Project Plan Narrative

Kanta Village



KANTA VILLAGE
343 W Highway 91
Ivins, Utah 84738

ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

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

May 8, 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 where the old 400 West right-of-way was located on the west side.

The purpose of this amendment is to revise the Project Plan Narrative (Plan) for the 9.12-acre parcel. 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. Refer to the project site plan included within this project plan narrative. The legal description is also included herein.

The project is to be called Kanta Village and will consist of 80 townhomes and 1 commercial unit.

2 Site Description and Uses

2.0 General Site description

Architectural design, streets, streetscapes, open space and landscaping will harmonize and complement each other with materials, colors, and architectural themes achieving a cohesive mixed-use community, interconnected with pedestrian paths. Included in the amendment package is the proposed Kanta Village Site Plan prepared by Rosenberg Associates, images of the Townhomes prepared by CRSA. and a Landscape Plan prepared by Environmental Design Studio.

2.1 Kanta Village

Kanta Village will include 80 townhomes with 1 additional commercial unit for managing rental units. It will have useable open space for passive and active recreation that are easily accessed by residents and visitors, a shaded playground and community amenities for recreation use and enjoyment by residents providing interaction in a neighborhood environment. Landscaping designed by Environmental Design Studio includes trees and plantings to temper the environment and green the space, along with open space lawn areas for un-programmed outdoor play space. Trees will be placed to frame views, provide shade and reduce the visual impact of buildings.

The units will be sold individually and may be rented 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 at Movara. All buyers who rent their unit on a short-term lease will be required to use the on-site management company.



2.2 Allowable Uses

The allowable uses from the original Project Plan will be changed to be as follows:

Accessory building. A building customarily incidental and clearly subordinate to the existing primary building and located on the same lot as the primary building, and meeting all requirements of the building code and land use ordinances, as adopted by the city. (See sections 16.12.103, 16.12.104, and 16.12.105 of this title.)
Accessory dwelling unit for owner or employee. An attached, or detached, dwelling unit for an employee or owner and incidental and clearly subordinate to the existing primary building or use and located on the same lot as the primary building or use, and meeting all requirements of the building code and land use ordinances, as adopted by the city. (See section 16.12.106 of this title.)
Accessory use. A use clearly incidental and subordinate to the existing primary use and customarily found in connection with the primary use and located on the same lot as the primary use. (See section 16.12.103 of this title.)
Art studio. A building or workshop area of an artist, sculptor, photographer, or similar arts professional, and which may include an area for the display or sale of paintings, sculpture, photography, or similar works of art.

Commercial recreation (indoor). Any use, either public or private, providing amusement, pleasure, or sport, which is operated entirely within an enclosed building, including, but not limited to, tennis, bowling, skating, baseball batting cages, horse riding or similar activities but not including video game arcades. This use may include associated eating and drinking areas, retail sales areas and staff offices.
Community and resort commercial retail sales and services. Establishments engaged in the retail sale of goods and services. Community and resort commercial retail sales and service businesses must conduct all sales of goods and services, with all associated storage of goods and materials, within a totally enclosed building (with the exception of occasional outdoor "sidewalk" promotions), with no separate individual building to exceed 30,000 square feet in total gross building area and the total gross floor area of all buildings, on any separate, individual lot, does not exceed more than 80,000 square feet of gross building area. Community and resort commercial retail sales and services specifically excludes all sales, accessory uses, and service uses that typically display goods or services, or store goods or products in open, unenclosed areas, including, but not limited to, automotive, truck, recreational vehicle, trailer, and manufactured home sales lots, repair yards, open storage areas, and all similar outside display and storage areas of goods, materials, equipment, and vehicles.
Dwelling, condominium. An individually owned dwelling unit, the ownership of which includes an undivided interest in the land and other common areas and facilities, as provided and recorded in a property deed or other instrument, as required by Utah law, and which are typically maintained by an association of the owners. Must be located within an approved mixed use overlay district.
Dwelling, multiple-family. A building containing 3 or more dwelling units. Must be located within an approved mixed use overlay district.
Home occupation. An activity carried out for gain by a resident of the dwelling unit, identified, and conducted in compliance with the requirements of title 5, chapter 3 of this code, as applicable.
Hotel. A building offering temporary lodging accommodations, or overnight accommodations for guests, with access provided through a common entrance, lobby or hallway to 4 or more guestrooms, and which may include additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities.
Household pets (noncommercial). Domesticated animals and birds ordinarily permitted in a dwelling unit and kept for company or pleasure of the owner, including, but not limited to, dogs, cats, and caged birds, in compliance with all applicable requirements of title 6 of this code. Household pets do not include inherently or potentially dangerous animals, fowl or reptiles or exotic animals. (See section 16.12.112 of this title.)
Minor facility of a public utility. Any water, sewer, power, gas, telephone, cable television, or other utility, distribution line, or facility, which is located underground and buried beneath the surface of the ground.
Model home. A dwelling unit having all of the following characteristics: (1)The dwelling unit is constructed upon a lot in a subdivision for which a final plat has been recorded. (2)The dwelling unit is intended to be temporarily utilized as an example of the dwelling units that are proposed to be built in the same subdivision.
Neighborhood commercial retail sales and services. Establishments engaged in the retail sale of goods and services. Neighborhood commercial retail sales and service businesses must conduct all

sales of goods and services, with all associated storage of goods and materials, within a totally enclosed building (with the exception of occasional outdoor "sidewalk" promotions), with no separate individual building to exceed 3,000 square feet in total gross building and the total gross floor area of all buildings, on any separate, individual lot, does not exceed more than 6,000 square feet of gross building area. Neighborhood commercial retail sales and services specifically excludes all sales, accessory uses, and service uses that typically display goods or services, or store goods or products in open, unenclosed areas, including, but not limited to, automotive, truck, recreational vehicle, trailer, and manufactured home sales lots, repair yards, open storage areas, and all similar outside display and storage areas of goods, materials, equipment, and vehicles.

