Amended Project Plan Narrative

(Amending the Project Plan from the Biggest Loser Resort - Fitness Ridge, February 17, 2011)

Movara Fitness Resort
and
Movara Villas



MOVARA FITNESS RESORT
290 Fitness Way
Ivins, Utah 84738, (435) 673-6600

MOVARA VILLAS
290 Fitness Way
Ivins, Utah 84738, (435) 673-6600

ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

352 East Riverside Drive
St. George, Utah 84790
Rob Reid - Project Engineer

February 27, 2019

1 Introduction

In March of 2011, the Ivins City Council approved a zone change from Resort Commercial (RC) Zone containing approximately 5.35 acres of property (then known as "The Biggest Loser Resort at Fitness Ridge") and an existing Community Commercial (C-1) Zone containing approximately 9.12 acres of property (to be known as "Casitas at the Ridge") located west of Movara Fitness Resort to Mixed Use Development Overlay District (MU) with a combination of uses allowed in Community Commercial (C-1) and Multiple Residential (R-M). These two properties are located south of Old Highway 91 and north of Fitness Way. There is private property along the west side where the old 400 West right-of-way was located.

The purpose of this amendment is to revise the Project Plan Narrative (Plan) for the 5.35 acre parcel because the 9.12 acre parcel has since been sold. The existing Mixed-Use Development Overlay District (MU) with a combination of uses allowed in Community Commercial (C-1) and Multiple Residential (R-M) zones will still apply. The existing building and uses at the Movara Fitness Resort (Movara) will remain unchanged. The amendment will apply to 1.59 acres within Movara to be known as Movara Villas (Villas). It includes the undeveloped land on the north and west sides of the parcel and a portion of the existing west parking lot. Refer to the project site plan included within this project plan narrative. The legal description is also included herein.

Movara has a growing need for additional guest housing. The resort style units proposed in this Plan will meet that need. Currently a number of guests stay offsite and drive to or get rides to the resort each day. This project will allow those guests to stay onsite and provide more luxurious accommodations. It will also expand the amenities, provide for a future restaurant with public access and increase the amount of usable open space. Refer to the Site Plan included with this Plan.

Movara is pleased to be located in the picturesque City of Ivins with a backdrop of red rock, lava, snow-capped mountains and desert flora. The location helps the Resort achieve their goal of enhancing the quality of life for guests by promoting a healthy lifestyle which includes exercise, diet, outdoor activities, and relaxation.

2 Site Description and Uses

2.0 General Site description

The 5.35 acre site will be divided into two parcels. The existing Movara Fitness Resort will remain on 3.76 acres and the new Movara Villas will take up 1.59 acres.
Architectural design, streets, streetscapes, open space and landscaping will harmonize and compliment each other with materials, colors, and architectural themes achieving a cohesive mixed-use resort community, interconnected with pedestrian paths. Included in the amendment package is the Site Plan with the existing buildings and proposed Movara Villas buildings prepared by Rosenberg Associates, images of the Villas prepared by Studio 8, Inc. and a Landscape Plan prepared by Environmental Design Studio.

Existing Movara Fitness Resort
The existing resort is a full-service spa and fitness center including a pool, two 20-unit guest houses, exercise rooms, offices, dining room, kitchen, support spaces, and a gymnasium building. The existing site has desert landscaping, walkways and a bike path along Highway 91 and Fitness Way. A future kitchen and dining expansion on the northwest corner of the main building is planned to provide public dining.

Movara Villas
The Villas will be conveniently located next to Movara and will include twenty detached 2-story units, a swimming pool, pickleball court and semi-enclosed courtyard space with a shared lawn area. Incorporating two-story units allows for more open space, reduced hard surface area, exceptional views, social space at ground level, and more privacy in non-public spaces.
35% of the site will be improved open space. Landscaping designed by Environmental Design Studio includes trees and plantings to temper the environment and green the space. Trees will be placed to frame views, provide shade and reduce the visual impact of buildings.
The units will be sold individually and rented to guests on a short-term lease basis similar to a condo hotel. They are designed to accommodate guests visiting the area or participating in the programs Movara. All buyers who rent their unit on a short-term lease will be required to use the same management company. Initially that management company will be Movara and guests will check in at the Resort. An HOA will be set up for Movara Villas which will maintain the property.

Allowable uses will not be changed.

Uses determined to be restricted by the owner and not allowed in this development will not be changed.

2.1 Uniqueness afforded the project by the Mixed-Use Development Overlay District

Per Ivins City Code section 16.08.101, "The mixed use overlay zone is provided to achieve the following purposes:

(1) Provide for the implementation of the general plan.
(2) Provide flexibility in the type and arrangement of uses to anticipate changes in the marketplace.
(3) Provide an opportunity for a variety and diversity of land uses that may be mixed vertically or horizontally in a unified and complementary manner.
(4) Achieve convenience for residents and promote neighborhood vitality in a compact development pattern.
(5) Provide opportunities for a variety of businesses, and reduce the need for vehicular traffic in the neighborhood and the city.
(6) Encourage efficiencies in land utilization.
(7) Strengthen the city's economic base.
(8) Ensure that the appearance and effects of buildings and uses are harmonious with each other, with natural site qualities, and with the character of the area and the City.

(9) Encourage an attractive and pedestrian friendly streetscape.
(10) Provide amenities and features that enhance the mixed-use project area, the neighborhood and the City. (Ord. 2005-13, 2005)

This project achieves the above goals through unique design as outlined below:
(1) By incorporating the vision and goals stated in the general plan. The primary objective of the General Plan is to protect and enhance the quality of life for residents and visitors alike. This is the same objective of Movara Fitness Resort. This project promotes the general plan and enhances the quality of life by:

Encouraging guests to be outside by providing outdoor recreational opportunities, pleasant outdoor patios, attractive landscaping, decks and operable walls that open dwellings to the outdoors;
Visually connecting them to the distant land by providing views;
Developing the remaining unused portion of the site and turning what was the back door into a serene environment;
Creating a variety of housing types on the property and within the City;
Providing new and existing recreational facilities for guests along with concierge services to help guests enjoy other recreational activities in the area;
Providing safe and comfortable spaces inside and outside;
Encouraging social interaction by locating patios on the main level adjacent to pedestrian walks and woonerfs;
Promoting Ivins as a resort destination community;
Creating housing that caters to tourism;
Promoting health and fitness; and
Maintaining and extending walking and bike trails.

(2 & 3) By arranging buildings and uses in a way that creates a campus type community with ample open space.
(4) By locating units close together in a compact footprint that allows more guests the convenience of being adjacent to the Resort in a compact development.
(5) By reducing traffic because more guests can stay on site.
(6) By designing 2-story units to use the land more efficiently, increase available open space and allow more area to be landscaped which reduces urban heat island effect.
(7) By increasing the City's economic base through job creation, tourism and tax income from short term leases.
(8) By using building materials that are found in the area and using colors that are inspired by the natural setting.
(9) By creating a pedestrian friendly environment. Garages were not incorporated into the project because they create a vehicle oriented environment. To further reduce the impact of vehicles the carports double as covered patios to encourage social interaction at the street level and enhance the attractiveness of the space. Concrete in the driveways and carports will be reduced through the use of grass pave or narrow strips of pavement for vehicle wheels.
(10) By providing amenities including a swimming pool, pickleball court, turf area, and access to existing facilities at Movara.

Ivins City Code Section 16 states that developments in Mixed Use Districts shall comply with the standards of the zones in the district or as specifically provided by the approved mixed-use project plan. Standards specifically provided by this Project Plan include the following:

(1) Minimum Lot Size and Buildable Area: Building pads and buildable area shall be established by the Site Plan.

(2) Minimum Setbacks: Distances between units shall be 10' minimum. Rear and side setbacks at adjacent property shall be 10' minimum on the main level. The second floor may project from the main floor as permitted by the Building Code and as shown on the attached drawings. The setback from the Old Highway 91 ROW shall be a minimum of 30' to any part of the building.

