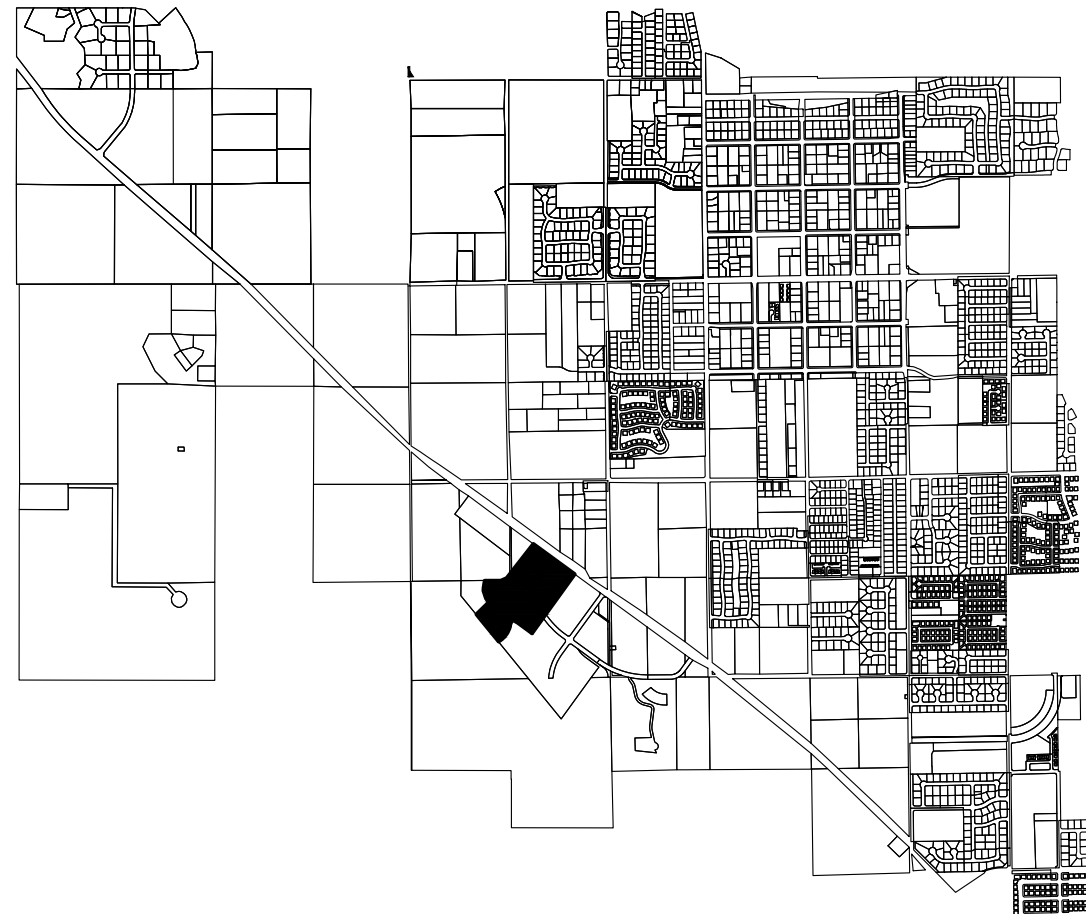
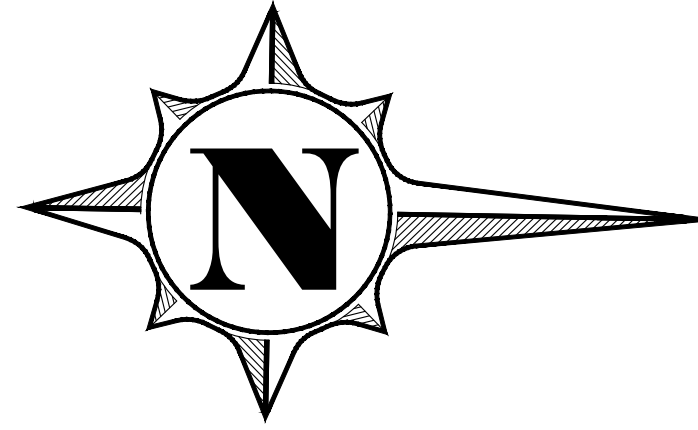




