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-O 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-6-2-4-12612-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

IVINS CITY VICINITY MAP
PROJECT LOCATION

PROJECT BOUNDARY
ROAD A
BLDG. I
BLDG. J
BLDG. K
BLDG. L
BLDG. M
BLDG. N
BLDG. O
BLDG. P
BLDG. Q
BLDG. R
BLDG. H
BLDG. G
BLDG. F
BLDG. E
BLDG. D
BLDG. C
BLDG. B
TIE INTO ADJACENT PROJECT IMPROVEMENTS
BLACK DESERT RESORT PROJECT
FUTURE EXPANSION
WEISKOPF WAY IMPROVEMENTS (UNDER CONSTRUCTION)
WEISKOPF WAY
ARRIVAL/DROP OFF AREA
FUTURE EXPANSION
CONNECT TO EXISTING PATH FOR ACCESS TO SNOW CANYON PARKWAY

2'-0" CONCRETE WATERWAY
20'-0" ASPHALT
2'-0" CONCRETE WATERWAY
A-A ROAD A - GOLF CART ROAD
NTS

NO	DATE	BY	DESCRIPTION

REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

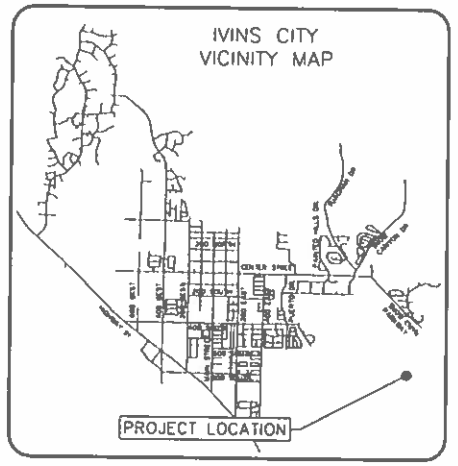
ALPHA ENGINEERING
43 South 100 East, Suite 100 - St George, Utah 84770
T: 435.628.6500 - F: 435.628.6553 - alphaengineering.com

TITLE: PRELIMINARY PLAN

PROJECT: BLACK DESERT RESORT FAMILY VILLAGE
IVINS, UTAH

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

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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) 628-8500
FAX (435) 628-6553

PROJECT LOCATION
SNOW CANYON PARKWAY & SPLIT ROCK
IVINS, UTAH 84738
PROPERTY ACREAGE: 19.65 ACRES
PARCELS: I-6-2-4-12512-801,
I-6-2-4-150-801, I-6-2-4-1263-801

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
INSTALL 60" SEWER MANHOLE #8 RIM: 2945.41 8" INV IN: 2933.15 N 8" INV OUT: 2932.95 SE
INSTALL 60" SEWER MANHOLE #9 RIM: 2944.32 8" INV IN: 2932.65 NW 8" INV OUT: 2932.45 E
INSTALL 60" SEWER MANHOLE #3 RIM: 2952.05 8" INV IN: 2935.80 N 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 #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 #19 RIM: 2951.30 8" INV IN: 2940.50 N 8" INV OUT: 2940.30 S
INSTALL 60" SEWER MANHOLE #20 RIM: 2953.42 8" INV OUT: 2943.16 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 #13 RIM: 2942.87 8" INV IN: 2933.68 NW 8" INV OUT: 2933.48 S
INSTALL 60" SEWER MANHOLE #12 RIM: 2942.57 8" INV IN: 2933.22 N 8" INV OUT: 2933.02 SW
INSTALL 60" SEWER MANHOLE #11 RIM: 2942.18 8" INV IN: 2932.71 NE 8" INV OUT: 2932.51 W
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 #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=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=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=140.50 S=2.55%
8" SDR35 PVC L=124.19 S=2.14%
8" SDR35 PVC L=125.23 S=1.80%
8" SDR35 PVC L=140.79 S=2.22%
8" SDR35 PVC L=127.73 S=0.98%
8" SDR35 PVC L=196.46 S=0.50%
8" SDR35 PVC L=80.52 S=1.34%
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%

NEW FIRE HYDRANT
NEW 6" C900 WATER LINE
NEW 6" C900 WATER LINE FROM BRINE TANK LOCATED ON BLACK DESERT RESORT PROJECT
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
CONNECT TO EXISTING 18" IRRIGATION WATER LINE AND EXTEND DOWN TO ENTRADA
CONNECT NEW WATER TO WATER STUBS FROM BLACK DESERT RESORT PROJECT
CONNECT NEW WATER TO WATER STUBS FROM BLACK DESERT RESORT PROJECT
FUTURE EXPANSION
FUTURE EXPANSION
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.
SEE SHEET 3 FOR CONTINUATION

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

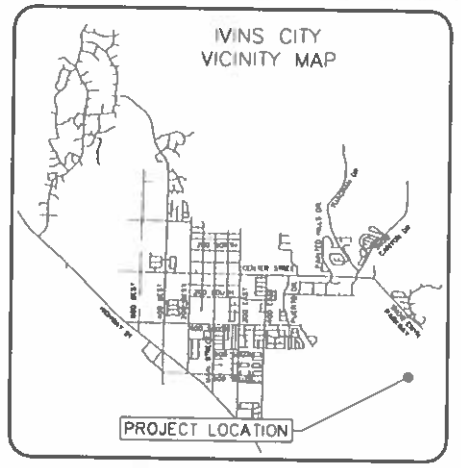
PRELIMINARY NOT FOR CONSTRUCTION

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

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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 #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 18" 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 #14 RIM: 2943.60 8" INV IN: 2934.39 N 8" INV IN: 2934.39 E 8" INV OUT: 2934.19 SE

