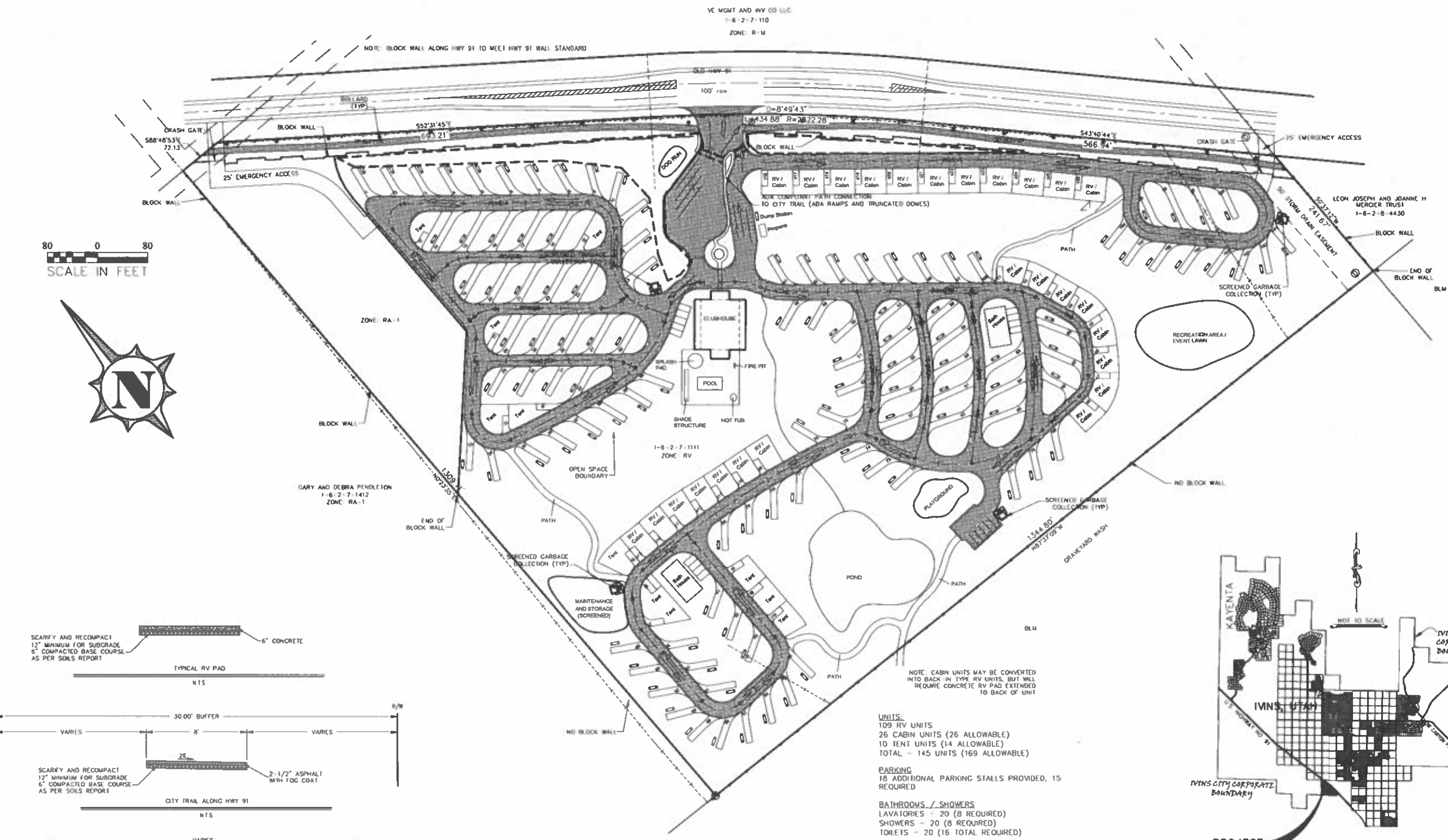


UNITS:
109 RV UNITS
26 CABIN UNITS (26 ALLOWABLE)
10 TENT UNITS (14 ALLOWABLE)
TOTAL = 145 UNITS (169 ALLOWABLE)

PARKING
18 ADDITIONAL PARKING STALLS PROVIDED, 15 REQUIRED

BATHROOMS / SHOWERS
LAVATORIES = 20 (8 REQUIRED)
SHOWERS = 20 (8 REQUIRED)
TOILETS = 20 (16 TOTAL REQUIRED)

6.62 ACRES IMPERVIOUS AREA (29.3%)
- 4.43 AC = ROADS
- 0.34 AC = CABIN UNITS
- 0.04 AC = TENT UNITS
- 1.55 AC = RV UNITS
- 0.26 AC = CLUBHOUSE/POOL AREA