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SCALE IN FEET



No.	Description of Revisions	Date	By

KUMA
ENGINEERING COMPANY
469 WEST TONAPAH WAY
IVINS, UT 84738
(435) 239-0244

PRELIMINARY PLAT - SITE PLAN
MOJAVE MESA
PREPARED FOR ANEIOS
PROJECT LOCATED IN SECTION 30, T41S, R16W SLB8M
IVINS, UTAH

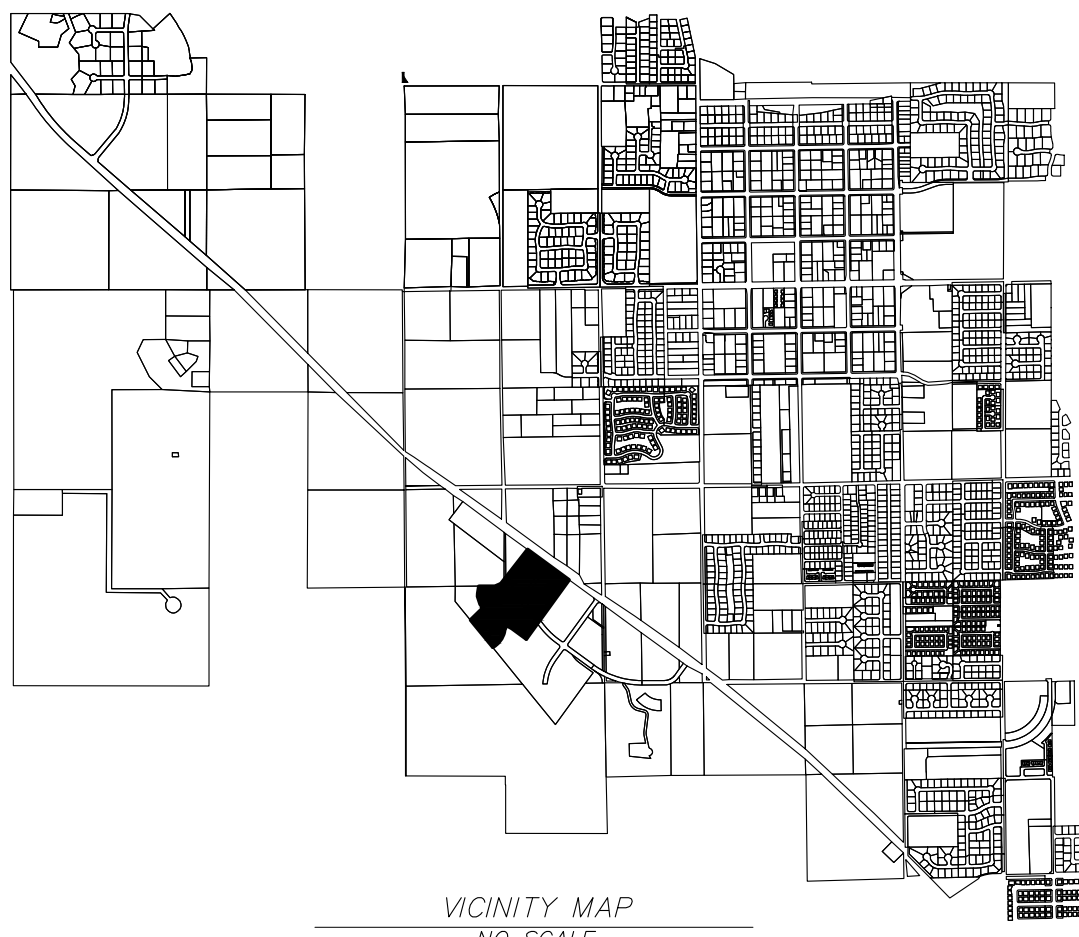


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File :	MMBASE 10-28-19
Date :	SEP 2019
Drafted by :	BH
Review by :	BH

