Development Review Committee

Tuesday, October 27, 2026 at 10:00 AM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

Meetings Held in Person & Online

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building.
- **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at Santaquin City YouTube Channel Link or by searching for Santaquin City Channel on YouTube.

ADA Notice

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office 10 or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

New Business

1. Sunset Ridge Subdivision Preliminary Plan Review

Meeting Minutes Approval

2. October 13, 2026

Adjournment

Certificate of Mailing/Posting

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at the City of Santaquin, UT Website, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website. A copy of the notice may also be requested by calling (801)754-1904.

By: 

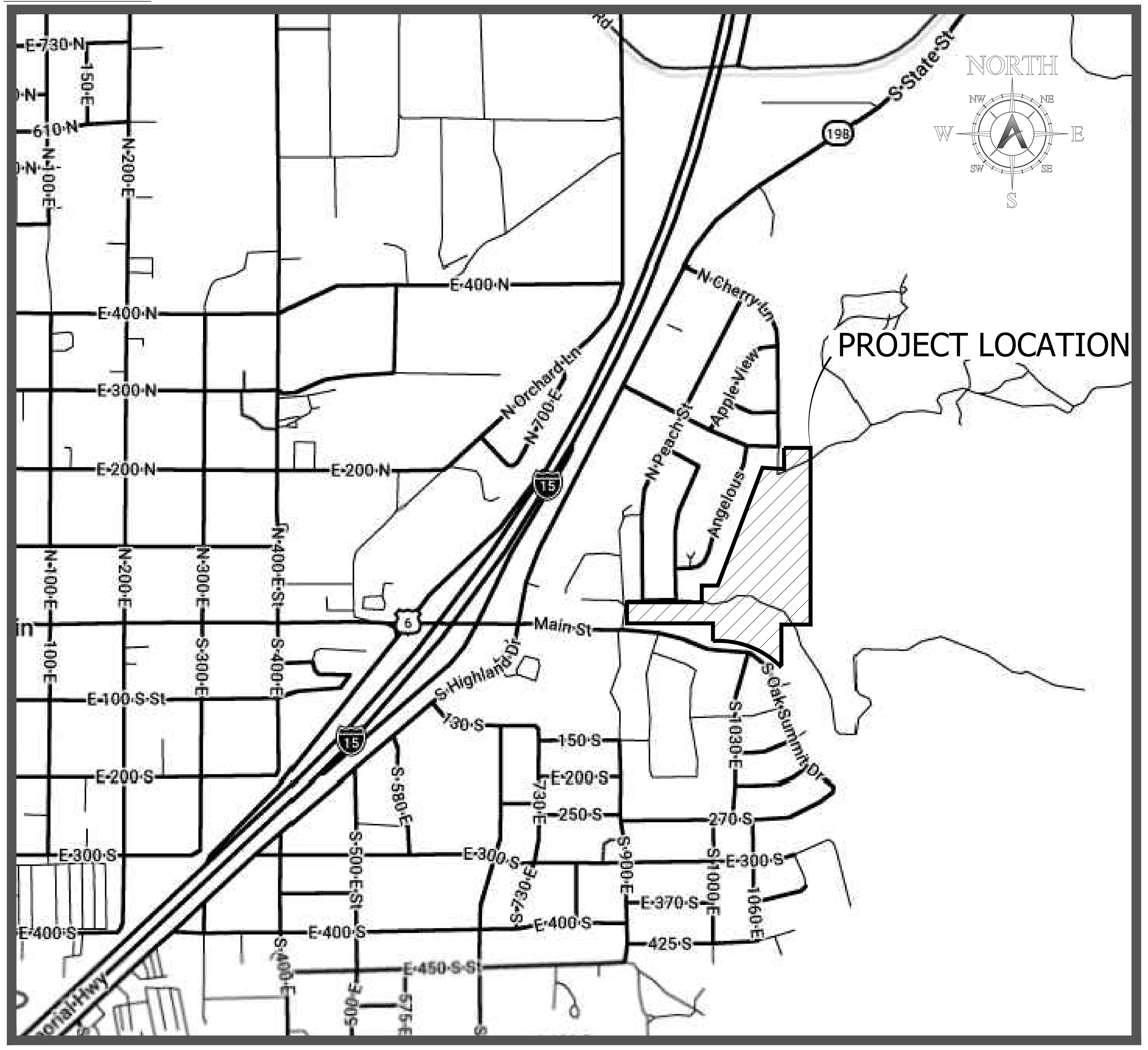
Stephanie Christensen, City Recorder

SUNSET RIDGE

CIVIL CONSTRUCTION DRAWINGS

OCTOBER 20, 2026

VICINITY:



GENERAL NOTES:

GENERAL

1. THESE PLANS ARE TO BE USED IN CONJUNCTION WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST ADOPTED CODES, STANDARDS, AND SPECIFICATIONS.
2. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ) AND OBTAIN ALL REQUIRED PERMITS AND APPROVAL PRIOR TO CONSTRUCTION.
3. DO NOT SCALE DRAWINGS. DIMENSIONS AND ELEVATIONS SHOWN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
4. ANY DISCREPANCIES, CONFLICTS, OR OMISSIONS IN THE PLANS SHALL BE REPORTED TO THE ENGINEER OF RECORD BEFORE PROCEEDING WITH WORK.
5. HORIZONTAL AND VERTICAL CONTROL ARE BASED ON THE PROJECT SURVEY. BENCHMARKS AND CONTROL POINTS SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
6. LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE AND BASED ON AVAILABLE RECORDS. CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION SERVICE (E.G., 811 OR BLUESTAKES) PRIOR TO ANY EXCAVATION.
7. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES IN THE FIELD AND PROTECT EXISTING UTILITIES FROM DAMAGE. ANY DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
8. ALL DISTURBED AREAS SHALL BE GRADED TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES UNLESS OTHERWISE NOTED.
9. NO EXCAVATION OR FILL SHALL EXTEND BEYOND PROPERTY LINES OR EASEMENTS WITHOUT WRITTEN AUTHORIZATION.
10. ALL FILL MATERIAL SHALL BE CLEAN, SUITABLE, AND COMPACTED TO THE REQUIRED DENSITY IN ACCORDANCE WITH APPLICABLE SPECIFICATIONS.
11. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL STABILIZATION IS ACHIEVED.
12. CONSTRUCTION SHALL COMPLY WITH THE APPROVED STORMWATER MANAGEMENT PLAN / SWPPP, WHERE APPLICABLE.
13. CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS, OR POLLUTANTS FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTIES, ROADWAYS, OR WATER BODIES.
14. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE APPROVED PLANS, SPECIFICATIONS, AND APPLICABLE STANDARDS. SUBSTITUTIONS REQUIRE WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN SAFE ACCESS TO THE SITE AND ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
16. TRAFFIC CONTROL AND SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND STATE STANDARDS WHERE CONSTRUCTION IMPACTS PUBLIC RIGHT-OF-WAY.
17. CONTRACTOR SHALL COMPLY WITH ALL OSHA SAFETY REGULATIONS AND IS RESPONSIBLE FOR SITE SAFETY.
18. EXISTING IMPROVEMENTS, VEGETATION, AND FEATURES NOT DESIGNATED FOR REMOVAL SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
19. ALL REQUIRED INSPECTIONS SHALL BE SCHEDULED WITH THE AHJ. WORK SUBJECT TO INSPECTION SHALL NOT BE COVERED UNTIL APPROVED.
20. CONTRACTOR SHALL MAINTAIN RECORD (AS-BUILT) DRAWINGS SHOWING ALL FIELD CHANGES AND DEVIATIONS FROM THE APPROVED PLANS AND SUBMITTED TO THE ENGINEER OF RECORD.
21. FINAL ACCEPTANCE OF THE PROJECT IS SUBJECT TO APPROVAL BY THE ENGINEER OF RECORD AND THE AHJ.
22. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE AREAS SHOWN ON THE APPROVED PLANS UNLESS OTHERWISE AUTHORIZED.
23. ALL REQUIRED SUBMITTALS SHALL BE REVIEWED BY THE ENGINEER OF RECORD FOR GENERAL CONFORMANCE WITH THE DESIGN INTENT. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ACCURACY, COMPLETENESS, MEANS AND METHODS, SAFETY, OR COMPLIANCE WITH THE CONTRACT DOCUMENTS.
24. 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. THIS FACT DOES NOT RELIVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
25. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

WATER SYSTEM GENERAL NOTES

1. ALL WATER SYSTEM CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL WATER AUTHORITY, STATE REGULATIONS, AND APPLICABLE AWWA STANDARDS.
2. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS, SHUTDOWNS, AND TIE-INS WITH THE WATER UTILITY AND PROVIDE ADVANCE NOTICE AS REQUIRED.
3. WATER MAINS, VALVES, HYDRANTS, FITTINGS, AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND AHJ STANDARDS.
4. ALL WATER MAINS SHALL BE PRESSURE TESTED, FLUSHED, AND DISINFECTED PRIOR TO BEING PLACED INTO SERVICE.
5. MAINTAIN MINIMUM HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER LINES PER APPLICABLE CODE.
6. NO WATER SERVICE SHALL BE CONNECTED UNTIL TESTING HAS BEEN COMPLETED AND APPROVED BY THE WATER AUTHORITY.
7. VALVES AND HYDRANTS SHALL BE SET PLUMB AND ADJUSTED TO FINAL GRADE.
8. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER SERVICE TO EXISTING CUSTOMERS UNLESS OTHERWISE APPROVED BY THE WATER AUTHORITY.

SANITARY SEWER GENERAL

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL SEWER AUTHORITY, STATE REGULATIONS, AND APPLICABLE STANDARDS.
2. SANITARY SEWER PIPE, MANHOLES, AND APPURTENANCES SHALL BE INSTALLED TO THE LINES AND GRADES SHOWN ON THE PLANS.
3. MINIMUM SLOPES AND PIPE SIZES SHALL BE MAINTAINED AS SHOWN. NO DEVIATIONS ARE PERMITTED WITHOUT ENGINEER OF RECORD APPROVAL.
4. ALL SANITARY SEWER LINES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH GOVERNING SPECIFICATIONS PRIOR TO ACCEPTANCE.
5. MANHOLES SHALL BE SET PLUMB, WATERTIGHT, AND ADJUSTED TO FINAL GRADE.
6. CONTRACTOR SHALL PREVENT INFILTRATION OF SURFACE WATER AND DEBRIS INTO THE SANITARY SEWER SYSTEM DURING CONSTRUCTION.
7. CONNECTIONS TO EXISTING SEWER SYSTEMS SHALL BE COORDINATED WITH THE SEWER AUTHORITY AND INSPECTED PRIOR TO BACKFILL.
8. BYPASS PUMPING, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER UNLESS BYPASS PUMPING IS SPECIFICALLY SHOWN ON THE PLANS.

STORM DRAIN GENERAL NOTES

1. STORM DRAINAGE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLANS AND APPLICABLE LOCAL STANDARDS.
2. STORM DRAIN PIPE, STRUCTURES, AND INLETS SHALL BE INSTALLED TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THE PLANS.
3. CONTRACTOR SHALL VERIFY ALL INVERT ELEVATIONS PRIOR TO INSTALLATION AND NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICTS.
4. STORM DRAIN SYSTEMS SHALL BE KEPT FREE OF SEDIMENT AND DEBRIS DURING CONSTRUCTION.
5. ALL STORMWATER STRUCTURES SHALL BE ADJUSTED TO FINAL GRADE AFTER PAVING AND LANDSCAPING ARE COMPLETE.
6. OUTLET PROTECTION AND ENERGY DISSIPATION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS.
7. NO STORMWATER FACILITIES SHALL BE PLACED INTO SERVICE UNTIL UPSTREAM EROSION CONTROL MEASURES ARE FULLY OPERATIONAL.

EROSION & SEDIMENT CONTROL GENERAL NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITY.
2. ALL EROSION CONTROL PRACTICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND APPLICABLE REGULATIONS.
3. DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER CONSTRUCTION ACTIVITIES CEASE IN ACCORDANCE WITH REGULATORY REQUIREMENTS.
4. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES REGULARLY AND AFTER RAINFALL EVENTS, REPAIRING OR REPLACING AS NECESSARY.
5. SEDIMENT SHALL BE REMOVED FROM CONTROL MEASURES WHEN ACCUMULATION REACHES DESIGN CAPACITY.
6. NO SEDIMENT, DEBRIS, OR CONSTRUCTION MATERIALS SHALL BE ALLOWED TO LEAVE THE SITE OR ENTER ADJACENT PROPERTIES OR WATERWAYS.
7. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED AND APPROVAL FOR REMOVAL IS GRANTED BY THE AHJ.

