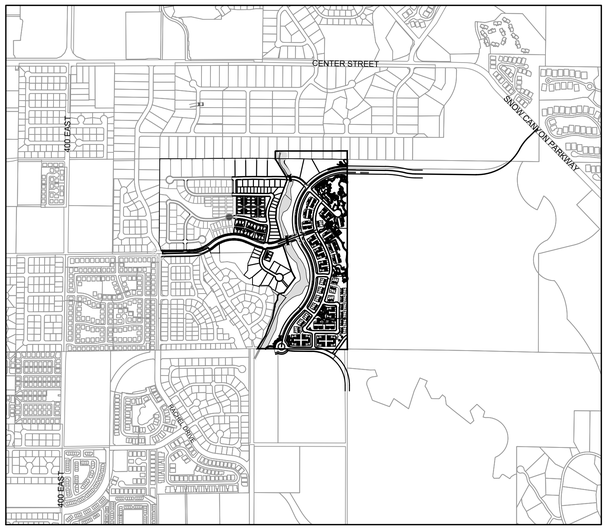
B&G PROJECT NUMBER 221251

THE RETREAT AT SNOW CANYON - EAST RESORT

PRELIMINARY PLANS

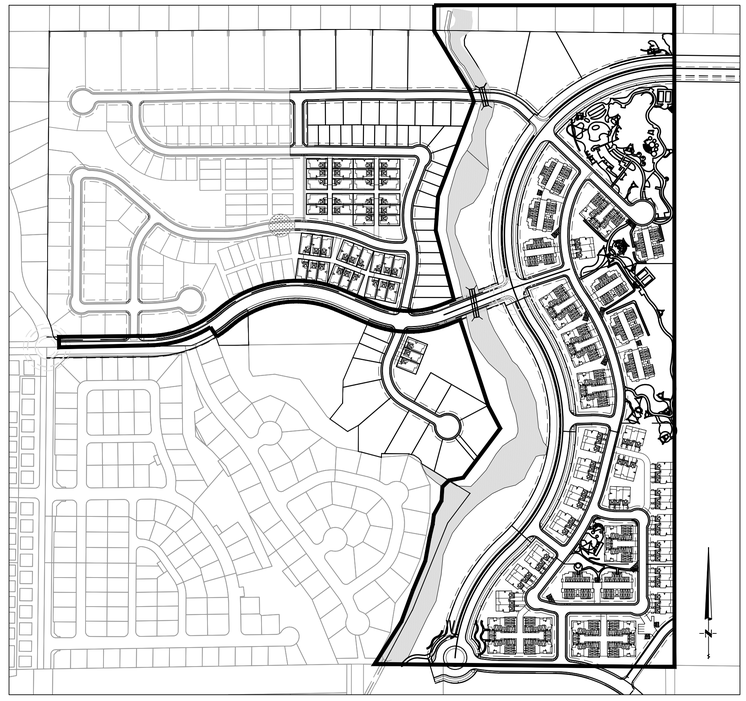
LOCATED IN IVINS, UTAH

SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5 AND
NORTHWEST 1/4 OF SECTION 4
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN



VICINITY MAP
1" = 1000'

