AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

DIGALERT

1-800-662-4111

UNDERGROUND SERVICE (USA)

NOTICE!

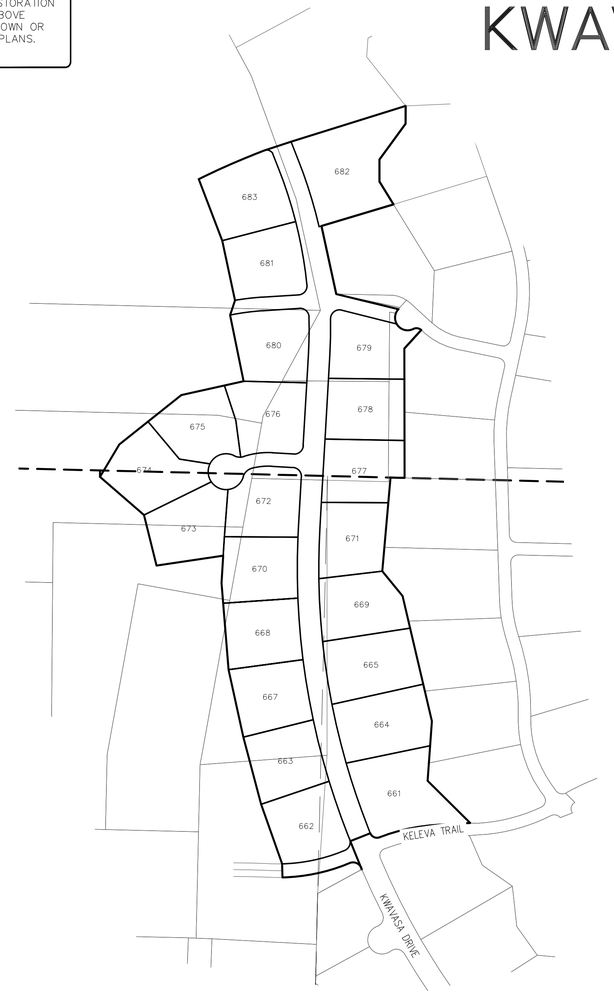
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

PRELIMINARY PLAN
KWAVASA SUBDIVISION - PHASE 3

PROJECT LOCATED IN SECTION 36, T41S, R17W
IVINS, UTAH

200 0 200

SCALE IN FEET





KAYENTA – VICINITY MAP

NO SCALE

NOTES:

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND FLAT WORK ARE COMPILED IN A REPORT DATED DECEMBER 30, 2024. PROJECT NO. 18658. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH IVINS CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
2. THE GEOTECHNICAL INVESTIGATION IDENTIFIED THAT THERE ARE SLIGHTLY TO MODERATELY COLLAPSIBLE SOILS PRESENT WITHIN THIS SUBDIVISION. SPECIAL CONSIDERATION TO DESIGN OF STRUCTURE FOUNDATIONS IS REQUIRED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT MENTIONED ABOVE.
3. ALL LOTS ARE SUBJECT TO A 10-FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT LOT LINE AND A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
4. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 30 FOOT BUILDING SETBACK ALONG ALL PUBLIC AND PRIVATE STREETS, 15 FOOT ON ALL INTERIOR SIDE YARDS, AND 30 FOOT REAR YARDS UNLESS OTHERWISE NOTED.
5. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
6. ALL COORDINATES LISTED ARE UTAH SOUTH ZONE NAD 83 STATE PLANE (GRID) COORDINATES.
7. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
8. ALL DISTANCES LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACE OR TO BE PLACE ON THE GROUND. (UNLESS OTHERWISE NOTED)
9. LANDSCAPING DESIGN, MAINTENANCE, AND CONTROL WITHIN THE PUBLIC RIGHT-OF-WAYS SHALL BE THE SOLE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION (AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION), ITS SUCCESSORS AND OR ASSIGNS. (UNLESS OTHERWISE NOTED)
10. LANDSCAPING MAINTENANCE AND CONTROL WITHIN IDENTIFIED PUBLIC OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF IVINS CITY. (UNLESS OTHERWISE NOTED)
11. ALL APPROVED SEWER MAINS AND MANHOLES WITHIN PUBLIC AND PRIVATE STREETS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED. CONNECTION TO PUBLIC SEWER SYSTEM REQUIRES INSTALLATION OF A SEPTIC TANK AND FILTER. ALL SEPTIC TANKS, FILTERS, LATERALS AND PUMPS ARE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION AS DEFINED BY THE PROPERTY OWNERS ASSOCIATION UNLESS OTHERWISE NOTED. ALL APPROVED DRAINAGE IMPROVEMENTS LOCATED WITHIN PUBLIC STREETS AND SPECIFIED EASEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UNLESS OTHERWISE NOTED. DRAINAGE IMPROVEMENTS IN PRIVATE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OR ADJACENT PROPERTY OWNER AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION.
12. ALL APPROVED WATER IMPROVEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY IVINS CITY UP TO AND INCLUDING THE METER AND METER BOX, UNLESS OTHERWISE NOTED. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND SHALL ALSO BE MAINTAINED BY IVINS CITY, UNLESS OTHERWISE NOTED.
13. THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION (AS DEFINED BY THE BYLAWS OF THE PROPERTY OWNERS ASSOCIATION) SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE DRIVEWAYS, PARKING AREAS, LANDSCAPING, FENCES, STRUCTURES OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN EASEMENTS OUTSIDE OF THE PUBLIC OR PRIVATE STREETS RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY IVINS CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, IRRIGATION, SEWER, AND/OR DRAINAGE IMPROVEMENTS.
14. ALL STREETLIGHTS ON PRIVATE STREETS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. ALL STREETLIGHTS ON PUBLIC ROADS NOT MAINTAINED BY ROCKY MOUNTAIN POWER SHALL BE MAINTAINED BY IVINS CITY.
15. ALL PRIVATE ROADS IMPLY AN UNDERLYING PUBLIC UTILITY EASEMENT.

