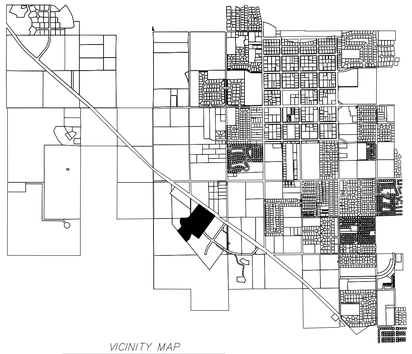


VICINITY MAP
NO SCALE

50 0 50
SCALE IN FEET

15' P.U.E. AND OVERLAND DRAINAGE EASEMENT WALLS WILL REQUIRE OPENINGS TO ALLOW STORM FLOW TO PASS THROUGH GATES REQUIRED ON BOTH LOTS

TRANSITION ROAD SECTION FROM 3 LANE CROSS SECTION TO MATCH EXISTING ASPHALT

OPEN SPACE
10016 SQ FT

DESERT LANDSCAPING ALONG TRAIL

STREET LIGHT THIS LOCATION ONLY

BOLLARD LIGHT (TYP)

USE 3 LANE CROSS SECTION ON HWY 91 ALONG PROJECT BOUNDARY

REVEGETATION TO BE DESERT LANDSCAPING ALONG TRAIL
OPEN SPACE
9035 SQ FT

TREE (TYP)
(DESERT WILLOW OR SIMILAR)

