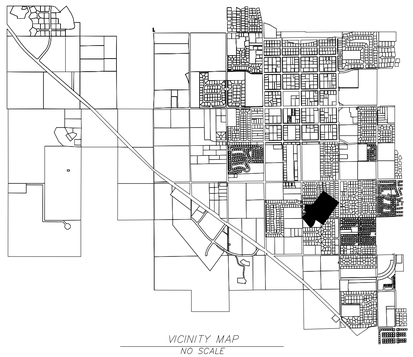


VICINITY MAP
NO SCALE

50 0 50
SCALE IN FEET

N

LEGEND

EXISTING CONTOUR 2940
PROPOSED CONTOUR 2940
PROPOSED STORM DRAIN SD
EXISTING STORM DRAIN SD
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

TEMPORARY DRAINAGE SWALE TO PROTECT LOTS 16,21,22,27 AND 28 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

USE 3 LANE CROSS SECTION ON HWY 91 WEST OF MOJAVE

PROPOSED CUT OFF CULVERT AND INSTALL HEADWALL

DRAINAGE SWALE

USE 5 LANE CROSS SECTION ON HWY 91 EAST OF MOJAVE WAY

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

TEMPORARY DRAINAGE SWALE

MAX SLOPE ALONG LOTS 2:1
MAX SLOPE AT END OF ROAD 6:1

RIP RAP SWALE INTO DETENTION POND

TEMPORARY DRAINAGE SWALE UPSTREAM BASIN ROUTED INTO EXISTING WASH

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

PRELIMINARY PLAN - AMENDED AND EXTENDED

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

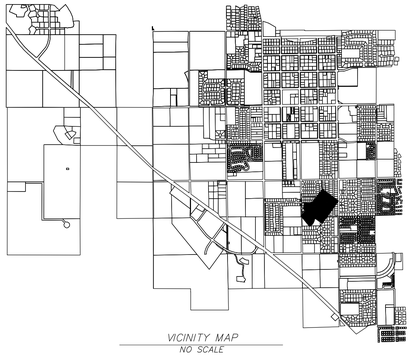
REGISTERED PROFESSIONAL ENGINEER
No. 4873978
10-08-2020
BRETT L. HENKE
STATE OF UTAH

Project :	ANEIQS
File :	AMD PREPLAT
Date :	SEP 2020
Drafted by :	BH
Review by :	BH

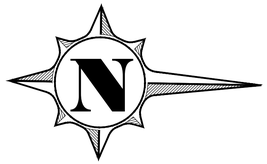
Scale :
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Sheet No.
GP

