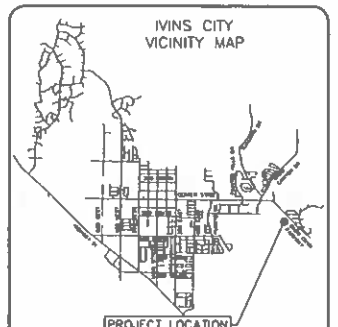
SITE NOTES

OWNER/DEVELOPER/APPLICANT
BLACK DESERT, ENLAW LLC
ATTN: SEAN SKANCHY
1500 EAST BLACK DESERT DRIVE
IVINS, UTAH 84738
PH. (385) 429-2480

PLAN PREPARER
ALPHA ENGINEERING COMPANY
43 SOUTH 100 EAST, SUITE 100
ST. GEORGE, UTAH 84770
PH. (435) 628-6500
FAX (435) 628-6553

PROJECT LOCATION
SNOW CANYON PARKWAY & SPLIT ROCK
IVINS, UT 84738
PLAT: T42S, R16W, SEC4, SLBM
ASSESSOR PARCELS: I-8-2-4-129-801, I-8-2-4-135-801, I-8-2-4-139-801, I-8-2-4-138-801, I-8-2-4-129-801, I-8-2-4-125112-801

IVINS CITY
VICINITY MAP



LAND USE

AREA (INCLUDES FUTURE EXPANSION AREAS)
BUILDINGS: 3.8 ACRES
ROAD A: 0.5 ACRES
PARKING: 5.7 ACRES
WALKWAYS, LANDSCAPING: 5.9 ACRES
TOTAL: 15.7 ACRES

ZONING
EAST OF DEMARCATION LINE: RC
WEST OF DEMARCATION LINE: RA-5

PARKING
* THESE NUMBERS ARE PRELIMINARY AND WILL BE UPDATED WITH CONSTRUCTION DRAWINGS FOR EACH PHASE.

NUMBER OF SPACES PROVIDED: 295
PROVIDED WITH FUTURE EXPANSION: 389
TOTAL SPACES: 684
NUMBER OF ADA SPACES REQ'D: 7 (2 VAN)
REQ'D WITH FUTURE EXPANSION: 7 (1 VAN)
TOTAL ADA SPACES: 14 (3 VAN)

PORTIONS OF THIS PROJECT ARE LOCATED WITHIN THE SENSITIVE LANDS ESTABLISHED FOR BLACK DESERT RESORT. THESE PORTIONS HAVE ALREADY BEEN IDENTIFIED FOR DEVELOPMENT.

BUILDING UNITS AND SQUARE FOOTAGES

BUILDINGS 1-3 (PHASE 1)
12 UNITS @ ~1,100 SF EACH = ~13,200 SF

BUILDINGS 4-5 (PHASE 1)
20 UNITS @ ~1,100 SF EACH = ~22,000 SF

BUILDINGS 7-11 (PHASE 2)
20 UNITS @ ~1,100 SF EACH = ~22,000 SF

BUILDINGS 12-15 (PHASE 2)
18 UNITS @ ~1,100 SF EACH = ~19,800 SF

BUILDINGS 16-21 (PHASE 2)
30 UNITS @ ~1,100 SF EACH = ~33,000 SF

BUILDING 22 (PHASE 3)
34 UNITS @ ~700 SF EACH = ~23,800 SF

BUILDING 23 (PHASE 3)
20 UNITS @ ~1,100 SF EACH = ~22,000 SF

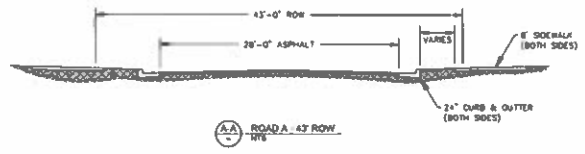
BUILDING 24 (PHASE 3)
34 UNITS @ ~700 SF EACH = ~23,800 SF

