

TOQUERVILLE CITY
PLANNING COMMISSION MEETING AGENDA
August 12, 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 Allinson
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 July 8, 2026, Planning Commission Meeting and July 21, 2026, Special Planning Commission Meeting.

D. BUSINESS:

1. **Preliminary Site Plan** application for Van America, submitted by Chase Stratton of Interstate Rock Products, Inc., on behalf of Desert Sands Development, LLC, for Tax ID: T-BRG-1-4-BR.
 - A. Applicant/Staff Report
 - B. Discussion and Possible Approval
2. **Sign Permit** application submitted by Star Sign, Inc. on behalf of SRC Land Holdings, LLC.
 - A. Applicant/Staff Report
 - B. Discussion and Possible Approval
3. **Hillside Development Permit** submitted by Firelight Development, Inc. for Sunriver at Firelight, Phases 8-16.
 - A. Applicant/Staff Report
 - B. Discussion and Possible Recommendation as the Hillside Review Board
4. **Hillside Development Permit** submitted by Firelight Development, Inc. for Meridian at Firelight, Phases 1-3.
 - A. Applicant/Staff Report
 - B. Discussion and Possible Recommendation as the Hillside Review Board

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 August 10, 2026, by Toquerville City Recorder, Emily Teaters.

TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
July 8, 2026, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

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

A. CALL TO ORDER – 6:00 PM

<https://www.youtube.com/live/Cn-rgLz0he8?si=NY1SNbjzKakn2hel&t=9>

Chair Dean Haymore called the meeting to order at 6:00 p.m. Commissioner Harrison led the Pledge of Allegiance. The invocation was led by Commissioner Leavitt. There were no declarations of conflicts.

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/Cn-rgLz0he8?si=oMmJ3w1KAQl3oC13&t=130>

1. Approval of agenda order.

Commissioner Harrison made a motion to approve the agenda. Commissioner Welker seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

C. CONSENT AGENDA:

https://www.youtube.com/live/Cn-rgLz0he8?si=JjRIHJ9J3pqeS-Z_&t=171

1. Review and possible approval of meeting minutes from June 10, 2026, Planning Commission Meeting.

Commissioner Leavitt made a motion to accept the minutes as posted from the last meeting. Commissioner Harrison seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

D. BUSINESS:

1. **Preliminary Plat Application** submitted by Wall Construction Inc. for Phase 3 of Parkside at Desert Mountain (Tax IDs: T-91-A-1-A-2 and T-91-A-1-A-1).

<https://www.youtube.com/live/Cn-rgLz0he8?si=m93BcTLS3P1pNT-v&t=204>

A. Applicant/Staff Report

Troy Wall spoke during this item responding to questions from Chair Haymore regarding drainage. Emily Teaters summarized the submitted application, noting it's a continuation of the exiting Parkside at Desert Mountain subdivision. Darrin LeFevre commented on this item stating it meets all the requirements of the application.

B. Public Hearing

Chair Haymore opened the public hearing. Jay Maxwell spoke during this item, sharing his concerns regarding costs he feels the City is requiring for improvements to his property. Commissioner Welker read a letter received from Gail Sherman sharing her concerns regarding lot sizes and drainage. Chair Haymore addressed Gail's concerns noting the lots are one acre or larger and the zoning only requires half acre lots. Attorney Gothard briefly talked about the review process for preliminary plats. Chair Haymore closed the public hearing.

C. Discussion and Possible Recommendation

Commissioner Harrison made a motion that the Planning Commission as a Preliminary Land Use Authority approve the Preliminary Plat for Phase 3 of Parkside at Desert Mountain subdivision, finding that the application is complete under 10-19C-3, and the City's subdivision submittal policy. Commissioner Leavitt seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

2. **Nightly Rental Application** for 1115 S. Westfield Road, submitted by Derek Bergstrom. Tax ID: T-AHP-A-45, current zoning is Residential (R-1-20 District). <https://www.youtube.com/live/Cn-rgLz0he8?si=HiouS4eLNNosSQu&t=543>

A. Applicant/Staff Report

Derek Bergstrom spoke during this item stating he is just looking for approval of the nightly rental license. Derek answered questions from the Commissioners regarding residency and management of the nightly rental. Emily Teaters summarized the application stating the home does meet the requirements although some complaints have been received. Emily shared that there were some problems with occupancy, but they have been corrected with the fire department. Emily recommended that a condition be added to any recommendation that the listing is for only up to 10 people.

B. Public Hearing

Chair Haymore opened the public hearing. Commissioner Harrison read a letter that was received by the Daniel Durade family, sharing concerns with the nightly rental. Johanna Adam spoke during this item commenting on the nightly rental and its previous operations, advertisement, and reviews. Allen Keller shared his concerns with the nightly rental regarding its exterior sound system, the size of the home, enforcement issues, and advertisement. Derek Bergstrom responded to previous comments regarding his nightly rental. Chair Haymore closed the public hearing.

Commissioner Welker made a motion to close public comment. Commissioner Harrison seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

C. Discussion and Possible Recommendation

Derek Bergstrom and staff answered questions from the Commissioners regarding occupancy, listing updates, noise curfew, and owner residency. Attorney Gothard

explained the process for revoking licenses in relation to complaints. The Commissioners discussed recommending approval of the nightly rental license with conditions. Commissioner Welker shared his concerns with the homeowner previously operating the nightly rental illegally. The Commissioners continued their discussion on recommending conditions.

Commissioner Leavitt made a motion to recommend approval on the Nightly Rental Permit Application submitted by Derek Bergstrom for 1115 S Westfield Road, contingent upon imposing nightly quiet hours between 10pm and 6am and requiring 10 guests or less and the listing needs to reflect that. Commissioner Harrison seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

3. **Zone Change Application** submitted by Bradley Harrell, BAEF LLC for Tax IDs: T-3-0-22-223 and T-3-0-27-144. The current zoning is Residential (R-1-20 District), and the proposed zoning is Highway Commercial (H-C).

<https://www.youtube.com/live/Cn-rgLz0he8?si=fVuzdNzkGl9zKy3X&t=2151>

A. Applicant/Staff Report

Bradley Harrell summarized his reasons for requesting the zone change and the conditional use permit. Darrin LeFevre commented on the current zoning of the parcel. Bradley noted that the first phase of development would have the least traffic impact. Emily Teaters summarized the submitted application and proposed zone change, noting that details regarding improvements, traffic plans, and other infrastructure will be included in future development plans. Bradley also stated that he has met with UDOT regarding traffic studies and discussed addressing additional concerns through a potential future development agreement.

B. Public Hearing

Chair Haymore opened the public hearing. Jay Maxwell spoke during this item, sharing his concerns with the proposed zone change and its effect on property value and traffic, as well as his concern with the property itself. Andre Villegas spoke during this item listing his reasons for opposing the proposed zone change related to the location of the property and environmental impact. Jay Maxwell spoke about Anderson Junction Road. Guy Duke shared his concerns with lighting and traffic. Mike Walker spoke about previous projects that happened in Anderson Junction that affected his property with dust and shared his concerns with the zone change. Jordan Wall spoke expressing his support for the zone change and commercial development for the residents of Toquerville. Al Lipper spoke during this item sharing why he agreed with the zone change. Bradley Harrell addressed previously made comments sharing that having SWPPP for development projects will help with the debris. Bradley shared that he felt the parcel along I-15 was suitable for commercial. Chair Haymore closed the public hearing.

Commissioner Leavitt made a motion to close public comment. Commissioner Harrison seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

C. Discussion and Possible Recommendation

Emily Teaters encouraged the Planning Commission to consider the nine review standards in code as a part of their discussion. Staff answered questions from the Commissioners regarding the property's zoning designation. The Commissioners discussed the proposed zone change and its compliance with City ordinances. Attorney Gothard clarified that the decision before the Commission was whether to approve the zone change for the parcel, not the proposed use. Commissioner Harrison reviewed the nine standards for evaluating the request. The Commissioners discussed whether the proposed zone change met each of the nine review standards. Darrin LeFevre noted that the City's Transportation Master Plan includes a planned collector road through Anderson Junction. The Commissioners and staff also discussed the parcel's current zoning and other development occurring in the surrounding area.

Commissioner Welker made a motion to recommend approval of the Zone Change Application submitted by Bradley Harrel, BAEF LLC, for Tax IDS: T-3-0-22-223 and T-3-0-27-144 as presented to the Planning Commission. Chair Haymore seconded the motion. Motion carried 3-1. Mark Welker – aye, Dean Haymore – aye, Angela Harrison – aye, Glenn Leavitt – nay.

4. **Ordinance 2026.XX** – an ordinance amending Title 10, Chapter 3, Section 1 of the Toquerville City Code to add provisions establishing a process for the removal of any Planning Commission member.

<https://www.youtube.com/live/Cn-rgLz0he8?si=av82IHEpZFzptjhl&t=4861>

A. Applicant/Staff Report

Attorney Gothard summarized the proposed ordinance noting that one of the recent statutory updates was that the process for removing a Planning Commission member must be adopted by ordinance. The Commissioners and staff discussed the ordinance and changes made.

B. Public Hearing

Chair Haymore opened the public hearing. There were no comments from the public. Chair Haymore closed the public hearing.

Commissioner Harrison made a motion to close the public hearing. Commissioner Welker seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

C. Discussion and Possible Recommendation

Commissioner Harrison made a motion to recommend approval of Ordinance 2026.XX amending Title 10, Chapter 3, Section 1 of the Toquerville City Code to add provisions establishing a process for the removal of any Planning Commission member. Commissioner Leavitt seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

E. REPORTS:

<https://www.youtube.com/live/Cn-rgLz0he8?si=zi3WS97sfCzauYqg&t=5154>

1. Planning Commission Chair
Chair Haymore reported that there was a request for a special meeting this month.
2. Planning Commissioners
There were no reports from the Planning Commissioners.
3. Planning & Zoning Administrator – Emily Teaters
Emily Teaters reported on applications currently in staff review. She noted that there will be two hillside development permits coming up.
4. Assistant City Manager, Darrin LeFevre
Darrin LeFevre provided updates on the Boulder Ridge Subdivision, Indigo at Firelight, Maverik, and work being done by Century Link/Neils Fugal and South-Central Broadband. Darrin answered questions from Chair Haymore regarding a powerline extension.

F. ADJOURN:

<https://www.youtube.com/live/Cn-rgLz0he8?si=FXcE-pBDqtd81khw&t=5574>

Commissioner Leavitt made a motion to adjourn. Commissioner Harrisons seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

Chair Haymore adjourned the meeting at 7:33pm.

Planning Chair – Dean Haymore

Date

Attest: City Recorder – Emily Teaters

TOQUERVILLE CITY
SPECIAL PLANNING COMMISSION MEETING MINUTES

July 21, 2026, at 6:30 pm
212 N. Toquer Blvd, Toquerville Utah

Present: Chair: Dean Haymore; Commissioners: Angela Harrison; Commissioner Alternates: Mark Welker; Staff: Assistant City Manager Darrin LeFevre, City Recorder & Planning/Zoning Administrator Emily Teaters; Absent: Commissioners: Lonnie Christensen, Mila Allinson, Glenn Leavitt.

A. CALL TO ORDER – 6:00 PM

<https://www.youtube.com/live/CYZUq7ksQR4?si=1NkbVnAZDnZ7XO9G&t=9>

Chair Dean Haymore called the meeting to order at 6:30 p.m. Commissioner Harrison led the Pledge of Allegiance. The invocation was led by Commissioner Welker. There were no declarations of conflicts.

B. APPROVAL OF AGENDA:

https://www.youtube.com/live/CYZUq7ksQR4?si=Dji87i_o2Ki9Qcvq&t=85

1. Approval of agenda order.

Commissioner Harrison made a motion to approve the agenda order. Commissioner Welker seconded the motion. Motion carried 3-0. Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

C. BUSINESS:

<https://www.youtube.com/live/CYZUq7ksQR4?si=D8Ja2GtnJOvvk9WR&t=95>

1. Design Review of Exterior Lighting for IME Automations located at 1801 N. Anderson Junction Rd., submitted by Derek Hall.

A. Applicant/Staff Report

Derek Hall spoke during this item, explaining that the building plans had been approved, but the proposed lighting fixtures had not. He stated that all of the lighting fixtures had already been ordered, which is why he was requesting approval of the proposed fixtures. The Planning Commission and staff discussed the proposed lighting type, with Derek noting that one reason for requesting the exception was the cost of replacing the fixtures. The Commissioners and staff also discussed the proposed fixture height. Emily explained that the fixtures are fully shielded and, if installed at a height of less than 17 feet, would comply with all applicable code requirements except for the color temperature standard.

Manning Butterworth spoke during the public hearing, expressing concerns about the LED lighting and suggesting that filters be added to the fixtures. Emily and Derek explained that they had explored that option, but filters were not available for the proposed fixtures. Commissioner Welker expressed concerns regarding the lighting requirements for new construction. Manning Butterworth spoke again, asking how late the lights would remain on. Derek and staff responded to Commissioner Welker's questions regarding the proposed lighting and lighting in the surrounding area. Emily cited the applicable code provision authorizing the Planning Commission to grant an

exception and reviewed the approval standards for their consideration. Before the motion, Chair Haymore noted that while Derek had raised the cost of replacing the fixtures, the applicant's cost was not one of the considerations for the Planning Commission in evaluating the request. The Planning Commission then discussed the request before making a motion.

B. Discussion and Possible Recommendation

Commissioner Harrison made a motion to approve the Exterior Lighting for IME Automations, including the requested 17 foot parking lot lights or below, and 3,000 kelvin light fixtures based on the approval criteria contained in 10-24-4-14 of the Toquerville City Code. Commissioner Welker seconded the motion. Motion carried 3-0. Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

D. ADJOURN:

<https://www.youtube.com/live/CYZUq7ksQR4?si=CYhAAX41O9ld1Ikp&t=1588>

Commissioner Welker made a motion to adjourn. Commissioner Harrison seconded the motion. Motion carried 3-0. Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

Chair Haymore adjourned the meeting at 6:56pm.

Planning Chair – Dean Haymore

Date

Attest: City Recorder – Emily Teaters

Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 8.12.2026

Department: Planning & Zoning

Item Title:

Discussion and possible approval of a Preliminary Site Plan for Van America, submitted by Chase Stratton of Interstate Rock Products, Inc., on behalf of Desert Sands Development, LLC, for Tax ID: T-BRG-1-4-BR.

Presented By: Emily Teaters

Attachments:

- Application & Narrative
- Preliminary Site Plan
- Preliminary Building Layout
- Boulder Ridge Final Plat
- Toquerville City Code – BMP Zone

Options:

Approve/Denial/Table

Possible Motion (Approval):

I move to approve the preliminary site plan for the Van America on Lot 4 of Boulder Ridge, contingent upon compliance with staff comments, commercial design standards, JUC review, and all applicable Toquerville City Standards and Specifications.

Background:

Chase Stratton of Interstate Rock, Inc. has submitted a preliminary site plan application on behalf of Van America for the construction of a commercial building on Lot 4 of the Boulder Ridge Subdivision. The application has been reviewed and deemed complete in accordance with the preliminary site plan requirements and Toquerville City Code. The property is zoned BMP (Business and Manufacturing).

The proposed building includes office, showroom, retail, and manufacturing space. Based on the information provided, staff find that the primary use of the building is a clean indoor manufacturing facility, which is a permitted use in the BMP zone. The manufacturing operations include the fabrication, assembly, customization, and servicing of specialty vehicles and related components. The office, showroom, and retail areas are considered accessory to the primary manufacturing use. Additional information is provided in the applicant's project narrative.

This is a preliminary review only and does not authorize development or construction. The purpose of this review is to evaluate the proposed use, general site layout, access, circulation, and overall compliance with City standards before more detailed engineering plans are

prepared. Construction drawings will be submitted for Joint Utility Committee (JUC) review and administrative review prior to final site plan approval.

Any recommendation for approval should be subject to the applicant addressing staff comments, completing the JUC review process, complying with Toquerville City Standards and Specifications, commercial design standards, and all other applicable City requirements. The existing easement vacation must also be completed before final site plan approval and is already in process.

Toquerville City
Preliminary Site Plan Review Application

\$250 Application Fee
\$400



Name: Chase Stratton Telephone: 435-635-2628

Owner(s) Name: Toquerville West LLC Telephone: _____

Address: 42 S. 850 W., Hurricane, UT 84737 Fax No. _____

Agent (If applicable): _____ Agent's Phone: _____

Email: [REDACTED]

Address/Location of Subject Property: N/A

Tax ID of Subject Property: T-BAG-1-4-BR1 Zone District: BMP

Proposed Use: (Describe, use extra sheet if necessary) Comm

This application shall be accompanied by the following:

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

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Contact the Planning Department for the deadline date for submissions.

Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.



(Office Use Only)

DATE RECEIVED: 07/11/2026 RECEIVED BY: MD.

DATE APPLICATION DEEMED TO BE COMPLETE: 7/22/26

COMPLETION DETERMINATION MADE BY: [Signature] Signature

Van America Narrative

Van America designs and manufactures some of the highest-quality adventure, passenger, mobility/ADA, and moto vans on the market. They manufacture many of their upfitting components onsite. This building will be their headquarters, showroom, and manufacturing location. They will have upholstery, metalworking, woodworking, etc all at this location. They are a family-owned business from St. George. This site will include a retail space where they can show their vans and sell specific upfitting accessories for the vans.

PRELIMINARY SITE PLAN FOR BOULDER RIDGE LOT 4

SECTION 27, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE
BASE & MERIDIAN
1900 N 550 W, TOQUERVILLE, UTAH, 84774

PROJECT DETAILS:

APPLICANT
INTERSTATE ROCK PRODUCTS
CONTACT: CHASE STRATTON
42 SOUTH 850 WEST, HURRICANE, UT 84737
OFFICE: (435)635-2628

ENGINEER
SITEWORKS ENGINEERING
CONTACT: KYSON SPENDLOVE
52 S 850 W SUITE 103, HURRICANE, UT, 84737
OFFICE: (435)635-8143

PARKING STALL COUNTS
ADA STALL COUNT: 2
REGULAR STALL COUNT: 29
TOTAL STALL COUNT: 31

LIGHTING PLAN AND LANDSCAPING PLAN
TO BE PROVIDED IN FINAL PLANSET
MEETING CITY CRITERIA

EXISTING CALLOUTS

1. EX STORM DRAIN OUTLET
2. EX 15" STORM DRAIN LINE
3. EX 18" STORM DRAIN LINE
4. EX 8" WATER LINE
5. EX 12" WATER LINE
6. EX SANITARY SEWER LINE
7. EX FIRE HYDRANT TO BE RELOCATED
8. EX 10' PUBLIC UTILITY EASEMENT
9. EX FENCING
10. EX UNDERGROUND POWER LATERAL
11. EX SANITARY SEWER MANHOLE
12. EX STORM DRAIN MANHOLE
13. EX WATER VAULT
14. EX STORM DRAIN CURB INLET
15. EX 3 PHASE VAULT

PROPOSED PLAT CALLOUTS

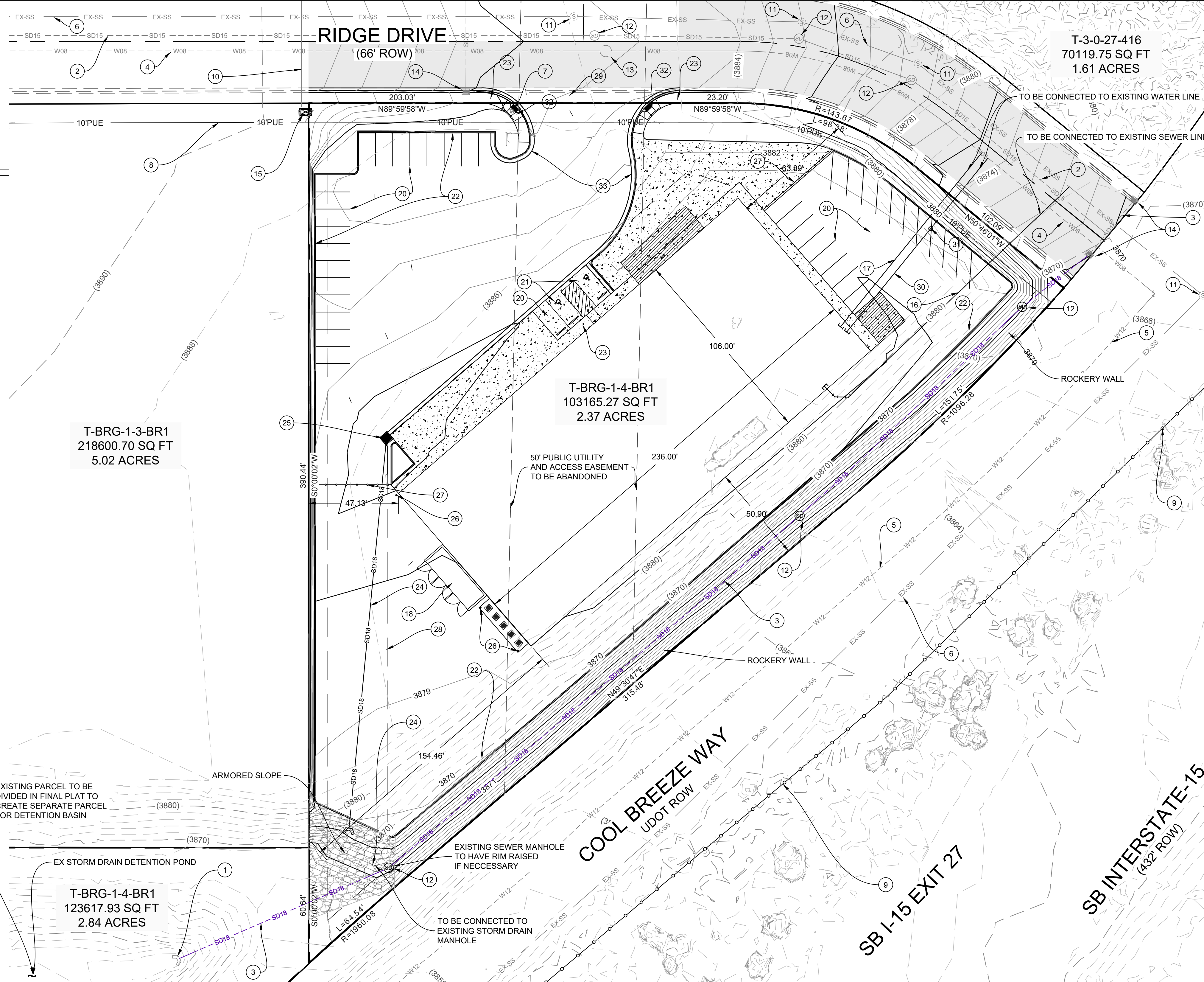
16. INSTALL SEWER LATERAL
17. INSTALL WATER LATERAL
18. INSTALL DUMPSTER PAD
19. INSTALL 4" WATERWAY
20. INSTALL PARKING STALLS
21. INSTALL ADA PARKING STALLS
22. INSTALL TYPE "A" CURB
23. INSTALL 6" SIDEWALK
24. INSTALL 18" STORM DRAIN LINE
25. INSTALL 4'X4' STORM DRAIN INLET
26. INSTALL BOLLARD
27. INSTALL GATE
28. INSTALL FLOWLINE
29. INSTALL 8' WATERWAY
30. INSTALL 6" FIRE LATERAL
31. INSTALL FIRE FLOW INDICATOR DEVICE
32. INSTALL ADA RAMP
33. INSTALL TYPE "L" CURB

PARKING STALLS

REGULAR: 38
(9 X 18)

ADA: 2

TOTAL: 40



T-3-0-27-416
70119.75 SQ FT
1.61 ACRES

TO BE CONNECTED TO EXISTING WATER LINE
TO BE CONNECTED TO EXISTING SEWER LINE

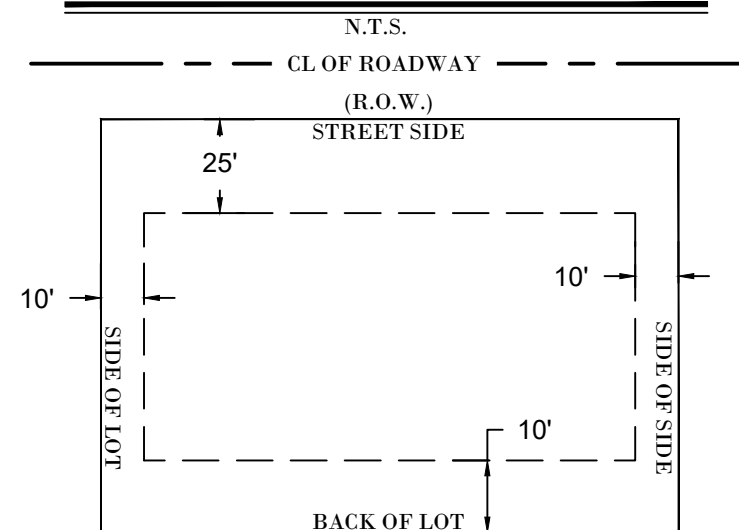
T-BRG-1-4-BR1
103165.27 SQ FT
2.37 ACRES

T-BRG-1-3-BR1
218600.70 SQ FT
5.02 ACRES

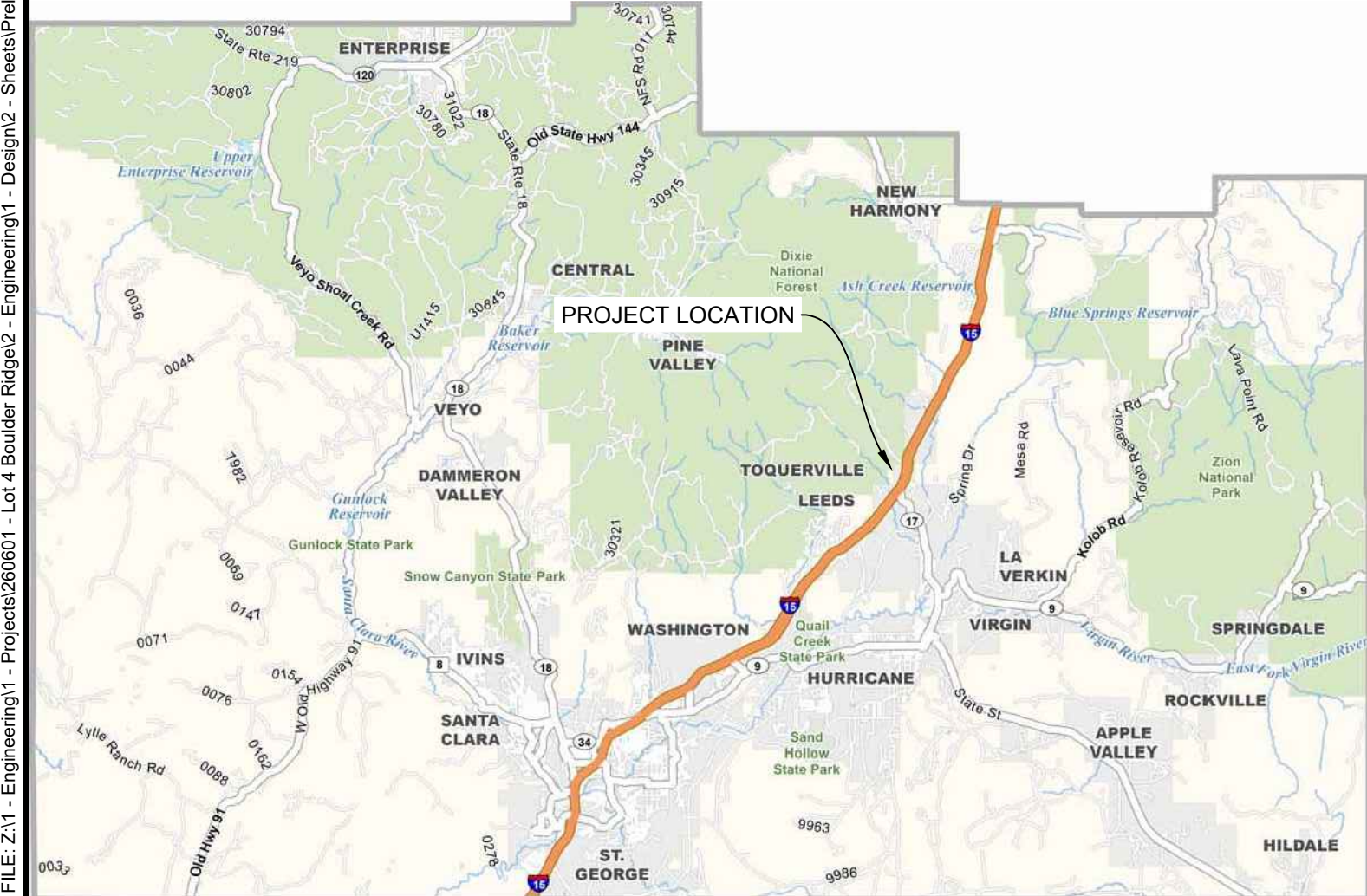
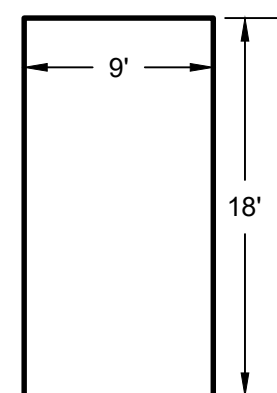
EXISTING PARCEL TO BE
DIVIDED IN FINAL PLAT TO
CREATE SEPARATE PARCEL
FOR DETENTION BASIN

T-BRG-1-4-BR1
123617.93 SQ FT
2.84 ACRES

LOT SETBACKS:

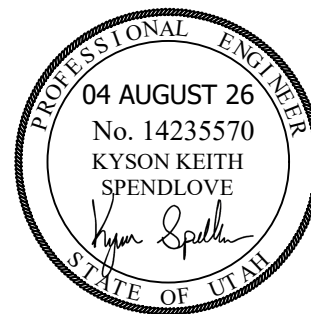


PARKING STALL (TYP):



SITEWORKS
ENGINEERING

52 S 850 W SUITE 103, HURRICANE, UTAH 84737
P: 435-635-8143 | E: INFO@SITEWORKS-ENG.COM



DESIGNED BY MB

DRAWN BY AM

CHECKED BY LP

VAN AMERICA

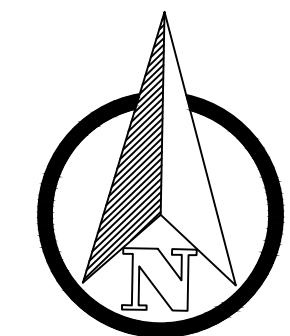
PRELIMINARY SITE PLAN

BOULDER RIDGE LOT 4

1900 N 550 W, TOQUERVILLE, UT

DATE	PROJ. #	PAGE #
04 AUGUST 26	260601	C1.3

REV.	DATE	DESCRIPTION	BY



SCALE: 1"=10'

NOT FOR CONSTRUCTION

DESIGNED BY MB
DRAWN BY SL
CHECKED BY LP

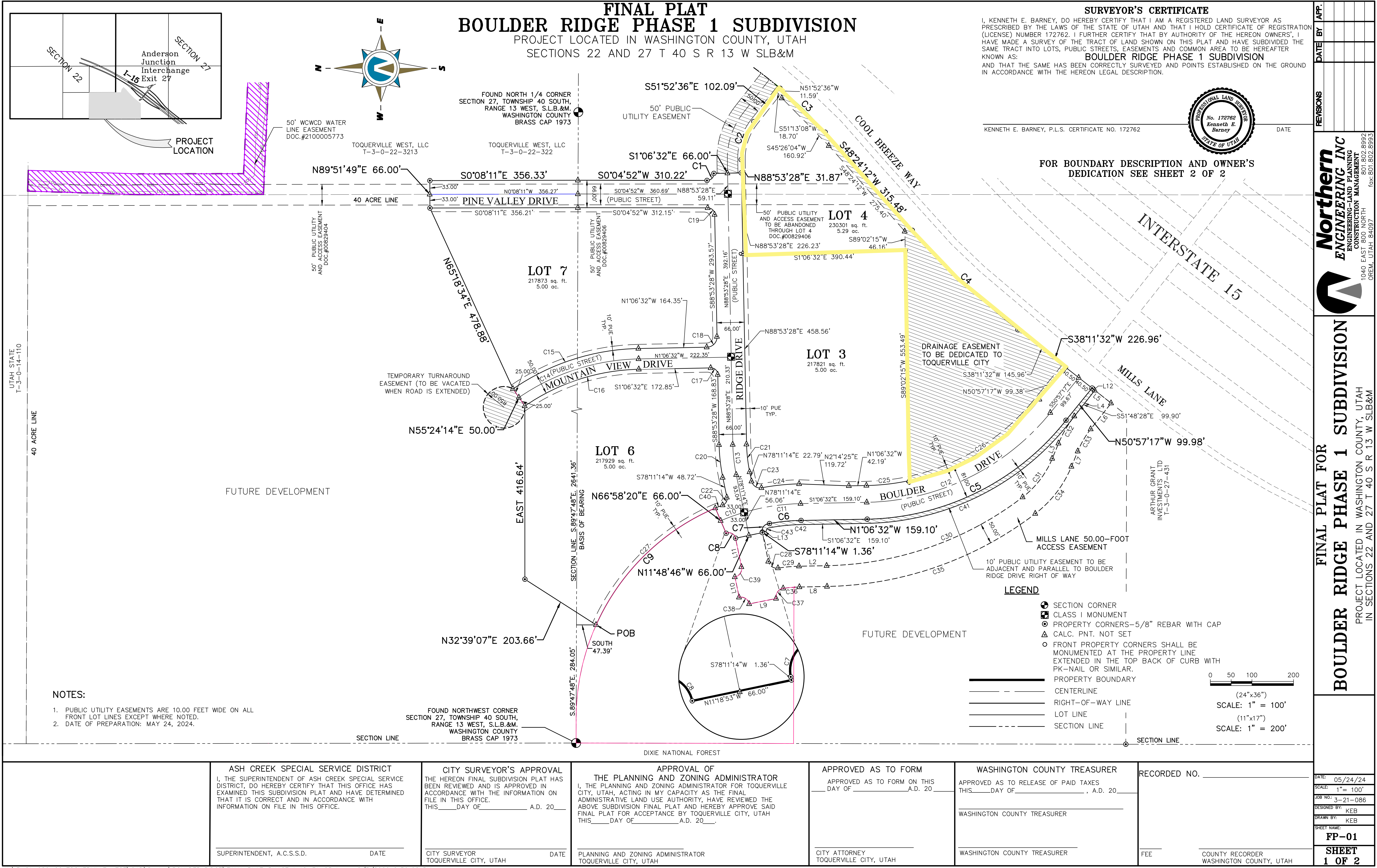
VAN AMERICA

PROPOSED BUILDING LAYOUT

BOULDER RIDGE LOT 4

19000 NORTH 550 WEST, TOQUERVILLE, UT 84774

[illegible]



Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 08.12.2026

Department: Planning and Zoning

Item Title:

Discussion and possible approval of a Sign Permit submitted by Star Sign, Inc. on behalf of SRC Land Holdings, LLC.

Presented By: Emily Teaters

Attachments:

- Application
- Vicinity Map
- Site Plan
- Sign Package

Options:

Approve/Table/Deny

Possible Motion (Approval):

I move to approve the Sign Permit for six development signs within the approved Firelight MPDO.

Background:

Star Sign, Inc., on behalf of SRC Land Holdings, LLC, has submitted a Sign Permit application for six development signs within the approved Firelight MPDO.

The application includes:

1. Two freestanding development signs (96 square feet each) located along the Parkway at what will essentially be the north and south entrances to the Firelight development.
2. Four branded blade development signs (18 square feet each) located on either side of the temporary sales trailer at the corner of Toquerville Parkway and Silver Reef Drive.

Development signs are a permitted temporary sign type in residential zones and are intended to identify a subdivision or construction project. They may include the name of the development, developer, architect, or contractor and are limited to a maximum height of 12 feet. For developments with more than ten dwelling units, the maximum sign area is 100 square feet.

Staff has determined that the proposed blade signs should be reviewed as development signs because they identify the Firelight development and do not fall within another sign category established by Chapter 10-22.

The proposed signs comply with the applicable development sign standards, including sign area, height, setbacks, design, color, and material requirements.

The remaining question is the appropriate number of development signs for a project like Firelight. While development signs are generally intended to identify a single subdivision, Firelight is an MPDO with multiple planning areas/subdivisions and approval for up to 4,500 equivalent residential units (ERUs) at full build-out. To date, the City has approved three development signs within Firelight. Chapter 10-22 does not clearly address how many development signs may be appropriate for a development of this scale.

Staff finds the application complete and in compliance with the applicable sign regulations. The remaining determination is whether the proposed number of development signs is appropriate to add to the Firelight MPDO.

Toquerville Parkway

07/07/2026 - 07/06/2027

Sign Permit Application

General

Permit/License #

Reference Number

Application Status

Under Review

Status

Active

Application Review Status

Pre-Review

Approved

Date Submitted

07/07/2026

Planning & Zoning

Reviewing

Final-Review

Not Reviewed

Fees

There are no fees

Payments

There are no payments

Application Form Data

(Empty fields are not included)

First Name

Jake

Last Name

Harber

Email Address

jake@starsignonline.com

Phone Number

(435) 628-7806

Address

1060 E Tabernacle

City

St George

State

UT

Zip Code

84770

Is your mailing address different than the address above?

No

Do you own the subject property?

No

Are you an authorized agent for the property?

Yes

Owner Name

Clark Kelsey

Owner Phone Number

[REDACTED]

Owner Email Address

[REDACTED]

Upload Notarized Property Owner Affidavit signed by property owner and agent.

 donotreply@sunriver.com_20260630_133630.pdf

Street Address

Toquerville Parkway

City

Toquerville

State

UT

Zip Code

84774

Number of Signs

2

Project Engineer/Sign Contractor or Erector

Star Sign Inc

Mailing Address

1060 E Tabernacle

City

St George

State

UT

Zip Code

84770

Phone Number

(435) 628-7806

Email Address

jake@starsignonline.com

A site plan showing the proposed location of the sign in relation to the face of the building or to the boundaries of the lot on which it is situated, existing and proposed buildings or other structures, control curbs and parking areas and the extent to which the sign is proposed to project into or over public property, if any.



Upload Site Plan

Screenshot 2026-06-30 154201.png

Screenshot 2026-06-30 154209.png

Elevation drawings of the proposed sign, drawn to scale, showing the type of sign, sign display, sign height and sign area.



Upload Elevation Drawings

Firelight_Welcome_S_sm.pdf

Plans indicating the scope and structural detail of the work to be done, including details of all connections, guy lines, supports and footing, and materials to be used.



Upload Plans

Firelight Project Branding Quote 1.pdf

Firelight_Trailer_Flags.pdf

Type of sign illumination, if any, including description of proposed illumination, technical data sufficient to allow evaluation of proposed light levels and identification of fixtures, types, locations, mounting and wattage on plans and elevations, (See Lighting Ordinance Title 10 Chapter 24 of the Toquerville City Code).



Upload Sign Illumination

Firelight Project Branding Quote 1.pdf

Upload Notarized Professional Services Agreement

07132026081708.pdf

Signature

I hereby acknowledge that I have read the Toquerville City Code Title 10 Chapter 22 - Sign Regulations as applicable to my application herein, and that I understand the provisions of the Code as it applies to this application and that I will fully and

completely comply with the provisions and requirements to the best of my ability and pay all fees required therein. I hereby agree to hold Toquerville City harmless for any and all liability which may arise as a result of my exercise of this permit.