Scale :
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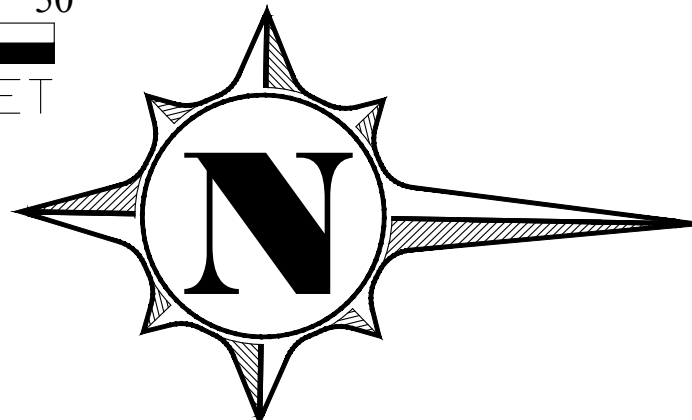
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VICINITY MAP
NO SCALE

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SCALE IN FEET



DRAINAGE SWALE AND BERM
TO PROTECT LOTS 16 AND 15
FROM FLOODING

15' P.U.E. AND
OVERLAND DRAINAGE EASEMENT
WALLS WILL REQUIRE OPENINGS TO
ALLOW STORM FLOW TO PASS THROUGH

ABANDON/REMOVE
EXISTING BRAIN

GRADING LIMITS

TRANSITION ROAD SECTION
FROM 3 LANE CROSS SECTION
TO MATCH EXISTING ASPHALT

OPEN SPACE
110016 SQ.FT

USE 3 LANE CROSS SECTION
ON HWY 91 WEST OF MOJAVE

PROPOSED CUT OFF CULVERT
AND INSTALL HEADWALL

DRAINAGE SWALE

OPEN SPACE
9035 SQ.FT

USE 5 LANE CROSS SECTION
ON HWY 91 EAST OF MOJAVE WAY

TRANSITION ROAD SECTION
FROM 3 LANE CROSS SECTION
TO MATCH EXISTING ASPHALT

MAX SLOPE ALONG LOTS 2:1
MAX SLOPE AT END OF ROAD 6:1

TEMPORARY DRAINAGE SWALE
UPSTREAM BASIN ROUTED
INTO EXISTING WASH

DETENTION BASIN
OUTLET PIPE DIAMETER = 18"
REQUIRED STORAGE = 30,000 CF

TEMPORARY ALL WEATHER ACCESS
CONNECTION TO EXISTING
RIGHT OF WAY. MAY REQUIRE CHIPSEAL
8% MAX GRADE

TEMPORARY DRAINAGE SWALE

TEMPORARY STORM
DRAIN CONNECTION
TO DETENTION POND

NOTES

- 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%
- 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.
- ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF IVNS CITY, UNIFORM BUILDING CODES, APPENDIX K OF IBC AND GEOTECHNICAL INVESTIGATION STUDY.
- GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.
- EDGE OF PAVEMENT RADIUS AT INTERSECTIONS IS 22.00 FT AT ALL LOCATIONS
- ALL STORM DRAIN TO BE CORRUGATED HDPE SIZED AS NOTED

CUT - 46,000 CY
FILL - 42,000 CY
NET - 4,000 CY CUT

QUANTITIES TO SUB-GRADE, NO ADJUSTMENTS TO SOIL



NOTICE!

