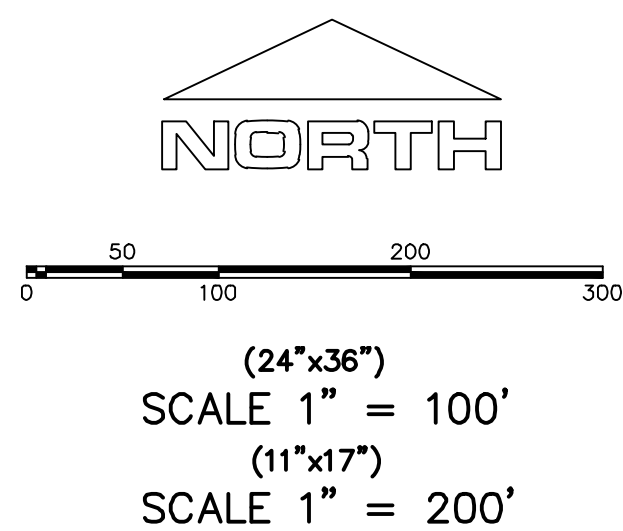


ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



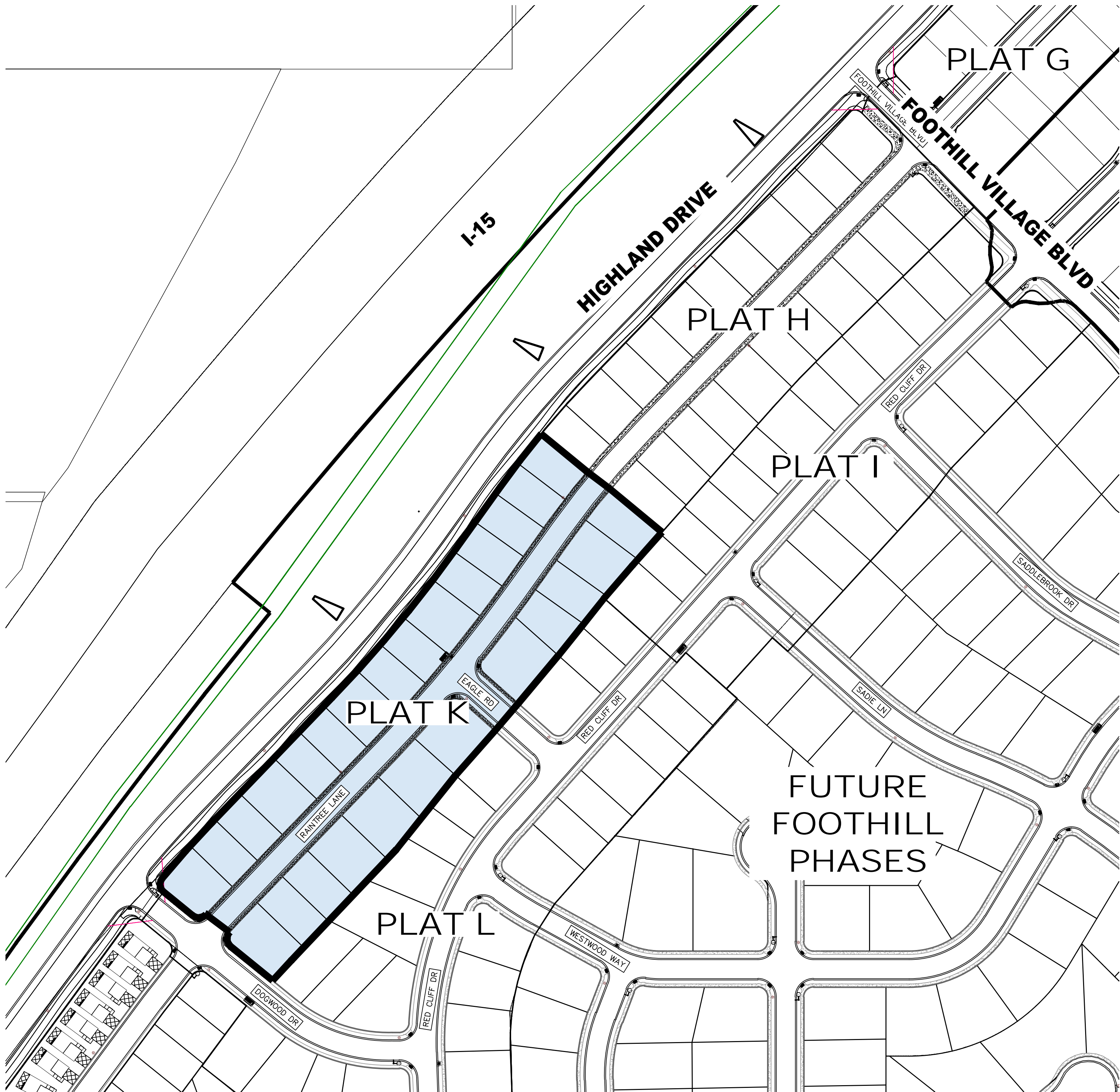
NOTES:

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN CULINARY WATER AND SANITARY SEWER IS REQUIRED PER CITY STANDARD.
6. SHALLOW SEWER MAY EXIST THROUGHOUT THIS PHASE. INJECTOR PUMPS MAY BE NEEDED IF BASEMENTS ARE INSTALLED.
7. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
8. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

ACCEPTANCE	
SIGNATURE: DEVELOPER	DATE: _____
SIGNATURE: CITY ENGINEER	DATE: _____
SIGNATURE: COMMUNITY DEV. DIRECTOR	DATE: _____
SIGNATURE: PUBLIC WORKS	DATE: _____
SIGNATURE: BUILDING DEPARTMENT	DATE: _____
SIGNATURE: POLICE DEPARTMENT	DATE: _____
SIGNATURE: FIRE DEPARTMENT	DATE: _____

FOOTHILL VILLAGE SUBDIVISION PLAT 'K'

LOCATED IN THE SOUTHWEST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Santaquin, Utah County, Utah



PROJECT STATISTICS

LOTS 27 LOTS
TOTAL ACREAGE 4.69 ACRES
TOTAL ACREAGE IN LOTS 3.66 ACRES
TOTAL ACREAGE IN STREETS 1.03 ACRES
DENSITY 5.76 UNITS PER ACRE
ZONE R15 PUD

**PROJECT ENGINEER
& SURVEYOR**

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

PROJECT DEVELOPER

SALISBURY DEVELOPMENT
494 WEST 1300 NORTH
SPRINGVILLE, UTAH 84663
(801) 491-9091

INDEX OF PLAN SHEETS

SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PLAT	FINAL PLAT
SP-01	SITE & UTILITY PLAN
GR-01	GRADING PLAN
PP-01-03	PLAN & PROFILE
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01	TYPICAL DETAILS

Engineering
& Surveying

region



**FOOTHILL VILLAGE SUBDIVISION
PLAT 'K'**

LOCATED IN THE SOUTHWEST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 8.25.2020

PROJECT #

REVISIONS:

1
2
3

SHEET NAME:

COVER SHEET & NOTES

SHEET:

CS-01

LOCATED IN THE SOUTHWEST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Santaquin, Utah County, Utah

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

BEGINNING AT A POINT THAT S 0°04'51"E ALONG THE SECTION LINE 1437.53 FEET WEST AND WEST 2394.41 FEET FROM THE EAST ¼ CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S 41° 38' 36" W FOR A DISTANCE OF 67.89 FEET TO A POINT ON A LINE, THENCE, S 40° 37' 20" W FOR A DISTANCE OF 67.41 FEET TO A POINT ON A LINE, THENCE, S 38° 37' 47" W FOR A DISTANCE OF 55.08 FEET TO A POINT ON A LINE, THENCE, S 38° 31' 24" W FOR A DISTANCE OF 55.07 FEET TO A POINT ON A LINE,

S 43° 57' 13" 35" W FOR A DISTANCE OF 55.07 FEET TO A POINT ON A LINE, THENCE, S 40° 14' 51" W FOR A DISTANCE OF 55.02 FEET TO A POINT ON A LINE, THENCE, S 41° 38' 36" W FOR A DISTANCE OF 90.00 FEET TO A POINT ON A LINE, THENCE, S 38° 31' 24" W FOR A DISTANCE OF 144.95 FEET TO A POINT ON A LINE,

THENCE, S 43° 25' 12" W FOR A DISTANCE OF 233.33 FEET TO A POINT ON A LINE, THENCE, S 43° 03' 20" W FOR A DISTANCE OF 41.29 FEET TO A POINT ON A LINE, THENCE, N 50° 52' 23" W FOR A DISTANCE OF 82.28 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 150.00 FEET, AND CHORD BEARS N 04° 07' 48" W FOR A DISTANCE OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 04° 07' 48" W FOR A DISTANCE OF 21.85 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, N 53° 07' 44" W FOR A DISTANCE OF 45.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 86° 16' 44" TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS N 50° 52' 23" W FOR A DISTANCE OF 56.53 FEET TO THE BEGINNING OF A CURVE,

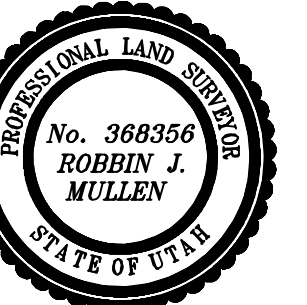
SAID CURVE TURNING TO THE RIGHT THROUGH 90° 25' 31", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS N 05° 39' 37" W FOR A DISTANCE OF 21.29 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 04° 21' 31", HAVING A RADIUS OF 1456.50 FEET, AND WHOSE LONG CHORD BEARS N 05° 39' 37" W FOR A DISTANCE OF 21.29 FEET,

THENCE, N 43° 54' 40" E FOR A DISTANCE OF 286.38 FEET TO THE BEGINNING OF A CURVE, THENCE, N 43° 54' 40" E FOR A DISTANCE OF 286.38 FEET TO THE BEGINNING OF A CURVE,

THENCE, N 35° 37' 56" E FOR A DISTANCE OF 117.77 FEET TO THE BEGINNING OF A CURVE, THENCE, N 35° 37' 56" E FOR A DISTANCE OF 117.77 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 58' 28", HAVING A RADIUS OF 1463.00 FEET, AND WHOSE LONG CHORD BEARS N 37° 37' 37" E FOR A DISTANCE OF 90.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, S 50° 52' 23" E FOR A DISTANCE OF 90.00 FEET TO A POINT ON A LINE,

THENCE, S 52° 56' 27" E FOR A DISTANCE OF 45.05 FEET TO A POINT ON A LINE, THENCE, S 50° 56' 27" E A DISTANCE OF 102.18 FEET TO THE POINT OF BEGINNING



DATE _____ SURVEYOR _____

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE SECTION OF TRACT MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. 20 _____

STATE OF UTAH
COUNTY OF UTAH

S.S.

