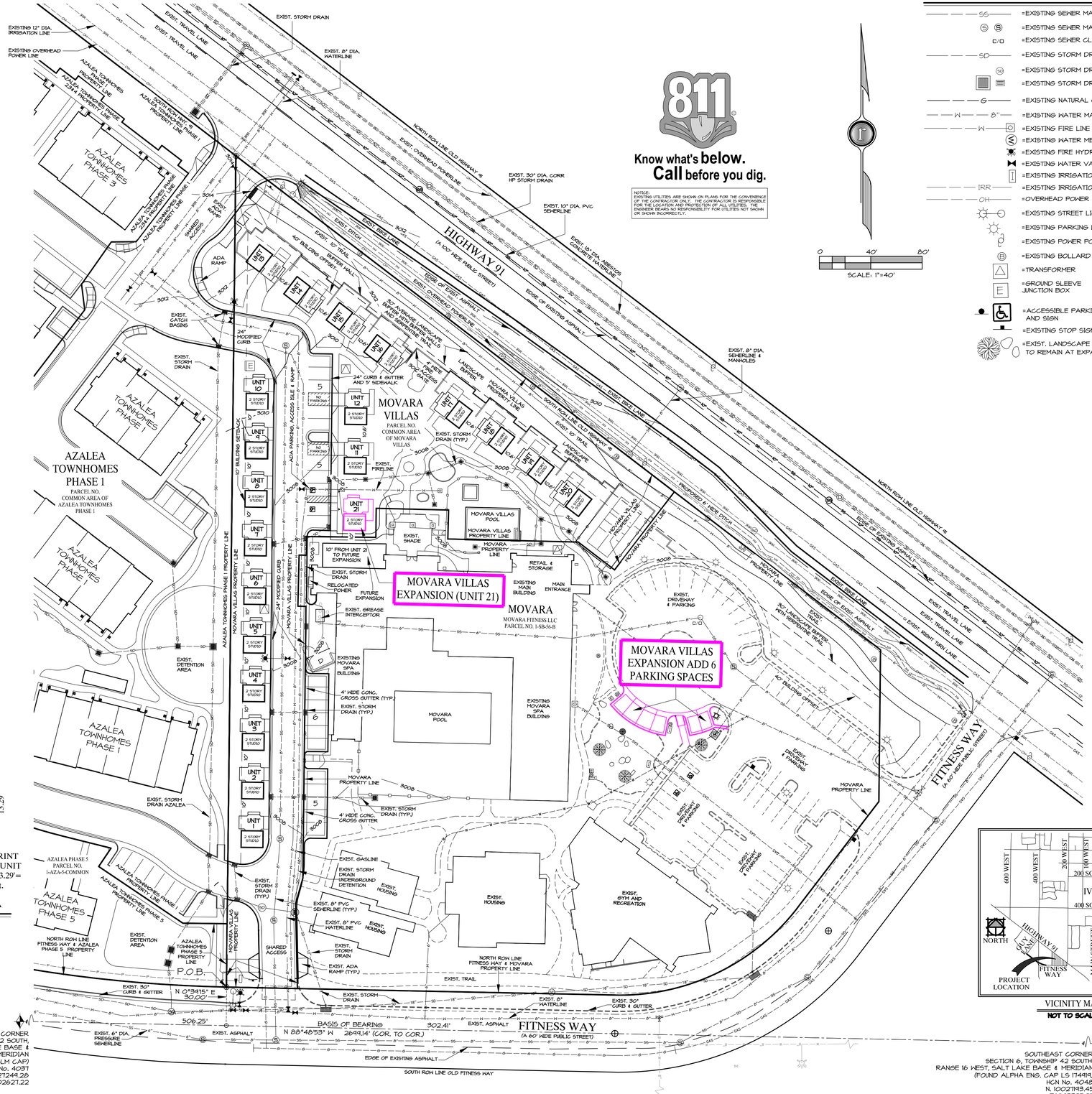


Know what's **below.** **Call** before you dig.

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.

SCALE: 1"=40'

LEGEND

- =EXISTING SEWER MAIN
- =EXISTING SEWER MANHOLE
- =EXISTING SEWER CLEANOUT
- =EXISTING STORM DRAIN
- =EXISTING STORM DRAIN MANHOLE
- =EXISTING STORM DRAIN CATCH BASIN
- =EXISTING NATURAL GAS
- =EXISTING WATER MAIN
- =EXISTING FIRE LINE WITH REMOTE FDC
- =EXISTING WATER METER
- =EXISTING FIRE HYDRANT
- =EXISTING WATER VALVE
- =EXISTING IRRIGATION VALVE
- =EXISTING IRRIGATION LINE
- =OVERHEAD POWER LINE
- =EXISTING STREET LIGHT
- =EXISTING PARKING LIGHT
- =EXISTING POWER POLE
- =EXISTING BOLLARD LIGHT
- =TRANSFORMER
- =GROUND SLEEVE JUNCTION BOX
- =ACCESSIBLE PARKING SPACE AND SIGN
- =EXISTING STOP SIGN
- =EXIST. LANDSCAPE FEATURES TO REMAIN AT EXPANSION AREA