Personal services. An establishment for the provision of personal services, including, but not limited to, barber or beauty shop, dry cleaners, optometrist shop, tanning salon, fitness center, or photographic studio.

Private club. Any nonprofit corporation operating as a social club, recreational, fraternal or athletic association, or kindred association organized primarily for the benefit of its stockholders or members.

Reception hall, reception center. A facility for the holding of events including, but not limited to, weddings, wedding receptions, community meetings, and group gatherings.

Resort. A specialized guest complex intended for relaxation and enjoyment, designed for occupancy of limited duration, including recreational activities such as tennis, golf, swimming, horse riding, body conditioning, hiking and similar activities intended primarily for use by guests. A resort may also include residential units of various types or commercial uses designed to serve and provide for the convenience of guests, including restaurants, gift shops, and similar uses.

Sign, awning. A sign displayed on or attached flat against the surface of an awning. (See chapter 21 of this title.)

Sign, canopy. A sign attached to, or constructed in, a canopy, typically located over a fuel island. (See chapter 21 of this title.)

Sign, freestanding monument. A sign attached to the ground or a foundation in the ground, and where there are no poles, braces, or other visible means of support other than the attachment or foundation to the ground. (See chapter 21 of this title.)

Sign, projecting. A sign attached to a building and extending no more than 5 feet perpendicular from the building wall to which the sign is attached. (See chapter 21 of this title.)

Sign, temporary/class I use sign. A sign intended to be displayed for a limited period, not to exceed 45 days. (See chapter 21 of this title.)

Sign, wall. A sign displayed upon or against the wall of a building, where the exposed face of the sign is parallel to the wall and extends not more than 12 inches horizontally from the face of the wall. (See chapter 21 of this title.)

Sign, window. A sign attached to a window to be visible from outside of the building. (See chapter 21 of this title.)

Swimming pool. An artificial body of water having a depth in excess of 18 inches, designed, constructed and used for swimming, dipping or immersion purposes by men, women or children, and

located on a same lot or parcel as a dwelling, or dwellings. (See section 16.12.119 of this title.)
Tennis court/sports court. An improved area used for the playing of tennis or other sports activities, including, but not limited to, basketball and volleyball, and located on a same lot or parcel as a dwelling, or dwellings.

Uses determined to be restricted by the owner and not allowed in this development are:

Agricultural building. A structure used solely in conjunction with an allowed agriculture use, and not for human occupancy, and complying with the requirements of section 58-56-4, Utah Code Annotated, 1953, as amended. To qualify as an agricultural building the structure must be located outside of a residential area, as defined by section 58-56-4(1), Utah Code Annotated, 1953, as amended.
Agriculture. An area of 5 contiguous acres, or larger, which is used for the commercial production, keeping, or maintenance for sale of plants and domestic animals typically found in southern Utah, or lands devoted to a soil conservation or forestry management program, but excluding the keeping of exotic animals, commercial plant nursery, as defined herein, concentrated animal feeding operation, as defined by the Utah Code Annotated, 1953, as amended, and subject to the Utah pollutant discharge elimination system (UPDES), or similar activities.
Animal hospital (veterinary clinic), with outdoor holding facilities. A facility for the diagnosis, treatment, hospitalization, and boarding of animals and includes outdoor holding facilities.
Animal hospital (veterinary clinic), without outdoor holding facilities. A facility for the diagnosis, treatment, hospitalization, and boarding of animals and does not include outdoor holding facilities.
Automotive self-service station. A place where flammable or combustible liquids or gases used as fuel are stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. Such an establishment may offer the retail sale of convenience items as an accessory use, provided such area for the sale of convenience items does not exceed 3,000 square feet of gross floor area. The maximum square footage of any canopies associated with gasoline pumps shall be no more than 2,500 square feet, or the gross square footage of the primary structure, whichever is less. Automotive self-service station specifically excludes and does not allow any servicing, repair or maintenance of motor vehicles, trailers, and similar mechanical equipment, including engine, brake, muffler, tire repair and change, lubrication and tune ups.
Bank, credit union or other financial institution. A financial company or corporation providing the extension of credit, and the custody, loan or exchange of money, other than a check casher or title lender as those terms are defined by state statute. A bank, credit union or other financial institution proposing to provide drive-through service shall be required to secure a conditional use permit approval for such drive-through facility as provided herein.
Bed and breakfast inn. A residential structure, located on a legal lot (as defined in chapter 34 of this title), offering transient lodging accommodations in separate guestrooms and where meals may be provided. A bed and breakfast inn shall provide no more than 3 guestrooms and shall meet all applicable requirements of the building code and land use ordinances, as adopted by the city. A guestroom is 1

room having no kitchen facilities. (See section 16.12.116 of this title.) Bed and breakfast inn is determined to be a commercial business for the purposes of the Written Text for Padre Canyon Estates phases 1, 2, and 3 and a prohibited use in Padre Canyon Estates phases 1, 2, and 3. (See appendix A of this title.)

Billboard. A freestanding sign designed or intended to direct attention to a business, product, or service that is not provided, sold, offered, or existing on the property where the sign is located.

Car wash. A structure with machine, or hand operated facilities used principally for the cleaning, washing, polishing, or waxing of motor vehicles. A facility of this type may be able to accommodate more than 1 vehicle at the same time.

Church. A facility principally used as a location for people to gather for religious worship or other religious activities. 1 accessory dwelling unit for the housing of the pastor or similar church leader of the church and their family shall be permitted.

Class I use. A special event or use established for a maximum period of 45 days, such event, or use being discontinued after the expiration of 45 days, and conducted in compliance with all the requirements of this title. Such use shall be allowed only after the approval of a class I use application, as established by the provisions of this title. (See chapter 14 of this title.)

Commercial daycare/preschool center. A facility, operated by a person qualified and licensed by the state of Utah, which provides children with daycare and/or preschool instruction as a commercial business and complying with all applicable state standards and licensing.