ON THIS _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____ A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

THE _____ OF _____
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL
STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE
PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20 _____

APPROVED MAYOR OF SANTAQUIN	
ENGINEER (See Seal Below)	ATTEST CLERK-RECORDER (See Seal Below)

UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
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This form approved by Utah County and the municipalities therein.

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	24.47'	15.00'	21.85'	N4°07'48"W	93°29'11"
C2	22.69'	15.00'	20.59'	S85°47'06"W	86°41'01"
C3	23.67'	15.00'	21.29'	N53°37'10"E	90°25'33"
C4	110.80'	1456.50'	110.77'	N41°43'55"E	42°1'31"
C5	294.33'	2037.00'	294.08'	N39°46'18"E	81°6'44"
C6	101.48'	1463.00'	101.46'	N37°37'10"E	3°58'28"
C7	36.31'	1503.00'	36.31'	S43°13'08"W	1°23'03"
C8	159.23'	2149.50'	159.20'	S41°47'20"W	41°4'40"
C9	151.36'	2149.50'	151.32'	S37°38'58"W	4°02'04"
C10	94.68'	1350.50'	94.66'	S37°38'26"W	4°01'01"
C11	57.35'	1463.00'	57.35'	N38°29'01"E	21°4'46"
C12	44.13'	1463.00'	44.13'	N36°29'47"E	1°43'42"
C13	3.80'	2037.00'	3.80'	N35°41'08"E	0°06'25"
C14	53.94'	2037.00'	53.94'	N36°29'52"E	1°31'02"
C15	72.85'	2037.00'	72.85'	N38°16'51"E	2°02'57"
C16	53.94'	2037.00'	53.94'	N40°03'51"E	1°31'02"
C17	53.94'	2037.00'	53.94'	N41°34'52"E	1°31'02"
C18	55.86'	2037.00'	55.86'	N43°07'31"E	1°34'17"
C19	46.12'	1456.50'	46.12'	N43°00'14"E	1°48'51"
C20	64.68'	1456.50'	64.67'	N40°49'29"E	2°32'39"
C21	33.54'	1480.50'	33.54'	S43°15'44"W	11°7'52"
C22	42.61'	2172.00'	42.61'	S43°20'57"W	10°7'26"
C23	74.79'	2172.00'	74.78'	S41°48'03"W	1°58'22"
C24	23.78'	15.00'	21.37'	S86°13'45"W	90°49'46"
C25	22.76'	15.00'	20.64'	S45°3'06"E	86°56'32"
C26	81.01'	2172.00'	81.01'	S37°31'03"W	2°08'14"
C27	30.96'	2172.00'	30.96'	S36°02'26"W	4°09'00"
C28	34.12'	1328.00'	34.12'	S36°22'05"W	1°28'19"
C29	60.00'	1328.00'	60.00'	S38°23'55"W	2°35'20"
C30	53.82'	1373.00'	53.82'	N38°29'01"E	21°4'46"
C31	41.42'	1373.00'	41.41'	N36°29'47"E	1°43'42"
C32	3.97'	2172.00'	3.97'	N35°41'08"E	0°06'25"
C33	56.32'	2127.00'	56.32'	N36°29'52"E	1°31'02"
C34	76.07'	2127.00'	76.07'	N38°16'51"E	2°02'57"
C35	56.32'	2127.00'	56.32'	N40°03'51"E	1°31'02"
C36	56.32'	2127.00'	56.32'	N41°34'52"E	1°31'02"
C37	58.33'	2127.00'	58.33'	N43°07'31"E	1°34'17"
C38	39.08'	1525.50'	39.08'	N43°10'38"E	1°28'04"

25' REAR SETBACK
*20' REAR SETBACK

25' REAR SETBACK
*20' REAR SETBACK

25'/*20' STREET
SIDE SETBACK TO
GARAGE
DOOR

10' SIDE

25'/*20' SIDE
SETBACK
TO HOUSE/PORCH

CORNER CLEAR
ZONE, AS PER
CITY CODE

30' FRONT SETBACK
*20' FRONT SETBACK TO
2ND CAR GARAGE
*22' FRONT SETBACK TO
3RD CAR GARAGE

*18' FRONT SETBACK
TO HOUSE/PORCH

FOUND SECTION COR. AS NOTED
SET 5/8" IRON PIN
TO BE SET AT ALL LOT CORNERS
FOUND CLASS I STREET MONUMENT
SET STREET MONUMENT

CENTURYLINK SHALL HAVE THE RIGHT TO A FIVE FOOT NON-EXCLUSIVE UTILITY EASEMENT TO INSTALL, MAINTAIN AND OPERATE ITS EQUIPMENT ABOVE AND BELOW GROUND AS IDENTIFIED ON THE PLAT MAP AND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES. UPON RECORDING OF THE PLAT MAP, CENTURYLINK VACATES, TERMINATES, RELEASES AND DISCLAIMS ANY AND ALL EASEMENTS, RIGHTS, CLAIMS, INTERESTS, OR PROPERTY RIGHTS AND INTERESTS CENTURYLINK MAY OWN, HOLD, BENEFIT FROM, OR POSSESS IN RELATION TO THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATED JANUARY 8, 1929, AND RECORDED ON JANUARY 9, 1929, AS ENTRY NO. 215, IN BOOK 269, AT PAGE 468, TO THE EXTENT THAT SUCH RIGHT OF WAY EASEMENT PERTAINS TO OR EFFECTS ANY OF THE REAL PROPERTY THAT IS DESCRIBED ON AND IS SUBJECT TO THIS PLAT.

CENTURY LINK

LOTS 27 LOTS
TOTAL ACREAGE 4.69 ACRES
TOTAL ACREAGE IN LOTS 3.56 ACRES
TOTAL ACREAGE IN STREETS 1.03 ACRES
DENSITY 5.76 UNITS PER ACRE
ZONE R15 PUD

DR HORTON
12351 So. Gateway Park Place
Suite D-100
Draper UT 84020
Office: (801) 571-7101
CKLeavitt1@drhorton.com

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

THE BASIS OF BEARING FOR THE FOOTHILL VILLAGES PLAT 'K' IS ON THE SECTION LINE BETWEEN THE EAST 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 11, T10S, R1E, SLB&M WITH THE BEARING BEING S0°04'51"E ALONG SAID LINE.

NOTES:

1. ①... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
#5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS
WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES
2. [XXXX]... PROPOSED RESIDENTIAL ADDRESS
3. (XXXX, S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA

☒ NDCBU (8x4 POSTAL BOX EASEMENT

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER-RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOT HEREIN. THEREIN, INCLUDING ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE, AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER INTERACTIONS WITH INTERFERE WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MTN POWER _____
CENTRACOM

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION DOES NOT REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20 _____
DOMINION ENERGY COMPANY
BY- _____
TITLE- _____

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTES:

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5. A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN CULINARY WATER AND SANITARY SEWER IS REQUIRED PER CITY STANDARD.
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- 1 EXISTING SEWER LATERALS
(INSTALLED WITH OFFSITE SEWER CONSTRUCTION)
- 2 CULINARY WATER SERVICE LATERAL
(PER SANTAQUIN CITY STANDARDS)
- 3 PI SERVICE LATERAL
(PER SANTAQUIN CITY STANDARDS)
- 4 PROVIDE 12" MINUS RIP-RAP AT
END OF CURBING - APPROX 10'
- 5 ADA RAMP
(PER SANTAQUIN CITY STANDARDS)
- 6 RESIDENTIAL STREET LIGHT
(PER SANTAQUIN CITY STANDARDS)
- 7 STOP/STREET SIGN
- 8 STUB & PLUG FOR FUTURE CONNECTION
(PER SANTAQUIN CITY STANDARDS)
- 9 ARTERIAL STREET LIGHT

LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
- EXISTING STORM MAIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING PI MAIN
- EXISTING CONCRETE
- PI/WAT/SEWER LATERAL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CURB & GUTTER
- PROPOSED LOT LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED STORM MAIN
- PROPOSED CUL MAIN
- PROPOSED SEWER MAIN
- PROPOSED WAT/PI/SEWER
SERVICE LATERALS
- RESIDENTIAL STREET LIGHT
- PROPOSED VALVE (WAT/PI)
- PROPOSED SEWER MANHOLE
- PROPOSED STORM INLET/MANHOLE
- PROPOSED ADA RAMP
- PROPOSED STOP/STREET SIGN
- PROPOSED FIRE HYDRANT