MOVARA VILLAS AMENDED & EXTENDED SITE DATA

TAX ID NUMBER: 1-SB-56-B

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

TOTAL VILLAS AREA: (AMENDED & EXTENDED) 16,284 SQ. FT. - 1.75 ACRES

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

NUMBER OF VILLAS: 21 - 13.2 VILLAS PER ACRE (2 STORY UNITS)

COMMERCIAL USE: EXISTING MOVARA FOR MANAGING MOVARA VILLAS RENTAL UNITS

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

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

PARKING DATA FOR 21 VILLAS (21 BEDROOMS):
TOTAL VILLAS PARKING SPACES PROVIDED= 41 SPACES
TOTAL VILLAS PARKING SPACES REQUIRED= 36.75 (37)
1.5 SPACE PER BEDROOM= 31.5 SPACES
0.25 GUEST SPACES PER VILLA= 5.25 SPACES
(OF TOTAL 41 SPACES 2 SPACES ARE ACCESSIBLE)
MOVARA VILLAS UNITS #1-#14 INCLUDE CARPORTS

PARKING NOTES:
6 ADDITIONAL PARKING SPACES TO BE CONSTRUCTED EAST OF EXISTING MOVARA ENTRY PARKING AREA

PARKING SPACES TO BE SHARED WITH EXISTING MOVARA

61 PARKING SPACES ARE EXISTING EAST OF MOVARA

TOTAL OF VILLAS AND EXISTING MOVARA COMBINED PARKING SPACES 41 PLUS 61= 102 PARKING SPACES

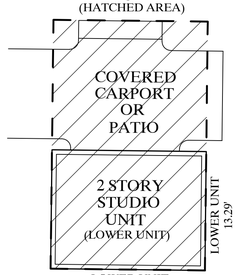
OPEN SPACE:
TOTAL USEABLE OPEN SPACE REQUIRED= 4,400 SQ. FT.

TOTAL USEABLE OPEN SPACE PROVIDED= 23,621 SQ. FT.

(INCLUDES ACTIVE AND PASSIVE RECREATION AREAS: POOL, PICKLEBALL COURT AND WALKWAYS)

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

FOOTPRINT PRIVATE AREA 27.83' x 17.33'= 482 Sq.Ft. (HATCHED AREA)



FOOTPRINT LOWER UNIT 17.33' x 13.29'= 230 Sq.Ft.

TYPICAL MOVARA VILLA

SCALE: N.T.S.

PROPERTY LOCATION

THE PROPERTY IS LOCATED ALONG THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 91 AND THE NORTH RIGHT-OF-WAY LINE OF FITNESS WAY

PROPERTY ADDRESS

MOVARA
FITNESS RESORT
290 FITNESS WAY
IVINS, UT 84738

PARCEL ACREAGE

16,284 SQ. FT. - 1.75 ACRES

OWNER/DEVELOPER

CAMERON KELSCH
290 FITNESS WAY
IVINS, UTAH 84738
(435) 673-6600

CIVIL ENGINEER

ROB A. REID, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586

GEOTECHNICAL ENGINEER

AGEC
ARNOLD DECASTRO, P.E.
1420 SOUTH 210 EAST
ST. GEORGE, UTAH 84790
(435) 680-6849

DRIVEWAY AND PARKING NOTE:

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

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

SIDEWALKS ARE 5' WIDE (UNLESS OTHERWISE NOTED)

SHARED ACCESS & PARKING EASEMENT:

REFER TO RECIPROCAL ACCESS EASEMENT AND PARKING EASEMENT FOR MOVARA PROPERTY OWNERS, DOCUMENT NO. 20200018716 RECORDED 03/19/2020 AT THE WASHINGTON COUNTY RECORDERS.

PULIC UTILITES AND DRAINAGE EASEMENT NOTE:

BY RECORDING THE FINAL PLAT FOR MOVARA VILLAS AMENDED & EXTENDED, 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.

STORM WATER MAINTENANCE NOTE:

CLEANING AND MAINTENANCE OF STORM WATER DETENTION SYSTEM REQUIRED BY HOMEOWNERS ASSOCIATION AFTER EVERY MAJOR EVENT.

LIGHTING NOTE:

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

SIDEWALKS WITHIN THE VILLAS SITE HAVE LOW WATT BOLLARD LIGHTING.

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

PROJECT MAINTENANCE NOTE:

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

VICINITY MAP:
NOT TO SCALE

DATE:	3-8-2023
JOB NO.:	5881-017
DESIGNED BY:	LMM
CHECKED BY:	RAR
DWG:	Movara Const

REVISIONS / DATE

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

PRELIMINARY PLAN
FOR
MOVARA VILLAS AMENDED AND EXTENDED

STATE OF UTAH
No. 181614
ROBERT A. REID
3-8-23
LICENSED PROFESSIONAL ENGINEER

PP-1