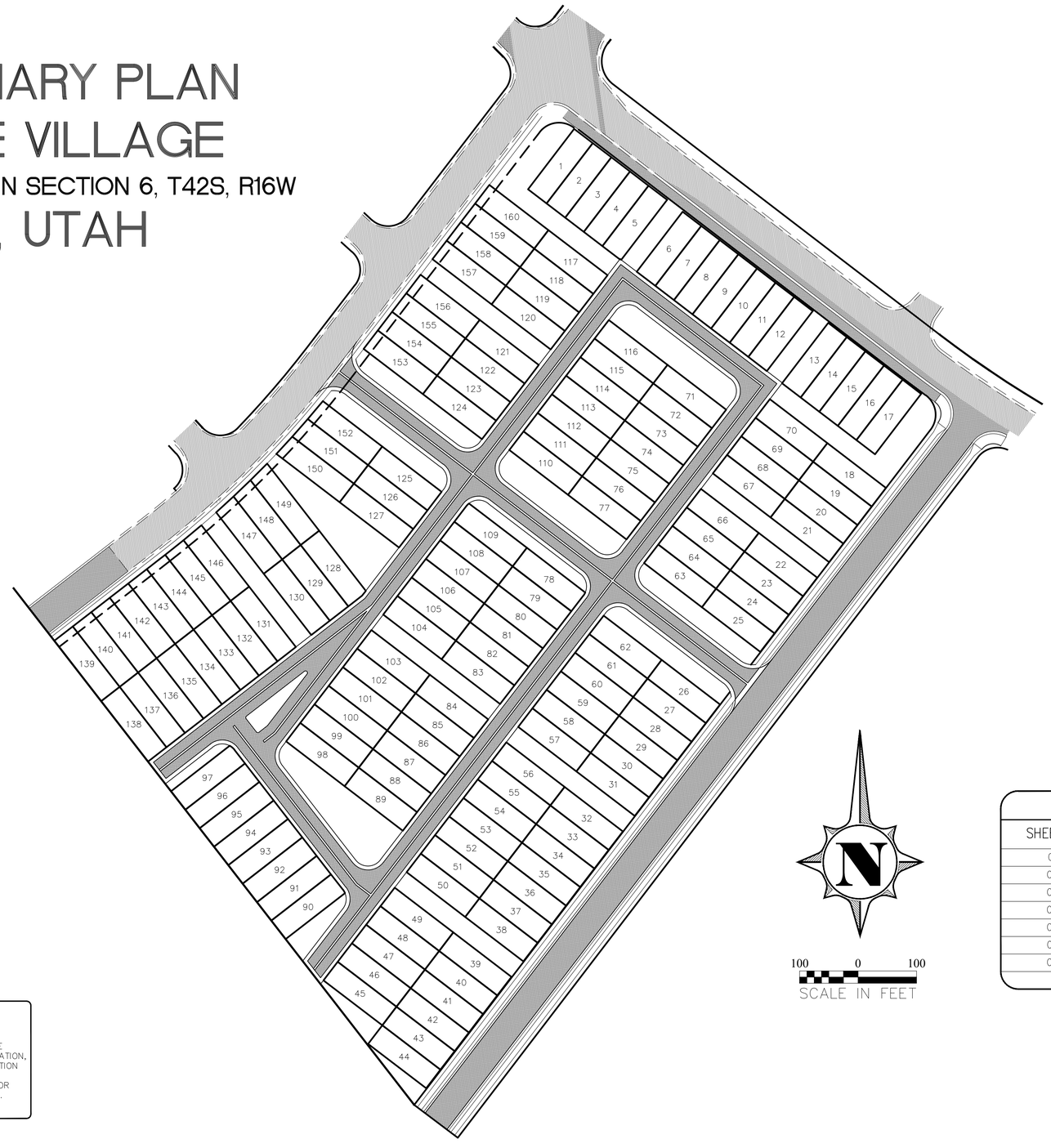
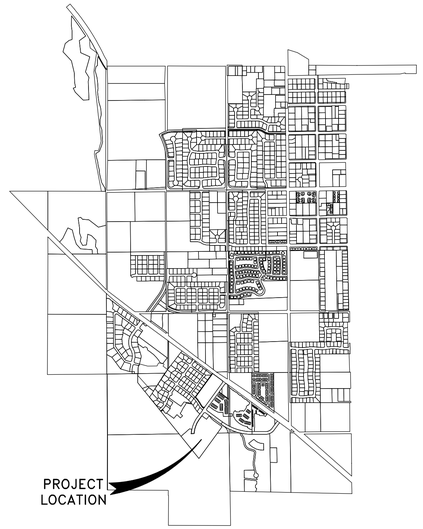
PRELIMINARY PLAN
MOJAVE VILLAGE
PROJECT LOCATED IN SECTION 6, T42S, R16W
IVINS, UTAH





