



Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Fee: \$750.00

Preliminary Site Plan Application

Applications Must Be Submitted A Minimum of 21 Days in Advance of The Planning Commission Meeting

Owner:	Dan Tygard	Phone:	(916) 240-1808		
Address:	1163 N. Main St.	Email:	dan.tygard@gmail.com		
City:	Hurricane	State:	UT	Zip:	84707
Agent: (If Applicable)		Phone:			
Address/Location of Property:	1350 N. State St. Apple Valley, UT 84737				
Zoning Designation:	RV Park Zone	Parcel ID:	AV-1334-W		
Proposed Use	RV Park				

Submittal Requirements: The preliminary site plan review application shall provide the following:

- ☒ 1. A vicinity map showing the general location of the project.
- ☒ 2. Three (3) copies of a site plan showing:
 - ☒ a. Topography showing 2' contours, identification of 30% or greater slopes.
 - ☒ b. The layout of proposed uses.
 - ☐ c. Location of open spaces when applicable.
 - ☒ d. Proposed access to the property and traffic circulation patterns.
 - ☐ e. Adjoining properties and uses.
 - ☐ f. Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.
- ☒ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and access points to utilities.
- ☒ 4. Tables showing the number of acres in the proposed development and a land use summary.
- ☐ 5. A phased development plan if applicable.
- ☒ 6. Warranty Deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.
- ☒ 7. Signed and notarized Acknowledgement of Water Supply (see attached).

Official Use Only	Amount Paid: \$	Receipt No:
Date Received: 8/3/22	Date Application Deemed Complete:	
By: [Signature]	By:	

Note: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the first Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

PURPOSE

The site plan review process is established to encourage adequate advanced planning and assure a good quality environment for the Town. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Apple Valley General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED

The preliminary site plan review is only required on the following projects when the Planning Department Manager determines the scope of the project requires both the preliminary site plan and site plan approval; a) Any multiple-family residential use; b) Any public or civic use; c) Any commercial use; or (d) Any industrial use.

The preliminary site plan is also required with a submittal of zone changes to Planned Development Overlay, or changes to an approved Planned Development Overlay.

A preliminary site plan is not intended to permit actual development of property pursuant to such plan but is prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

Upon approval of a preliminary site plan, the applicant may prepare and submit the greater level of detail required for a site plan review application, which is required before construction may commence.

PROCESS

The preliminary site plan is submitted to the Planning and Building Department twenty-one (21) days prior to a regularly scheduled planning Commission meeting. During this time prior to the meeting, Staff will review the plan, and prepare a report and recommendation for the Planning Commission. The Planning Commission at the public meeting will review the application and Staff's report, and approve, approve with conditions, or deny the preliminary site plan.

APPEALS

Since there are no vested rights with the approval of a preliminary site plan, the matter is generally not appealed. However, if an appeal is made, it would be filed with the Town Clerk and heard by the Appeal Authority. The decision of the Appeal Authority is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Appeal Authority.



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Parcel ID#

AV-1334-W

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Dan Tygard am/are the applicant(s) of the application known as
Knollwood 85, LLC located on parcel(s)
AV-1334-W within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, or permit for which this application is being submitted; and
2. Prior to receiving final approval for the application, and/or any building permit, the applicant may be required by the Town of Apple Valley to provide a guarantee of water service through a "Will Serve" letter from the Big Plains Water and Sewer Special Service District ("District") which verifies that there is a sufficient water supply and guarantee of water for the application or proof that another guaranteed source of water is available to the applicant; and
3. For any application which may be approved without the "Will Serve" letter from the District, the applicant assumes the entire risk of water availability for the project and/or application.

