
SPEED LIMIT 35



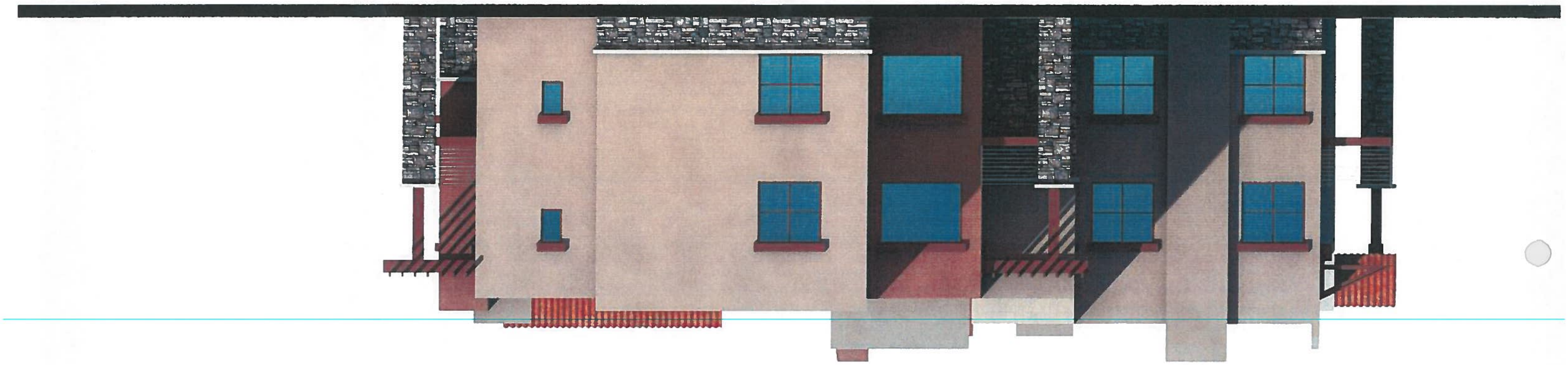


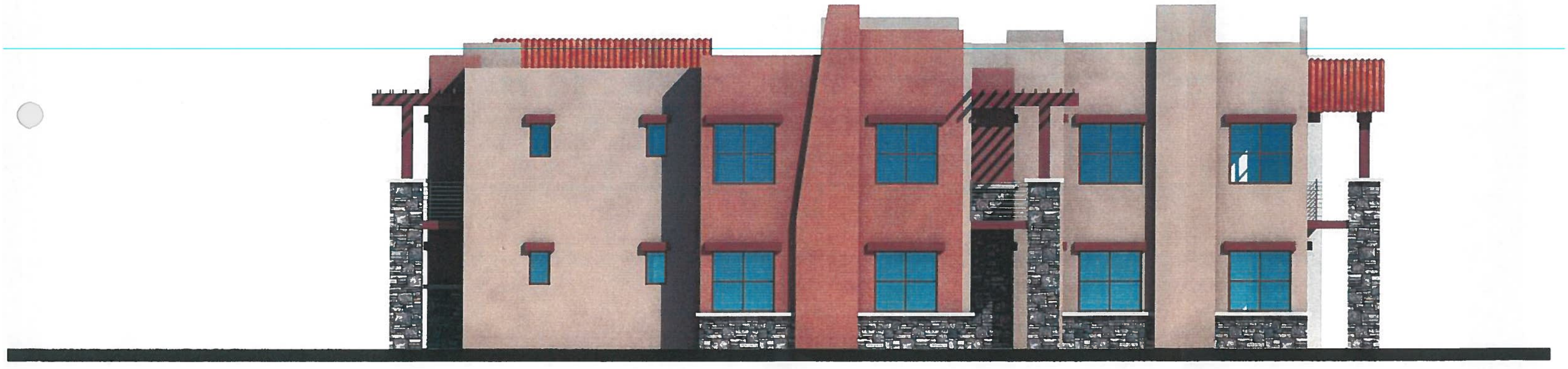

KEEP
RIGHT

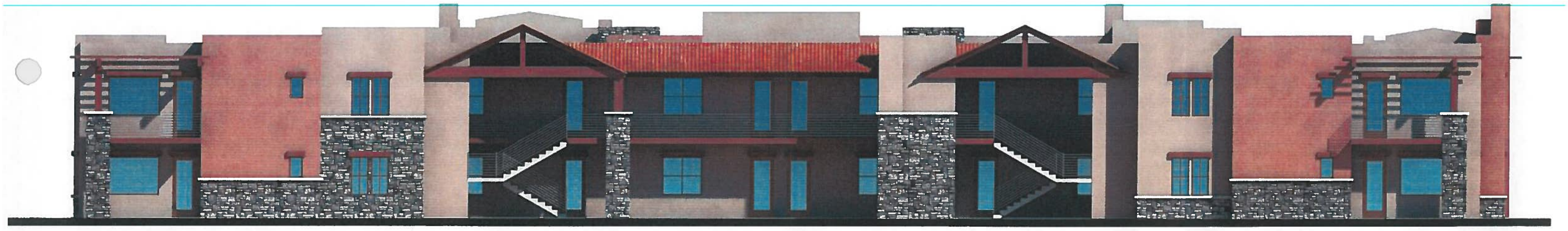


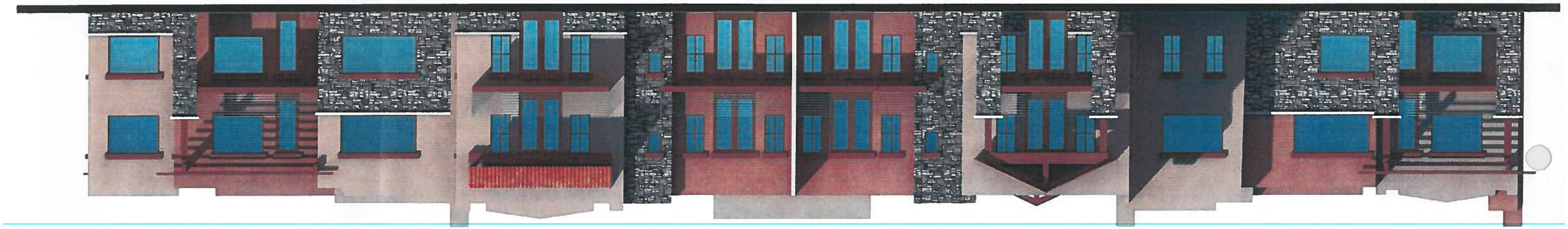












CONDOS AT RED MOUNTAIN

RED MOUNTAIN CIRCLE

EDGE OF LAVA LINE

NATURAL LAVA FIELDS (TO REMAIN)

PHASE 5

PHASE 3

PHASE 4

PHASE 2

PHASE 1

80.00'

INSTALL MEANDERING STACKED ROCK PRIVACY WALL

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

EX WATER CONNECTION

EX DRIVE ACCESS APPROACH

EX MEANDERING STACKED ROCK PRIVACY WALL

EX LIGHT (TYP)

EX SSMH CONNECTION

RESERVE OF ENTRADA AT SNOW CANYON PATIO HOMES

-PRELIMINARY PHASING ONLY-

SITE PLAN NOTES:

UTILITIES

PROJECT WILL HAVE GRAVITY FLOW SEWER LINE THAT WILL CONNECT TO THE EXISTING SEWER MAIN LOCATED IN SNOW CANYON PARKWAY AT LOCATIONS SHOWN.

ALL WATER & SEWER LINES WILL BE PUBLIC AND HAVE AN EASEMENT OVER ALL LOCATIONS

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 WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING STREET LIGHT
- EXISTING POWER / UTILITY LOCATION

GRAPHIC SCALE

(IN FEET)

1 inch = "0'"

TYPICAL BULDING
8 UNITS PER BULDING

75.27'

181.36'

25' PRIVATE DRIVE

25' RIGHT OF WAY

21.0' ASPHALT

10.5' 10.5'

2.0' 2.0'

SLOPE

MODIFIED CURB (TYPE PR-34)

ASPHALT & BASE COURSE PER GEOTECH

MODIFIED CURB (TYPE PR-34)

29' PRIVATE DRIVE

29.0' RIGHT OF WAY

21.0' ASPHALT

2.0' 12.0' 12.0' 2.0'

MODIFIED CURB (TYPE PR-34)

ASPHALT & BASE COURSE PER GEOTECH

MODIFIED CURB (TYPE PR-34)

30.00'

30.00'

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No	Date	By	Revision

DATE: 4/2014
DRAWN: BJB
APPROVED:
SCALE: 1" = 40'
Job NO. 13119S

ENCANTO RESORT
SITE PLAN - UTILITIES
LOCATED IN IVINS, UT

SHEET 2 OF SHEETS

FILE:

