BUILDING AREA

BUILDING	AREA (SQ. FT)
B	32,000
C	25,620
D	25,750
E	25,670
F	26,020
G	30,160
H	18,660
I	16,960
J	13,700
K	25,780
L	25,780
M	17,820
N	17,620
O	17,400
P	22,900
Q	22,900
R	17,400

SITE DETAILS

BUILDINGS C–D PHASE 1
28 UNITS = ~51,370 SF

BUILDINGS E–F PHASE 2
28 UNITS = ~51,690 SF

BUILDINGS G–H PHASE 3
26 UNITS = ~48,820

BUILDINGS K–L PHASE 4
28 UNITS = ~51,560 SF

BUILDINGS N–M PHASE 5
16 UNITS = ~35,440 SF

BUILDING B PHASE 6
12 UNITS = ~32,000 SF

BUILDINGS I–J PHASE 7
16 UNITS = ~30,660 SF

BUILDINGS O–R PHASE 8
52 UNITS = ~80,600 SF

TOTAL UNITS = 206

LAND USE ARE (EXCLUDES FUTURE EXPANSION AREAS):

BUILDINGS: 3.6 ACRES
ROAD A: 1.1 ACRES
WALKWAYS, LANDSCAPING: 5.8 ACRES
TOTAL: 10.5 ACRES

PARKING:

FAMILY VILLAGE IS A VALET SERVICE DEVELOPMENT; THEREFORE NO ON–SITE PARKING IS BEING PROVIDED. . SEE SHEET 10 FOR PARKING PLAN.

SOLID WASTE:

BLACK DESERT WILL OWN AND MAINTAIN THEIR OWN SOLID WASTE COLLECTION SERVICE THROUGHOUT THE DEVELOPMENT.

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, UTAH 84738
PROPERTY ACREAGE: 19.65 ACRES
PARCELS: I–6–2–4–1612–BD1,
I–6–2–4–150–BD1, I–6–2–4–1263–BD1

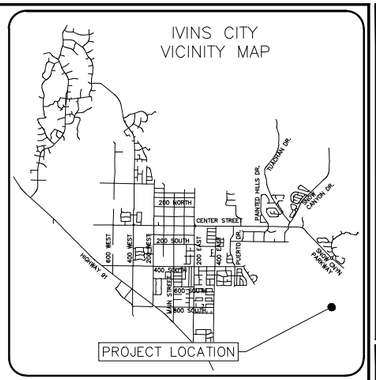
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft. (22x34 SHEET)
1 inch = 120 ft. (11X17 SHEET)

N





NO.	DATE	BY	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

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

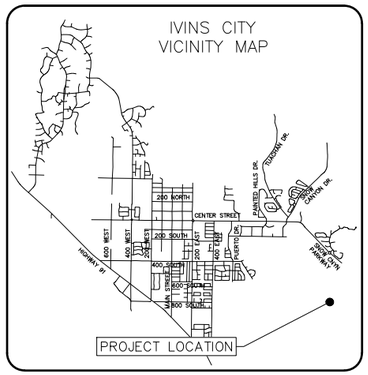
PRELIMINARY PLAN

BLACK DESERT RESORT FAMILY VILLAGE
IVINS, UTAH

FILE
PROJECT

PROJECT #	1649-11
NAME	TJD
DATE	NOVEMBER 2022
SCALE	AS NOTED
SHEET	1
	1 OF 11
FILE	1649-11 EXH.dwg

P:\1649-11 Black Desert Resort Family Village Design\Drawings\Exhibit Drawings\1649-11 EXH.dwg, PRELIM PLAN, 11/17/2022 2:50:31 PM, tdaniels



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, UTAH 84738
PROPERTY ACREAGE: 19.65 ACRES
PARCELS: I-6-2-4-12612-BD1,
I-6-2-4-150-BD1, I-6-2-4-1263-BD1

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft. (22x34 SHEET)
1 inch = 120 ft. (11X17 SHEET)

