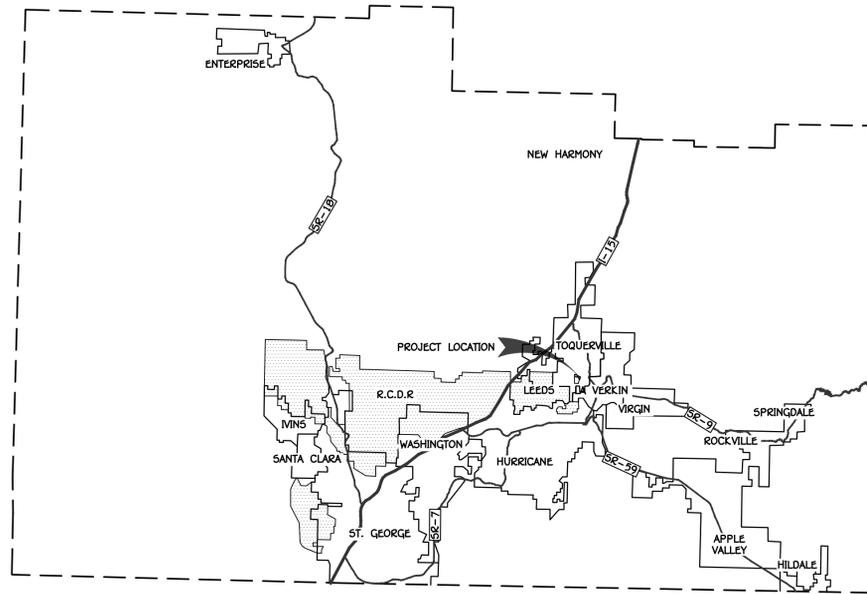


INDIGO AT FIRELIGHT PHASE 1

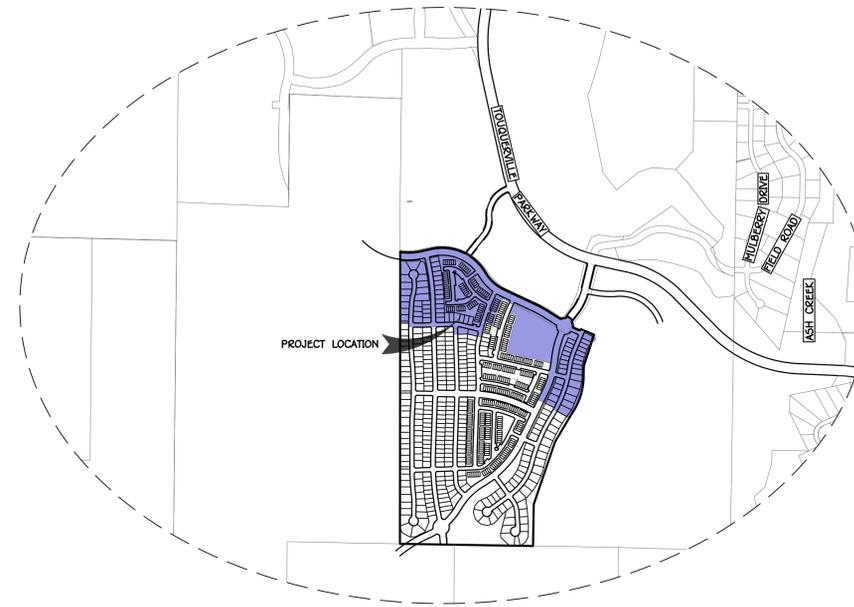
TOQUERVILLE, UTAH

HILLSIDE REVIEW PLAN

FEBRUARY 2026



WASHINGTON COUNTY
N.T.S.



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



GRADING PERMIT NOTES:

- ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL RECOMMENDATIONS.
- ALL EXCAVATION, GRADING, AND FILL OPERATIONS WITHIN THE BUILDING AREA SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUBSOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH PLACEMENT AND COMPACTION REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE APPROPRIATE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE APPROPRIATE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
- ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS ALONG WITH APPENDIX J STANDARDS OF THE INTERNATIONAL BUILDING CODE 2018 EDITION OR NEWER AS ADOPTED BY THE STATE OF UTAH AND CITY.
- CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS OF THE PLANS AND GEOTECHNICAL REPORT AND/OR GEOTECHNICAL FIELD OBSERVATIONS.
- GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM THAT WORK HAS BEEN PERFORMED IN CONFORMANCE WITH GEOTECHNICAL RECOMMENDATIONS.
- THESE PLANS DO NOT IDENTIFY THE CONSTRUCTION METHODS, EQUIPMENT, PROCEDURES, AND/OR SEQUENCING TO BE EMPLOYED BY THE CONTRACTOR. ALL GRADING OPERATIONS INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SCARIFICATION, EXCAVATION, OVER-EXCAVATION, PLACEMENT OF FILLS, COMPACTION OF FILLS, ETC. SHALL BE PERFORMED BY THE CONTRACTOR IN CONFORMANCE WITH THE GEOTECHNICAL REPORT ALONG WITH ONSITE FIELD OBSERVATIONS AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
- SEE CONSTRUCTION DRAWINGS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS PIPES, INLETS, DETENTION PONDS, CULVERTS, ETC.
- IF THERE ARE UNFORESEEN EROSION PROBLEMS AND/OR IF THE SUBMITTED PLAN DOES NOT PERFORM AS INTENDED THE PERMITTEE(S) MAY BE REQUIRED TO PROVIDE ADDITIONAL GRADING, EROSION, AND SEDIMENT CONTROL MEASURES.
- THE GRADING PLAN INCLUDED HEREIN HAS BEEN PLACED IN WASHINGTON CITY FILE FOR THIS PROJECT AND APPEARS TO FULFILL APPLICABLE WASHINGTON CITY GRADING CRITERIA. ADDITIONAL GRADING, EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE PERMITTEE(S) DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE PERMITTEE(S), UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED OR VOIDED.

OWNER/APPLICANT:
FIRELIGHT DEVELOPMENT INC
1404 WEST SUN RIVER PARKWAY
ST GEORGE UTAH
PRIMARY CONTACT: STEPHEN WOOD
PHONE: (435) 688-1000
EM:STEPHEN@FIELDHOUSEDEVELOPMENT.COM

CIVIL ENGINEER
AMERICAN CONSULTING & ENGINEERING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770
CONTACT: AUSTIN CHAPPELL, P.E.
PHONE: (435) 668-5015
EMAIL: austin@alcesg.com

GEOTECHNICAL ENGINEER
APPLIED GEOTECHNICAL (AGEC)
1420 SOUTH 270 EAST
ST. GEORGE, UT 84790
CONTACT: WAYNE ROGERS, P.E.
PHONE: (435) 673-6850
EMAIL: rogers@agecinc.com

SHEET INDEX		
#	Sheet ACR	DESCRIPTION
1	H.1.1	COVER
2	H.2.1	CUT FILL
3	H.3.1	SLOPE MAP I
4	H.3.2	SLOPE MAP II
6	H.3.3	CROSS SECTIONS I
7	H.3.4	CROSS SECTIONS II
8	H.4.1	EROSION CONTROL PLAN
9	H.5.1	DETAILS

REVISIONS

DESCRIPTION

DATE

NO.