DRAINAGE NOTE:

ALL LOTS ARE SUBJECT TO MINOR STORM DRAINAGE INCREASES FROM UP SLOPE LOTS. TO MINIMIZE THE DRAINAGE IMPACTS FROM LOT DEVELOPMENT, GRADING IS LIMITED TO THAT PORTION OF THE SITE WHICH IS DOMESTICATED FOR HOUSE FOOTPRINT, COURTYARD AREAS AND DRIVEWAY ACCESS (SEE CC&Rs).

WHERE COURSE OF DRAINAGE IS ALTERED WITHIN THE BOUNDARIES OF A LOT, IT IS THE RESPONSIBILITY OF THAT LOT OWNER TO MANAGE ANY INCREASES OF STORM WATER DISCHARGES BY DETENTION OR OTHER ENGINEERING SOLUTIONS TO ASSURE STORM RUNOFF IMPACT TO DOWN SLOPE PROPERTY OWNERS IS NOT SIGNIFICANTLY INCREASED.

WATER SERVICE NOTE:

WATER SERVICE TO THIS SUBDIVISION IS PROVIDED BY KWU, INC. ALL PIPELINES, METERS, VALVES, HYDRANTS AND APPURTENANCES ARE OWNED, OPERATED AND MAINTAINED BY KWU OR ITS SUCCESSOR.

SEWER NOTE:

A SEWER LIFT STATION IS PROPOSED WITH THIS PRELIMINARY PLAN AND WILL BE COMPLETED AT A FUTURE DATE BY IVINS CITY. UNTIL THE LIFT STATION IS COMPLETE AND FUNCTIONING, ALL LOTS IN THIS SUBDIVISION SHALL INSTALL A SEPTIC TANK ON THE SEWER LATERAL SUCH THAT ONLY EFFLUENT FROM THE SEPTIC TANK DISCHARGES INTO THE THE SMALL DIAMETER LP SEWER SYSTEM. ALSO, ALL CONSTRUCTION PHASES COMPLETED BEFORE THE LIFT STATION IS READY MUST INSTALL A LP SEWER AND A TRADITIONAL (GRAVITY) SEWER SYSTEM. PROPERTY OWNERS MUST BE AWARE THAT THE SEPTIC TANK HAS SPECIAL MAINTENANCE REQUIREMENTS. AFTER LIFT STATION IS FUNCTIONING, ALL OWNERS CONNECTED TO THE LP SYSTEM MUST BE CHANGED AND CONNECTED TO THE TRADITIONAL (GRAVITY) SEWER SYSTEM.

GRADING NOTES:

ALL GRADING WILL BE MINIMIZED ON PROPOSED LOTS, AND IS LIMITED TO CUT/FILL SLOPES REQUIRED WITH THE ROADWAY GRADING.

SHEET INDEX

SHEET NO.	DESCRIPTION
C-01	COVER SHEET
C-02	SITE PLAN
C-03	PHASING PLAN
C-04	UTILITY PLAN
C-05	GRADING PLAN
C-06	DRAINAGE PLAN

