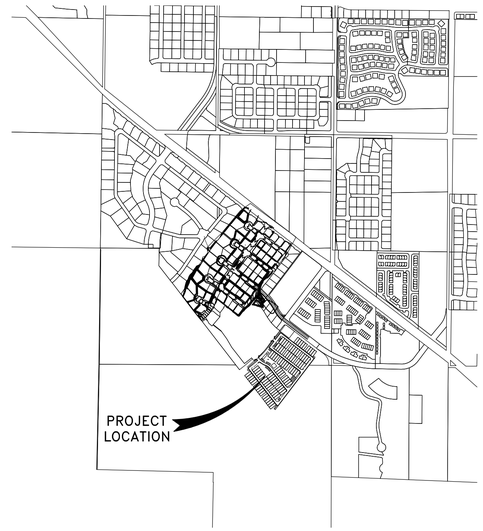
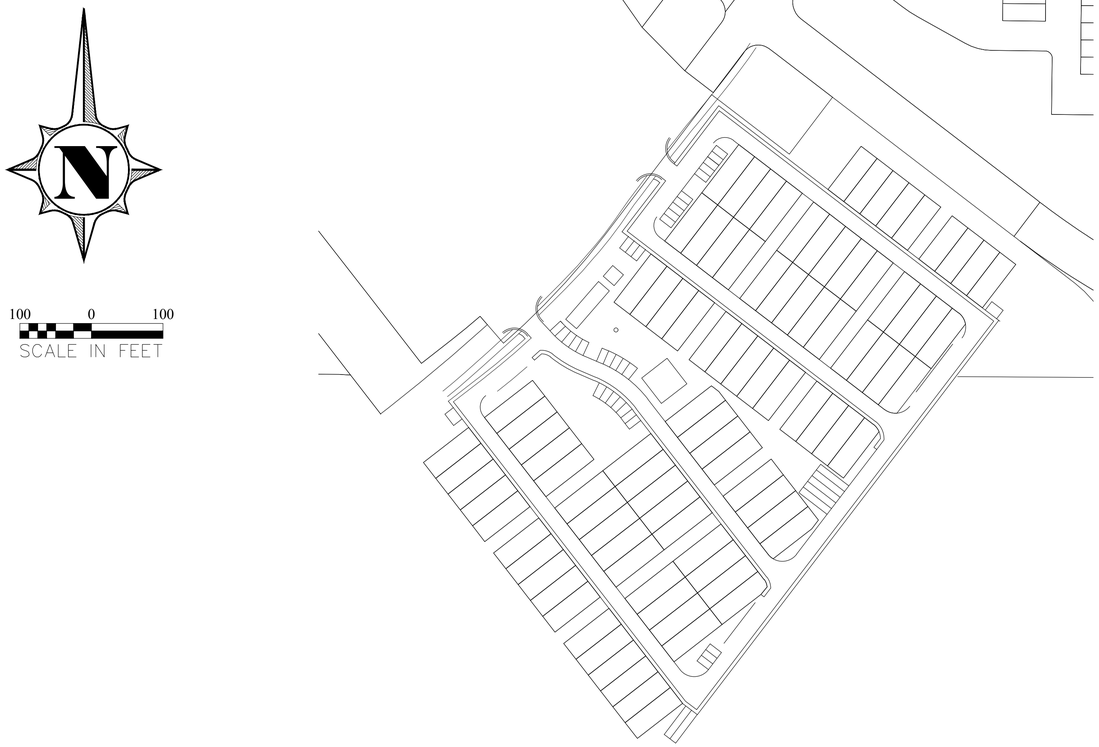
PRELIMINARY PLAN
MOJAVE VILLAGE SUBDIVISION
IVINS, UTAH



VICINITY MAP



SHEET INDEX

SHEET NO.	DESCRIPTION
CS	COVER SHEET
SP-1	SITE PLAN
LS-1	LANDSCAPE PLAN
UP-1	UTILITY PLAN
GP-1	GRADING PLAN
GP-2	DRAINAGE PLAN
GP-3	SECTIONS
PP-1	PLAN AND PROFILE ROAD F
PP-2	PLAN AND PROFILE ROAD E
PP-3	PLAN AND PROFILE ROAD D
PP-4	PLAN AND PROFILE ROAD C
PP-5	PLAN AND PROFILE ROAD G

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. IF IT IS DEEMED THAT A TRAFFIC STUDY IS REQUIRED, OR THAT LEFT/RIGHT TURN POCKETS ARE NECESSARY, THESE WILL BE WORKED OUT WITH THE CONSTRUCTION PLANS/FINAL PLAT
4. PHASING OF PROJECT WILL BE DONE ACCORDING TO INGRESS/EGRESS REQUIREMENTS
5. ALL LIGHTING TO FOLLOW THE RURAL CROSS SECTION GUIDELINES

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
- SOUTHEAST CORNER OF GUY LANE AND FITNESS WAY
- TAX ID NUMBER: I-6-2-32401
- 9.46 ACRES
- CURRENT ZONE: RC
- 95 LOTS
- 10 LOTS/ACRE

OWNER/DEVELOPER:
A N A ENTERPRISES

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 PLAN - COVER
MOJAVE VILLAGE
PREPARED FOR A N A ENTERPRISES
PROJECT LOCATED IN SECTION 6, T42S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 487888
01-18-2023
Brett Henke
BRETT L. HENKE
STATE OF UTAH

Project :	MM
File :	MV.PRE.BASE R1
Date :	NOV 2022
Drafted by :	BH
Review by :	BH