(3) Building Standards: The minimum width of the main floor at the narrowest point of the enclosed space shall be 13'. Garages and enclosed storage shall not be required. The upper level may be larger than the main level as shown on the attached elevations and floor plans. 2-story structures shall be permitted at the perimeter of the site as shown on the attached site plan. Building material colors shall have an LRV between 7 and 38 except for the white stucco which shall be permitted to have an LRV of 84.

(4) Off Street Parking Requirements: Covered and uncovered off street parking shall be provided as stated in Section 2.4 of this Plan. To maintain an open, pedestrian and resort friendly environment, garages are not provided.

2.2 Villa Units

All twenty units will have similar floor plans with (4) exterior finish options. The main level interior space has a small kitchenette, couch with pull out bed and laundry room. The second floor has a bedroom, bathroom and sitting area.

Units 1-15 will have carports that double as covered patios. Units 16-20 are accessed via a pedestrian only walkway and do not have carports. They will have covered patios. Units 11-20 will have decks on the north or east side of the unit.

The materials used on the Villas can be found on existing structures in the area. Colors were chosen to blend with the natural colors of the site. See attached elevation images. Building heights will not exceed 25 feet without additional approval from Ivins City.

Each Villa unit can be accessed via the sheltered patio space. This patio space is the main dining and social space during fair weather. It is located on the main floor adjacent to walkways and woonerfs where informal encounters between neighbors can occur. The micro-climate of this space is tempered by vegetation, shade from the structure and trees, and a fireplace which extends its useful season.

The bedroom and bath are located on the second level where there is more privacy. Guests will also feel safer opening doors or windows in the evening to take advantage of cool breezes if they are on the second floor.

If the building plan were inverted the private space would end up on the main level where it has less privacy and the public space would end up on the second level where it does not have easy access and connection to neighbors.

2.3 Site Development

Expansion and remodeling to the existing Movara buildings will be constructed as warranted. Planned building expansion will be additional kitchen and restaurant spaces. Site and utility construction for the Villas is anticipated to be completed in one phase. Construction of the Villa residences will be done as units sell. Highway 91 access will be included with the site construction. The access will be built to accommodate future development to the west. Site improvements will include utilities, curb and gutter, and pavement.

2.4 Parking

The existing Movara Resort provides 72 parking stalls. The Villas will provide 15 carports and 10 uncovered parking stalls. A total of 97 parking stalls will be provided including 5 ADA compliant parking spaces. Parking will be shared by agreement. One parking space will be provided for each casita and guest room for a total of 60 spaces. 16 spaces will be used by employees leaving 21 extra spaces.

Multiple parking spaces are not provided for each unit because of their small size and because most guests arrive via shuttle from the St. George or the Las Vegas Airport.

2.5 Landscaping, Fencing, and Walkways

Professional landscape plans will be provided to conform to the established development requirements of Ivins City. Trees, shrubs, decorative rock, irrigation systems, turf areas, and landscaping will be presented with appeal, aesthetics, and conservation in mind, while meeting the requirements of Ivins City. Turf areas will be minimized and generally shared. Small areas of turf are provided on the north side of units adjacent to patios to cool the area. Fences will be constructed of stucco covered concrete block. Walkways will be constructed of concrete matching existing walks.

2.6 Lighting

Parking area lighting will be installed to provide for safety and security as well as for harmonious continuity in the neighborhood and energy efficiency. Street lighting will be provided as determined by city standards. Bollard lights will meander within the site along pedestrian walking areas. Monument signs, building signs, directional signage and lighting will be designed to meet the sign ordinance code and will be presented to the city for approval.

2.7 Refuse Storage Areas

A refuse and recycle storage area will be provided adjacent to the existing kitchen. The refuse containers will be screened from view by a colored block wall and metal gates. The area around the screen walls will also be landscaped.

2.8 Turning Space

Adequate, safe, and convenient turning space has been provided at intersections and drives to meet the requirements for cars, service vehicles, delivery trucks, fire-fighting and life safety equipment, and for connectivity to adjoining driveways.

3 Topography, Soils & Utility Services

3.1 Site Topography and Soils Conditions

The site topography slopes approx. 1% from northwest to the southeast. This general existing grade fits well with the planned buildings, driveways and parking configurations. A soils study has been conducted by (AGEC) Applied Geotechnical Engineering Consultants, Inc., as provided in the Geotechnical Investigation Report for Movara Villas, Ivins, Utah, Project No. 2181595. (copy provided upon request) The general summary found the site to be suitable for the proposed construction subject to the detailed recommendations for sub-grade preparation, pavements, materials, foundations, and drainage, which are included in the report.

Other Geotechnical Studies affecting the property:
- Geotechnical Investigation for Proposed "The Body Shop Spa" Building Complex, prepared by Geotechnical Testing Services, Inc., dated May 20, 2005, Project No. 18150.
- Addendum to Geotechnical Investigation for Fitness Ridge, Phases 2 and 3, prepared by Geotechnical Testing Services, Inc., dated August 11, 2008, Project No. 18150.

3.2 Underground Utilities

Utilities are currently available in Fitness Way and Old Highway 91 and within frontage areas, including water, sewer, gas, power, and telephone. The existing Movara Resort building is served by utilities in Fitness Way. As part of the Movara Villas construction, a waterline loop will be constructed from an existing line in Fitness Way looping through the project and tying into an existing line in Old Highway 91.

The Movara Villas will be served with a gravity fed sanitary sewer system that ties into the existing sanitary sewer line in Fitness Way.

4 Drainage and Floodplain Considerations

The existing resort site conveys water to an existing storm drain in Fitness Way. The Movara Villas will convey stormwater away from buildings to proposed catch basins within the landscaping and parking areas. A stormwater overflow route has been designed on the south side of the site overflowing onto Fitness Way. On site detention will be provided for with controlled release and conveyed through a system of proposed and existing storm drain pipes to an existing storm sewer located within Fitness Way.

Rosenberg Associates has designed stormwater catchment and detention as provided in the Preliminary Drainage Control Report for Movara Villas, Ivins, Utah, dated January 23, 2019, Project No. 5881-18-017. (copy provided upon request).

Other Drainage Studies affecting the property:
- Fitness Ridge Drainage Control Plan and Report, prepared by Rosenberg Associates, dated August 8, 2008, Project No. 5881-08-001.
- Drainage Study & Evaluation for the Body Shop Spa, prepared by Viewpoint Engineering Associates, dated October 1, 2005, 105-0002.

This site falls outside of the 100 year and 500 year flood plains defined by the Federal Emergency Management Agency (FEMA) Digital Flood Insurance Rate Map (D-FIRM).

5 Traffic and Access

Current access to the project is from existing driveways along Fitness Way. The existing access at Fitness Way will be reconstructed to accommodate storm drainage, utilities, and access to future development to the west. The proposed development of the Movara Villas does not require a traffic study. Access to Highway 91 has been coordinated with the proposed Kanta development to the west of Movara Villas. The proposed Highway 91 access is designed for one lane in, a left-turn out, and a right-turn out. Curve radii have been designed to accommodate fire truck and semi-truck access. Access grading has been designed to keep Highway 91 drainage from entering the site. This access will be shared with the proposed Kanta development.

LEGAL DECRIPTION FOR THE EXISTING MOVARA FITNESS RESORT

Entry No. 20070027155
(as on file with the Office of the Recorder, Washington County Utah)

The West one-half (W1/2) of Lot one (1), and the East one quarter (E1/4) of Lot 3, and the East one-quarter (E1/4) of Lot 4, which lies South of old Highway 91, all in Block 21, St. George and Santa Clara Bench Irrigation Company Survey, in Section 6, Township 42 South, Range 16 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point North 89°52'38" East 506.25 feet along the section line from the South quarter corner of Section 6, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence North 89°52'38" East 506.25 feet; thence North 0°41'36" West 303.06 feet to a point on the South right of way line of State Highway; thence North 53°49'52" West 632.13 feet along said South line of Highway, South 00°39'14" East 677.23 feet, to the point of beginning.

Less and excepting therefrom any portion of the above property contained within the platted roadways of the St. George and Santa Clara Bench Irrigation Company Survey.

