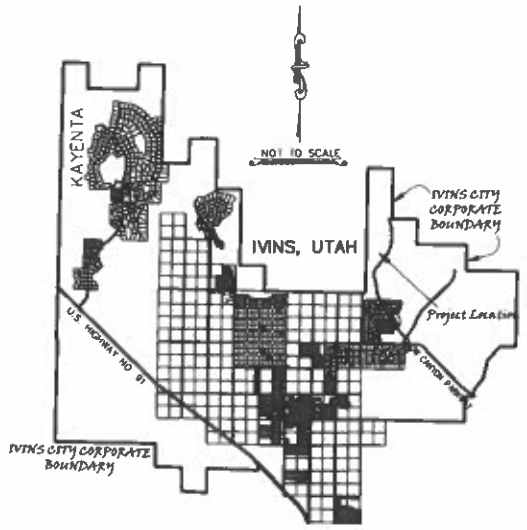


VICINITY MAP



120 0 120
SCALE IN FEET

BOUNDARY DESCRIPTION

THAT PARCEL AS DESCRIBED IN ENTRY #727710 IN THE RECORDS OF WASHINGTON COUNTY, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NW 1/4, SW 1/4, SECTION 28, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING LOCATED NORTH 00°41'41" WEST ALONG THE SECTION LINE 1,317.08 FEET FROM THE SOUTHWEST CORNER OF SECTION 28; THENCE NORTH 00°41'41" WEST ALONG THE SECTION LINE A DISTANCE OF 507.68 FEET; THENCE SOUTH 48°14'47" EAST, A DISTANCE OF 144.62 FEET; THENCE NORTH 48°53'14" EAST, A DISTANCE OF 40.54 FEET; THENCE NORTH 39°09'45" EAST, A DISTANCE OF 108.20 FEET; THENCE SOUTH 70°41'54" EAST, A DISTANCE OF 77.84 FEET; THENCE SOUTH 56°01'46" EAST A DISTANCE OF 67.12 FEET; THENCE SOUTH 68°25'27" EAST A DISTANCE OF 102.69 FEET; THENCE SOUTH 67°09'45" EAST, A DISTANCE OF 343.11 FEET; THENCE NORTH 89°56'21" EAST, A DISTANCE OF 99.20 FEET; THENCE NORTH 82°39'56" EAST, A DISTANCE OF 224.41 FEET; THENCE SOUTH 73°20'28" EAST, A DISTANCE OF 195.93 FEET; THENCE SOUTH 04°43'26" EAST A DISTANCE OF 39.51 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 79.00 FEET AND A CENTRAL ANGLE OF 115°05'34"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.79 FEET; THENCE SOUTH 68°27'03" WEST, A DISTANCE OF 142.02 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 521.00 FEET AND A CENTRAL ANGLE OF 25°36'18", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 233.13 FEET; THENCE SOUTH 19°16'13" EAST, A DISTANCE OF 245.56 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 979.00 FEET AND A CENTRAL ANGLE OF 20°31'56", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 350.80 FEET; THENCE SOUTH 01°15'17" WEST, A DISTANCE OF 501.51 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 679.00 FEET AND A CENTRAL ANGLE OF 13°20'51", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 158.18 FEET; THENCE SOUTH 14°36'28" WEST, A DISTANCE OF 134.55 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 779.00 FEET AND A CENTRAL ANGLE OF 10°55'31"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.54 FEET; THENCE SOUTH 25°31'59" WEST, A DISTANCE OF 137.47 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 779.00 FEET AND A CENTRAL ANGLE OF 08°53'46", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.55 FEET; THENCE SOUTH 35°25'45" WEST, A DISTANCE OF 534.15 FEET; THENCE NORTH 42°55'31" WEST, A DISTANCE OF 427.32 FEET; THENCE NORTH 62°43'01" EAST, A DISTANCE OF 184.28 FEET, THENCE NORTH 22°56'24" WEST, A DISTANCE OF 211.86 FEET; THENCE NORTH 12°45'58" WEST, A DISTANCE OF 527.21 FEET; THENCE NORTH 21°40'25" EAST, A DISTANCE OF 226.51 FEET; THENCE NORTH 03°11'22" EAST, A DISTANCE OF 279.76 FEET; THENCE NORTH 73°16'44" EAST A DISTANCE OF 238.95 FEET; THENCE NORTH 29°34'14" EAST, A DISTANCE OF 258.45 FEET; THENCE NORTH 70°12'17" WEST, A DISTANCE OF 223.98 FEET, THENCE NORTH 42°20'40" WEST, A DISTANCE OF 108.75 FEET; THENCE NORTH 84°35'37" WEST, A DISTANCE OF 91.40 FEET; THENCE NORTH 01°22'57" WEST, A DISTANCE OF 88.63 FEET; THENCE NORTH 48°09'47" EAST, A DISTANCE OF 32.13 FEET; THENCE NORTH 01°18'29" EAST, A DISTANCE OF 181.05 FEET; THENCE SOUTH 89°53'44" WEST, A DISTANCE OF 523.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.75 ACRES, MORE OR LESS.

PROJECT NOTES:

SETBACKS

30' SETBACK ALONG TUACAHN DRIVE.
20' SETBACK FROM INTERIOR PUBLIC AND PRIVATE ROADS
10' SIDEYARD AND REAR SETBACKS

ENTRANCES

THE SOUTH AND NORTH ENTRANCES WILL BE EXIT ONLY AFTER THE MAIN ENTRANCE HAS BEEN CONSTRUCTED.

THE MAIN ENTRANCE WILL BE CONSTRUCTED WITH THE HOTEL PHASE OR PHASE 2, WHICHEVER IS COMPLETED FIRST

LANDSCAPING ALONG TUACAHN DRIVE WILL BE CONSTRUCTED AS THE ADJACENT HOMES ARE BUILT

IF TUACAHN DRIVE REMAINS PUBLIC, STREET LIGHTS ARE REQUIRED AT EACH EXIT/ENTRANCE. LIGHTING ALONG TUACAHN DRIVE WILL BE PER THE DEVELOPMENT AGREEMENT IF IT IS CHANGED TO A PRIVATE STREET

