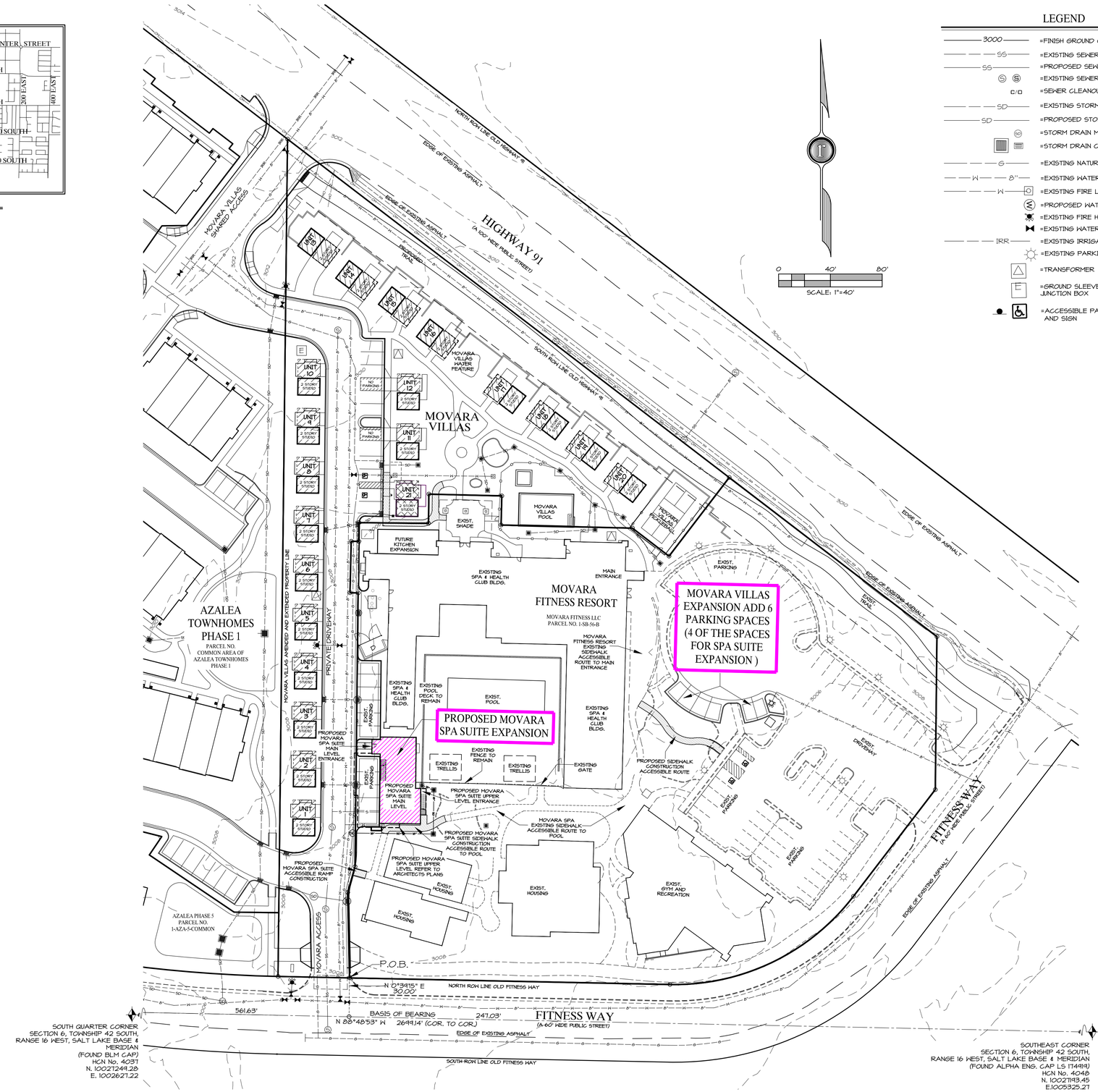


VICINITY MAP:
NOT TO SCALE



LEGEND

- 3000 — =FINISH GROUND CONTOUR
- SS — =EXISTING SEWER MAIN
- SS — =PROPOSED SEWER LATERAL
- (S) (S) =EXISTING SEWER MANHOLE
- C/O =SEWER CLEANOUT
- SD — =EXISTING STORM DRAIN
- SD — =PROPOSED STORM DRAIN
- 60 =STORM DRAIN MANHOLE
- =STORM DRAIN CATCH BASIN
- G — =EXISTING NATURAL GAS
- W — 8" — =EXISTING WATER MAIN
- W — =EXISTING FIRE LINE WITH REMOTE FDC
- =PROPOSED WATER METER
- =EXISTING FIRE HYDRANT
- =EXISTING WATER VALVE
- IRR — =EXISTING IRRIGATION LINE
- =EXISTING PARKING LIGHT
- =TRANSFORMER
- =GROUND SLEEVE JUNCTION BOX
- =ACCESSIBLE PARKING SPACE AND SIGN

MOVARA FITNESS RESORT - SPA SUITE EXPANSION 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)

PROJECT LAND USE: MOVARA FITNESS RESORT SPA AND HEALTH CLUB (SPA SUITE EXPANSION)

COMMERCIAL USE: MOVARA FITNESS RESORT FOR MANAGING MOVARA SPA AND HEALTH CLUB RENTAL UNITS AND FOR MOVARA VILLAS AMENDED AND EXTENDED RENTAL UNITS.

MOVARA FITNESS RESORT TOTAL ACREAGE:
146,347 SQ. FT. - 3.36 ACRES

MOVARA SPA SUITE FOOTPRINT AREA:
MAIN LEVEL AREA: 2,026 SQ. FT.
UPPER LEVEL AREA: 3,247 SQ. FT.

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

PARKING NOTES:
PARKING SPACES TO BE SHARED WITH EXISTING MOVARA FITNESS RESORT AND EXISTING MOVARA VILLAS AMENDED AND EXTENDED.