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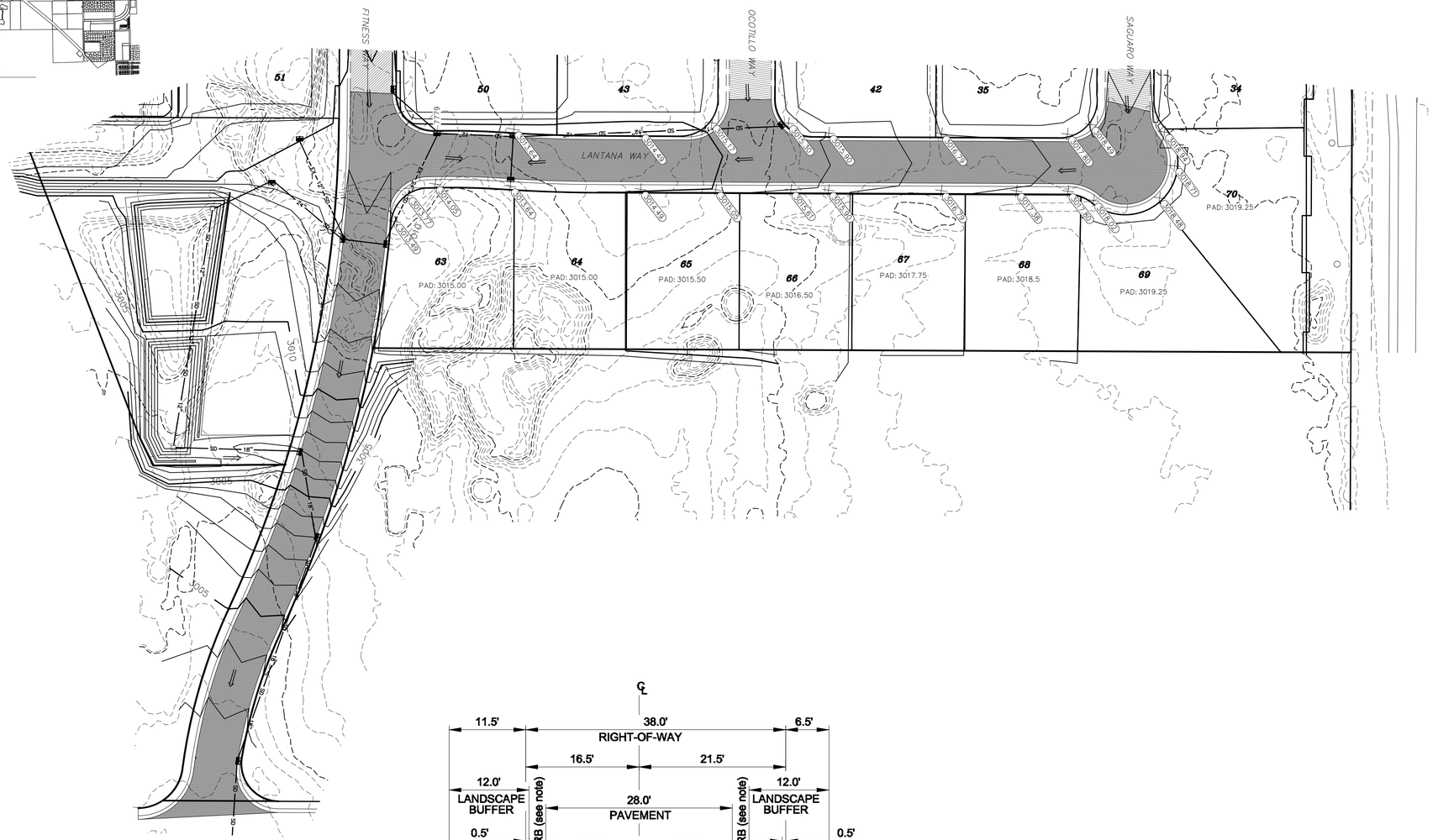


40 0 40
SCALE IN FEET



LEGEND

EXISTING CONTOUR — 2940
PROPOSED CONTOUR — 2940
PROPOSED STORM DRAIN — SD
EXISTING STORM DRAIN — SD
FLOW DIRECTION
EXISTING FENCE