INSTALL 48" SEWER MANHOLE #15 RIM: 2945.52 8" INV OUT: 2936.65 W

INSTALL 60" SEWER MANHOLE #16 RIM: 2944.78 8" INV IN: 2935.27 N 8" INV OUT: 2935.07 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 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=87.40 S=0.53%

8" SDR35 PVC L=54.75 S=0.55%

8" SDR35 PVC L=198.50 S=0.51%

8" SDR35 PVC L=196.46 S=0.50%

8" SDR35 PVC L=80.52 S=1.34%

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=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

REVISIONS

NO.	DATE	BY	DESCRIPTION

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

DRAWN TJD

DATE NOVEMBER 2022

SCALE AS NOTED

SHEET 3 3 OF 11

FILE 1649-11 EXH.dwg

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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

DRAINAGE CHANNEL TO LAVA ROCK ALTERNATE DETENTION BASIN CAPACITY: 17,500 CF

DRAINAGE OVERFLOW CHANNEL

8' RETAINING

5' RETAINING

4' RETAINING

6' RETAINING

2' STEM WALL

7' RETAINING

8' RETAINING

6' RETAINING

3' RETAINING ALONG ROAD

BLACK DESERT RESORT PROJECT FINISH GRADE BY OTHERS

GRAPHIC SCALE

(IN FEET)

1 inch = 60 ft. (22x34 SHEET)

1 inch = 120 ft. (11X17 SHEET)

N

PRELIMINARY GRADING

BLACK DESERT RESORT FAMILY VILLAGE
IVINS, UTAH

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

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	BY	DESCRIPTION

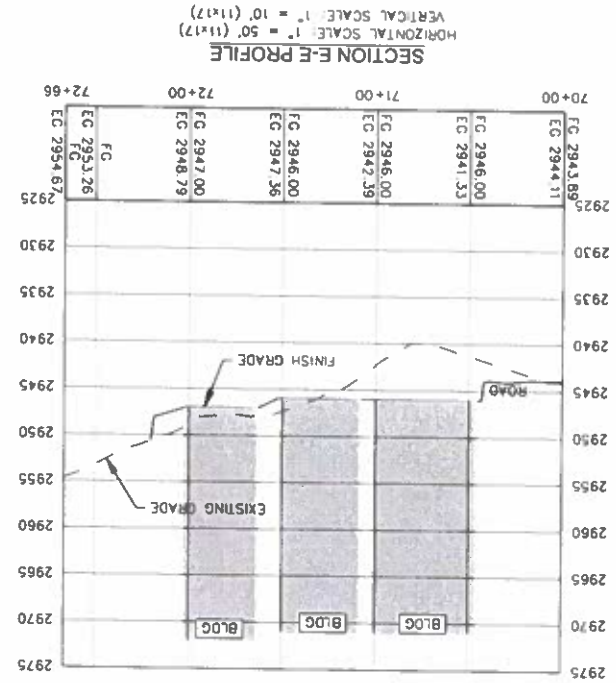
SHEET 4 of 11

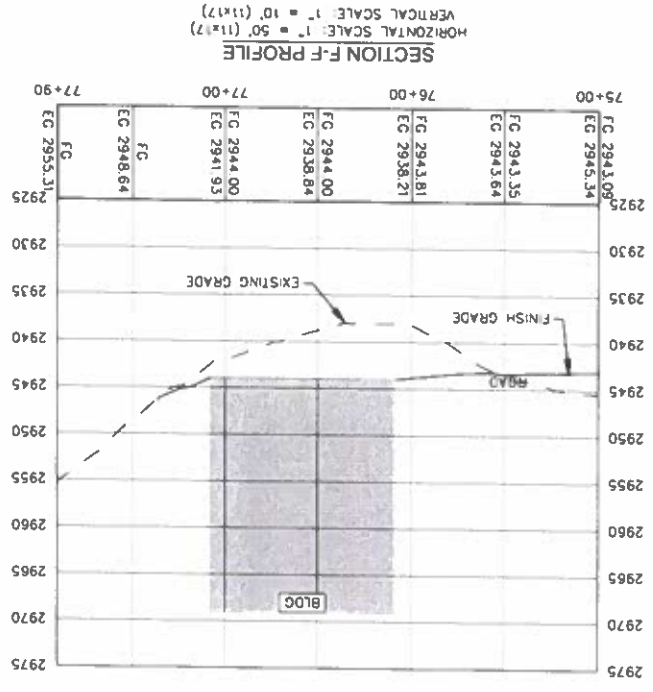
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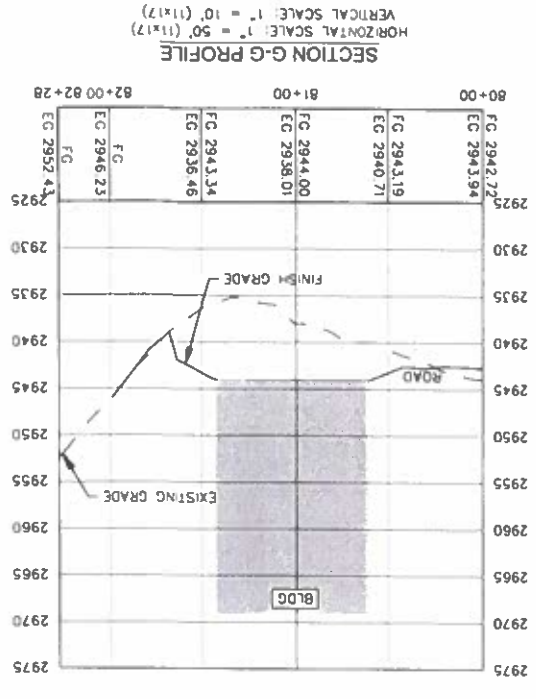
DATE NOVEMBER 2022