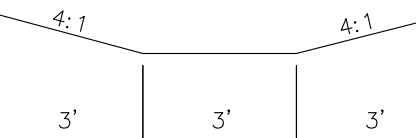
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

MOJAVE MESA

A RESIDENTIAL COMMUNITY

LEGEND

- EXISTING CONTOUR ——— 2940 ———
PROPOSED CONTOUR ——— 2940 ———
PROPOSED STORM DRAIN — SD — SD —
EXISTING STORM DRAIN — SD — SD —
CONTOUR LINE ———
FLOW DIRECTION ———>—
EXISTING FENCE ———



PROPOSED CHANNEL
INDIGO / LOTS 15 AND 16

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PRELIMINARY PLAT - MOJAVE MESA
GRADING PLAN
PREPARED FOR ANAEIOS
PROJECT LOCATED IN SECTION 30, T41S, R16W SLB61M
IVINS, UTAH



Project : ANEIOS
File : MMBASE 10-28-19
Date : SEP 2019
Drafted by : BH
Review by : BH

Scale :
1 = 50

Sheet No.
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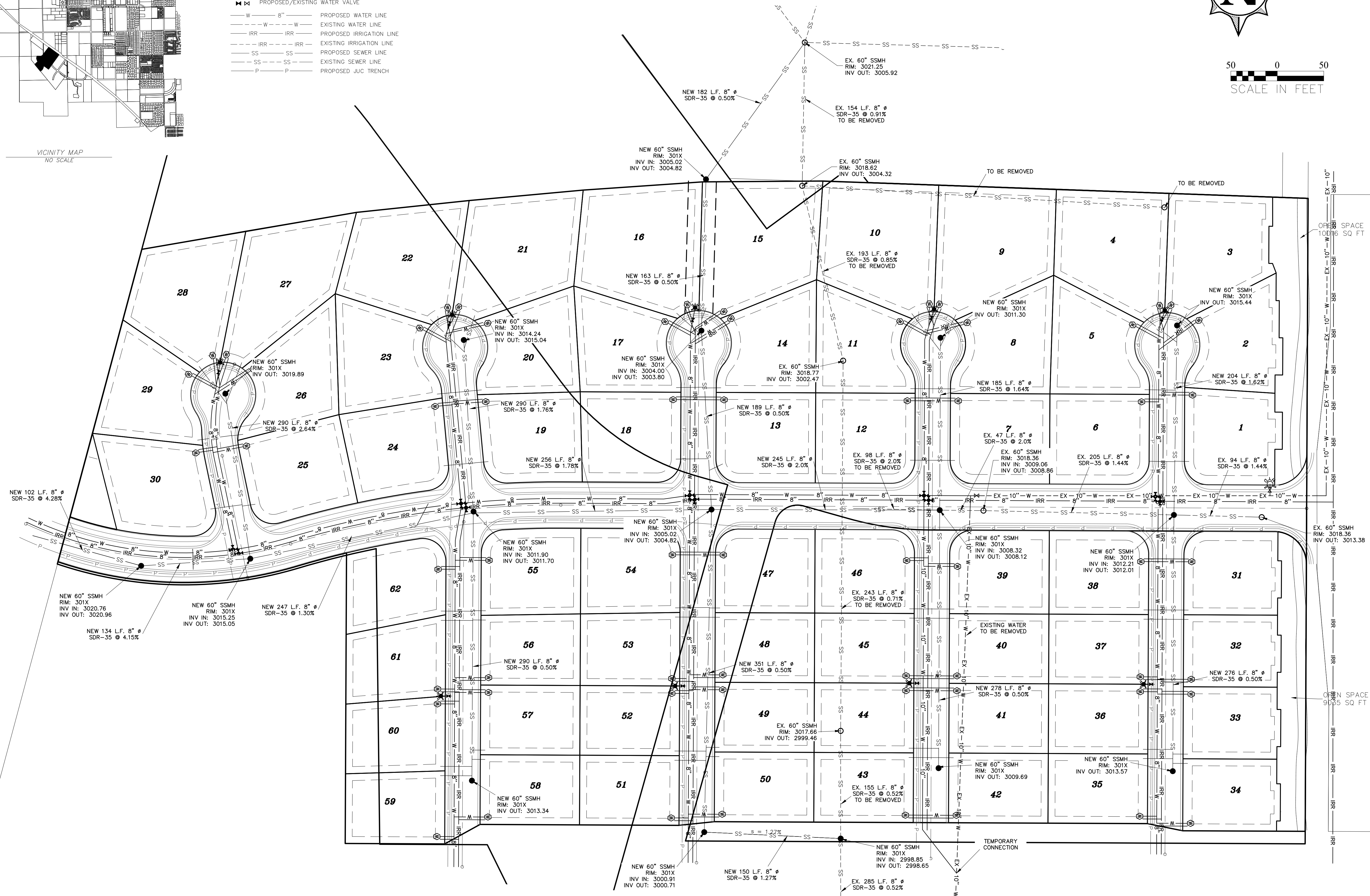
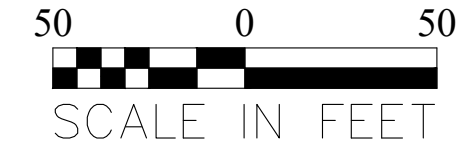
No.	Description of Revisions	Date	By



