Project Plan Narrative

# The Biggest Loser Resort - Fitness Ridge
## and
# Casitas at the Ridge




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# 1 Introduction

It is proposed to change zoning of an existing Resort Commercial (RC) Zone containing approximately 5.35 acres of property known as "The Biggest Loser Resort at Fitness Ridge" and an existing Community Commercial (C-1) Zone containing approx. 9.12 acres of property located west of Fitness Ridge and proposed herein as "Casitas at The Ridge" to Mixed Use Development Overlay District (MU) with a combination of uses allowed in Community Commercial (C-1) and Multiple Residential (R-M). Both properties are located near 760 South and 200 West. The site is bordered by Old Highway 91 to the north, 200 West to the east, Normandy Road along the South line and private property along the west side. Refer to the project site plan included within this project plan narrative. The legal description is also included herein.

Fitness Ridge has seen tremendous growth and success since opening the resort in 2007. Since then Fitness Ridge signed an agreement with NBC's The Biggest Loser to be their exclusive resort provider. Fitness Ridge is pleased to be involved with this inspirational show that is changing lives across America and promoting Ivins City to a national audience, as the first Biggest Loser Resort destination with its picturesque landscape of red rock, lava rock and sandstone.

In cooperation with Casitas at the Ridge, Fitness Ridge is planning to expand the services and amenities offered to their clientele. These services will include additional housing, completion of the gymnasium, additional spa amenities and future community commercial. This expansion is scheduled to occur in several phases.

# 2 Site Description and Uses

## 2.1 Resort, Casitas and Community Commercial

The project, "The Biggest Loser Resort at Fitness Ridge" and "Casitas at The Ridge" with future complimentary commercial use is proposed for amended zoning under the Mixed Use Development Overlay District Zone (MU) to facilitate community commercial including resort commercial and multi-family residential. 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 a pedestrian oriented look and feel. Included in the zone change request package is the site plan with the existing spa and proposed Casitas at the Ridge buildings prepared by Rosenberg Associates, renderings of the Casitas prepared by CRSA Design Associates and a landscape plan prepared by Landworks, Inc.

**The Biggest Loser Resort at Fitness Ridge**
The existing resort is a full service spa and fitness center including a pool and two (20) unit guest houses. Construction is underway on a gymnasium building that will include completion of the landscaping and bike path along 200 west. A future minor spa expansion to the main building is planned to provide additional office space, parking, spa amenities and a multi propose room with updated landscaping and a revolving roof over the existing outdoor pool. Improvements to the existing main entrance area to the spa will include additional parking stalls, redesigned landscaping and construction of a bike path/trail including landscaping and a buffer wall along Old Highway 91.

**Casitas at The Ridge**
Conveniently located next to the "Biggest Loser Resort at Fitness Ridge", "Casitas at The Ridge" is being proposed as a luxurious eight building development with 5 units per building. The units will be sold individually as townhomes to individual buyers with a hotel type use that is designed to accommodate guests while they participate in the programs of the "Biggest Loser Resort at Fitness Ridge". Buyers will have the option to rent the Casitas back to Fitness Ridge for Fitness Ridge's guest use. Each building will include three single level units and two 2 story units. The buildings will be less than 30 feet in height.

A detailed design for the buildings has been prepared by CRSA Design Associates. All eight buildings will match the materials, colors, and architectural themes presented in the building renderings. 8-1/2 x 11 inch renderings of the buildings and landscaping is being provided with this package. A full size professional rendering by CRSA Design Associates will be presented to the planning commission. "Casitas at The Ridge" will provide 20% of open space along with landscaping designed by Landworks, Inc. and construction of a bike path/trail and a buffer wall along Old Highway 91 with landscaping and a bike path/trail along the frontage of 200 West Street.

**Casitas at the Ridge – Future Complementary Community Commercial**
The future community commercial area of the Mixed Use Development Overlay District Zone (MU) is proposed to facilitate community commercial that may include resort commercial and multi-family residential. Architectural design, streets, streetscapes, open space and landscaping will harmonize with materials, colors, architectural themes and landscaping complimentary to Casitas at the Ridge and Fitness Ridge Spa while achieving a cohesive mixed-use community, interconnected with a pedestrian oriented resort look and feel. Building heights will not exceed 30 feet without additional approval from Ivins City.

