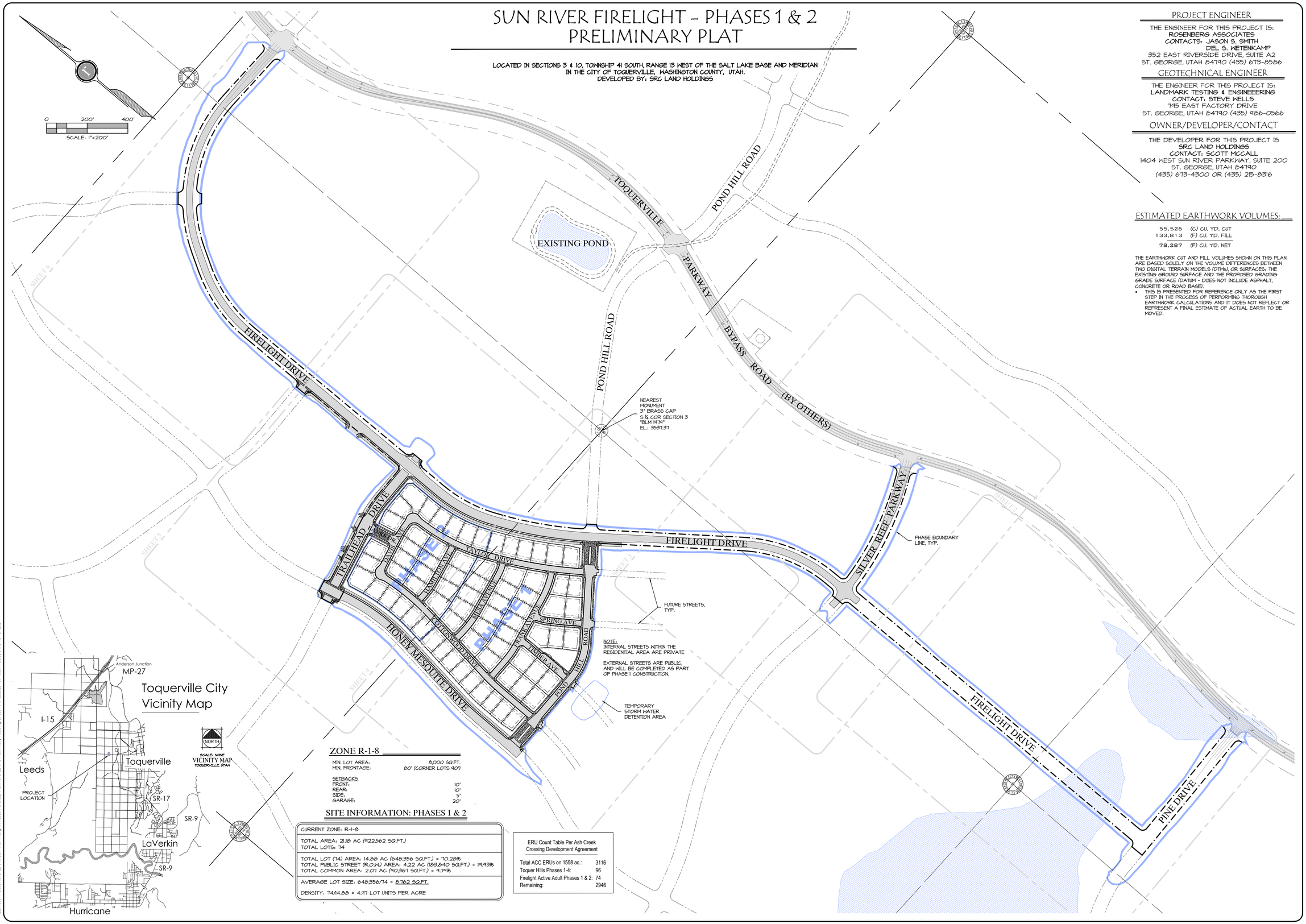
SUN RIVER FIRELIGHT - PHASES 1 & 2
PRELIMINARY PLAT

LOCATED IN SECTIONS 3 & 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN
IN THE CITY OF TOQUERVILLE, WASHINGTON COUNTY, UTAH.
DEVELOPED BY: SRC LAND HOLDINGS



NOTE:
INTERNAL STREETS WITHIN THE RESIDENTIAL AREA ARE PRIVATE

EXTERNAL STREETS ARE PUBLIC, AND WILL BE COMPLETED AS PART OF PHASE 1 CONSTRUCTION.