RESIDENTIAL ALTERNATIVE 38'
FITNESS WAY AND LANTANA WAY

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

PRELIMINARY PLAT - MOJAVE MESA
GRADING PLAN - AMENDED PORTION

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

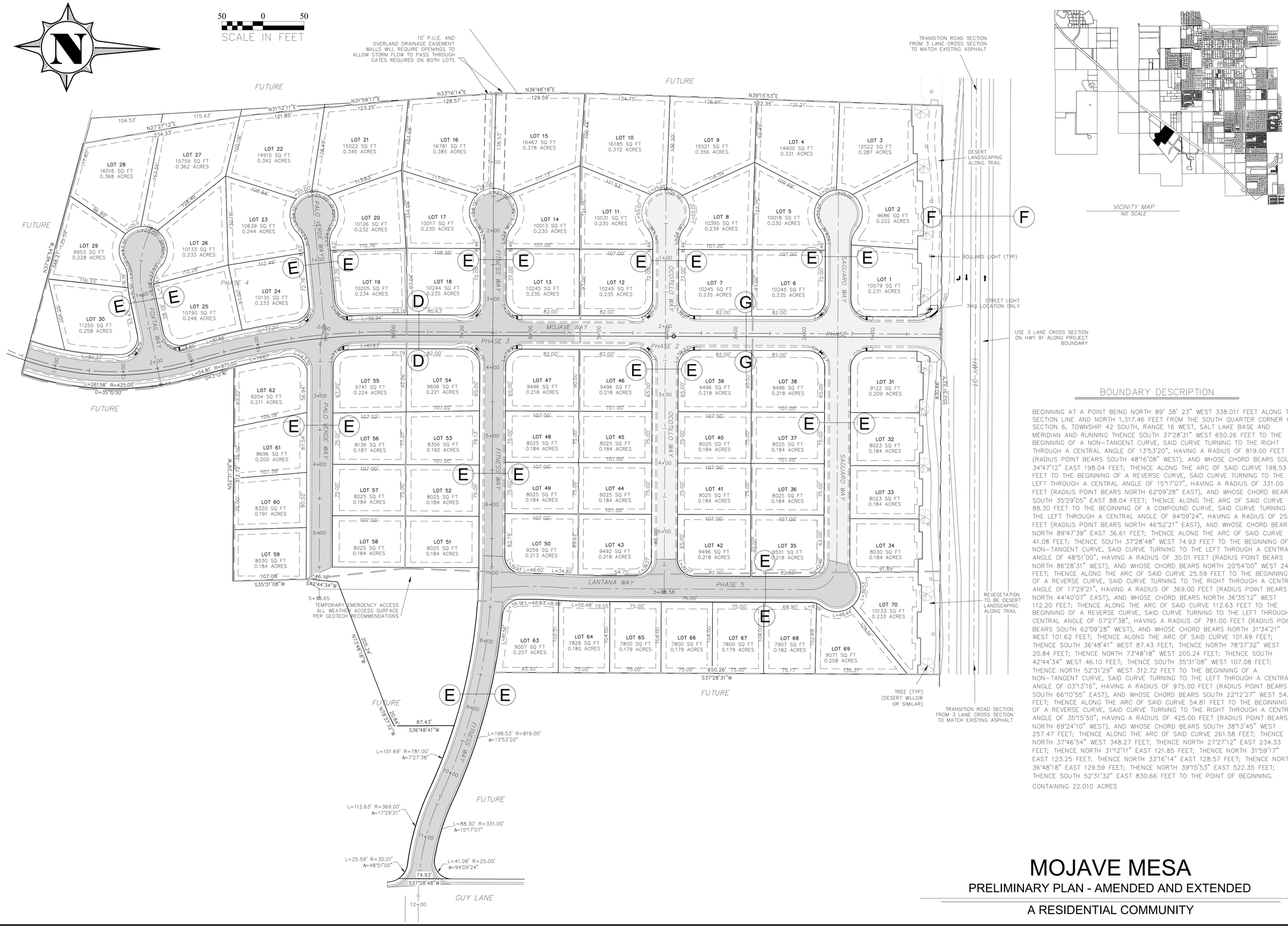
REGISTERED PROFESSIONAL ENGINEER No. 4873088
10-08-2020
BRETT L. HENKE
STATE OF UTAH

Project : ANEIQS
File : AMD PREPLAT
Date : SEP 2020
Drafted by : BH
Review by : BH

Scale :
1 = 50

Sheet No.
GP-A

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BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING NORTH 89° 38' 23" WEST 338.011 FEET ALONG THE SECTION LINE AND NORTH 1,317.46 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 4S SOUTH, RANGE 1E WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 37°28'31" WEST 650.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13°53'20", HAVING A RADIUS OF 819.00 FEET (RADIUS POINT BEARS SOUTH 48°16'08" WEST), AND WHOSE CHORD BEARS SOUTH 34°47'12" EAST 198.04 FEET; THENCE ALONG THE ARC OF SAID CURVE 198.53 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°17'07", HAVING A RADIUS OF 331.00 FEET (RADIUS POINT BEARS NORTH 62°09'28" EAST), AND WHOSE CHORD BEARS SOUTH 35°29'05" EAST 88.04 FEET; THENCE ALONG THE ARC OF SAID CURVE 88.30 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 94°09'24", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 46°52'21" EAST), AND WHOSE CHORD BEARS NORTH 89°47'39" EAST 36.61 FEET; THENCE ALONG THE ARC OF SAID CURVE 41.08 FEET; THENCE SOUTH 37°28'48" WEST 74.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°51'00", HAVING A RADIUS OF 30.01 FEET (RADIUS POINT BEARS NORTH 86°28'31" WEST), AND WHOSE CHORD BEARS NORTH 20°54'00" WEST 24.82 FEET; THENCE ALONG THE ARC OF SAID CURVE 25.59 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°29'21", HAVING A RADIUS OF 369.00 FEET (RADIUS POINT BEARS NORTH 44°40'07" EAST), AND WHOSE CHORD BEARS NORTH 36°35'12" WEST 112.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 112.63 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°27'38", HAVING A RADIUS OF 781.00 FEET (RADIUS POINT BEARS SOUTH 62°09'28" WEST), AND WHOSE CHORD BEARS NORTH 31°34'21" WEST 101.62 FEET; THENCE ALONG THE ARC OF SAID CURVE 101.69 FEET; THENCE SOUTH 36°48'41" WEST 87.43 FEET; THENCE NORTH 78°37'32" WEST 20.84 FEET; THENCE NORTH 73°48'18" WEST 205.24 FEET; THENCE SOUTH 42°44'34" WEST 46.10 FEET; THENCE SOUTH 35°31'08" WEST 107.08 FEET; 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°24'10" 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°31'32" EAST 830.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.010 ACRES