REMOVE EXISTING CURB ADJACENT TO PROJECT

TRANSITION ROAD SECTION FROM 3 LANE CROSS SECTION TO MATCH EXISTING ASPHALT

TEMPORARY EMERGENCY ACCESS ALL WEATHER ACCESS SURFACE PER GEOTECH RECOMMENDATIONS

EXISTING RIGHT OF WAY

FUTURE

PHASE 4

PHASE 3

PHASE 2

PHASE 1

PALO VERDE WAY

FOXTAIL WAY

LANTANA WAY

MOJAVE WAY

OCOTILLO WAY

SAGUARO WAY

HWY 91

LOT 1
10080 SQ FT
0.231 ACRES
PAD: 3021.75

LOT 2
9633 SQ FT
0.221 ACRES
PAD: 3023.20

LOT 3
12719 SQ FT
0.292 ACRES
PAD: 3025.00

LOT 4
PAD: 3023.75
0.330 ACRES

LOT 5
10018 SQ FT
0.230 ACRES
PAD: 3023.20

LOT 6
10245 SQ FT
0.235 ACRES
PAD: 3021.75

LOT 7
10245 SQ FT
0.235 ACRES
PAD: 3018.75

LOT 8
10395 SQ FT
0.239 ACRES
PAD: 3020.50

LOT 9
15488 SQ FT
0.356 ACRES
PAD: 3022.00

LOT 10
16175 SQ FT
0.371 ACRES
PAD: 3021.75

LOT 11
10031 SQ FT
0.230 ACRES
PAD: 3020.00

LOT 12
10245 SQ FT
0.235 ACRES
PAD: 3018.75

LOT 13
10245 SQ FT
0.235 ACRES
PAD: 3018.00

LOT 14
10013 SQ FT
0.230 ACRES
PAD: 3020.00

LOT 15
16467 SQ FT
0.378 ACRES
PAD: 3021.50

LOT 16
PAD: 3021.50
0.385 ACRES

LOT 17
PAD: 3020.00
10026 SQ FT
0.230 ACRES

LOT 18
PAD: 3020.20
10205 SQ FT
0.234 ACRES

LOT 19
PAD: 3022.20
10205 SQ FT
0.235 ACRES

LOT 20
PAD: 3021.00
10026 SQ FT
0.232 ACRES

LOT 21
14788 SQ FT
PAD: 3023.50

LOT 22
13978 SQ FT
PAD: 3025.00

LOT 23
10639 SQ FT
PAD: 3023.50

LOT 24
10136 SQ FT
PAD: 3023.20

LOT 25
PAD: 3026.45
0.248 ACRES

LOT 26
PAD: 3028.50
10133 SQ FT
0.233 ACRES

LOT 27
13935 SQ FT
0.320 ACRES
PAD: 3030.00

LOT 28
PAD: 3031.75
0.301 ACRES

LOT 29
10304 SQ FT
PAD: 3029.25

LOT 30
PAD: 3026.95
11351 SQ FT
0.261 ACRES

LOT 31
9115 SQ FT
PAD: 3020.00

LOT 32
PAD: 3019.25
0.180 ACRES

LOT 33
7983 SQ FT
0.183 ACRES

LOT 34
PAD: 3017.75
0.180 ACRES

LOT 35
8025 SQ FT
0.184 ACRES
PAD: 3017.75

LOT 36
8025 SQ FT
0.184 ACRES
PAD: 3018.50

LOT 37
8025 SQ FT
0.184 ACRES
PAD: 3019.25

LOT 38
9496 SQ FT
0.218 ACRES
PAD: 3020.00

LOT 39
9496 SQ FT
0.218 ACRES
PAD: 3018.00

LOT 40
8025 SQ FT
0.184 ACRES
PAD: 3017.25

LOT 41
8025 SQ FT
0.184 ACRES
PAD: 3016.50

LOT 42
8025 SQ FT
0.184 ACRES
PAD: 3015.75

LOT 43
8025 SQ FT
0.184 ACRES
PAD: 3015.00

LOT 44
8025 SQ FT
0.184 ACRES
PAD: 3015.75

LOT 45
8025 SQ FT
0.184 ACRES
PAD: 3016.50

LOT 46
9496 SQ FT
0.218 ACRES
PAD: 3017.25

LOT 47
9496 SQ FT
PAD: 3017.35

LOT 48
8025 SQ FT
PAD: 3016.60

LOT 49
8025 SQ FT
PAD: 3015.85

LOT 50
8025 SQ FT
0.184 ACRES
PAD: 3016.10

LOT 51
PAD: 3015.35
0.184 ACRES

LOT 52
PAD: 3015.10
0.184 ACRES

LOT 53
PAD: 3015.85
0.184 ACRES

LOT 54
9606 SQ FT
PAD: 3016.60

LOT 55
9741 SQ FT
PAD: 3021.40

LOT 56
PAD: 3020.70
0.187 ACRES

LOT 57
PAD: 3020.00
0.184 ACRES

LOT 58
PAD: 3019.25
0.184 ACRES

LOT 59
PAD: 3018.30
0.189 ACRES

LOT 60
8025 SQ FT
0.184 ACRES

LOT 61
8025 SQ FT
PAD: 3019.95
0.200 ACRES

LOT 62
9204 SQ FT
PAD: 3020.65

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING NORTH 89° 38' 23" WEST 1,071.71 FEET ALONG THE SECTION LINE AND NORTH 573.36 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 52°31'29" WEST 312.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°13'16", HAVING A RADIUS OF 975.00 FEET (RADIUS POINT BEARS SOUTH 66°10'55" EAST), AND WHOSE CHORD BEARS SOUTH 22°12'27" WEST 54.81 FEET; THENCE ALONG THE ARC OF SAID CURVE 54.81 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 35°15'50", HAVING A RADIUS OF 425.00 FEET (RADIUS POINT BEARS NORTH 69°24'11" WEST), AND WHOSE CHORD BEARS SOUTH 38°13'45" WEST 257.47 FEET; THENCE ALONG THE ARC OF SAID CURVE 261.58 FEET; THENCE NORTH 37°46'54" WEST 348.27 FEET; THENCE NORTH 27°27'12" EAST 234.33 FEET; THENCE NORTH 31°12'11" EAST 121.85 FEET; THENCE NORTH 31°59'17" EAST 123.25 FEET; THENCE NORTH 33°16'14" EAST 128.57 FEET; THENCE NORTH 36°48'18" EAST 129.59 FEET; THENCE NORTH 39°15'53" EAST 522.35 FEET; THENCE SOUTH 52°31'30" EAST 681.20 FEET; THENCE SOUTH 37°28'31" WEST 131.77 FEET; THENCE SOUTH 48°38'25" WEST 38.73 FEET; THENCE SOUTH 37°28'31" WEST 214.00 FEET; THENCE SOUTH 37°28'31" WEST 38.00 FEET; THENCE SOUTH 37°28'31" WEST 214.00 FEET; THENCE SOUTH 31°16'46" WEST 38.22 FEET; THENCE SOUTH 37°28'31" WEST 214.00 FEET; THENCE SOUTH 08°21'39" WEST 43.50 FEET; THENCE SOUTH 37°28'31" WEST 107.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.468 ACRES.