Commercial kennel. Any premises or establishment where 4 or more dogs, older than 4 months, are kept for the purpose of boarding, breeding, raising or training dogs for a fee or on a nonprofit basis. (See section 16.12.115 of this title.)

Contractor's office. A facility providing building construction and maintenance, including carpentry, plumbing, roofing, electrical, air conditioning and heating, within a totally enclosed building, and excluding any areas of open storage of any building materials, equipment, or vehicles.

Convenience store. A retail establishment selling consumer products including prepackaged food and household items, having a gross building area of not more than 3,000 square feet. A convenience store may also provide associated retail sale of gasoline and other petroleum products. The maximum square footage of any canopies associated with gasoline pumps shall be no more than 2,500 square feet, or the gross square footage of the primary structure, whichever is less.

Daycare center/assisted care center. A facility which provides less than 24 hour assisted care or supervision for 5 or more persons, 14 years of age and older and who are not related by blood, marriage or adoption to the owner or operator, with or without compensation for such care, and with or without a stated educational purpose.

Drive-through/drive-up facility. A facility where goods and services are provided to customers within a vehicle. (See section 16.12.121 of this title.)

Educational facility (public or private). Public schools, colleges or universities qualified by the state of Utah board of regents or state of Utah board of education to provide academic instruction. Privately owned buildings and uses for educational or research activities that have a curriculum for technical or vocational training, kindergarten, elementary, secondary or higher education.

Emergency care facility. A healthcare facility providing primarily outpatient emergency care for the diagnosis and treatment of individuals.
Golf course. An area used for the purposes of playing golf, but which may include associated restaurants, commercial retail sales areas, staff offices and course maintenance facilities.
Mortuary, funeral home. An establishment in which the dead are prepared for burial or cremation. The facility may include a chapel and other rooms to conduct funeral services.
Public uses and utilities. A use operated exclusively by a public body or quasi-public body, such use having the purpose of serving the public health, safety, or general welfare, and including streets, parks, recreational facilities, administrative and service facilities, and public utilities, and found to conform to the general plan, as adopted. Public uses and utilities do not include "major facility of a public utility", as defined herein.
Recycling collection center. A center for the acceptance and temporary storage of recyclable materials to be transferred to a recycling processing facility. Recycling collection centers involve no more than 3 collection containers up to 40 cubic yards in total size. Collection centers located in parking lots may not occupy required parking spaces. A collection center must be arranged to not impede traffic flow. The operator of the collection center shall remove products stored at the site at least once a week. The operator of the collection center shall keep the collection center in proper repair and the exterior must have a neat and clean appearance. Automated can recycling machines are limited to 2 per site.
Sale, distribution, and consumption of alcoholic beverages and alcoholic products. As defined and provided by ordinance 2000-11A, Ivins City alcoholic beverage control ordinance.
Sexually oriented business. An activity identified and conducted in compliance with the requirements of ordinance 94-27, as applicable.
Storage of recreational vehicles (limited). The outside storage and parking of not more than 2 recreational vehicles, including motor homes, boats, caravans, trailers, or similar, for a period exceeding 48 hours, and owned by the property owner. (See section 16.12.111 of this title.)
Wireless telecommunications site/facility. A facility used for the transmission or reception of electromagnetic or electro-optic information, including wireless telecommunications facilities such as "cellular" or "PCS" (personal communications systems) communication and paging systems. This use is not required to be located on a separate lot or to comply with the minimum lot size requirement for the district in which it is located but is required to meet the design and locational requirements, as established for such uses, as provided by this title. Telecommunications site/facility does not include radio antennas complying with the ruling of the federal communications commission in "amateur radio preemption, 101 FCC 2nd 952 (1985)" or a regulation related to amateur radio service adopted under 47 CFR part 97. (See section 16.12.122 of this title.)

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

This project achieves the goals from Ivins City Code Chapter 8 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 Kanta Village. This project promotes the general plan and enhances the quality of life by:

Encouraging property owners to be outside by providing outdoor recreational opportunities, walking pathways, view corridors and attractive landscaping;

Visually connecting them to the distant land by providing views;

Providing safe and comfortable spaces inside and outside.

(2) 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.

(3) By using building materials that are found in the area and using colors that are inspired by the natural setting.

(4) By creating connectivity throughout the open space with walkways having low wattage bollard lighting, planted areas, trees, seating, shaded areas, and recreation amenities including play areas for children.



Ivins City Code Chapter 18 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:

(A) Minimum Lot Size and Buildable Area: Building pads and buildable area shall be established by the Site Plan.
(B) Minimum Setbacks: Distances between units shall be 20' minimum. Rear and side setbacks at adjacent property shall be 25' minimum on the main level. The setback from the Old Highway 91 ROW shall be a minimum of 40' to any part of the building.
(C) Off Street Parking Requirements: Covered garage and uncovered off street parking shall be provided as stated in Section 2.6 of this Plan.
(D) Building architectural design will comply with Ivins City Code 16.18.105 by incorporating offsets in building wall planes and architectural features of covered porches and window pop-outs. Roof ridge lines and eve lines will have variations with vertical steps. Refer to the attached architectural renderings.
(E) Site walls visible from public rights-of-way will have variations in horizontal and vertical plane. The walls will be stepped horizontally with vertical steps occurring at wall angle points.

2.4 Townhomes

Colors will be chosen to blend with the natural colors of the site. See attached elevation images. Building heights will not exceed 25 feet within 60 feet of the property line or 35 feet beyond 60 feet of the property line without additional approval from Ivins City.

2.5 Site Development

Site and utility construction for Kanta Village is anticipated to be completed in one phase. Old Highway 91 access and Fitness Way access will be shared with Movara Villas and included with the site construction. An agreement for shared access, shared access improvements and maintenance of shared access improvements between Kanta Village property owner and Movara Villas property owner shall be recorded with the final plat. Site improvements will include utilities, storm drain, curb and gutter, pavement, ADA ramps and sidewalks.