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

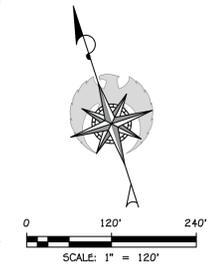
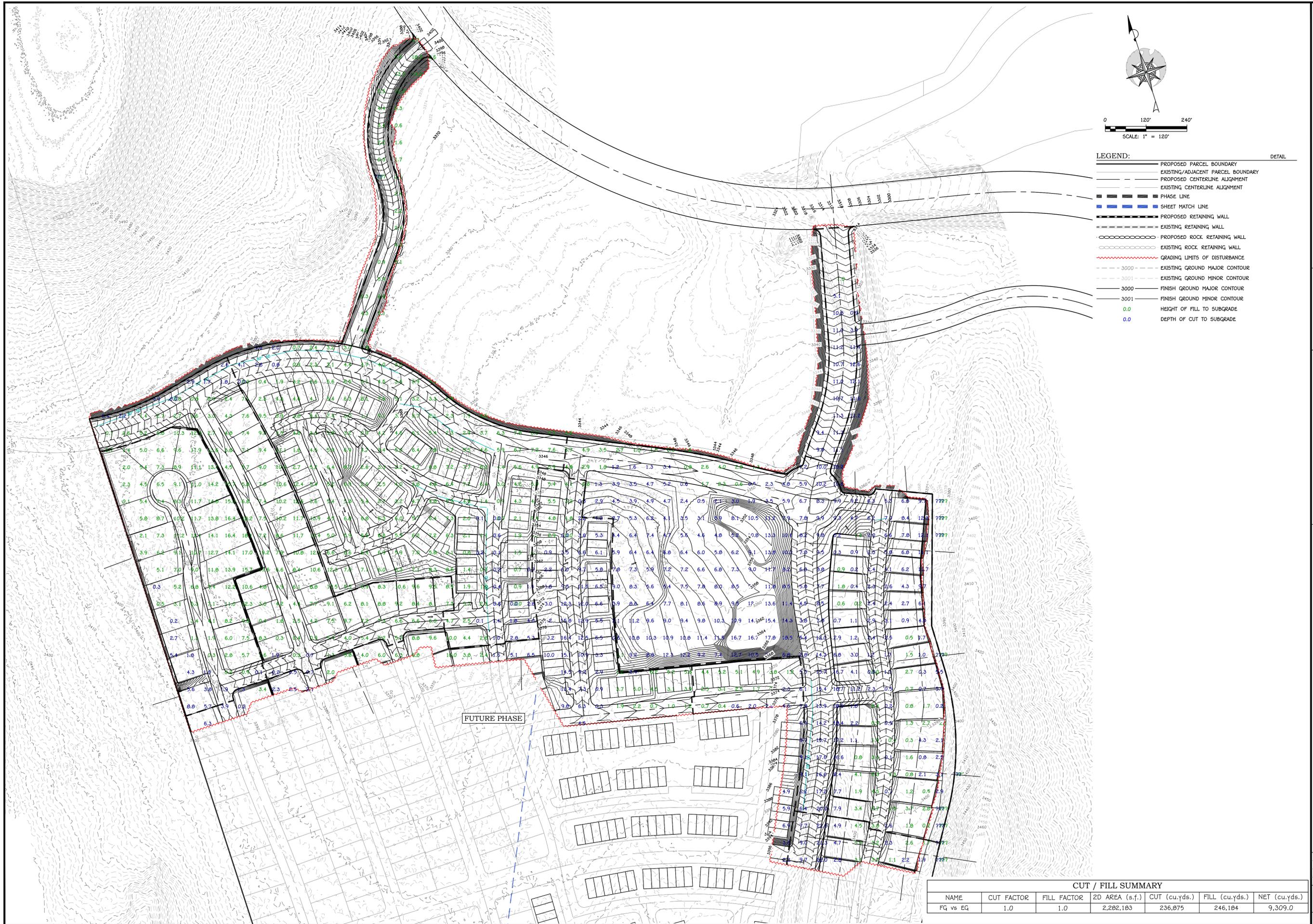
INDIGO AT FIRELIGHT PHASE I
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

COVER
HILLSIDE REVIEW PLAN

JOB # 25-506-3
DRAWN BY: JGT
CHECKED BY: ARC
DATE: 02/18/2026

H.1.1

SHEET: 1 of 12



REVISIONS

NO.	DATE	DESCRIPTION

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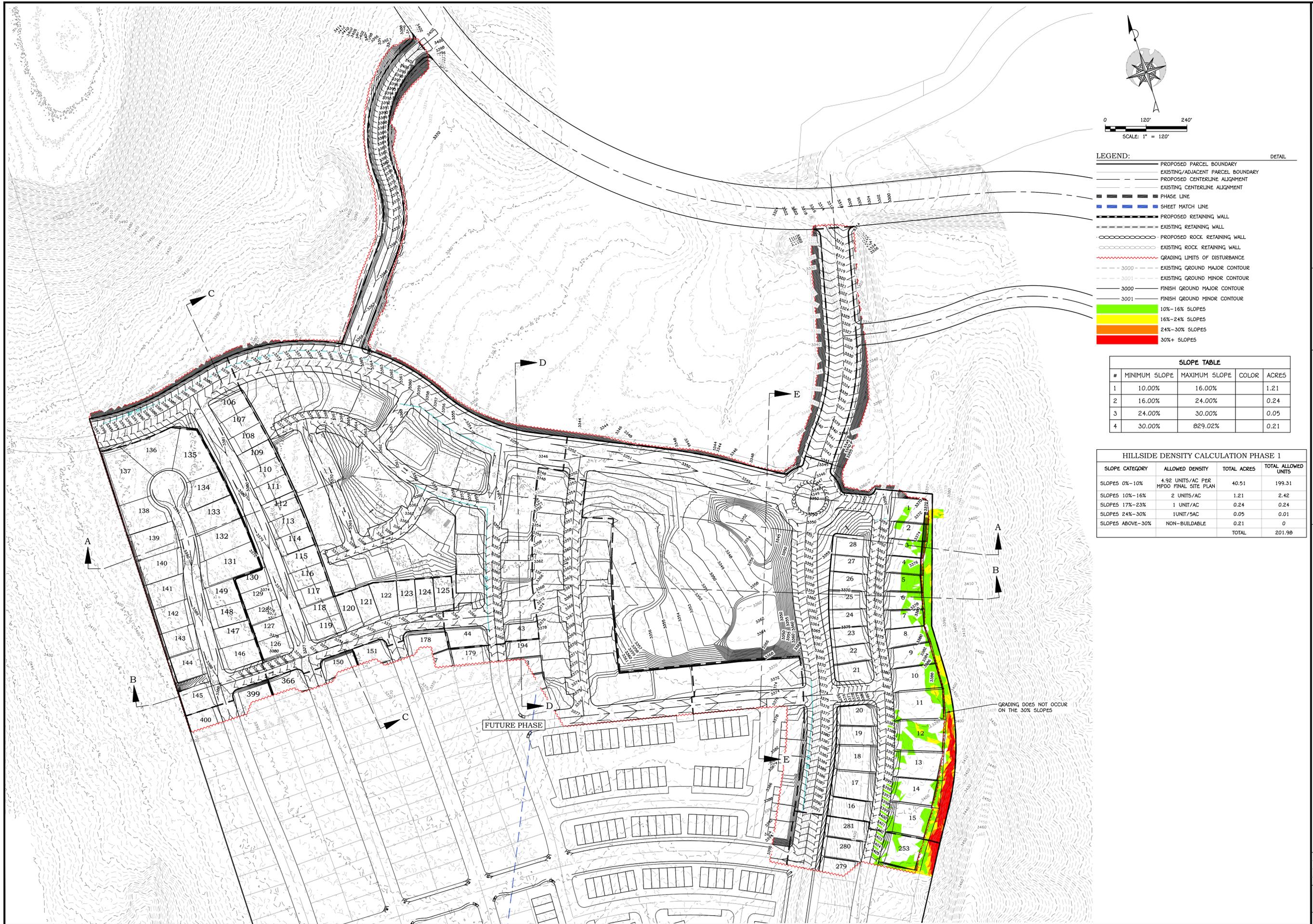