Signature(s):

Dan Tygard
Name

Owner
Applicant/Owner

8/3/2022
Date

Name

Applicant/Owner

Date

Name

Applicant/Owner

Date

State of Utah)

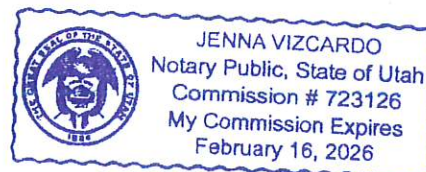
County of Washington)s

On this 3 day of August, in the year 2022, before me, Jenna Vizcardo a notary public, personally appeared Dan Tygard, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

JW
(notary signature)

(seal)



**AFFIDAVIT
PROPERTY OWNER**

STATE OF UTAH)
)
COUNTY OF WASHINGTON)

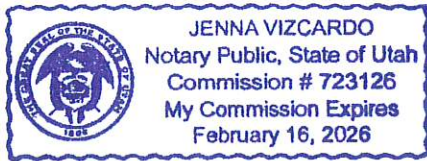
I (We) Dan Tygernd, being duly sworn, depose and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town Planning Staff have indicated they are available to assist me in making this application.

Dan Tygernd

Property Owner

Property Owner

Subscribed and sworn to me this 3 day of August, 2022.



JV

Notary Public

Residing in: Utah

My Commission Expires: 2/16/26

AGENT AUTHORIZATION

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner

Property Owner

Subscribed and sworn to me this _____ day of _____, 20_____.

Notary Public

Residing in: _____

My Commission Expires: _____

Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder

02/02/2021 04:15:01 PM Fee \$40.00 By

VANGUARD TITLE INSURANCE AGENCY, LLC -

OREM

Vanguard Title Insurance Agency, LLC

Mail Tax Notices to and

WHEN RECORDED RETURN TO:

Knollwood85, LLC, a Utah Limited Liability Company

14653 S. River Chase Rd.

Herriman, UT 84096

File No.: 52128-HP

WARRANTY DEED

GRANTOR(S): Little Creek Station, LLC

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): Knollwood85, LLC, a Utah Limited Liability Company

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Washington County**, State of UTAH:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 28th day of January, 2021.

Little Creek Station, LLC

BY: David Mason
ManagerBY: James Shoughro
Manager

State of Nevada }
 }ss.
County of Clark }

On this 28th day of January, 2021, personally appeared before me, David Mason who being duly sworn, did say that he is a Manager (s) of Little Creek Station, LLC, a limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that David Mason, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Victoria O'Harra
Notary Public



State of Nevada }
 }ss.
County of Clark }

On this 28th day of January, 2021, personally appeared before me, James Shoughro who being duly sworn, did say that he is a Manager (s) of Little Creek Station, LLC, a limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that James Shoughro, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Victoria O'Harra
Notary Public



EXHIBIT A

Legal Description

Order No.: 52128-HP

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE NO. U-59 WHICH IS SITUATED N. 0°04'57" W. 143.51 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30, THENCE N. 54°10'15" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 77.08 FEET TO A STATE ROAD RIGHT-OF-WAY MARKER, THENCE N. 54°09'33" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 896.61 FEET, THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND RUNNING N. 35°18'34" E. 330.83 FEET, THENCE N. 55°29'54" W. 219.98 FEET, THENCE N. 0°20'08" E. 208.70 FEET TO THE NORTH LINE OF THE SE1/4SE1/4 OF SAID SECTION 30, THENCE N. 89°52'30" E. ALONG THE 1/16 LINE 503.24 FEET, THENCE S. 30°31'36" E. ALONG THE SOUTHWESTERLY LINE OF LOT 78, APPLE VALLEY RANCH SUBDIVISION PHASE 2, 90.14 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 78, THENCE S. 33°08'02" E. 417.33 FEET TO THE EAST LINE OF SAID SECTION 30, THENCE S. 0°04'57" E. ALONG THE SECTION LINE 747.29 FEET TO THE POINT OF BEGINNING.

Access Easement #1 to State Route U-59

TOGETHER WITH A 30.00 FOOT WIDE EASEMENT FOR INGRESS/EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SITUATED N. 0°04'57" W ALONG THE SECTION LINE 765.81 FEET AND N. 90°00'00" W. 751.48 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 54°09'33" W. 120.31 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 40.00 FEET A DISTANCE OF 62.83 FEET (THE CHORD OF SAID CURVE BEARS S. 80°50'27" W. 56.57 FEET), THENCE S. 35°50'27" W. 23.94 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE NO. U-59, THENCE N. 54°09'33" W. ALONG SAID RIGHT-OF-WAY LINE 30.00 FEET, THENCE N. 35°50'27" E. 23.94 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 70.00 FEET A DISTANCE OF 109.96 FEET (THE CHORD OF SAID CURVE BEARS N. 80°50'27" E. 98.99 FEET), THENCE S. 54°09'33" E. 120.03 FEET, THENCE S. 35°18'34" W. 30.00 FEET TO THE POINT OF BEGINNING.