Scale :
1 = 100

Sheet No.
CS

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1/18/2023 11:24:31 AM, 1:1

WALL ALONG PROPERTY LINE WITH ROADWAY TO FOLLOW ALL VERTICAL AND HORIZONTAL OFFSET REQUIREMENTS

ADA RAMP

30 0 30
SCALE IN FEET

N

HER FAMILY MATTERS LC / QUALITY DEV LLC / JKE LC / C. EDWARD BOWLER / BLAKE STANLEY D & ALLYSON TRST
I-6-2-7-410

CUSTOM CONTRACTING CORP
I-6-2-6-340

CUSTOM CONTRACTING CORP
I-6-2-6-340

PALMER
I-MOJF-1-A-35

GUY LANE

ROAD A

ROAD B

ROAD C

ROAD D

ROAD E

ROAD F

ROAD G

FITNESS WAY

dumpster enclosure

dumpster enclosure

AMENITY AREA

AMENITY AREA

AMENITY AREA

PARKING

PARKING

PARKING

PARKING

PARKING

TRAILER PARKING

TRAILER PARKING

WALL

WALL

10' BUILDING SETBACK

CUSTOM CONTRACTING CORP
I-6-2-6-340

LOT 95 2240 SQ FT	LOT 94 2240 SQ FT	LOT 93 2240 SQ FT	LOT 92 2240 SQ FT
LOT 91 2240 SQ FT	LOT 90 2240 SQ FT	LOT 89 2240 SQ FT	LOT 88 2240 SQ FT
LOT 87 2240 SQ FT	LOT 86 2240 SQ FT	LOT 85 2240 SQ FT	LOT 84 2240 SQ FT
LOT 83 2240 SQ FT	LOT 82 2240 SQ FT	LOT 81 2240 SQ FT	LOT 80 2240 SQ FT
LOT 66 2379 SQ FT	LOT 67 2379 SQ FT	LOT 68 2379 SQ FT	LOT 69 2380 SQ FT
LOT 70 2380 SQ FT	LOT 71 2380 SQ FT	LOT 72 2380 SQ FT	LOT 73 2380 SQ FT
LOT 74 2380 SQ FT	LOT 75 2380 SQ FT	LOT 76 2380 SQ FT	LOT 77 2380 SQ FT
LOT 78 2380 SQ FT	LOT 79 2380 SQ FT	LOT 65 2380 SQ FT	LOT 64 2380 SQ FT
LOT 63 2380 SQ FT	LOT 62 2380 SQ FT	LOT 61 2380 SQ FT	LOT 60 2380 SQ FT
LOT 59 2380 SQ FT	LOT 58 2380 SQ FT	LOT 57 2340 SQ FT	LOT 49 2359 SQ FT
LOT 50 2380 SQ FT	LOT 51 2380 SQ FT	LOT 52 2380 SQ FT	LOT 53 2380 SQ FT
LOT 54 2380 SQ FT	LOT 55 2380 SQ FT	LOT 56 2344 SQ FT	LOT 48 2380 SQ FT
LOT 47 2380 SQ FT	LOT 46 2380 SQ FT	LOT 45 2380 SQ FT	LOT 44 2380 SQ FT
LOT 43 2380 SQ FT	LOT 42 2380 SQ FT	LOT 41 2380 SQ FT	LOT 40 2380 SQ FT
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LOT 23 2380 SQ FT	LOT 22 2374 SQ FT	LOT 24 2380 SQ FT	LOT 21 2380 SQ FT
LOT 25 2380 SQ FT	LOT 20 2380 SQ FT	LOT 26 2380 SQ FT	LOT 19 2380 SQ FT
LOT 27 2380 SQ FT	LOT 18 2380 SQ FT	LOT 28 2380 SQ FT	LOT 17 2380 SQ FT
LOT 29 2380 SQ FT	LOT 16 2380 SQ FT	LOT 30 2380 SQ FT	LOT 15 2380 SQ FT
LOT 31 2380 SQ FT	LOT 14 2380 SQ FT	LOT 32 2380 SQ FT	LOT 13 2380 SQ FT
LOT 33 2380 SQ FT	LOT 12 2380 SQ FT	LOT 34 2380 SQ FT	LOT 11 2380 SQ FT
LOT 35 2343 SQ FT	LOT 10 2347 SQ FT	LOT 1 2133 SQ FT	LOT 2 2134 SQ FT
LOT 3 2135 SQ FT	LOT 4 2136 SQ FT	LOT 5 2137 SQ FT	LOT 6 2138 SQ FT
LOT 7 2139 SQ FT	LOT 8 2140 SQ FT	LOT 9 2141 SQ FT	

HER FAMILY MATTERS LC / QUALITY DEV LLC / JKE LC / C. EDWARD BOWLER / BLAKE STANLEY D & ALLYSON TRST
I-6-2-7-410

HER FAMILY MATTERS LC / QUALITY DEV LLC / JKE LC / C. EDWARD BOWLER / BLAKE STANLEY D & ALLYSON TRST
I-6-2-6-330

OWNER/DEVELOPER:
A N A ENTERPRISES
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 PLAN - SITE
MOJAVE VILLAGE
PREPARED FOR A N A ENTERPRISES
PROJECT LOCATED IN SECTION 6, T42S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER No. 4873633 01-18-2023 BRETT L. HENNE STATE OF UTAH

Project :	MM
File :	MV.PRE.BASE R1
Date :	NOV 2022
Drafted by :	BH
Review by :	BH

Scale : 1 = 50

Sheet No. SP-1

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1/18/2023 11:24:39 AM, 1:1



OWNER/DEVELOPER:
A N A ENTERPRISES
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 PLAN - LANDSCAPE
MOJAVE VILLAGE
PREPARED FOR A N A ENTERPRISES
PROJECT LOCATED IN SECTION 6, T42S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER No. 4873823 01-18-2023 BRETT L. HENKE STATE OF UTAH

Project :	MM
File :	MV.PRE.BASE R1
Date :	NOV 2022
Drafted by :	BH
Review by :	BH

Scale : 1 = 50

Sheet No. LS-1

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1/18/2023 11:24:49 AM, 1:1

SANITARY SEWER STUCTURE TABLE

NAME	SIZE	RIM	INV IN	INV OUT
SSMH-1	48"ø	3019.34		3009.00 (SE)
SSMH-2	48"ø	3015.56	3006.00 (NW)	3005.80 (SE)
SSMH-3	48"ø	3012.00	3003.00 (NW)	3002.80 (SE)
SSMH-4	48"ø	3011.44	3002.66 (NW)	3002.46 (NE)
SSMH-5	48"ø	3009.70	3002.32 (SW)	3002.12 (NE)
SSMH-6	48"ø	3001.31	2994.07 (SW) 2994.07 (W)	2993.87 (NE)
SSMH-7	48"ø	2994.08	2986.33 (SW) 2986.33 (NW)	2986.13 (NE)
SSMH-8	48"ø	3007.42		3000.00 (SE)
SSMH-9	48"ø	3002.61	2994.40 (NW)	2994.20 (E)
SSMH-10	48"ø	2998.51		2989.00 (SE)
SSMH-11	48"ø	2996.29	2987.59 (NW)	2987.39 (SE)
SSMH-12	48"ø	2997.87		2985.46 (SE)
SSMH-13	48"ø	2991.42	2987.04 (SW)	2986.84 (NW)
SSMH-14	48"ø	0.00		
SSMH-15	48"ø	2996.63	2985.08 (NW) 2985.08 (SE)	2984.88 (NE)
SSMH-16	48"ø	2990.18	2984.27 (SW)	2984.07 (NE)

