TOQUERVILLE CITY
PLANNING COMMISSION MEETING AGENDA
January 14, 2026, 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 Haymore
2. Pledge of Allegiance – Commissioner Leavitt
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 December 10, 2025, Planning Commission Meeting.

D. BUSINESS ITEM(S):

1. **Discussion and possible recommendation** on a Nightly Rental Application for 2 W Willow Lane, submitted by Travis and Janiece Olds. Tax ID: T-WLAN-1, current zoning is R-1-12 Single Family Residential.
   A. **Public Hearing:** Public input is sought on a Nightly Rental Application for 2 W Willow Lane, submitted by Travis and Janiece Olds. Tax ID: T-WLAN-1, current zoning is R-1-12 Single Family Residential.

2. **Discussion and possible approval** of a Preliminary Plat Application submitted by Firelight Development for phases four through seven of Residential Planning Area 1 within the Firelight MPDO (Tax ID's T-3-1-10-441-PV1 & T-3-1-10-442-PV1).
   A. **Public Hearing**: Public input is sought on a Preliminary Plat Application submitted by Firelight Development for phases four through seven of Residential Planning Area 1 (PA-1) within the Firelight MPDO (Tax ID's T-3-1-10-441-PV1 & T-3-1-10-442-PV1). The site, located south of Pond Hill Road and east of Firelight Drive, is currently zoned R-1-20 Single Family Residential.

3. **Discussion and possible approval** of a Preliminary Plat Application submitted by Firelight Development for phases eight through sixteen of Residential Planning Area 1 within the Firelight MPDO (Tax ID's T-100-A, T-3-1-10-142-A, T-3-1-3-200-PV1, T-199-PV1, T-196-PV1, T-1231, T-3-1-3-201-PV1, T-101-PV1, T-197- PV1, & T-104-A-1, T-3-1-10-140-PV1, T-3-1-3-232-PV1).
   A. **Public Hearing**: Public input is sought on a Preliminary Plat Application submitted by Firelight Development for phases eight through sixteen of Residential Planning Area 1 (PA-1) within the Firelight MPDO (Tax ID's T-100-A, T-3-1-10-142-A, T-3-1-3-200-PV1, T-199-PV1, T-196-PV1, T-1231, T-3-1-3-201-PV1, T-101-PV1, T-197-PV1, & T-104-A-1, T-3-1-10-140-PV1, T-3-1-3-232-PV1). The site, located between Toquerville Parkway and Firelight Drive, is currently zoned R-1-20 Single Family Residential.

E. REPORTS:

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

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 January 13, 2026, by Toquerville City Recorder, Emily Teaters.

TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
December 10, 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, Mila Allinson; Staff: Planning and Zoning Administrator/Recorder Emily Teaters, Assistant City Manager Darrin LeFevre, City Attorney Kayla Gothard.

A. CALL TO ORDER:
https://youtu.be/uODDDUPKPfE?si=chSOwriWYiVkRfZA&t=6
Chair Val Preslar called the meeting to order at 6:00 p.m. Commissioner Harrison led the Pledge of Allegiance. The invocation was led by Chair Preslar. There were no declarations of conflicts.

B. APPROVAL OF AGENDA:
https://youtu.be/uODDDUPKPfE?si=o5e8cYdJfNb_gMen&t=110
The Commissioners reviewed the agenda.

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

C. CONSENT AGENDA:
https://youtu.be/uODDDUPKPfE?si=0ks0BDUSeYRj3GJE&t=138

1. Review and possible approval of meeting minutes from October 8, 2025, and November 12, 2025, Planning Commission Meetings.

   Emily Teaters went over the corrections made to the minutes.

   Commissioner Chamberlain made a motion to approve the corrected minutes from October 8th, 2025, and November 12th, 2025. Commissioner Harrison seconded the motion. Motion carried, 4-0. Lonnie Christensen – aye, Jenny Chamberlain – aye, Dean Haymore – aye, Angela Harrison – aye, Val Preslar – abstain.

D. REPORTS:
https://youtu.be/uODDDUPKPfE?si=50C_2Ffk4Z1sLu2P&t=214

1. Planning Commissioners
   Commissioner Haymore stated he drove out to one of the sites regarding an agenda item. Commissioner Chamberlain encouraged both alternates, Mila Allinson and Glenn Leavitt, to submit letters of intent for Planning Commission.

2. Planning & Zoning Administrator, Emily Teaters
   Emily reported on the submitted preliminary plats for Firelight that are currently under staff review. She reminded everyone about the upcoming openings in the Planning Commission for two commissioners and one alternate.

3. Assistant City Manager, Darrin LeFevre
   Darrin LeFevre gave an update on the parkway regarding signs being analyzed by UDOT, Boulder Ridge Development, and the Chief Toquer Reservoir. Darrin also answered a question from

Commissioner alternate Mila Allinson regarding the lining on the damn being punctured. Commissioner Haymore brought up dirt being moved out in Firelight and Darrin went over the grading being done for the Firelight Community Center. He also addressed light concerns raised by Commissioner Haymore.

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://youtu.be/uODDDUPKPfE?si=nP_9Ztar0XoTE5j1&t=797
Emily summarized the submitted MPDO Concept Plan. Adam Allen from American Consulting and Engineering reviewed the maps and plans, addressing questions from staff and the Planning Commission. Attorney Kayla Gothard expressed concerns about the concept plan regarding the proposed option B road, the permitted use table, and the open space. Commissioner Haymore raised concerns about protecting Devils Hole. Commissioner Christensen addressed Haymore's comments and shared his concerns with the submitted plan. The commissioners, staff, and Paul Morris discussed whether to remove the amphitheater from the permitted use table. Dan Catlin advised the Planning Commission on the review process and what they should consider when looking at the plan. The commissioners further discussed this item.

Commissioner Chamberlain made a motion 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 10-15-C of Toquerville City Code, without the rode B option, and with changing the amphitheater in the use table to be a conditional use to be explained later in a development agreement. Commissioner Harrison seconded the motion. Motion carried, 5-0. Lonnie Christensen – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye, Angela Harrison – aye.

2. **Discussion and possible approval** of a Preliminary Plat Application for Residential Planning Area 6 (Tax ID: T-182-A) in the Firelight MPDO.
https://youtu.be/uODDDUPKPfE?si=wmi0bfU4OkuLKllb&t=3918
Emily summarized the Preliminary Plat and provided some background information on the item. Emily requested approval to be conditional upon a hillside development permit being issued for the area prior to final plat recording, also noting Firelight does not own the land yet therefore this approval is conditional until the property is owned by Firelight. Attorney Gothard highlighted some of the preconditions Emily requested. Chair Preslar opened the Public Hearing.

   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. Chair Preslar opened the Public Hearing. Amy Erickson asked where the maps could be found and where the site is located in comparison to her property. Wade Silva asked about the letter he received saying he was within 300 feet of the site. Chair Preslar closed the public hearing.

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

Commissioner Haymore brought up concerns related to parking within Planning Area 6. Adam

answered Commissioner Haymore's questions and noted all the roads in PA-6 will be public. The homes will also have 2 car garages and driveways. The Commissioners and staff discussed reviewing the City's parking ordinance. Adam answered more questions from Commissioner Haymore regarding storm drains. Darrin went over the drainage addressed in the preliminary plat. Attorney Gothard answered questions about the motion.

Commissioner Chamberlain made a motion that the Planning Commission as Preliminary Land Use Authority approves the Preliminary Plat for Residential Planning Area 6 in the Firelight MPDO, finding that the application is complete under 10-19-C-3, and the City Subdivision Submittal Policy, and that this approval is preconditioned upon the Hillside Development Permit being approved prior to final plat approval, and preconditioned to the recording of an addendum to the development agreement, and subject to ensuring an access easement to the other property owner as discussed. Commissioner Harrison seconded the motion. Motion carried, 5-0. Lonnie Christensen – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye, Angela Harrison – aye.

3. Discussion and possible appointment of a Planning Commission Chair for 2026.
https://youtu.be/uODDDUPKPfE?si=b211V5gI4tpFOm3N&t=5505

Commissioner Harrison made a motion to nominate Dean Haymore as Chair for 2026. Commissioner Chamberlain seconded the motion. Motion carried, 5-0. Lonnie Christensen – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye, Angela Harrison – aye.

4. Discussion and possible appointment of a Planning Commission Pro Tempore for 2026.
https://youtu.be/uODDDUPKPfE?si=4f4buO9wM-AByYIF&t=5566

Commissioner Haymore made a motion to appoint Angela Harrison as Pro Tempore for 2026. Chair Preslar seconded the motion. Motion carried, 5-0. Lonnie Christensen – aye, Val Preslar – aye, Jenny Chamberlain – aye, Dean Haymore – aye, Angela Harrison – aye.

F. ADJOURN:

https://youtu.be/uODDDUPKPfE?si=bkeIsc1fOznC-B8z&t=5618

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

Chair Preslar adjourned the meeting at 7:33 pm.

_____ _____

Planning Chair – Dean Haymore Date

_____

Attest: City Recorder – Emily Teaters

Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 01.14.2026 **Department:** Planning and Zoning

Item Title:
Discussion and possible recommendation on a Nightly Rental Application for 2 W Willow Lane, submitted by Travis and Janiece Olds. Tax ID: T-WLAN-1, current zoning is R-1-12 Single Family Residential.

Presented By: Emily Teaters

Attachments:
- Nightly Rental Application
- Site Plan

Options:
1. **Recommend Approval** – recommendation to Council to approve the nightly rental license.
2. **Table** – allows staff more time for research or additional changes.
3. **Recommend Denial** – recommend that City Council deny the nightly rental license, with findings supporting the denial.

Possible Motion (Approval):

I move to recommend approval of the nightly rental permit application submitted by Travis and Janiece Olds for 2 W Willow Lane.

Background:

Staff has reviewed this nightly rental application and finds it complete and in compliance with Title 10, Chapter 17 of the Toquerville City Code. The application includes all required materials and meets the City's standards for nightly rentals, including ownership limits, parking, fire safety, occupancy, and minimum distance reqirements.

Toquerville Licensing and Permitting

Printed: 01/08/2026

Olds

12/11/2025 - 12/10/2027

Nightly Rental Application

General

Permit/License #

[redacted]

Reference Number

[redacted]

Application Status

Under Review

Status

Active

Application Review Status

Pre-Review	Approved
Planning & Zoning	Not Reviewed
Hurricane Valley Fire District	Approved
[redacted]	
Final-Review	Not Reviewed

Date Submitted

12/02/2025

Fees

Nightly Rental Application Fee	$400.00
Affected Property Owner Notice	$42.00
Subtotal	**$442.00**
Processing Fee	**$2.26**
Total	**$444.26**
Amount Paid	**$444.26**
Total Due	**$0.00**

Payments

12/11/2025	Online	$42.00
12/02/2025	Card	$400.00
Total Paid		**$444.26**

Application Form Data

(Empty fields are not included)

First Name

Travis and Janiece

Last Name

Olds

Contact Email

[redacted]

Phone Number
[redacted]

Street Address
[redacted]

City
Toquerville

State
UT

Zip Code
84774

Mailing Address
[redacted]

City
Toquerville

State
UT

Zip Code
84774

Will there be a designated property manager/ emergency contact, other than the owner who will be responsible for ensuring compliance?
No

Address Of Subject Property
2 West Willow Lane

Tax ID Of Subject Property
T-WLAN-1

How will you operate the Nightly Rental?
Sole Proprietor

[redacted]

Upload Owners Affidavit
PROPERTY OWNER (1).pdf

Upload a detailed site plan drawn to standard engineering scale for the lot showing additional parking stalls, existing and proposed buildings, existing streets, and a floor plan of the dwelling. The site plan must identify the required off-street parking to be used in connection with the nightly rental.

2 W Willow Ln Site Plan.pdf

Olds Floor Plan.pdf

Upload a map showing all properties within 300' of property boundaries.

300 ft Property owners.pdf

Upload a Public Notice mailing list of all properties within 300 feet of property boundaries.

Addresses 300 ft .pdf

How many affected properties are within 300 feet of the property boundaries?

28

Applicant must provide addressed and stamped envelopes for all properties within 300 feet of property boundaries. Envelopes must be delivered to the Toquerville City office (212 N. Toquer Blvd, Toquerville, UT). Address labels may be acquired from the Washington County Recorders Office. **Application will not be considered complete until receipt of addressed and stamped envelopes.**

✔

Date self addressed envelopes received by Toquerville CIty

12/02/2025

Will the Nightly Rental be in a structure that is Temporary?

No

Will the Nightly Rental occur within and under one roof?

Yes

Will the Nightly Rental be in an detached accessory dwelling?

No

Will the maximum number of occupants per dwelling being used for the nightly rental be less than ten (10)?

Yes

Will the property have a minimum separation of five hundred feet (500') from other Nightly Rental properites?

Yes

Signature

Toquerville City, at its discretion, may require applicants to provide other documents and visual aids to assist with the impact upon the neighborhood and City. 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. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting.

I certify that all information contained herein is accurate, to the best of my knowledge. I certify that I have read, understand, and will comply with the nightly rental regulations listed in the Toquerville City Code Title 10, Chapter 13. I certify the property meets all local, safety, and building code requirements. I acknowledge that prior to using the property as a nightly rental, I must obtain all pertinent inspection approvals, business license approvals and pay all applicable fees. I acknowledge that the City has the right to inspect this property. I will notify that City of any changes to the permit. I understand I must keep a current business license and acknowledge that this permit is non-transferrable to another owner or another dwelling.

Electronically Signed

Travis Olds Janiece Olds - 12/02/2025 3:09 pm

Messages

01/05/2026 15:49 pm - Dana McKim

Fire Inspection Passed this date.

12/31/2025 12:35 pm - Dana McKim

Inspection scheduled for inspection on 12/5/26 at 3:00

📎 Vacation_Rental_Inspection-Copy_20251212114225.pdf

12/11/2025 9:10 am - Mary Dockstader

Hi Travis, your application is awaiting payment for the Affected Property Owner Notice. Thank you.

Internal Notes

12/02/2025 15:27 pm - Mary Dockstader

Lynn had applied for the wrong application previously and paid the fee. Fee payment was recorded to this application.

12/22/2025 14:08 pm - Emily Teaters

Spoke to Dana at the HVFD and explained that a fire inspection is required as a part of this application. She will reach out for payment and scheduling.

01/05/2026 15:49 pm - Dana McKim

Travis advised that his business is called the "Bucket List House".

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
1	12-31-25	B.E.T.	LABEL EXISTING GARAGES AND DIMENSION PARKING

Center Line
SURVEY & DESIGN
146 SOUTH STATE STREET, LAYTON, UTAH 84745
PHONE: (435) 767-8415

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF UTAH
No. 4804865
BARRY E. THOMPSON
12-31-25

JOB # (CLIENT #):
2507-0358 (1064)

FILE NAME:
0358 Site Plan

SITE PLAN
WILLOW LANE LOT 1
FOR
LYNN OLDS
2 W WILLOW LN
TOQUERVILLE, UT

DATE:
JULY 15, 2025

SCALE:
1" = 10'

SHEET
1

Survey & Design

Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 01.14.2026 **Department:** Planning & Zoning

Item Title:
Discussion and possible approval of a Preliminary Plat Application submitted by Firelight Development for phases four through seven of Residential Planning Area 1 within the Firelight MPDO (Tax ID's T-3-1-10-441-PV1 & T-3-1-10-442-PV1).

Presented By: Emily Teaters

Attachments:

- Preliminary Plat Packet
- Planning Area Map – Firelight MPDO

Options:

Approval/Remand

Possible Motion (Approval):

I move that the Planning Commission, as the Preliminary Land Use Authority, approve the Preliminary Plat for Phases 4-7 in Residential Planning Area 1of 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, if required.

Background:

The Preliminary Plat submitted is for Phases 4-7 in Residential Planning Area 1 of 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.

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.

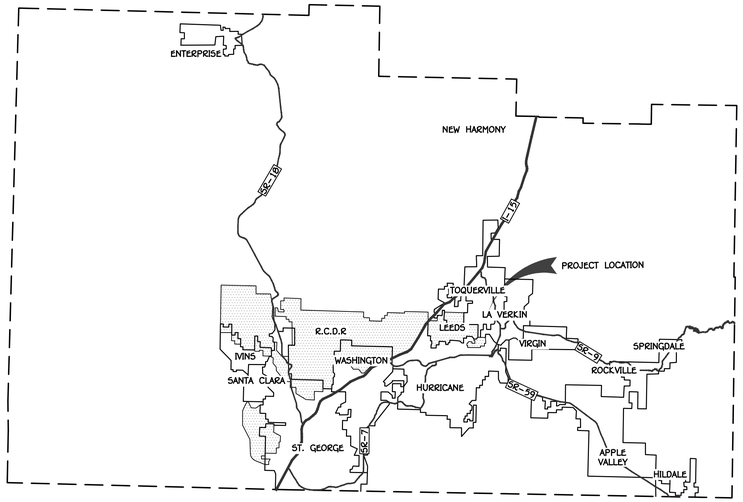
The Planning Commission acts as the Preliminary Land Use Authority under the subdivision code and is here to review the plat for compliance with City ordinances and standards. If everything meets the requirements, the Commission should approve the Preliminary Plat.