INDIGO AT FIRELIGHT PHASE I
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

CUT FILL
HILLSIDE REVIEW PLAN

JOB # 25-506-3
DRAWN BY: JGT
CHECKED BY: ARC
DATE: 02/18/2026

H.2.1
SHEET: 2 OF 12



LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- 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
- 10%-16% SLOPES
- 16%-24% SLOPES
- 24%-30% SLOPES
- 30%+ SLOPES

#	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	ACRES
1	10.00%	16.00%		1.21
2	16.00%	24.00%		0.24
3	24.00%	30.00%		0.05
4	30.00%	Ø29.02%		0.21

SLOPE CATEGORY	ALLOWED DENSITY	TOTAL ACRES	TOTAL ALLOWED UNITS
SLOPES 0%-10%	4.92 UNITS/AC PER MPDO FINAL SITE PLAN	40.51	199.31
SLOPES 10%-16%	2 UNITS/AC	1.21	2.42
SLOPES 17%-23%	1 UNIT/AC	0.24	0.24
SLOPES 24%-30%	1 UNIT/5AC	0.05	0.01
SLOPES ABOVE-30%	NON-BUILDABLE	0.21	0
		TOTAL	201.98

REVISIONS

NO.	DATE	DESCRIPTION

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

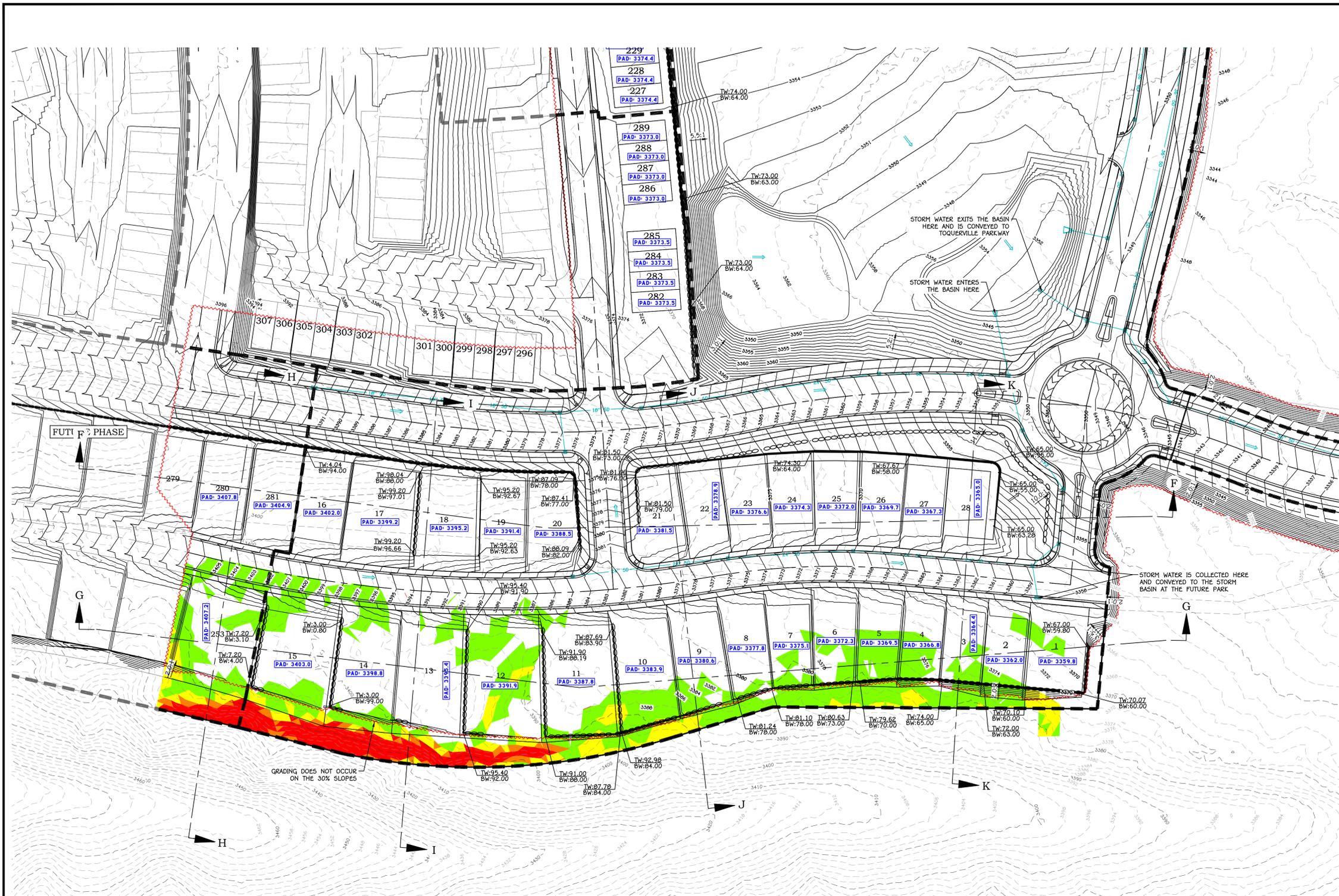
SLOPE MAP I
HILLSIDE REVIEW PLAN

JOB # 25-506-3
DRAWN BY: JGT
CHECKED BY: ARC
DATE: 02/18/2026

H.3.1

SHEET: 3 OF 12

C:\Dropbox\American\04 large projects\506 firelight\25-506-3 pa-6\03 drawings\sheet files\Hillside\Phase 1\25-506-3 Grading Permit Plan.dwg



Blue Stakes of UTAH811

 Bluestakes.org

 Call Before You Dig!