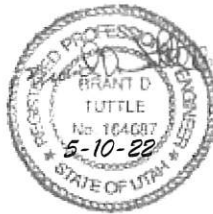
Access Easement #2 to Apple Valley Way

TOGETHER WITH A 30.00 FOOT WIDE EASEMENT FOR INGRESS/EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SITUATED N. 0°04'57" W ALONG THE SECTION LINE 1169.08 FEET AND N. 90°00'00" W. 777.60 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 74°26'53" W. 250.16 FEET, THENCE N. 27°50'31" E. 30.70 FEET, THENCE S. 74°26'53" E. 235.46 FEET, THENCE S. 0°20'08" W. 31.09 FEET TO THE POINT OF BEGINNING.

Tax Parcel No.: AV-1334-J

Knollwood RV Drainage Report



Prepared by: Jake Black, E.I.T.
Reviewed by: Brant Tuttle, P.E.

May 10, 2022



1040 East 800 North
Orem, Utah 84097
(801) 802-8992

Introduction

This document outlines the storm water and drainage plan for the Knollwood RV Site Plan. The report will discuss the hydrologic storm criteria, the methodology of design, and the collection and retention system. The Knollwood RV site plan is an 13.80-acre project located near the northeast corner of Apple Valley Way and Highway 59 in Apple Valley, Utah.

Hydrologic Criteria

The climate in Apple Valley is semi-arid, and characterized by low precipitation, low humidity, and extreme variations in temperature. Spring and summer thunderstorms have the greatest potential for flooding and erosion. Cloudburst type storms that are characterized by short periods of high intensity rainfall cause these extreme runoff events.

The probability of a storm event, of certain magnitude, occurring within a return period provides the estimates of rainfall for engineering applications. Rainfall depths from the 25-year storm was used in this design. All rainfall depths were obtained from the NOAA Atlas 14 online site.

Methodology

Northern Engineering, Inc. used the Rational Method ($Q=CIA$) to determine expected storm water peak runoffs and the Modified Rational Method to determine storage requirements. The Rational Method defines storm discharge flows as the product of the runoff coefficient (C), the rainfall intensity (I), and the drainage study area (A).

Collection and Retention System

The site is graded for runoff to flow northwest. A combination of 3.5' drainage swales and 2' concrete swales were used around the drive isles and stalls to capture and convey runoff towards to the basins on the northwest end of the site. See Appendix A for the grading plan and swale details.

Both basins were constructed 5-feet deep, 4-feet for storage and 1-foot of freeboard. The 25-year storm event was modeled on the project to calculate the required storage. The total storage required is 28,955 cubic feet. The two basins provide approximately 29,085 cubic feet of storage. See Appendix B for calculations.

During storm events larger than the 25-year, the south basin will overflow and runoff to the north basin via the constructed swales. An outlet structure will be placed in the north basin and will

control the outflow to 0.2 cfs per acre with a 2.06-inch diameter orifice. The grate of the control box will be set at the high-water elevation so larger storm events will bypass the orifice and flow directly into the outlet. The outlet pipe will be run to the existing large drainage channel to the north of the north basin.

