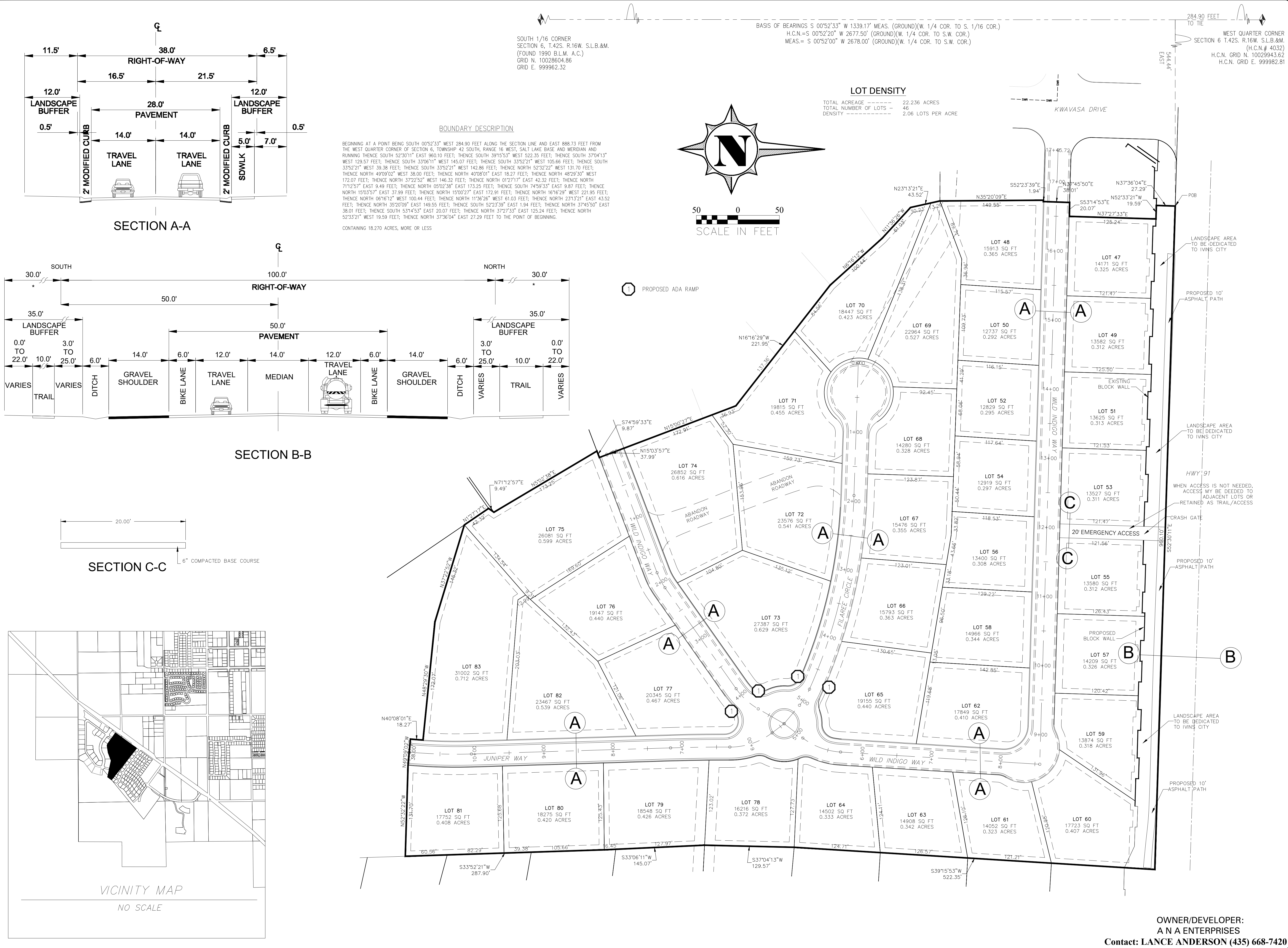


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By	
Date	
Description of Revisions	
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(435) 229-0244