SANITARY SEWER PIPING

NAME	SIZE	LENGTH	SLOPE
SS-1	8"	231.294	1.30%
SS-2	8"	217.640	1.29%
SS-3	8"	27.821	0.50%
SS-4	8"	27.821	0.50%
SS-5	8"	176.084	4.57%
SS-6	8"	255.608	2.95%
SS-7	8"	182.900	-0.50%
SS-8	8"	289.878	1.93%
SS-9	8"	25.808	0.50%
SS-10	8"	211.471	0.67%
SS-11	8"	75.052	0.50%
SS-12	8"	211.471	0.50%
SS-13	8"	352.725	0.50%
SS-14	8"	46.439	1.00%
SS-15	8"	122.342	0.50%

NOTE: UNITS WITH GROUND FLOOR BELOW ADJACENT ROAD OR SEWER GRADE WILL REQUIRE A SEWER SUMP PUMP

30 0 30
SCALE IN FEET

Ex. 404 LF 10" @ 3.5%

No.	Description of Revisions	Date	By

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

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

REGISTERED PROFESSIONAL ENGINEER
NO. 487303
10-25-2021
BRETT L. HENRIE
STATE OF UTAH

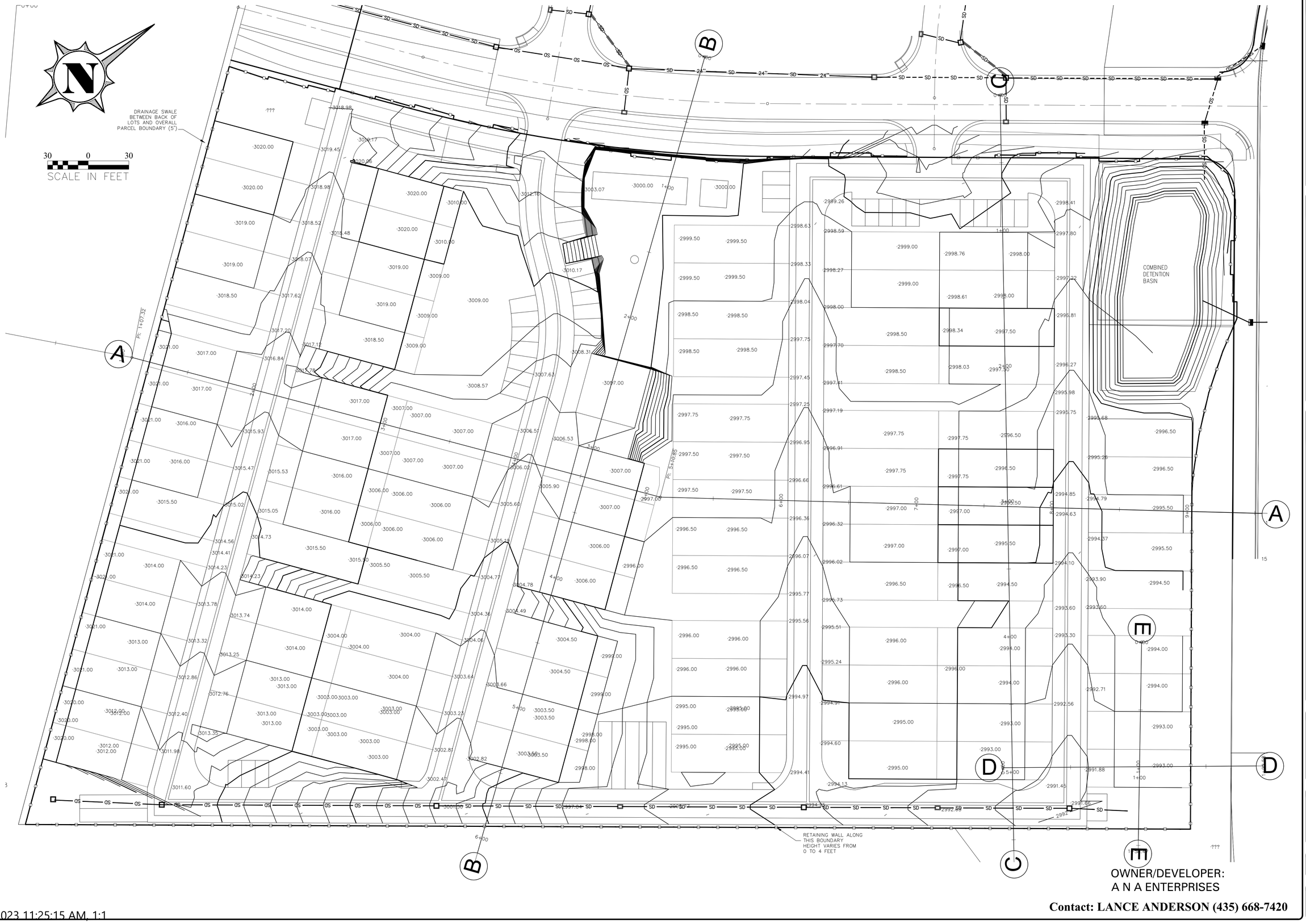
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File :	MV.PRE.BASE R1
Date :	OCT 2022
Drafted by :	BH
Review by :	BH

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OWNER/DEVELOPER:
A N A ENTERPRISES