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Exhibit "A"

Beginning at a point on the southerly line of Old Highway 91, said point being North 00°41'25" East 666.50 feet along the center section line and East 505.63 feet from the South Quarter Corner of Section 6, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

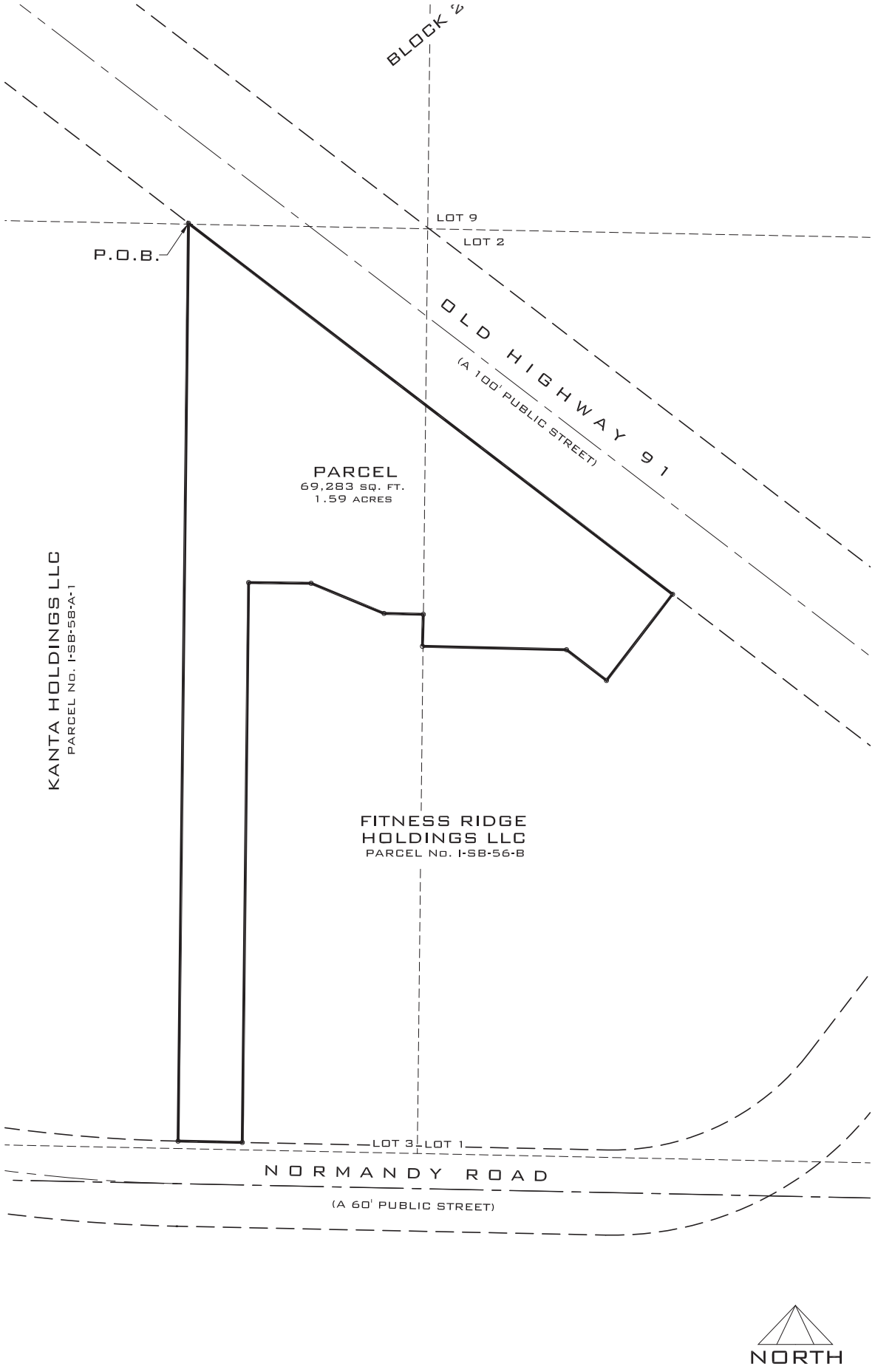
thence South 52°31'42" East 429.80 feet along said southerly line of Old Highway 91;
thence South 37°27'08" West 76.50 feet;
thence North 52°32'52" West 35.56 feet;
thence North 88°38'03" West 101.46 feet;
thence North 01°21'57" East 22.52 feet;
thence North 88°38'03" West 27.65 feet;
thence North 67°34'35" West 55.59 feet;
thence North 89°20'53" West 44.06 feet;
thence South 00°39'07" West 394.60 feet to the northerly line of Normandy road;
thence North 88°49'08" West 45.25 feet along said northerly line of Normandy Road;
thence North 00°39'07" East 646.96 feet to the Point of Beginning.

Containing 69,283 square feet or 1.59 acres.