- GRADING PLAN NOTES:**
1. THE CONTRACTOR SHALL PROVIDE APPROPRIATE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE APPROPRIATE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
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 3. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS OF THE PLANS AND GEOTECHNICAL REPORT AND/OR GEOTECHNICAL FIELD OBSERVATIONS.
 4. GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM THAT WORK HAS BEEN PERFORMED IN CONFORMANCE WITH GEOTECHNICAL RECOMMENDATIONS.
 5. IT IS THE PROPERTY OWNER'S RESPONSIBILITY (DEVELOPER, HOMEOWNER, HOA, ETC.) TO COMPLETE AND MAINTAIN THE FINAL GRADING ON THEIR PROPERTY IN ACCORDANCE WITH THE GRADING AND DRAINAGE PLAN ALONG WITH ALL RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER. THE PROPERTY OWNER IS RESPONSIBLE IN PERPETUITY, FOR INSPECTING AND MAINTAINING PROPER DRAINAGE FOR THEIR PROPERTY.

LEGEND:

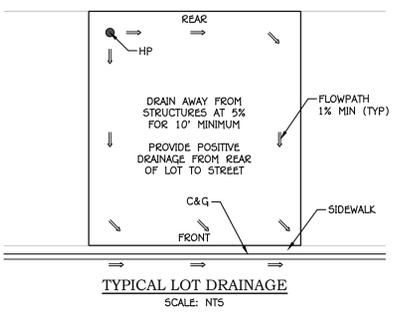
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
- SHEET MATCH LINE
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- PROPOSED ROCK RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- 3000 FINISH GROUND MAJOR CONTOUR
- 3001 FINISH GROUND MINOR CONTOUR
- 60 PROPOSED STORM PIPE (SIZE PER PLAN)
- 60 EXISTING STORM PIPE (SIZE PER PLAN)
- CURB INLET SINGLE CATCH BASIN 200
- CURB INLET DOUBLE CATCH BASIN 205
- STANDARD STORM DRAIN MANHOLE
- FLARED END SECTION
- GRATE INLET AREA DRAIN BOX
- PROPOSED DRAINAGE SWALE/DITCH (SEE SECTIONS)
- EXISTING DRAINAGE SWALE/DITCH
- 10%-16% SLOPES
- 16%-24% SLOPES
- 24%-30% SLOPES
- 30%+ SLOPES

SLOPE TABLE

#	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	ACRES
1	10.00%	16.00%		1.21
2	16.00%	24.00%		0.24
3	24.00%	30.00%		0.05
4	30.00%	829.02%		0.21

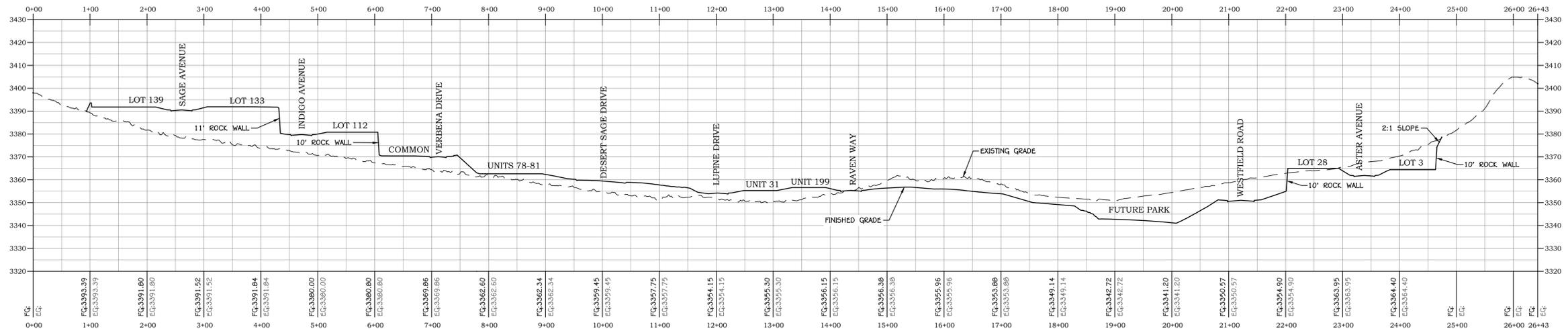
HILLSIDE DENSITY CALCULATION PHASE 1

SLOPE CATEGORY	ALLOWED DENSITY	TOTAL ACRES	TOTAL ALLOWED UNITS
SLOPES 0%-10%	4.92 UNITS/AC PER MPDO FINAL SITE PLAN	40.51	199.31
SLOPES 10%-16%	2 UNITS/AC	1.21	2.42
SLOPES 17%-23%	1 UNIT/AC	0.24	0.24
SLOPES 24%-30%	1 UNIT/5AC	0.05	0.01
SLOPES ABOVE-30%	NON-BUILDABLE	0.21	0
		TOTAL	201.98