N

INSTALL 48" SEWER MANHOLE #4 RIM: 2950.64 8" INV OUT: 2936.49 E
INSTALL 60" SEWER MANHOLE #2 RIM: 2954.07 8" INV IN: 2936.58 N 8" INV OUT: 2936.38 S
INSTALL 60" SEWER MANHOLE #1 RIM: 2956.35 8" INV IN: 2937.41 N 8" INV OUT: 2937.21 S
INSTALL 60" SEWER MANHOLE #6 RIM: 2949.14 8" INV IN: 2934.60 N 8" INV OUT: 2934.40 SE
INSTALL 60" SEWER MANHOLE #7 RIM: 2947.43 8" INV IN: 2933.90 NW 8" INV OUT: 2933.70 S
8" SDR35 PVC L=94.41 S=0.53%
8" SDR35 PVC L=135.67 S=0.51%
8" SDR35 PVC L=110.72 S=0.52%
8" SDR35 PVC L=120.22 S=0.52%
8" SDR35 PVC L=38.43 S=0.53%
8" SDR35 PVC L=62.13 S=0.54%
NEW FIRE HYDRANT
CONNECT TO SEWER MANHOLE FROM BLACK DESERT RESORT PROJECT 60" SEWER MANHOLE RIM: 2957.02 8" INV IN: 2937.81 W 8" INV OUT: 2937.81 E 8" INV OUT: 2937.61 S
INSTALL 60" SEWER MANHOLE #8 RIM: 2945.41 8" INV IN: 2933.15 N 8" INV OUT: 2932.95 SE
8" SDR35 PVC L=105.80 S=0.52%
INSTALL 60" SEWER MANHOLE #3 RIM: 2952.05 8" INV IN: 2935.80 N 8" INV IN: 2935.80 W 8" INV OUT: 2935.60 S
CONNECT TO EXISTING 18" IRRIGATION WATER LINE AND EXTEND DOWN TO ENTRADA
INSTALL 60" SEWER MANHOLE #5 RIM: 2950.83 8" INV IN: 2935.26 N 8" INV OUT: 2935.06 S
8" SDR35 PVC L=87.40 S=0.53%
CONNECT NEW WATER TO WATER STUBS FROM BLACK DESERT RESORT PROJECT
8" SDR35 PVC L=54.75 S=0.55%
INSTALL 60" SEWER MANHOLE #9 RIM: 2944.32 8" INV IN: 2932.65 NW 8" INV OUT: 2932.45 E
NEW 8" C900 WATER LINE
NEW FIRE HYDRANT
NEW 6" C900 WATER LINE FROM BRINE TANK LOCATED ON BLACK DESERT RESORT PROJECT
CONNECT NEW WATER TO WATER STUBS FROM BLACK DESERT RESORT PROJECT
FUTURE EXPANSION
8" SDR35 PVC L=198.50 S=0.51%
INSTALL 60" SEWER MANHOLE #14 RIM: 2943.60 8" INV IN: 2934.39 N 8" INV IN: 2934.39 E 8" INV OUT: 2934.19 SE
INSTALL 60" SEWER MANHOLE #16 RIM: 2944.78 8" INV IN: 2935.27 N 8" INV OUT: 2935.07 S
INSTALL 60" SEWER MANHOLE #21 STA: 102+04.88 OFFSET: 0.17 RIM: 2941.44 8" INV IN: 2930.25 N 8" INV OUT: 2930.05 SE
8" SDR35 PVC L=196.46 S=0.50%
8" SDR35 PVC L=97.77 S=0.53%
8" SDR35 PVC L=80.52 S=1.34%
8" SDR35 PVC L=130.86 S=0.52%
8" SDR35 PVC L=127.73 S=0.98%
8" SDR35 PVC L=140.50 S=2.55%
INSTALL 60" SEWER MANHOLE #19 RIM: 2951.30 8" INV IN: 2940.50 N 8" INV OUT: 2940.30 S
8" SDR35 PVC L=124.19 S=2.14%
INSTALL 60" SEWER MANHOLE #20 RIM: 2953.42 8" INV OUT: 2943.16 S
8" SDR35 PVC L=550.50 S=2.27%
SEE SHEET 3 FOR CONTINUATION
INSTALL 60" SEWER MANHOLE #10 STA: 19+10.49 OFFSET: 6.27 RIM: 2941.90 8" INV IN: 2931.43 W 8" INV IN: 2931.43 E 8" INV OUT: 2931.23 S
INSTALL 60" SEWER MANHOLE #11 RIM: 2942.18 8" INV IN: 2932.71 NE 8" INV OUT: 2932.51 W
NEW FIRE HYDRANT
NEW FIRE HYDRANT
8" SDR35 PVC L=125.23 S=1.80%
8" SDR35 PVC L=140.79 S=2.22%
INSTALL 60" SEWER MANHOLE #17 RIM: 2947.76 8" INV IN: 2936.72 N 8" INV IN: 2936.72 E 8" INV OUT: 2936.52 S
NEW FIRE HYDRANT
8" SDR35 PVC L=56.66 S=0.54%
FUTURE EXPANSION
INSTALL 60" SEWER MANHOLE #12 RIM: 2942.57 8" INV IN: 2933.22 N 8" INV OUT: 2933.02 SW
8" SDR35 PVC L=46.62 S=0.55%
INSTALL 60" SEWER MANHOLE #13 RIM: 2942.87 8" INV IN: 2933.68 NW 8" INV OUT: 2933.48 S
INSTALL 48" SEWER MANHOLE #15 RIM: 2945.52 8" INV OUT: 2936.65 W
INSTALL 48" SEWER MANHOLE #18 RIM: 2948.62 8" INV OUT: 2939.84 W
UTILITIES IN WEISKOPF WAY (WATER, IRRIGATION, SEWER) 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 RESORT PROJECT WILL CONTINUE THROUGH THE CONSTRUCTION DRAWING PHASE FOR THIS PROJECT.

WATER NOTES

UTAH STATE CODE R309-510-9

METER FOR INDOOR USE
PEAK INSTANTANEOUS DEMAND
TOTAL UNITS: 206 UNITS @ 0.75 ERCs/UNIT = 155 ERCs
Q = 10.8 x N^0.64 = 273 GPM (3" METER)

METER FOR OUTDOOR USE
PEAK INSTANTANEOUS DEMAND
5.8 ACRES @ 9.8 GPM/AC = 57 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

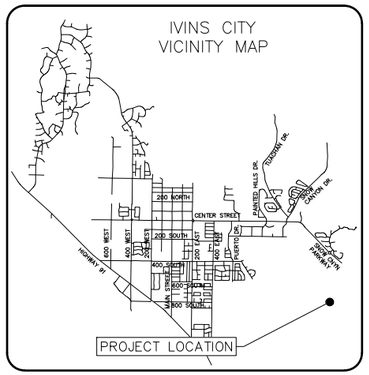
PRELIMINARY
NOT FOR CONSTRUCTION

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

TITLE: PRELIMINARY UTILITY PLAN 1
PROJECT: BLACK DESERT RESORT FAMILY VILLAGE IVINS, UTAH

PROJECT # 1649-11
NAME TJD
DATE NOVEMBER 2022
SCALE AS NOTED
SHEET 2 2 OF 11
FILE 1649-11 EXH.dwg

P:\1649-11 Black Desert Resort Family Village Design\Drawings\Exhibit Drawings\1649-11 EXH.dwg, PRELIM UTIL, 11/17/2022 12:20:30 PM, tdaniels



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft. (22x34 SHEET)

1 inch = 120 ft. (11X17 SHEET)

N

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, UTAH 84738
PROPERTY ACREAGE: 19.65 ACRES
PARCELS: I-6-2-4-12612-BD1,
I-6-2-4-150-BD1, I-6-2-4-1263-BD1