Electronically Signed

Jacob Harber - 07/07/2026 2:06 pm



1060 East Tabernacle
St. George, UT 84770
435.628.7806
www.starsignonline.com

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CLIENT | Firelight Development

ORDER # | 167146

DESCRIPTION |

DIMENSIONS |

OVERALL: As Shown

MATERIALS |

QUANTITIES |

x1 of Each as Shown

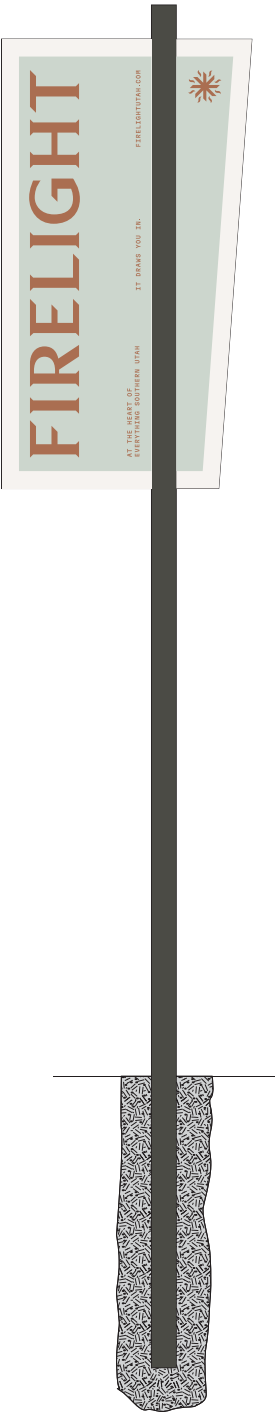
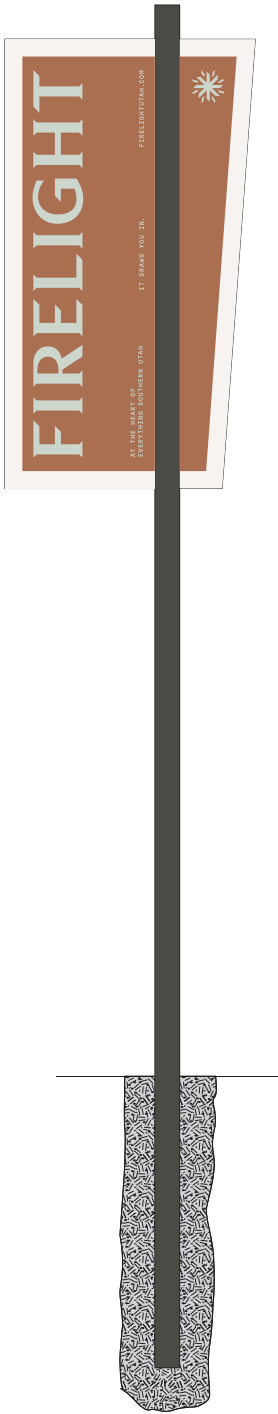
SALES REP | Carter Smith

DESIGNER | Tim Taysom

UNAUTHORIZED USE, REPRODUCTION AND/OR DISPLAY SHALL RENDER THE INFRINGER LIABLE FOR UP TO \$150,000 IN STATUTORY DAMAGES, PLUS ATTORNEYS FEES AND COSTS FOR EACH INFRINGEMENT UNDER THE U.S. COPYRIGHT ACT (17 U.S.C. 412 & 504). COLORS RENDERED HERE MAY NOT REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALLOUTS FOR APPROVED COLOR SPECIFICATIONS

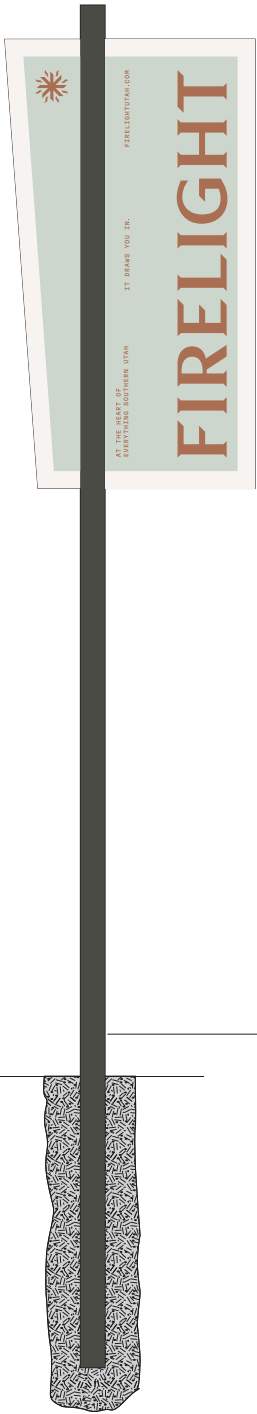


Sign Area
18 Sq/Ft per Flag

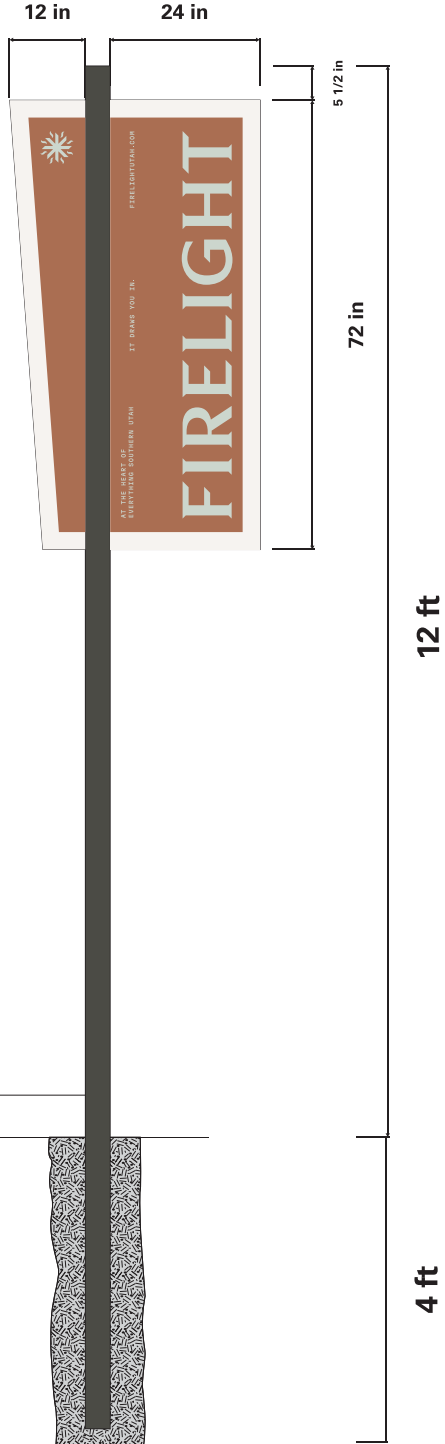


 Powdercoat:
RAL 7022
Umbra Grey

8'-10' Spacing from
End of Trailer
Customer to decide
Final Placement



72 in



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CLIENT | Firelight Development

ORDER # | 167146

DESCRIPTION |

DIMENSIONS |

OVERALL: As Shown

MATERIALS |

4"x4"x1/8" Square Tube
1/8" Aluminum Panels
Vinyl Applied Printed Graphics

QUANTITIES |

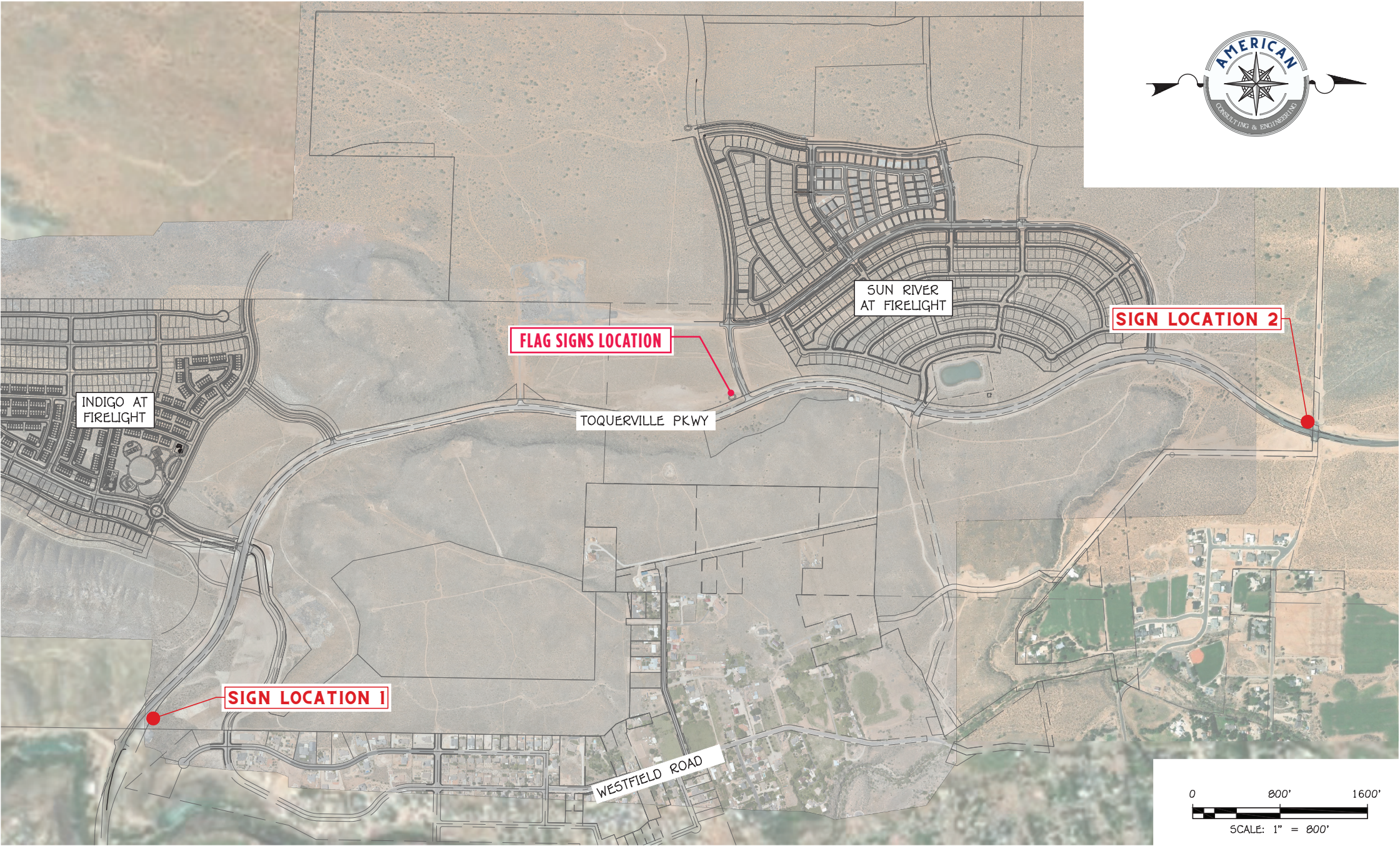
x1 of Each as Shown

SALES REP | Carter Smith

DESIGNER | Tim Taysom

UNAUTHORIZED USE, REPRODUCTION AND/OR DISPLAY SHALL RENDER THE
INFRINGEMENT LIABLE FOR UP TO \$150,000 IN STATUTORY DAMAGES, PLUS
ATTORNEYS FEES AND COSTS FOR EACH INFRINGEMENT UNDER THE U.S.
COPYRIGHT ACT (17 U.S.C. 412 & 504) COLORS RENDERED HERE MAY NOT
REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALLOUTS FOR APPROVED
COLOR SPECIFICATIONS

25' Setbacks



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St. George, UT 84770
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CLIENT | Firelight Development

ORDER # | 167146

DESCRIPTION |

DIMENSIONS |

OVERALL: As Shown

MATERIALS |

QUANTITIES |

x1 of Each as Shown

SALES REP | Carter Smith

DESIGNER | Tim Taysom

UNAUTHORIZED USE, REPRODUCTION AND/OR DISPLAY SHALL RENDER THE INFRINGER LIABLE FOR UP TO \$150,000 IN STATUTORY DAMAGES, PLUS ATTORNEYS FEES AND COSTS FOR EACH INFRINGEMENT UNDER THE U.S. COPYRIGHT ACT (17 U.S.C. 412 & 504). COLORS RENDERED HERE MAY NOT REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALLOUTS FOR APPROVED COLOR SPECIFICATIONS



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CLIENT | Firelight Development

ORDER # | 167146

DESCRIPTION |

DIMENSIONS |

OVERALL: As Shown

MATERIALS |

1/2" Sign Grade Plywood (MDO)
Direct to Surface Print
6x8 Painted Posts

QUANTITIES |

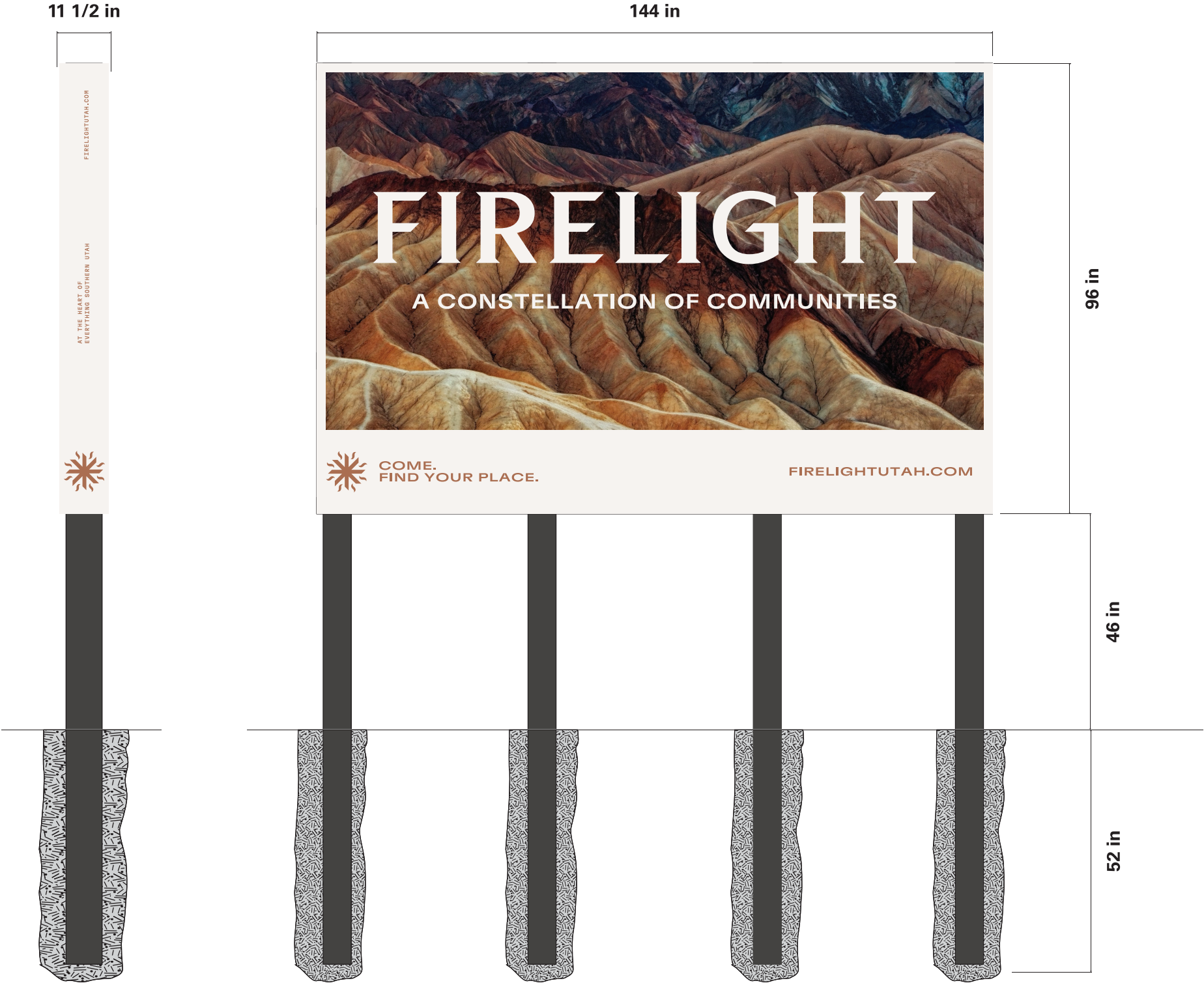
x2
North Entrance
South Entrance

SALES REP | Carter Smith

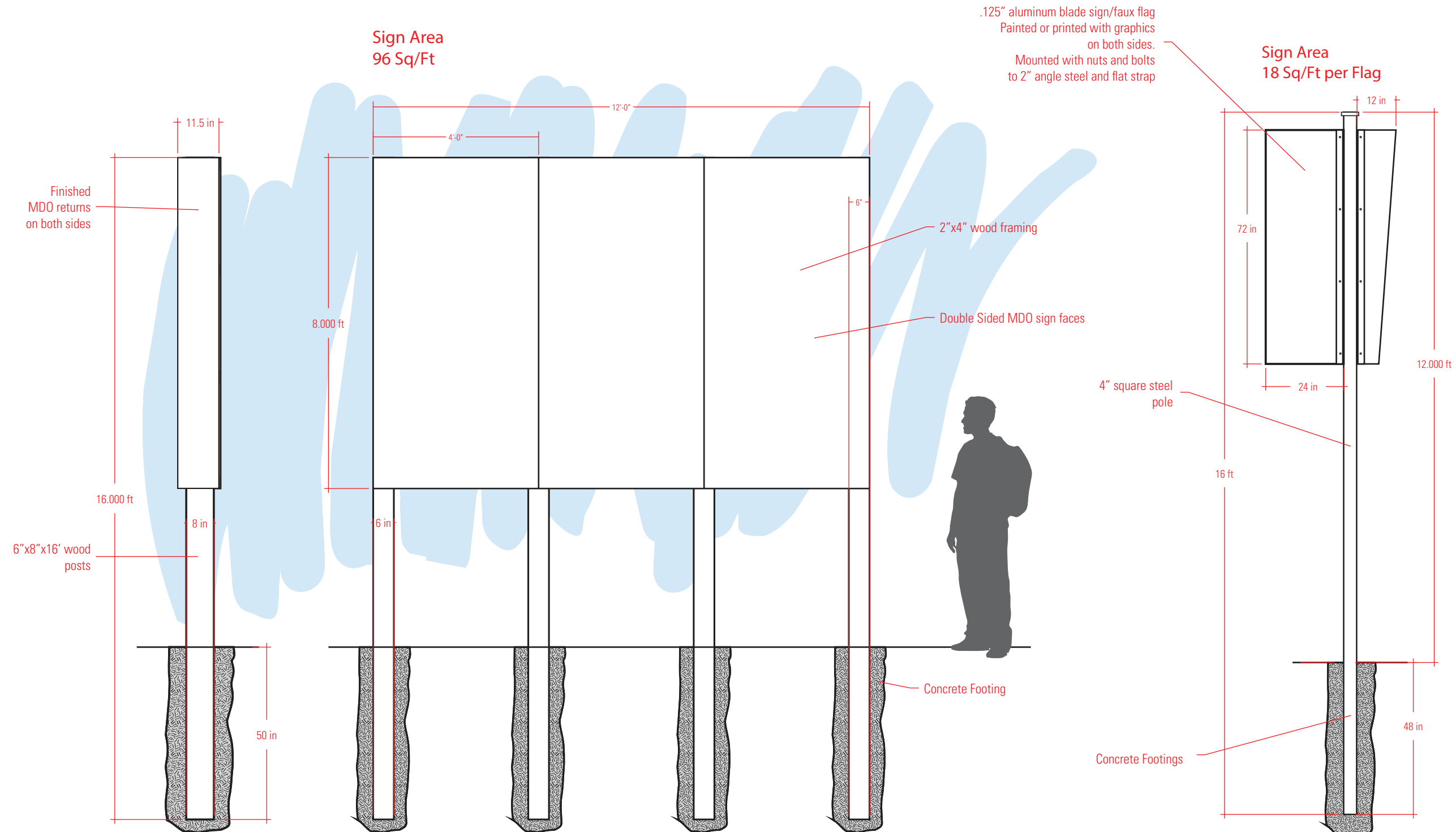
DESIGNER | Tim Taysom

UNAUTHORIZED USE, REPRODUCTION AND/OR DISPLAY SHALL RENDER THE INFRINGER LIABLE FOR UP TO \$150,000 IN STATUTORY DAMAGES, PLUS ATTORNEYS FEES AND COSTS FOR EACH INFRINGEMENT UNDER THE U.S. COPYRIGHT ACT (17 U.S.C. 412 & 504). COLORS RENDERED HERE MAY NOT REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALLOUTS FOR APPROVED COLOR SPECIFICATIONS

Posts Painted
SW7069 Iron Ore



Firelight Project Branding



1:10 Scale



StarSign

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St. George, UT 84770
435.628.7806
www.starsignonline.com

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CLIENT | Firelight Development

ORDER # | 167146

DESCRIPTION |

DIMENSIONS I

OVERALL: *As Shown*

MATERIALS |

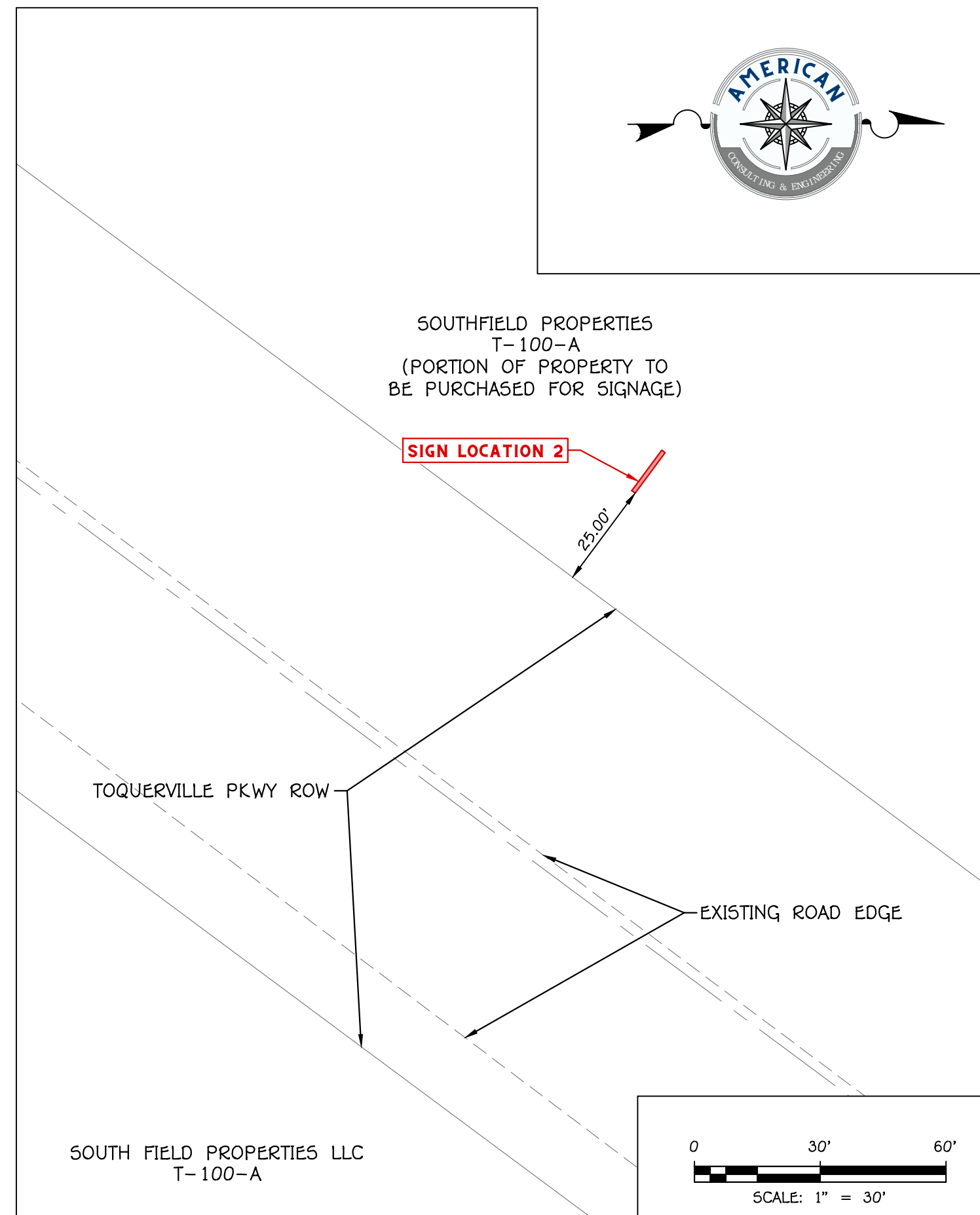
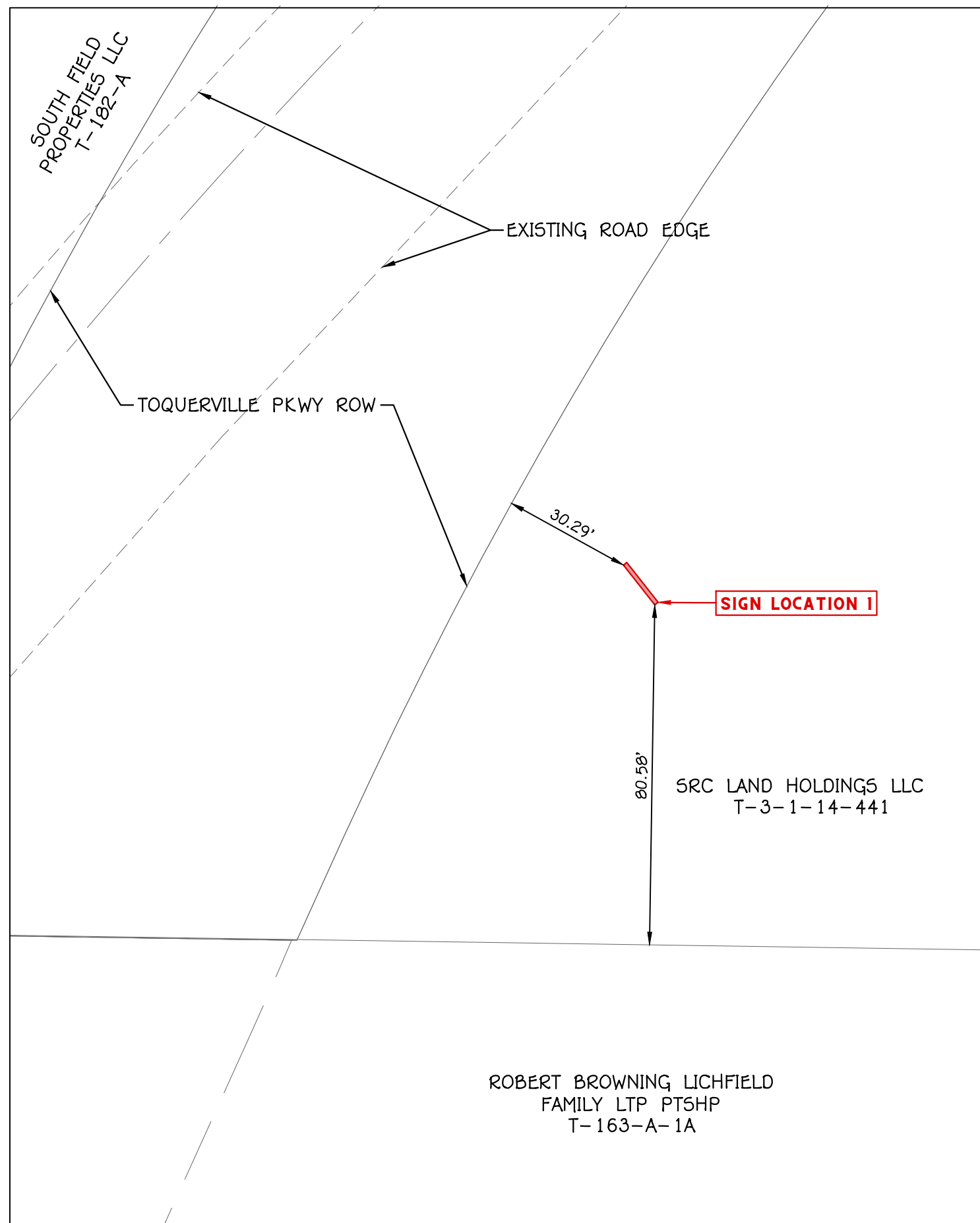
QUANTITIES |

x1 of Each as Shown

SALES REP | Carter Smith

DESIGNER | Tim Taysom

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Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 08.12.2026

Department: Planning & Zoning

Item Title:

Discussion and possible recommendation on a Hillside Development Permit submitted by Firelight Development, Inc. for Sunriver at Firelight, Phases 8-16.

Presented By: Darrin LeFevre

Attachments:

- Application
- Hillside Development Plans
- Engineering Review

Options:

Recommend Approval/Conditional Approval/Recommend Denial/Table

Possible Motion (Approval):

I move to recommend approval of the Hillside Development Permit for Sun River Firelight Subdivision Phases 8-16.

Background:

The [Toquerville City Code 10-16A](#) establishes a Hillside Development Overlay Zone for hillsides in the City with a slope greater than 10%. The Code sets standards for development in these hillside areas to minimize soil and slope instability, erosion, and the adverse effects of grading, cut and fill operations, while preserving the character of the City's hillsides.

The overlay zone is intended to:

- Prohibit development that could create hazardous conditions due to slope instability, rockfalls, or excessive erosion.
- Ensure safe vehicular circulation and access.
- Encourage building site design and development that minimizes the visual and erosion impacts of cutting, filling, and grading.
- Promote preservation of open space through clustering or other design techniques that maintain the natural terrain.
- Require buildings to be located in cut areas where excavation occurs to reduce the visual effects of scarring.

The Planning Commission acts as the Hillside Review Board, responsible for evaluating these applications and making a recommendation to the City Council.

The applicant has submitted all required materials for the Hillside Development Permit, which have been reviewed by the City Engineer. The engineer's comments included with your packet. Density calculations are included in the plans and have been reviewed for compliance with the

standards in the 10-16A-5. To calculate density allowances, slopes are mapped and delineated into intervals of 0–10%, 11–16%, 17–23%, 24–30%, and greater than 30%. The submitted plans show the acreage for each of these slope categories and the corresponding density calculations, based on the chart provided in the Sensitive Lands Ordinance (see below).

Percent Natural Slope	Minimum Lot Size For Single-Family Residential And Commercial	Maximum Number Of Dwelling Units Per Acre In Zones R-1-12, R-1-20 And A-1
0 - 10	See existing zone	
11 - 16	20,000 square feet	2 if zoning permits
17 - 23	40,000 square feet	1 if zoning permits
24 - 30	5 acres	1 per 5 acres if permitted
30+	Development not permitted	

The submitted application demonstrates that the proposed development of Phases 8–16 appears that it meets the requirements of the Hillside Ordinance. Final determination of compliance will occur during the subsequent review phase with the submittal and review of final development plans (construction drawings), as well as the final engineered drainage plans and supporting drainage study.

HILLSIDE DEVELOPMENT PERMIT APPLICATION

Fee: See Current Fee Schedule

Applicant Name: Firelight Development, Inc. **Telephone:** [REDACTED]

Address: 1404 W Sun River Pkwy, Ste 200, St. George, UT 84790

Email: stephen@fieldhousedevelopment.com

Agent (If Applicable): Adam Allen **Telephone:** [REDACTED]

Email: adam@alcsq.com

Address/Location of Subject Property: Pond Hill (South of Firelight Dr, North of Silver Reef Pkwy and West of Toquerville Pkwy)

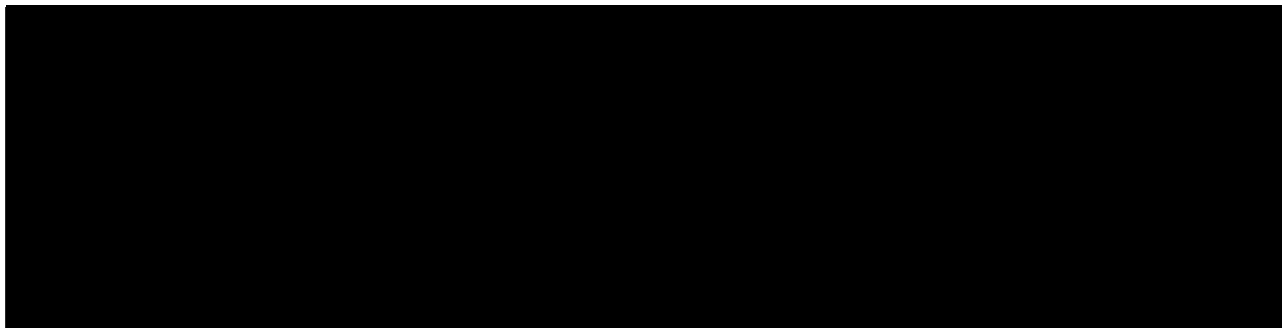
Zone District: R1-20 (MPDO) **Subdivision Name & Phase:** Sun River at Firelight Ph. 8-16

Tax ID of Subject Property: T-3-1-3-200-PV1, T-3-1-3-201-PV1, T-100-A, T-199-PV1, T-3-1-3-202-PV1, T-3-1-10-140-PV1, T-3-1-3-232-PV1, T-1231, T-104-A-1, T-100-A, T-3-1-10-443-PV1, T-191-PV1

Submittal Requirements: Permit is required for all major development on slopes in excess of ten percent (10%) or within a geologic hazard area. The application shall be submitted with the required fee, Toquerville City's Owner Affidavit and Consent, Professional Services Agreement and as well as all reports and plans required by Toquerville City Code 10-16A-8 in PDF format. Applicant may choose to also submit a twenty-four by thirty-six inch (24" x 36") paper copies to the Planning Department.

Note: All required information listed above, along with the fee, must be submitted with the application. Incomplete applications will not receive full staff or JUC review.

(Office Use Only)



SUNRIVER AT FIRELIGHT PH 8-16

TOQUERVILLE, UTAH

HILLSIDE PERMIT PLANS

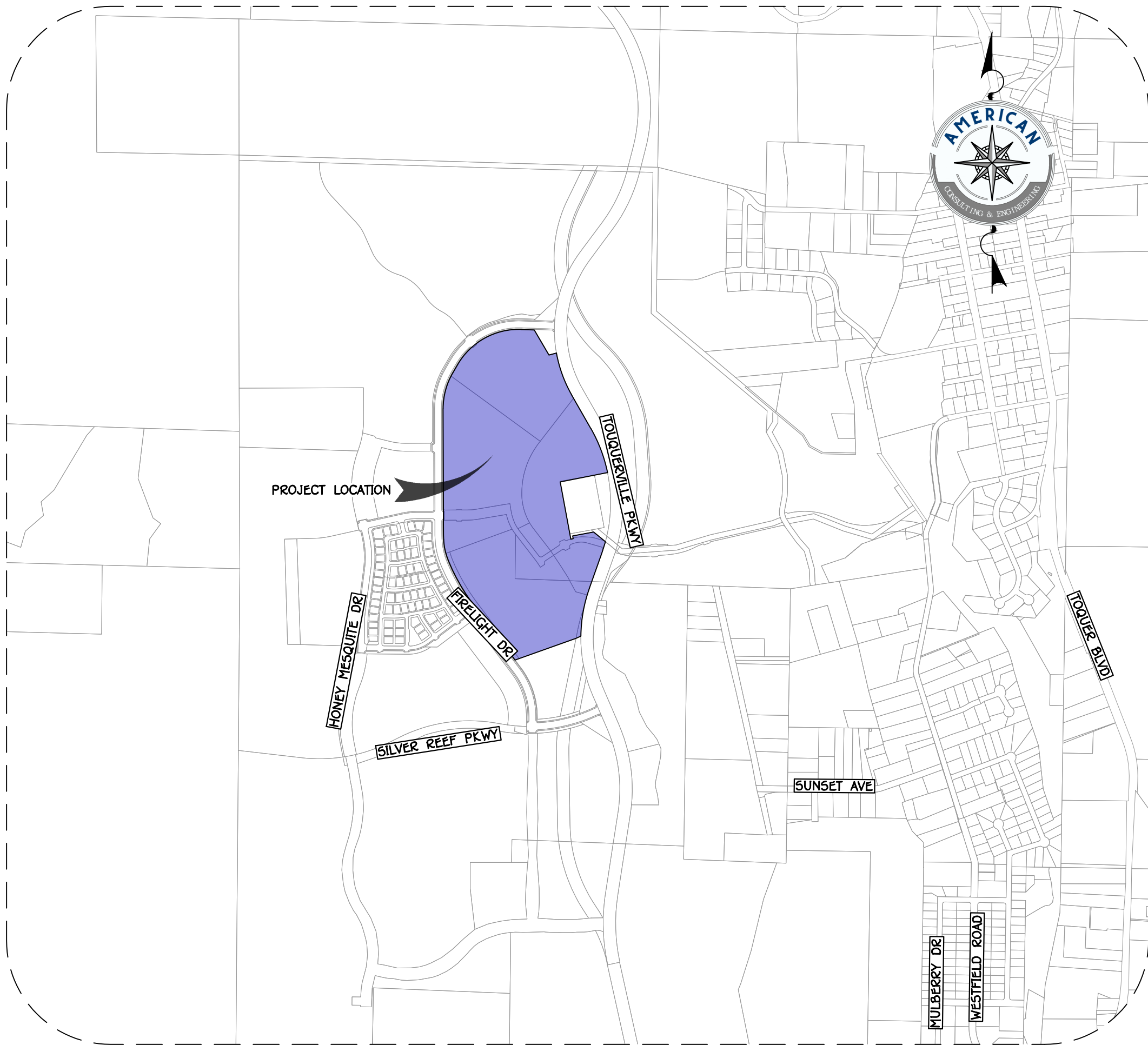
JUNE 2026

LEGAL DESCRIPTION

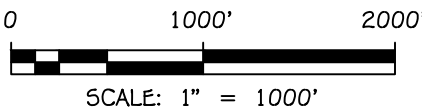
BEGINNING AT A POINT THAT LIES NORTH 00°42'01" EAST 4,263.50 FEET ALONG THE SECTION LINE, AND EAST 163.37 FEET, FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTHWESTERLY ALONG A 763.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 69°16'09" WEST) THROUGH A CENTRAL ANGLE OF 16°18'23", 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°35'08" 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



VICINITY MAP
SECTION 10, T41S, R13W, SLB&M



OWNER-APPLICANT

FIRELIGHT DEVELOPMENT INC
1404 WEST SUN RIVER PARKWAY
ST. GEORGE, UT, 84790
CONTACT: STEPHEN WOOD
PHONE: (435) 688-1000
EMAIL: stephen@fieldhousedevelopment.com

GEOTECH ENGINEER

AGEC
1420 S 270 E
ST. GEORGE, UT 84790
CONTACT: WAYNE ROGERS
PHONE: (435) 673-6850
EMAIL: rogers@agecinc.com

NOTES:

SUBJECT SITE IS LOCATED WITHIN A MPDO
OVER R-1-20 SINGLE FAMILY RESIDENTIAL

CIVIL ENGINEER

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. SUITE 504
ST. GEORGE, UT 84770
CONTACT: TONY CARTER
PHONE: (435) 288-3330
EMAIL: tony@aceufah.com

SURVEYOR

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

SHEET INDEX		
#	SHEET	DESCRIPTION
1	H.1.1	COVER
2	H.2.1	EXISTING SLOPE ANALYSIS PER AUTOCAD
3	H.2.2	EXISTING SLOPE ANALYSIS PER CITY CODE
4	H.2.3	RIDGELINE SECTION SAMPLING
5	H.3.1	CUT FILL MAP
6	H.4.1	OVERALL GRADING PLAN
7	H.4.2	SITE SECTIONS I
8	H.4.3	SITE SECTIONS II
9	H.4.4	SITE SECTIONS III
10	H.4.5	SITE SECTIONS IV
11	H.4.6	GRADING PLAN I
12	H.4.7	GRADING PLAN II
13	H.4.8	GRADING PLAN III
14	H.4.9	GRADING PLAN IV
15	H.5.1	EROSION CONTROL PLAN
16	H.6.1	DETAILS

SUNRIVER AT FIRELIGHT PH 8-16

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

COVER

HILLSIDE PERMIT PLANS

JOB # 506-1
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CHECKED BY: TTC
DATE: 06/17/2026

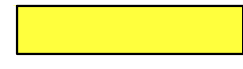
H.1.1

SHEET: 1 OF: 16





LEGEND:

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

SUNRIVER AT FIRELIGHT PH 8-16
SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
EXISTING SLOPE ANALYSIS PER AUTOCAD
HILLSIDE PERMIT PLANS

REVISIONS

NO.	DATE	DESCRIPTION

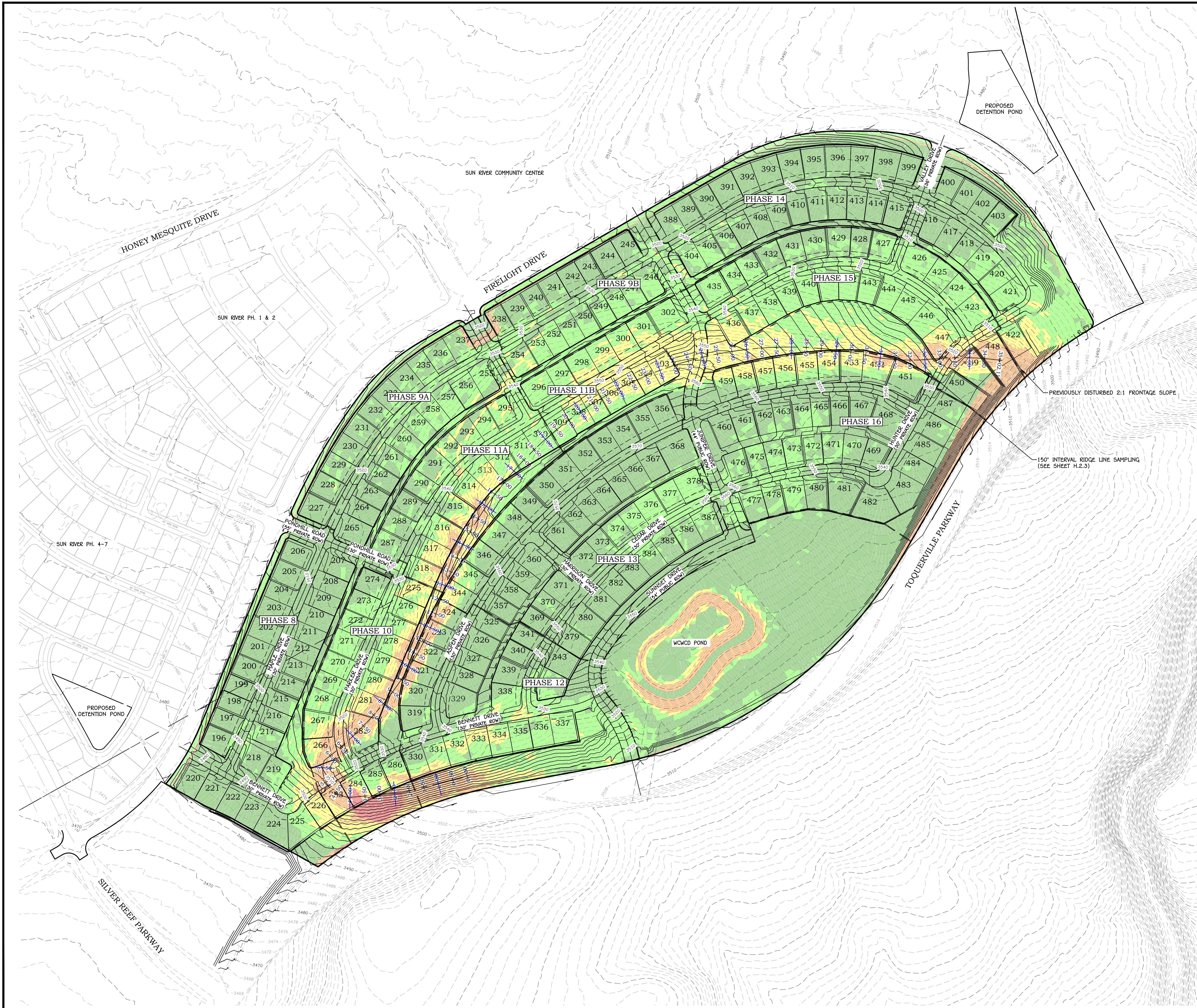
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DRAWN BY: JGT
CHECKED BY: TTC
DATE: 06/17/2026

H.2.1

SHEET: 2 OF: 16

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST. GEORGE, UT
(435) 288-3330
www.americanutah.com

PROFESSIONAL ENGINEER
No. 12082989
2022
T. CARTER
REGISTERED





LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- SITE SECTION SAMPLE LINE

SLOPE TABLE

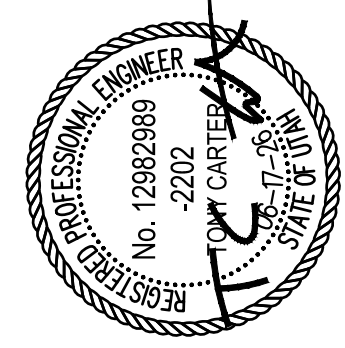
NUMBER	MIN SLOPE	MAX SLOPE	COLOR	ACRES	SITE PERCENTAGE
1	0.00%	10.00%	Green	51.16	54.01%
2	10.00%	16.00%	Light Green	28.51	30.11%
3	16.00%	24.00%	Yellow	0.82	9.32%
4	24.00%	30.00%	Orange	5.90	6.23%
5	30.00%	>30.00%	Red	0.31	0.33%

HILLSIDE DENSITY CALCULATION

SLOPE CATEGORY	ALLOWED DENSITY	TOTAL ACRES	TOTAL ALLOWED UNITS
SLOPES 0%-10%	4.92 UNITS/AC PER MPDO FINAL SITE PLAN	51.19	251.85
SLOPES 10%-16%	2 UNITS/AC	28.51	57.02
SLOPES 17%-23%	1 UNIT/AC	0.82	0.82
SLOPES 24%-30%	1 UNIT/5AC	5.90	1.18
SLOPES ABOVE-30%	NON-BUILDABLE	0.31	0
TOTAL		94.73	318.87

SLOPES ARE CALCULATED IN INTERVALS NO GREATER THAN 40' ALONG THE PROFILE LINES TO CALCULATE TOTAL DENSITY (TCC 10-16A-6-3)