2.6 Parking

Kanta Village will provide 160 resident parking spaces (2 for each garage). 20 guest spaces are required (1 for every 4 townhomes). Approximately 38 guest parking spaces will be provided including 5 ADA van accessible parking spaces. No parking will be allowed on interior private roadways.

2.7 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 in open space areas. Fences will be constructed of concrete block as per Ivins City requirements. Walkways will be constructed of concrete matching existing walks. There will be a 30-foot average landscape buffer with walls and a serpentine trail along the south side of Old Highway 91.

2.8 Lighting

Each Townhome will have one down light only on a photo cell. 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. Low watt bollard lights will meander within the site along pedestrian walking areas. The meandering trail along the south side of Old Highway 91 will have bollard lighting placed along the trail as required by Ivins City code. 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.

2.9 Refuse Storage Areas

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.

2.10 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, firefighting 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 generally slopes approximately 1% from the northwest down to the southeast with steeper slopes along Fitness Way. The general existing grades fit well with the planned buildings, private roadways and parking configurations. A soils study has been conducted by (AGEC) Applied Geotechnical Engineering Consultants, Inc., as provided in the Geotechnical Investigation Report for Kanta Village, Ivins, Utah, Project No. 2180845. (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:
- Technical Memo – Pavement Addendum for Movara Villas and Kanta Village for Highway 91 and Fitness Way prepared by AGEC, dated February 20, 2019.
- 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, catv and telephone. 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. Movara will provide connections for Kanta to tie into the waterline loop.

Kanta Village 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 site is currently undeveloped. The site generally slopes to the south with steeper slopes along Fitness Way. Kanta Village will convey stormwater away from buildings to proposed catch basins within the landscaping and paved 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 Kanta Village, Ivins, Utah, dated February 21, 2019, Project No. 5881-18-018. (copy provided upon request).

Other Drainage Studies affecting the property:
-Movara Villas Preliminary Drainage Control Report, prepared by Rosenberg Associates, dated January 23, 2019.
- 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

Old Highway 91 access and Fitness Way access will be shared with Movara Villas and is included with the site construction plans. Assesses have been coordinated with the proposed Movara Villas development to the east of Kanta Village. The existing access at Fitness Way will be reconstructed to accommodate storm drainage, utilities, and access to Movara Villas and Kanta Village. Kanta Village does not require a traffic study, although a Traffic Letter has been prepared by Hoskins Engineering Development for the Old Highway 91 access, dated November 2, 2018. The proposed Old 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 Old Highway 91 drainage from entering the site and to accommodate storm drainage, utilities, and access to Movara Villas and Kanta Village.





1/001 STEPPED FRONT ELEVATION

1/4" = 1'-0"



2/001 RIGHT ELEVATION

1/4" = 1'-0"

CRSA

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McNEIL ENGINEERING
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Sandy, Utah 84070

ARCHITECT-ENGINEER STAMP

KANTA VILLAGE

IVINS, UT

KANTA VILLAGE, LLC

CONTACT: MAC BOWELL

REVISIONS

MARK	DATE	DESCRIPTION

MAY 08, 2019 FOR REVIEW

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DRAWN BY: SLB	CHECKED BY: BP
CRSA PROJECT #: 18-061	

KANTA OPTION B2 STEPPED

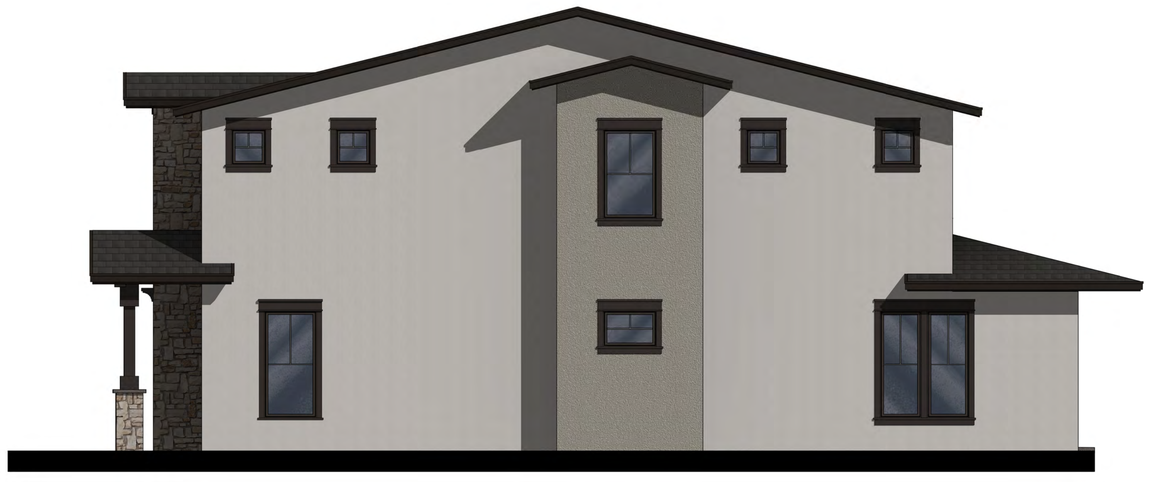
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1 002 STEPPED REAR ELEVATION

1/4" = 1'-0"



2 002 LEFT ELEVATION

1/4" = 1'-0"