ZONE R-1-8

MIN. LOT AREA:	8,000 SQ.FT.
MIN. FRONTAGE:	80' (CORNER LOTS 90')
SETBACKS	
FRONT:	10'
REAR:	10'
SIDE:	5'
GARAGE:	20'

SITE INFORMATION: PHASES 1 & 2

CURRENT ZONE: R-1-8

TOTAL AREA: 21.18 AC (922,562 SQ.FT.)
TOTAL LOTS: 74

TOTAL LOT (74) AREA: 14.88 AC (648,356 SQ.FT.) = 70.28%
TOTAL PUBLIC STREET (R.O.W.) AREA: 4.22 AC (183,840 SQ.FT.) = 19.93%
TOTAL COMMON AREA: 2.07 AC (90,367 SQ.FT.) = 9.79%

AVERAGE LOT SIZE: 648,356/74 = 8,762 SQ.FT.

DENSITY: 74/14.88 = 4.97 LOT UNITS PER ACRE

ERU Count Table Per Ash Creek Crossing Development Agreement

Total ACC ERUs on 1558 ac.:	3116
Toquer Hills Phases 1-4:	96
Firelight Active Adult Phases 1 & 2:	74
Remaining:	2946

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACTS: JASON S. SMITH
DEL S. WETENKAMP
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586

GEOTECHNICAL ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
LANDMARK TESTING & ENGINEEERING
CONTACT: STEVE WELLS
745 EAST FACTORY DRIVE
ST. GEORGE, UTAH 84790 (435) 986-0566

OWNER/DEVELOPER/CONTACT

THE DEVELOPER FOR THIS PROJECT IS
SRC LAND HOLDINGS
CONTACT: SCOTT MCCALL
1404 WEST SUN RIVER PARKWAY, SUITE 200
ST. GEORGE, UTAH 84790
(435) 673-4300 OR (435) 215-8316

ESTIMATED EARTHWORK VOLUMES:

55,526	(C) CU. YD. CUT
133,813	(F) CU. YD. FILL
78,287	(F) CU. YD. NET

THE EARTHWORK CUT AND FILL VOLUMES SHOWN ON THIS PLAN ARE BASED SOLELY ON THE VOLUME DIFFERENCES BETWEEN TWO DIGITAL TERRAIN MODELS (DTMs), OR SURFACES: THE EXISTING GROUND SURFACE AND THE PROPOSED GRADING GRADE SURFACE (DATUM - DOES NOT INCLUDE ASPHALT, CONCRETE OR ROAD BASE).

- THIS IS PRESENTED FOR REFERENCE ONLY AS THE FIRST STEP IN THE PROCESS OF PERFORMING THOROUGH EARTHWORK CALCULATIONS AND IT DOES NOT REFLECT OR REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED.

DATE:	04/13/2022
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CHECKED BY:	JSS
DWG:	Preliminary Plat

REVISIONS
DATE

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CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive
Suite A-2
St. George, Utah 84790
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SHEET
1
1 OF 6 SHEETS