TOTAL PHASE 1 UNITS: 32 UNITS
TOTAL PHASE 2 UNITS: 88 UNITS
TOTAL PHASE 3 UNITS: 88 UNITS

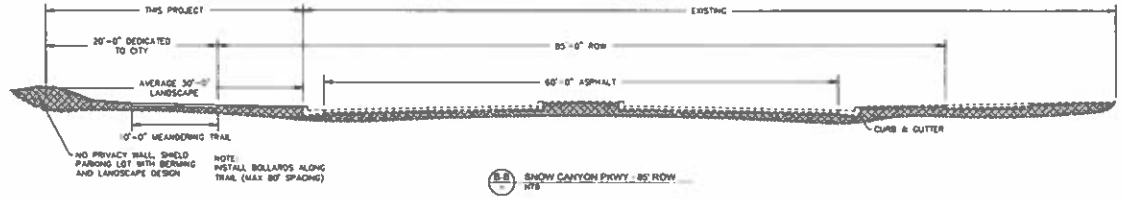
TOTAL UNITS: 188 UNITS

N

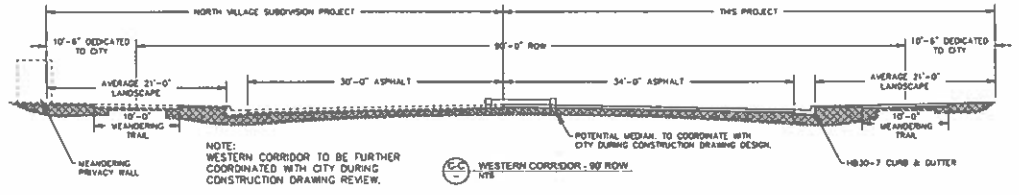
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft. (30X42 SHEET)
1 inch = 100 ft. (15X22 SHEET)



A-A ROAD A - 43' ROW
NTS



B-B SNOW CANYON PKWY - 85' ROW
NTS



C-C WESTERN CORRIDOR - 90' ROW
NTS

NO	DATE	BY	DESCRIPTION

REVISIONS

ALPHA ENGINEERING
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PRELIMINARY PLAN

BLACK DESERT GOLF VILLAGE
IVINS, UTAH

PROJECT	1649-06
DRAWN	JTM
DATE	JULY 1, 2022
SCALE	AS NOTED
SHEET	1 OF 5
FILE	1649-06 EXHIBITS

P:\Jobs on Work Server\1649-06 Village\Exhibits & Drawings\Civil 3D\Proj Exhibit for 2022\Proj Exhibit Plot 7-1-2022 11:44:59 AM jtaylor

SITE NOTES

OWNER/DEVELOPER/APPLICANT
BLACK DESERT, ENLAW LLC
ATTN: SEAN SKANCHY
1500 EAST BLACK DESERT DRIVE
IVINS, UTAH 84738
PH. (385) 429-2480

PLAN PREPARER
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FAX (435) 628-6553

PROJECT LOCATION
SNOW CANYON PARKWAY & SPLIT ROCK
IVINS, UT 84738
PLAT: T42S, R16W, SEC4, SLBM
ASSESSOR PARCELS: I-6-2-4-129-BD1, I-6-2-4-135-BD1, I-6-2-4-139-BD1, I-6-2-4-138-BD1, I-6-2-4-129-BD1, I-6-2-4-125-B2-BD1