MOJAVE MESA

PRELIMINARY PLAN - AMENDED AND EXTENDED

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 SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 487308
10-01-2020
BRETT L. HENRIE
STATE OF UTAH

Project :	MM
File :	AMD PREPLAT
Date :	SEP 2020
Drafted by :	BH
Reviewv by :	BH

Scale : 1 = 50

Sheet No. SP

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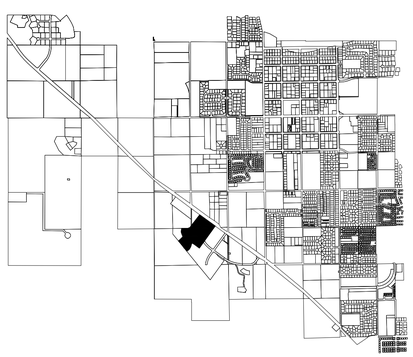
LEGEND

- PROPOSED/EXISTING SEWER MANHOLE
- PROPOSED/EXISTING FIRE HYDRANT
- 1" SCH 40 WATER LATERAL WTH 3/4" SCH 40 SERVICE METER
- PROPOSED/EXISTING WATER VALVE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED IRRIGATION LINE
- EXISTING IRRIGATION LINE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE

N

50 0 50
SCALE IN FEET

NEW 102 L.F. 8" ø SDR-35 @ 4.28%
NEW 60" SSMH RIM: 301X INV IN: 3020.76 INV OUT: 3020.96
NEW 134 L.F. 8" ø SDR-35 @ 4.15%
NEW 60" SSMH RIM: 301X INV IN: 3015.25 INV OUT: 3015.05
NEW 247 L.F. 8" ø SDR-35 @ 1.30%
NEW 290 L.F. 8" ø SDR-35 @ 2.64%
NEW 60" SSMH RIM: 301X INV OUT: 3019.89
NEW 290 L.F. 8" ø SDR-35 @ 1.76%
NEW 60" SSMH RIM: 301X INV IN: 3014.24 INV OUT: 3015.04
NEW 163 L.F. 8" ø SDR-35 @ 0.50%
NEW 60" SSMH RIM: 301X INV IN: 3004.00 INV OUT: 3003.80
NEW 256 L.F. 8" ø SDR-35 @ 1.78%
NEW 189 L.F. 8" ø SDR-35 @ 0.50%
NEW 245 L.F. 8" ø SDR-35 @ 2.0%
EX. 98 L.F. 8" ø SDR-35 @ 2.0% TO BE REMOVED
NEW 60" SSMH RIM: 301X INV OUT: 3011.30
NEW 185 L.F. 8" ø SDR-35 @ 1.64%
EX. 47 L.F. 8" ø SDR-35 @ 2.0%
EX. 60" SSMH RIM: 3018.36 INV IN: 3009.06 INV OUT: 3008.86
EX. 205 L.F. 8" ø SDR-35 @ 1.44%
NEW 60" SSMH RIM: 301X INV OUT: 3015.44
NEW 204 L.F. 8" ø SDR-35 @ 1.62%
EX. 94 L.F. 8" ø SDR-35 @ 1.44%
EX. 60" SSMH RIM: 3018.36 INV OUT: 3013.38
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
EXISTING WATER TO BE REMOVED
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%
NEW SSMH
NEW 8" ø SDR-35 @ 0.50%
NEW 60" SSMH RIM: 301X INV OUT: 3009.69
NEW 60" SSMH RIM: 301X INV OUT: 3013.57
NEW SSMH
NEW 8" ø SDR-35 @ 1.00%
NEW 8" ø SDR-35 @ 1.00%
NEW SSMH
NEW 8" ø SDR-35 @ 1.00%
NEW SSMH