MOJAVE MESA

A RESIDENTIAL COMMUNITY

No.	Description of Revisions	Date	By

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

PRELIMINARY PLAT - SITE PLAN
MOJAVE MESA
PREPARED FOR ANEIQS
PROJECT LOCATED IN SECTION 30, T41S, R16W SL B&M
IVINS, UTAH

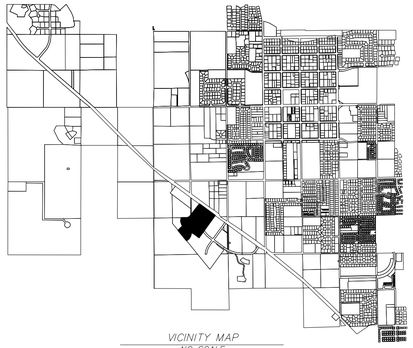
REGISTERED PROFESSIONAL ENGINEER
No. 4873668
10-25-2019
Brett L. Hewes
BRETT L. HEWES
STATE OF UTAH

Project :	TAV11
File :	MMBASE 10-10-19
Date :	SEP 2019
Drafted by :	BH
Review by :	BH

Scale :
1 = 50

Sheet No.
SP

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50 0 50
SCALE IN FEET

N

LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
CONTOUR LINE
FLOW DIRECTION
EXISTING FENCE

4:1 4:1 3' 3' 3'
PROPOSED CHANNEL
INDIGO / LOT15 AND 16

DRAINAGE SWALE AND BERM TO PROTECT LOTS 16 AND 15 FROM FLOODING

15' P.U.E. AND OVERLAND DRAINAGE EASEMENT WALLS WILL REQUIRE OPENINGS TO ALLOW STORM FLOW TO PASS THROUGH

ABANDON/REMOVE EXISTING DRAIN

GRADING LIMITS

TRANSITION ROAD SECTION FROM 3 LANE CROSS SECTION TO MATCH EXISTING ASPHALT

OPEN SPACE 10016 SQ FT

USE 3 LANE CROSS SECTION ON HWY 91 ALONG PROJECT BOUNDARY

DRAINAGE SWALE

OPEN SPACE 9035 SQ FT

TRANSITION ROAD SECTION FROM 3 LANE CROSS SECTION TO MATCH EXISTING ASPHALT

TEMPORARY DRAINAGE SWALE

RIP RAP SWALE INTO DETENTION POND

TEMPORARY STORM DRAIN CONNECTION TO DETENTION POND

TEMPORARY DRAINAGE SWALE UPSTREAM BASIN ROUTED INTO EXISTING WASH

TEMPORARY ALL WEATHER ACCESS CONNECTION TO EXISTING RIGHT OF WAY, MAY REQUIRE CHIPSEAL 10% MAX GRADE

DETENTION BASIN
OUTLET PIPE DIAMETER = 18"
REQUIRED STORAGE = 19,000 CF

NOTES

1. ALL IMPORTED STRUCTURAL FILL SHALL MEET GEOTECHNICAL REPORT REQUIREMENTS. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8" LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95%

2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

3. ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF IVINS CITY, UNIFORM BUILDING CODES, APPENDIX K OF IBC AND GEOTECHNICAL INVESTIGATION STUDY.

4. GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

5. EDGE OF PAVEMENT RADIUS AT INTERSECTIONS IS 22.00 FT AT ALL LOCATIONS

6. ALL STORM DRAIN TO BE CORRUGATED HDPE SIZED AS NOTED

CUT - 46,000 CY
FILL - 42,000 CY
NET - 4,00 CY CUT

QUANTITIES TO SUB-GRADE, NO ADJUSTMENTS TO SOIL

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.

MOJAVE MESA

A RESIDENTIAL COMMUNITY

No.	Description of Revisions	Date	By

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

PRELIMINARY PLAT - MOJAVE MESA
GRADING PLAN
PREPARED FOR ANAEIQS
PROJECT LOCATED IN SECTION 30, T41S, R16W SLB&M
IVINS, UTAH

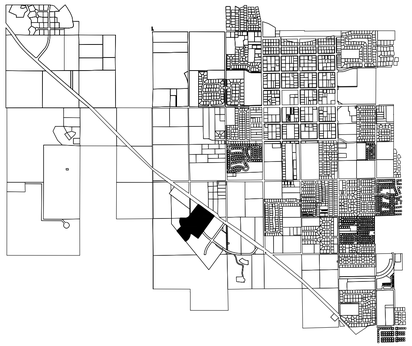
REGISTERED PROFESSIONAL ENGINEER No. 4873828 10-25-2019 BRETT L. HENKE STATE OF UTAH

