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
Updated: June 12, 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. The old 400 West right-of-way located on the west side of the property has been abandoned and is now private property.

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

Site design is being professionally prepared to bring together the design elements. 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 the units, amenities, and common grounds. The units will be sold individually and may be leased. The project 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.



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 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.
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.
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.
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.

A use not identified above is determined to be a prohibited use within the Project.

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 that meet the requirements of Section 16.19.103(5). 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 two phases. Old Highway 91 access and Fitness Way access will be shared with Movara Villas and will be incorporated through agreements and access easements. 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 photocell. 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 drainpipes 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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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

MAY 08, 2019 FOR REVIEW

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CRSA PROJECT #: 18-061	

KANTA OPTION B2 STEPPED

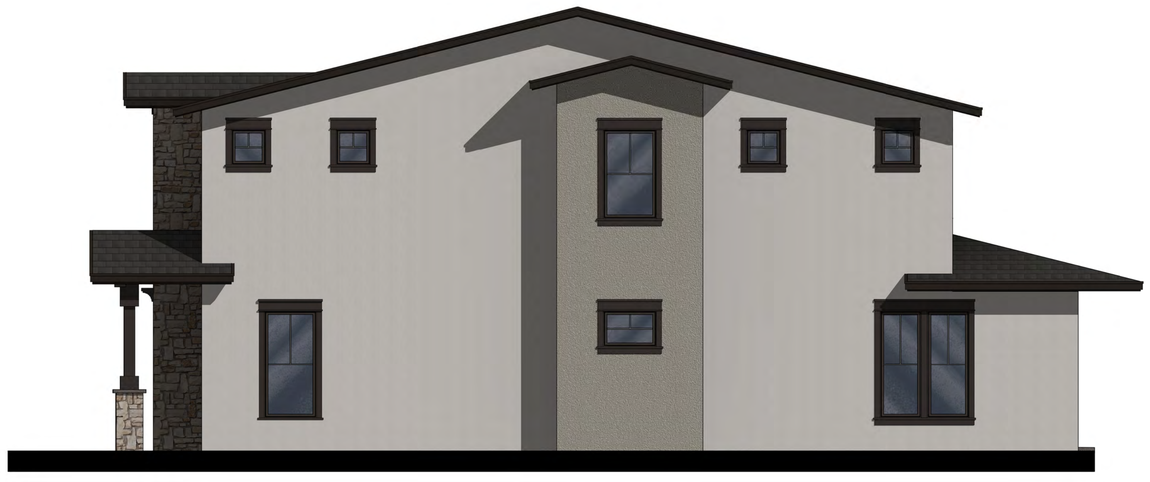
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1 002 STEPPED REAR ELEVATION

1/4" = 1'-0"



2 002 LEFT ELEVATION

1/4" = 1'-0"

