



VICINITY MAP
N.T.S.

PRELIMINARY PLAT
SMITHSONIAN ESTATES
SUBDIVISION

OWNER

DRL INVESTMENTS, LLC
LADD MACDONALD, OWNER
LADDMAC@GMAIL.COM
(927)407-5073

TRAFFIC, ROADWAYS

52-FOOT WIDE ROADWAYS ARE PROVIDED THROUGHOUT THE SUBDIVISION.

WE REALIZE IT IS PREFERRED BY THE CITY TO CONNECT TO GUBLER WAY RATHER THAN ROME AVE.

MONUMENT

THE NEAREST MONUMENT IS A GLO BRASS CAP, THE NORTH 1/4 CORNER OF SECTION 29 IS LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY

GEOLOGICAL HAZARDS

NO GEOLOGICAL HAZARDS ARE EXPECTED ON THE SITE. A GEOTECHNICAL REPORT ADDRESSING THESE POTENTIAL HAZARDS WILL BE PROVIDED PRIOR TO ANY CONSTRUCTION

GENERAL NOTES:

- * SET BACKS ARE: 25' FRONT, 10' SIDE, & 10' BACK
- * A 10' UTILITY EASEMENT IS HEREBY GRANTED ADJACENT TO ROAD WAYS

DRAINAGE NOTE

DRAINAGE FLOWS TO THE SOUTH AND EXITS THE PROPERTY NEAR THE CENTER OF THE PROPERTY. DETENTION WILL BE SIZED TO MITIGATE ALL INCREASES IN VOLUME PRIOR TO EXITING THE PROPERTY

NOTE

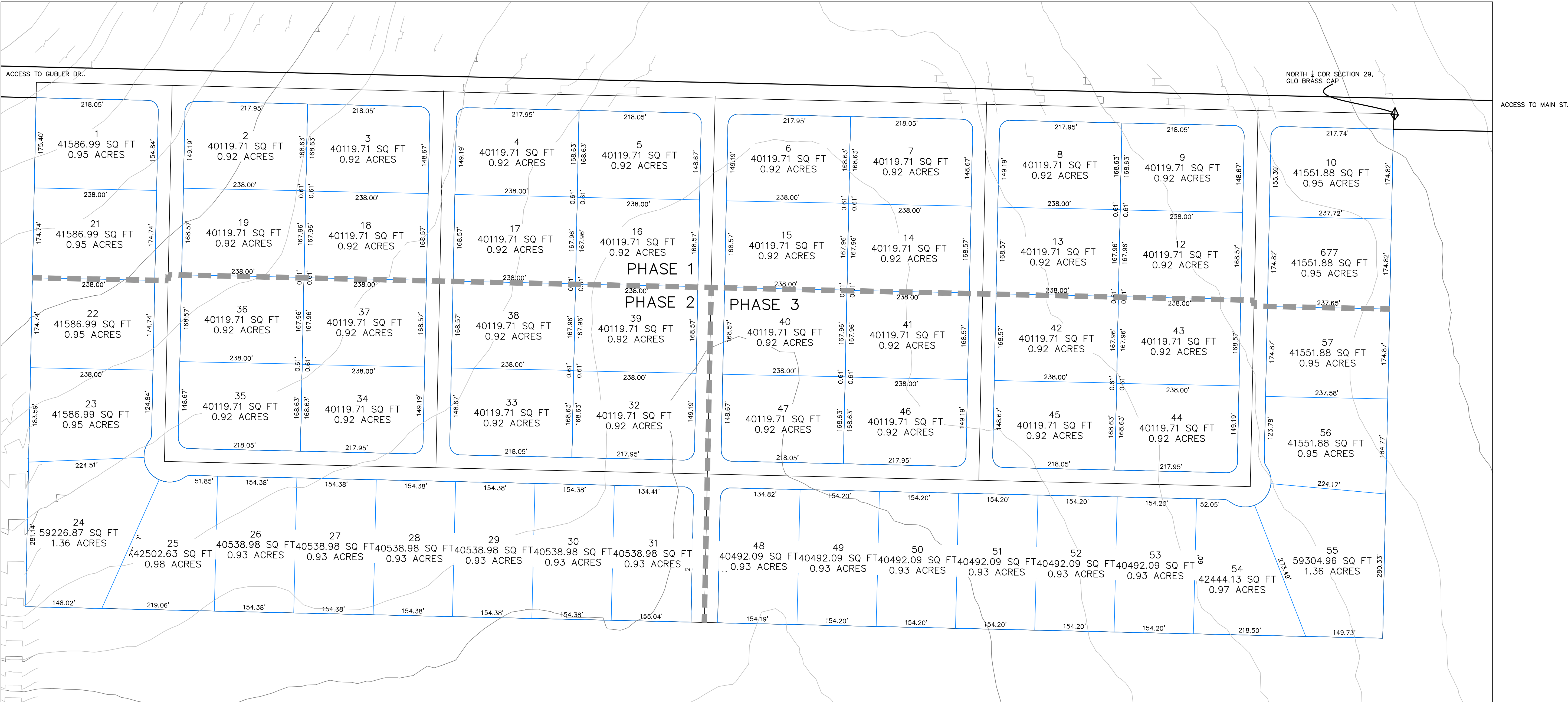
ROADWAYS WITH SLOPE GREATER THAN 5% NOT EXPECTED, BUT WILL BE LOCALIZED IF REQUIRED

EXISTING UTILITIES INCLUDING WATER IS LOCATED IN ROME WAY. WATER SERVICE WILL BE EXTENDED TO ADJACENT PROPERTIES.

SEWER SERVICE WILL BE BY INDIVIDUAL WASTEWATER SYSTEMS AND WILL REQUIRE LEVEL 3 APPROVAL BY THE STATE OF UTAH. A TYPICAL SYSTEM WILL BE PROVIDED BY ORENCO OR AIRR, OR OTHERS.

LEGEND:

PHASE LINE



REVISIONS

REMARKS

APPROVED BY

DATE

NO.

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3, HURRICANE, UTAH 84797
TEL: (435) 635-5765 FAX: (435) 635-2329

PRELIMINARY PLAT
SMITHSONIAN ESTATES SUBD.
FOR
LADD MACDONALD
APRIL VALLEY, UTAH
SECTION 29, T42S, R11W, SLB&M

FILE NAME:
MCDONALD

DATE:
OCT 2021

CHECKED:

SCALE:
SHOWN

SHEET
1
OF 1