IVINS CITY VICINITY MAP

PROJECT LOCATION

BLACK DESERT GOLF COURSE

8" SDR35 PVC SEWER L=108.08 S=1.23%

NEW 48" SEWER MANHOLE #07 RIM: 2995.73 8" INV IN: 2985.09 S 8" INV OUT: 2985.29 N

8" SDR35 PVC SEWER L=73.04 S=1.50%

NEW 48" SEWER MANHOLE #06 RIM: 2994.93 8" INV IN: 2983.79 SE 8" INV OUT: 2983.99 N

8" SDR35 PVC SEWER L=150.64 S=1.10%

NEW 48" SEWER MANHOLE #08 RIM: 2996.95 8" INV IN: 2986.81 S 8" INV OUT: 2986.81 N

8" SDR35 PVC SEWER L=99.81 S=1.23%

NEW 48" SEWER MANHOLE #09 RIM: 2997.99 8" INV IN: 2987.99 S

NEW 48" SEWER MANHOLE #04 RIM: 3005.89 8" INV OUT: 2995.89 SE

NEW 8" C900 PVC CITY WATER LINE

CONNECT NEW WATER TO WATER FROM NORTH VILLAGE DEVELOPMENT

NEW 8" C900 PVC METERED WATER LINE

8" SDR35 PVC SEWER L=277.54 S=3.15%

EXTEND IRRIGATION TO LANDSCAPE CONNECTION

FUTURE EXPANSION

NEW FIRE HYDRANT

NEW 60" SEWER MANHOLE #11 RIM: 2995.29 8" INV OUT: 2981.52 E

NEW 60" SEWER MANHOLE #05 RIM: 2993.50 8" INV OUT: 2981.93 NE 8" INV OUT: 2982.13 NW

NEW 48" SEWER MANHOLE #03 RIM: 2995.81 8" INV IN: 2986.94 NW 8" INV OUT: 2986.74 SE

8" SDR35 PVC SEWER L=187.34 S=1.03%

NEW 8" C900 PVC CITY WATER LINE

NEW 6" C900 PVC METERED WATER LINE

8" SDR35 PVC SEWER L=335.09 S=1.19%

8" SDR35 PVC SEWER L=234.47 S=3.05%

NEW 6" C900 PVC (PURPLE) CITY IRRIGATION LINE

NEW 80" SEWER MANHOLE #10 RIM: 2990.80 8" INV IN: 2979.80 NW 8" INV IN: 2979.60 W 8" INV OUT: 2979.40 SE

NEW 80" SEWER MANHOLE #02 RIM: 2989.38 8" INV IN: 2977.94 NW 8" INV IN: 2977.94 SW 8" INV OUT: 2977.74 SE

8" SDR35 PVC SEWER L=126.39 S=3.22%

FUTURE EXPANSION

NEW 48" SEWER MANHOLE #01 RIM: 2984.66 8" INV IN: 2973.68 NW 8" INV OUT: 2973.48 E

8" SDR35 PVC SEWER L=83.67 S=3.27%

CONNECT NEW WATER & IRRIGATION TO WATER IN WEISKOPF WAY (BLACK DESERT RESORT PROJECT)

FIRE HYDRANT (BLACK DESERT PROJECT)

WEISKOPF WAY

CONNECT TO SEWER MANHOLE FROM BLACK DESERT RESORT PROJECT RIM: 2982.54 8" INV IN: 2970.74 W 8" INV OUT: 2970.54 S

EXISTING 8" CITY WATER LINE

EXISTING CITY IRRIGATION LINE

FIRE HYDRANT (BLACK DESERT PROJECT)

BRINE TANK (WATER SOFTENER)

¾" OUTDOOR WATER METER WITH BACKFLOW VALVE. EXTEND SECONDARY WATER LINES TO LANDSCAPE IRRIGATION.

PROJECT MASTER 3" WATER METER (INDOOR)

EXTEND NEW 8" METERED AND TREATED WATER LINE TO EACH BUILDING AS SHOWN

FUTURE EXPANSION

BLACK DESERT DR

FIRE HYDRANT (BLACK DESERT PROJECT)

EXISTING 16" CITY WATER LINE

EXISTING CITY IRRIGATION LINE

UTILITIES IN WEISKOPF WAY (WATER, IRRIGATION, AND SEWER) AND BLACK DESERT DRIVE HAVE BEEN DESIGNED AND COORDINATED AS PART OF BLACK DESERT RESORT PROJECT. CONSTRUCTION FOR THE BLACK DESERT RESORT PROJECT IS UNDERWAY AND MAY WARRANT CHANGES TO THE UTILITY DESIGN. COORDINATION BETWEEN THIS PROJECT AND THE BLACK DESERT PROJECT WILL CONTINUE THROUGH THE CONSTRUCTION DRAWING PHASE FOR THIS PROJECT.

ALL CRITICAL UTILITY ELEMENTS (WATER REDUNDANCY CONNECTIONS, SEWER DISCHARGE POINTS, ETC.) SHALL BE VERIFIED AND APPROVED BY THE INVOLVED CITIES AND EACH RESPECTIVE UTILITY PRIOR TO CONSTRUCTION DRAWING APPROVAL FOR THIS PROJECT.

WESTERN CORRIDOR

ROAD A

SNOW CANYON PKWY

FIRE HYDRANT (BLACK DESERT PROJECT)

TEMPORARY SEWER FOR CONSTRUCTION TRAILERS BY OTHERS

CONNECT NEW WATER TO EXISTING WATER IN SNOW CANYON PKWY

8" IRRIGATION FINAL LOCATION TO BE COORDINATED WITH IVINS CITY AND ADJACENT UTILITIES

UTILITY PHASING NOTE

UTILITY TRANSMISSION LINES REQUIRED TO PROVIDE SERVICE TO EARLIER PHASES SHALL BE INSTALLED IN THE PHASE NEEDED. PHASING VALVES SHALL BE USED AT PHASE LINES ALONG WATER TRANSMISSION LINE.

POWER, PHONE, GAS, AND CABLE SHALL BE COORDINATED AT TIME OF CONSTRUCTION DRAWINGS FOR EACH PHASE.

N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft. (30X42 SHEET)
1 inch = 100 ft. (16X22 SHEET)

WATER NOTES

UTAH STATE CODE R309-510-9

METER FOR INDOOR USE
PEAK INSTANTANEOUS DEMAND
TOTAL UNITS: 188 UNITS @ 0.75 ERCs/UNIT = 141 ERCs
Q = 18.8 x N^0.64 = 258 GPM (3" METER)

METER FOR OUTDOOR USE
PEAK INSTANTANEOUS DEMAND
5.9 ACRES @ 9.8 GPM/AC = 58 GPM (1.5" METER)

* OUTDOOR DEMAND DOES NOT ACCOUNT FOR LARGE GRASS AREAS. UPON REVIEW OF FINAL LANDSCAPE PLAN, CITY MAY REQUIRE ADDITIONAL SECONDARY WATER METERED CONNECTIONS.