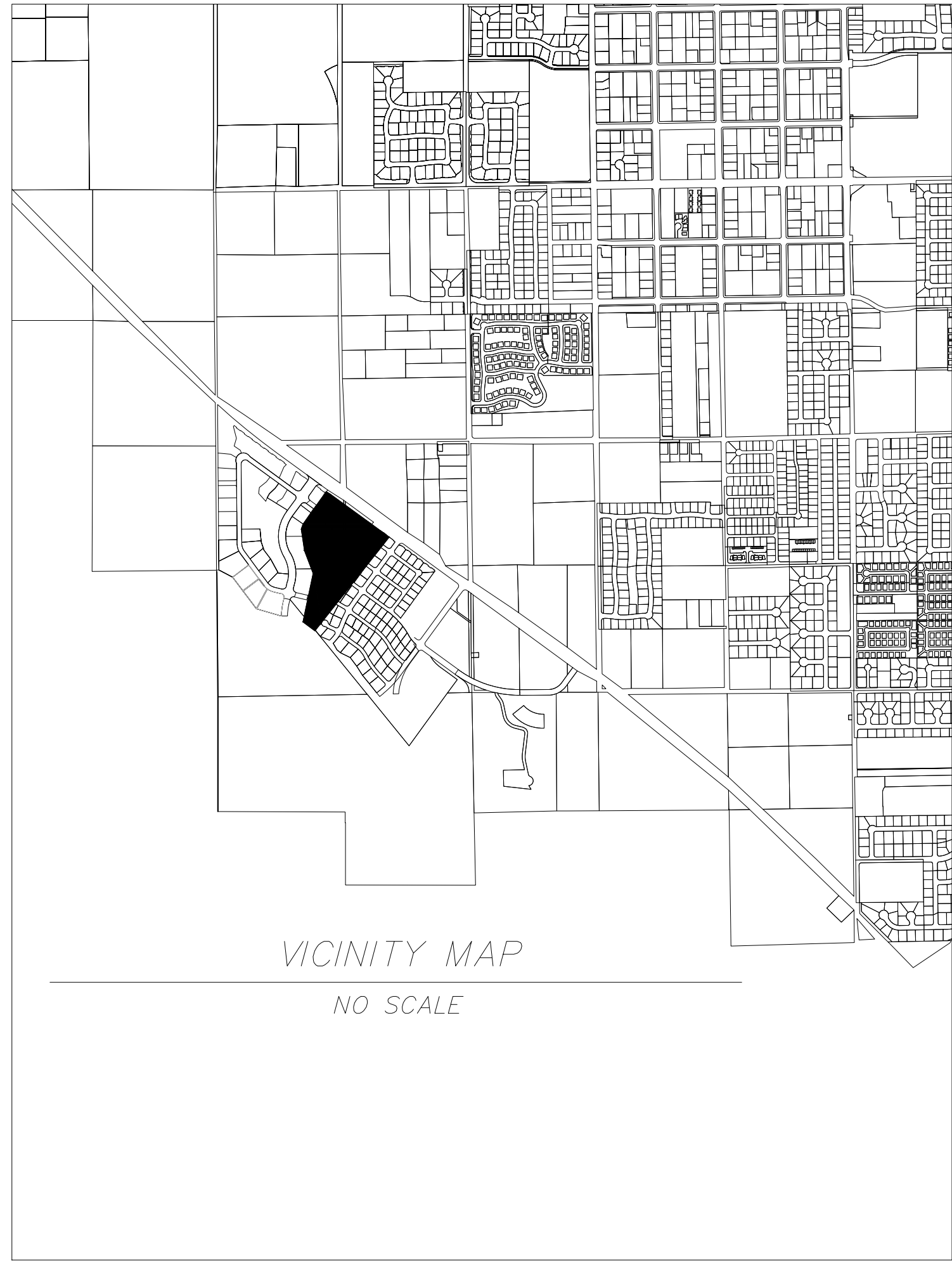
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INDIGO TRAILS PHASE 2
PREPARED FOR A N A ENTERPRISES
PROJECT LOCATED IN SECTION 6, T42S, R16W SLB&M
IVINS, UTAH



