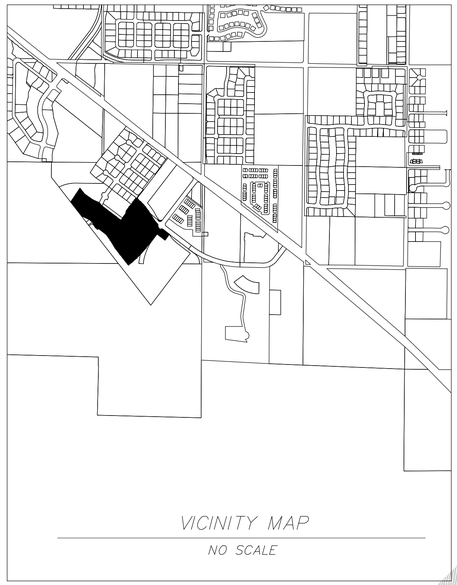
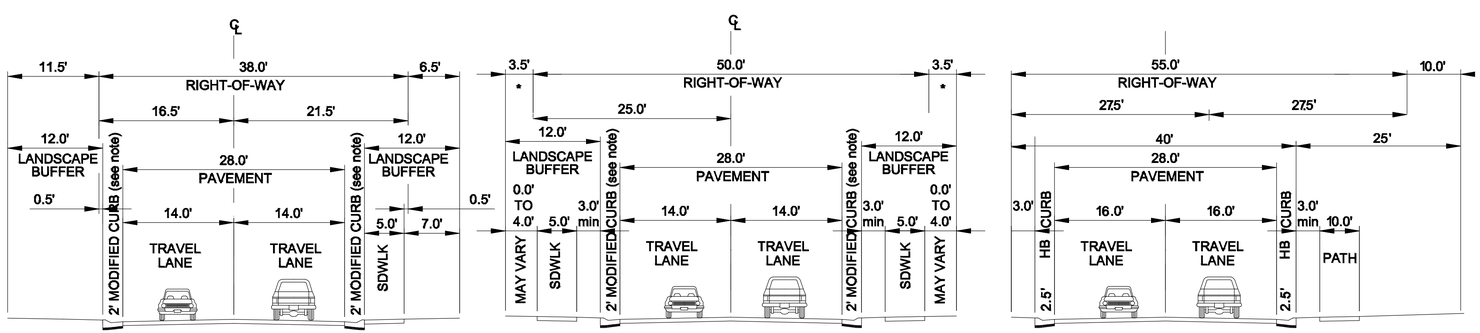


BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING NORTH 89°38' 23" WEST 923.22 FEET ALONG THE SECTION LINE AND SOUTH 1.70 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING SOUTH 52°13'06" WEST 53.39 FEET; THENCE NORTH 37°46'54" WEST 187.54 FEET; THENCE NORTH 38°00'13" WEST 114.00 FEET; THENCE NORTH 30°26'39" WEST 114.58 FEET; THENCE NORTH 35°58'28" WEST 114.88 FEET; THENCE NORTH 51°23'08" WEST 112.86 FEET; THENCE SOUTH 40°53'13" WEST 21.65 FEET; THENCE NORTH 49°10'54" WEST 47.34 FEET; THENCE NORTH 28°42'41" WEST 78.62 FEET; THENCE NORTH 48°04'39" WEST 50.28 FEET; THENCE NORTH 65°55'23" WEST 105.18 FEET; THENCE NORTH 37°53'05" WEST 244.06 FEET; THENCE NORTH 33°52'21" EAST 219.96 FEET; THENCE SOUTH 39°15'00" EAST 100.08 FEET; THENCE SOUTH 54°32'03" EAST 130.18 FEET; THENCE SOUTH 64°49'34" EAST 97.00 FEET; THENCE SOUTH 40°10'39" EAST 55.31 FEET; THENCE SOUTH 52°31'29" EAST 312.72 FEET; THENCE NORTH 35°32'20" EAST 106.75 FEET; THENCE NORTH 12°51'16" EAST 42.14 FEET; THENCE NORTH 37°28'31" EAST 107.00 FEET; THENCE NORTH 37°28'31" EAST 107.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°38'44", HAVING A RADIUS OF 781.00 FEET (RADIUS POINT BEARS SOUTH 37°30'44" WEST), AND WHOSE CHORD BEARS SOUTH 40°09'54" EAST 333.36 FEET; THENCE ALONG THE ARC OF SAID CURVE 335.95 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°06'52", HAVING A RADIUS OF 369.00 FEET (RADIUS POINT BEARS NORTH 62°09'28" EAST), AND WHOSE CHORD BEARS SOUTH 36°53'58" EAST 116.18 FEET; THENCE ALONG THE ARC OF SAID CURVE 116.66 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 83°25'55", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 44°02'36" WEST), AND WHOSE CHORD BEARS SOUTH 04°14'27" EAST 33.27 FEET; THENCE ALONG THE ARC OF SAID CURVE 36.40 FEET; THENCE SOUTH 37°19'27" EAST 51.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°59'55", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 52°31'24" EAST), AND WHOSE CHORD BEARS NORTH 82°28'33" EAST 35.35 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET; THENCE SOUTH 52°31'29" EAST 111.90 FEET; THENCE SOUTH 37°25'43" WEST 130.17 FEET; THENCE NORTH 51°43'01" WEST 123.02 FEET; THENCE SOUTH 37°28'31" WEST 216.85 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°44'35", HAVING A RADIUS OF 1039.00 FEET (RADIUS POINT BEARS NORTH 52°31'29" WEST), AND WHOSE CHORD BEARS SOUTH 44°50'49" WEST 266.61 FEET; THENCE ALONG THE ARC OF SAID CURVE 267.35 FEET TO THE POINT OF BEGINNING.