VICINITY MAP
NO SCALE

100 0 100
SCALE IN FEET

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	SITE CROSS SECTIONS
C-07	STORM DRAIN PLAN

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.

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

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

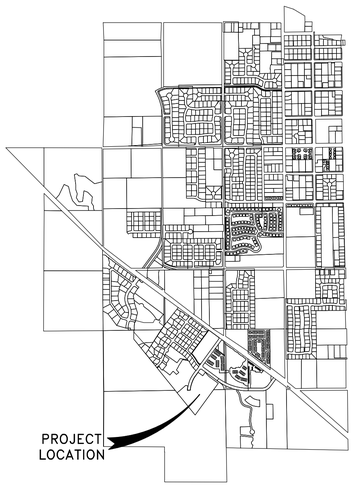
REGISTERED PROFESSIONAL ENGINEER
No. 4873058
12-01-2025
BRETT L. HENKEL
STATE OF UTAH

Project :	MV
File :	MVBASE R6
Date :	NOV 2025
Drafted by :	BH
Review by :	BH

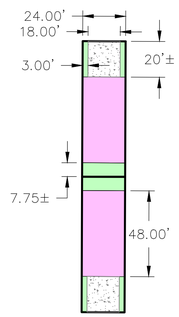
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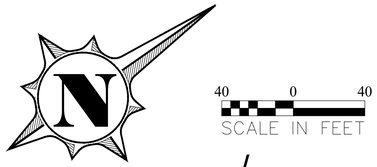
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VICINITY MAP
NO SCALE



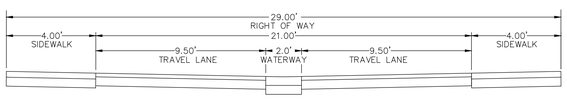
TYPICAL LOT DIMENSIONS



40 0 40
SCALE IN FEET

PROJECT INFORMATION
- SOUTHEAST CORNER OF GUY LANE AND FITNESS WAY
- TAX ID NUMBER: I-6-2-32401
- 9.97 ACRES
- CURRENT RC
- 160 LOTS
- 16 LOTS/ACRE





29' RIGHT OF WAY
N.T.S

56' RIGHT OF WAY
N.T.S

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

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

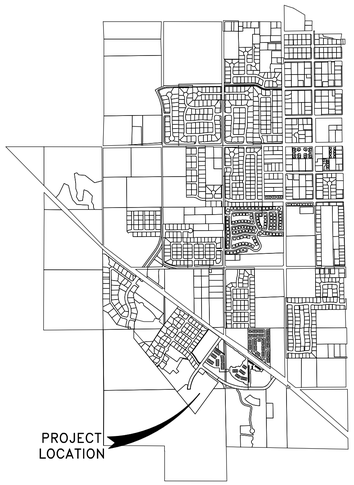
REGISTERED PROFESSIONAL ENGINEER
No. 4873078
12-01-2025
Brett Henke
BRETT L. HENKE
STATE OF UTAH

Project :	MV
File :	MVBASE R6
Date :	NOV 2025
Drafted by :	BH
Review by :	BH

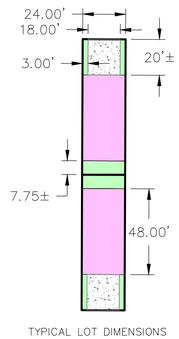
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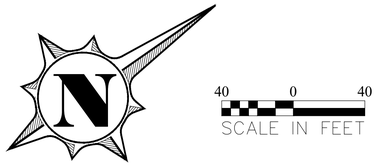
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VICINITY MAP
NO SCALE



