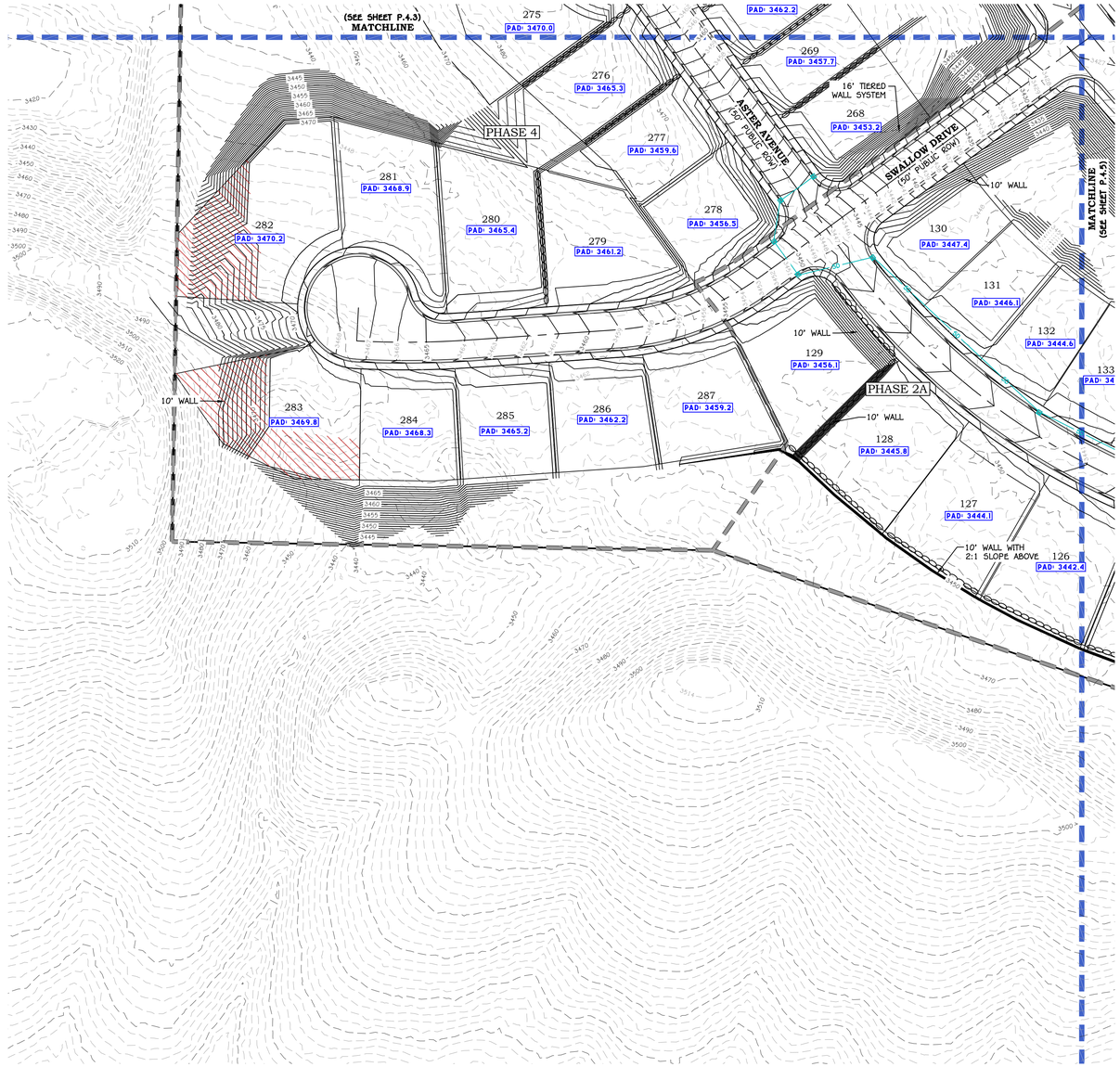


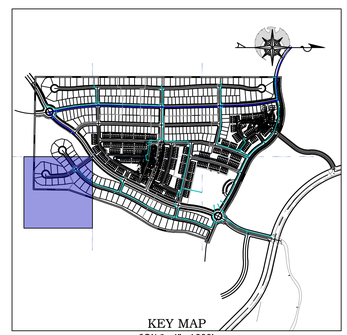
0 60' 120'

SCALE: 1" = 60'

LEGEND:

DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
- SHEET MATCH LINE
- PROPOSED ROCK RETAINING WALL
- EXISTING ROCK RETAINING WALL
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3001 EXISTING GROUND MINOR CONTOUR
- 3000 FINISH GROUND MAJOR CONTOUR
- 3001 FINISH GROUND MINOR CONTOUR
- 50 PROPOSED STORM PIPE (SIZE PER PLAN)
- 50 EXISTING STORM PIPE (SIZE PER PLAN)
- STANDARD CB BOX & FRAME SINGLE CURB INLET (BICYCLE SAFE)
- STANDARD CB BOX & FRAME DOUBLE CURB INLET (BICYCLE SAFE)
- 50 TYPICAL STORM DRAIN MANHOLE
- FLARED END SECTION
- GRATE INLET AREA DRAIN BOX
- NO BUILD ZONE