A LEFT TURNING LANE IS REQUIRED AT THE MAIN ENTRANCE

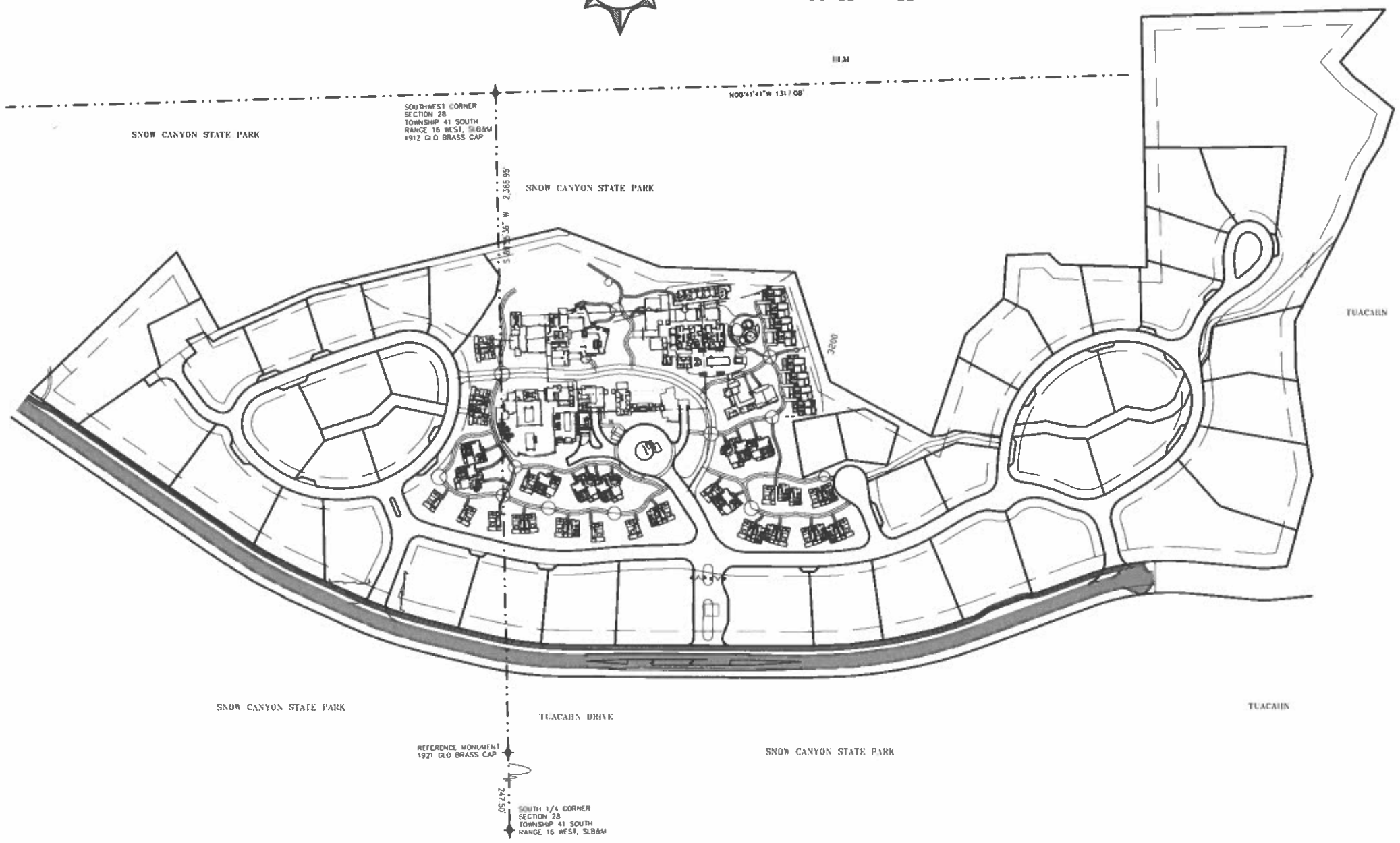
PER THE DEVELOPMENT AGREEMENT, THE FOLLOWING APPLIES TO THIS PLAN

ON THE POSSIBILITY OF SUBDIVIDING LOTS:

UP TO 30% OF THE VILLA LOTS MAY BE SUBDIVIDED INTO TWO LOTS EACH ("LOT SPLITS") AND IMPROVED WITH TWO VILLAS, DIVIDED BY A PARTY WALL LOCATED ON THE DIVIDING PROPERTY LINE RESULTING THE LOT SPLIT. SUBJECT TO THE 30% LIMITATION, ANY VILLA LOT MAY BE DIVIDED BY A LOT SPLIT AND IMPROVED WITH TWO ADJOINING VILLAS, SO LONG AS THE APPLICABLE SETBACKS ARE SATISFIED ON EACH LOT. OTHER THAN SETBACKS FROM THE PROPERTY LINE ON WHICH THE PARTY WALL IS LOCATED, INDEPENDENT UTILITY SERVICES MUST BE PROVIDED TO EACH VILLA, INCLUDING EACH ADJOINING VILLA CONSTRUCTED ON PARCELS CREATED BY LOT SPLITS.

LIGHTING

ALL PROJECT LIGHTING MUST COMPLY WITH THE CITY'S LIGHTING ORDINANCE AS SET FORTH IN RULE 11, CHAPTER 10 AND RULE 16, CHAPTER 22 OF THE CITY CODE. OWNER SHALL ALSO LESSEN THE IMPACT OF LIGHTS COMING FROM WITHIN ALL PROJECT BUILDINGS AT NIGHT THROUGH THE USE OF TINTED AND/OR DEFORMED OR FROSTED GLASS. NO BOLLARD LIGHTING WILL BE REQUIRED ALONG THE TUACAHN DRIVE TRAIL. AT ITS OPTION, OWNER MAY INSTALL OTHER LIGHTING ALONG THE TUACAHN DRIVE TRAIL THAT IS LESS IMPACTFUL THAN BOLLARD LIGHTING. IN THE EVENT THE CITY RETAINS OWNERSHIP OF TUACAHN DRIVE, ALONG THE PROPERTY, OWNER WILL INSTALL FOURTEEN FOOT (14') STANDARD STREET LIGHT AT BOTH PROJECT ACCESS POINTS. LIGHTING ALTERNATIVES MAY BE CONSIDERED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.



DEVELOPED BY PADRE CANYON RESORT, LC

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
1	AMENDED PLAT – MODIFY LOTS/HOTEL AREA	03-2021	BH

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

AMENDED PRELIMINARY PLAT
COVER SHEET

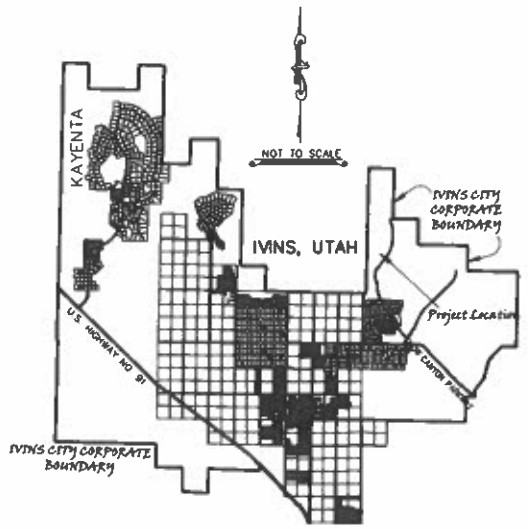
PREPARED FOR PADRE CANYON RESORT, LC
PROJECT LOCATED IN SECTION 28 AND 33, T41S, R16W SLB&M
IVINS, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 6377005
08-12-2021
Brett Henke
BRETT L. HENKE
STATE OF UTAH