REVISIONS	
NO.	DESCRIPTION

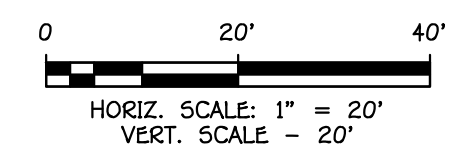
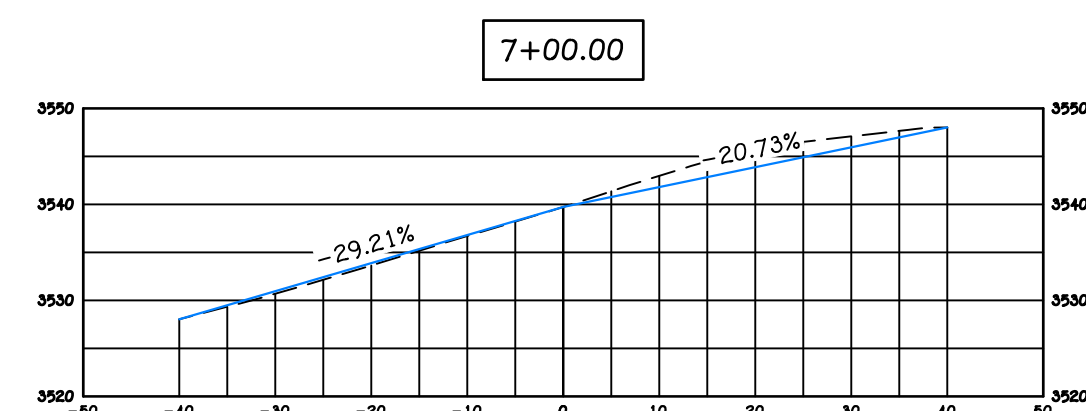
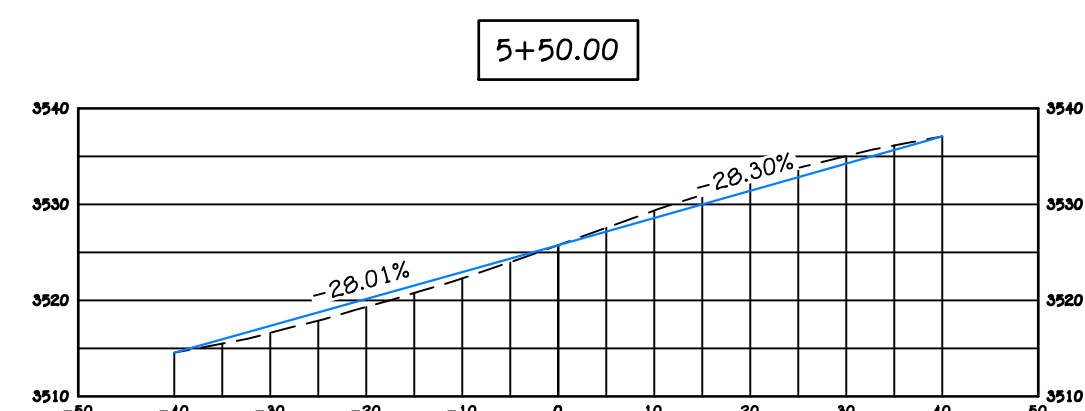
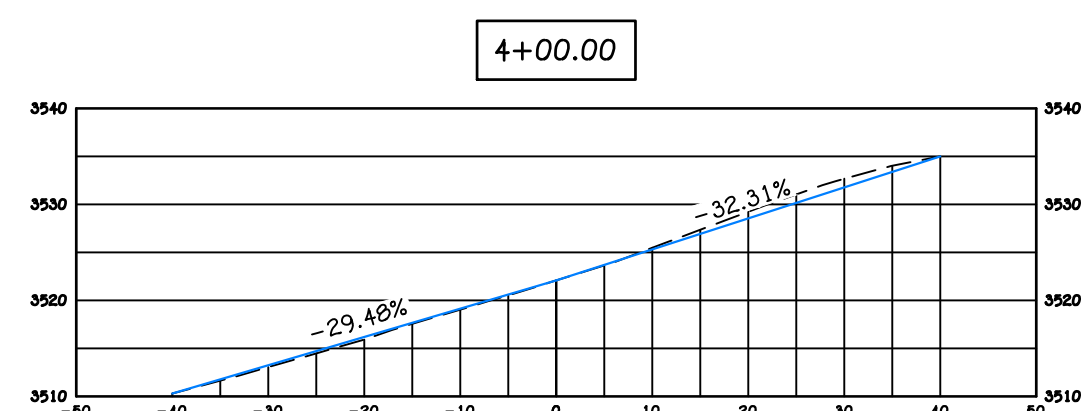
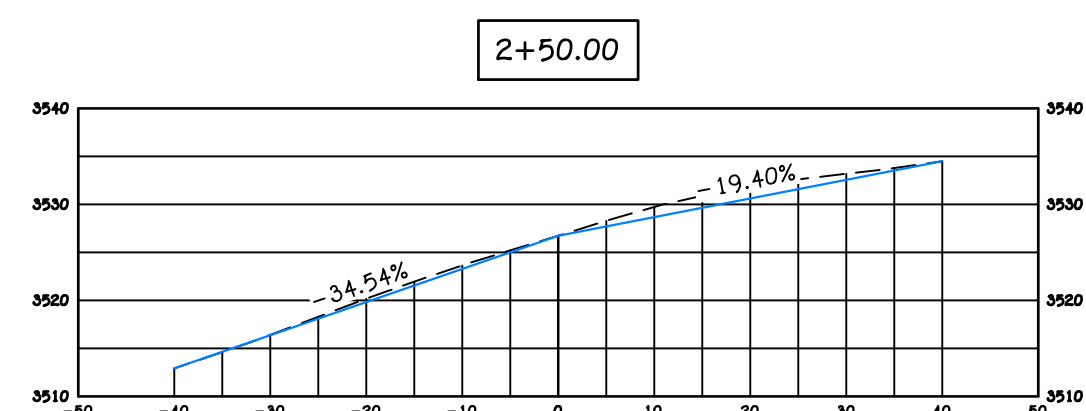
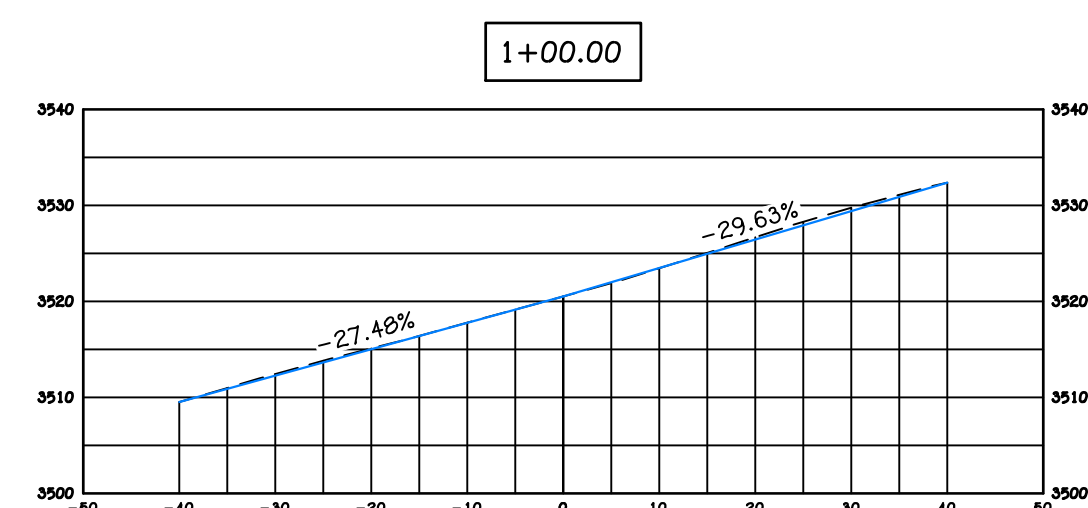
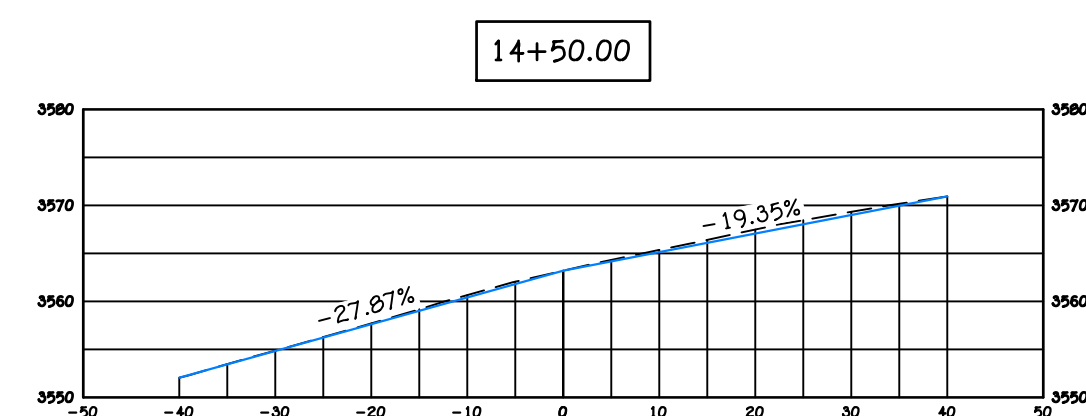
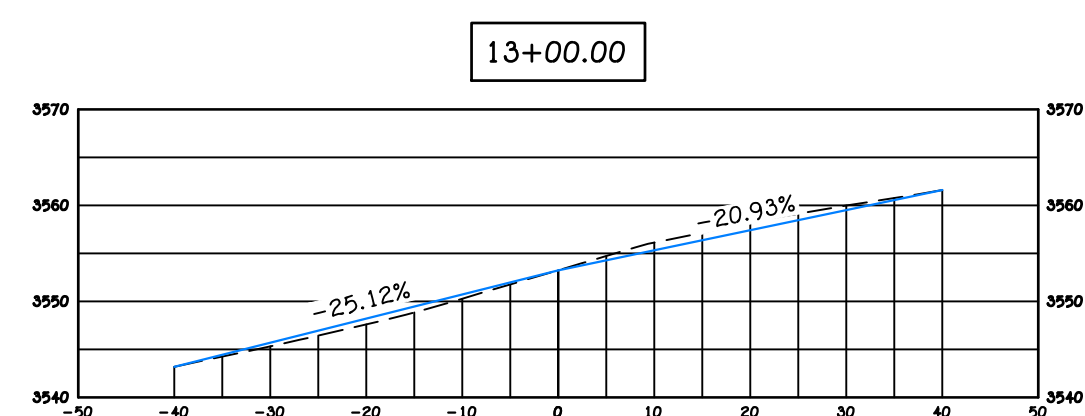
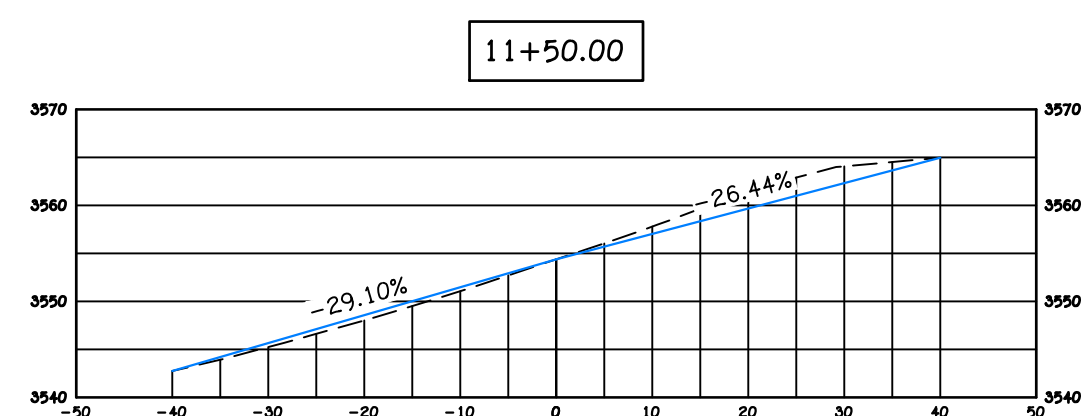
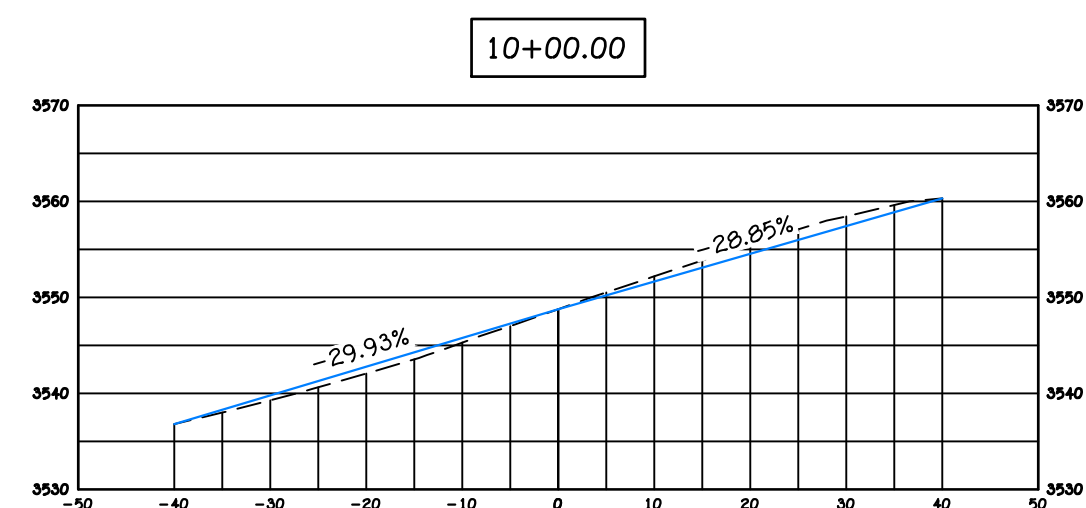
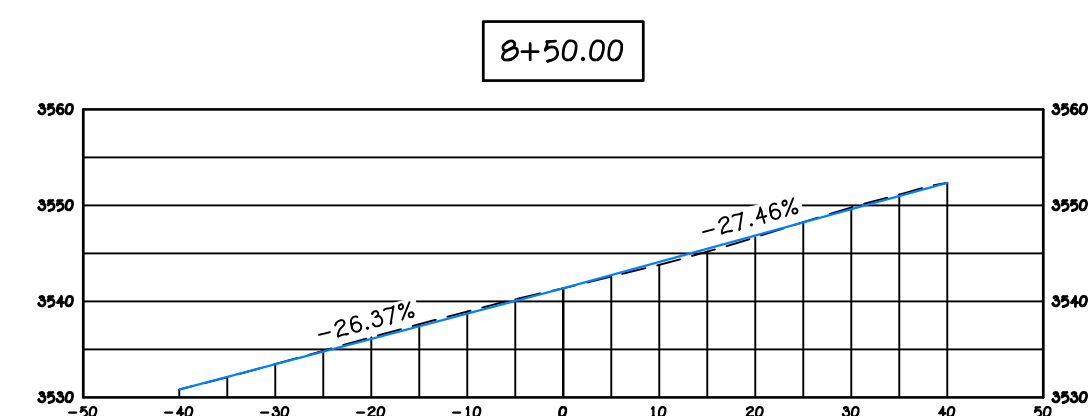
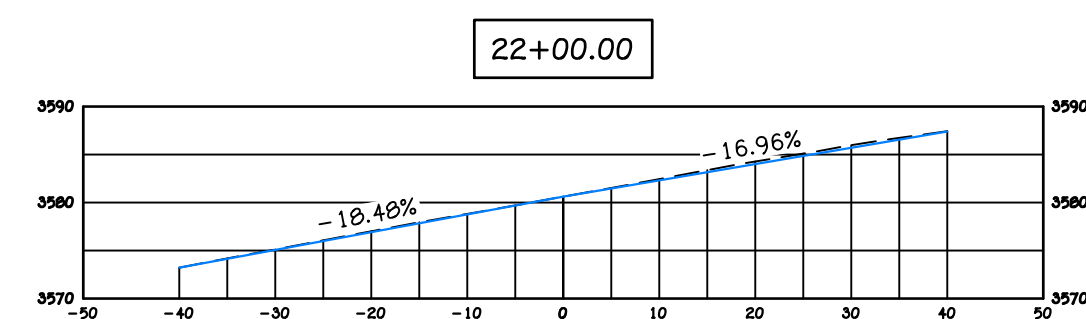
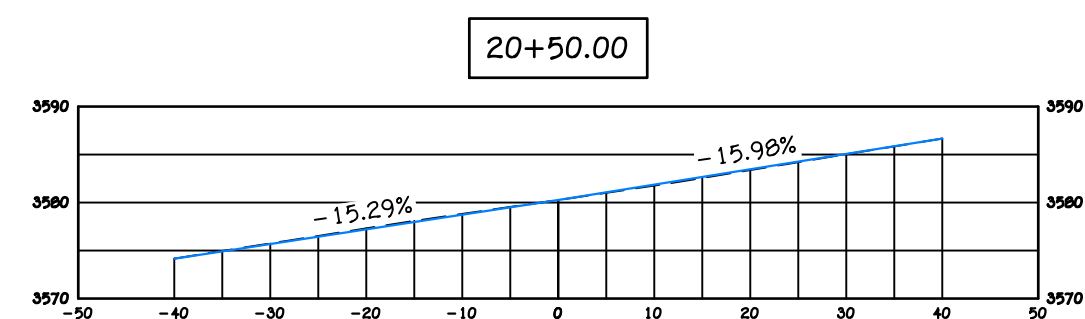
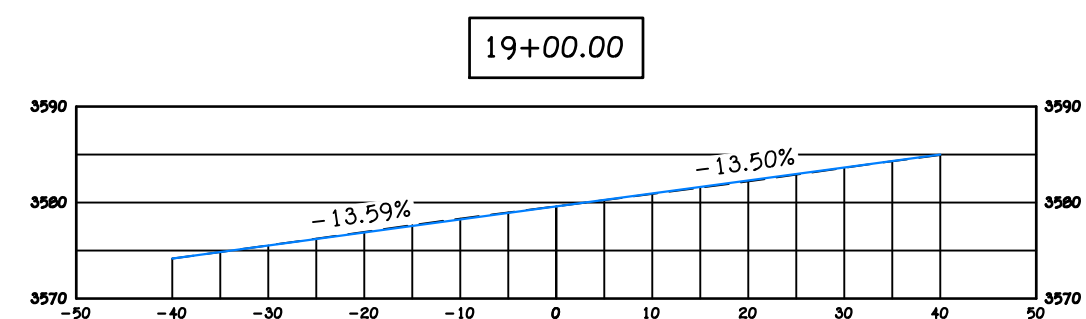
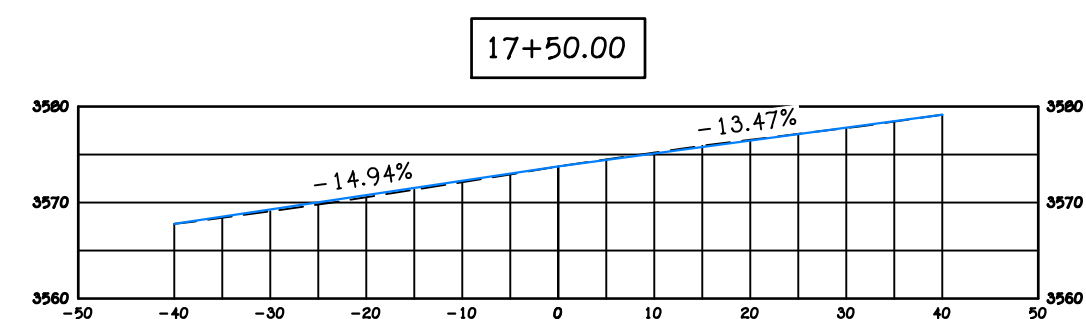
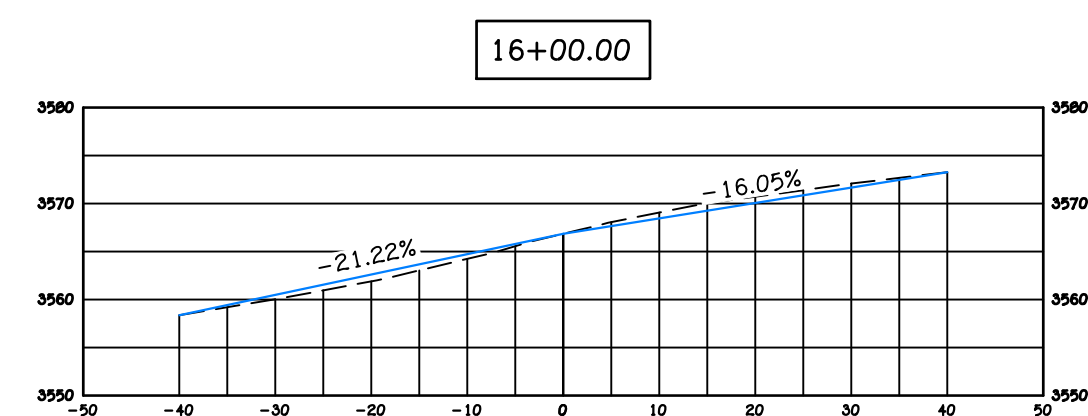
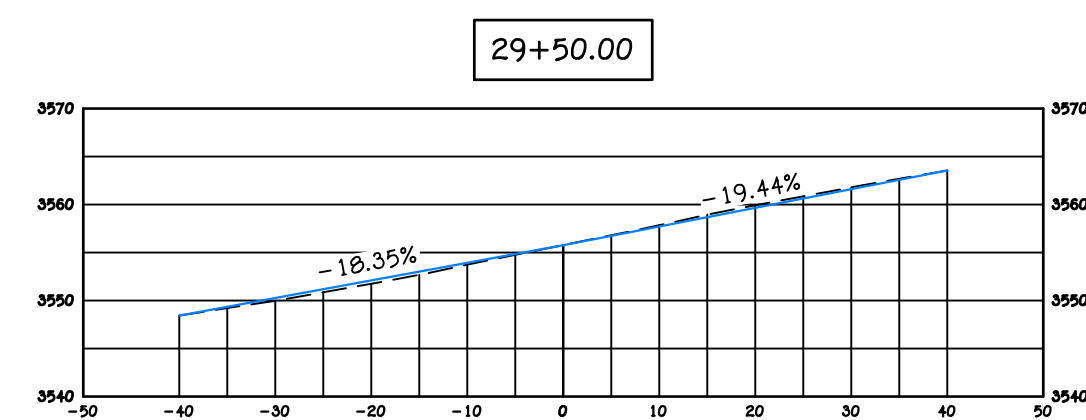
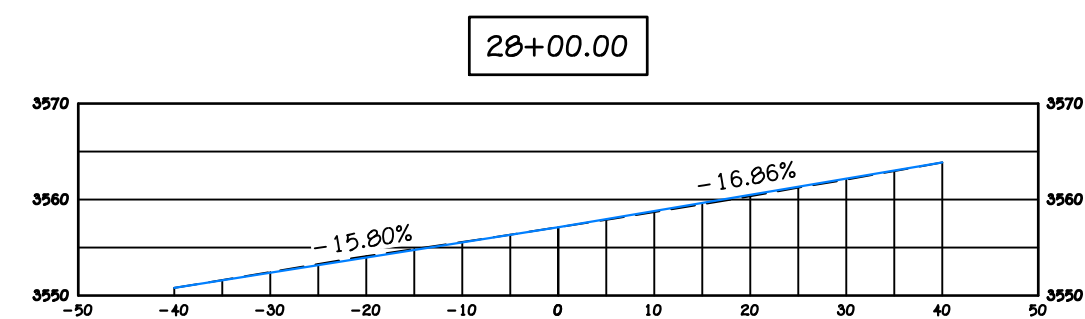
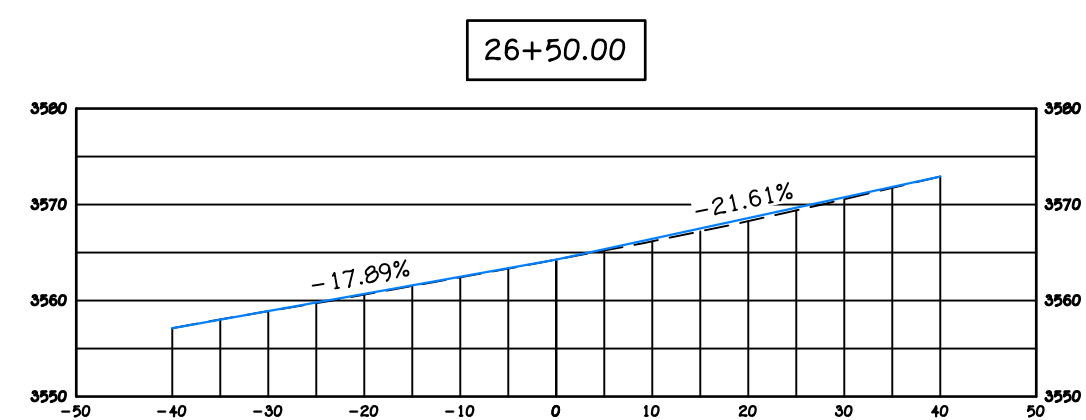
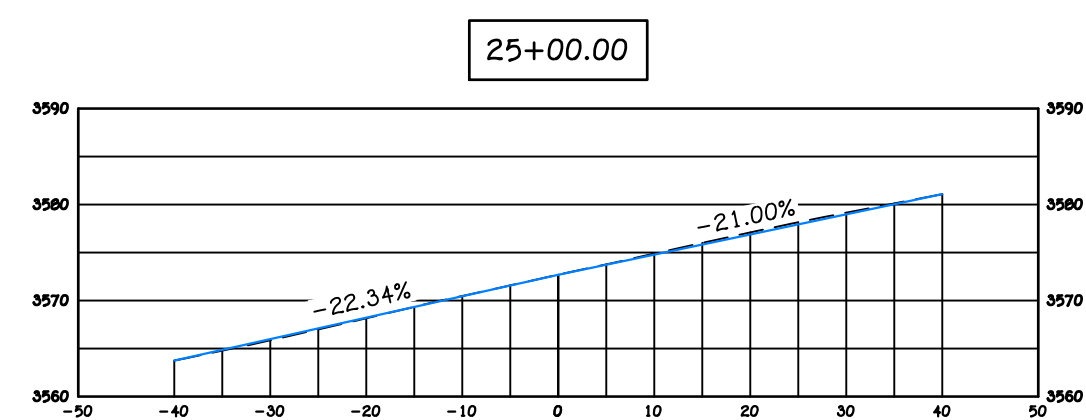
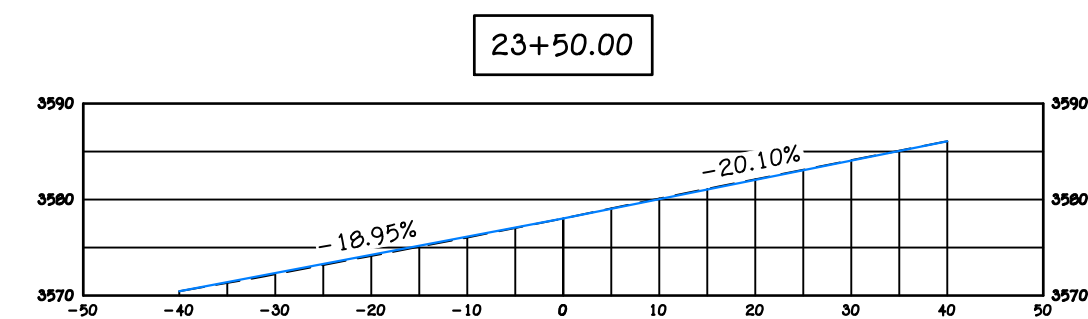
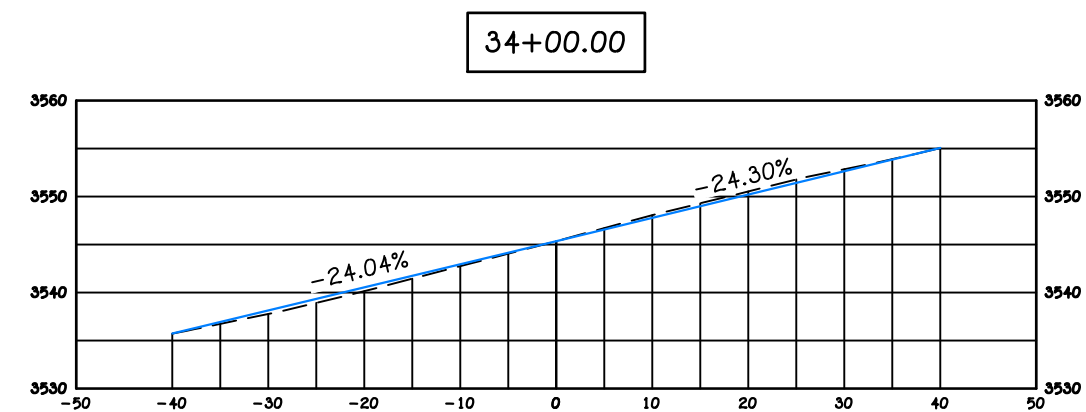
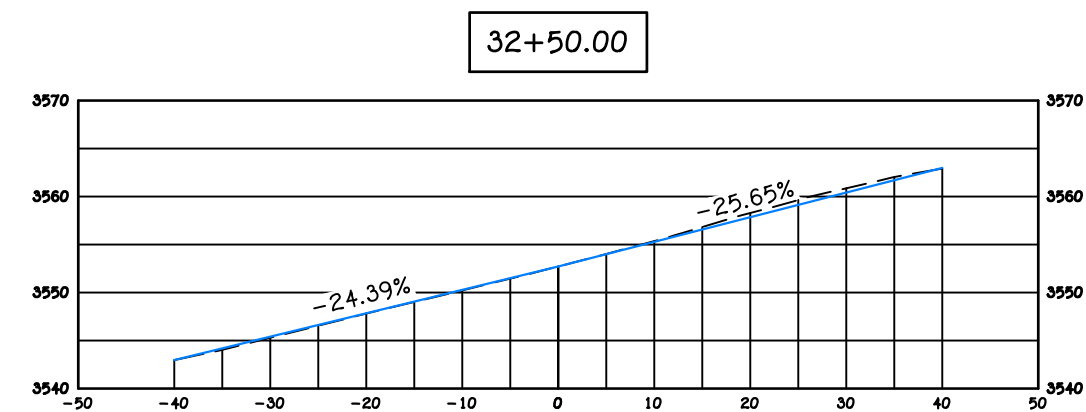
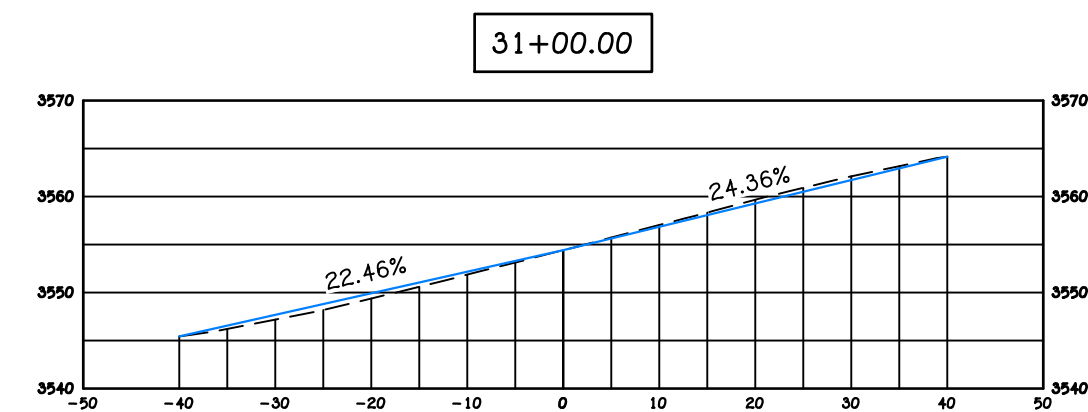


SUNRIVER AT FIRELIGHT PH 8-16

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

EXISTING SLOPE ANALYSIS PER CITY CODE
HILLSIDE PERMIT PLANS

JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026
H.2.2	
SHEET: 3	OF: 16



HORIZ. SCALE: 1" = 20'
VERT. SCALE - 20'

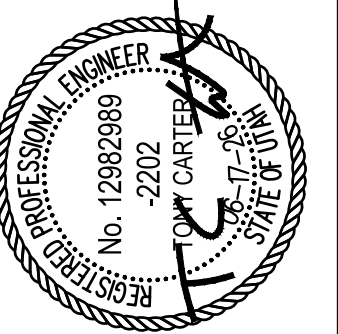
VERT. SCALE - 20

LEGEND:

———— SITE SECTION SAMPLE LINE

----- EXISTING SLOPE

SLOPES ARE CALCULATED IN INTERVALS NO GREATER THAN 40' ALONG THE
PROFILE LINES TO CALCULATE TOTAL DENSITY (TCC 10-16A-6-3)



SUNRIVER AT FIRELIGHT PH 8-16

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

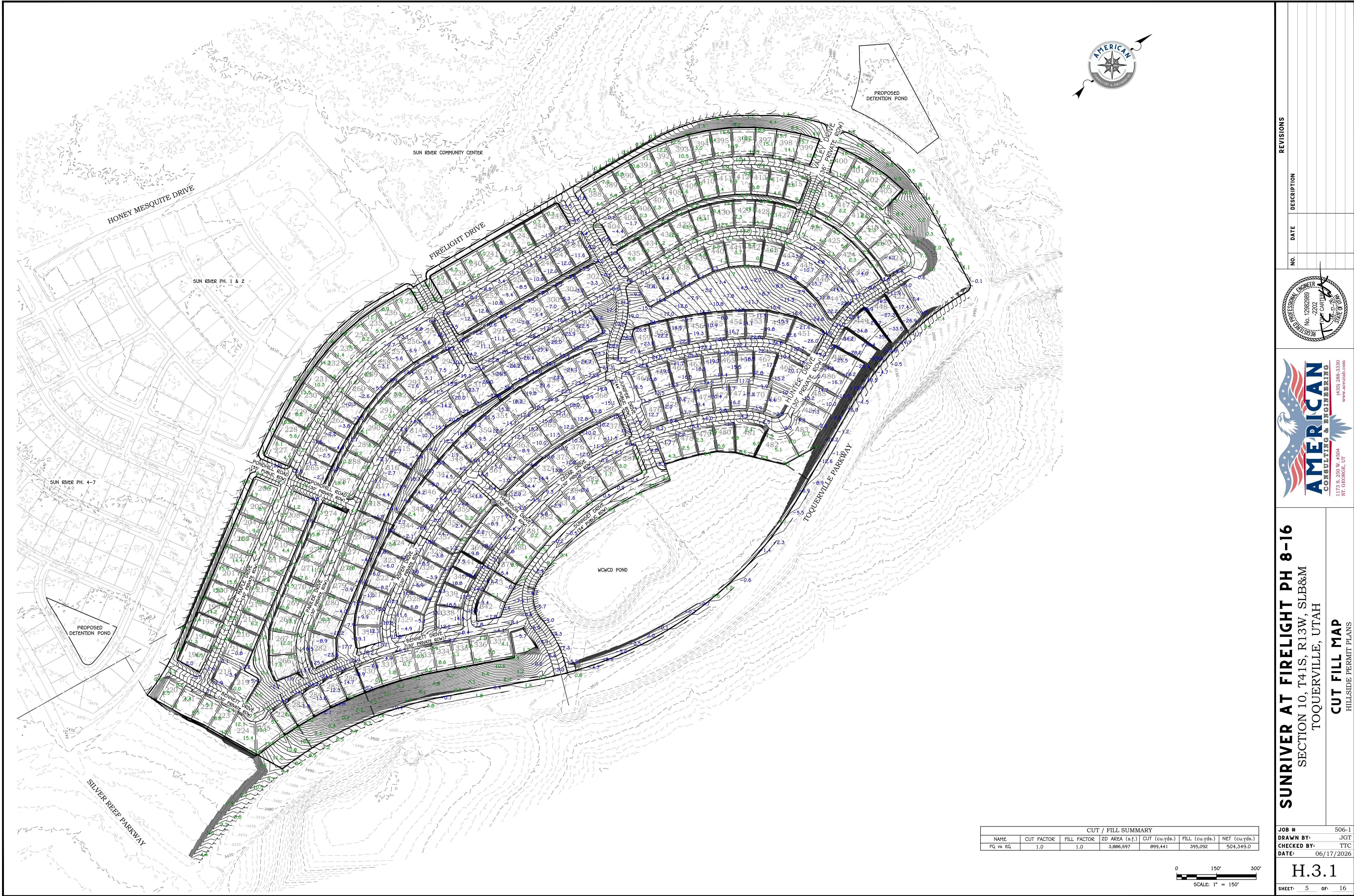
RIDGELINE SECTION SAMPLING

HILLSIDE PERMIT PLANS

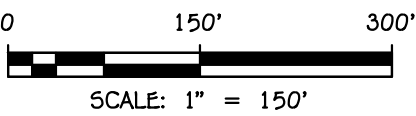
JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026

H.2.3

SHEET: 4 OF: 16



CUT / FILL SUMMARY						
NAME	CUT FACTOR	FILL FACTOR	2D AREA (sq.ft.)	CUT (cu.yds.)	FILL (cu.yds.)	NET (cu.yds.)
FG vs EG	1.0	1.0	3,886,697	899,441	395,092	504,349.0



REVISIONS

NO.	DATE	DESCRIPTION

DAVID E. JOHNSON
No. 12082989
STATE OF UTAH
REGISTERED PROFESSIONAL ENGINEER

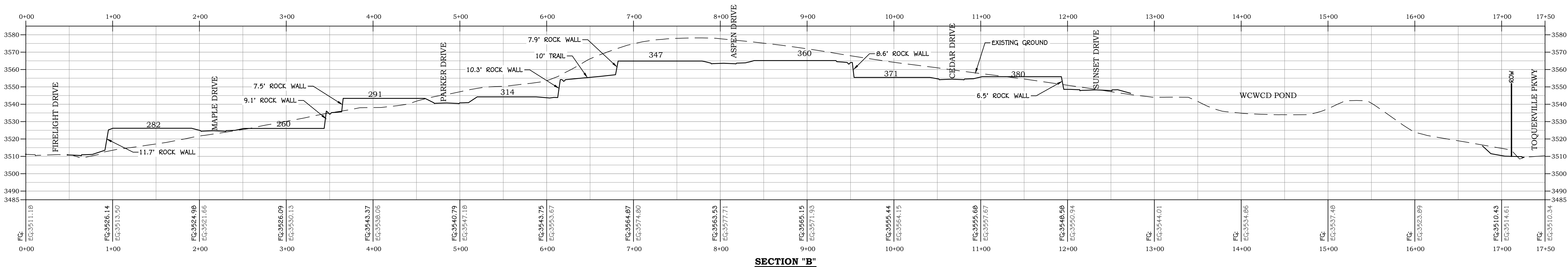
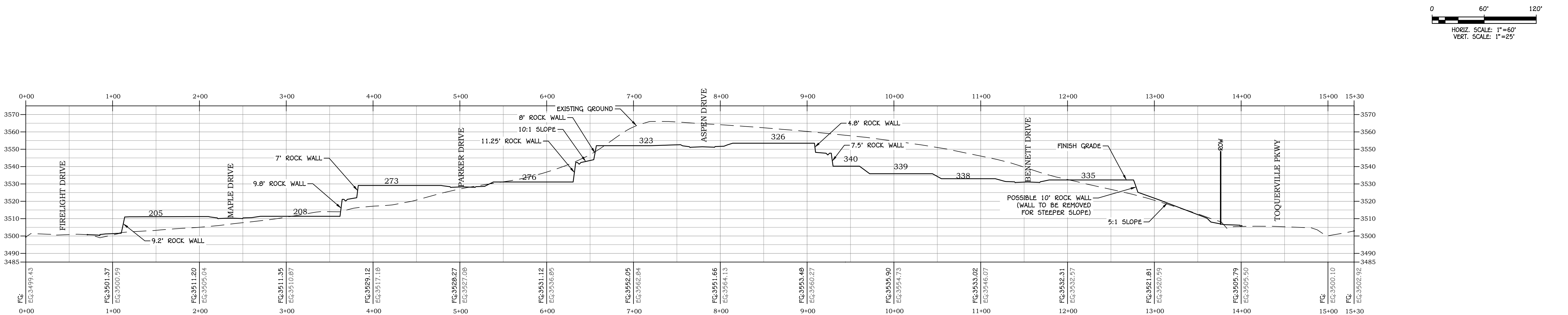
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SUNRIVER AT FIRELIGHT PH 8-16
SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

CUT FILL MAP
HILLSIDE PERMIT PLANS

JOB # 506-1
DRAWN BY: JGT
CHECKED BY: TTC
DATE: 06/17/2026

H.3.1
SHEET: 5 OF: 16



SUNRIVER AT FIRELIGHT PH 8-16

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

SITE SECTIONS I

HILLSIDE PERMIT PLANS

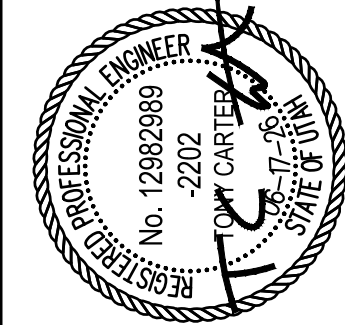
JOB # 506-1
DRAWN BY: JGT
CHECKED BY: TTC
DATE: 06/17/2026

H.4.2

SHEET: 7 OF: 16

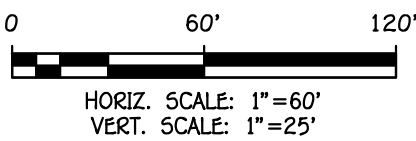


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REVISIONS

NO.	DATE	DESCRIPTION



SECTION "C"

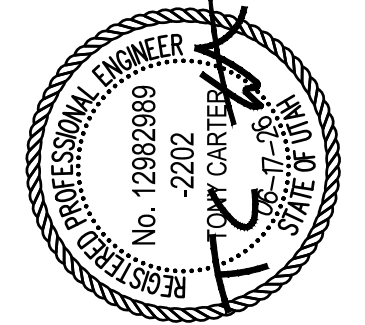


SUNRIVER AT FIRELIGHT PH 8-16

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

SITE SECTIONS II

HILLSIDE PERMIT PLANS

[illegible]

DESCRIPTION

NO.	DATE
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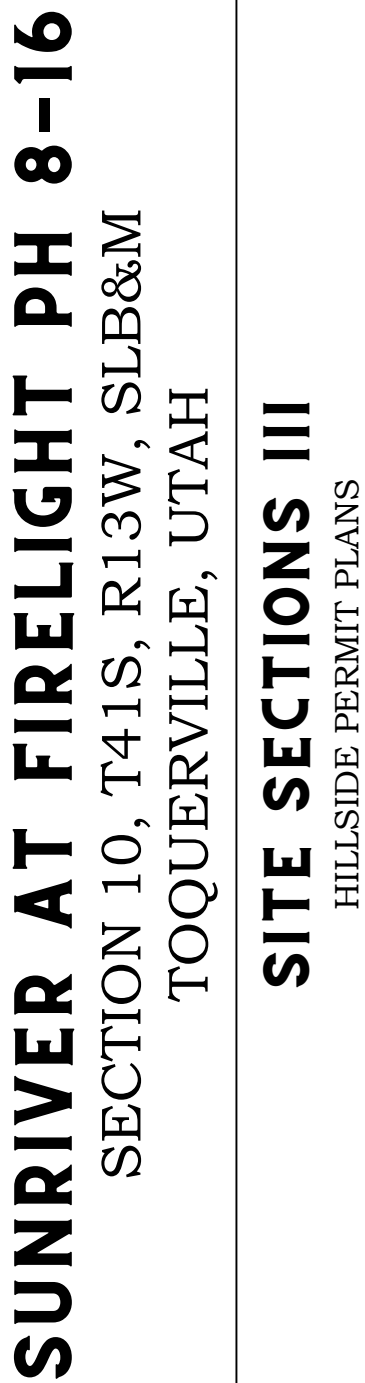
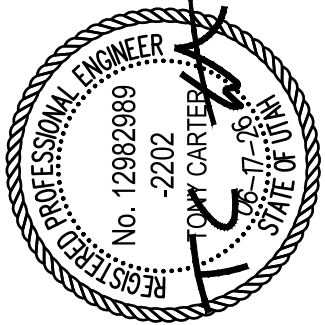
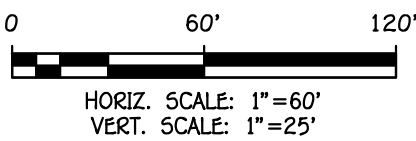
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DRAWN BY: JGT