REVISIONS

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

INDIGO AT FIRELIGHT

SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

GRADING PLAN VI

PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	12/05/2025

P.4.6

SHEET: 16 OF: 11

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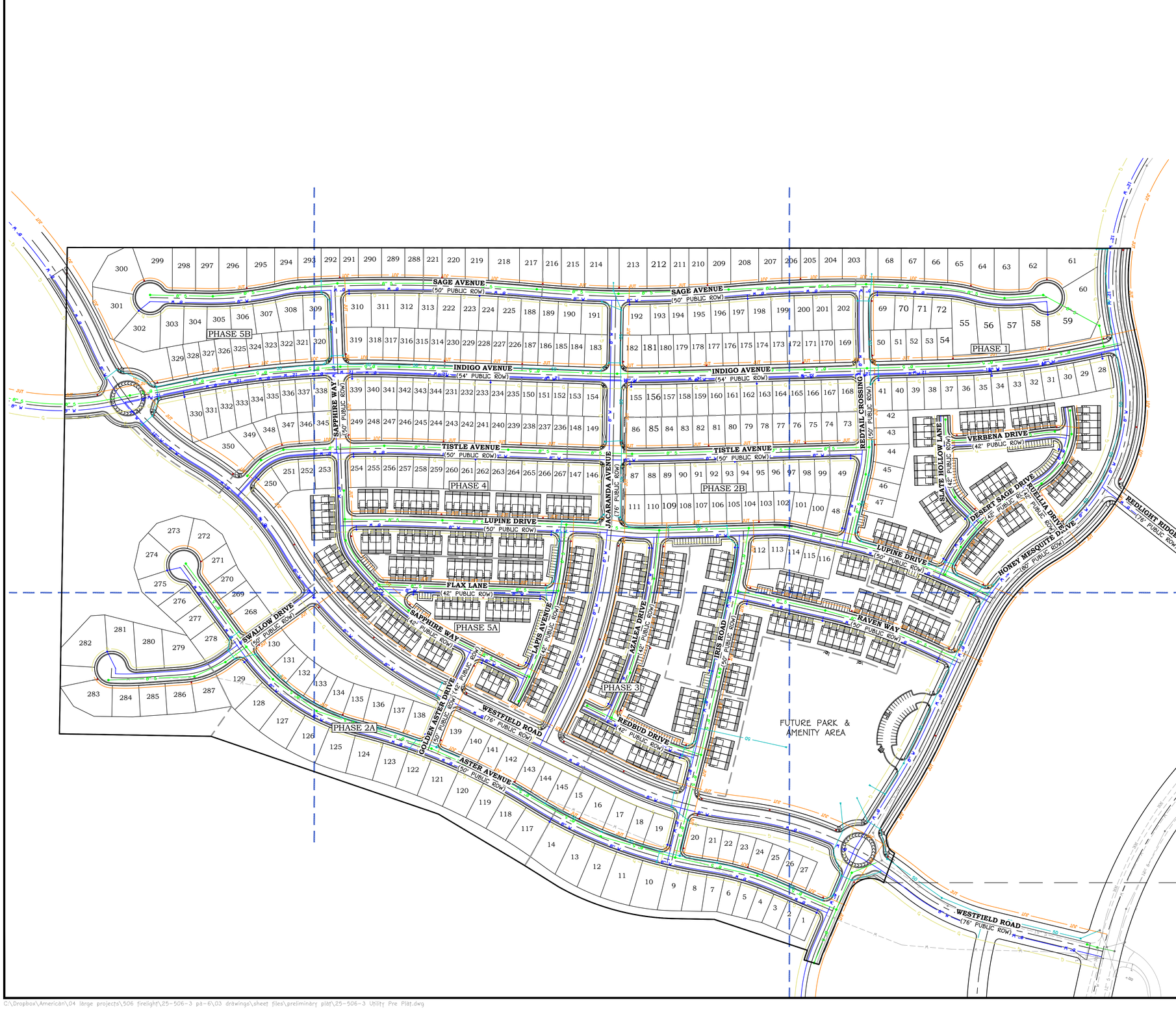

0 60' 120'

SCALE: 1" = 60'