CONTAINING OR 12.004 ACRES, MORE OR LESS

PROFESSIONAL LAND SURVEYOR No. 334571 MICHAEL W. PUBBY 01-28-2021 STATE OF UTAH



NOTE: FOXTAIL WAY AND PALO VERDE WAY MAY REQUIRE 2.5' HIGHBACK (HB) CURB

MOJAVE FLATS

PRELIMINARY PLAN

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
MOJAVE FLATS
PREPARED FOR A N A ENTERPRISES
PROJECT LOCATED IN SECTION 6, T42S, R16W SLB&M
IVINS, UTAH

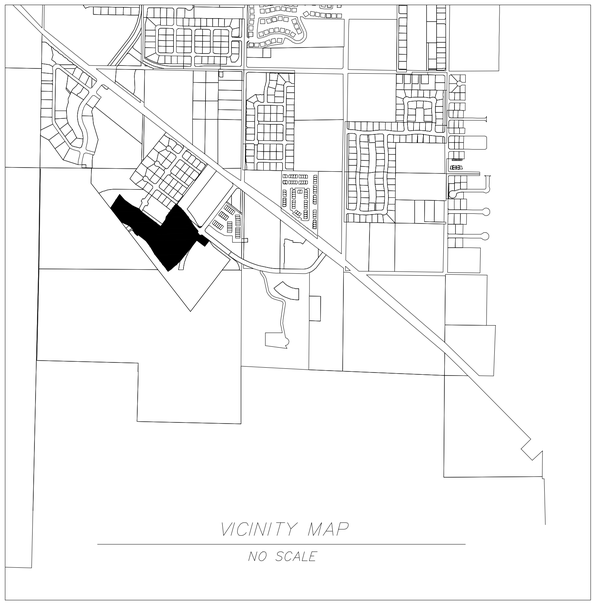
REGISTERED PROFESSIONAL ENGINEER No. 4873032 BRETT L. HENKE 01-28-2021 STATE OF UTAH

Project :	MM
File :	BASE PRE 01-25-21
Date :	NOV 2019
Drafted by :	BH
Review by :	BH

Scale : 1 = 50

Sheet No. 1

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LEGEND

EXISTING CONTOUR — 2940

PROPOSED CONTOUR — 2940

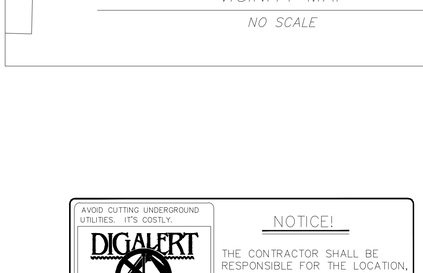
PROPOSED STORM DRAIN — SD

EXISTING STORM DRAIN — SD

FLOW DIRECTION

EXISTING FENCE

50 0 50
SCALE IN FEET



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.

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



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 - GRADING
MOJAVE FLATS

PREPARED FOR A N A ENTERPRISES

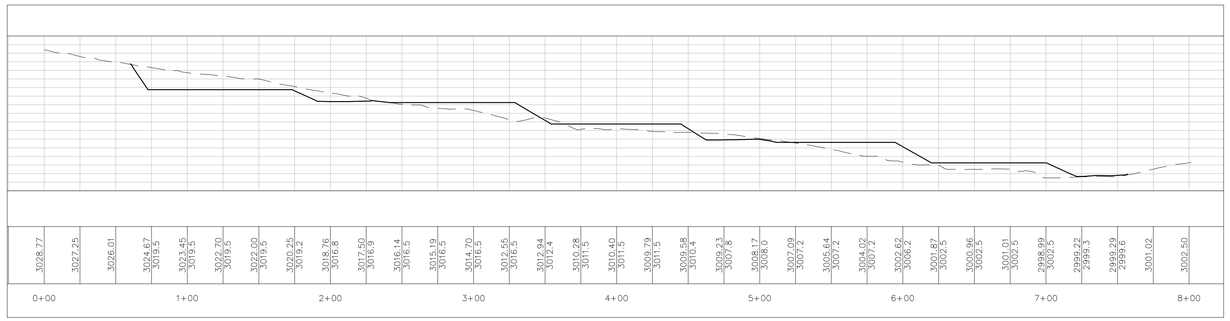
PROJECT LOCATED IN SECTION 6, T42S, R16W SLB&M
IVINS, UTAH