Project :	SENTIERRE
File :	AMDPP
Date :	AUG 2021
Drafted by :	BH
Review by :	BH

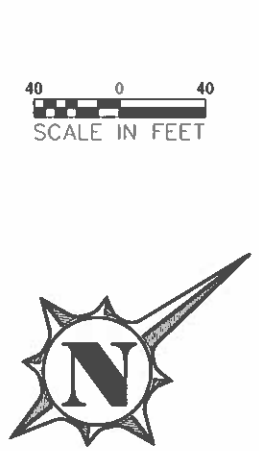
Scale : 1 = 120

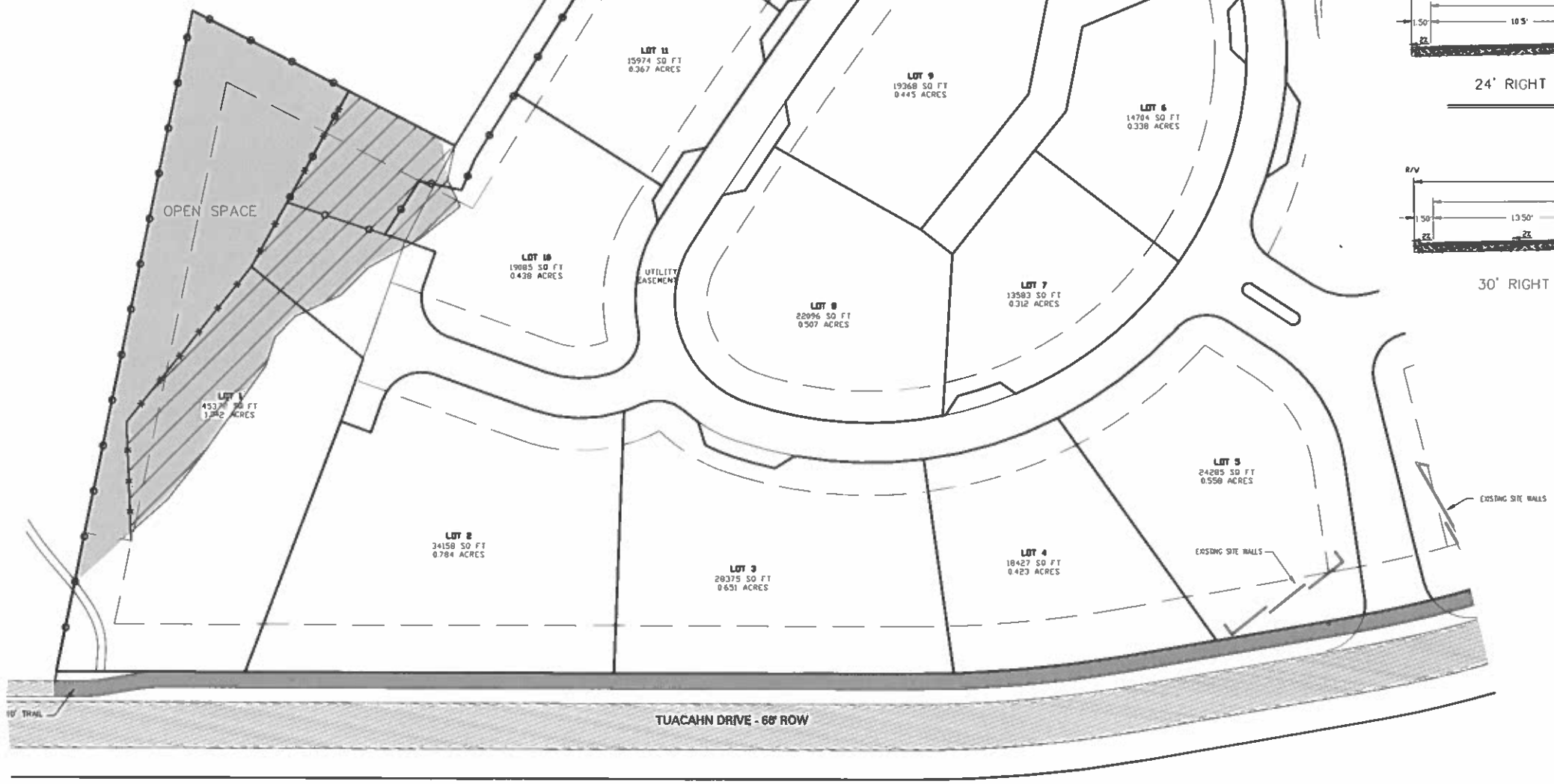
Sheet No. CS



VICINITY MAP

40 0 40
SCALE IN FEET

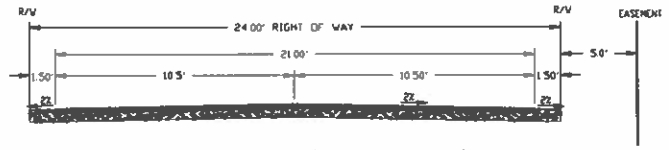




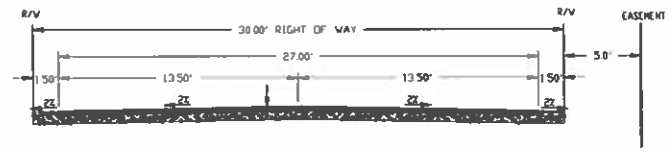
LEGEND

- UTILITY EASEMENT
- SETBACK
- TORTOISE FENCE
- SENSITIVE LANDS FENCE
- ROCK FALL FENCE
- SENSITIVE LANDS AREA
- DISTURBED AREA (SENSITIVE LANDS)

NOTE: AS NOTED IN THE DEVELOPMENT AGREEMENT, VILLA LOTS MAY BE CHANGED TO ADJOINING VILLA LOTS



24' RIGHT OF WAY (PRIVATE ROAD)
(21' ASPHALT)
N.T.S.



30' RIGHT OF WAY (PRIVATE ROAD)

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
1	AMENDED PLAT - MODIFY LOTS/HOUSE AREA	03-2021	RH

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

AMENDED PRELIMINARY PLAT
SITE PLAN
SENTERRE
PROJECT LOCATED IN SECTION 28 AND 33, T41S, R16W SLB&M
IVINS, UTAH

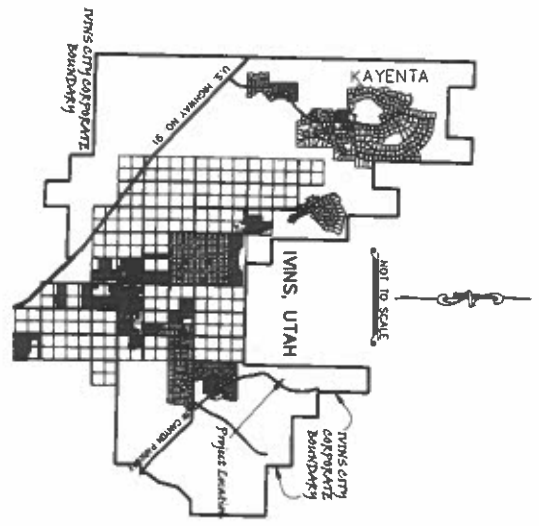
REGISTERED PROFESSIONAL ENGINEER
No. 6013008
08-12-2021
Brett L. Henke
BRETT L. HENKE
STATE OF UTAH

Project :	SENTIERRE
File :	AMDPP
Date :	AUG 2021
Drafted by :	BH
Review by :	BH

Scale :
1 = 40

Sheet No.
SP-1

VICINITY MAP



LEGEND

- UTILITY EASEMENT
- SETBACK
- TORTOISE FENCE
- SENSITIVE LANDS FENCE
- ROCK FALL FENCE
- SENSITIVE LANDS AREA
- DISTURBED AREA (SENSITIVE LANDS)

NOTE: AS NOTED IN THE DEVELOPMENT AGREEMENT VILLA LOTS MAY BE CHANGED TO ADJOINING VILLA LOTS

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.

AMENDED PRELIMINARY PLAT
SITE PLAN

SENTERRE

PROJECT LOCATED IN SECTION 28 AND 33, T41S, R16W SLB&M

IVINS, UTAH

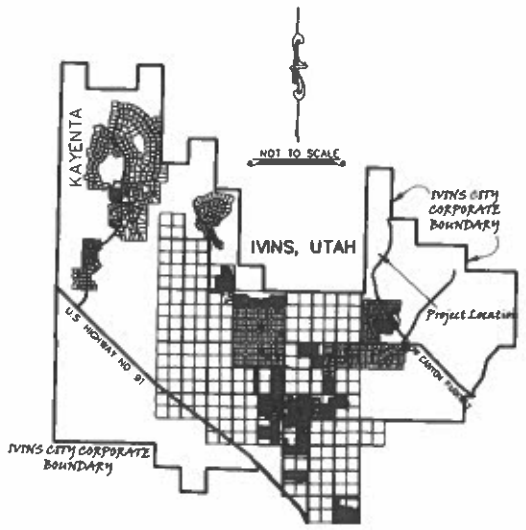
KUMA
ENGINEERING COMPANY
469 WEST TONAPAH WAY
IVINS, UT 84738
(435) 229-0244

No.	Description of Revisions	Date	By
1	AMENDED PLAT - MODIFY LOTS/HOTEL AREA	03-2021	BH

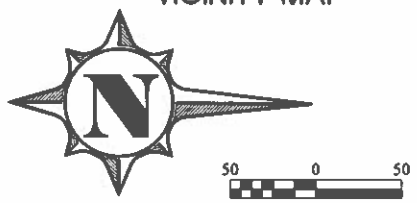
Project: SENTIERRE
File: AMDPP
Date: AUG 2021
Drafted by: BH
Review by: BH

Scale: 1 = 50

Sheet No.: SP-2



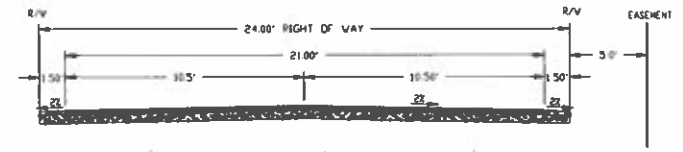
VICINITY MAP



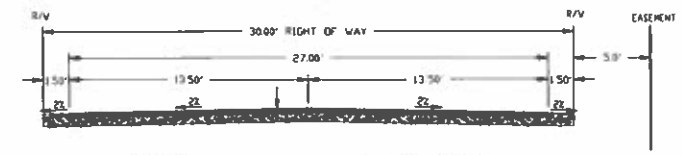
LEGEND

- UTILITY EASEMENT
- SETBACK
- TORTOISE FENCE
- SENSITIVE LANDS FENCE
- ROCK FALL FENCE
- SENSITIVE LANDS AREA
- DISTURBED AREA (SENSITIVE LANDS)

NOTE: AS NOTED IN THE DEVELOPMENT AGREEMENT, VILLA LOTS MAY BE CHANGED TO ADJOINING VILLA LOTS



24' RIGHT OF WAY (PRIVATE ROAD)
(21' ASPHALT)
N.T.S.



30' RIGHT OF WAY (PRIVATE ROAD)

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
1	AMENDED PLAT - MODIFY LOTS/HOTEL AREA	03-2021	BH

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

AMENDED PRELIMINARY PLAT
SITE PLAN
SENTIERRE
PROJECT LOCATED IN SECTION 28 AND 33, T41S, R16W SLB&M
IVINS, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 6170806
08-12-2021
Brett L. Henke
BRETT L. HENKE
STATE OF UTAH

Project :	SENTIERRE
File :	AMDPP
Date :	AUG 2021
Drafted by :	BH
Review by :	BH
Scale :	1 = 50
Sheet No.	SP-3



PHASING PLAN
SENTIERRE

PREPARED FOR PADRE CANYON RESORT, LC
IVINS, UTAH

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

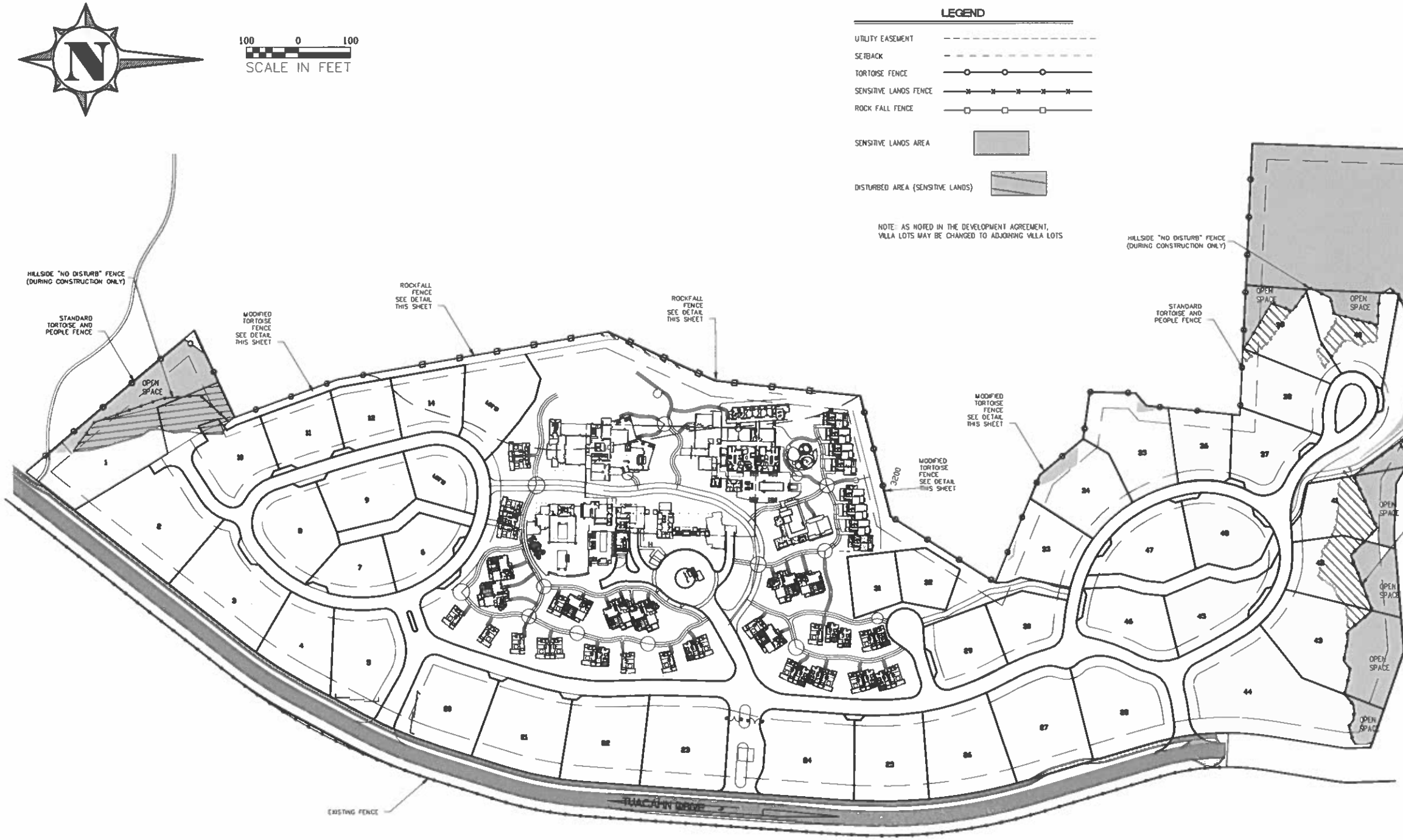
No.	Description of Revisions	Date	By
1	AMENDED PLAT – MODIFY LOTS/HOTEL AREA	03-2021	BH

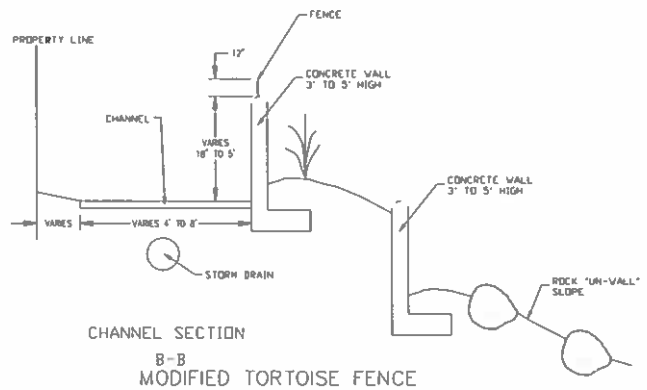
Sheet No. SP-4

Scale : 1 = 100

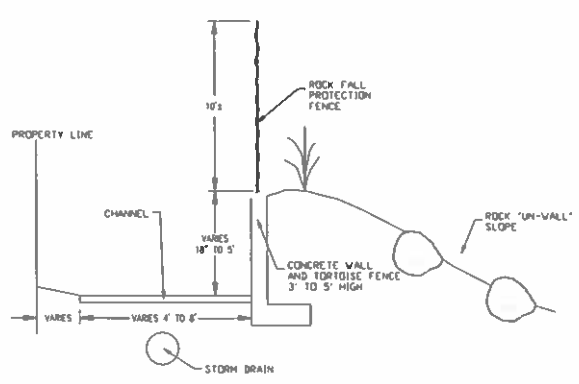
Project : SENTIERRE
File : AMDPP
Date : NOV 2020
Drafted by : BH
Review by : BH

09-13-2021





CHANNEL SECTION
B-B
MODIFIED TORTOISE FENCE



CHANNEL SECTION
ROCKFALL FENCE

No.	Description of Revisions	Date	By
1	AMENDED PLAT - MODIFY LOTS/ RECTRL. AREA	03-2021	BH