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 88°36'01" EAST 684.57 FEET AND SOUTH 17.93 FEET FROM THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 17 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 30°42'03" EAST 105.42 FEET; THENCE NORTH 51°27'51" EAST 221.69 FEET; THENCE NORTH 77°31'59" EAST 178.13 FEET; THENCE NORTH 11°29'00" WEST 188.69 FEET; THENCE NORTH 18°13'31" EAST 43.38 FEET; THENCE NORTH 12°02'57" WEST 170.61 FEET; THENCE NORTH 20°55'38" WEST 184.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°45'38", HAVING A RADIUS OF 1981.01 FEET (RADIUS POINT BEARS SOUTH 26°25'32" EAST), AND WHOSE CHORD BEARS NORTH 65°57'17" EAST 164.55 FEET; THENCE ALONG THE ARC OF SAID CURVE 164.60 FEET; THENCE NORTH 68°20'06" EAST 34.43 FEET; THENCE NORTH 71°50'12" EAST 79.74 FEET; THENCE NORTH 72°40'49" EAST 335.62 FEET; THENCE SOUTH 00°26'14" WEST 50.00 FEET; THENCE SOUTH 36°10'01" WEST 123.54 FEET; THENCE SOUTH 00°06'13" EAST 61.29 FEET; THENCE SOUTH 31°32'17" EAST 75.17 FEET; THENCE SOUTH 73°21'25" WEST 210.38 FEET; THENCE SOUTH 12°14'58" EAST 194.80 FEET; THENCE SOUTH 76°18'16" EAST 179.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 159°28'46", HAVING A RADIUS OF 35.00 FEET (RADIUS POINT BEARS SOUTH 46°52'03" EAST), AND WHOSE CHORD BEARS SOUTH 36°36'25" EAST 68.88 FEET; THENCE ALONG THE ARC OF SAID CURVE 97.42 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 68°40'08", HAVING A RADIUS OF 20.00 FEET (RADIUS POINT BEARS SOUTH 26°20'47" EAST), AND WHOSE CHORD BEARS SOUTH 82°00'43" EAST 22.56 FEET; THENCE ALONG THE ARC OF SAID CURVE 23.97 FEET; THENCE SOUTH 42°19'21" WEST 69.80 FEET; THENCE SOUTH 00°05'45" EAST 361.59 FEET; THENCE NORTH 88°36'09" WEST 39.14 FEET; THENCE SOUTH 05°02'49" WEST 262.67 FEET; THENCE SOUTH 39°16'44" EAST 89.33 FEET; THENCE SOUTH 13°12'02" EAST 359.48 FEET; THENCE SOUTH 04°05'19" WEST 167.17 FEET; THENCE SOUTH 45°11'13" EAST 167.42 FEET; THENCE SOUTH 86°55'35" WEST 86.90 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°48'12", HAVING A RADIUS OF 550.00 FEET (RADIUS POINT BEARS SOUTH 03°04'25" EAST), AND WHOSE CHORD BEARS SOUTH 78°01'29" WEST 170.21 FEET; THENCE ALONG THE ARC OF SAID CURVE 170.90 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°22'53", HAVING A RADIUS OF 20.00 FEET (RADIUS POINT BEARS NORTH 20°52'37" WEST), AND WHOSE CHORD BEARS NORTH 66°11'11" WEST 28.13 FEET; THENCE ALONG THE ARC OF SAID CURVE 31.20 FEET; THENCE SOUTH 68°29'37" WEST 60.00 FEET; THENCE SOUTH 21°30'23" EAST 30.73 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°24'53", HAVING A RADIUS OF 2030.00 FEET (RADIUS POINT BEARS NORTH 68°29'37" EAST), AND WHOSE CHORD BEARS SOUTH 22°12'50" EAST 50.13 FEET; THENCE ALONG THE ARC OF SAID CURVE 50.13 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 88°35'09", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 67°04'44" WEST), AND WHOSE CHORD BEARS NORTH 67°12'51" WEST 34.92 FEET; THENCE ALONG THE ARC OF SAID CURVE 38.65 FEET; THENCE SOUTH 68°29'34" WEST 11.08 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°04'36", HAVING A RADIUS OF 519.00 FEET (RADIUS POINT BEARS NORTH 21°30'26" WEST), AND WHOSE CHORD BEARS SOUTH 78°31'52" WEST 180.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 181.86 FEET; THENCE NORTH 01°25'50" WEST 38.00 FEET; THENCE NORTH 19°22'45" WEST 176.53 FEET; THENCE NORTH 14°53'59" WEST 193.95 FEET; THENCE NORTH 12°18'10" WEST 193.10 FEET; THENCE NORTH 04°39'10" WEST 243.17 FEET; THENCE NORTH 03°27'14" EAST 76.63 FEET; THENCE SOUTH 81°33'04" WEST 188.41 FEET; THENCE NORTH 13°54'03" WEST 145.65 FEET; THENCE NORTH 49°05'50" WEST 162.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.147 ACRES, MORE OR LESS

PROJECT INFORMATION

- ADDRESS: KWAVASA DRIVE NORTH OF KELEVA TRAIL
- TAX ID NUMBER: I-7-1-25-34031 / I-7-1-25-3404 / I-7-1-25-3401 / I-7-1-25-3405 / I-7-1-25-4222 / I-7-1-25-21011 / I-7-1-25-4301 / I-7-1-25-430 / I-7-1-25-21011 / I-7-1-25-4100
- 24.147 ACRES
- CURRENT ZONE RE-37
- 22 LOTS
- 1.1 LOTS/ACRE

OWNER: RT MARTEN UTAH, LLC / SITLA
DEVELOPER: KAYENTA DEVELOPMENT INC
877 COYOTE GULCH CIRCLE
CONTACT: MATT MARTEN (435) 668-0639

No.	Description of Revisions	Date	By
1	REMOVED INAPPLICABLE LANDSCAPE NOTES	04/28/2025	BH

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

AMENDED PRELIMINARY PLAN
KWAVASA PHASE 3
PREPARED FOR KAYENTA DEVELOPMENT
PROJECT LOCATED IN SECTION 25, T41S, R17W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 487344
04-28-2025
BRETT L. HENKE
STATE OF UTAH

Project :	KWAVASA
File :	PRE.KW3
Date :	APRIL 2025
Drafted by :	BH
Review by :	BH