Project :	ANEIQS
File :	MMBASE 10-10-19
Date :	SEP 2019
Drafted by :	BH
Review by :	BH

Scale : 1 = 50

Sheet No. GP

P:\Kuma\Projects\Vineyards\Indigo Trail\SAGE COVE\MMBASE 10-10-19.dwg, Oct 25, 2019 - 11:35pm, brett



VICINITY MAP
NO SCALE

LEGEND

- PROPOSED/EXISTING SEWER MANHOLE
- PROPOSED/EXISTING FIRE HYDRANT
- 1" SCH 40 WATER LATERAL WTH 3/4" SCH 40 SERVICE METER
- PROPOSED/EXISTING WATER VALVE
- W — 8" — PROPOSED WATER LINE
- W — EXISTING WATER LINE
- IRR — PROPOSED IRRIGATION LINE
- IRR — EXISTING IRRIGATION LINE
- SS — PROPOSED SEWER LINE
- SS — EXISTING SEWER LINE
- P — PROPOSED JUC TRENCH

N

50 0 50
SCALE IN FEET

NEW 182 L.F. 8" ø SDR-35 @ 0.50%
EX. 60" SSMH RIM: 3021.25 INV OUT: 3005.92
EX. 154 L.F. 8" ø SDR-35 @ 0.91% TO BE REMOVED
NEW 60" SSMH RIM: 301X INV IN: 3005.02 INV OUT: 3004.82
EX. 60" SSMH RIM: 3018.62 INV OUT: 3004.32
TO BE REMOVED
TO BE REMOVED
OPEN SPACE 10016 SQ FT
EX. 193 L.F. 8" ø SDR-35 @ 0.85% TO BE REMOVED
NEW 163 L.F. 8" ø SDR-35 @ 0.50%
NEW 60" SSMH RIM: 301X INV OUT: 3011.30
NEW 60" SSMH RIM: 301X INV OUT: 3015.44
NEW 60" SSMH RIM: 301X INV IN: 3014.24 INV OUT: 3015.04
NEW 60" SSMH RIM: 301X INV OUT: 3019.89
NEW 60" SSMH RIM: 301X INV IN: 3004.00 INV OUT: 3003.80
EX. 60" SSMH RIM: 3018.77 INV OUT: 3002.47
NEW 185 L.F. 8" ø SDR-35 @ 1.64%
NEW 204 L.F. 8" ø SDR-35 @ 1.62%
NEW 290 L.F. 8" ø SDR-35 @ 1.76%
NEW 189 L.F. 8" ø SDR-35 @ 0.50%
NEW 290 L.F. 8" ø SDR-35 @ 2.64%
EX. 47 L.F. 8" ø SDR-35 @ 2.0%
EX. 60" SSMH RIM: 3018.36 INV IN: 3009.06 INV OUT: 3008.86
NEW 256 L.F. 8" ø SDR-35 @ 1.78%
NEW 245 L.F. 8" ø SDR-35 @ 2.0%
EX. 98 L.F. 8" ø SDR-35 @ 2.0% TO BE REMOVED
EX. 205 L.F. 8" ø SDR-35 @ 1.44%
EX. 94 L.F. 8" ø SDR-35 @ 1.44%
NEW 102 L.F. 8" ø SDR-35 @ 4.28%
NEW 60" SSMH RIM: 301X INV IN: 3005.02 INV OUT: 3004.82
NEW 60" SSMH RIM: 301X INV IN: 3011.90 INV OUT: 3011.70
NEW 60" SSMH RIM: 301X INV IN: 3008.32 INV OUT: 3008.12
NEW 60" SSMH RIM: 301X INV IN: 3012.21 INV OUT: 3012.01
EX. 60" SSMH RIM: 3018.36 INV OUT: 3013.38
EX. 243 L.F. 8" ø SDR-35 @ 0.71% TO BE REMOVED
NEW 60" SSMH RIM: 301X INV IN: 3020.76 INV OUT: 3020.96
NEW 60" SSMH RIM: 301X INV IN: 3015.25 INV OUT: 3015.05
NEW 247 L.F. 8" ø SDR-35 @ 1.30%
EXISTING WATER TO BE REMOVED
NEW 134 L.F. 8" ø SDR-35 @ 4.15%
NEW 290 L.F. 8" ø SDR-35 @ 0.50%
NEW 351 L.F. 8" ø SDR-35 @ 0.50%
NEW 278 L.F. 8" ø SDR-35 @ 0.50%
NEW 276 L.F. 8" ø SDR-35 @ 0.50%
OPEN SPACE 9035 SQ FT
EX. 60" SSMH RIM: 3017.66 INV OUT: 2999.46
NEW 60" SSMH RIM: 301X INV OUT: 3009.69
NEW 60" SSMH RIM: 301X INV OUT: 3013.57
EX. 155 L.F. 8" ø SDR-35 @ 0.52% TO BE REMOVED
NEW 60" SSMH RIM: 301X INV OUT: 3013.34
s = 1.27%
NEW 60" SSMH RIM: 301X INV IN: 2998.85 INV OUT: 2998.65
TEMPORARY CONNECTION
NEW 60" SSMH RIM: 301X INV IN: 3000.91 INV OUT: 3000.71
NEW 150 L.F. 8" ø SDR-35 @ 1.27%
EX. 285 L.F. 8" ø SDR-35 @ 0.52%