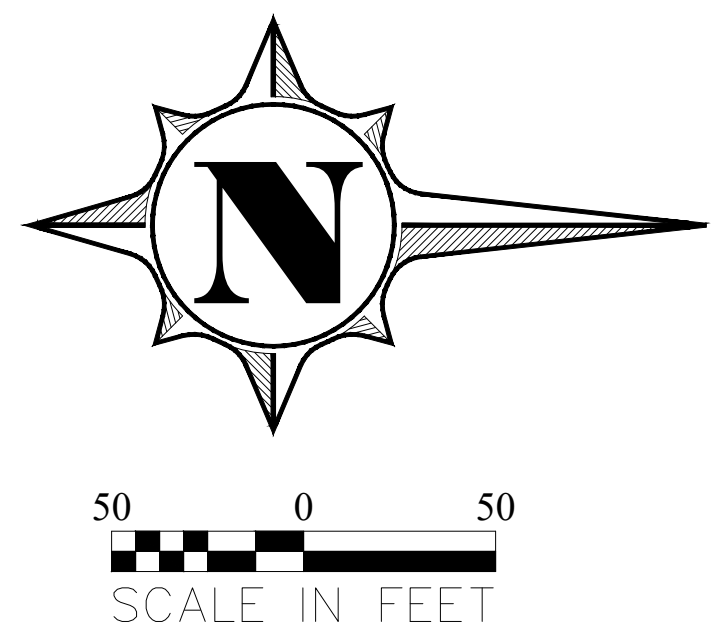
Project :	IT
File :	BASE
Date :	MAY 2021
Drafted by :	BH
Review by :	BH

Scale :	1 = 50
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Sheet No.	1 OF 3
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- 1 EXISTING UTILITY LATERAL
- 2 EXISTING LATERAL (ABANDON)
- 3 PROPOSED UTILITY LATERAL
- 4 ABANDON EXISTING UTILITIES