CRSA

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ARCHITECT-ENGINEER STAMP

KANTA VILLAGE

IVINS, UT

KANTA VILLAGE, LLC

CONTACT: MAC BOWELL

REVISIONS

MARK	DATE	DESCRIPTION

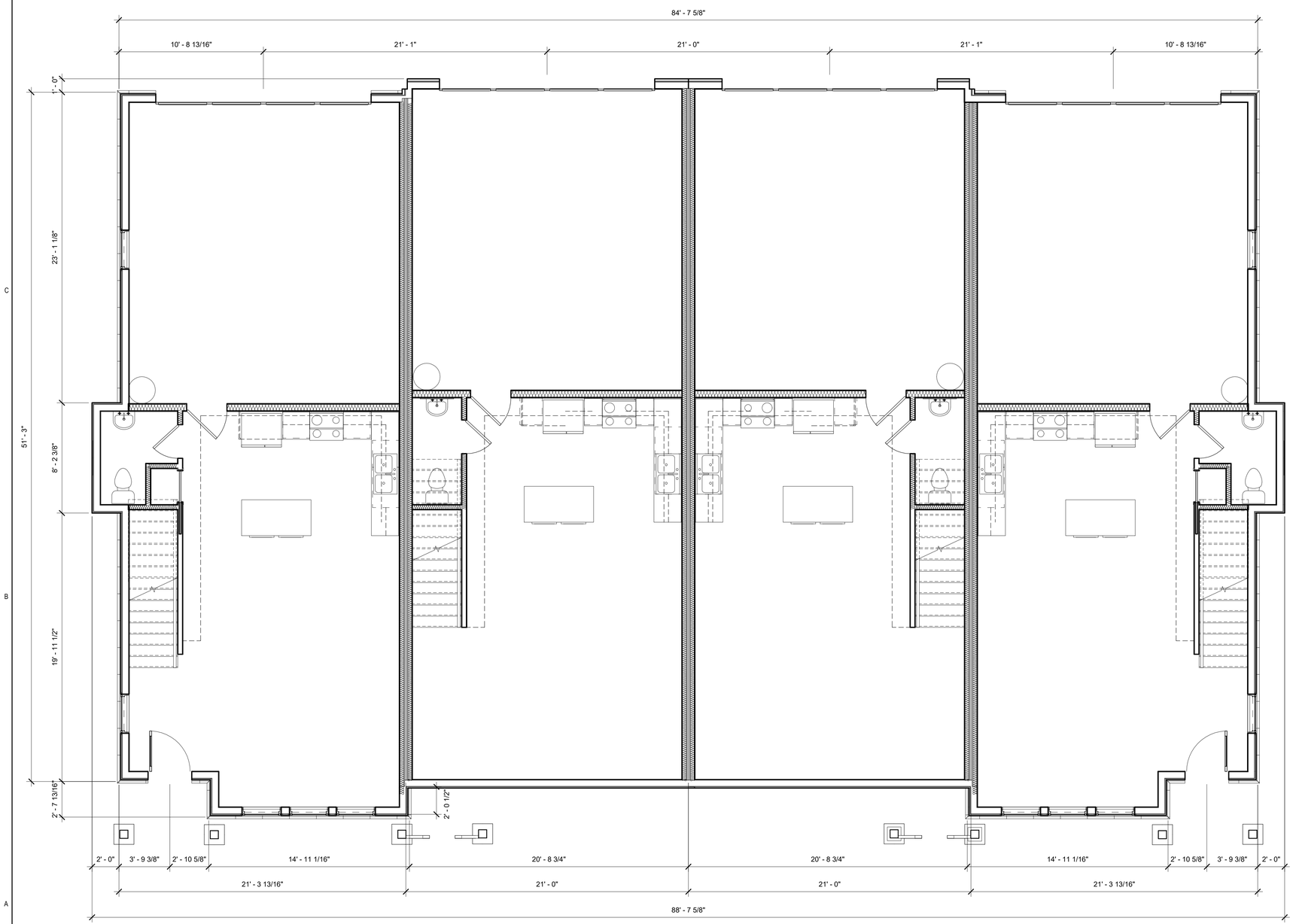
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KANTA OPTION B2 STEPPED

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A1 / A101 FOUR PLEX MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

A. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF EXTERIOR SHEATHING, OR GRID LINE U.N.O.
B. DIMENSION FROM HINGE SIDE OF DOOR FRAME TO FINISHED WALL IS 4" UNLESS NOTED OTHERWISE
C. PROVIDE TEMPERING (ANTI-SCALD) VALVES IN ALL BATHTUBS AND SHOWERS
D. PROVIDE FRESH AND COMBUSTION AIR INTAKES AS REQ'D. FOR MECHANICAL SYSTEMS. ROUTE DUCTWORK THROUGH ROOF ASSEMBLY SO AS TO NOT BE VISIBLE FROM FRONT OF BUILDING
E. COMBINE PLUMBING VENTS TO MINIMIZE THE NUMBER OF PENETRATIONS THROUGH THE ROOF ASSEMBLY. ADDITIONALLY, ROUTE VENT PIPING SO AS TO NOT BE VISIBLE FROM THE FRONT OF BUILDING
F. SLOPE ALL LANDSCAPING GRADES AWAY FROM THE BUILDING 8" PER FOOT FOR FIRST 10'-0" FROM BUILDING
G. TEMPERED GLASS REQUIRED FOR WINDOWS WITHIN 24" OF DOORS, LESS THAN 5'-0" ABOVE FLOOR WHERE LOCATED WITHIN 5'-0" OF BATHTUB, SHOWER OR POOL AND LESS THAN 36" ABOVE STAIRWAY TREADS OR STAIR LANDINGS THAT ARE WITHIN 5'-0" OF BOTTOM TREAD.
H. CABINETRY AND CASEWORK SHOWN FOR BID PURPOSES AND REFERENCE ONLY - COORDINATE FINAL DESIGN AND FINISH WITH OWNER & INTERIOR DESIGNER.
I. ALL EXTERIOR WALLS TO BE WALL TYPE 'C' UNLESS NOTED OTHERWISE. REFER TO EXTERIOR ELEVATIONS FOR WALL FINISHES.
J. ALL INTERIOR WALLS TO BE WALL TYPE 'AA' UNLESS NOTED OTHERWISE. REFER TO SHEET LEGEND FOR WALLS TO RECEIVE SOUND BATTS.
K. THE COMMON WALL SHARED BY TWO TOWNHOUSES SHALL BE CONSTRUCTED WITHOUT PLUMBING MECHANICAL EQUIPMENT, DUCTS OR VENTS IN THE CAVITY OF THE COMMON WALL. PER IRC R302.2.
L. THE COMMON WALL SHALL BE 2 HR RATED AND SHALL BE RATED FOR FIRE EXPOSURE FROM BOTH SIDES AND SHALL EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND THE UNDERSIDE OF THE ROOF SHEATHING PER IRC R302.2
M. ELECTRICAL INSTALLATIONS AT COMMON WALLS SHALL BE IN ACCORDANCE WITH CHAPTERS 34 THROUGH 43 OF THE 2015 IRC. PENETRATIONS OF THE MEMBRANE OF COMMON WALLS FOR ELECTRICAL OUTLET BOXES SHALL BE IN ACCORDANCE WITH SECTION R302.4 OF THE IRC.