SHEET NO.	DESCRIPTION
C1.1	COVER SHEET
C1.2	GENERAL NOTES
C1.3	OVERALL PHASING PLAN
C1.4	AMENITY PLAN
C1.5	TRASH COLLECTION PLAN
C2.1	SITE & SIGNAGE PLAN
C2.2	SITE & SIGNAGE PLAN
C2.3	SITE & SIGNAGE PLAN
C2.4	SITE & SIGNAGE PLAN
C3.1	GRADING PLAN
C3.2	GRADING PLAN
C3.3	GRADING PLAN
C3.4	GRADING PLAN
C3.5	OVERALL DRAINAGE PLAN
C4.1	PLAN & PROFILE (HAMBLIN PARKWAY)
C4.2	PLAN & PROFILE (HAMBLIN PARKWAY)
C4.3	PLAN & PROFILE (HAMBLIN PARKWAY)
C4.4	PLAN & PROFILE (RETREAT DRIVE)
C4.5	PLAN & PROFILE (RETREAT DRIVE)
C4.6	PLAN & PROFILE (PAINTED DESERT WAY)
C4.7	PLAN & PROFILE (CHIMNEY ROCK COURT)
C4.8	PLAN & PROFILE (SADDLEBACK COURT)
C4.9	PLAN & PROFILE (PINE CREEK PLACE)
C4.10	PLAN & PROFILE (QUAIL HOLLOW LANE)
C4.11	PLAN & PROFILE (RIZE UP LANE)
C4.12	PLAN & PROFILE (CACTUS ROSE LANE)
C4.13	PLAN & PROFILE (SHADOW MOUNTAIN LANE)
C4.14	PLAN & PROFILE (400 SOUTH)
C4.15	PLAN & PROFILE (400 SOUTH)
C5.1	UTILITY PLAN
C5.2	UTILITY PLAN
C5.3	UTILITY PLAN
C5.4	UTILITY PLAN
C5.5	OVERALL SEWER PLAN
C8.1	EROSION CONTROL PLAN
C9.1 - C9.9	SITE CROSS SECTIONS



PROJECT AREA
1" = 300'

OCTOBER 2023

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

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St. George, Utah 84770
Phone (435) 673-2337

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(435) 673-6850
1420 SOUTH 270 EAST
ST. GEORGE, UT 84790

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DATE: 10/12/2023
DRAWN: TJR
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SCALE: 1" = 40'
JOB NO.: 221251

COVER SHEET
EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C1.1

FILE: 221251 - PRELIMINARY

X:\221000-221999\221251 - SITLA 120 Acres\Drawings\Improvement Plans\The Retreat At Snow Canyon - East Resort - Construction Drawings\Cover.dwg

GENERAL NOTES

1 COMPLIANCE
1. ALL WORK TO CONFORM WITH THE GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

2 PERMITTING AND INSPECTIONS
1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

3 COORDINATION & VERIFICATION
1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

4 SAFETY AND PROTECTION
1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS, VISITORS AND PUBLIC. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

6 GRADING / SOILS
1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

7 UTILITIES
1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

8 SURVEY CONTROL
1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION OR LOT CORNER) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING LIKE CONDITION ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

9 AMERICAN DISABILITIES ACT
1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
*ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
*ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
*RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

LEGEND

NEW	EXISTING	
		SECTION LINE
		CENTER LINE
	PL	PROPERTY LINE
R/W	R/W	RIGHT OF WAY LINE
	EASEMENT	EASEMENT LINE
DITCH	EX DITCH	DITCH FLOWLINE
X	EX FENCE	FENCE LINE
TV	EX TV	CABLE TV LINE
FO	EX FO	FIBER-OPTIC CABLE
G	EX GAS	NATURAL GAS LINE
IRR	EX IRR	IRRIGATION LINE
P	EX OHP	OVERHEAD POWER LINE
P	EX PWR	POWER LINE
T	EX PH	TELEPHONE LINE
S	EX SWR	SANITARY SEWER LINE
SD	EX SD	STORM DRAIN LINE
W	EX WTR	WATER LINE
	EX FENCE	FENCE
	EOA	EDGE OF ASPHALT
	SETBACK	SETBACK LINE
	ADA ADA	ADA ROUTE (Max Slope 2%)
2600	2600	CONTOUR LINE
		CURB & GUTTER (STANDARD)
		CURB & GUTTER (OUTFALL)
		CONCRETE PAVEMENT
		STD. DUTY ASPHALT
		HEAVY DUTY ASPHALT

- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- STREET MONUMENT
- BRASS CAP MONUMENT
- POWER POLE
- PP
- UTILITY POLE
- UP
- GUY ANCHOR
- GUY
- POWER TRANSFORMER
- LIGHT POLE
- TELEPHONE RISER/MANHOLE
- TRAFFIC SIGNAL BOX/LIGHT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN CATCH BASIN
- SPOT ELEVATION
- 4500
- FLOW DIRECTION
- SIGN (PER PLAN)
- STOP SIGN