MOJAVE MESA

A RESIDENTIAL COMMUNITY

No.	Description of Revisions	Date	By

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

PRELIMINARY PLAT - MOJAVE MESA
UTILITY PLAN
PREPARED FOR ANEIOS
PROJECT LOCATED IN SECTION 30, T41S, R16W SLB&M
IVINS, UTAH

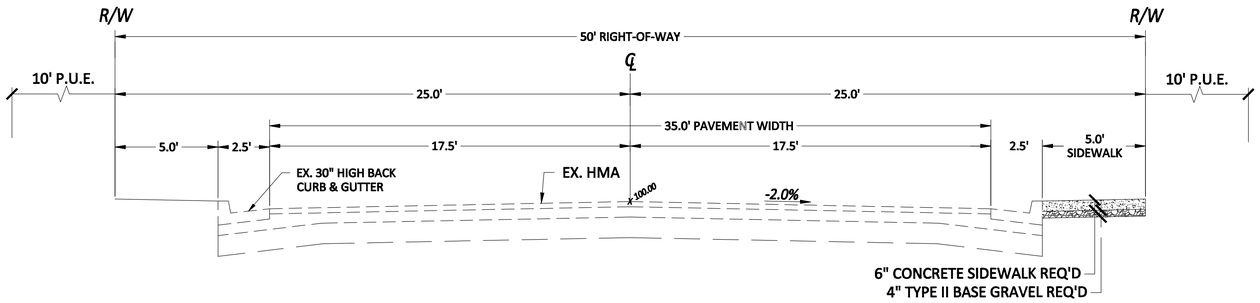
REGISTERED PROFESSIONAL ENGINEER No. 4873624 10-25-2019 BRETT L. HENKE STATE OF UTAH

Project :	TAV11
File :	MMBASE 10-10-19
Date :	SEP 2019
Drafted by :	BH
Review by :	BH

Scale : 60

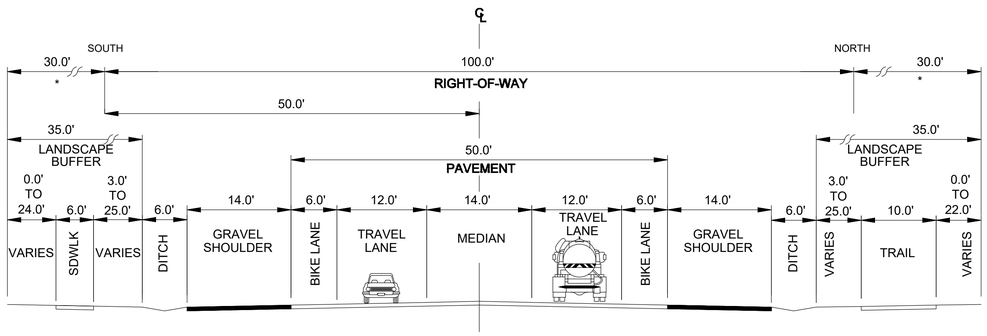
Sheet No. UP

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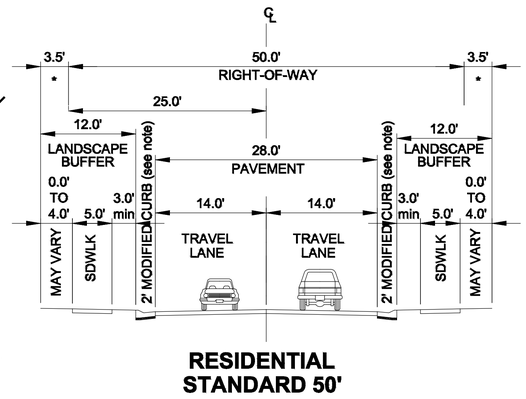