ABBREVIATIONS:

ADA = AMERICAN DISABILITY ACT
APPROX = APPROXIMATELY
BFE = BASE FLOOD ELEVATION
BM = BENCHMARK
BOW = BACK OF WALKWAY
CB = CATCH BASIN
CFI = CURB FACE INLET
CO = CLEANOUT
CONC = CONCRETE
DA = DRAINAGE AREA
DS = DOWNSPOUT
EOC = EDGE OF CONCRETE
EG = EXISTING GROUND
ESMT = EASEMENT
ELEV = ELEVATION
EX = EXISTING
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FES = FLARED END SECTION
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FG = FINISHED GRADE
FL, F/L = FLOWLINE
HYD = HYDRANT
HDPE = HIGH DENSITY POLYETHYLENE
INV = INVERT ELEVATION
LBS = POUNDS
LF = LINEAR FEET
LOD = LIMITS OF DISTURBANCE
MAX = MAXIMUM
MH = MANHOLE
MIN = MINIMUM
NTS = NOT TO SCALE
TBC = TOP BACK OF CURB
TYP = TYPICAL
RCP = REINFORCED CONCRETE PIPE
STA = STATION
PI = PRESSURIZED IRRIGATION
PVC = POLYVINYL CHLORIDE
PVI = POINT OF VERTICAL INTERSECTION
PROP = PROPOSED
PUE = PUBLIC UTILITY EASEMENT
SD = STORM DRAIN
SDMH = STORM DRAIN MANHOLE
SS = SANITARY SEWER
SSMH = SANITARY SEWER MANHOLE
WTR = WATER

SHEET INDEX:

C-000 COVER SHEET
C-100 PLAT
C-101 SITE PLAN
C-102 UTILITY PLAN
C-103 GRADING & DRAINAGE PLAN
C-104 PHASING PLAN
C-300 PLAN AND PROFILE - FUJI LANE
C-301 PLAN AND PROFILE - FUJI & CHERRY LANE
C-302 PLAN AND PROFILE - CHERRY LANE
C-303 PLAN AND PROFILE - CHERRY LANE
C-304 PLAN AND PROFILE - CHERRY LANE
C-305 PLAN AND PROFILE - 940 EAST
C-306 PLAN AND PROFILE - SUNSET RIDGE
C-307 PLAN AND PROFILE - NCRS STORM OUTFALL
C-308 PLAN AND PROFILE - NCRS STORM OUTFALL
C-309 PLAN AND PROFILE - NCRS STORM OUTFALL
C-500 DETAILS
C-501 DETAILS
C-502 DETAILS
C-503 CLUSTER BOX DETAILS
C-504 STORMTECH DETAILS

PROJECT LEGEND:

PROPERTY BOUNDARY LINE
EASEMENT LINE
UTIL — EXISTING UTILITY / FEATURE LINE
UTIL — PROPOSED UTILITY / FEATURE LINE
PROPOSED CONCRETE
4847 — EXISTING CONTOURS
4847 — PROPOSED CONTOURS
SEWER MH - EXISTING / PROPOSED
STORM DRAIN MH - EXISTING / PROPOSED
SEWER CLEANOUT - EXISTING / PROPOSED
FIRE HYDRANT - EXISTING / PROPOSED
WATER & P.I. VALVE - EXISTING / PROPOSED
WATER METER - EXISTING / PROPOSED
P.I. METER - EXISTING / PROPOSED
SD CURB INLET BOX - EXISTING / PROPOSED
SD CATCH BASIN (SQUARE) - EXISTING / PROPOSED
SD CATCH BASIN (ROUND) - EXISTING / PROPOSED
SD COMBO BOX - EXISTING / PROPOSED
UTIL. POLE - EXISTING / PROPOSED
UTIL. POLE (DEAD END) - EXISTING / PROPOSED
UTIL. POLE WITH LIGHT - EXISTING / PROPOSED
LIGHT POLE - EXISTING / PROPOSED
UTIL. POLE GUY ANCHOR - EXISTING / PROPOSED
POWER BOX - EXISTING / PROPOSED
PHONE PEDESTAL - EXISTING / PROPOSED
TELECOM. BOX - EXISTING / PROPOSED
IRRIGATION BOX - EXISTING / PROPOSED
STREET SIGN - EXISTING / PROPOSED
STREET NAME SIGN - EXISTING / PROPOSED
ADA ACCESSIBLE PARKING STALL
ADA DETECTABLE WARNING SURFACE
— PARKING STALL COUNT
PIPE END PLUG
100.00 / T.B.C. — ELEVATION CALLOUT (ELEVATION / FEATURE)
0.00% — SLOPE LABEL



DEVELOPER:

URBAN HOMES LLC
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CHRIS BIRD
801-735-7360
CRKCONSTRUCTIONUTAH@GMAIL.COM

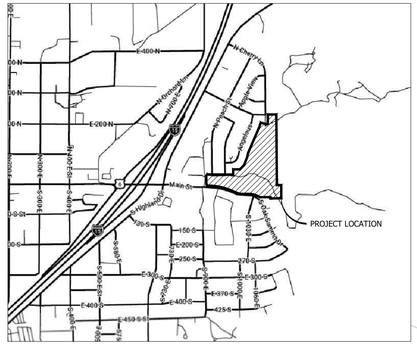
SUNSET RIDGE PLAT "A"

NW¼ OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	18.13	15.00	69.24	17.04	N35° 21' 49"E
C2	203.65	1259.97	9.26	203.43	S84° 42' 36"E
C3	12.51	20.00	35.84	12.31	N71° 22' 51"W
C4	83.90	65.00	73.95	78.19	N52° 19' 25"W
C5	23.57	15.00	90.04	21.22	N44° 16' 40"W
C6	258.31	1212.64	12.20	257.82	S70° 00' 32"E
C7	20.12	15.00	76.86	18.65	S37° 40' 09"E
C8	23.55	15.00	89.96	21.20	S45° 43' 20"W
C9	48.63	119.50	23.32	48.30	N79° 02' 18"E
C10	90.48	119.51	43.38	88.34	N45° 41' 27"E
C11	2.24	62.20	2.06	2.24	N23° 27' 36"E
C12	57.55	171.00	19.28	57.27	N13° 16' 55"E
C13	10.71	171.00	3.59	10.71	N01° 50' 47"E
C14	91.41	229.00	22.87	90.81	S11° 29' 14"W
C15	81.58	175.00	26.71	80.84	S77° 20' 44"W
C16	90.65	360.91	14.39	90.41	S82° 48' 19"E
C17	22.96	15.00	87.71	20.79	N60° 32' 02"E
C18	57.98	129.00	25.75	57.49	N29° 33' 11"E
C19	43.48	129.00	19.31	43.28	N52° 05' 07"E
C20	39.86	48.00	47.58	38.73	N78° 13' 43"W
C21	22.28	20.00	63.82	21.14	N86° 20' 51"W
C22	55.84	71.00	45.06	54.42	S39° 12' 35"W
C23	20.70	15.00	79.04	19.10	S22° 32' 37"E
C24	13.81	360.91	2.19	13.81	S61° 01' 49"E
C25	27.75	358.95	4.43	27.75	S57° 43' 07"E
C26	27.75	358.95	4.43	27.75	N57° 43' 07"W
C27	189.39	360.91	30.07	187.23	N74° 58' 02"W
C30	12.51	20.00	35.84	12.31	S71° 22' 51"E
C31	112.64	1010.00	6.39	112.58	N02° 40' 36"E
C32	125.44	175.00	41.07	122.77	S43° 27' 25"W
C33	164.40	48.00	196.24	95.04	N20° 08' 21"W

TABULATIONS	
TOTAL ACREAGE:	17.62 AC
NUMBER OF LOTS:	31
TOTAL ACREAGE OF LOTS:	12.68 AC
DEDICATED PUBLIC R.O.W.	3.16 AC
UNBUILDABLE AREA	1.80 AC

ZONING DESIGNATION	
C-1	LOTS 1 & 2
R-10	LOTS 3-31



VICINITY MAP

SCALE: N.T.S.

LEGEND

- SET ⅝" REBAR & PLASTIC CAP OR NAIL AND WASHER
- FOUND GOVERNMENT MONUMENT
- BOUNDARY LINE
- LOT LINE (SUBDIVISION)
- EXISTING LOT LINE
- PUBLIC UTILITY EASEMENT
- TIE LINES
- POINT OF BEGINNING
- FOUND CORNER
- STREET MONUMENT

TYP LOT PUE & SETBACK

SCALE: N.T.S.

ENBRIDGE GAS UTAH

ENBRIDGE GAS UTAH APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTUE ACCEPTANCE, APPROVAL OR ACHKOWLEMENT OF ANY THERMS CONTAINED TIN THE PLAT, INCLUDING THOSE SER FORTHI IN TEH OWNERS DEDICATOIN AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TEMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT ENBRIDGE GAS UTAH RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____.

ENBRIDGE GAS UTAH

BY: _____

TITLE: _____

UTILITY COMPANIES APPROVAL

PUBLIC UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF 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 COMPANY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY COMPANY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES MAY BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITY COMPANY WITH FACILITIES IN THE PUE.

APPROVED AND ACCEPTED:

ROCKY MOUNTAIN POWER

SIGNATURE _____ DATE _____

CENTRACOM

SIGNATURE _____ DATE _____

COMCAST

SIGNATURE _____ DATE _____

CENTURY LINK

SIGNATURE _____ DATE _____

SURVEYOR'S CERTIFICATE

I, CORY I. SQUIRE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5561206 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS , TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS **SUNRISE RIDGE, PLAT "A"** AND THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

NORTH PARCEL

BEGINNING AT A POINT THAT LIESN89°18'55"W 29.57 FEET FROM THE WEST QUARTER CORNER OF SECTION6, TOWNSHIP 10 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN(MARKED BY A 1985 BRASS CAP MONUMENT);

THENCE N00°27'21"W 183.82 FEET TO THE EASTSIDE ESTATES SUBDIVISION; THENCE ALONG SAID SUBDIVISION THE FOLLOWING 13 COURSES:

(1) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.51 FEET, A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF S71°22'51"E 12.31 FEET; (2) S89°18'00"E 510.44 FEET; (3) N00°42'00"E 102.34 FEET; (4) N89°32'40"E 130.59 FEET; (5) N43°46'06"E 113.30 FEET; (6) N21°45'32"E 160.57 FEET; (7) N12°31'40"E 90.51 FEET; (8) N23°28'40"E 542.49 FEET; (9) N17°36'54"E 95.00 FEET; (10) S74°03'25"E 138.39 FEET; (11) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 112.64 FEET, A RADIUS OF 1010.00 FEET AND A CHORD BEARING AND DISTANCE OF N02°40'36"E 112.58 FEET; (12) N00°31'06"W 82.05 FEET; (13) N89°27'34"E 157.66 FEET TO THE CORNER OF SAID SUBDIVISION; THENCE N89°27'34"E 8.02 FEET TO THE 1/16 LINE; THENCE, S00°26'32"E 96.93 FEET; THENCE, S64°34'21"W 164.77 FEET; THENCE, S00°12'24"E 63.86 FEET; THENCE, S90°00'00"E 149.62 FEET; THENCE S00°26'32"E 581.52 FEET; THENCE, N66°57'21"W 338.27 FEET; THENCE, S22°55'22"W 474.14 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 125.44 FEET, A RADIUS OF 175.00 FEET, AND A CHORD BEARING AND DISTANCE OF S43°27'25"W 122.77 FEET;

THENCE, S18°23'59"E 154.10 FEET; THENCE, N89°18'06"W 280.64 FEET; THENCE, S00°44'41"W 155.73 FEET; THENCE ALONG A NON-TANGENTIAL CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 542.80 FEET, A RADIUS OF 1216.00 FEET, AND A CHORD BEARING AND DISTANCE OF N76°43'14"W 538.31 FEET; THENCE, N89°30'30"W 10.94 FEET; THENCE ALONG A NON-TANGENTIAL CURVE TURNING TO THE RIGHT WITH AND ARC LENGTH OF 23.30 FEET, A RADIUS OF 15.05 FEET, AND A CHORD BEARING AND DISTANCE OF N44°58'06"W 21.04 FEET; THENCE, N00°37'54"W 23.82 FEET TO THE POINT OF BEGINNING. THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 545,969 SQUARE FEET IN AREA OR 12.534 ACRES, MORE OR LESS.

SOUTH PARCEL

BEGINNING AT A POINT THAT LIES EAST 658.56 FEET AND SOUTH 48.04 FEET FROM THE WEST QUARTER CORNER OF SECTION6, TOWNSHIP 10 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN(MARKED BY A 1985 BRASS CAP MONUMENT); THENCE, S89°57'00"E 169.41 FEET; THENCE, N66°13'53"E 202.58 FEET; THENCE N57°08'46"E 385.29 FEET

THENCE, S00°26'32"E 269.11 FEET; THENCE, S88°49'37"E 85.75 FEET; THENCE, S00°00'00"E 254.81 FEET; THENCE, S88°53'26"W 190.28 FEET; THENCE, S88°58'40"W 20.05 FEET; THENCE, N07°04'48"W 24.79 FEET; THENCE, S89°57'42"W 207.44 FEET; THENCE ALONG A NON-TANGENTIAL CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 27.75 FEET, A RADIUS OF 358.95 FEET, AND A CHORD BEARING AND DISTANCE OF N57°43'07"W 27.75 FEET; THENCE ALONG A NON-TANGENTIAL CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 189.39 FEET, A RADIUS OF 360.91 FEET, AND A CHORD BEARING AND DISTANCE OF N74°58'02"W 187.23 FEET; THENCE, S89°59'57"W 141.20 FEET; THENCE, N00°00'11"W 151.35 FEET TO THE POINT OF BEGINNING. THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 221,355 SQUARE FEET IN AREA OR 5.082 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS SUNSET RIDGE SUBDIVISION, PLAT A. THE UNDERSIGNED OWNERS HEREBY DEDICATE TO SANTAQUIN CITY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES.

_____ DATE _____

_____ DATE _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20_____ BY CHRISTOPHER BIRD, MANAGING MEMBER AND JUAN MARTINEZ, MANAGING MEMBER OF URBAN HOMES, LLC, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

_____
SIGNATURE OF NOTARY PUBLIC COMMISSIONED IN UTAH

_____
PRINTED FULL NAME OF NOTARY PUBLIC

_____ _____
COMMISSION NUMBER COMMISSION EXPIRATION (NOTARY PUBLIC SEAL)

APPROVAL AND ACCEPTANCE

THE PLANNING COMMISSION OF SANTAQUIN CITY, 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 _____ 20_____.