INSTALL 48" SEWER MANHOLE #4 RIM: 2950.64 8" INV OUT: 2936.49 E
INSTALL 60" SEWER MANHOLE #2 RIM: 2954.07 8" INV IN: 2936.58 N 8" INV OUT: 2936.38 S
INSTALL 60" SEWER MANHOLE #6 RIM: 2949.14 8" INV IN: 2934.60 N 8" INV OUT: 2934.40 SE
INSTALL 60" SEWER MANHOLE #7 RIM: 2947.43 8" INV IN: 2933.90 NW 8" INV OUT: 2933.70 S
INSTALL 60" SEWER MANHOLE #8 RIM: 2945.41 8" INV IN: 2933.15 N 8" INV OUT: 2932.95 SE
INSTALL 60" SEWER MANHOLE #3 RIM: 2952.05 8" INV IN: 2935.80 N 8" INV IN: 2935.80 W 8" INV OUT: 2935.60 S
INSTALL 60" SEWER MANHOLE #5 RIM: 2950.83 8" INV IN: 2935.26 N 8" INV OUT: 2935.06 S
INSTALL 60" SEWER MANHOLE #9 RIM: 2944.32 8" INV IN: 2932.65 NW 8" INV OUT: 2932.45 E
INSTALL 60" SEWER MANHOLE #14 RIM: 2943.60 8" INV IN: 2934.39 N 8" INV IN: 2934.39 E 8" INV OUT: 2934.19 SE
INSTALL 60" SEWER MANHOLE #16 RIM: 2944.78 8" INV IN: 2935.27 N 8" INV OUT: 2935.07 S
INSTALL 60" SEWER MANHOLE #21 STA: 102+04.88 OFFSET: 0.17 RIM: 2941.44 8" INV IN: 2930.25 N 8" INV OUT: 2930.05 SE
INSTALL 60" SEWER MANHOLE #10 STA: 19+10.49 OFFSET: 6.27 RIM: 2941.90 8" INV IN: 2931.43 W 8" INV IN: 2931.43 E 8" INV OUT: 2931.23 S
INSTALL 60" SEWER MANHOLE #11 RIM: 2942.18 8" INV IN: 2932.71 NE 8" INV OUT: 2932.51 W
INSTALL 60" SEWER MANHOLE #12 RIM: 2942.57 8" INV IN: 2933.22 N 8" INV OUT: 2933.02 SW
INSTALL 60" SEWER MANHOLE #13 RIM: 2942.87 8" INV IN: 2933.68 NW 8" INV OUT: 2933.48 S
INSTALL 60" SEWER MANHOLE #17 RIM: 2947.76 8" INV IN: 2936.72 N 8" INV IN: 2936.72 E 8" INV OUT: 2936.52 S
INSTALL 48" SEWER MANHOLE #18 RIM: 2948.62 8" INV OUT: 2939.84 W
INSTALL 48" SEWER MANHOLE #15 RIM: 2945.52 8" INV OUT: 2936.65 W
INSTALL 60" SEWER MANHOLE #22 RIM: 2925.94 8" INV IN: 2917.55 NW 8" INV OUT: 2917.35 SE
CONNECT TO SEWER MANHOLE FROM ENTRADA 60" SEWER MANHOLE RIM: 2922.51 8" INV IN: 2917.01 N 8" INV IN: 2917.16 NW 8" INV OUT: 2916.91 S

8" SDR35 PVC L=135.67 S=0.51%
8" SDR35 PVC L=110.72 S=0.52%
8" SDR35 PVC L=120.22 S=0.52%
8" SDR35 PVC L=94.41 S=0.53%
8" SDR35 PVC L=62.13 S=0.54%
8" SDR35 PVC L=105.80 S=0.52%
8" SDR35 PVC L=54.75 S=0.55%
8" SDR35 PVC L=87.40 S=0.53%
8" SDR35 PVC L=198.50 S=0.51%
8" SDR35 PVC L=97.77 S=0.53%
8" SDR35 PVC L=130.86 S=0.52%
8" SDR35 PVC L=127.73 S=0.98%
8" SDR35 PVC L=140.50 S=2.55%
8" SDR35 PVC L=196.46 S=0.50%
8" SDR35 PVC L=80.52 S=1.34%
8" SDR35 PVC L=125.23 S=1.80%
8" SDR35 PVC L=140.79 S=2.22%
8" SDR35 PVC L=56.66 S=0.54%
8" SDR35 PVC L=46.62 S=0.55%
8" SDR35 PVC L=550.50 S=2.27%
8" SDR35 PVC L=33.86 S=0.57%

NEW FIRE HYDRANT
NEW 8" C900 WATER LINE
NEW 6" C900 WATER LINE FROM BRINE TANK LOCATED ON BLACK DESERT RESORT PROJECT
FUTURE EXPANSION

SEE SHEET 3 FOR CONTINUATION

NO.	DATE	BY	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

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

TITLE: PRELIMINARY UTILITY PLAN 2

PROJECT: BLACK DESERT RESORT FAMILY VILLAGE
IVINS, UTAH

PROJECT # 1649-11
NAME TJD
DATE NOVEMBER 2022
SCALE AS NOTED

SHEET 3
3 OF 11
FILE 1649-11 EXH.dwg

P:\1649-11 Black Desert Resort Family Village Design\Drawings\Exhibit Drawings\1649-11 EXH.dwg, PRELIM UTIL (2), 11/17/2022 12:20:34 PM, tdaniels

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 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.

BUILDING PHASES

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6
- PHASE 7
- PHASE 8

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft. (22x34 SHEET)

1 inch = 120 ft. (11X17 SHEET)

N

PROJECT BOUNDARY

BLACK DESERT RESORT PROJECT FINISH GRADE BY OTHERS

DRAINAGE OVERFLOW CHANNEL

DRAINAGE CHANNEL TO LAVA ROCK

ALTERNATE DETENTION BASIN CAPACITY: 17,500 CF

PAD: 2951.00
PAD: 2953.00
PAD: 2950.00
PAD: 2951.00
PAD: 2953.00
PAD: 2950.00
PAD: 2951.00
PAD: 2950.00
PAD: 2949.50
PAD: 2949.50
PAD: 2947.50
PAD: 2947.50
PAD: 2944.00
PAD: 2944.00
PAD: 2944.00
PAD: 2944.00
PAD: 2943.00
PAD: 2943.00
PAD: 2943.00
PAD: 2943.00
PAD: 2943.50
PAD: 2944.00
PAD: 2944.00
PAD: 2946.00
PAD: 2943.00
PAD: 2946.00
PAD: 2947.00
PAD: 2947.00
PAD: 2948.00
PAD: 2949.00
PAD: 2950.00
PAD: 2953.00
PAD: 2954.00
PAD: 2955.00

2' STEM WALL
STEM WALL
2' STEM WALL

8' RETAINING
5' RETAINING
4' RETAINING
6' RETAINING
8' RETAINING
7' RETAINING
8' RETAINING
8' RETAINING ALONG ROAD

SD18

2930 2935 2940 2945 2950 2955 2960 2965 2970 2975

2940 2941 2942 2943 2944 2945 2946 2947 2948 2949 2950 2951 2952 2953 2954 2955 2956 2957 2958 2959 2960 2961

NO.	DATE	BY	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

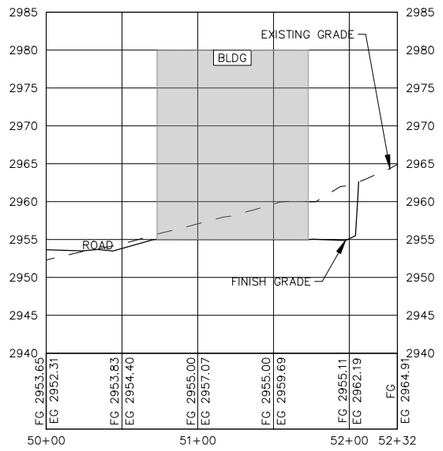
ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

