

INDIGO AT FIRELIGHT PHASE 2-5

TOQUERVILLE, UTAH

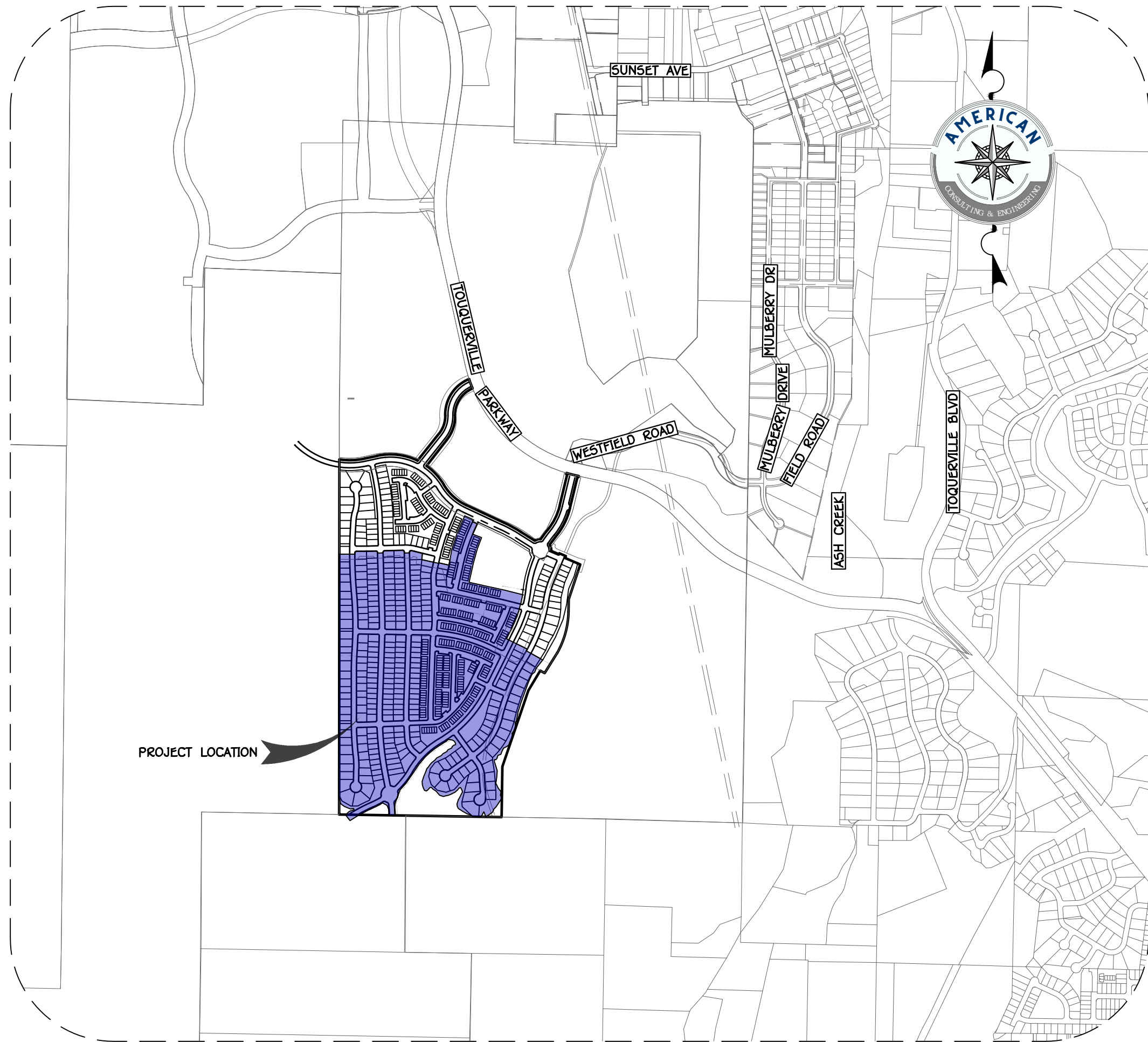
HILLSIDE REVIEW PLAN

August 2026

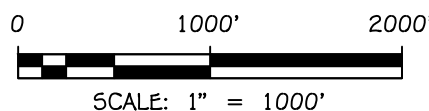
LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES SOUTH 07°32'51" EAST ALONG THE SECTION LINE 1,211.73 FEET, AND SOUTH 959.78 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 64°50'17" EAST 73.93 FEET; THENCE SOUTH 64°50'17" EAST 69.00 FEET; THENCE SOUTH 25°01'43" WEST 64.96 FEET; THENCE SOUTHWESTERLY ALONG A 1,592.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 64°50'17" EAST) THROUGH A CENTRAL ANGLE OF 02°10'00", A DISTANCE OF 63.90 FEET; THENCE SOUTH 69°33'26" EAST 92.29 FEET; THENCE SOUTH 20°26'34" WEST 110.79 FEET; THENCE SOUTH 18°40'30" WEST 18.40 FEET; THENCE SOUTH 15°11'52" WEST 143.06 FEET; THENCE SOUTH 11°30'09" WEST 22.94 FEET; THENCE SOUTH 12°32'10" WEST 154.12 FEET; THENCE SOUTH 77°27'42" EAST 316.34 FEET; THENCE SOUTH 70°04'15" EAST 33.49 FEET; THENCE SOUTH 75°53'02" EAST 170.95 FEET; THENCE SOUTHERLY ALONG A 1,100.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 01°06'27" WEST) THROUGH A CENTRAL ANGLE OF 04°51'05", A DISTANCE OF 93.14 FEET; THENCE NORTH 75°53'02" WEST 4.24 FEET; THENCE SOUTH 15°30'25" WEST 50.01 FEET; THENCE SOUTH 75°53'02" EAST 4.64 FEET; THENCE SOUTHERLY ALONG A 1,100.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 73°39'04" WEST) THROUGH A CENTRAL ANGLE OF 09°59'08", A DISTANCE OF 191.71 FEET; THENCE SOUTH 26°20'03" WEST 120.81 FEET; THENCE SOUTH 63°39'57" EAST 224.74 FEET; THENCE SOUTHWESTERLY ALONG A 1,450.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 61°45'15" WEST) THROUGH A CENTRAL ANGLE OF 00°45'57", A DISTANCE OF 19.30 FEET; THENCE SOUTH 60°59'10" EAST 264.05 FEET; THENCE SOUTH 32°03'45" WEST 102.46 FEET; THENCE NORTH 60°21'13" WEST 48.11 FEET; THENCE SOUTH 30°49'34" WEST 224.50 FEET; THENCE SOUTH 18°52'25" WEST 775.49 FEET; THENCE SOUTH 00°55'20" WEST 480.75 FEET; THENCE NORTH 09°04'32" WEST 924.32 FEET; THENCE NORTH 09°04'32" WEST 645.71 FEET; THENCE NORTH 00°02'47" EAST 2,515.49 FEET; THENCE SOUTH 09°57'13" EAST 99.67 FEET; THENCE NORTH 09°57'33" EAST 50.00 FEET; THENCE NORTHERLY ALONG A 4,225.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 09°57'33" EAST) THROUGH A CENTRAL ANGLE OF 00°06'14", A DISTANCE OF 7.65 FEET; THENCE NORTHEASTERLY ALONG A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 09°56'14" EAST) THROUGH A CENTRAL ANGLE OF 90°36'47", A DISTANCE OF 31.63 FEET; THENCE SOUTH 09°19'26" EAST 40.46 FEET; THENCE EASTERLY ALONG A 1,525.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES NORTH 00°40'34" EAST) THROUGH A CENTRAL ANGLE OF 02°07'56", A DISTANCE OF 56.75 FEET; THENCE EASTERLY ALONG A 1,814.15 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 01°20'34" WEST) THROUGH A CENTRAL ANGLE OF 00°00'17", A DISTANCE OF 4.37 FEET; THENCE NORTH 00°22'46" EAST 02.63 FEET; THENCE SOUTHEASTERLY ALONG A 14.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 01°37'14" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 21.99 FEET; THENCE NORTH 00°22'46" EAST 177.00 FEET; THENCE SOUTHEASTERLY ALONG A 14.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 01°37'14" EAST) THROUGH A CENTRAL ANGLE OF 09°56'17", A DISTANCE OF 21.90 FEET; THENCE SOUTH 04°55'20" EAST 50.34 FEET; THENCE NORTHEASTERLY ALONG A 14.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 00°22'46" EAST) THROUGH A CENTRAL ANGLE OF 100°20'00", A DISTANCE OF 24.52 FEET; THENCE EASTERLY ALONG A 375.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 00°42'46" WEST) THROUGH A CENTRAL ANGLE OF 04°50'49", A DISTANCE OF 31.72 FEET; THENCE SOUTH 76°26'25" EAST 80.20 FEET; THENCE SOUTH 05°15'59" WEST 62.04 FEET; THENCE SOUTH 77°27'42" EAST 166.24 FEET; THENCE NORTH 12°32'10" EAST 5.64 FEET; THENCE SOUTH 77°27'42" EAST 100.00 FEET; THENCE NORTH 12°32'10" EAST 50.00 FEET; THENCE NORTH 09°37'30" EAST 103.14 FEET; THENCE NORTH 10°01'40" EAST 150.70 FEET; THENCE NORTH 23°40'40" EAST 190.09 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4,260,040 SQUARE FEET OR 97.02 ACRES.