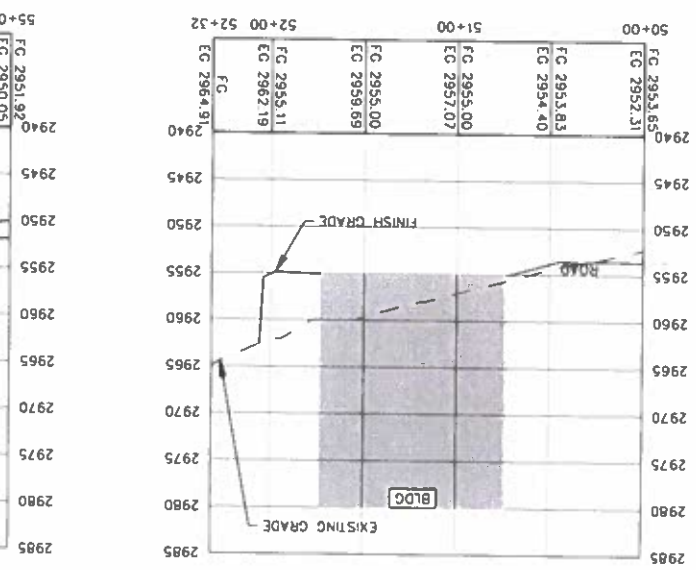
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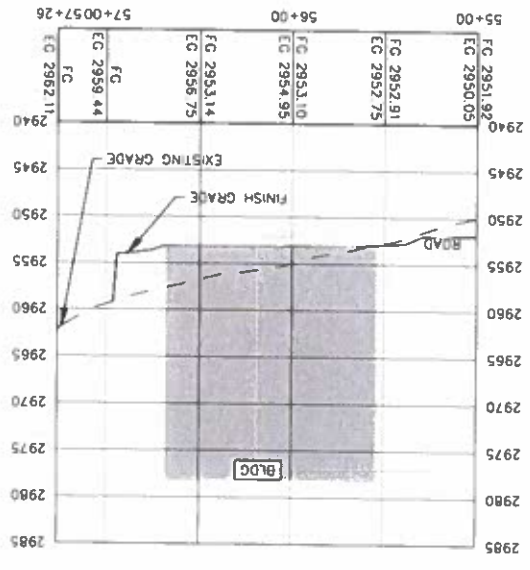
PROJECT # 1649-11

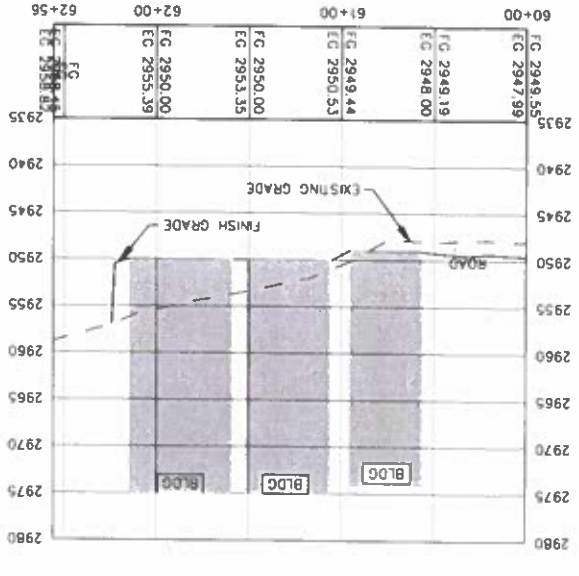


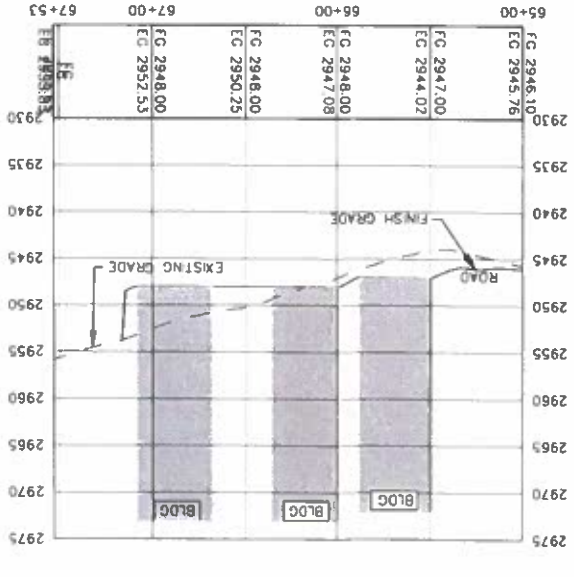












REVISIONS

NO.	DATE	BY	DESCRIPTION

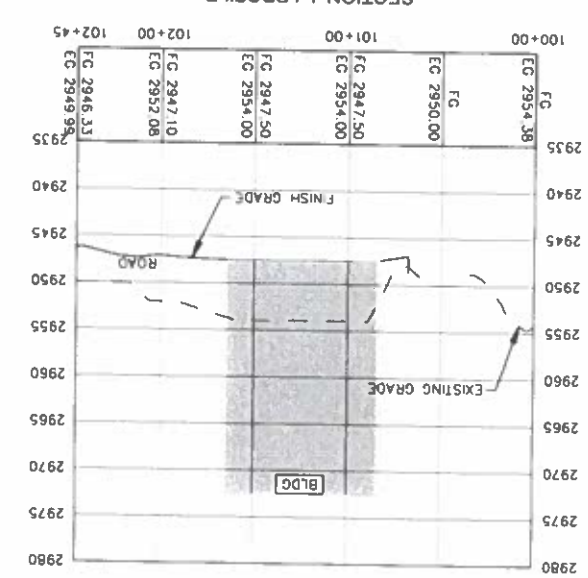
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NOT FOR CONSTRUCTION