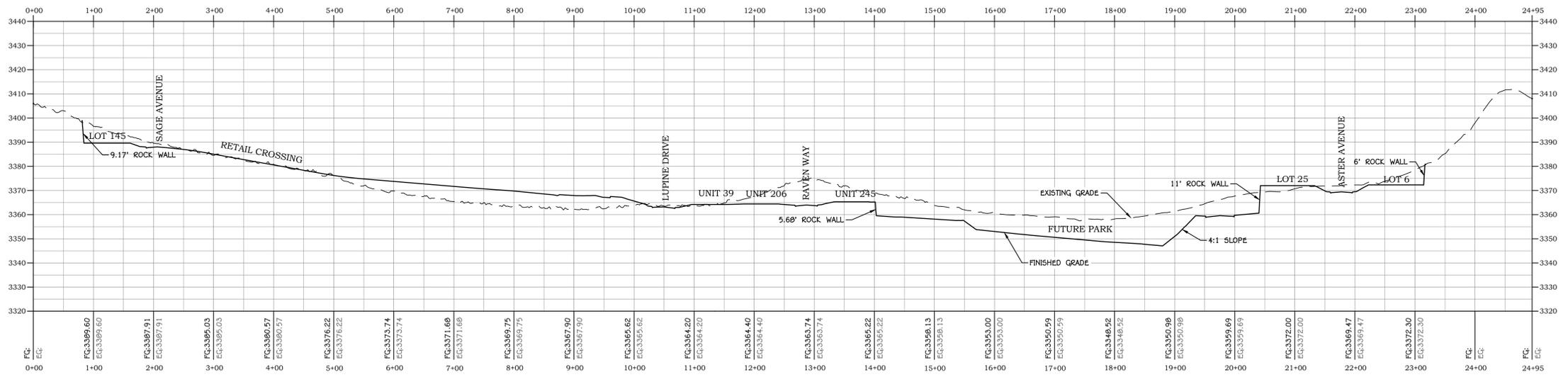


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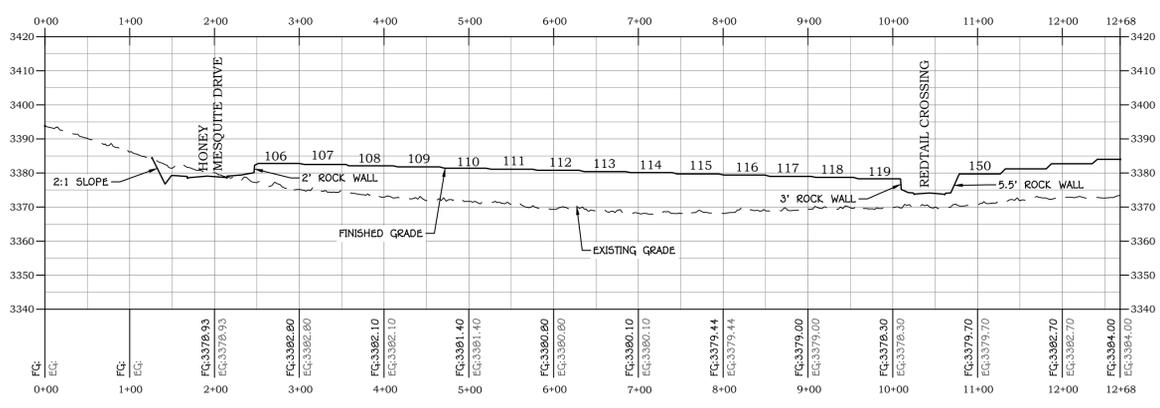
 AMERICAN CONSULTING & ENGINEERING
 ST. GEORGE, UT 84770
 1173 E. 250 W. #504
INDIGO AT FIRELIGHT PHASE I
 SECTION 15, T41S, R13W, SLB&M
 TOQUERVILLE, UTAH
SLOPE MAP II
 HILLSIDE REVIEW PLAN
 JOB # 25-506-3
 DRAWN BY: JGT
 CHECKED BY: ARC
 DATE: 02/18/2026
H.3.2
 SHEET: 4 OF 12



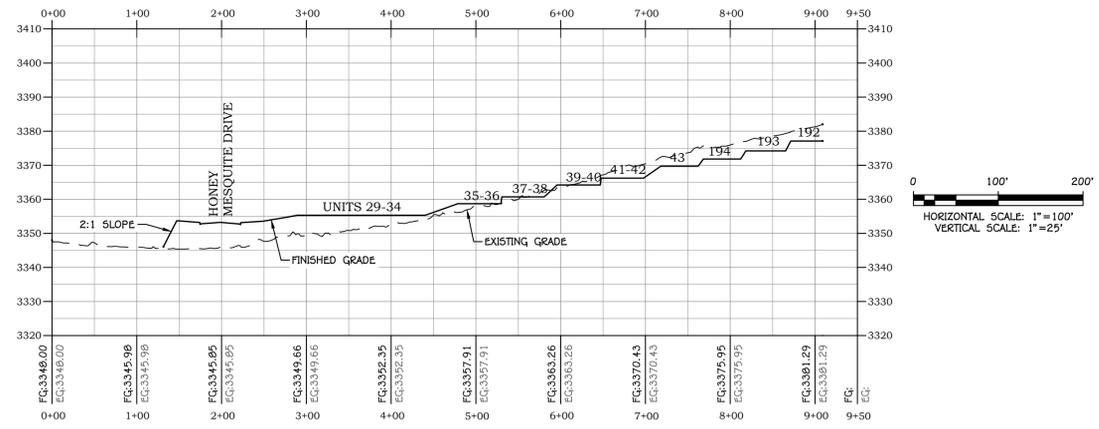
PROFILE VIEW: SECTION A



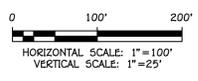
PROFILE VIEW: SECTION B



PROFILE VIEW: SECTION C



PROFILE VIEW: SECTION D



REVISIONS	
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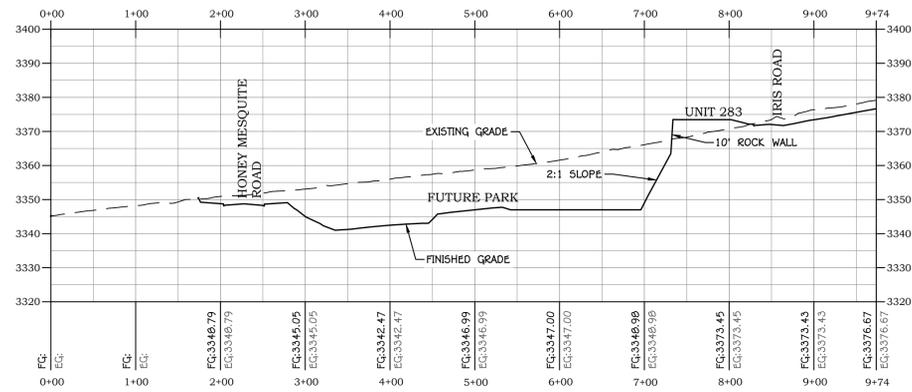


INDIGO AT FIRELIGHT PHASE I
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
CROSS SECTIONS I
HILLSIDE REVIEW PLAN

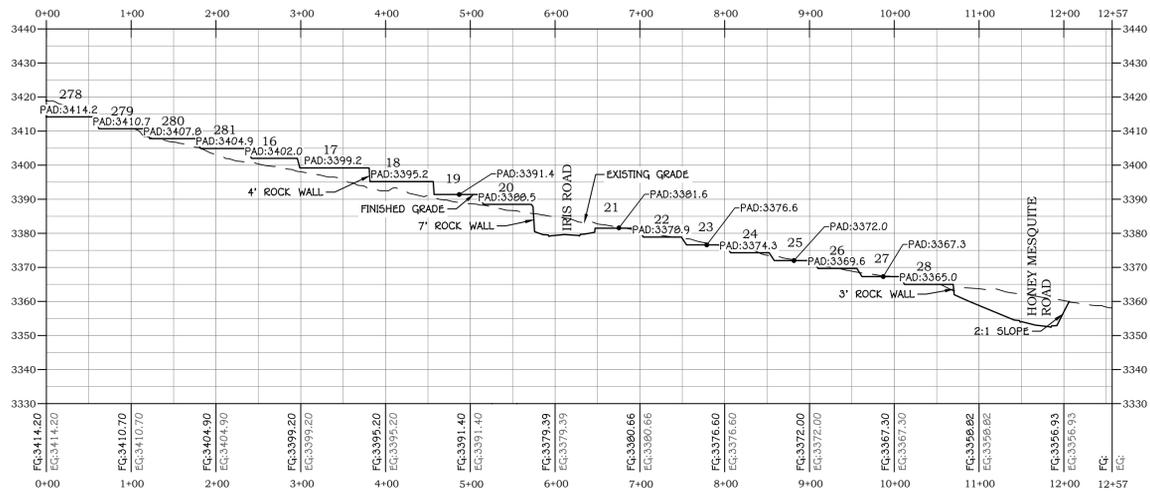
JOB # 25-506-3
DRAWN BY: JGT
CHECKED BY: ARC
DATE: 02/18/2026