ABBREVIATIONS

AC	ACRE
BM	BENCHMARK
BOW	BOTTOM OF WALL
℄	CENTERLINE
CP	CONTROL POINT
CU FT	CUBIC FOOT
CU YD	CUBIC YARD
CONC	CONCRETE
CONST	CONSTRUCTION
CMP	CORRUGATED METAL PIPE
DIA or Ø	DIAMETER
E	EAST
EOA	EDGE OF ASPHALT
ELEV	ELEVATION
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FT	FEET
GB	GRADE BREAK
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
HW	HIGH WATER
HWY	HIGHWAY
IE	INVERT ELEVATION
IRR	IRRIGATION
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MON	MONUMENT
N	NORTH
NTS	NOT TO SCALE
OG	ORIGINAL GROUND
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
POC	POINT OF CONNECTION
PWR	POWER
℄	PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE
R	RANGE
RCP	REINFORCED CONCRETE PIPE
R&C	REBAR & CAP
REV	REVISION
ROW	RIGHT-OF-WAY
SLB&M	SALT LAKE BASE & MERIDIAN
S	SOUTH
SAD	SEE ARCHITECTURAL DRAWINGS
SS	SANITARY SEWER
SD	STORM DRAIN
SEC	SECTION
SPECS	SPECIFICATIONS
SQ	SQUARE
SQ FT	SQUARE FEET
SQ YD	SQUARE YARD
STA	STATION
STD	STANDARD
STM	STORM
T	TOWNSHIP
TBC	TOP BACK OF CURB
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOS	TOP OF SIDEWALK
TOW	TOP OF WALL
TRANS	TRANSFORMER
U.N.O.	UNLESS NOTED OTHERWISE
WH	WALL HEIGHT
WTR	WATER
WV	WATER VALVE
W	WEST

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No	Date	By	Revision

DATE: 10/12/2023
DRAWN: TJR
APPROVED:
SCALE: NA
JOB NO. 221251

CONSTRUCTION NOTES
EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C1.2

FILE: 221251 - PRELIMINARY



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

100 0 50 100 200

OVERALL PHASING PLAN

EAST RESORT PRELIMINARY PLANS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET C1.3

FILE: 22125 - PRELIMINARY

DATE: 10/12/2023
DRAWN: TJR
APPROVED:
SCALE: 1" = 100'
JOB NO.: 221251

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No	Date	By	Revision



AMENITIES KEY NOTES

1. 5' CONCRETE WALK
2. 8' CONCRETE CART RAIL
3. CENTRAL GREEN
4. MONUMENT SIGNAGE
5. 5' CURB ADJACENT SIDEWALK
6. RESIDENTIAL UNITS
7. REAL GRASS LAWN AREA
8. PARKING
9. EXISTING LAVA OUTCROPPINGS - PROTECT IN PLACE
10. COVERED GROUP PICNIC BBQ AREAS
11. CART PARKING
12. CLUB BLDG., GREAT HALL, MANAGEMENT OFFICE, CLUBROOM, RESTROOM, FITNESS STUDIO, POOL RESTROOM, PUMP ROOM
13. RECREATION POOL
14. KIDDY POP JET PLAY POOL
15. ARRIVAL REFLECTING POOL
16. GROTTO SPA
17. GROTTO BAR
18. LAP POOL
19. LOUNGE AREA W/ FIRE PIT AREA
20. PICNIC AREA
21. GLAMPING FACILITY
22. SERVICE & RESTROOM
23. PICKLEBALL COURTS
24. LAVA GROUP PICNIC GROUND
25. BOULDER RETAINING WALLS
26. OVERLOOK LOUNGE SEATING
27. LAVA GROTTO SPA
28. YOGA GREEN
29. SYNTHETIC LAWN AREA
30. ART SCULPTURE
31. CORNER MONUMENT
32. BAR COUNTER GATHERING
33. SHADE SAIL STRUCTURE
34. CHILDREN'S PLAY ELEMENTS W/ RUBBER SAFETY SURFACE
35. BOCCE BALL COURT
36. GAMES & ACTIVITY AREA
37. SPA OVERLOOK
38. ROUNDABOUT LANDSCAPE
39. STONE MONUMENT WALL
40. MULTI-PURPOSE TRAIL
41. COMMUNITY MONUMENT AND SIGNAGE
42. THEME CABLE RAIL FENCE