FIRE SUPPRESSION
WATER PRESSURES ARE GENERALLY ADEQUATE FOR THIS LOCATION. THIS PROJECT MAY REQUIRE THE RELOCATION OF THE CITY PRV TO SERVE THE NEEDS OF THIS PROJECT AND ADJACENT DEVELOPMENT, INCLUDING A PIPELINE EXTENSION TO CORDERO DRIVE. A DETAILED HYDRAULIC ANALYSIS HAS NOT BEEN PERFORMED FOR THIS SITE AND WILL BE COMPLETED WITH THE APPROVAL OF CONSTRUCTION DRAWINGS.

NO	DATE	BY	DESCRIPTION

REVISIONS

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PRELIMINARY UTILITY PLAN

BLACK DESERT GOLF VILLAGE
IVINS, UTAH

PROJECT # 1649-06
DRAWN JTM
DATE JULY 1, 2022
SCALE AS NOTED
SHEET 2 2 of 5
FILE 1649-09 ECN.DWG

SITE NOTES

OWNER/DEVELOPER/APPLICANT
BLACK DESERT, DNLAW LLC
A TRUST
1500 EAST BLACK DESERT DRIVE
IVINS, UTAH 84738
PH. (385) 429-2480

PLAN PREPARER
ALPHA ENGINEERING COMPANY
43 SOUTH 100 EAST, SUITE 100
ST. GEORGE, UTAH 84770
PH. (435) 628-8500
FAX (435) 628-6553

PROJECT LOCATION
SNOW CANYON PARKWAY & SPLIT ROCK
IVINS, UTAH
PLAT: T42S, R16W, SECS. 5,8&9
ASSESSOR PARCELS: I-B-2-4-129-801, I-B-2-4-135-801, I-B-2-4-139-801, I-B-2-4-138-801, I-B-2-4-129-801, I-B-2-4-123112-801

