



**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

## Final 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 W. main st.	Email:	dantygard@gmail.com		
City:	Hurricane	State:	UT	Zip:	84737
Agent: (If Applicable)		Phone:			
Address/Location of Property:	1350 W. state st.	Parcel ID:	AV-1334-W		
Zone District:	RV Park Zone	Phase:			
Proposed Use	RV Park				

**Submittal Requirements: This application must be accompanied by a set of development plans which meet the following standards:**

- Plans shall be drawn at a scale of no smaller than 1"=100'
- Submit one (1) set of plans on 11 x 17 inch paper. Also submit one (1) copy of all plans on larger sheets whenever a reduction is required.
- Except for the landscaping plan, the other plans shall be prepared, stamped and signed by a professional engineer licensed by the State of Utah.

- ☒ 1. Site plan including:
- ☒ a. All facilities related to the project located within two hundred and fifty (250) feet of the site boundary.
  - ☒ b. Layout, dimensions, and names of existing and future road rights-of-way.
  - ☒ c. Project name, North arrow, and tie to a section monument.
  - ☒ d. The boundary lines of the project site with bearings and distances.
  - ☒ e. Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.
  - ☒ f. Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment.
  - ☒ g. Location of man-made features including irrigation facilities, bridges, and buildings.

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

☒ h. A tabulation table showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, number of parking spaces, and, if any, the number and type of dwellings and the percentage devoted to each dwelling type and overall dwelling unit density.

☒ i. Identification of property, if any, not proposed for development.

☐ j. Proposed reservations for parks, playgrounds, and school or other public facility sites, if any.

☒ 2. Grading and drainage plan showing the following:

☒ a. North arrow, scale, and site plan underlay.

☒ b. Topography contours at two (2) foot intervals.

☒ c. Areas of substantial earth moving (typically significant cut, fill or retaining walls in excess of four (4) feet) with an erosion control plan.

☒ d. Location of existing watercourses, canals, ditches, wells, culverts, and storm drains and proposed method of dealing with all irrigation and wastewater.

☒ e. Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on Town requirements.

☒ 3. Utility plan showing the following:

☒ a. North arrow, scale, and site plan underlay.

☒ b. All existing and proposed utilities including but not limited to: sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and streetlights.

☒ c. Minimum fire flow required by Fire Code for the proposed structures and fire flow calculations at all hydrant locations.

☐ d. Location and dimensions of all utility easements.

☐ e. A letter from sewer providers, addressing the feasibility and requirements to serve the project.

☒ 4. Landscaping plan, consistent with the requirements of the Land Use Ordinance.

☐ 5. Building elevations for all buildings showing the following:

☐ a. Accurate front, rear, and side elevations drawn to scale.

☐ b. Exterior surfacing materials and colors, including roofing material and color.

☐ c. Outdoor lighting, furnishings and architectural accents.

☐ d. Location and dimension of signs proposed to be attached to the building or structure.

*Plans were submitted with building permits*

Other items that may be requested by the Planning Department Manager include but are not limited to:

☐ 1. Any necessary agreements with adjacent property owners regarding storm drainage and other pertinent matters.

- ☐ 2. A traffic impact analysis.
- ☒ 3. Warranty deed or preliminary title report or other document showing evidence that the applicant has control of the property.
- ☐ 4. Evidence of compliance with all applicable federal, state, and local laws and regulations.
- ☒ 5. Signed and notarized Acknowledgement of Water Supply (see attached).

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. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon ten (10) full business days before the Planning Commission meeting at which you plan for your application to be heard.

## **PURPOSE**

The final site plan review process is established to encourage adequate advanced planning and assure a 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. Once a site plan is approved, substantial changes to that site plan can be made only upon approval of an amended final site plan.

## **WHEN REQUIRED**

The amended final site plan review is only required on substantial changes to the following types of projects: a) Any multiple-family residential use; b) Any public or civic use; c) Any commercial use; or d) Any industrial use.

When an amended final site plan approval is required, no building permit for the construction or alteration of any building, structure, or other improvement to the site shall be issued prior to approval of the site plan. No cleaning, grubbing, drainage work, parking lot construction, or other site improvement shall be undertaken prior to amended site plan approval.

## **PROCESS**

Upon application and payment of applicable fees, the Planning Staff will review the amended plan, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public meeting where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public meeting, members of the public may also have questions or comments. At the public meeting the Planning Commission will review the application and Staff's report, and approve, approve with conditions, or deny the final site plan amendment.

## **APPEALS**

The decision of the Planning Commission is final unless an appeal is made. A timely appeal must 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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 www.applevalleyut.gov

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 )

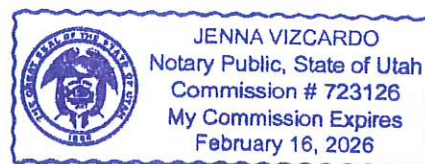
County of Washington )

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.