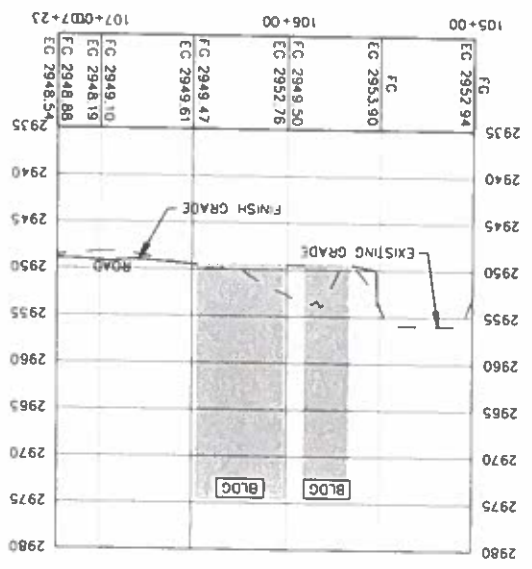
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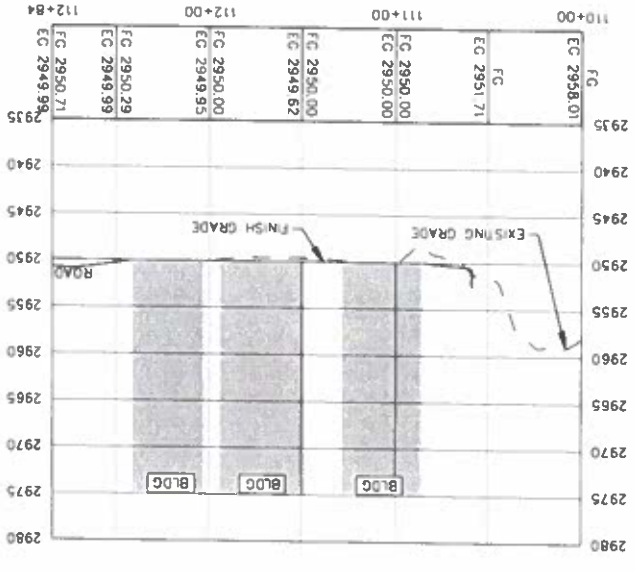
PROJECT: PRELIMINARY GRADING SECTIONS
BLACK DESERT RESORT FAMILY VILLAGE
IVINS, UTAH