SUNRIVER AT FIRELIGHT PHASE 4-7

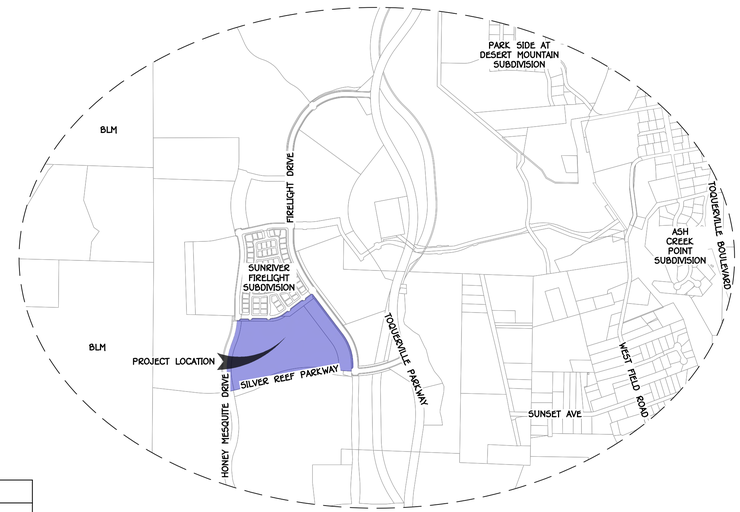
TOQUERVILLE, UTAH

PRELIMINARY PLAT

December 2025



WASHINGTON COUNTY



VICINITY MAP

SECTION 10, T41S, R13W, SLB&M

0 1000' 2000'

SCALE: 1" = 1000'

LEGAL DESCRIPTION (PARCEL ID T-3-1-10-411-PV1 & T-3-1-10-442-PV1)

BEGINNING AT A POINT ON THE SECTION LINE SAID POINT LIES NORTH 00°42'01" EAST ALONG THE SECTION LINE 4,418.89 FEET, FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 37°02'14" EAST 7.06 FEET; THENCE SOUTHERLY ALONG A 697.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 52°57'46" WEST) THROUGH A CENTRAL ANGLE OF 37°02'14", A DISTANCE OF 450.55 FEET; THENCE SOUTH 35.25 FEET; THENCE SOUTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 90°00'00" WEST) THROUGH A CENTRAL ANGLE OF 91°11'47", A DISTANCE OF 39.79 FEET; THENCE SOUTH 00°52'19" EAST 33.02 FEET; THENCE WESTERLY ALONG A 1,500.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 01°09'09" EAST) THROUGH A CENTRAL ANGLE OF 03°27'01", A DISTANCE OF 90.33 FEET; THENCE WESTERLY ALONG A 2,925.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 04°36'04" WEST) THROUGH A CENTRAL ANGLE OF 26°42'42", A DISTANCE OF 1,363.66 FEET; THENCE WESTERLY ALONG A 1,500.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 22°06'38" WEST) THROUGH A CENTRAL ANGLE OF 10°46'02", A DISTANCE OF 281.89 FEET; THENCE NORTH 11°20'36" WEST 114.91 FEET; THENCE NORTHERLY ALONG A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 78°39'24" EAST) THROUGH A CENTRAL ANGLE OF 33°24'46", A DISTANCE OF 583.16 FEET; THENCE NORTHERLY ALONG A 1,000.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CENTER POINT LIES NORTH 67°55'50" WEST) THROUGH A CENTRAL ANGLE OF 18°07'56", A DISTANCE OF 316.46 FEET; THENCE SOUTH 86°03'45" EAST 30.00 FEET; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 86°03'44" EAST) THROUGH A CENTRAL ANGLE OF 86°31'21", A DISTANCE OF 37.75 FEET; THENCE SOUTH 89°32'24" EAST 94.43 FEET; THENCE SOUTHEASTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 00°27'36" WEST) THROUGH A CENTRAL ANGLE OF 92°56'35", A DISTANCE OF 32.44 FEET; THENCE NORTH 70°05'56" EAST 32.59 FEET; THENCE NORTHEASTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 87°12'47" EAST) THROUGH A CENTRAL ANGLE OF 87°40'23", A DISTANCE OF 30.60 FEET; THENCE SOUTH 89°32'24" EAST 184.13 FEET; THENCE SOUTHEASTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 00°27'36" WEST) THROUGH A CENTRAL ANGLE OF 92°01'18", A DISTANCE OF 32.12 FEET; THENCE NORTH 86°54'30" EAST 30.14 FEET; THENCE NORTHEASTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 87°38'02" EAST) THROUGH A CENTRAL ANGLE OF 84°59'18", A DISTANCE OF 29.67 FEET; THENCE EASTERLY ALONG A 318.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CENTER POINT LIES NORTH 02°38'44" WEST) THROUGH A CENTRAL ANGLE OF 34°23'30", A DISTANCE OF 190.88 FEET; THENCE NORTH 52°57'46" EAST 53.87 FEET; THENCE EASTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 37°02'14" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE NORTH 52°57'46" EAST 30.00 FEET; THENCE NORTHERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 52°57'46" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE NORTH 52°57'46" EAST 184.00 FEET; THENCE EASTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 37°02'14" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE NORTH 70°32'03" EAST 31.47 FEET; THENCE NORTHERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 52°57'46" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE NORTH 52°57'46" EAST 84.00 FEET; THENCE EASTERLY ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 37°02'17" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET; THENCE SOUTH 37°02'14" EAST 687.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,441,392 SQUARE FEET OR 33.09 ACRES.

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

SHEET INDEX

PRELIMINARY PLAT SITE DATA

SUNRIVER AT FIRELIGHT PHASE 4-7

CURRENT ZONING:	MPDO
PROJECT AREA	33.09 ACRES (1,441,392 S.F.)
NO. OF LOTS & DENSITY	135 LOTS (4.07 D.U./ACRE)
GARAGE PARKING	N/A
DRIVEWAY PARKING	N/A
OFF-STREET PARKING	N/A
TOTAL PARKING	N/A

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 & ENGINEERING

795 EAST FACTORY DRIVE

ST. GEORGE, UT 84790

CONTACT: STEVEN WELLS

PHONE: (435) 986-0566

EMAIL: steven@landmarktesting.com

CIVIL ENGINEER

AMERICAN CONSULTING & ENGINEERING

1173 S. 250 W., SUITE #504

ST. GEORGE, UT 84770

CONTACT: TONY CARTER

PHONE: (262) 408-7596

EMAIL: tony@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

SUNRIVER AT FIRELIGHT PHASE 4-7
SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

COVER
PRELIMINARY PLAT

JOB #	25-506-08
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	12/30/2025

P.1.0

SHEET: 1 OF: 19

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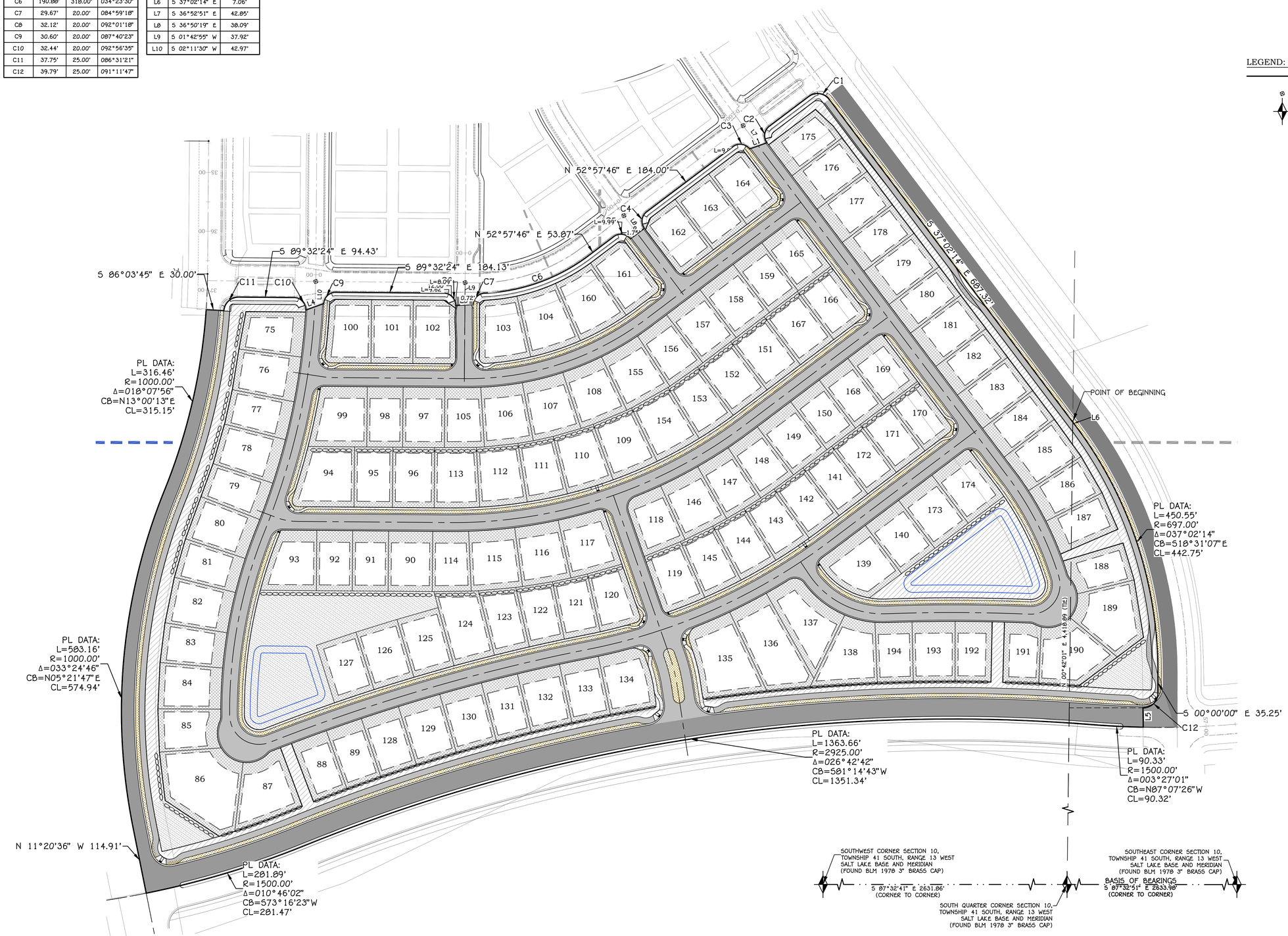
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	090°00'00"
C2	31.42'	20.00'	090°00'00"
C3	31.42'	20.00'	090°00'00"
C4	31.42'	20.00'	090°00'00"
C5	31.42'	20.00'	090°00'00"
C6	190.88'	318.00'	034°23'30"
C7	29.67'	20.00'	084°59'18"
C8	32.12'	20.00'	092°01'18"
C9	30.60'	20.00'	087°40'23"
C10	32.44'	20.00'	092°56'35"
C11	37.75'	25.00'	086°31'21"
C12	39.79'	25.00'	091°11'47"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 70°32'03" E	31.47'
L2	N 52°57'46" E	30.00'
L3	N 86°54'30" E	30.14'
L4	N 70°05'56" E	32.59'
L5	S 00°52'19" E	33.02'
L6	S 37°02'14" E	7.06'
L7	S 36°52'51" E	42.85'
L8	S 36°50'19" E	38.09'
L9	S 01°42'55" W	37.92'
L10	S 02°11'30" W	42.97'



0 80' 160'
SCALE: 1" = 80'

LEGEND:

PROPOSED PARCEL BOUNDARY

EXISTING FIRST CLASS MONUMENT

SURVEY SECTION CORNER MONUMENT

REVISIONS

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SUNRIVER AT FIRELIGHT PHASE 4-7

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

BOUNDARY MAP

PRELIMINARY PLAT

JOB #	25-506-08
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	12/30/2025

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SHEET: 2 OF: 19

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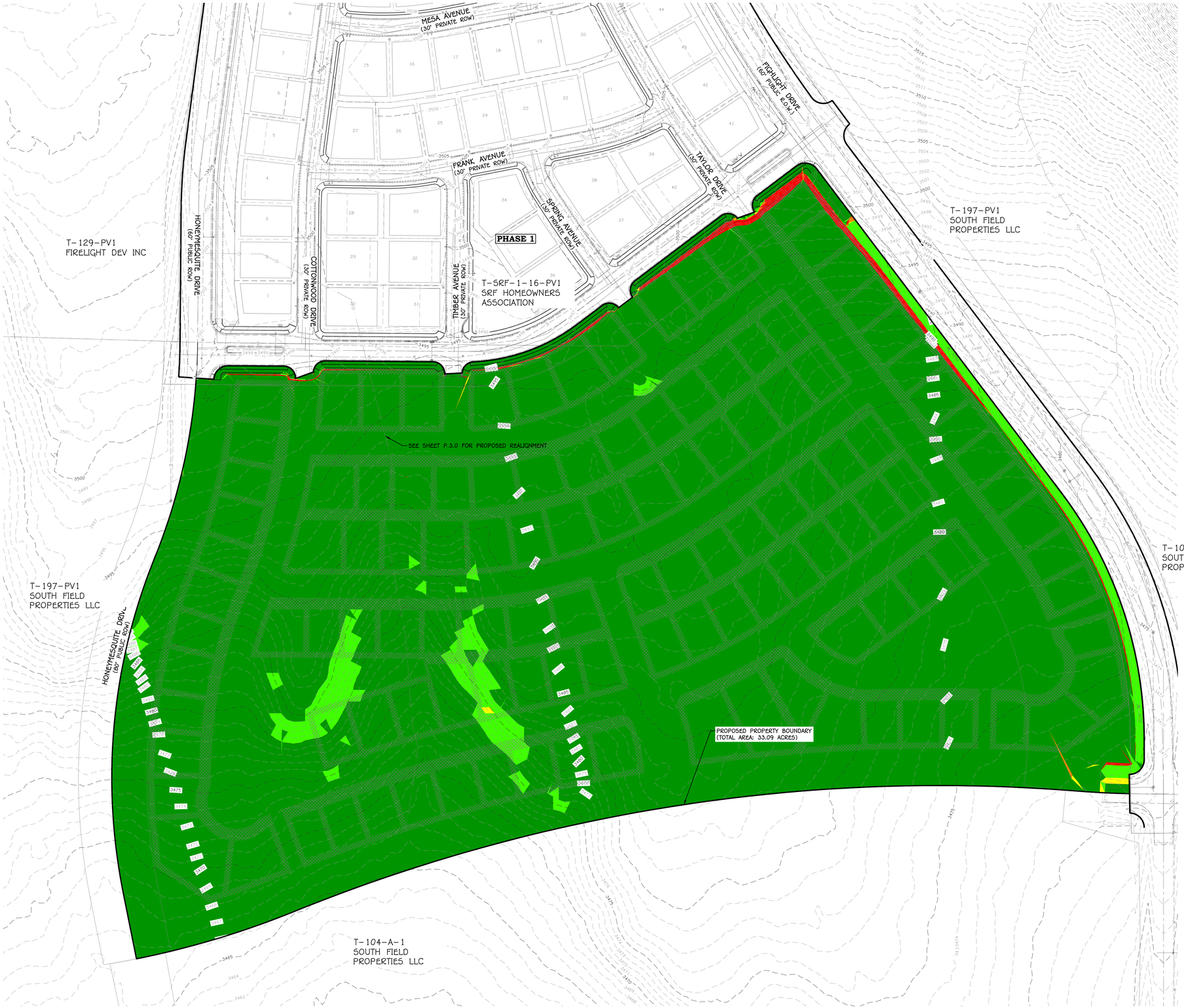

0 80' 160'

SCALE: 1" = 80'

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

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	ACRES
1	0.00%	10.00%		31.74
2	10.00%	16.00%		1.10
3	16.00%	23.00%		0.02
4	23.00%	30.00%		0.01
5	30.00%	99999900.00%		0.23

HILLSIDE DENSITY CALCULATION			
SLOPE CATEGORY	ALLOWED DENSITY	TOTAL ACRES	TOTAL ALLOWED UNITS
SLOPES 0%-10%	4.92 UNITS/AC PER MPDO FINAL SITE PLAN	31.74	156.16
SLOPES 10%-16%	2 UNITS/AC	1.10	2.20
SLOPES 17%-23%	1 UNIT/AC	0.02	0.02
SLOPES 24%-30%	1UNIT/5AC	0.01	0.00
SLOPES ABOVE-30%	NON-BUILDABLE	0.23	0
		TOTAL	158.38

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SUNRIVER AT FIRELIGHT PHASE 4-7

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

EXISTING CONDITIONS

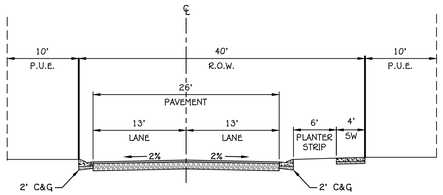
PRELIMINARY PLAT

JOB #: 25-506-08
DRAWN BY: JR
CHECKED BY: TC
DATE: 12/30/2025

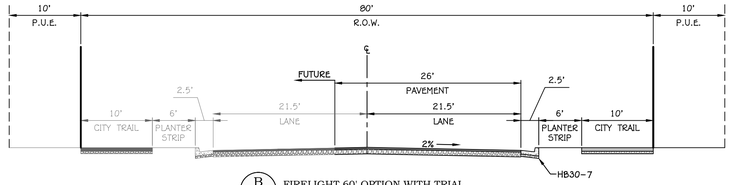
P.1.2

SHEET: 3 OF: 19

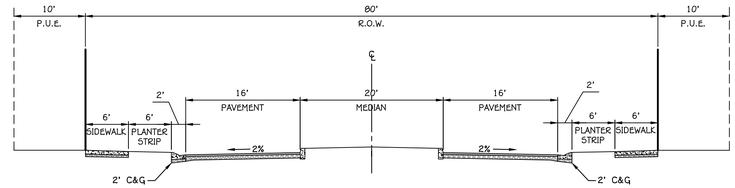
C:\Dropbox\American\04 large projects\506 firelight\25-506-12 pd-1 phases 4-8\03 drawings\sheet files\preliminary plat\25-506-12 EXISTING CONDITIONS PLAN.dwg