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

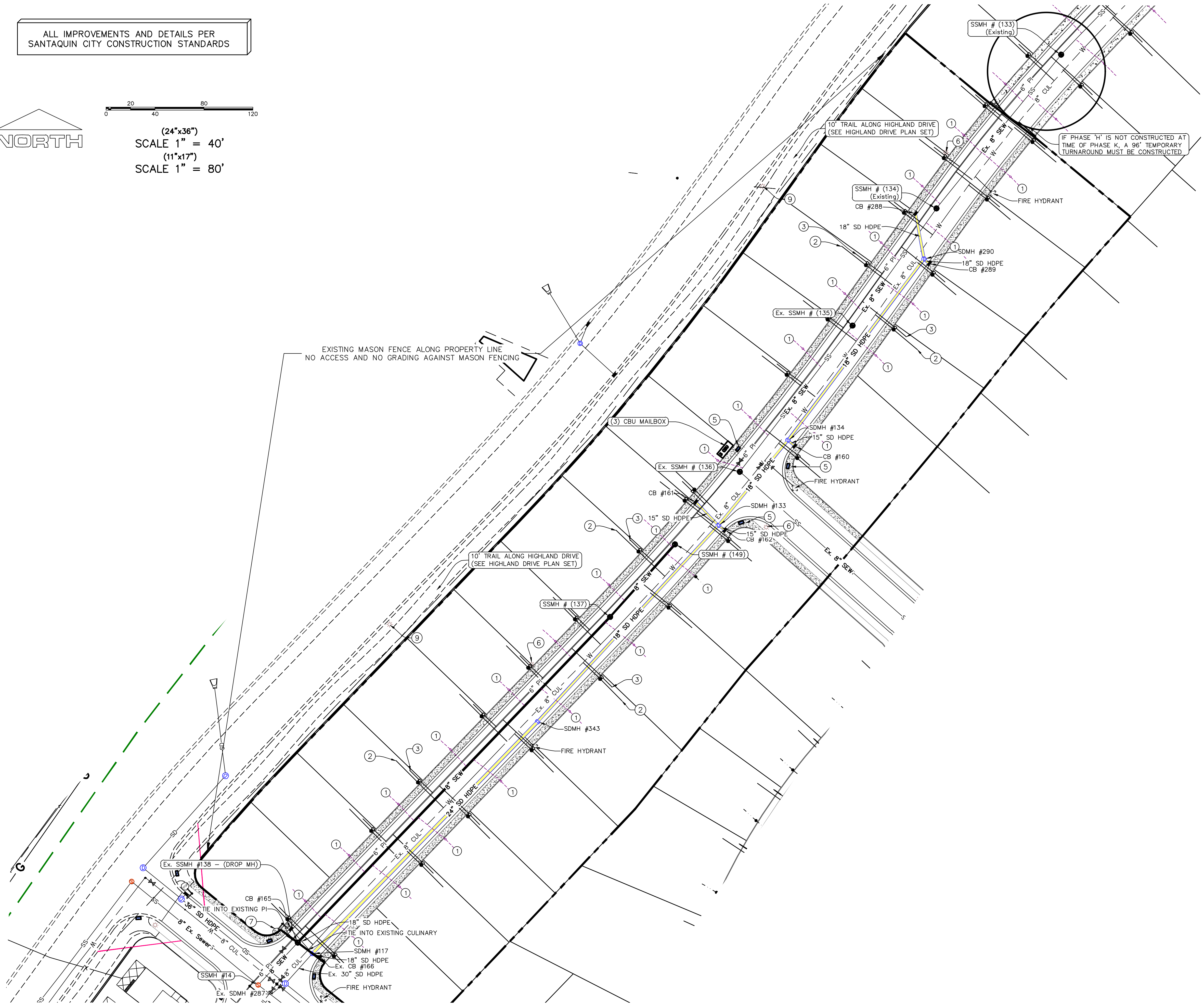
NORTH

0 20 40 80 120

(24"x36")
SCALE 1" = 40'

(11"x17")
SCALE 1" = 80'

EXISTING MASON FENCE ALONG PROPERTY LINE
NO ACCESS AND NO GRADING AGAINST MASON FENCING



Engineering
& Surveying
region
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



**FOOTHILL VILLAGE SUBDIVISION
PLAT 'K'**
LOCATED IN THE SOUTHWEST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 8.25.2020

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:

SITE/UTILITY PLAN

SHEET:

SP-01

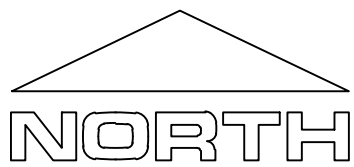
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8. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

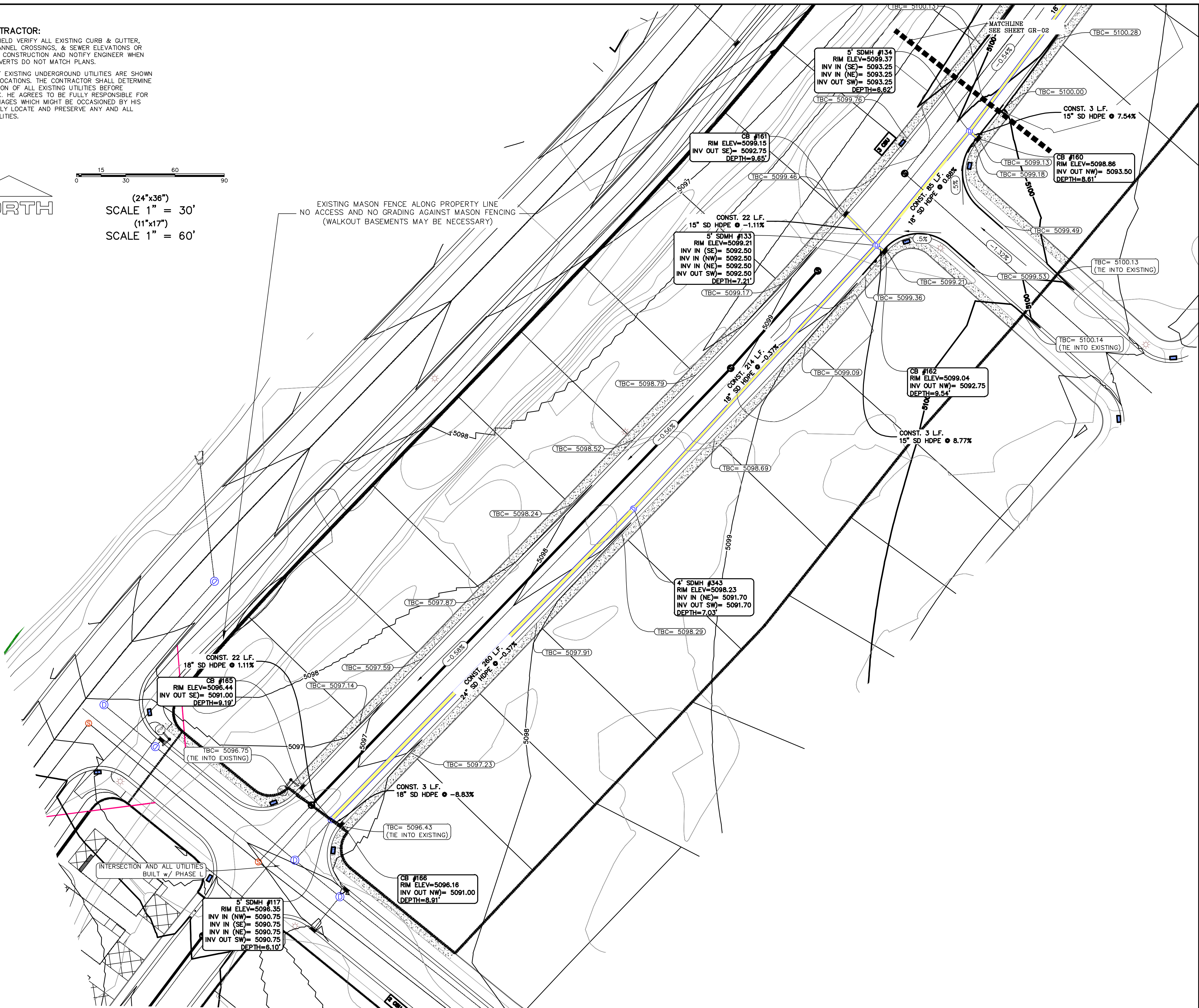
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



0 15 30 60 90

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

EXISTING MASON FENCE ALONG PROPERTY LINE
NO ACCESS AND NO GRADING AGAINST MASON FENCING
(WALKOUT BASEMENTS MAY BE NECESSARY)



region
Engineering
& Surveying



FOOTHILL VILLAGE SUBDIVISION
PLAT 'K'

LOCATED IN THE SOUTHWEST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 8.25.2020

PROJECT #

REVISIONS:

1
2
3

SHEET NAME:

GRADING PLAN

SHEET:

GR-01

NOTES:

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PT. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN CULINARY WATER AND SANITARY SEWER IS REQUIRED PER CITY STANDARD.
6. SHALLOW SEWER MAY EXIST THROUGHOUT THIS PHASE. INJECTOR PUMPS MAY BE NEEDED IF BASEMENTS ARE INSTALLED.
7. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
8. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