Scale : 1 = 200

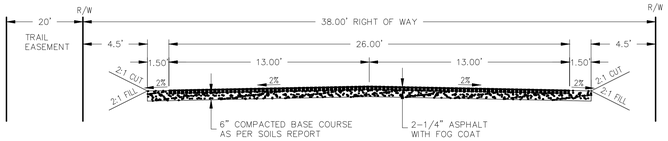
Sheet No. C-01

G:\KUMA\Projects\Kayenta\KD - KWAVASA 2\PRE.KW3.dwg, Apr 28, 2025 - 9:03am, Brett



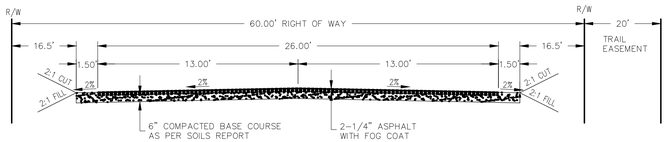
KAYENTA – VICINITY MAP

NO SCALE



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

N.T.S



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

N.T.S

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 88°36'01" EAST 684.57 FEET AND SOUTH 17.93 FEET FROM THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 41 SOUTH, RANGE 17 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 30°42'03" EAST 105.42 FEET; THENCE NORTH 51°27'51" EAST 221.69 FEET; THENCE NORTH 77°31'59" EAST 178.13 FEET; THENCE NORTH 11°29'00" WEST 188.69 FEET; THENCE NORTH 18°13'31" EAST 43.38 FEET; THENCE NORTH 12°02'57" WEST 170.61 FEET; THENCE NORTH 20°55'38" WEST 184.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°45'38", HAVING A RADIUS OF 1981.01 FEET (RADIUS POINT BEARS SOUTH 26°25'32" EAST), AND WHOSE CHORD BEARS NORTH 65°57'17" EAST 164.55 FEET; THENCE ALONG THE ARC OF SAID CURVE 164.60 FEET; THENCE NORTH 68°20'06" EAST 34.43 FEET; THENCE NORTH 71°50'12" EAST 79.74 FEET; THENCE NORTH 72°40'49" EAST 335.62 FEET; THENCE SOUTH 00°26'14" WEST 50.00 FEET; THENCE SOUTH 36°10'01" WEST 123.54 FEET; THENCE SOUTH 00°06'13" EAST 61.29 FEET; THENCE SOUTH 31°32'17" EAST 75.17 FEET; THENCE SOUTH 73°21'25" WEST 210.38 FEET; THENCE SOUTH 12°14'58" EAST 194.80 FEET; THENCE SOUTH 76°18'16" EAST 179.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 159°28'46", HAVING A RADIUS OF 35.00 FEET (RADIUS POINT BEARS SOUTH 46°52'03" EAST), AND WHOSE CHORD BEARS SOUTH 36°36'25" EAST 68.88 FEET; THENCE ALONG THE ARC OF SAID CURVE 97.42 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 68°40'08", HAVING A RADIUS OF 20.00 FEET (RADIUS POINT BEARS SOUTH 26°20'47" EAST), AND WHOSE CHORD BEARS SOUTH 82°00'43" EAST 22.56 FEET; THENCE ALONG THE ARC OF SAID CURVE 23.97 FEET; THENCE SOUTH 42°19'21" WEST 69.80 FEET; THENCE SOUTH 00°05'45" EAST 361.59 FEET; THENCE NORTH 88°36'09" WEST 39.14 FEET; THENCE SOUTH 05°02'49" WEST 262.67 FEET; THENCE SOUTH 39°16'44" EAST 89.33 FEET; THENCE SOUTH 13°12'02" EAST 359.48 FEET; THENCE SOUTH 04°05'19" WEST 167.17 FEET; THENCE SOUTH 45°11'13" EAST 167.42 FEET; THENCE SOUTH 86°55'35" WEST 86.90 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°48'12", HAVING A RADIUS OF 550.00 FEET (RADIUS POINT BEARS SOUTH 03°04'25" EAST), AND WHOSE CHORD BEARS SOUTH 78°01'29" WEST 170.21 FEET; THENCE ALONG THE ARC OF SAID CURVE 170.90 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°22'53", HAVING A RADIUS OF 20.00 FEET (RADIUS POINT BEARS NORTH 20°52'37" WEST), AND WHOSE CHORD BEARS NORTH 66°11'11" WEST 28.13 FEET; THENCE ALONG THE ARC OF SAID CURVE 31.20 FEET; THENCE SOUTH 68°29'37" WEST 60.00 FEET; THENCE SOUTH 21°30'23" EAST 30.73 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°24'53", HAVING A RADIUS OF 2030.00 FEET (RADIUS POINT BEARS NORTH 68°29'37" EAST), AND WHOSE CHORD BEARS SOUTH 22°12'50" EAST 50.13 FEET; THENCE ALONG THE ARC OF SAID CURVE 50.13 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 88°35'09", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 67°04'44" WEST), AND WHOSE CHORD BEARS NORTH 67°12'51" WEST 34.92 FEET; THENCE ALONG THE ARC OF SAID CURVE 38.65 FEET; THENCE SOUTH 68°29'34" WEST 11.08 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°04'36", HAVING A RADIUS OF 519.00 FEET (RADIUS POINT BEARS NORTH 21°30'26" WEST), AND WHOSE CHORD BEARS SOUTH 78°31'52" WEST 180.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 181.86 FEET; THENCE NORTH 01°25'50" WEST 38.00 FEET; THENCE NORTH 19°22'45" WEST 176.53 FEET; THENCE NORTH 14°53'59" WEST 193.95 FEET; THENCE NORTH 12°18'10" WEST 193.10 FEET; THENCE NORTH 04°39'10" WEST 243.17 FEET; THENCE NORTH 03°27'14" EAST 76.63 FEET; THENCE SOUTH 81°33'04" WEST 188.41 FEET; THENCE NORTH 13°54'03" WEST 145.65 FEET; THENCE NORTH 49°05'50" WEST 162.61 FEET; THENCE NORTH 30°42'03" EAST 105.42 FEET TO THE POINT OF BEGINNING.