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PROPOSED SETBACK LINE	
PHASE LINE	
SHEET MATCH LINE	
END OF ROAD MARKERS	MUTCD OM-3
PROPOSED ROCK WALL (SEE GRADING PLANS)	
EXISTING ROCK WALL	
ASPHALT PAVEMENT SURFACE	
CONCRETE SURFACE	
PROPOSED WATER MAIN (SIZE PER PLAN)	
EXISTING WATER MAIN (SIZE PER PLAN)	
FIRE HYDRANT AND VALVE ASSEMBLY	
PROPOSED SEWER MAIN (SIZE PER PLAN)	
EXISTING SEWER MAIN (SIZE PER PLAN)	
STANDARD SEWER MANHOLE	
PROPOSED GAS LINE	
EXISTING GAS LINE	
PROPOSED JOINT UTILITY TRENCH	
EXISTING JOINT UTILITY TRENCH	
PROPOSED STREET LIGHT	

NO.	DESCRIPTION	DATE
REVISIONS		

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

INDIGO AT FIRELIGHT

SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

OVERALL UTILITY PLAN

PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	11/26/2025

P.5.0

SHEET: 17 OF: 11

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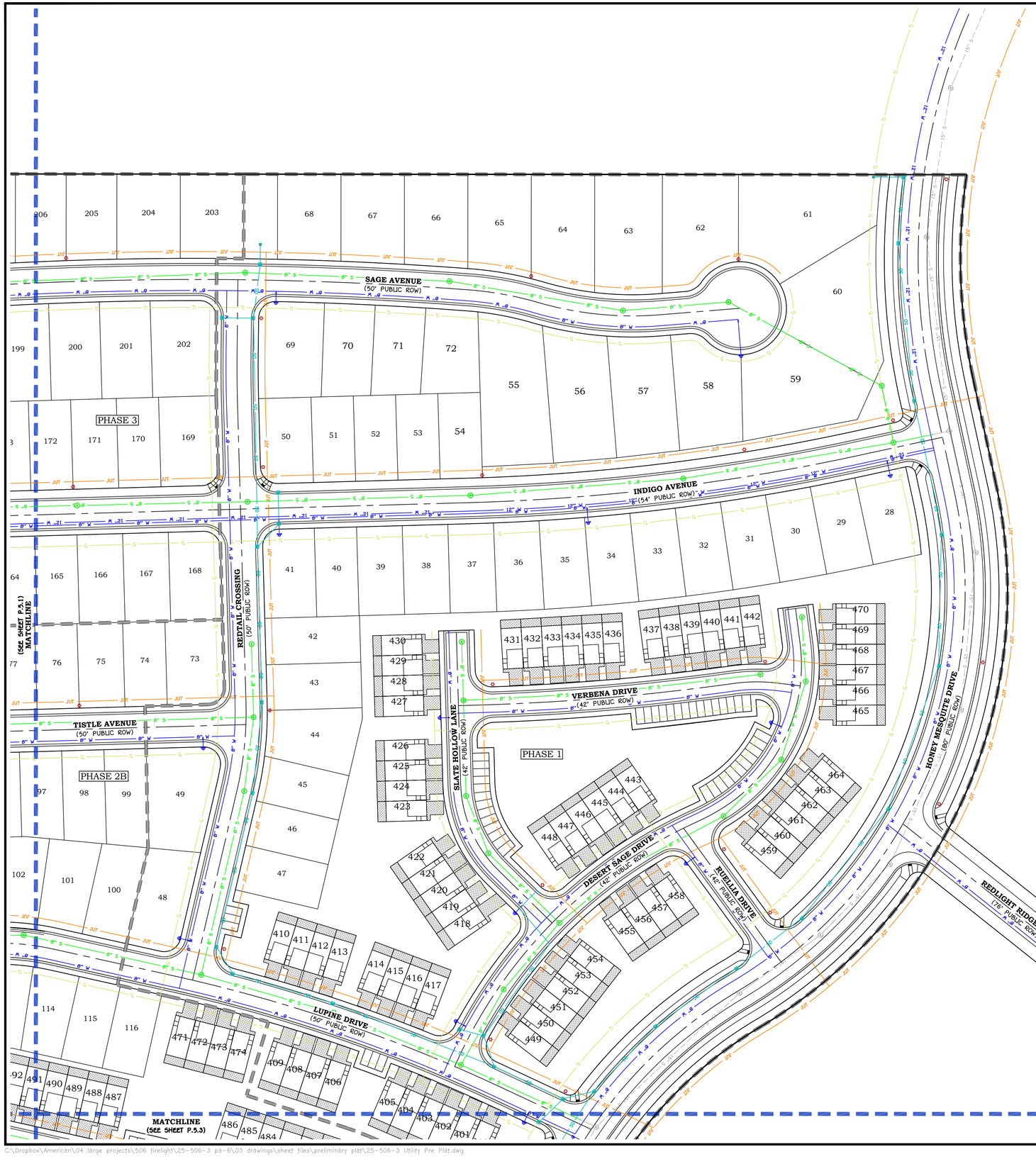
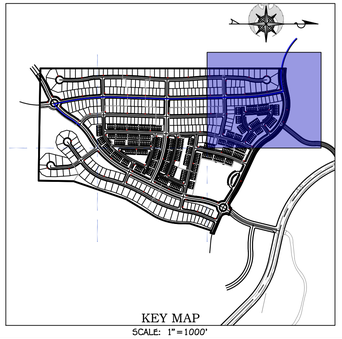