6 PARKING SPACES TO BE CONSTRUCTED EAST OF THE MOVARA FITNESS RESORT ENTRY AREA AS PART OF THE APPROVED MOVARA VILLAS AMENDED AND EXTENDED CIVIL CONSTRUCTION PLANS. 4 OF THE 6 PARKING SPACES ARE FOR MOVARA FITNESS RESORT - SPA SUITE EXPANSION AND 2 SPACES FOR MOVARA VILLAS AMENDED & EXTENDED.

SHARED PARKING DATA:
TOTAL COMBINED PARKING SPACES: 102

4 PARKING SPACES EAST OF MOVARA FITNESS RESORT FOR SPA SUITE EXPANSION

37 TOTAL SHARED PARKING SPACES FOR MOVARA VILLAS AMENDED AND EXTENDED

61 ADDITIONAL EXISTING PARKING SPACES EAST OF MOVARA FITNESS RESORT

MOVARA FITNESS RESORT OPEN SPACE:
TOTAL USEABLE OPEN SPACE PROVIDED= 71,414 SQ. FT.

(INCLUDES ACTIVE AND PASSIVE RECREATION AREAS: POOL, POOL DECK AREA, WALKWAYS AND TRAILS)

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

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
240 FITNESS WAY
IVINS, UT 84738

PARCEL ACREAGE
146,347 SQ. FT. - 3.36 ACRES

TAX ID NUMBER
1-SB-56-B

PROJECT THEME
MOVARA SPA SUITE

OWNER/DEVELOPER
CAMERON KELSCH
240 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) 680-6844

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. 20200019816 RECORDED 03/31/2020 AT THE WASHINGTON COUNTY RECORDERS.

STORM WATER MAINTENANCE NOTE:
CLEANING AND MAINTENANCE OF STORM WATER DETENTION SYSTEM REQUIRED BY MOVARA OWNER OR MOVARA VILLAS HOMEOWNERS ASSOCIATION AFTER EVERY MAJOR EVENT.

LIGHTING NOTE:
SIDEWALKS WITHIN THE MOVARA 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.