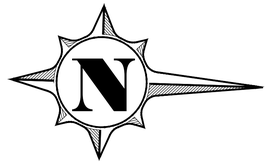
CONTAINING 24.147 ACRES, MORE OR LESS

NOTES:

1. A TEMPORARY TURN AROUND IS REQUIRED AT THE END OF EACH PHASE, UNLESS ONE OF THE FOLLOWING CONDITIONS IS MET: AN ALL WEATHER ACCESS HIS PROVIDED FROM THE END OF THE PHASE TO MANA COURT OR THE ENTIRE ROADWAY (KWAVASA) IS COMPLETED.
2. THE CURRENT WASH CROSSING AT MANA COURT SERVES AS AN EMERGENCY ACCESS. WHEN FURTHER DEVELOPMENT IS PROPOSED THAT CONNECTS TO THIS SUBDIVISION, AND THERE IS NOT AN ADDITIONAL ACCESS BEING COMPLETED AS PART OF THAT FUTURE DEVELOPMENT, THIS CROSSING WILL BE REQUIRED TO BE UPGRADED TO A CROSSING THAT CONVEYS THE 20-YEAR STORM IN A CULVERT AS PART OF THAT FUTURE DEVELOPMENT.
3. A PATH MEETING CITY REQUIREMENTS IS REQUIRED TO BE INCLUDED WITH THE IMPROVEMENTS ON KWAVASA DRIVE AND KELEVA TRAIL (TO BE SHOWN ON CONSTRUCTION PLANS)

80 0 80

SCALE IN FEET



No.	Description of Revisions	Date	By

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

SITE PLAN
KWAVASA PHASE 3

PREPARED FOR KAYENTA DEVELOPMENT
PROJECT LOCATED IN SECTION 25, T41S, R17W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 487838
04-15-2025
Brett Henke
BRETT L. HENKE
STATE OF UTAH

Project :	KWAVASA
File :	PRE.KW3
Date :	MAR 2025
Drafted by :	BH
Review by :	BH

Scale :
1 = 80

Sheet No.
C-02

D:\KUMA\Projects\Kayenta\KD - KWAVASA 3\PRE.KW3.dwg, Apr 15, 2025 - 2:15pm, Brett