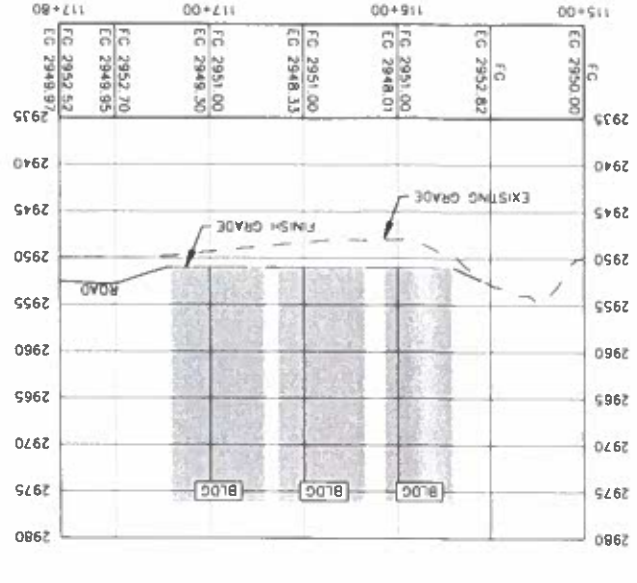
PROJECT #	1649-11
DRAWN	TJD
DATE	NOVEMBER 2022
SCALE	AS NOTED
SHEET	5 of 11

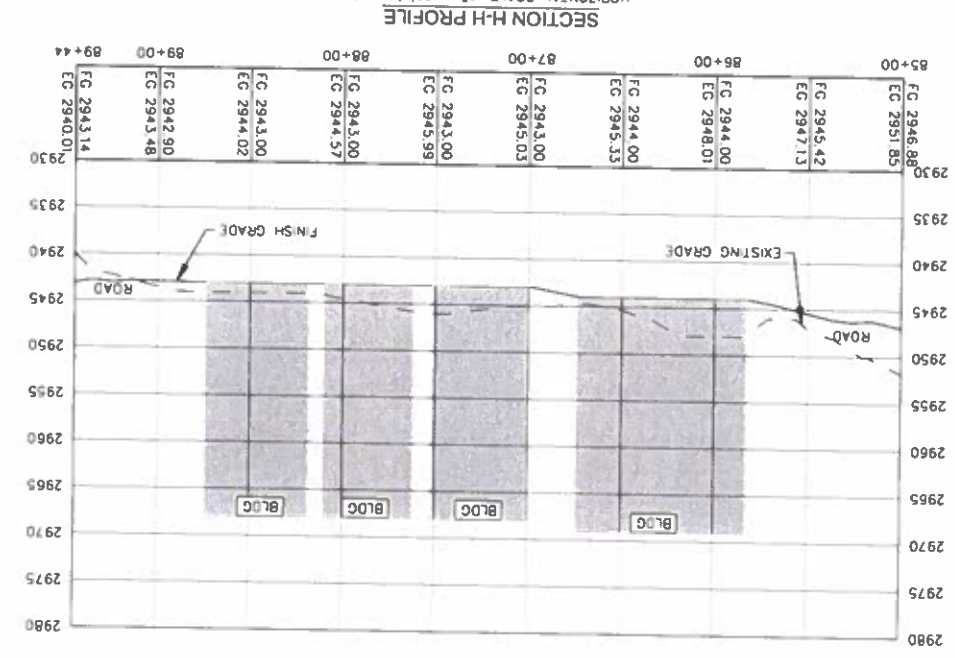
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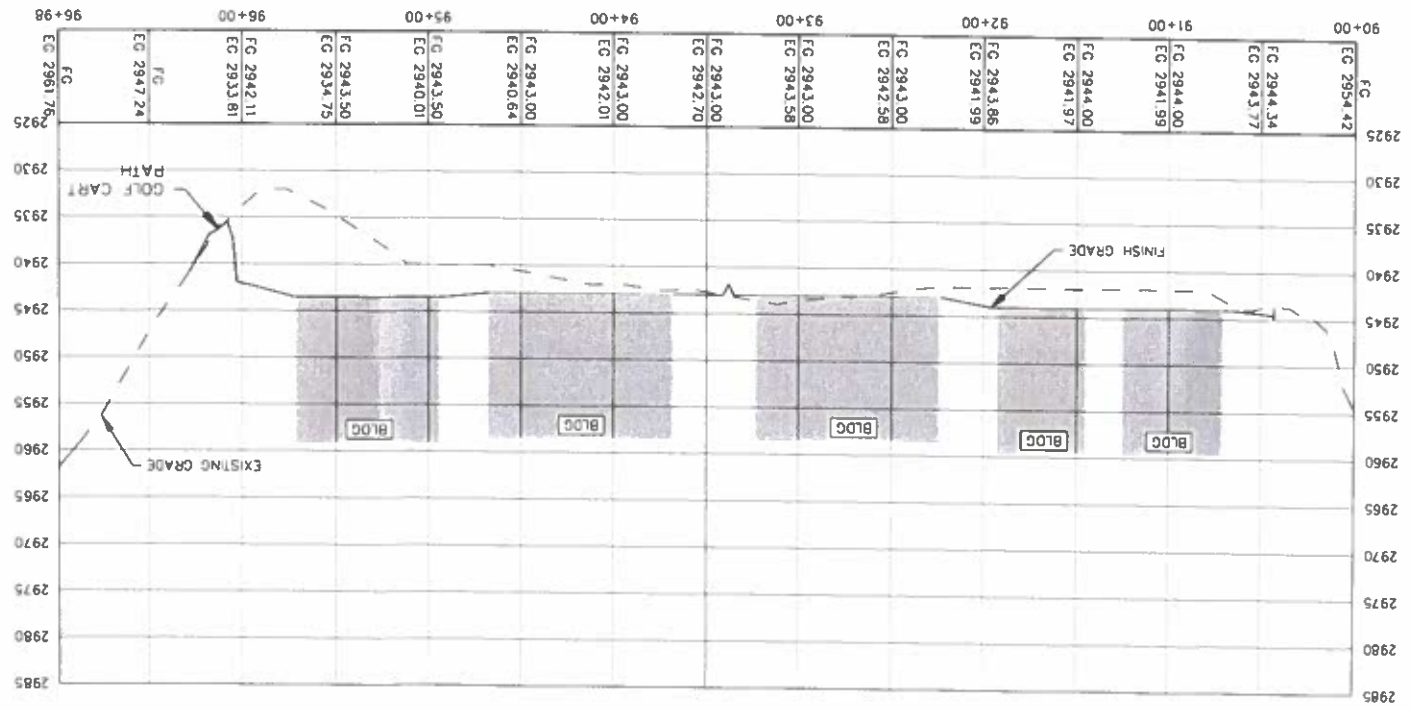