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



OWNER-APPLICANT

FIRELIGHT DEVELOPMENT INC
1404 WEST SUN RIVER PARKWAY
ST. GEORGE, UT, 04790
CONTACT: STEPHEN WOOD
PHONE: (435) 600-1000
EMAIL: stephen@fieldhousedevelopment.com

GEOTECH ENGINEER

APPLIED GEOTECHNICAL (AGEC)
1420 S 270 E
ST. GEORGE, UT 04790
CONTACT: WAYNE ROGERS
PHONE: (435) 673-6050
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 04770
CONTACT: AUSTIN CHAPPELL
PHONE: (435) 200-3330
EMAIL: austin@aceufah.com

SURVEYOR

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. SUITE 504
ST. GEORGE, UT 04770
CONTACT: ADAM ALLEN
PHONE: (435) 200-3330
EMAIL: adam@aceufah.com

SHEET INDEX

#	SHEET	DESCRIPTION
1	H.1.1	COVER
2	H.2.1	EARTHWORK MAP
3	H.3.1	SLOPE MAP
4	H.3.2	ENLARGED SLOPE MAP
5	H.3.3	CROSS SECTIONS I
6	H.3.4	CROSS SECTIONS II
7	H.3.5	CROSS SECTIONS III
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11	H.6.1	DETAILS

PRELIMINARY
NOT FOR
CONSTRUCTION



INDIGO AT FIRELIGHT PHASE 2-5
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

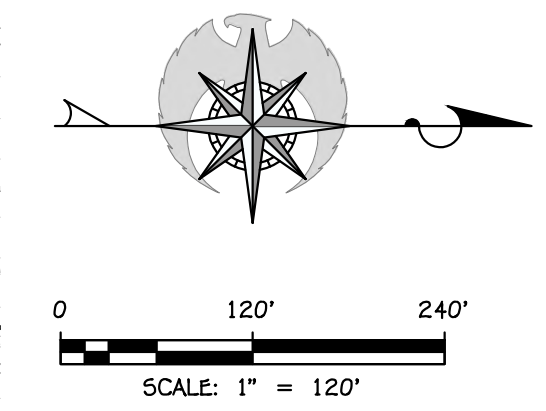
COVER
HILLSIDE REVIEW PLAN

JOB # 25-506-6
DRAWN BY: SSA
CHECKED BY: ARC
DATE: 08/06/2026

H.1.1

SHEET: 1 OF: 11

[illegible]



LEGEND:

PROPOSED PARCEL BOUNDARY
EXISTING/ADJACENT PARCEL BOUNDARY
PROPOSED CENTERLINE ALIGNMENT
EXISTING CENTERLINE ALIGNMENT
PHASE LINE
PROPOSED RETAINING WALL
EXISTING RETAINING WALL
PROPOSED ROCK RETAINING WALL
EXISTING ROCK RETAINING WALL
GRADING LIMITS OF DISTURBANCE
EXISTING GROUND MAJOR CONTOUR
EXISTING GROUND MINOR CONTOUR
FINISH GROUND MAJOR CONTOUR
FINISH GROUND MINOR CONTOUR
10%-16% SLOPES
16%-24% SLOPES
24%-30% SLOPES
30%+ SLOPES
SITE SECTIONS (SEE SHEETS H.3.3-H.3.5)
SENSITIVE HILLSIDE ANALYSIS AREA (40 PROPOSED LOTS)

SLOPE TABLE				
NUMBER	MIN SLOPE	MAX SLOPE	COLOR	AREA AC.
1	0%	10.0%		6.65
2	10.0%	16.0%		5.82
3	16.0%	24.0%		4.97
4	24.0%	30.0%		2.45
5	30.0%	30.0%+		2.86

HILLSIDE DENSITY CALCULATION PHASE 2-5			
SLOPE CATEGORY	ALLOWED DENSITY	TOTAL ACRES	TOTAL ALLOWED UNITS
SLOPES 0%-10%	4.92 UNITS/AC PER MPDO FINAL SITE PLAN	6.65	32.72
SLOPES 10%-16%	2 UNITS/AC	5.82	11.64
SLOPES 16%-24%	1 UNIT/AC	4.97	4.97
SLOPES 24%-30%	1 UNIT/5AC	2.45	0.49
SLOPES ABOVE-30%	NON-BUILDABLE	2.86	0
TOTAL		22.75	49.82