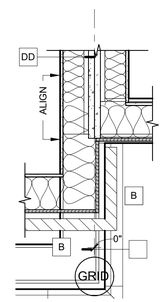
LEGEND

PATTERN	DESCRIPTION
	DENOTES WALLS TO RECEIVE SOUND ATTENUATING BATT INSULATION - SEE WALL TYPES FOR THERMAL INSULATION

AREA CALCULATIONS

4 PLEX	3 BED UNIT - UNIT TYPE B
4,258 S.F. MAIN LEVEL 3,690 S.F. UPPER LEVEL 7,948 S.F. TOTAL	611 S.F. MAIN LEVEL 904 S.F. UPPER LEVEL 451 S.F. GARAGE 1,966 S.F. TOTAL
3 BED END UNIT - UNIT TYPE A	**3 BED UNIT - UNIT TYPE C**
627 S.F. MAIN LEVEL 952 S.F. UPPER LEVEL 451 S.F. GARAGE 2,030 S.F. TOTAL	623 S.F. MAIN LEVEL 945 S.F. UPPER LEVEL 451 S.F. GARAGE 2,019 S.F. TOTAL

KEYNOTE



A5 / A101 ENLARGED WALL DETAIL

1" = 1'-0"

CRSA
ARCHITECTURE • PLANNING • INTERIORS
720 S RIVER ROAD, SUITE D2100-B
ST. GEORGE, UT 84790
435.673.7362 • www.crsa-us.com

McNEIL ENGINEERING
8610 Sandy Parkway, Suite 200
Sandy, Utah 84070

ARCHITECT-ENGINEER STAMP

KANTA VILLAGE

IVINS, UT

KANTA VILLAGE, LLC

CONTACT: MAC BOWELL

REVISIONS

MARK	DATE	DESCRIPTION

FOR REVIEW
MAY 06, 2019

DFCM PROJECT #: N/A	FILE NAME:filename.rvt
DRAWN BY: SLB	CHECKED BY: BP
CRSA PROJECT #: 18-061	

FOUR PLEX MAIN LEVEL PLAN

A101

S:\Projects\18-061 Kanta Village\07- DRAWINGS\04- Revit\18-061 Kanta Village_Stone Version.rvt
5/8/2019 3:02:52 PM

SITE & SIGNING PLAN FOR KANTA VILLAGE

LEGEND

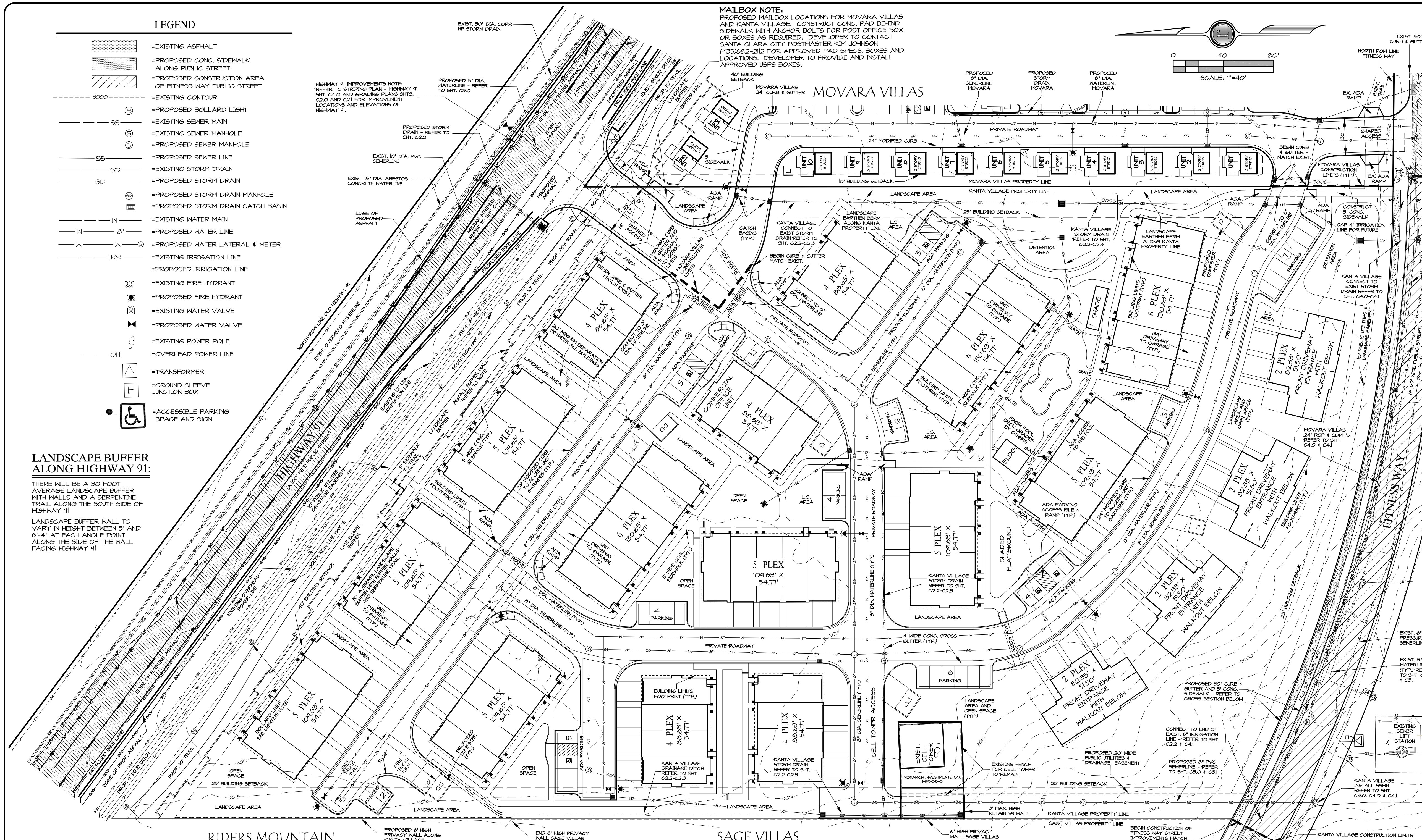
- =EXISTING ASPHALT
- =PROPOSED CONC. SIDEWALK ALONG PUBLIC STREET
- =PROPOSED CONSTRUCTION AREA OF FITNESS WAY PUBLIC STREET
- 3000 =EXISTING CONTOUR
- =PROPOSED BOLLARD LIGHT
- SS =EXISTING SEWER MAIN
- =EXISTING SEWER MANHOLE
- =PROPOSED SEWER MANHOLE
- SS =PROPOSED SEWER LINE
- SD =EXISTING STORM DRAIN
- SD =PROPOSED STORM DRAIN
- =PROPOSED STORM DRAIN MANHOLE
- =PROPOSED STORM DRAIN CATCH BASIN
- W =EXISTING WATER MAIN
- W 8" =PROPOSED WATER LINE
- W W =PROPOSED WATER LATERAL & METER
- IRR =EXISTING IRRIGATION LINE
- =PROPOSED IRRIGATION LINE
- =EXISTING FIRE HYDRANT
- =PROPOSED FIRE HYDRANT
- =EXISTING WATER VALVE
- =PROPOSED WATER VALVE
- =EXISTING POWER POLE
- OH =OVERHEAD POWER LINE
- =TRANSFORMER
- =GROUND SLEEVE JUNCTION BOX
- =ACCESSIBLE PARKING SPACE AND SIGN