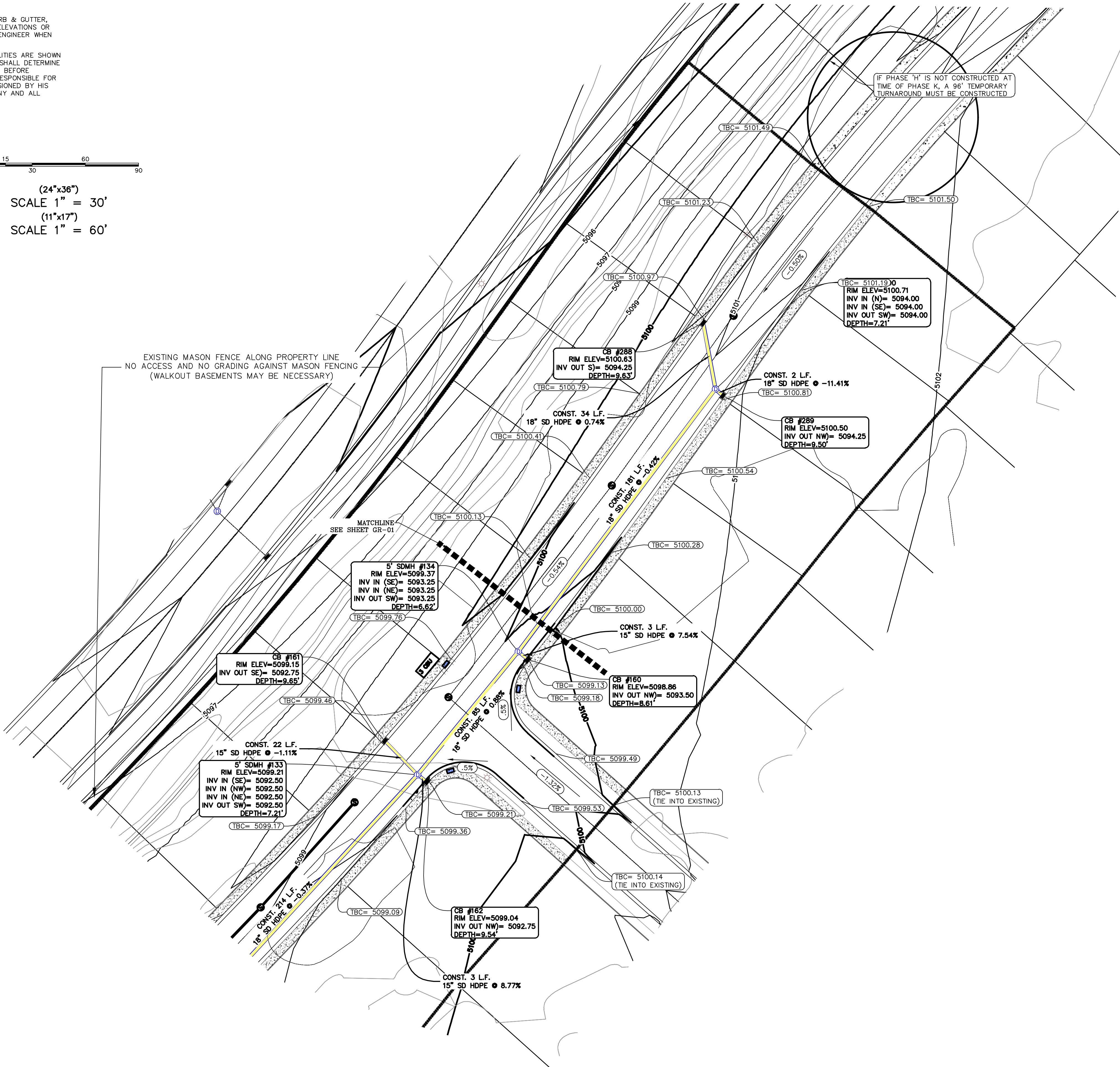
NOTES TO CONTRACTOR:

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(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'



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region

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FOOTHILL VILLAGE SUBDIVISION

PLAT 'K'

LOCATED IN THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

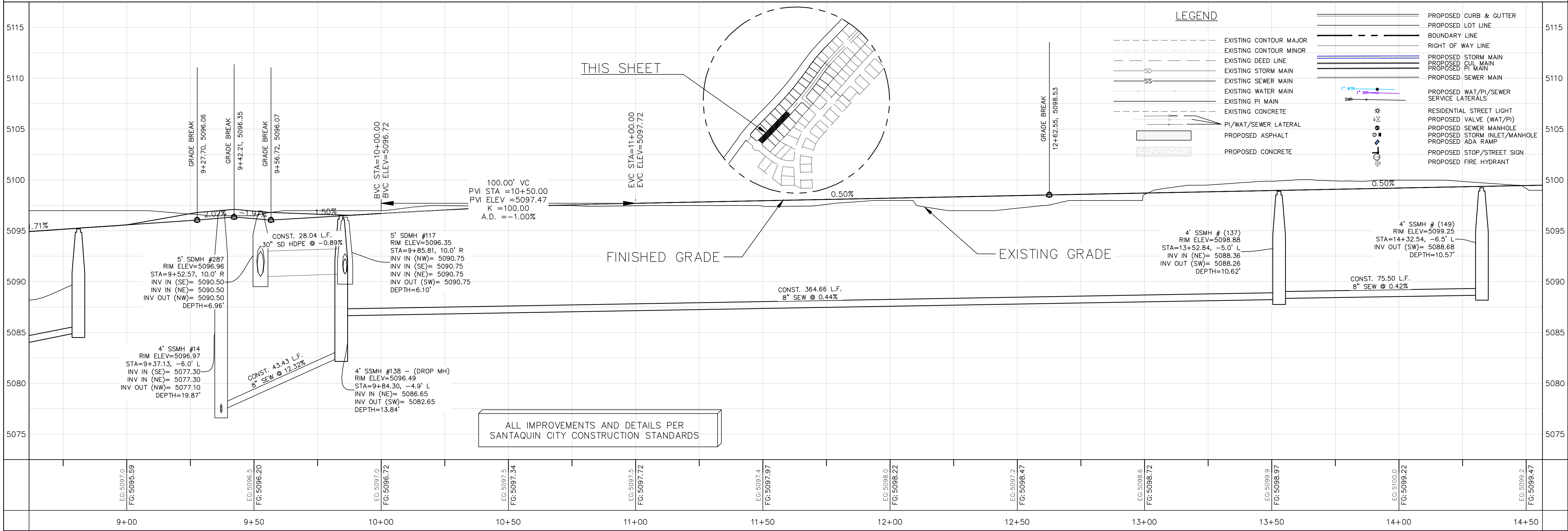
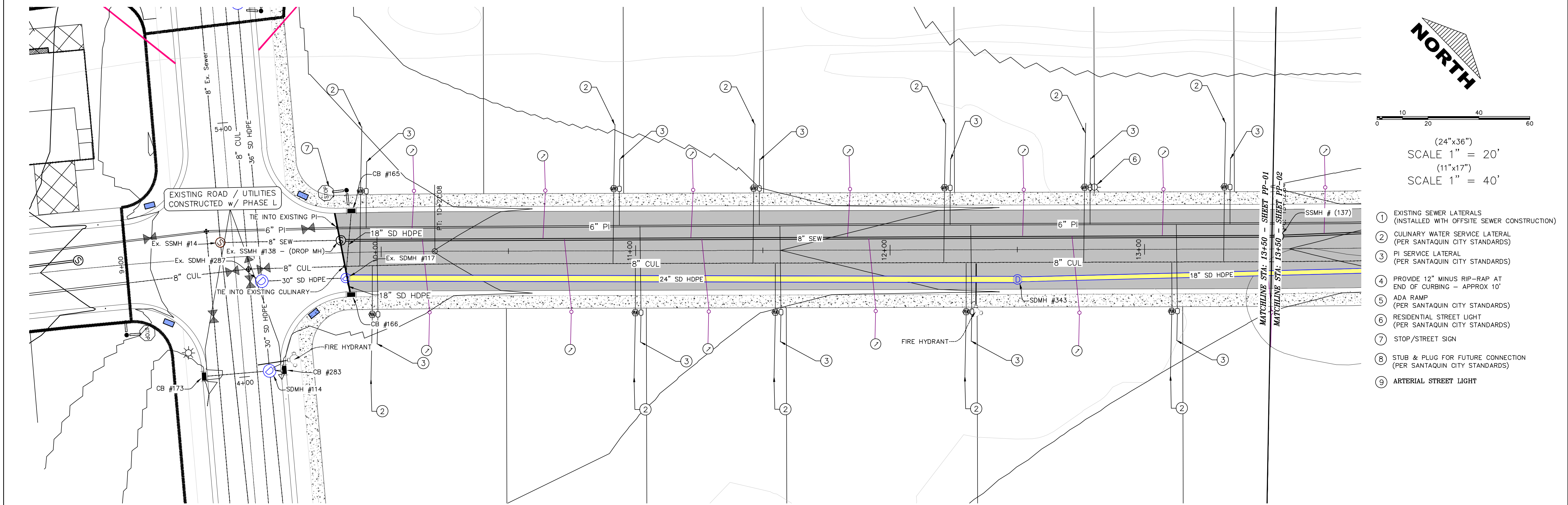
DATE:8.25.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:

GRADING PLAN

SHEET:

GR-02



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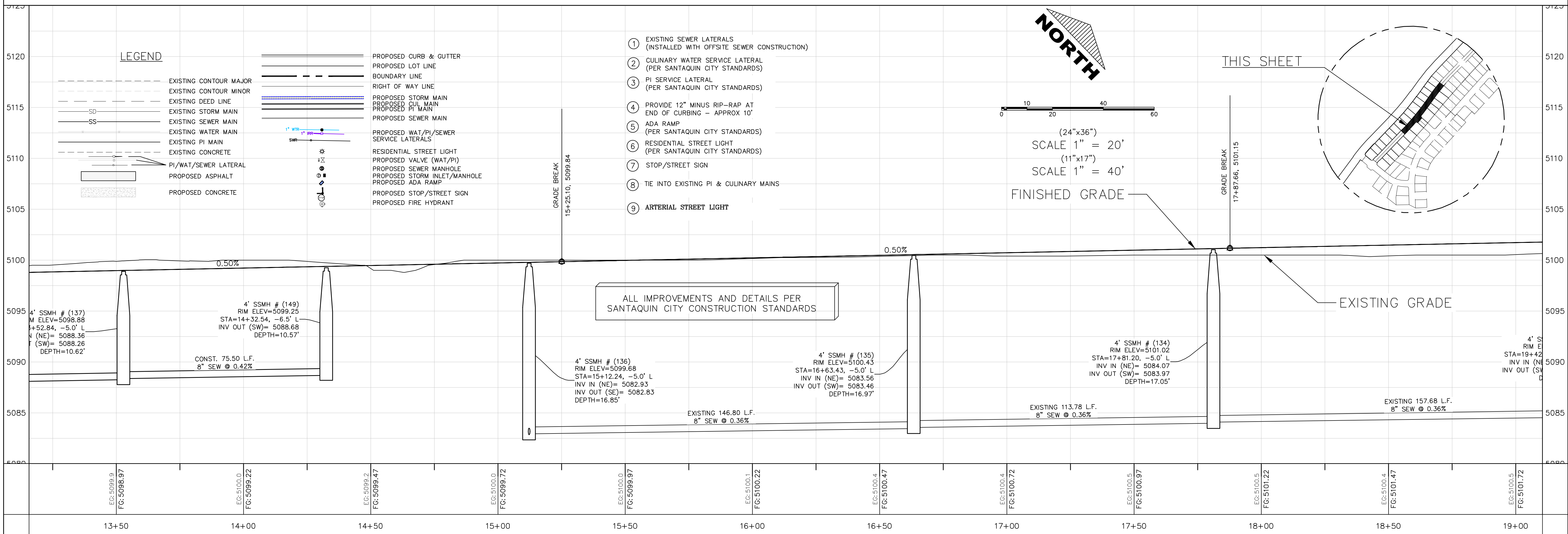
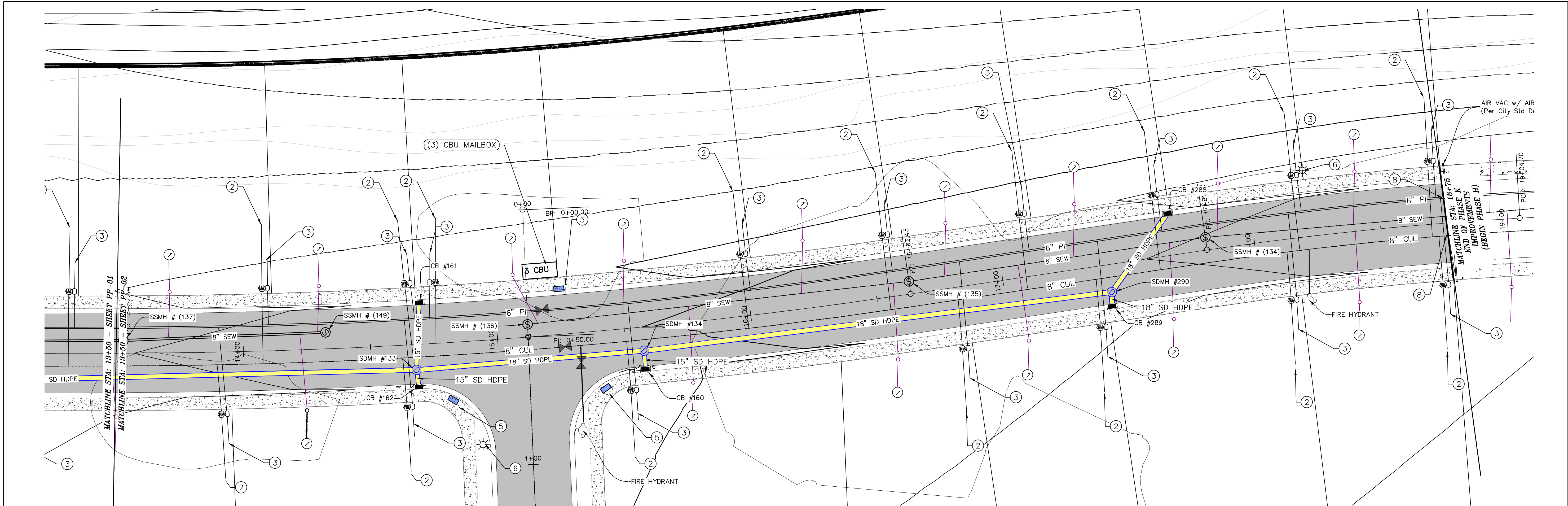
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Orem, UT 84057
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187023
Donald L.
Professional Engineer
PLATE 15
2016

FOOTHILL VILLAGE SUBDIVISION
PLAT 'K'
LOCATED IN THE SOUTHWEST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 8.25.2020
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-01



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FOOTHILL VILLAGE SUBDIVISION
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LOCATED IN THE SOUTHWEST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 8.25.2020
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
PLAN & PROFILE

SHEET:
PP-02

- LEGEND:
- X — X — PROPOSED SILT FENCE
(SEE SHEET EC-02)
- FLOW ARROW
- 105 PROPOSED VEHICLE TRACKING CONTROL
(SEE SHEET EC-02)
- 220 PROPOSED CURB INLET PROTECTION
(SEE SHEET EC-02)
- PT PORTABLE TOILETS

NOTES:

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSED INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
8. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

PROJECT INFORMATION SIGN

ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
2. THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING THE SIGN BACK FROM THE MAIN INGRESS/ EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGHT TRIANGLE CLEARANCES.
3. THE SIGN MAY BE REMOVED ONCE FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERSON IS RESPONSIBLE AND IS APPROVED BY THE CITY.
4. THE SIGN SHALL BE A MINIMUM OF 48" x 48" AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.

DEVELOPERS NAME
(4" Uppercase Bold Letters)

PROJECT NAME
(4" Uppercase Bold Letters)

PERMIT NUMBER
(4" Bold Numbers)

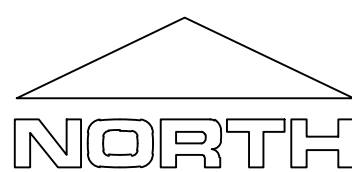
FOR PROJECT SITE CONCERNS CONTACT

Office Phone Contact ###-###-####
(4" Bold Numbers)

Cell Phone Contact ###-###-####
(4" Bold Numbers)

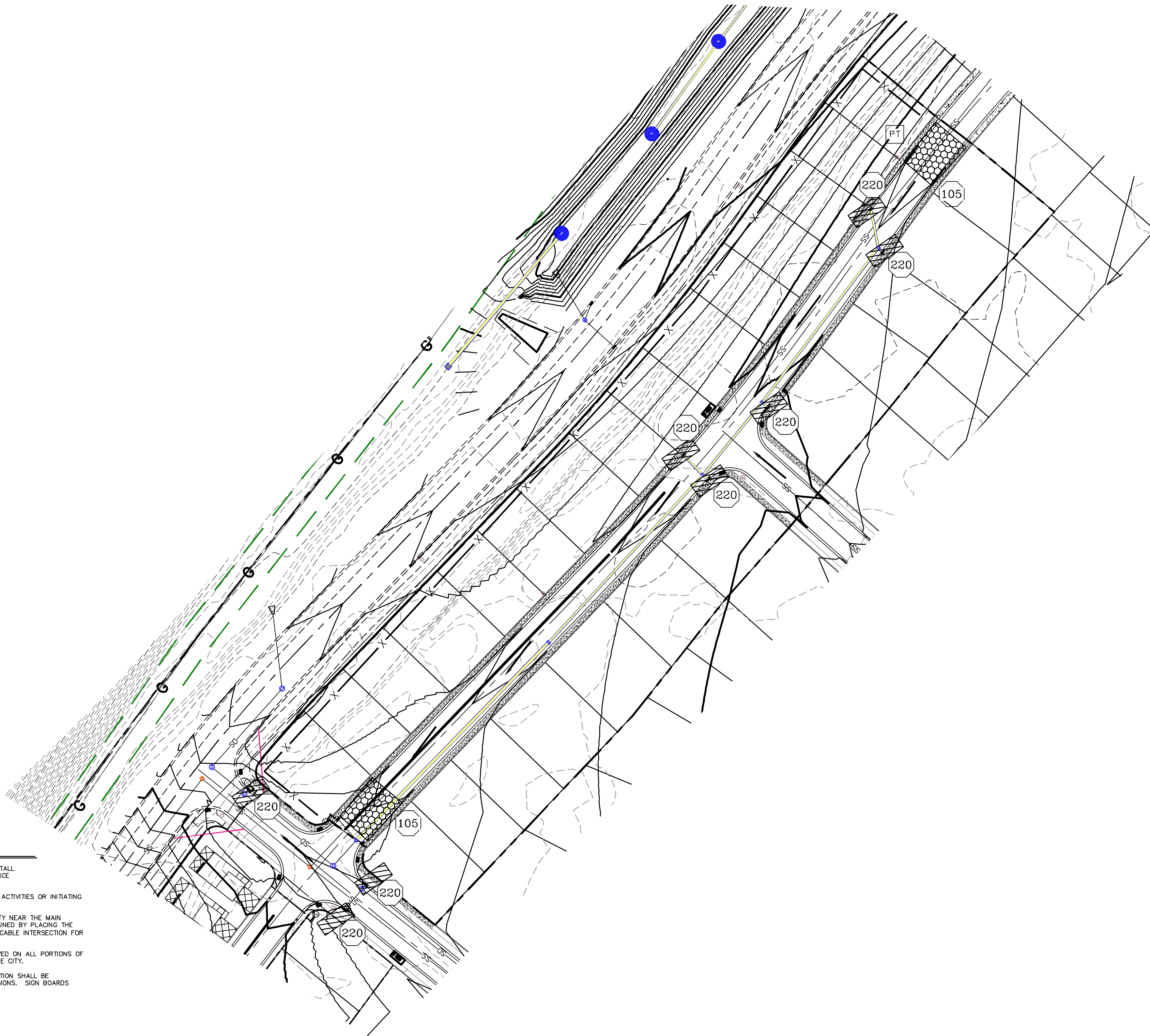
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
(3" Uppercase Bold Letters and 3" Bold Numbers)

5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER IF IT MEETS THESE REQUIREMENTS..