REVISIONS

NO. DATE DESCRIPTION

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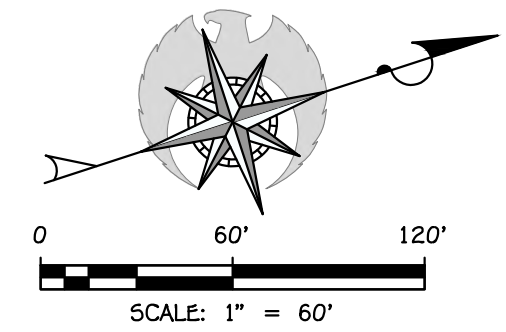
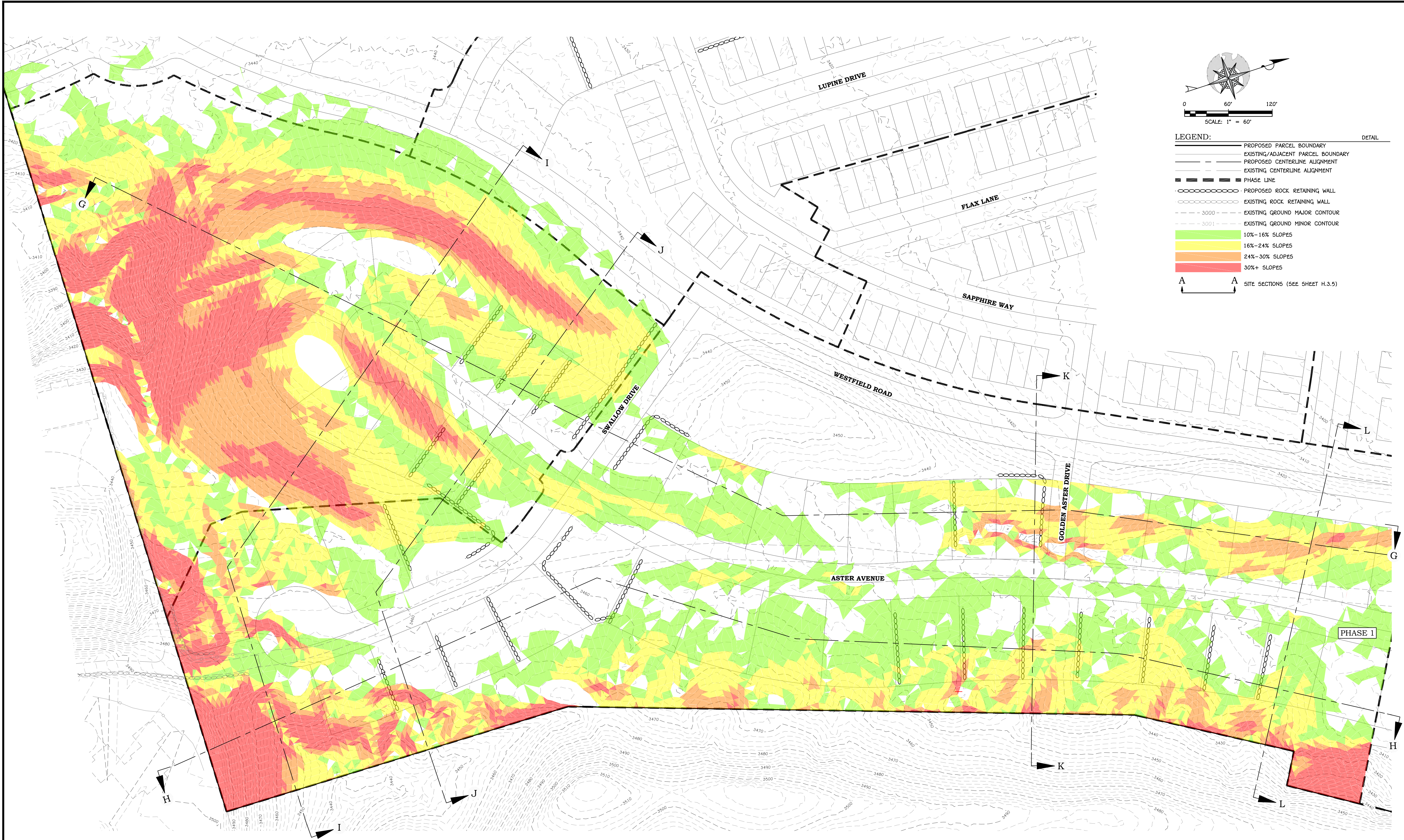
INDIGO AT FIRELIGHT PHASE 2-5
SECTION 15, T41S, R13W, SUB&M
TOQUERVILLE, UTAH

SLOPE MAP
HILLSIDE REVIEW PLAN

JOB # 25-506-6
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DATE: 08/06/2026

H.3.1

SHEET: 3 OF: 11



- LEGEND:**
- PROPOSED PARCEL BOUNDARY
 - EXISTING/ADJACENT PARCEL BOUNDARY
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - PHASE LINE
 - PROPOSED ROCK RETAINING WALL
 - EXISTING ROCK RETAINING WALL
 - EXISTING GROUND MAJOR CONTOUR
 - EXISTING GROUND MINOR CONTOUR
 - 10%-16% SLOPES
 - 16%-24% SLOPES
 - 24%-30% SLOPES
 - 30%+ SLOPES
 - SITE SECTIONS (SEE SHEET H.3.5)

REVISIONS	
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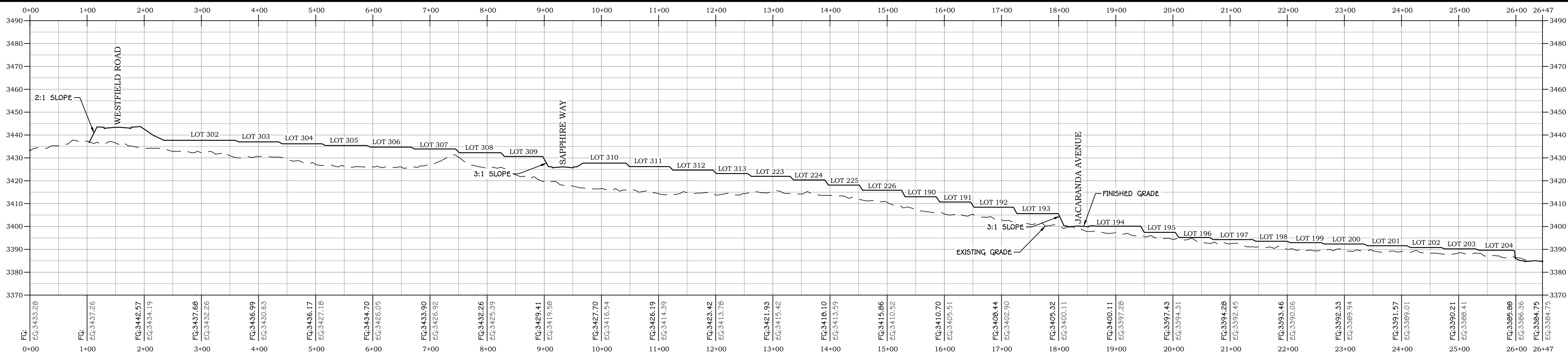
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www.aetrial.com

INDIGO AT FIRELIGHT PHASE 2-5
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
ENLARGED SLOPE MAP
HILLSIDE REVIEW PLAN

JOB #	25-506-6
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H.3.2

SHEET: 4	OF: 11
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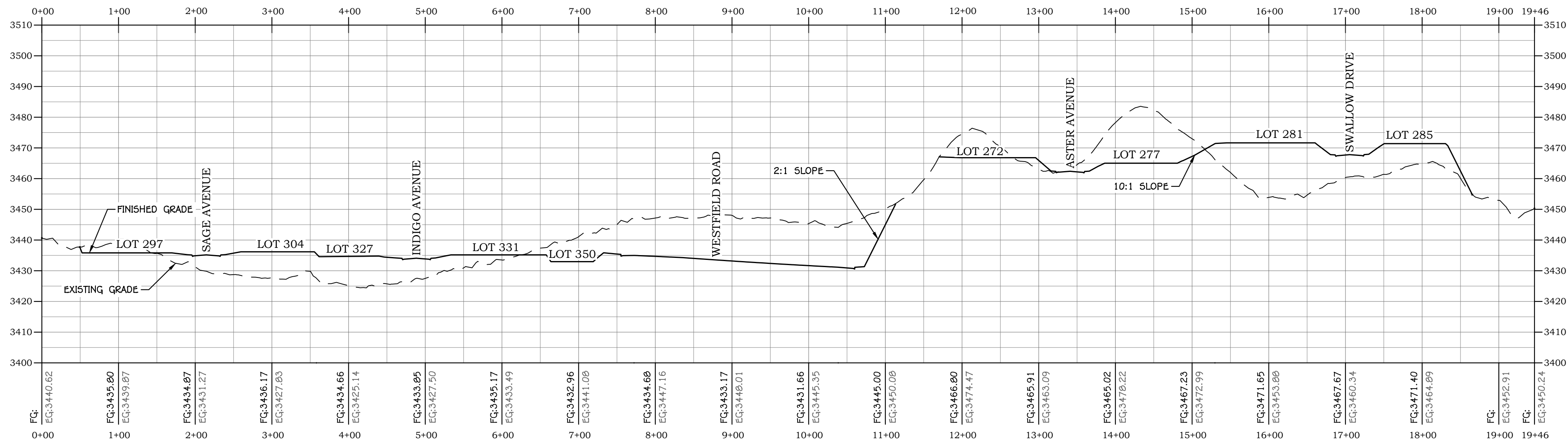