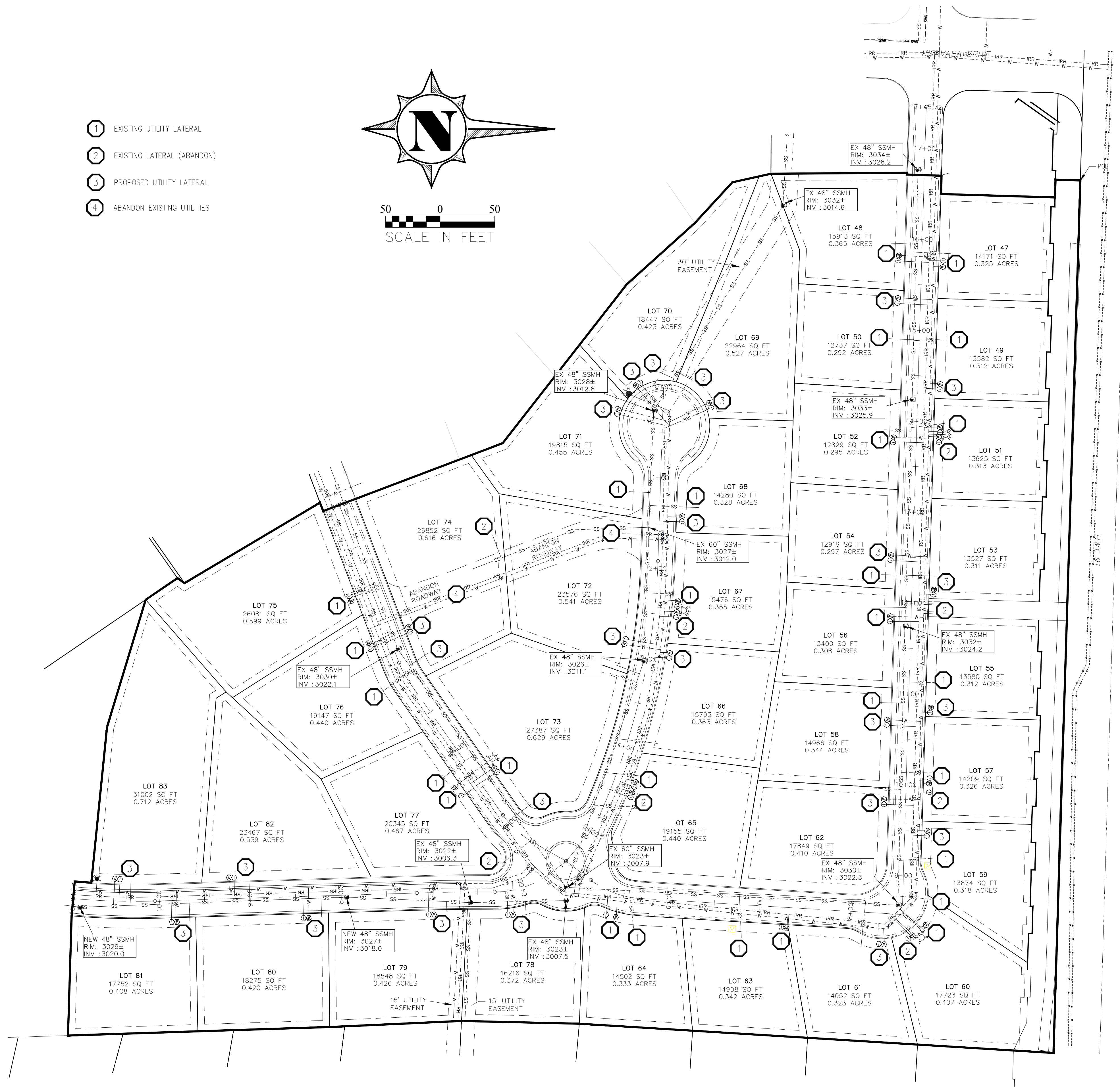
VICINITY MAP
NO SCALE

NOTES

1. ALL WATER VALVE LOCATIONS TO BE DETERMINED WITH CONSTRUCTION DRAWINGS.
2. ALL FIRE HYDRANT LOCATION/SPACING TO BE DETERMINED WITH CONSTRUCTION PLANS.
3. PUBLIC UTILITY EASEMENTS (TYPICAL ALL LOTS): 7.5' SIDES AND REAR, 10' FRONT
4. FFE WILL BE 12 INCHES ABOVE ADJACENT CURB (LOWEST)

LEGEND

- 8" PROPOSED C-900 CLASS 150 WATER LINE
- EXISTING WATER LINE (SIZE AS NOTED)
- 8" PROPOSED SDR-35 PVC SEWER LINE
- EXISTING SEWER LINE (SIZE AS NOTED)
- PROPOSED/EXISTING SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED/EXISTING FIRE HYDRANT
- 1" SCH 40 WATER LATERAL
- PROPOSED/EXISTING WATER VALVE



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PRELIMINARY PLAT - UTILITY
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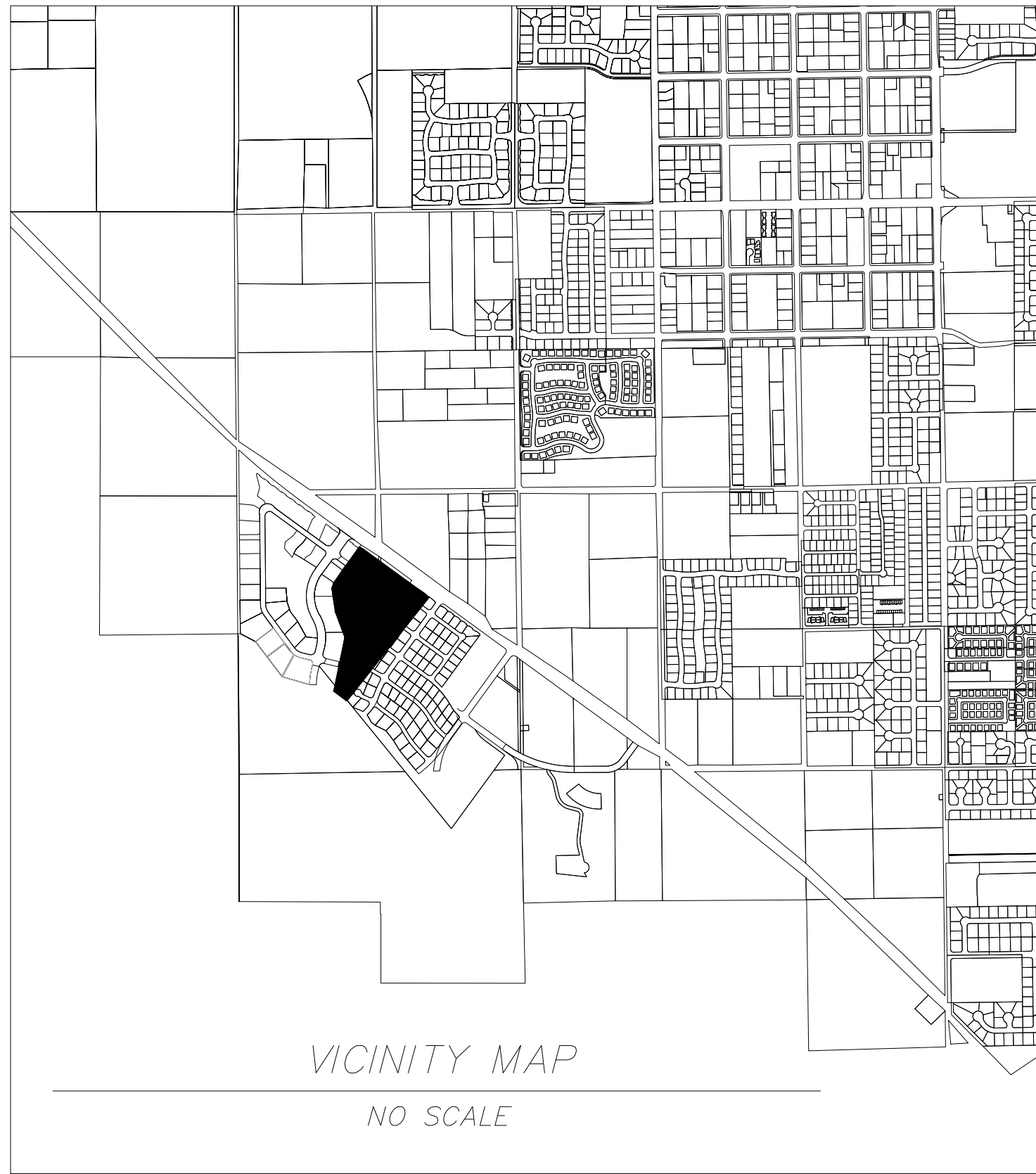
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Date : MAY 2021
Drafted by : BH
Review by : BH