**Allowable uses include:**

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| Accessory building. A building customarily incidental and clearly subordinate to the existing primary |

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| 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.) |
| Alcoholic beverage establishments. As defined in the Ivins City alcoholic beverage control ordinance and including definitions for class A, B, C, D, and E alcoholic beverage control licenses. |
| 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. |
| 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. |
| Commercial plant nursery. A use wholly, or partially, contained within 1 or more greenhouses where trees, shrubs, flowers, or vegetable plants are grown and sold to retail customers. Commercial plant nursery does not include wholesale nurseries or greenhouses. |
| 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. |

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| 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. |
| Hospital. A facility licensed by the state of Utah department of health providing clinical, temporary or emergency service of a medical, obstetrical or surgical nature to human patients. |
| 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.) |
| Medical and dental clinic. An organization of doctors, dentists, or other healthcare professional providing physical or mental health service and medical or surgical care of the sick or injured but which does not include inpatient or overnight accommodations. |
| Model home. A dwelling unit having all of the following characteristics:<br>(1)The dwelling unit is constructed upon a lot in a subdivision for which a final plat has been recorded.<br>(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. |
| Motel. A building or group of buildings containing 4 or more guestrooms, some or all of which may have a separate entrance leading directly from the outside of the building with a garage or parking space located on the lot and designed, used or intended wholly or in part for the accommodation of persons usually traveling by private automobile or motor coach and which may include additional services, such as restaurants, meeting rooms, entertainment and recreational facilities. |
| 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. |
| Nursing home, convalescent care center. A facility that provides 24 hour residential care to persons who are not related by blood, marriage, or adoption to the owner, operator, or manager of the facility. A nursing home or convalescent care center provides some level of skilled nursing or medical service to the residents. |
| 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. |

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| 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. |
| Professional offices. A building for the professions, including, but not limited to, government, physicians, dentists, lawyers, realtors, architects, engineers, artists, musicians, designers, teachers, accountants and others who, through training, are qualified to perform services of a professional nature, and where no storage or sale of merchandise exists. |
| Reception hall, reception center. A facility for the holding of events including, but not limited to, weddings, wedding receptions, community meetings, and group gatherings. |
| Residence for persons with a disability. A residence in which more than 1 person with a disability resides; and is licensed or certified by the department of human services under title 62A, chapter 2, licensure of programs and facilities; or is licensed or certified by the department of health under title 26, chapter 21, healthcare facility licensing and inspection act. See definition of "disability" in chapter 34 of this title. (See section 16.12.108 of this title.) |
| Residence for persons with a disability that are substance abuse facilities located within 500 feet of a school. A residence in which more than 1 person with a disability resides; and is licensed or certified by the department of human services under title 62A, chapter 2, licensure of programs and facilities; or is licensed or certified by the department of health under title 26, chapter 21, health care facility licensing and inspection act. See definition of "disability" in chapter 34 of this title. (See section 16.12.109 of this title.) |
| 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. |
| Restaurant, fast food. A building or facility that sells food and beverages primarily over a counter, rather than by waitress or waiter; packages its food in wrappers, boxes or cartons regardless if the food is consumed on or off the restaurant premises; and typically provides a drive-through/drive-up facility. |
| Restaurant, sit down. A building or facility for the preparation, retail sale, and on site consumption of food and beverages. |
| 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.) |

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

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| 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.) |
| 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 |

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| 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 |

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| 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. |
| 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. |
| 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.)

## 2.2 Casita Buildings and Layout

Each Casita Building will consist of approx. 5,284 square feet total. Each unit will range from 1,000 square feet to 1,600 square feet in size and will include three single level units and two 2 story units. Buildings are clustered with a minimum 20 foot separation. Inviting entrances and patios with intertwining sidewalks and landscaped areas encourage a pedestrian friendly atmosphere and informal encounters between neighbors.

All buildings are designed to provide full ADA compliance with access to each unit from designated accessible parking stalls. The proposed parking area includes 80 parking stalls with 9 of those designated for accessible use. With the unique combination of hotel, resort and residential mixed uses in this development and to retain an open, pedestrian and resort friendly environment, garages or covered parking are not proposed. We feel the domination and visibility of garages or covered parking structures will distract from the open landscaped resort feeling, impede views of the inviting Casitas architecture and could make access to the units less convenient. In a Traffic Letter prepared by Hoskins Engineering Development June 8, 2010, and attached to this Project Plan Narrative, it is estimated that approximately 20% of the guests at Fitness Ridge drive their own vehicle. Most guests are shuttled to and from the resort via the St. George Airport or the Las Vegas Airport on a weekly basis. Refer to 2.4 below for additional parking specifications.

Building construction will consist of 2 x 6 framed walls, colored nature stucco walls and accents, Corten steel panel siding, faux ledge stone rock veneer, single ply membrane roofing system and parapets, with covered entrances of faux ledge stone rock veneer, posts and beam and textured and stained cast in place concrete. Actual samples of building materials and colors will be presented to the planning commission.