PRELIMINARY GRADING SECTIONS

BLACK DESERT RESORT FAMILY VILLAGE

IVINS, UTAH

PROJECT # 1649-11

PHASE TJD

DATE NOVEMBER 2022

SCALE AS NOTED

SHEET 6

6 OF 11

PLT 649-11EXH.ctb

REVISIONS

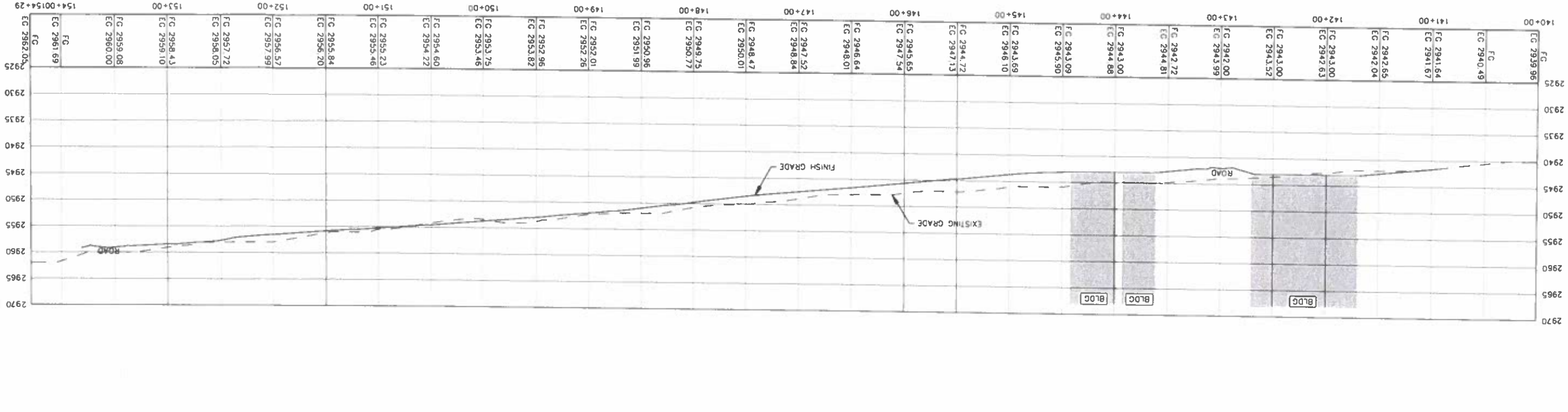
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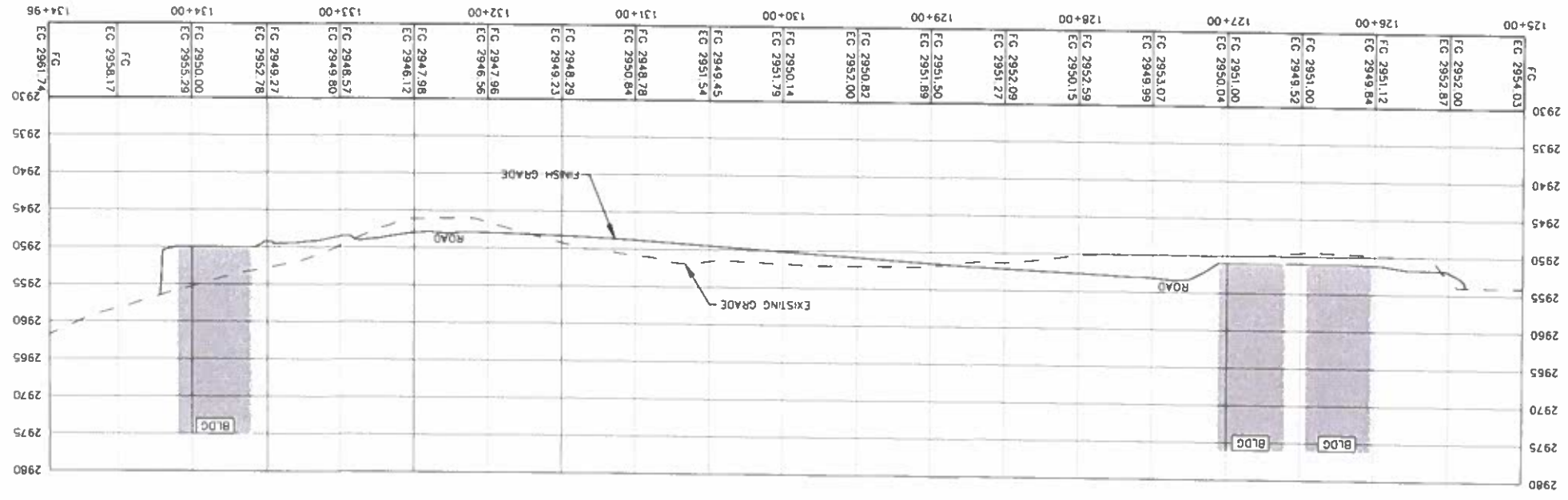
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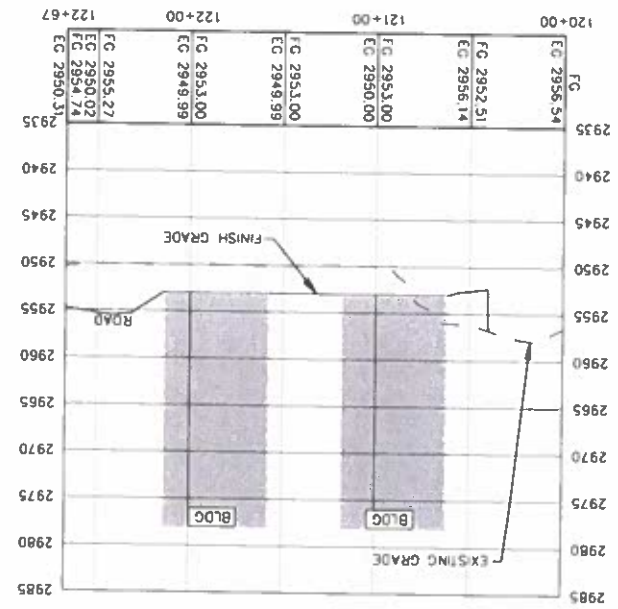
ALPHA ENGINEERING
43 South 100 East, Suite 100 · St. George, Utah 84770
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PRELIMINARY GRADING SECTIONS