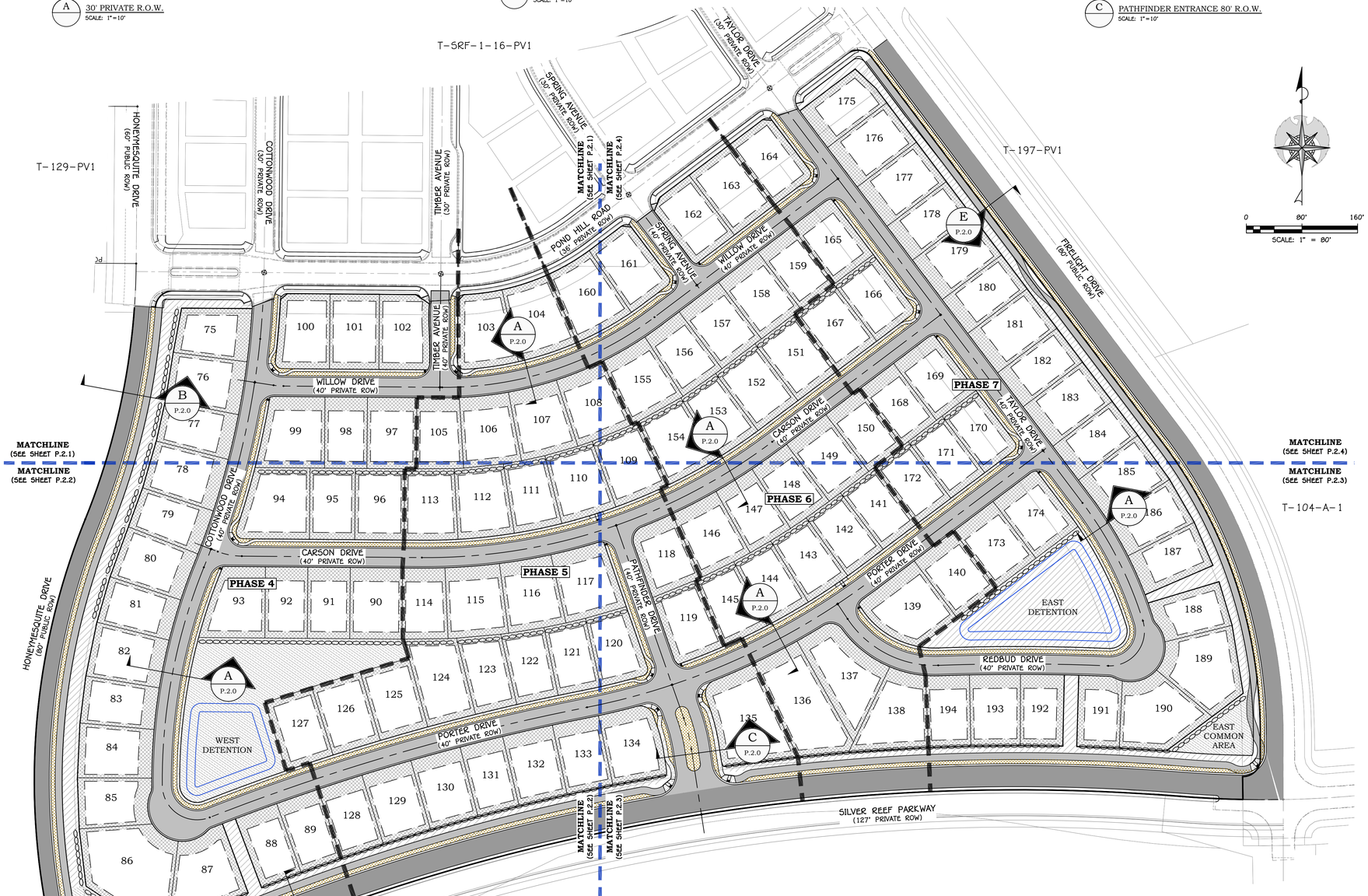
A 30' PRIVATE R.O.W.
SCALE: 1"=10'



B FIRELIGHT 60' OPTION WITH TRIAL
SCALE: 1"=10'



C PATHFINDER ENTRANCE 80' R.O.W.
SCALE: 1"=10'



LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SETBACK LINE
- SURVEY SECTION LINE
- SURVEY SECTION CORNER MONUMENT
- CLASS I SURVEY MONUMENT
- CLASS II SURVEY MONUMENT
- PHASE LINE
- SHEET MATCH LINE
- CORNER PEDESTRIAN RAMP
- ADA PARKING SPACE
- STANDARD STREET SIGN
- STANDARD STOP SIGN
- END OF ROAD MARKERS
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED CMU WALL
- PROPOSED RETAINING WALL (SEE GRADING PLANS)
- EXISTING RETAINING WALL
- PROPOSED ROCK WALL (SEE GRADING PLANS)
- EXISTING ROCK WALL
- HEAVY ASPHALT PAVEMENT
- LIGHT ASPHALT PAVEMENT
- CONCRETE SURFACE
- LIMITED COMMON
- COMMON AREA
- OPEN SPACE

0 80' 160'
SCALE: 1" = 80'

PHASING DENSITY

DESCRIPTION	ACRE	LOTS	DENSITY
PHASE 4	9.66	28	2.90
PHASE 5	8.23	33	4.01
PHASE 6	6.32	28	4.43
PHASE 7	8.88	31	3.49
TOTAL	33.09	120	3.63

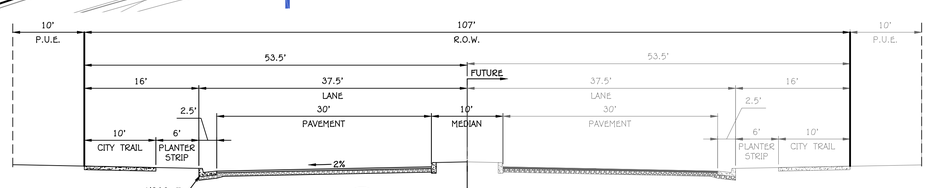
SITE AREA INFORMATION

DESCRIPTION	ACRE	PERCENT
STREET R.O.W.	3.97	12.00
LOTS	13.04	39.41
COMMON AREA	6.49	19.61
LIMITED COMMON AREA	7.64	23.09
OPEN SPACE	1.95	5.89
TOTAL	33.09	100.00
PERVIOUS AREA	6.51	19.69
IMPERVIOUS AREA	12.45	65.64
TOTAL	18.96	85.33

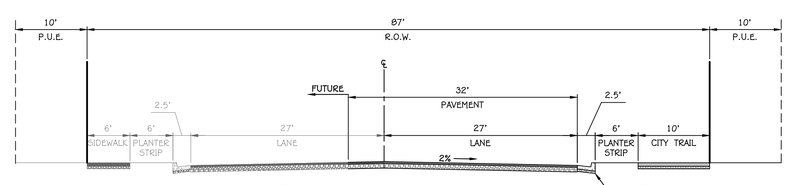
PROPERTY INFORMATION

DESCRIPTION	UNITS
TOTAL LOTS	120.00
TOTAL ACREAGE (ACRE)	33.09
DENSITY (UNITS/ACRE)	3.63
PA-1 PREVIOUSLY APPROVED ERU	74.00
PA-1 PROPOSED ERU	120.00

HOA WILL MAINTAIN THE COMMON AREA, OPEN SPACE, & LIMITED COMMON SPACE



D SILVER REEF PARKWAY 127' PUBLIC R.O.W.
SCALE: 1"=10'



E FIRELIGHT 66' OPTION WITH TRAIL
SCALE: 1"=10'

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SUNRIVER AT FIRELIGHT PHASE 4-7

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

OVERALL SITE PLAN

PRELIMINARY PLAT

JOB #	25-506-08
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	12/30/2025

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SHEET: 4 OF: 19

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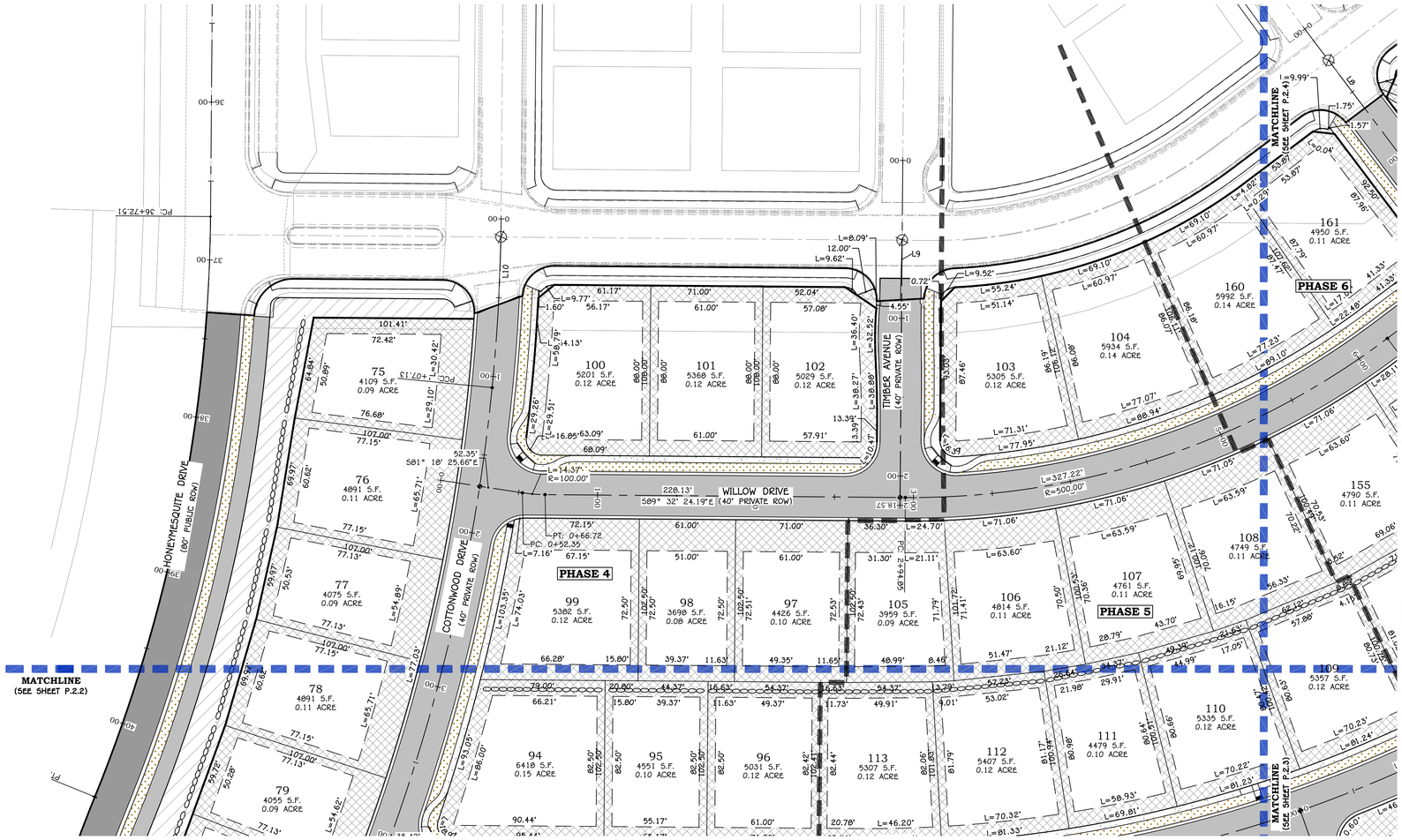

0 40' 80'

SCALE: 1" = 40'

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
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- EXISTING RETAINING WALL
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- EXISTING ROCK WALL
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- LIGHT ASPHALT PAVEMENT
- CONCRETE SURFACE
- LIMITED COMMON
- COMMON AREA
- OPEN SPACE

HOA WILL MAINTAIN THE COMMON AREA, OPEN SPACE, & LIMITED COMMON SPACE

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SUNRIVER AT FIRELIGHT PHASE 4-7

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

SITE PLAN I

PRELIMINARY PLAT

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DATE:	12/30/2025

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SHEET: 5 OF: 19

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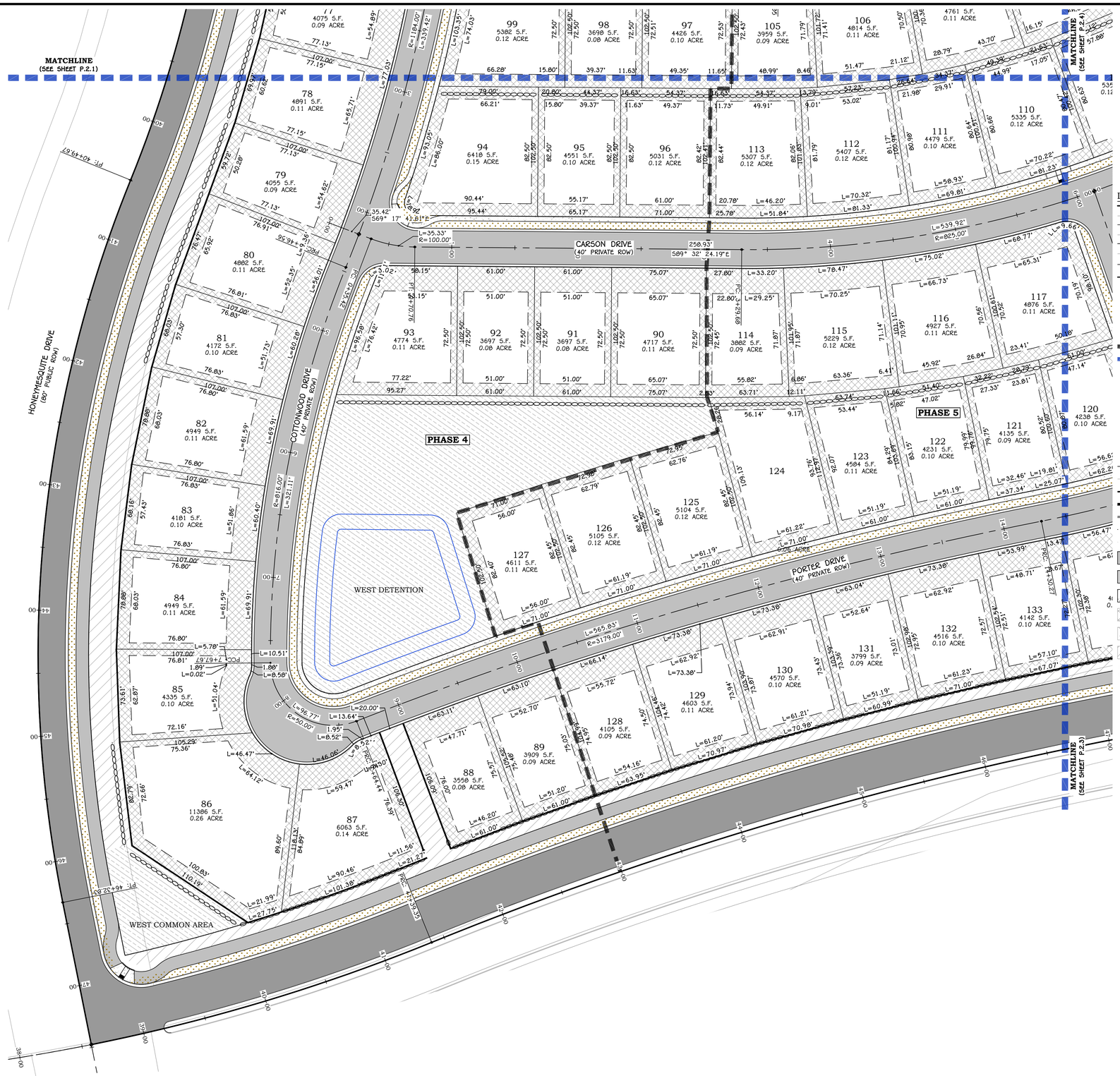

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SUNRIVER AT FIRELIGHT PHASE 4-7

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

SITE PLAN II

PRELIMINARY PLAT

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DRAWN BY:	JR
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DATE:	12/30/2025

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SHEET: 6 OF: 19

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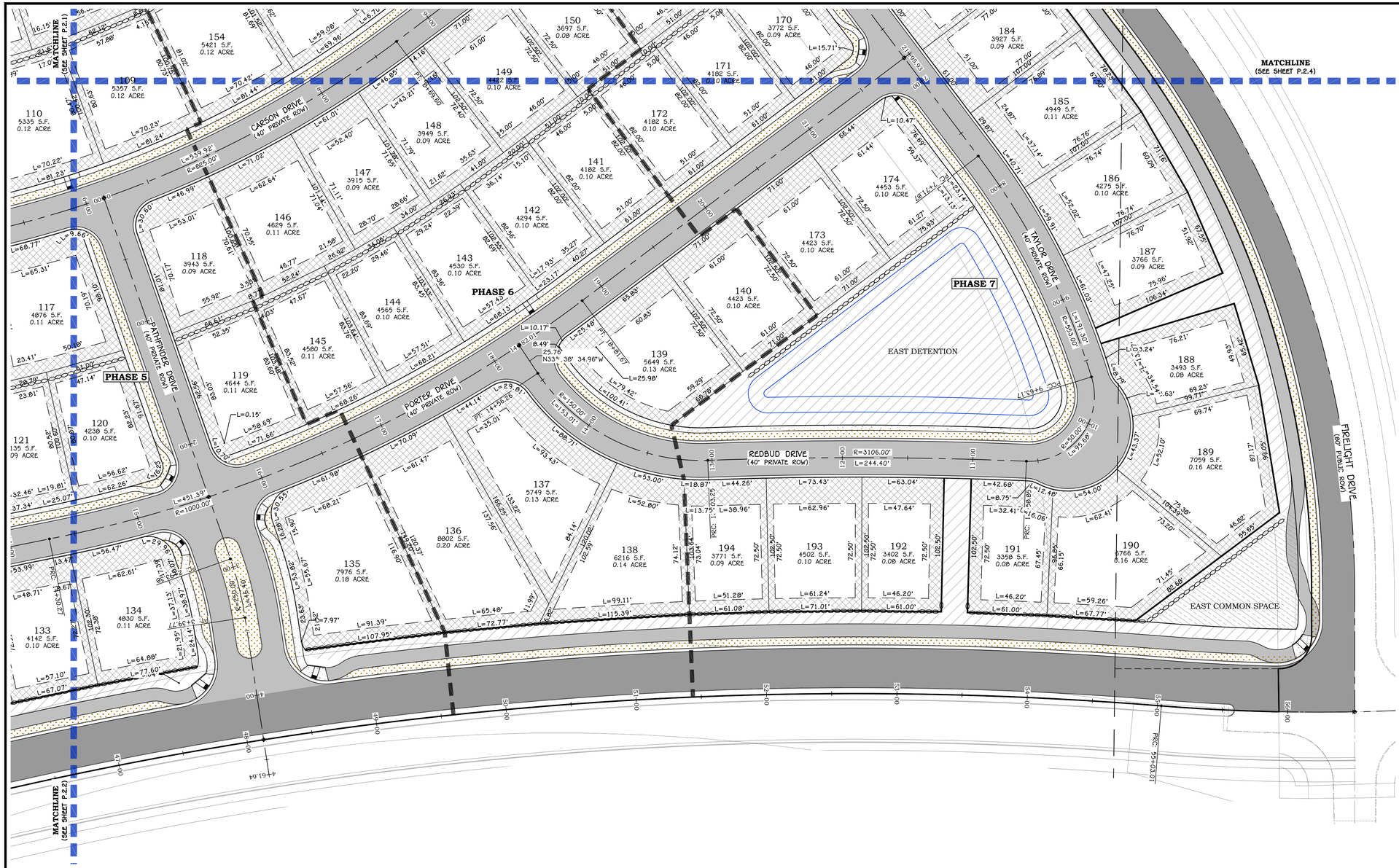