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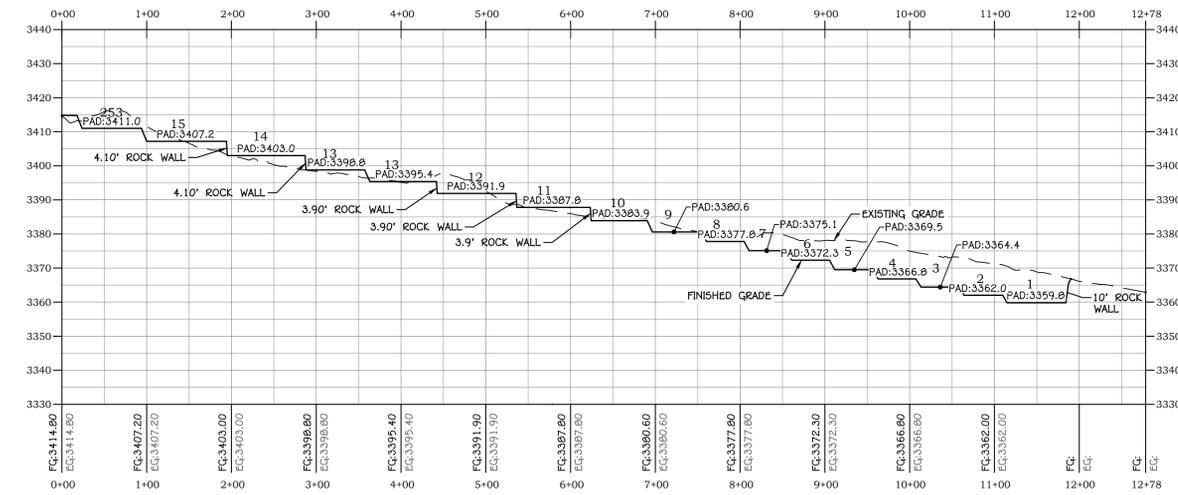
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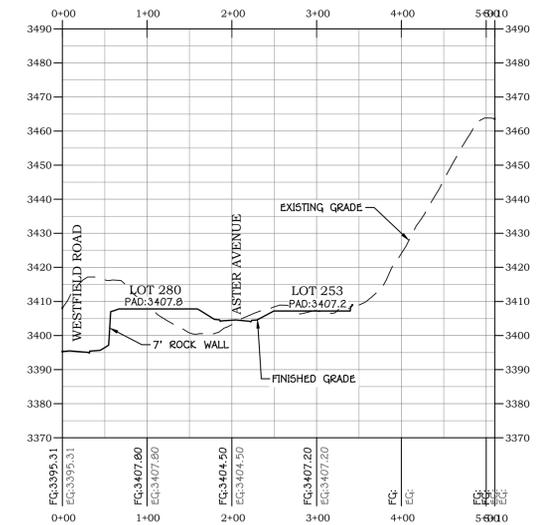
PROFILE VIEW: SECTION E