January 10, 2019

Movara Villas Property Legal Description



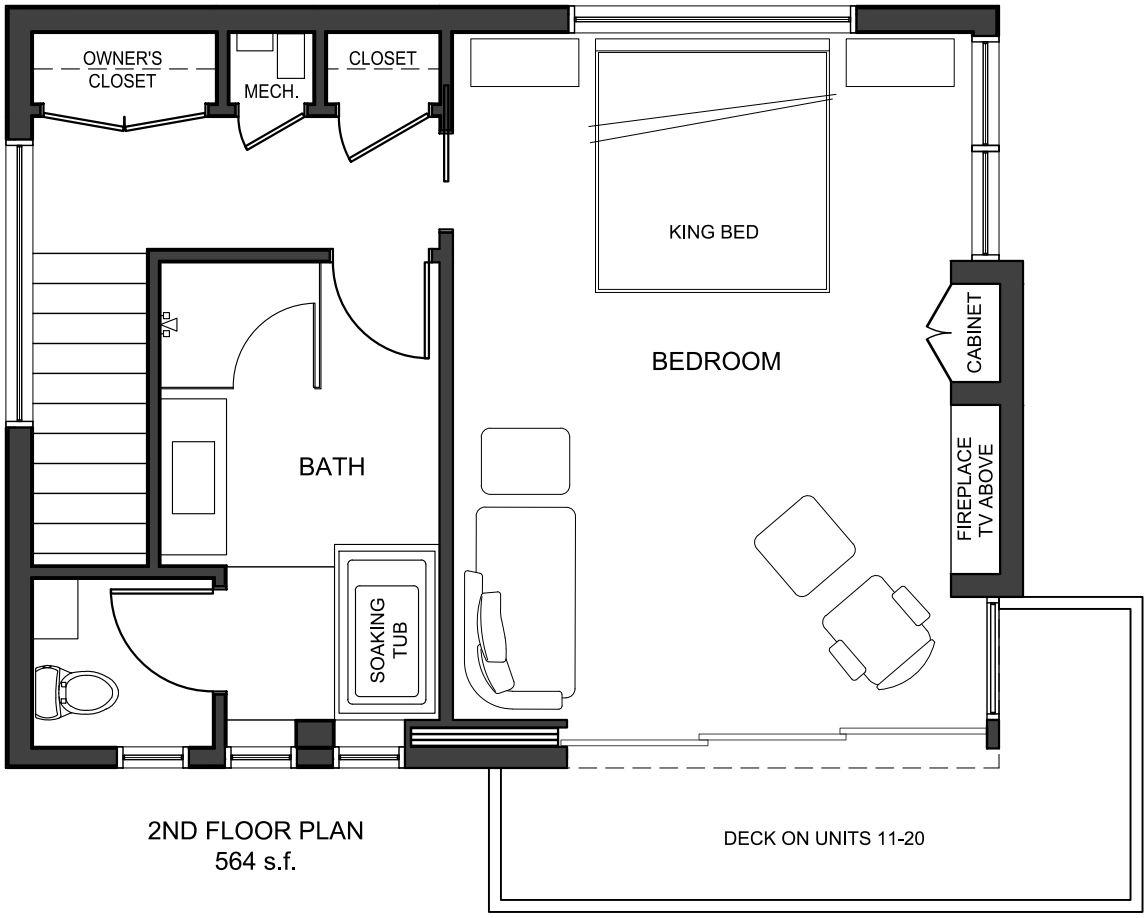
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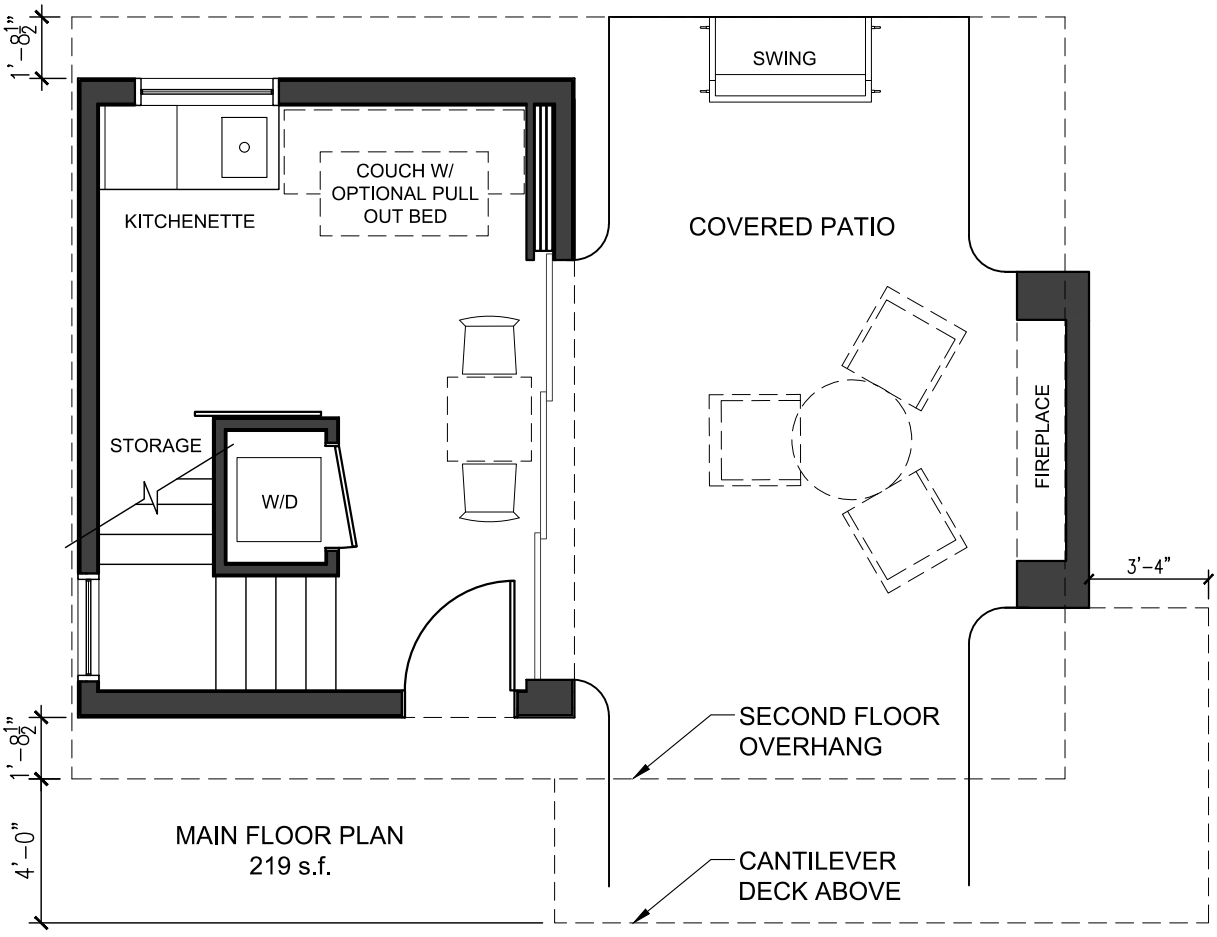
REVISIONS | DATE

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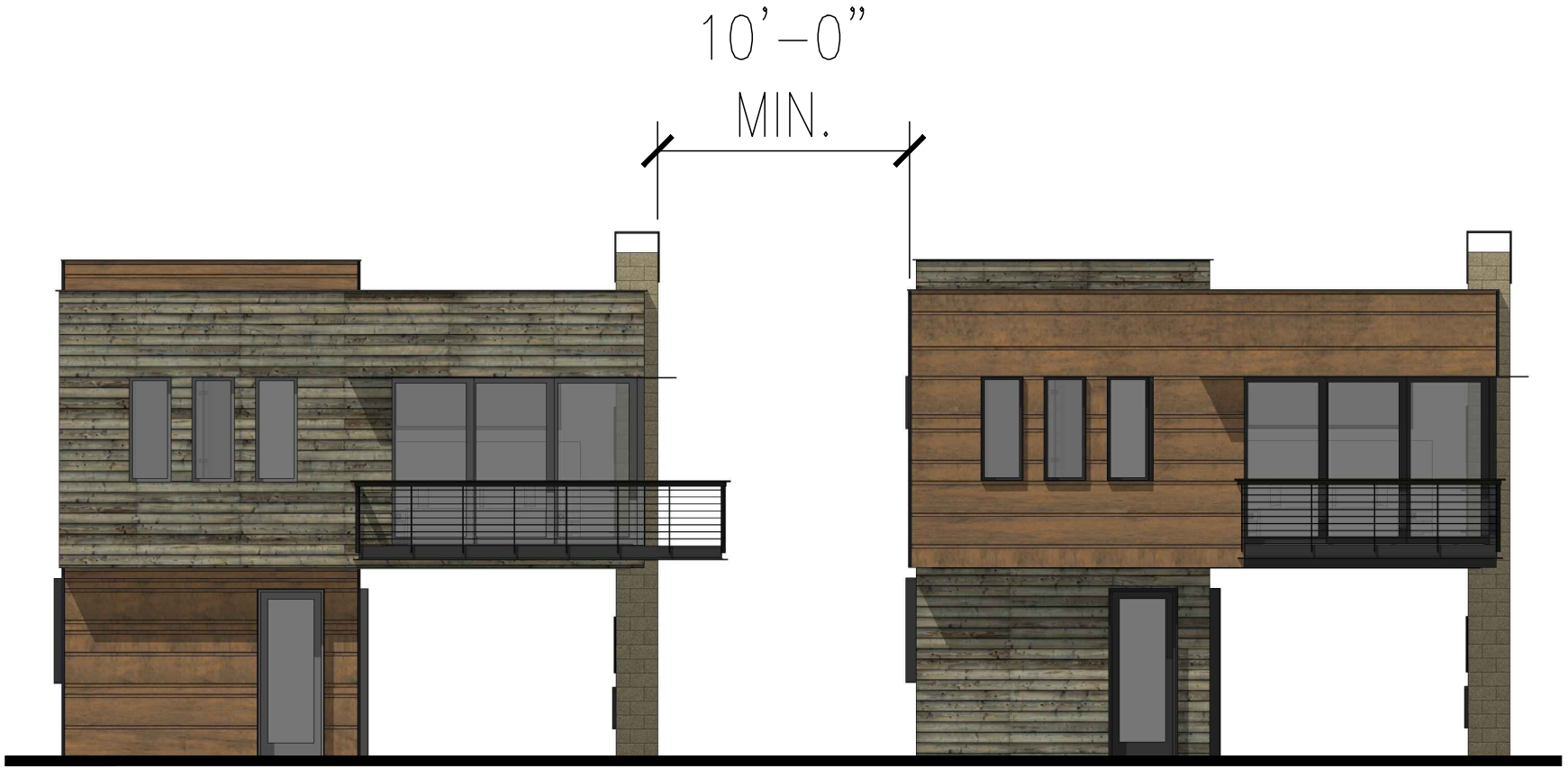
EXHIBIT MAP