TYPICAL LOT DIMENSIONS



40 0 40
SCALE IN FEET

PROJECT INFORMATION
- SOUTHEAST CORNER OF GUY LANE AND FITNESS WAY
- TAX ID NUMBER: I-6-2-32401
- 9.97 ACRES
- CURRENT RC
- 160 LOTS
- 16 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

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

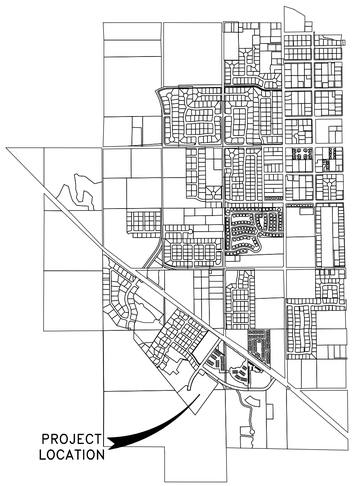
REGISTERED PROFESSIONAL ENGINEER
No. 4873878
12-01-2025
BRETT L. HENKE
STATE OF UTAH

Project :	MV
File :	MVBASE R6
Date :	NOV 2025
Drafted by :	BH
Review by :	BH

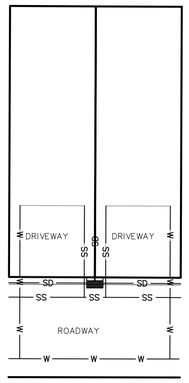
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Sheet No. C-03

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VICINITY MAP
NO SCALE



TYPICAL LOT UTILITIES

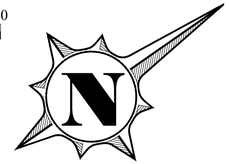
SANITARY SEWER STUCTURE TABLE

NAME	SIZE	RIM	INV IN	INV OUT
EX SSMH (1)	60"ø	2995.61		2987.51 – EX SS (1)
EX SSMH (2)	60"ø	2991.00	2981.23 – EX SS (1)	2981.03 – EX SS (2)
EX SSMH (3)	60"ø	2980.71	2975.85 – EX SS (4)	
SSMH (4)	60"ø	2994.86	2980.33 – EX SS (2) 2980.53 – SS (9)	2980.33 – EX SS (3)
SSMH (5)	60"ø	2992.36	2977.95 – EX SS (3) 2977.95 – SS (12)	2977.95 – EX SS (4)
SSMH (6)	60"ø	3018.45		3008.00 – SS (5)
SSMH (7)	60"ø	3010.24	3000.20 – SS (5)	3000.00 – SS (6)
SSMH (8)	60"ø	3005.66	2995.20 – SS (6)	2995.00 – SS (7)
SSMH (9)	60"ø	2999.43	2990.20 – SS (7)	2990.00 – SS (8)
SSMH (10)	60"ø	2996.39	2986.00 – SS (8) 2986.00 – SS (17)	2985.80 – SS (9)
SSMH (11)	60"ø	3017.59		3016.40 – SS (10)
SSMH (12)	60"ø	3012.69	3011.50 – SS (10)	3011.30 – SS (11)
SSMH (13)	60"ø	2997.61	2987.60 – SS (11)	2987.40 – SS (12)
SSMH (14)	60"ø	3015.75		3005.00 – SS (13)
SSMH (15)	60"ø	3014.36	3004.20 – SS (13)	3005.50 – SS (14)
SSMH (16)	60"ø	3013.58	3004.50 – SS (14) 3004.50 – SS (15)	3004..30 – SS (16)
SSMH (17)	60"ø	3016.38		3007.00 – SS (15)
SSMH (18)	60"ø	3003.22	2994.20 – SS (16)	2994.00 – SS (17)

SANITARY SEWER PIPING

NAME	SIZE	LENGTH	SLOPE
EX SS (1)	10	326.10	1.93%
EX SS (2)	10	37.33	1.87%
EX SS (3)	10	193.15	1.23%
EX SS (4)	10	170.66	1.23%
SS (5)	8	271.71	2.87%
SS (6)	8	214.52	2.24%
SS (7)	8	212.39	2.26%
SS (8)	8	191.58	2.09%
SS (9)	8	123.44	4.27%
SS (10)	8	125.94	3.89%
SS (11)	8	400.00	5.92%
SS (12)	8	400.00	2.36%
SS (13)	8	155.44	0.51%
SS (14)	8	48.77	2.05%
SS (15)	8	106.80	2.34%
SS (16)	8	400.00	2.52%
SS (17)	8	251.06	3.19%

