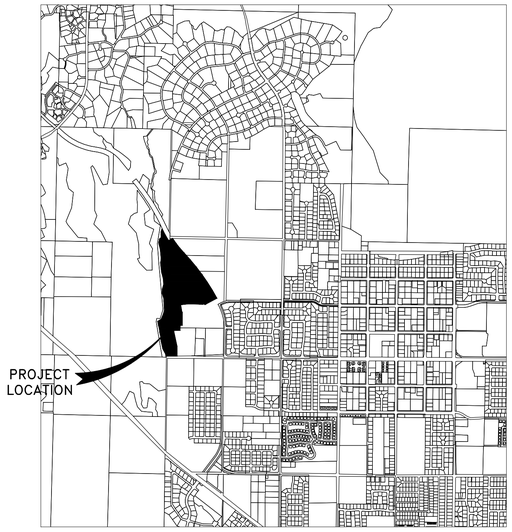
PRELIMINARY PLAT
DESERT CLIFF SUBDIVISION
IVINS, UTAH





VICINITY MAP

SHEET INDEX

SHEET NO.	DESCRIPTION
CS	COVER SHEET
SP-1	SITE PLAN
UP-1	UTILITY PLAN
GP-1	GRADING PLAN

NOTES

1. ALL FINAL WATER VALVE LOCATIONS TO BE DETERMINED WITH CONSTRUCTION DRAWINGS.
2. ALL FINAL FIRE HYDRANT LOCATION/SPACING TO BE DETERMINED WITH CONSTRUCTION PLANS.
3. PUBLIC UTILITY EASEMENTS (TYPICAL ALL LOTS): 7.5' SIDES AND REAR, 10' FRONT

DUST CONTROL MEASURES

EARTH MOVING ACTIVITIES:

1 APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTH MOVING ACTIVITIES.
2 PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS, CUTS, OR EQUIPMENT PENETRATION.
3 APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
4 OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

1 WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.

2 INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

PROJECT INFORMATION

- KWAVASA DRIVE BETWEEN CENTER STREET AND 450 NORTH
- TAX ID NUMBER: I-SB-8 / I-SB-10-B / I-SB-10-A / I-7-1-36-212
- 36.98 ACRES
- CURRENT ZONE RE-12.5 / RE-15
- 67 LOTS
- 1.81 LOTS/ACRE

OWNER/DEVELOPER:
KAYENTA DEVELOPMENT

Contact: LANCE ANDERSON (435) 668-7420

No.	Description of Revisions	Date	By

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

PRELIMINARY PLAT
DESERT CLIFFS SUBDIVISION
PREPARED KAYENTA DEVELOPMENT
PROJECT LOCATED IN SECTION 31 T41S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER No. 487302 10-28-2022 BRETT L. HENKE STATE OF UTAH

Project :	DC
File :	DC.BASE 10.26.22
Date :	OCT 2022
Drafted by :	BH
Review by :	BH

Scale : 1 = 200

Sheet No. CS

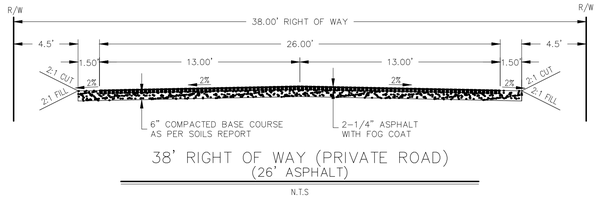
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BOUNDARY DESCRIPTION

