NOTE:
30 FOOT BUFFER AREA:
51,855 SF REQUIRED
52,475 SF PROVIDED

80 0 80
SCALE IN FEET

VE MGMT AND INV CO LLC
I-6-2-7-110
ZONE: R-M

NOTE: BLOCK WALL ALONG HWY 91 TO MEET HWY 91 WALL STANDARD

OLD HWY 91
100' row

ASPHALT PAVING OF CURRENT HWY 91 PROJECT

CRASH GATE
NOTE: REQUIRES KNOX BOX IF GATES ARE LOCKED

STOP SIGN

S88°48'53"E 72.13'

30' BUFFER

S52°31'45"E 659.21'

L=434.88' R=2822.28' Δ=8°49'43"

4' SIDEWALK

BLOCK WALL

0+86.61
S43°40'44"E
30' BUFFER R=3.41

25' EMERGENCY ACCESS

CRASH GATE
NOTE: REQUIRES KNOX BOX IF GATES ARE LOCKED

SITE MONUMENT SIGN

30" CURB AND GUTTER

SDGS RUN

ROAD A

ROAD B

ROAD C

ROAD D

ROAD E

Tent

RV / Cabin

Dump Station

Propane

30" CURB AND GUTTER

PATH

STORM DRAIN EASEMENT

LEON JOSEPH AND JOANNE H MERCIER TRUST
I-6-2-8-4430

S43°37'25"W 241.07'

BLOCK WALL

END OF BLOCK WALL

BLM

SCREENED GARBAGE COLLECTION (TYP)

ROAD A

RV / Cabin

RV / Camp

Bath House

30" CURBS AND GUTTER

RECREATION AREA / EVENT LAWN (FUTURE)

ZONE: RA-1

FIRE PIT

SPA

POOL

STREAM

POND

ROAD F

ROAD G

ROAD H

ROAD I

BLOCK WALL

PICKLEBALL

PATH

I-6-2-7-1111
ZONE: RV

GARY AND DEBRA PENDLETON
I-6-2-7-1412
ZONE: RA-1

S0°23'35"E 1320'

END OF BLOCK WALL

NO BLOCK WALL

SCREENED GARBAGE COLLECTION (TYP)

1344.80'
N87°37'09"W

GRAVEYARD WASH

SCREENED GARBAGE COLLECTION (TYP)

RV / Cabin

RV / Cabin II

Bath House

MAINTENANCE AND STORAGE (SCREENED)

EXISTING POND

PATH

NO BLOCK WALL

BLM

SIGNAGE NOTES:
- PRIOR TO INSTALLATION, CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL SIGN LACATIONS WITH THE CITY OF IVINS .
- ALL BACKS OF SIGNS AND POLES ARE TO BE PAINTED "NERD" COLOR CLC 1284N AV-0590, LB-4Y24, RO-Y36, TW-36

EXISTING ASPHALT
NEW ASPHALT
NEW CONCRETE PAD

SCARIFY AND RECOMPACT 12" MINIMUM FOR SUBGRADE 6" COMPACTED BASE COURSE AS PER SOILS REPORT
2.5" ASPHALT
EMERGENCY ACCESS
N.T.S

SCARIFY AND RECOMPACT 12" MINIMUM FOR SUBGRADE 6" COMPACTED BASE COURSE AS PER SOILS REPORT
6" CONCRETE
TYPICAL RV PAD
N.T.S

R/W
30.00' BUFFER
VARIES 8' VARIES
2%
SCARIFY AND RECOMPACT 12" MINIMUM FOR SUBGRADE 6" COMPACTED BASE COURSE AS PER SOILS REPORT
2-1/2" ASPHALT WITH FOG COAT
CITY TRAIL ALONG HWY 91
N.T.S

VARIES
25' (2-WAY) OR 18' (1-WAY)
2' VARIES 10.5' OR 7' VARIES 10.5' OR 7' 2'
2% 2% 2% 2%
SCARIFY AND RECOMPACT 12" MINIMUM FOR SUBGRADE 6" COMPACTED BASE COURSE AS PER SOILS REPORT
2-1/2" ASPHALT WITH FOG COAT
TYPICAL ROADWAY
N.T.S

6.62 ACRES IMPERVIOUS AREA (29.3%)
- 4.43 AC – ROADS
- 0.34 AC – CABIN UNITS
- 0.04 AC – TENT UNITS
- 1.55 AC – RV UNITS
- 0.26 AC – CLUBHOUSE/POOL AREA

16.0 ACRES PERVIOUS AREA (70.7%)

PROJECT TOTAL – 22.62 ACRES

OPEN SPACE – 8.98 AC (REQUIRED 7.95 AC)

NOT INCLUDED IN ABOVE ACREAGE:
RESIDENTIAL BUFFER – 2.34 AC
HWY 91 BUFFER – 1.12. AC

UNITS:
109 RV UNITS
26 CABIN UNITS (26 ALLOWABLE)
10 TENT UNITS (14 ALLOWABLE)
TOTAL – 145 UNITS (169 ALLOWABLE)

PARKING
18 ADDITIONAL PARKING STALLS PROVIDED, 15 REQUIRED

BATHROOMS / SHOWERS
LAVATORIES – 20 (8 REQUIRED)
SHOWERS – 20 (8 REQUIRED)
TOILETS – 20 (16 TOTAL REQUIRED)

NOTE: CABIN UNITS MAY BE CONVERTED INTO BACK-IN TYPE RV UNITS, BUT WILL REQUIRE CONCRETE RV PAD EXTENDED TO BACK OF UNIT

NOT TO SCALE

KAYENTA
IVINS CITY CORPORATE BOUNDARY
IVINS, UTAH
U.S. HIGHWAY NO. 91
SNOW CANYON PARKWAY
IVINS CITY CORPORATE BOUNDARY
PROJECT LOCATION

VICINITY MAP

OWNER: GRAF FAMILY
DEVELOPER GRAF VENTURES

Contact: JON GRAF (435) 272-7090

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
DIGALERT
1-800-662-4111
UNDERGROUND SERVICE (USA)

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

No.	Description of Revisions	Date	By

KUMA ENGINEERING
469 WEST TONAPAH WAY - IVINS, UT 84738 - (435) 229-0244

SITE PLAN
HIDDEN SPRINGS RV
PREPARED FOR JON GRAF
PROJECT LOCATED IN SECTION 7, T41S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER No. 483369 BRETT L. HENKE STATE OF UTAH
04-04-2024
Brett Henke

Project : HSRV
File : BASE.R6 ver1
Date : JAN 2024
Drafted by : BH
Review by : BH

Scale : 1 = 80

Sheet No. C-03