Project :	MM
File :	BASE PRE 01-25-21
Date :	NOV 2019
Drafted by :	BH
Review by :	BH

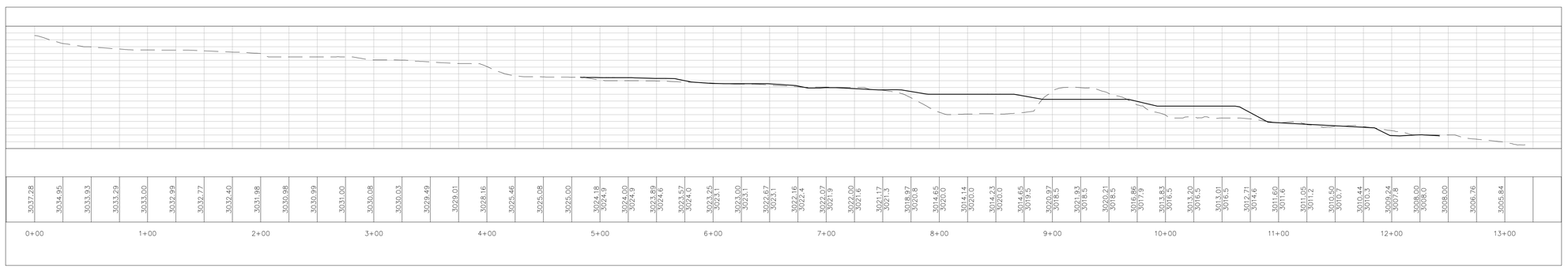
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Sheet No. 2

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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 - GRADING
MOJAVE FLATS

PREPARED FOR A N A ENTERPRISES

PROJECT LOCATED IN SECTION 6, T42S, R16W SLB&M
IVINS, UTAH

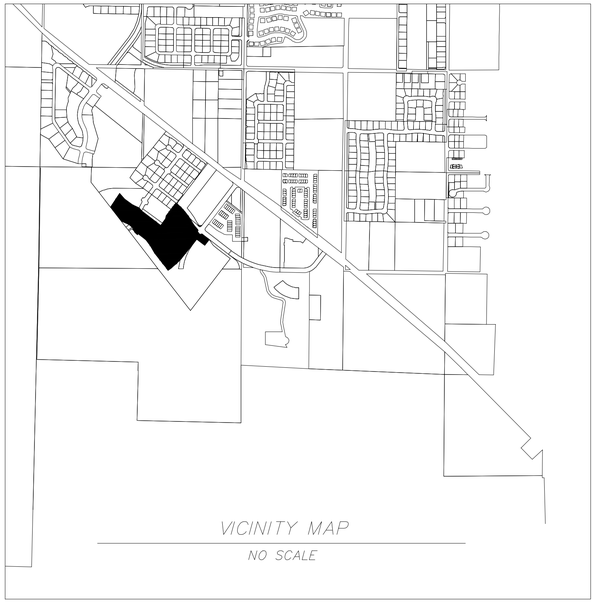
REGISTERED PROFESSIONAL ENGINEER
No. 4873637
01-28-2021
BRETT L. HENKE
STATE OF UTAH

Project :	MM
File :	BASE PRE 01-25-21
Date :	JAN 2021
Drafted by :	BH
Review by :	BH

Scale :
1 = 50

Sheet No.
3

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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
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED IRRIGATION LINE
- EXISTING IRRIGATION LINE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE

EX 60" SSMH RIM: 3014.16 INV IN: 3001.42 INV OUT: 3001.22

EX 208.1 L.F. 8" ø SDR-35 @ 1.90%

EX 60" SSMH RIM: 3006.75 INV IN: 2097.42 INV OUT: 2097.22

EX 193.3 L.F. 8" ø SDR-35 @ 4.03%

EX 60" SSMH RIM: 2997.58 INV IN: 2089.43 INV OUT: 2089.23

EX 85.6 L.F. 8" ø SDR-35 @ 2.0%

EX 60" SSMH RIM: 2995.41 INV IN: 2987.52 INV OUT: 2987.32

NEW 59 L.F. 8" ø SDR-35 @ 1.00%

NEW 487 SSMH RIM: 2996.50 INV IN: 2988.31 INV OUT: 2987.11

FITNESS WAY

LOT 30 8093 SQ FT 0.186 ACRES

LOT 31 8184 SQ FT 0.188 ACRES

LOT 32 8373 SQ FT 0.192 ACRES

LOT 33 8652 SQ FT 0.199 ACRES

LOT 34 8450 SQ FT 0.194 ACRES

LOT 35 8989 SQ FT 0.206 ACRES

NEW 193 L.F. 8" ø SDR-35 @ 3.20%

LOT 29 7991 SQ FT 0.183 ACRES

LOT 28 8112 SQ FT 0.186 ACRES

LOT 27 8373 SQ FT 0.192 ACRES

LOT 26 8645 SQ FT 0.198 ACRES

LOT 25 8429 SQ FT 0.194 ACRES

LOT 24 9059 SQ FT 0.208 ACRES

NEW 313 L.F. 8" ø SDR-35 @ 3.04%

NEW 90 L.F. 8" ø SDR-35 @ 2.0%

NEW 60" SSMH RIM: 3002.6 INV IN: 2994.7 INV OUT: 2994.5

NEW 264 L.F. 8" ø SDR-35 @ 1.86%

PALO VERDE WAY

NEW 48" SSMH RIM: 3014.3 INV IN: 3006.4 INV OUT: 3006.2

NEW 48" SSMH RIM: 3004.6 INV IN: 2996.7 INV OUT: 2996.5

NEW 48" SSMH RIM: 3019.4 INV IN: 3011.5 INV OUT: 3011.3

LOT 60 8320 SQ FT 0.191 ACRES

LOT 59 8025 SQ FT 0.184 ACRES

LOT 20 11920 SQ FT 0.274 ACRES

LOT 21 13266 SQ FT 0.305 ACRES

LOT 22 13601 SQ FT 0.312 ACRES

LOT 23 14316 SQ FT 0.329 ACRES

NEW 276 L.F. 8" ø SDR-35 @ 3.59%

LOT 61 8696 SQ FT 0.200 ACRES

LOT 62 9204 SQ FT 0.211 ACRES

LOT 17 11492 SQ FT 0.264 ACRES

LOT 16 11615 SQ FT 0.267 ACRES

LOT 15 11872 SQ FT 0.273 ACRES

LOT 14 11898 SQ FT 0.273 ACRES

LOT 13 13678 SQ FT 0.314 ACRES

NEW 171 L.F. 8" ø SDR-35 @ 1.93%

NEW 187 L.F. 8" ø SDR-35 @ 1.60%

NEW 230 L.F. 8" ø SDR-35 @ 1.43%

NEW 60" SSMH RIM: 3012.7 INV IN: 3004.8 INV OUT: 3004.6

LOT 18 11127 SQ FT 0.255 ACRES

LOT 19 11624 SQ FT 0.267 ACRES

FOXTAIL WAY

NEW 62 L.F. 8" ø SDR-35 @ XX%

LOT 1 10790 SQ FT 0.248 ACRES

LOT 2 10133 SQ FT 0.233 ACRES

NEW 48" SSMH RIM: 3019.4 INV IN: 3011.5 INV OUT: 3011.3

NEW 48" SSMH RIM: 3022.9 INV OUT: 3014.9

LOT 8 14066 SQ FT 0.323 ACRES

LOT 9 14714 SQ FT 0.338 ACRES

LOT 10 13543 SQ FT 0.311 ACRES

NEW 48" SSMH RIM: 3016.2 INV IN: 3008.3 INV OUT: 3008.1

LOT 11 13428 SQ FT 0.308 ACRES

LOT 12 15268 SQ FT 0.350 ACRES

LOT 3 15759 SQ FT 0.362 ACRES

LOT 7 15377 SQ FT 0.353 ACRES

LOT 6 11250 SQ FT 0.258 ACRES

LOT 4 16016 SQ FT 0.368 ACRES

LOT 5 9953 SQ FT 0.228 ACRES

13+89.37

14+86.90

MOJAVE FLATS

PRELIMINARY PLAN

A RESIDENTIAL COMMUNITY

No.	Description of Revisions	Date	By

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

PRELIMINARY PLAT - UTILITY
MOJAVE FLATS
PREPARED FOR A N A ENTERPRISES
PROJECT LOCATED IN SECTION 6, T42S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER No. 487739 01-28-2021 BRETT L. HENKE STATE OF UTAH

Project :	MM
File :	BASE PRE 01-25-21
Date :	NOV 2019
Drafted by :	BH
Review by :	BH

Scale : 1 = 50

Sheet No. 3

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