16.0 ACRES PERVIOUS AREA (70.7%)

PROJECT TOTAL = 22.62 ACRES

OPEN SPACE = 8.98 AC (REQUIRED 7.95 AC)

NOT INCLUDED IN ABOVE ACREAGE:
RESIDENTIAL BUFFER = 2.34 AC
HWY 91 BUFFER = 1.12 AC

VICINITY MAP

PROJECT AREA = 22.62 AC

Contact: JON GRAF (435) 272-7090

OWNER:
GRAF FAMILY

DEVELOPER
GRAF VENTURES

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
DIGALERT
1-800-662-4111
UNDERGROUND SERVICE (USA)

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

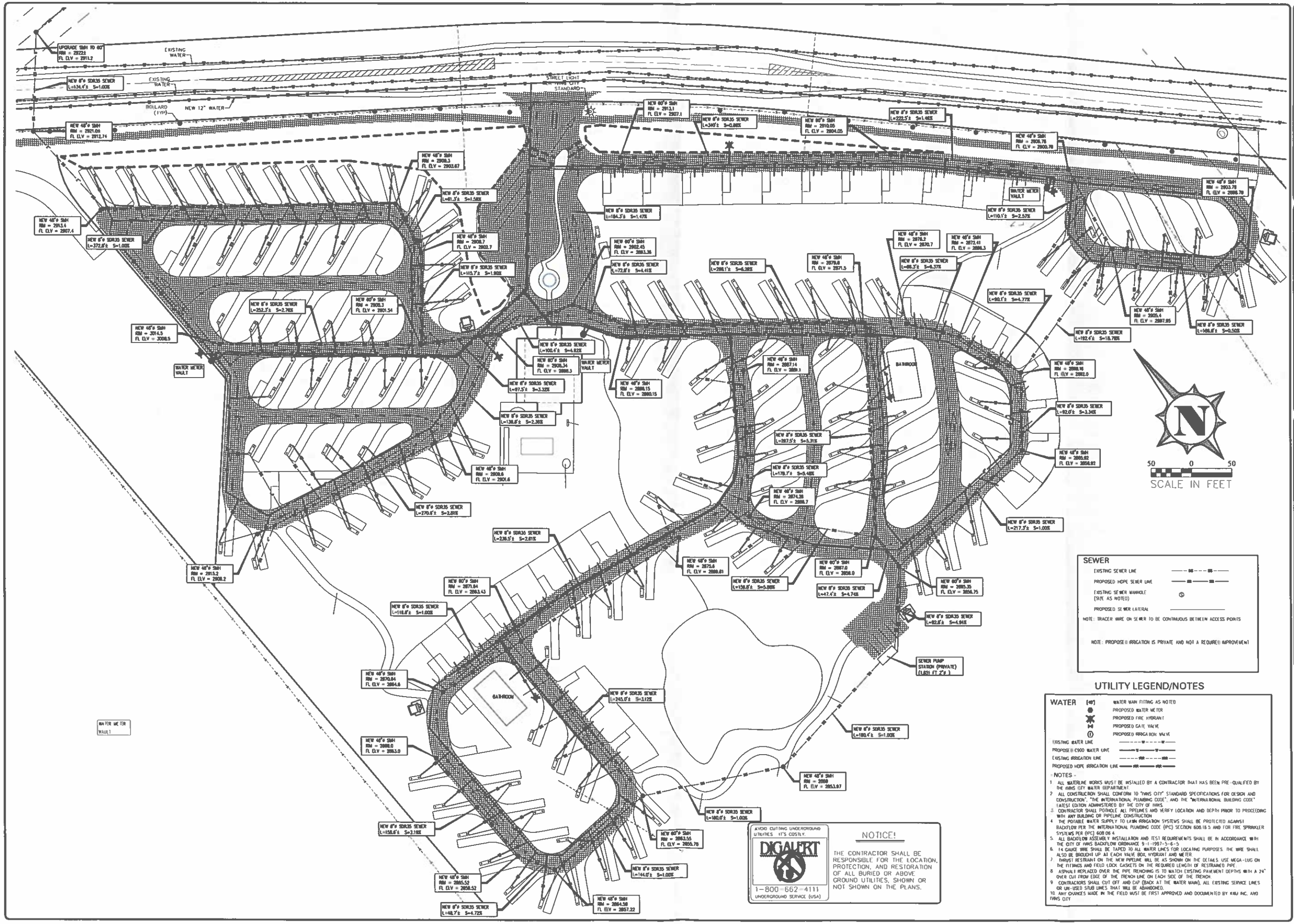
No.	Description of Revisions	Date	By

KUMA
ENGINEERING COMPANY
469 WEST TONAQUINT WAY
IVINS, UT 84738
(435) 229-0244

SITE PLAN
HIDDEN SPRINGS RV
PREPARED FOR JON GRAF
PROJECT LOCATED IN SECTION 7, T41S, R16W SLB&M
IVINS, UTAH

LICENSED PROFESSIONAL ENGINEER No. 6010801 09-02-2021 Brett Heath BRETT L. HEATH STATE OF UTAH

Project :	ESS
File :	HSRV BASE
Date :	NOV 2018
Drafted by :	BH
Review by :	BH
Scale :	1 = 80
Sheet No.	SP-1