LANDSCAPE BUFFER ALONG HIGHWAY 91:

THERE WILL BE A 30 FOOT AVERAGE LANDSCAPE BUFFER WITH WALLS AND A SERPENTINE TRAIL ALONG THE SOUTH SIDE OF HIGHWAY 91

LANDSCAPE BUFFER WALL TO VARY IN HEIGHT BETWEEN 5' AND 6'-4" AT EACH ANGLE POINT ALONG THE SIDE OF THE WALL FACING HIGHWAY 91

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.



PRIVATE STREET PARKING NOTE:

NO PARKING IS ALLOWED ON INTERIOR PRIVATE STREETS/ROADWAYS. INTERIOR PRIVATE STREETS/ROADWAYS SHALL BE SIGNED WITH "NO PARKING" SIGNS.

DRIVEWAY AND PARKING NOTE:

INTERIOR DRIVEWAYS ARE 25' WIDE ASPHALT WITH A 24" MODIFIED CURB & GUTTER OR 24" HIGH BACK CURB ALONG EACH SIDE UNLESS OTHERWISE NOTED.

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

SIDEWALKS ARE 5' WIDE

MAINTENANCE NOTE:

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

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.

LIGHTING NOTE:

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

SIDEWALKS WITHIN THE KANTA VILLAGE SITE WILL HAVE LOW WATT BOLLARD LIGHTING.

THE 10 WIDE TRAIL ALONG THE SOUTH SIDE OF HIGHWAY 91 PUBLIC ROW WILL HAVE BOLLARD LIGHTING PLACED AT A TARGET SPACING OF 80 FEET WITH A MAXIMUM SPACING OF 90 FEET ALONG THE TRAIL AS REQUIRED BY IVINS CITY CODE.

PUBLIC UTILITIES & DRAINGE EASEMNTS NOTE:

BY RECORDING THE FINAL PLAT FOR KANTA VILLAGE , 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.

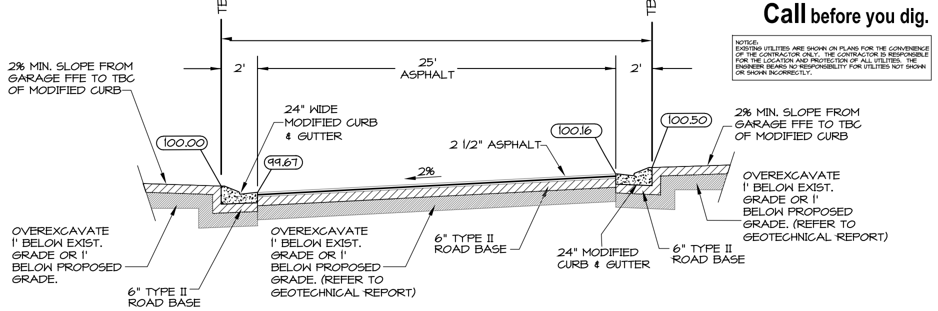
HIGHWAY 91 PAVEMENT DESIGN NOTE:

BASED ON THE ASSUMED TRAFFIC LOADINGS AND IVINS CITY TRAFFIC INDEXES, A 20 YEAR DESIGN LIFE, AND AASHTO DESIGN METHODS A MINIMUM ASPHALT CONCRETE (AC) THICKNESS TO BE 4.5 INCHES OVER 8 INCHES OF ROAD BASE. REFER TO THE RECOMMENDATIONS INCLUDED IN THE FEBRUARY 20, 2019 TECHNICAL MEMO - PAVEMENT ADDENDUM TO THE GEOTECHNICAL INVESTIGATIONS FOR KANTA VILLAGE, PREPARED BY AGEC, PROJECT NUMBER 2180845, DATED SEPTEMBER 12, 2018 AND FOR MOVARA VILLAS, PREPARED BY AGEC, PROJECT NUMBER 2181595, DATED JANUARY 19, 2019, 1420 SOUTH 270 EAST, ST. GEORGE, UTAH, 84790.