LEGEND

-  PROPOSED/EXISTING SEWER MANHOLE
 PROPOSED/EXISTING FIRE HYDRANT
 1" SCH 40 WATER LATERAL WITH
 3/4" SCH 40 SERVICE METER
 PROPOSED/EXISTING WATER VALVE

 W 8" PROPOSED WATER LINE
 W - - - - - W - - - - - W - - - - - EXISTING WATER LINE
 IRR IRR PROPOSED IRRIGATION LINE
 IRR - - - - - IRR - - - - - EXISTING IRRIGATION LINE
 SS SS PROPOSED SEWER LINE
 SS - - - - - SS - - - - - EXISTING SEWER LINE
 P P PROPOSED JUC TRENCH



MOJAVE MESA

A RESIDENTIAL COMMUNITY

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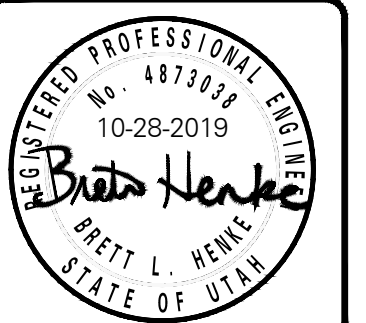
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469 WEST TONAPAH WAY
IVINS, UT 84738
(435) 229-0244