CHECKED BY: TTC
DATE: 06/17/2006

H.4.3

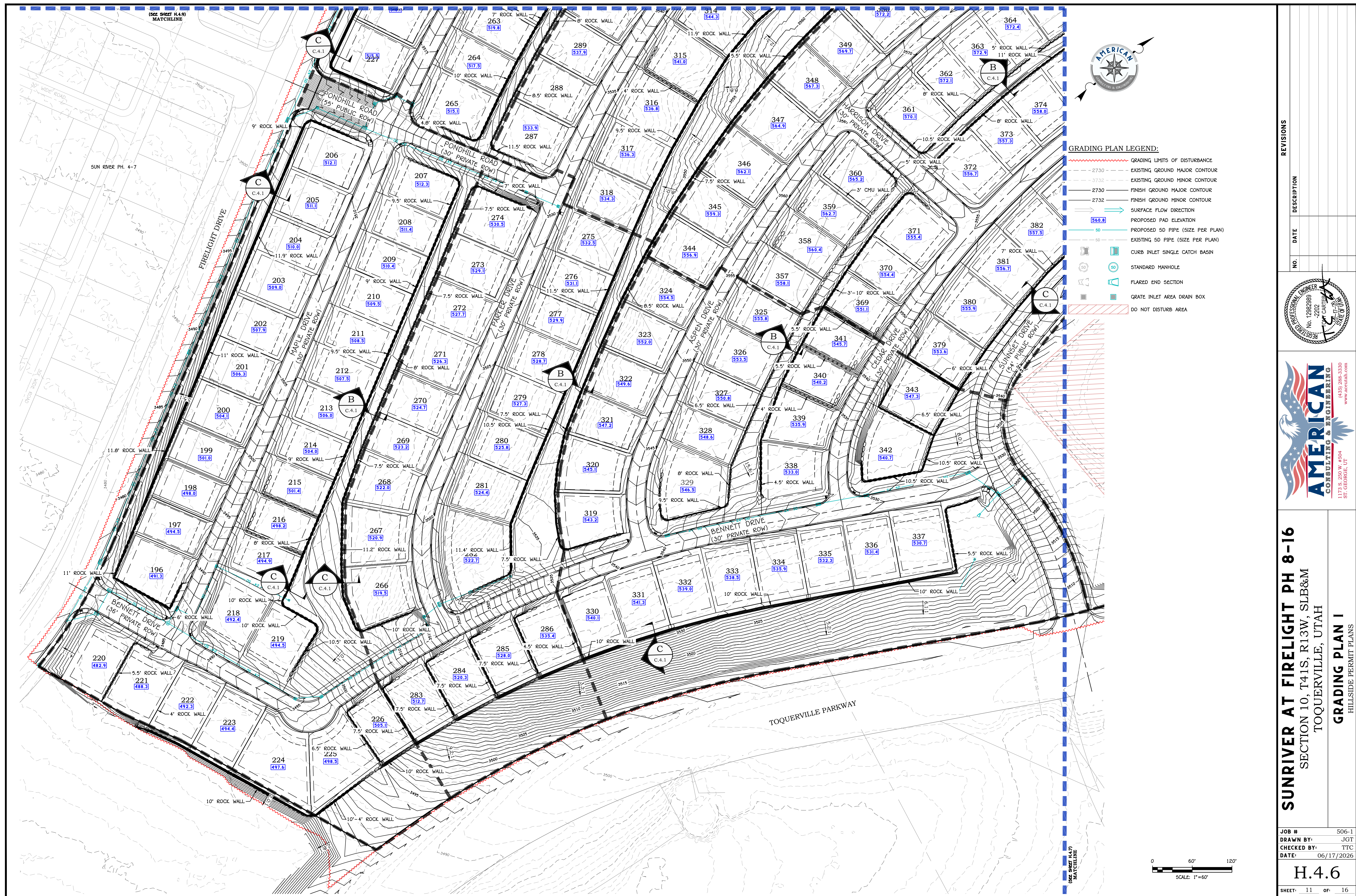
SHEET: 8 OF: 16



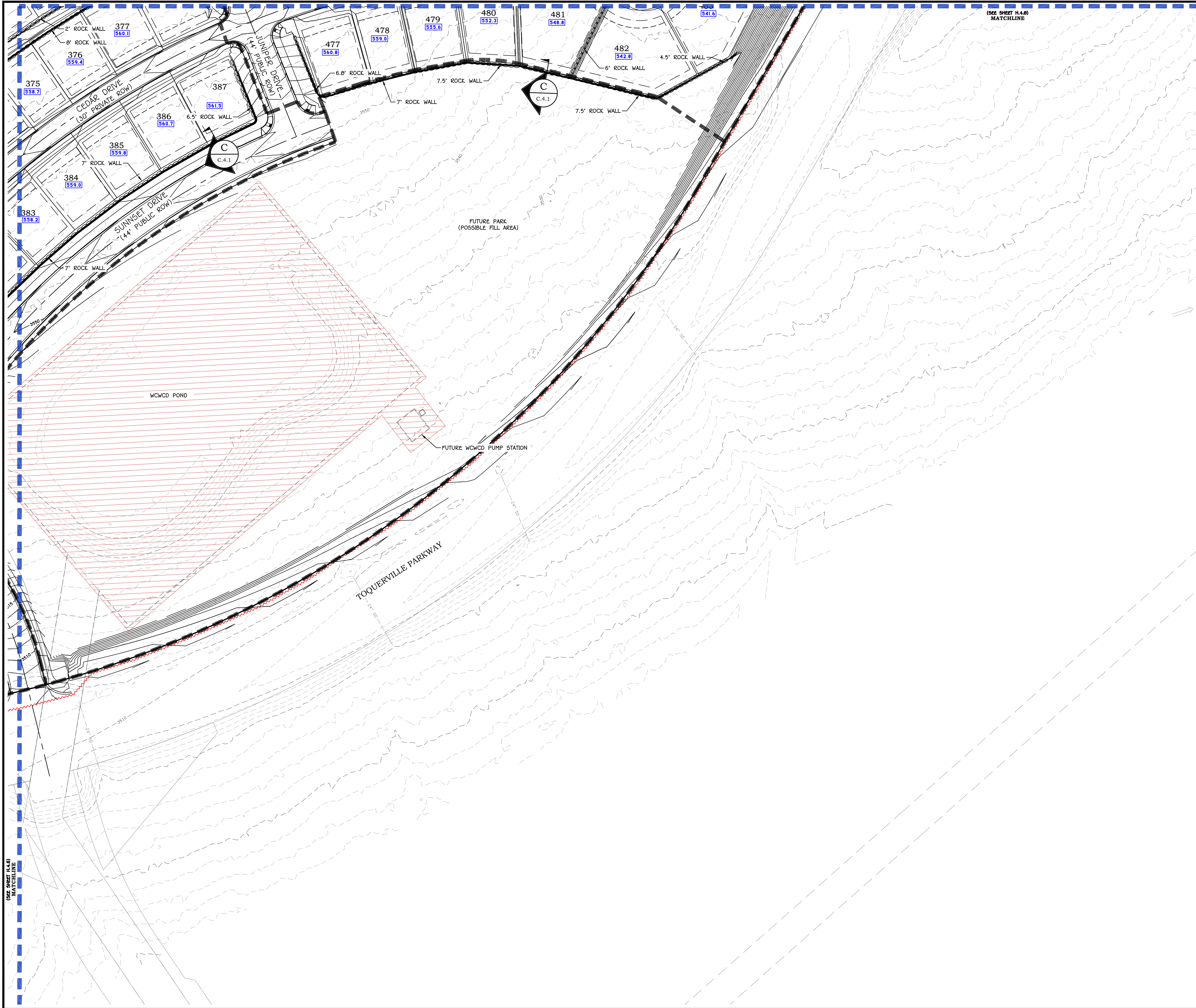
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CHECKED BY:	TTC
DATE:	06/17/2026

H.4.4

SHEET: 9 **OF:** 16



SUNRIVER AT FIRELIGHT PH 8-16 SECTION 10, T41S, R13W, SLB&M TOQUERVILLE, UTAH		GRADING PLAN I HILLSIDE PERMIT PLANS	
JOB # 506-1 DRAWN BY: JGT CHECKED BY: TTC DATE: 06/17/2026		H.4.6	
SHEET 11 OF 16		REVISIONS	

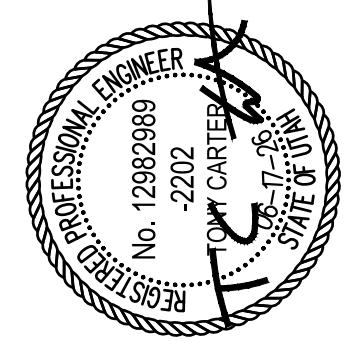


- GRADING PLAN LEGEND:**
- GRADING LIMITS OF DISTURBANCE
 - EXISTING GROUND MAJOR CONTOUR
 - EXISTING GROUND MINOR CONTOUR
 - FINISH GROUND MAJOR CONTOUR
 - FINISH GROUND MINOR CONTOUR
 - SURFACE FLOW DIRECTION
 - PROPOSED PAD ELEVATION
 - PROPOSED SD PIPE (SIZE PER PLAN)
 - EXISTING SD PIPE (SIZE PER PLAN)
 - CURB INLET SINGLE CATCH BASIN
 - STANDARD MANHOLE
 - FLARED END SECTION
 - GRATE INLET AREA DRAIN BOX
 - DO NOT DISTURB AREA



REVISIONS

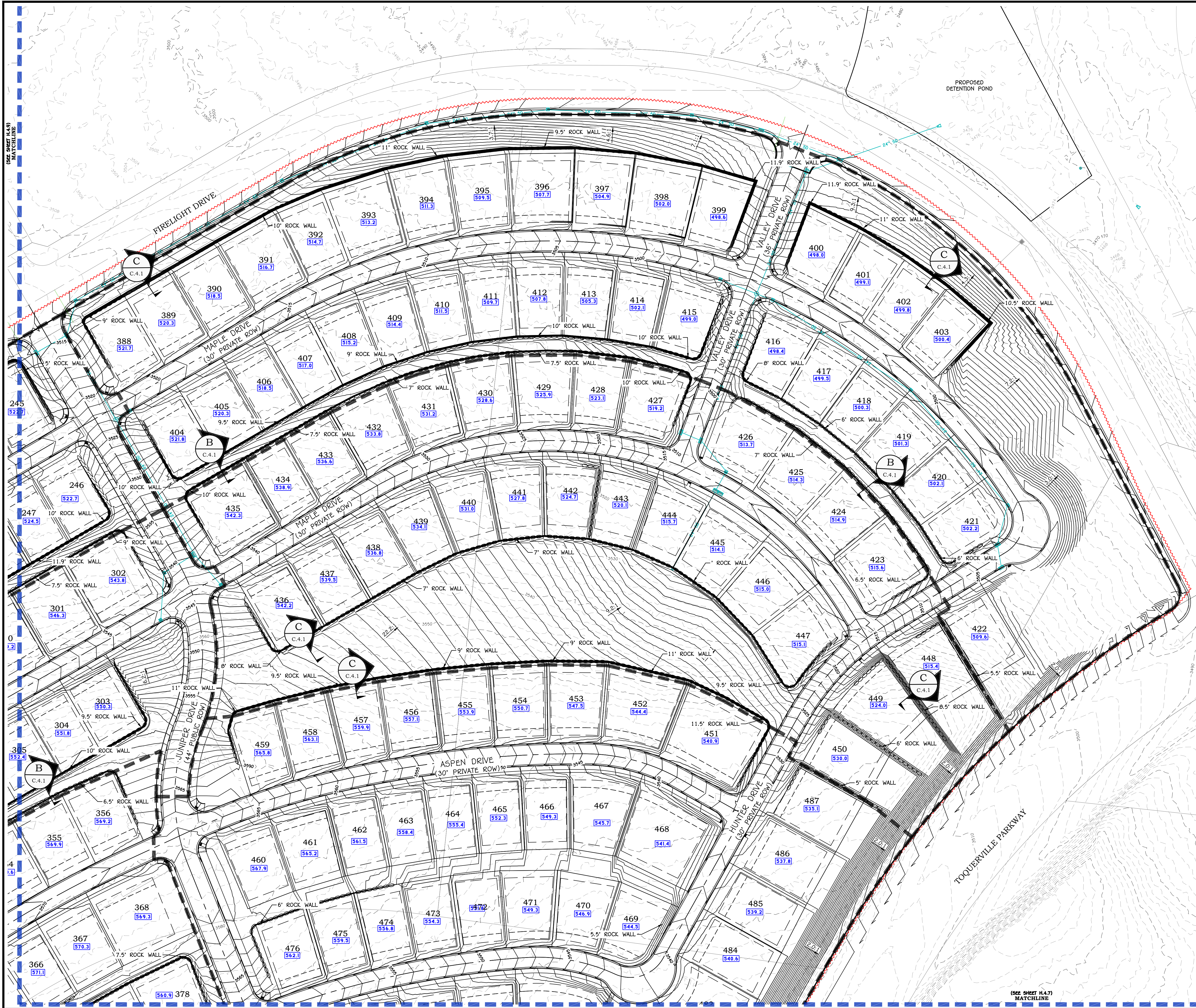
NO.	DATE	DESCRIPTION



SUNRIVER AT FIRELIGHT PH 8-16
SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
GRADING PLAN II
HILLSIDE PERMIT PLANS

JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026

H.4.7



GRADING PLAN LEGEND:

- GRADING LIMITS OF DISTURBANCE
- - - - - EXISTING GROUND MAJOR CONTOUR
- - - - - EXISTING GROUND MINOR CONTOUR
- 2730 — FINISH GROUND MAJOR CONTOUR
- 2732 — FINISH GROUND MINOR CONTOUR
- SURFACE FLOW DIRECTION
- 566.8 PROPOSED PAD ELEVATION
- 50 PROPOSED 50 PIPE (SIZE PER PLAN)
- 50 EXISTING 50 PIPE (SIZE PER PLAN)
- CURB INLET SINGLE CATCH BASIN
- STANDARD MANHOLE
- FLARED END SECTION
- GRATE INLET AREA DRAIN BOX

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

GRADING PLAN III
HILLSIDE PERMIT PLANS

REVISIONS

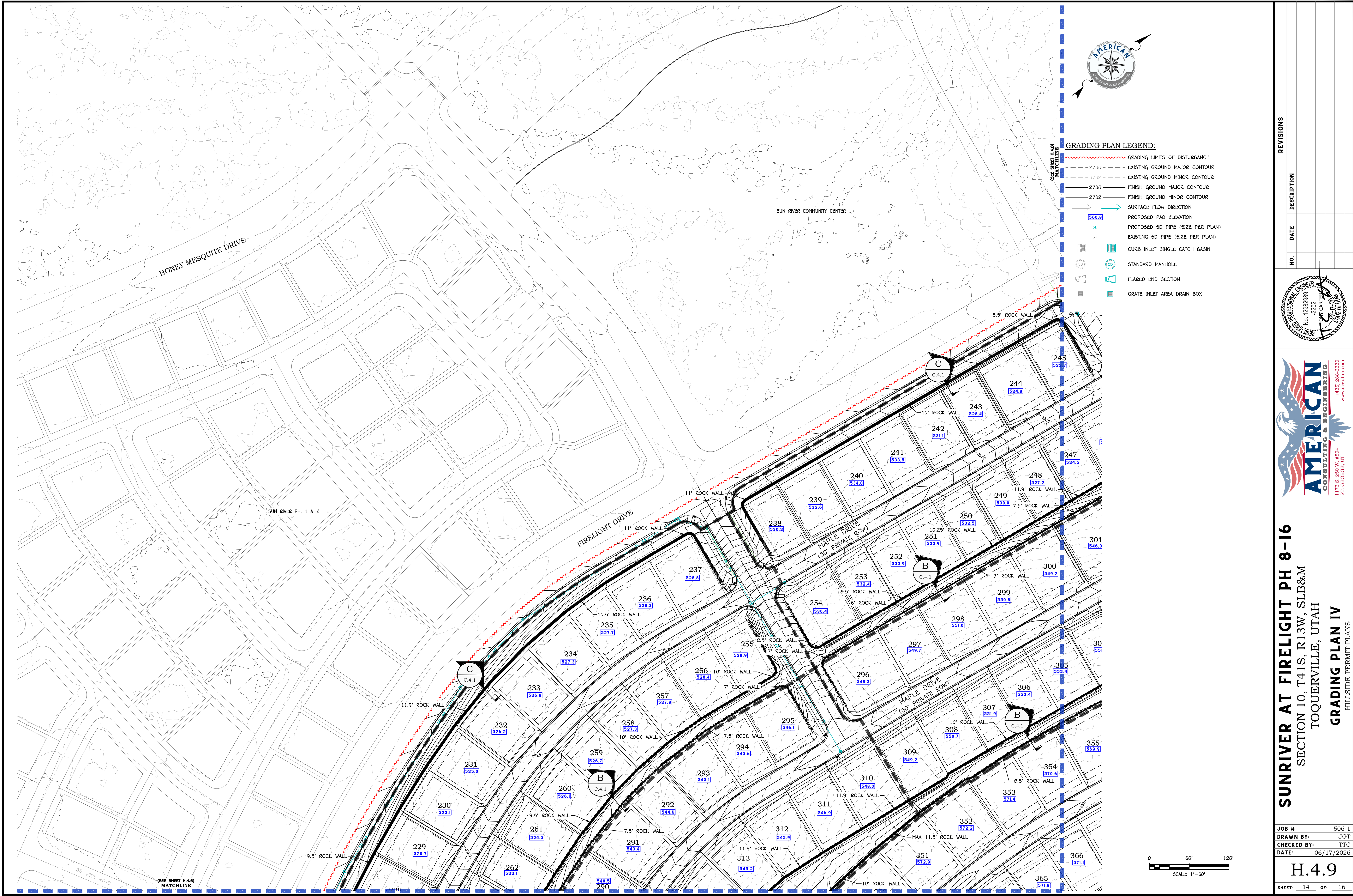
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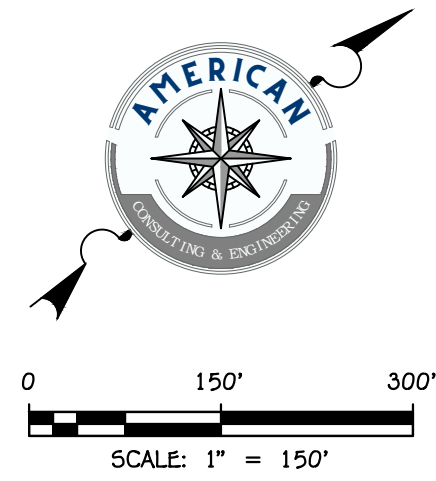
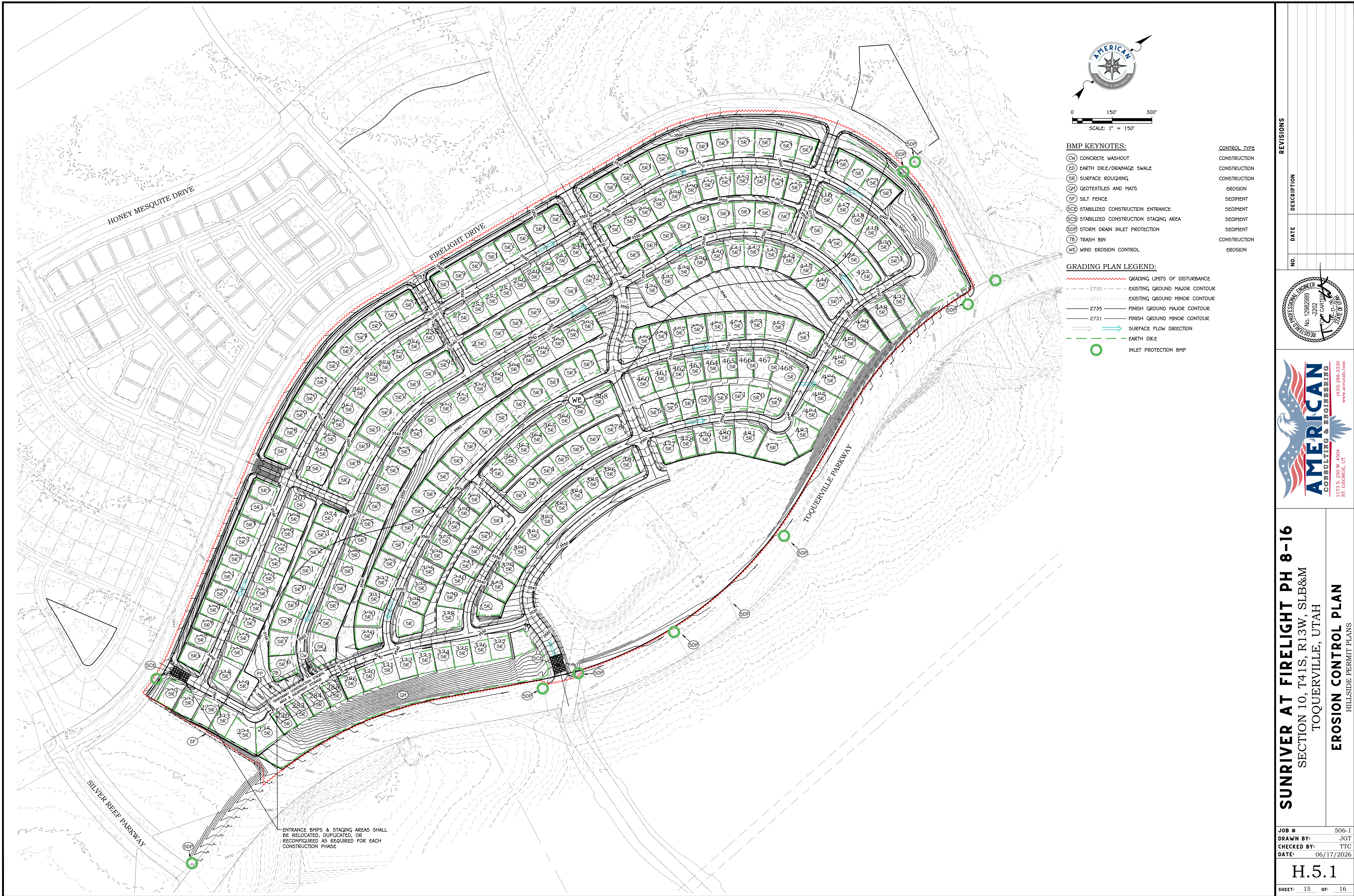
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JOB # 506-1
DRAWN BY: JGT
CHECKED BY: TTC
DATE: 06/17/2026

H.4.8

SHEET: 13 **OF:** 16





BMP KEYNOTES:

- (CW) CONCRETE WASHOUT
- (ED) EARTH DIKE/DRAINAGE SWALE
- (SR) SURFACE ROUGHING
- (QT) GEOTEXTILES AND MATS
- (SF) SILT FENCE
- (SCS) STABILIZED CONSTRUCTION ENTRANCE
- (SCS) STABILIZED CONSTRUCTION STAGING AREA
- (SDP) STORM DRAIN INLET PROTECTION
- (TB) TRASH BIN
- (WE) WIND EROSION CONTROL

- CONSTRUCTION
- CONSTRUCTION
- CONSTRUCTION
- EROSION
- SEDIMENT
- SEDIMENT
- SEDIMENT
- CONSTRUCTION
- EROSION

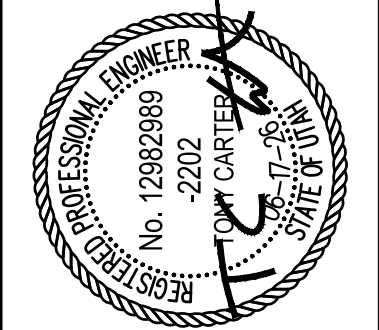
GRADING PLAN LEGEND:

- GRADING LIMITS OF DISTURBANCE
- - - 2735 --- EXISTING GROUND MAJOR CONTOUR
- - - 2731 --- EXISTING GROUND MINOR CONTOUR
- 2735 — FINISH GROUND MAJOR CONTOUR
- 2731 — FINISH GROUND MINOR CONTOUR
- SURFACE FLOW DIRECTION
- EARTH DIKE
- INLET PROTECTION BMP

ENTRANCE BMPs & STAGING AREAS SHALL BE RELOCATED, DUPLICATED, OR RECONFIGURED AS REQUIRED FOR EACH CONSTRUCTION PHASE

REVISIONS

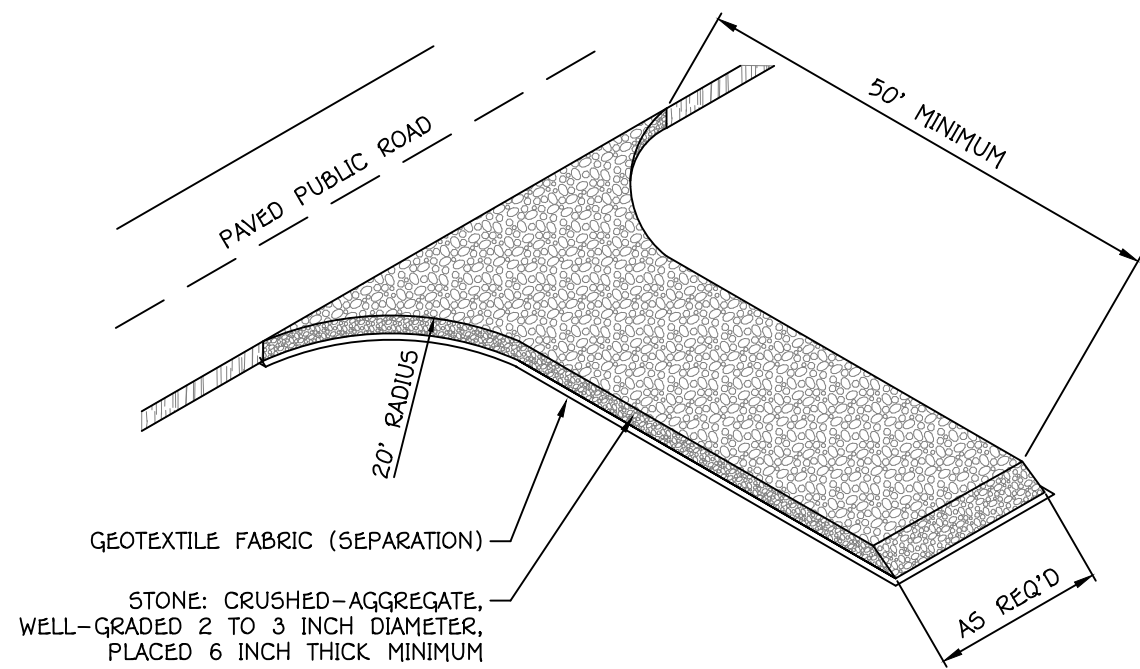
NO.	DATE	DESCRIPTION



SUNRIVER AT FIRELIGHT PH 8-16
SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
EROSION CONTROL PLAN
HILLSIDE PERMIT PLANS

JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026

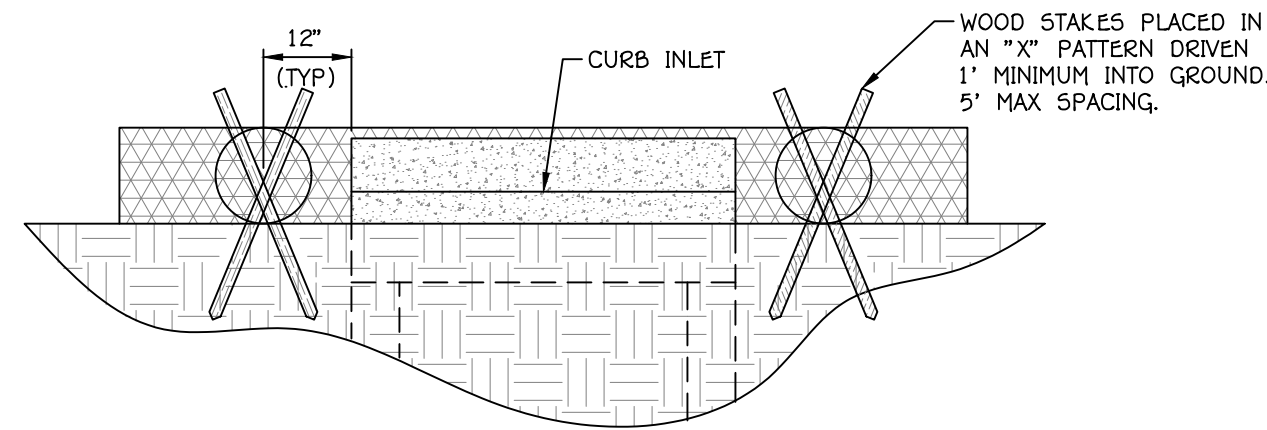
H.5.1



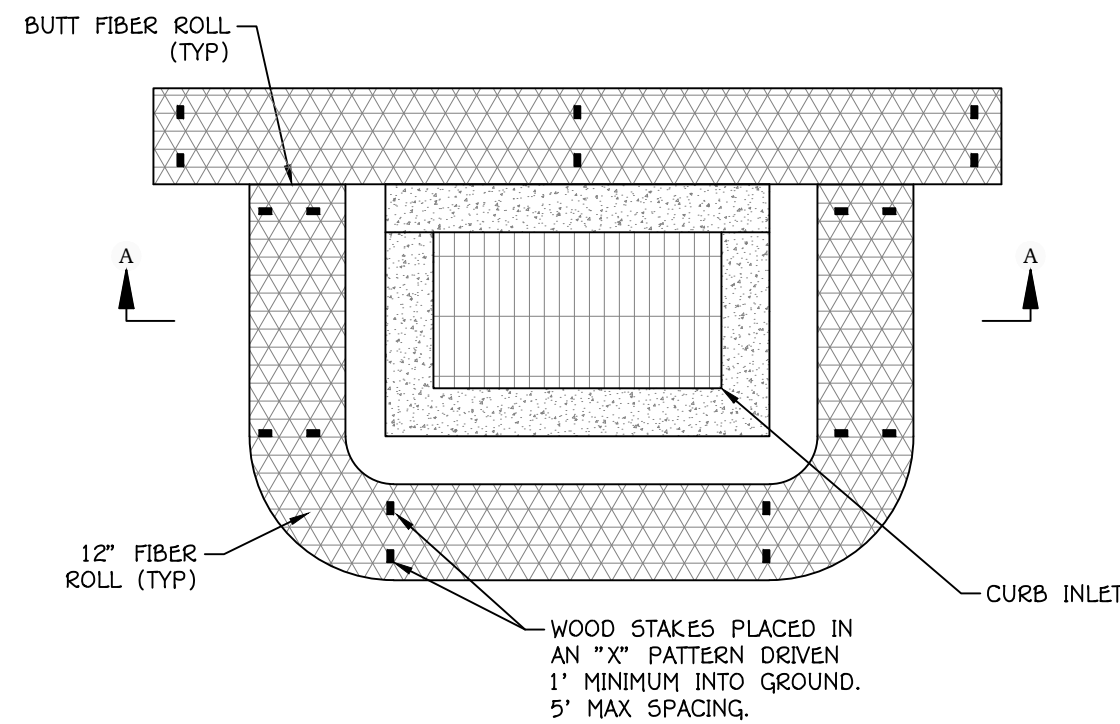
NOTES FOR STABILIZED CONSTRUCTION ENTRANCE:

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

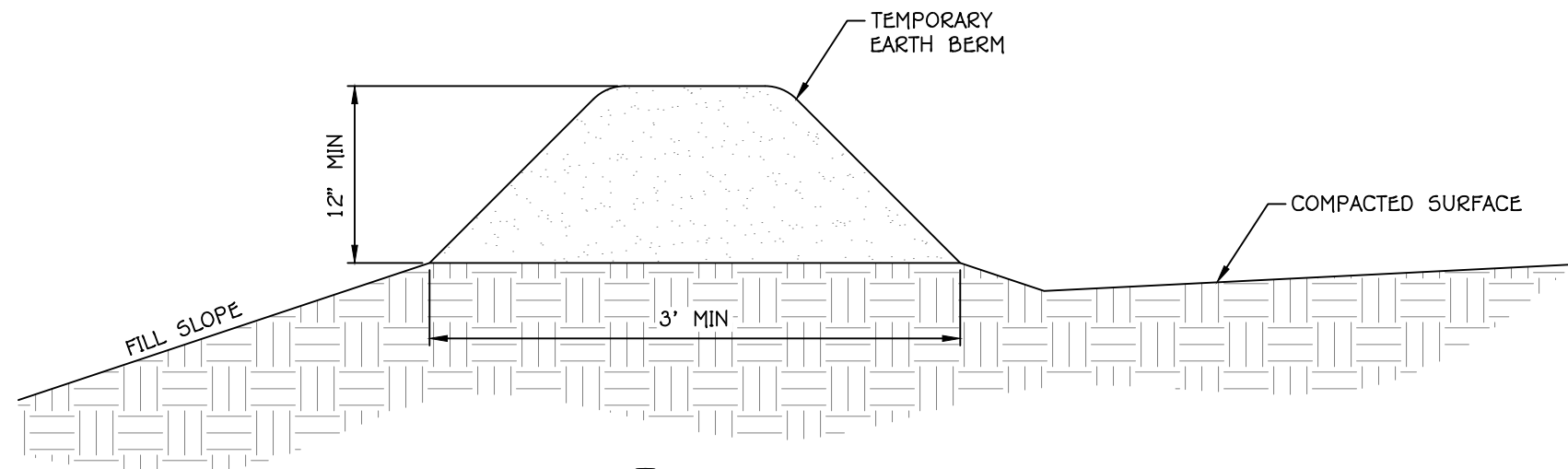
A STABILIZED CONSTRUCTION ENTRANCE
H.5.1 SCALE: NTS



SECTION A-A



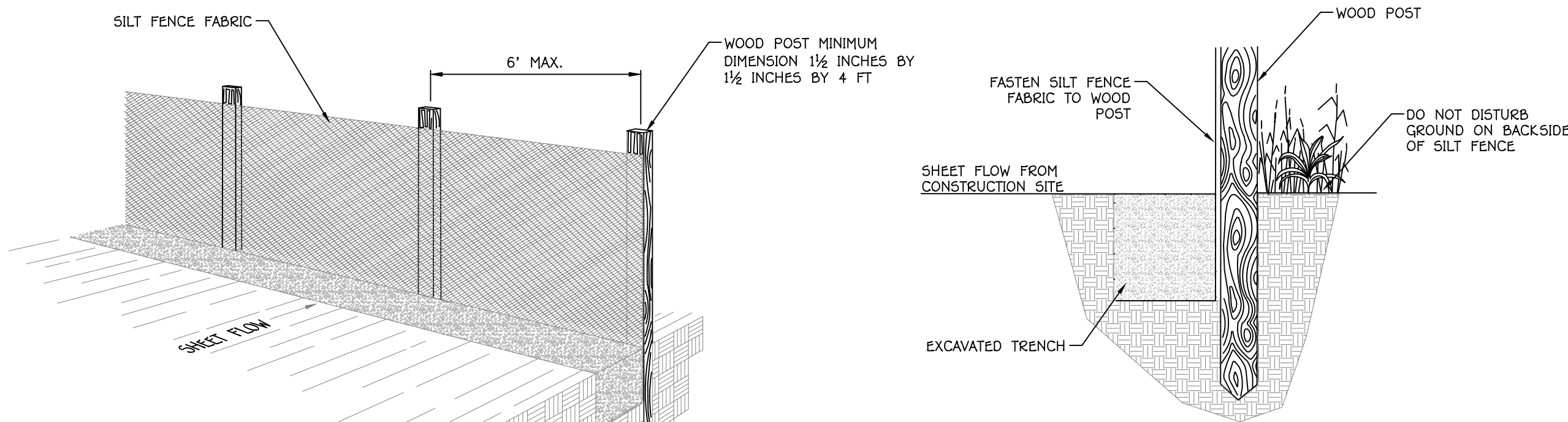
C FIBER ROLL CURB INLET PROTECTION
H.5.1 SCALE: 1/2" = 1'-0"



D TEMPORARY EARTH BERM
H.5.1 SCALE: 1" = 1'-0"

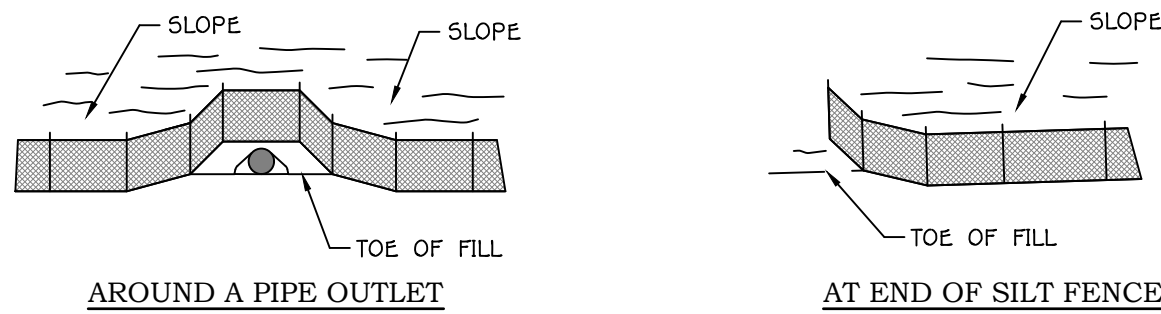
NOTES:

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.



SECTION

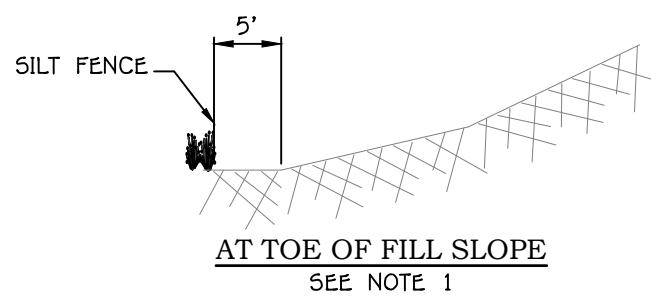
PERSPECTIVE VIEW



AROUND A PIPE OUTLET

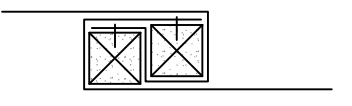
AT END OF SILT FENCE

SEE NOTE 6



AT TOE OF FILL SLOPE

SEE NOTE 1



SPLICES (TOP VIEW)

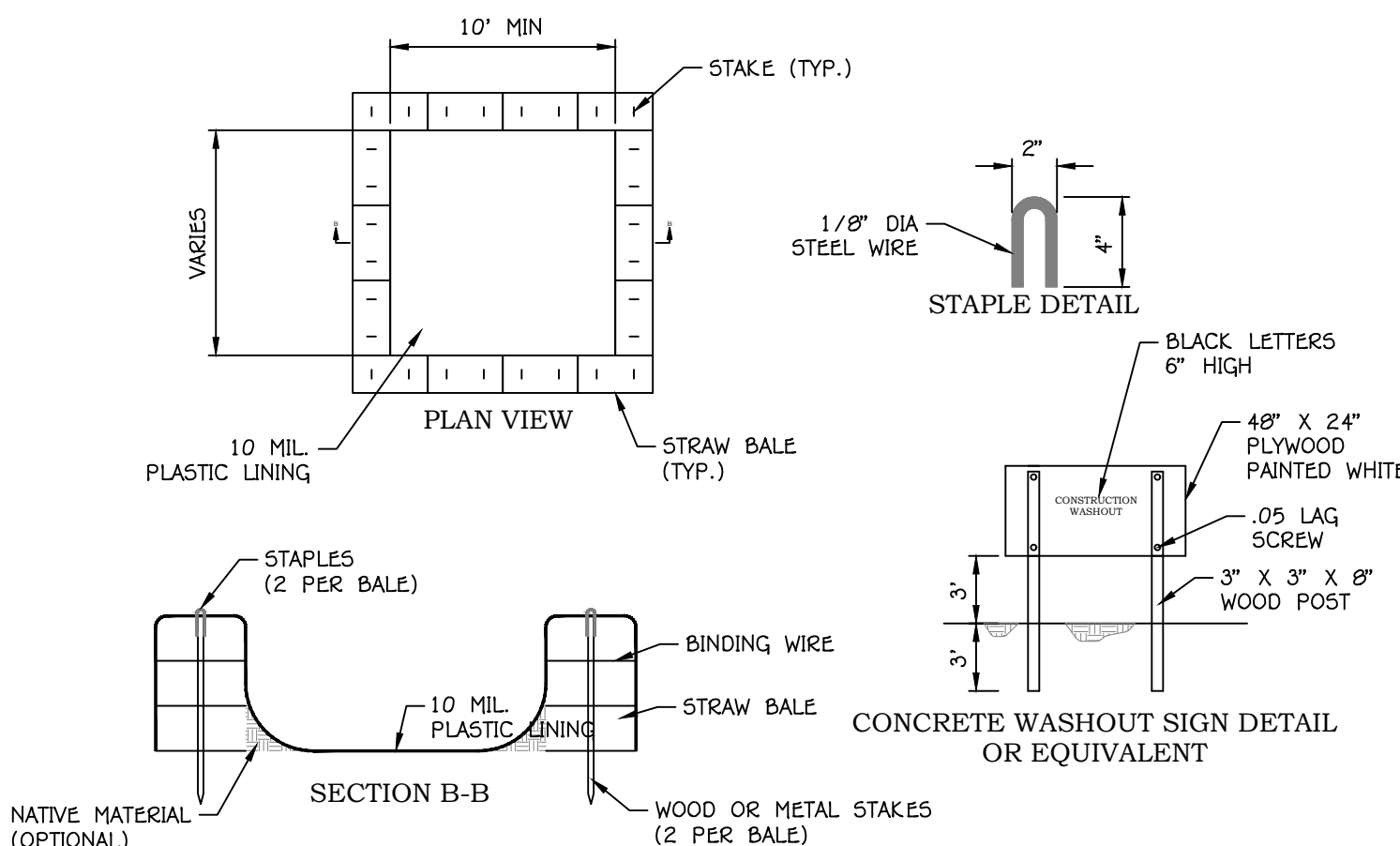
SEE NOTE 8

SILT FENCE INSTALLATIONS

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 TRENCH 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 SPLICES ALONG THE FENCE AS MUCH AS POSSIBLE. OVERLAP THE END POSTS AND TWIST 180 DEGREES BEFORE STAKING THE WOOD POSTS WHEN NECESSARY.

B SILT FENCE
H.5.1 SCALE: NTS



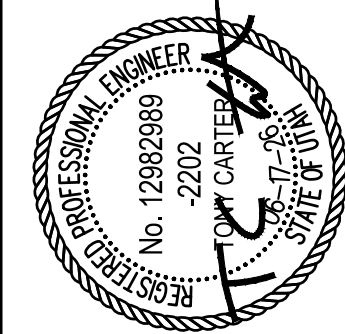
NOTES:

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 ABOVE GRADE CONCRETE WASHOUT
H.5.1 SCALE: NTS

REVISIONS

NO. DATE DESCRIPTION



SUNRIVER AT FIRELIGHT PH 8-16

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

DETAILS
HILLSIDE PERMIT PLANS

JOB # 506-1
DRAWN BY: JGT
CHECKED BY: TTC
DATE: 06/17/2026

H.6.1

SHEET: 16 OF: 16

Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 08.12.2026

Department: Planning & Zoning

Item Title:

Discussion and possible recommendation on a Hillside Development Permit submitted by Firelight Development, Inc. for Meridian at Firelight, Phases 1-3.