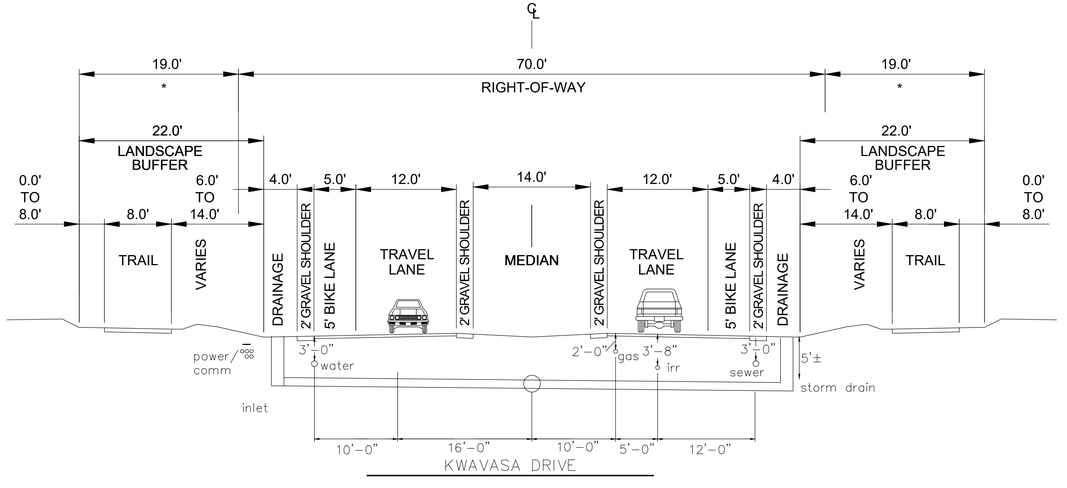
BEGINNING AT A POINT BEING NORTH 01°21'28" EAST 645.41 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°37'59" WEST 176.05 FEET; THENCE NORTH 06°23'45" WEST 12.62 FEET; THENCE NORTH 15°01'16" WEST 73.48 FEET; THENCE NORTH 10°54'30" WEST 103.19 FEET; THENCE NORTH 57°40'41" EAST 97.99 FEET; THENCE NORTH 22°36'45" EAST 129.95 FEET; THENCE NORTH 15°16'51" EAST 85.37 FEET; THENCE NORTH 02°17'08" WEST 204.54 FEET; THENCE NORTH 01°19'54" WEST 64.39 FEET; THENCE NORTH 17°12'06" WEST 119.52 FEET; THENCE NORTH 00°15'40" EAST 108.49 FEET; THENCE NORTH 15°53'23" EAST 106.52 FEET; THENCE NORTH 01°52'28" WEST 120.91 FEET; THENCE NORTH 11°50'40" WEST 62.62 FEET; THENCE NORTH 16°30'16" WEST 93.15 FEET; THENCE NORTH 07°46'00" WEST 126.21 FEET; THENCE NORTH 05°24'56" WEST 110.07 FEET; THENCE NORTH 11°02'52" EAST 73.53 FEET; THENCE NORTH 02°54'41" WEST 102.20 FEET; THENCE NORTH 04°58'37" WEST 136.80 FEET; THENCE NORTH 14°44'32" WEST 159.32 FEET; THENCE NORTH 15°04'17" EAST 99.82 FEET; THENCE NORTH 56°37'26" EAST 38.18 FEET; THENCE NORTH 00°43'26" WEST 117.40 FEET; THENCE NORTH 13°20'49" EAST 108.36 FEET; THENCE NORTH 64°52'42" EAST 105.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°19'54", HAVING A RADIUS OF 2173.04 FEET (RADIUS POINT BEARS NORTH 65°45'28" EAST), AND WHOSE CHORD BEARS SOUTH 33°54'29" EAST 729.71 FEET; THENCE ALONG THE ARC OF SAID CURVE 733.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°06'56", HAVING A RADIUS OF 4996.22 FEET (RADIUS POINT BEARS SOUTH 46°26'05" WEST), AND WHOSE CHORD BEARS SOUTH 36°00'27" EAST 1314.26 FEET; THENCE ALONG THE ARC OF SAID CURVE 1318.08 FEET; THENCE SOUTH 62°00'15" WEST 108.15 FEET; THENCE SOUTH 61°42'07" WEST 216.85 FEET; THENCE NORTH 29°01'07" WEST 28.60 FEET; THENCE SOUTH 60°58'53" WEST 38.00 FEET; THENCE NORTH 70°55'08" WEST 21.95 FEET; THENCE NORTH 89°09'42" WEST 68.39 FEET; THENCE NORTH 89°09'42" WEST 205.00 FEET; THENCE SOUTH 88°15'08" WEST 107.99 FEET; THENCE SOUTH 80°36'37" WEST 108.29 FEET; THENCE SOUTH 10°00'33" EAST 165.51 FEET; THENCE NORTH 79°29'22" EAST 8.02 FEET; THENCE SOUTH 00°07'31" WEST 313.62 FEET; THENCE NORTH 89°10'26" WEST 46.47 FEET; THENCE SOUTH 01°57'25" WEST 119.24 FEET; THENCE NORTH 89°48'42" WEST 270.79 FEET; THENCE NORTH 53°18'06" WEST 47.33 FEET; THENCE NORTH 89°37'59" WEST 0.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.976 ACRES, MORE OR LESS



38' RIGHT OF WAY (PRIVATE ROAD)
(26' ASPHALT)

N.T.S



KWAVASA DRIVE

VICINITY MAP

No.	Description of Revisions	Date	By

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

PRELIMINARY PLAN
DESERT CLIFFS SUBDIVISION
PREPARED KAYENTA DEVELOPMENT
PROJECT LOCATED IN SECTION 31 T41S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 487803
10-26-2022
BRETT L. HENKE
STATE OF UTAH

Project :	DC
File :	DC.BASE 10.26.22
Date :	OCT 2022
Drafted by :	BH
Review by :	BH