0 60' 120'

SCALE: 1" = 60'

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PROPOSED SETBACK LINE	
PHASE LINE	
SHEET MATCH LINE	
END OF ROAD MARKERS	MUTCD 0M-3
PROPOSED ROCK WALL (SEE GRADING PLANS)	
EXISTING ROCK WALL	
ASPHALT PAVEMENT SURFACE	
CONCRETE SURFACE	
PROPOSED WATER MAIN (SIZE PER PLAN)	
EXISTING WATER MAIN (SIZE PER PLAN)	
FIRE HYDRANT AND VALVE ASSEMBLY	
PROPOSED SEWER MAIN (SIZE PER PLAN)	
EXISTING SEWER MAIN (SIZE PER PLAN)	
STANDARD SEWER MANHOLE	
PROPOSED GAS LINE	
EXISTING GAS LINE	
PROPOSED JOINT UTILITY TRENCH	
EXISTING JOINT UTILITY TRENCH	
PROPOSED STREET LIGHT	



KEY MAP
SCALE: 1"=1000'

NO.	DATE	DESCRIPTION
		REVISIONS

PRELIMINARY
NOT FOR
CONSTRUCTION

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

INDIGO AT FIRELIGHT

SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

UTILITY PLAN I

PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	11/26/2025

P.5.1

SHEET: 18 OF: 11

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SAGE AVENUE
(50' PUBLIC ROW)

INDIGO AVENUE
(54' PUBLIC ROW)

TISTLE AVENUE
(50' PUBLIC ROW)

LUPINE DRIVE
(50' PUBLIC ROW)

FLAX LANE
(42' PUBLIC ROW)

SAPPHIRE WAY
(50' PUBLIC ROW)

SAPPHIRE WAY
(42' PUBLIC ROW)

JACARANDA AVENUE
(76' PUBLIC ROW)

LAPIS AVENUE
(42' PUBLIC ROW)

AZALEA DRIVE
(42' PUBLIC ROW)

IRIS ROAD
(50' PUBLIC ROW)

PHASE 3

PHASE 4

PHASE 5A

PHASE 5B

(SEE SHEET P.5.2)
MATCHLINE

MATCHLINE
(SEE SHEET P.5.4)

MATCHLINE
(SEE SHEET P.5.1)

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

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PROPOSED SETBACK LINE	
PHASE LINE	
SHEET MATCH LINE	
END OF ROAD MARKERS	MUTCD OM-3
PROPOSED ROCK WALL (SEE GRADING PLANS)	
EXISTING ROCK WALL	
ASPHALT PAVEMENT SURFACE	
CONCRETE SURFACE	
PROPOSED WATER MAIN (SIZE PER PLAN)	
EXISTING WATER MAIN (SIZE PER PLAN)	
FIRE HYDRANT AND VALVE ASSEMBLY	
PROPOSED SEWER MAIN (SIZE PER PLAN)	
EXISTING SEWER MAIN (SIZE PER PLAN)	
STANDARD SEWER MANHOLE	
PROPOSED GAS LINE	
EXISTING GAS LINE	
PROPOSED JOINT UTILITY TRENCH	
EXISTING JOINT UTILITY TRENCH	
PROPOSED STREET LIGHT	

KEY MAP
SCALE: 1"=1000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

INDIGO AT FIRELIGHT
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

UTILITY PLAN II
PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	11/26/2025