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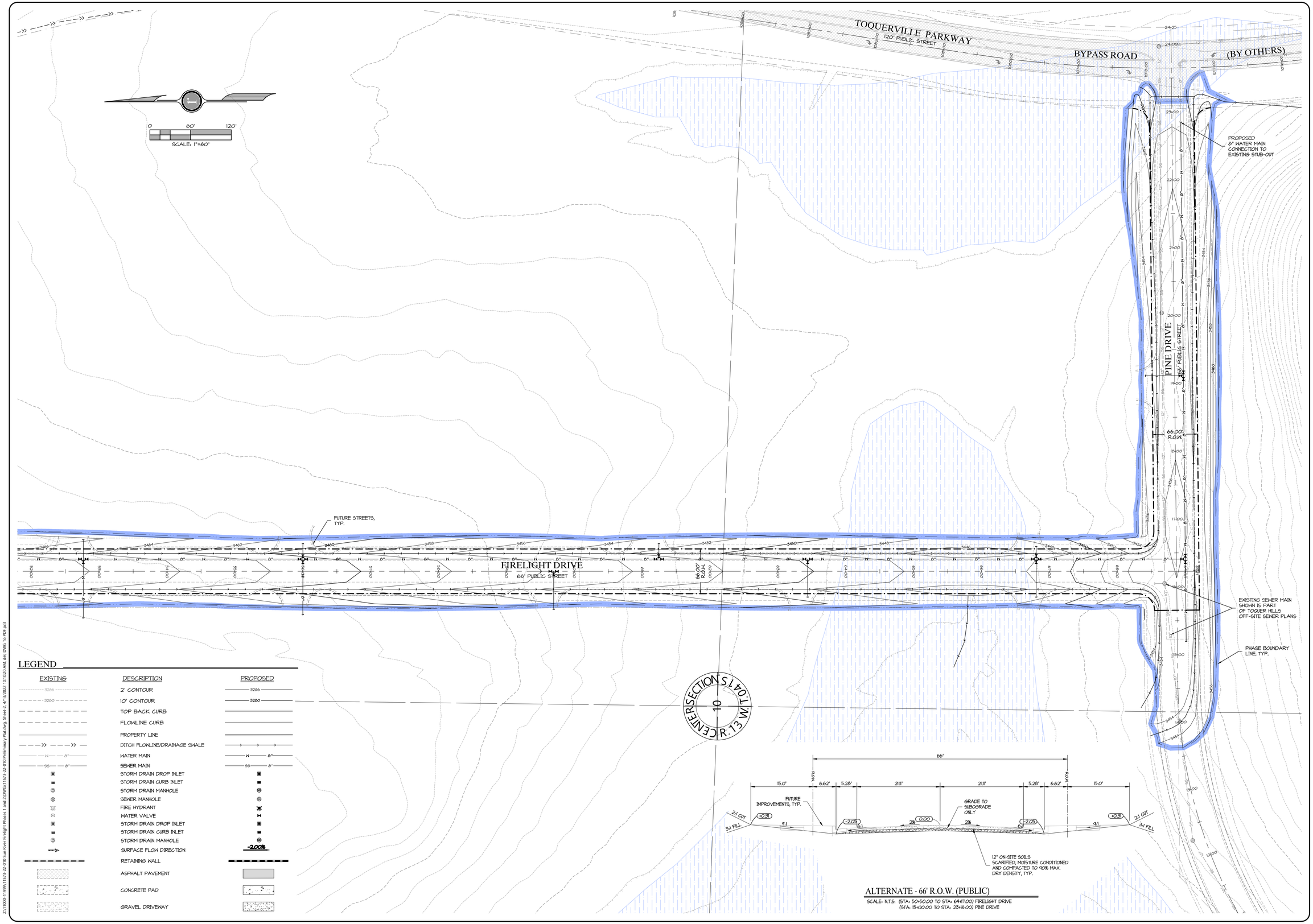

ALTERNATE - 66' R.O.W. (PUBLIC)