PLANNING COMMISSION CHAIR: CITY ENGINEER:

_____ SEE SEAL AND SIGNATURE BELOW
PRINTED NAME

_____
SIGNATURE

_____
ATTEST - CITY CLERK / RECORDER (SEE SEAL BELOW)

SUNSET RIDGE PLAT "A"

A RESIDENTIAL SUBDIVISION LOCATED WITHIN THE NW¼ OF
SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN

RECORDER SEAL	ENGINEER SEAL	SURVEYOR SEAL

UTAH COUNTY RECORDING CERTIFICATE

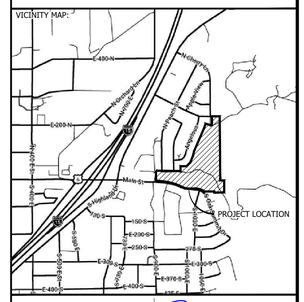
APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

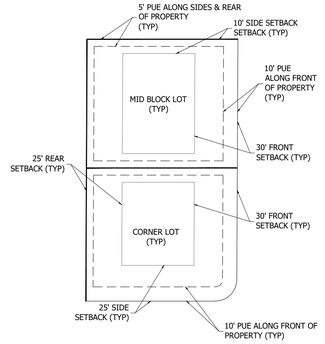


PROJECT NOTES / LEGEND:

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- UTIL — EXISTING UTILITY / FEATURE LINE
- UTIL — PROPOSED UTILITY / FEATURE LINE
- 4847 — EXISTING CONTOURS
- 4847 — PROPOSED CONTOURS

VICINITY MAP:





TYP LOT PUE & SETBACK

SCALE: N.T.S.

NORTH

0 37.5 75 150 225

DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 75'

Richard A Hatfield
10-2-2026
2774512

APEX Engineering of Utah, Inc.
661 NORTH MAIN STREET SPANISH FORK, UT
apex20.com 801-796-2277

REVISIONS

MARK	DATE	

SUNSET RIDGE (MAIN).DWG 10/20/26 3:18 PM

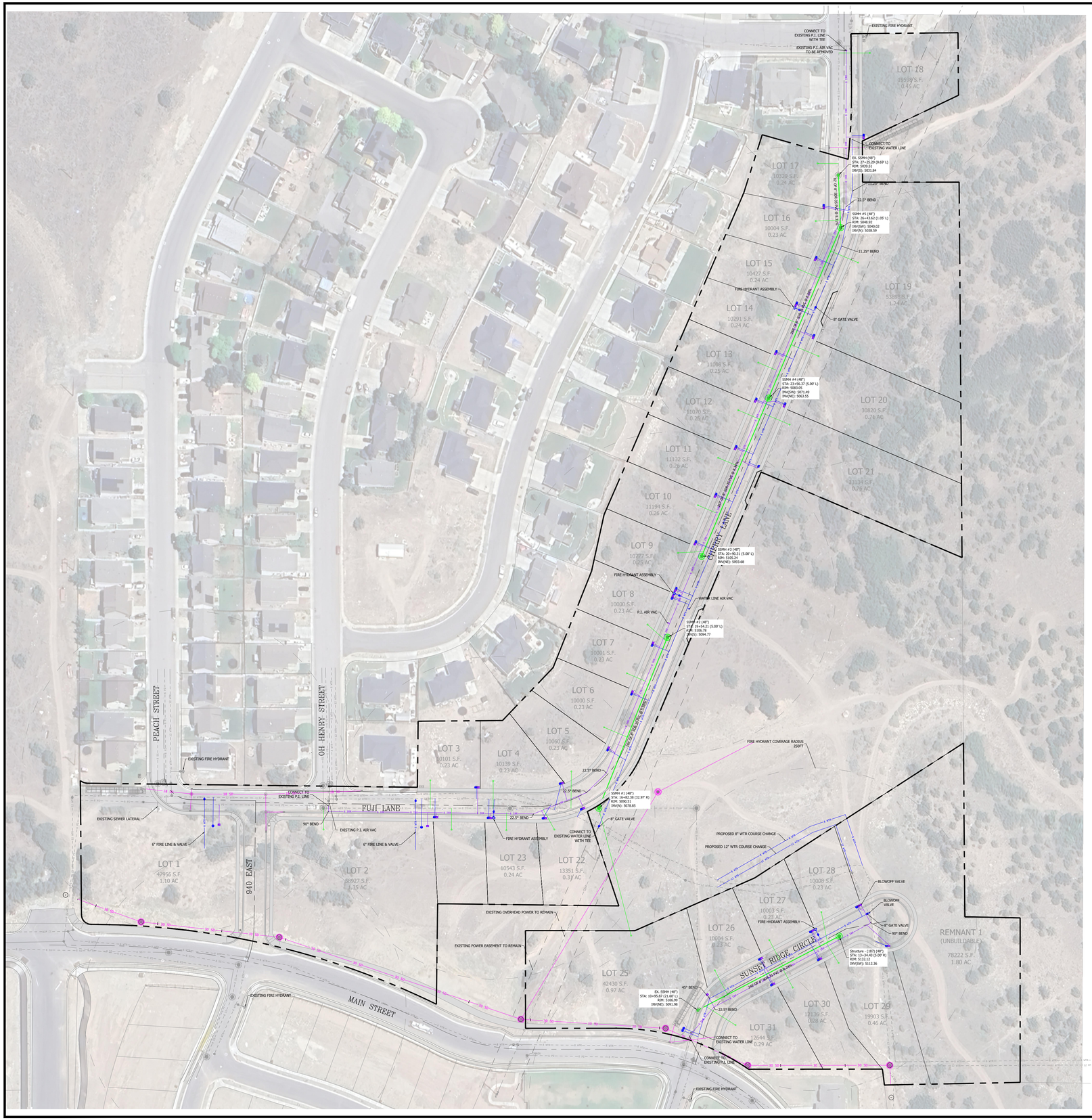
PROJECT:
SUNSET RIDGE

LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:
NFC - NOT FOR CONSTRUCTION

SHEET: SITE PLAN

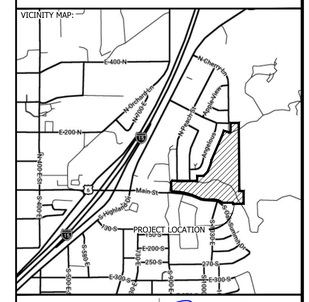
DRAWING: C-101

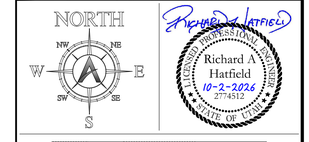


PROJECT NOTES / LEGEND:

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- EASEMENT LINE
- SETBACK LINE
- UTIL — EXISTING UTILITY / FEATURE LINE
- UTIL — PROPOSED UTILITY / FEATURE LINE
- 4847 — EXISTING CONTOURS
- 4847 — PROPOSED CONTOURS

VICINITY MAP:





0 37.5 75 150 225

DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 75'

NOTES:

1) CULINARY WATER LATERALS WILL BE 2" UNLESS SPECIFIED OTHERWISE
2) PRESSURIZED IRRIGATION LATERALS WILL BE 2" UNLESS SPECIFIED OTHERWISE
3) SEWER LATERALS WILL BE 4" UNLESS SPECIFIED OTHERWISE

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REVISIONS

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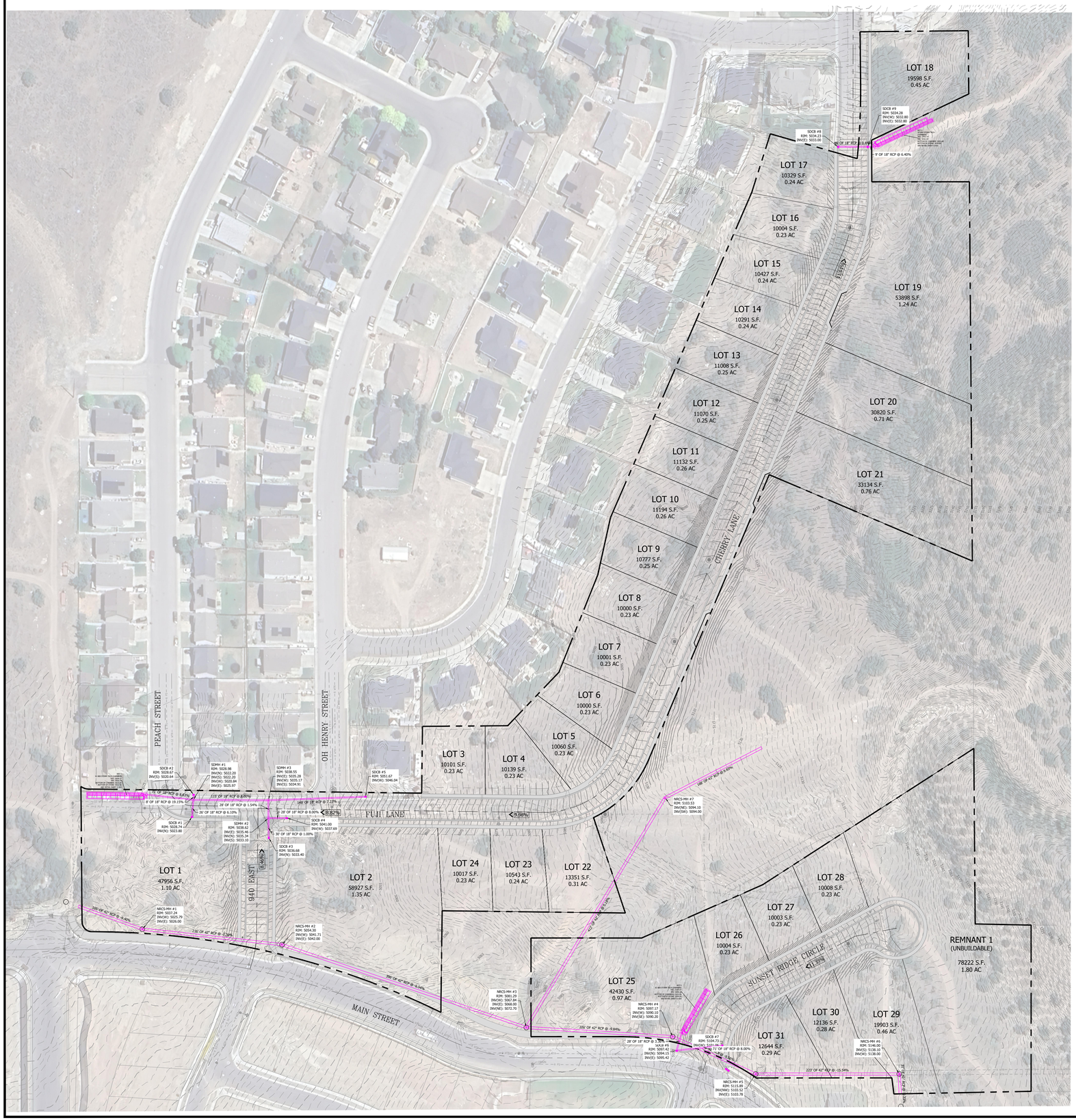
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PROJECT:
SUNSET RIDGE

LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:
NFC - NOT FOR CONSTRUCTION

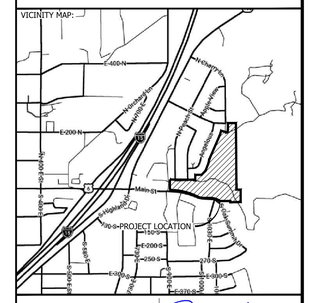
SHEET: UTILITY PLAN
DRAWING: C-102



PROJECT NOTES / LEGEND:

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- UTIL — EXISTING UTILITY / FEATURE LINE
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- 4847 — EXISTING CONTOURS
- 4847 — PROPOSED CONTOURS

VICINITY MAP:



NORTH

Richard A Hatfield
10-2-2026
2774512

0 37.5 75 150 225

DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 75'

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REVISIONS

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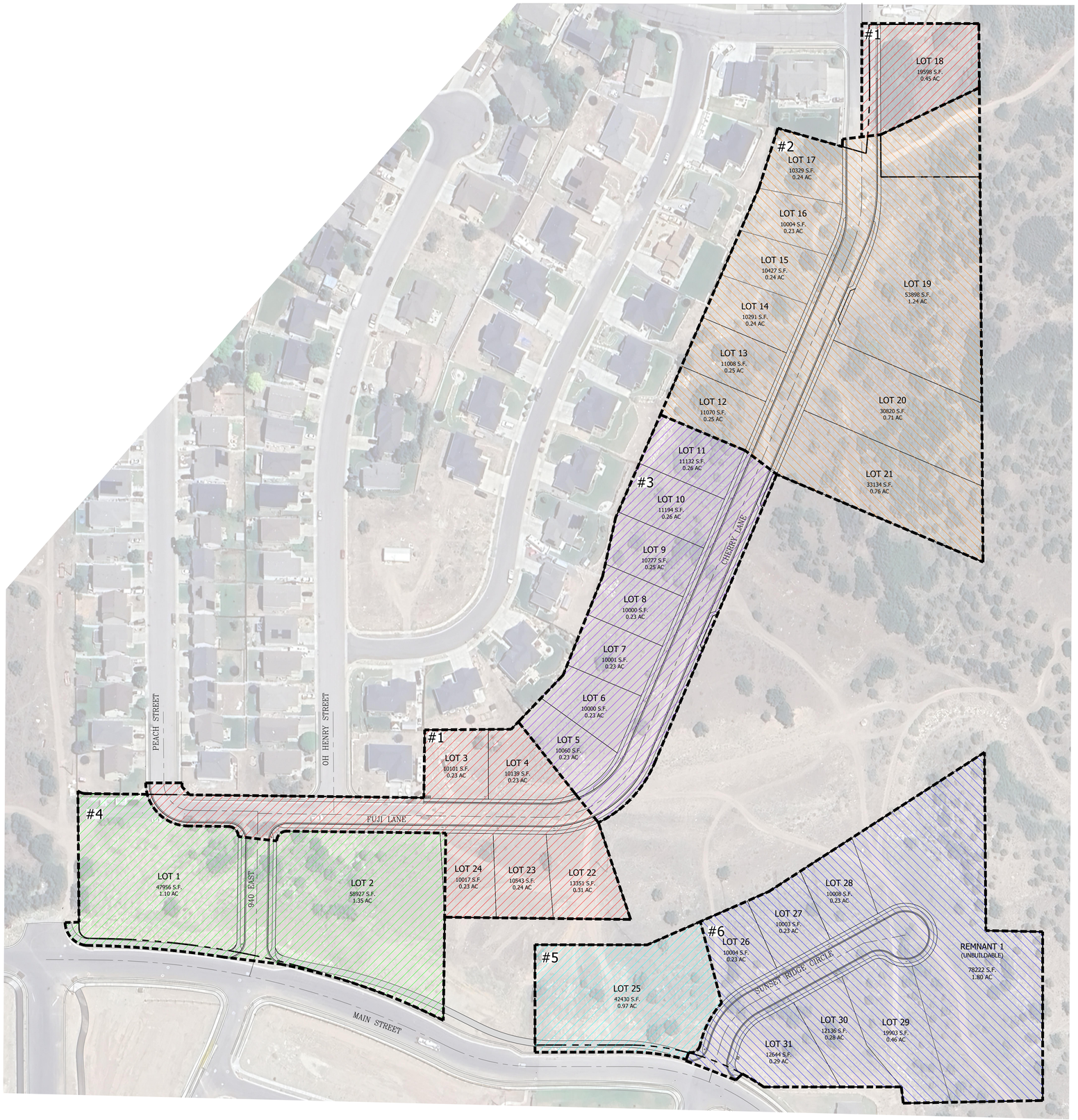
PROJECT:
SUNSET RIDGE

LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:
NFC - NOT FOR CONSTRUCTION

SHEET: GRADING AND DRAINAGE PLAN - OVERALL

DRAWING: C-103



PHASE #1

PHASE #2

PHASE #3

PHASE #4

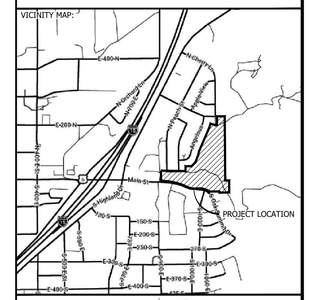
PHASE #5

PHASE #6

PROJECT NOTES / LEGEND:

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
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VICINITY MAP:



NORTH

0 37.5 75 150 225

DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 75'

Richard A Hatfield
10-2-2026
2774512
STATE OF UTAH

APEX Engineering of Utah, Inc.
661 NORTH MAIN STREET SPANISH FORK, UT
apex20.com 801-796-2277

REVISIONS

MARK	DATE	

SUNSET RIDGE (MAIN).DWG 10/20/26 3:19 PM

PROJECT:
SUNSET RIDGE

LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:
NFC - NOT FOR CONSTRUCTION

SHEET: PHASING PLAN
DRAWING: C-104

PROJECT NOTES / LEGEND:

PROPERTY BOUNDARY LINE

EASEMENT LINE

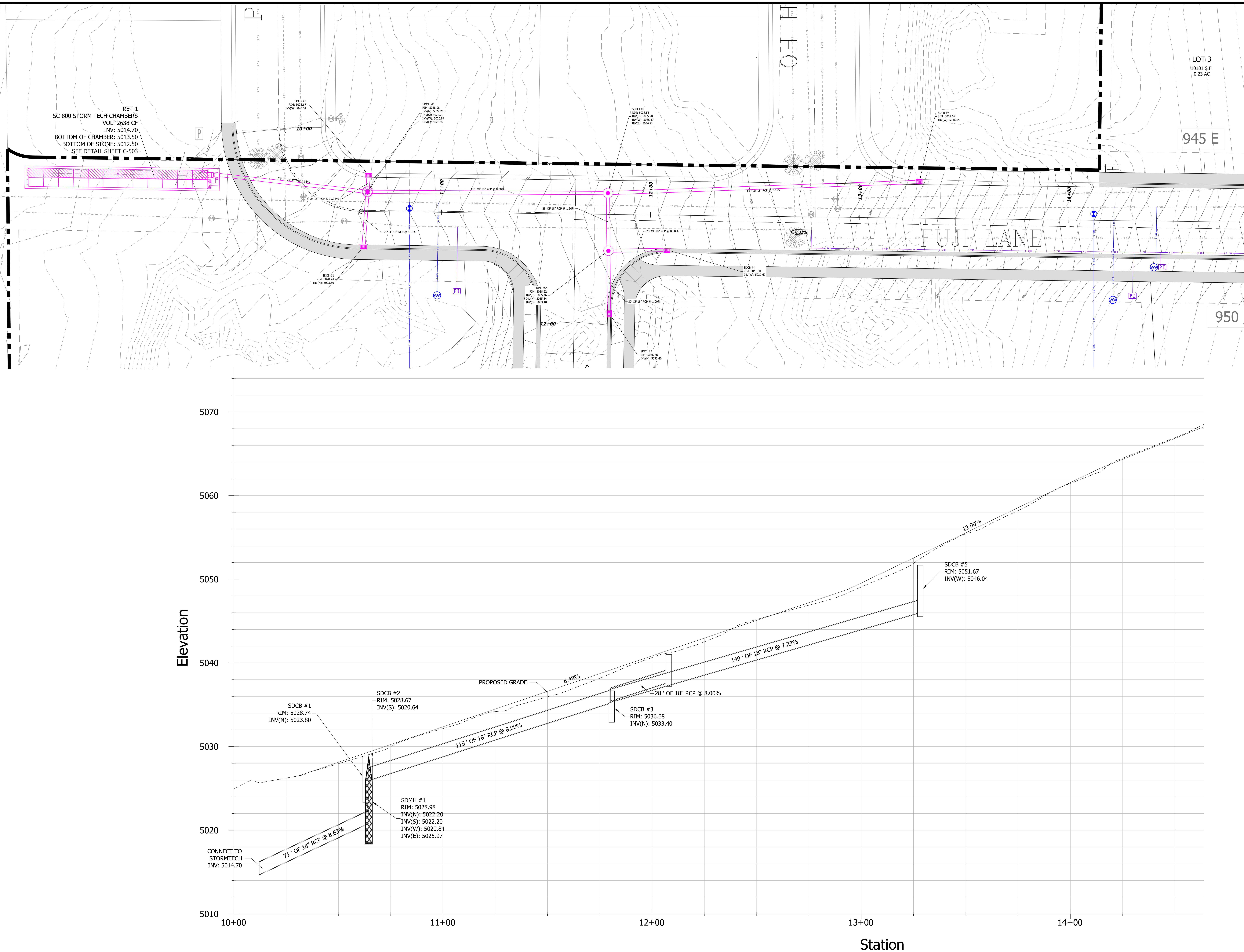
SETBACK LINE

UTIL — EXISTING UTILITY / FEATURE LINE

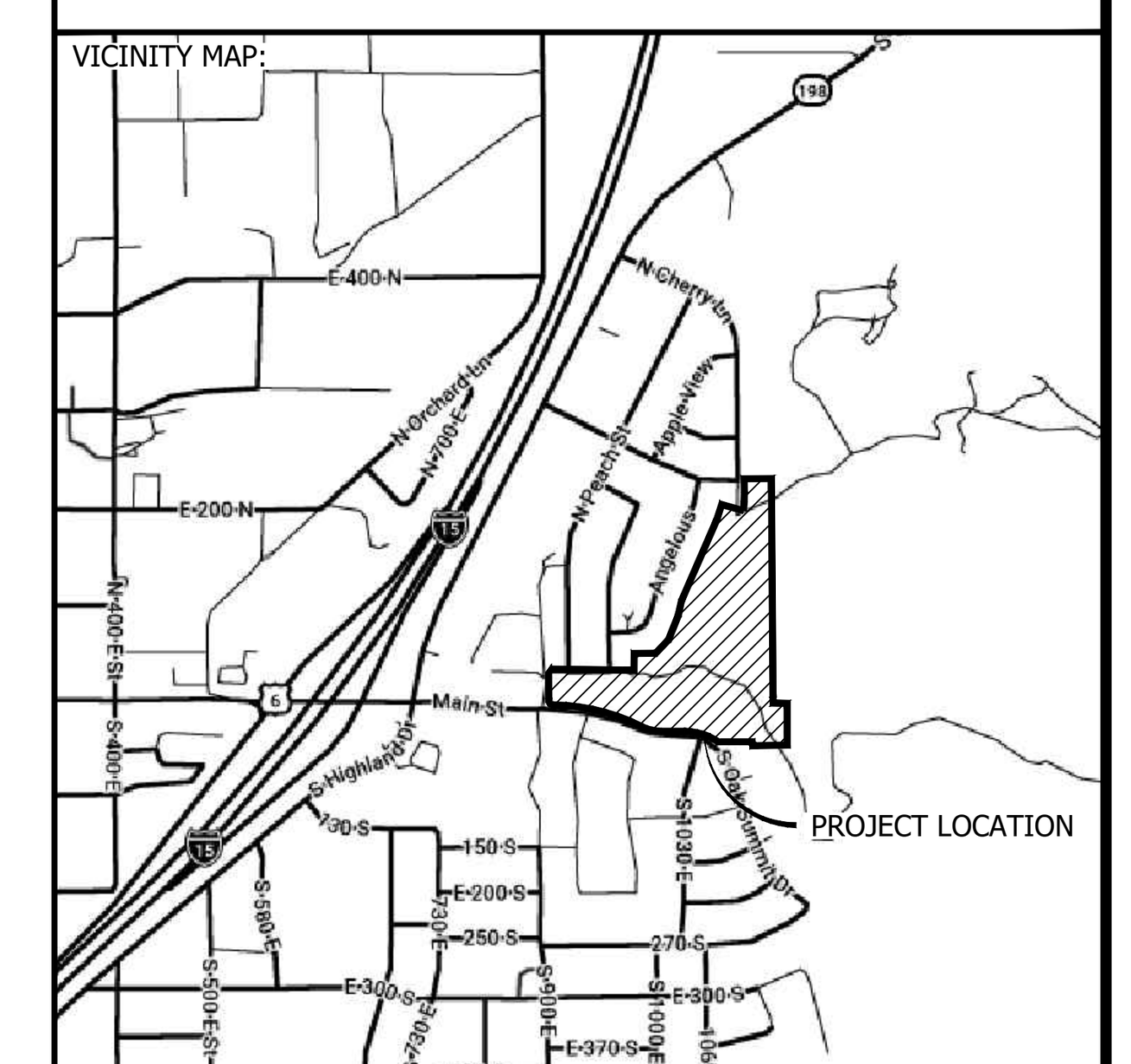
UTIL — PROPOSED UTILITY / FEATURE LINE

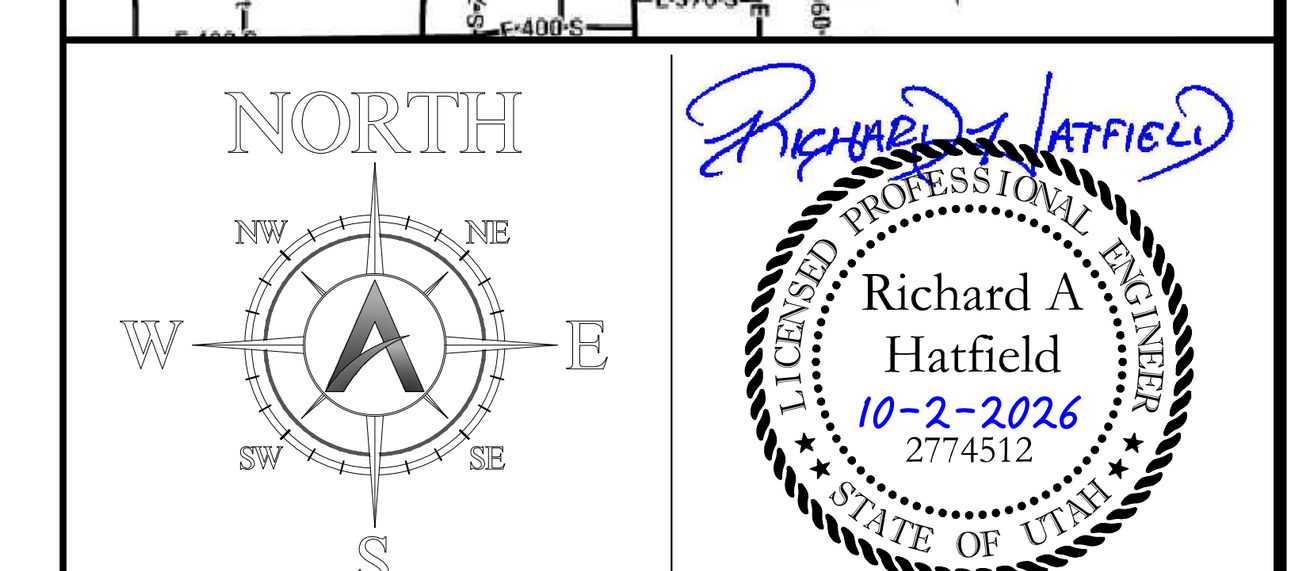
4847 — EXISTING CONTOURS

4847 — PROPOSED CONTOURS



VICINITY MAP:





0 10 20 40 60

DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 20'

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REVISIONS

MARK	DATE	

SUNSET RIDGE (MAIN).DWG 10/20/26 3:20 PM

PROJECT:

SUNSET RIDGE

LOCATION:

SANTAQUIN, UTAH

SUBMITTAL TYPE:

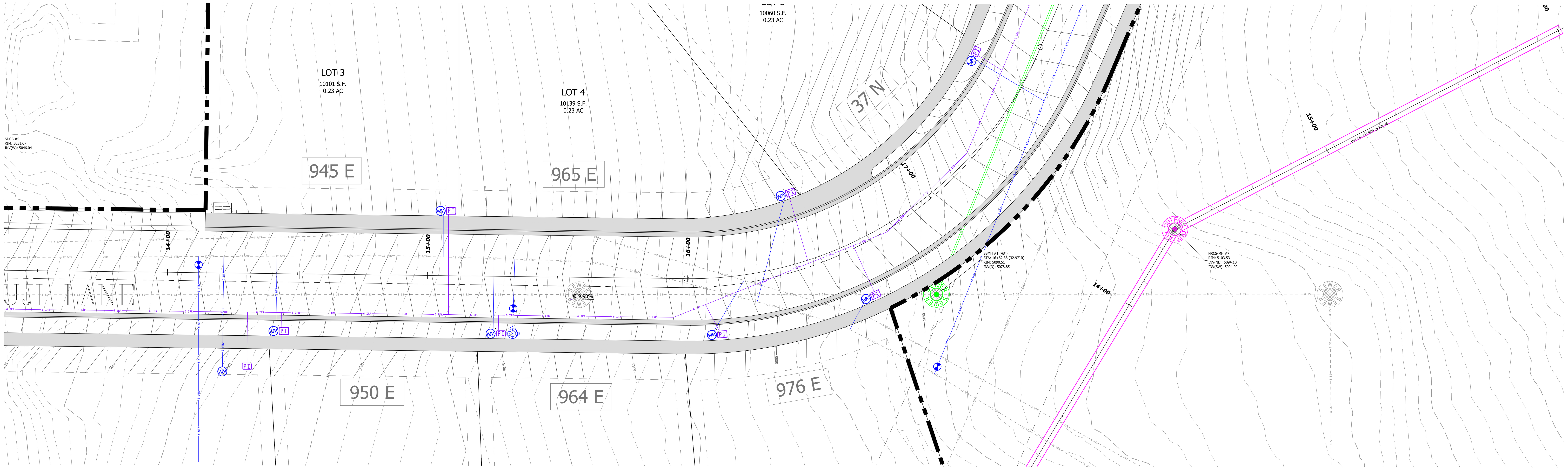
NFC - NOT FOR CONSTRUCTION

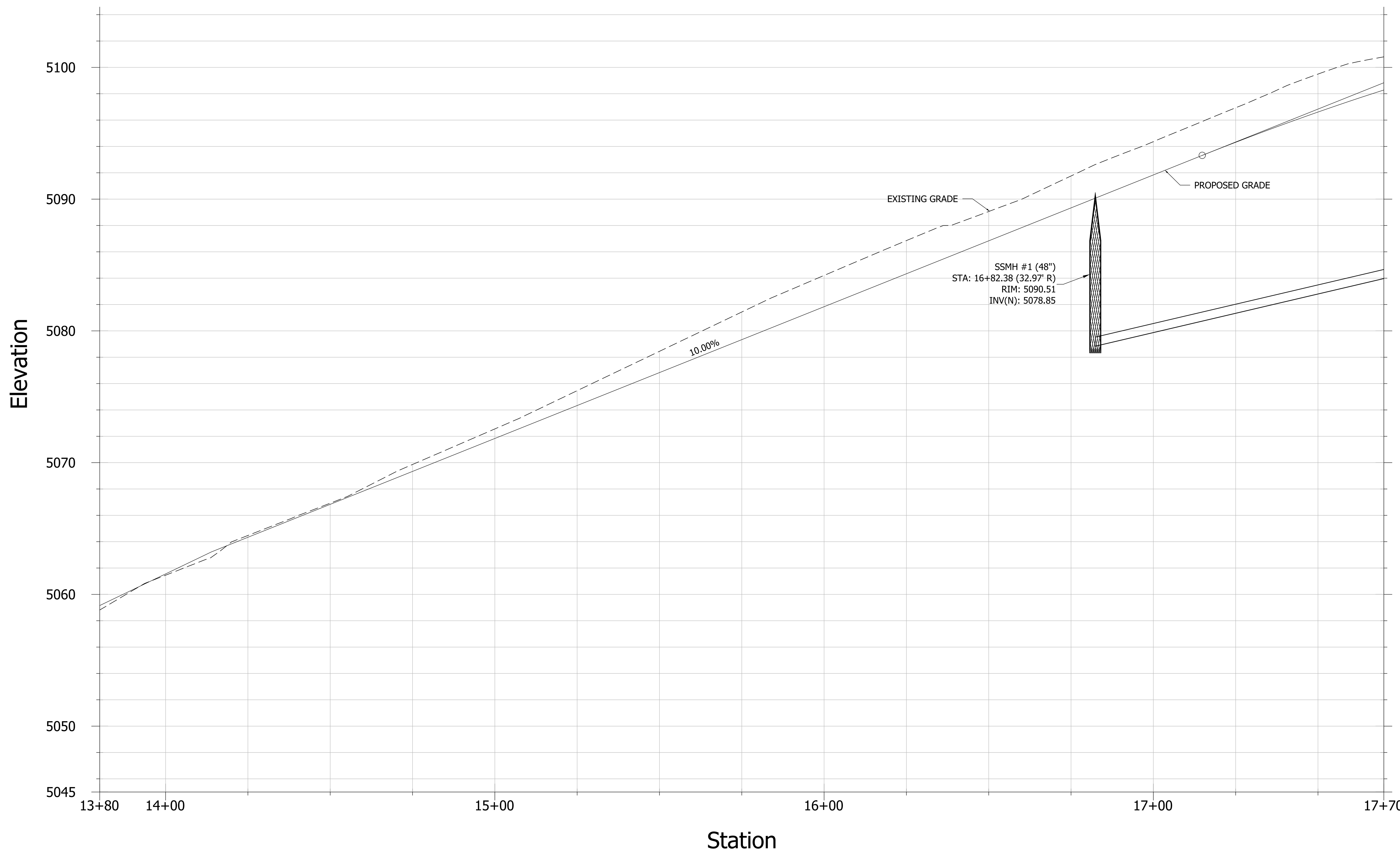
SHEET: PLAN AND PROFILE - FUJI LANE

DRAWING: C-300

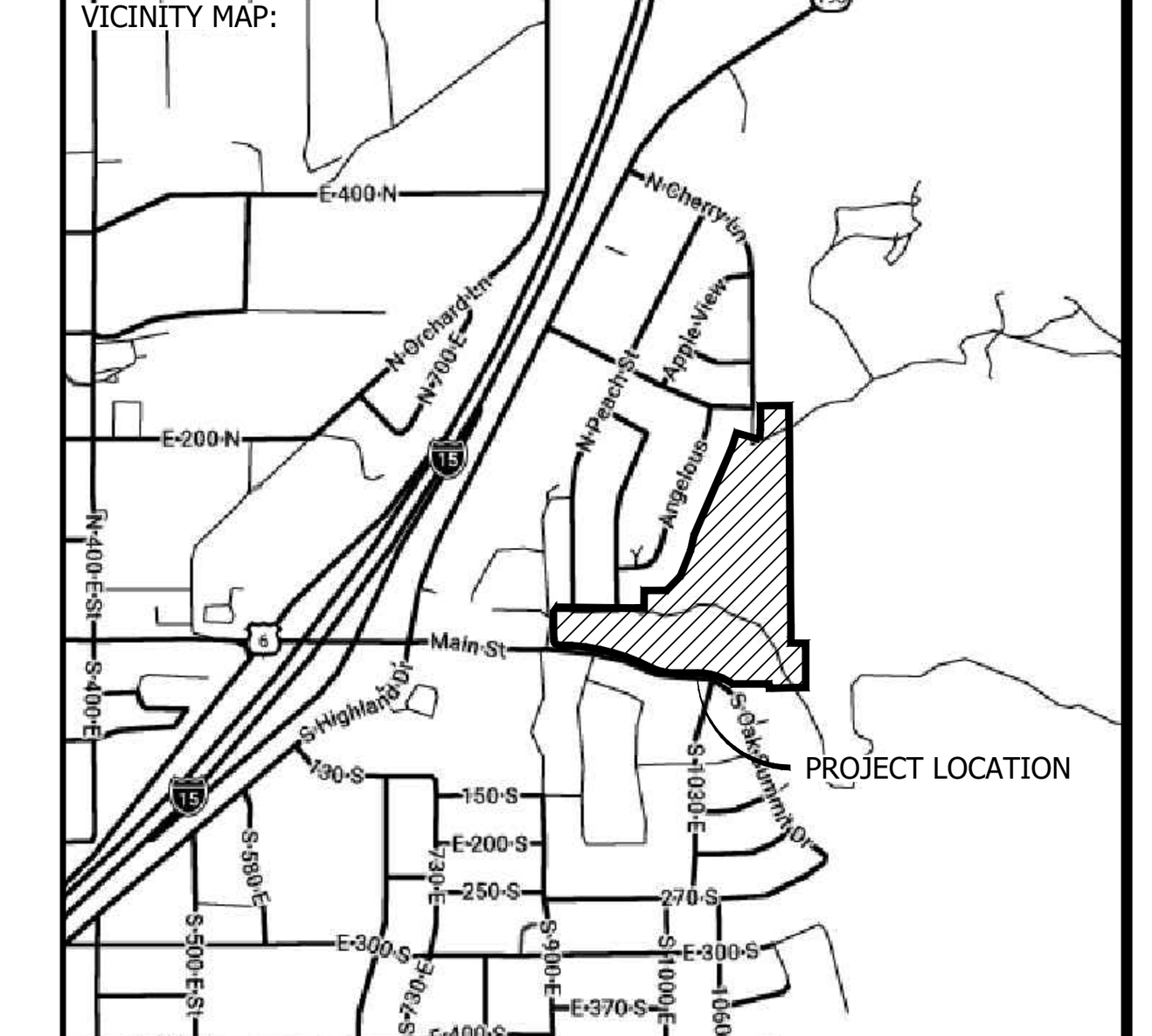
PROJECT NOTES / LEGEND:

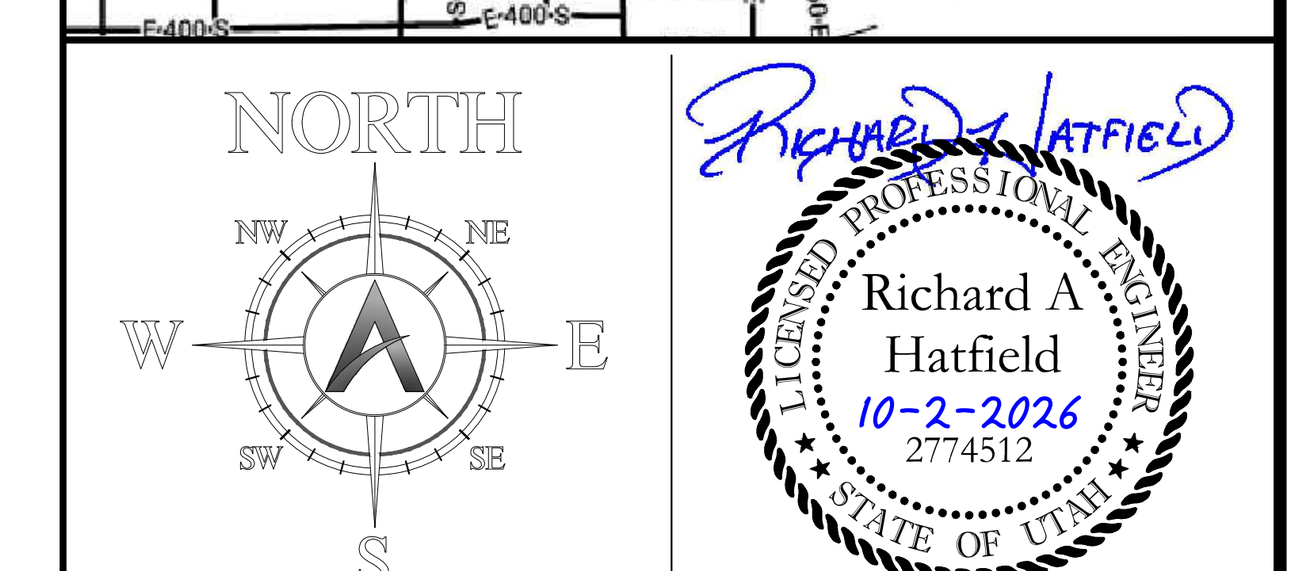
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
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- UTIL — PROPOSED UTILITY / FEATURE LINE
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- 4847 — PROPOSED CONTOURS





VICINITY MAP:





0 10 20 40 60

DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 20'