IVINS CITY
VICINITY MAP

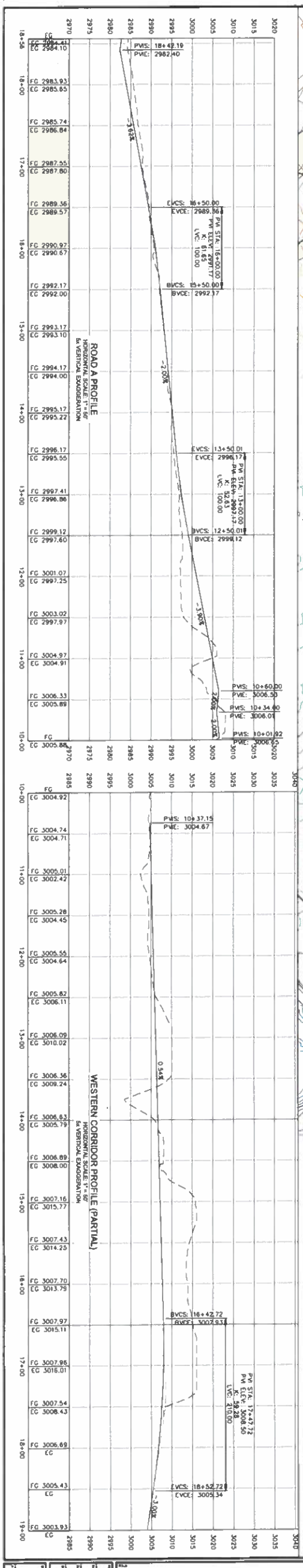
PROJECT LOCATION

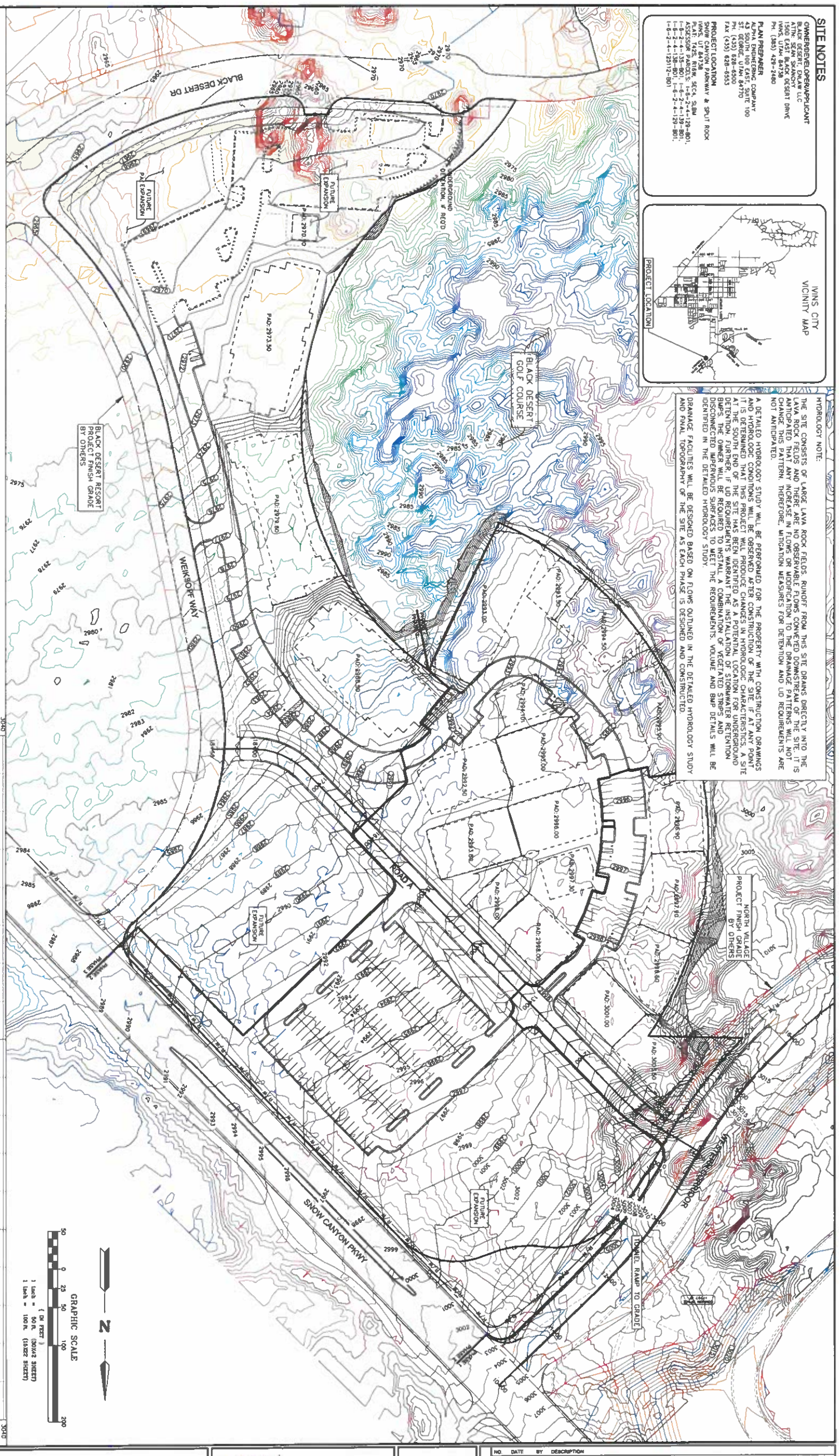
HYDROLOGY NOTE:

THE SITE CONSISTS OF LARGE LAVA ROCK FIELDS. RUNOFF FROM THIS SITE DRAINS DIRECTLY INTO THE LAVA ROCK FIELDS AND THERE ARE NO OBSERVABLE FLOWS CONVEYED DOWNSTREAM OF THE SITE. IT IS ANTICIPATED THAT ANY INCREASE IN FLOWS OR MODIFICATION TO THE DRAINAGE PATTERNS WILL NOT CHANGE THIS PATTERN. THEREFORE, MITIGATION MEASURES FOR DETENTION AND LID REQUIREMENTS ARE NOT ANTICIPATED.

A DETAILED HYDROLOGY STUDY WILL BE PERFORMED FOR THE PROPERTY WITH CONSTRUCTION DRAWINGS AND HYDROLOGIC CONDITIONS WILL BE OBSERVED AFTER CONSTRUCTION OF THE SITE. IF AT ANY POINT IT IS DETERMINED THAT THIS PROJECT WILL PRODUCE CHANGES IN HYDROLOGIC CHARACTERISTICS, A SITE AT THE SOUTH END OF THE SITE HAS BEEN IDENTIFIED AS A POTENTIAL LOCATION FOR UNDERGROUND DETENTION. FURTHER, IF LID REQUIREMENTS WARRANT THE INSTALLATION OF STORMWATER RETENTION BMPS, THE OWNER WILL BE REQUIRED TO INSTALL A COMBINATION OF VEGETATED STRIPS AND DISCONNECTED IMPERVIOUS SURFACES TO MEET THE REQUIREMENTS. VOLUME AND BMP DETAILS WILL BE IDENTIFIED IN THE DETAILED HYDROLOGY STUDY.