SCALE: N.T.S. (STA: 50+50.00 TO STA: 64+11.00) FIRELIGHT DRIVE
(STA: 15+00.00 TO STA: 23+16.00) PINE DRIVE

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2
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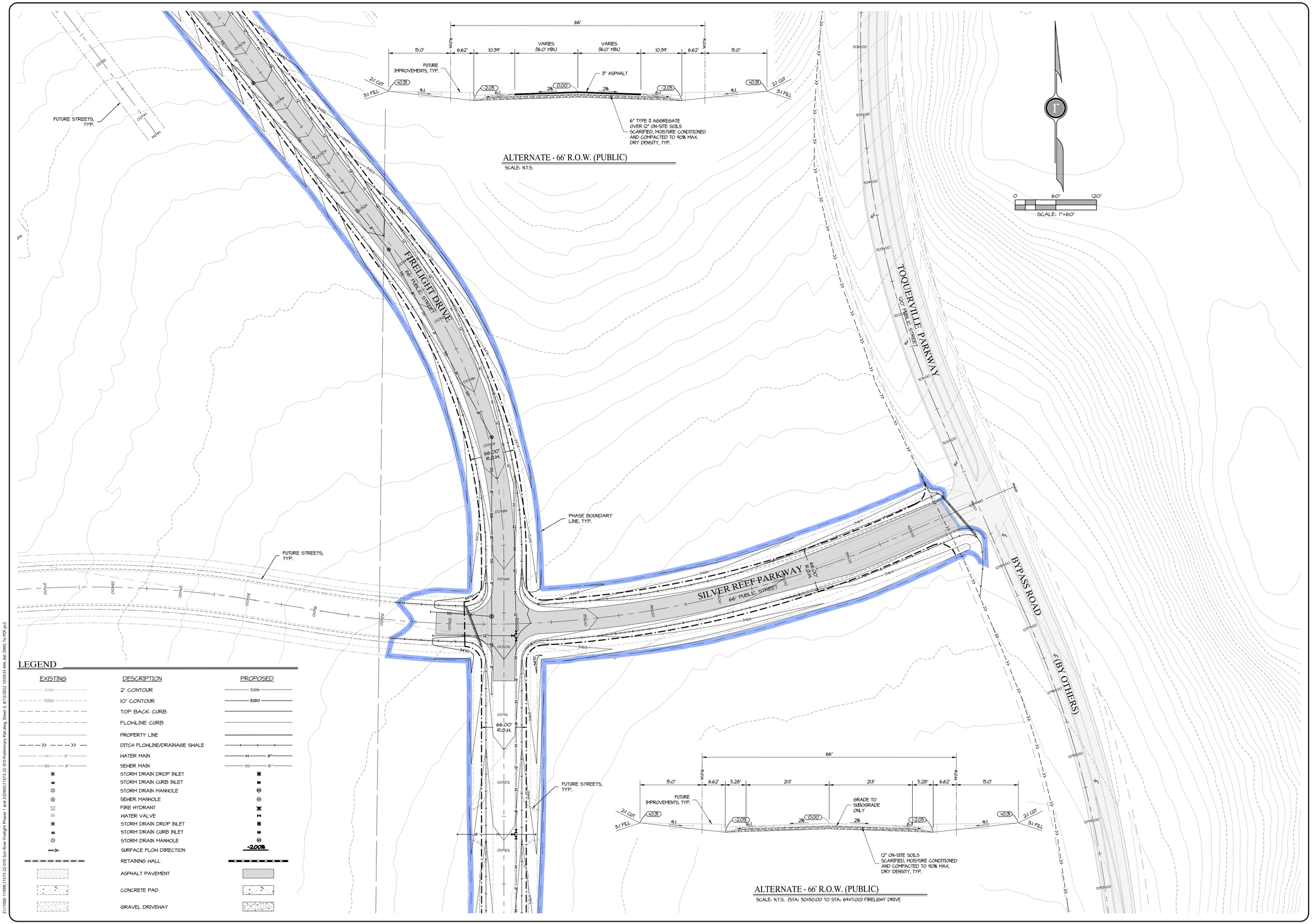

LEGEND

EXISTING	DESCRIPTION	PROPOSED
3286	2' CONTOUR	3286
3280	10' CONTOUR	3280
	TOP BACK CURB	
	FLOWLINE CURB	
	PROPERTY LINE	
	DITCH FLOWLINE/DRAINAGE SWALE	
W 8"	WATER MAIN	W 8"
SS 8"	SEWER MAIN	SS 8"
	STORM DRAIN DROP INLET	
	STORM DRAIN CURB INLET	
	STORM DRAIN MANHOLE	
	SEWER MANHOLE	
	FIRE HYDRANT	
	WATER VALVE	
	STORM DRAIN DROP INLET	
	STORM DRAIN CURB INLET	
	STORM DRAIN MANHOLE	
	SURFACE FLOW DIRECTION	-2.00%
	RETAINING WALL	
	ASPHALT PAVEMENT	
	CONCRETE PAD	
	GRAVEL DRIVEWAY	