BLACK DESERT RESORT FAMILY VILLAGE

IVINS, UTAH

PROJECT

PHASE

PROJECT # 1649-11

NAME TJD

DATE NOVEMBER 2022

SCALE AS NOTED

SHEET 7

7 OF 11

PLS 880-11 EXH.dwg

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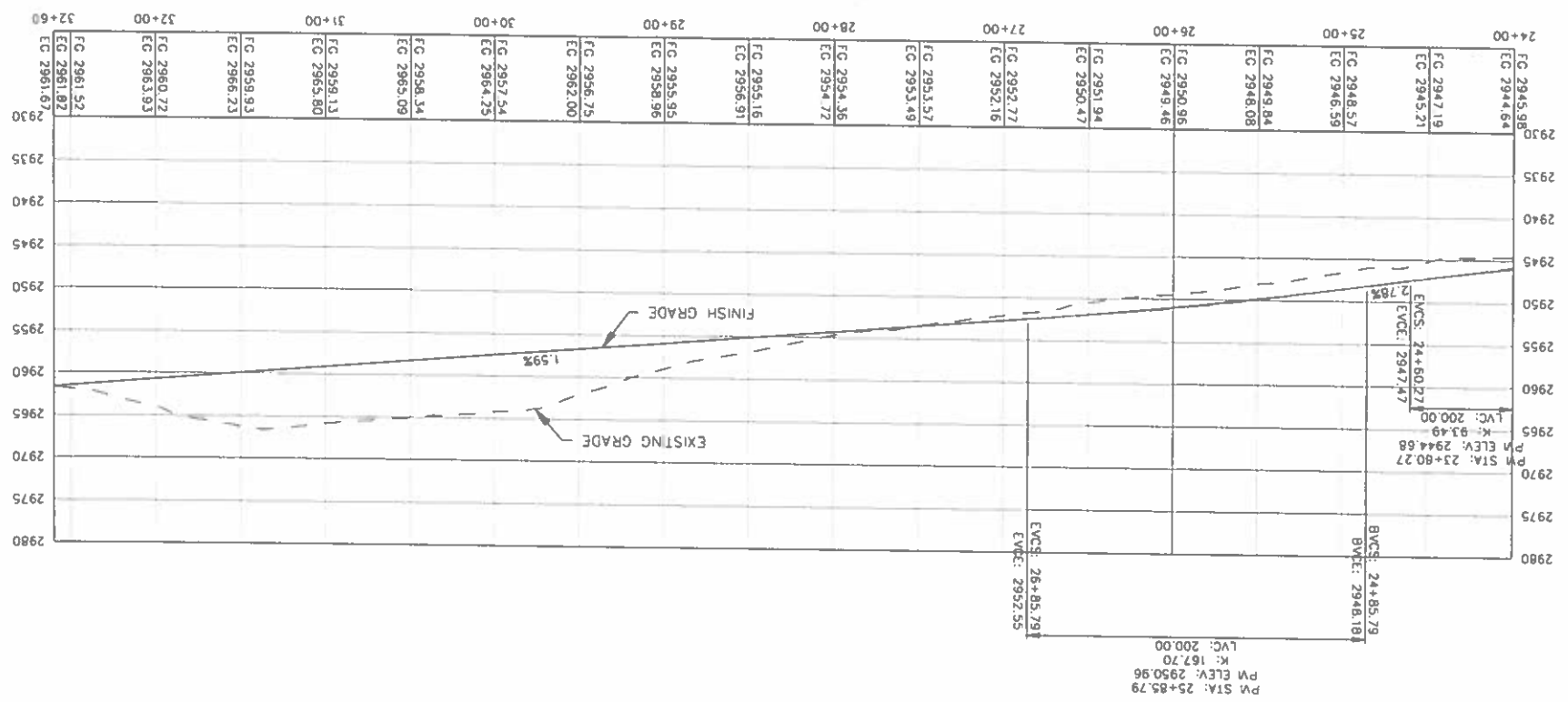
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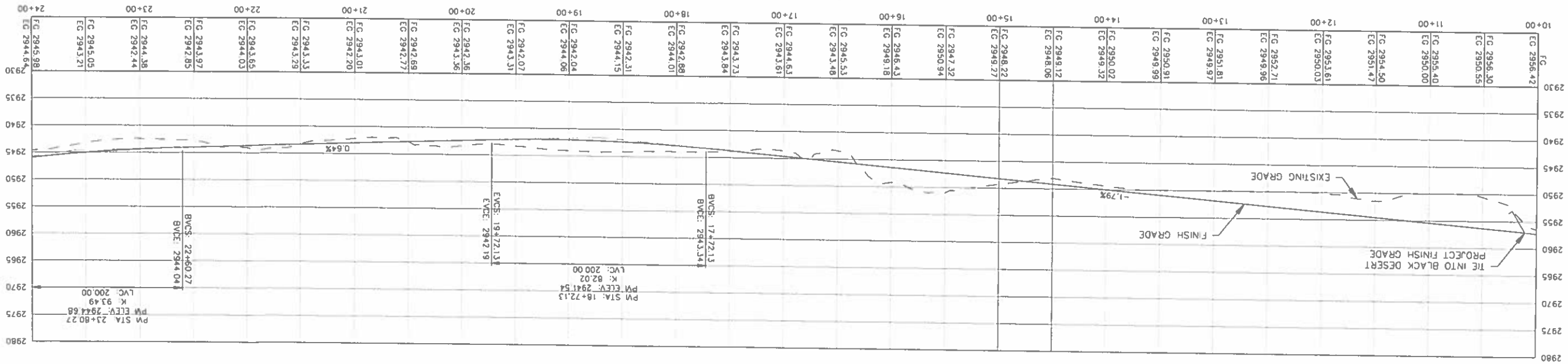
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REVISIONS