30 120 180
0 60

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'



CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS SHOWN	AS NECESSARY
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	240	SEDIMENT TRAP	AS SHOWN	BEGINING OF CONSTRUCTION TO PLACEMENT OF ASPHALT

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FOOTHILL VILLAGE SUBDIVISION
PLAT 'K'

LOCATED IN THE SOUTHWEST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:8.25.2020

PROJECT #

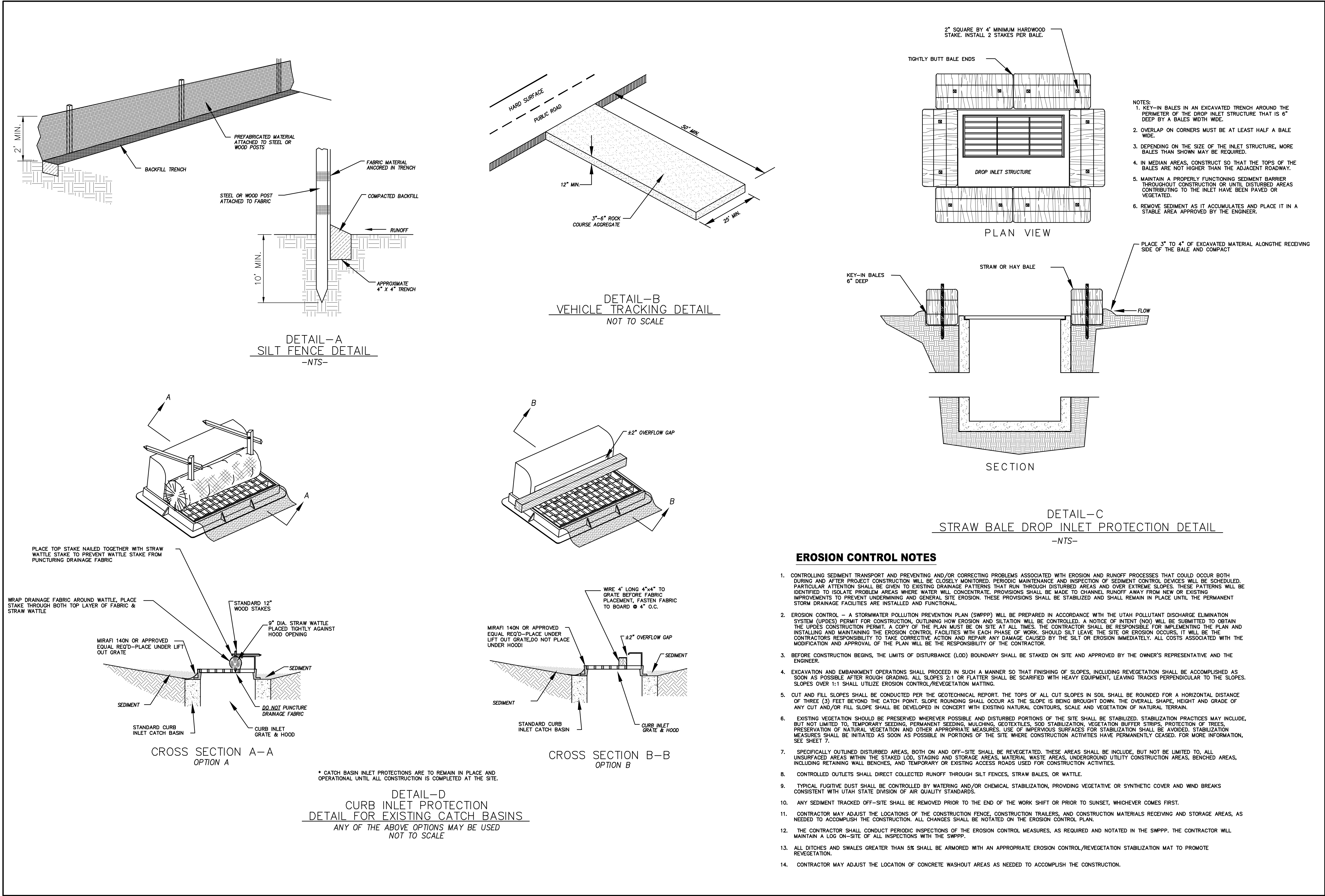
REVISIONS:

1
2
3

SHEET NAME:
EROSION CONTROL PLAN

SHEET:

EC-01



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P: 801.376.2245
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R

PROFESSIONAL ENGINEER AND LAND SURVEYOR
#187023
Donald L. Evans
P.E.
UTAH
JAN 15 2019

FOOTHILL VILLAGE SUBDIVISION

PLAT 'K'

LOCATED IN THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 8.25.2020

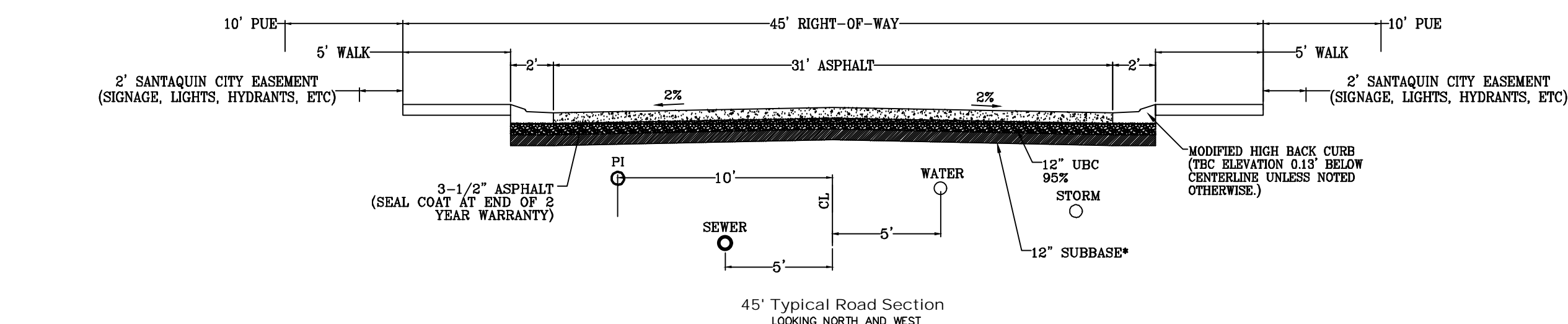
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
EROSION CONTROL DETAILS

SHEET:
EC-02



UPHILL SIDE OF LOT

SEWER LATERAL @ 5' DOWNHILL OFF CENTERLINE OF LOT

5' 2'

6" PI

6" CULINARY

8" SEWER

UPHILL SIDE OF LOT

SEWER LATERAL @ 5' DOWNHILL OFF CENTERLINE OF LOT

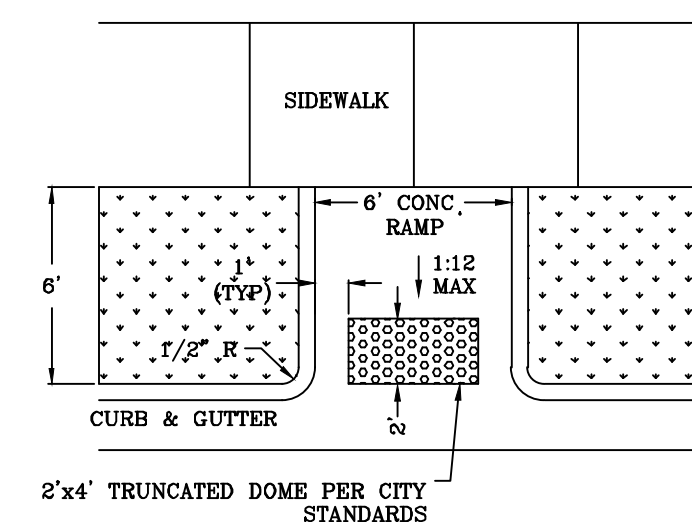
5' 2'