DRAINAGE FACILITIES WILL BE DESIGNED BASED ON FLOWS OUTLINED IN THE DETAILED HYDROLOGY STUDY AND FINAL TOPOGRAPHY OF THE SITE AS EACH PHASE IS DESIGNED AND CONSTRUCTED.





PRELIMINARY GRADING PLAN

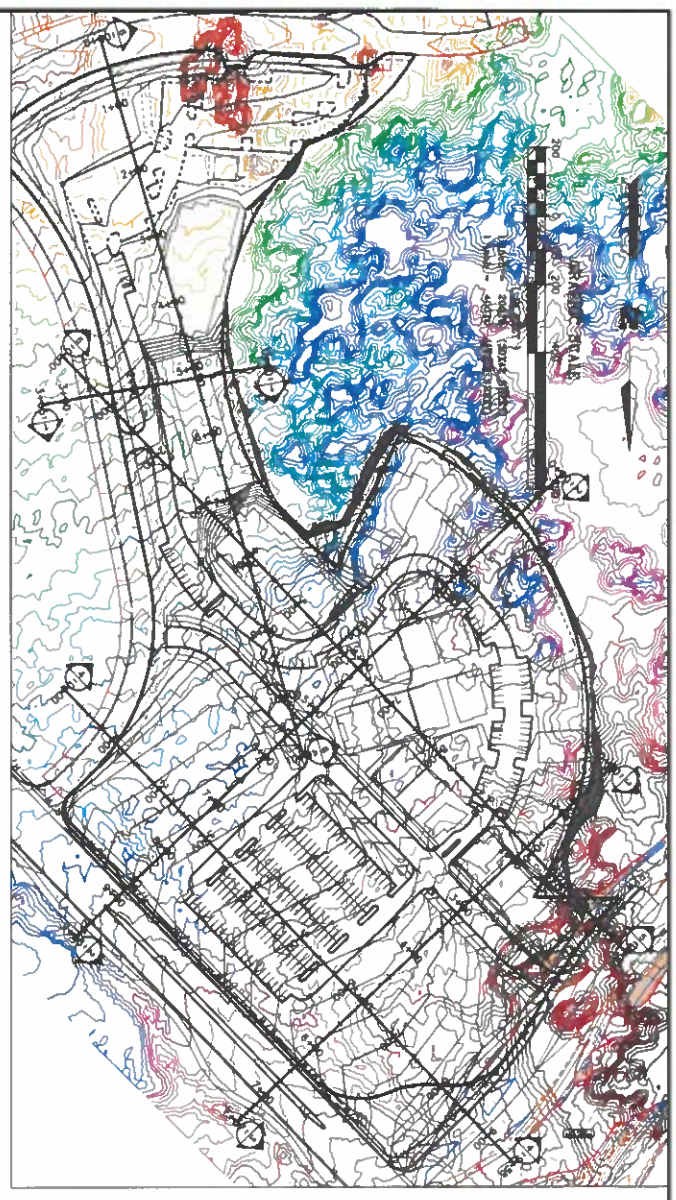
BLACK DESERT GOLF VILLAGE
IVINS, UTAH

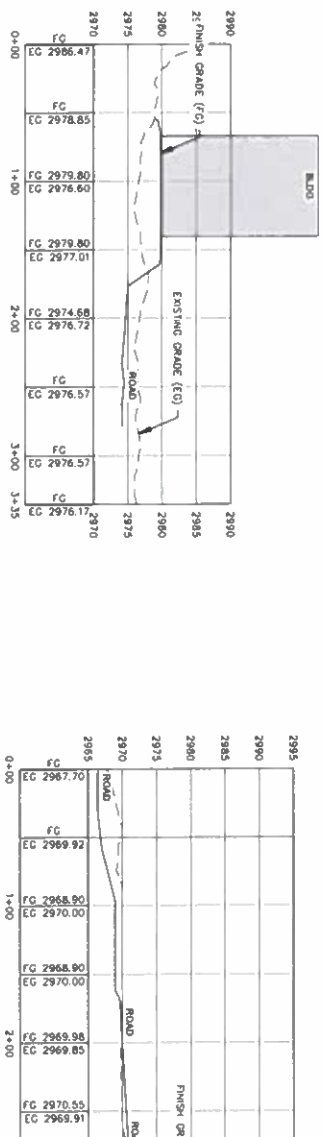
ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.8500 • F: 435.628.6553 • alphaengineering.com