DATE: 9-28-23
JOB NO.: 5881-23-030
DESIGNED BY: LMM
CHECKED BY: RAR
DWG: MovaraConst2023

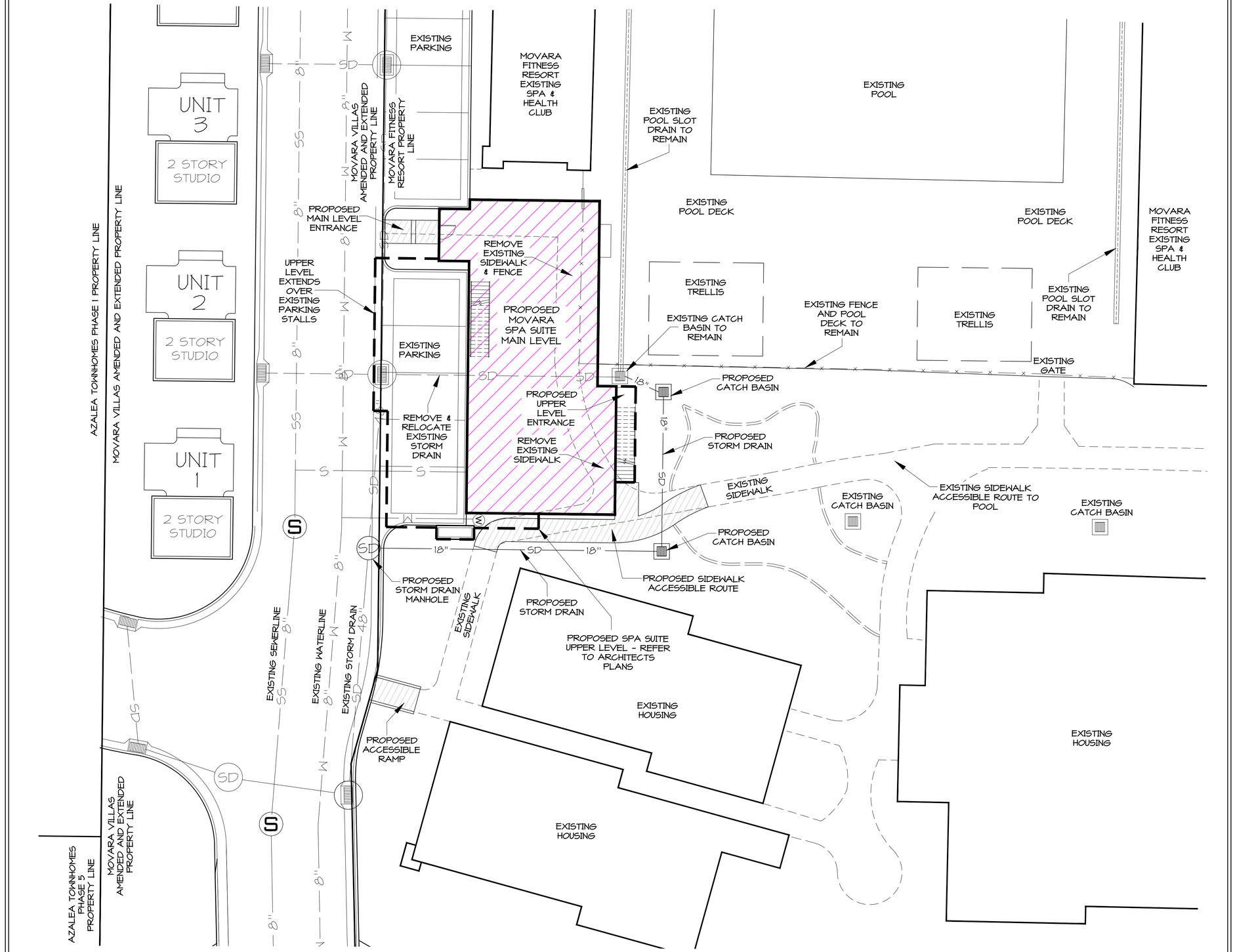
REVISIONS | DATE

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.raicivil.com

PRELIMINARY PLAN - MASTER SITE PLAN
FOR
MOVARA FITNESS RESORT - SPA SUITE EXPANSION

STATE OF UTAH — No. 186041 — ROBERT A. REID — 9-28-23 — LICENSED PROFESSIONAL ENGINEER

PP-1



MOVARA FITNESS RESORT - SPA SUITE EXPANSION AREA

SCALE: 1" = 10'

DATE: 9-30-23
JOB NO.: 5881-23-030
DESIGNED BY: LMM
CHECKED BY: RAR
DWG: Movara Base Map

REVISIONS | DATE

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

PRELIMINARY PLAN - SITE PLAN
FOR
MOVARA FITNESS RESORT - SPA SUITE EXPANSION

STATE OF UTAH
No. 181604
ROBERT A. REID
9-28-23
LICENSED PROFESSIONAL ENGINEER

PP-2