INDIGO AT FIRELIGHT PHASE 2-5
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

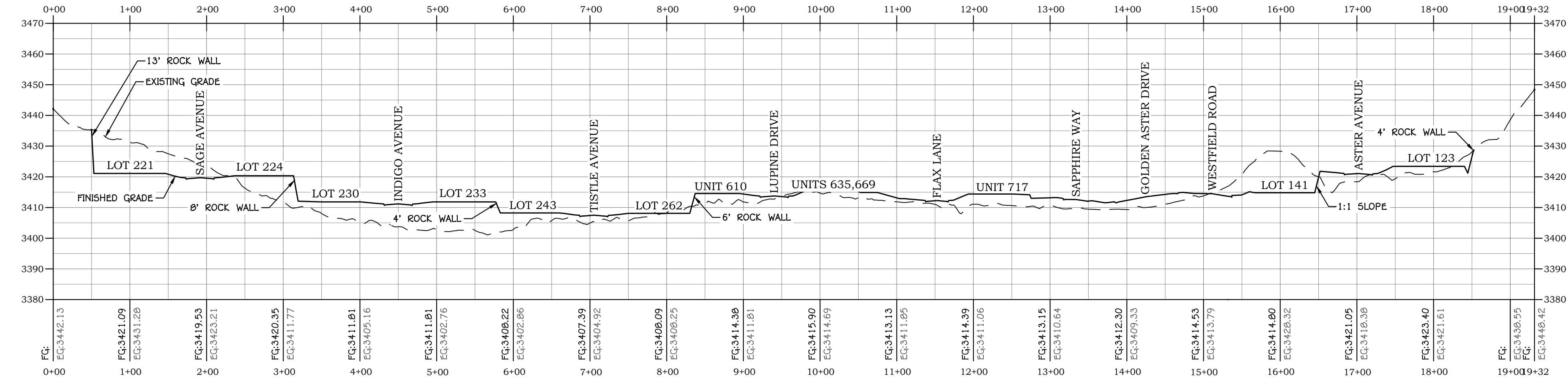
CROSS SECTIONS I
HILLSIDE REVIEW PLAN

JOB #	25-506-6
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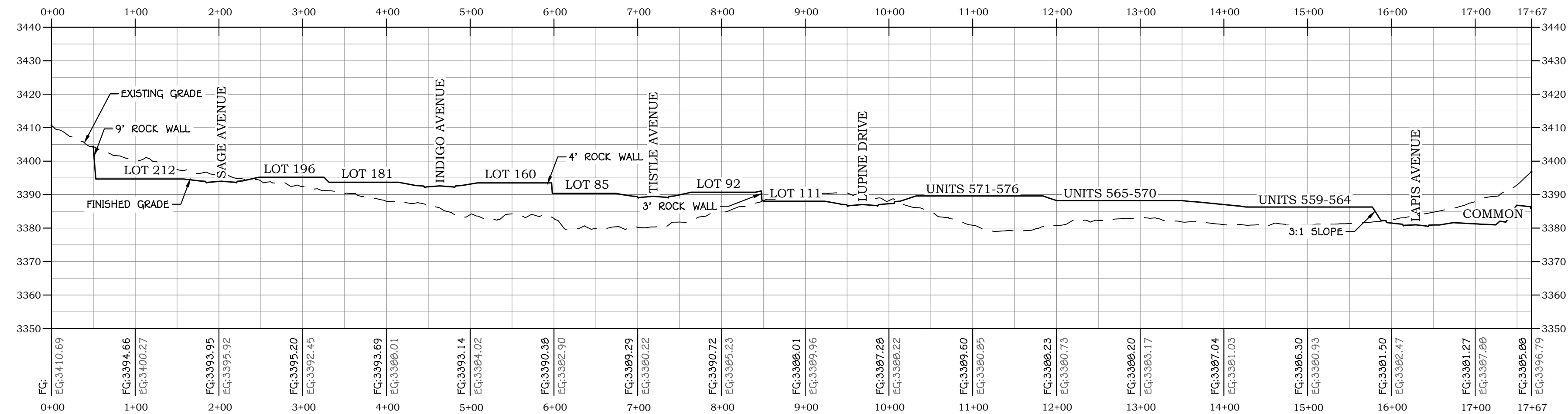
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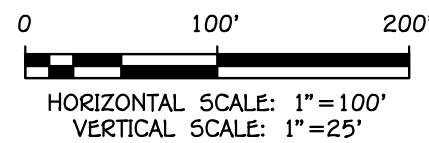
PROFILE VIEW: SECTION D