PRELIMINARY PLAT - MOJAVE MESA

UTILITY PLAN

PREPARED FOR ANEIQS

PROJECT LOCATED IN SECTION 30, T41S, R16W SLB&M
IVINS, UTAH

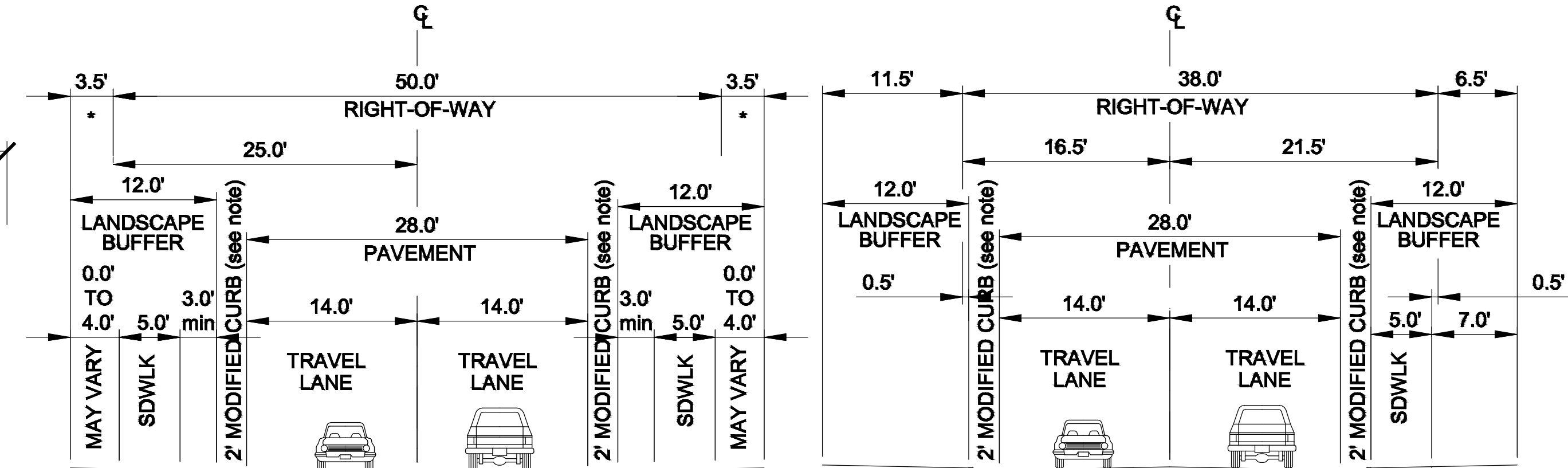


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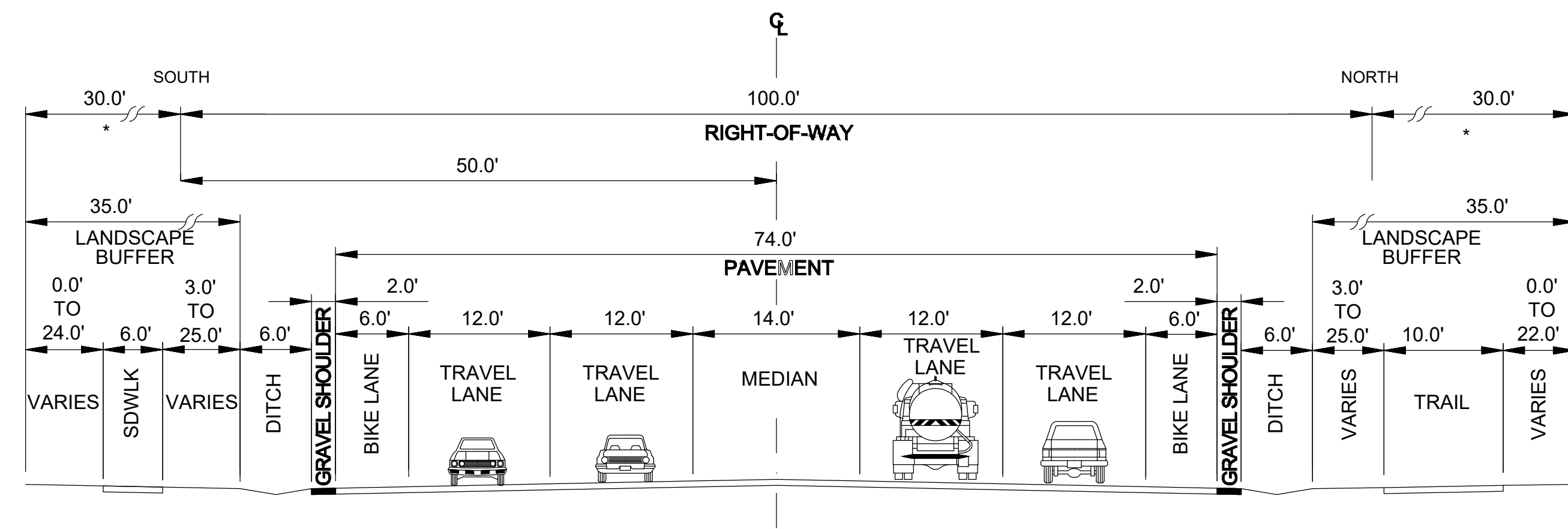
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RESIDENTIAL STANDARD 50'

RESIDENTIAL ALTERNATIVE 38'



**MAJOR ARTERIAL -
OLD HIGHWAY 91
(5-LANE)**

