

VICINITY MAP:
NOT TO SCALE

DRIVEWAY & PARKING NOTE:

INTERIOR DRIVEWAYS ARE 26' WIDE ASPHALT WITH A 24" MODIFIED CURB & GUTTER ALONG EACH SIDE

DESIGNATED PARKING SPACES ARE 10' X 18' MINIMUM (TYP).

SIDEWALKS ARE 5' WIDE

LIGHTING NOTE:

EACH GARAGE WILL HAVE (1) 40 WATT BULB DOWN LIGHT ONLY ON A PHOTO CELL.

MAINENANCE NOTE:

A HOMEOWNERS ASSOCIATION WITH COVENANTS, CONDITIONS AND RESTRICTIONS WILL PROVIDE CONTINUED MAINTENANCE OF THE PROJECT AMENITIES.

0 40' 80'
SCALE: 1"=40'

LEGEND
=PROJECT PROPERTY BOUNDARY
3000 =EXISTING CONTOUR

SITE DATA

TAX ID NUMBER: 1-SB-58-A-1

CURRENT ZONES:
R-M (HIGH DENSITY RESIDENTIAL MULTI-FAMILY DISTRICT)
MU (MIXED USE DEVELOPMENT OVERLAY DISTRICT)
C-1 (COMMUNITY COMMERCIAL DISTRICT)

TOTAL AREA: 397,349 SQ. FT. - 9.12 ACRES

PROJECT LAND USE: TOWNHOMES

NUMBER OF TOWNHOMES: 90 - 9.8 TOWNHOMES PER ACRE

TOWNHOME FOOTPRINT AREA: 1,082 OR 1,090 SQ. FT
FOOTPRINT OF TOWNHOME: INTERIOR UNITS: 21' X 51.5'
FOOTPRINT OF TOWNHOME: END UNITS: 21.16' X 51.5'

HEIGHT OF BUILDING:
NOT TO EXCEED 35' BEYOND 60' OF PROPERTY LINE
NOT TO EXCEED 25' WITHIN 60' OF PROPERTY LINE

PARKING:
TOTAL PARKING SPACES REQUIRED= 2 PER TOWNHOME (2 PARKING SPACES PROVIDED IN EACH GARAGE)

TOTAL GUEST SPACES REQUIRED=23
(1 FOR EVERY 4 TOWNHOMES)
TOTAL GUEST SPACES PROVIDED=40±
(INCLUDES 5 VAN ACCESSIBLE SPACES)

OPEN SPACE:
TOTAL USEABLE OPEN SPACE REQUIRED= 10% OF MIXED USE PROJECT PLAN AREA=34,735 SQ. FT.

TOTAL USEABLE OPEN SPACE PROVIDED= 34,735 MIN. SQ. FT.
(INCLUDES ACTIVE AND PASSIVE RECREATION AREAS, POOL, PLANTING AREAS, TREES, WALKWAYS AND PATHS)

LANDSCAPE:
LANDSCAPE PROVIDED IN ALL SETBACK AND OPEN SPACE AREAS.

PROPERTY LOCATION

THE PROPERTY IS LOCATED WEST OF MOVARA ALONG THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 91 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF FITNESS WAY IVINS, UTAH

PARCEL ACREAGE

347,349 SQ. FT. - 9.12 ACRES

OWNER/DEVELOPER

MAC BOWELL
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CIVIL ENGINEER

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GEOTECHNICAL ENGINEER

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DATE: 05-24-18
JOB NO.: 5881-18-018
DRAWN BY: LM
DESIGNED BY: LM
DWG: ConceptKanta

DATE / REVISIONS

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CONCEPT PLAN FOR KANTA VILLAGE
IVINS, UTAH

CHECK PRINT NOT FOR CONSTRUCTION

SHEET 1 OF SHEETS