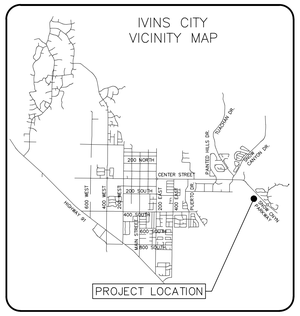
SITE NOTES

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-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-6-2-4-125112-BD1

IVINS CITY VICINITY MAP



LAND USE

AREA (INCLUDES FUTURE EXPANSION AREAS)
BUILDINGS: 3.6 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

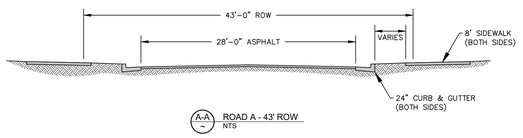
BUILDING 22 (PHASE 3)
34 UNITS @ ~700 SF EACH = ~23,800 SF

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

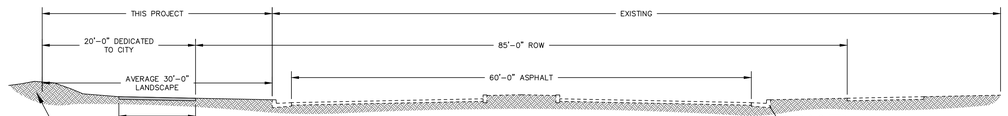
BUILDING 24 (PHASE 3)
34 UNITS @ ~700 SF EACH = ~23,800 SF

TOTAL PHASE 1 UNITS: 32 UNITS
TOTAL PHASE 2 UNITS: 68 UNITS
TOTAL PHASE 3 UNITS: 88 UNITS

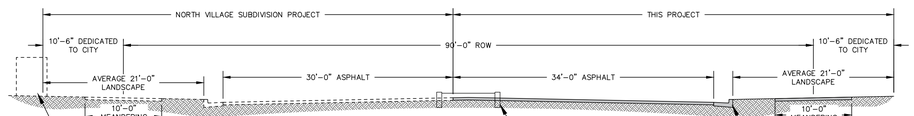
TOTAL UNITS: 188 UNITS



A-A ROAD A - 43' ROW
NTS



B-B SNOW CANYON PKWY - 85' ROW
NTS



C-C WESTERN CORRIDOR - 90' ROW
NTS

NO.	DESCRIPTION	BY	DATE

REVISIONS

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

PRELIMINARY PLAN

BLACK DESERT GOLF VILLAGE
IVINS, UTAH

PROJECT #	1649-06
NAME	JTM
DATE	JULY 1, 2022
SCALE	AS NOTED
SHEET	1 OF 5
FILE	1649-06 EXH.DWG

P:\1649-06 Black Desert Golf Village\Drawings\Exhibit Drawings\1649-06 EXH.dwg, PRELIM PLAN, 7/1/2022 11:51:56 AM, Jonathan