Presented By: Darrin LeFevre

Attachments:

- Application
- Hillside Development Plans
- Engineering Review

Options:

Recommend Approval/Recommend Denial/Table

Possible Motion (Approval):

I move to recommend approval of the Hillside Development Permit for Meridian at Firelight Subdivision Phases 1-3.

Background:

The [Toquerville City Code 10-16A](#) establishes a Hillside Development Overlay Zone for hillsides in the City with a slope greater than 10%. The Code sets standards for development in these hillside areas to minimize soil and slope instability, erosion, and the adverse effects of grading, cut and fill operations, while preserving the character of the City's hillsides.

The overlay zone is intended to:

- Prohibit development that could create hazardous conditions due to slope instability, rockfalls, or excessive erosion.
- Ensure safe vehicular circulation and access.
- Encourage building site design and development that minimizes the visual and erosion impacts of cutting, filling, and grading.
- Promote preservation of open space through clustering or other design techniques that maintain the natural terrain.
- Require buildings to be located in cut areas where excavation occurs to reduce the visual effects of scarring.

The Planning Commission acts as the Hillside Review Board, responsible for evaluating these applications and making a recommendation to the City Council.

The applicant has submitted all required materials for the Hillside Development Permit, which have been reviewed by the City Engineer. The engineer's comments included with your packet. Density calculations are included in the plans and have been reviewed for compliance with the

standards in the 10-16A-5. To calculate density allowances, slopes are mapped and delineated into intervals of 0–10%, 11–16%, 17–23%, 24–30%, and greater than 30%. The submitted plans show the acreage for each of these slope categories and the corresponding density calculations, based on the chart provided in the Sensitive Lands Ordinance (see below).

Percent Natural Slope	Minimum Lot Size For Single-Family Residential And Commercial	Maximum Number Of Dwelling Units Per Acre In Zones R-1-12, R-1-20 And A-1
0 - 10	See existing zone	
11 - 16	20,000 square feet	2 if zoning permits
17 - 23	40,000 square feet	1 if zoning permits
24 - 30	5 acres	1 per 5 acres if permitted
30+	Development not permitted	

The submitted application demonstrates that the proposed development of Meridian Phases 1-3 appears that it meets the requirements of the Hillside Ordinance. Final determination of compliance will occur during the subsequent review phase with the submittal and review of final development plans (construction drawings), as well as the final engineered drainage plans and supporting drainage study.

HILLSIDE DEVELOPMENT PERMIT APPLICATION

Fee: See Current Fee Schedule

Applicant Name: Firelight Development, Inc. Telephone: [REDACTED]

Address: 1404 W Sun River Pkwy, Ste 200, St. George, UT 84790

Email: [REDACTED]

Agent (If Applicable): Adam Allen Telephone: [REDACTED]

Email: [REDACTED]

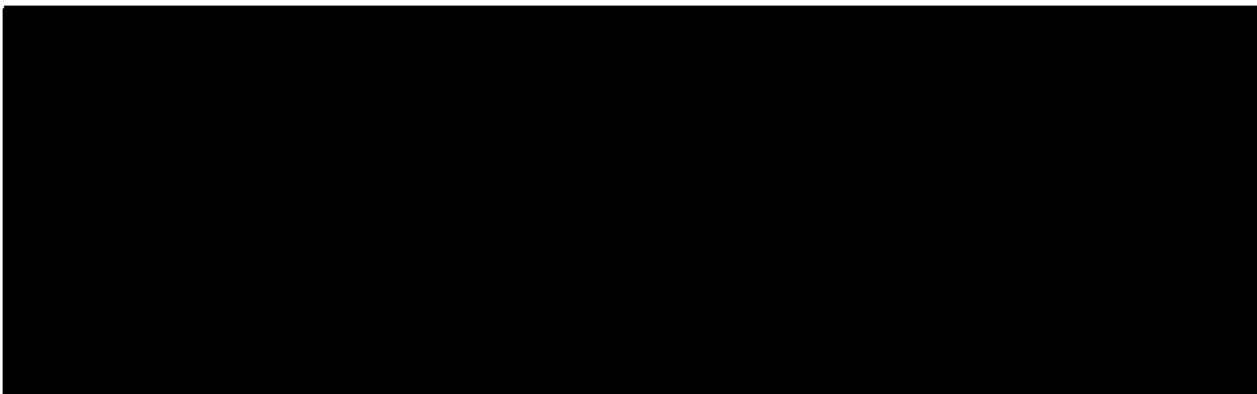
Address/Location of Subject Property: Southwest of Toquerville Parkway and Westfield Road

Zone District: R1-20 (MPDO) Subdivision Name & Phase: Meridian @ Firelight Ph 1-3

Tax ID of Subject Property: T-3-1-3-200-PV1, T-3-1-3-201-PV1, T-100-A, T-199-PV1, T-3-1-3-202-PV1,
T-3-1-10-140-PV1, T-3-1-3-232-PV1, 2-1231, T-104-A-1, T-100-A, T-3-1-10-443-PV1

Submittal Requirements: Permit is required for all major development on slopes in excess of ten percent (10%) or within a geologic hazard area. The application shall be submitted with the required fee. Toquerville City's Owner Affidavit and Consent, Professional Services Agreement and as well as all reports and plans required by Toquerville City Code 10-16A-8 in PDF format. Applicant may choose to also submit a twenty-four by thirty-six inch (24" x 36") paper copies to the Planning Department.

Note: All required information listed above, along with the fee, must be submitted with the application. Incomplete applications will not receive full staff or JUC review.



MERIDIAN AT FIRELIGHT PH. 1-3

TOQUERVILLE, UTAH

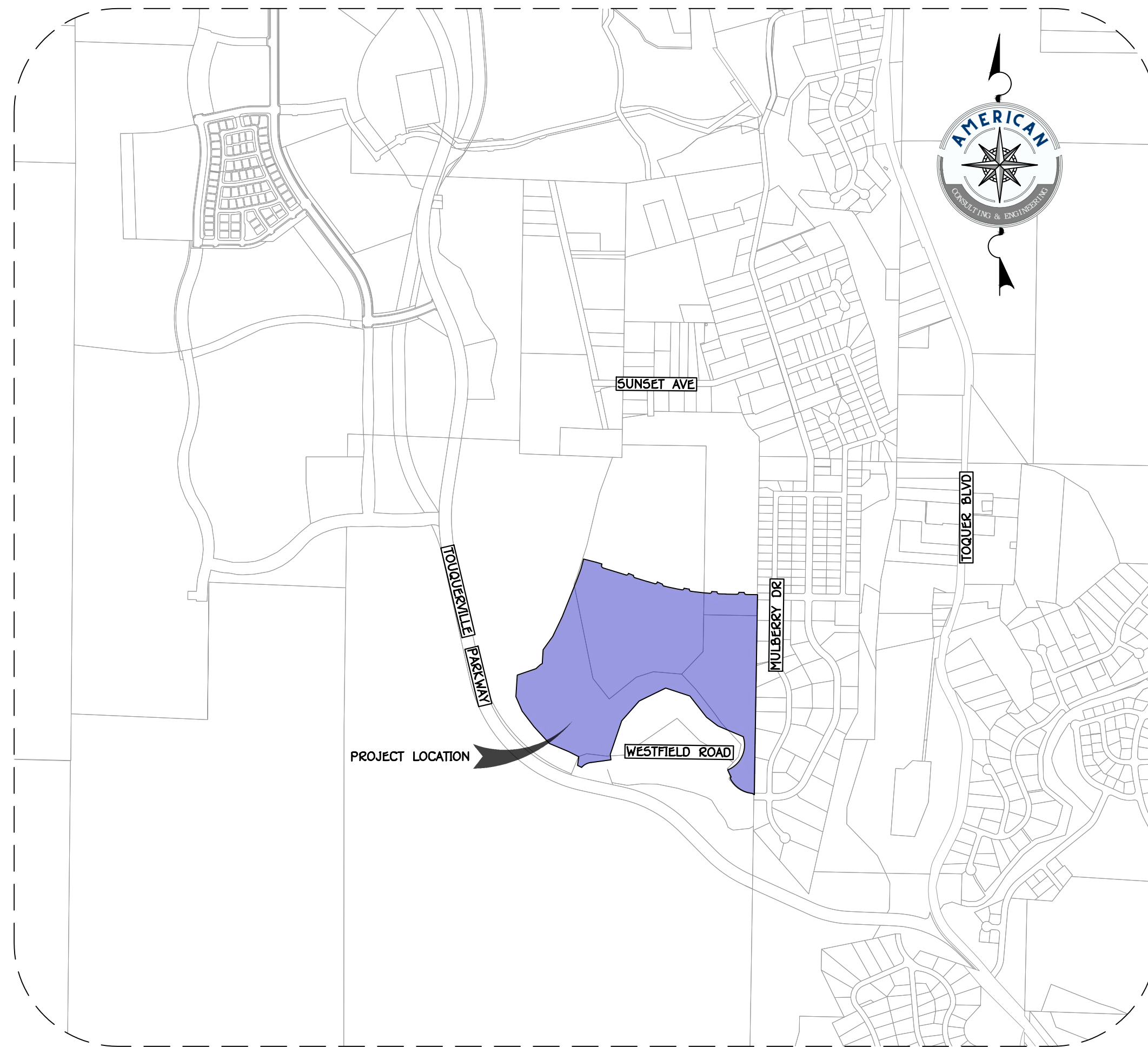
HILLSIDE REVIEW PLAN

June 2026

LEGAL DESCRIPTION

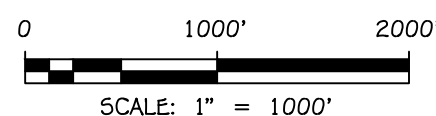
BEGINNING AT A POINT ON THE SECTION LINE SAID POINT LIES SOUTH 87°32'51" EAST ALONG THE SECTION LINE 1,894.63 FEET, FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 42°22'17" EAST 120.92 FEET; THENCE SOUTH 67°01'03" EAST 199.63 FEET; THENCE SOUTH 63°25'39" EAST 111.26 FEET; THENCE SOUTH 07°59'24" WEST 84.40 FEET; THENCE SOUTH 63°25'39" EAST 43.26 FEET; THENCE NORTHEASTERLY ALONG A 143.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 48°36'24" EAST) THROUGH A CENTRAL ANGLE OF 41°05'56", A DISTANCE OF 102.50 FEET; THENCE NORTH 82°29'41" EAST 196.25 FEET; THENCE NORTH 07°30'29" WEST 53.02 FEET; THENCE NORTH 18°48'23" EAST 221.82 FEET; THENCE NORTH 18°48'23" EAST 119.86 FEET; THENCE NORTH 41°28'58" EAST 254.74 FEET; THENCE NORTH 63°50'53" EAST 73.06 FEET; THENCE NORTH 63°50'53" EAST 210.39 FEET; THENCE SOUTH 71°51'22" EAST 47.28 FEET; THENCE SOUTH 71°51'22" EAST 190.76 FEET; THENCE SOUTH 37°57'33" EAST 258.97 FEET; THENCE SOUTH 52°36'09" EAST 139.16 FEET; THENCE SOUTH 67°01'04" EAST 264.14 FEET; THENCE SOUTHWESTERLY ALONG A 238.86 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 71°53'03" WEST) THROUGH A CENTRAL ANGLE OF 86°02'39", A DISTANCE OF 388.75 FEET; THENCE SOUTH 25°25'06" EAST 76.09 FEET; THENCE SOUTHERLY ALONG A 13.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 23°01'27" EAST) THROUGH A CENTRAL ANGLE OF 95°14'54", A DISTANCE OF 21.61 FEET; THENCE SOUTHEASTERLY ALONG A 267.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, (CENTER POINT LIES NORTH 61°43'40" EAST) THROUGH A CENTRAL ANGLE OF 55°15'09", A DISTANCE OF 257.48 FEET; THENCE SOUTHEASTERLY ALONG A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 06°28'31" WEST) THROUGH A CENTRAL ANGLE OF 41°37'01", A DISTANCE OF 14.53 FEET; THENCE SOUTHEASTERLY ALONG A 17.50 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CENTER POINT LIES NORTH 48°05'32" EAST) THROUGH A CENTRAL ANGLE OF 46°49'37", A DISTANCE OF 14.30 FEET; THENCE NORTH 00°52'06" EAST 539.98 FEET; THENCE NORTH 00°56'24" EAST 1,324.27 FEET; THENCE NORTH 00°55'32" EAST 62.35 FEET; THENCE NORTH 89°02'23" WEST 110.03 FEET; THENCE NORTHWESTERLY ALONG A 19.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 02°08'17" WEST) THROUGH A CENTRAL ANGLE OF 96°08'59", A DISTANCE OF 31.88 FEET; THENCE NORTH 89°36'14" WEST 50.00 FEET; THENCE SOUTHWESTERLY ALONG A 19.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 89°05'12" WEST) THROUGH A CENTRAL ANGLE OF 89°59'51", A DISTANCE OF 29.84 FEET; THENCE NORTH 89°05'21" WEST 105.74 FEET; THENCE WESTERLY ALONG A 2,695.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 00°54'39" EAST) THROUGH A CENTRAL ANGLE OF 01°27'12", A DISTANCE OF 68.36 FEET; THENCE NORTHWESTERLY ALONG A 19.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 02°21'51" EAST) THROUGH A CENTRAL ANGLE OF 90°56'32", A DISTANCE OF 30.16 FEET; THENCE NORTH 86°41'38" WEST 50.00 FEET; THENCE SOUTHWESTERLY ALONG A 19.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 86°41'38" WEST) THROUGH A CENTRAL ANGLE OF 90°56'32", A DISTANCE OF 30.16 FEET; THENCE WESTERLY ALONG A 2,695.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 04°14'54" EAST) THROUGH A CENTRAL ANGLE OF 03°52'27", A DISTANCE OF 182.23 FEET; THENCE NORTHWESTERLY ALONG A 19.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 08°06'44" EAST) THROUGH A CENTRAL ANGLE OF 90°57'09", A DISTANCE OF 30.16 FEET; THENCE NORTH 80°56'07" WEST 50.00 FEET; THENCE SOUTHWESTERLY ALONG A 19.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 80°56'07" WEST) THROUGH A CENTRAL ANGLE OF 90°56'32", A DISTANCE OF 30.16 FEET; THENCE WESTERLY ALONG A 2,695.01 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 10°00'25" EAST) THROUGH A CENTRAL ANGLE OF 00°45'10", A DISTANCE OF 35.41 FEET; THENCE WESTERLY ALONG A 2,695.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 10°45'35" EAST) THROUGH A CENTRAL ANGLE OF 02°58'09", A DISTANCE OF 139.66 FEET; THENCE NORTHWESTERLY ALONG A 19.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 13°43'44" EAST) THROUGH A CENTRAL ANGLE OF 77°12'57", A DISTANCE OF 25.61 FEET; THENCE NORTH 00°56'40" EAST 21.54 FEET; THENCE NORTH 89°03'20" WEST 50.00 FEET; THENCE SOUTHWESTERLY ALONG A 19.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 89°03'20" WEST) THROUGH A CENTRAL ANGLE OF 104°43'27", A DISTANCE OF 34.73 FEET; THENCE WESTERLY ALONG A 2,695.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 15°40'07" EAST) THROUGH A CENTRAL ANGLE OF 01°26'44", A DISTANCE OF 67.99 FEET; THENCE NORTH 72°53'09" WEST 149.26 FEET; THENCE NORTHWESTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 17°06'51" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 29.85 FEET; THENCE NORTH 72°53'09" WEST 50.00 FEET; THENCE SOUTHWESTERLY ALONG A 19.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 72°53'09" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 29.85 FEET; THENCE NORTH 72°53'09" WEST 218.03 FEET; THENCE NORTHWESTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 17°06'51" EAST) THROUGH A CENTRAL ANGLE OF 89°10'45", A DISTANCE OF 29.57 FEET; THENCE NORTHERLY ALONG A 3,080.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CENTER POINT LIES NORTH 73°42'24" WEST) THROUGH A CENTRAL ANGLE OF 00°18'08", A DISTANCE OF 16.25 FEET; THENCE NORTH 75°18'38" WEST 183.10 FEET; THENCE SOUTH 15°13'44" WEST 99.26 FEET; THENCE SOUTH 19°48'23" WEST 99.51 FEET; THENCE SOUTH 21°43'31" WEST 396.11 FEET; THENCE SOUTH 31°04'04" WEST 195.52 FEET; THENCE SOUTH 40°50'45" WEST 176.02 FEET; THENCE SOUTH 39°47'21" WEST 339.03 FEET; THENCE SOUTH 03°35'22" WEST 208.26 FEET; THENCE SOUTH 23°09'50" EAST 151.26 FEET; THENCE SOUTH 37°26'02" EAST 187.37 FEET; THENCE SOUTH 42°22'17" EAST 100.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,970,354 SQUARE FEET OR 68.19 ACRES.



VICINITY MAP

SECTION 10 & 11, T41S, R13W, SLB&M



OWNER-APPLICANT

FIRELIGHT DEVELOPMENT INC
1404 WEST SUN RIVER PARKWAY
ST. GEORGE, UT, 84790
CONTACT: STEPHEN WOOD
PHONE: (435) 688-1000
EMAIL: stephen@fieldhousedevelopment.com

GEOTECH ENGINEER

AGEC
1420 S 270 E
ST. GEORGE, UT 84790
CONTACT: WAYNE ROGERS
PHONE: (435) 673-6850
EMAIL: rogers@agecinc.com

NOTES:

SUBJECT SITE IS LOCATED WITHIN A MPDO
OVER R-1-20 SINGLE FAMILY RESIDENTIAL

CIVIL ENGINEER

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. SUITE 504
ST. GEORGE, UT 84770
CONTACT: TONY CARTER
PHONE: (435) 288-3330
EMAIL: tony@aceufah.com

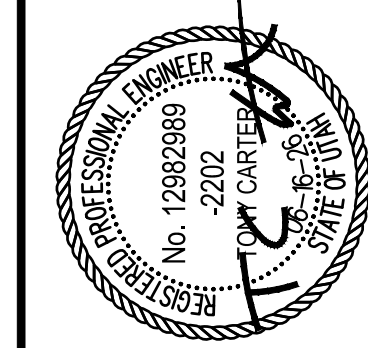
SURVEYOR

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. SUITE 504
ST. GEORGE, UT 84770
CONTACT: ADAM ALLEN
PHONE: (435) 673-6850
EMAIL: adam@aceufah.com

SHEET INDEX		
#	Sheet	DESCRIPTION
1	H.1.1	COVER
2	H.2.1	CUT FILL
3	H.3.1	SLOPE MAP
4	H.4.1	OVERALL GRADING PLAN
5	H.4.2	CROSS SECTIONS I
6	H.4.3	CROSS SECTIONS II
7	H.4.4	CROSS SECTIONS III
8	H.4.5	CROSS SECTIONS IV
9	H.4.6	CROSS SECTIONS V
10	H.4.7	GRADING PLAN I
11	H.4.8	GRADING PLAN II
12	H.4.9	GRADING PLAN III
13	H.4.10	GRADING PLAN IV
14	H.4.11	GRADING PLAN V
15	H.4.12	GRADING PLAN VI
16	H.4.13	GRADING PLAN VII
17	H.4.14	GRADING PLAN VIII
18	H.4.15	GRADING PLAN IX
19	H.4.16	GRADING PLAN X
20	H.4.17	GRADING PLAN XI
21	H.5.1	EROSION CONTROL PLAN
22	H.6.1	DETAILS

REVISIONS

NO.	DATE	DESCRIPTION
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MERIDIAN AT FIRELIGHT PH. 1-3

SECTION 10 & 11, T41S, R13W, SLB&M TOQUERVILLE, UTAH

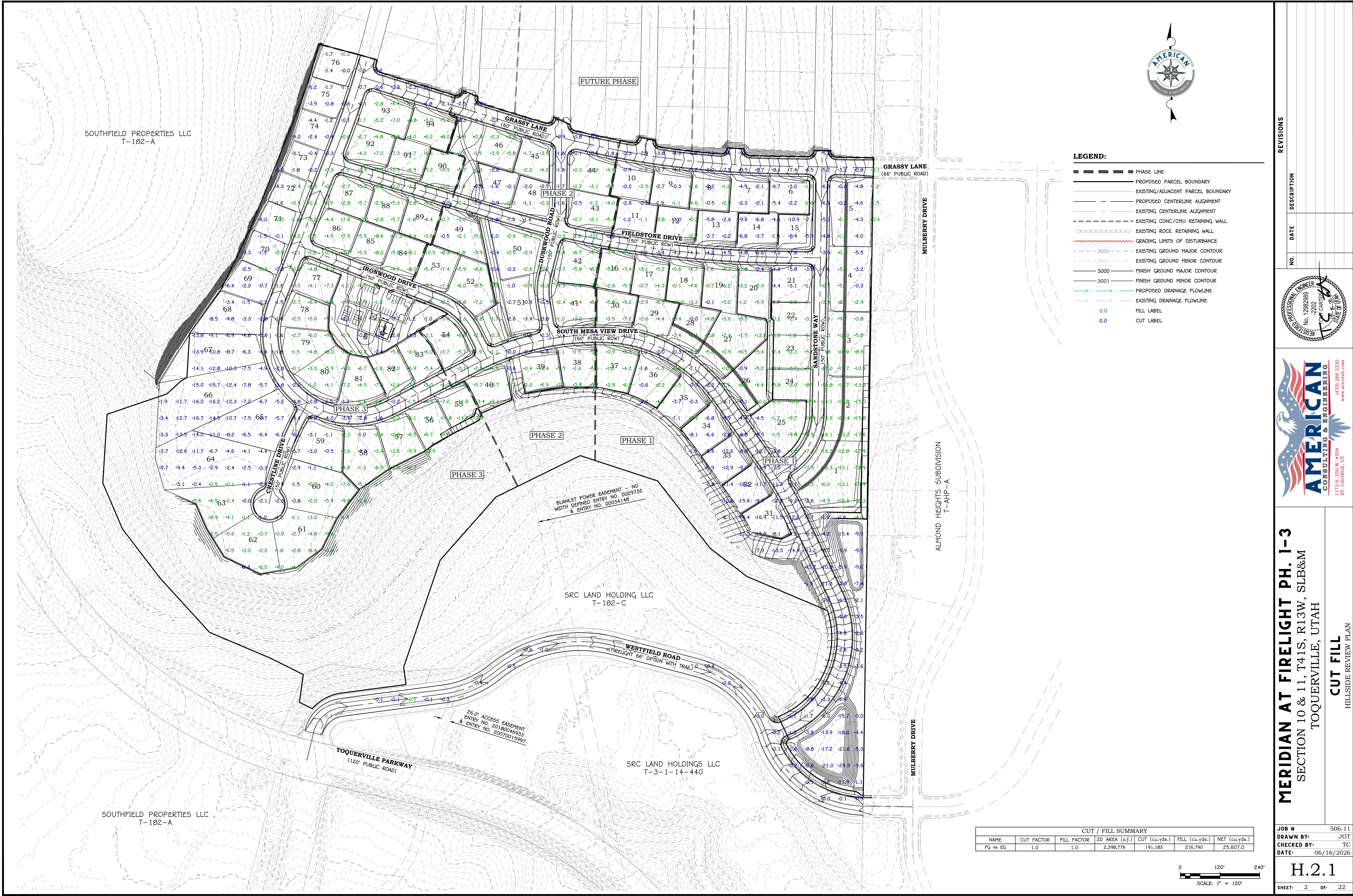
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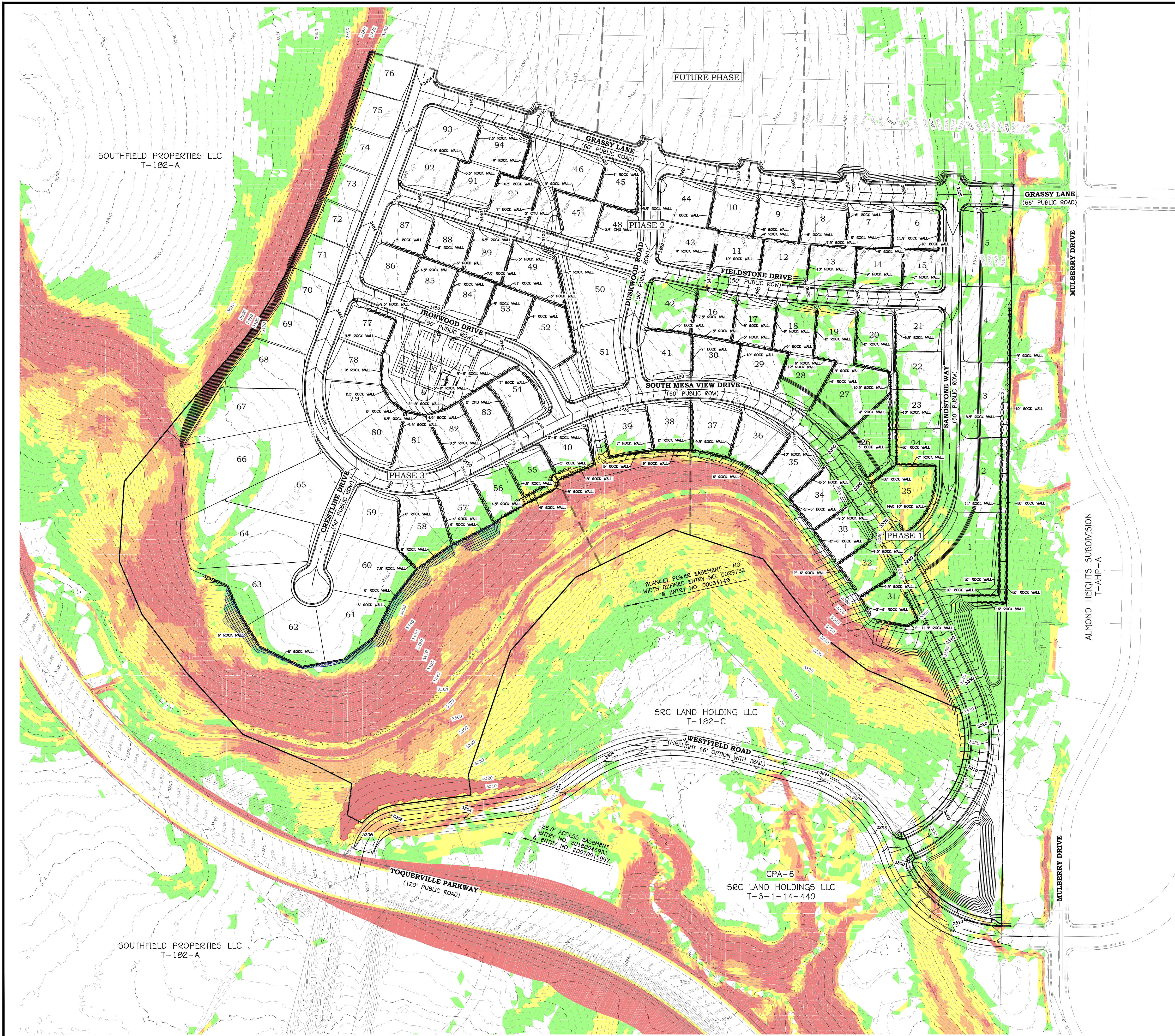
HILLSIDE REVIEW PLAN

JOB # 506-11
DRAWN BY: JGT
CHECKED BY: TC
DATE: 06/16/2026

H.1.1

SHEET: 1 OF: 22





LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
- SHEET MATCH LINE
- PROPOSED RETAINING ROCK WALL
- EXISTING RETAINING ROCK WALL
- PROPOSED ROCK RETAINING ROCK WALL
- EXISTING ROCK RETAINING ROCK WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISH GROUND MAJOR CONTOUR
- FINISH GROUND MINOR CONTOUR

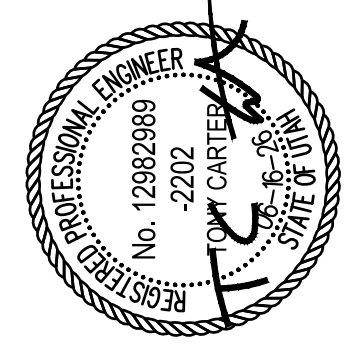
DETAIL

SLOPE TABLE				
NUMBER	MIN SLOPE	MAX SLOPE	COLOR	AREA S.F.
1	0.00%	10.00%		40.35
2	10.00%	16.00%		11.22
3	16.00%	24.00%		5.15
4	24.00%	30.00%		3.78
5	30.00%	217.31%		7.69

HILLSIDE DENSITY CALCULATION PHASES 1-3			
SLOPE CATEGORY	ALLOWED DENSITY	TOTAL ACRES	TOTAL ALLOWED UNITS
SLOPES 0%-10%	4.92 UNITS/AC PER MPDO FINAL SITE PLAN	40.35	198.52
SLOPES 10%-16%	2 UNITS/AC	11.22	22.44
SLOPES 17%-23%	1 UNIT/AC	5.15	5.15
SLOPES 24%-30%	1 UNIT/AC	3.78	0.76
SLOPES ABOVE-30%	NON-BUILDABLE	7.69	0
TOTAL		68.19	226.87

REVISIONS

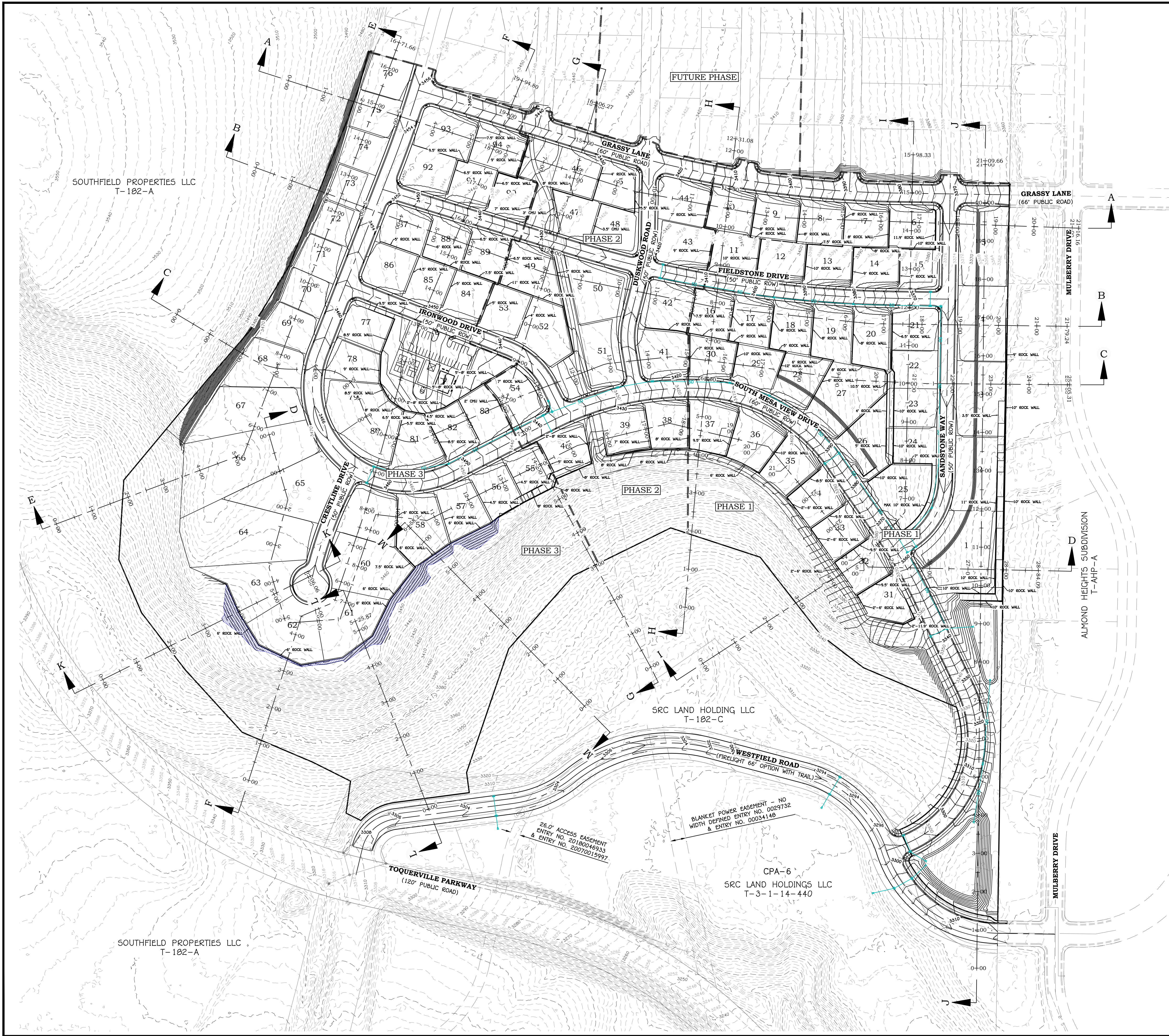
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MERIDIAN AT FIRELIGHT PH. 1-3
SECTION 10 & 11, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
SLOPE MAP
HILLSIDE REVIEW PLAN

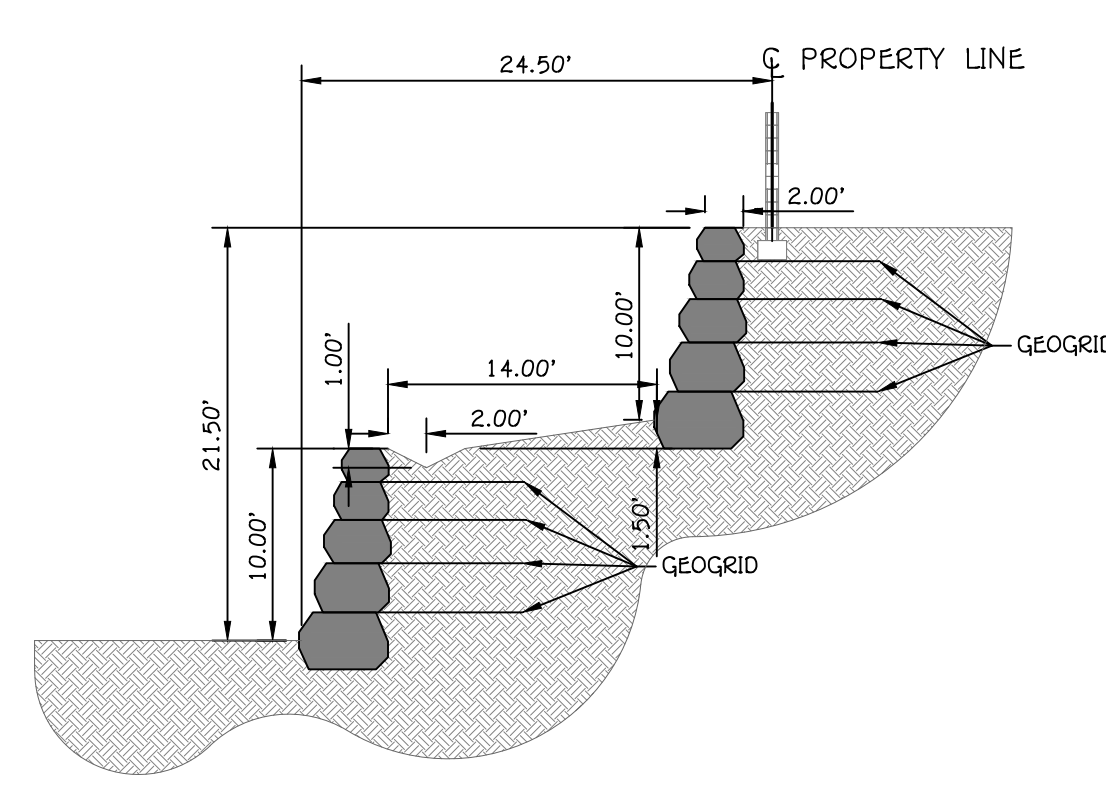
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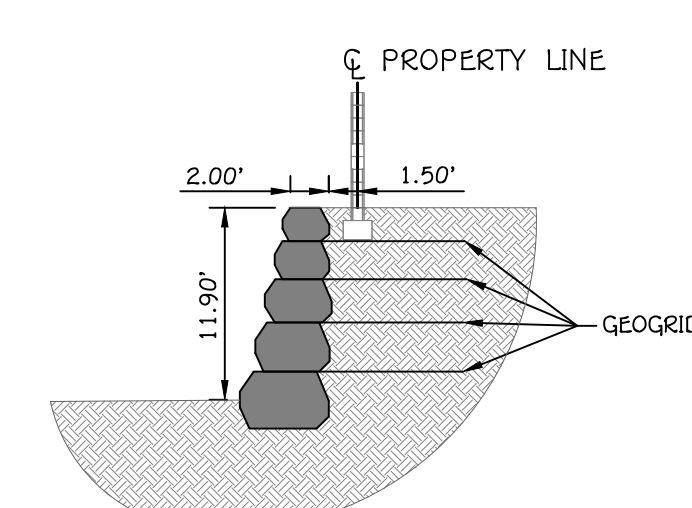


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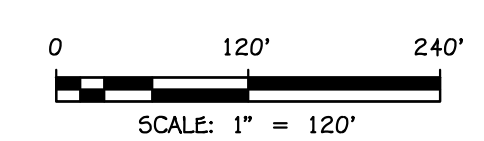
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- PHASE LINE
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- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- EXISTING CONC/CMU RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISH GROUND MAJOR CONTOUR
- FINISH GROUND MINOR CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- EXISTING DRAINAGE FLOWLINE
- ROCK BOULDER RETAINING WALL
- CONC/CMU RETAINING WALL
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION
- INSTALL A ROCK FACED SLOPE



A TWO SEPARATE WALL SYSTEMS DETAIL
SCALE: 1"=10'

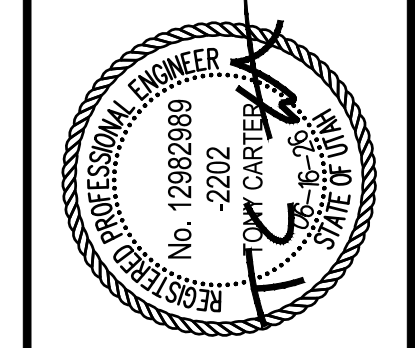


B SINGLE TIER WALL DETAIL
SCALE: 1"=10'



REVISIONS

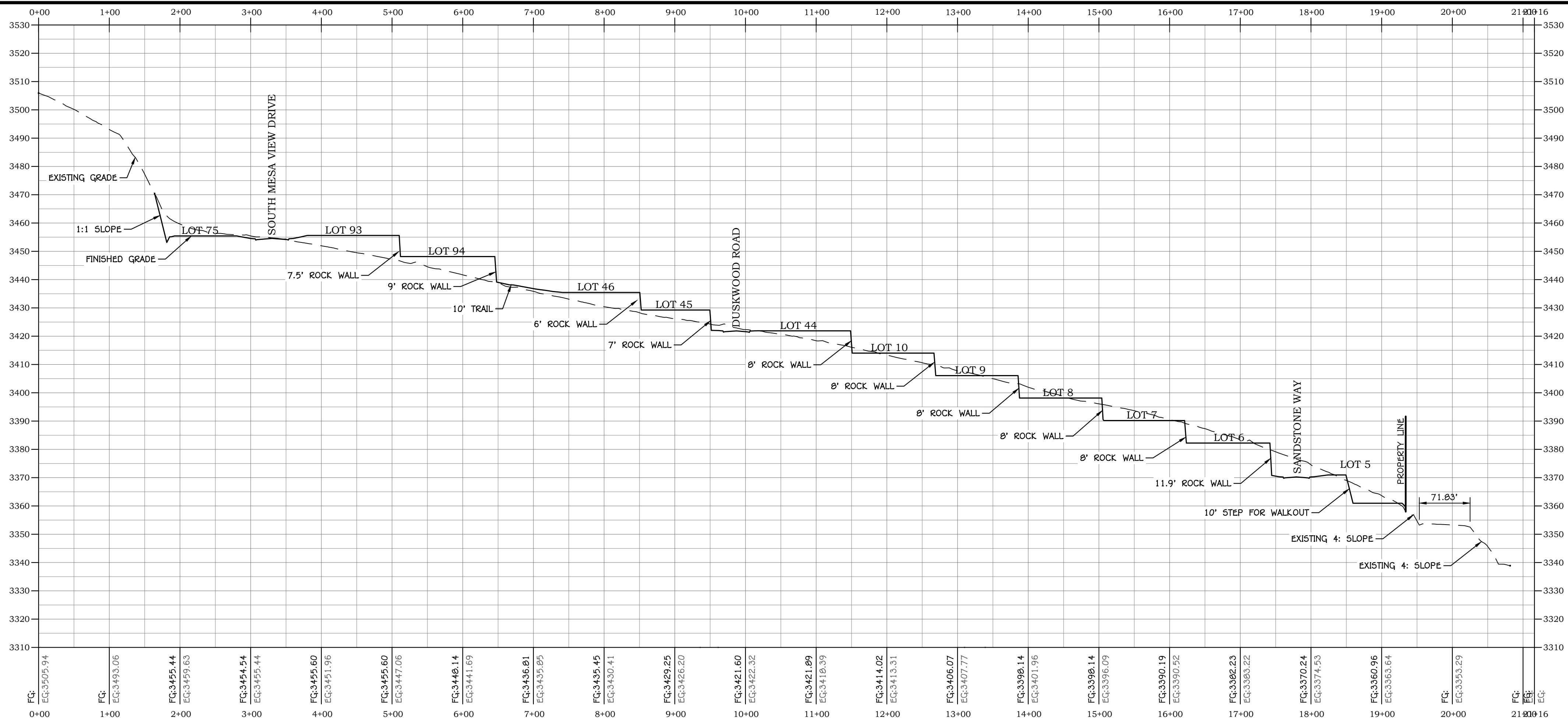
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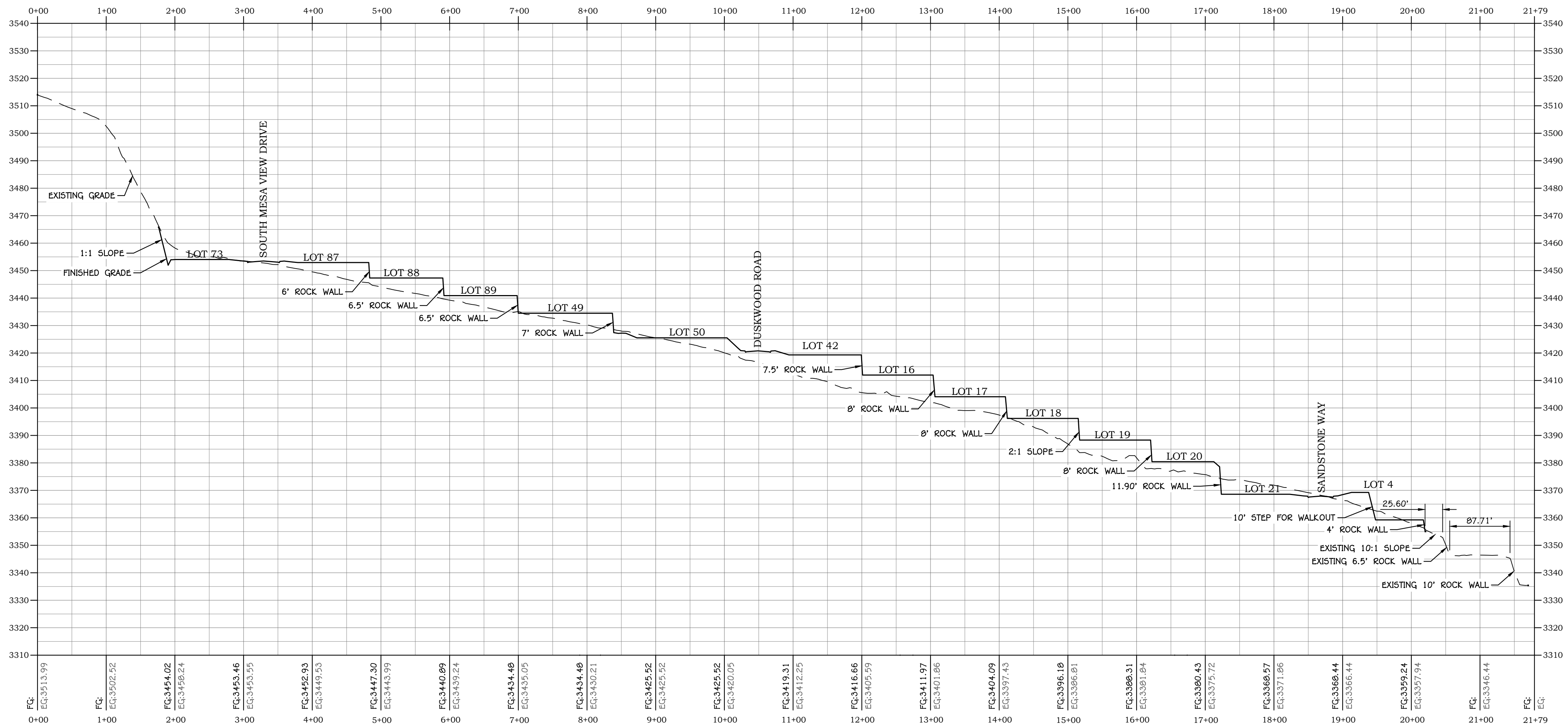
MERIDIAN AT FIRELIGHT PH. 1-3
SECTION 10 & 11, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
OVERALL GRADING PLAN
HILLSIDE REVIEW PLAN