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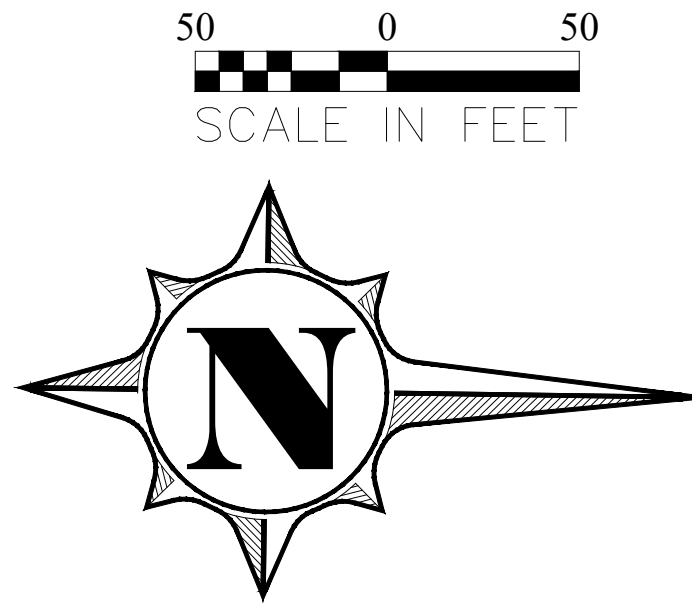
Sheet No.
2 OF 3