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

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No.	Date	By	Revision

DATE: 10/12/2023
DRAWN: T.R.
APPROVED:
SCALE: 1" = 80'
JOB NO. 221251

AMENITY PLAN

EAST RESORT CONSTRUCTION DRAWINGS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C1.4

FILE: 221251 - PRELIMINARY



GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.
80 0 40 80 160

TRASH COLLECTION PLAN

EAST RESORT CONSTRUCTION DRAWINGS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

FILE: 22125 - PRELIMINARY

SHEET C1.5

DATE: 10/12/2023
DRAWN: TJR
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SCALE: 1" = 40'
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No.	Date	By	Revision

MATCH IMPROVEMENTS TO BE INSTALLED BY ADJACENT DEVELOPMENT/DEVELOPER

PROJECT BOUNDARY

PRIVACY WALL

HAMBLIN PARKWAY (110' PUBLIC ROW) (62' CURB TO CURB)

R700.00'

R48.00'

PAINTED DESERT WAY-CIRCLE (43' PUBLIC ROW) (33' CURB TO CURB)

RETREAT DRIVE (43' PUBLIC ROW) (33' CURB TO CURB)

PHASE 2
PHASE 1

CANYON POINTE DRIVE (43' PUBLIC ROW) (33' CURB TO CURB)

1

2

3

4

5

6

7

10

BOLLARDS PER CITY STANDARD DRAWING L-03 80' SPACING TYP.

FINAL DESIGN OF ROUNDABOUT TO BE COMPLETED WITH IMPROVEMENT PLANS

RESIDENTIAL ALTERNATIVE 43'
(INTERIOR STREETS)

(HAMBLIN PARKWAY)

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

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JOB NO. 221251

SITE & SIGNAGE PLAN

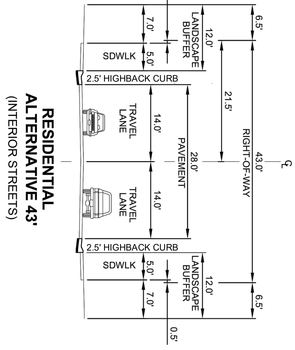
EAST RESORT CONSTRUCTION DRAWINGS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