6" PI

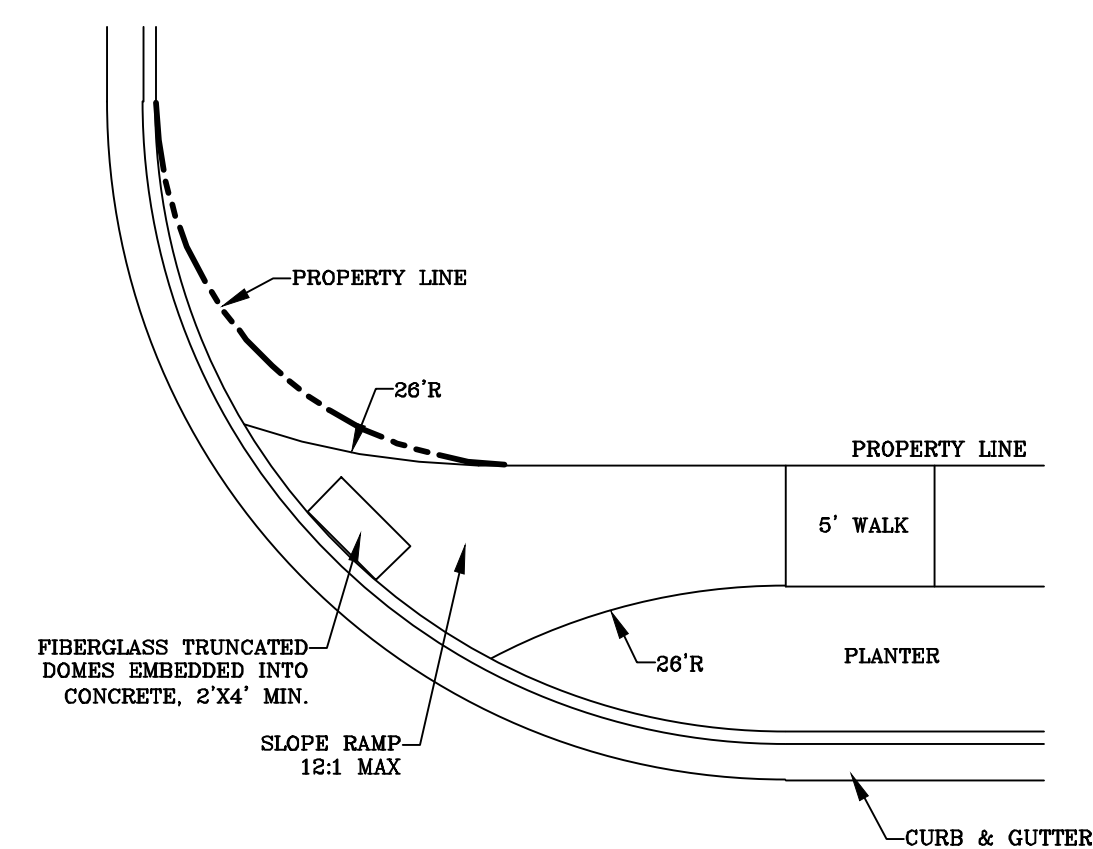
6" CULINARY

8" SEWER

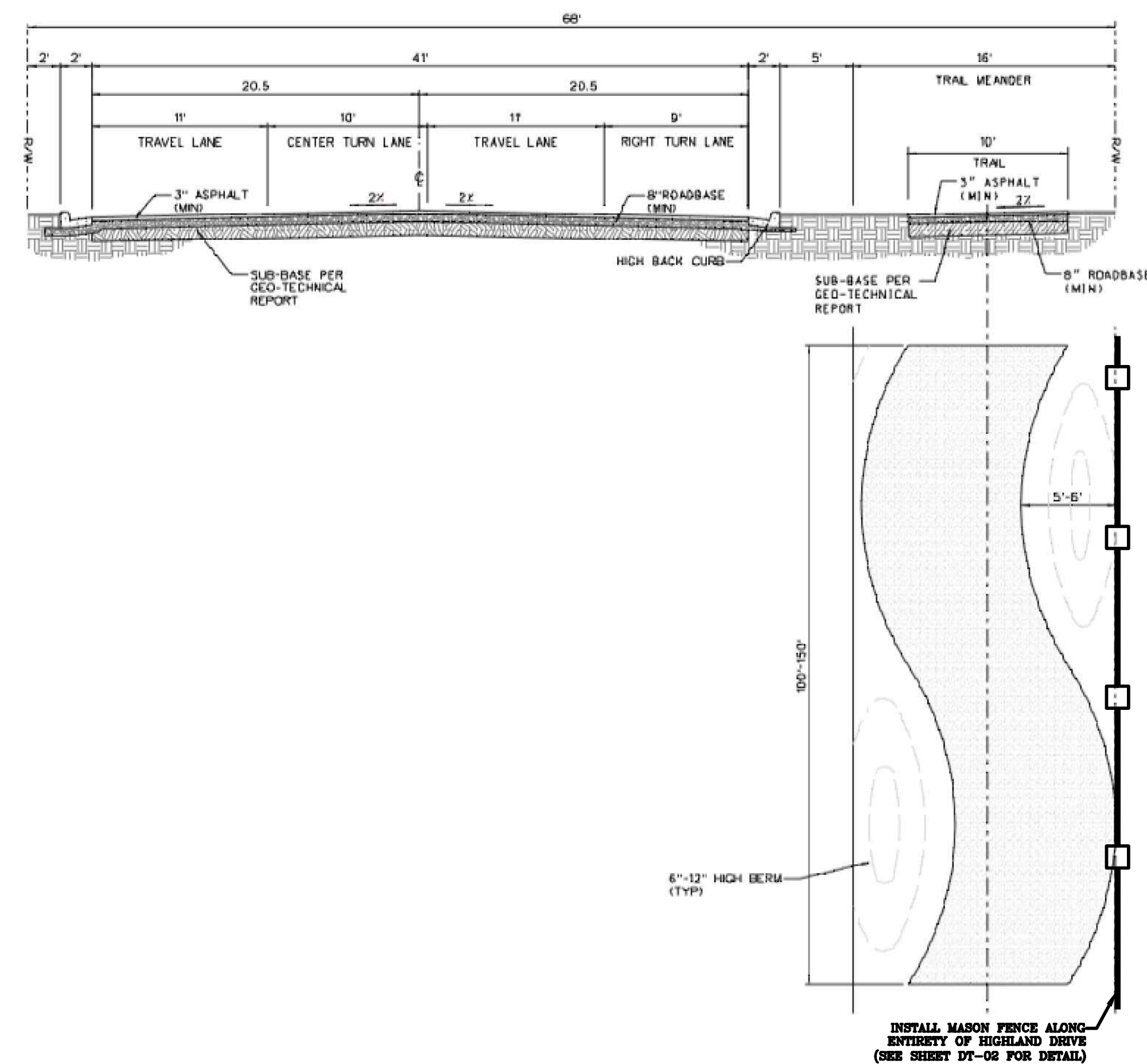
TYPICAL SINGLE FAMILY LOT SERVICE LATERAL PLACEMENT



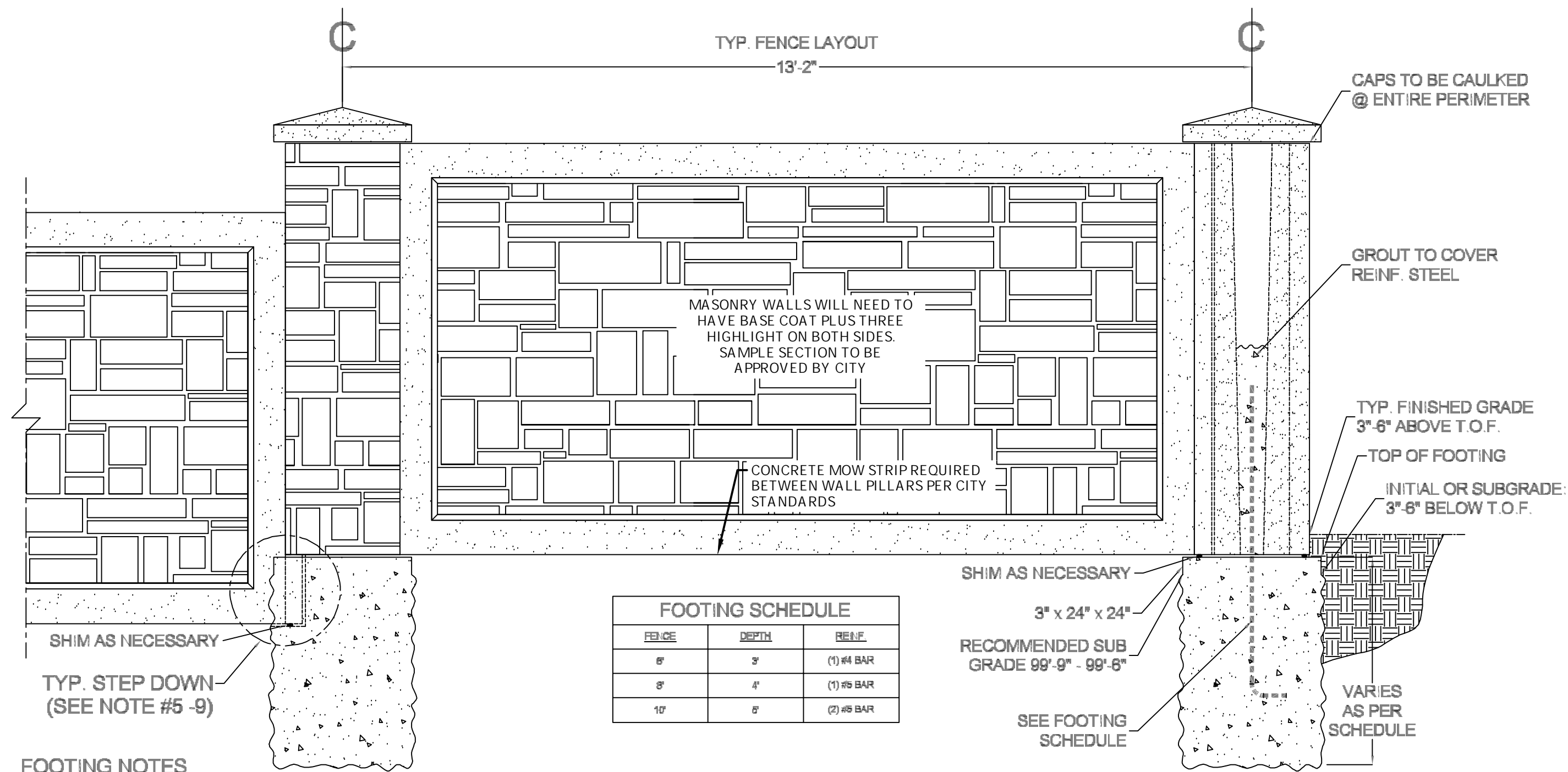
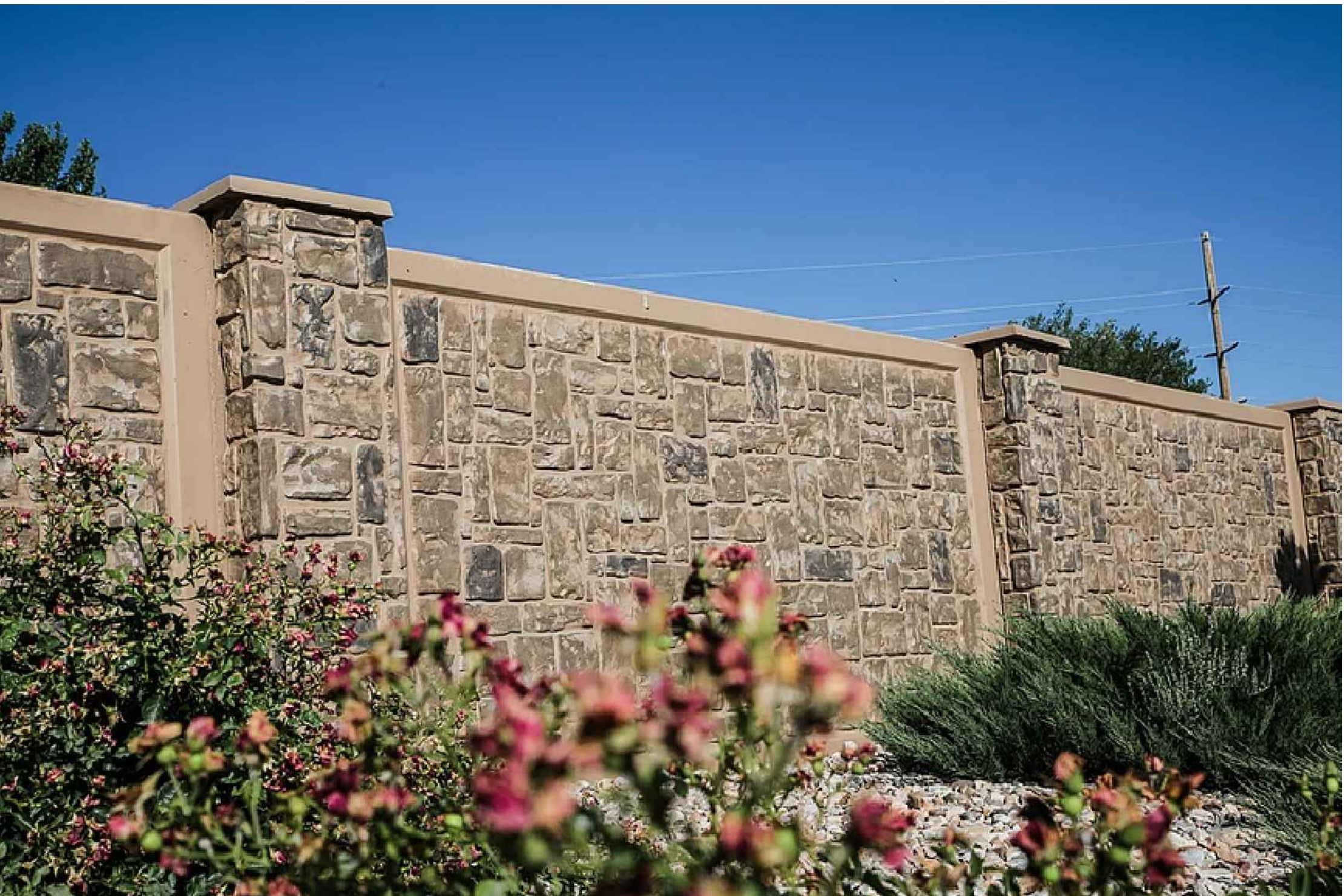
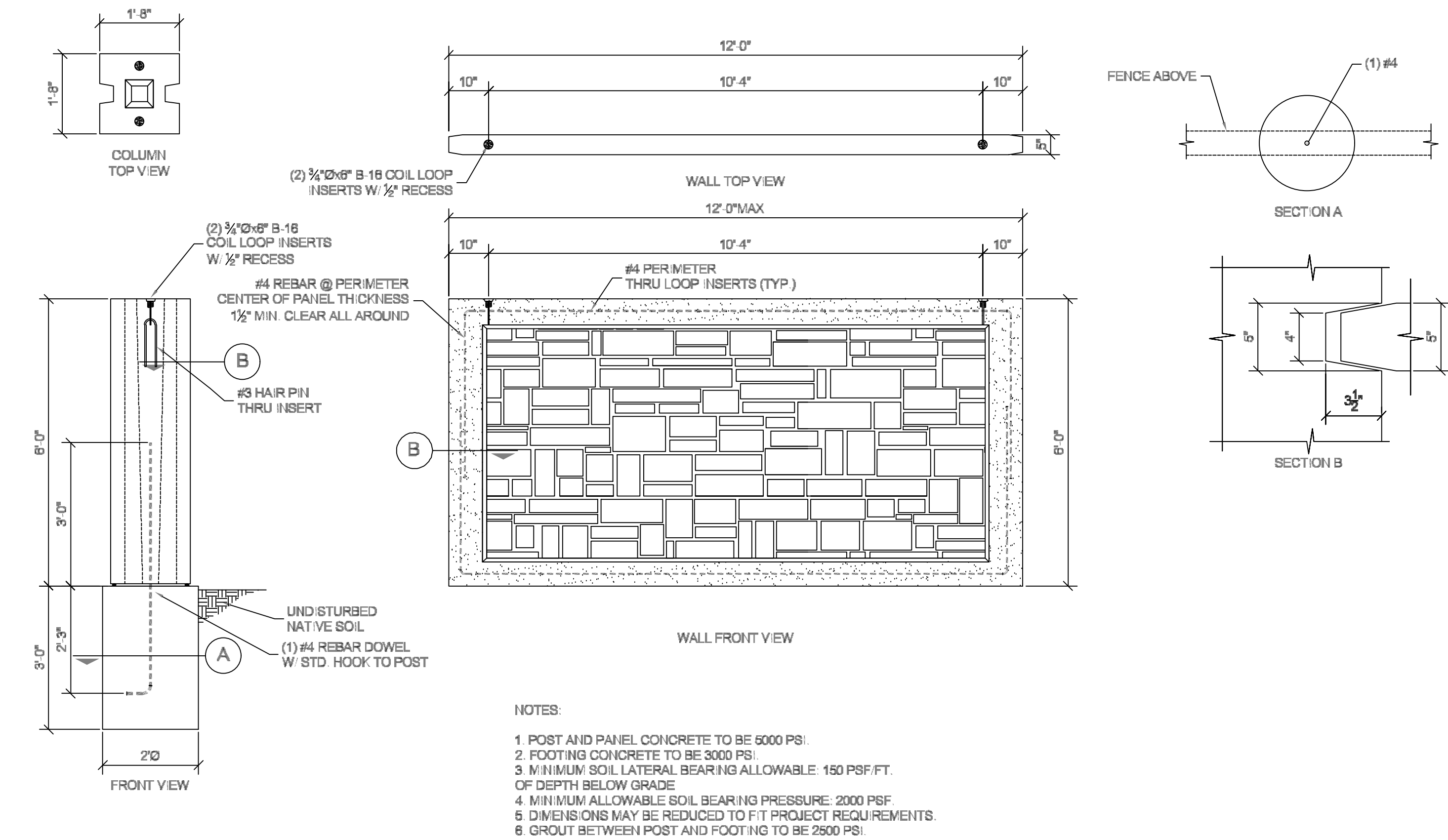
MID-BLOCK RAMP DETAIL



RAMP DETAIL



HIGHLAND DRIVE CROSS SECTION
NOT TO SCALE (LOOKING NORTH)



FOOTING NOTES

- FOOTING SIZE AND REINFORCING MAY VARY DEPENDING ON SITE CONDITIONS AND CUSTOMER REQUIREMENTS.
- ALWAYS REFER TO CONTRACT DOCUMENTS AND PLANS BEFORE COMMENCEMENT OF WORK.
- ELEVATION TOLERANCE 0 - -1/2" OF REQUIRED ELEVATION.
- TOP OF FOOTING MUST BE FLAT, TRUE, LEVEL, AND SQUARE.
- ALL REBAR MUST BE CENTERED IN FOOTINGS AND MEASURE BETWEEN 13'-1" AND 13'-2" ± TO ±.
- ALL FOOTINGS MUST BE FORMED USING A FORM APPROVED BY OWELL PRECAST.
- FOOTINGS MUST BE EXCAVATED TO SPECIFIED DIMENSIONS.
- TYPICAL STEP DOWN FOOTINGS TO BE NOTCHED OR BLOCKED OUT @ PANEL LOCATION UP TO 12".
- ALL NOTCHES MUST BE FLAT, TRUE, AND SQUARE.
- NOTCH TOLERANCE 0 - -1/2" OF REQUIRED ELEVATION.
- ALL NOTCHES MUST ACT AS AN EXTENSION OF THE POST GROOVE.
- FOOTING MUST FULLY SUPPORT NOTCH WITH ADEQUATE CONCRETE BENEATH THE BASE OF THE NOTCH.
- WHEN SONOTUBE IS REQUIRED TO RAISE FOOTINGS TO ELEVATION ABOVE GRADE, USE 28" DIAMETER TUBE UNLESS OTHERWISE SPECIFIED.

FOOTING	DEPTH	REBAR
8'	3'	(1) #4 BAR
8'	4'	(1) #4 BAR
10'	5'	(2) #4 BAR



FOOTHILL VILLAGE SUBDIVISION PLAT 'K' LOCATED IN THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 8.25.2020

PROJECT #

REVISIONS:

1
2
3

SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-02