SHEET 1 OF 1 SHEETS





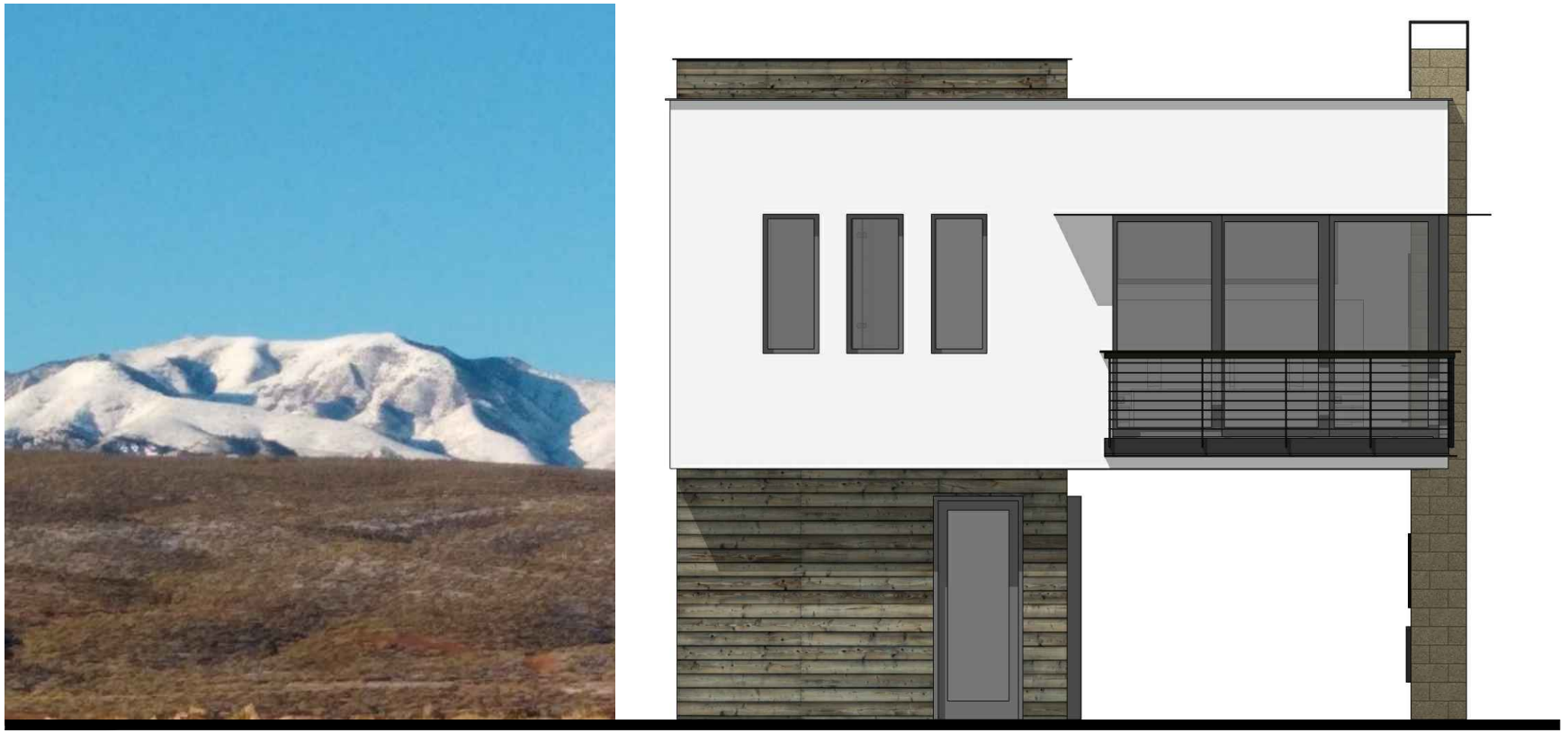
SECOND FLOOR OVERHANG DIMENSIONS



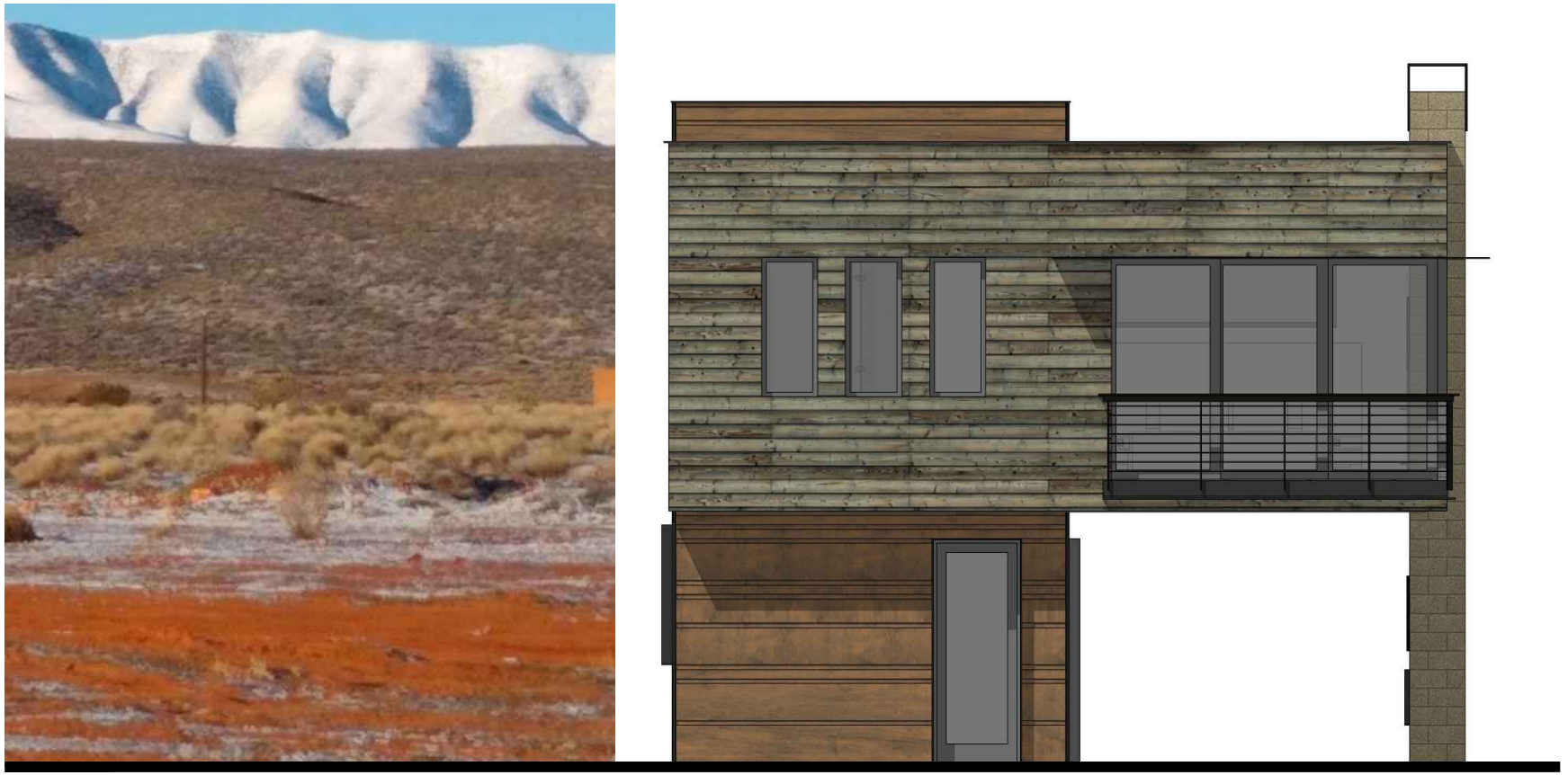
MINIMUM SEPARATION BETWEEN UNITS



OPTION 1 FACADE COLORS INSPIRED BY NATURE



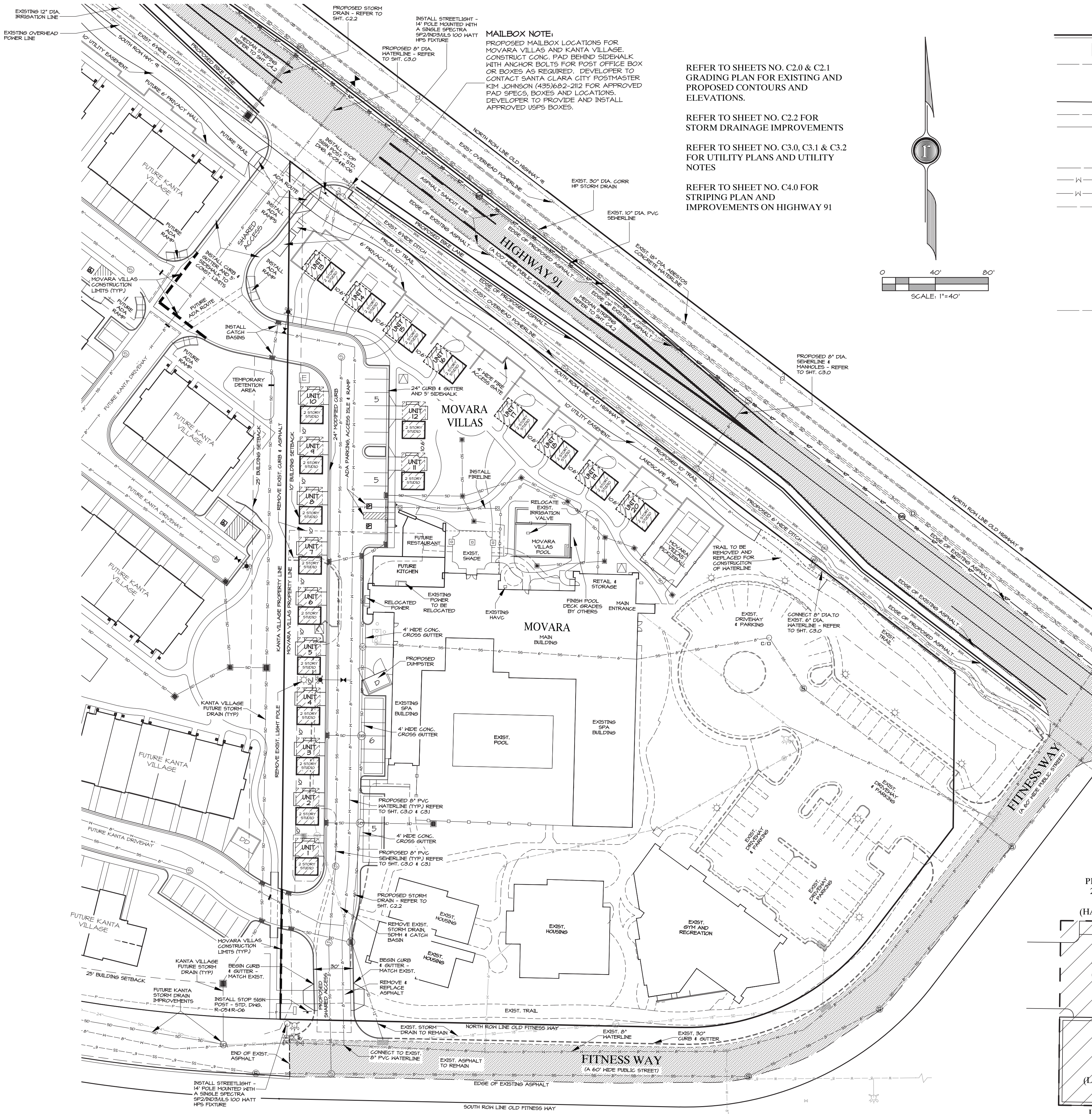
OPTION 2 FACADE COLORS INSPIRED BY NATURE



OPTION 3 FACADE COLORS INSPIRED BY NATURE



OPTION 4 FACADE COLORS INSPIRED BY NATURE



MAILBOX NOTE:

PROPOSED MAILBOX LOCATIONS FOR MOVARA VILLAS AND KANTA VILLAGE. CONSTRUCT CONC. PAD BEHIND SIDEWALK WITH ANCHOR BOLTS FOR POST OFFICE BOX OR BOXES AS REQUIRED. DEVELOPER TO CONTACT SANTA CLARA CITY POSTMASTER KIM JOHNSON (435)682-2112 FOR APPROVED PAD SPECS, BOXES AND LOCATIONS. DEVELOPER TO PROVIDE AND INSTALL APPROVED USPS BOXES.

REFER TO SHEETS NO. C2.0 & C2.1 GRADING PLAN FOR EXISTING AND PROPOSED CONTOURS AND ELEVATIONS.

REFER TO SHEET NO. C2.2 FOR STORM DRAINAGE IMPROVEMENTS

REFER TO SHEET NO. C3.0, C3.1 & C3.2 FOR UTILITY PLANS AND UTILITY NOTES

REFER TO SHEET NO. C4.0 FOR STRIPING PLAN AND IMPROVEMENTS ON HIGHWAY 91

LEGEND

- =EXISTING ASPHALT
- =EXISTING SEWER MAIN
- =EXISTING SEWER MANHOLE
- =PROPOSED SEWER MANHOLE
- =PROPOSED SEWER LINE
- =EXISTING STORM DRAIN
- =PROPOSED STORM DRAIN
- =PROPOSED STORM DRAIN MANHOLE
- =PROPOSED STORM DRAIN CATCH BASIN
- =EXISTING WATER MAIN
- =PROPOSED WATER LINE
- =PROPOSED WATER LATERAL & METER
- =EXISTING IRRIGATION LINE
- =PROPOSED IRRIGATION LINE
- =EXISTING FIRE HYDRANT
- =PROPOSED FIRE HYDRANT
- =EXISTING WATER VALVE
- =PROPOSED WATER VALVE
- =EXISTING POWER POLE
- =OVERHEAD POWER LINE
- =TRANSFORMER
- =GROUND SLEEVE JUNCTION BOX