[Signature]  
 (notary signature)

(seal)



**AFFIDAVIT  
PROPERTY OWNER**

STATE OF UTAH                     )  
  )§  
COUNTY OF WASHINGTON        )

I (We)   Dan Tygan  , 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 Tygan    
Property Owner

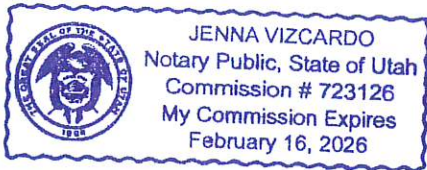
\_\_\_\_\_  
Property Owner

Subscribed and sworn to me this   3   day of   August  , 20  22  .

  JW    
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.

Henrieville, 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 recordWITNESS, the hand(s) of said Grantor(s), EXECUTED this 28<sup>th</sup> day of January, 2021.

Little Creek Station, LLC

BY: David Mason  
ManagerBY: James Shoughro  
Manager

State of Nevada        }  
                                  }ss.  
County of Clark        }

On this 28<sup>th</sup> 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 28<sup>th</sup> 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

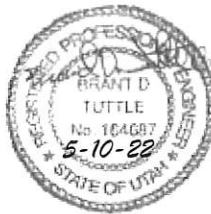
**TOGETHER WITH A 30.00 FOOT WIDE EASEMENT FOR INGRESS/EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:**

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	<b>28955</b>
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	<b>29085</b>

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

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

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

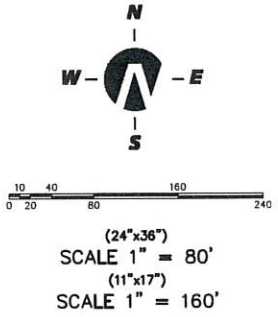


SITE PLAN FOR: KNOLLWOOD  
RV CAMPGROUND

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

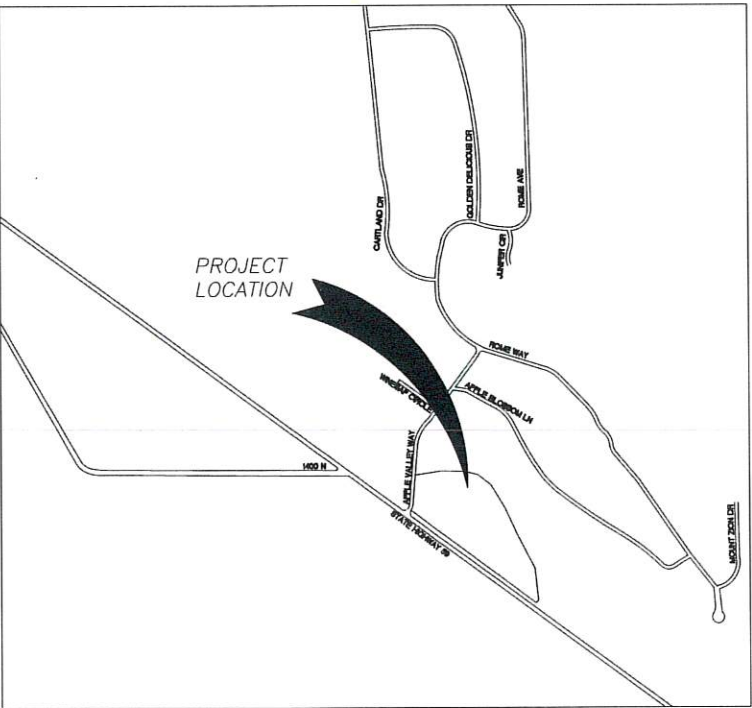


LAND USE SUMMARY	
TOTAL ACRES	13.80
EXISTING ZONE	RV PARK
UNITS	88
UNITS/ACRE	6.37



- 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 MAYOR  
TOWN OF APPLE VALLEY TOWN OF APPLE VALLEY



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



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

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

KNOLLWOOD RV CAMPGROUND

SITE PLAN  
APPLE VALLEY, UTAH

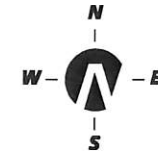
JOB NO.  
3-21-046  
SHEET NO.  
SP-01

K:\3-21-046 Knollwood RV Park\GARD\Drawings\Site PLAN.dwg 11/8/2021 3:21 PM

# GRADING PLAN FOR: KNOLLWOOD RV CAMPGROUND

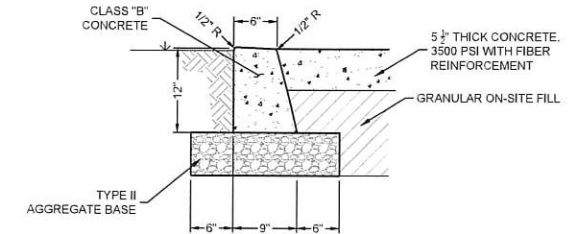
LOCATED IN SECTION 30, T42S, R11W, S.L.B.&M.  
APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH

OCTOBER 2021

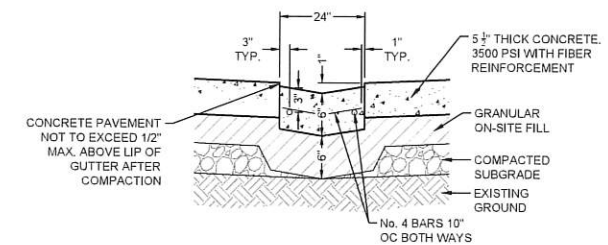


0 20 40 80 160 240

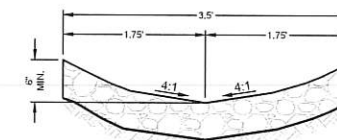
(24"x36")  
SCALE 1" = 80'  
(11"x17")  
SCALE 1" = 160'



① ON-SITE "A" CURB  
N.T.S.



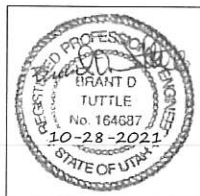
② 2' CONCRETE SWALE  
N.T.S.



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

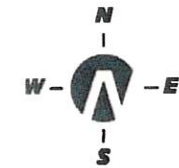
GRADING PLAN  
APPLE VALLEY, UTAH

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



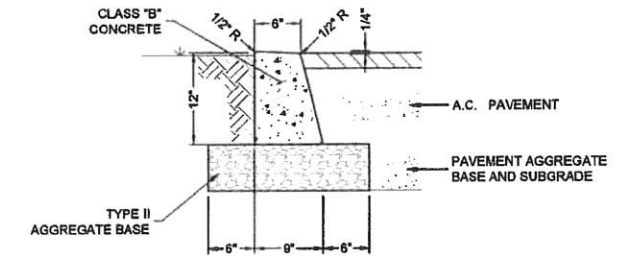
LOCATED IN SECTION 30, T42S, R11W, S.L.B.&M.  
APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH

OCTOBER 2021

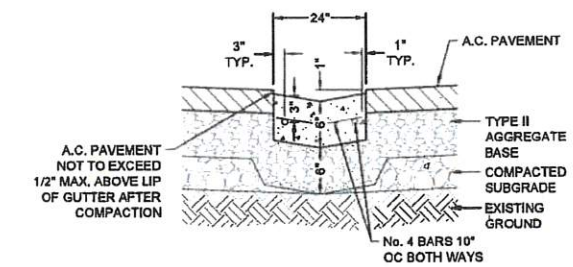


(24"x36")  
SCALE 1" = 80'

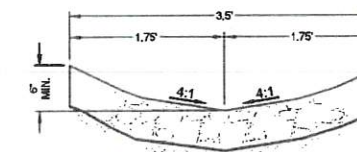
SCALE 1" = 160'



① ON-SITE "A" CURB  
N.T.S.



2' CONCRETE SWALE  
N.T.S.



③ DRAINAGE SWALE  
N.T.S.

- 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	REV. COGO FILE:
K: 3-21-046	Knollwood RV Park\CAD\Deslan\DRAWINGS\GRADING.dwg	10/19/2021	9:47 AM	



**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





0 10 20 40 80 120

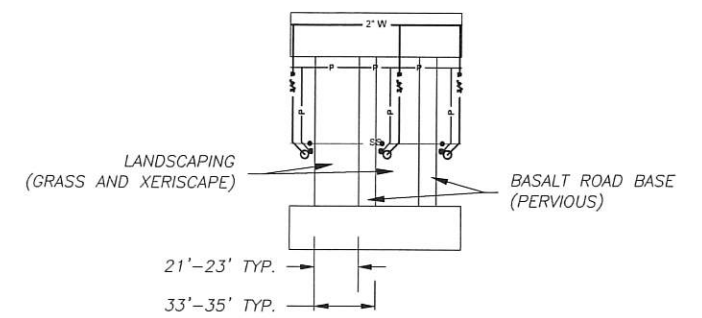
(24"x36")  
SCALE 1" = 40'  
(11"x17")  
SCALE 1" = 80'

# 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

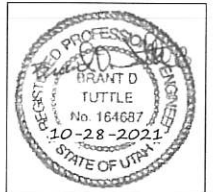


## SEWER CONSTRUCTION NOTES (PRIVATE)

- SEE "DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS (DCSWCS)"
- 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.



SSMH #1  
STA: 0+00.51 OFF: -0.091T  
RIM: 4770.01  
INV OUT: 4761.14 8" PVC (NE)

CONNECT TO EXISTING  
12" WATER LINE WITH  
12" X 8" TAPPING  
TEE WITH 8" VALVE.

STATE ROUTE 59

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:
	REVISIONS		BY	DATE	REV. COGO FILE:
NO.					DATE:

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



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ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
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KNOLLWOOD RV CAMPGROUND

UTILITY PLAN  
APPLE VALLEY, UTAH

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