TITLE: PRELIMINARY GRADING

PROJECT: BLACK DESERT RESORT FAMILY VILLAGE
IVINS, UTAH

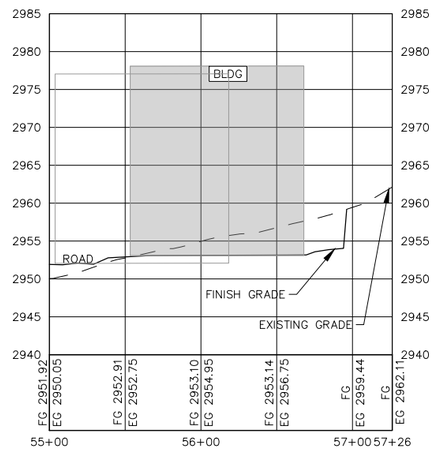
PROJECT #	1649-11
NAME	TJD
DATE	NOVEMBER 2022
SCALE	AS NOTED
SHEET	4 of 11
FILE	1649-11 EXH.dwg

P:\1649-11 Black Desert Resort Family Village Design\Drawings\Exhibit Drawings\1649-11 EXH.dwg, PRELIM GRAD, 11/17/2022 12:20:38 PM, tdaniels



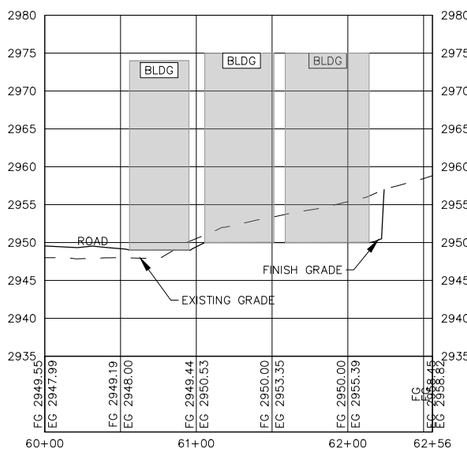
SECTION A-A PROFILE

HORIZONTAL SCALE: 1" = 50' (11x17)
VERTICAL SCALE: 1" = 10' (11x17)



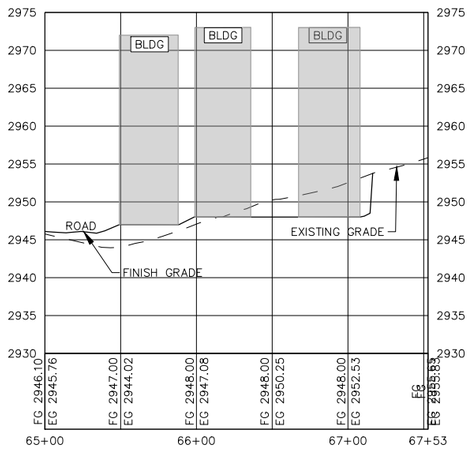
SECTION B-B PROFILE

HORIZONTAL SCALE: 1" = 50' (11x17)
VERTICAL SCALE: 1" = 10' (11x17)



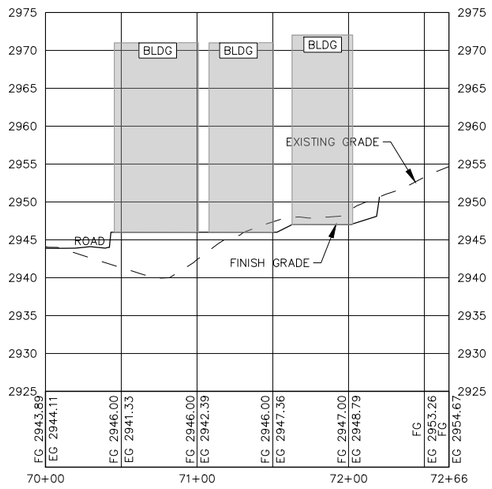
SECTION C-C PROFILE

HORIZONTAL SCALE: 1" = 50' (11x17)
VERTICAL SCALE: 1" = 10' (11x17)



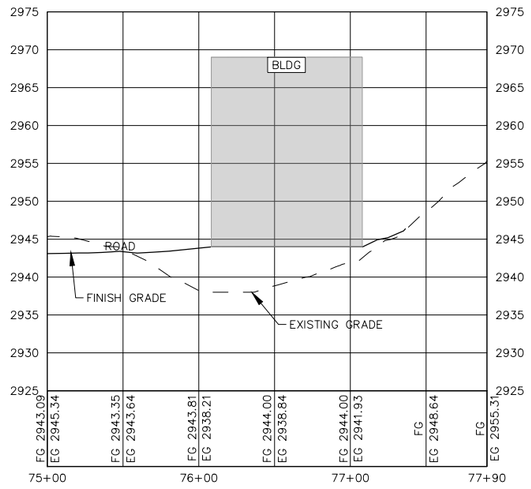
SECTION D-D PROFILE

HORIZONTAL SCALE: 1" = 50' (11x17)
VERTICAL SCALE: 1" = 10' (11x17)



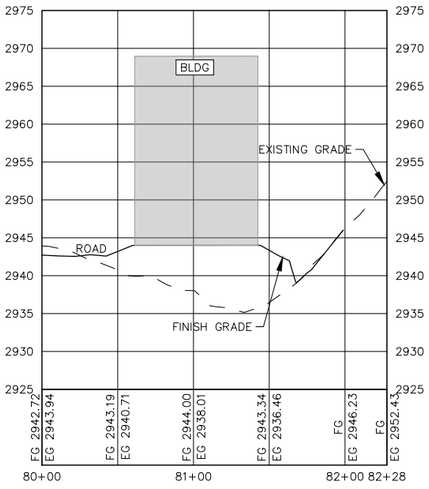
SECTION E-E PROFILE

HORIZONTAL SCALE: 1" = 50' (11x17)
VERTICAL SCALE: 1" = 10' (11x17)



SECTION F-F PROFILE

HORIZONTAL SCALE: 1" = 50' (11x17)
VERTICAL SCALE: 1" = 10' (11x17)



SECTION G-G PROFILE

HORIZONTAL SCALE: 1" = 50' (11x17)
VERTICAL SCALE: 1" = 10' (11x17)