- =ACCESSIBLE PARKING SPACE AND SIGN

811
Know what's below. Call before you dig.

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

MOVARA VILLAS SITE DATA

TAX ID NUMBER: I-SB-56-B

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

TOTAL VILLAS AREA: 69,283 SQ. FT. - 1.59 ACRES

PROJECT LAND USE: STUDIO VILLA UNITS (1 BEDROOM PER UNIT)

NUMBER OF VILLAS: 20 - 12.5 VILLAS PER ACRE (2 STORY UNITS)

COMMERCIAL USE: EXISTING MOVARA FOR MANAGING MOVARA VILLAS RENTAL UNITS

VILLA FOOTPRINT AREA:
FOOTPRINT OF PRIVATE AREA:27.83' x 17.33'=482 SQ. FT.
FOOTPRINT OF LOWER UNIT:13.29' X 17.33'=230 SQ. FT.

HEIGHT OF BUILDING: PER CODE - NOT TO EXCEED 35'

PARKING:
TOTAL PARKING SPACES REQUIRED=
1.5 PER BEDROOM = 30 SPACES
0.25 GUEST SPACES PER VILLA = 5 SPACES

TOTAL PARKING SPACES PROVIDED= 36 SPACES
(2 SPACES ARE ACCESSIBLE)

UNITS 1 - 15 INCLUDE CARPORTS
(PARKING SPACES TO BE SHARED WITH EXISTING MOVARA)

OPEN SPACE:
TOTAL USEABLE OPEN SPACE REQUIRED= 4,400 SQ. FT.
TOTAL USEABLE OPEN SPACE PROVIDED= 24,659 SQ. FT.
(INCLUDES ACTIVE AND PASSIVE RECREATION AREAS: POOL, PICKLEBALL COURT AND WALKWAYS)

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

DRIVEWAY & PARKING NOTE:

INTERIOR DRIVEWAYS ARE MINIMUM OF 25' WIDE DRIVABLE WIDTH INCLUDING A 24" MODIFIED CURB & GUTTER OR A 24" HIGH BACK CURB OR A 4 FOOT WIDE CROSS-GUTTER ALONG EACH SIDE

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

SIDEWALKS ARE 5' WIDE

SHARED PARKING NOTE:

AN AGREEMENT FOR SHARED PARKING AND MAINTENANCE BETWEEN MOVARA VILLAS PROPERTY OWNERS ASSOCIATION AND MOVARA PROPERTY OWNER SHALL BE RECORDED WITH THE FINAL PLAT.