Appendix

Appendix A – Grading Plan and Swale Details

Appendix B – Calculations

Project: Knollwood RV - Apple Valley
 Date: 5/10/2022
 Designer: Jake Black



Allowable Discharge		
Per Acre (cfs)	Area (ac)	Total Discharge (cfs)
0.20	13.43	2.69

25-Year Storm Event Storage Required								
Duration	Area	C	25yr Intensity	Q	Accum Q	Release	Accum R	Storage Req
min	sq ft		in/hr	cfs	cf	cfs	cf	cf
5	584800	0.61	4.99	40.865	12259	2.685	806	11454
10	584800	0.61	3.80	31.120	18672	2.685	1611	17061
15	584800	0.61	3.14	25.715	23143	2.685	2417	20727
30	584800	0.61	2.11	17.280	31103	2.685	4833	26270
60	584800	0.61	1.31	10.728	38621	2.685	9666	28955
120	584800	0.61	0.73	5.945	42807	2.685	19332	23475
180	584800	0.61	0.51	4.136	44665	2.685	28998	15666
360	584800	0.61	0.30	2.457	53067	2.685	57997	0
720	584800	0.61	0.18	1.474	63680	2.685	115993	0
1440	584800	0.61	0.11	0.876	75709	2.685	231987	0

Storage Provided		
South Basin	North Basin	Storage Provided
cf	cf	cf
13,125	15,960	29085

Discharge Orifice Sizing				
Release Rate (cfs)	Discharge Coefficient	Depth (ft)	Area (in^2)	Orifice Dia (in)
2.69	0.6	4.0	3.35	2.06

$$D = \sqrt{A * \frac{4}{\pi}}$$

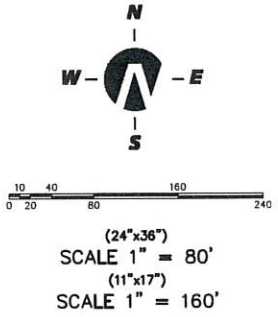
$$A = \frac{Q}{C_d * \sqrt{2 * g * H}}$$

SITE PLAN FOR: KNOLLWOOD
RV CAMPGROUND

LOCATED IN SECTION 30, T42S, R11W, S.L.B.&M.
APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH
OCTOBER 2021

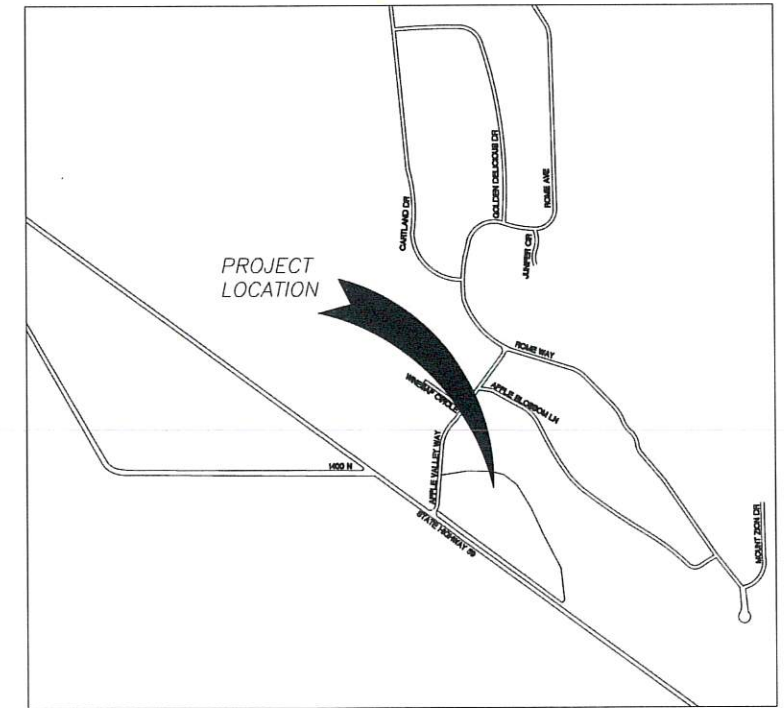


LAND USE SUMMARY	
TOTAL ACRES	13.80
EXISTING ZONE	RV PARK
UNITS	88
UNITS/ACRE	6.37



- LEGEND**
- PROPERTY LINE
 - ROAD
 - EXISTING WATER LINE
 - RV STALLS
 - LANDSCAPE/XERISCAPE
 - PROPOSED 1400 SQ. FT. MAIN BUILDING (OFFICE, MAINTENANCE, GARAGE, LAUNDRY, GUEST BATHROOMS AND SHOWERS)
 - PROPOSED 400 SQ. FT. AUXILIARY BUILDING (RESTROOM AND SHOWERS)
 - EXISTING CROSS ACCESS EASEMENTS
 - PROPOSED 6" BLOCK WALL PERIMETER FENCE
 - PROPOSED 4" BLOCK WALL PERIMETER FENCE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT

VICINITY MAP



MAYOR APPROVAL
THE MAYOR OF THE TOWN OF APPLE VALLEY, UTAH HAS REVIEWED THE FINAL SITE PLAT AND HEREBY ACCEPT SAID FINAL SITE PLAT ON THIS DAY OF _____ A.D. 20_____

ATTEST: CITY RECORDER
TOWN OF APPLE VALLEY

MAYOR
TOWN OF APPLE VALLEY

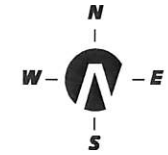


5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:

GRADING PLAN FOR: KNOLLWOOD RV CAMPGROUND

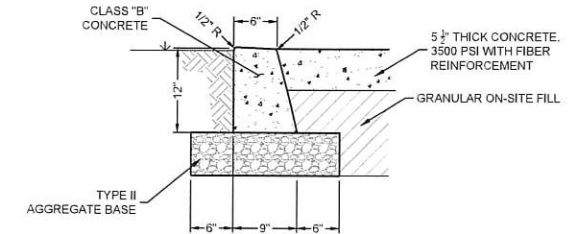
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APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH

OCTOBER 2021

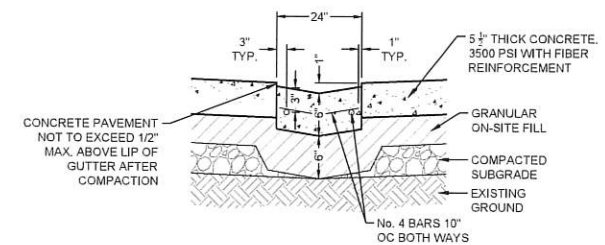


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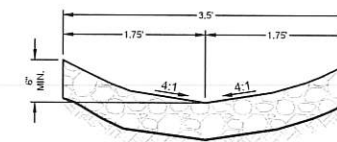
(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'



① ON-SITE "A" CURB
N.T.S.



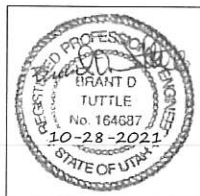
② 2' CONCRETE SWALE
N.T.S.



③ DRAINAGE SWALE
N.T.S.

CONSTRUCTION NOTES

1. CONSTRUCT "A" TYPE CURB PER DETAIL 1
2. CONSTRUCT 2' WIDE CONCRETE GUTTER PER DETAIL 2
3. CONSTRUCT 3.5' WIDE EARTH SWALE PER DETAIL 3



5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE

K:\3-21-046 Knollwood RV Park\CAD\Design\DRAWINGS\GRADING.dwg 10/28/2021 12:24 PM



**Northern
ENGINEERING INC**
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

KNOLLWOOD RV CAMPGROUND

GRADING PLAN
APPLE VALLEY, UTAH

JOB NO.
3-21-046
SHEET NO.
GR-01

Drainage

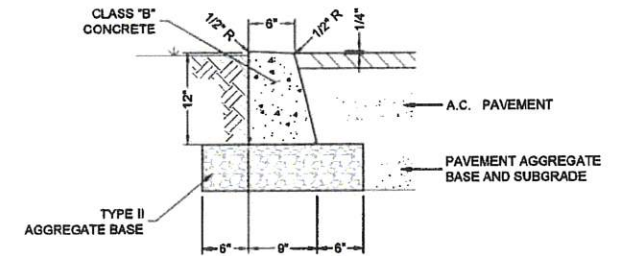
GRADING PLAN FOR: KNOLLWOOD RV CAMPGROUND

LOCATED IN SECTION 30, T42S, R11W, S.L.B.&M.
APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH

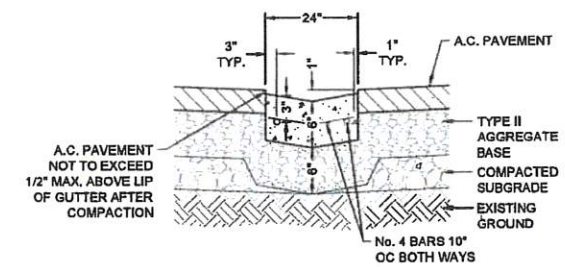
OCTOBER 2021



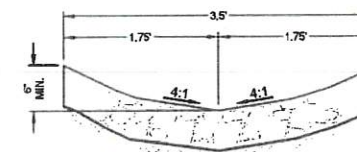
(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'



1 ON-SITE "A" CURB
N.T.S.



2 2' CONCRETE SWALE
N.T.S.



3 DRAINAGE SWALE
N.T.S.

CONSTRUCTION NOTES

1. CONSTRUCT "A" TYPE CURB PER DETAIL 1
2. CONSTRUCT 2' WIDE CONCRETE GUTTER PER DETAIL 2
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NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:
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**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

KNOLLWOOD RV CAMPGROUND

GRADING PLAN
APPLE VALLEY, UTAH

JOB NO.
3-21-046
SHEET NO.
GR-01



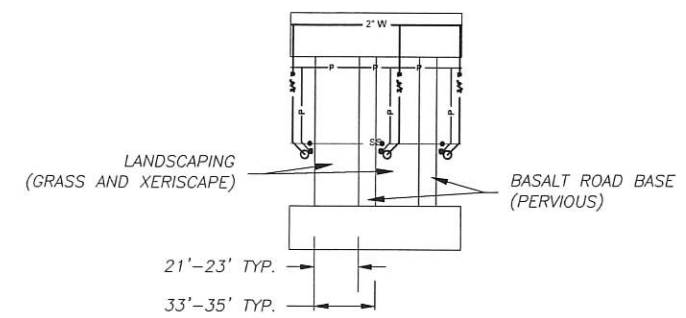
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(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