JOB #	506-11
DRAWN BY:	JGT
CHECKED BY:	TC
DATE:	06/16/2026

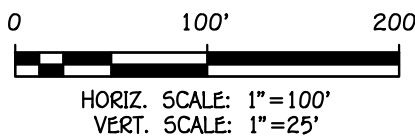
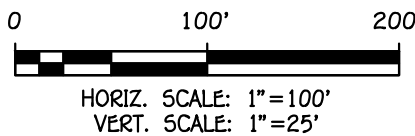
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SHEET: 4 OF: 22



PROFILE VIEW: SECTION AA



PROFILE VIEW: SECTION BB



REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
No. 12082989
2022
TONY CARTER
STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING
(435) 288-3330
www.amerutah.com
1173 S. 250 W. #504
ST. GEORGE, UT

MERIDIAN AT FIRELIGHT PH. 1-3

SECTION 10 & 11, T41S, R13W, SLB&M

TOQUERVILLE, UTAH

CROSS SECTIONS I

HILLSIDE REVIEW PLAN

JOB #506-11

DRAWN BY:JGT

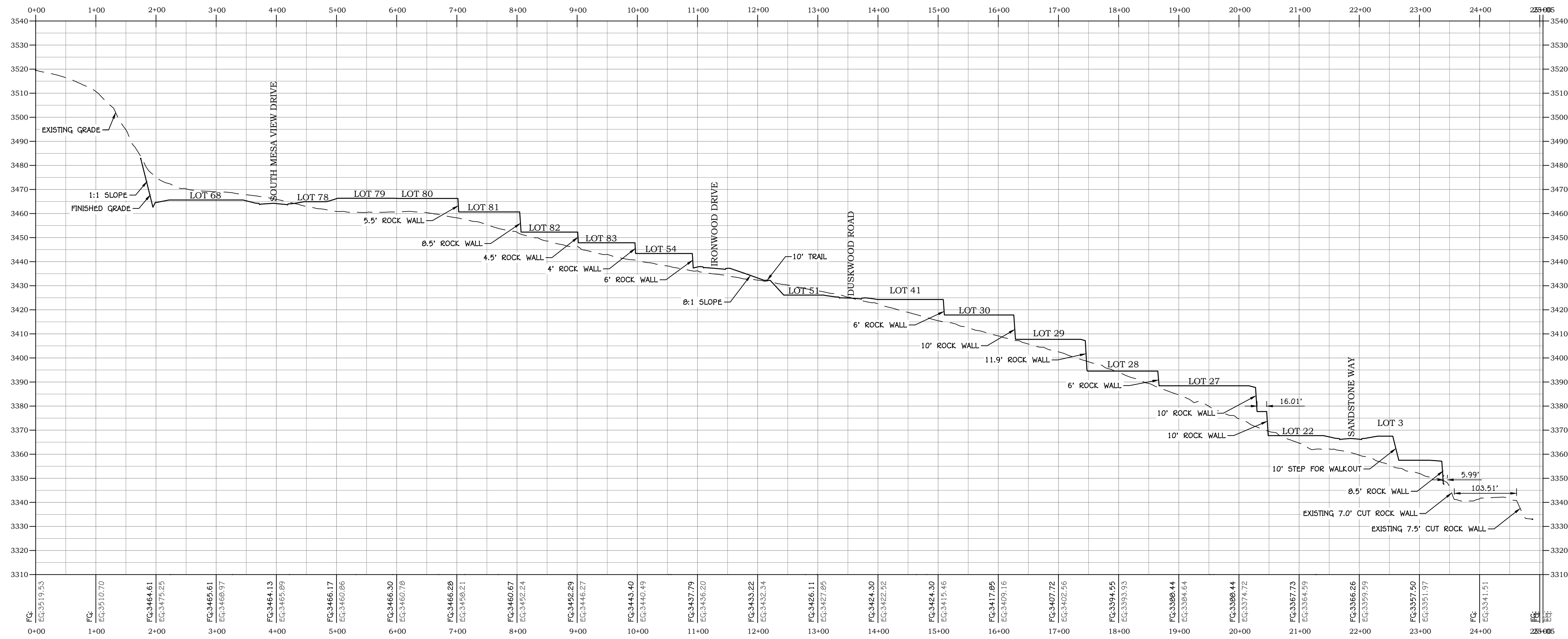
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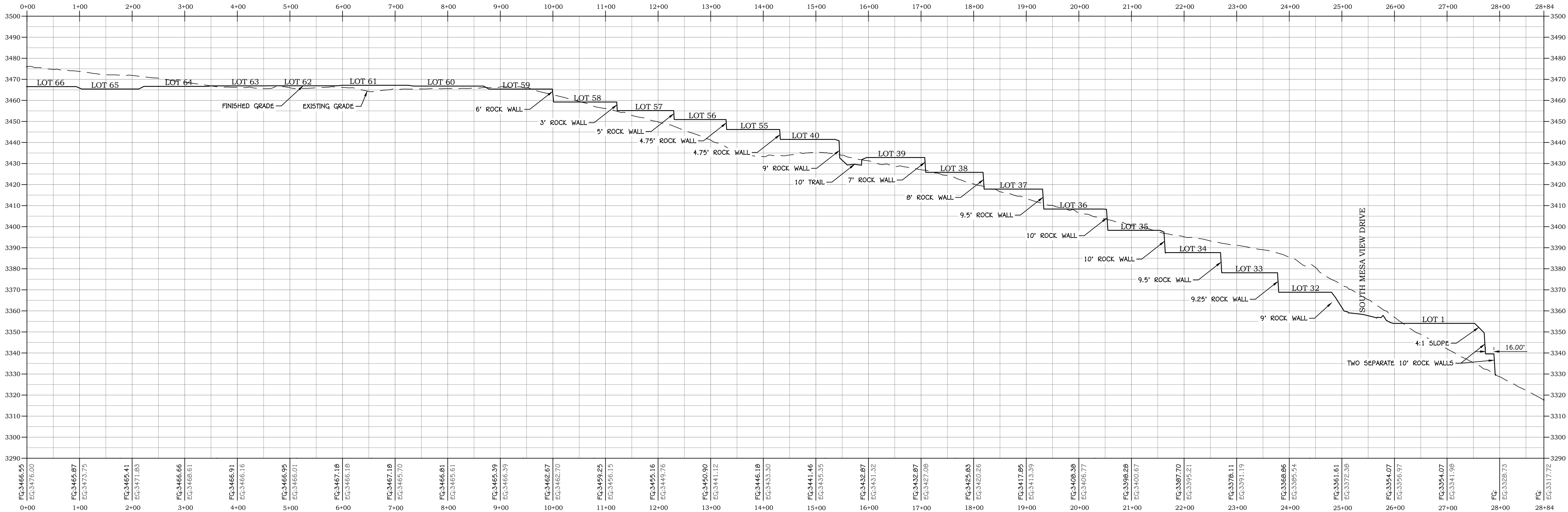
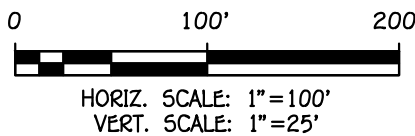
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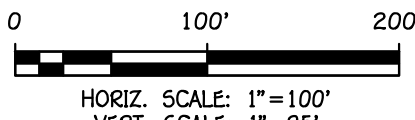
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PROFILE VIEW: SECTION CC



PROFILE VIEW: SECTION DD



REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

PROFESSIONAL ENGINEER

NO. 12082989

TONY CARTER

REGISTERED

100% CIVIL

100% MECHANICAL

100% ELECTRICAL

100% PLUMBING

100% HEATING

100% AIR CONDITIONING

AMERICAN

CONSULTING & ENGINEERING

1173 S. 250 W. #504

ST. GEORGE, UT

(435) 288-3330

www.amcutah.com

MERIDIAN AT FIRELIGHT PH. 1-3

SECTION 10 & 11, T41S, R13W, SLB&M

TOQUERVILLE, UTAH

CROSS SECTIONS II

HILLSIDE REVIEW PLAN

JOB #506-11

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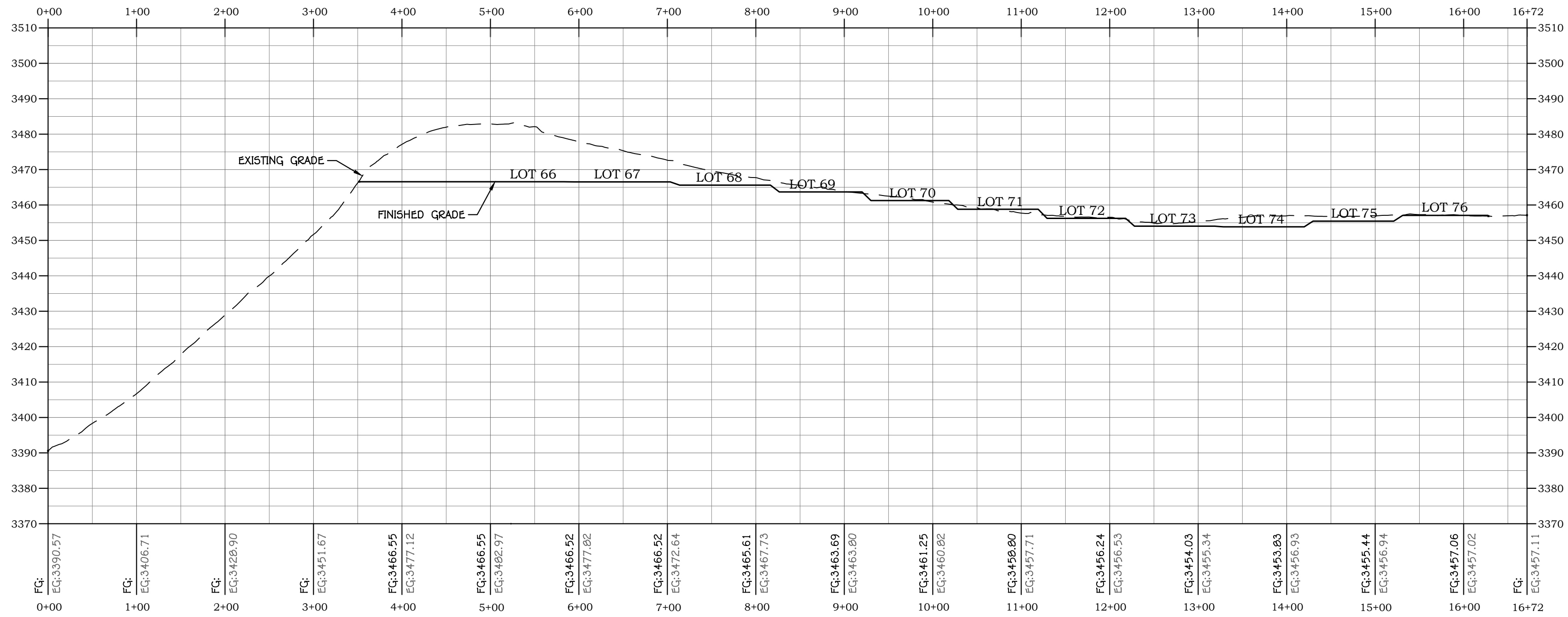
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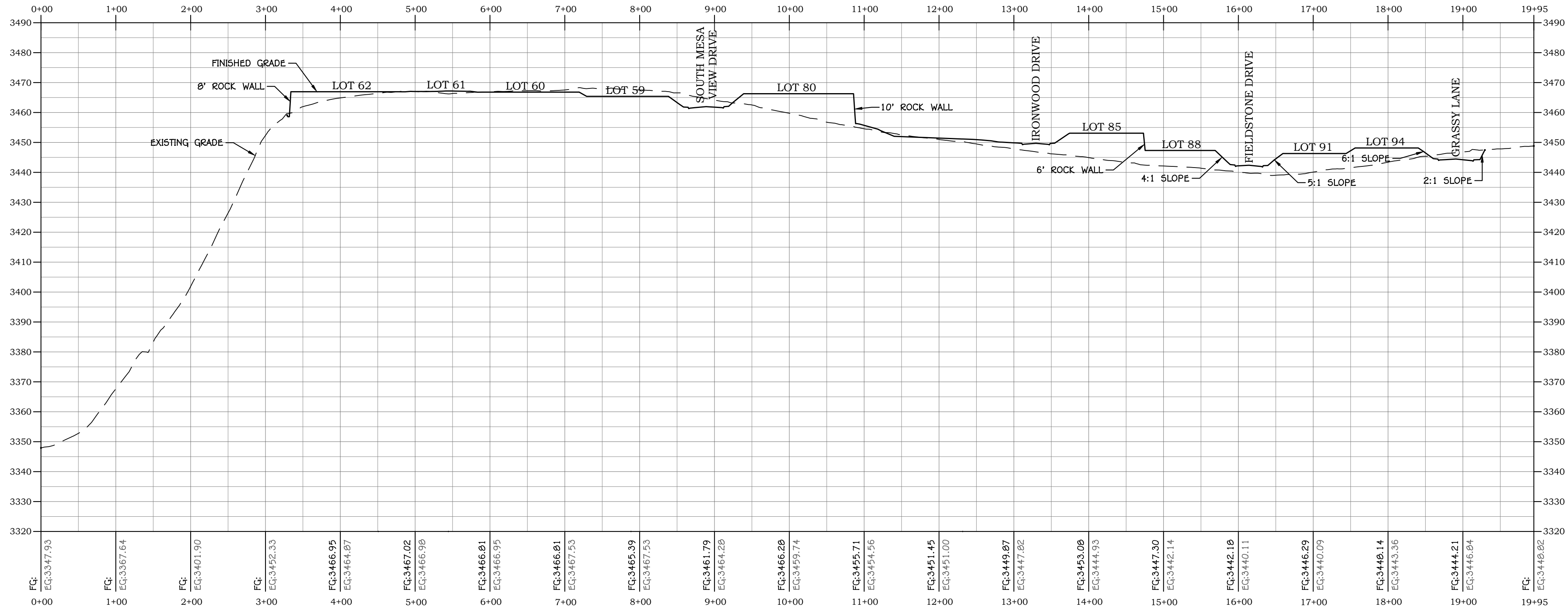
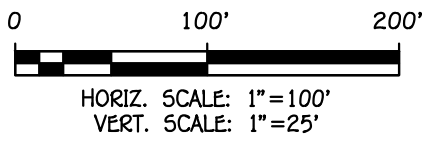
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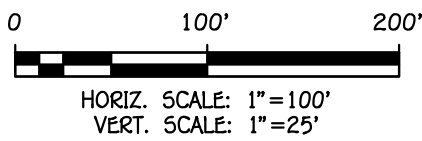
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PROFILE VIEW: SECTION EE



PROFILE VIEW: SECTION FF



REVISIONS

NO.	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No. 12082989
TONY CARTER
STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST. GEORGE, UT
(435) 288-3330
www.american-engineering.com

MERIDIAN AT FIRELIGHT PH. 1-3

SECTION 10 & 11, T41S, R13W, SLB&M

TOQUERVILLE, UTAH

CROSS SECTIONS III

HILLSIDE REVIEW PLAN

JOB #506-11

DRAWN BY:JGT

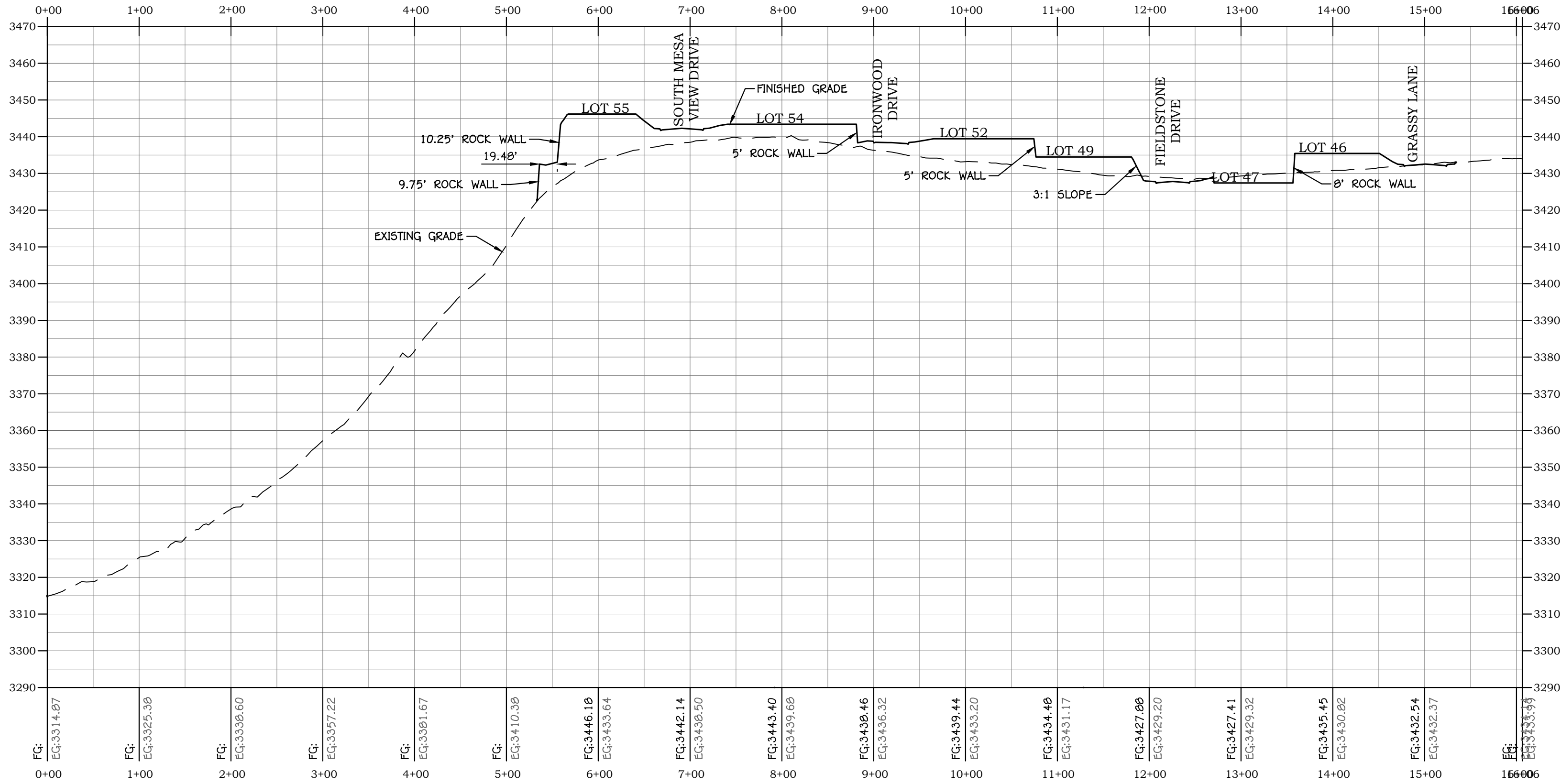
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DATE:06/16/2026

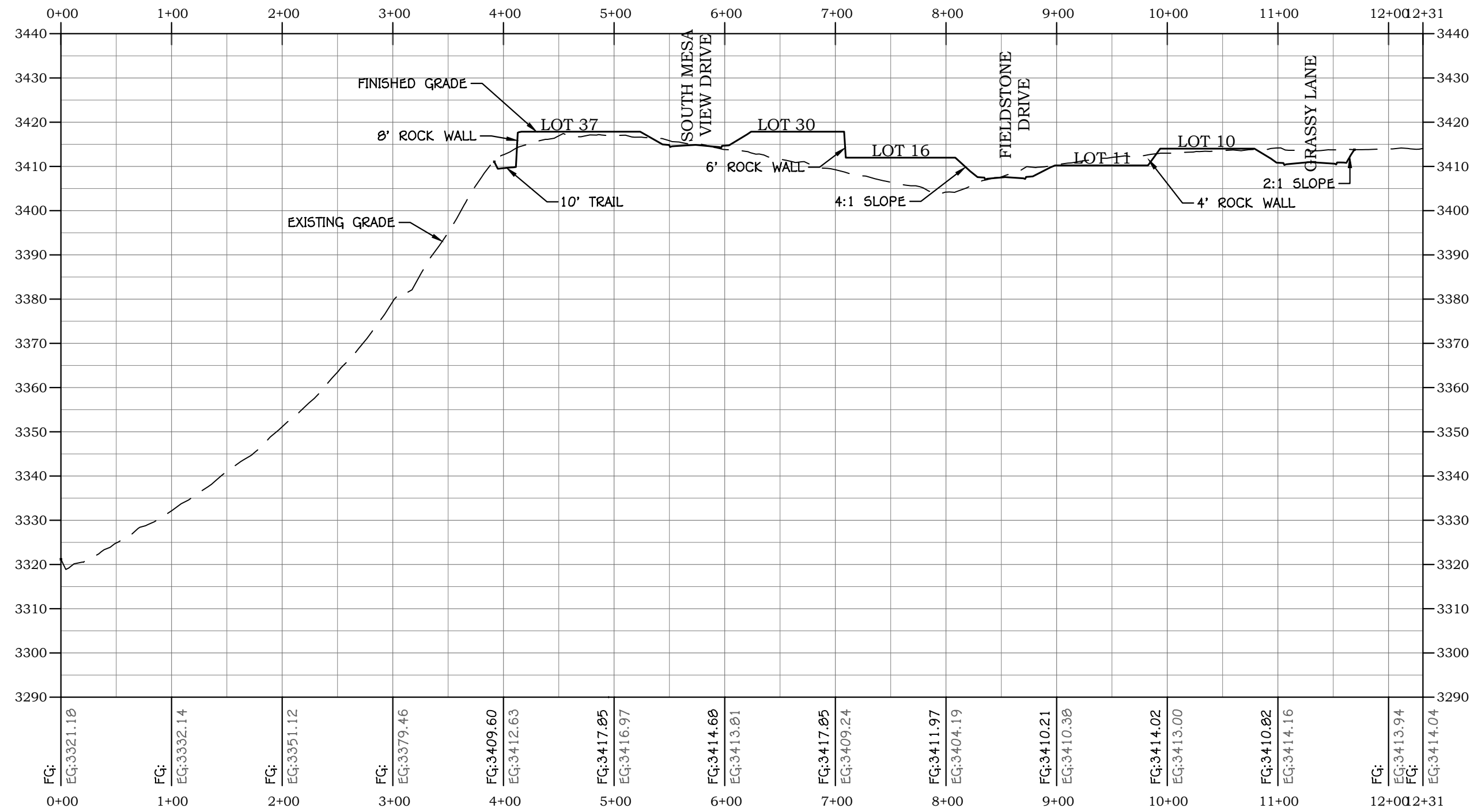
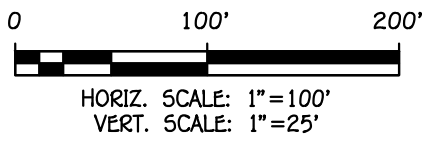
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SHEET:7 OF:22

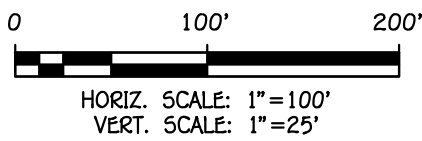
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PROFILE VIEW: SECTION GG



PROFILE VIEW: SECTION HH



REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
No. 12082989
TONY CARTER
STATE OF UTAH
EXPIRATION DATE 12/31/2026

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST. GEORGE, UT
(435) 288-3330
www.aceutah.com

MERIDIAN AT FIRELIGHT PH. 1-3

SECTION 10 & 11, T41S, R13W, SLB&M

TOQUERVILLE, UTAH

CROSS SECTIONS IV

HILLSIDE REVIEW PLAN

JOB #506-11

DRAWN BY:JGT

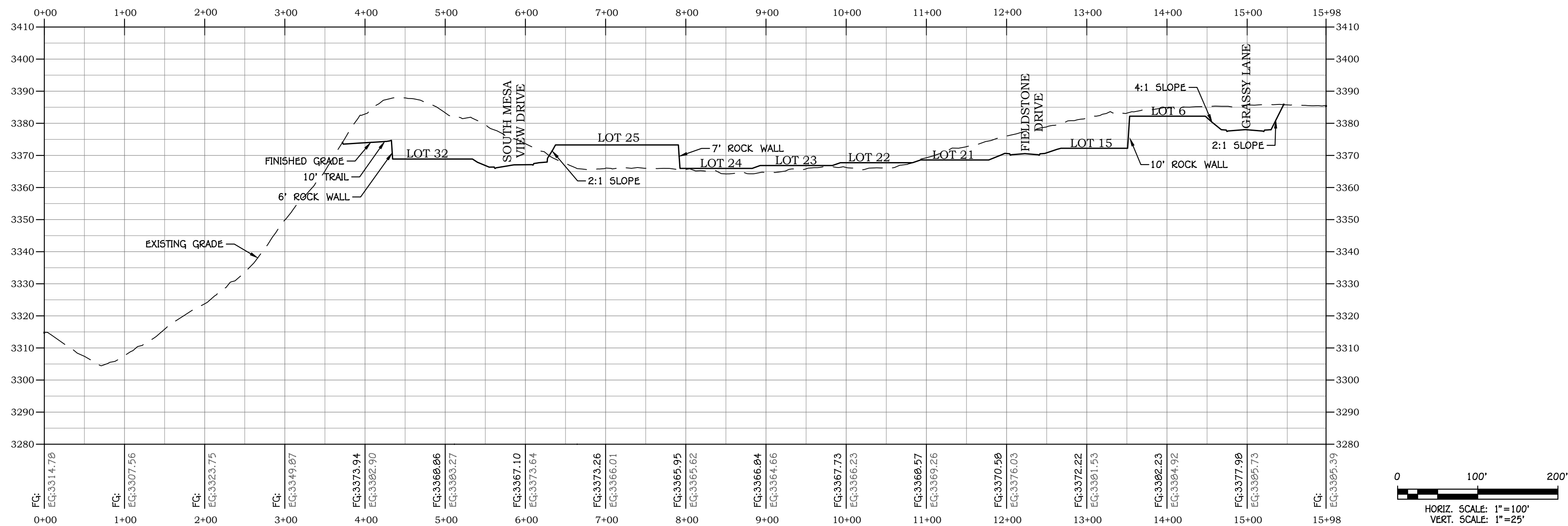
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DATE:06/16/2026

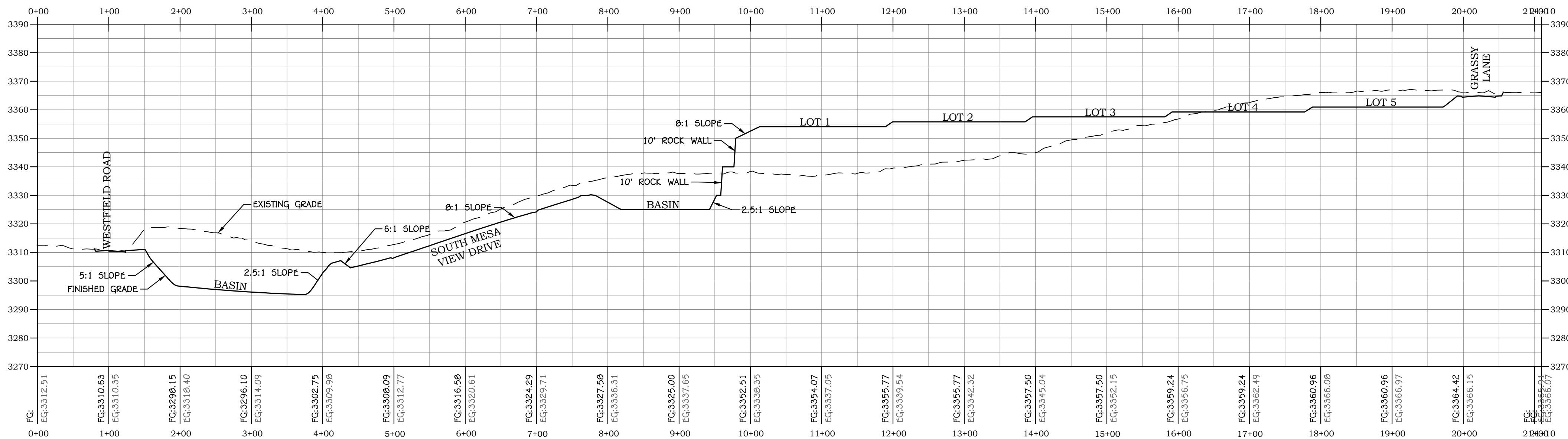
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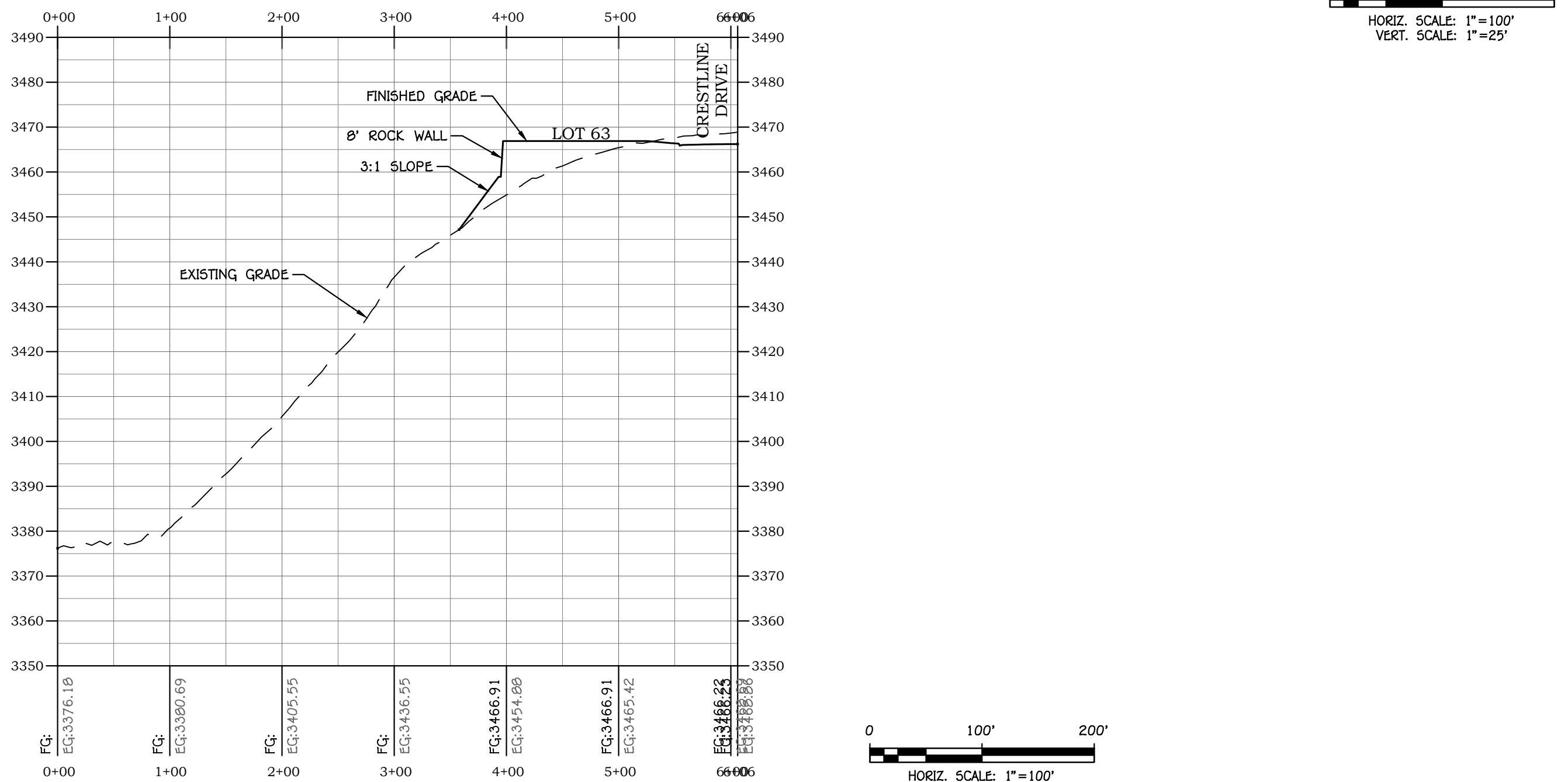
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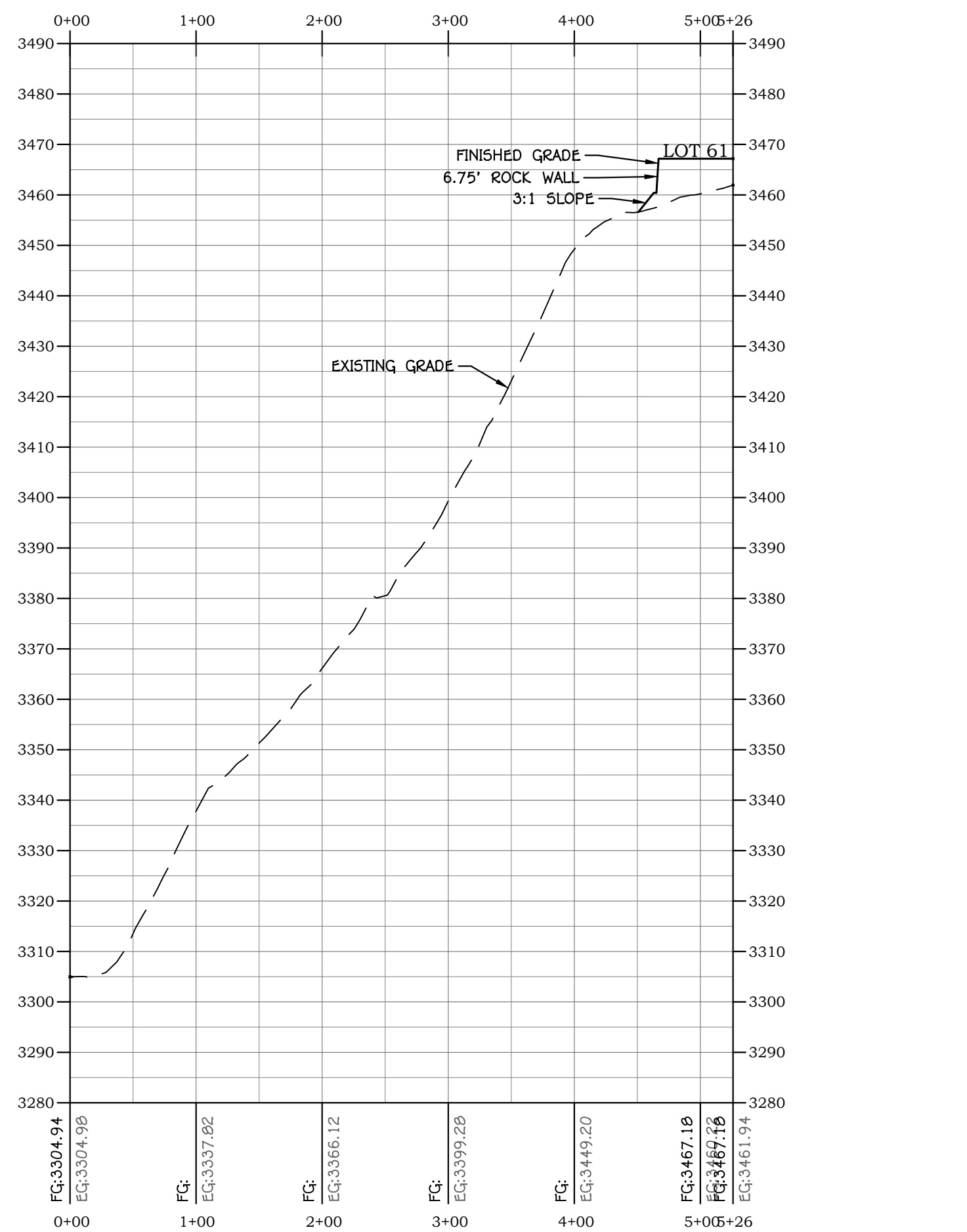
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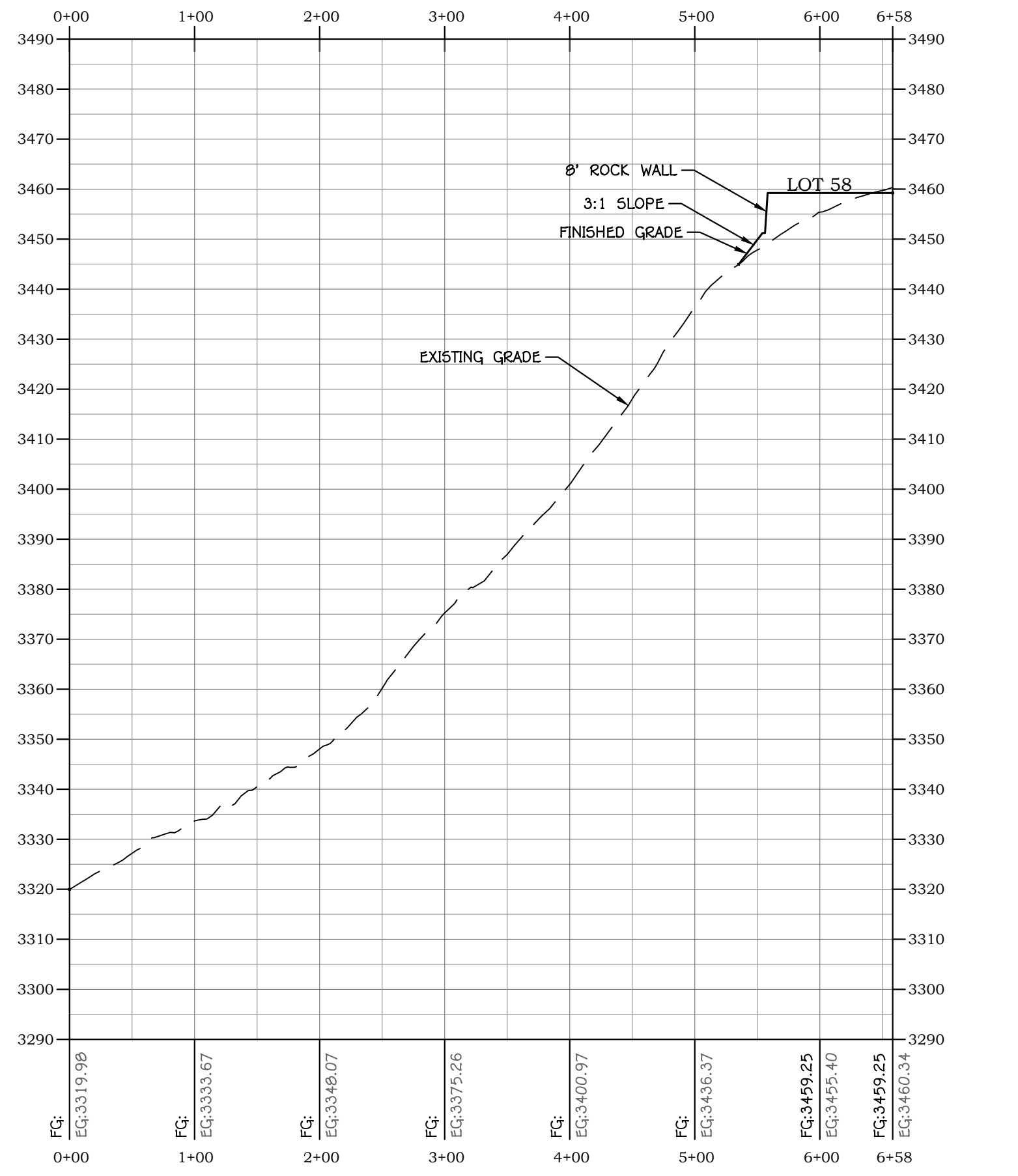
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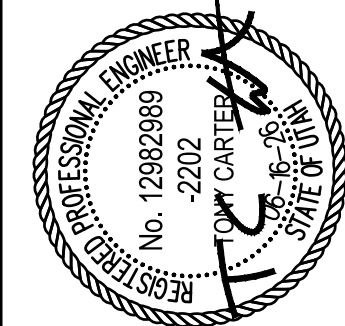
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PROFILE VIEW: SECTION LL