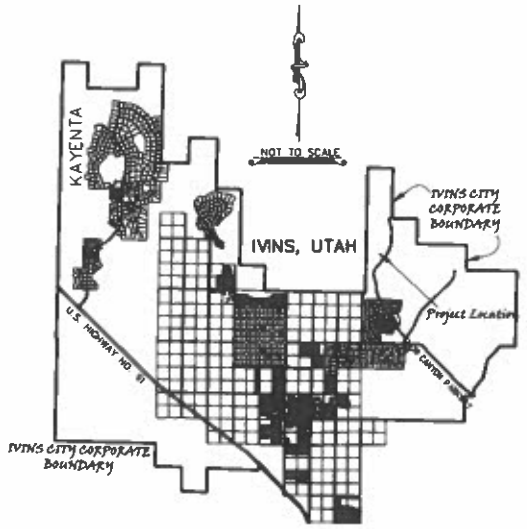
KUMA
ENGINEERING COMPANY
469 WEST TONAPAH WAY
IVINS, UT 84738
(435) 229-0744

FENCE PLAN
SENTIERRE

PREPARED FOR PADRE CANYON RESORT, LC
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 487894
08-12-2021
Brett L. Hanks
BRETT L. HANKS
STATE OF UTAH

Project :	SENTIERRE
File :	AMDPP
Date :	NOV 2020
Drafted by :	BH
Review by :	BH
Scale :	1 = 100
Sheet No.	SP-5



VICINITY MAP

40 0 40
SCALE IN FEET

LEGEND

2940

SEWER

- EXISTING SEWER LINE ---SS---SS---
- PROPOSED SEWER LINE ——SS——
- EXISTING SEWER MANHOLE (SIZE AS NOTED) ⊙
- PROPOSED SEWER LATERAL ——

WATER

- EXISTING WATER LINE ----V----V--
- PROPOSED C900 WATER LINE —V——V—

(1) NEW UTILITY SERVICE
(2) ABANDON EXISTING UTILITY SERVICE
(3) EXISTING UTILITY SERVICE

NOTES:

1. FINAL UTILITY LAYOUT WILL BE PROVIDED WITH CONSTRUCTION PLANS. ALL UTILITIES WILL MEET ALL SEPARATION REQUIREMENTS.

NOTE: AS NOTED IN THE DEVELOPMENT AGREEMENT, VILLA LOTS MAY BE CHANGED TO TWIN CASITA LOTS, WHICH WILL REQUIRE ADDITIONAL UTILITY SERVICES

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
1	AMENDED PLAT - MODIFY LOTS/HOTEL AREA	03-2021	BH

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

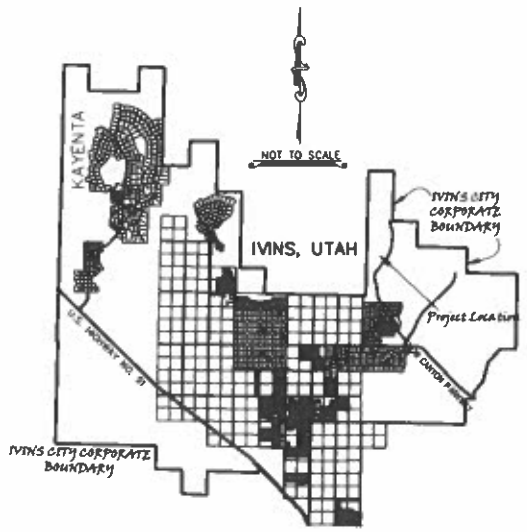
AMENDED PRELIMINARY PLAT
UTILITY PLAN

SENTIERRE

PROJECT LOCATED IN SECTION 28 AND 33, T41S, R16W SLB&M
IVINS, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 10170809
08-12-2021
Brett A. Henke
STATE OF UTAH

Project :	SENTIERRE
File :	AMDPP
Date :	AUG 2021
Drafted by :	BH
Review by :	BH
Scale :	1 = 40
Sheet No.	UP-1



VICINITY MAP

LEGEND

SEWER

- EXISTING SEWER LINE — SS —
- PROPOSED SEWER LINE — SS —
- EXISTING SEWER MANHOLE (SIZE AS NOTED)
- PROPOSED SEWER LATERAL

WATER

- EXISTING WATER LINE — W —
- PROPOSED C900 WATER LINE — W —

NOTES:

1. FINAL UTILITY LAYOUT WILL BE PROVIDED WITH CONSTRUCTION PLANS. ALL UTILITIES WILL MEET ALL SEPARATION REQUIREMENTS.

NOTE: AS NOTED IN THE DEVELOPMENT AGREEMENT, VILLA LOTS MAY BE CHANGED TO TWIN CASITA LOTS, WHICH WILL REQUIRE ADDITIONAL UTILITY SERVICES

50 0 50
SCALE IN FEET

N

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
1	AMENDED PLAT - MODIFY LOTS/HOTEL AREA	03-2021	BH

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

AMENDED PRELIMINARY PLAT
UTILITY PLAN

SENTIERRE

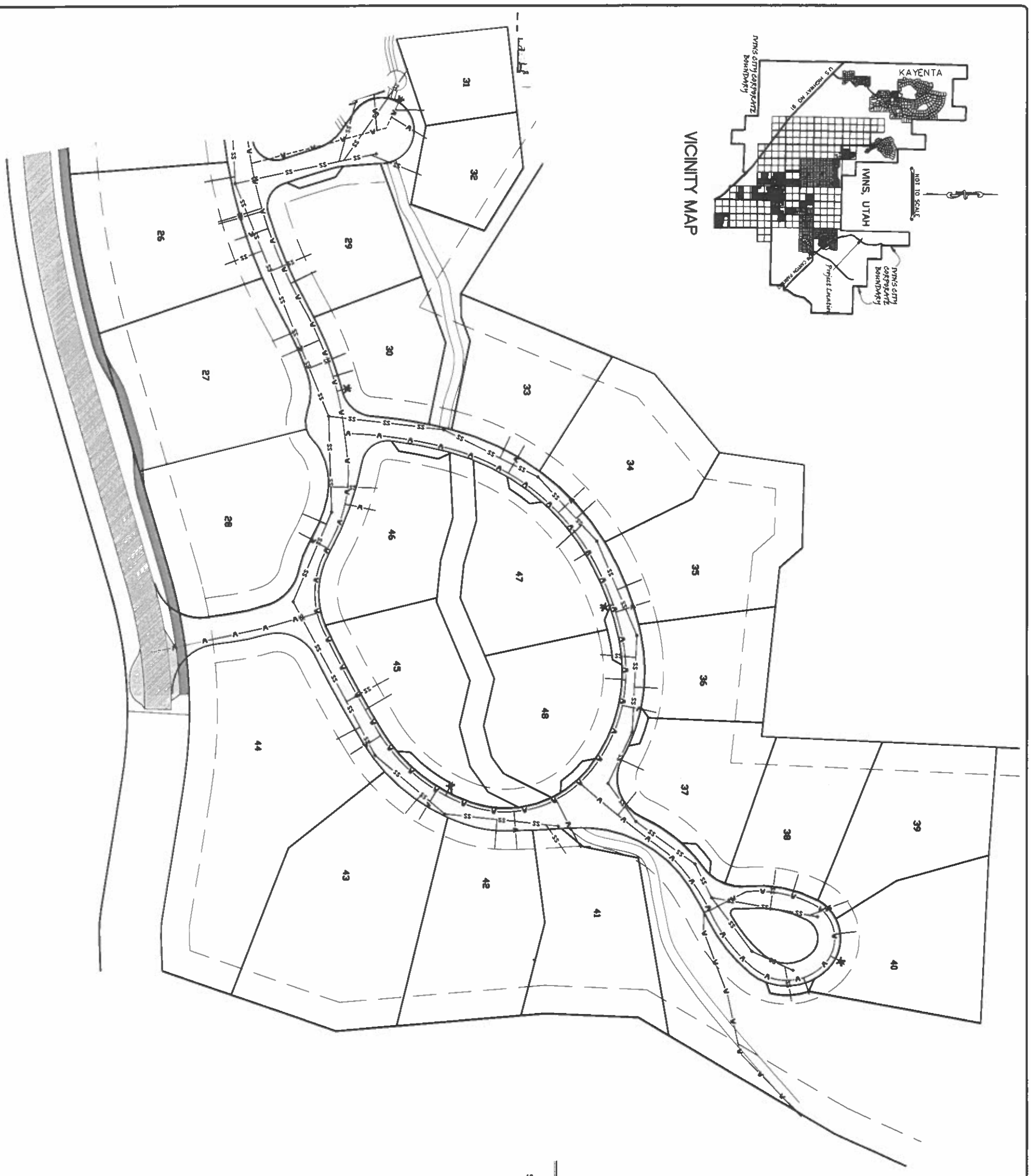
PROJECT LOCATED IN SECTION 28 AND 33, T41S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 6072909
08-12-2021
Brita Henke
CIVIL
STATE OF UTAH