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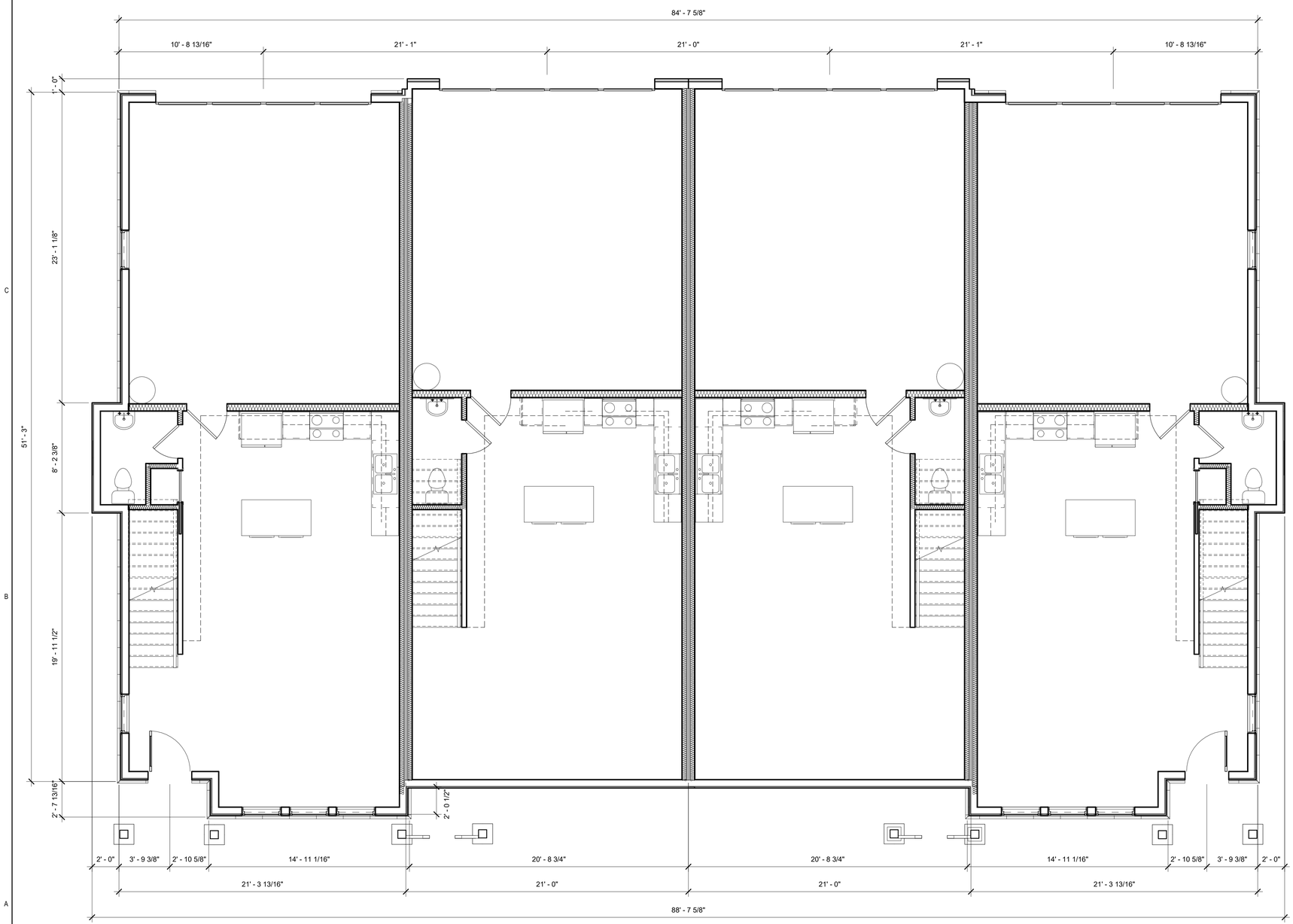
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MAY 06, 2019 FOR REVIEW

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.

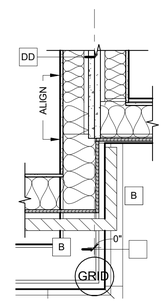
LEGEND

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"

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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

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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

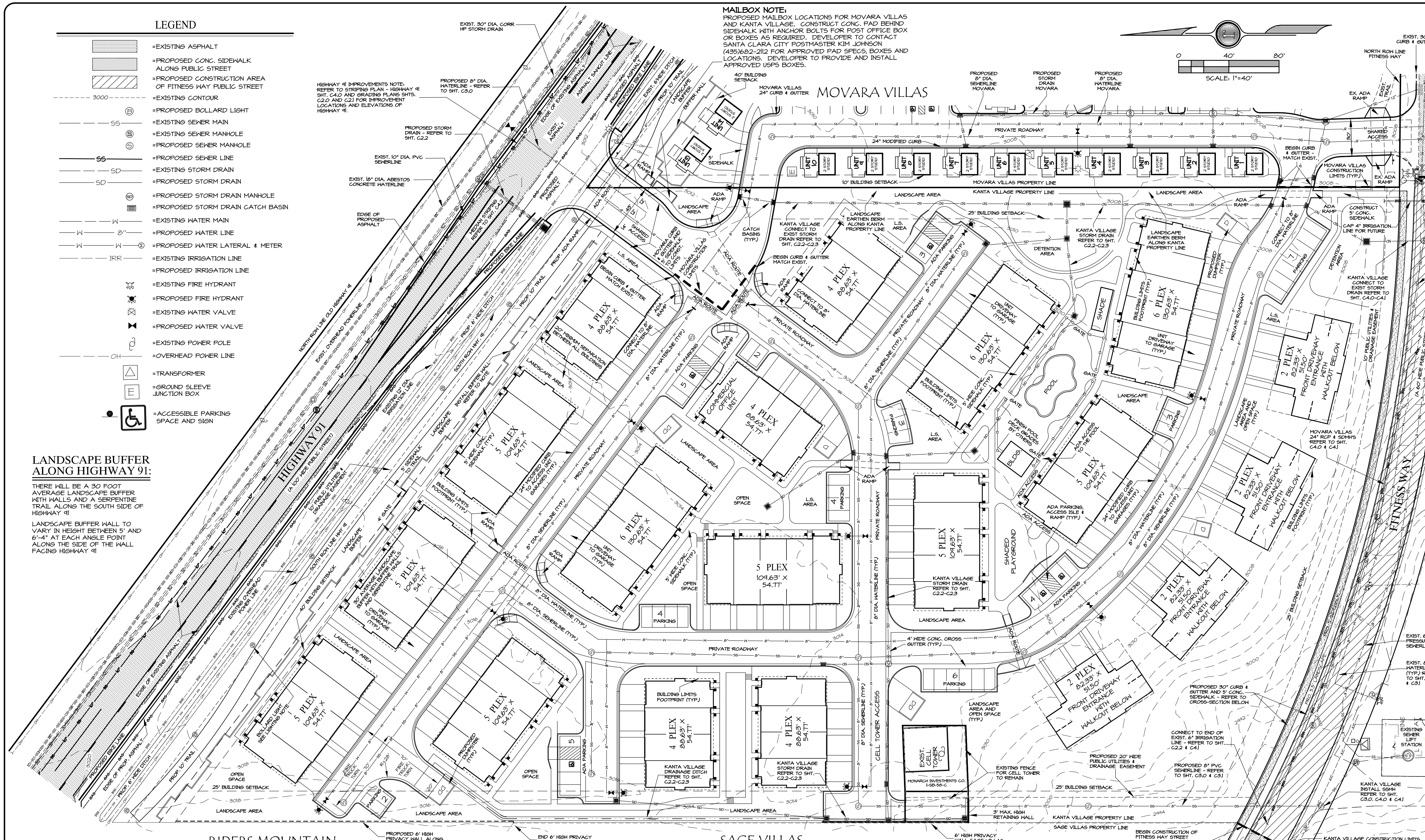
LANDSCAPE BUFFER ALONG HIGHWAY 91:

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

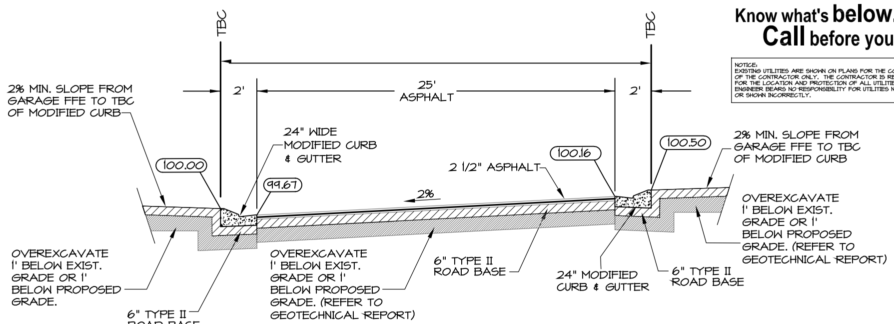
LANDSCAPE BUFFER WALL TO VARY IN HEIGHT BETWEEN 5' AND 6'-4" AT EACH ANGLE POINT ALONG THE SIDE OF THE WALL FACING HIGHWAY 91

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.

HIGHWAY 91 IMPROVEMENTS NOTE: REFER TO STRIPING PLAN - HIGHWAY 91 SHT. C4.0 AND GRADING PLANS SHTS. C2.0 AND C2.1 FOR IMPROVEMENT LOCATIONS AND ELEVATIONS OF HIGHWAY 91.



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.

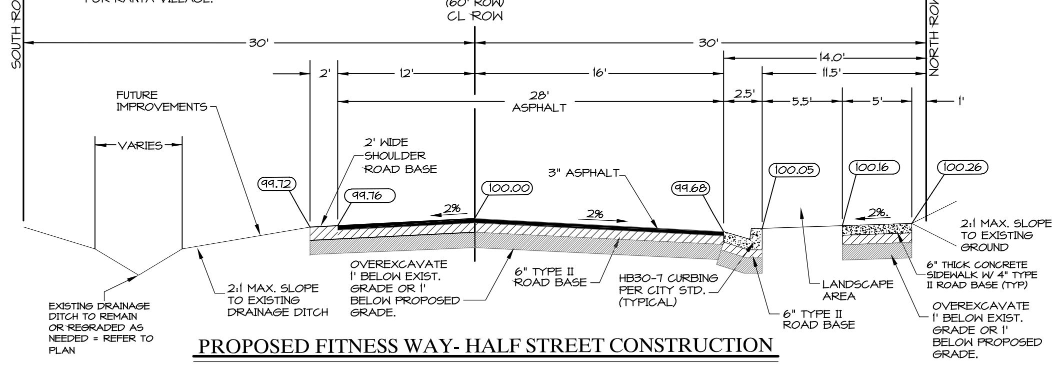


INTERIOR PRIVATE DRIVEWAY STREET

SCALE: N.T.S.

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.



PROPOSED FITNESS WAY- HALF STREET CONSTRUCTION

SCALE: N.T.S.

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.

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