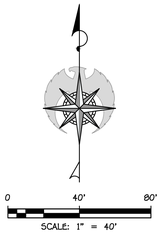

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SUNRIVER AT FIRELIGHT PHASE 4-7

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

SITE PLAN III

PRELIMINARY PLAT

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DATE:	12/30/2025

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SHEET: 7 OF: 19

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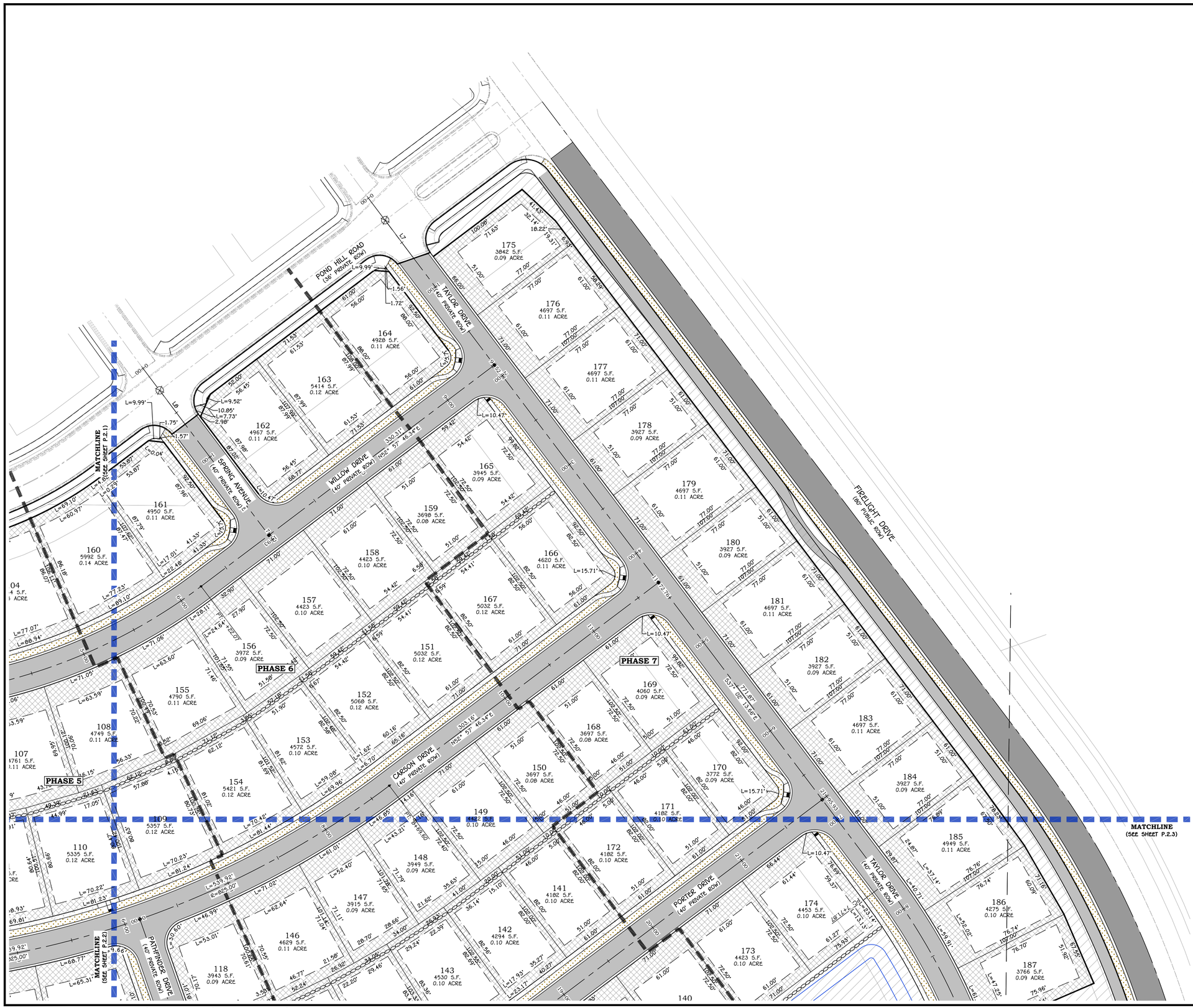

0 40' 80'

SCALE: 1" = 40'

LEGEND:

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SUNRIVER AT FIRELIGHT PHASE 4-7

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

SITE PLAN IV

PRELIMINARY PLAT

JOB #	25-506-08
DRAWN BY:	JR
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DATE:	12/30/2025

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SHEET: 8 OF: 19

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0 80' 160'
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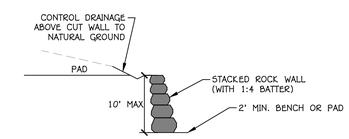
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
- SHEET MATCH LINE
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- PROPOSED ROCK RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3001 EXISTING GROUND 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)
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- 50 STANDARD STORM DRAIN MANHOLE
- FLARED END SECTION
- GRATE INLET AREA DRAIN BOX
- PROPOSED DRAINAGE SWALE/DITCH (SEE SECTIONS)
- EXISTING DRAINAGE SWALE/DITCH
- EARTH DIKE



A SINGLE ROCK RETAINING WALL SECTION
SCALE: NTS

SITE GEOTECHNICAL CONSTRAINTS

HAZARD	DESCRIPTION
FAULTS	FAULT RUPTURE. THE HURRICANE FAULT IS MAPPED AS WITHIN 0.8 TO 1.7 MILES EAST OF THE PROJECT SITE
LANDSLIDE	N/A
LIQUEFACTION	DUE TO LACK OF GROUNDWATER AND PRESENCE OF RELATIVELY SHALLOW BEDROCK, THE LIQUEFACTION POTENTIAL FOR THE SOILS IS NEGLIGIBLE.
ROCKFALL	N/A
BRECCIA PIPES AND PALEOKARST	N/A
CALICHE	CALICHE WAS TYPICALLY ENCOUNTERED WITHIN THE UPPER 5 TO 6 FEET OF THE GROUND SURFACE.
COLLAPSIBLE SOIL	N/A
EXPANSIVE SOIL	SOILS ENCOUNTERED THROUGHOUT THE PROJECT SITE CONSISTED OF LOOSE TO MEDIUM DENSE SILTY SANDS WITH RELATIVELY LOW FINES CONTENT.
GYPSIFEROUS SOIL AND ROCK	N/A
PIPING AND EROSION	FINE GRAINED, NON-COHESIVE, LOOSE TO POORLY CONSOLIDATED SAND AND SILT DEPOSITS. SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	FINE GRAINED, NON-COHESIVE, LOOSE TO POORLY CONSOLIDATED SAND AND SILT DEPOSITS. SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW GROUND WATER	N/A
WIND-BLOWN SAND	THE LOOSE, NON-COHESIVE NATURE OF ERODIBLE SOILS MAKES THEM HIGHLY SUSCEPTIBLE TO THE EFFECTS OF WIND EROSION.
WITHIN TORTOISE TAKE AREA?	NO

NOTE:

FOR MORE INFORMATION ON PROJECT SITE GEOLOGIC HAZARDS SEE GEOTECH REPORT SECTION 3.3.

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SUNRIVER AT FIRELIGHT PHASE 4-7

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

OVERALL GRADING PLAN

PRELIMINARY PLAT

JOB # 25-506-08
DRAWN BY: JR
CHECKED BY: TC
DATE: 12/30/2025

P.3.0

SHEET: 9 OF: 19

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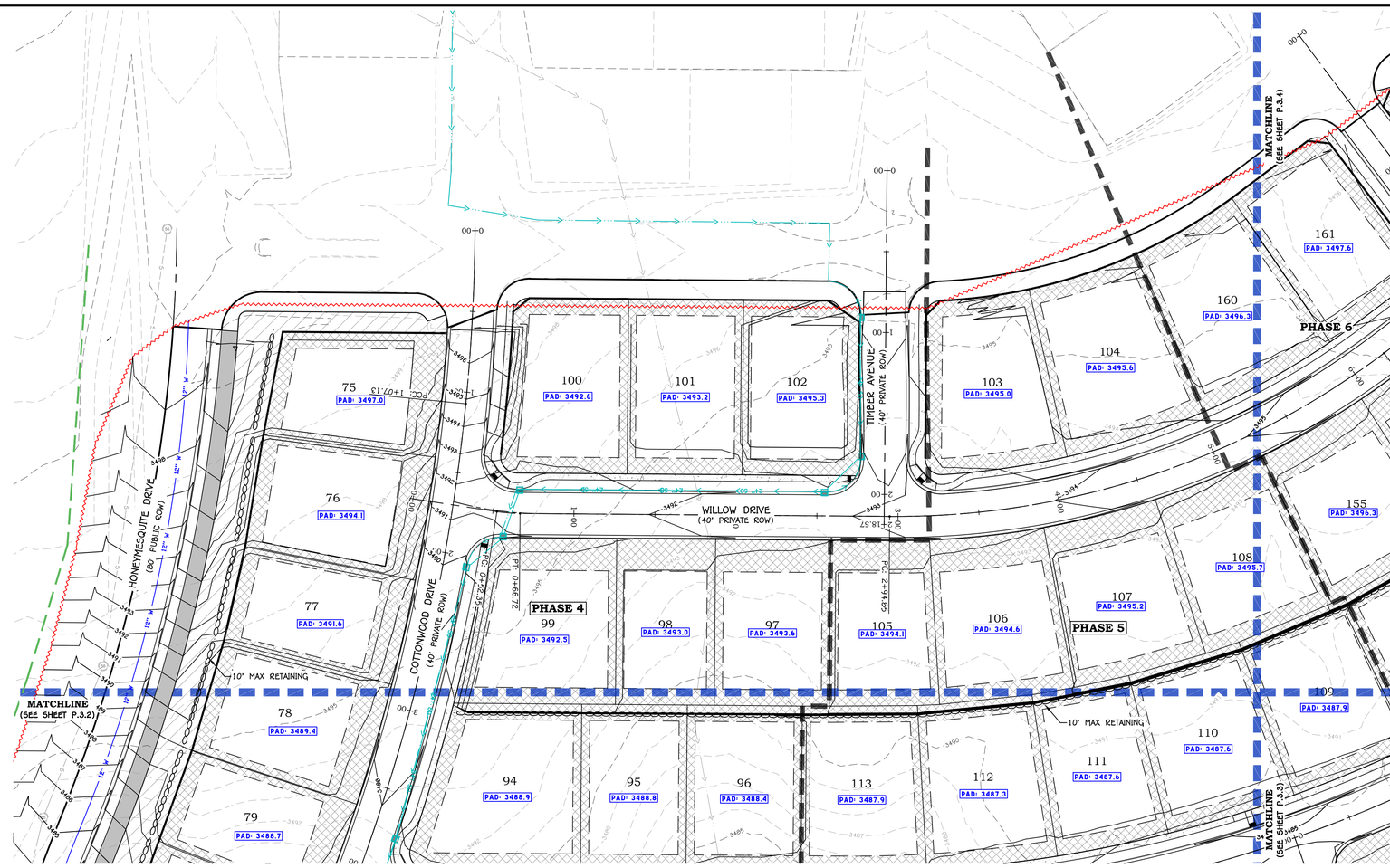

0 40' 80'
SCALE: 1" = 40'

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REVISIONS		
NO.	DATE	DESCRIPTION

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CONSTRUCTION

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

SUNRIVER AT FIRELIGHT PHASE 4-7

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

GRADING PLAN I

PRELIMINARY PLAT

JOB #	25-506-08
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	12/30/2025

P.3.1

SHEET: 10 OF: 19

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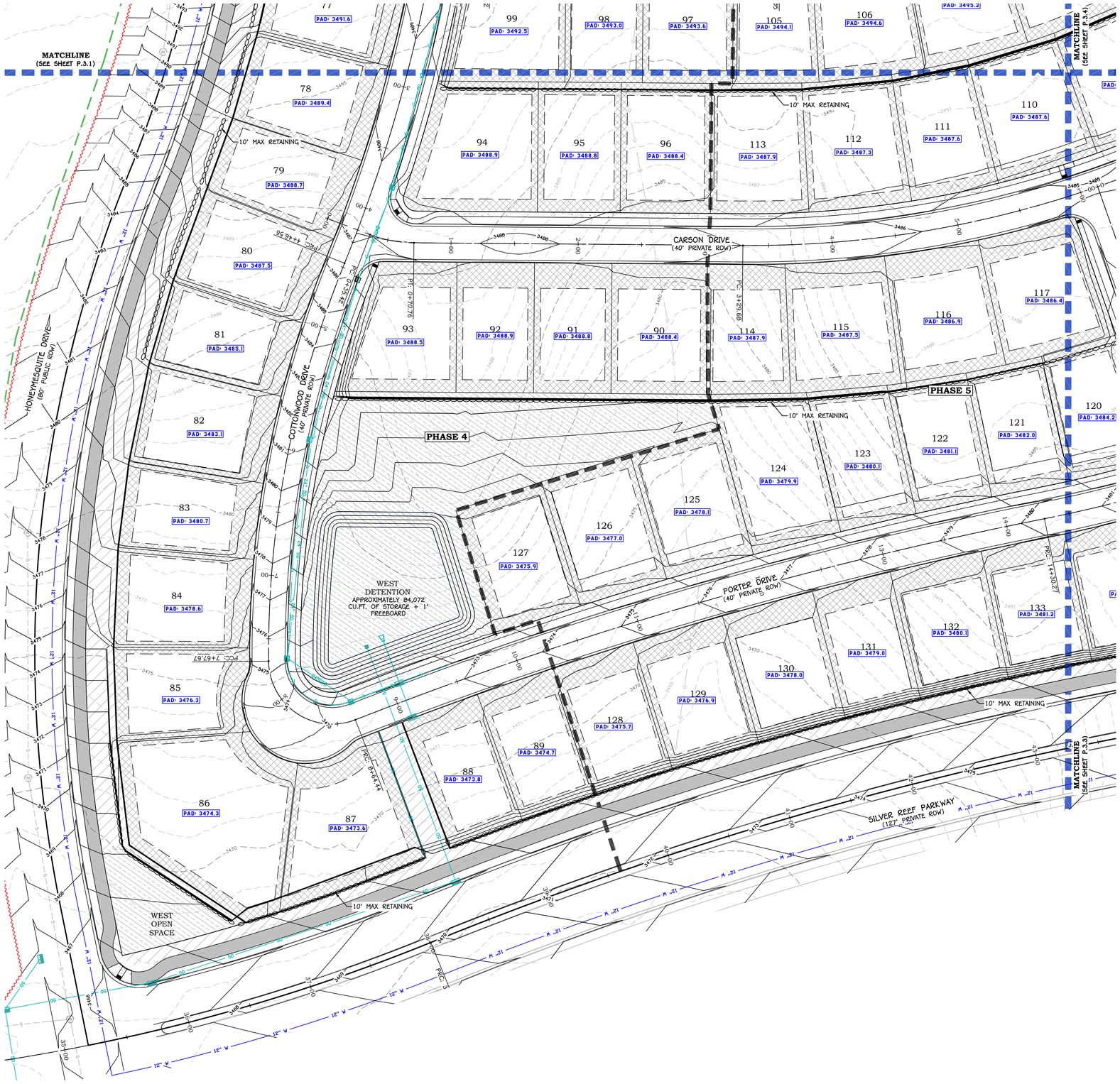

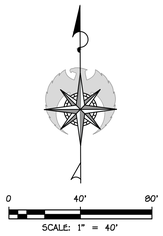

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SUNRIVER AT FIRELIGHT PHASE 4-7

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

GRADING PLAN II

PRELIMINARY PLAT

JOB #	25-506-08
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	12/30/2025

P.3.2

SHEET: 11 OF: 19

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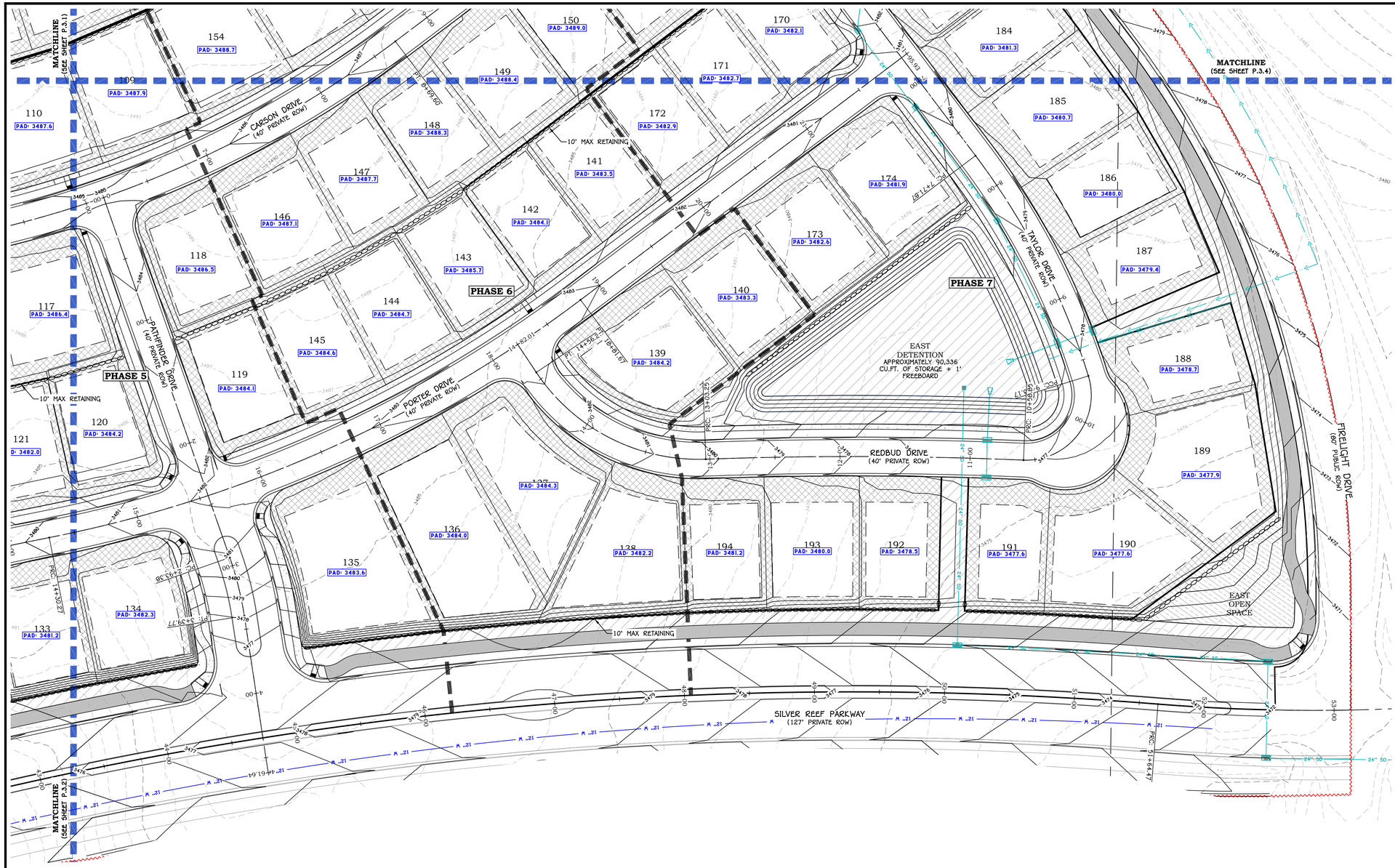