EARL ROAD (50' PUBLIC STREET) STA: 2+00 - STA: 4+20

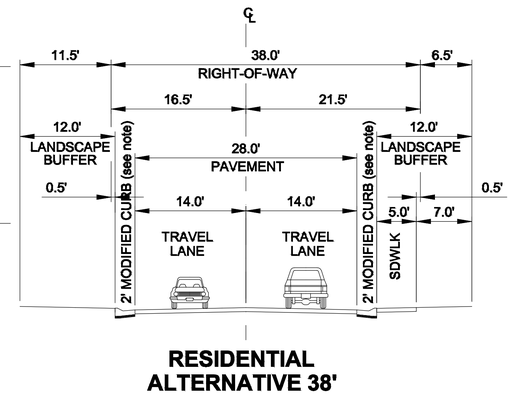
SCALE 1" = 5'



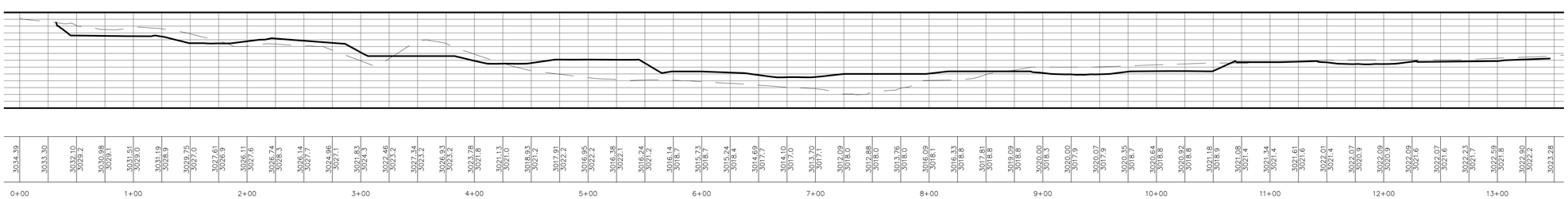
MAJOR ARTERIAL -



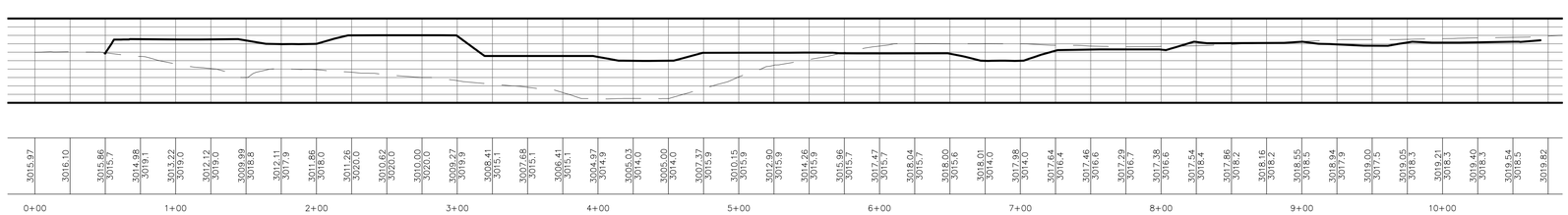
RESIDENTIAL STANDARD 50'



RESIDENTIAL ALTERNATIVE 38'



SECTION A-A



SECTION B-B

No.	Description of Revisions	Date	By

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

PRELIMINARY PLAT - MOJAVE MESA

CROSS SECTIONS

PREPARED FOR ANAEIOS

PROJECT LOCATED IN SECTION 30, T41S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER No. 4873939 10-25-2019 BRETT L. HENKE STATE OF UTAH

Project :	ANEIOS
File :	MMBASE 10-10-19
Date :	SEP 2019
Drafted by :	BH
Review by :	BH

Scale : NTS

Sheet No. XS

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