40 0 40
SCALE IN FEET



PROPOSED WATER METER
PROPOSED FIRE HYDRANT
PROPOSED GATE VALVE
EXISTING WATER LINE
PROPOSED C900 WATER LINE
EXISTING IRRIGATION LINE
PROPOSED IRRIGATION LINE
EXISTING SEWER LINE
PROPOSED SEWER LINE
SEWER MANHOLE
PROPOSED SEWER LATERAL (4")

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

MOJAVE VILLAGE PRELIMINARY PLAN
UTILITY PLAN

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

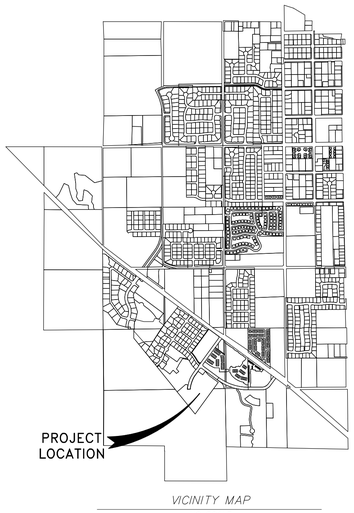
REGISTERED PROFESSIONAL ENGINEER
No. 487308
12-01-2025
BRETT L. HENKE
STATE OF UTAH

Project :	MV
File :	MVBASE R6
Date :	NOV 2025
Drafted by :	BH
Review by :	BH

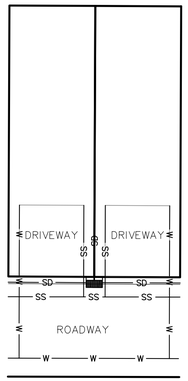
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Sheet No. C-04

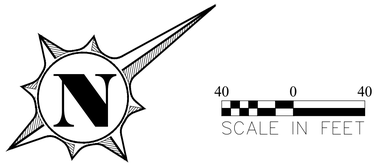
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VICINITY MAP
NO SCALE



TYPICAL LOT UTILITIES



40 0 40
SCALE IN FEET

LEGEND

EXISTING CONTOUR	2940
PROPOSED CONTOUR	2940
PROPOSED STORM DRAIN	SD SD
EXISTING STORM DRAIN	SD SD

PROJECT INFORMATION
- SOUTHEAST CORNER OF GUY LANE AND FITNESS WAY
- TAX ID NUMBER: I-6-2-32401
- 9.97 ACRES
- CURRENT RC
- 160 LOTS
- 16 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

MOJAVE VILLAGE PRELIMINARY PLAN
GRADING PLAN

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

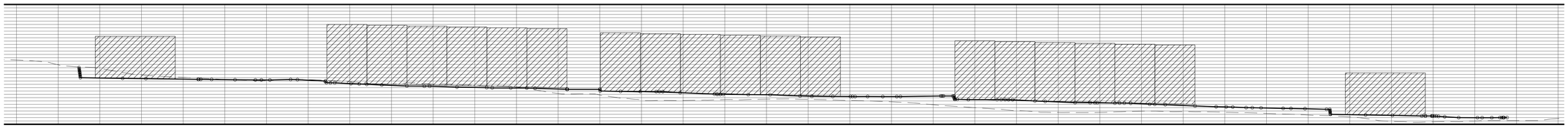
REGISTERED PROFESSIONAL ENGINEER No. 4873008 12-01-2025 BRETT L. HENKE STATE OF UTAH