P.5.1

SHEET: 19 OF: 11

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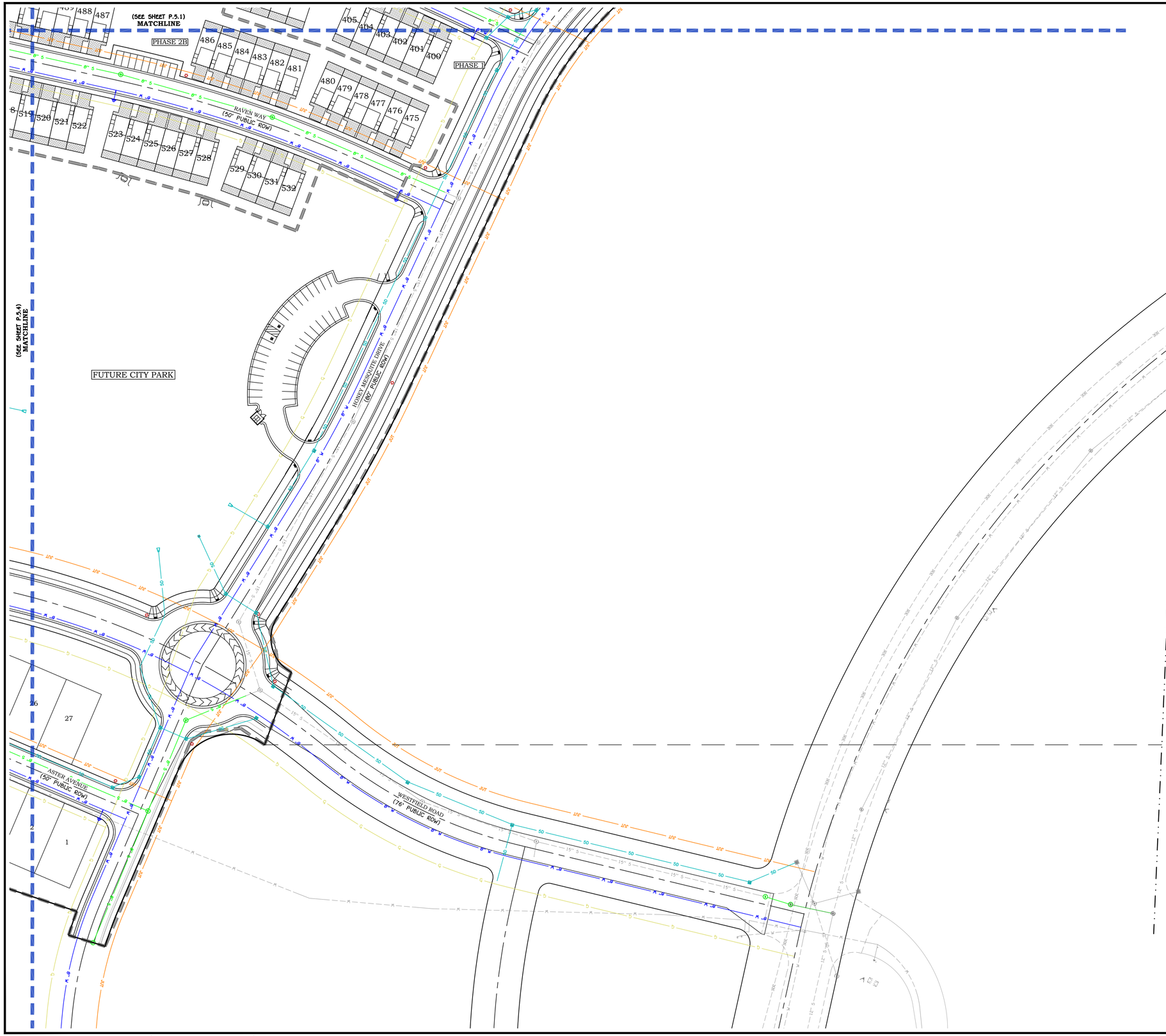
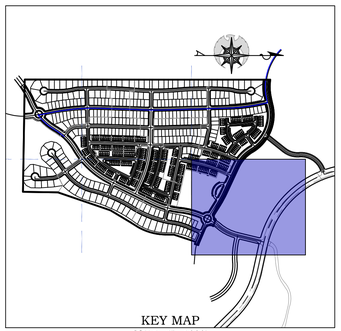




REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

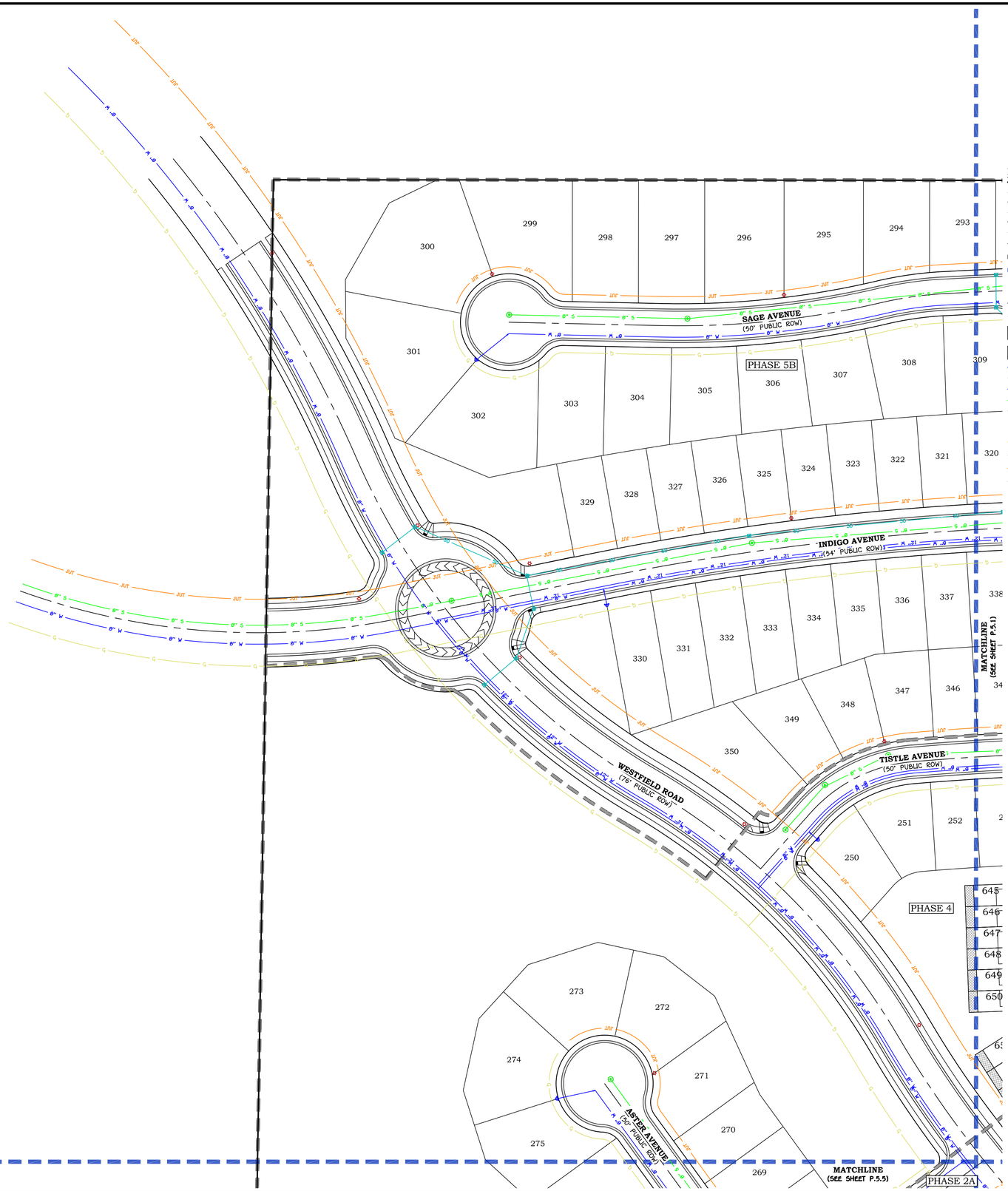
INDIGO AT FIRELIGHT
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

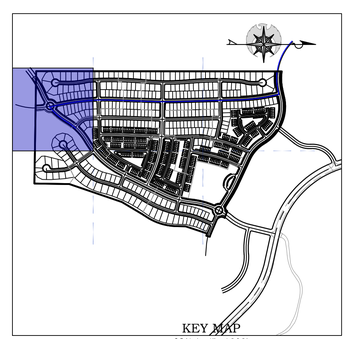
UTILITY PLAN IV
PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	11/26/2025

P.5.2

SHEET: 20 OF: 11





NO.	DATE	DESCRIPTION
		REVISIONS

PRELIMINARY
NOT FOR
CONSTRUCTION

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

INDIGO AT FIRELIGHT
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

UTILITY PLAN III
PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	11/26/2025

P.5.3

SHEET: 21 OF: 11

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PHASE 1
PHASE 2A
PHASE 2B
PHASE 3
PHASE 4
PHASE 5A
(SEE SHEET P.5.5) MATCHLINE
(SEE SHEET P.5.1) MATCHLINE
(SEE SHEET P.5.3) MATCHLINE
SAPPHIRE WAY (42' PUBLIC ROW)
WESTFIELD ROAD (76' PUBLIC ROW)
GOLDEN ASTER DRIVE (50' PUBLIC ROW)
ASTER AVENUE (50' PUBLIC ROW)
JACARANDA AVENUE (76' PUBLIC ROW)
AZALEA DRIVE (42' PUBLIC ROW)
REDBUD DRIVE (42' PUBLIC ROW)
IRIS ROAD (50' PUBLIC ROW)
SAGE BOULEVARD (50' PUBLIC ROW)

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

LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SETBACK LINE
- PHASE LINE
- SHEET MATCH LINE
- END OF ROAD MARKERS — MUTCD 0M-3
- PROPOSED ROCK WALL (SEE GRADING PLANS)
- EXISTING ROCK WALL
- ASPHALT PAVEMENT SURFACE
- CONCRETE SURFACE
- PROPOSED WATER MAIN (SIZE PER PLAN)
- EXISTING WATER MAIN (SIZE PER PLAN)
- FIRE HYDRANT AND VALVE ASSEMBLY
- PROPOSED SEWER MAIN (SIZE PER PLAN)
- EXISTING SEWER MAIN (SIZE PER PLAN)
- STANDARD SEWER MANHOLE
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED JOINT UTILITY TRENCH
- EXISTING JOINT UTILITY TRENCH
- PROPOSED STREET LIGHT