No.	Description of Revisions	Date	By

KUMA
ENGINEERING COMPANY
489 WEST TONAPAH WAY
IVINS, UT 84738
(435) 229-0244

SEWER AND WATER AND PLAN
HIDDEN SPRINGS RV

PREPARED FOR KAYENTA DEVELOPMENT, INC
PROJECT LOCATED IN SECTION 7, T41S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 6373810
07-30-2021
Brett L. Heaton
BRETT L. HEATON
STATE OF UTAH

Project :	HS
File :	HSRV BASE
Date :	NOV 2018
Drafted by :	BH
Review by :	BH
Scale :	1 = 50
Sheet No.	UP-1

DRAINAGE NOTES

1 CONTRACTOR MAY ADJUST STORM DRAIN RIM HEIGHT TO MATCH THE EXISTING GROUND IF NEEDED MINIMUM COVER OF 1' IS REQUIRED

2 HDPE STORM DRAIN PIPE MAY BE CURVED TO ACCOMMODATE CURVES IN THE ROAD AND TO ALLOW THE PIPE TO RUN IN THE DISTURBED RIGHT OF WAY PLEASE SEE MANUFACTURES SPECIFICATIONS FOR MAXIMUM RADIUS AND JOINT DEFLECTION

NOTES

1 ALL IMPORTED STRUCTURAL FILL SHALL MEET GEOTECHNICAL REPORT REQUIREMENTS ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8" LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95%

2 THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION

3 ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF IVINS CITY, UNIFORM BUILDING CODES, APPENDIX K OF IBC AND GEOTECHNICAL INVESTIGATION STUDY

4 GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS

5 EDGE OF PAVEMENT RADIUS AT INTERSECTIONS IS 22 00 FT AT ALL LOCATIONS

6 ALL STORM DRAIN TO BE CORRUGATED 12"ø HDPE

7 EARTHWORK QUANTITIES – CUT 65,000 CY / FILL 60,000 CY

60 0 60
SCALE IN FEET

N

PIPE	LENGTH	SLOPE
1	76.8	1.51%
2	101.8	1.50%
3	67.2	5.18%
4	22	7.55%
5	114.7	1.50%
6	133.4	4.21%
7	28.8	1.53%
8	118	6.15%
9	25	1.52%
10	286.5	6.17%
11	212.6	4.30%
12	37.3	6.84%
13	37.8	9.47%
14	98.1	7.51%
15	67.5	1.50%
16	63.5	2.28%
17	51.2	1.50%
18	85.8	6.62%
19	92.5	5.38%
20	30.6	1.50%
21	78	1.50%

INLET	RIM	FL	DEPTH
1	2908.98	2904.05	4.93
2	2908.56	2902.89	5.67
3	2908.9	2901.36	7.54
4	2910.34	2904.84	5.5
5	2908.52	2903.02	5.5
6	2905.83	2899.64	6.19
7	2899.52	2894.02	5.5
8	2900.1	2894.46	5.64
9	2892.26	2886.76	5.5
10	2892.26	2887.14	5.12
11	2874.57	2869.07	5.5
12	2864.92	2859.92	5
13	2865.08	2857.37	7.71
14	2865.87	2860.95	4.92
15	2865.88	2858.38	7.5
16	2865.89	2859.83	6.06
17	2865.54	2860.6	4.94
18	2871.78	2866.28	5.5
19	2876.76	2871.26	5.5
20	2863.3	2858.63	4.67
21	2863.37	2858.17	5.2

LEGEND

EXISTING STORM DRAIN
PROPOSED STORM DRAIN
DRAINAGE ARROW
PROPOSED INLET BOX
EXISTING CONTOUR 2940
PROPOSED CONTOUR 2940

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KUMA
ENGINEERING COMPANY
469 WEST TONAPAH WAY
IVINS, UT 84738
(435) 229-0244