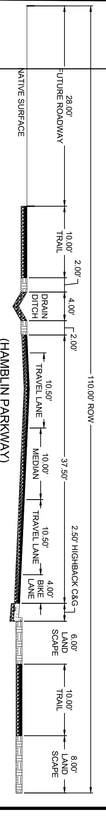
SHEET
C2.1

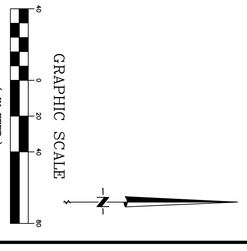
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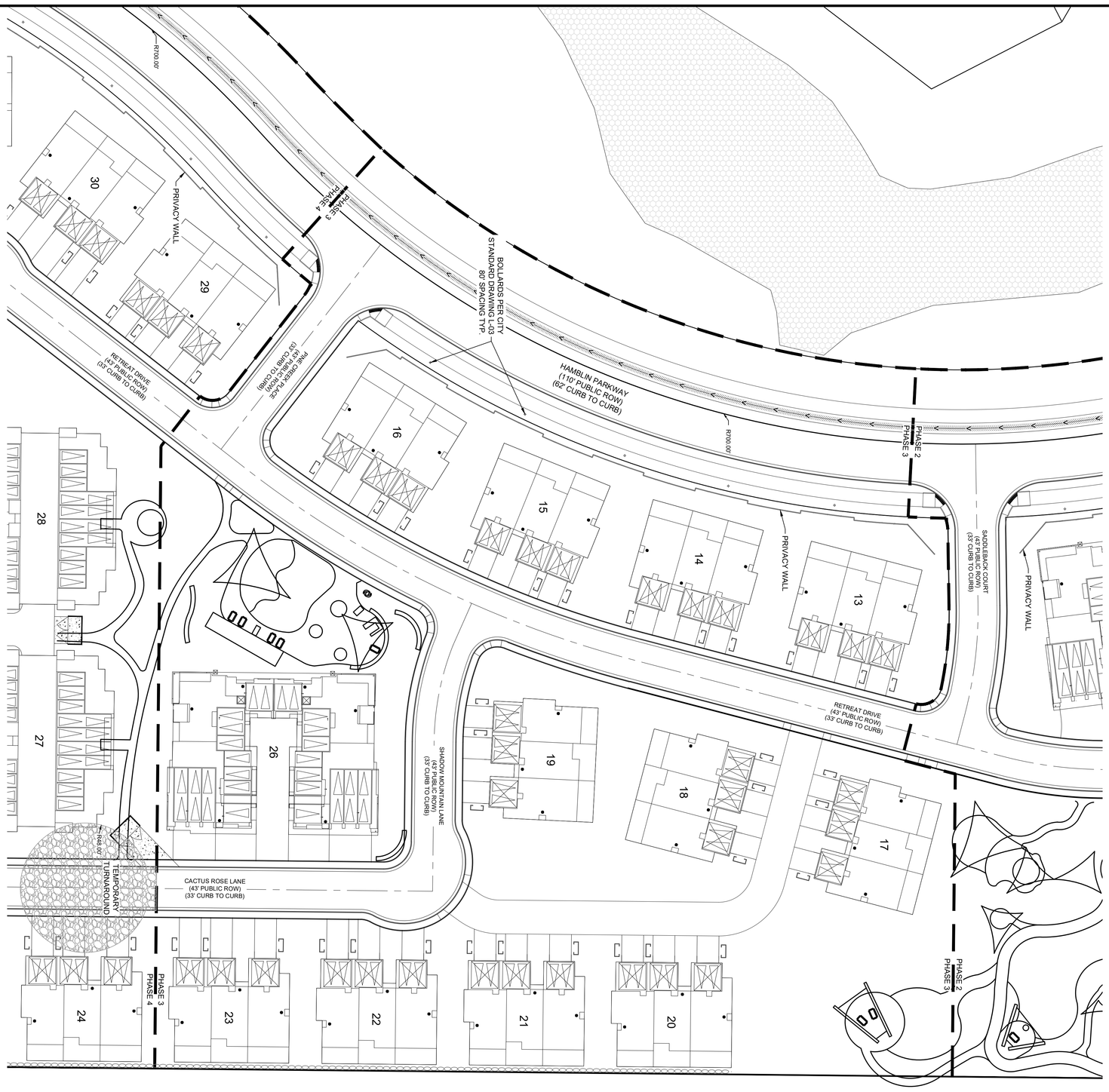


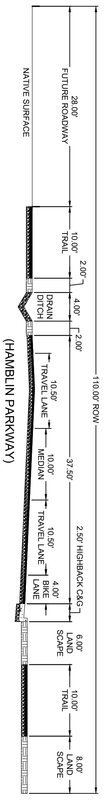


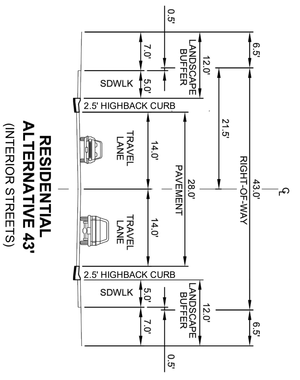
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BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

No	Date	By	Revision







RESIDENTIAL ALTERNATIVE 43'
(INTERIOR STREETS)

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

SITE & SIGNAGE PLAN

EAST RESORT CONSTRUCTION DRAWINGS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