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AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

SUNRIVER AT FIRELIGHT PHASE 4-7

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

GRADING PLAN III

PRELIMINARY PLAT

JOB #	25-506-08
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	12/30/2025

P.3.3

SHEET: 12 OF: 19

0 40' 80'

SCALE: 1" = 40'

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SUNRIVER AT FIRELIGHT PHASE 4-7

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

GRADING PLAN IV

PRELIMINARY PLAT

JOB #	25-506-08
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	12/30/2025

P.3.4

SHEET: 13 OF: 19

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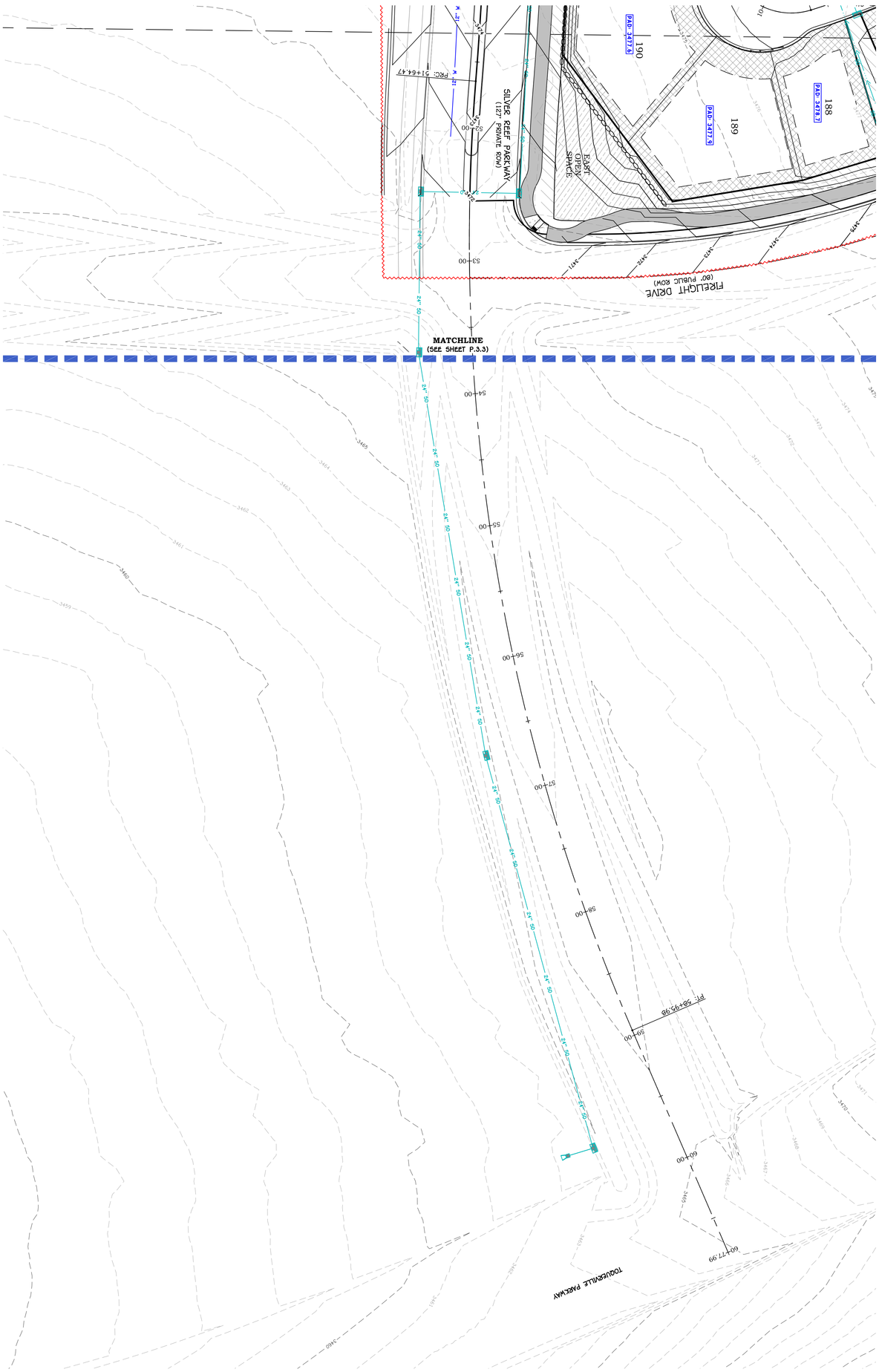
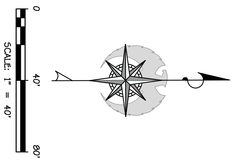




SUNRIVER AT FIRELIGHT PHASE 4-7

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

OFFSITE STORM DRAIN

PRELIMINARY PLAT

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

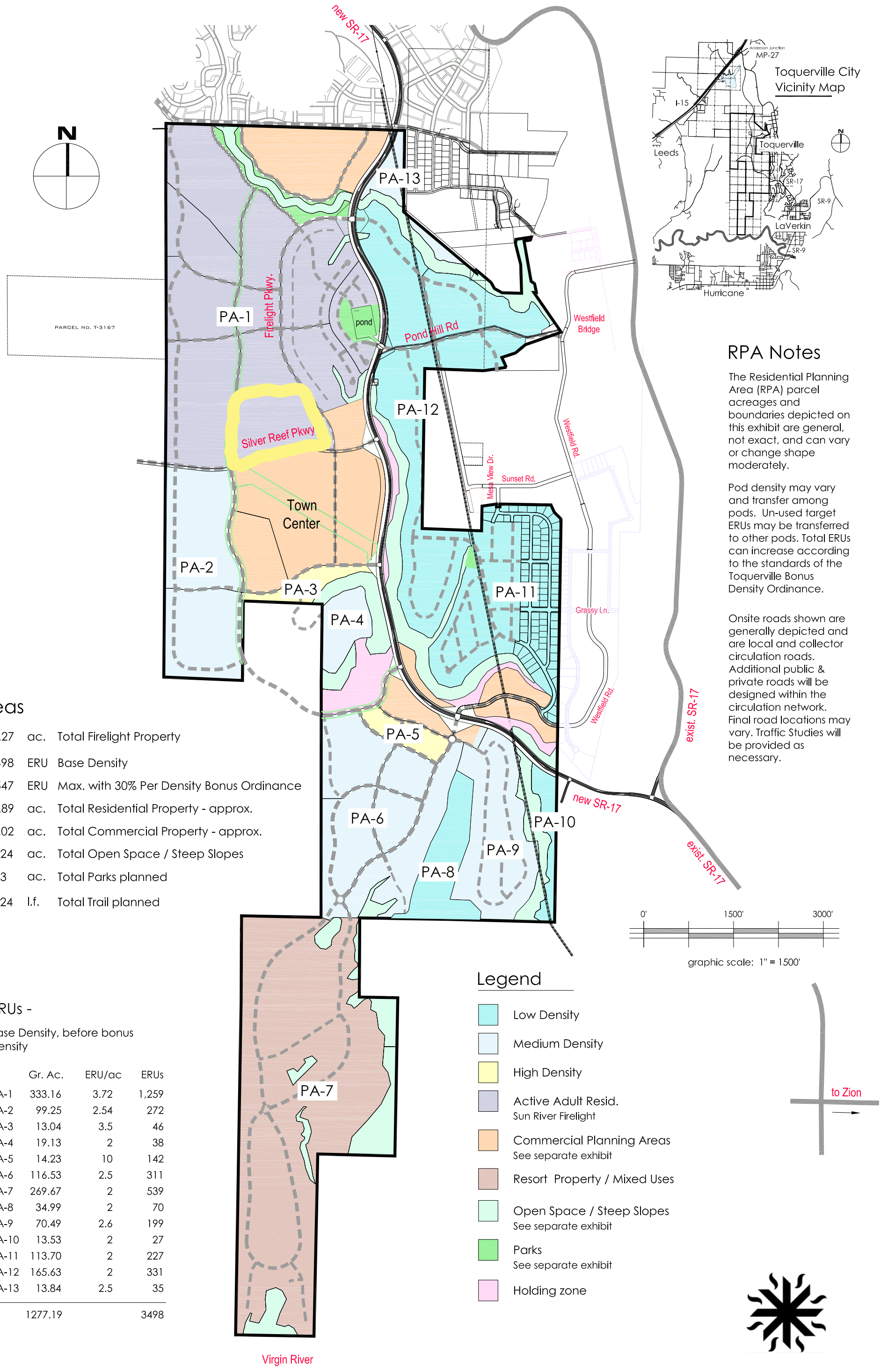
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS		
NO.	DATE	DESCRIPTION

JOB #: 25-506-08
DRAWN BY: JR
CHECKED BY: TC
DATE: 12/30/2025

P.3.6

SHEET 14 OF 19



RPA Notes

The Residential Planning Area (RPA) parcel acreages and boundaries depicted on this exhibit are general, not exact, and can vary or change shape moderately.

Pod density may vary and transfer among pods. Un-used target ERUs may be transferred to other pods. Total ERUs can increase according to the standards of the Toquerville Bonus Density Ordinance.

Onsite roads shown are generally depicted and are local and collector circulation roads. Additional public & private roads will be designed within the circulation network. Final road locations may vary. Traffic Studies will be provided as necessary.

Areas

1749.27	ac.	Total Firelight Property
3498	ERU	Base Density
4547	ERU	Max. with 30% Per Density Bonus Ordinance
1339.89	ac.	Total Residential Property - approx.
215.02	ac.	Total Commercial Property - approx.
149.24	ac.	Total Open Space / Steep Slopes
37.13	ac.	Total Parks planned
106,824	l.f.	Total Trail planned

ERUs -

Base Density, before bonus density

	Gr. Ac.	ERU/ac	ERUs
PA-1	333.16	3.72	1,259
PA-2	99.25	2.54	272
PA-3	13.04	3.5	46
PA-4	19.13	2	38
PA-5	14.23	10	142
PA-6	116.53	2.5	311
PA-7	269.67	2	539
PA-8	34.99	2	70
PA-9	70.49	2.6	199
PA-10	13.53	2	27
PA-11	113.70	2	227
PA-12	165.63	2	331
PA-13	13.84	2.5	35
	1277.19		3498

Legend

- Low Density
- Medium Density
- High Density
- Active Adult Resid. — Sun River Firelight
- Commercial Planning Areas — See separate exhibit
- Resort Property / Mixed Uses
- Open Space / Steep Slopes — See separate exhibit
- Parks — See separate exhibit
- Holding zone

SRC Land Holdings, LLC

Residential Planning Areas

1404 W. Sun RIver Pkwy. #200, St. George, UT 84790 (435) 673-4300

Firelight - Toquerville, Utah

June 22, 2022

Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 01.14.2026 **Department:** Planning & Zoning

Item Title:
Discussion and possible approval of a Preliminary Plat Application submitted by Firelight Development for phases eight through sixteen of Residential Planning Area 1 within the Firelight MPDO (Tax ID's T-100-A, T-3-1-10-142-A, T-3-1-3-200-PV1, T-199-PV1, T-196-PV1, T-1231, T-3-1-3-201-PV1, T-101-PV1, T-197- PV1, & T-104-A-1, T-3-1-10-140-PV1, T-3-1-3-232-PV1).

Presented By: Emily Teaters

Attachments:

- Preliminary Plat Packet
- Planning Area Map – Firelight MPDO

Options:

Approval/Remand

Possible Motion (Approval):

I move that the Planning Commission, as the Preliminary Land Use Authority, approve the Preliminary Plat for Phases 8-16 in Residential Planning Area 1of 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 Phases 8-16 in Residential Planning Area 1 of the Firelight MPDO. A final site plan for this over all planning area has previously been approved by Planning Commission and City Council, and the lot layout has not changed significantly from that approved site plan.

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.

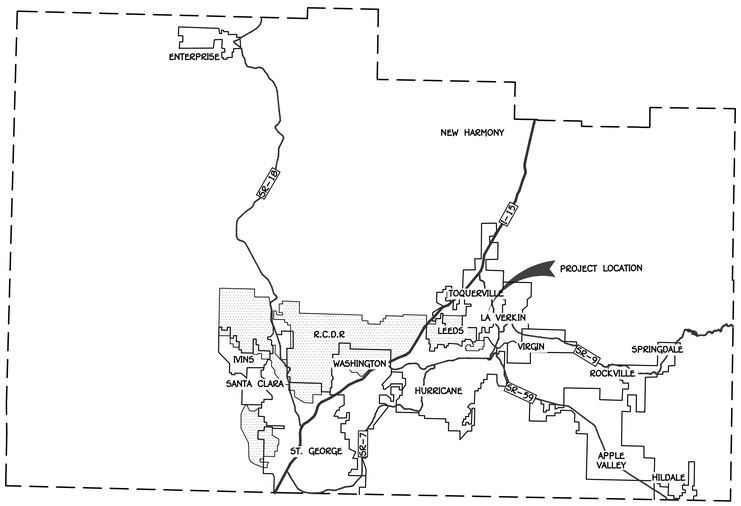
The Planning Commission acts as the Preliminary Land Use Authority under the subdivision code and is here to review the plat for compliance with City ordinances and standards. If everything meets the requirements, the Commission should approve the Preliminary Plat.

SUNRIVER AT FIRELIGHT PH 8-16

TOQUERVILLE, UTAH

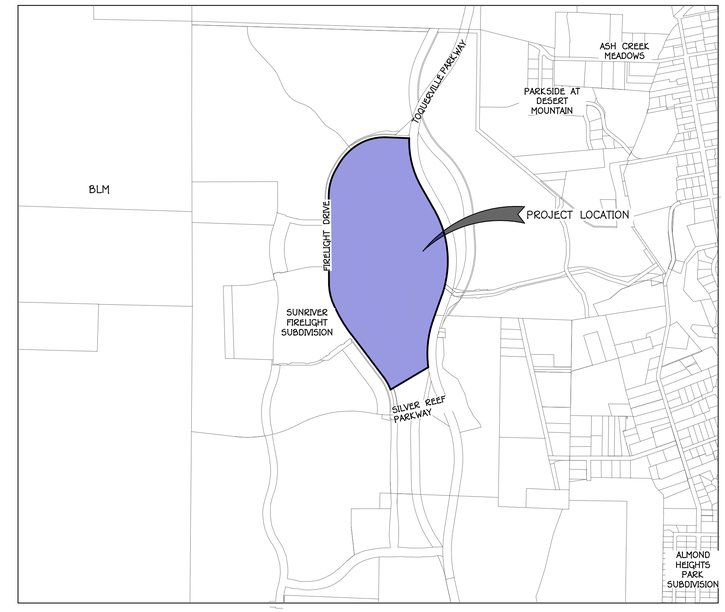
PRELIMINARY PLAT

DECEMBER 2025



WASHINGTON COUNTY

N.T.S.



