

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

DESERT LANDSCAPING ALONG TRAIL

BOLLARD LIGHT (TYP)

STREET LIGHT THIS LOCATION ONLY

USE 3 LANE CROSS SECTION ON HWY 91 ALONG PROJECT BOUNDARY

REVEGETATION TO BE DESERT LANDSCAPING ALONG TRAIL

TREE (TYP) (DESERT WILLOW OR SIMILAR)

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

TEMPORARY EMERGENCY ACCESS ALL WEATHER ACCESS SURFACE PER GEOTECH RECOMMENDATIONS

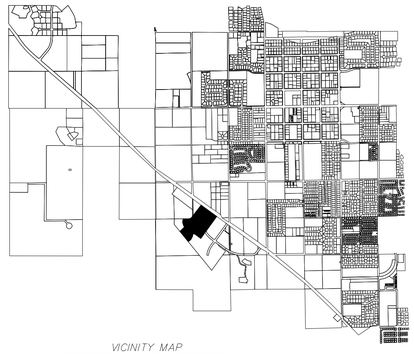
FUTURE

PHASE 1 · PHASE 2 · PHASE 3 · PHASE 4 · PHASE 5

MOJAVE WAY · PALO VERDE WAY · FINESS WAY · COOTILLO WAY · SAGUARO WAY · LANTANA WAY · GUY LANE

HWY 91

LOT 1 10079 SQ FT 0.231 ACRES
LOT 2 9686 SQ FT 0.222 ACRES
LOT 3 12522 SQ FT 0.287 ACRES
LOT 4 14400 SQ FT 0.331 ACRES
LOT 5 10018 SQ FT 0.230 ACRES
LOT 6 10245 SQ FT 0.235 ACRES
LOT 7 10245 SQ FT 0.235 ACRES
LOT 8 10395 SQ FT 0.239 ACRES
LOT 9 15521 SQ FT 0.356 ACRES
LOT 10 16185 SQ FT 0.372 ACRES
LOT 11 10031 SQ FT 0.230 ACRES
LOT 12 10245 SQ FT 0.235 ACRES
LOT 13 10245 SQ FT 0.235 ACRES
LOT 14 10013 SQ FT 0.230 ACRES
LOT 15 16467 SQ FT 0.378 ACRES
LOT 16 16781 SQ FT 0.385 ACRES
LOT 17 10017 SQ FT 0.230 ACRES
LOT 18 10244 SQ FT 0.235 ACRES
LOT 19 10205 SQ FT 0.234 ACRES
LOT 20 10126 SQ FT 0.232 ACRES
LOT 21 15022 SQ FT 0.345 ACRES
LOT 22 14915 SQ FT 0.342 ACRES
LOT 23 10639 SQ FT 0.244 ACRES
LOT 24 10135 SQ FT 0.233 ACRES
LOT 31 9122 SQ FT 0.209 ACRES
LOT 32 8023 SQ FT 0.184 ACRES
LOT 33 8023 SQ FT 0.184 ACRES
LOT 34 8030 SQ FT 0.184 ACRES
LOT 35 9501 SQ FT 0.218 ACRES
LOT 36 8025 SQ FT 0.184 ACRES
LOT 37 8025 SQ FT 0.184 ACRES
LOT 38 9496 SQ FT 0.218 ACRES
LOT 39 9496 SQ FT 0.218 ACRES
LOT 40 8025 SQ FT 0.184 ACRES
LOT 41 8025 SQ FT 0.184 ACRES
LOT 42 9496 SQ FT 0.218 ACRES
LOT 43 9492 SQ FT 0.218 ACRES
LOT 44 8025 SQ FT 0.184 ACRES
LOT 45 8025 SQ FT 0.184 ACRES
LOT 46 9496 SQ FT 0.218 ACRES
LOT 47 9496 SQ FT 0.218 ACRES
LOT 48 8025 SQ FT 0.184 ACRES
LOT 49 8025 SQ FT 0.184 ACRES
LOT 50 9259 SQ FT 0.213 ACRES
LOT 51 8025 SQ FT 0.184 ACRES
LOT 52 8025 SQ FT 0.184 ACRES
LOT 53 8356 SQ FT 0.192 ACRES
LOT 54 9606 SQ FT 0.221 ACRES
LOT 55 9741 SQ FT 0.224 ACRES
LOT 56 8136 SQ FT 0.187 ACRES
LOT 57 8025 SQ FT 0.184 ACRES
LOT 58 8025 SQ FT 0.184 ACRES
LOT 59 8030 SQ FT 0.184 ACRES
LOT 60 8320 SQ FT 0.191 ACRES
LOT 61 8696 SQ FT 0.200 ACRES
LOT 62 9204 SQ FT 0.211 ACRES
LOT 63 9007 SQ FT 0.207 ACRES
LOT 64 7828 SQ FT 0.180 ACRES
LOT 65 7800 SQ FT 0.179 ACRES
LOT 66 7800 SQ FT 0.179 ACRES
LOT 67 7800 SQ FT 0.179 ACRES
LOT 68 7907 SQ FT 0.182 ACRES
LOT 69 9071 SQ FT 0.208 ACRES
LOT 70 10133 SQ FT 0.233 ACRES



VICINITY MAP
NO SCALE

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 42 SOUTH, RANGE 16 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; THENCE NORTH 40°10'28" WEST 55.35 FEET; THENCE NORTH 64°49'34" WEST 97.00 FEET; THENCE NORTH 54°32'03" WEST 130.18 FEET; THENCE NORTH 39°15'00" WEST 100.08 FEET; THENCE NORTH 33°52'54" EAST 243.76 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 19.823 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

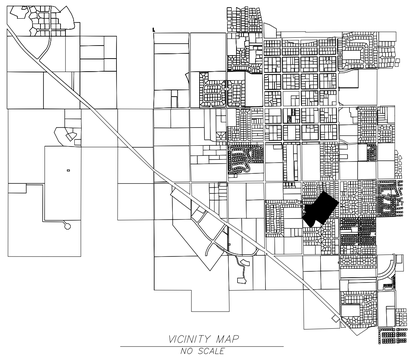
REGISTERED PROFESSIONAL ENGINEER No. 487328 11-25-2021 BRETT L. HENRIE STATE OF UTAH

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

Scale : 1 = 50

Sheet No. SP

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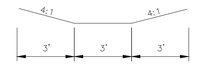
VICINITY MAP
NO SCALE

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



PROPOSED CHANNEL
INDICO / 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

THESE LOTS NOW PART OF MOJAVE FLATS PRELIMINARY PLAT

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. 487378
11-25-2021
Brett Henke
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

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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

THESE LOTS NOW PART OF MOJAVE FLATS PRELIMINARY PLAT

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 60" SSMH RIM: 301X INV IN: 3011.90 INV OUT: 3011.70
NEW 290 L.F. 8" ø SDR-35 @ 2.64%
NEW 290 L.F. 8" ø SDR-35 @ 1.76%
NEW 60" SSMH RIM: 301X INV IN: 3014.24 INV OUT: 3015.04
NEW 60" SSMH RIM: 301X INV OUT: 3019.89
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 IN: 3005.02 INV OUT: 3004.82
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: 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 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. 487378 11-25-2021 Brett Henke 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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