KEY MAP
SCALE: 1"=1000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

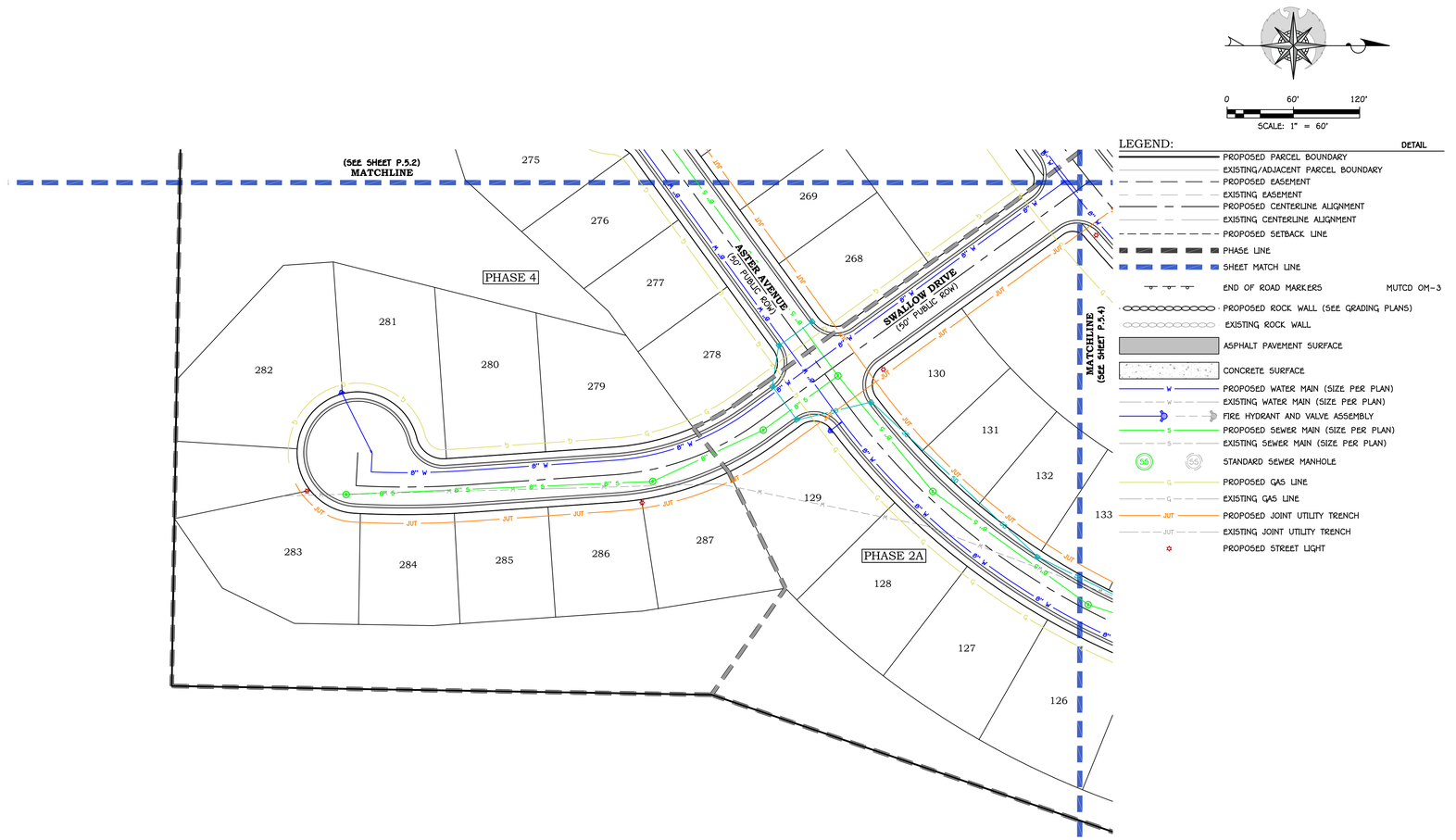
INDIGO AT FIRELIGHT
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

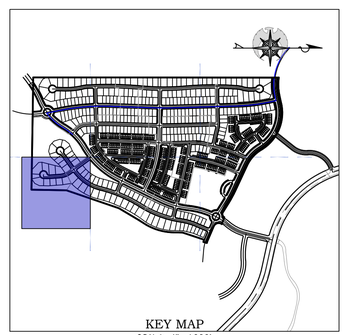
UTILITY PLAN V
PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	11/26/2025

