B&G PROJECT NUMBER 131190

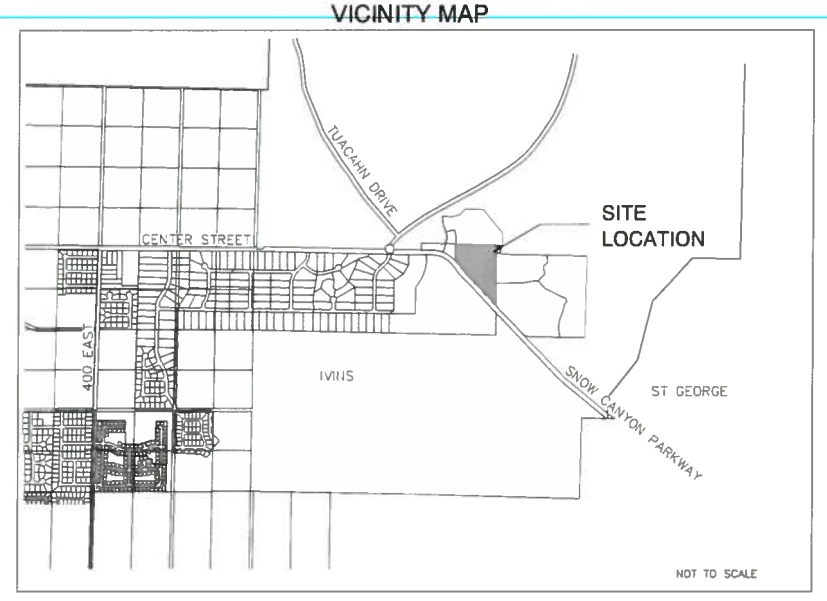
ENCANTO RESORT

A RESORT COMMERCIAL DEVELOPMENT

CONDITIONAL USE APPLICATION

LOCATED IN IVINS, UTAH

VICINITY MAP



SHEET NO.	DESCRIPTION
C	COVER SHEET
C1	PROJECT PLAN
C2	SITE PLAN - UTILITIES
C3	SITE PLAN - GRADING & DRAINAGE
C4	CROSS SECTIONS
	EXTERIOR ELEVATIONS
A200	FLOOR PLAN - LEVEL ONE
A201	FLOOR PLAN - LEVEL TWO
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN
L103	LANDSCAPE PLAN
L104	LANDSCAPE PLAN
L105	LANDSCAPE PLAN

APRIL 2014

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337

OWNER
PLUMB HOLDINGS LLC
WALTER PLUMB
90 SOUTH 400 WEST, SUITE 360
SALT LAKE CITY, UT 84101
801-456-4140

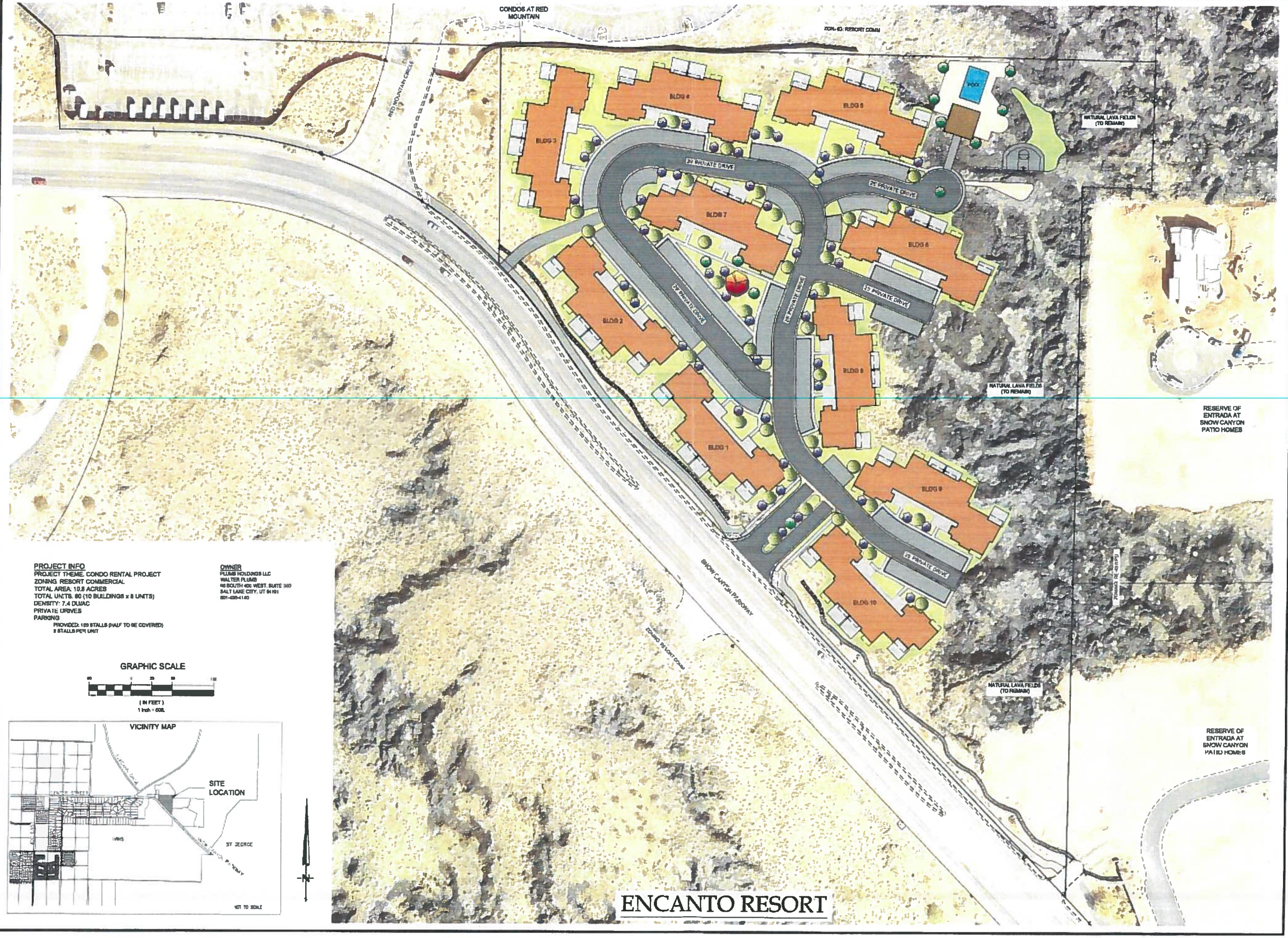
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