Project :	MV
File :	MVBASE R6
Date :	NOV 2025
Drafted by :	BH
Review by :	BH

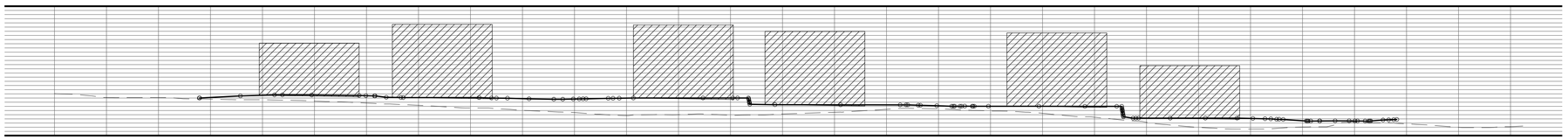
Scale : 1 = 50

Sheet No. C-05

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SECTION A-A



SECTION B-B

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

MOJAVE VILLAGE PRELIMINARY PLAN
CROSS SECTIONS

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

REGISTERED PROFESSIONAL ENGINEER
No. 4873967
12-01-2025
BRETT L. HENKE
STATE OF UTAH

Project :	MV
File :	MVBASE R6
Date :	NOV 2025
Drafted by :	BH
Review by :	BH

Scale :
1 = 50

Sheet No.
C-06

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STORM DRAIN STUCTURE TABLE			
NAME	RIM	INVERT	DEPTH
SDIN (1)	2993.78	2989.20	4.6
SDIN (2)	2993.07	2986.33	6.7
SDIN (3)	2992.93	2985.88	7.1
SDIN (4)	2990.58	2982.61	8.0
SDIN (5)	2988.99	2980.48	8.5
SDIN (6)	2983.79	2483.79	500.0
SDIN (8)	2999.43	2992.34	7.1
SDIN (9)	3000.67	2993.40	7.3
SDIN (10)	3002.07	2994.60	7.5
SDIN (11)	3003.48	2995.80	7.7
SDIN (12)	3004.89	2997.00	7.9
SDIN (13)	3006.88	2999.09	7.8
SDIN (14)	3007.59	3000.00	7.6
SDIN (15)	3008.66	3001.00	7.7
SDIN (16)	3010.09	3002.50	7.6
SDIN (17)	3012.85	3005.50	7.3
SDIN (18)	3014.02	3006.50	7.5
SDIN (19)	3015.30	3008.00	7.3
SDIN (20)	3016.58	3009.50	7.1
SDIN (21)	3017.86	3010.50	7.4

STORM DRAIN PIPING			
NAME	SIZE	LENGTH	SLOPE
SD (1)	36	45.77	1.00%
SD (2)	36	108.62	2.22%
SD (3)	36	29.70	1.50%
SD (4)	36	194.19	1.68%
SD (5)	36	134.17	1.58%
SD (6)	36	27.90	1.50%
SD (7)	36	56.96	1.50%
SD (8)	36	142.55	0.00%
SD (9)	18	105.85	-3.21%
SD (10)	18	42.28	-2.50%
SD (11)	18	48.00	2.50%
SD (12)	18	48.00	2.50%
SD (13)	18	48.01	2.50%
SD (14)	18	26.57	2.25%
SD (15)	18	31.44	2.89%
SD (16)	12	48.00	2.08%
SD (17)	12	64.11	2.34%
SD (18)	12	27.42	0.95%
SD (19)	12	44.01	2.27%
SD (20)	12	48.00	3.13%

STORM DRAIN PIPING			
NAME	SIZE	LENGTH	SLOPE
SD (41)	12	32.00	-2.34%
SD (42)	12	32.00	9352.34%
SD (43)	12	32.00	-2.34%
SD (44)	18	176.39	-3.21%
SD (45)	18	30.55	-2.90%
SD (46)	18	48.00	-2.90%
SD (47)	18	68.00	-2.90%
SD (48)	18	48.02	-2.90%
SD (49)	18	58.00	-2.80%
SD (50)	18	48.00	-2.60%
SD (51)	18	48.00	-2.60%
SD (52)	18	51.44	-2.75%
SD (53)	18	40.56	-2.75%
SD (54)	18	48.00	-2.50%
SD (55)	18	48.00	-2.00%
SD (56)	12	47.99	-2.75%
SD (57)	12	41.04	-2.75%
SD (58)	12	74.96	-2.50%
SD (59)	12	18.72	-4.54%
SD (60)	12	24.00	-2.08%