VICINITY MAP

SECTION 10, T41S, R13W, SLB&M

0 1000' 2000'

SCALE: 1" = 1000'

LEGAL DESCRIPTION (PARCELS T-3-1-3-202-PV1, T-3-1-3-201-PV1, T-3-1-3-200-PV1, T-3-1-3-232-PV1, T-3-1-3-443-PV1, T-199-PV1, T-100-A, T-3-1-10-142-A, T-1231, T-3-1-10-140-A, T-104-A-1)

BEGINNING AT A POINT THAT LIES NORTH 00°42'01" EAST 4,263.50 FEET ALONG THE SECTION LINE, AND EAST 163.37 FEET, FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTHWESTERLY ALONG A 763.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 69°16'09" WEST) THROUGH A CENTRAL ANGLE OF 16°19'23", A DISTANCE OF 217.15 FEET; THENCE NORTH 37°02'14" WEST 696.87 FEET; THENCE NORTHERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 52°57'46" EAST) THROUGH A CENTRAL ANGLE OF 68°53'59", A DISTANCE OF 30.06 FEET; THENCE NORTH 37°02'14" WEST 36.68 FEET; THENCE NORTHWESTERLY ALONG A 1,951.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 52°57'46" EAST) THROUGH A CENTRAL ANGLE OF 00°29'37", A DISTANCE OF 16.81 FEET; THENCE WESTERLY ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 15°06'01" WEST) THROUGH A CENTRAL ANGLE OF 69°14'37", A DISTANCE OF 30.21 FEET; THENCE NORTHWESTERLY ALONG A 1,967.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 54°08'35" EAST) THROUGH A CENTRAL ANGLE OF 12°49'32", A DISTANCE OF 440.31 FEET; THENCE NORTHERLY ALONG A 697.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 66°58'07" EAST) THROUGH A CENTRAL ANGLE OF 22°51'49", A DISTANCE OF 278.13 FEET; THENCE NORTH 00°10'05" WEST 134.70 FEET; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 89°49'55" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET; THENCE NORTH 00°10'05" WEST 60.00 FEET; THENCE NORTHWESTERLY ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 00°10'05" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET; THENCE NORTH 00°10'05" WEST 972.33 FEET; THENCE NORTHERLY ALONG A 697.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 89°49'55" EAST) THROUGH A CENTRAL ANGLE OF 30°24'41", A DISTANCE OF 369.95 FEET; THENCE NORTH 30°14'37" EAST 94.54 FEET; THENCE NORTHEASTERLY ALONG A 697.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 59°45'23" EAST) THROUGH A CENTRAL ANGLE OF 16°07'22", A DISTANCE OF 196.13 FEET; THENCE EASTERLY ALONG A 25.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 43°38'01" EAST) THROUGH A CENTRAL ANGLE OF 94°16'01", A DISTANCE OF 41.13 FEET; THENCE NORTH 50°38'00" EAST 50.00 FEET; THENCE NORTHERLY ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 50°38'00" EAST) THROUGH A CENTRAL ANGLE OF 94°16'01", A DISTANCE OF 41.13 FEET; THENCE EASTERLY ALONG A 697.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 35°05'59" EAST) THROUGH A CENTRAL ANGLE OF 37°19'59", A DISTANCE OF 454.16 FEET; THENCE SOUTH 87°45'59" EAST 291.98 FEET; THENCE SOUTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 02°14'00" WEST) THROUGH A CENTRAL ANGLE OF 86°46'16", A DISTANCE OF 37.86 FEET; THENCE SOUTHERLY ALONG A 1,260.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 89°18'41" EAST) THROUGH A CENTRAL ANGLE OF 29°02'00", A DISTANCE OF 638.48 FEET; THENCE SOUTH 29°43'19" EAST 375.65 FEET; THENCE SOUTHERLY ALONG A 1,440.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 60°16'41" WEST) THROUGH A CENTRAL ANGLE OF 42°37'49", A DISTANCE OF 1,071.42 FEET; THENCE SOUTHERLY ALONG A 1,440.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 77°05'30" WEST) THROUGH A CENTRAL ANGLE OF 06°40'34", A DISTANCE OF 167.79 FEET; THENCE SOUTH 19°35'05" WEST 363.94 FEET; THENCE SOUTHERLY ALONG A 1,410.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 70°24'55" EAST) THROUGH A CENTRAL ANGLE OF 27°19'07", A DISTANCE OF 672.29 FEET; THENCE SOUTH 59°16'08" WEST 340.68 FEET; THENCE SOUTH 54°34'41" WEST 91.71 FEET; THENCE SOUTH 59°16'08" WEST 148.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,126,364 SQUARE FEET OR 94.73 ACRES.

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

SHEET INDEX

PRELIMINARY PLAT SITE DATA	
SUNRIVER AT FIRELIGHT PH 8-16	
CURRENT ZONING:	R1-20 WITH MPDO
PROJECT AREA	94.73 (4,126,364 S.F.)
NO. OF LOTS & DENSITY	292 LOTS (2.11 D.U./ACRE)
GARAGE PARKING	N/A
DRIVEWAY PARKING	N/A
OFF-STREET PARKING	N/A
TOTAL PARKING	N/A

OWNER/APPLICANT	GEOTECH ENGINEER	CIVIL ENGINEER	SURVEYOR
FIRELIGHT DEVELOPMENT, INC.	**APPLIED GEOTECHNICAL (AGEC)**	**AMERICAN CONSULTING & ENGINEERING**	**AMERICAN CONSULTING & ENGINEERING**
1404 WEST SUN RIVER PARKWAY, SUITE 200	1420 S. 270 E.	1173 S. 250 W., SUITE #504	1173 S. 250 W., SUITE #504
ST GEORGE, UT 84790	ST. GEORGE, UT 84790	ST. GEORGE, UT 84770	ST. GEORGE, UT 84770
CONTACT: STEPHEN WOOD	CONTACT: WAYNE ROGERS	CONTACT: TONY CARTER	CONTACT: ADAM ALLEN
PHONE: (435) 673-4300	PHONE: (435) 673-6850	PHONE: (262) 408-7596	PHONE: (435) 288-3330
(208) 201-2460	EMAIL: rogers@agecinc.com	EMAIL: tony@alcsg.com	EMAIL: adam@alcsg.com
EMAIL: stephen@fieldhousedevelopment.com			

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

SUNRIVER AT FIRELIGHT PH 8-16
SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

COVER
PRELIMINARY PLAT

JOB # 25-503-1
DRAWN BY: JR
CHECKED BY: TC
DATE: 12/31/2025

P.1.0

SHEET 1 OF 15

NO.	DATE	DESCRIPTION

REVISIONS

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

SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

BOUNDARY MAP

PRELIMINARY PLAT

JOB #	25-503-1
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	12/31/2025

P.1.1

SHEET: 2 OF: 15

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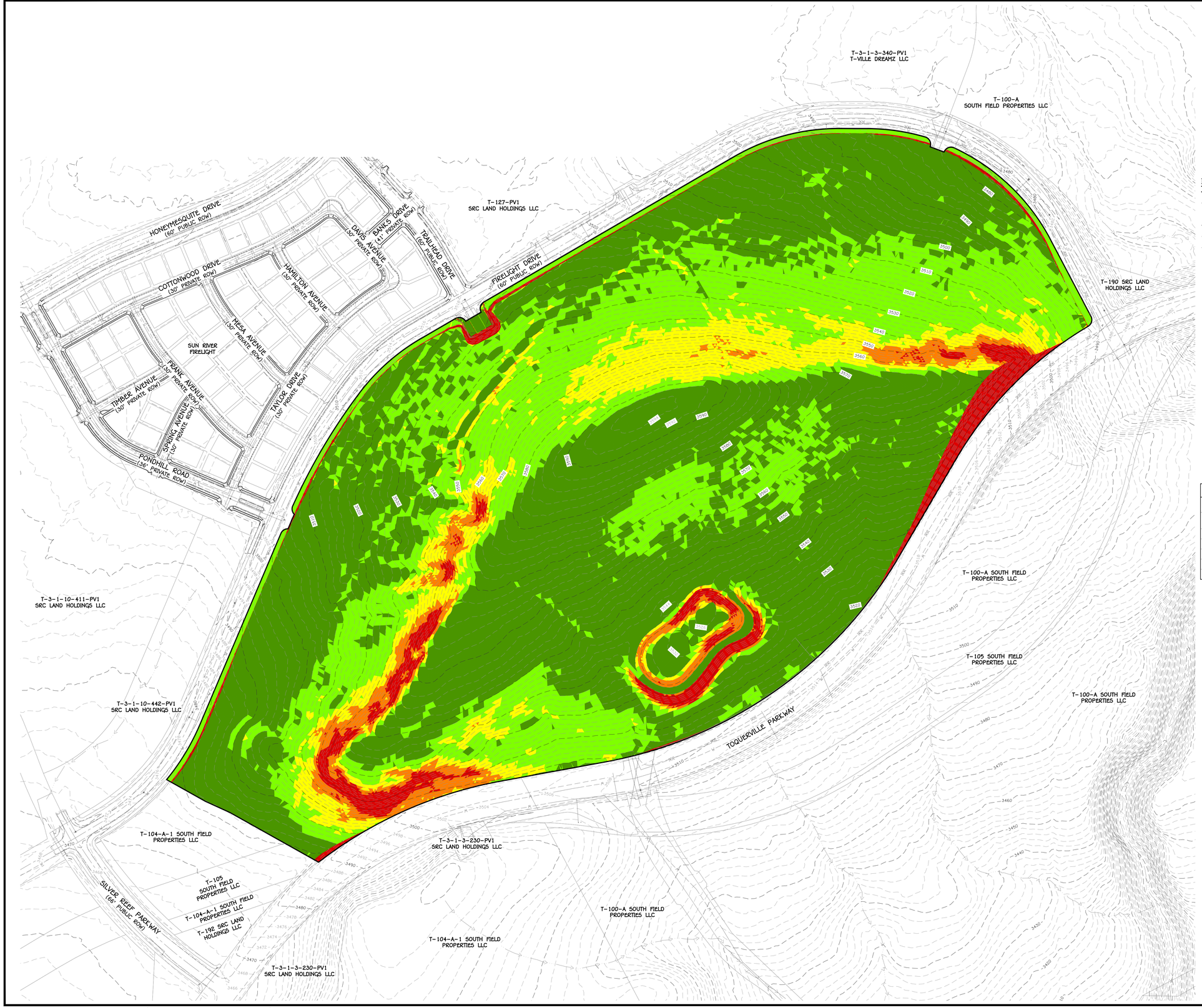

0 150' 300'

SCALE: 1" = 150'

LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- EXISTING ROCK RETAINING WALL
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3001 EXISTING GROUND MINOR CONTOUR
- EXISTING DRAINAGE SWALE/DITCH
- 23.01% – 30.00% SLOPE
- 16.01% – 23.00% SLOPE
- 10.01% – 16.00% SLOPE
- 0.00% – 10.00% SLOPE

SLOPES TABLE

NUMBER	MIN. SLOPE	MAX SLOPE	COLOR	ACRES
1	0.00%	10.00%		51.16
2	10.00%	16.00%		28.51
3	16.00%	23.00%		8.21
4	23.00%	30.00%		3.08
5	30.00%	99999900.00%		3.74

HILLSIDE DENSITY CALCULATION

SLOPE CATEGORY	ALLOWED DENSITY	TOTAL ACRES	TOTAL ALLOWED UNITS
SLOPES 0%-10%	4.92 UNITS/AC PER MPDO FINAL SITE PLAN	51.16	251.71
SLOPES 10%-16%	2 UNITS/AC	28.51	57.02
SLOPES 17%-23%	1 UNIT/AC	8.21	8.21
SLOPES 24%-30%	1UNIT/5AC	3.08	0.62
SLOPES ABOVE-30%	NON-BUILDABLE	3.74	0
		TOTAL	317.55

REVISIONS

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

SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

OVERALL EX CONDITIONS PLAN

PRELIMINARY PLAT

JOB # 25-503-1
DRAWN BY: JR
CHECKED BY: TC
DATE: 12/31/2025

P.1.2

SHEET 3 OF 15

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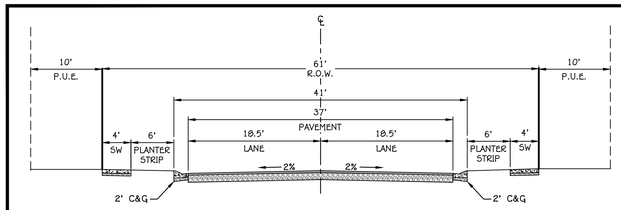
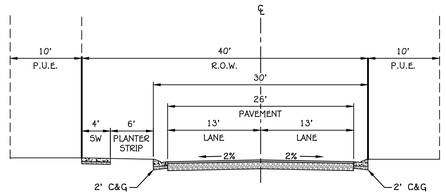


COLLECTION (SECTION A)
(41' PRIVATE STREET)



LOCAL (SECTION C)
(30' PRIVATE STREET)

SITE PLAN NOTES:

MAINTENANCE OF LANDSCAPING IN ALL OPEN SPACE, COMMON AND LIMITED COMMON AREAS WILL BE MANAGED BY THE H.O.A.

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SETBACK LINE
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
- SHEET MATCH LINE
- CORNER PEDESTRIAN RAMP
- PROPOSED ROCK WALL (SEE GRADING PLANS)
- EXISTING ROCK RETAINING WALL
- ASPHALT PAVEMENT SURFACE
- CONCRETE SURFACE
- LANDSCAPE AREA
- EXISTING LANDSCAPE AREA
- PARK
- LIMITED COMMON
- COMMON AREA
- OPEN SPACE

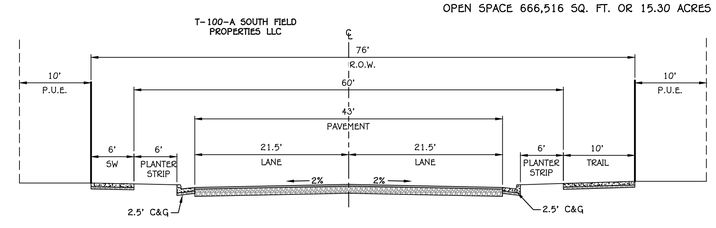
PHASING DENSITY

PHASE	AREA (AC)	TOTAL LOTS	DENSITY (UNIT/ACRE)
PHASE 8	8.54	31	3.63
PHASE 9	10.31	39	3.78
PHASE 10	6.15	21	3.41
PHASE 11	8.88	32	3.60
PHASE 12	8.31	25	3.01
PHASE 13	10.99	44	4.00
PHASE 14	11.99	35	2.92
PHASE 15	9.50	28	2.95
PHASE 16	10.52	37	3.52
TOTAL	85.19	292	3.43

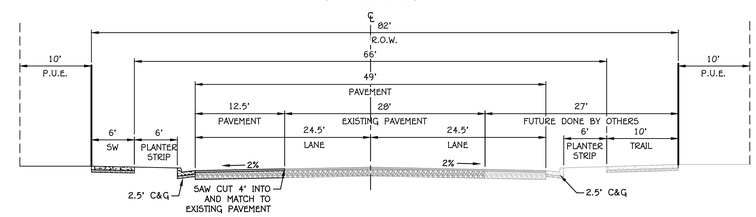
SITE DATA

DESCRIPTION	DATA	
CURRENT ZONING	R1-20 WITH MPDO	
TOTAL AREA	94.73	ACRES
LOTS/UNITS	292	LOTS
DENSITY	3.08	D.U./ACRE
NO. OF PHASES	9	
PARK	10.97 ACRES	
PUBLIC ROADWAY AREA	4.40 ACRES	
PRIVATE PROPERTY AREA	31.97 ACRES	
OPEN SPACE AREA	10.57 ACRES	
LIMITED COMMON AREA	18.73 ACRES	
COMMON AREA	23.24 ACRES	

OPEN SPACE 666,516 SQ. FT. OR 15.30 ACRES



FIREFLIGHT 60' OPTION WITH TRAIL (SECTION C)
(76' PUBLIC STREET)



FIREFLIGHT 66' OPTION WITH TRAIL (SECTION D)
(76' PUBLIC STREET)

NO.	DATE	DESCRIPTION

REVISIONS

PRELIMINARY
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CONSTRUCTION

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

SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

OVERALL SITE PLAN

PRELIMINARY PLAT

JOB #	25-503-1
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	12/31/2025

P.2.0

SHEET: 4 OF: 15

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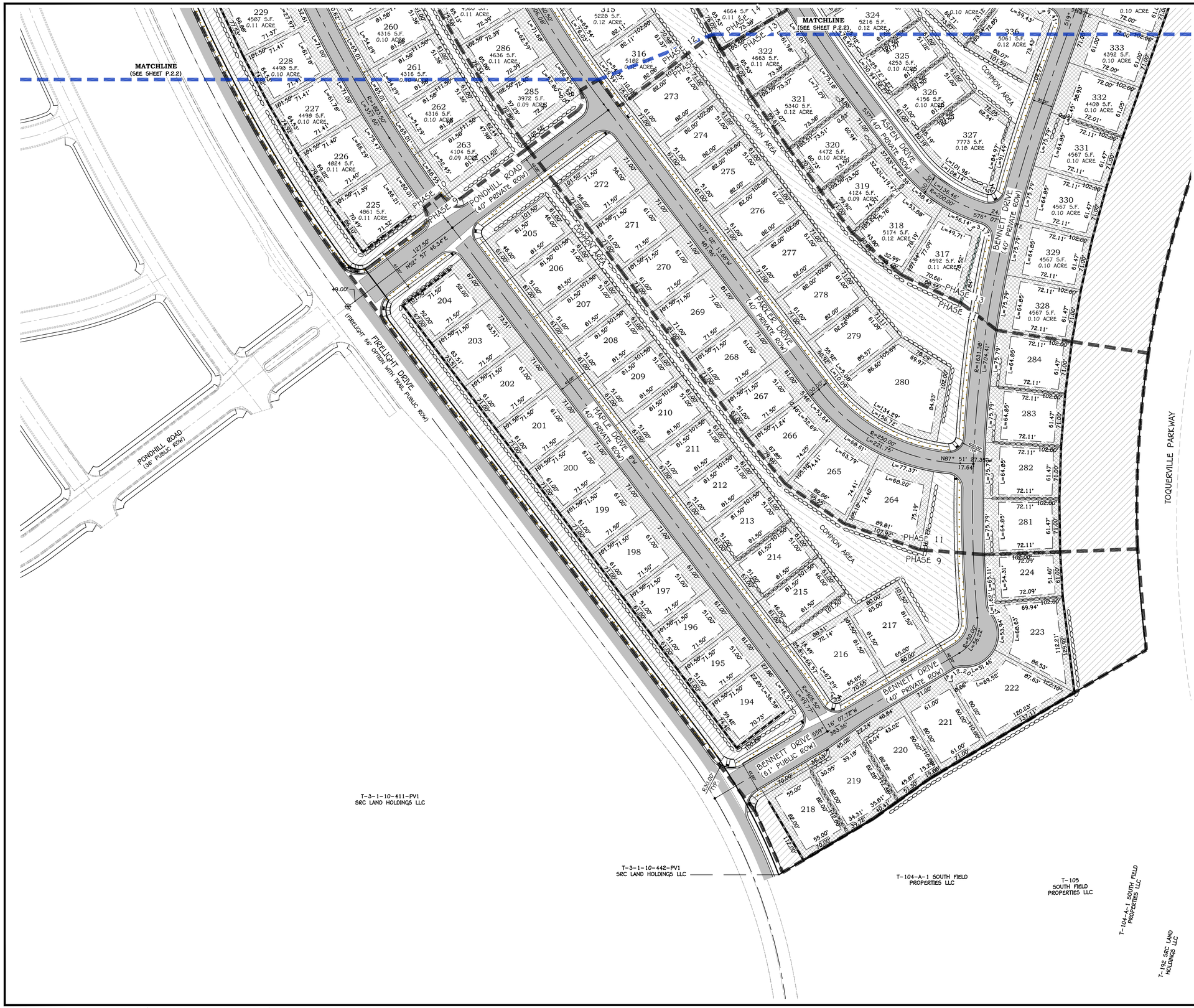
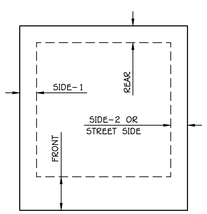