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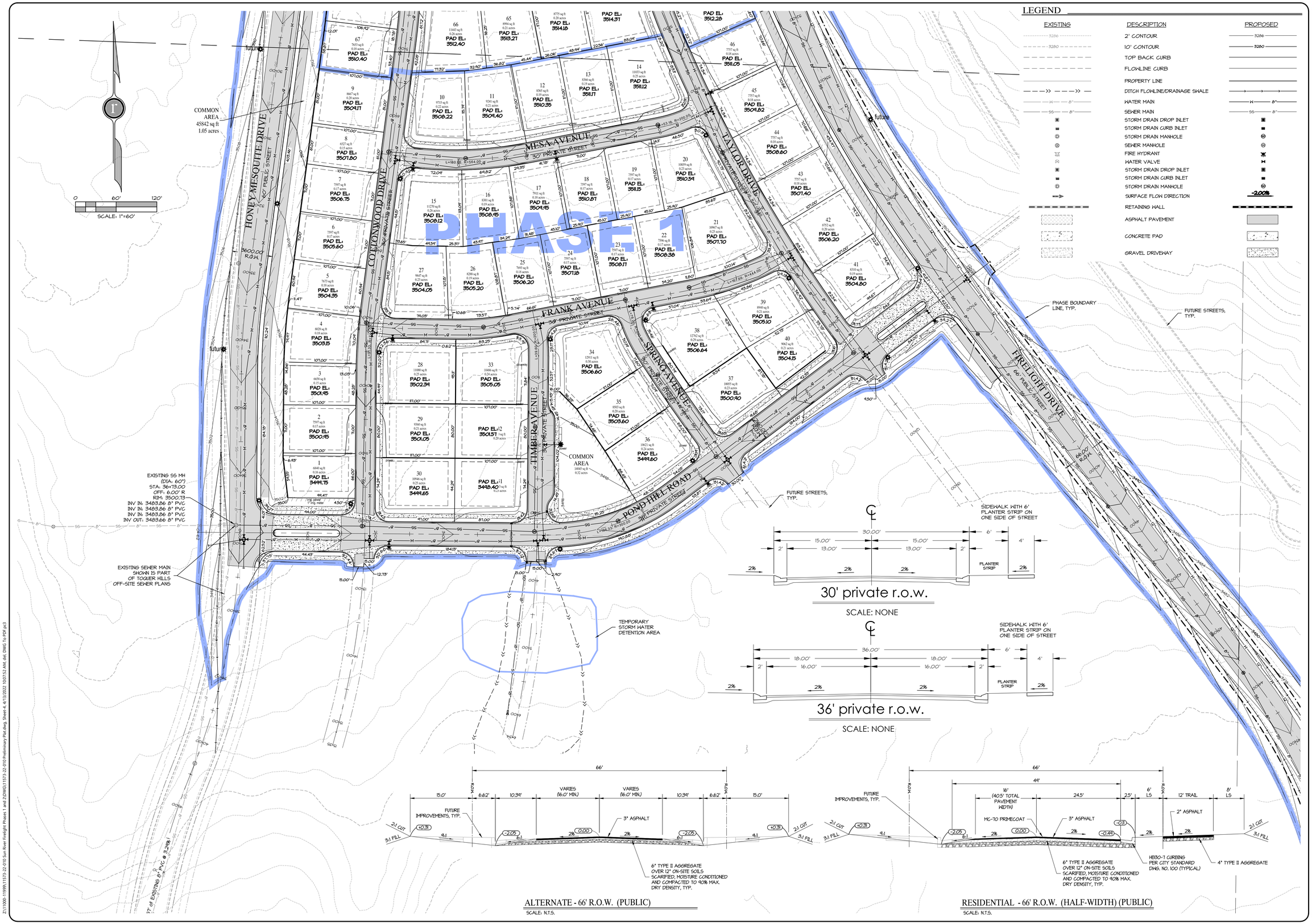
3
3 OF 6 SHEETS