PROFILE VIEW: SECTION E



PROFILE VIEW: SECTION F



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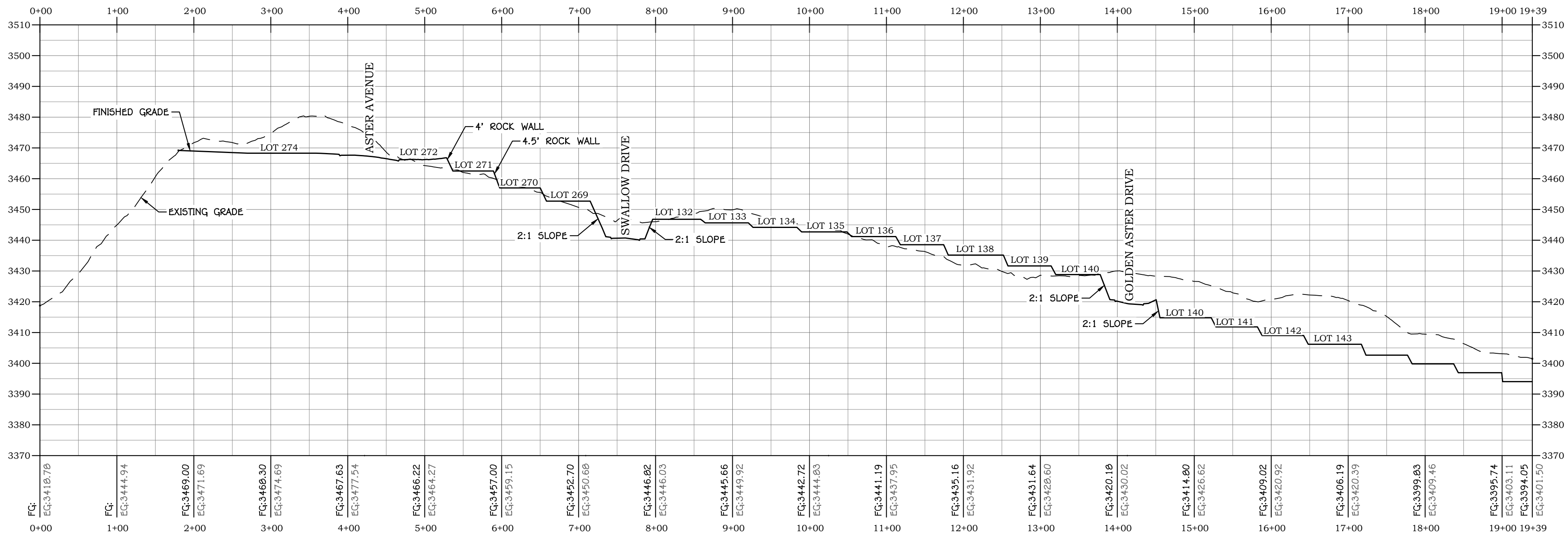
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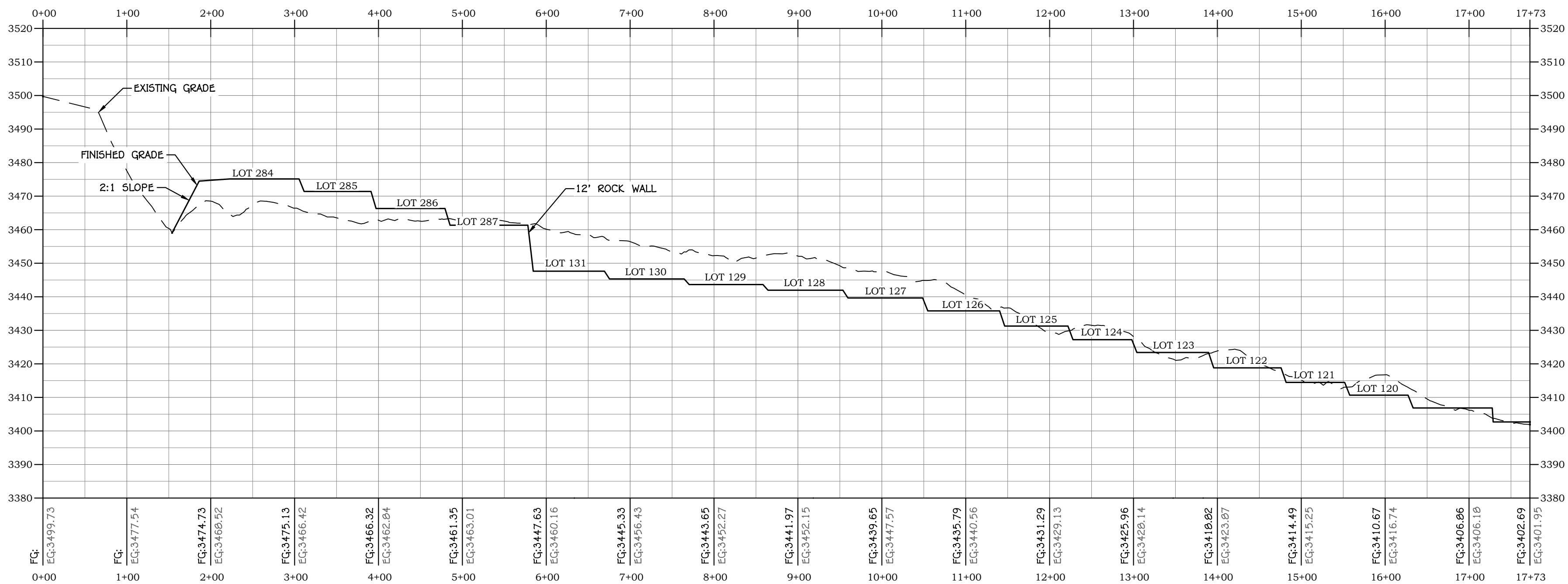
INDIGO AT FIRELIGHT PHASE 2-5
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
CROSS SECTIONS II
HILLSIDE REVIEW PLAN

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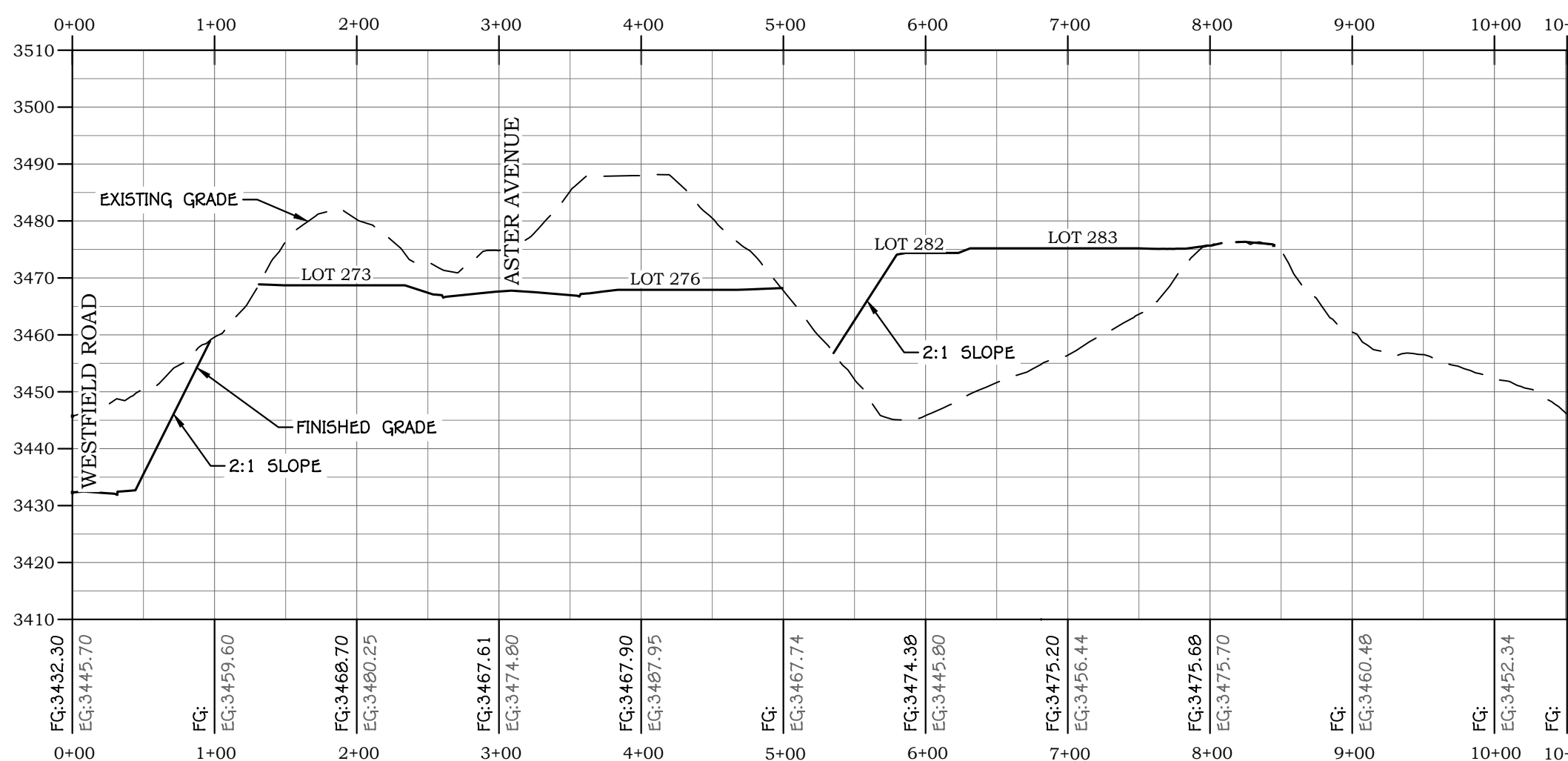
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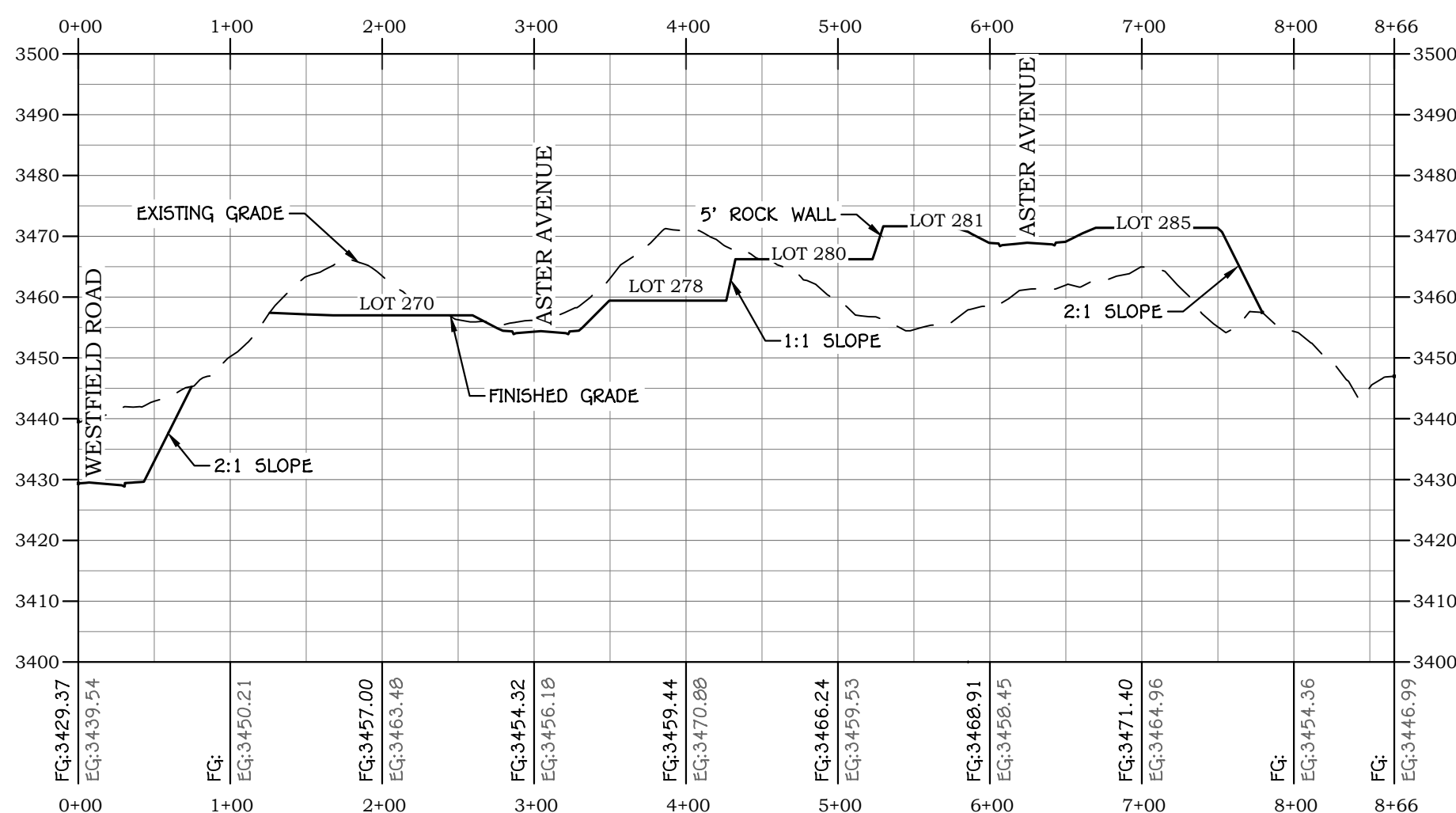
PROFILE VIEW: SECTION G