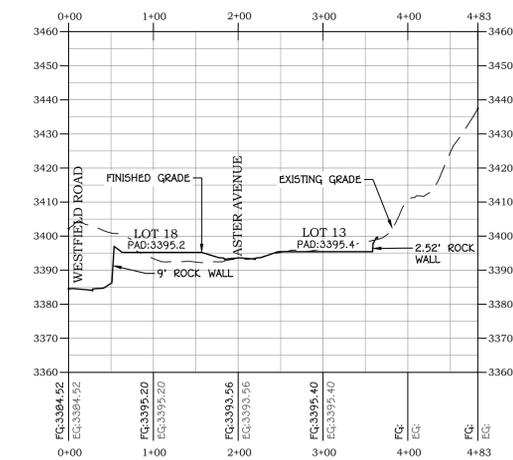
PROFILE VIEW: SECTION F



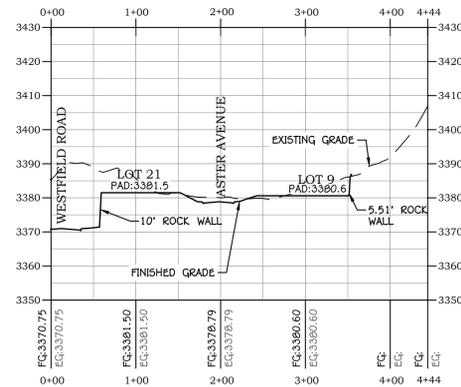
PROFILE VIEW: SECTION G



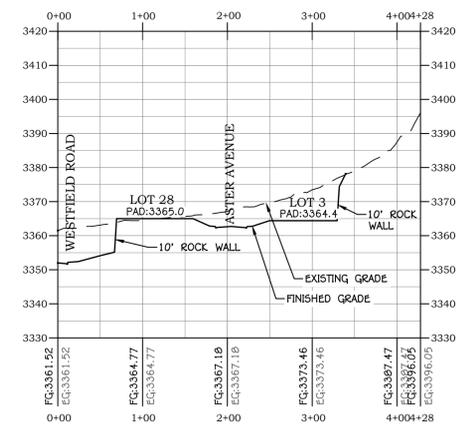
PROFILE VIEW: SECTION H



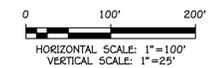
PROFILE VIEW: SECTION I



PROFILE VIEW: SECTION J



PROFILE VIEW: SECTION K



REVISIONS

DESCRIPTION

DATE

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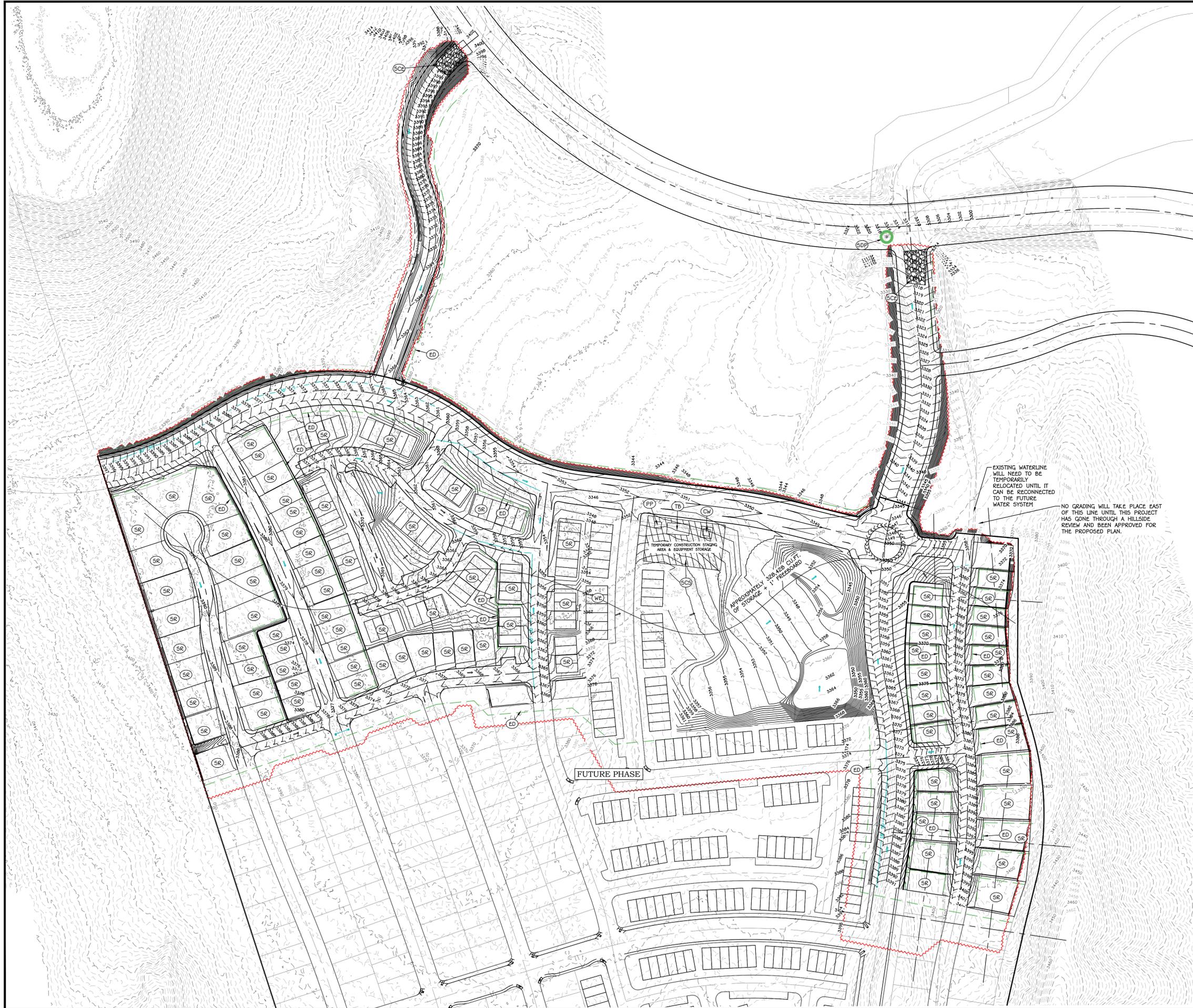


INDIGO AT FIRELIGHT PHASE I
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
CROSS SECTIONS II
HILLSIDE REVIEW PLAN

JOB # 25-506-3
DRAWN BY: JGT
CHECKED BY: ARC
DATE: 02/18/2026

H.3.4

SHEET: 7 OF 12



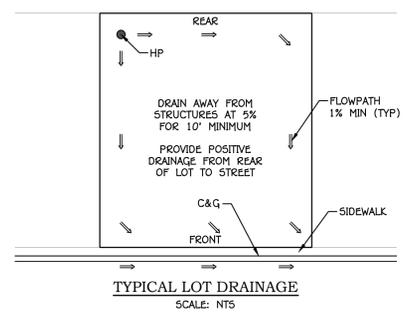
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 Bluestakes.org
Call Before You Dig!

- LEGEND:**
- PROPOSED PARCEL BOUNDARY
 - EXISTING/ADJACENT PARCEL BOUNDARY
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - PHASE LINE
 - SHEET MATCH LINE
 - PROPOSED ROCK RETAINING WALL
 - FUTURE 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 — EXISTING STORM PIPE (SIZE PER PLAN)
 - GRATE INLET AREA DRAIN BOX
 - EXISTING DRAINAGE SWALE/DITCH
 - SURFACE FLOW DIRECTION
 - INLET PROTECTION BMP

- BMP KEYNOTES:**
- ED EARTH DIKE/ DRAINAGE SWALE
 - SCD STABILIZED CONSTRUCTION ENTRANCE
 - SCS STABILIZED CONSTRUCTION STAGING AREA
 - SDI STORM DRAIN INLET PROTECTION
 - WE WIND EROSION CONTROL
 - SR SURFACE ROUGHING
- CONTROL TYPE**
- CONSTRUCTION
 - SEDIMENT
 - SEDIMENT
 - EROSION
 - CONSTRUCTION

EXISTING WATERLINE WILL NEED TO BE TEMPORARILY RELOCATED UNTIL IT CAN BE RECONNECTED TO THE FUTURE WATER SYSTEM.

NO GRADING WILL TAKE PLACE EAST OF THIS LINE UNTIL THIS PROJECT HAS GONE THROUGH A HILLSIDE REVIEW AND BEEN APPROVED FOR THE PROPOSED PLAN.



NO.	DATE	DESCRIPTION

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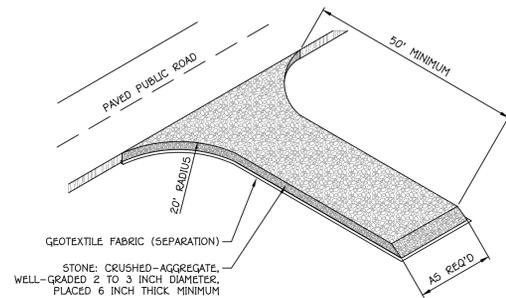
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1173 S. 250 W. #504 ST. GEORGE, UT 84770

INDIGO AT FIRELIGHT PHASE I
 SECTION 15, T41S, R13W, SLB&M
 TOQUERVILLE, UTAH
EROSION CONTROL PLAN
 HILLSIDE REVIEW PLAN

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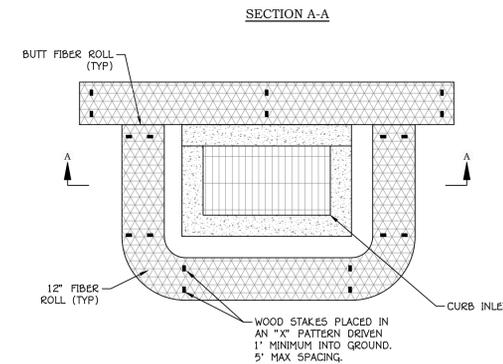
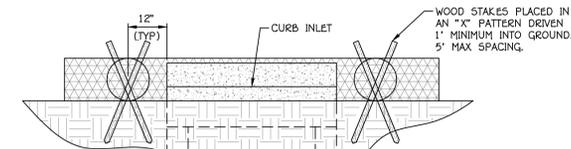
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SHEET: 8 of 12