No | Date | By | Revision

DATE 4/2014 DRAWN BLW APPROVED SCALE NONE JOB NO. 131190

ENCANTO RESORT
CONDITIONAL USE
LOCATED IN IVINS, UT

SHEET C OF SHEETS
FILE: 131190BASE



PROJECT INFO
PROJECT THEME: CONDO RENTAL PROJECT
ZONING: RESORT COMMERCIAL
TOTAL AREA: 10.8 ACRES
TOTAL UNITS: 80 (10 BUILDINGS x 8 UNITS)
DENSITY: 7.4 DU/AC
PRIVATE DRIVES
PARKING
PROVIDED: 160 STALLS (HALF TO BE COVERED)
2 STALLS PER UNIT

OWNER
PLUMB HOLDINGS LLC
WALTER PLUMB
60 SOUTH 400 WEST, SUITE 300
SALT LAKE CITY, UT 84101
801-456-1140

GRAPHIC SCALE

(IN FEET)
1 inch = 60ft

VICINITY MAP

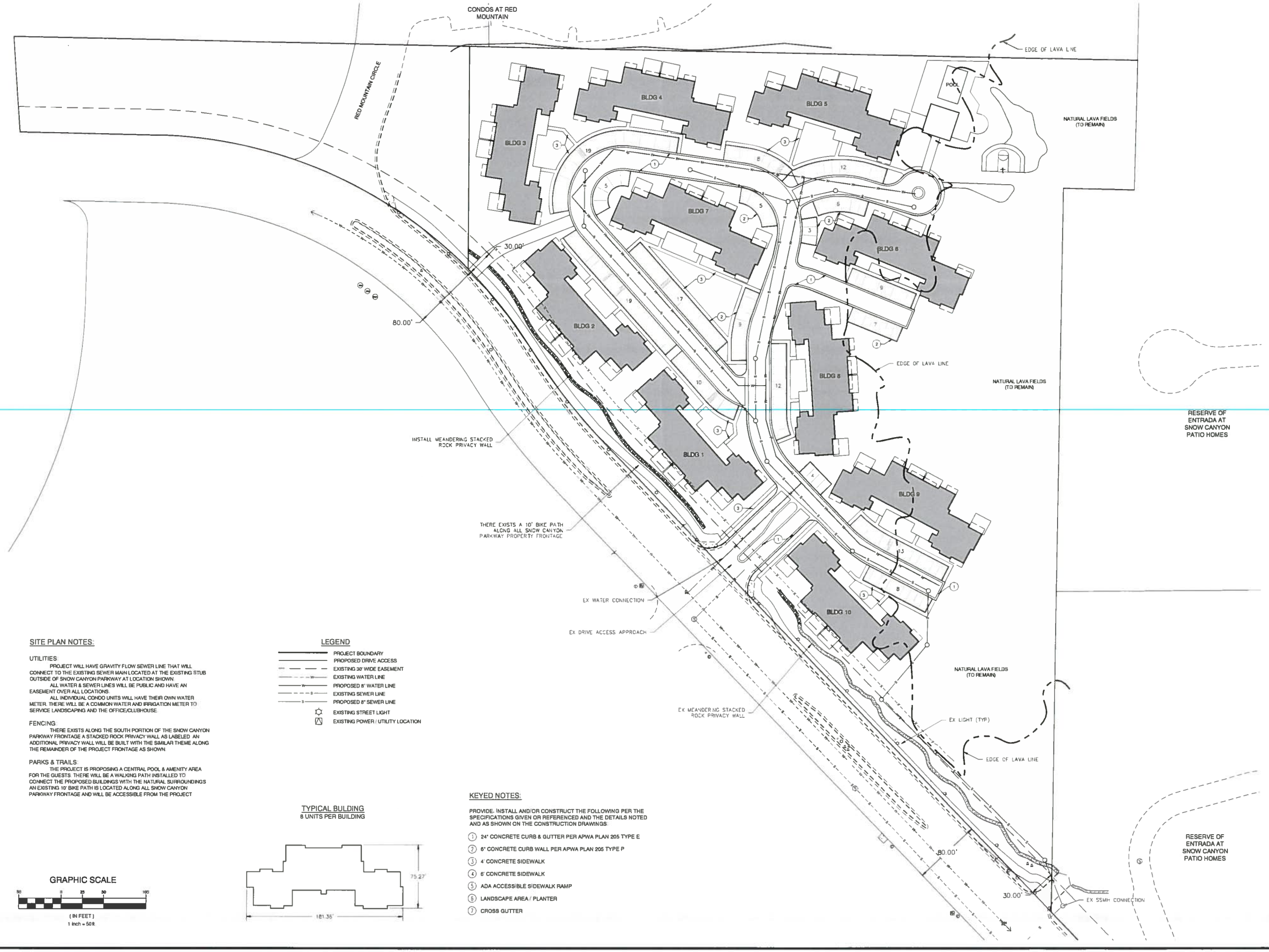
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St George, Utah 84770
Phone (435) 673-2537 / Fax (435) 673-3161
www.bushandgudgell.com

No. | Date | By | Revision

DATE 5/2014
DRAWN BLM
APPROVED
SCALE 1" = 50'
JOB NO 3115

ENCANTO RESORT
CONDITIONAL USE
LOCATED IN IVINS, UT

C1
SHEETS



SITE PLAN NOTES:

UTILITIES:
PROJECT WILL HAVE GRAVITY FLOW SEWER LINE THAT WILL CONNECT TO THE EXISTING SEWER MAIN LOCATED AT THE EXISTING STUB OUTSIDE OF SNOW CANYON PARKWAY AT LOCATION SHOWN.
ALL WATER & SEWER LINES WILL BE PUBLIC AND HAVE AN EASEMENT OVER ALL LOCATIONS.
ALL INDIVIDUAL CONDO UNITS WILL HAVE THEIR OWN WATER METER. THERE WILL BE A COMMON WATER AND IRRIGATION METER TO SERVICE LANDSCAPING AND THE OFFICE/CLUBHOUSE.

FENCING:
THERE EXISTS ALONG THE SOUTH PORTION OF THE SNOW CANYON PARKWAY FRONTAGE A STACKED ROCK PRIVACY WALL AS LABELED. AN ADDITIONAL PRIVACY WALL WILL BE BUILT WITH THE SIMILAR THEME ALONG THE REMAINDER OF THE PROJECT FRONTAGE AS SHOWN.