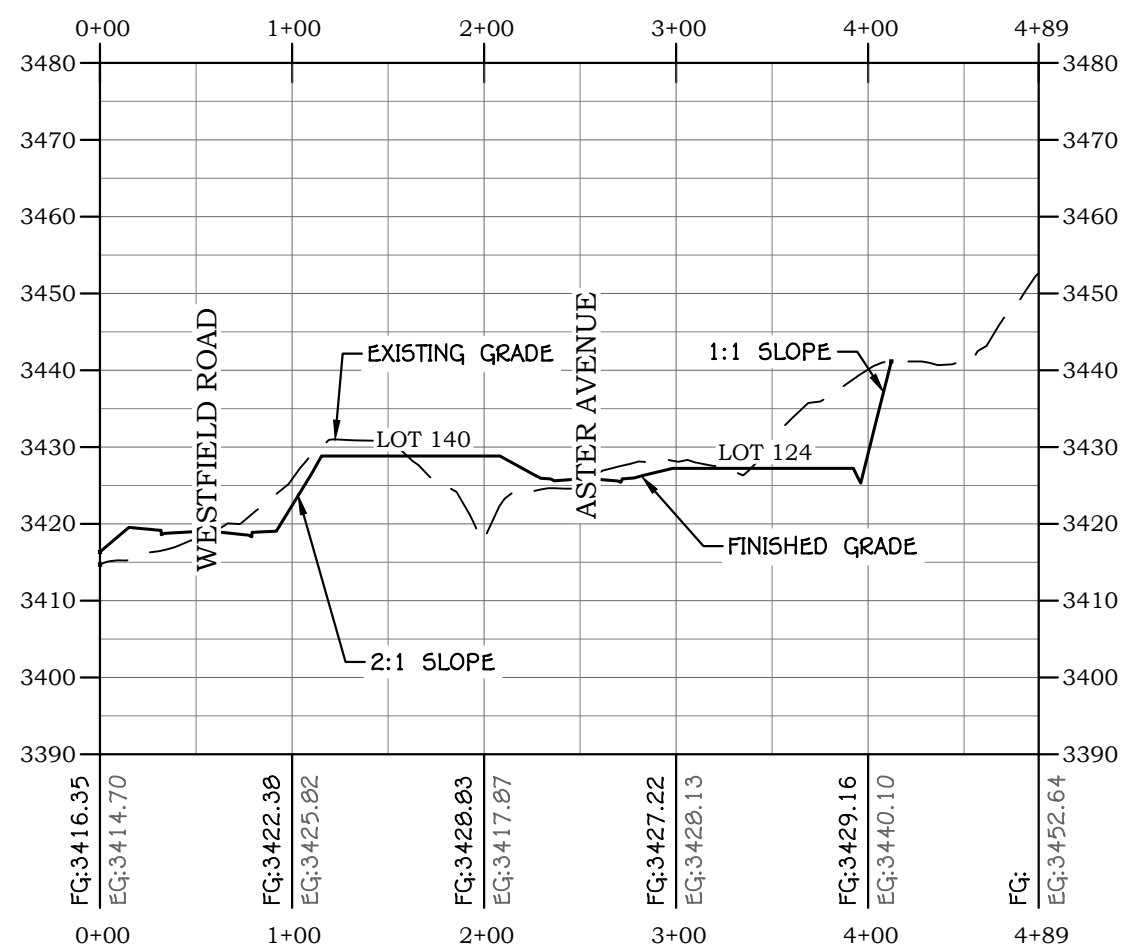
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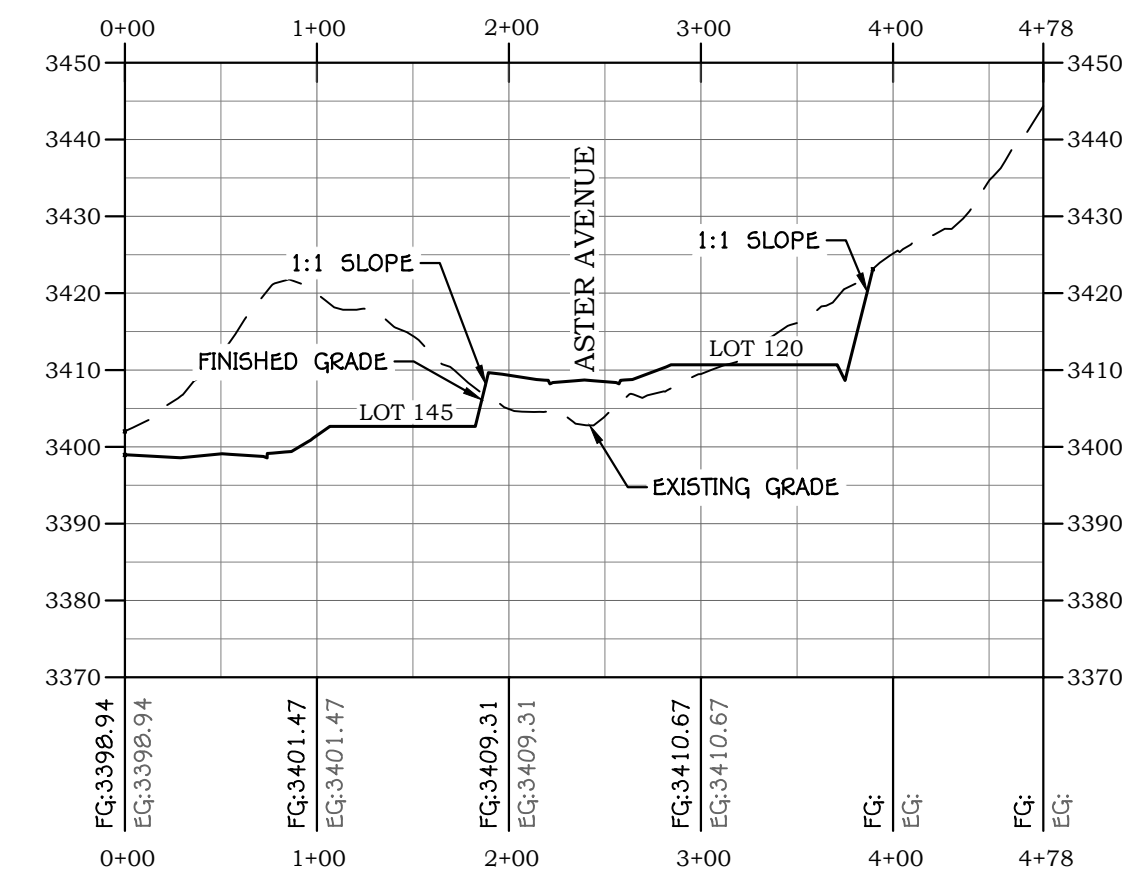
PROFILE VIEW: SECTION I