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

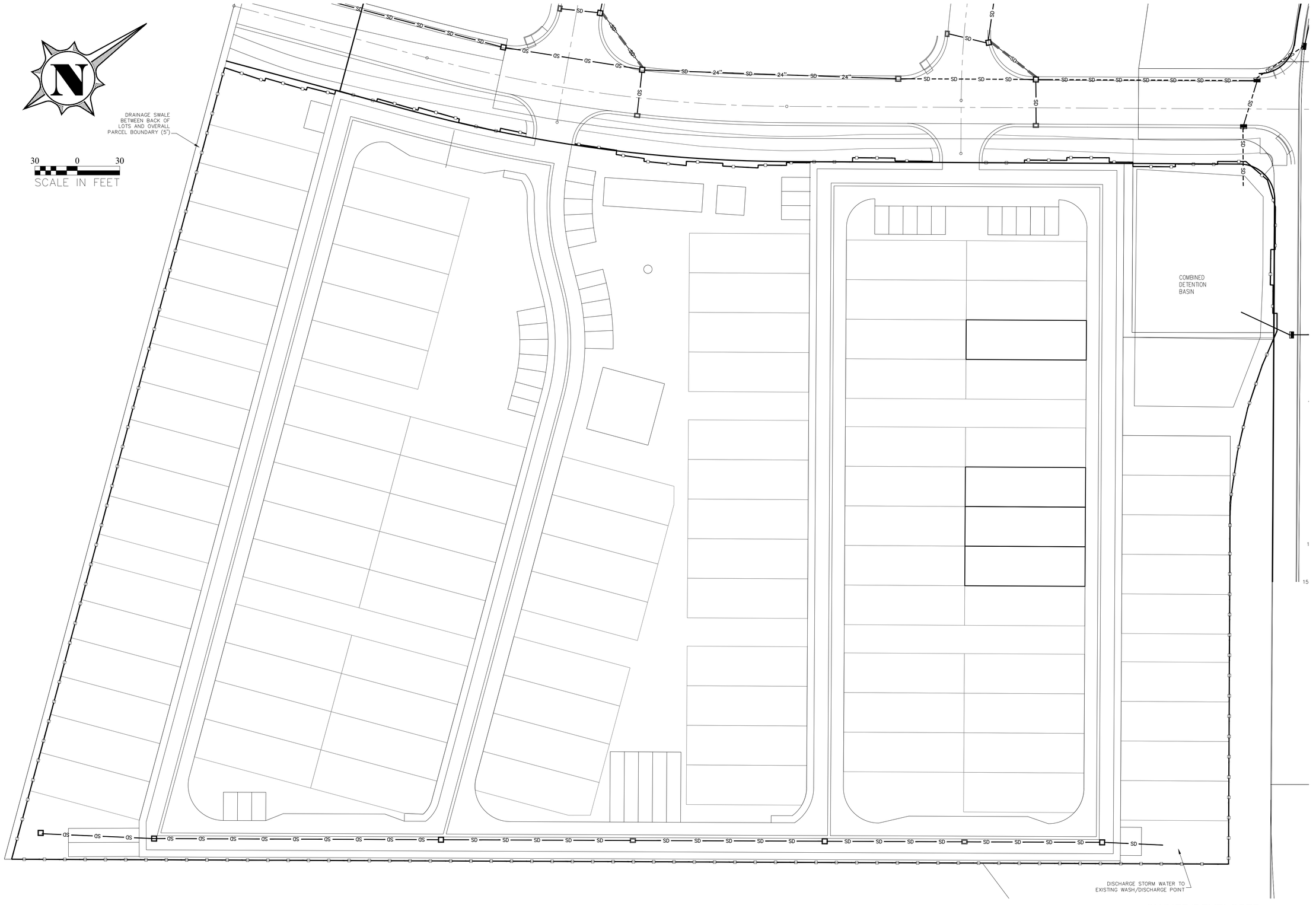
REGISTERED PROFESSIONAL ENGINEER
No. 8873808
01-18-2023
Brett Henker
BRETT L. HENKER
STATE OF UTAH

Project :	MM
File :	MV.PRE.BASE R1
Date :	NOV 2022
Drafted by :	BH
Review by :	BH

Scale :
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Sheet No.
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A N A ENTERPRISES

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

REGISTERED PROFESSIONAL ENGINEER
No. 4873478
01-18-2023
BRETT L. HENKE
STATE OF UTAH

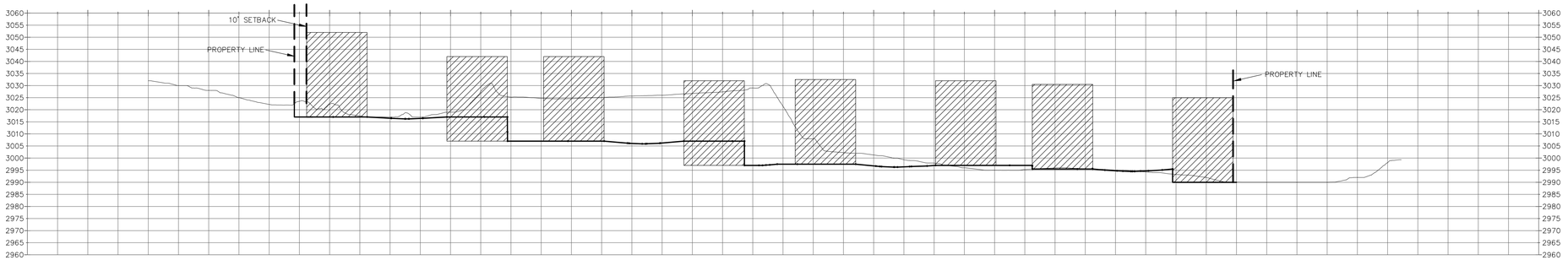
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File :	MV.PRE.BASE R1
Date :	NOV 2022
Drafted by :	BH
Review by :	BH

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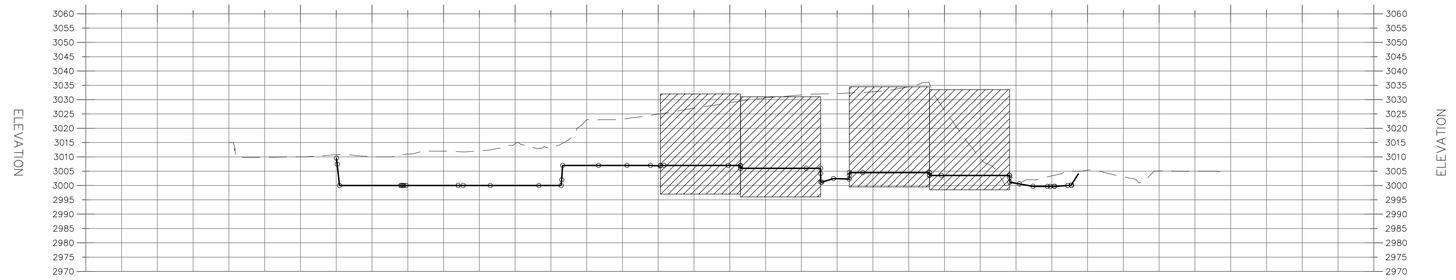
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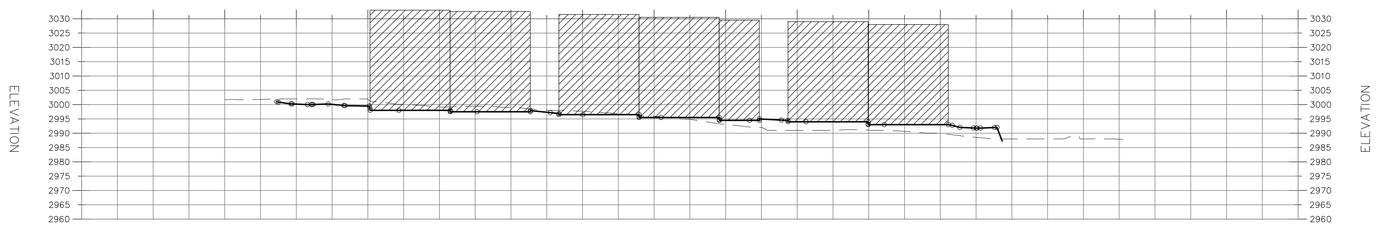
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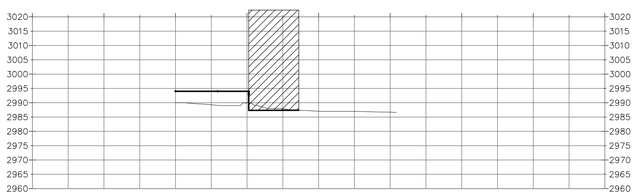
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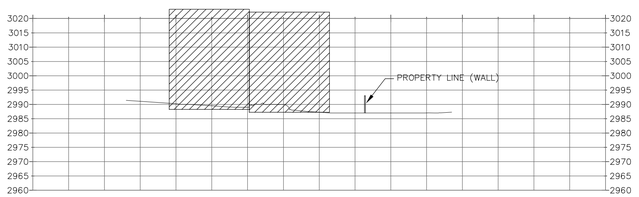
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SECTION C-C