PARKS & TRAILS:
THE PROJECT IS PROPOSING A CENTRAL POOL & AMENITY AREA FOR THE GUESTS. THERE WILL BE A WALKING PATH INSTALLED TO CONNECT THE PROPOSED BUILDINGS WITH THE NATURAL SURROUNDINGS AN EXISTING 10' BIKE PATH IS LOCATED ALONG ALL SNOW CANYON PARKWAY FRONTAGE AND WILL BE ACCESSIBLE FROM THE PROJECT

LEGEND

- PROJECT BOUNDARY
- PROPOSED DRIVE ACCESS
- EXISTING 30' WIDE EASEMENT
- EXISTING WATER LINE
- PROPOSED 8" WATER LINE
- EXISTING SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING STREET LIGHT
- EXISTING POWER / UTILITY LOCATION

TYPICAL BULDING

8 UNITS PER BUILDING

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 24" CONCRETE CURB & GUTTER PER APWA PLAN 205 TYPE E
2. 6" CONCRETE CURB WALL PER APWA PLAN 205 TYPE P
3. 4' CONCRETE SIDEWALK
4. 6' CONCRETE SIDEWALK
5. ADA ACCESSIBLE SIDEWALK RAMP
6. LANDSCAPE AREA / PLANTER
7. CROSS GUTTER

No	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: 4/2014
DRAWN: BLW
APPROVED:
SCALE: 1" = 50'
JOB NO. 13119D

ENCANTO RESORT
SITE PLAN - UTILITIES
LOCATED IN IVINS, UT

SHEET C2 OF SHEETS
FILE:

CONDOS AT RED MOUNTAIN

RED MOUNTAIN CIRCLE

EDGE OF LAVA LINE

BLDG 4
PAD=40.00

BLDG 5
PAD=37.50

POOL

NATURAL LAVA FIELDS (TO REMAIN)

BLDG 3
PAD=39.00

BLDG 7
PAD=37.00

PAD=32.00
BLDG 6

80.00'

BLDG 2
PAD=34.00

STORM DRAIN OUTLET

BLDG 8
PAD=31.00

EDGE OF LAVA LINE

NATURAL LAVA FIELDS (TO REMAIN)

RESERVE OF ENTRADA AT SNOW CANYON PATIO HOMES

INSTALL MEANDERING STACKED ROCK PRIVACY WALL

PAD=30.00
BLDG 1

BLDG 9
PAD=28.50

THERE EXISTS A 10' BIKE PATH ALONG ALL SNOW CANYON PARKWAY PROPERTY FRONTAGE

STORM DRAIN OUTLET

BLDG 10
PAD=26.00

EX DRIVE ACCESS APPROACH

NATURAL LAVA FIELDS (TO REMAIN)

EX MEANDERING STACKED ROCK PRIVACY WALL

EDGE F LAVA LINE

80.00'

RESERVE OF ENTRADA AT SNOW CANYON PATIO HOMES

LEGEND

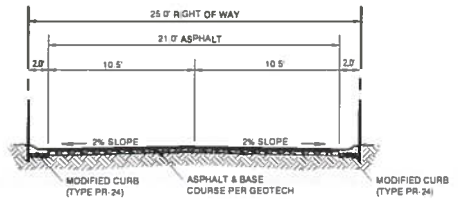
- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- DRAINAGE FLOW
- PAD= 00.0 FINISH PAD ELEVATION
- LOCATION ELEVATION SPOT ELEVATION
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER

GRAPHIC SCALE

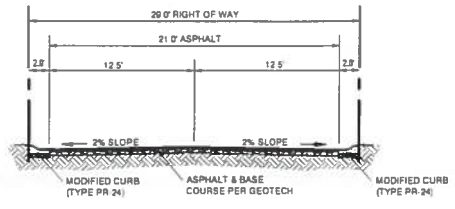
50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

25' PRIVATE DRIVE



29' PRIVATE DRIVE



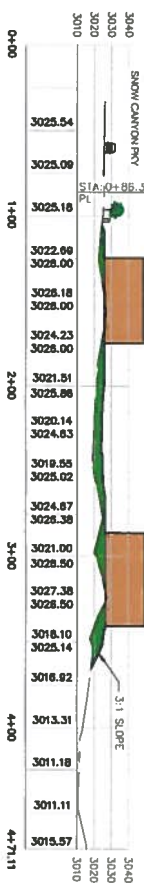
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

No	Date	By	Revision

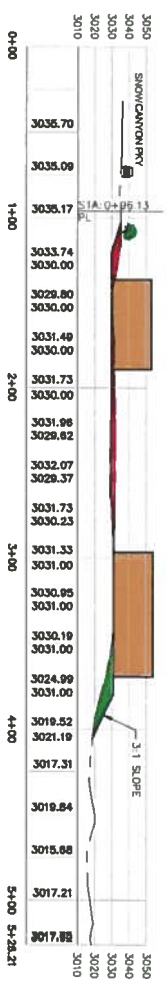
DATE: 4/2014
DRAWN: JBW
APPROVED:
SCALE: 1" = 50'
JOB NO. 131190

ENCANTO RESORT
SITE PLAN - GRADING & DRAINAGE
LOCATED IN IVINS, UT

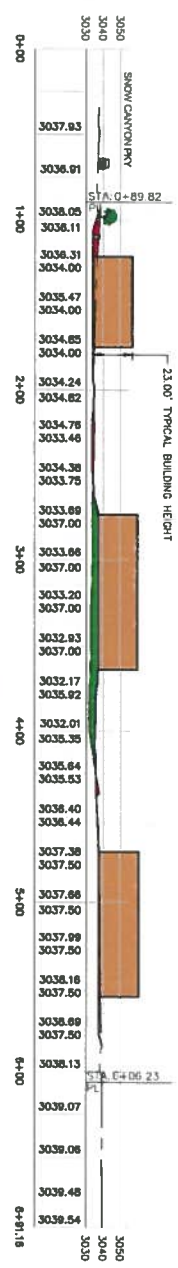
SHEET C3 OF SHEETS
FILE:



CROSS SECTION 3



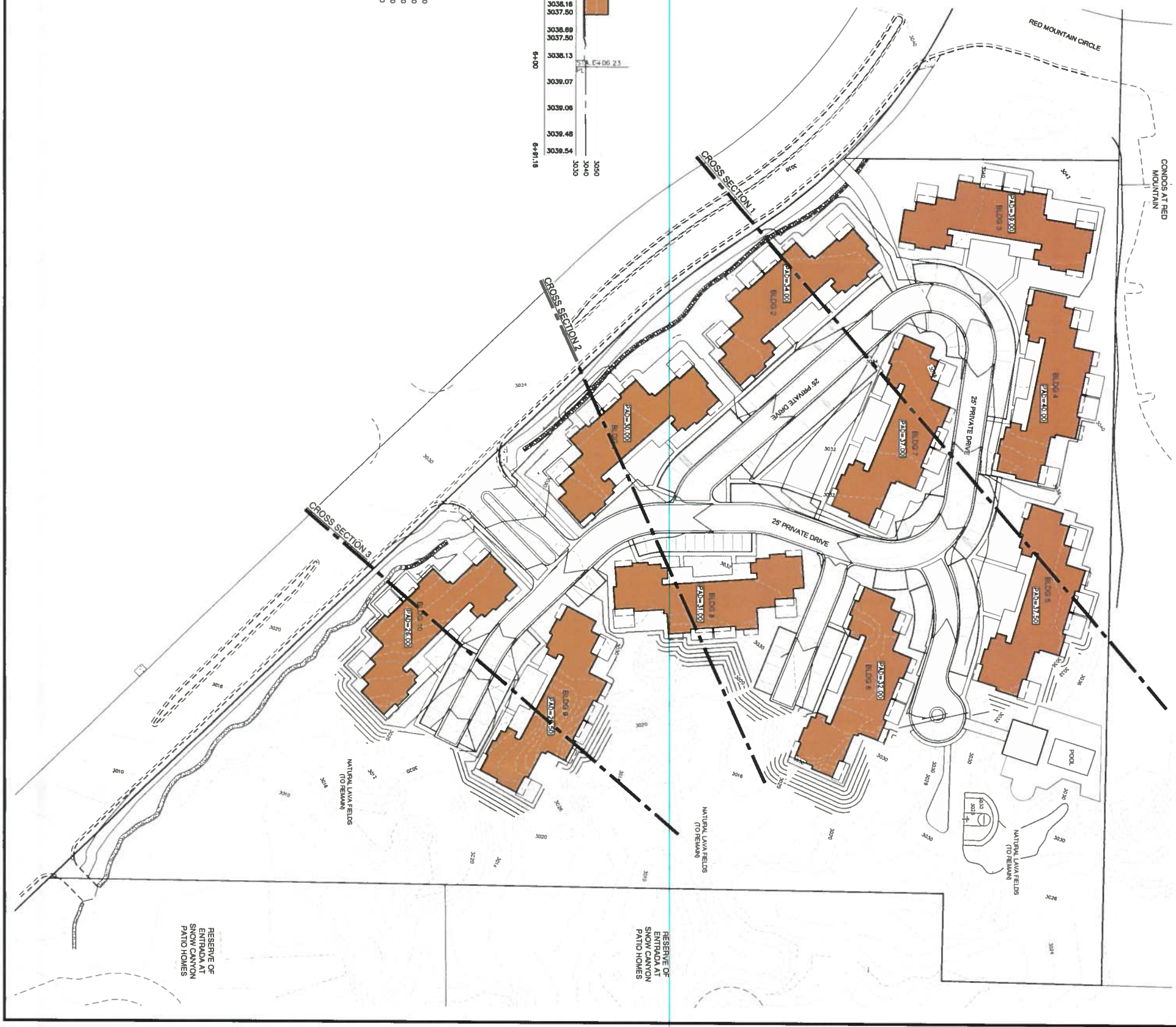
CROSS SECTION 2



CROSS SECTION 1

GRAPHIC SCALE





ENCANTO RESORT

CONDITIONAL USE - CROSS SECTIONS
LOCATED IN IVINS, UT

SHEET C4 OF SHEETS
FILE NAME

DATE: 4/2014
DRAWN: BLW
APPROVED:
SCALE: 1" = 50'
JOB NO. 131190

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

No	Date	By	Revision

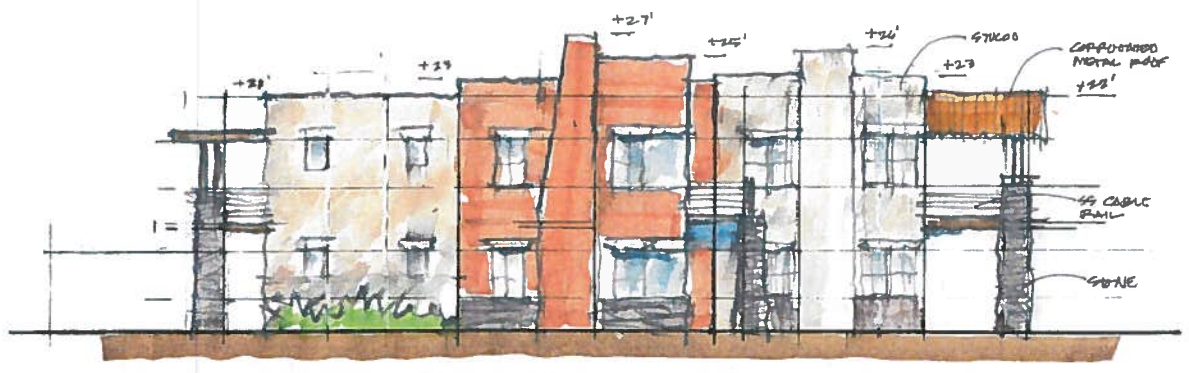


FRONT ELEVATION

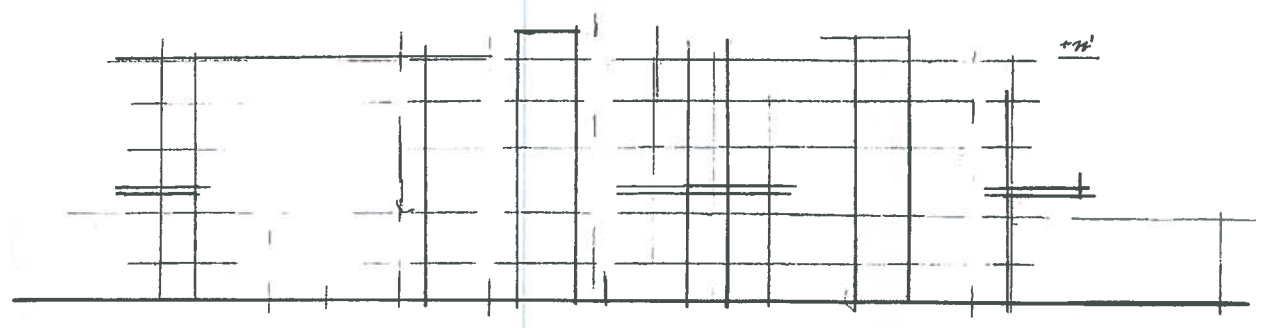


REAR ELEVATION - ENCINO

1/8"=1'-0" 3.16.14 Babcock Design Group