NO.	DATE	BY	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

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

TITLE: PRELIMINARY GRADING SECTIONS

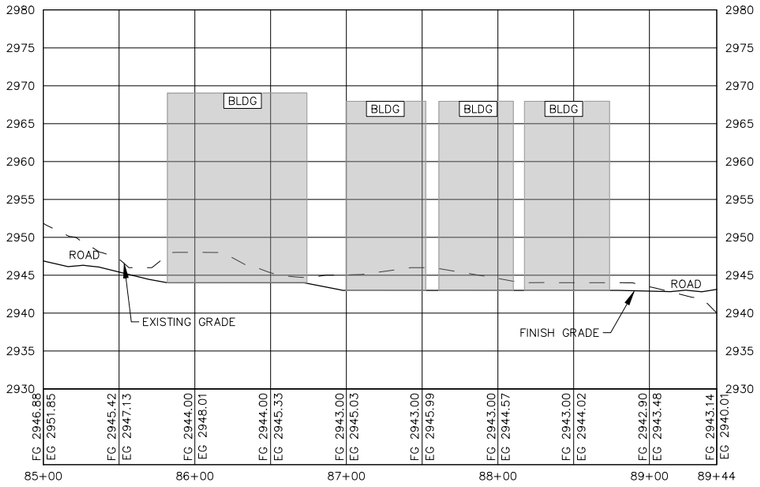
PROJECT: BLACK DESERT RESORT FAMILY VILLAGE
IVINS, UTAH

PROJECT # 1649-11
NAME TJD
DATE NOVEMBER 2022
SCALE AS NOTED

SHEET 5
5 OF 11

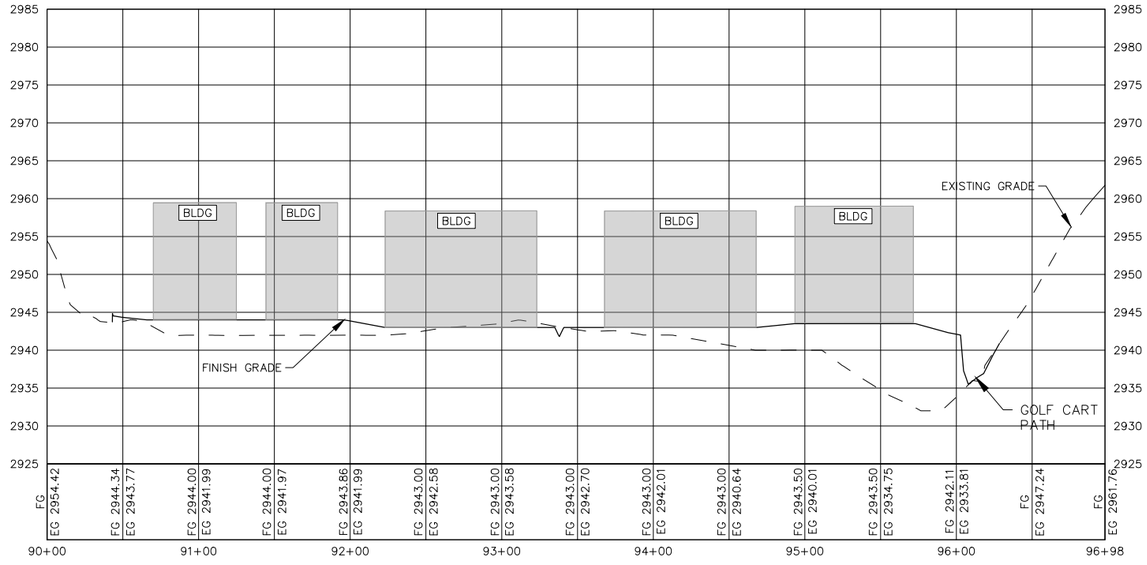
FILE 1649-11 EXH.dwg

P:\1649-11 Black Desert Resort Family Village Design\Drawings\Exhibit Drawings\1649-11 EXH.dwg, PRELIM SEC1, 11/17/2022 12:20:46 PM, tdaniels



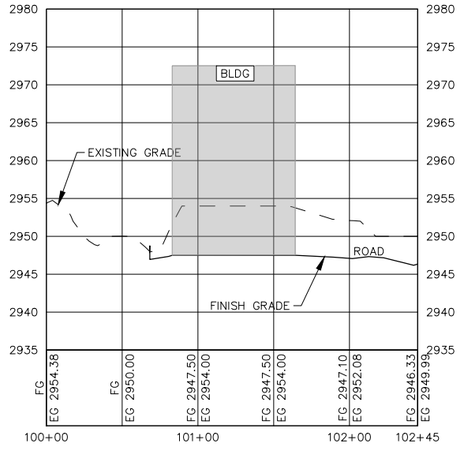
SECTION H-H PROFILE

HORIZONTAL SCALE: 1" = 50' (11x17)
VERTICAL SCALE: 1" = 10' (11x17)



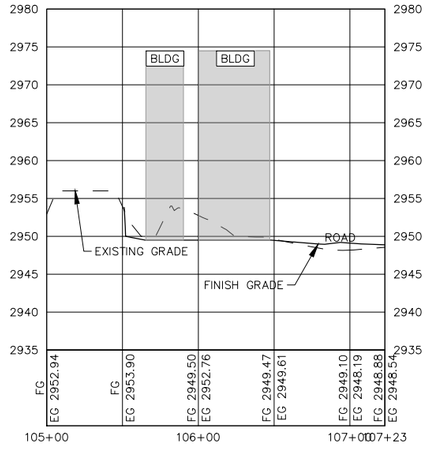
SECTION I-I PROFILE

HORIZONTAL SCALE: 1" = 50' (11x17)
VERTICAL SCALE: 1" = 10' (11x17)



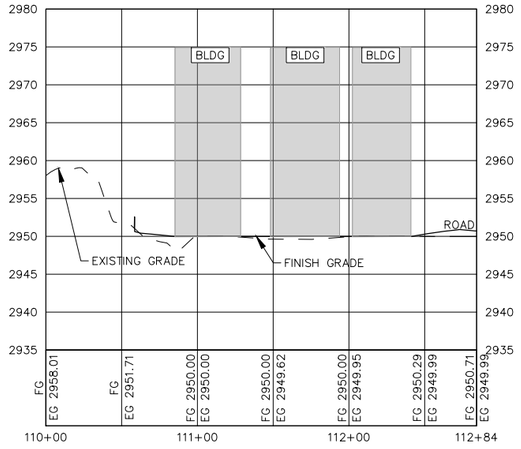
SECTION J-J PROFILE

HORIZONTAL SCALE: 1" = 50' (11x17)
VERTICAL SCALE: 1" = 10' (11x17)