NO	DATE	BY	DESCRIPTION





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REVISIONS

NO	DATE	BY	DESCRIPTION

FILE: 1649-11EXH.dwg

PROJECT #	1649-11
DRAWN	TJD
DATE	NOVEMBER 2022
SCALE	AS NOTED
SHEET	8 OF 11

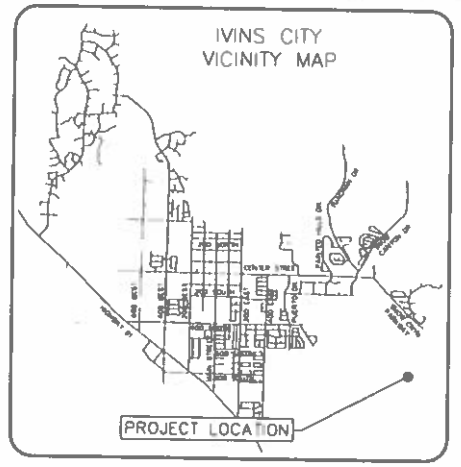
PROJECT

BLACK DESERT RESORT FAMILY VILLAGE
IVINS, UTAH

TITLE

ROAD A PROFILE

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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-6-2-4-12512-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

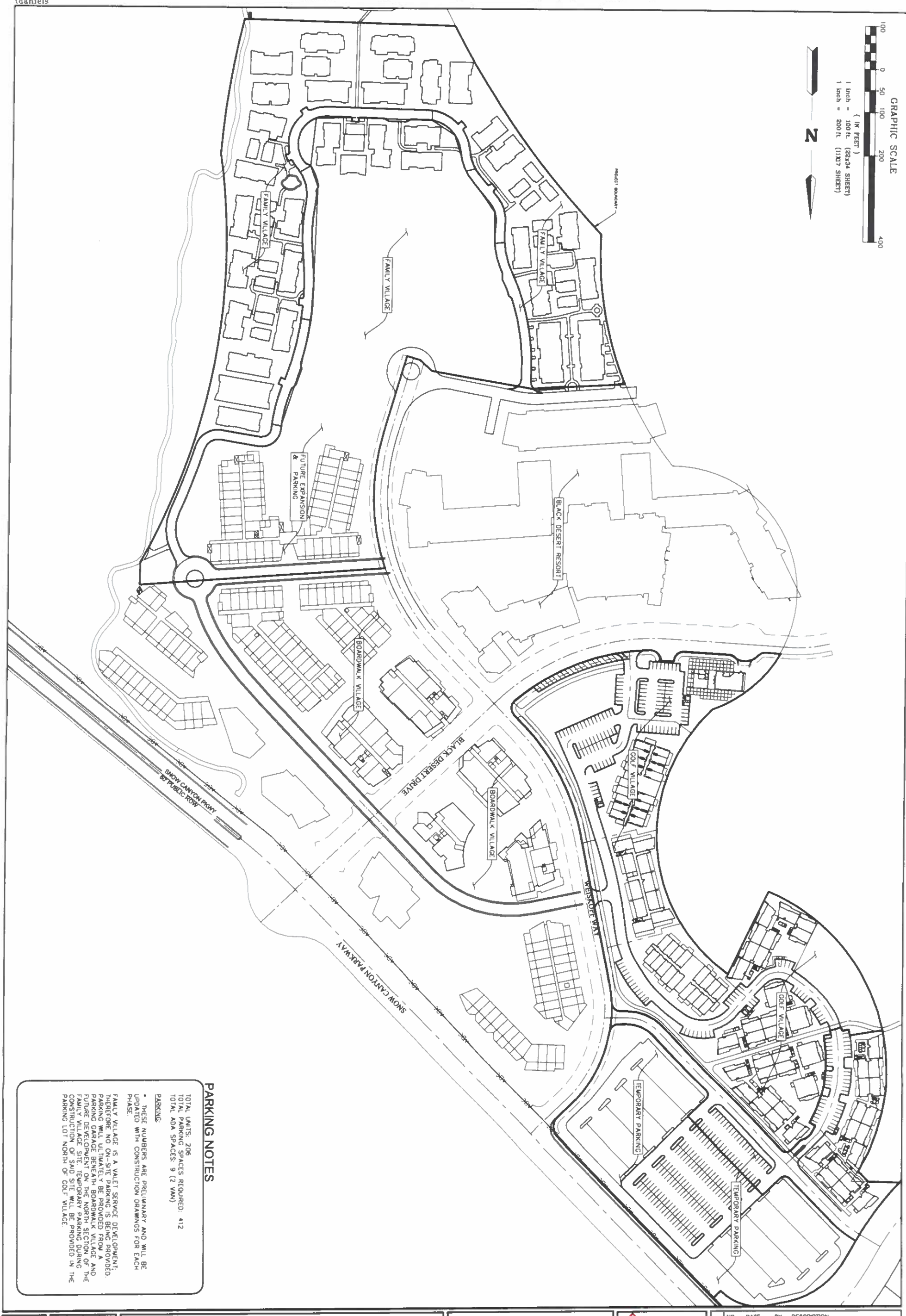
ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T 435.628.6500 • F 435.628.6553 • alphaengineering.com

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 1649-11EXH.dwg

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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.

PRELIMINARY PARKING PLAN

BLACK DESERT RESORT FAMILY VILLAGE
IVINS, UTAH

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REVISIONS	NO.	DATE	BY	DESCRIPTION

PROJECT: 1649-11
NAME: TJD
DATE: NOVEMBER 2022
SCALE: AS NOTED
SHEET: 10 OF 11
FILE: 1649-11 EXH.dwg

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IVINS CITY VICINITY MAP



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

SHEET 11 OF 11	PROJECT # 1649-11	TITLE: PRELIMINARY DRAINAGE PLAN	ALPHA ENGINEERING 43 South 100 East, Suite 100 • St George, Utah 84770 T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com
	DATE NOVEMBER 2022	PROJECT: BLACK DESERT RESORT FAMILY VILLAGE IVINS, UTAH	PRELIMINARY NOT FOR CONSTRUCTION
	SCALE AS NOTED		
	DRAWN TJD		

REVISIONS

NO.	DATE	BY	DESCRIPTION