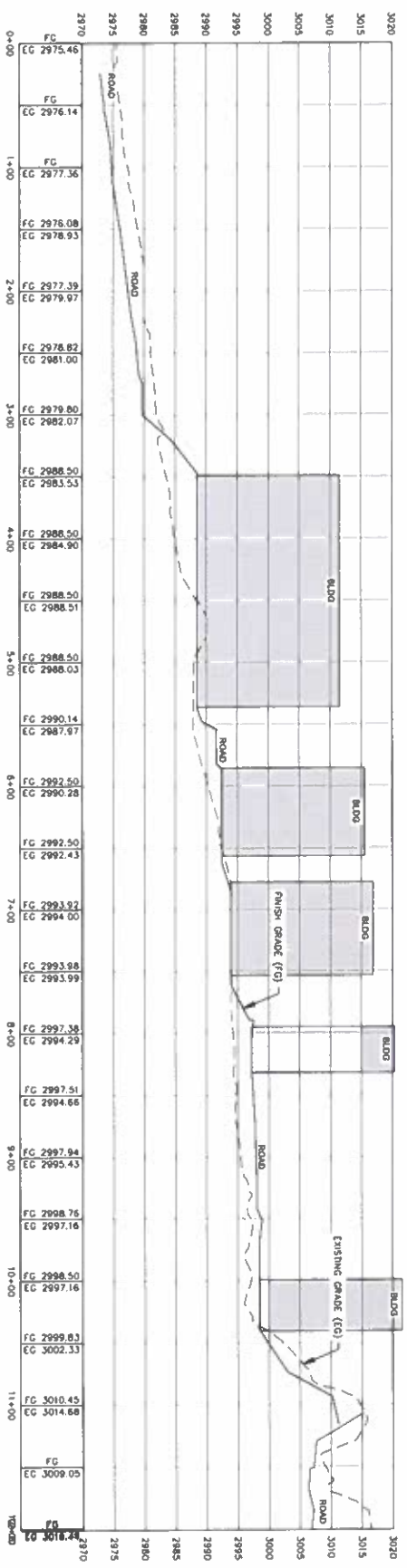
NO.	DATE	BY	DESCRIPTION

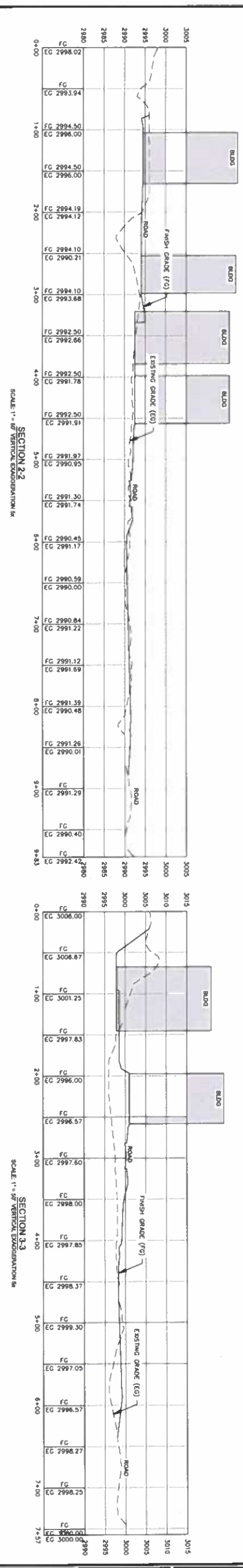
REVISIONS

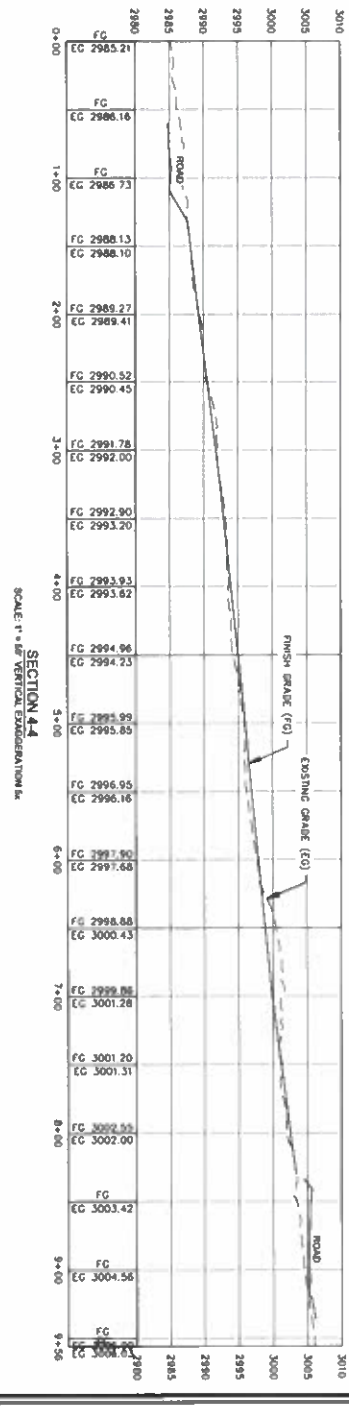
SHEET	3
OF	3 of 5
PROJECT	1649-06
DRAWN BY	JTM
DATE	JUNE 2, 2022
SCALE	AS NOTED