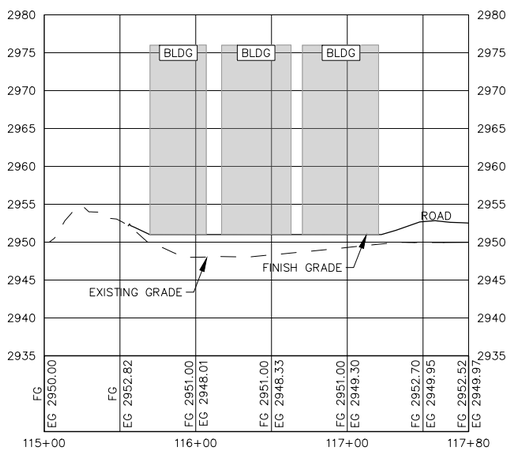
SECTION K-K PROFILE

HORIZONTAL SCALE: 1" = 50' (11x17)
VERTICAL SCALE: 1" = 10' (11x17)



SECTION L-L PROFILE

HORIZONTAL SCALE: 1" = 50' (11x17)
VERTICAL SCALE: 1" = 10' (11x17)



SECTION M-M PROFILE

HORIZONTAL SCALE: 1" = 50' (11x17)
VERTICAL SCALE: 1" = 10' (11x17)

NO.	DATE	BY	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

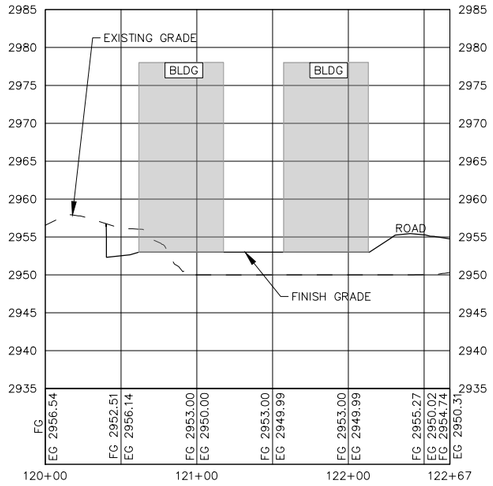
ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

TITLE: PRELIMINARY GRADING SECTIONS

PROJECT: BLACK DESERT RESORT FAMILY VILLAGE
IVINS, UTAH

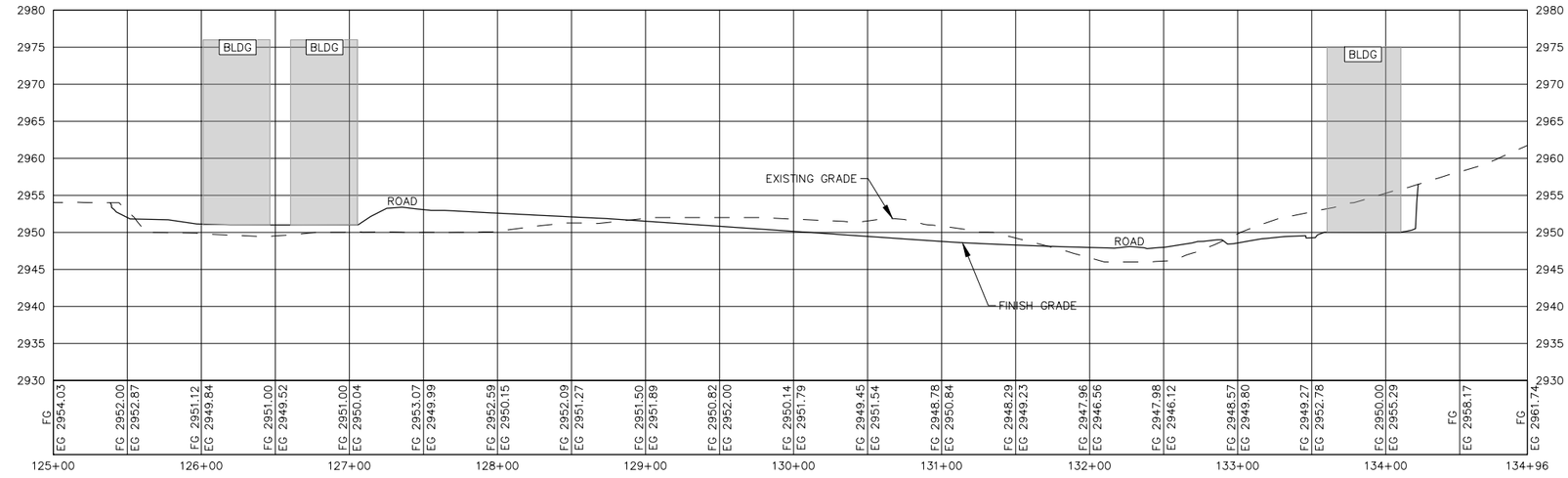
PROJECT #	1649-11
NAME	TJD
DATE	NOVEMBER 2022
SCALE	AS NOTED
SHEET	6
	6 OF 11
FILE	1649-11 EXH.dwg

P:\1649-11 Black Desert Resort Family Village Design\Drawings\Exhibit Drawings\1649-11 EXH.dwg, PRELIM SEC2, 11/17/2022 12:20:51 PM, tdaniels



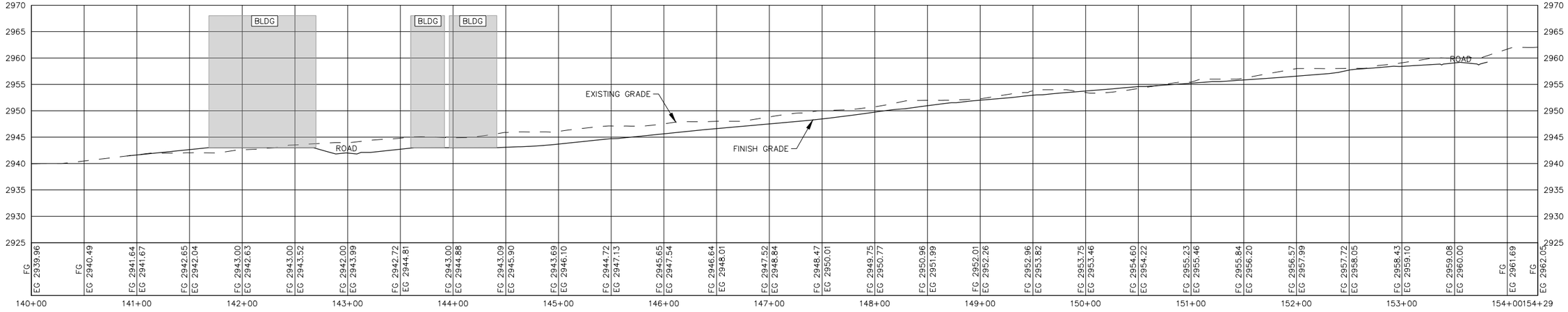
SECTION N-N PROFILE

HORIZONTAL SCALE: 1" = 50' (11x17)
VERTICAL SCALE: 1" = 10' (11x17)