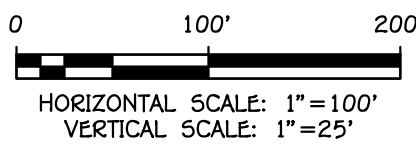
PROFILE VIEW: SECTION J



PROFILE VIEW: SECTION K



PROFILE VIEW: SECTION L



REVISIONS

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INDIGO AT FIRELIGHT PHASE 2-5
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
CROSS SECTIONS III
HILLSIDE REVIEW PLAN

JOB # 25-506-6

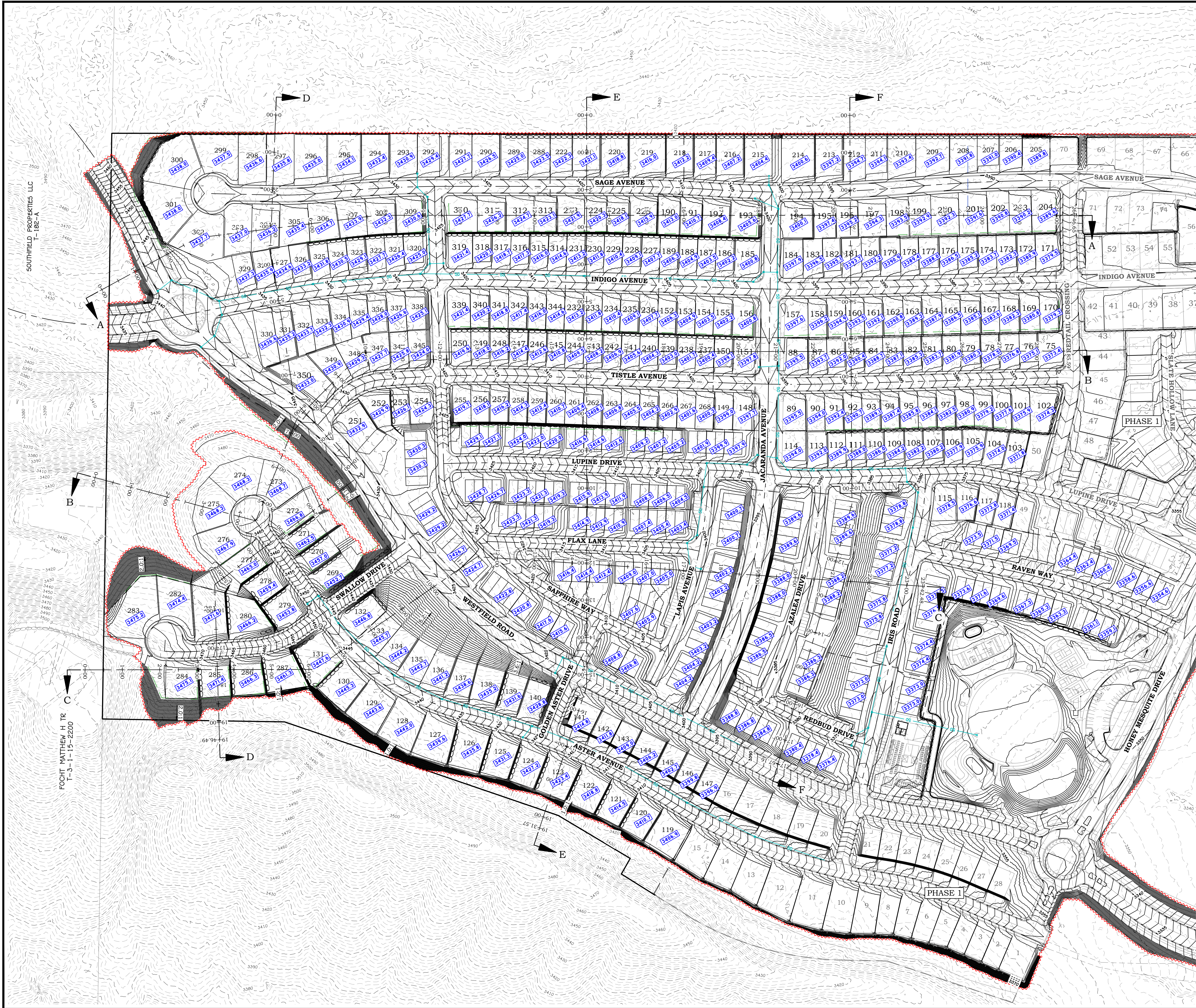
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DATE: 08/06/2026

H.3.5

SHEET: 7 OF: 11



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
- PAD ELEVATION
- SITE SECTIONS (SEE SHEETS H.3.3-H.3.5)

SCALE: 1" = 120'

0 120' 240'