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REVISIONS

MARK	DATE	

SUNSET RIDGE (MAIN).DWG 10/20/26 3:20 PM

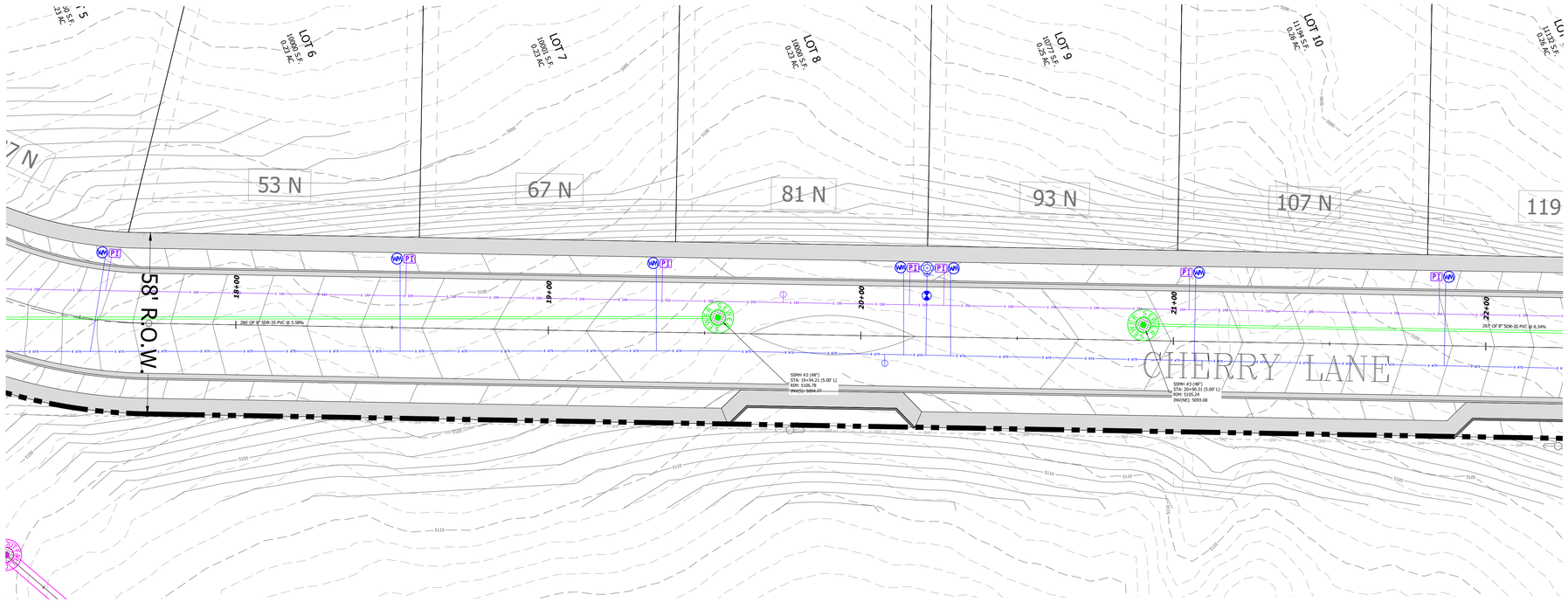
PROJECT:
SUNSET RIDGE

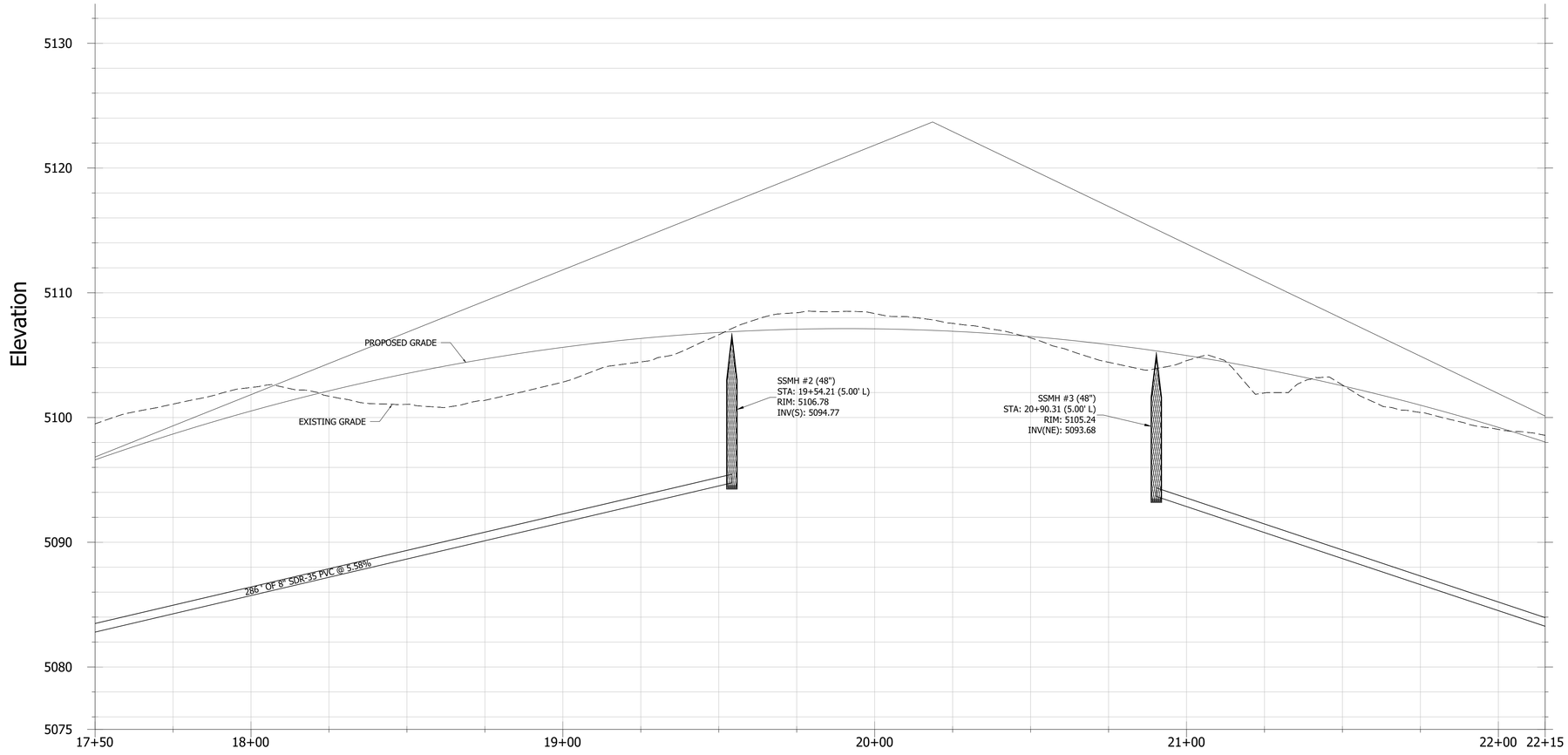
LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:
NFC - NOT FOR CONSTRUCTION

SHEET:
PLAN AND PROFILE -
FUJI LANE & CHERRY LANE

DRAWING:
C-301

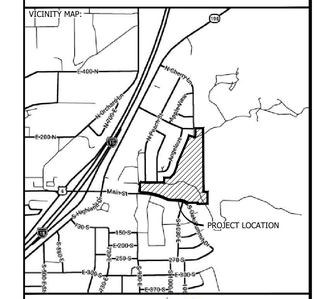


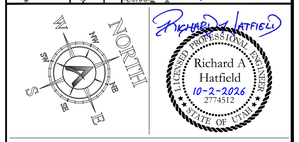


PROJECT NOTES / LEGEND:

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VICINITY MAP:





0 10 20 40 60

DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 20'

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661 NORTH MAIN STREET SPANISH FORK, UT
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REVISIONS

MARK	DATE	

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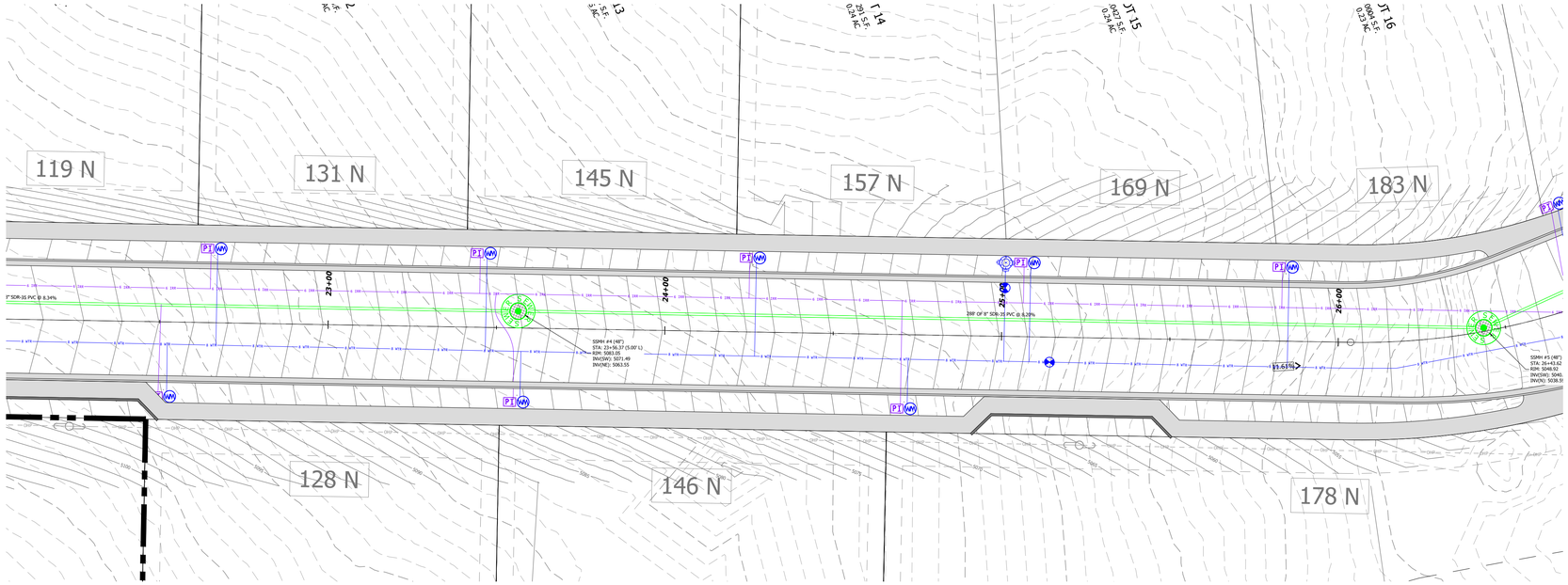
PROJECT:
SUNSET RIDGE

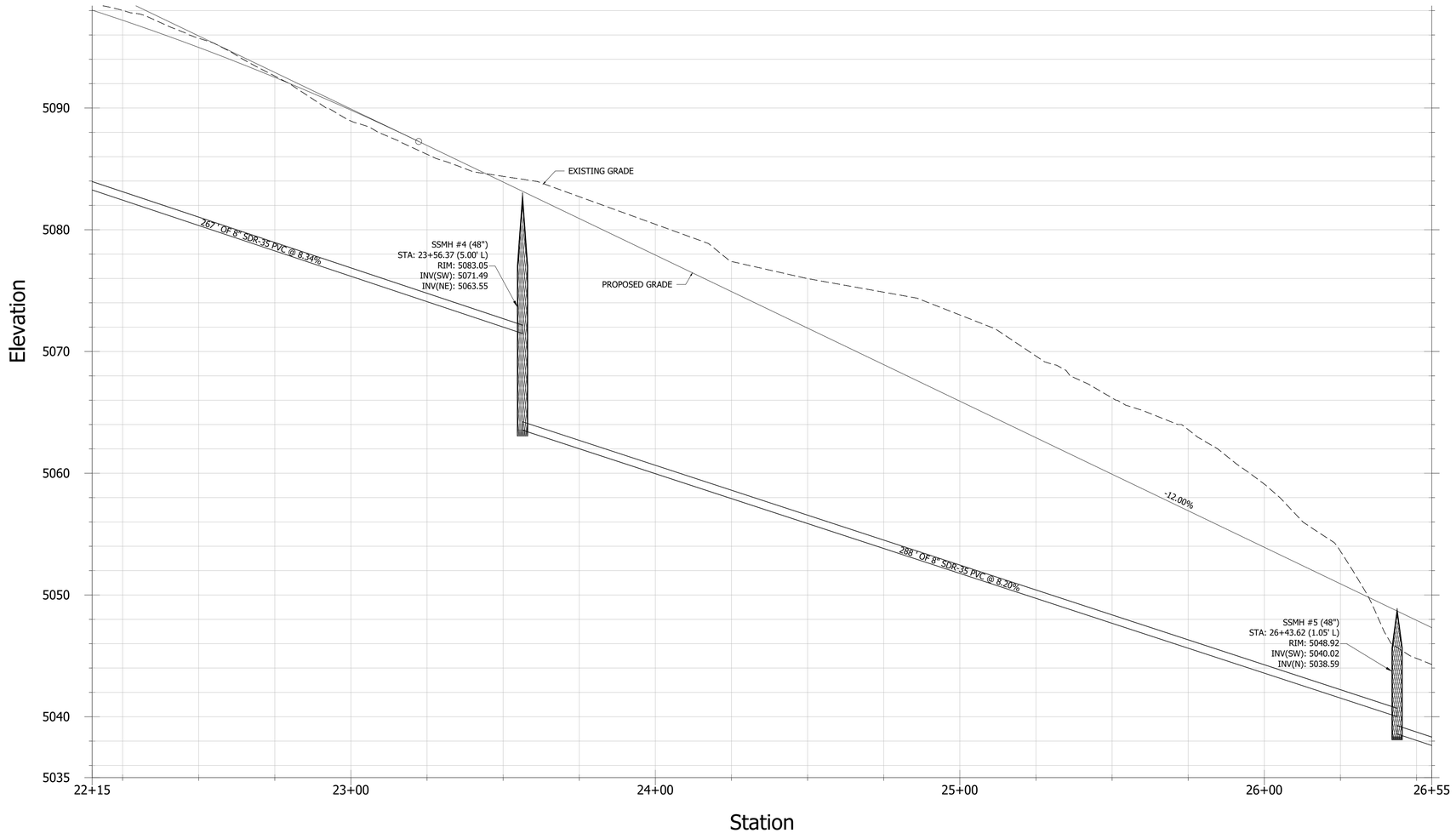
LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:
NFC - NOT FOR CONSTRUCTION