SHARED ACCESS NOTE:

AN AGREEMENT FOR SHARED ACCESS, SHARED IMPROVEMENTS AND MAINTENANCE OF IMPROVMENTS BETWEEN KANTA VILLAGE PROPERTY OWNER AND MOVARA VILLAS PROPERTY OWNERS ASSOCIATION SHALL BE RECORDED WITH THE FINAL PLAT.

PIBLIC UTILITIES & DRAINGE EASEMENTS NOTE:

BY RECORDING THE FINAL PLAT FOR MOVARA VILLAS, PUBLIC UTILITY & DRAINAGE EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THE SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, POWER, SEWER AND DRAINAGE IMPROVEMENTS.

HIGHWAY 91 ENCROACHMENT NOTE:

CONTRACTOR TO PROVIDE TRAFFIC CONTROL FLOW FOR ANY WORK IN HIGHWAY 91 RIGHT OF WAY. THIS WILL BE PART OF THE ENCROACHMENT PERMIT.

LIGHTING NOTE:

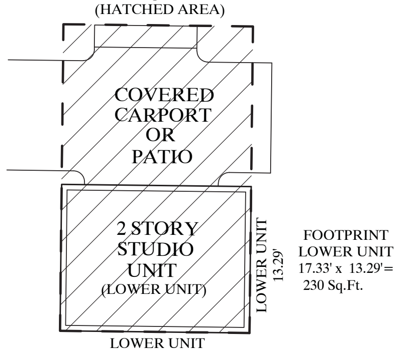
EACH TOWNHOME WILL HAVE (1) 40 WATT BULB DOWN LIGHT ONLY ON A PHOTO CELL.

SIDEWALKS WITHIN THE VILLAS SITE WILL HAVE LOW WATT BOLLARD LIGHTING.

THE 10 WIDE TRAIL ALONG THE SOUTH SIDE OF HIGHWAY 91 PUBLIC ROW WILL HAVE BOLLARD LIGHTING AS REQUIRED BY IVINS CITY CODE.

MAINENANCE NOTE:

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



TYPICAL MOVARA VILLA

SCALE: N.T.S.

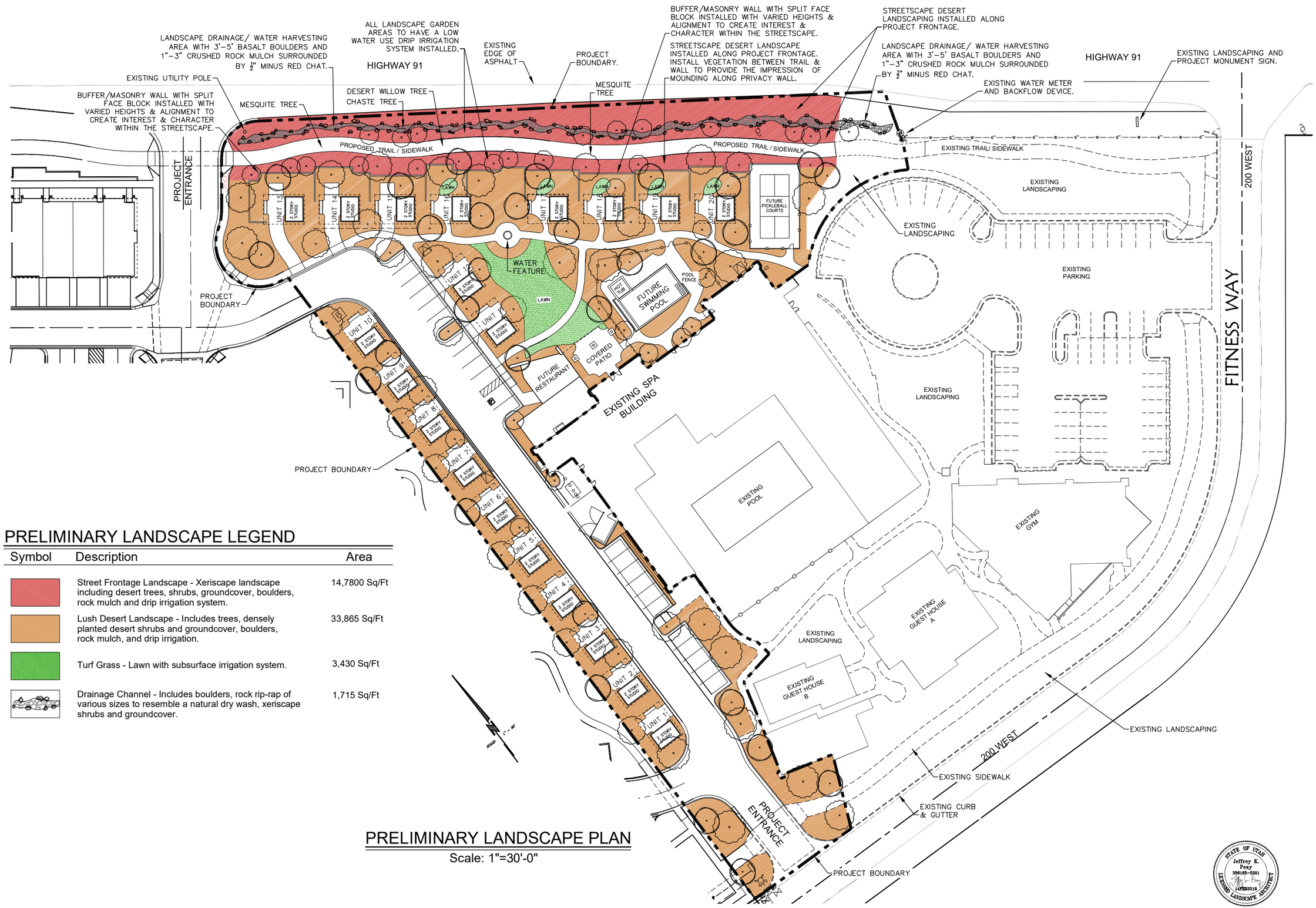
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JOB NO.:	5881-18
DESIGNED BY:	LMM
CHECKED BY:	RAR
DWG:	BaseMap 5881

DATE
REVISIONS

ROSENBERG ASSOCIATES
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St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

SITE AND SIGNING PLAN FOR MOVARA VILLAS

NOT FOR CONSTRUCTION PLANS NOT APPROVED



PRELIMINARY LANDSCAPE LEGEND

Symbol	Description	Area
	Street Frontage Landscape - Xeriscape landscape including desert trees, shrubs, groundcover, boulders, rock mulch and drip irrigation system.	14,7800 Sq/Ft
	Lush Desert Landscape - Includes trees, densely planted desert shrubs and groundcover, boulders, rock mulch, and drip irrigation.	33,865 Sq/Ft
	Turf Grass - Lawn with subsurface irrigation system.	3,430 Sq/Ft
	Drainage Channel - Includes boulders, rock rip-rap of various sizes to resemble a natural dry wash, xeriscape shrubs and groundcover.	1,715 Sq/Ft

PRELIMINARY LANDSCAPE PLAN

Scale: 1"=30'-0"

ENVIRONMENTAL DESIGN STUDIO LLC
LANDSCAPE ARCHITECTURE ◦ PLANNING ◦ GRAPHICS
P.O. Box 341 Washington, UT. 84780
Phone: (435) 705-1662