Buildings will be approximately 27 feet high with all buildings not to exceed a height of 30 feet. All heating units are inside the buildings and the cooling units tucked at ends of the buildings at ground level. All construction will conform to Energy Star standards. Buildings along the frontage of Highway 91 will be setback a minimum of 40 feet from the Right-of-way line.

## 2.3 Site Development

Phasing is proposed for Casitas at the Ridge site development. Phase 1 with four Casitas Buildings and associated site improvements will be constructed first, with two buildings constructed at a time, Phase 2 will come next with two Casita Buildings including Casita Drive improvements connecting Old Highway 91 to Normandy Road and Normandy Road improvements. Phase 3 will include the remaining two Casita Buildings. Phase 4 community commercial with mixed use development uses will be the last phase. Final detailed design, the preparation of construction plans, and final construction, will be performed for each phase and approved by Ivins City. The spa expansion will be designed with plans approved by Ivins City and constructed during the development and construction of the Casitas at the Ridge.

## 2.4 Parking

A total of 69 parking stalls exist at the resort including 3 ADA compliant parking spaces. With the future minor spa expansion to the main building and improvements to the existing main entrance area, estimated additional parking stalls will make a total of 72 parking spaces including 4 ADA compliant parking spaces.

Casitas at The Ridge with it's unique mixed-use resort and residential community, interconnected with a pedestrian oriented look and feel has 80 additional parking stalls proposed that include 9 ADA compliant parking spaces. This provides 2 parking spaces for each Casita unit. Design care has been taken for close proximity parking for each building, with ADA accessible ramps being provided. As noted in 2.2, garages or covered parking are not proposed to maintain a more open, resort friendly atmosphere.

## 2.5 Landscaping, Retaining Walls, Fencing, and Walkways

Landscaping and aesthetically pleasing stacked concrete brick retaining walls will be incorporated into the site plan in order to provide for an orderly and fashionable transition from the top of the hillside to the lower hillside along Normandy Road and along the east side of Casita drive and to retain an upper plateau with views from buildings along the ridge. All retaining walls over 4 feet high will be designed and engineered to meet Ivins City ordinances and codes and will be presented to the city for approval.

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 the Ivins City forester.

## 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 is proposed which shall be screened so as to prohibit visibility from streets and adjacent properties.

### 2.8 Turning Space

Adequate, safe, and convenient turning space has been provided at the end of the parking lots and drives to meet the requirements for cars, service vehicles, 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. The southern edge of the "Casitas at The Ridge" site slopes down steeply to the south with a ten to twenty foot hillside drop to Normandy Road. A soils study has been conducted by (AGEC) Applied Geotechnical Engineering Consultants, Inc., as provided in the Geotechnical Investigation Report for Casitas at Fitness Ridge, Ivins, Utah, Project No. 2090798. (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.

### 3.2 Underground Utilities

Utilities are currently available in Normandy Road and Old Highway 91 and within frontage areas, including water, sewer, gas, power, and telephone. Offsite power service is being installed along the north side of Normandy Road frontage to increase the current power load and accommodate the gymnasium, Casitas at the Ridge, spa expansion and future mixed use development.

As part of Casitas at the Ridge Phase 1 construction, a waterline loop will be constructed from an existing line in Normandy Road looping through the project to the end of an existing line in Old Highway 91. Phase 2 will provide an additional waterline in Casitas Drive connecting to Normandy Road from the Phase 1 loop line.

With proper design of building elevations it has been determined that each building will gravity feed to the existing sanitary sewer line in Normandy Road.

# 4 Drainage and Flood plain Considerations

The existing resort site conveys water to an existing storm drain in Normandy Road. Casitas at The Ridge will convey storm water away from buildings to proposed catch basins within the landscaping and parking areas. 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 Normandy Road.

Rosenberg Associates has conducted a storm drainage, as provided in the Drainage Control Plan and Report for The Biggest Loser Resort at Fitness Ridge, Ivins, Utah, dated April 12, 2010, Project No. 5881-09-007. (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 200 West and Normandy Road. Access is proposed from Normandy Road connecting Casita Drive to Old Highway 91 and an existing access servicing the west side of the spa will be relocated further to west to accommodate The Casitas at the Ridge as well as the spa and spa expansion. A Traffic Letter for Expansion of Fitness Ridge prepared by Hoskins Engineering with an updated traffic count was prepared on June 8, 2010 for this development. Based on findings, it is not anticipated that a traffic study will be needed for Casitas Phase 1, 2 and 3. It is recommended that the planning of Phase 4 community commercial development with mixed use development uses located north and west of Casita Drive will need a formal traffic study at such time as these phases of the project are developed.