Project : SENTIERRE
File : AMDPP
Date : AUG 2021
Drafted by : BH
Review by : BH

Scale :
1 = 50

Sheet No.
UP-2



NOTES:

1. FINAL UTILITY LAYOUT WILL BE PROVIDED WITH CONSTRUCTION PLANS. ALL UTILITIES WILL MEET ALL SEPARATION REQUIREMENTS

NOTE: AS NOTED IN THE DEVELOPMENT AGREEMENT, VILLA LOTS MAY BE CHANGED TO TWIN CASITA LOTS, WHICH WILL REQUIRE ADDITIONAL UTILITY SERVICES

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY

BLUE STAKES OF UTAH

DIGALERT

1-800-662-4111

UNDERGROUND SERVICE (UPLA)

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.

AMENDED PRELIMINARY PLAT
UTILITY PLAN

SENTERRE

PROJECT LOCATED IN SECTION 28 AND 33, T41S, R16W SLB&M

IVINS, UTAH

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

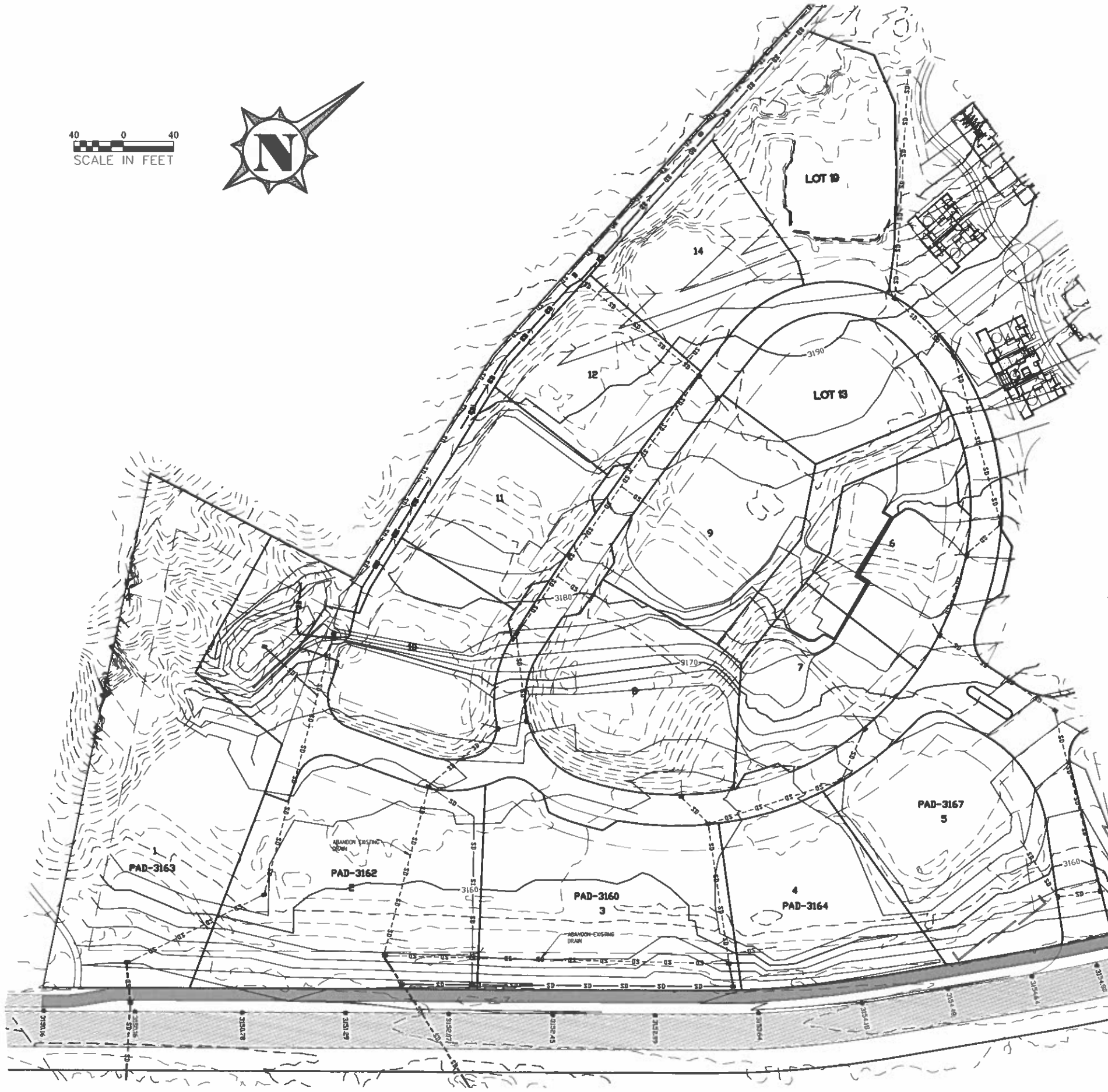
No.	Description of Revisions	Date	By
1	AMENDED PLAT - MODIFY LOTS/HOTEL AREA	03-2021	BH

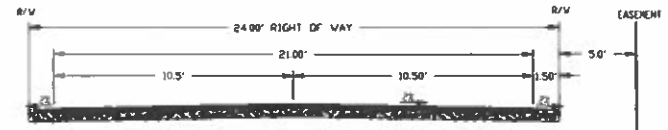
Project: SENTIERRE
File: AMDPP
Date: AUG 2021
Drafted by: BH
Review by: BH

Scale: 1 = 50

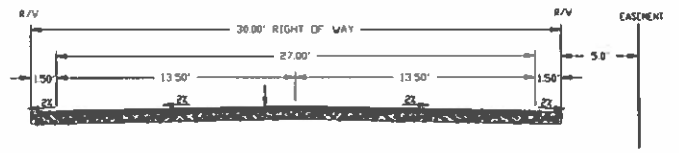
Sheet No.
UP-3

40 0 40
SCALE IN FEET





24' RIGHT OF WAY (PRIVATE ROAD)
(21' ASPHALT)
N.T.S



30' RIGHT OF WAY (PRIVATE ROAD)
(27' ASPHALT)
N.T.S

LEGEND

EXISTING STORM DRAIN	SD
PROPOSED STORM DRAIN	SD
EXISTING CONTOUR	2940
PROPOSED CONTOUR	2940

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
1	AMENDED PLAT MODIFY LOTS/HOTEL AREA	03-2021	BH

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

AMENDED PRELIMINARY PLAT
GRADING PLAN

SENTIERRE

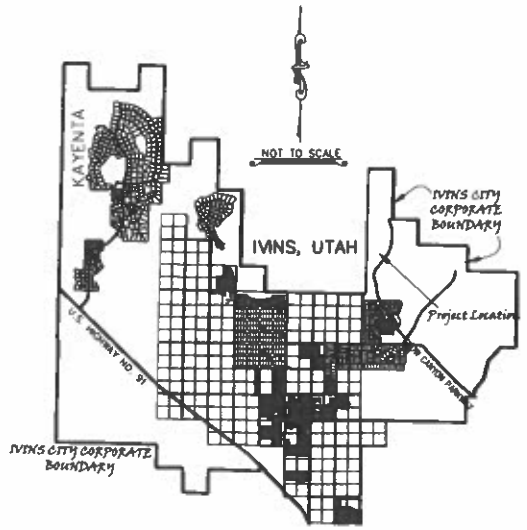
PROJECT LOCATED IN SECTION 28 AND 33, T41S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
08-12-2021
Brian Henke
STATE OF UTAH