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4
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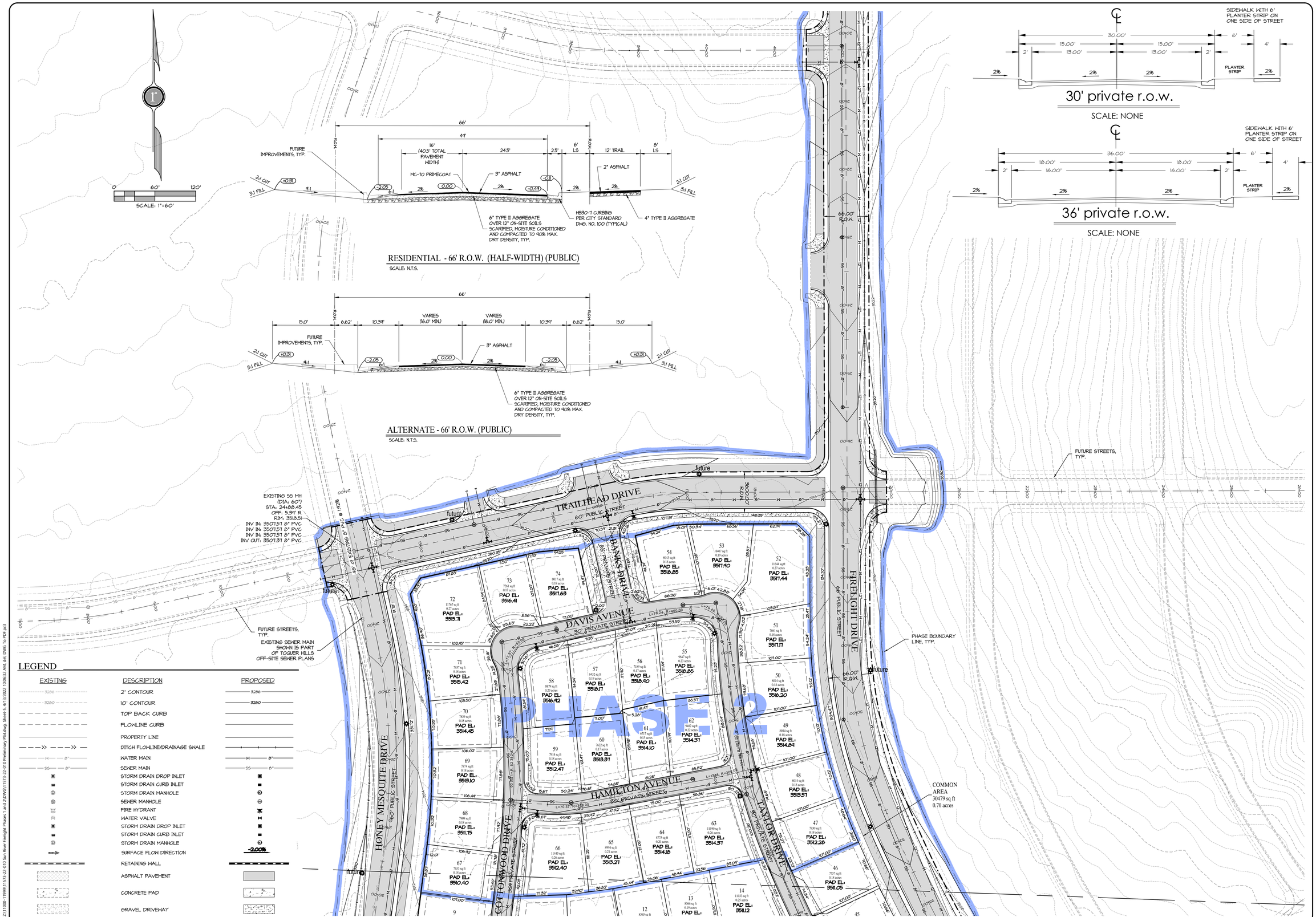