0 60' 120'

SCALE: 1" = 60'

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SETBACK LINE
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- SURVEY SECTION LINE
- SURVEY SECTION CORNER MONUMENT
- CLASS I SURVEY MONUMENT
- CLASS II SURVEY MONUMENT
- PHASE LINE
- SHEET MATCH LINE
- CORNER PEDESTRIAN RAMP
- ADA PARKING SPACE
- STANDARD STREET SIGN
- STANDARD STOP SIGN
- END OF ROAD MARKERS
- PROPOSED ROCK WALL (SEE GRADING PLANS)
- EXISTING ROCK RETAINING WALL
- PROPOSED CMU BLOCK WALL
- EXISTING CMU BLOCK WALL
- HEAVY ASPHALT PAVEMENT
- LIGHT ASPHALT PAVEMENT
- CONCRETE SURFACE
- LANDSCAPE AREA
- EXISTING LANDSCAPE AREA
- PARK
- LIMITED COMMON
- COMMON AREA
- OPEN SPACE



TYPICAL SETBACKS	
*FRONT	20'/30'
REAR	10'
SIDE-1	8'
SIDE-2	10'
STREET SIDE	20'/30'

* 20' TO HOUSE
* 30' TO GARAGE

TYPICAL LOT SETBACKS

SCALE: NTS

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

SITE PLAN I

PRELIMINARY PLAT

JOB #	25-503-1
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	12/31/2025

P.2.1

SHEET: 5 OF: 15

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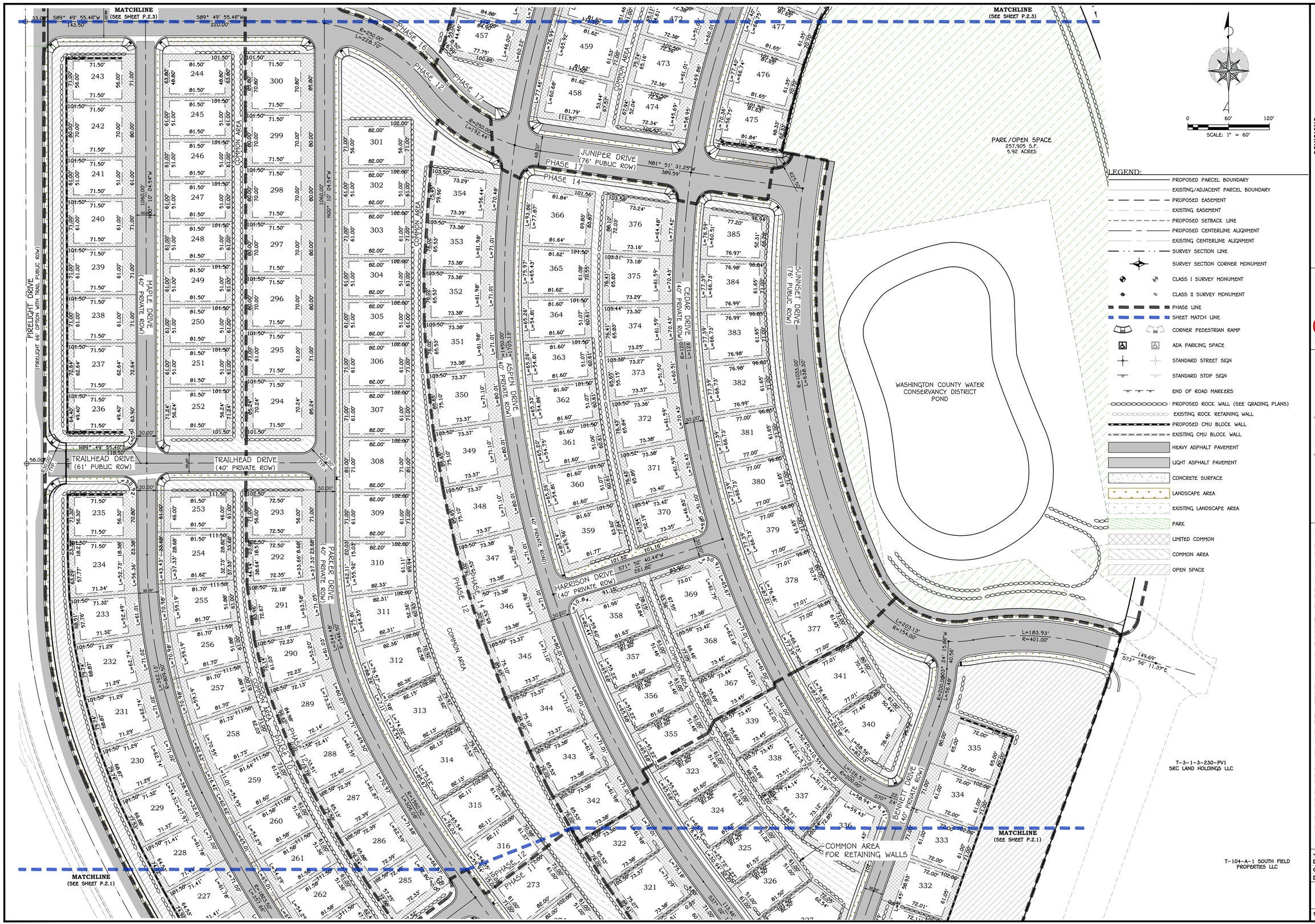

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SETBACK LINE
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- SURVEY SECTION LINE
- SURVEY SECTION CORNER MONUMENT
- CLASS I SURVEY MONUMENT
- CLASS II SURVEY MONUMENT
- PHASE LINE
- SHEET MATCH LINE
- CORNER PEDESTRIAN RAMP
- ADA PARKING SPACE
- STANDARD STREET SIGN
- STANDARD STOP SIGN
- END OF ROAD MARKERS
- PROPOSED ROCK WALL (SEE GRADING PLANS)
- EXISTING ROCK RETAINING WALL
- PROPOSED CMU BLOCK WALL
- EXISTING CMU BLOCK WALL
- HEAVY ASPHALT PAVEMENT
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- CONCRETE SURFACE
- LANDSCAPE AREA
- EXISTING LANDSCAPE AREA
- PARK
- LIMITED COMMON
- COMMON AREA
- OPEN SPACE

REVISIONS

NO.	DATE	DESCRIPTION

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CONSTRUCTION

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

SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

SITE PLAN II

PRELIMINARY PLAT

JOB #	25-503-1
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	12/31/2025

P.2.2

SHEET: 6 OF: 15

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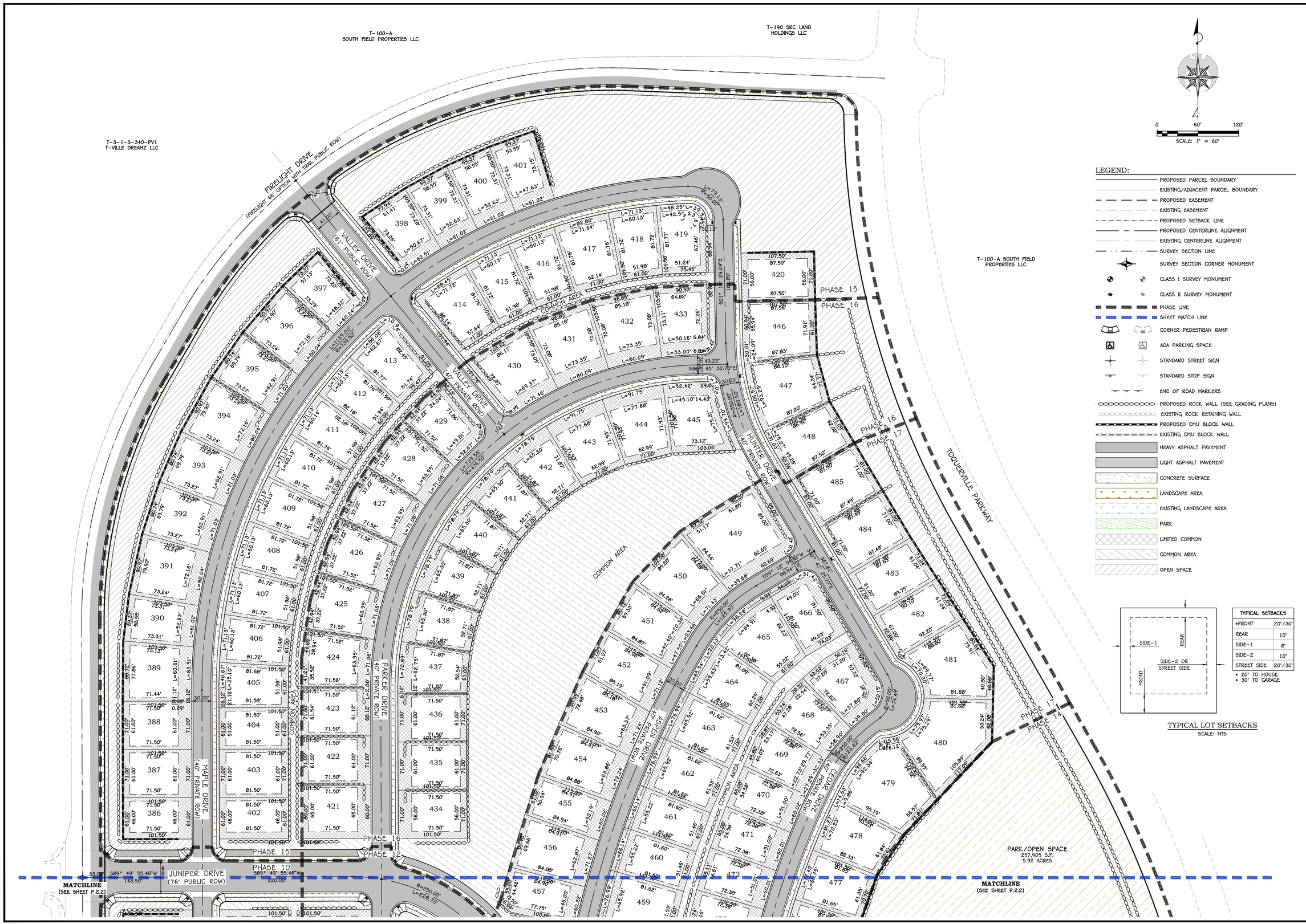

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SETBACK LINE
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- SURVEY SECTION LINE
- SURVEY SECTION CORNER MONUMENT
- CLASS I SURVEY MONUMENT
- CLASS II SURVEY MONUMENT
- PHASE LINE
- SHEET MATCH LINE
- CORNER PEDESTRIAN RAMP
- ADA PARKING SPACE
- STANDARD STREET SIGN
- STANDARD STOP SIGN
- END OF ROAD MARKERS
- PROPOSED ROCK WALL (SEE GRADING PLANS)
- EXISTING ROCK RETAINING WALL
- PROPOSED CMU BLOCK WALL
- EXISTING CMU BLOCK WALL
- HEAVY ASPHALT PAVEMENT
- LIGHT ASPHALT PAVEMENT
- CONCRETE SURFACE
- LANDSCAPE AREA
- EXISTING LANDSCAPE AREA
- PARK
- LIMITED COMMON
- COMMON AREA
- OPEN SPACE

TYPICAL SETBACKS	
*FRONT	20'/30'
REAR	10'
SIDE-1	8'
SIDE-2	10'
STREET SIDE	20'/30'

* 20' TO HOUSE
* 30' TO GARAGE

TYPICAL LOT SETBACKS
SCALE: NTS

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
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CONSTRUCTION

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

SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

SITE PLAN III

PRELIMINARY PLAT

JOB #	25-503-1
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	12/31/2025

P.2.3

SHEET: 7 OF: 15

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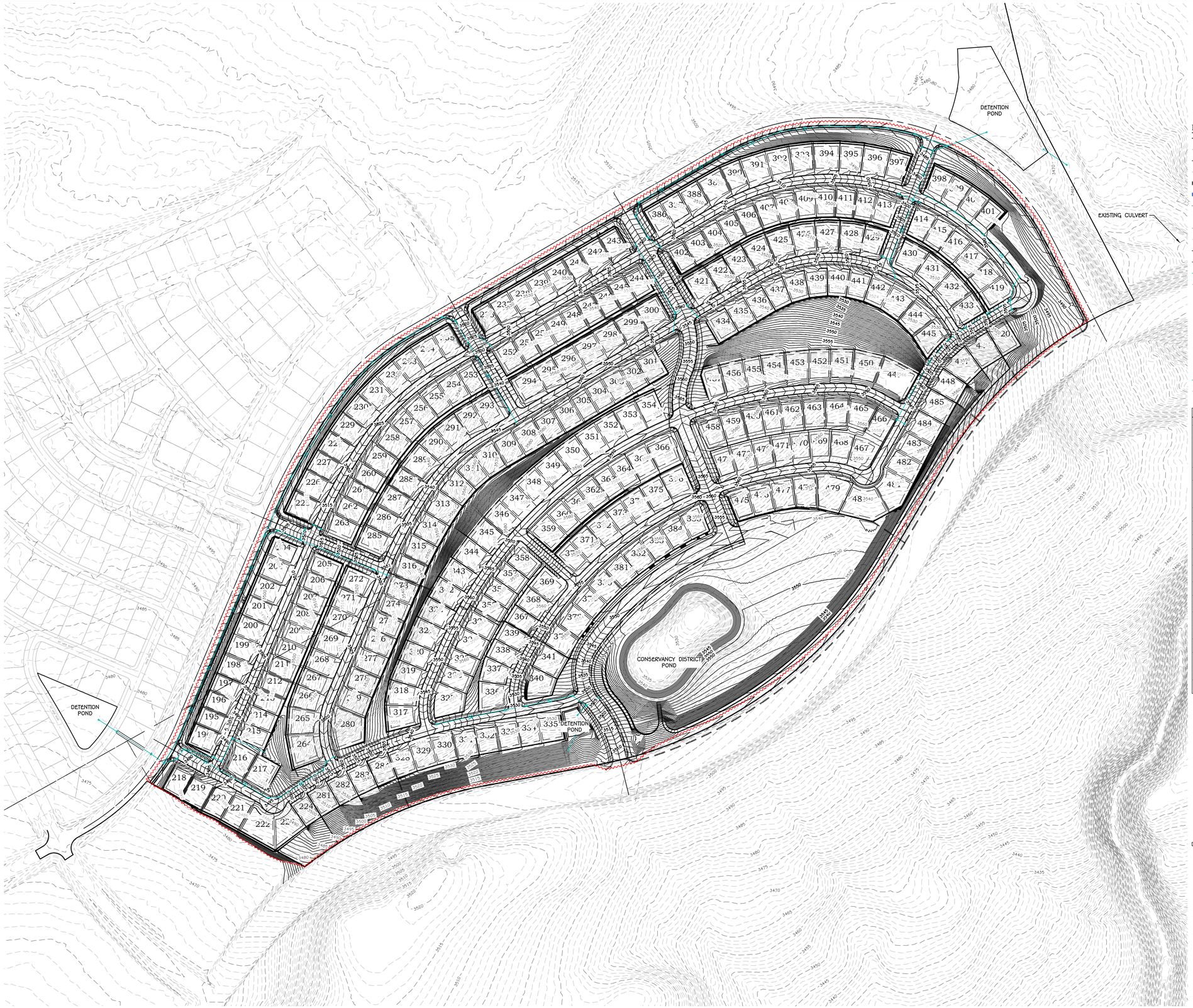


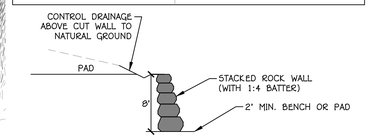
0 150' 300'
SCALE: 1" = 150'

LEGEND: DETAIL

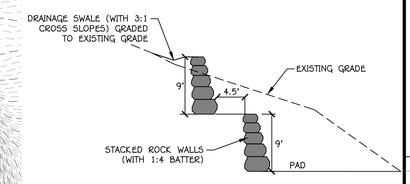
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
- SHEET MATCH LINE
- PROPOSED ROCK RETAINING WALL
- EXISTING ROCK RETAINING WALL
- 3000 EXISTING GROUND MAJOR CONTOUR
- 3001 EXISTING GROUND MINOR CONTOUR
- 3000 FINISH GROUND MAJOR CONTOUR
- 3001 FINISH GROUND MINOR CONTOUR
- 50 PROPOSED STORM PIPE (SIZE PER PLAN)
- 50 EXISTING STORM PIPE (SIZE PER PLAN)
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- 50 STANDARD STORM DRAIN MANHOLE
- FLARED END SECTION
- GRATE INLET AREA DRAIN BOX
- PROPOSED DRAINAGE SWALE/DITCH (SEE SECTIONS)
- EXISTING DRAINAGE SWALE/DITCH