SECTION O-O PROFILE

HORIZONTAL SCALE: 1" = 50' (11x17)
VERTICAL SCALE: 1" = 10' (11x17)



SECTION P-P PROFILE

HORIZONTAL SCALE: 1" = 50' (11x17)
VERTICAL SCALE: 1" = 10' (11x17)

NO.	DATE	BY	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

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

TITLE: PRELIMINARY GRADING SECTIONS

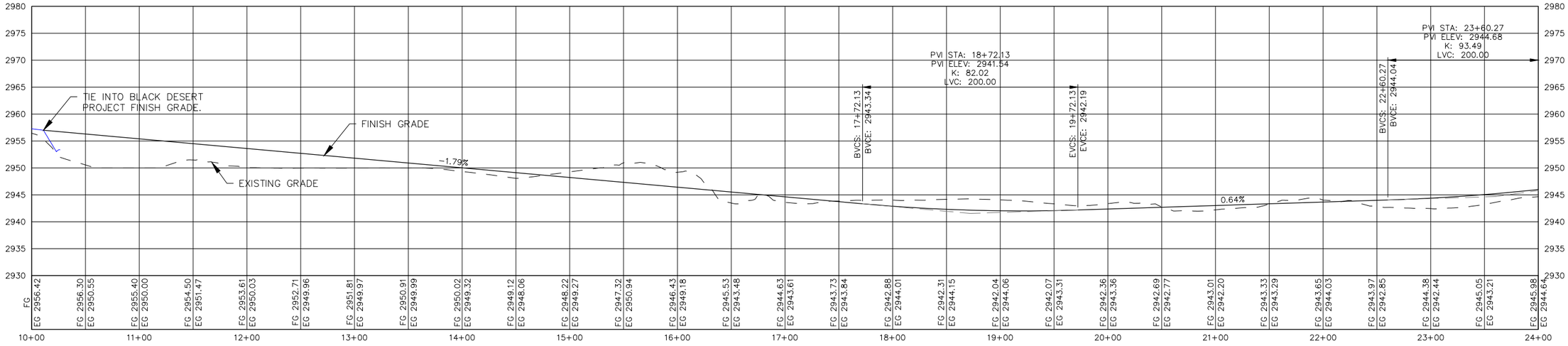
PROJECT: BLACK DESERT RESORT FAMILY VILLAGE
IVINS, UTAH

PROJECT # 1649-11
NAME TJD
DATE NOVEMBER 2022
SCALE AS NOTED

SHEET 7
7 OF 11

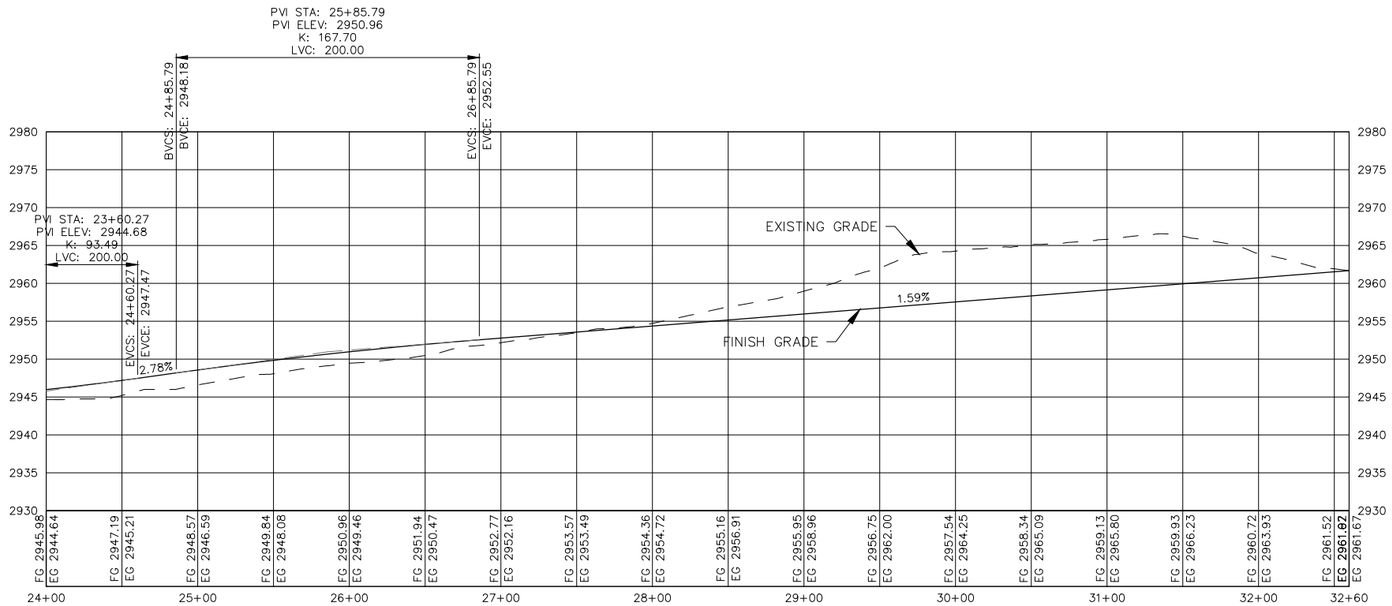
FILE 1649-11 EXH.dwg

P:\1649-11 Black Desert Resort Family Village Design\Drawings\Exhibit Drawings\1649-11 EXH.dwg, PRELIM SEC3, 11/17/2022 12:20:55 PM, tdaniels



ALIGNMENT - ROAD A PROFILE

HORIZONTAL SCALE: 1" = 50' (11x17)
VERTICAL SCALE: 1" = 10' (11x17)



ALIGNMENT - ROAD A PROFILE

HORIZONTAL SCALE: 1" = 50' (11x17)
VERTICAL SCALE: 1" = 10' (11x17)