UTILITY PLAN FOR: KNOLLWOOD RV CAMPGROUND

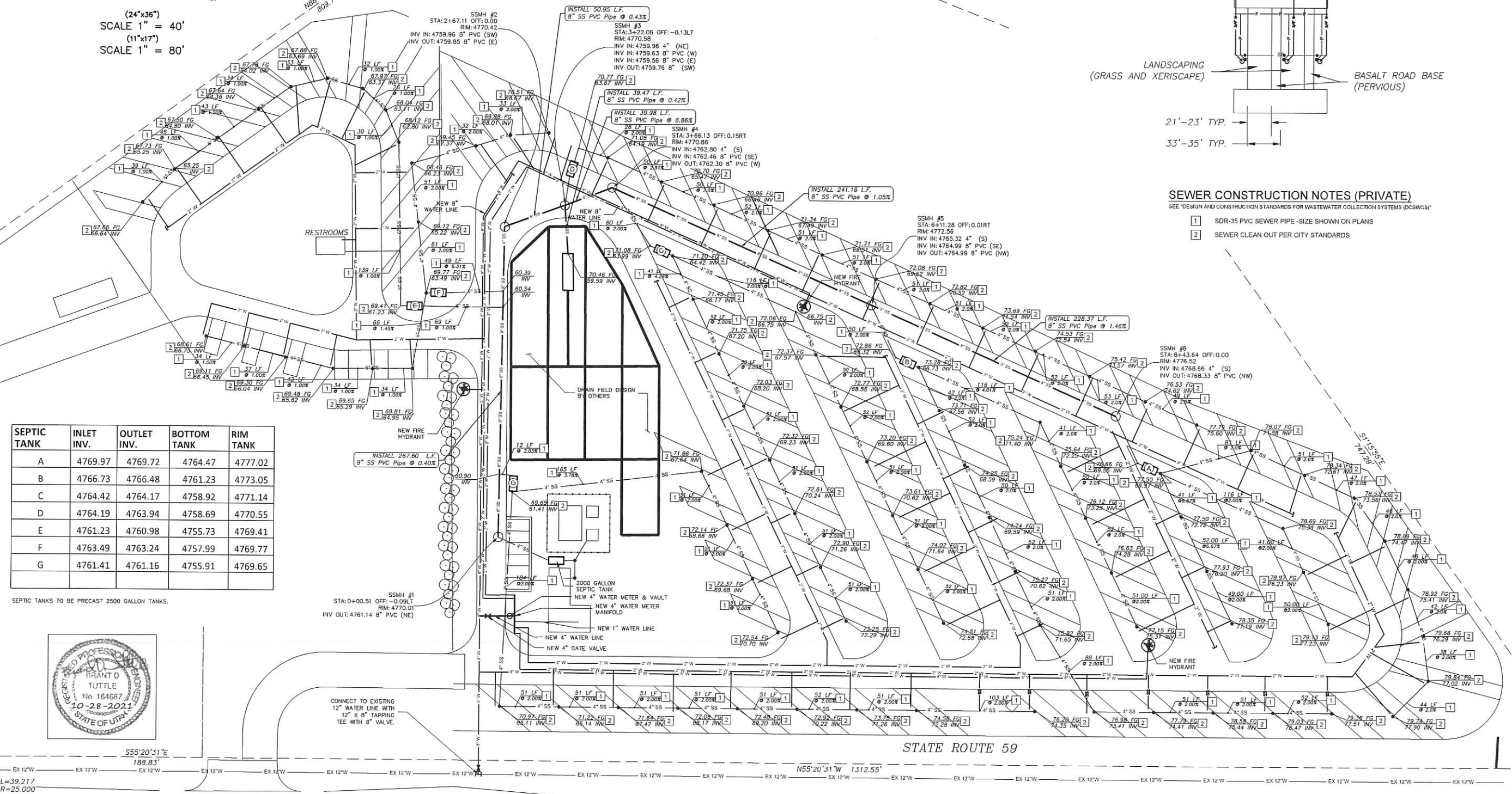
LOCATED IN SECTION 30, T42S, R11W, S.L.B.&M.
APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH
OCTOBER 2021

TYPICAL SITE LAYOUT



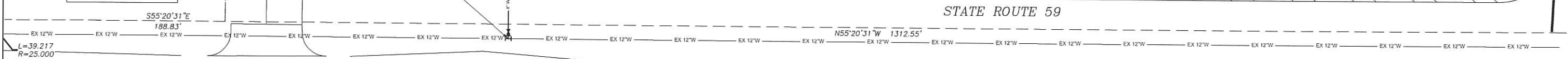
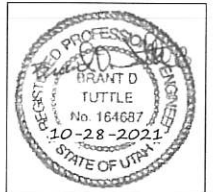
SEWER CONSTRUCTION NOTES (PRIVATE)

- SEE "DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS (DCSWS)"
- 1 SDR-35 PVC SEWER PIPE - SIZE SHOWN ON PLANS
 - 2 SEWER CLEAN OUT PER CITY STANDARDS



SEPTIC TANK	INLET INV.	OUTLET INV.	BOTTOM TANK	RIM TANK
A	4769.97	4769.72	4764.47	4777.02
B	4766.73	4766.48	4761.23	4773.05
C	4764.42	4764.17	4758.92	4771.14
D	4764.19	4763.94	4758.69	4770.55
E	4761.23	4760.98	4755.73	4769.41
F	4763.49	4763.24	4757.99	4769.77
G	4761.41	4761.16	4755.91	4769.65

SEPTIC TANKS TO BE PRECAST 2500 GALLON TANKS.



5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2	CHANGE MAIN WATER TO HIGHWAY	GP	7/29/2021	APPROVED:	DATE:
1	ADD 4" METER-REMOVE 2" METER	GP	7/14/2021	COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:

K:\3-21-046 Knollwood RV Park\CAD\Design\DRAWINGS\UTILITIES.dwg 10/28/2021 12:24 PM

**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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OREM, UTAH 84097
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KNOLLWOOD RV CAMPGROUND

UTILITY PLAN
APPLE VALLEY, UTAH

JOB NO.
3-21-046
SHEET NO.
UT-01