P.5.4

SHEET: 22 OF: 11





REVISIONS

NO.	DATE	DESCRIPTION

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

INDIGO AT FIRELIGHT

SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

UTILITY PLAN VI

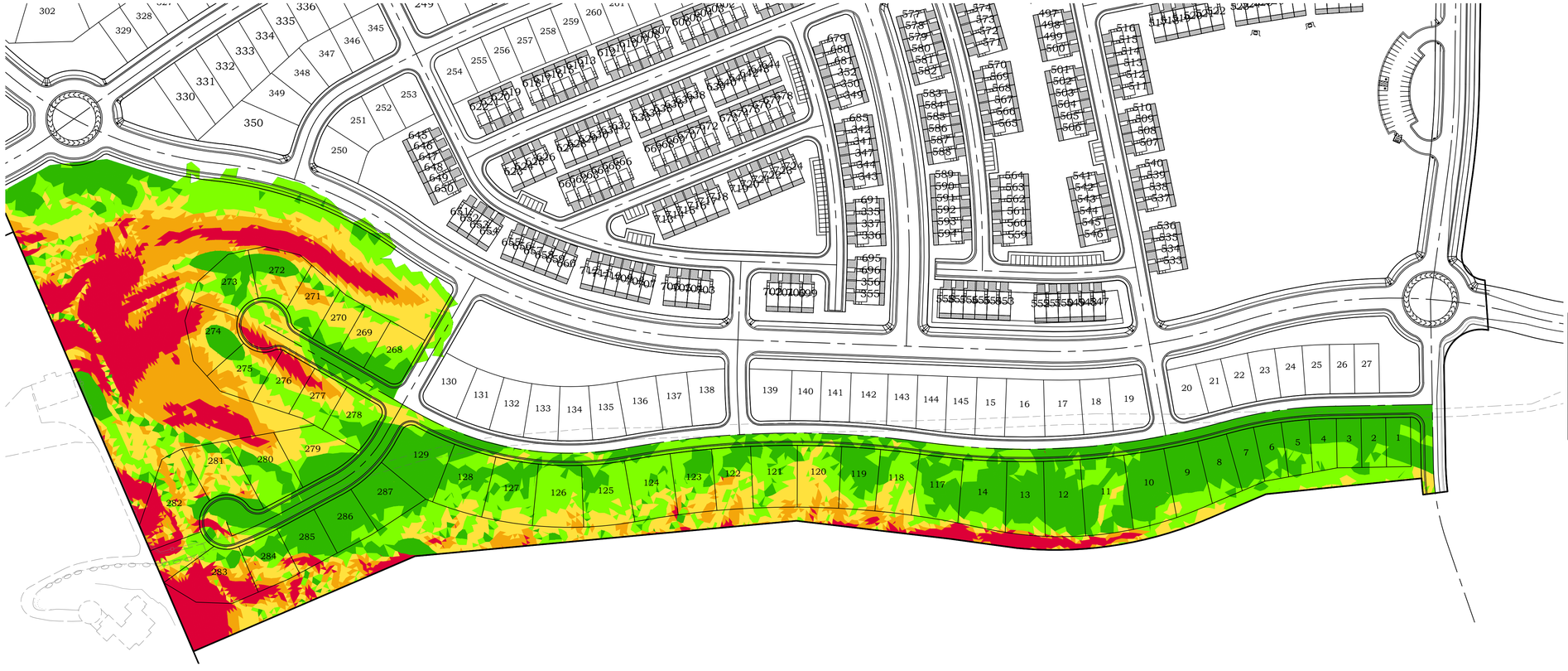
PRELIMINARY PLAT

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	11/26/2025

P.5.5

SHEET: 23 OF: 11

C:\Dropbox\American\04 large projects\506 firelight\25-506-3 pa-6\03 drawings\sheet files\preliminary plat\25-506-3 Utility Pre Plat.dwg



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

LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- AREAS EXCEEDING 30% SLOPE
- 23.01% – 30.00% SLOPE
- 16.01% – 23.00% SLOPE
- 10.01% – 16.00% SLOPE
- 0.00% – 10.00% SLOPE

SLOPE TABLE

#	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	ACRES
1	0.00%	10.00%		6.82
2	10.00%	16.00%		5.79
3	16.00%	23.00%		4.04
4	23.00%	30.00%		2.60
5	30.00%	180798.48%		2.90

HILLSIDE DENSITY CALCULATION

SLOPE CATEGORY	ALLOWED DENSITY	TOTAL ACRES	TOTAL ALLOWED UNITS
SLOPES 0%-10%	4.92 UNITS/AC PER MPDO FINAL SITE PLAN	6.82	33.55
SLOPES 10%-16%	2 UNITS/AC	5.79	11.58
SLOPES 17%-23%	1 UNIT/AC	4.01	4.01
SLOPES 24%-30%	1UNIT/5AC	2.68	0.54
SLOPES ABOVE-30%	NON-BUILDABLE	2.90	0
		TOTAL	49.68

REVISIONS

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INDIGO AT FIRELIGHT

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

SENSITIVE LAND EXHIBIT

HILLSIDE EXHIBIT

JOB #: 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 12/05/2025

SHEET: 1 OF: 1