NO.	DATE	BY	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

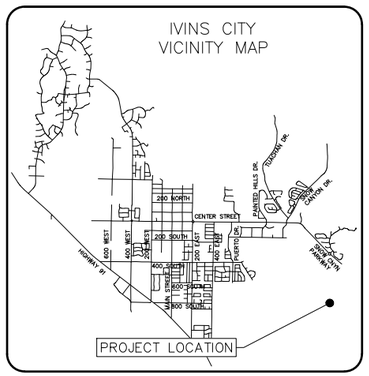
ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

TITLE: ROAD A PROFILE

PROJECT: BLACK DESERT RESORT FAMILY VILLAGE
IVINS, UTAH

PROJECT #	1649-11
NAME	TJD
DATE	NOVEMBER 2022
SCALE	AS NOTED
SHEET	8
	8 OF 11
FILE	1649-11 EXH.dwg

P:\1649-11 Black Desert Resort Family Village Design\Drawings\Exhibit Drawings\1649-11 EXH.dwg, RD A PROF, 11/17/2022 12:20:58 PM, tdaniels



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, UTAH 84738
PROPERTY ACREAGE: 19.65 ACRES
PARCELS: I-6-2-4-12612-BD1,
I-6-2-4-150-BD1, I-6-2-4-1263-BD1

PROJECT BOUNDARY
BUILDING (BLUE)
LANDSCAPE (GREEN)
ROAD A
ASPHALT (GREY)
SIDEWALK (WHITE)
RESORT PROJECT
FUTURE EXPANSION
WEIKSOPF WAY
BOARDWALK VILLAGE PROJECT
FUTURE EXPANSION
ROAD A

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft. (22x34 SHEET)
1 inch = 120 ft. (11X17 SHEET)
N

NO.	DATE	BY	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

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

TITLE: PRELIMINARY LANDSCAPE PLAN
PROJECT: BLACK DESERT RESORT FAMILY VILLAGE
IVINS, UTAH

PROJECT # 1649-11
NAME TJD
DATE NOVEMBER 2022
SCALE AS NOTED
SHEET 9 9 OF 11
FILE 1649-11 EXH.dwg

P:\1649-11 Black Desert Resort Family Village Design\Drawings\Exhibit Drawings\1649-11 EXH.dwg, PRELIM LANDSCAPE, 11/17/2022 12:21:01 PM, tdaniels

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft. (22x34 SHEET)

1 inch = 200 ft. (11X17 SHEET)

N

PROJECT BOUNDARY

FAMILY VILLAGE

FAMILY VILLAGE

FAMILY VILLAGE

BLACK DESERT RESORT

FUTURE EXPANSION & PARKING

GOLF VILLAGE

GOLF VILLAGE

BOARDWALK VILLAGE

BOARDWALK VILLAGE

TEMPORARY PARKING

TEMPORARY PARKING

WEISKOPF WAY

BLACK DESERT DRIVE

SNOW CANYON PARKWAY

SNOW CANYON PKWY
80' PUBLIC ROW

PARKING NOTES

TOTAL UNITS: 206
TOTAL PARKING SPACES REQUIRED: 412
TOTAL ADA SPACES: 9 (2 VAN)

PARKING:

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

FAMILY VILLAGE IS A VALET SERVICE DEVELOPMENT; THEREFORE NO ON-SITE PARKING IS BEING PROVIDED. PARKING WILL ULTIMATELY BE PROVIDED FROM A PARKING GARAGE BENEATH BOARDWALK VILLAGE AND FUTURE DEVELOPMENT ON THE NORTH SECTION OF THE FAMILY VILLAGE SITE. TEMPORARY PARKING DURING CONSTRUCTION OF SAID SITE WILL BE PROVIDED IN THE PARKING LOT NORTH OF GOLF VILLAGE.

NO.	DATE	BY	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

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

TITLE: PRELIMINARY PARKING PLAN

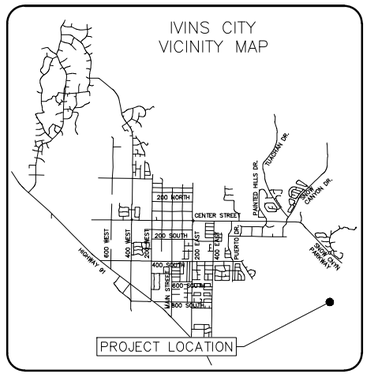
PROJECT: BLACK DESERT RESORT FAMILY VILLAGE
IVINS, UTAH

PROJECT # 1649-11
NAME TJD
DATE NOVEMBER 2022
SCALE AS NOTED

SHEET 10
10 OF 11

FILE 1649-11 EXH.dwg

P:\1649-11 Black Desert Resort Family Village Design\Drawings\Exhibit Drawings\1649-11 EXH.dwg, PRELIM PARKING, 11/17/2022 2:30:40 PM, tdaniels



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, UTAH 84738
PROPERTY ACREAGE: 19.65 ACRES
PARCELS: I-6-2-4-12612-BD1,
I-6-2-4-150-BD1, I-6-2-4-1263-BD1

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft. (22x34 SHEET)
1 inch = 120 ft. (11X17 SHEET)

N

DRAINAGE OVERFLOW CHANNEL
DRAINAGE CHANNEL TO LAVA ROCK
ALTERNATE DETENTION BASIN CAPACITY: 17,500 CF
INSTALL CONCRETE WATERWAY BETWEEN EXISTING CART PATH & NEW RETAINING WALL. (WIDTH VARIES ALONG PATH)
INSTALL 100 SF RIPRAP (D50=18" t=30") AT DISCHARGE POINT. (TRIBUTARY FLOWS COLLECTED BY WATERWAY AND STORM DRAIN AND DISCHARGED AT THIS POINT INTO THEIR ORIGINAL PATH DOWNSTREAM OF FAMILY VILLAGE)
DAYLIGHT STORM DRAIN INTO NEW CONCRETE WATERWAY.

NO.	DATE	BY	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

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

PRELIMINARY DRAINAGE PLAN

BLACK DESERT RESORT FAMILY VILLAGE
IVINS, UTAH

PROJECT #	1649-11
NAME	TJD
DATE	NOVEMBER 2022
SCALE	AS NOTED
SHEET	11 OF 11
FILE	1649-11 EXH.dwg

P:\1649-11 Black Desert Resort Family Village Design\Drawings\Exhibit Drawings\1649-11 EXH.dwg, PRELIM DRAIN, 11/17/2022 2:37:52 PM, Adaniels