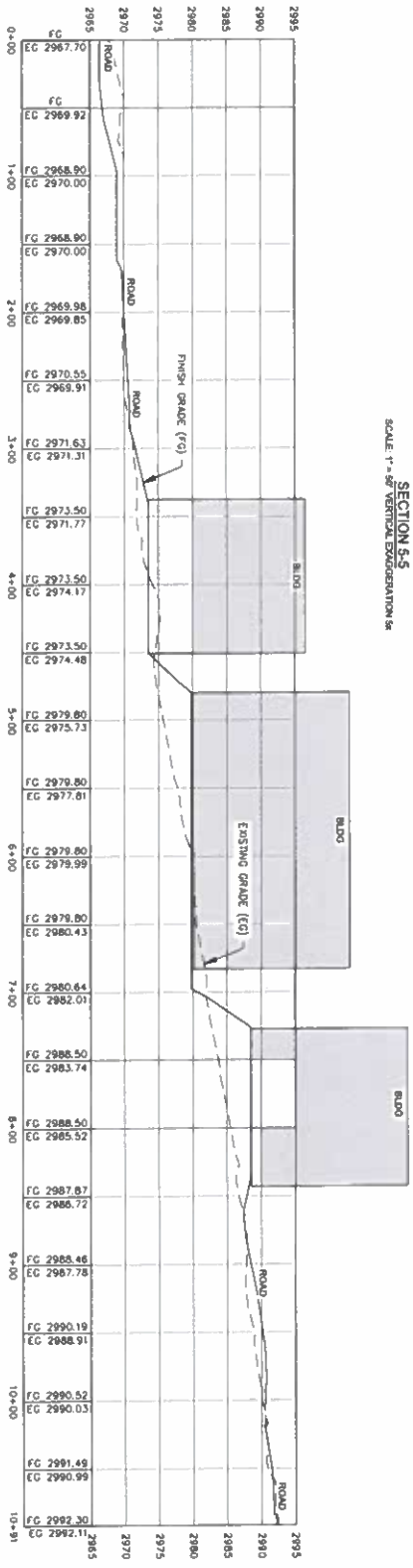












PRELIMINARY SECTIONS

BLACK DESERT GOLF VILLAGE
IVINS, UTAH

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
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NO.	DATE	BY	DESCRIPTION

REVISIONS

SHEET 4 OF 5

PROJECT 1849-06
DRAWN JTM
DATE JULY 1, 2022
SCALE AS NOTED

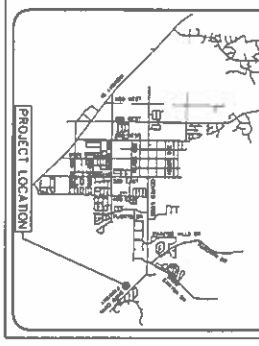
SITE NOTES

OWNER/DEVELOPER/APPLICANT
BLACK DESERT, ENLAW LLC
ATTN: SEAN SKANCHY
1500 EAST BLACK DESERT DRIVE
IVINS, UTAH 84738
PH. (385) 429-2480

PLAN PREPARER
ALPHA ENGINEERING COMPANY
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PH. (435) 628-6500
FAX (435) 628-6553

PROJECT LOCATION
SNOW CANYON PARKWAY & SPLIT ROCK
IVINS, UT 84738
PARCEL NUMBERS, SEC4, SLBM
ASSESSOR'S ABBR'S: (-6-2-4-129-801);
(-6-2-4-135-801); (-6-2-4-139-801);
(-6-2-4-138-801); (-6-2-4-129-801);
(-6-2-4-123112-801

IVINS CITY
VICINITY MAP



PRELIMINARY LANDSCAPE PLAN

BLACK DESERT GOLF VILLAGE
IVINS, UTAH

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NO.	DATE	BY	DESCRIPTION

REVISIONS

SHEET 5 OF 5

PROJECT 1940-06
DRAWN JTM
SCALE AS NOTED
DATE JULY 1, 2022