PROFILE VIEW: SECTION MM



MERIDIAN AT FIRELIGHT PH. 1-3

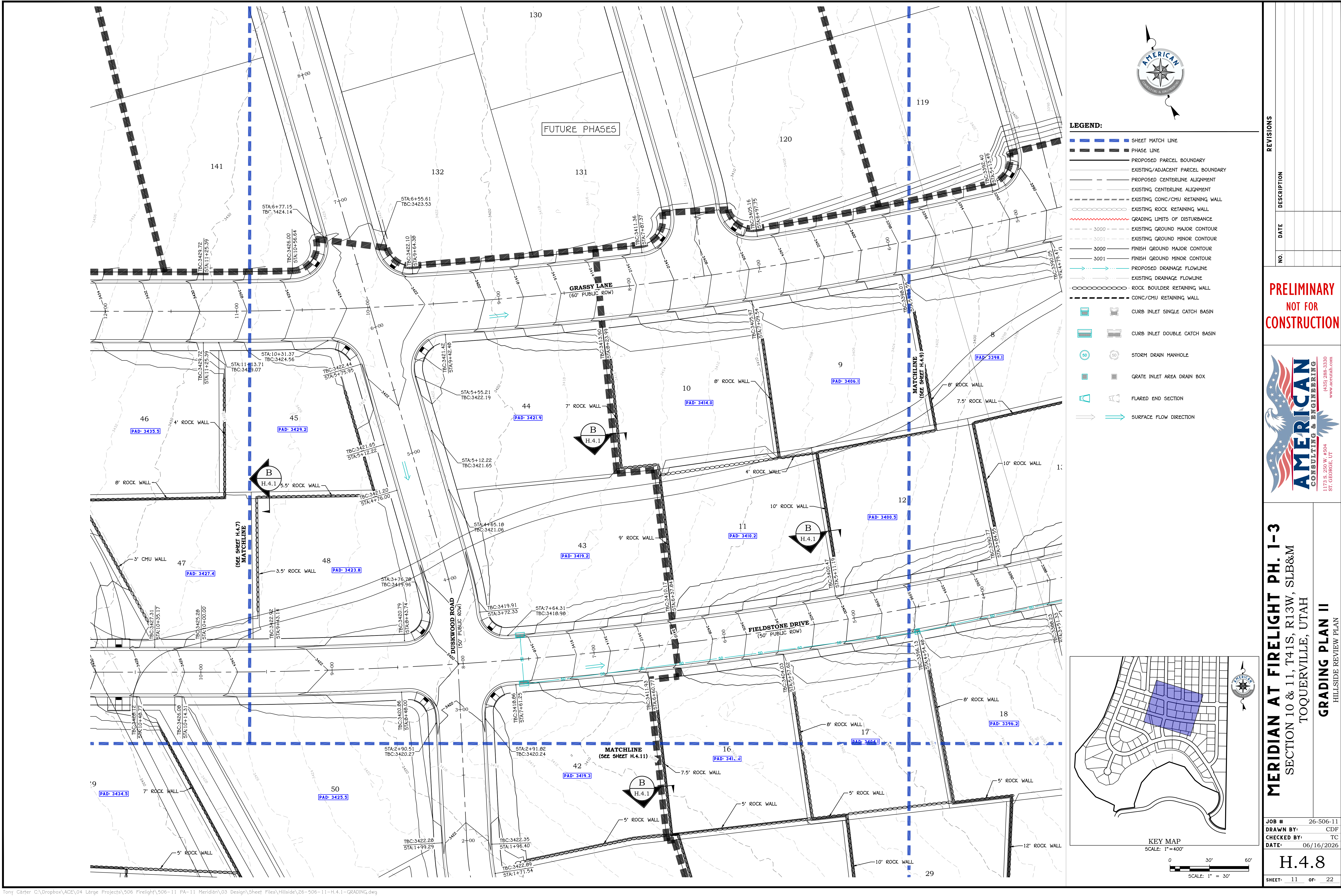
SECTION 10 & 11, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

CROSS SECTIONS V

HILLSIDE REVIEW PLAN

JOB # 506-11
DRAWN BY: JGT
CHECKED BY: TC
DATE: 06/16/2026

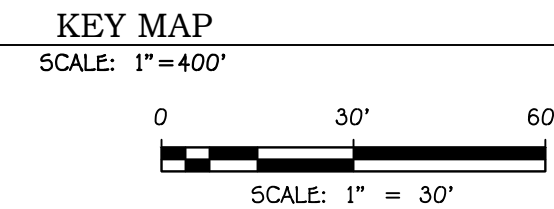
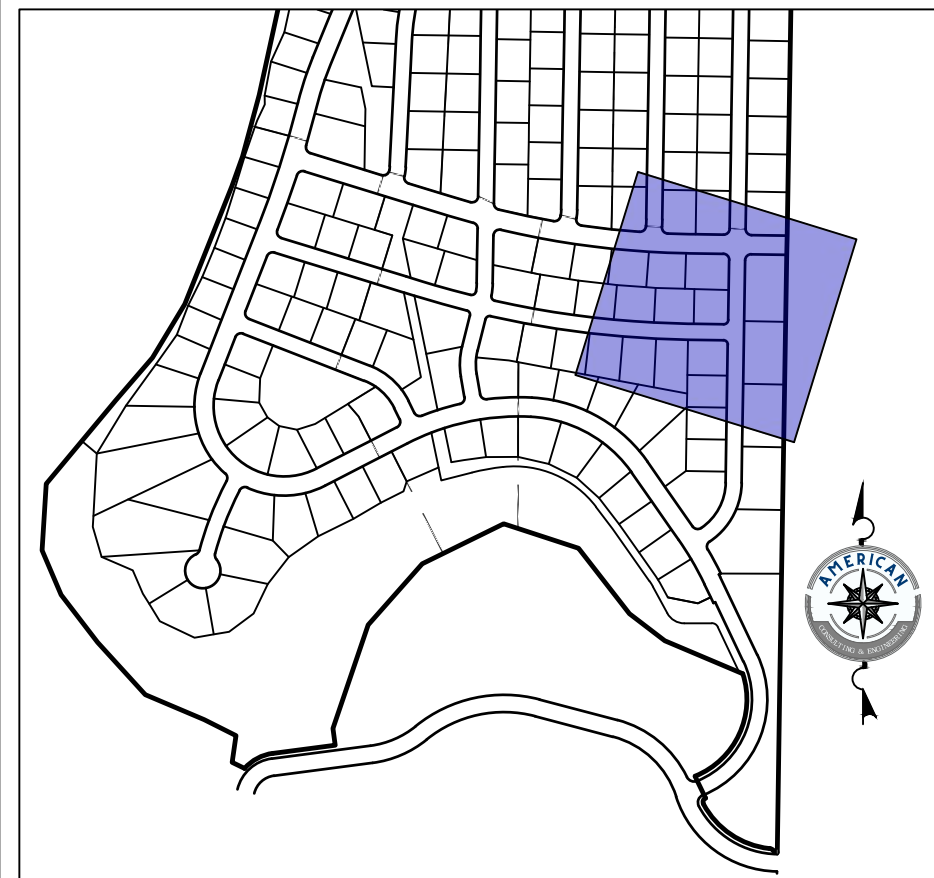
H.4.6





LEGEND:

- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- EXISTING CONC/CMU RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISH GROUND MAJOR CONTOUR
- FINISH GROUND MINOR CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- EXISTING DRAINAGE FLOWLINE
- ROCK BOULDER RETAINING WALL
- CONC/CMU RETAINING WALL
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION
- SURFACE FLOW DIRECTION



REVISIONS

NO.	DATE	DESCRIPTION

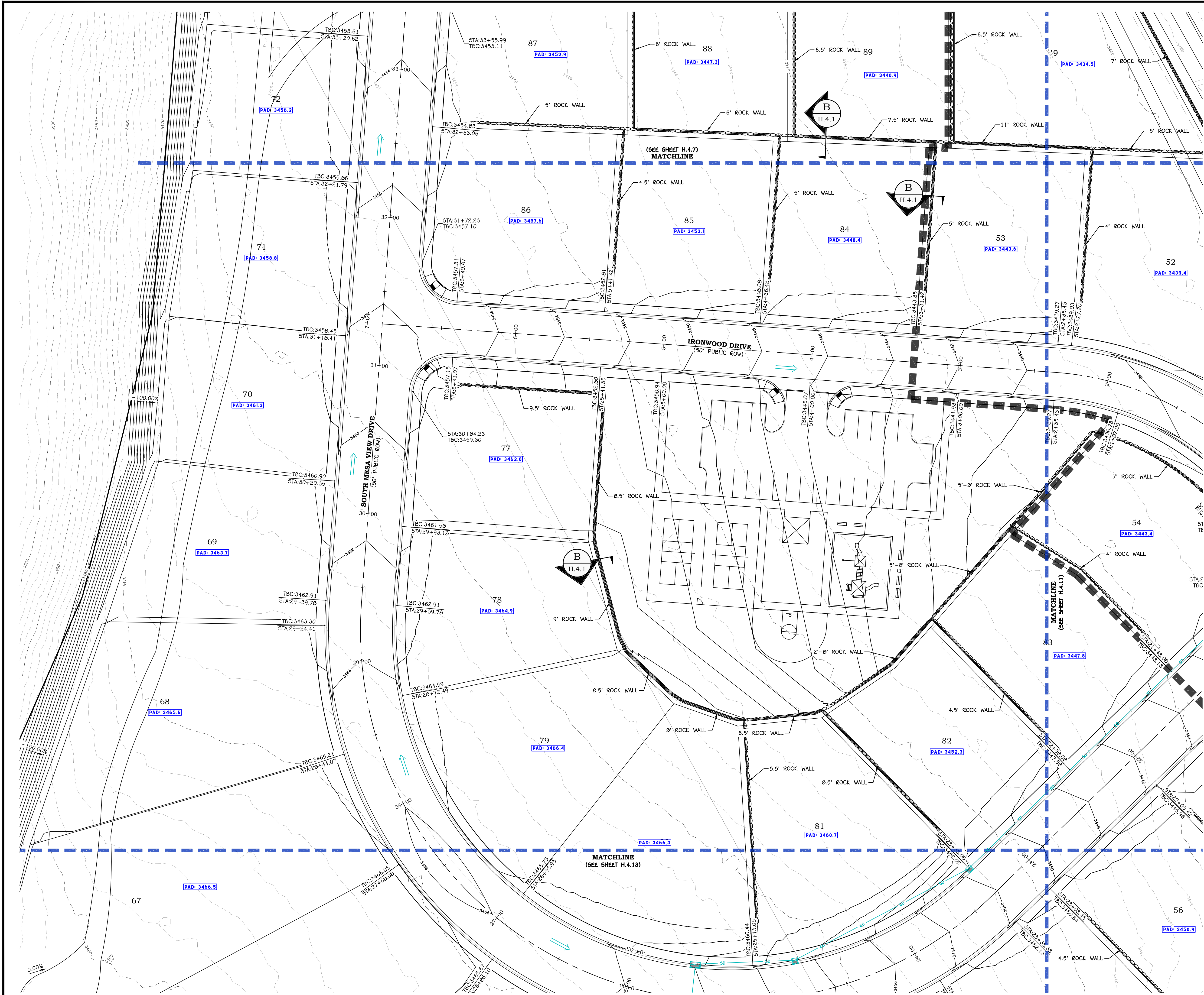
PRELIMINARY
NOT FOR
CONSTRUCTION



MERIDIAN AT FIRELIGHT PH. 1-3
SECTION 10 & 11, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
GRADING PLAN III
HILLSIDE REVIEW PLAN

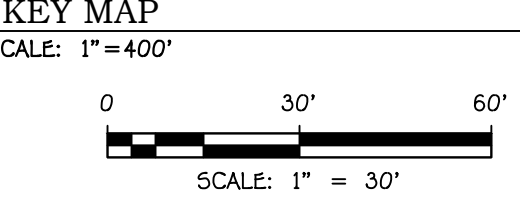
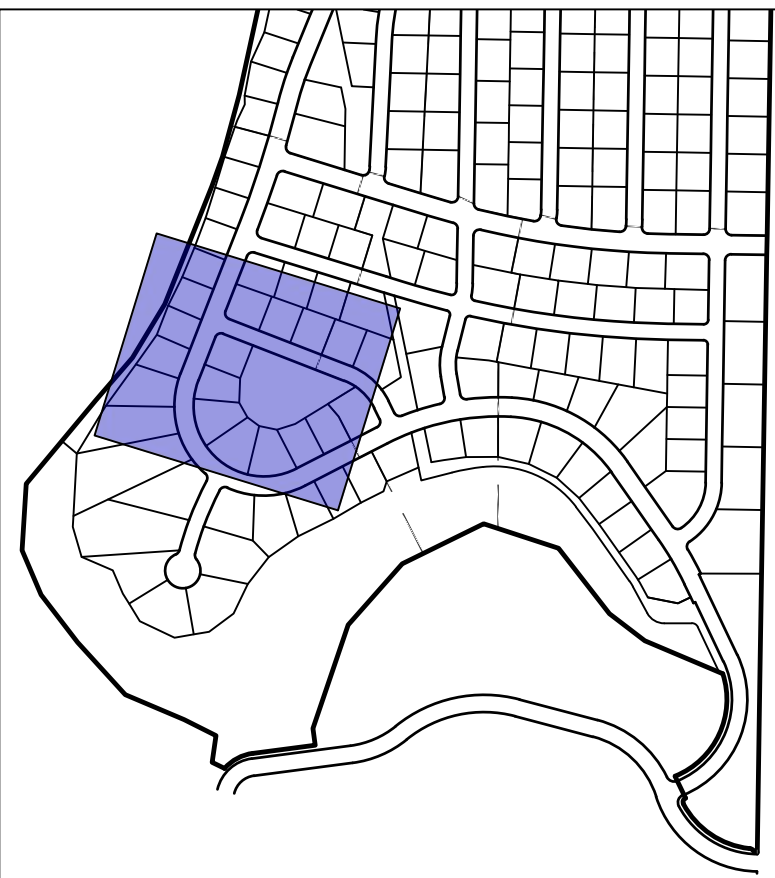
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DRAWN BY: CDF
CHECKED BY: TC
DATE: 06/16/2026

H.4.9
SHEET 12 OF 22



LEGEND:

- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- EXISTING CONC/CMU RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISH GROUND MAJOR CONTOUR
- FINISH GROUND MINOR CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- EXISTING DRAINAGE FLOWLINE
- ROCK BOULDER RETAINING WALL
- CONC/CMU RETAINING WALL
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION
- SURFACE FLOW DIRECTION



REVISIONS	
NO.	DESCRIPTION

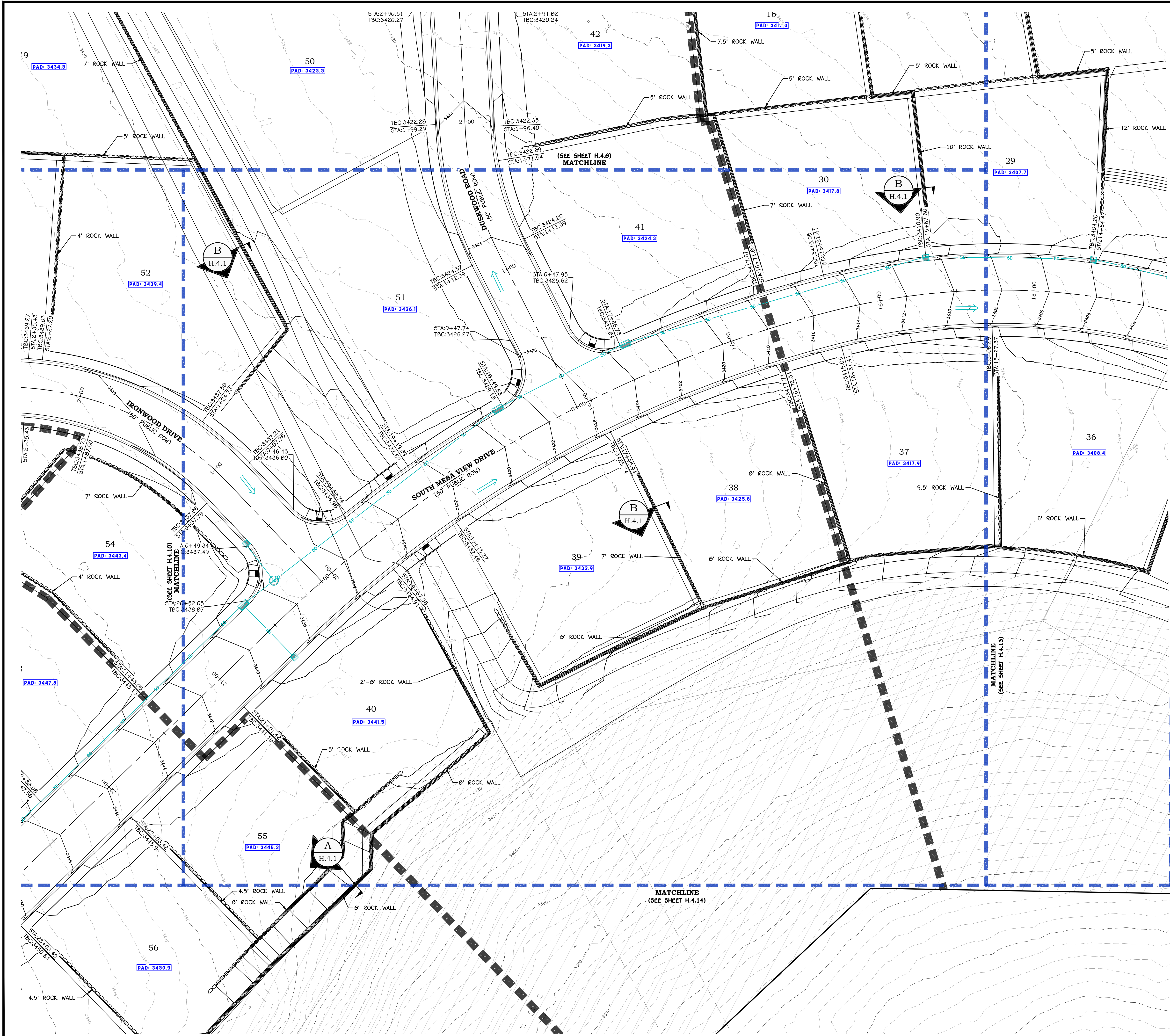
PRELIMINARY
NOT FOR
CONSTRUCTION



MERIDIAN AT FIRELIGHT PH. 1-3
SECTION 10 & 11, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
GRADING PLAN IV
HILLSIDE REVIEW PLAN

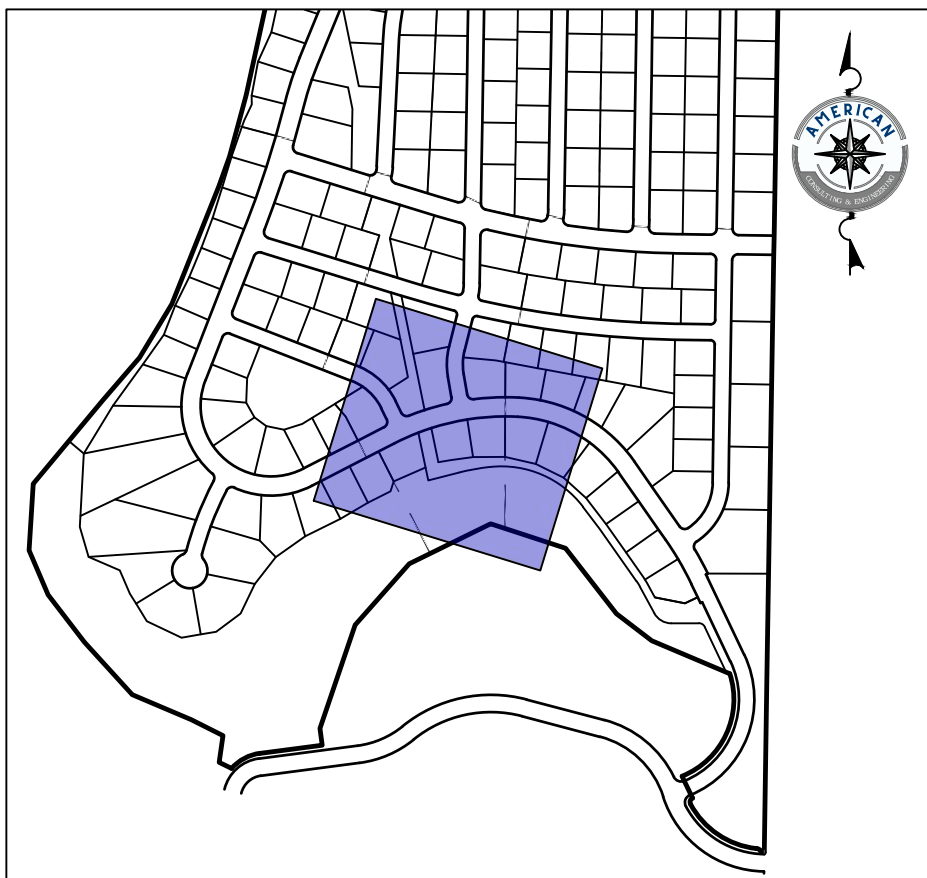
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DRAWN BY:	CDF
CHECKED BY:	TC
DATE:	06/16/2026

H.4.10
SHEET: 13 OF: 22



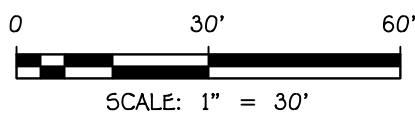
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- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- EXISTING CONC/CMU RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISH GROUND MAJOR CONTOUR
- FINISH GROUND MINOR CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- EXISTING DRAINAGE FLOWLINE
- ROCK BOULDER RETAINING WALL
- CONC/CMU RETAINING WALL
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION
- SURFACE FLOW DIRECTION



KEY MAP

SCALE: 1" = 400'



SCALE: 1" = 30'

REVISIONS

NO.	DATE	DESCRIPTION

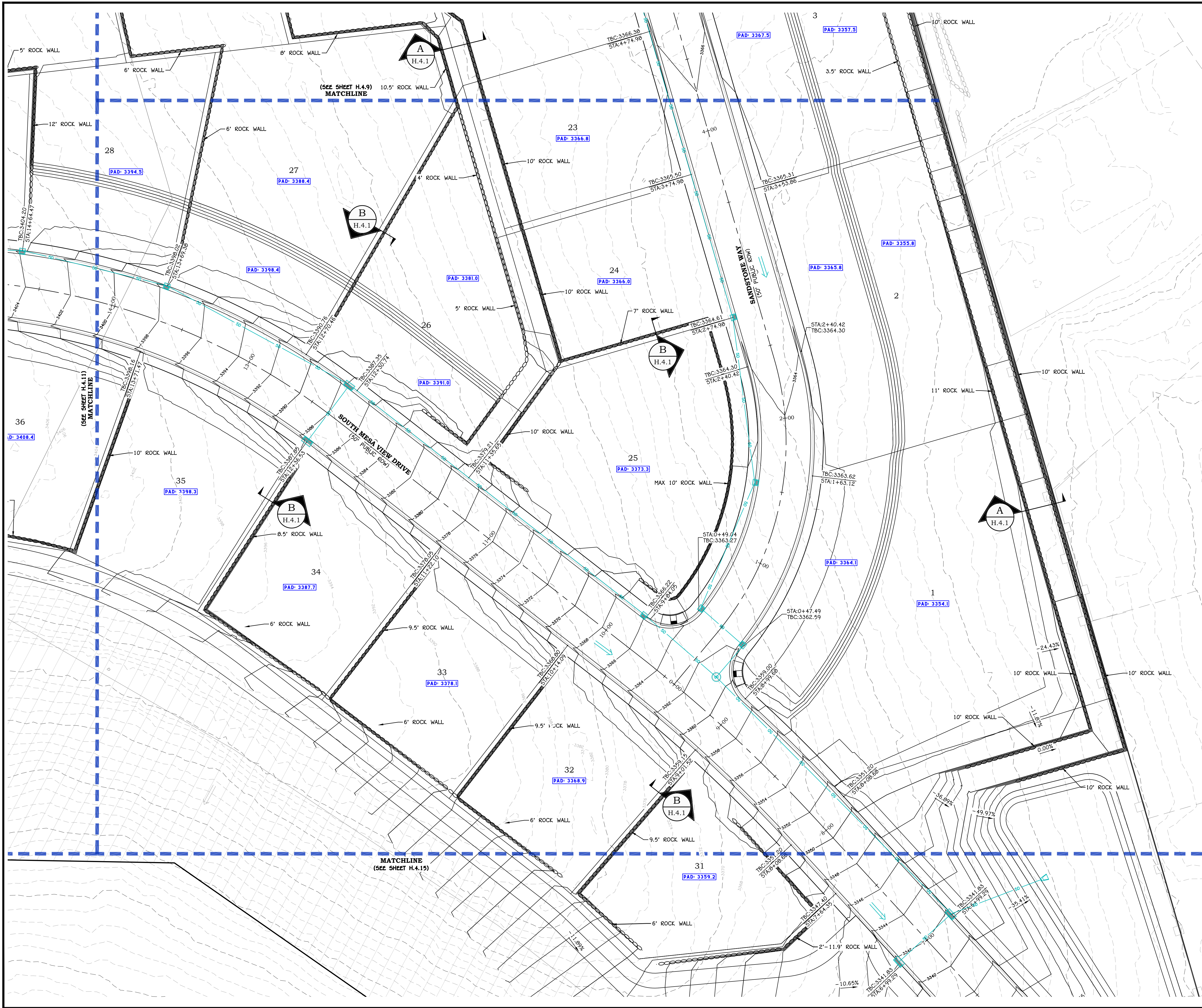
PRELIMINARY
NOT FOR
CONSTRUCTION



MERIDIAN AT FIRELIGHT PH. 1-3
SECTION 10 & 11, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
GRADING PLAN V
HILLSIDE REVIEW PLAN

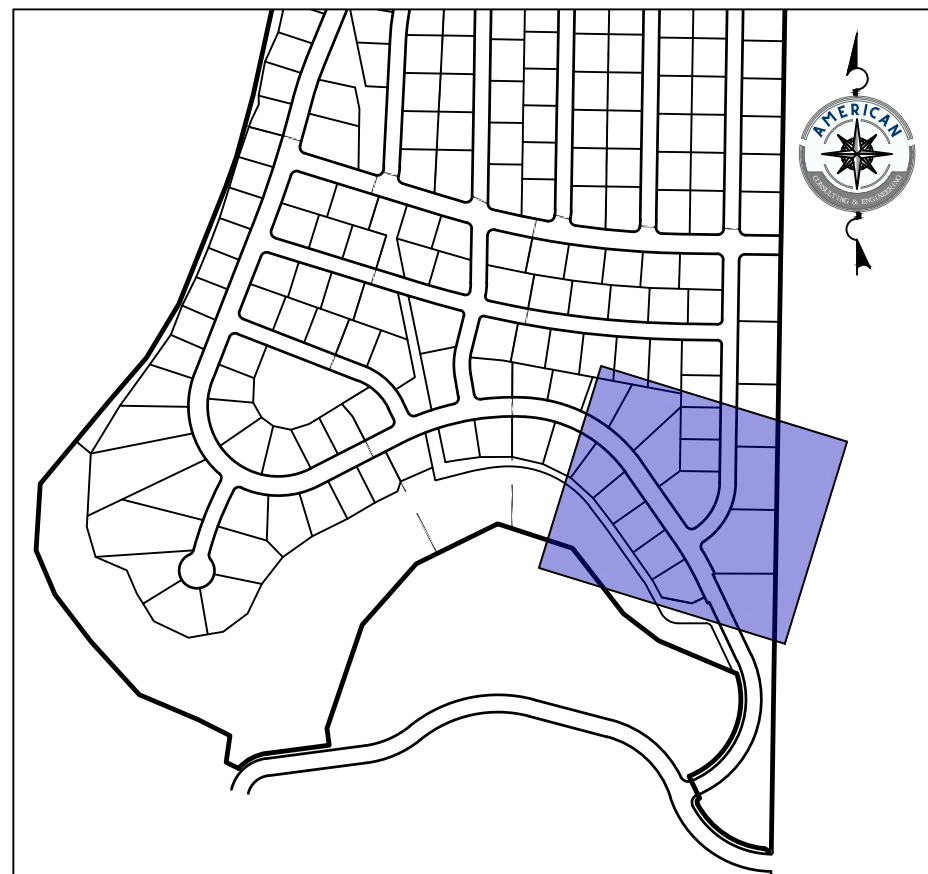
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DRAWN BY: CDF
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DATE: 06/16/2026

H.4.11
SHEET: 14 OF: 22



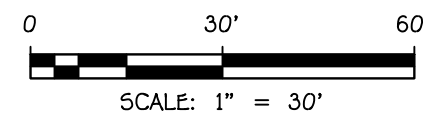
LEGEND:

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- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- EXISTING CONC/CMU RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISH GROUND MAJOR CONTOUR
- FINISH GROUND MINOR CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- EXISTING DRAINAGE FLOWLINE
- ROCK BOULDER RETAINING WALL
- CONC/CMU RETAINING WALL
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION
- SURFACE FLOW DIRECTION



KEY MAP

SCALE: 1" = 400'



REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

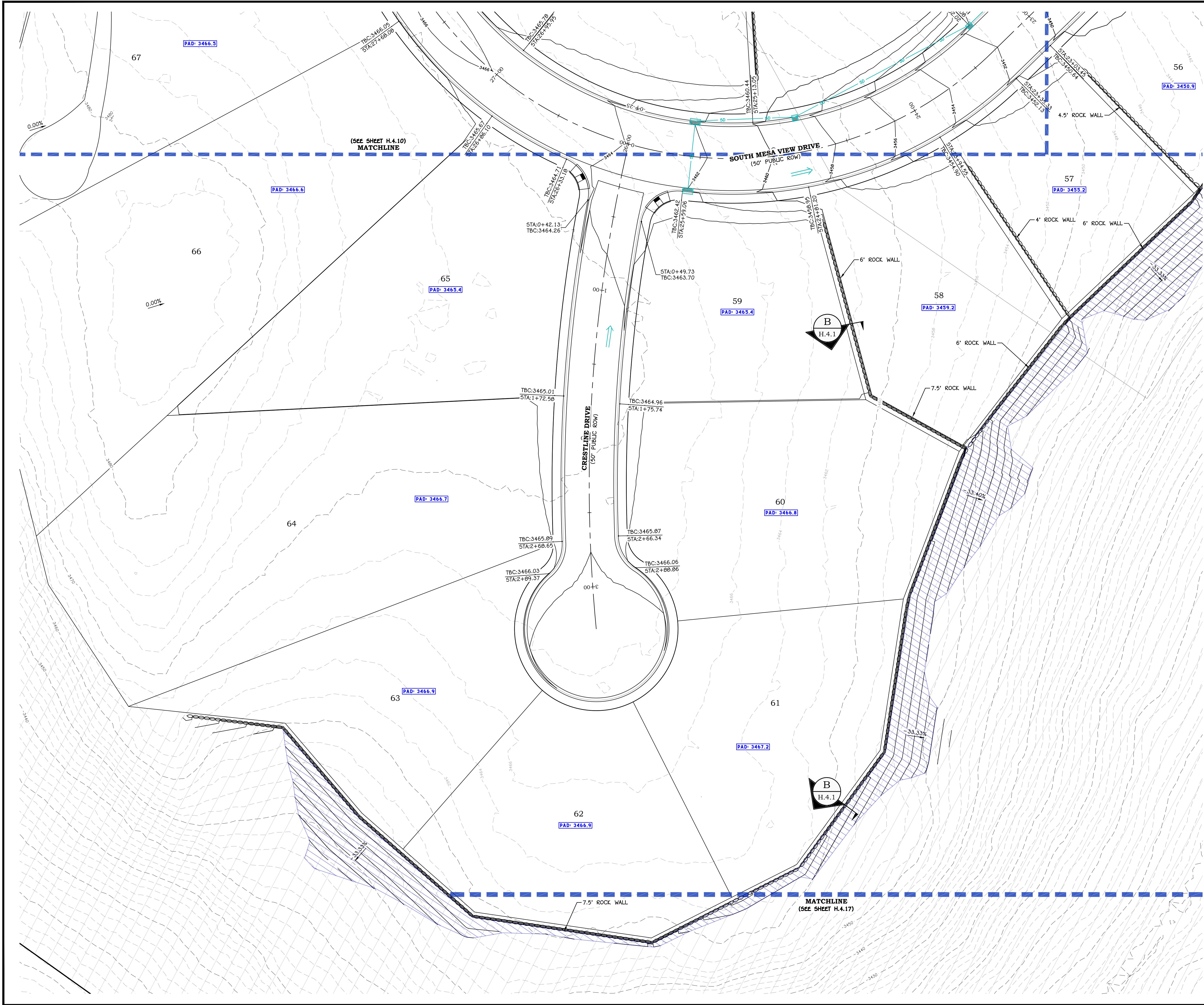


MERIDIAN AT FIRELIGHT PH. 1-3
SECTION 10 & 11, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
GRADING PLAN VI
HILLSIDE REVIEW PLAN

JOB #	26-506-11
DRAWN BY:	CDF
CHECKED BY:	TC
DATE:	06/16/2026

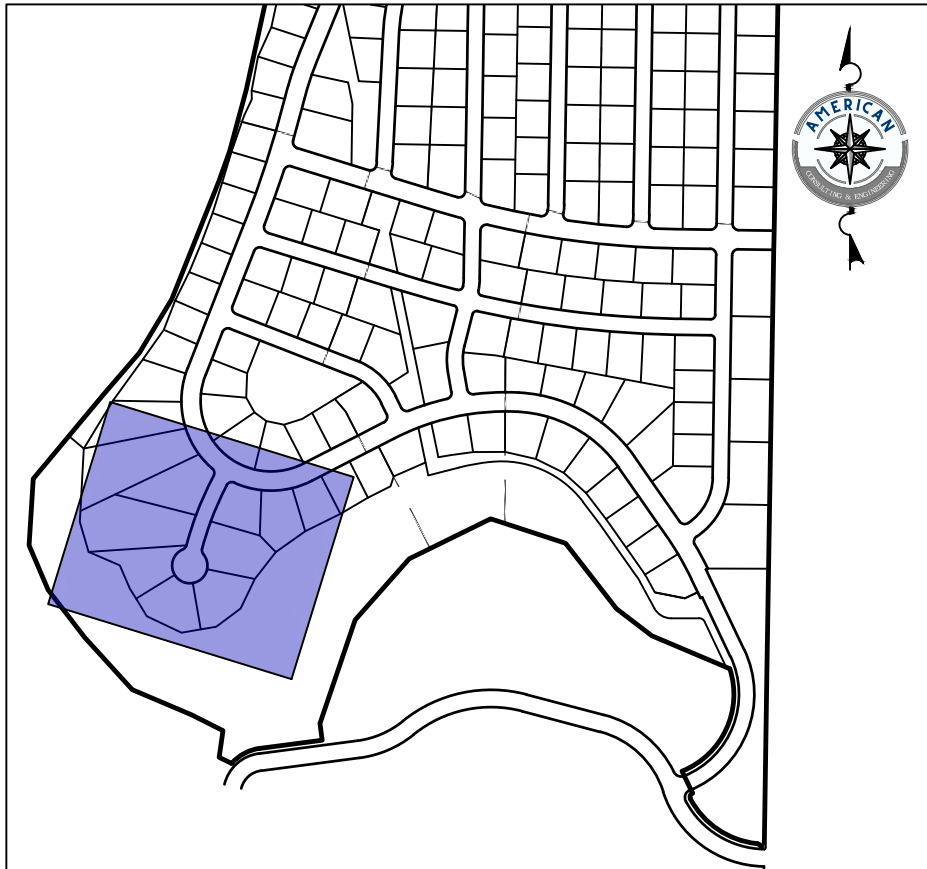
H.4.12

SHEET: 15 OF: 22



LEGEND:

- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- EXISTING CONC/CMU RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISH GROUND MAJOR CONTOUR
- FINISH GROUND MINOR CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- EXISTING DRAINAGE FLOWLINE
- ROCK BOULDER RETAINING WALL
- CONC/CMU RETAINING WALL
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION
- SURFACE FLOW DIRECTION
- INSTALL A ROCK FACED SLOPE



KEY MAP
SCALE: 1" = 400'
0 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DATE	DESCRIPTION

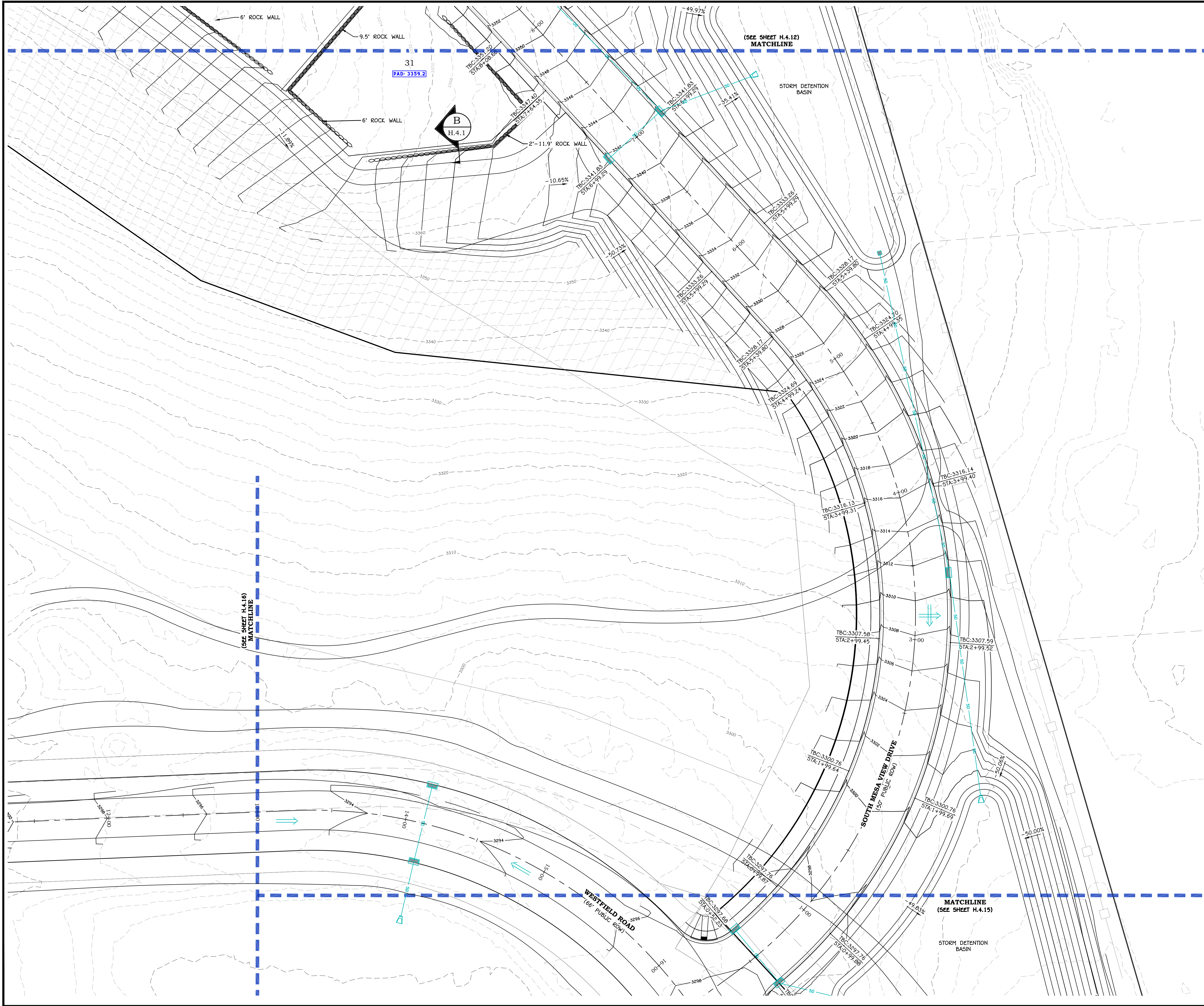
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NOT FOR
CONSTRUCTION



MERIDIAN AT FIRELIGHT PH. 1-3
SECTION 10 & 11, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
GRADING PLAN VII
HILLSIDE REVIEW PLAN

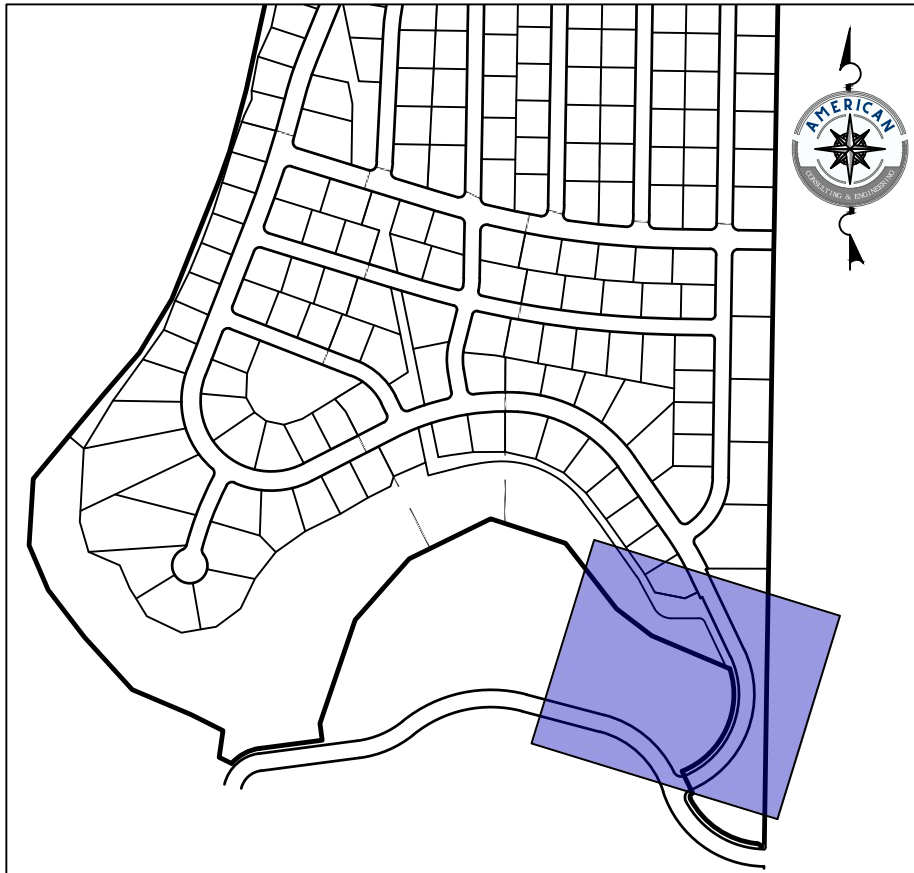
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CHECKED BY: TC
DATE: 06/16/2026

H.4.13
SHEET: 16 OF: 22



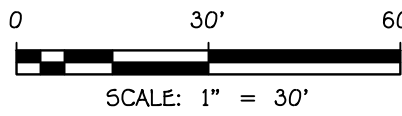
LEGEND:

- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- EXISTING CONC/CMU RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISH GROUND MAJOR CONTOUR
- FINISH GROUND MINOR CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- EXISTING DRAINAGE FLOWLINE
- ROCK BOULDER RETAINING WALL
- CONC/CMU RETAINING WALL
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION
- SURFACE FLOW DIRECTION



KEY MAP

SCALE: 1" = 400'



SCALE: 1" = 30'