GRADING PLAN
HIDDEN SPRINGS RV

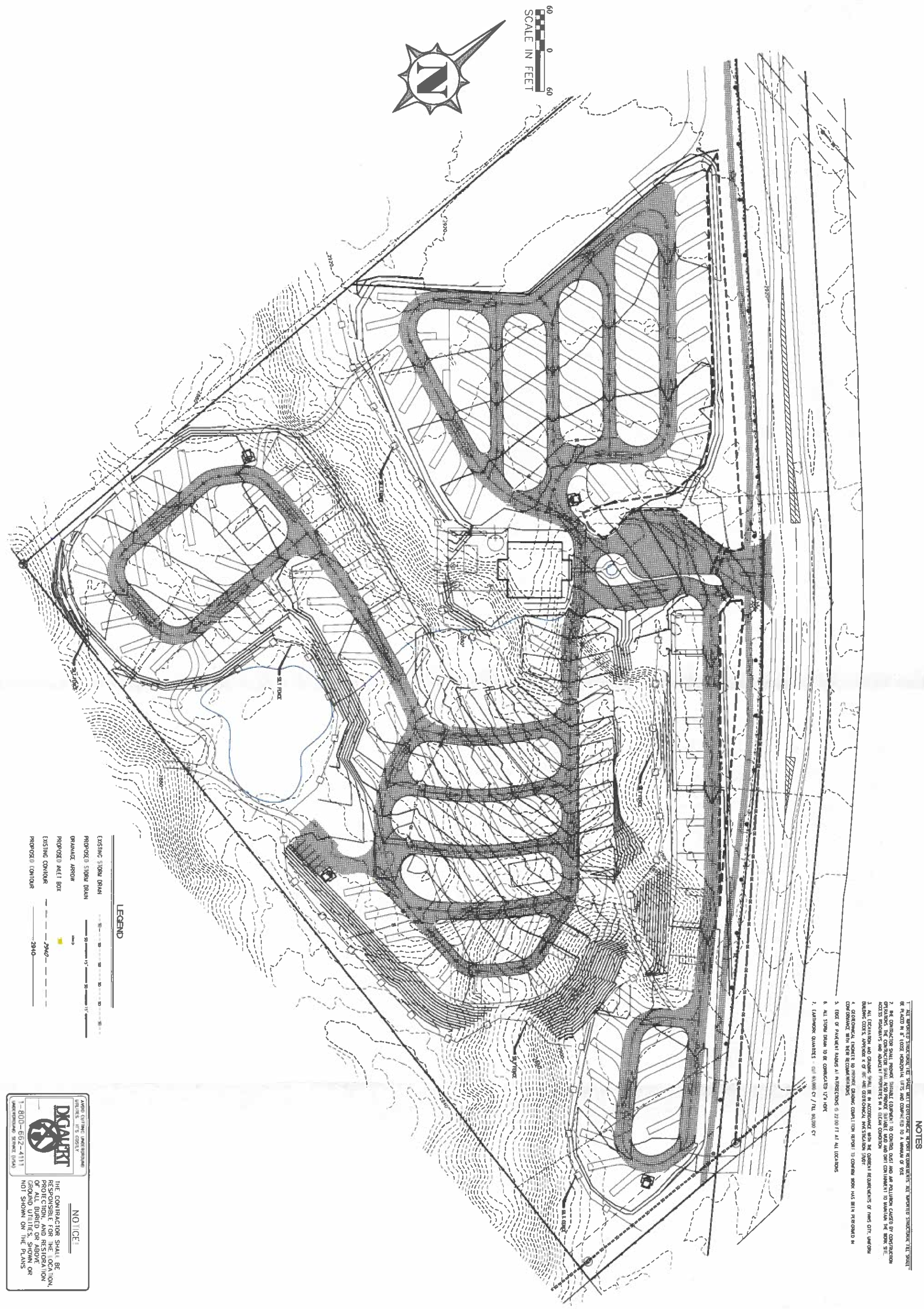
PREPARED FOR JON GRAF
PROJECT LOCATED IN SECTION 7, T41S, R16W SLB&M
IVINS, UTAH

CERTIFIED PROFESSIONAL ENGINEER No. 6017609 07-30-2021 BRETT L. HERRE STATE OF UTAH

Project : ESS
File : HSRV BASE
Date : NOV 2018
Drafted by : BH
Review by : BH

Scale : 1 = 60

Sheet No. GP-1



Sheet No.	EC
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File :	HSRV BASE
Date :	NOV 2018
Drafted by :	BH
Review by :	BH

EROSION CONTROL PLAN
HIDDEN SPRINGS RV

PREPARED FOR JON GRAF

PROJECT LOCATED IN SECTION 7, T41S, R16W SLB&M

IVINS, UTAH

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IVINS, UT 84738
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