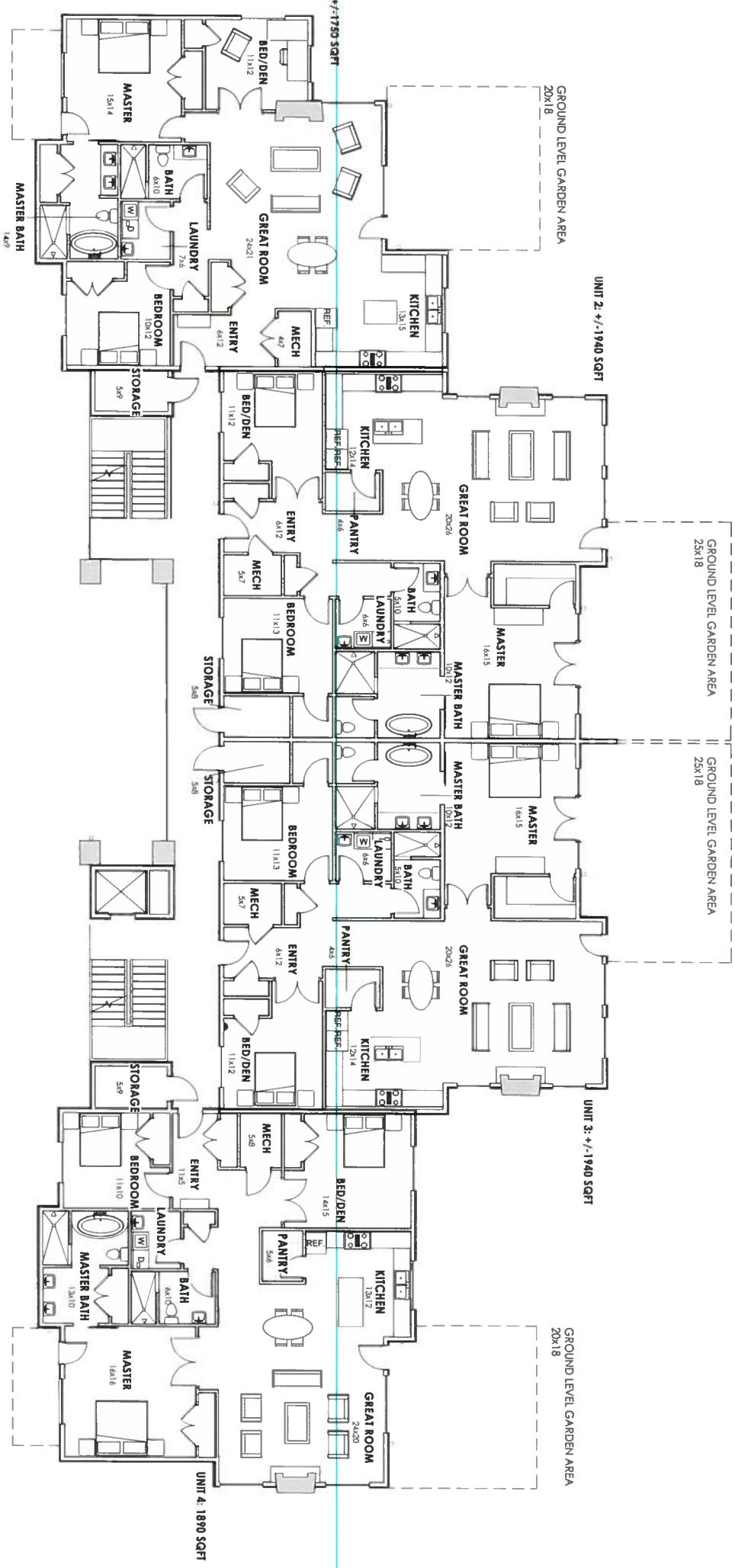
RIGHT ELEVATION



LEFT ELEVATION (SIMILAR TO RIGHT)

8PLEX CONCEPT ELEVATIONS

IRVINE, CA 2.20.14 1/8"=1'-0" Babcock Design Group



1 PROPOSED FLOOR PLAN

NOT FOR CONSTRUCTION

sheet number: A200

babcock design group

IVINS 10 ACRES

stamp:

for:

date:

project number:

project status:

current as of: 4/3/2014 4:49:45 PM original drawing is 24" x 36"

revisions:

num.	description	date

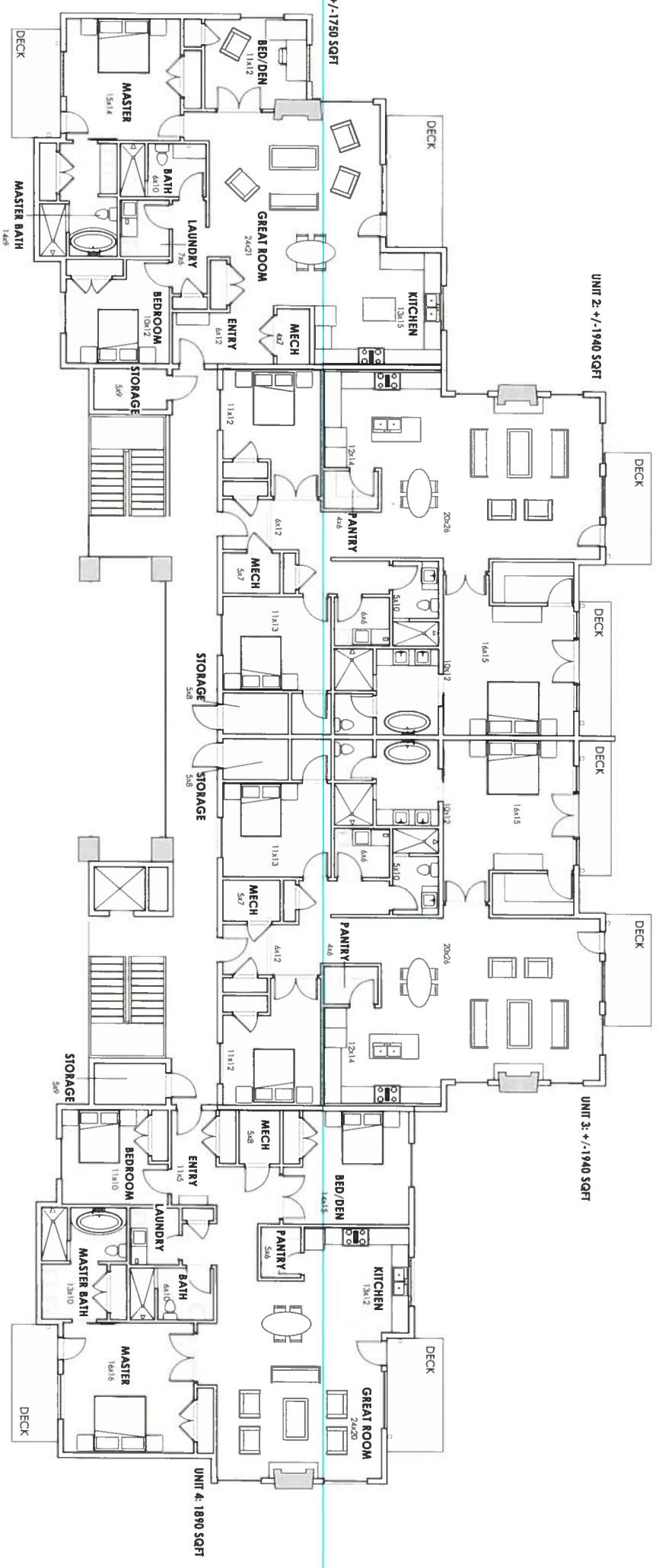
sheet title:

FLOOR PLAN - LEVEL ONE

www.babcockdesign.com
877 west idaho street boise, id 83702 t 208.424.9675

The drawings, specifications, designs, and concepts represented herein are considered by the architect's instruments of service and are the property of Babcock Design Group, Inc. They are available for limited review and consideration by clients, consultants, contractors, governmental agencies, vendors, and others concerned only in connection with this notice. They are intended for use only on the project specified and are to be used for no other purpose or project including additions to or reproduction of the completed project. No part thereof may be copied, reproduced, photographed, modified, published, uploaded, transmitted, distributed, sold, distributed to others in any way including in digital form, or otherwise used without the prior written consent of Babcock Design Group, Inc

COPYRIGHT © 2013 BABCOCK DESIGN GROUP



1 LEVEL 2
1/8" = 1'-0"

NOT FOR CONSTRUCTION

babcock design group

IVINS 10 ARCES

stamp:

for:

date:

project number:

project status:

current as of: 4/7/2014 4:53:44 PM original drawing is 24" x 36"

revisions:

num.	description	date

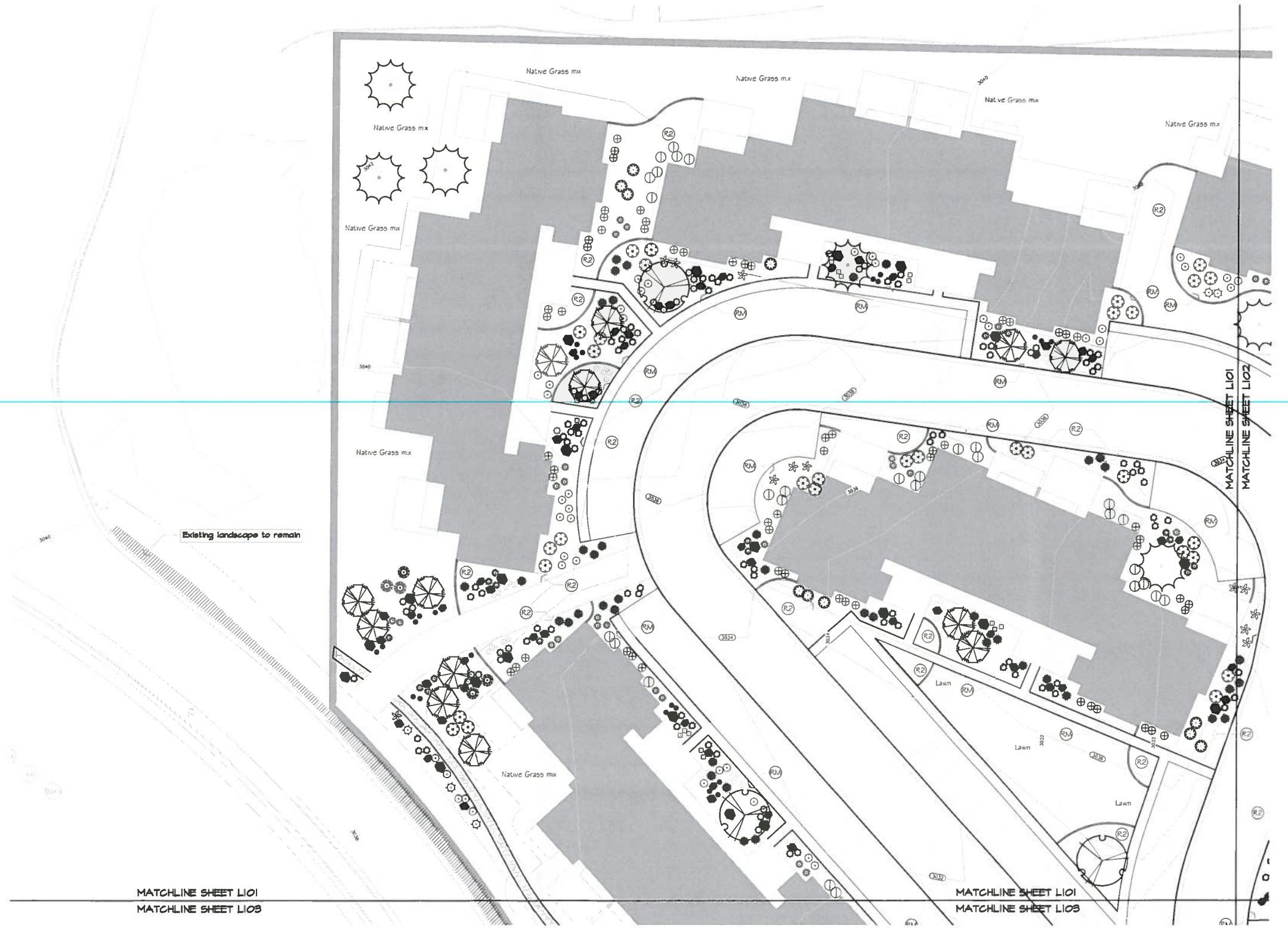
The drawings, specifications, designs, and images represented herein are considered by law the architect's instruments of service and are the property of Babcock Design Group, Inc. They are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and others registered only in connection with the review. They are intended for use only for the project specified and are to be used for no other purpose or project including resale or re-use modifications of the project/design/plans. No part thereof may be copied, reproduced, photographed, modified, published, uploaded, transmitted, distributed, sold, distributed to others in any way including in digital form, or otherwise used without the prior written consent of Babcock Design Group, Inc.

COPYRIGHT © 2013 BABCOCK DESIGN GROUP

sheet number: A201

sheet title: FLOOR PLAN - LEVEL TWO

www.babcockdesign.com
811 west idaho street boise, id 83702 t 208 424 7615



REFER TO SHEET L105 FOR PLANT SCHEDULE

Landscape Plan

20' 0' 10' 20' 40' 80'

GRAPHIC SCALE

E. A. Lyman
Landscape Architecture
Land Planning
Urban Design

8188 South Highland Dr. - Suite D7
Sandy, Utah 84093
Telephone: 801.943.6364
Fax: 801.943.6526
E-mail: eric@ealyman.com

STATE OF UTAH
Eric A. Lyman
168-103729
5301
LICENSED LANDSCAPE ARCHITECT

4/4/14

Encanto

Ivins, Utah

DATE:
April 4, 2014

REVISIONS:

CLIENT:
Gardner Development

SHEET NAME:
Landscape Plan

SHEET NUMBER:
L101



REFER TO SHEET L105 FOR PLANT SCHEDULE

Landscape Plan

20' 0' 10' 20' 40' 80'