REVISIONS

NO. DATE DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION



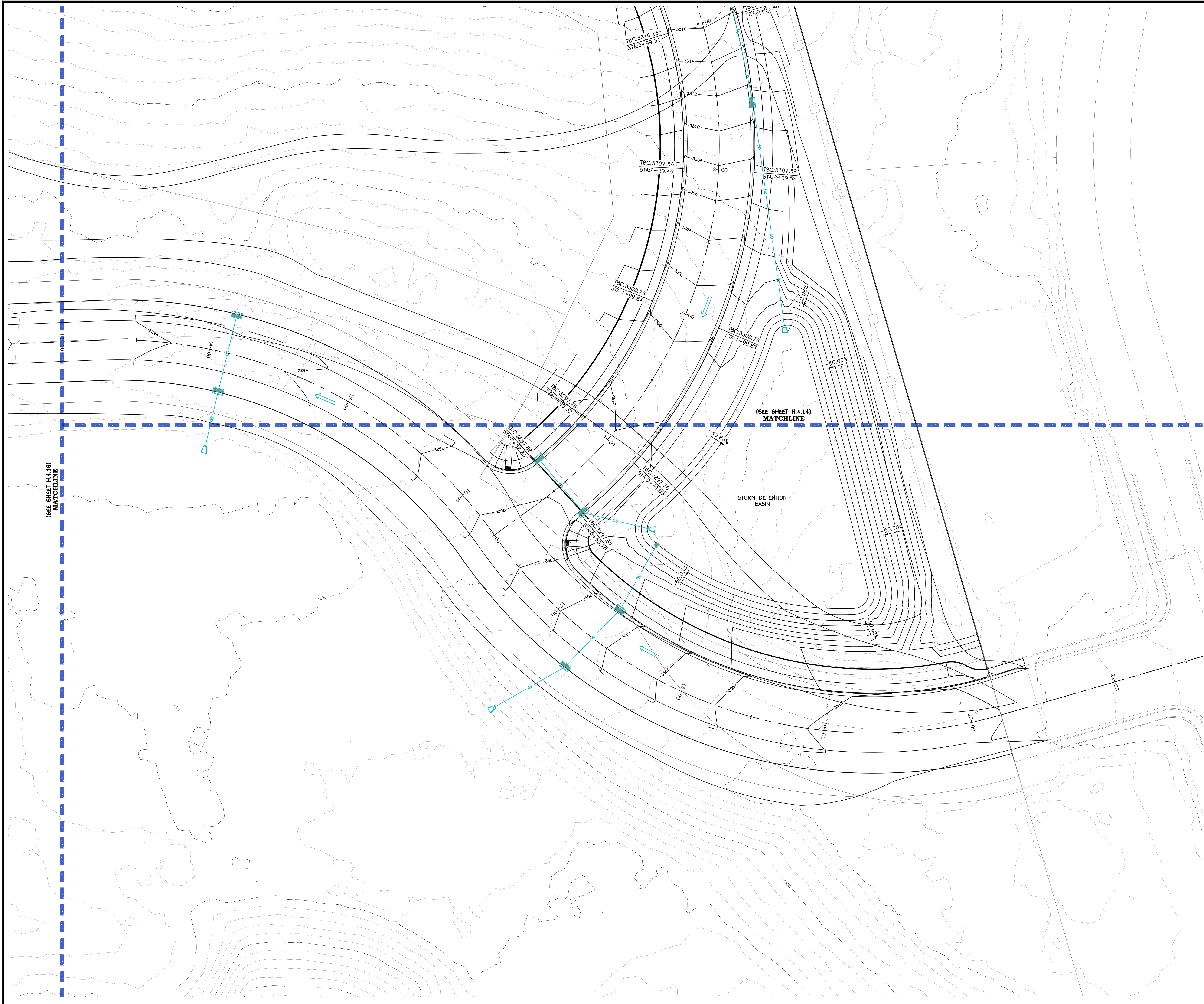
MERIDIAN AT FIRELIGHT PH. 1-3
SECTION 10 & 11, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

GRADING PLAN VIII
HILLSIDE REVIEW PLAN

JOB # 26-506-11
DRAWN BY: CDF
CHECKED BY: TC
DATE: 06/16/2026

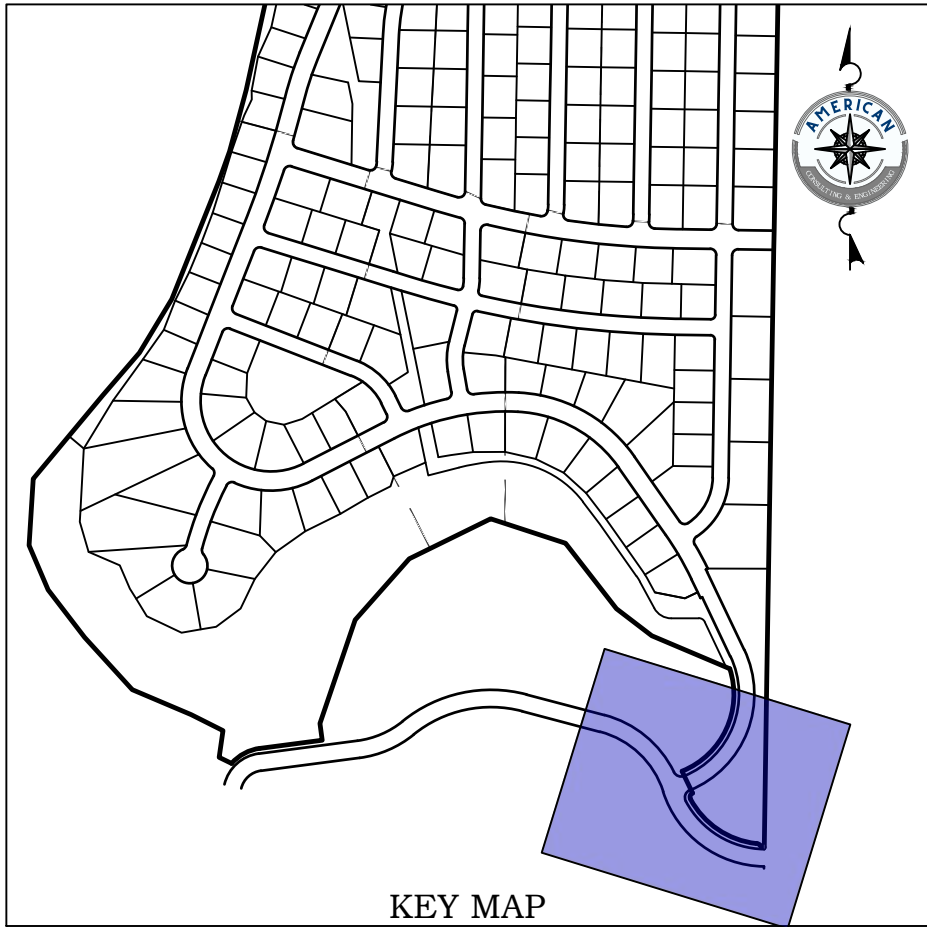
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SHEET: 17 OF: 22



LEGEND:

- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- EXISTING CONC/CMU RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISH GROUND MAJOR CONTOUR
- FINISH GROUND MINOR CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- EXISTING DRAINAGE FLOWLINE
- ROCK BOULDER RETAINING WALL
- CONC/CMU RETAINING WALL
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION
- SURFACE FLOW DIRECTION



KEY MAP
SCALE: 1" = 400'
0 30' 60'
SCALE: 1" = 30'

REVISIONS

NO. DATE DESCRIPTION

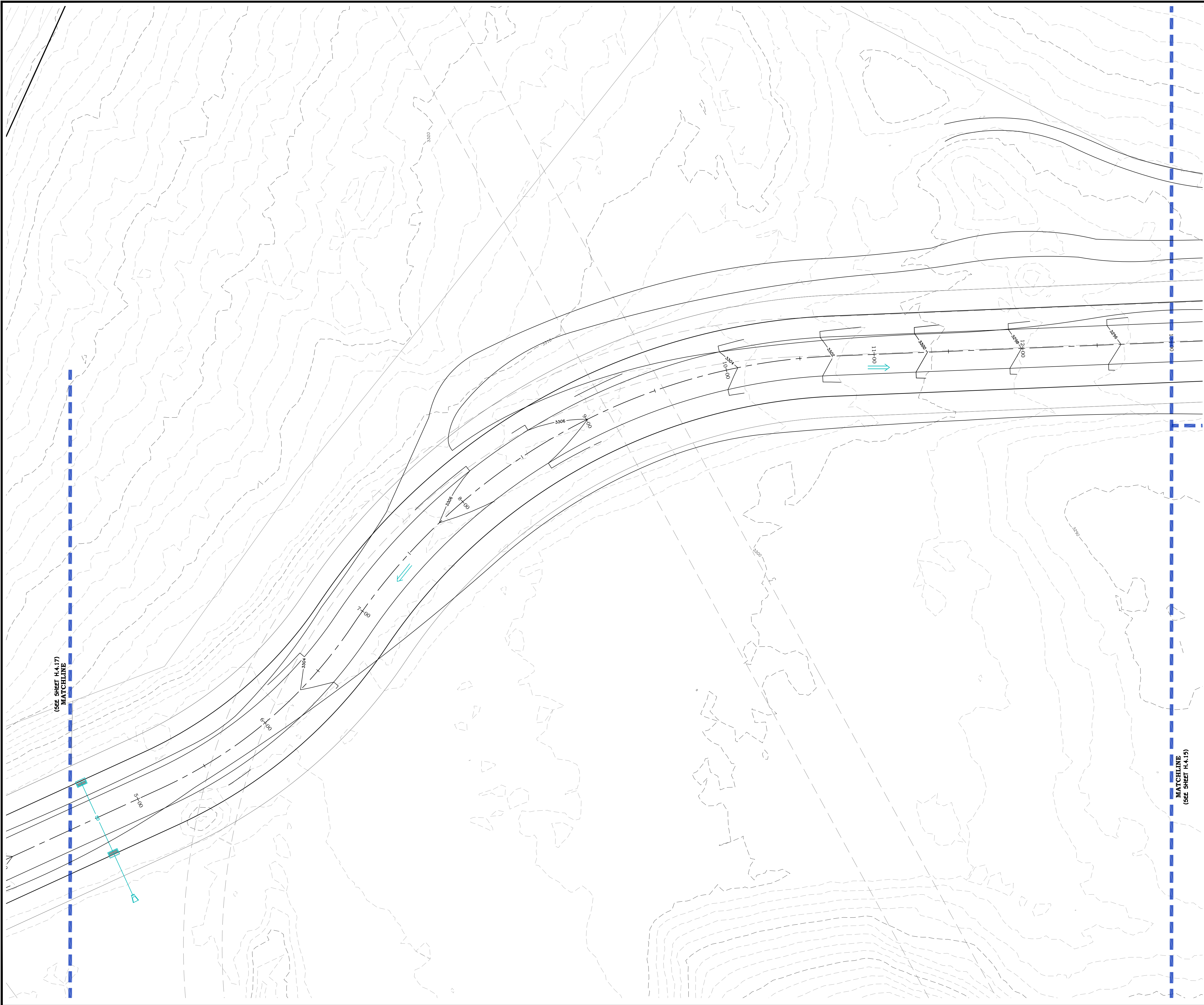
PRELIMINARY
NOT FOR
CONSTRUCTION



MERIDIAN AT FIRELIGHT PH. 1-3
SECTION 10 & 11, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
GRADING PLAN IX
HILLSIDE REVIEW PLAN

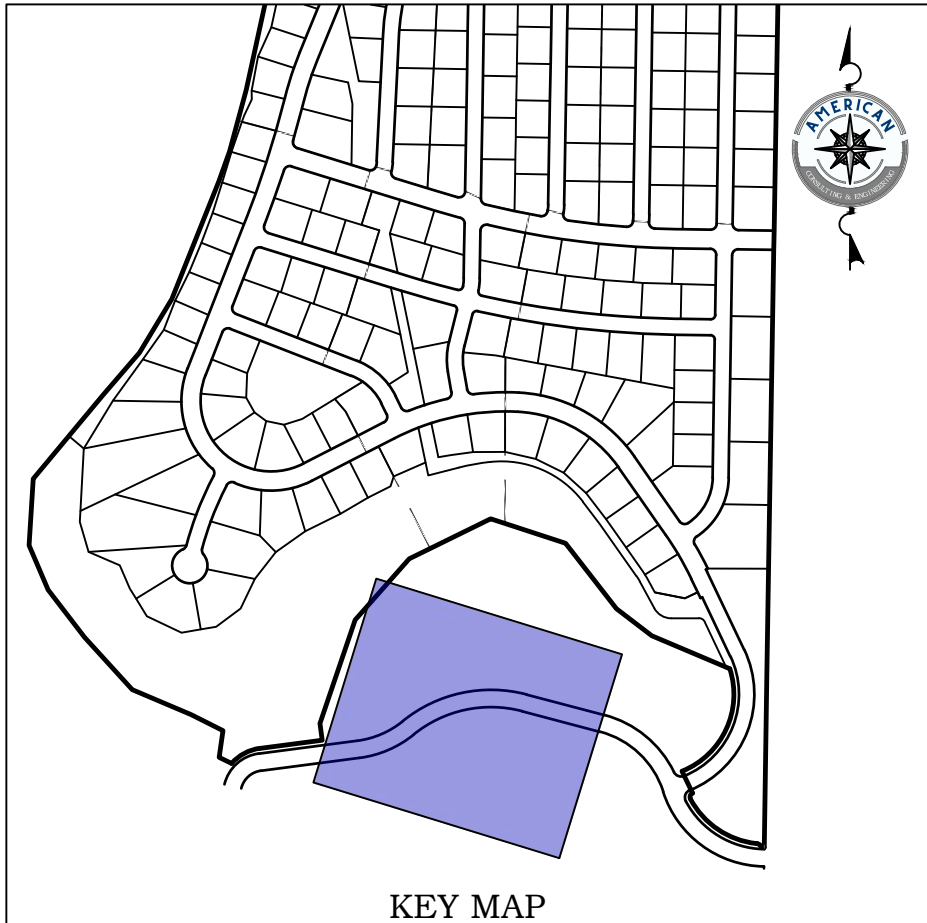
JOB # 26-506-11
DRAWN BY: CDF
CHECKED BY: TC
DATE: 06/16/2026

H.4.15
SHEET: 18 OF: 22



LEGEND:

- SHEET MATCH LINE
- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- EXISTING CONC/CMU RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISH GROUND MAJOR CONTOUR
- FINISH GROUND MINOR CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- EXISTING DRAINAGE FLOWLINE
- ROCK BOULDER RETAINING WALL
- CONC/CMU RETAINING WALL
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION
- SURFACE FLOW DIRECTION



KEY MAP
SCALE: 1" = 400'

0 30' 60'

SCALE: 1" = 30'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

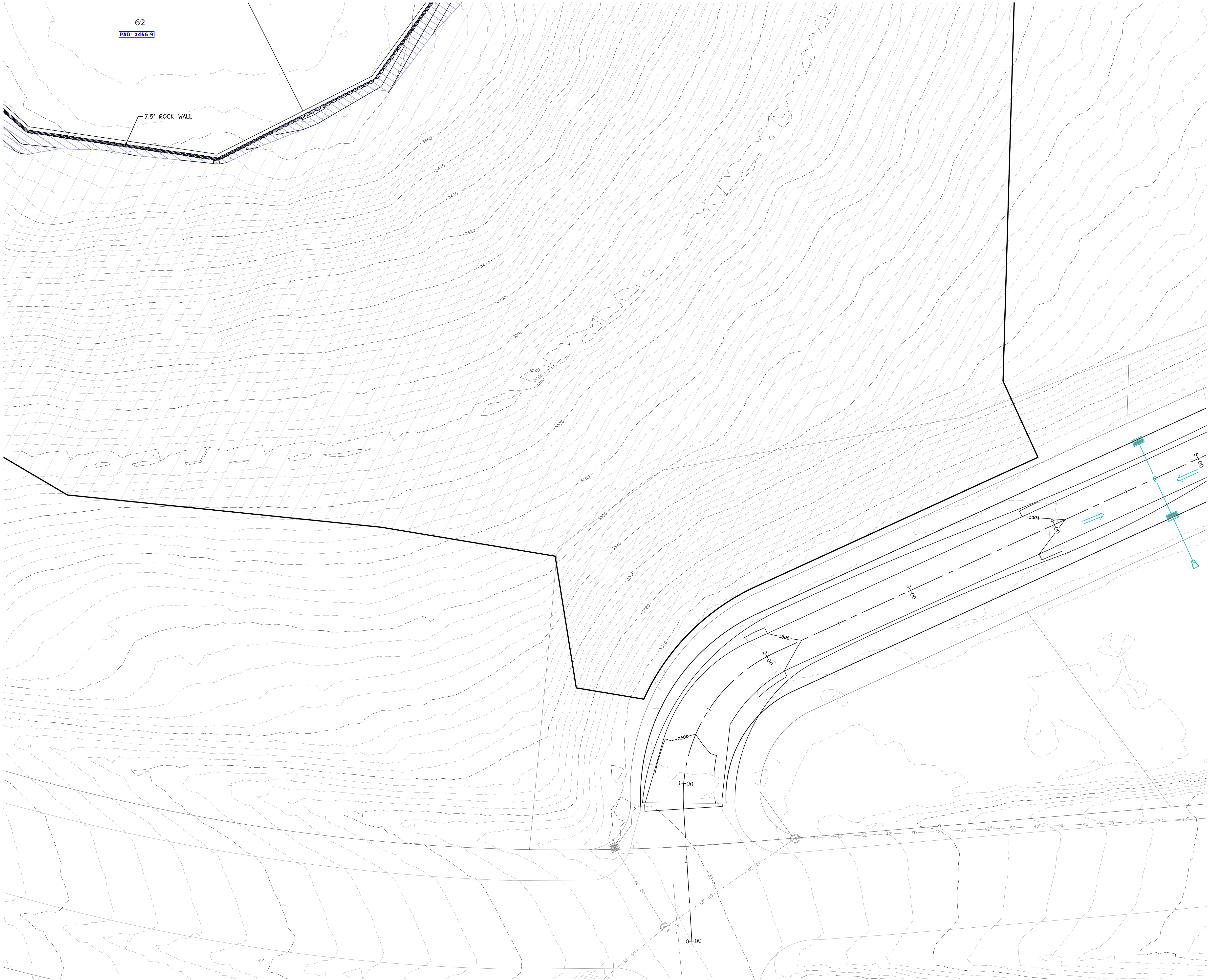


MERIDIAN AT FIRELIGHT PH. 1-3
SECTION 10 & 11, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
GRADING PLAN X
HILLSIDE REVIEW PLAN

JOB #	26-506-11
DRAWN BY:	CDF
CHECKED BY:	TC
DATE:	06/16/2026

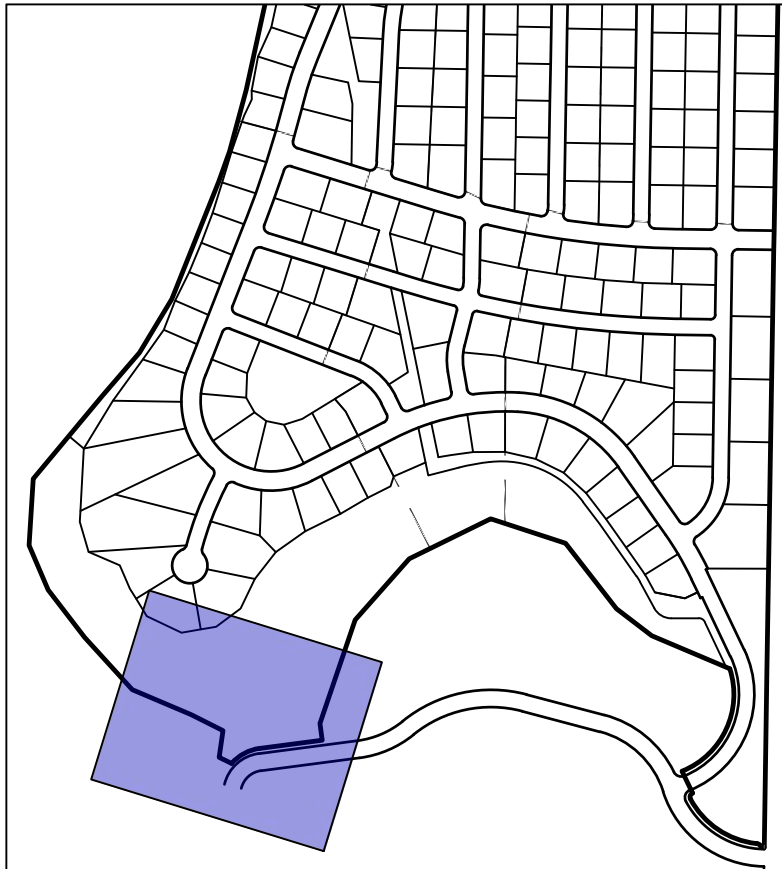
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SHEET: 19 OF: 22



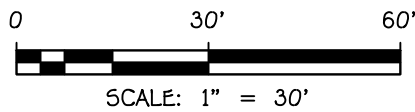
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- PHASE LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- EXISTING CONC/CMU RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISH GROUND MAJOR CONTOUR
- FINISH GROUND MINOR CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- EXISTING DRAINAGE FLOWLINE
- ROCK BOULDER RETAINING WALL
- CONC/CMU RETAINING WALL
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STORM DRAIN MANHOLE
- GRATE INLET AREA DRAIN BOX
- FLARED END SECTION
- SURFACE FLOW DIRECTION
- INSTALL A ROCK FACED SLOPE



KEY MAP

SCALE: 1" = 400'



REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

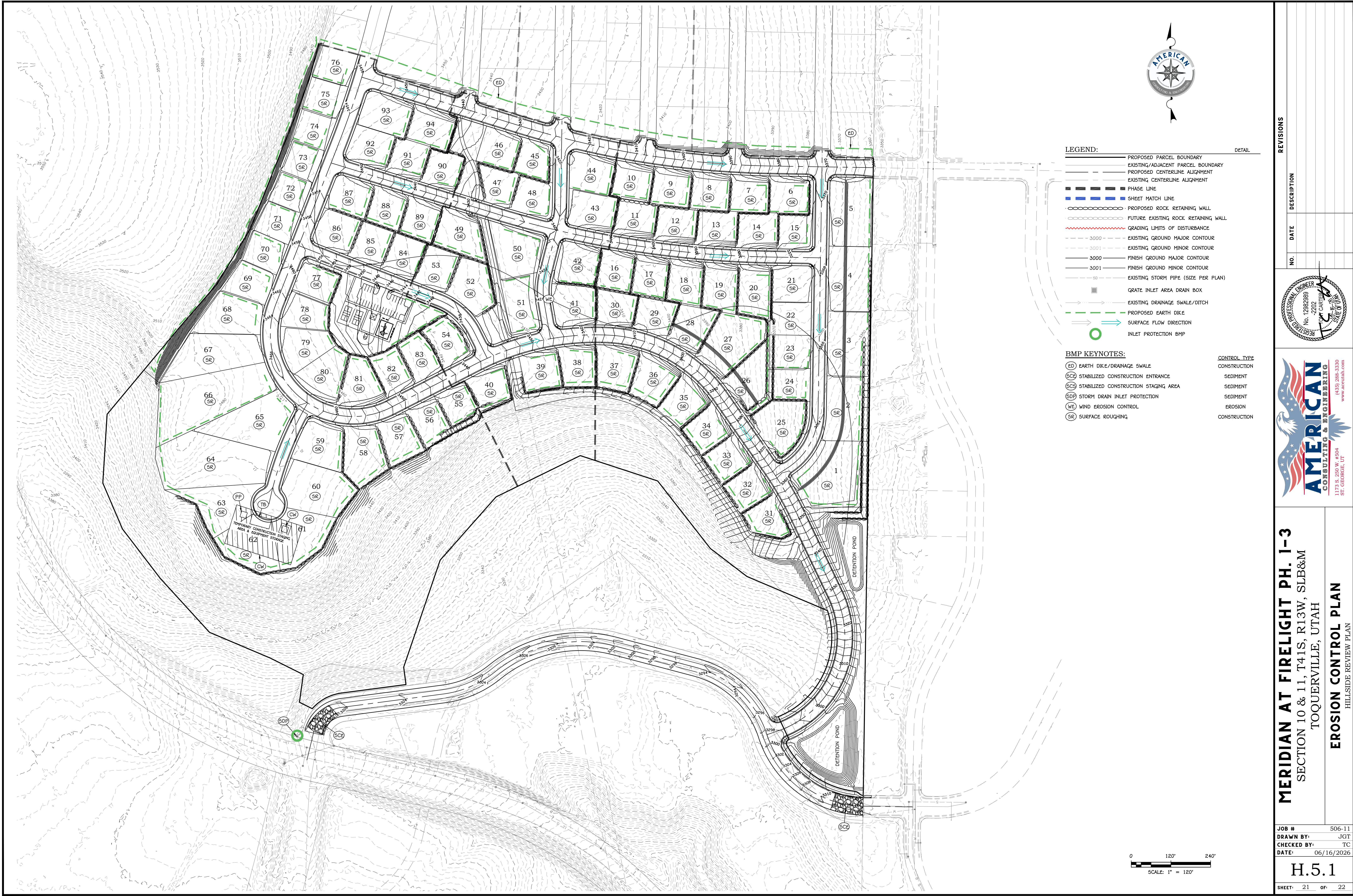


MERIDIAN AT FIRELIGHT PH. 1-3
SECTION 10 & 11, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
GRADING PLAN XI
HILLSIDE REVIEW PLAN

JOB # 26-506-11
DRAWN BY: CDF
CHECKED BY: TC
DATE: 06/16/2026

H.4.17

SHEET: 20 OF: 22

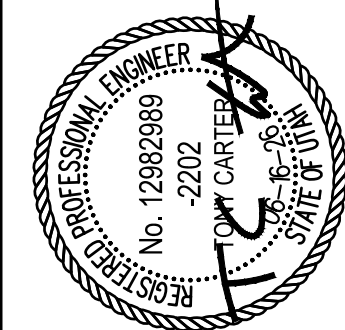


- LEGEND:**
- PROPOSED PARCEL BOUNDARY
 - EXISTING/ADJACENT PARCEL BOUNDARY
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - PHASE LINE
 - SHEET MATCH LINE
 - PROPOSED ROCK RETAINING WALL
 - FUTURE EXISTING ROCK RETAINING WALL
 - GRADING LIMITS OF DISTURBANCE
 - EXISTING GROUND MAJOR CONTOUR
 - EXISTING GROUND MINOR CONTOUR
 - FINISH GROUND MAJOR CONTOUR
 - FINISH GROUND MINOR CONTOUR
 - EXISTING STORM PIPE (SIZE PER PLAN)
 - GRATE INLET AREA DRAIN BOX
 - EXISTING DRAINAGE SWALE/DITCH
 - PROPOSED EARTH DIKE
 - SURFACE FLOW DIRECTION
 - INLET PROTECTION BMP

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

REVISIONS

NO. DATE DESCRIPTION

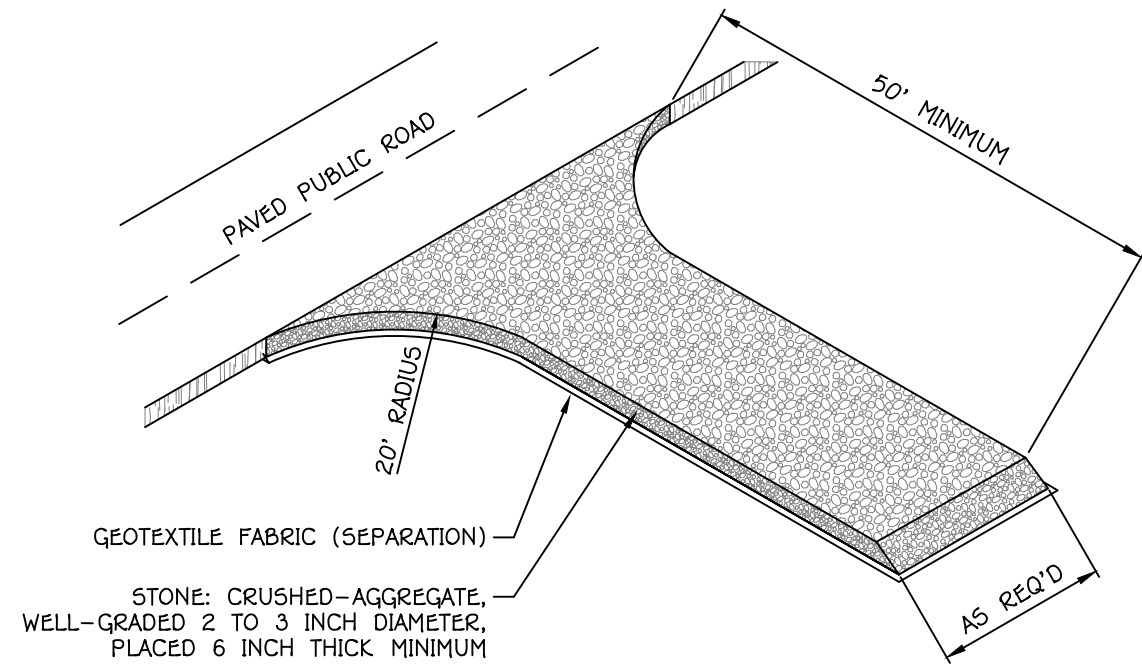


MERIDIAN AT FIRELIGHT PH. 1-3
SECTION 10 & 11, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
EROSION CONTROL PLAN
HILLSIDE REVIEW PLAN

JOB # 506-11
DRAWN BY: JGT
CHECKED BY: TC
DATE: 06/16/2026

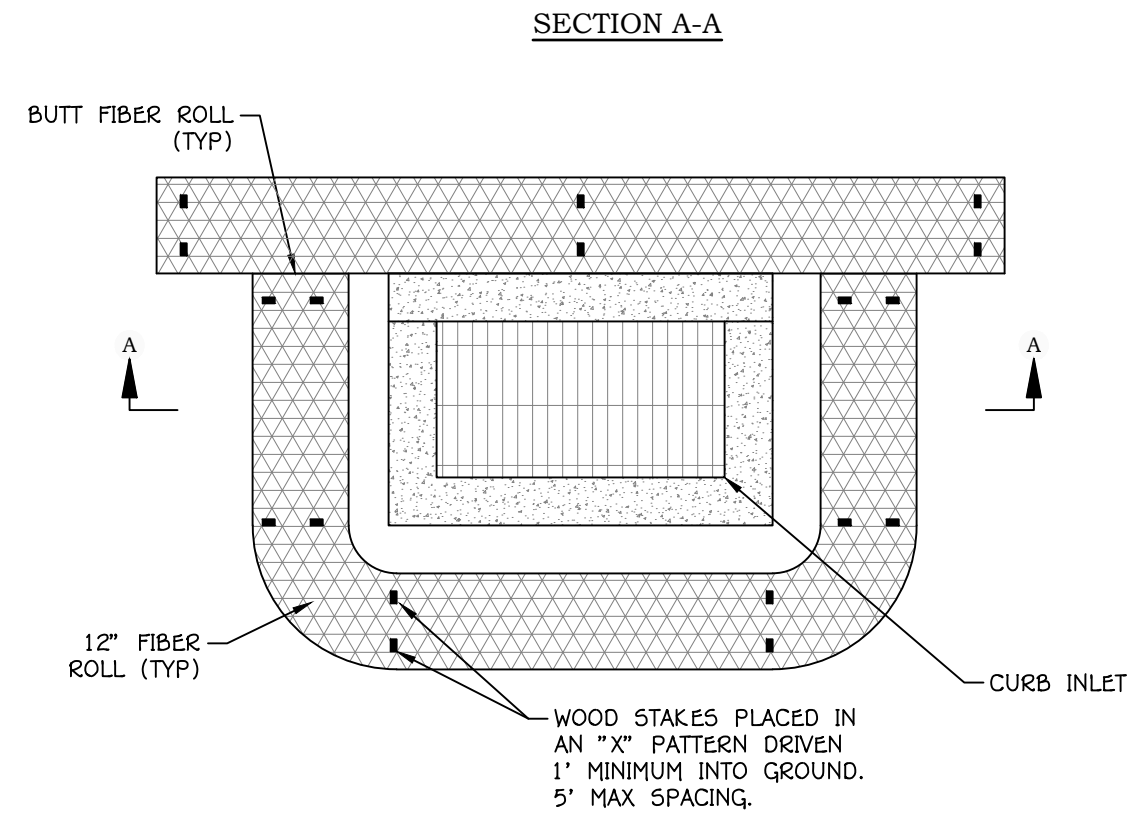
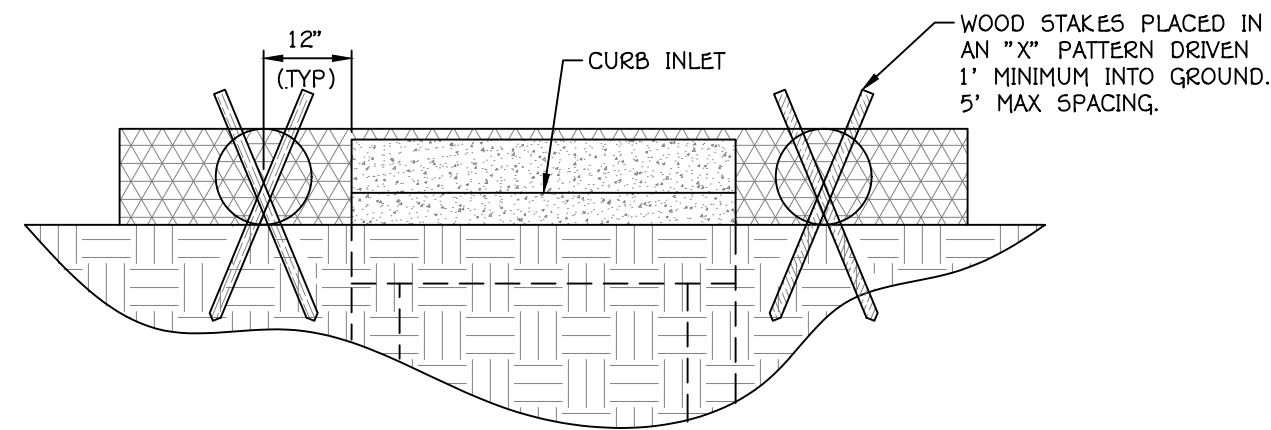
H.5.1

SHEET: 21 OF: 22

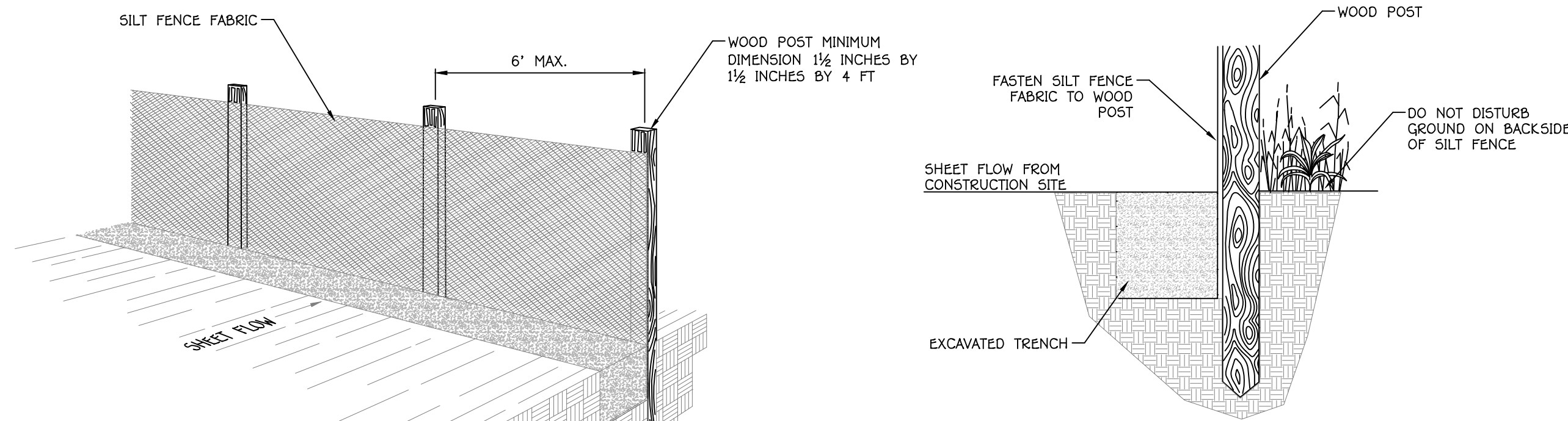


- NOTES FOR STABILIZED CONSTRUCTION ENTRANCE:**
1. PLACE GEOTEXTILE FABRIC BENEATH LIMITS OF STONE.
 2. PREVENT VEHICLES LEAVING THE CONSTRUCTION SITE TO TRACK MUD ONTO PAVED ROADS.

A
H.5.1
STABILIZED CONSTRUCTION ENTRANCE
SCALE: NTS

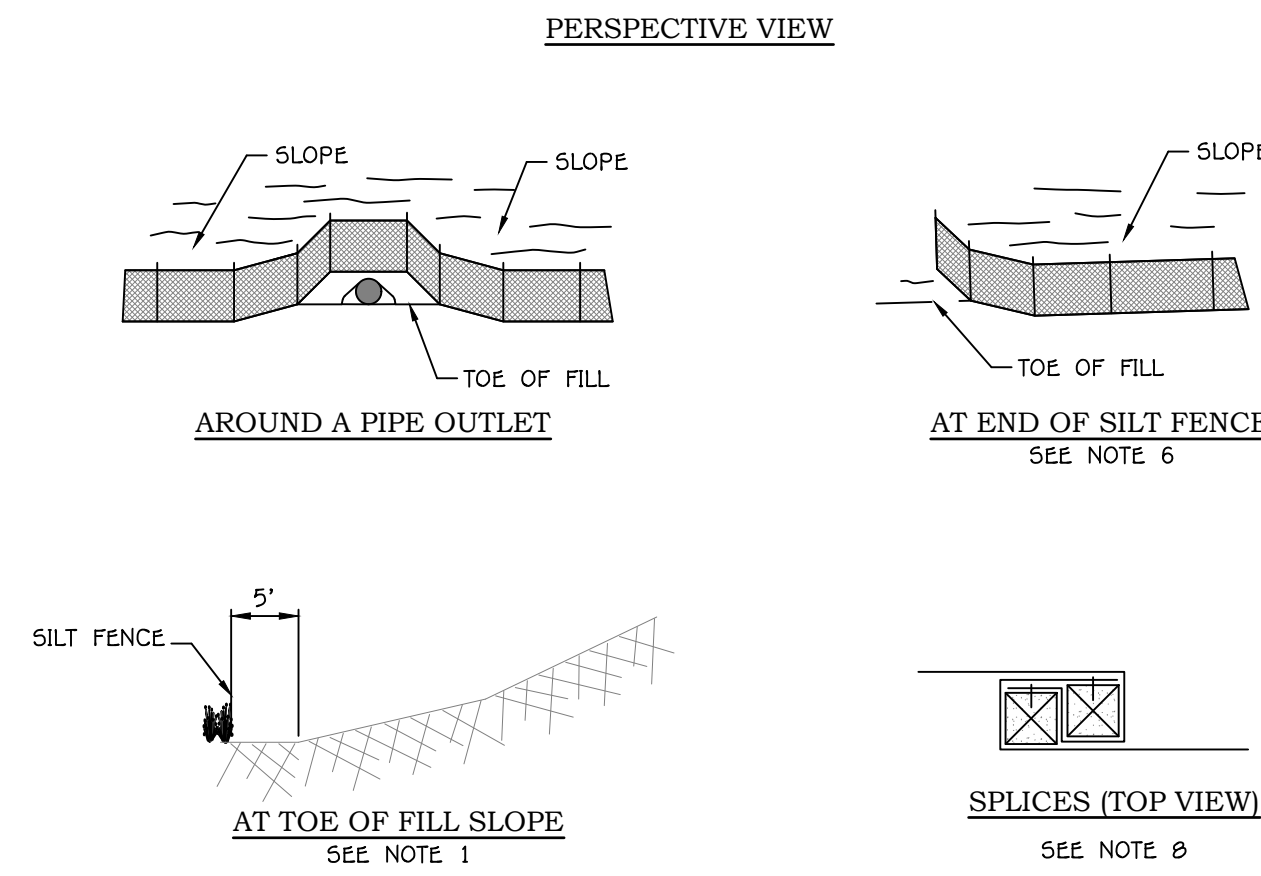


C
H.5.1
FIBER ROLL CURB INLET PROTECTION
SCALE: 1/2" = 1'-0"



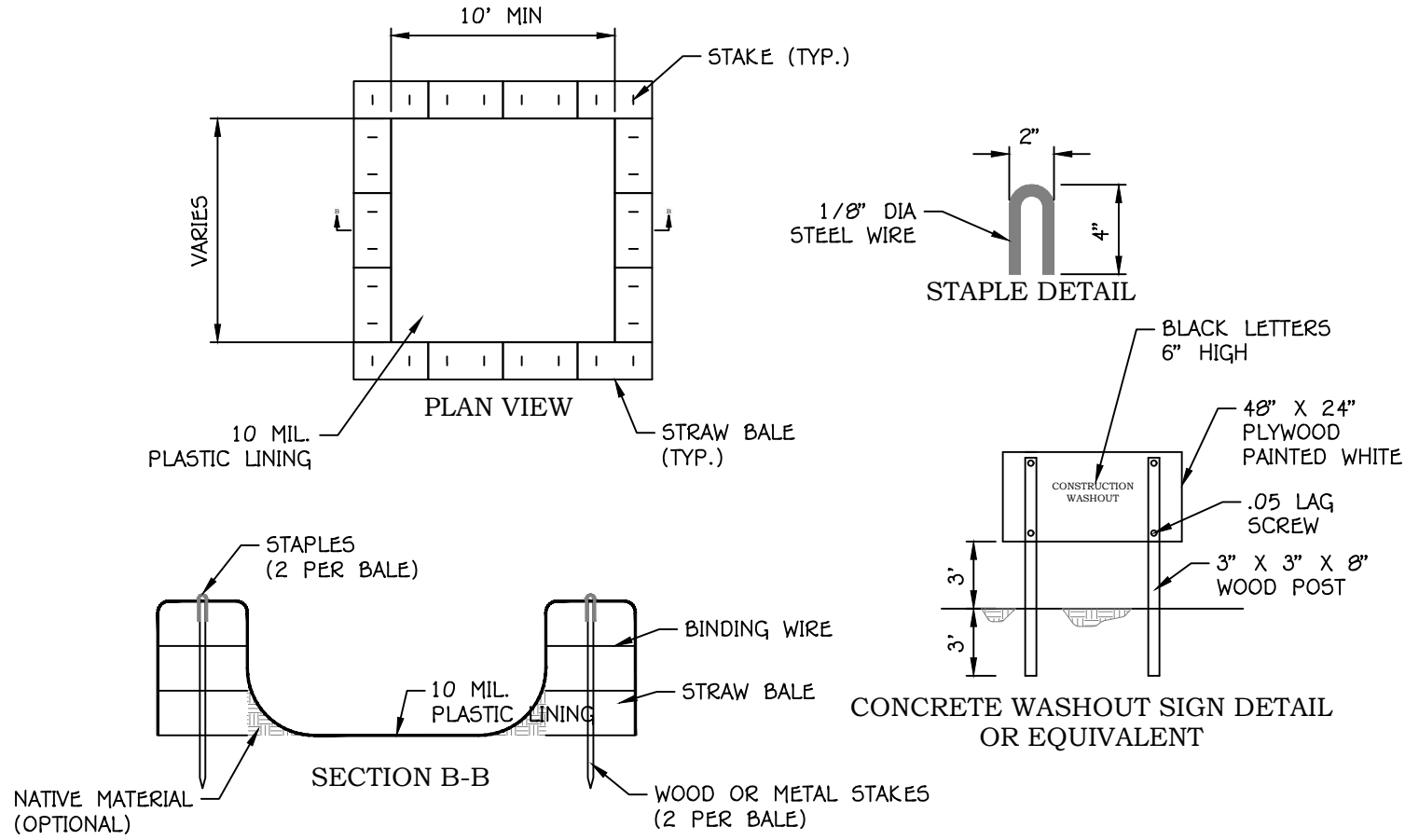
D
H.5.1
TEMPORARY EARTH BERM
SCALE: 1" = 1'-0"

- 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.



B
H.5.1
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 TRENCH 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 SPLICES ALONG THE FENCE AS MUCH AS POSSIBLE. OVERLAP THE END POSTS AND TWIST 180 DEGREES BEFORE STAKING THE WOOD POSTS WHEN 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
H.5.1
ABOVE GRADE CONCRETE WASHOUT
SCALE: NTS

MERIDIAN AT FIRELIGHT PH. 1-3
SECTION 10 & 11, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

DETAILS
HILLSIDE REVIEW PLAN

JOB # 506-11
DRAWN BY: JGT
CHECKED BY: TC
DATE: 06/16/2026

H.6.1

SHEET: 22 OF: 22