STORM DRAIN STUCTURE TABLE			
NAME	RIM	INVERT	DEPTH
SDIN (22)	2988.07	2981.75	6.3
SDIN (23)	2989.36	2983.00	6.4
SDIN (24)	2990.09	2983.70	6.4
SDIN (25)	2991.28	2984.70	6.6
SDIN (26)	2993.31	2986.10	7.2
SDIN (27)	2994.95	2987.10	7.8
SDIN (28)	2998.31	2990.75	7.6
SDIN (29)	2999.80	2992.30	7.5
SDIN (30)	3001.47	2994.00	7.5
SDIN (31)	3003.13	2995.50	7.6
SDIN (32)	3005.49	2998.00	7.5
SDIN (33)	3007.15	2999.50	7.7
SDIN (34)	3008.82	3001.00	7.8
SDIN (35)	3011.17	3003.50	7.7
SDIN (36)	3012.84	3005.00	7.8
SDIN (37)	3014.55	3007.00	7.6
SDIN (38)	3016.82	3009.30	7.5
SDIN (39)	3014.55	3008.75	5.8
SDIN (40)	3005.49	2999.75	5.7
SDIN (41)	2998.31	2498.31	500.0

STORM DRAIN PIPING			
NAME	SIZE	LENGTH	SLOPE
SD (21)	12	48.00	3.12%
SD (22)	12	48.00	2.08%
SD (23)	24	30.46	-2.27%
SD (24)	24	73.17	-1.71%
SD (25)	18	34.26	-2.04%
SD (26)	18	48.00	-2.08%
SD (27)	18	68.09	-2.06%
SD (28)	18	47.91	-2.09%
SD (29)	18	96.88	-3.77%
SD (30)	18	43.12	-3.59%
SD (31)	18	48.00	-3.54%
SD (32)	18	48.00	-3.12%
SD (33)	18	68.00	-3.68%
SD (34)	18	48.00	-3.12%
SD (35)	18	48.00	-3.13%
SD (36)	18	68.00	-3.68%
SD (37)	18	48.00	-3.13%
SD (38)	18	48.00	-4.17%
SD (39)	18	44.85	-2.90%
SD (40)	12	32.00	-2.34%

STORM DRAIN STUCTURE TABLE			
NAME	RIM	INVERT	DEPTH
SDIN (42)	2989.36	2984.75	4.6
SDIN (43)	2996.40	2988.66	7.7
SDIN (44)	2997.29	2989.55	7.7
SDIN (45)	2998.67	2990.94	7.7
SDIN (46)	3000.63	2992.91	7.7
SDIN (47)	3002.02	2994.31	7.7
SDIN (48)	3004.00	2996.81	7.2
SDIN (49)	3005.26	2998.06	7.2
SDIN (50)	3006.52	2999.31	7.2
SDIN (51)	3007.87	3000.72	7.1
SDIN (52)	3008.93	3001.84	7.1
SDIN (53)	3010.19	3003.04	7.1
SDIN (54)	3011.45	3004.00	7.4
SDIN (55)	3012.71	3005.87	6.8
SDIN (56)	3013.78	3007.00	6.8
SDIN (57)	3015.75	3008.87	6.9
SDIN (58)	3013.95	3007.85	6.1
SDIN (59)	3014.16	3008.35	5.8
SDIN (60)	3014.59	3009.35	5.2
SDIN (61)	3015.02	3010.35	4.7

STORM DRAIN PIPING			
NAME	SIZE	LENGTH	SLOPE
SD (61)	12	48.00	2.08%
SD (62)	12	48.00	2.08%
SD (63)	12	48.00	2.08%
SD (64)	18	66.29	2.26%
SD (65)	18	33.97	-2.60%
SD (66)	12	44.31	-2.80%
SD (67)	12	48.00	-2.80%
SD (68)	12	48.00	-2.80%

STORM DRAIN STUCTURE TABLE			
NAME	RIM	INVERT	DEPTH
SDIN (62)	3015.45	3011.35	4.1
SDIN (63)	3006.28	2998.50	7.8
SDIN (64)	3003.15	2995.93	7.2
SDIN (65)	3011.74	3003.74	8.0
SDIN (66)	3012.65	3005.08	7.6
SDIN (67)	3014.01	3006.42	7.6
SDIN (68)	2988.02	2980.06	8.0
SDIN (69)	2995.14	2988.74	6.4



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

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

REGISTERED PROFESSIONAL ENGINEER No. 4873008 12-01-2025 BRETT L. HENKE STATE OF UTAH

Project :	MV
File :	MVBASE R6
Date :	NOV 2025
Drafted by :	BH
Review by :	BH

Scale : 1 = 50

Sheet No. C-07

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