SECTION D-D



SECTION E-E

No.	Description of Revisions	Date	By

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

PRELIMINARY PLAN - SECTIONS
MOJAVE VILLAGE
PREPARED FOR A N A ENTERPRISES
PROJECT LOCATED IN SECTION 6, T42S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 487382
01-18-2023
BRETT L. HENKE
STATE OF UTAH

Project :	MM
File :	MV.PRE.BASE R1
Date :	NOV 2022
Drafted by :	BH
Review by :	BH

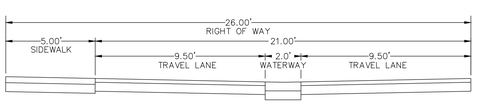
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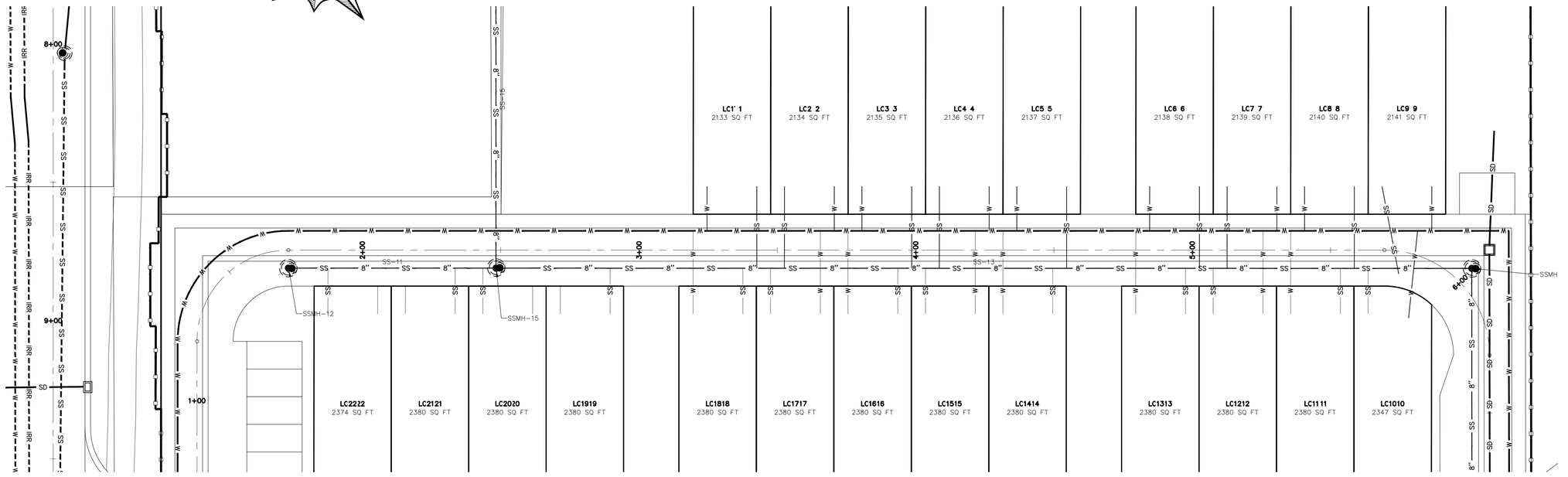
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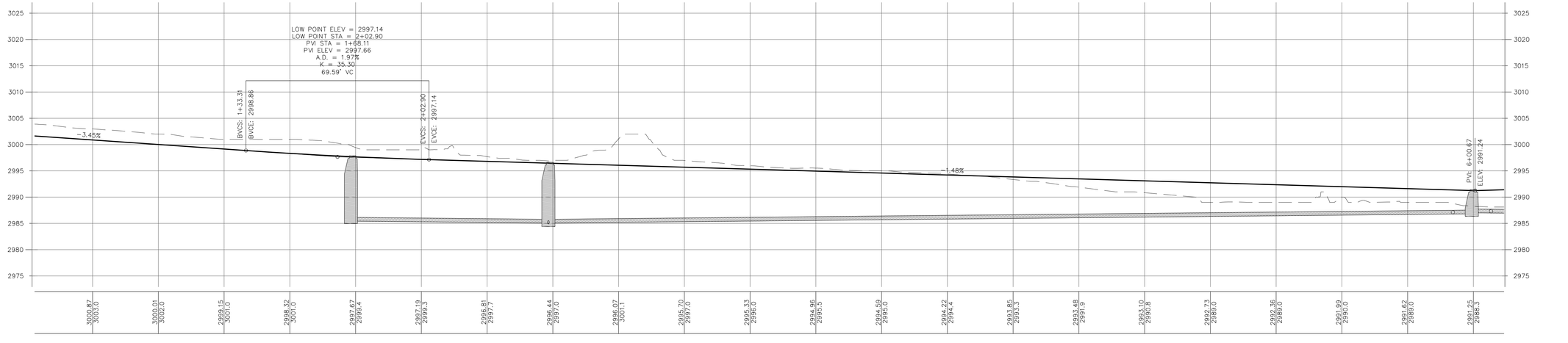
26' RIGHT OF WAY

N.T.S



PLAN
ROAD F

SCALE: 1" = 20'



PROFILE
ROAD F

SCALE: HORIZ. 1" = 20'
VERT. 1" = 10'

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
1	ADDED STORM DRAIN DESIGN	06.29.2021	BH

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

PLAN AND PROFILE ROAD F
MOJAVE VILLAGE

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

REGISTERED PROFESSIONAL ENGINEER
No. 8873687
01-18-2023
BRETT L. HENKE
STATE OF UTAH

Project :	MV
File :	MV.PRE.BASE R1
Date :	DEC 2022
Drafted by :	BH
Review by :	BH