VICINITY MAP
NO SCALE

MOJAVE MESA

PRELIMINARY PLAN - AMENDED AND EXTENDED

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

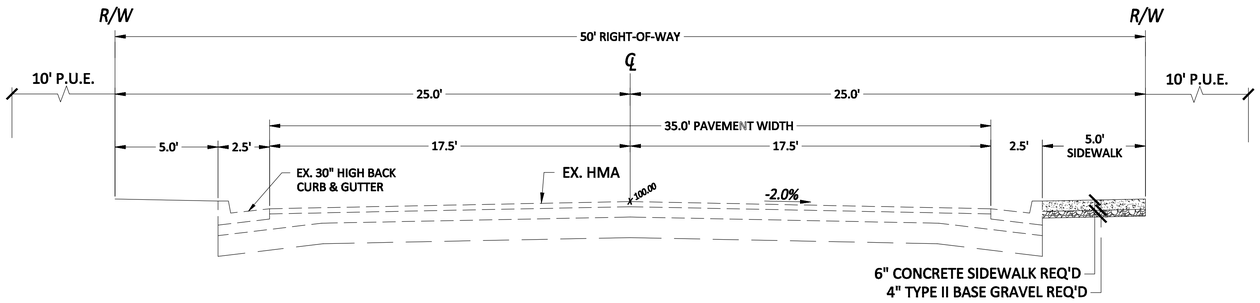
REGISTERED PROFESSIONAL ENGINEER No. 4873037 10-01-2020 BRETT L. HENKE STATE OF UTAH

Project :	MM
File :	AMD PREPLAT
Date :	SEP 2020
Drafted by :	BH
Review by :	BH

Scale : 60

Sheet No. UP

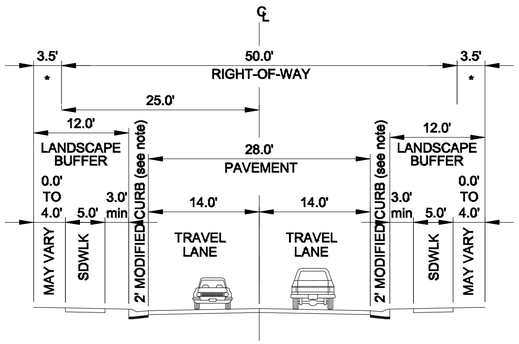
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SECTION G-G

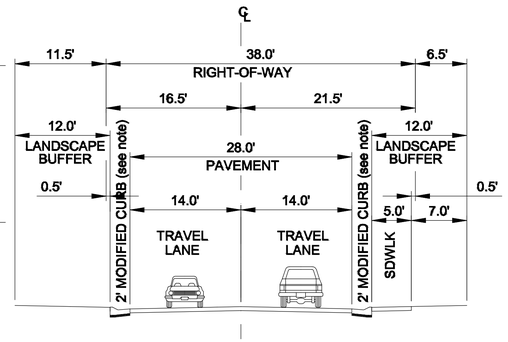
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SCALE 1" = 5'



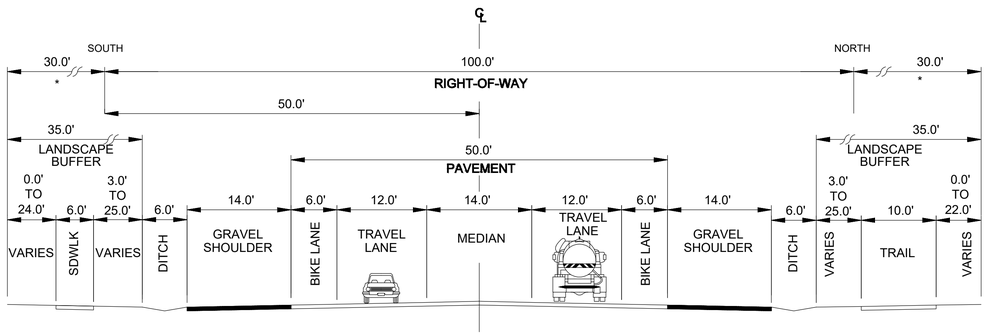
RESIDENTIAL STANDARD 50'

SECTION D-D



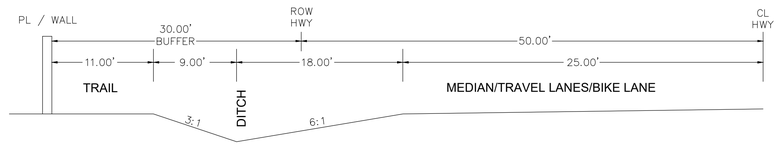
RESIDENTIAL ALTERNATIVE 38'