Project : SENTIERRE
File : AMDPP
Date : AUG 2021
Drafted by : BH
Review by : BH

Scale :
1 = 40

Sheet No.
GP-1



VICINITY MAP

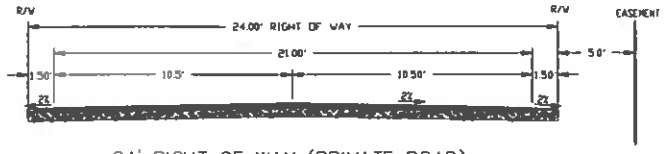
LEGEND

EXISTING STORM DRAIN — SD —

PROPOSED STORM DRAIN — SD —

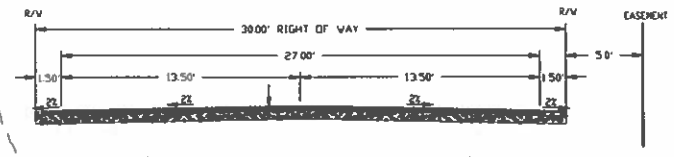
EXISTING CONTOUR — 2940 —

PROPOSED CONTOUR — 2940 —



24' RIGHT OF WAY (PRIVATE ROAD)
(21' ASPHALT)

NTS



30' RIGHT OF WAY (PRIVATE ROAD)

50 0 50

SCALE IN FEET

N

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
1	AMENDED PLAT - MODIFY LOTS/HOTEL AREA	08-2021	HH

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

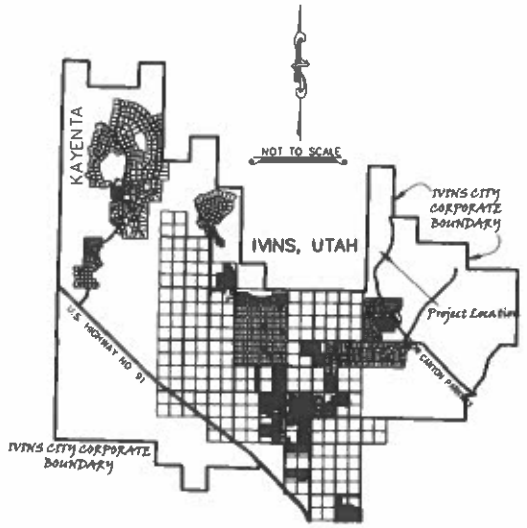
AMENDED PRELIMINARY PLAT GRADING PLAN

SENTERRE

PROJECT LOCATED IN SECTION 28 AND 33, T41S, R16W SLB&M
IVINS, UTAH

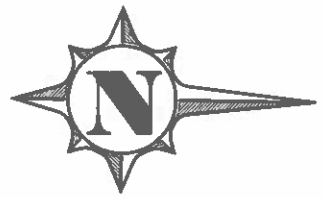
LICENSED PROFESSIONAL ENGINEER No. 8070809 08-12-2021 BRETT L. HENKE STATE OF UTAH

Project :	SENTIERRE
File :	AMDPP
Date :	AUG 2021
Drafted by :	BH
Review by :	BH
Scale :	1 = 50
Sheet No.	GP-2



VICINITY MAP

50 0 50
SCALE IN FEET



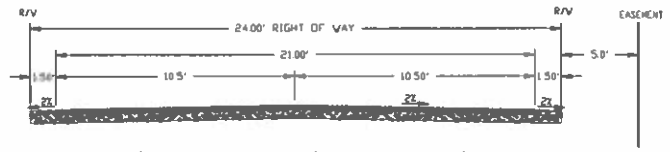
LEGEND

EXISTING STORM DRAIN — SD — SD — SD — SD —

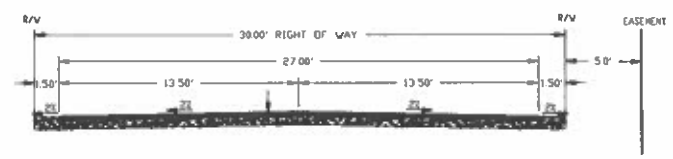
PROPOSED STORM DRAIN SD SD SD

EXISTING CONTOUR 2940

PROPOSED CONTOUR 2940



24' RIGHT OF WAY (PRIVATE ROAD)
(21' ASPHALT)
N.T.S



30' RIGHT OF WAY (PRIVATE ROAD)

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
1	AMENDED PLAT - MODIFY LOTS/HOTEL AREA	08-2021	RH

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

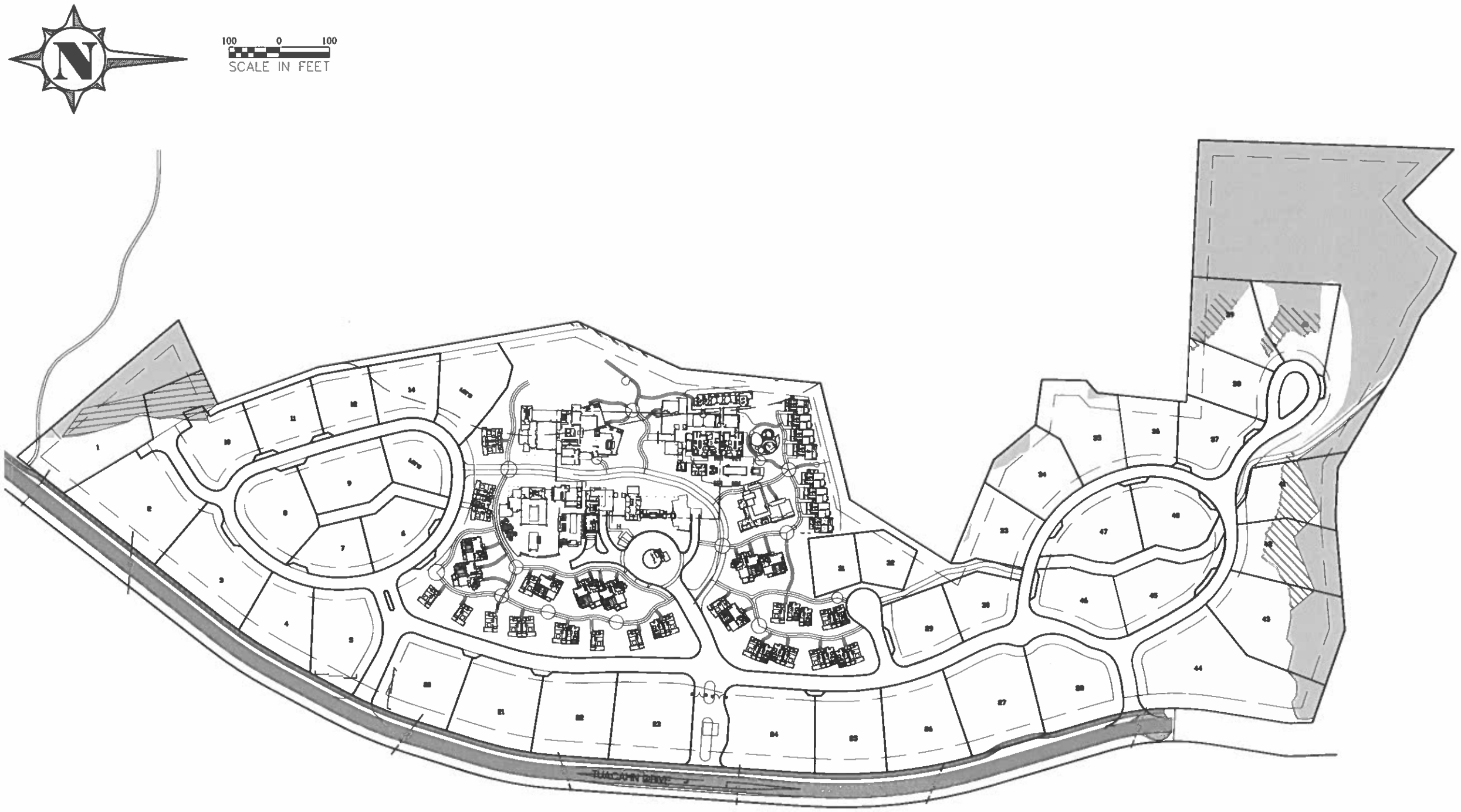
AMENDED PRELIMINARY PLAT
SITE PLAN
SENTERRE
PROJECT LOCATED IN SECTION 28 AND 33, T41S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
08-12-2021
BRETT T. HENKE
STATE OF UTAH