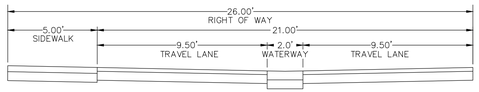
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Sheet No.
PP-1

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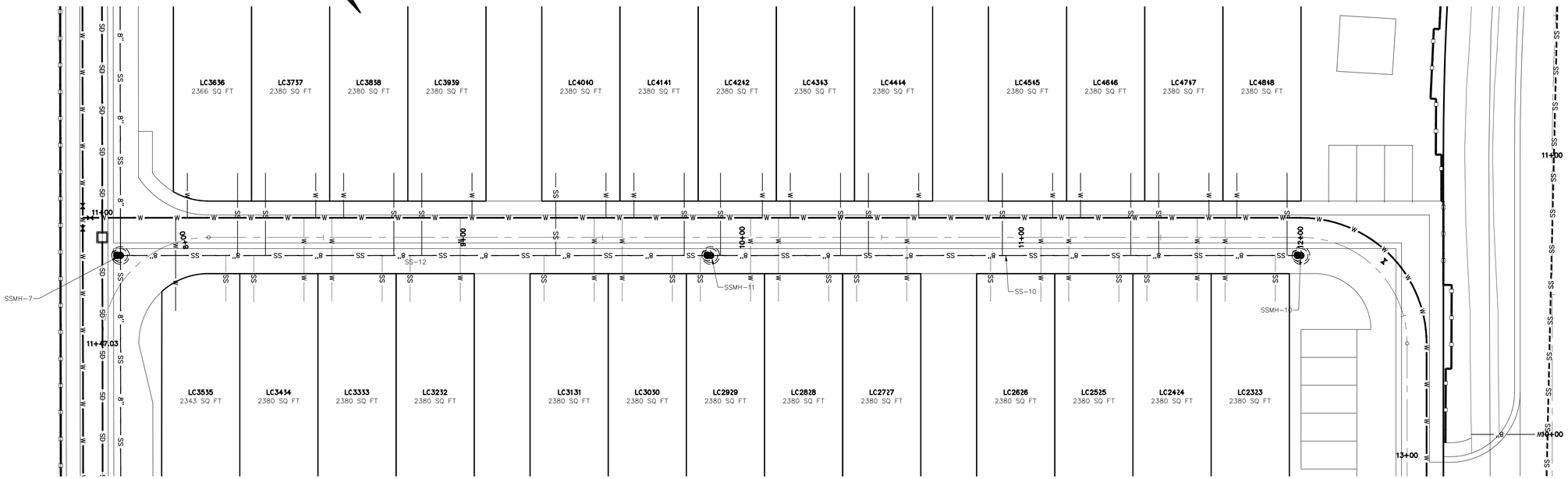
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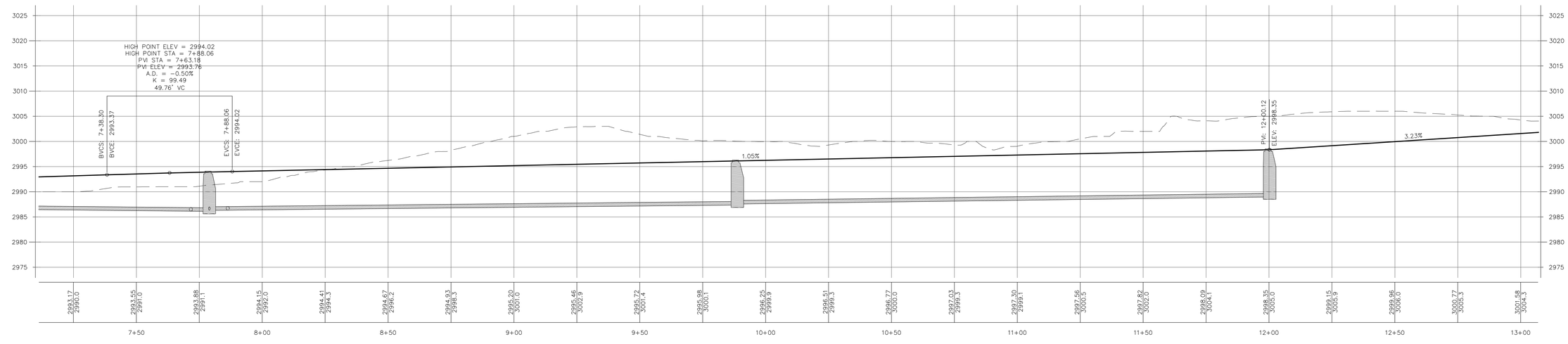
26' RIGHT OF WAY

N.T.S



PLAN
ROAD E

SCALE: 1" = 20'



PROFILE
ROAD E

SCALE: HORIZ. 1" = 20'
VERT. 1" = 10'

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
DIGALERT
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No.	Description of Revisions	Date	By
1	ADDED STORM DRAIN DESIGN	06.29.2021	BH

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

PLAN AND PROFILE ROAD E
MOJAVE VILLAGE
PREPARED FOR A N A ENTERPRISES
PROJECT LOCATED IN SECTION 6, T42S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 6073808
01-18-2023
BRETT L. HENKE
STATE OF UTAH

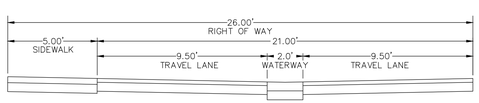
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Date :	DEC 2022
Drafted by :	BH
Review by :	BH