SECTION E-E

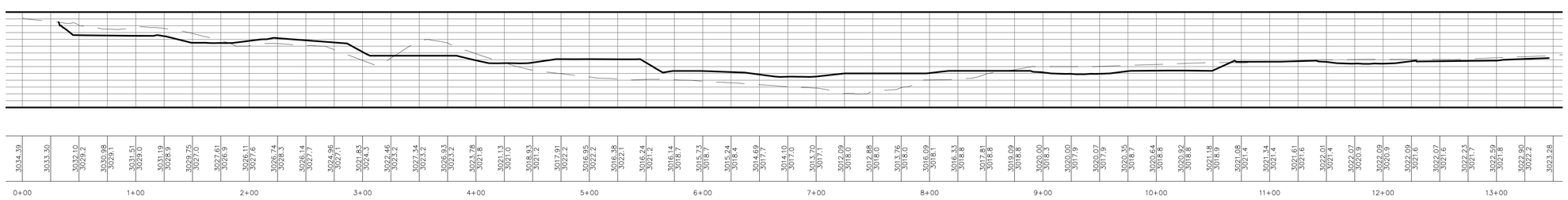


MAJOR ARTERIAL -

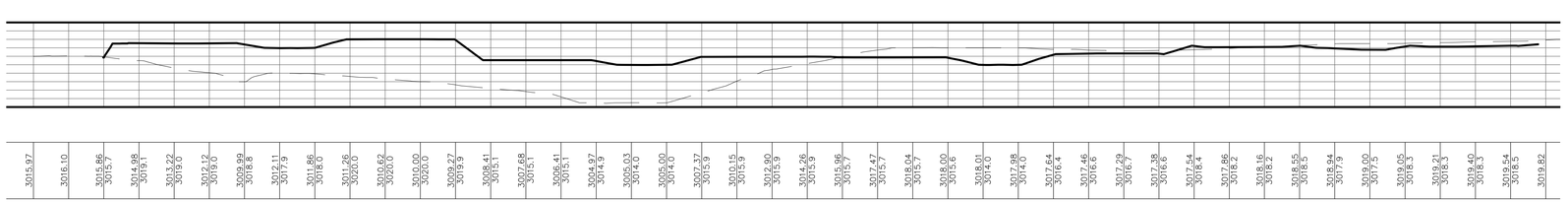
SECTION E-E



SECTION C-C



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

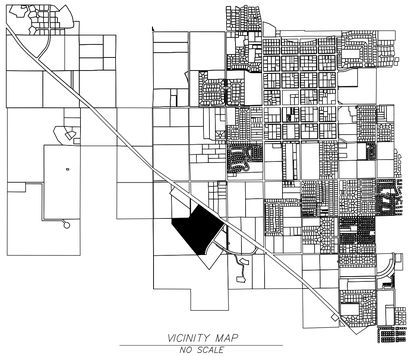
REGISTERED PROFESSIONAL ENGINEER No. 4873738 10-01-2020 BRETT L. HENKE STATE OF UTAH

Project :	ANEIOS
File :	MMBASE 10-28-19
Date :	SEP 2019
Drafted by :	BH
Review by :	BH

Scale : NTS

Sheet No. XS

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VICINITY MAP
NO SCALE

80 0 80
SCALE IN FEET

LEGEND

- EXISTING CONTOUR — 2940
- PROPOSED CONTOUR — 2940
- PROPOSED STORM DRAIN — SD
- EXISTING STORM DRAIN — SD
- CONTOUR LINE
- FLOW DIRECTION
- EXISTING FENCE

INDIGO TRAILS
FUTURE DEVELOPMENT
PRELIMINARY PLAT BOUNDARY
FUTURE ROAD RE-ALIGNMENT
PROVIDE BERM ALONG EASTERN BOUNDARY TO CONTROL DISCHARGE FROM SITE
OVERALL PROJECT BOUNDARY
GUY LANE
OUTFLOW TO PROPOSED STORM DRAIN (BY OTHERS)

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

REGISTERED PROFESSIONAL ENGINEER
No. 4873038
04-30-2020
BRETT L. HENKE
STATE OF UTAH

EROSION CONTROL PLAN
MOJAVE MESA PHASE
PREPARED FOR A N A ENTERPRISES
PROJECT LOCATED IN SECTION 6, T42S, R16W SLB&M
IVINS, UTAH

Project :	MM
File :	HCN base
Date :	APR 2020
Drafted by :	BH
Review by :	BH

Scale : 1 = 80

Sheet No. EC

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