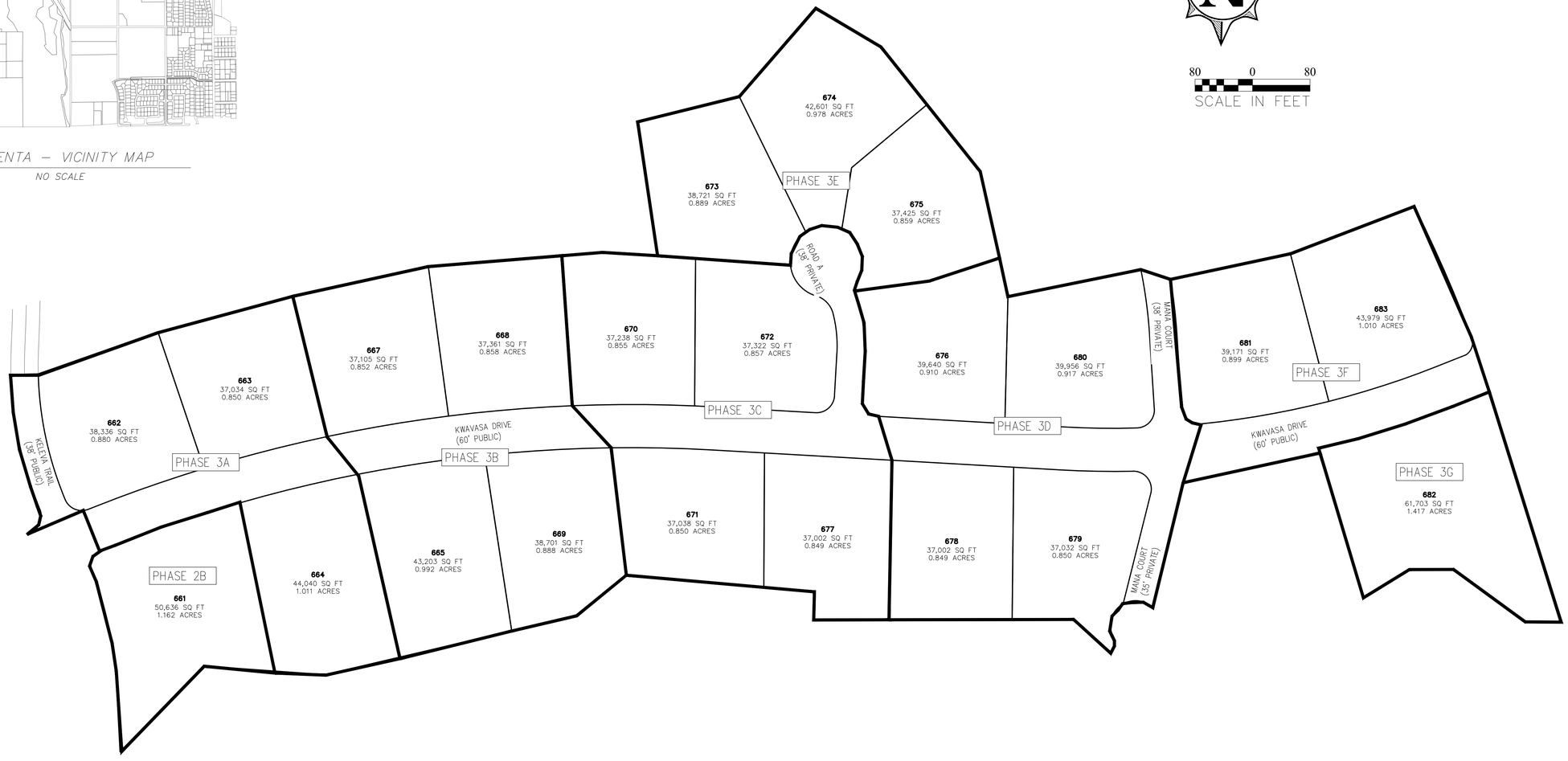


KAYENTA – VICINITY MAP

NO SCALE

NOTES:

1. A TEMPORARY TURN AROUND IS REQUIRED AT THE END OF EACH PHASE, UNLESS ONE OF THE FOLLOWING CONDITIONS IS MET: AN ALL WEATHER ACCESS HIS PROVIDED FROM THE END OF THE PHASE TO MANA COURT OR THE ENTIRE ROADWAY (KWAVASA) IS COMPLETED.
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3. A PATH MEETING CITY REQUIREMENTS IS REQUIRED ALONG KWAVASA DRIVE AND KELEVA TRAIL.



No.	Description of Revisions	Date	By

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

PHASING PLAN
KWAVASA PHASE 3

PREPARED FOR KAYENTA DEVELOPMENT
PROJECT LOCATED IN SECTION 25, T41S, R17W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 4873078
04-15-2025
BRETT L. HENRIE
STATE OF UTAH

Project :	KWAVASA
File :	PRE.KW3
Date :	MAR 2025
Drafted by :	BH
Review by :	BH

Scale :
1 = 80

Sheet No.
C-03

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SANITARY SEWER STUCTURE TABLE

NAME	SIZE	RIM	INV IN	INV OUT	DEPTH
SSMH-1	60"ø	3252.20	3240.20 (SS-11)	3240.00 (SS-1)	12.70
SSMH-2	60"ø	3243.11	3231.20 (SS-1) 3231.20 (SS-14)	3231.00 (SS-2)	12.61
SSMH-3	60"ø	3226.11	3213.90 (SS-8) 3213.90 (SS-9)	3213.70 (SS-3)	12.91
SSMH-4	48"ø	3216.47	3206.70 (SS-3)	3206.50 (SS-4)	10.47
SSMH-5	48"ø	3201.19	3191.45 (SS-7)	3191.25 (SS-5)	10.44
EX SSMH-6	60"ø	3193.88	3177.86 (SS-6)	3177.66 (SS-12)	16.72
SSMH-7	60"ø	3194.33	3178.33 (SS-5)	3178.13 (SS-6)	16.70
SSMH-8	48"ø	3208.40	3198.70 (SS-4)	3198.50 (SS-7)	10.40
SSMH-9	60"ø	3232.86	3221.20 (SS-2)	3221.00 (SS-8)	12.36
SSMH-10	60"ø	3228.28	3214.85 (SS-10)	3214.65 (SS-9)	14.13
SSMH-11	60"ø	3260.31		3248.00 (SS-11)	12.81
SSMH-12	60"ø	3227.79		3215.50 (SS-10)	12.79
SSMH-13	48"ø	3242.99		3233.00 (SS-13)	10.49
SSMH-14	48"ø	3243.11	3231.70 (SS-13)	3231.50 (SS-14)	12.11

SANITARY SEWER PIPING

NAME	SIZE	LENGTH	SLOPE
SS-1	8"ø	285.53'	3.08%
SS-2	8"ø	226.12'	4.33%
SS-3	8"ø	321.05'	2.18%
SS-4	8"ø	213.30'	3.66%
SS-5	8"ø	340.80'	3.79%
SS-6	8"ø	31.94'	0.85%
SS-7	8"ø	214.58'	3.29%
SS-8	8"ø	222.22'	3.19%
SS-9	8"ø	140.18'	0.54%
SS-10	8"ø	128.21'	0.51%
SS-11	8"ø	186.67'	4.18%
SS-13	8"ø	194.90'	0.67%
SS-14	8"ø	48.61'	0.62%