Project : SENTIERRE
File : AMDPP
Date : AUG 2021
Drafted by : BH
Review by : BH

Scale :
1 = 40

Sheet No.
GP-3



SLOPE AREAS GREATER THAN 15% = 6.43 ACRES

DISTURBED AREA = 1.37 ACRES (21.3%)

NOTE:
PER SENSITIVE LANDS ORDINANCE, DEVELOPER RESERVES THE RIGHT DISTURB UP TO 30% OF SLOPE AREAS GREATER THAN 15%

No.	Description of Revisions	Date	By
1	AMENDED PLAT - MODIFY LOTS/HOTEL AREA	03-2021	BH

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

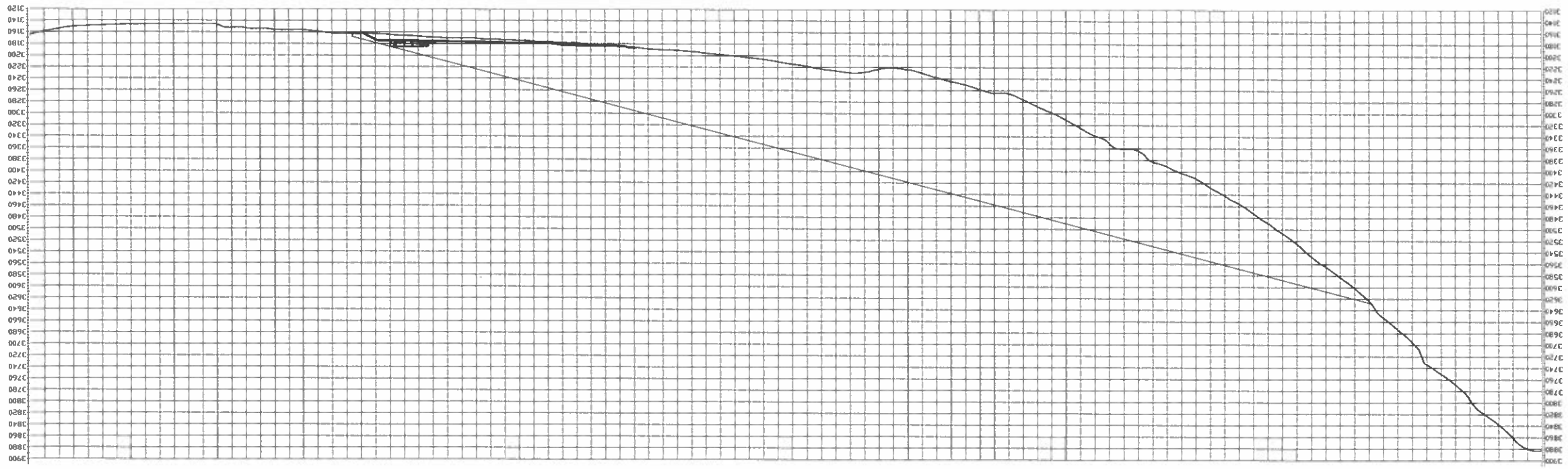
SLOPE EXHIBIT
SENTIERRE

PREPARED FOR PADRE CANYON RESORT, LC
IVINS, UTAH

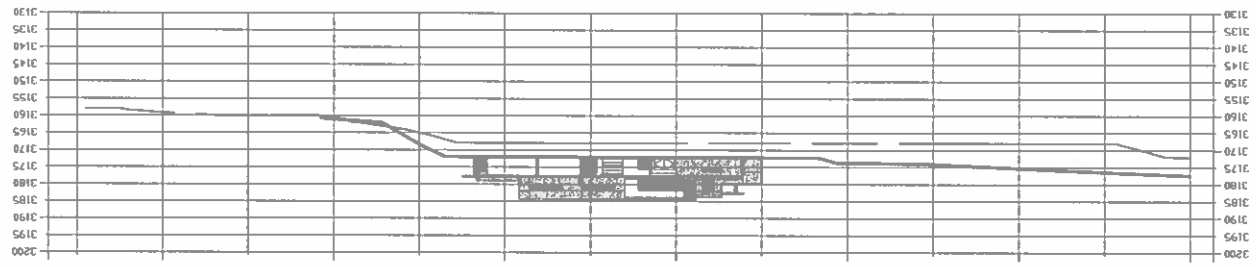
REGISTERED PROFESSIONAL ENGINEER No. 177202 STATE OF UTAH
08-12-2021
BRETT L. HENRIE

Project :	SENTIERRE
File :	AMDPP
Date :	NOV 2015
Drafted by :	BH
Review by :	BH
Scale :	1 = 100
Sheet No.	GP-4

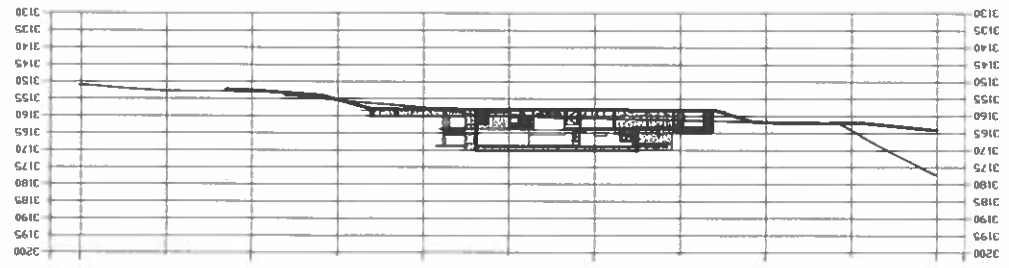
LOT 26



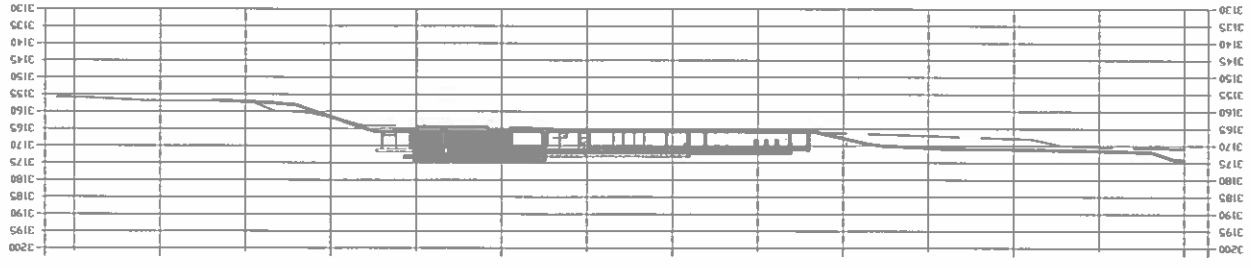
LOT 24



LOT 3



LOT 21



CROSS SECTIONS
SENTIERRE

PREPARED FOR PADRE CANYON RESORT, LC
IVINS, UTAH

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

No.	Description of Revisions	Date	By
1	AMENDED PLAT - MODIFY LOTS/HOTEL AREA	03-2021	BH

Project : SENTIERRE
File : AMDPP
Date : NOV 2015
Drafted by : BH
Review by : BH

Scale : 1 = 100

Sheet No. GP-5