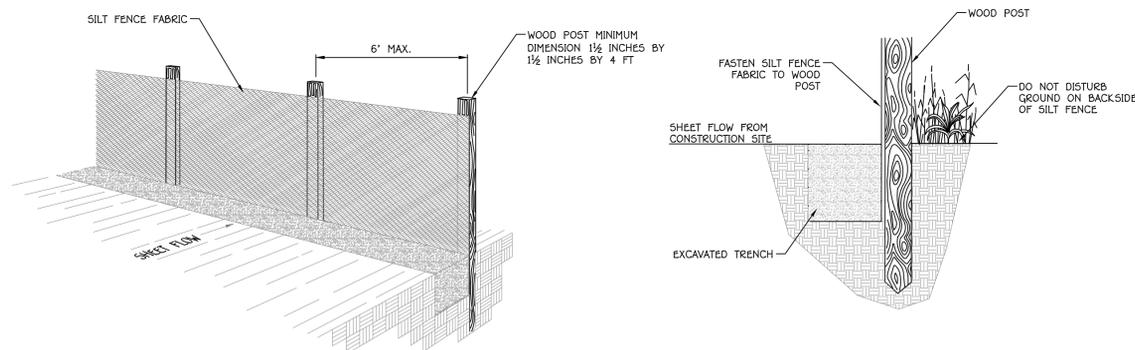


A
G.3.1
STABILIZED CONSTRUCTION ENTRANCE
SCALE: NTS

NOTES FOR STABILIZED CONSTRUCTION ENTRANCE:
1. PLACE GEOTEXTILE FABRIC BENEATH LIMITS OF STONE.
2. PREVENT VEHICLES LEAVING THE CONSTRUCTION SITE TO TRACK MUD ONTO PAVED ROADS.

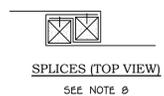
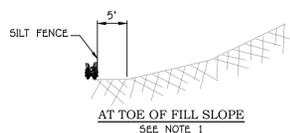
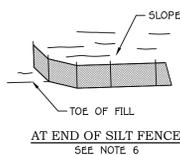
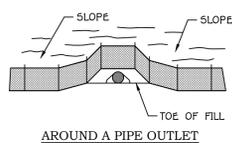


C
G.3.1
FIBER ROLL CURB INLET PROTECTION
SCALE: 1/2" = 1'-0"



PERSPECTIVE VIEW

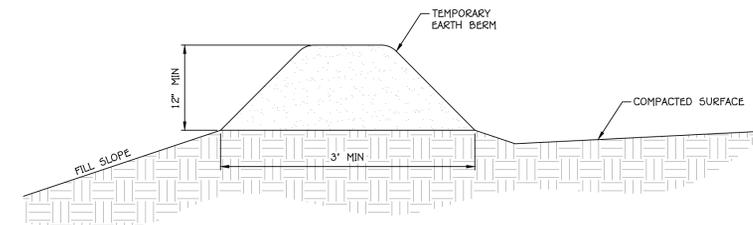
SECTION



SILT FENCE INSTALLATIONS

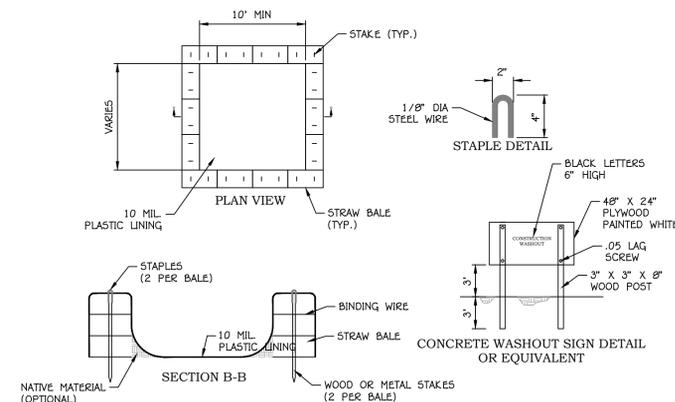
B
G.3.1
SILT FENCE
SCALE: NTS

- NOTES:
1. POSITION THE SILT FENCE 5 FT BEYOND THE TOE OF SLOPE. INSTALL SILT FENCE AT TOE OF SLOPE WHEN PLACING WITHIN OR IMMEDIATELY ADJACENT TO A WETLAND.
 2. ALIGN THE FENCE ALONG THE CONTOUR AS MUCH AS POSSIBLE TO AVOID CREATING LOW POINTS ALONG THE SILT FENCE. PROVIDE AN OPENING IN THE FENCE AND INSTALL A SEDIMENT TRAP WHERE EXCESSIVE RUNOFF WILL ACCUMULATE AT A LOW POINT.
 3. SECURE FIRMLY INTO GROUND BY EXCAVATING TRENCH, PLACING SILT FENCE FABRIC THEN BACKFILLING WITH EXCAVATED MATERIAL.
 4. SECURE SILT FENCE FABRIC TO WOOD POST ACCORDING TO MANUFACTURER RECOMMENDATIONS.
 5. MINIMIZE DISTURBANCE WHEN EXCAVATING THE TRENCH.
 6. SILT FENCE INSTALLATION EQUIPMENT MAY BE USED AS AN ALTERNATIVE INSTALLATION METHOD IF BOTTOM 6 INCHES OF SILT FENCE FABRIC IS TRENCHED FIRMLY INTO GROUND AND MEETS ALL OTHER REQUIREMENTS.
 7. RUN THE ENDS OF THE FENCE SLIGHTLY UP SLOPE TO PREVENT RUNOFF FROM FLOWING AROUND THE ENDS OF THE SILT FENCE.
 8. DO NOT PLACE SILT FENCE ACROSS AREAS OF CONCENTRATED FLOWS.
 9. AVOID USING SPICES ALONG THE FENCE AS MUCH AS POSSIBLE. OVERLAP THE END POSTS AND TWIST 180 DEGREES BEFORE STAKING THE WOOD POSTS WHEN NECESSARY.



D
G.3.1
TEMPORARY EARTH BERM
SCALE: 1" = 1'-0"

- NOTES:
1. COMPACT SOIL OF TEMPORARY BERM TO MINIMUM DIMENSIONS SHOWN ABOVE TO PREVENT EROSION.
 2. MAINTAIN THE TEMPORARY BERM FROM ANY EROSION.
 3. REMOVE TEMPORARY BERM WHEN SURROUNDING AREAS HAVE MET FINAL STABILIZATION MEASURES OR AS NECESSARY.



- NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

E
G.3.1
ABOVE GRADE CONCRETE WASHOUT
SCALE: NTS

REVISIONS

DESCRIPTION

DATE

NO.

PRELIMINARY
NOT FOR
CONSTRUCTION



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

DETAILS
HILLSIDE REVIEW PLAN

JOB # 25-506-3
DRAWN BY: JGT
CHECKED BY: ARC
DATE: 02/18/2026

H.5.1

SHEET 9 OF 12