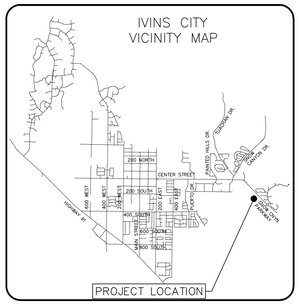
SITE NOTES

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-6-2-4-125112-BD1

IVINS CITY
VICINITY MAP



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 60" SEWER MANHOLE #05 RIM: 2993.50 8" INV OUT: 2981.93 NE 8" INV OUT: 2982.13 NW
NEW 8" C900 PVC CITY WATER LINE
NEW 6" C900 PVC METERED WATER LINE
8" SDR35 PVC SEWER L=335.09 S=1.19%
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%
NEW 48" SEWER MANHOLE #08 RIM: 2996.95 8" INV IN: 2986.61 S 8" INV OUT: 2986.81 N
8" SDR35 PVC SEWER L=95.81 S=1.23%
NEW 48" SEWER MANHOLE #09 RIM: 2997.99 8" INV IN: 2987.99 S
NEW FIRE HYDRANT
NEW 60" SEWER MANHOLE #11 RIM: 2995.29 8" INV OUT: 2981.52 E
8" SDR35 PVC SEWER L=187.34 S=1.03%
NEW 48" SEWER MANHOLE #03 RIM: 2995.81 8" INV IN: 2986.94 NW 8" INV OUT: 2986.74 SE
NEW 6" C900 PVC METERED WATER LINE
NEW 8" C900 PVC CITY WATER LINE
8" SDR35 PVC SEWER L=234.47 S=3.05%
NEW 6" C900 PVC (PURPLE) CITY IRRIGATION LINE
NEW 60" SEWER MANHOLE #10 RIM: 2990.80 8" INV IN: 2979.60 NW 8" INV IN: 2979.60 W 8" INV OUT: 2979.40 SE
NEW 60" 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
CONNECT NEW WATER & IRRIGATION TO WATER IN WEISKOPF WAY (BLACK DESERT RESORT PROJECT)
CONNECT TO SEWER MANHOLE FROM BLACK DESERT RESORT PROJECT RIM: 2982.54 8" INV IN: 2970.74 W 8" INV OUT: 2970.54 S
NEW 48" SEWER MANHOLE #04 RIM: 3005.69 8" INV OUT: 2995.69 SE
NEW 6" C900 PVC METERED WATER LINE
8" SDR35 PVC SEWER L=277.54 S=3.15%
EXTEND IRRIGATION TO LANDSCAPE CONNECTION
FUTURE EXPANSION
NEW 8" C900 PVC CITY WATER LINE
CONNECT NEW WATER TO WATER FROM NORTH VILLAGE DEVELOPMENT
AREA 100.16 AC
WESTERN CORRIDOR
ROAD A
WEISKOPF WAY
BLACK DESERT DR
SNOW CANYON PKWY
PHASE 1
PHASE 2
PHASE 3

FIRE HYDRANT (BLACK DESERT PROJECT)
1" OUTDOOR WATER METER WITH BACKFLOW VALVE. EXTEND SECONDARY WATER LINES TO LANDSCAPE IRRIGATION.
BRINE TANK (WATER SOFTENER)
PROJECT MASTER 3" WATER METER (INDOOR)
EXTEND NEW 6" METERED AND TREATED WATER LINE TO EACH BUILDING AS SHOWN
FUTURE EXPANSION
FIRE HYDRANT (BLACK DESERT PROJECT)
EXISTING 8" CITY WATER LINE
EXISTING CITY IRRIGATION LINE
FIRE HYDRANT (BLACK DESERT PROJECT)
EXISTING 10" CITY WATER LINE
EXISTING CITY IRRIGATION LINE
FIRE HYDRANT (BLACK DESERT PROJECT)
TEMPORARY SEWER FOR CONSTRUCTION TRAILERS BY OTHERS
8" IRRIGATION FINAL LOCATION TO BE COORDINATED WITH IVINS CITY AND ADJACENT UTILITIES

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.

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 AS FOR EACH PHASE.

N

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft. (30X42 SHEET)
1 inch = 100 ft. (15X22 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 = 10.8 x N^0.64 = 256 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
4			PHASE 3

REVISIONS

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

PRELIMINARY UTILITY PLAN

BLACK DESERT GOLF VILLAGE
IVINS, UTAH

TITLE
PROJECT

PROJECT #	1649-06
NAME	JTM
DATE	JULY 1, 2022
SCALE	AS NOTED
SHEET	2 2 OF 5
FILE	1649-06 EXH.DWG

P:\1649-06 Black Desert Golf Village\Drawings\Exhibit Drawings\1649-06 EXH.dwg, PRELIM UTIL, 7/1/2022 11:51:55 AM, jimmyhess