UTILITY LEGEND/NOTES

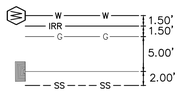
WATER

- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED IRRIGATION VALVE
- EXISTING WATER LINE — — — W — — — W —
- PROPOSED C900 WATER LINE — W — W —
- EXISTING IRRIGATION LINE — — — IRR — —
- PROPOSED IRRIGATION LINE — — IRR — —

- 11.25° FITTING
- 22.5° FITTING
- 45° FITTING
- 90° FITTING

- NOTES -

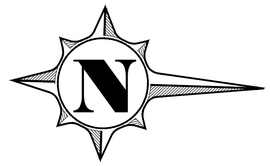
1. ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE IVINS CITY WATER DEPARTMENT.
2. ALL CONSTRUCTION SHALL CONFORM TO "IVINS CITY" STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "INTERNATIONAL BUILDING CODE" LATEST EDITION ADMINISTERED BY THE CITY OF IVINS.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.06.4
5. ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF IVINS BACKFLOW ORDINANCE 9-1-1997-5-6-5
6. 14 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX, HYDRANT AND METER.
7. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
8. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 24" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
9. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.
10. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY KWJ INC. AND IVINS CITY.



TYPICAL UTILITY SERVICES

SEWER

- EXISTING SEWER LINE — — SS — — — SS — —
- PROPOSED SEWER LINE (SIZE AS NOTED) — — SS — —
- EXISTING SEWER MANHOLE (SIZE AS NOTED) Ⓢ
- PROPOSED SEWER LATERAL (4") — — SS — —





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

UTILITY PLAN
KWAVASA PHASE 3

PREPARED FOR KAYENTA DEVELOPMENT
PROJECT LOCATED IN SECTION 25, T41S, R17W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 4873929
04-15-2025
BRETT L. HENKE
STATE OF UTAH

Project :	KWAVASA
File :	PRE.KW3
Date :	MAR 2025
Drafted by :	BH
Review by :	BH

Scale :
1 = 80

Sheet No.
C-04

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4/15/2025 2:15:44 PM, 1:1

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. ALL STORM DRAIN TO BE CORRUGATED POLYPROPYLENE (PP)

DUST CONTROL MEASURES

EARTH MOVING ACTIVITIES:

1. APPLY WATER BY MEANS OF TRUCKS, BACKHOES 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.

NOTE: ELEVATIONS SHOWN ON THIS PLAN MATCH HCN. TO COMPARE WITH ELEVATIONS DETERMINED USING THE KAYENTA BASE, SUBTRACT 2.20 FEET FROM ELEVATION SHOWN.

LEGEND

EXISTING CONTOUR — — — 2940 — — — —

PROPOSED CONTOUR ——— 2940 ———

PROPOSED STORM DRAIN ——— SD ——— SD ———

EXISTING STORM DRAIN — — SD — — SD — —

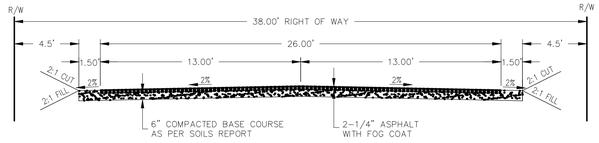
FEMA REGULATORY FLOODWAY

FEMA FLOODWAY

N

80 0 80

SCALE IN FEET



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

N.T.S



OWNER: RT MARTEN UTAH, LLC / SITLA
DEVELOPER: KAYENTA DEVELOPMENT INC

No.	Description of Revisions	Date	By

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

GRADING PLAN
KWAVASA PHASE 3

PREPARED FOR KAYENTA DEVELOPMENT
PROJECT LOCATED IN SECTION 25, T41S, R17W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 4873624
04-15-2025
BRETT L. HENKE
STATE OF UTAH

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File :	PRE.KW3
Date :	MAR 2025
Drafted by :	BH
Review by :	BH

Scale : 1 = 80

Sheet No. C-05

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STORM DRAIN INLET TABLE

NAME	RIM	INV IN	INV OUT	DEPTH
SDIN-1	3240.53		3233.00 (SD-24)	7.87
SDIN-2	3194.00		3187.79 (SD-1)	6.55
SDIN-3	3195.05	3188.51 (SD-1)	3187.79 (SD-2)	7.59
SDIN-4	3198.60		3192.10 (SD-3)	6.83
SDIN-5	3202.41		3196.00 (SD-4)	6.75
SDIN-6	3208.90		3202.40 (SD-5)	6.83
SDIN-7	3215.70		3209.20 (SD-6)	6.84
SDIN-8	3222.76		3216.00 (SD-7)	7.10
SDIN-9	3226.81		3219.66 (SD-8)	7.48
SDIN-10	3232.85		3225.00 (SD-9)	8.19
SDIN-11	3232.85	3224.50 (SD-24) 3224.51 (SD-9)	3224.50 (SD-10)	8.69
SDIN-12	3226.80	3219.06 (SD-10) 3219.06 (SD-8)	3219.06 (SD-11)	8.07
SDIN-13	3226.00	3218.50 (SD-11)	3218.50 (SD-12)	7.83
SDIN-14	3226.00	3218.01 (SD-12)	3218.00 (SD-13)	8.33
SDIN-15	3224.56	3217.00 (SD-13)	3217.00 (SD-14)	7.89
SDIN-16	3222.76	3215.50 (SD-14) 3215.51 (SD-7)	3215.50 (SD-15)	7.60
SDIN-17	3215.70	3208.71 (SD-15) 3208.71 (SD-6)	3208.71 (SD-16)	7.33
SDIN-18	3208.90	3201.91 (SD-16) 3201.91 (SD-5)	3201.91 (SD-17)	7.32
SDIN-19	3202.41	3195.51 (SD-17) 3195.51 (SD-4)	3195.51 (SD-18)	7.24
SDIN-20	3198.60	3191.60 (SD-18) 3191.60 (SD-3)	3191.60 (SD-19)	7.33