REVISIONS	
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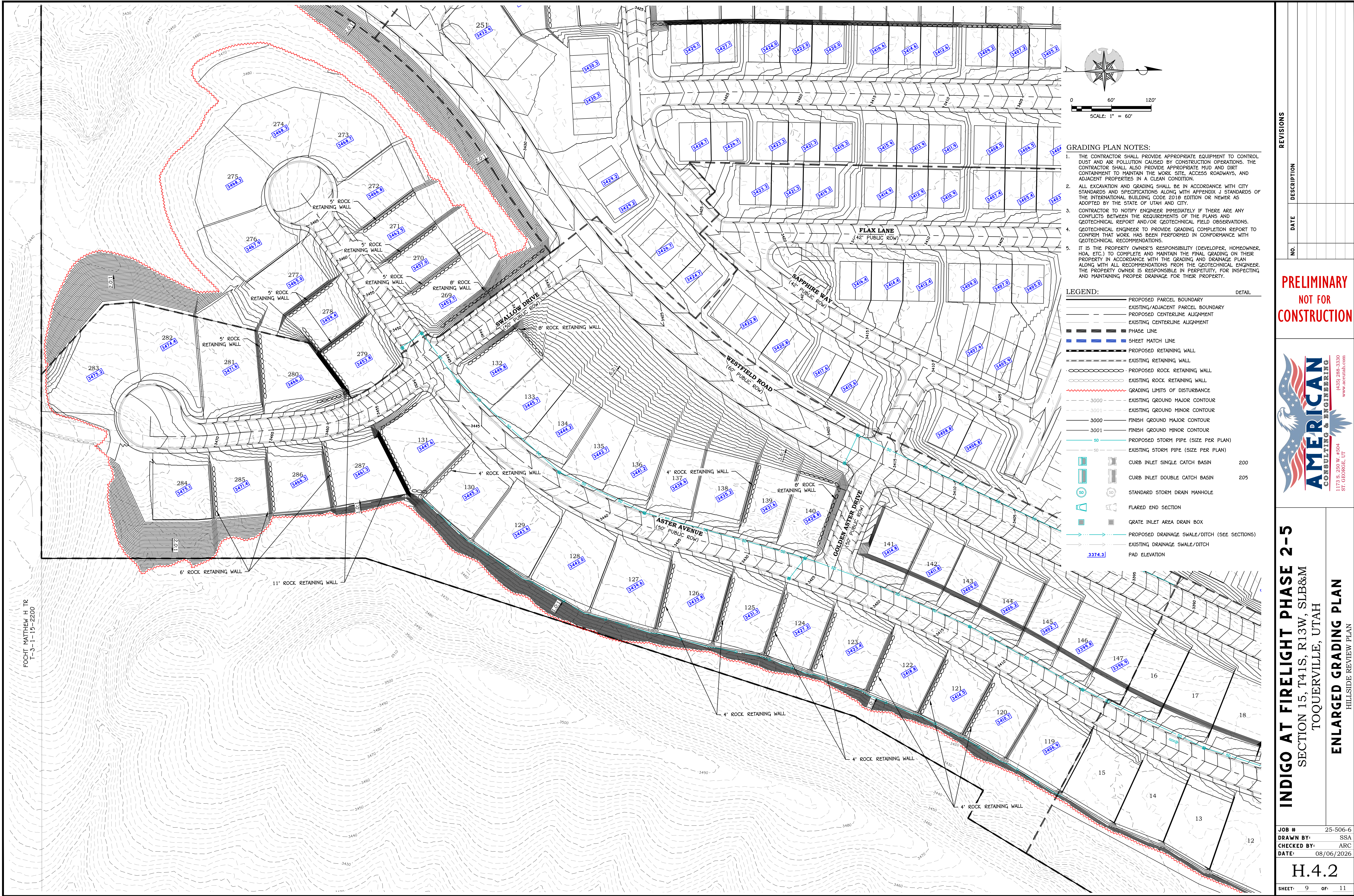
INDIGO AT FIRELIGHT PHASE 2-5
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

GRADING PLAN
HILLSIDE REVIEW PLAN

JOB # 25-506-6
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H.4.1

SHEET: 8 OF: 11





REVISIONS

NO.	DATE	DESCRIPTION
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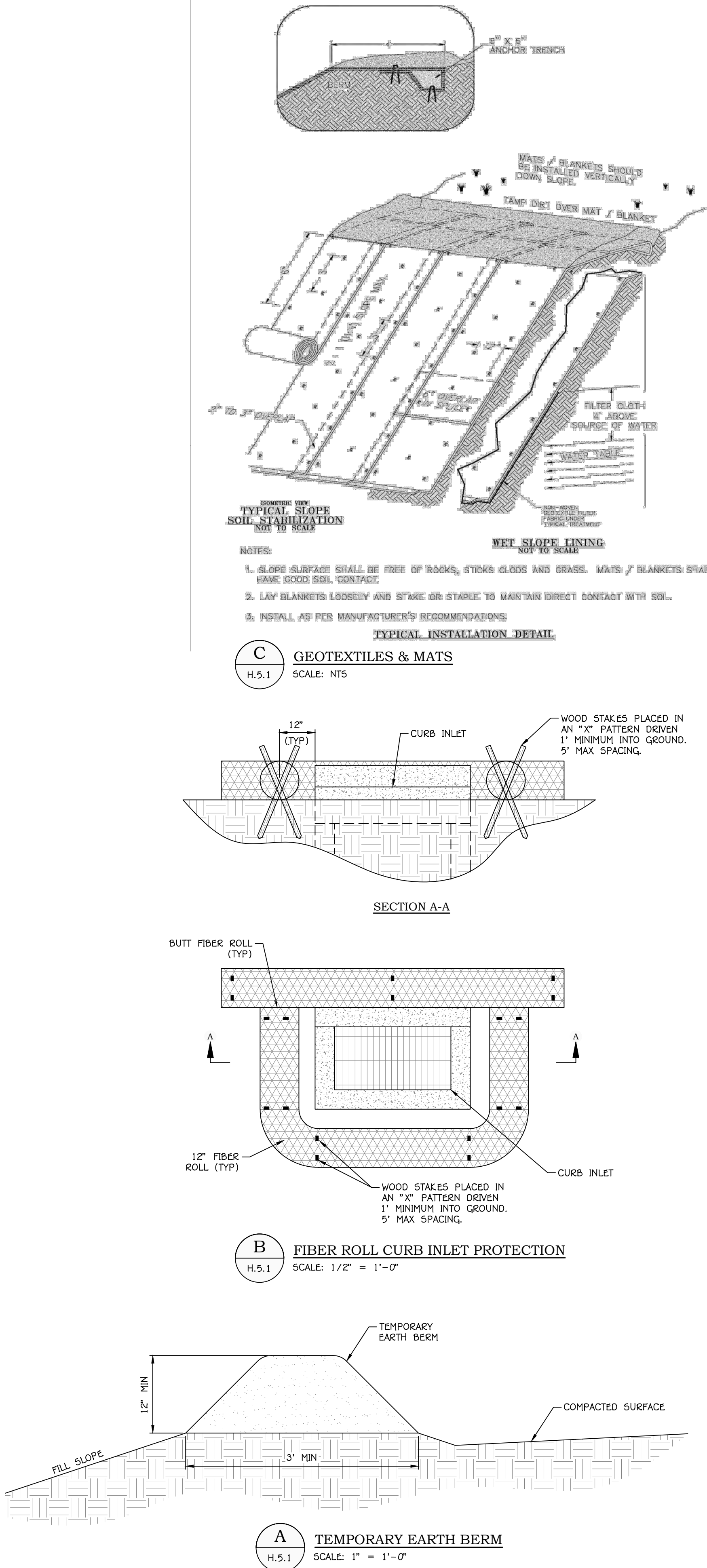
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INDIGO AT FIRELIGHT PHASE 2-5
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
EROSION CONTROL PLAN
HILLSIDE REVIEW PLAN

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DRAWN BY:SSA
CHECKED BY:ARC
DATE:08/06/2026

H.5.1

SHEET: 10 OF: 11



TYPICAL SLOPE SOIL STABILIZATION
NOT TO SCALE

WET SLOPE LINING
NOT TO SCALE

TYPICAL INSTALLATION DETAIL

C GEOTEXTILES & MATS
SCALE: NTS

SECTION A-A

B FIBER ROLL CURB INLET PROTECTION
SCALE: 1/2" = 1'-0"

A 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.

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INDIGO AT FIRELIGHT PHASE 2-5
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

DETAILS
HILLSIDE REVIEW PLAN

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H.6.1

SHEET 11 **OF** 11

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