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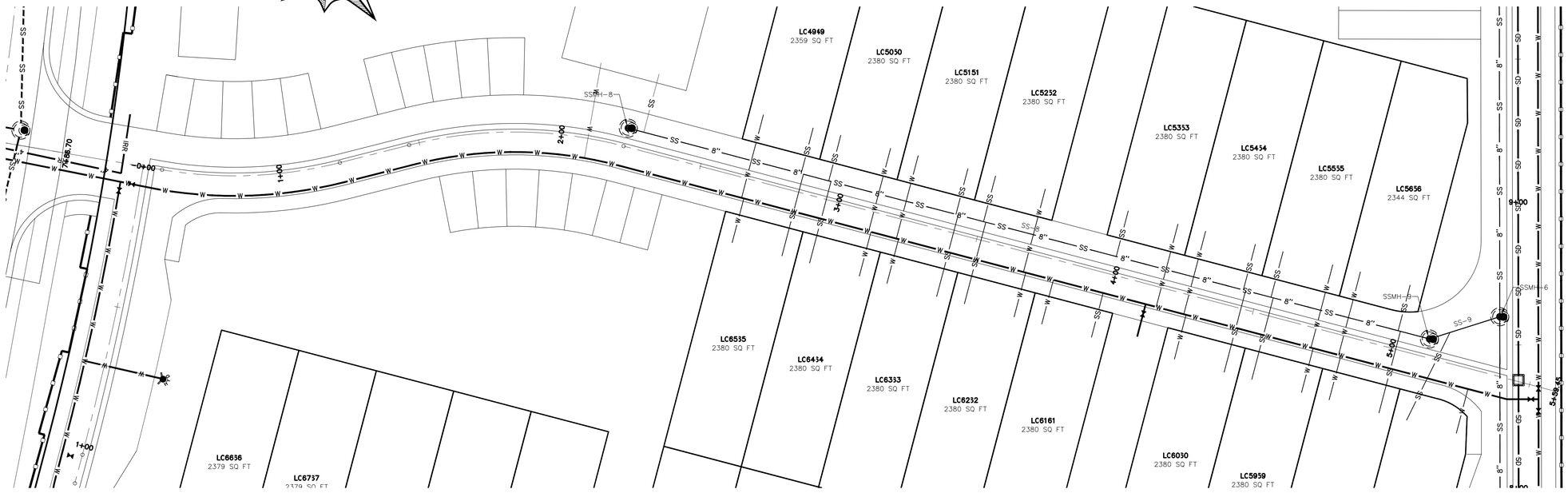
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SCALE IN FEET



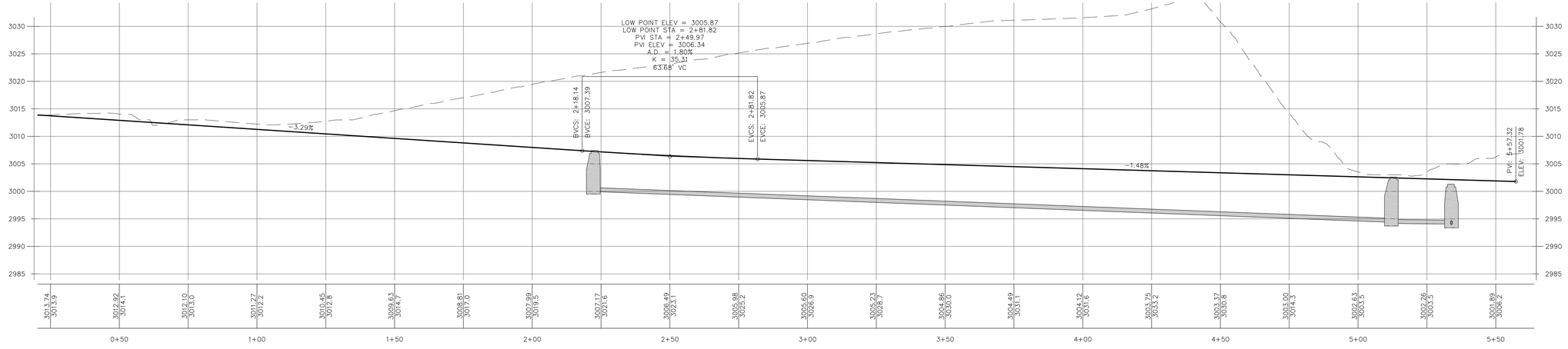
26' RIGHT OF WAY

N.T.S



PLAN
ROAD D

SCALE: 1" = 20'



PROFILE
ROAD D

SCALE: HORIZ. 1" = 20'
VERT. 1" = 10'

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
1	ADDED STORM DRAIN DESIGN	06.29.2021	BH

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

PLAN AND PROFILE ROAD D
MOJAVE VILLAGE
PREPARED FOR A N A ENTERPRISES
PROJECT LOCATED IN SECTION 6, T42S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 8873687
01-18-2023
BRETT L. HENKE
STATE OF UTAH

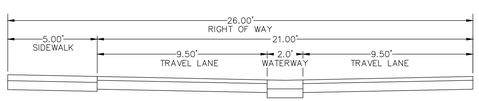
Project :	MV
File :	MV.PRE.BASE R1
Date :	DEC 2022
Drafted by :	BH
Review by :	BH

Scale :
1 = 20

Sheet No.
PP-3

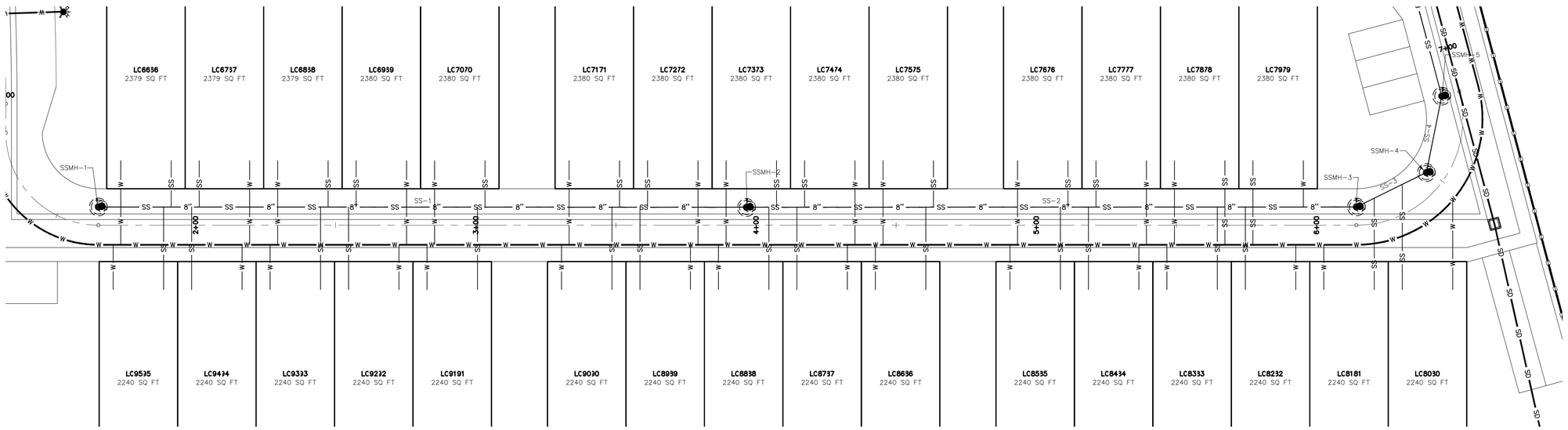
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SCALE IN FEET