Scale :
1 = 50

Sheet No.
SP-1

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Structure Table	
Structure Name	Structure Details
SSMH-36	RIM = 6177.295 DEPTH = 500.00 INV IN = 3081.56
SSMH-37	RIM = 3093.805 DEPTH = 8.69 INV OUT = 3085.11
SSMH-38	RIM = 3092.781 DEPTH = 8.66 INV OUT = 3084.12
SSMH-39	RIM = 3091.887 DEPTH = 8.55 INV IN = 3083.53 INV IN = 3083.53 INV OUT = 3083.33
SSMH-40	RIM = 3090.703 DEPTH = 7.73 INV OUT = 3082.97
SSMH-41	RIM = 3089.430 DEPTH = 7.44 INV IN = 3082.20 INV IN = 3082.20 INV OUT = 3081.99

Structure Table	
Structure Name	Structure Details
SSMH-1	RIM = 6183.679 DEPTH = 500.00 INV IN = 3083.54
SSMH-2	RIM = 3118.034 DEPTH = 9.83 INV OUT = 3108.20
SSMH-3	RIM = 3116.045 DEPTH = 11.58 INV IN = 3104.67 INV OUT = 3104.47
SSMH-4	RIM = 3112.350 DEPTH = 5.83 INV OUT = 3106.52
SSMH-5	RIM = 3113.021 DEPTH = 11.79 INV IN = 3101.44 INV OUT = 3101.24
SSMH-6	RIM = 3111.565 DEPTH = 8.62 INV IN = 3103.14 INV OUT = 3102.94
SSMH-7	RIM = 3110.793 DEPTH = 11.97 INV IN = 3099.02 INV OUT = 3098.82
SSMH-8	RIM = 3109.456 DEPTH = 10.08 INV OUT = 3099.38
SSMH-9	RIM = 3108.243 DEPTH = 12.16 INV IN = 3097.56 INV OUT = 3096.08
SSMH-10	RIM = 3107.383 DEPTH = 10.42 INV IN = 3098.67 INV OUT = 3096.97
SSMH-11	RIM = 3106.528 DEPTH = 11.15 INV IN = 3095.58 INV OUT = 3095.38
SSMH-13	RIM = 3105.740 DEPTH = 11.06 INV IN = 3094.88 INV OUT = 3094.68
SSMH-17	RIM = 3103.011 DEPTH = 10.83 INV IN = 3092.38 INV IN = 3092.38 INV OUT = 3092.18
SSMH-18	RIM = 3101.583 DEPTH = 9.82 INV OUT = 3091.77
SSMH-19	RIM = 3102.229 DEPTH = 10.00 INV IN = 3092.43 INV OUT = 3092.23
SSMH-20	RIM = 3101.836 DEPTH = 9.58 INV OUT = 3092.26
SSMH-21	RIM = 3101.234 DEPTH = 8.79 INV OUT = 3092.44
SSMH-22	RIM = 3100.653 DEPTH = 9.56 INV IN = 3091.29 INV OUT = 3091.09
SSMH-23	RIM = 3100.525 DEPTH = 9.49 INV IN = 3091.23 INV IN = 3091.23 INV OUT = 3091.03
SSMH-24	RIM = 3099.538 DEPTH = 10.19 INV IN = 3089.35 INV OUT = 3090.63

Structure Table	
Structure Name	Structure Details
SSMH-25	RIM = 3098.168 DEPTH = 9.22 INV IN = 3089.15 INV IN = 3089.08 INV OUT = 3088.95
SSMH-26	RIM = 3097.657 DEPTH = 10.34 INV IN = 3087.52 INV OUT = 3087.32
SSMH-27	RIM = 3096.816 DEPTH = 11.71 INV IN = 3085.30 INV IN = 3085.30 INV OUT = 3085.10
SSMH-28	RIM = 3095.316 DEPTH = 9.27 INV IN = 3086.25 INV IN = 3086.25 INV OUT = 3086.05
SSMH-29	RIM = 3094.541 DEPTH = 10.16 INV IN = 3084.58 INV OUT = 3084.38
SSMH-31	RIM = 3092.244 DEPTH = 7.98 INV IN = 3084.47 INV OUT = 3084.27
SSMH-32	RIM = 3092.100 DEPTH = 5.06 INV OUT = 3087.07
SSMH-34	RIM = 3087.060 DEPTH = 4.89 INV IN = 3082.37 INV OUT = 3082.17
SSMH-35	RIM = 3088.177 DEPTH = 6.35 INV IN = 3081.83