STORM DRAIN INLET TABLE

NAME	RIM	INV IN	INV OUT	DEPTH
SDIN-21	3195.05	3187.29 (SD-19) 3187.29 (SD-2)	3187.29 (SD-20)	8.09
SDIN-22	3192.51	3186.59 (SD-20)	3186.59 (SD-21)	6.25
SDIN-23	3192.36	3186.09 (SD-21)	3186.09 (SD-22)	6.61
SDIN-24	3188.34	3184.42 (SD-22)	3184.42 (SD-23)	4.25
SDIN-25	3185.69	3183.06 (SD-23)		2.96
SDIN-26	3249.73		3243.20 (SD-25)	6.86
SDIN-27	3249.73	3242.54 (SD-26) 3242.71 (SD-25)	3242.54 (SD-27)	7.52
SDIN-28	3259.43		3252.25 (SD-26)	7.52
SDIN-29	3244.59		3238.07 (SD-28)	6.86
SDIN-30	3244.59	3237.56 (SD-27)	3237.56 (SD-29)	7.37
SDIN-31	3242.77	3235.74 (SD-29)		7.37
SDIN-32	3242.40		3236.50 (SD-31)	6.24
SDIN-33	3242.72	3236.04 (SD-31)	3236.04 (SD-32)	7.01
SDIN-34	3243.40	3235.14 (SD-32)	3235.14 (SD-33)	8.59
SDIN-35	3242.77	3234.00 (SD-33) 3235.25 (SD-30)	3234.00 (SD-34)	9.11
SDIN-36	3241.18	3233.06 (SD-34)	3233.06 (SD-35)	8.45
SDIN-37	3236.10	3231.32 (SD-35)		5.12

STORM DRAIN PIPING

NAME	SIZE	LENGTH	SLOPE
SD-1	12"ø	47.70'	-1.51%
SD-2	12"ø	33.00'	1.52%
SD-3	12"ø	33.00'	1.50%
SD-4	12"ø	33.00'	1.50%
SD-5	12"ø	33.00'	1.50%
SD-6	12"ø	33.00'	1.50%
SD-7	12"ø	33.00'	1.50%
SD-8	12"ø	33.00'	1.81%
SD-9	12"ø	33.00'	1.50%
SD-10	12"ø	192.57'	2.82%
SD-11	12"ø	37.48'	1.50%
SD-12	12"ø	33.00'	1.50%
SD-13	12"ø	37.48'	2.67%
SD-14	12"ø	68.67'	2.18%
SD-15	12"ø	216.71'	3.13%
SD-16	12"ø	180.34'	3.77%
SD-17	12"ø	181.49'	3.53%
SD-18	12"ø	173.12'	2.26%
SD-19	12"ø	192.86'	2.23%
SD-20	12"ø	46.80'	1.50%

STORM DRAIN PIPING

NAME	SIZE	LENGTH	SLOPE
SD-21	12"ø	33.34'	1.50%
SD-22	12"ø	111.15'	1.50%
SD-23	12"ø	90.38'	1.50%
SD-24	12"ø	170.64'	4.98%
SD-25	12"ø	33.00'	1.50%
SD-26	18"ø	233.58'	4.16%
SD-27	18"ø	182.19'	2.74%
SD-28	12"ø	33.00'	1.50%
SD-29	18"ø	38.14'	4.76%
SD-30	18"ø	33.00'	1.50%
SD-31	18"ø	46.32'	1.00%
SD-32	18"ø	89.79'	1.00%
SD-33	18"ø	113.97'	1.00%
SD-34	18"ø	94.23'	1.00%
SD-35	18"ø	174.31'	1.00%

LEGEND

PROPOSED STORM DRAIN — SD — SD —

EXISTING STORM DRAIN — — SD — — SD — —

FLOW DIRECTION ⟹

FEMA REGULATORY FLOODWAY

FEMA FLOODWAY

N

80 0 80

SCALE IN FEET



OWNER: RT MARTEN UTAH, LLC / SITLA
DEVELOPER: KAYENTA DEVELOPMENT INC

No.	Description of Revisions	Date	By

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

DRAINAGE PLAN
KWAVASA PHASE 3

PREPARED FOR KAYENTA DEVELOPMENT
PROJECT LOCATED IN SECTION 25, T41S, R17W SLB&M
IVINS, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 4873009
04-15-2025
BRETT L. HENRIE
STATE OF UTAH

Project :	KWAVASA
File :	PRE.KW3
Date :	MAR 2025
Drafted by :	BH
Review by :	BH

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