NO.	DESCRIPTION	BY	APPL	DATE
#1	PRELIMINARY APPROVAL SUBMISSIONS	JKP	JKP	14FEB19

REVISION

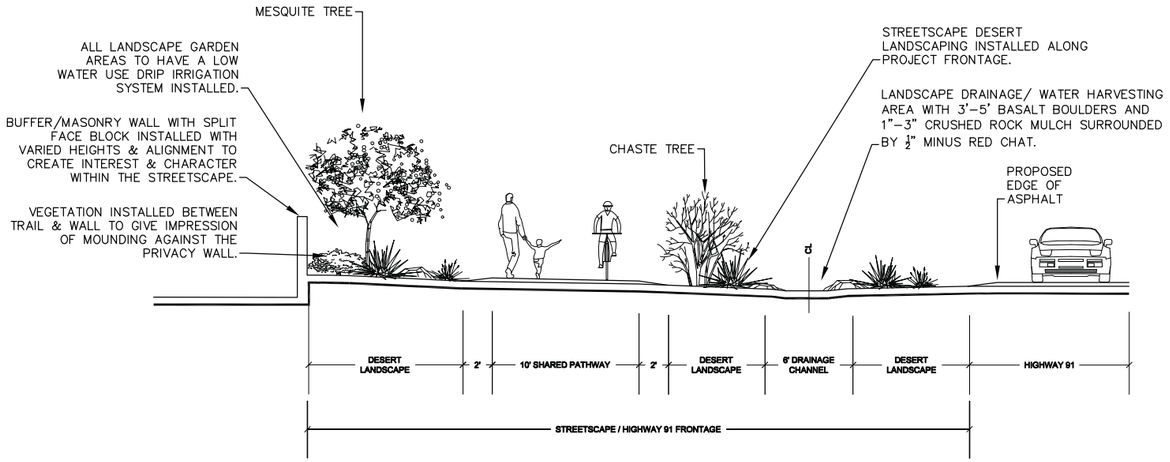
PRELIMINARY LANDSCAPE PLAN

MOVARA VILLAS
290 FITNESS WAY IVINS, UTAH 84738

Jeffrey K. Peay
350185–5301
LICENSED LANDSCAPE ARCHITECT
14FEB2019
STATE OF UTAH

PROJ. #:	18-503
DRAWN BY:	JKP
DESIGN BY:	JKP
CHECKED BY:	JKP
SCALE OF SHEET	1" = 30' (24"X 36")
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET PLP1



TYPICAL STREETSCAPE CROSS-SECTION

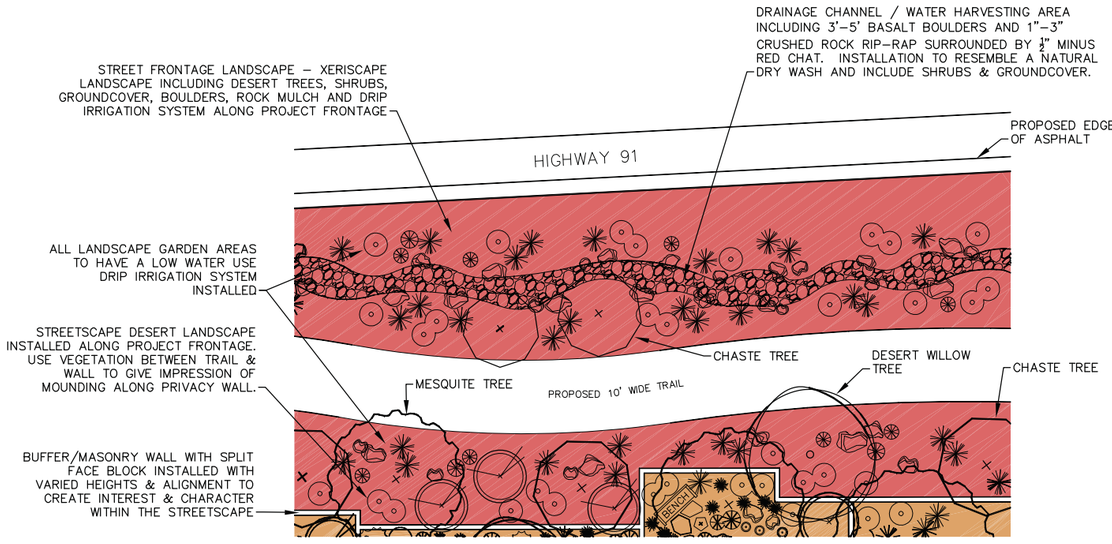
Scale: 1"=10'-0"

STREETSCAPE LANDSCAPE PLANT LIST

Common Name	Scientific Name	Size
Trees		
Maverick Mesquite	Prosopis grandulosa 'Maverick"	24" Box
Desert Willow	Chilopsis linearis	24" Box
Chaste Tree	Vitex agnus-castus	15 Gal
Shrubs		
Coyote Bush	Baccharis Hybrid 'Starn'	5 Gal
Russian Sage	Perovskia atriplicifolia	5 Gal
Green Cloud Texas Sage	Leucophyllum frutescens 'Green Cloud'	5 Gal
Fringed Sage	Artemisia frigida	5 Gal
Bear Grass	Nolina microcarpa	5 Gal
Yellow Bird of Paradise	Caesalpinia Gilliesii	5 Gal
Green Desert Spoon	Dasylirion acrotrichum	5 Gal
Red Yucca	Hesperaloe parviflora	2 Gal
Banana Yucca	Yucca baccata	5 Gal
Prickly Pear Cactus	Opuntia phoeacantha	5 Gal
Palmer's Penstemon	Penstemon sp. Palmer	2 Gal
Desert Marigold	Baileya multiradiata	1 Gal

STUDIO UNIT LANDSCAPE PLANT LIST

Common Name	Scientific Name	Size
Trees		
Red Push Pistache	Pistacia X 'Red Push'	24" Box
Desert Willow	Chilopsis linearis	24" Box
Chaste Tree	Vitex agnus-castus	24" Box
Maverick Mesquite	Prosopis grandulosa 'Maverick"	24" Box
Southern Live Oak	Quercus virginiana	24" Box
Watermelon Red Crape Myrtle	Lagerstroemia indica 'Watermelon Red'	24" Box
Chitalpa	Chitalpa tashkentensis 'Pink Dawn'	24" Box
Redbud	Cercis occidentalis	24" Box
Little Leaf Ash	Vitex agnus-castus	45 Gal
Shrubs		
Arizona Rosewood	Vauquelinia californica	15 Gal
Russian Sage	Perovskia atriplicifolia	5 Gal
Green Cloud Texas Sage	Leucophyllum frutescens 'Green Cloud'	5 Gal
Thunder Cloud Texas Sage	Leucophyllum candidum 'Thunder Cloud'	5 Gal
Dwarf Red Oleander	Nerium oleander 'Petite Red'	5 Gal
Bear Grass	Nolina microcarpa	5 Gal
Yellow Bird of Paradise	Caesalpinia Gilliesii	5 Gal
Green Desert Spoon	Dasylirion acrotrichum	5 Gal
Banana Yucca	Yucca baccata	5 Gal
Desert Daisy	Chrysactinia mexicana	2 Gal
Red Yucca	Hesperaloe parviflora	2 Gal
Deer Grass	Muhlenbergia rigens	2 Gal
Prickly Pear Cactus	Opuntia phoeacantha	5 Gal
Palmer's Penstemon	Penstemon sp. Palmer	2 Gal
Desert Marigold	Baileya multiradiata	1 Gal



TYPICAL STREETSCAPE LANDSCAPE PLAN

Scale: 1"=10'-0"



TYPICAL UNIT LANDSCAPE PLAN

Scale: 1"=10'-0"

STATE OF UTAH
Jeffrey K. Peay
356105-5301
LICENSED LANDSCAPE ARCHITECT
14FEB2019

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NO.	DESCRIPTION	BY	APP'L	DATE
#1	PRELIMINARY APPROVAL SUBMISSIONS	JKP	JKP	14FEB19

REVISION

PRELIMINARY LANDSCAPE PLAN

MOVARA VILLAS
290 FITNESS WAY IVINS, UTAH 84738

PROJ. #:	18-503
DRAWN BY:	JKP
DESIGN BY:	JKP
CHECKED BY:	JKP
SCALE OF SHEET	1" = 10' (24"x36")
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET PLP2

2 OF 2