OWNER/DEVELOPER:
A N A ENTERPRISES
Contact: LANCE ANDERSON (435) 668-7420

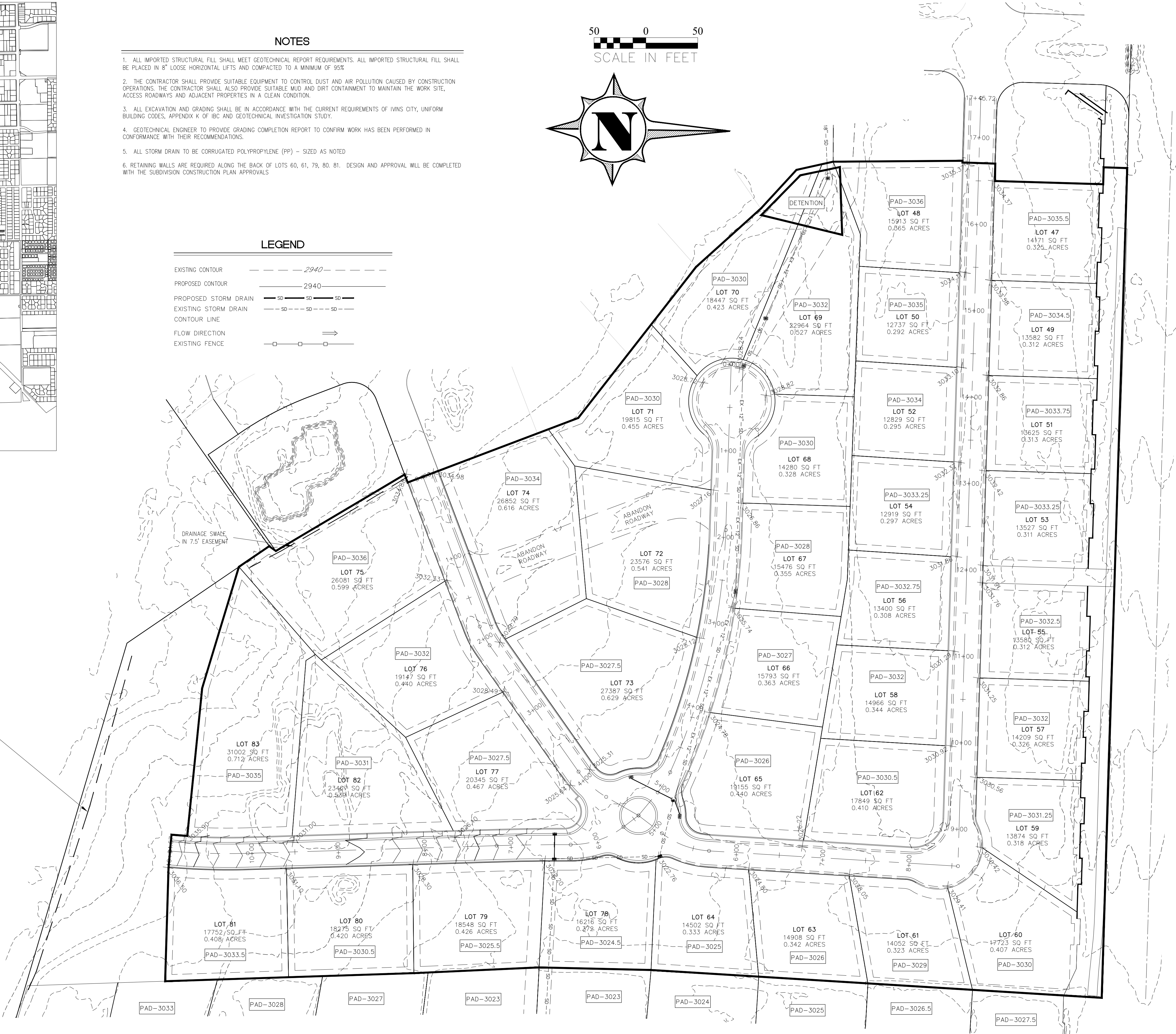
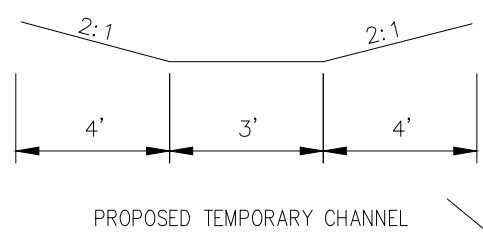
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- NOTES**
1. ALL IMPORTED STRUCTURAL FILL SHALL MEET GEOTECHNICAL REPORT REQUIREMENTS. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8" LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95%.
 2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT 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) - SIZED AS NOTED
 6. RETAINING WALLS ARE REQUIRED ALONG THE BACK OF LOTS 60, 61, 79, 80, 81. DESIGN AND APPROVAL WILL BE COMPLETED WITH THE SUBDIVISION CONSTRUCTION PLAN APPROVALS



- LEGEND**
- EXISTING CONTOUR: --- 2940 ---
 - PROPOSED CONTOUR: --- 2940 ---
 - PROPOSED STORM DRAIN: --- SD --- SD --- SD ---
 - EXISTING STORM DRAIN: --- SD --- SD --- SD ---
 - CONTOUR LINE: --- SD --- SD --- SD ---
 - FLOW DIRECTION: --->---
 - EXISTING FENCE: ---|---|---|---



OWNER/DEVELOPER:
A N A ENTERPRISES
Contact: LANCE ANDERSON (435) 668-7420

No.	Description of Revisions	Date	By

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IVINS, UT 84738
(435) 229-0244

PRELIMINARY PLAT - GRADING
INDIGO TRAILS PHASE 2
PREPARED FOR A N A ENTERPRISES
PROJECT LOCATED IN SECTION 6, T42S, R16W SLB&M
IVINS, UTAH



Project :	IT
File :	BASE
Date :	MAY 2021
Drafted by :	BH
Review by :	BH

Scale :
1 = 50

Sheet No.
3 OF 3