SHEET:
PLAN AND PROFILE - CHERRY LANE

DRAWING:
C-302

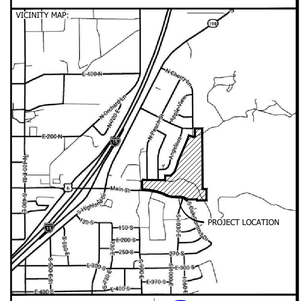


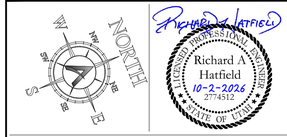


PROJECT NOTES / LEGEND:

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VICINITY MAP:





0 10 20 40 60

DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 20'

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REVISIONS

MARK	DATE	

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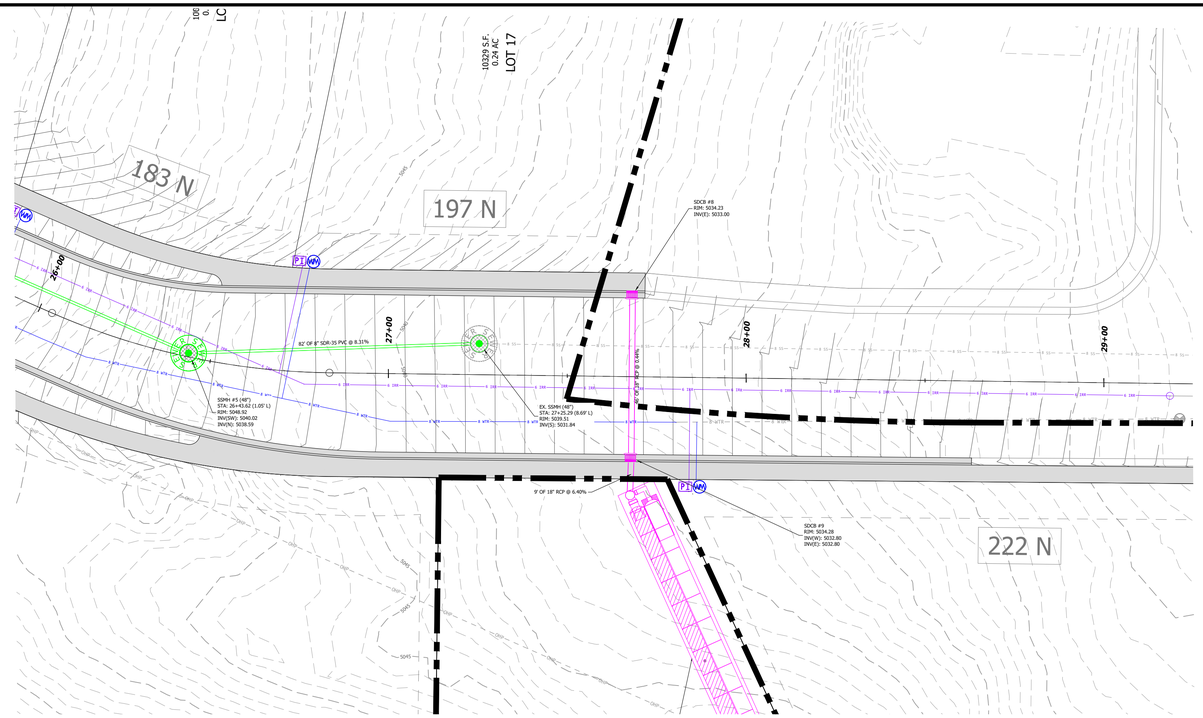
PROJECT:
SUNSET RIDGE

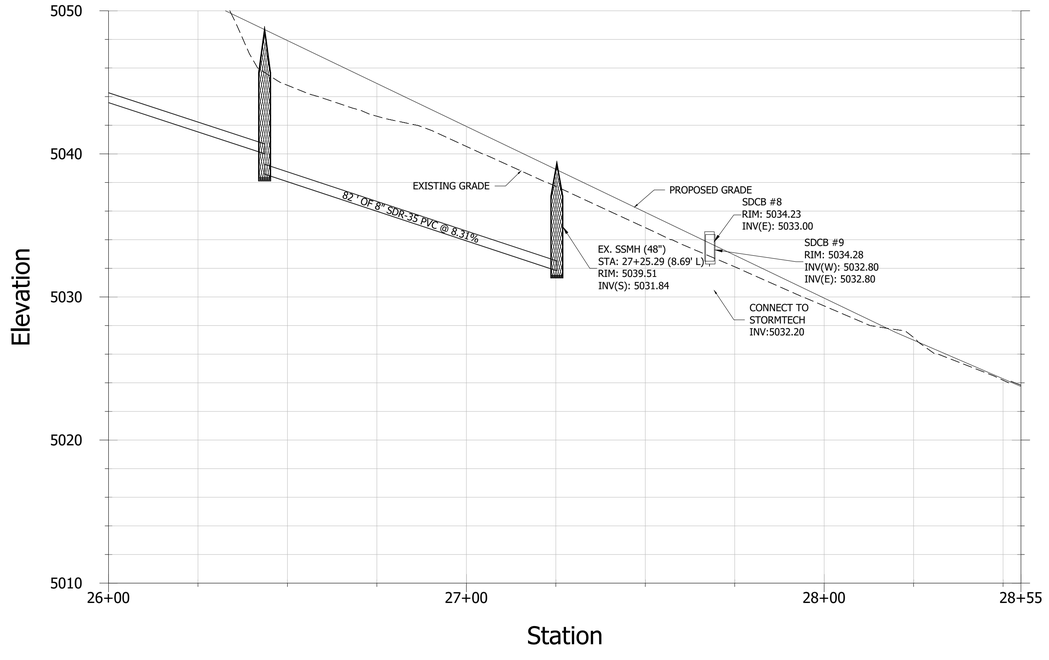
LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:
NFC - NOT FOR CONSTRUCTION

SHEET:
PLAN AND PROFILE - CHERRY LANE

DRAWING:
C-303

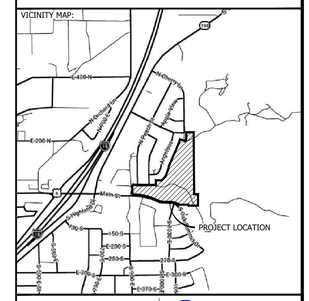




PROJECT NOTES / LEGEND:

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VICINITY MAP:





0 10 20 40 60

DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 20'

APEX Engineering of Utah, Inc.
661 NORTH MAIN STREET SPANISH FORK, UT
apex20.com 801-796-2277

REVISIONS

MARK	DATE

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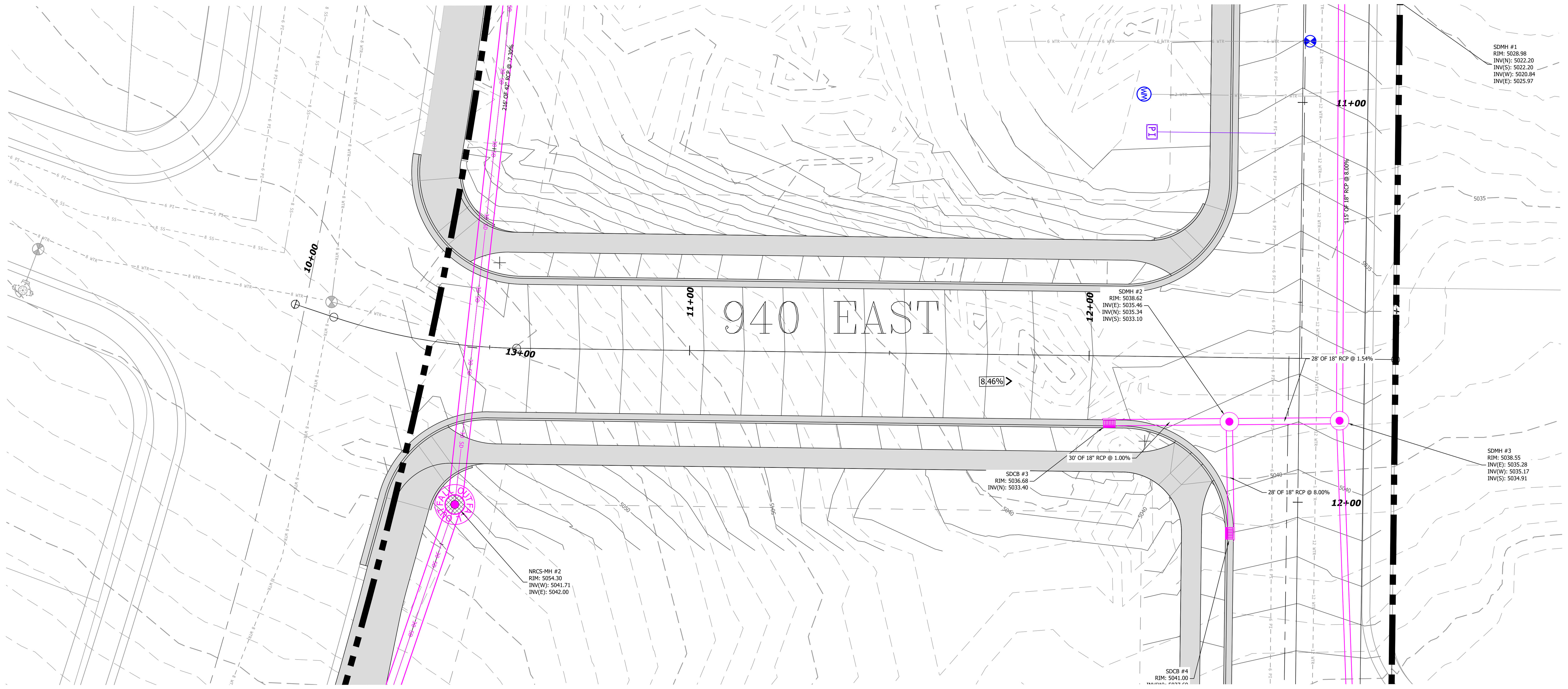
PROJECT:
SUNSET RIDGE

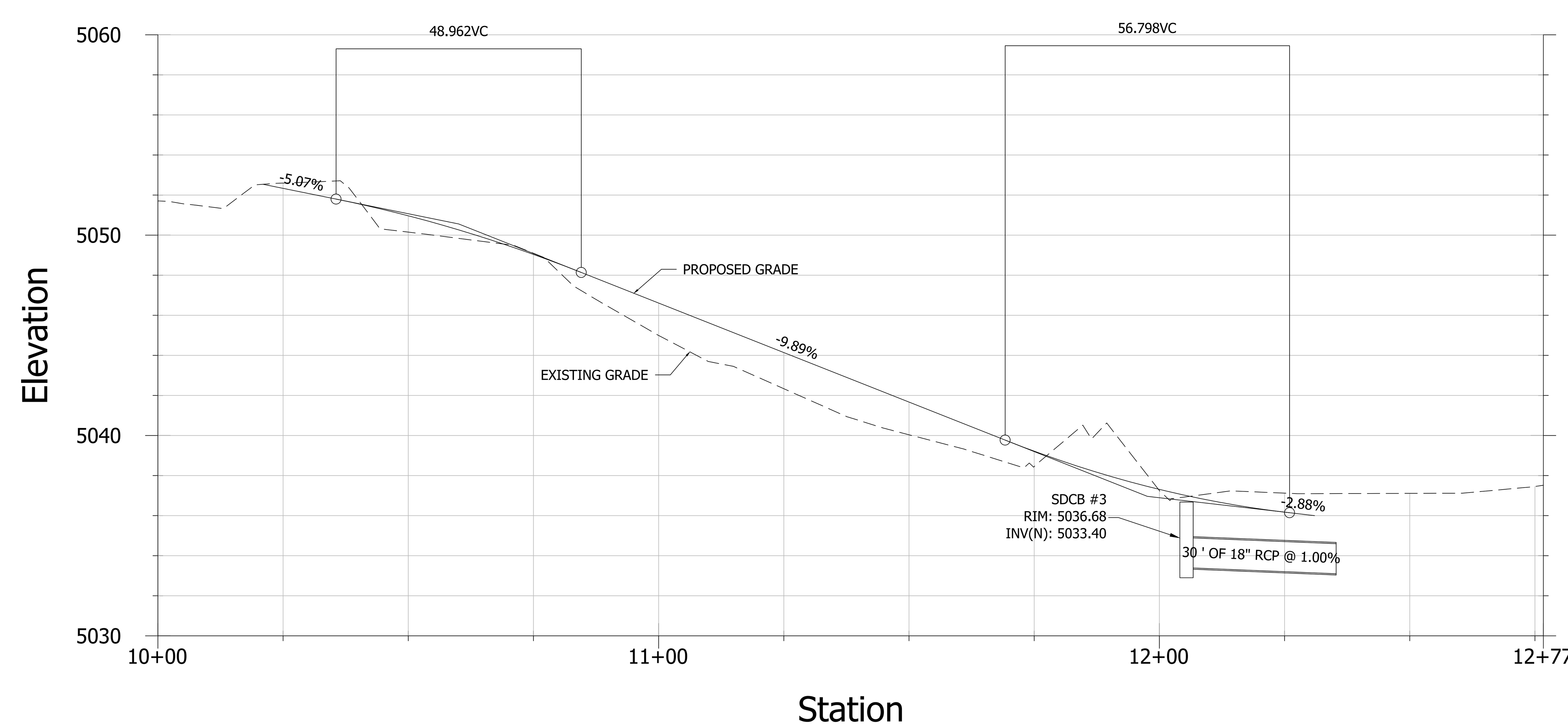
LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:
NFC - NOT FOR CONSTRUCTION