Pipe Table			
Pipe Name	Size	Length	Slope
SS-1	8"	209.58 FT	1.68%
SS-2	8"	168.47 FT	1.80%
SS-3	8"	139.53 FT	1.59%
SS-4	8"	128.88 FT	1.42%
SS-5	8"	239.92 FT	0.50%
SS-6	8"	66.98 FT	1.53%
SS-7	8"	224.18 FT	1.57%
SS-8	8"	70.69 FT	2.86%
SS-9	8"	353.46 FT	0.50%
SS-10	8"	203.32 FT	1.11%
SS-11	8"	92.34 FT	1.02%
SS-12	8"	148.16 FT	1.31%
SS-13	8"	296.50 FT	0.91%
SS-17	8"	226.29 FT	1.19%
SS-19	8"	235.54 FT	1.38%
SS-20	8"	205.94 FT	1.46%
SS-21	8"	167.16 FT	0.73%
SS-22	8"	104.88 FT	0.50%
SS-23	8"	167.66 FT	0.50%
SS-24	8"	51.73 FT	6.53%

Pipe Table			
Pipe Name	Size	Length	Slope
SS-25	8"	255.01 FT	1.68%
SS-26	8"	266.87 FT	1.72%
SS-27	8"	231.76 FT	1.22%
SS-28	8"	287.87 FT	1.52%
SS-29	8"	379.39 FT	0.50%
SS-30	8"	67.07 FT	0.50%
SS-31	8"	315.52 FT	0.50%

Pipe Table			
Pipe Name	Size	Length	Slope
SS-1	8"	209.58 FT	1.68%
SS-2	8"	168.47 FT	1.80%
SS-3	8"	139.53 FT	1.59%
SS-4	8"	128.88 FT	1.42%
SS-5	8"	239.92 FT	0.50%
SS-6	8"	66.98 FT	1.53%
SS-7	8"	224.18 FT	1.57%
SS-8	8"	70.69 FT	2.86%
SS-9	8"	353.46 FT	0.50%
SS-10	8"	203.32 FT	1.11%
SS-11	8"	92.34 FT	1.02%
SS-12	8"	148.16 FT	1.31%
SS-13	8"	296.50 FT	0.91%
SS-17	8"	226.29 FT	1.19%
SS-19	8"	235.54 FT	1.38%
SS-20	8"	205.94 FT	1.46%
SS-21	8"	167.16 FT	0.73%
SS-22	8"	104.88 FT	0.50%
SS-23	8"	167.66 FT	0.50%
SS-24	8"	51.73 FT	6.53%

No.	Description of Revisions	Date	By

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

PRELIMINARY PLAN
DESERT CLIFFS SUBDIVISION
PREPARED KAYENTA DEVELOPMENT
PROJECT LOCATED IN SECTION 31 T41S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER No. 4873038 10-26-2022 Brett L. Henke STATE OF UTAH

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File : DC.BASE 10.26.22
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Drafted by : BH
Review by : BH

Scale : 1 = 50

Sheet No. UP-1

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MATCH THIS SHEET

RIDGE LINE

RIDGE LINE

PAD – 3117.00

PAD – 3112.00

PAD – 3109.00

PAD – 3106.00

PAD – 3104.00

PAD – 3101.00

PAD – 3100.00

PAD – 3096.50

PAD – 3096.00

PAD – 3095.00

PAD – 3094.00

PAD – 3094.00

PAD – 3094.00

PAD – 3093.50

PAD – 3093.50

PAD – 3093.00

PAD – 3092.50

PAD – 3092.20

PAD – 3092.00

PAD – 3091.50

PAD – 3091.00

PAD – 3091.00

PAD – 3090.50

PAD – 3090.00

PAD – 3090.00

PAD – 3089.50

PAD – 3089.00

PAD – 3089.00

PAD – 3088.20

PAD – 3086.00

STORM DRAIN EXTENSION TO EXISTING PIPE IN 450 NORTH TO BE DETERMINED WITH CONSTRUCTION PLANS

80 0 80

SCALE IN FEET

LEGEND

SD SD PROPOSED STORM DRAIN LINE

2900 EXISTING CONTOUR

2900 PROPOSED CONTOUR

PROPOSED ASPHALT

EXISTING ASPHALT

STORM DRAIN TO CONNECT CENTER STREET BY CHANNEL OR PIPE (TO BE DETERMINED WITH CONSTRUCTION PLANS)

MATCH THIS SHEET

STORM DRAIN OUTFALL LINE

No.	Description of Revisions	Date	By

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

PRELIMINARY PLAN
DESERT CLIFFS SUBDIVISION

PREPARED KAYENTA DEVELOPMENT

PROJECT LOCATED IN SECTION 31 T41S, R16W SLB&M

IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER No. 487303R 10-26-2022 BRETT L. HENKE STATE OF UTAH

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Sheet No. GP-1

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