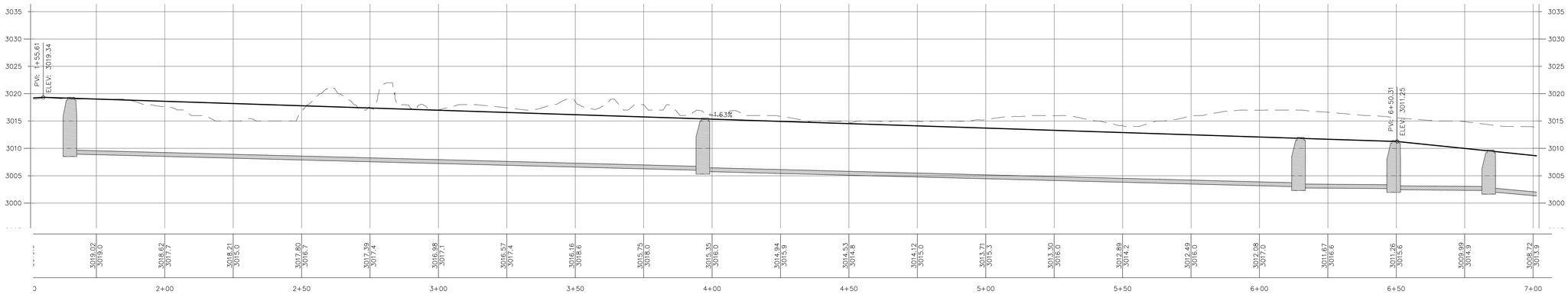
26' RIGHT OF WAY

N.T.S



PLAN
ROAD C

SCALE: 1" = 20'



PROFILE
ROAD C

SCALE: HORIZ. 1" = 20'
VERT. 1" = 10'

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DIGALERT
1-800-662-4111
UNDERGROUND SERVICE (USA)

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No.	Description of Revisions	Date	By
1	ADDED STORM DRAIN DESIGN	06.29.2021	BH

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

PLAN AND PROFILE ROAD C
MOJAVE VILLAGE

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

REGISTERED PROFESSIONAL ENGINEER
No. 487368
01-18-2023
BRETT L. HENKE
STATE OF UTAH

Project :	MV
File :	MV.PRE.BASE R1
Date :	DEC 2022
Drafted by :	BH
Review by :	BH

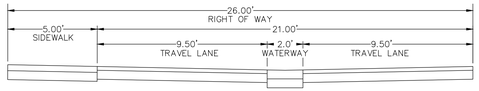
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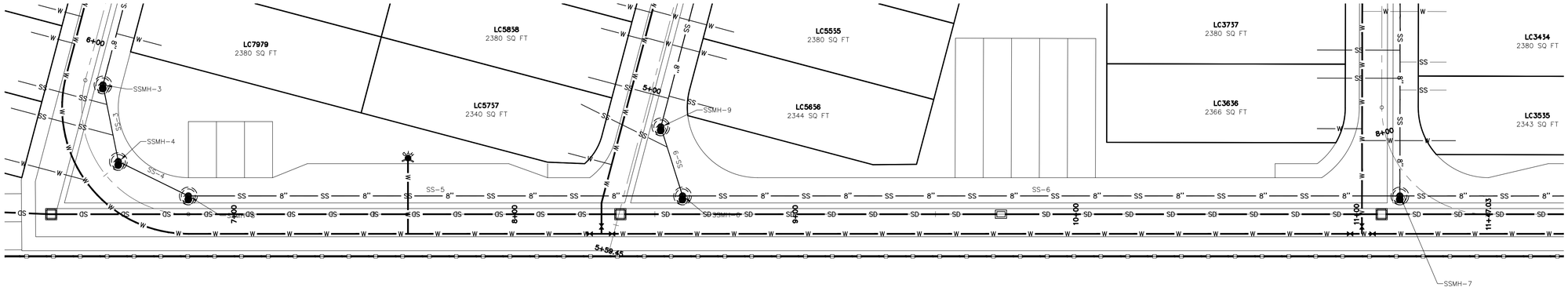
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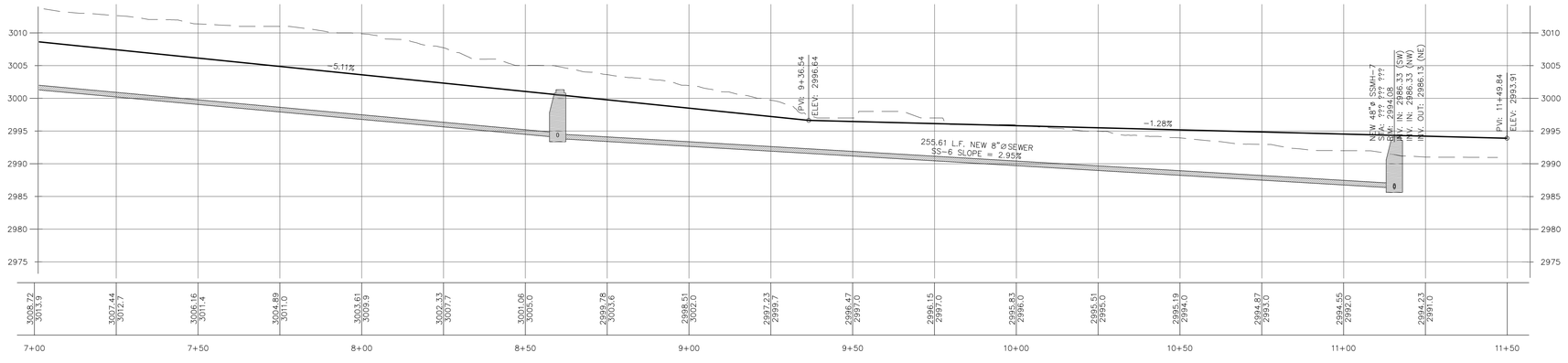
20 0 20
SCALE IN FEET



26' RIGHT OF WAY
N.T.S



PLAN
ROAD C
SCALE: 1" = 20'



PROFILE
ROAD C
SCALE: HORIZ. 1" = 20'
VERT. 1" = 10'

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
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No.	Description of Revisions	Date	By
1	ADDED STORM DRAIN DESIGN	06.29.2021	BH

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

PLAN AND PROFILE ROAD C
MOJAVE VILLAGE
PREPARED FOR A N A ENTERPRISES
PROJECT LOCATED IN SECTION 6, T42S, R16W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 483268
01-18-2023
BRETT L. HENKE
STATE OF UTAH

Project :	MV
File :	MV.PRE.BASE R1
Date :	DEC 2022
Drafted by :	BH
Review by :	BH

Scale : 1 = 20

Sheet No. PP-5

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