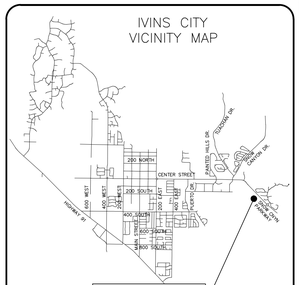
SITE NOTES

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



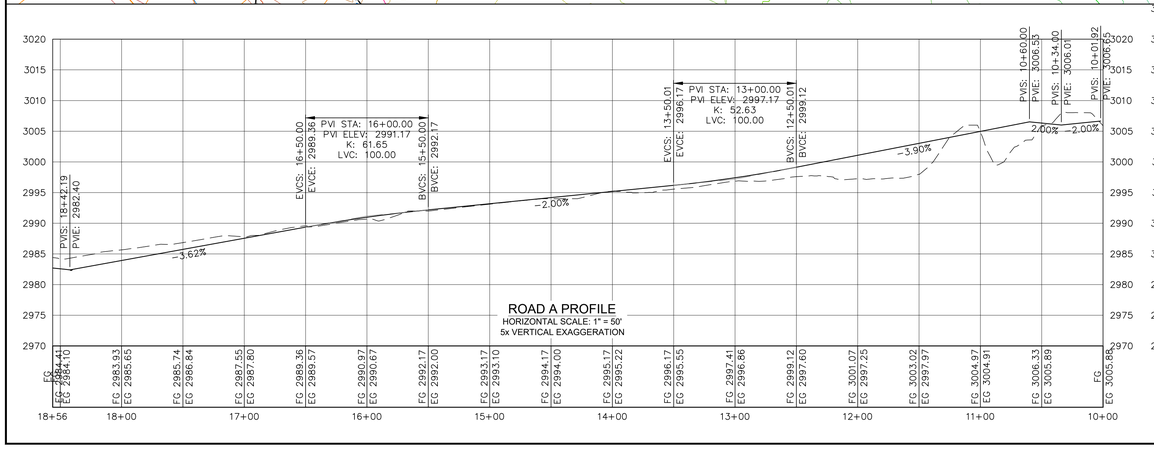
PROJECT LOCATION

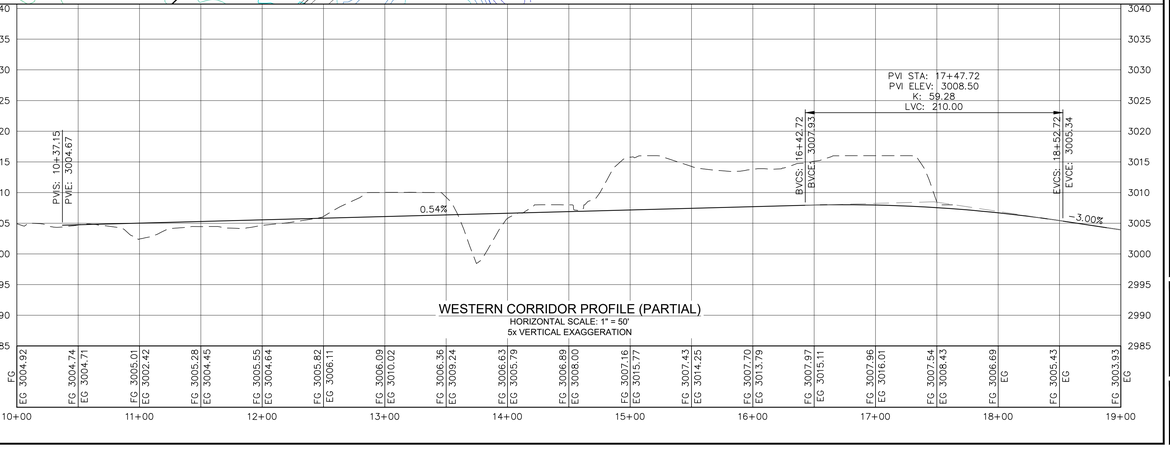
HYDROLOGY NOTE:

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.





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 GRADING PLAN

BLACK DESERT GOLF VILLAGE
IVINS, UTAH

TITLE
PROJECT

PROJECT #	1649-06
NAME	JTM
DATE	JUNE 2, 2022
SCALE	AS NOTED
SHEET	3 of 5
FILE	1649-06 EXH.DWG

P:\1649-06 Black Desert Golf Village\Documents\Exhibit Drawings\1649-06 EXH.dwg, PRELIM GRDG, 7/1/2022 11:51:00 AM, jmathes