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

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

OVERALL GRADING PLAN

PRELIMINARY PLAT

JOB #: 25-503-1
DRAWN BY: JR
CHECKED BY: TC
DATE: 12/31/2025

P.3.0

SHEET: 8 OF: 15

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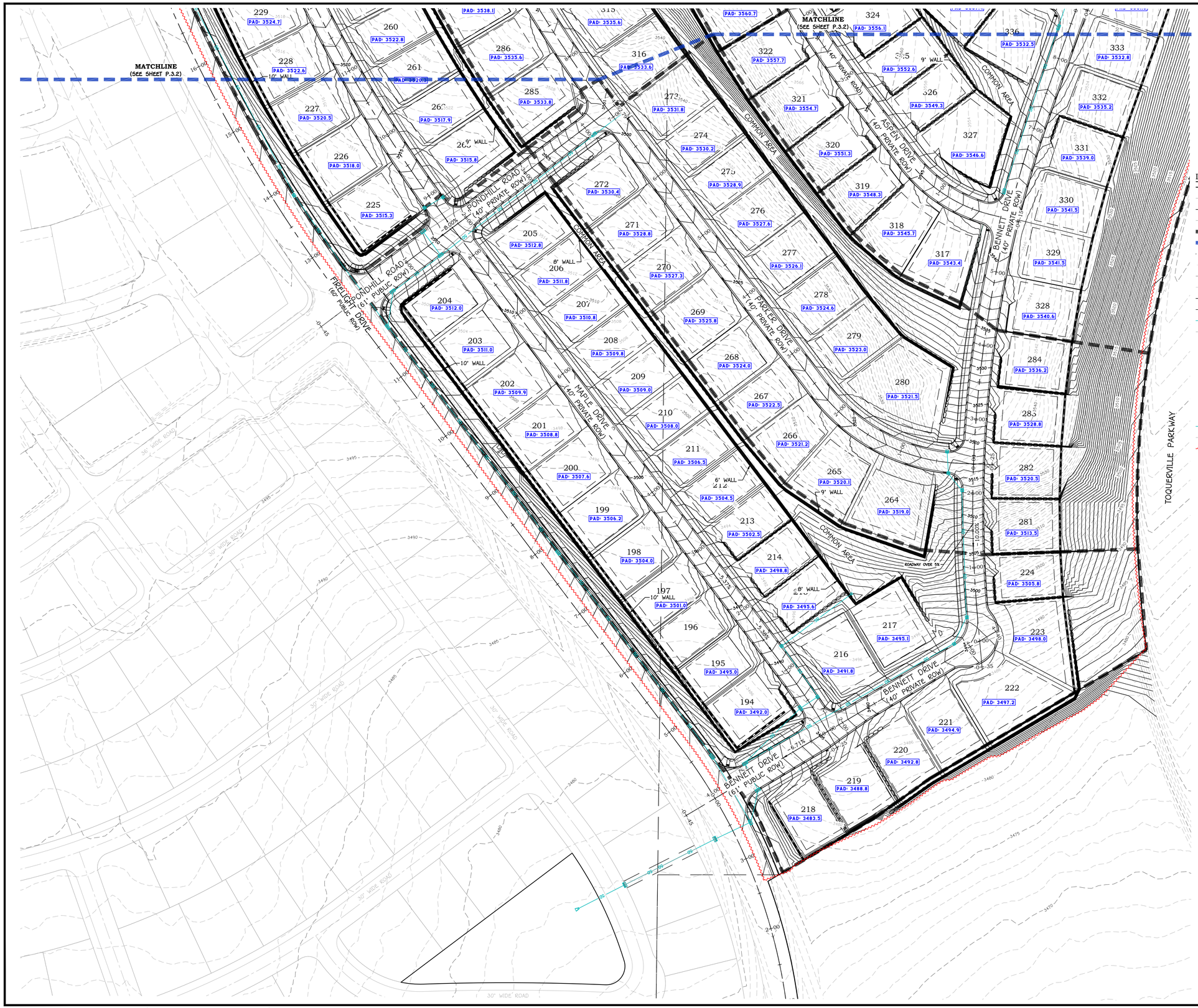

0 60' 120'

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)
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- 50 STANDARD STORM DRAIN MANHOLE
- FLARED END SECTION
- GRATE INLET AREA DRAIN BOX
- PROPOSED DRAINAGE SWALE/DITCH (SEE SECTIONS)
- EXISTING DRAINAGE SWALE/DITCH
- GRADING LIMITS OF DISTURBANCE

REVISIONS

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SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

GRADING PLAN I

PRELIMINARY PLAT

JOB #	25-503-1
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	12/31/2025

P.3.1

SHEET: 9 OF: 15

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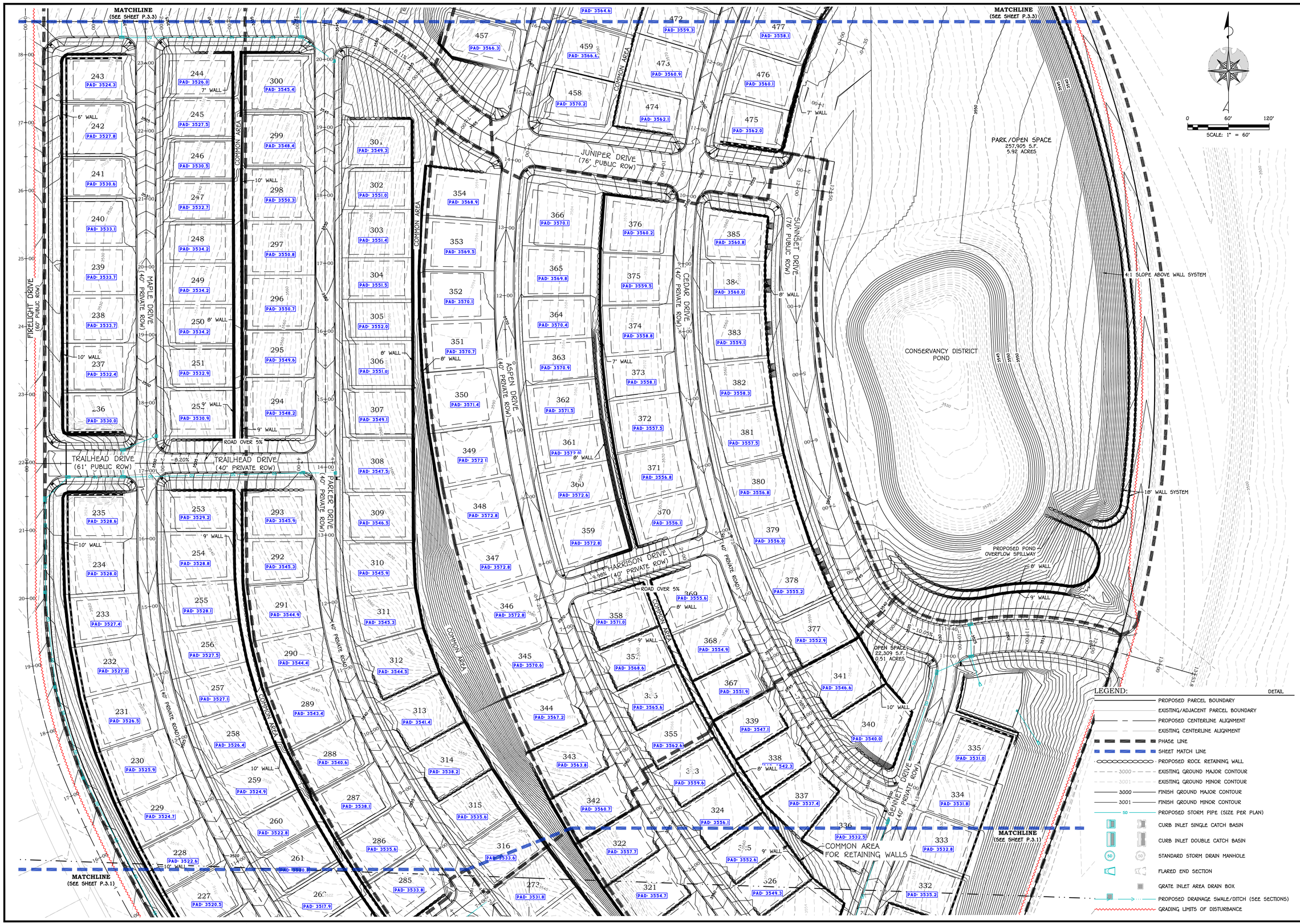

REVISIONS

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SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

GRADING PLAN II

PRELIMINARY PLAT

JOB #	25-503-1
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	12/31/2025

P.3.2

SHEET: 10 OF: 15

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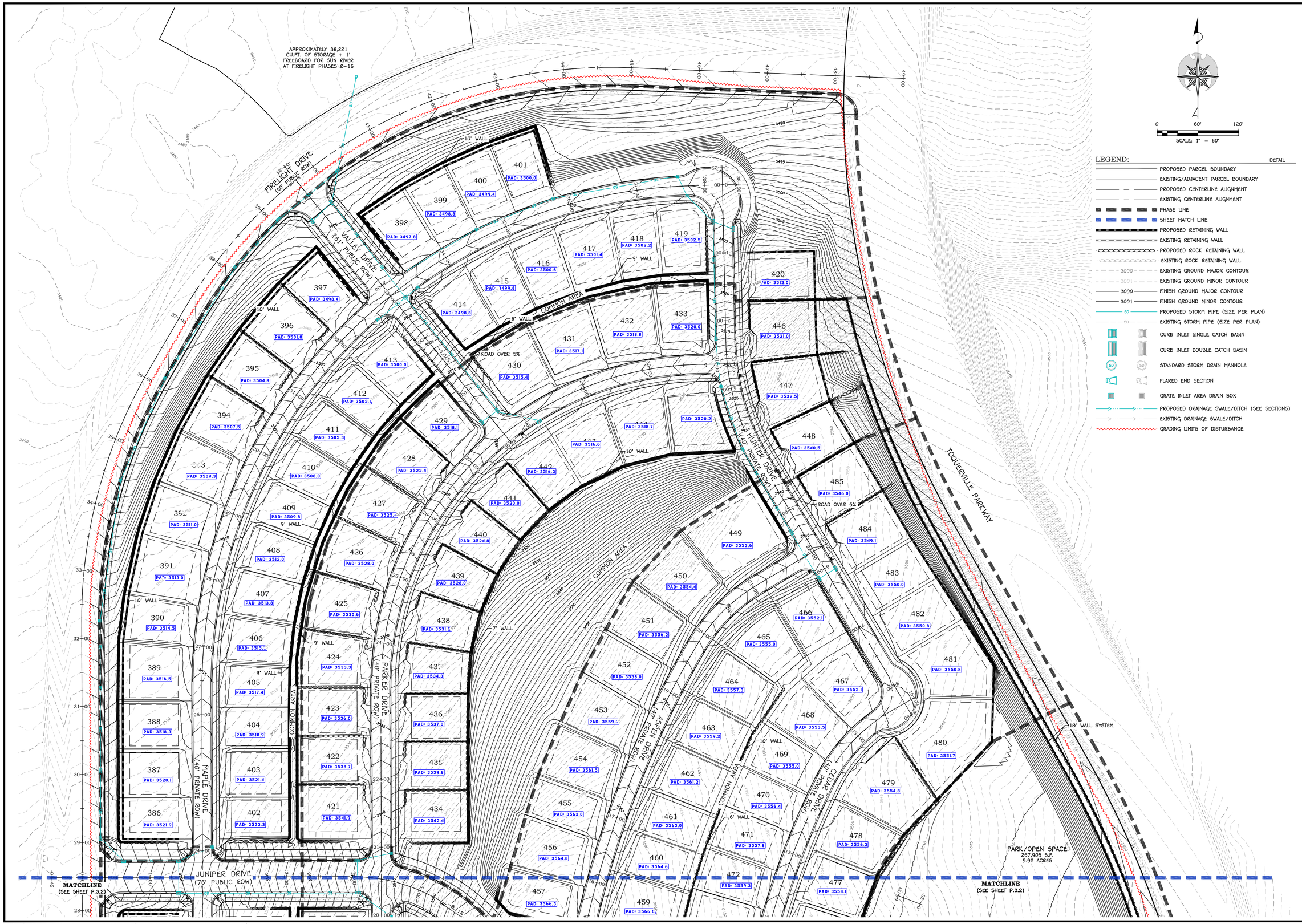

REVISIONS

NO.	DATE	DESCRIPTION

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SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

GRADING PLAN III

PRELIMINARY PLAT

JOB #	25-503-1
DRAWN BY:	JR
CHECKED BY:	TC
DATE:	12/31/2025

P.3.3

SHEET: 11 OF: 15

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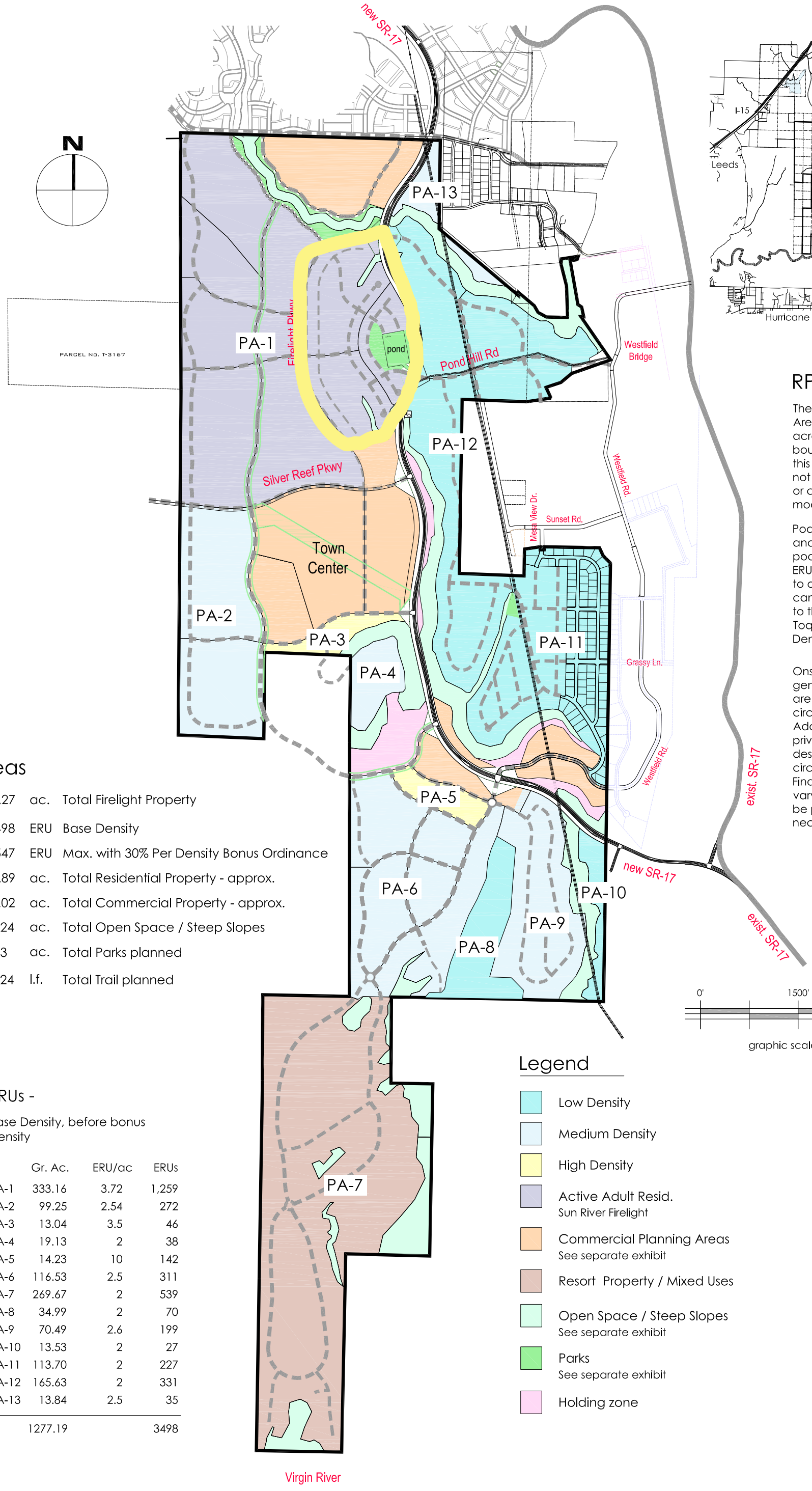

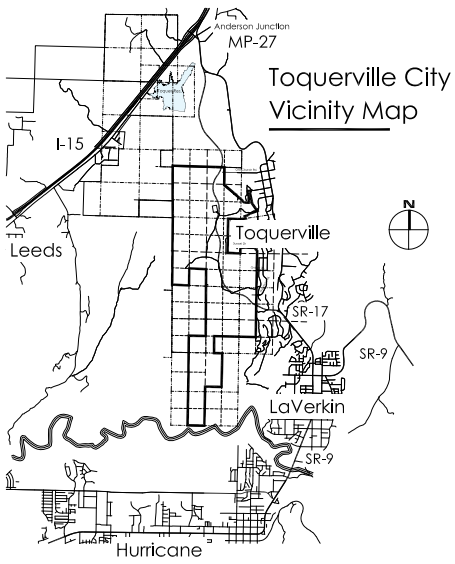

RPA Notes

The Residential Planning Area (RPA) parcel acreages and boundaries depicted on this exhibit are general, not exact, and can vary or change shape moderately.

Pod density may vary and transfer among pods. Un-used target ERUs may be transferred to other pods. Total ERUs can increase according to the standards of the Toquerville Bonus Density Ordinance.

Onsite roads shown are generally depicted and are local and collector circulation roads. Additional public & private roads will be designed within the circulation network. Final road locations may vary. Traffic Studies will be provided as necessary.

Areas

1749.27	ac.	Total Firelight Property
3498	ERU	Base Density
4547	ERU	Max. with 30% Per Density Bonus Ordinance
1339.89	ac.	Total Residential Property - approx.
215.02	ac.	Total Commercial Property - approx.
149.24	ac.	Total Open Space / Steep Slopes
37.13	ac.	Total Parks planned
106,824	l.f.	Total Trail planned

ERUs -

Base Density, before bonus density

	Gr. Ac.	ERU/ac	ERUs
PA-1	333.16	3.72	1,259
PA-2	99.25	2.54	272
PA-3	13.04	3.5	46
PA-4	19.13	2	38
PA-5	14.23	10	142
PA-6	116.53	2.5	311
PA-7	269.67	2	539
PA-8	34.99	2	70
PA-9	70.49	2.6	199
PA-10	13.53	2	27
PA-11	113.70	2	227
PA-12	165.63	2	331
PA-13	13.84	2.5	35
	1277.19		3498

Legend

- Low Density
- Medium Density
- High Density
- Active Adult Resid.
  Sun River Firelight
- Commercial Planning Areas
  See separate exhibit
- Resort Property / Mixed Uses
- Open Space / Steep Slopes
  See separate exhibit
- Parks
  See separate exhibit
- Holding zone

SRC Land Holdings, LLC

Residential Planning Areas

1404 W. Sun RIver Pkwy. #200, St. George, UT 84790 (435) 673-4300

Firelight - Toquerville, Utah

June 22, 2022