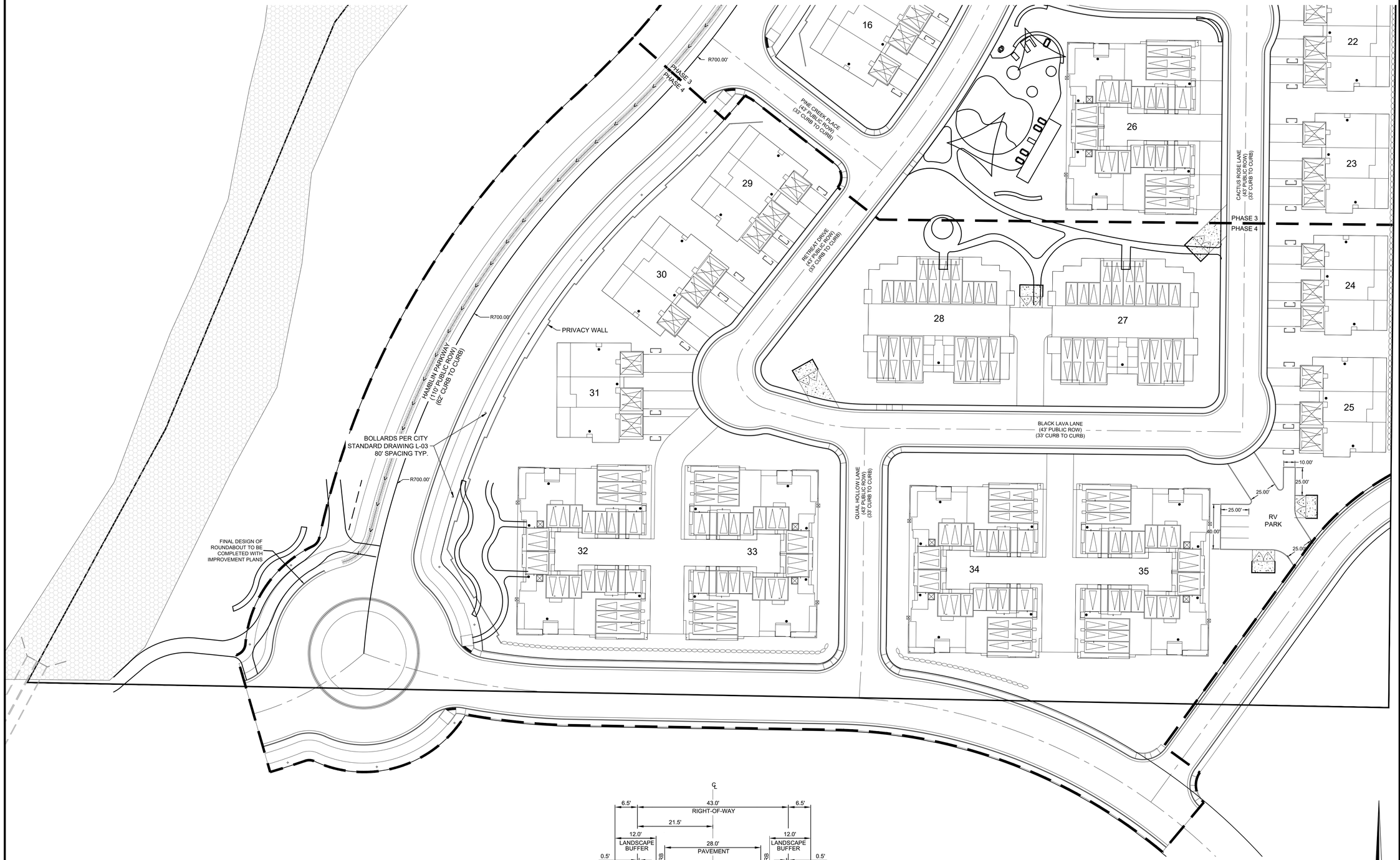
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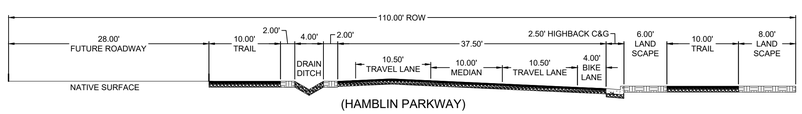
FILE: 22125 - PRELIMINARY

DATE: 10/12/2023
DRAWN: TJR
APPROVED:
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(HAMBLIN PARKWAY)

RESIDENTIAL ALTERNATIVE 43'
(INTERIOR STREETS)

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

No.	Date	By	Revision

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SITE & SIGNAGE PLAN

EAST RESORT CONSTRUCTION DRAWINGS
THE RETREAT AT SNOW CANYON
LOCATED IN IVINS, UT 84738

SHEET
C2.4

FILE: 221251 - PRELIMINARY

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