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

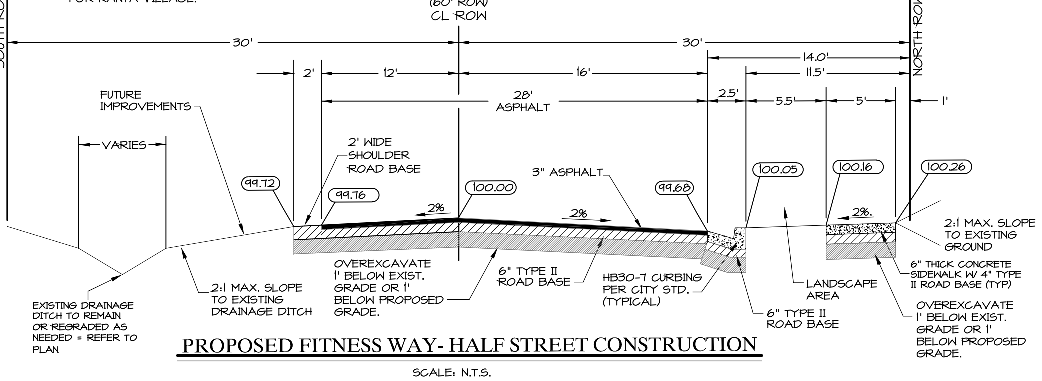
NOTICE: EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

OVEREXCAVATION NOTE:
FOR FLATWORK AND PAVEMENT- NON EXPANSIVE, OVEREXCAVATE 1 FOOT BELOW EXIST. GRADE OR 1 FOOT BELOW PROPOSED GRADE. REFER TO PAGE 8 OF THE GEOTECHNICAL INVESTIGATION FOR KANTA VILLAGE.



INTERIOR PRIVATE DRIVEWAY STREET

SCALE: N.T.S.



PROPOSED FITNESS WAY- HALF STREET CONSTRUCTION

SCALE: N.T.S.

KANTA VILLAGE 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: 397,312 SQ. FT. - 9.12 ACRES

PROJECT LAND USE: TOWNHOMES

NUMBER OF TOWNHOMES: 80 - 8.7 TOWNHOMES PER ACRE

NUMBER OF COMMERCIAL UNITS: 1 UNIT FOR MANAGING RENTAL UNITS

BUILDING FOOTPRINT AREA:
TOTAL 4 PLEX FOOTPRINT AREA: 88.63' x 54.77' =4,854 SQ. FT.
TOTAL 5 PLEX FOOTPRINT AREA: 109.63' x 54.77' =6,004 SQ. FT.
TOTAL 6 PLEX FOOTPRINT AREA: 130.63' x 54.77' =7,155 SQ. FT.
TOTAL WALKOUT FOOTPRINT AREA: 82.33' x 51.50' =4,240 SQ. FT. (2 PLEX)

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

SEPERATION OF BUILDINGS:
ALL BUILDINGS TO HAVE A MINIMUM SEPARATION OF 20 FEET

PARKING:
TOTAL PARKING SPACES REQUIRED= 2 PER TOWNHOME (2 PARKING SPACES PROVIDED IN EACH GARAGE)
TOTAL GUEST SPACES REQUIRED=20 (1 FOR EVERY 4 TOWNHOMES)
TOTAL GUEST SPACES PROVIDED=38± (INCLUDES 5 VAN ACCESSIBLE SPACES)

OPEN SPACE:
TOTAL USEABLE OPEN SPACE REQUIRED= 10% OF MIXED USE PROJECT PLAN AREA=39,735 SQ. FT.
TOTAL USEABLE OPEN SPACE PROVIDED= 39,735 MIN. SQ. FT. (INCLUDES ACTIVE AND PASSIVE RECREATION AREAS, PLANTING AREAS, TREES, WALKWAYS AND PATHS)

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

DATE:	5-1-19
JOB NO.:	5881-18-018
DESIGNED BY:	LMM
CHECKED BY:	RAR
DWG:	BM 5881 Master

DATE / REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

SITE & SIGNING PLAN FOR KANTA VILLAGE

NOT FOR CONSTRUCTION PLANS NOT APPROVED

C1.1





PRELIMINARY LANDSCAPE LEGEND

Symbol	Description	Area
	Street Frontage Landscape - Xeriscape landscape including desert trees, shrubs, groundcover, boulders, rock mulch and drip irrigation system.	22,252 Sq/Ft
	Lush Desert Landscape - Includes trees, densely planted desert shrubs and groundcover, boulders, rock mulch, and drip irrigation.	115,818 Sq/Ft
	Turf Grass - Lawn with subsurface irrigation system.	19,140 Sq/Ft
	Drainage Channel - Includes boulders, rock rip-rap of various sizes to resemble a natural dry wash, xeriscape shrubs and groundcover.	2,990 Sq/Ft

PRELIMINARY LANDSCAPE PLAN

Scale: 1"=40'-0"

ENVIRONMENTAL DESIGN STUDIO LLC
LANDSCAPE ARCHITECTURE ◦ PLANNING ◦ GRAPHICS
P.O. Box 341 Washington, UT. 84780
Phone: (435) 705-1862

NO.	DESCRIPTION	BY	APPR.	DATE
#1	PRELIMINARY APPROVAL SUBMISSIONS	JKP	JKP	27FEB19

REVISION

PRELIMINARY LANDSCAPE PLAN

KANTA VILLAGE
FITNESS WAY IVINS, UTAH 84738

PROJ. #:	18-505
DRAWN BY:	JP
DESIGN BY:	JP
CHECKED BY:	JKP
SCALE OF SHEET	1" = 40' (24"x36")
HOR SCALE:	N/A
VER SCALE:	N/A

SHEET PLP1