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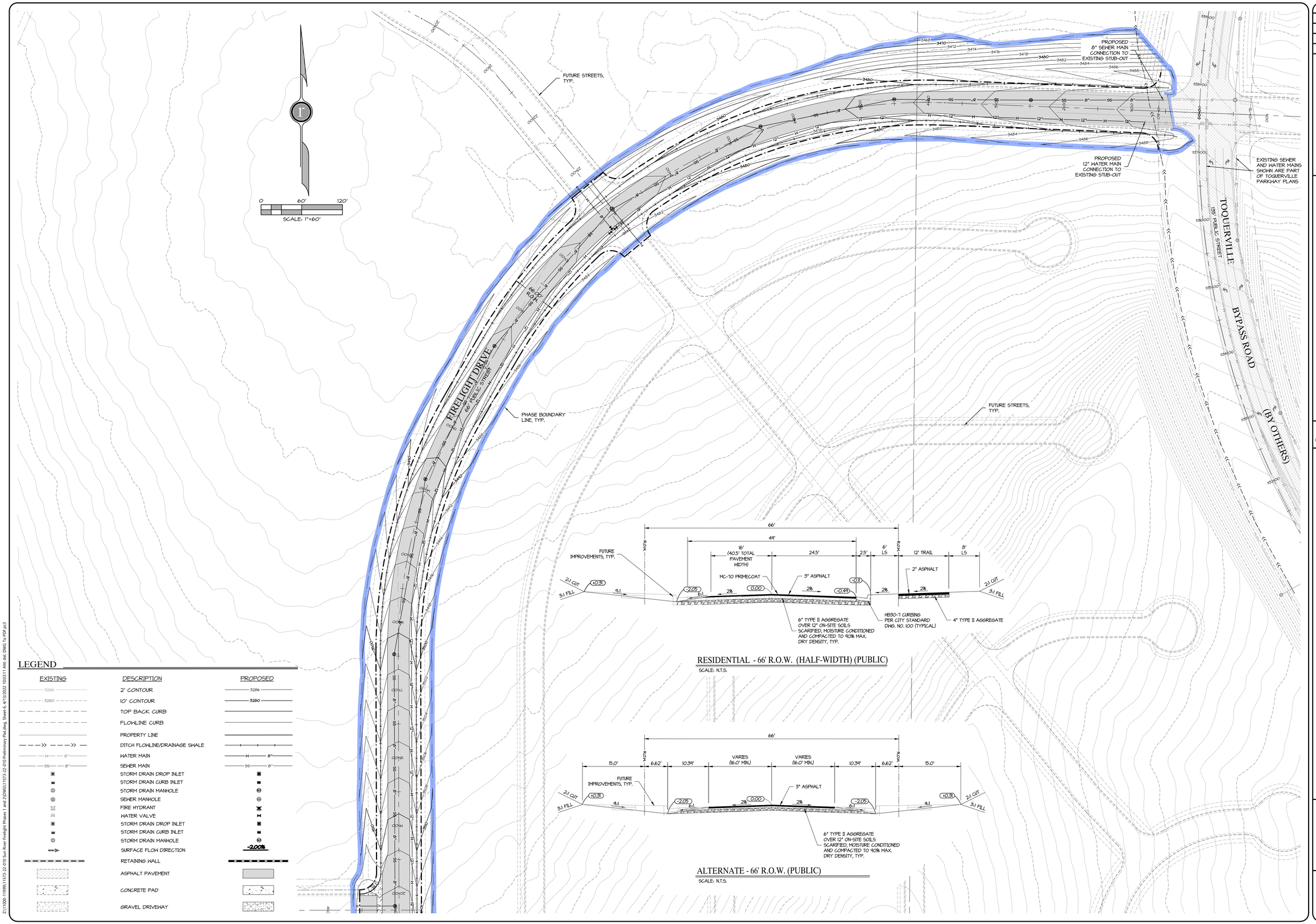

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