GRAPHIC SCALE

E. A. Lyman
Landscape Architecture
Land Planning
Urban Design

8188 South Highland Dr. - Suite D7
Sandy, Utah 84093
Telephone: 801.943.6564
Fax: 801.943.6326
E-mail: eric@ealyman.com

STATE OF UTAH
Eric A. Lyman
168-103729
5301
PROFESSIONAL LANDSCAPE ARCHITECT

4/4/14

Encanto
Ivins, Utah

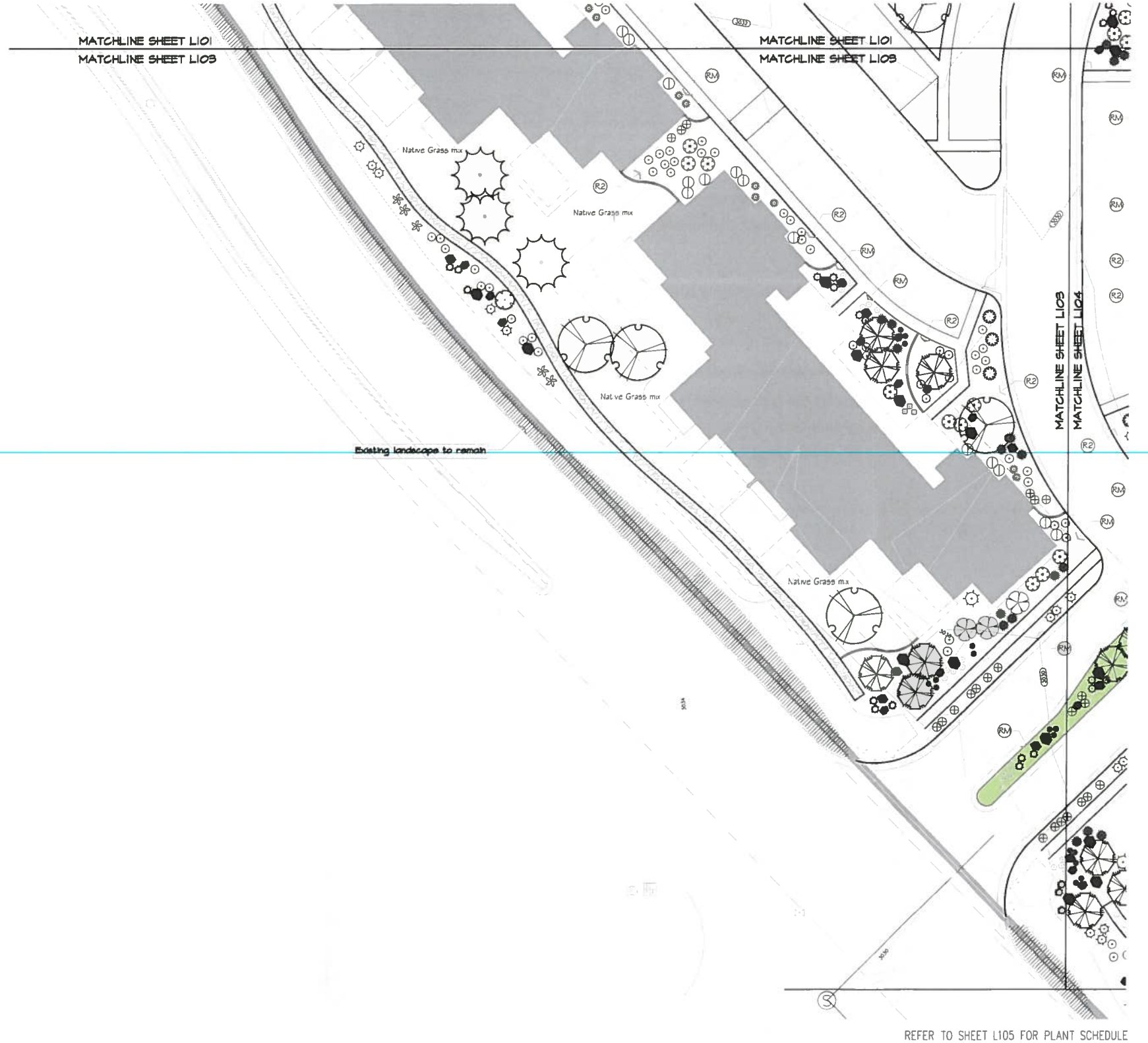
DATE:
April 4, 2014

REVISIONS:

CLIENT:
Gardner Development

SHEET NAME:
Landscape Plan

SHEET NUMBER:
L102



REFER TO SHEET L105 FOR PLANT SCHEDULE

Landscape Plan

20' 0' 10' 20' 40' 80'

GRAPHIC SCALE

E. A. Lyman
Landscape Architecture
Land Planning
Urban Design

8188 South Highland Dr. - Suite D7
Sandy, Utah 84093
Telephone: 801.943.6564
Fax: 801.943.6526
E-mail: eric@ealyman.com

STATE OF UTAH
Eric A. Lyman
168-103729
5301
LICENSED LANDSCAPE ARCHITECT

4/4/14

Encanto

Ivins. Utah

DATE:
April 4, 2014

REVISIONS:

CLIENT:
Gardner Development

SHEET NAME:
Landscape Plan

SHEET NUMBER:
L103



REFER TO SHEET L105 FOR PLANT SCHEDULE

Landscape Plan

20' 0' 10' 20' 40' 80'

GRAPHIC SCALE

E. A. Lyman
Landscape Architecture
Land Planning
Urban Design

8188 South Highland Dr. - Suite D7
Sandy, Utah 84093
Telephone: 801.943.6364
Fax: 801.943.6326
E-mail: eric@eahyman.com

STATE OF UTAH
Eric A. Lyman
LICENSED LANDSCAPE ARCHITECT
4/4/14

Encanto
Ivins, Utah

DATE:
April 4, 2014

REVISIONS:

CLIENT:
Gardner Development

SHEET NAME:
Landscape Plan

SHEET NUMBER:
L104

PLANT SCHEDULE

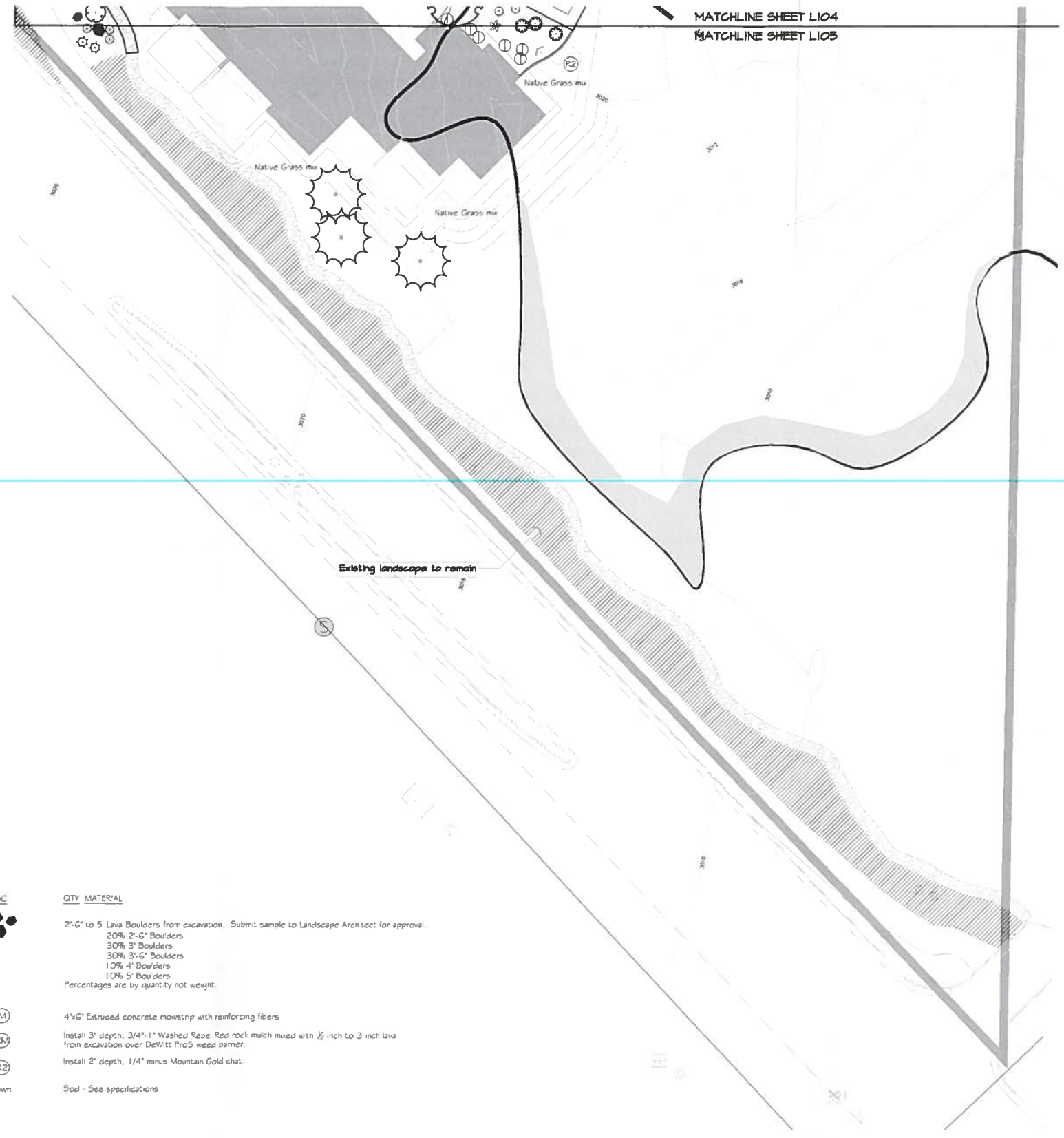
TREES	BOTANICAL NAME / COMMON NAME	CONDITION	SIZE	QTY
	Caesalpinia gilliesii / Yellow Bird of Paradise	16' Box	1"Cal	5
	Chilopsis linearis 'Lucretia Hamilton' TM / Desert Willow - (Single Trunk)	24"box	1.5"Cal	32
	Parkinsonia x 'Desert Museum' / Desert Museum Palo Verde	20 Gal.		12
	Vitex agnus-castus / Chaste Tree	24"box	1.5"Cal	11

SHRUBS	BOTANICAL NAME / COMMON NAME	CONDITION	SIZE	QTY
	Dasylirion quadrangulatum / Spineless Desert Spoon or Mexican Grass Tree	Container	5 gal	2
	Encamena lanciifolia / Turpentine Bush	5 gal		146
	Fallugia paradoxa / Apache Plume	5 gal		75
	Hesperaloe parviflora / Red Yucca	Container	5 gal	13
	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	Container	5 gal	70
	Leucophyllum langmaniae 'Rio Bravo' TM / Barometerbush	5 gal		36
	Nandina domestica 'Moon Bay' TM / Heavenly Bamboo	Container	5 gal	141
	Nerium oleander 'Dwarf Red' / Hardy Dwarf Red Oleander	Container	5 gal	7
	Rosa x 'Noare' / Red Groundcover Rose	5 gal		43
	Yucca baccata / Banana Yucca	5 gal		33

ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	CONDITION	SIZE	QTY
	Ansacanthus quadrifidus wrightii / Wright's Desert Honeysuckle	1 gal		63
	Artemisia arborescens 'Powis Castle' / Powis Castle Wormwood	1 gal		120
	Baileya multiradiata / Desert Mangold	Container	1 gal	106
	Chrysactinia mexicana / Damianita	Container	1 gal	42
	Euphorbia biglandulosa / Gopher Plant	Container	1 gal	87
	Gaura lindheimeri 'Siskiyou Pink' / Siskiyou Pink Gaura	1 gal		74
	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 gal		96

GRASSES	BOTANICAL NAME / COMMON NAME	CONDITION	SIZE	QTY
	Muhlenbergia lindheimeri 'Autumn Glow' TM / Lindheimer's Muhly	1 gal		9

MISC	QTY	MATERIAL
		2'-6" to 5' Lava Boulders from excavation. Submit sample to Landscape Architect for approval. 20% 2'-6" Boulders 30% 3' Boulders 30% 3'-6" Boulders 10% 4' Boulders 10% 5' Boulders Percentages are by quantity not weight.
(M)		4"x6" Extruded concrete mowstrip with reinforcing fibers
(RM)		Install 3" depth, 3/4"-1" Washed Rees Red rock mulch mixed with ½ inch to 3 inch lava from excavation over DeWitt Pro5 weed barrier.
(R2)		Install 2" depth, 1/4" minus Mountain Gold chat.
Lawn		Sod - See specifications



Landscape Plan

20' 0' 10' 20' 40' 80'

GRAPHIC SCALE

E. A. Lyman
Landscape Architecture
Land Planning
Urban Design

8188 South Highland Dr. - Suite D7
Sandy, Utah 84093
Telephone: 801.943.6564
Fax: 801.943.6326
E-mail: eric@ealyman.com

STATE OF UTAH
Eric A. Lyman
168-103729
5301
LICENSED LANDSCAPE ARCHITECT

4/4/14

Encanto
Ivins, Utah

DATE:
April 4, 2014

REVISIONS:

CLIENT:
Gardner Development

SHEET NAME:
Landscape Plan

SHEET NUMBER:
L105