SHEET:
PLAN AND PROFILE - CHERRY LANE

DRAWING:
C-304

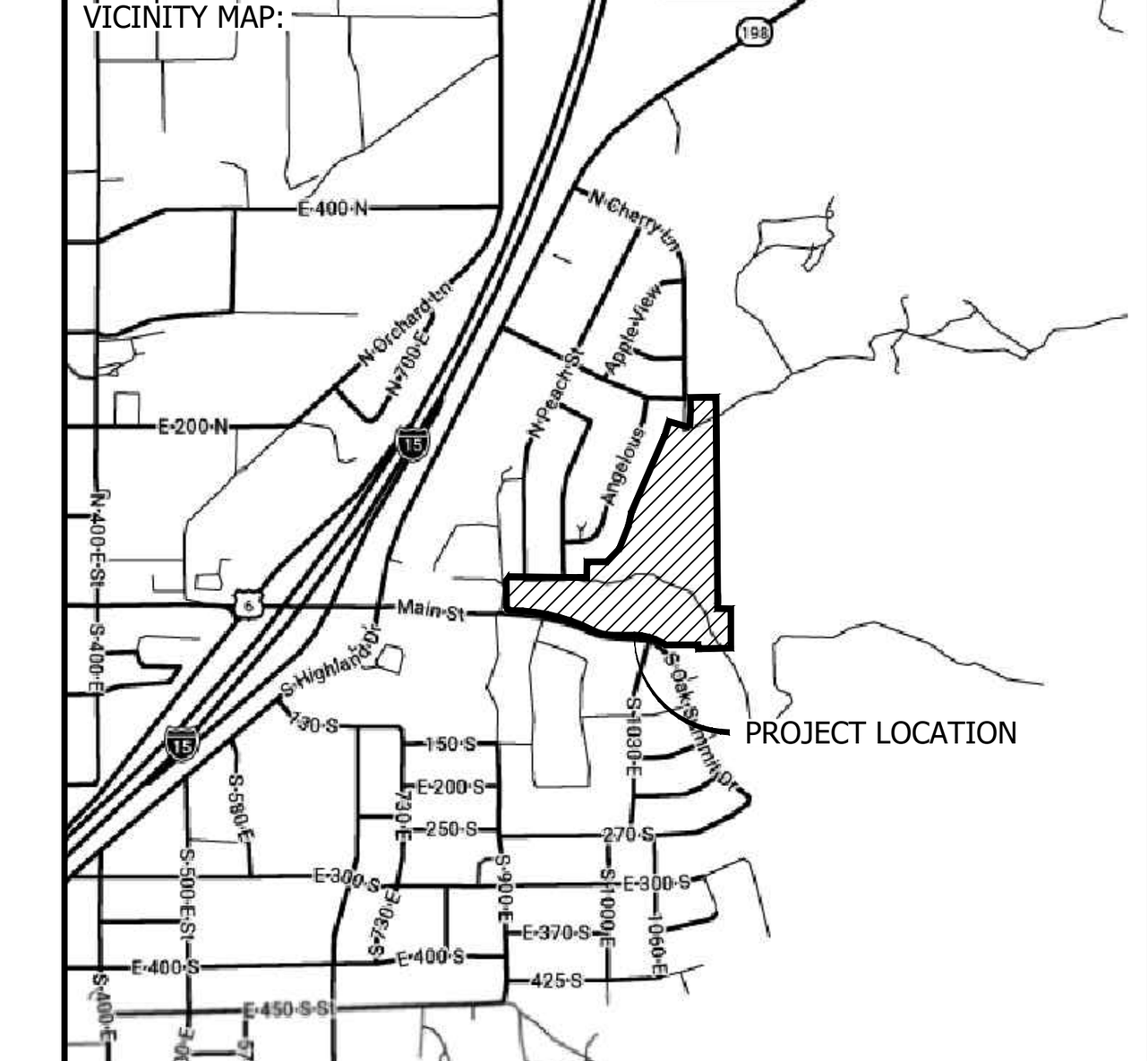




PROJECT NOTES / LEGEND:

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- 4847 — PROPOSED CONTOURS

VICINITY MAP:



Richard A Hatfield
10-2-2026
2774512
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH

0 10 20 40 60
DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 20'

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661 NORTH MAIN STREET SPANISH FORK, UT
apex20.com 801-796-2277

REVISIONS

MARK	DATE	

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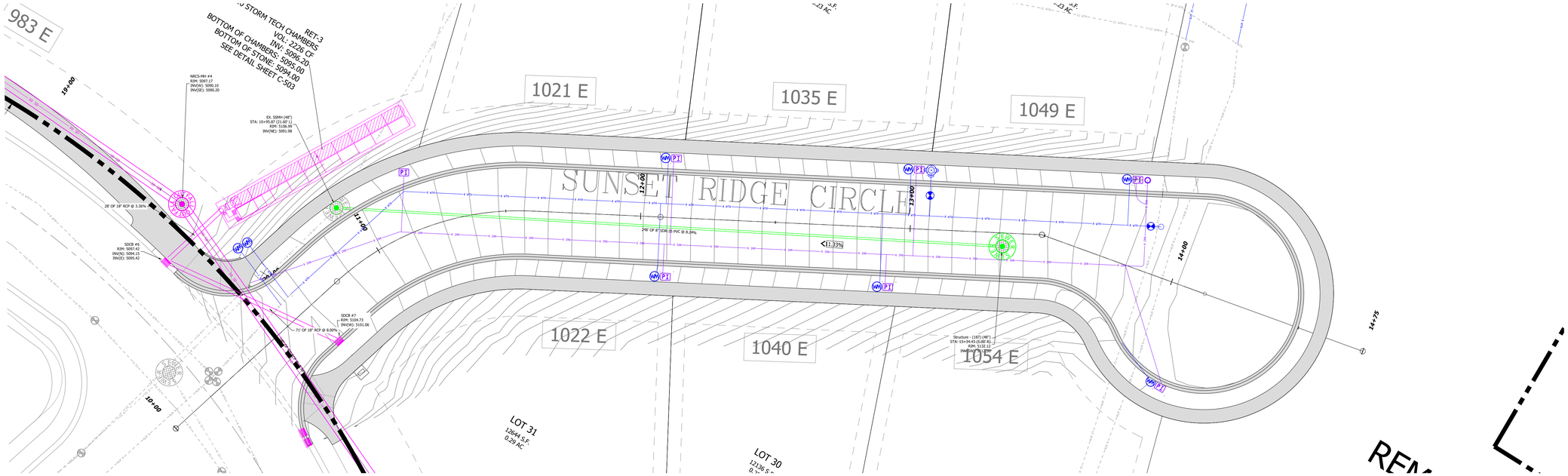
PROJECT:
SUNSET RIDGE

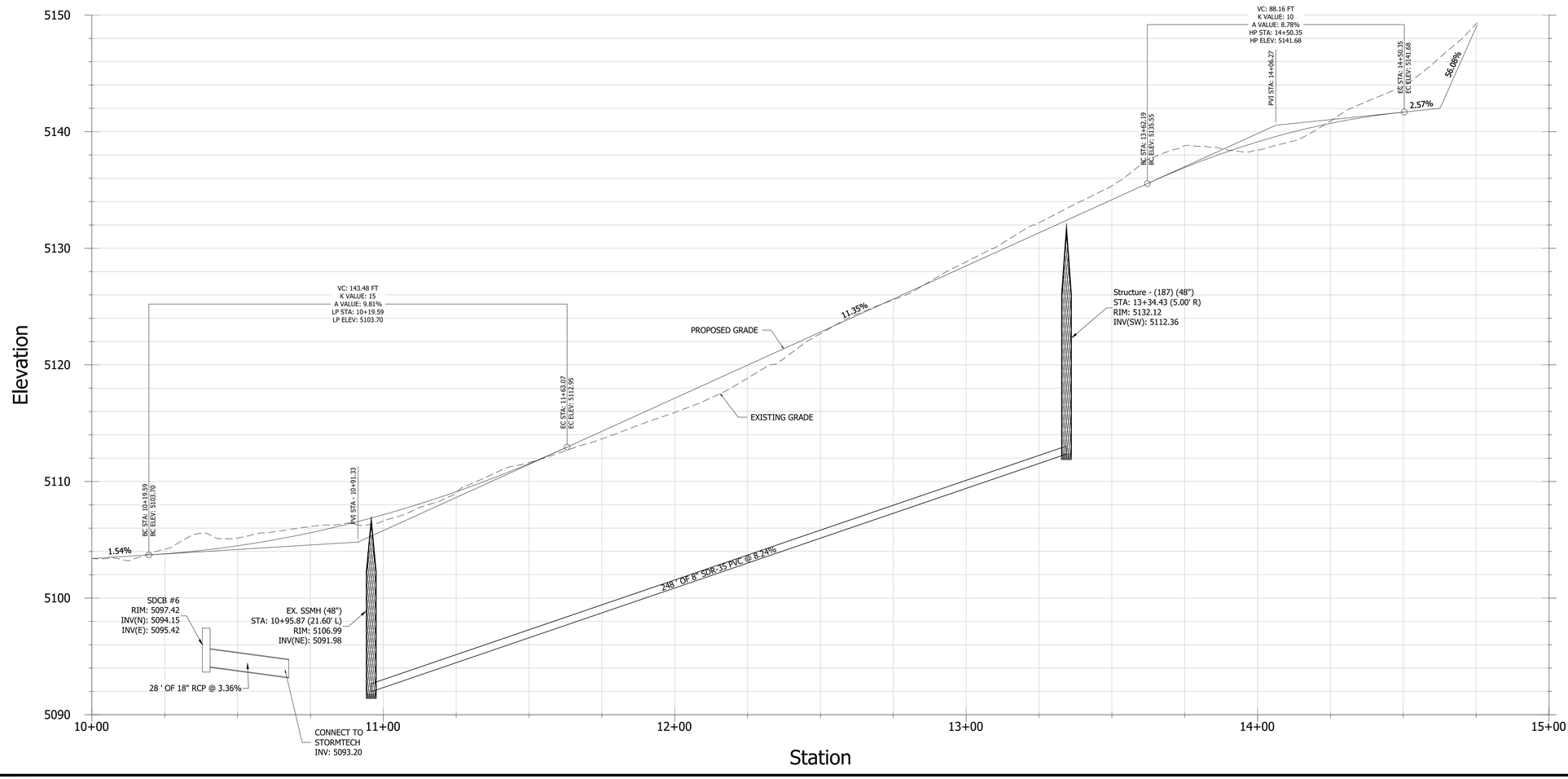
LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:
NFC - NOT FOR CONSTRUCTION

SHEET:
PLAN AND PROFILE - 940 EAST

DRAWING:
C-305

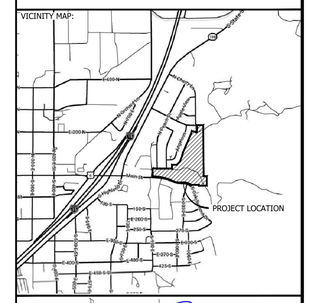




PROJECT NOTES / LEGEND:

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- UTIL — PROPOSED UTILITY / FEATURE LINE
- 4847 — EXISTING CONTOURS
- 4847 — PROPOSED CONTOURS

VICINITY MAP:



NORTH

0 10 20 40 60

DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 20'

Richard A Hatfield
10-2-2026
277451?
STATE OF UTAH

APEX Engineering of Utah, Inc.
661 NORTH MAIN STREET SPANISH FORK, UT
apex20.com 801-796-2277

REVISIONS

MARK	DATE

SUNSET RIDGE (MAIN).DWG 10/20/26 3:23 PM

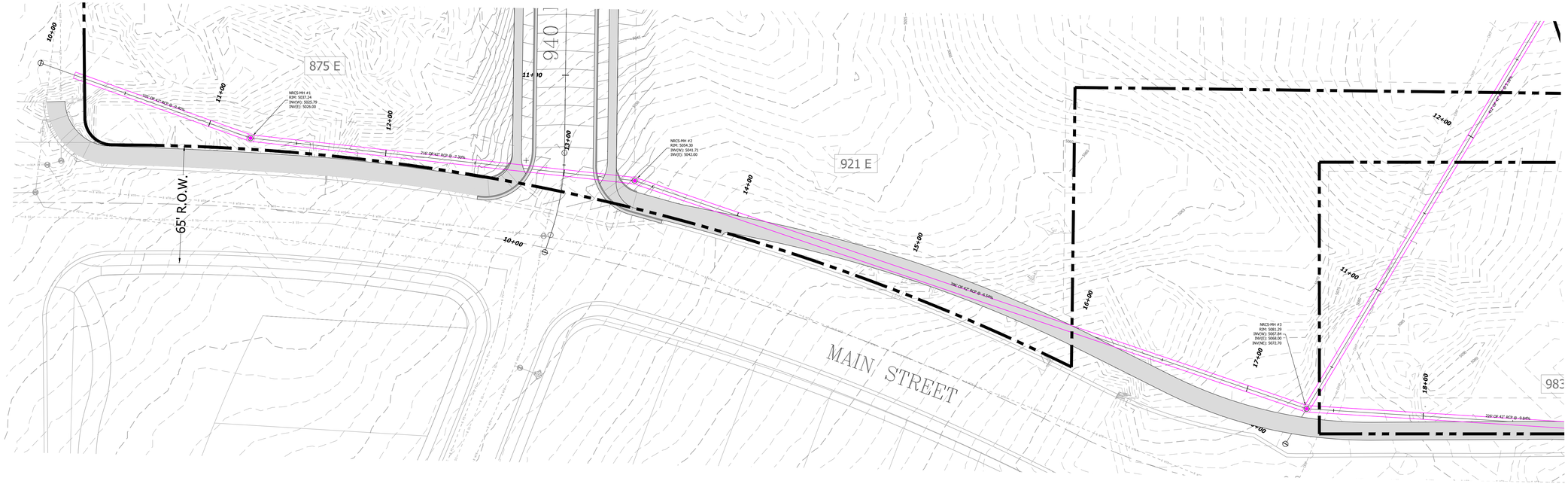
PROJECT:
SUNSET RIDGE

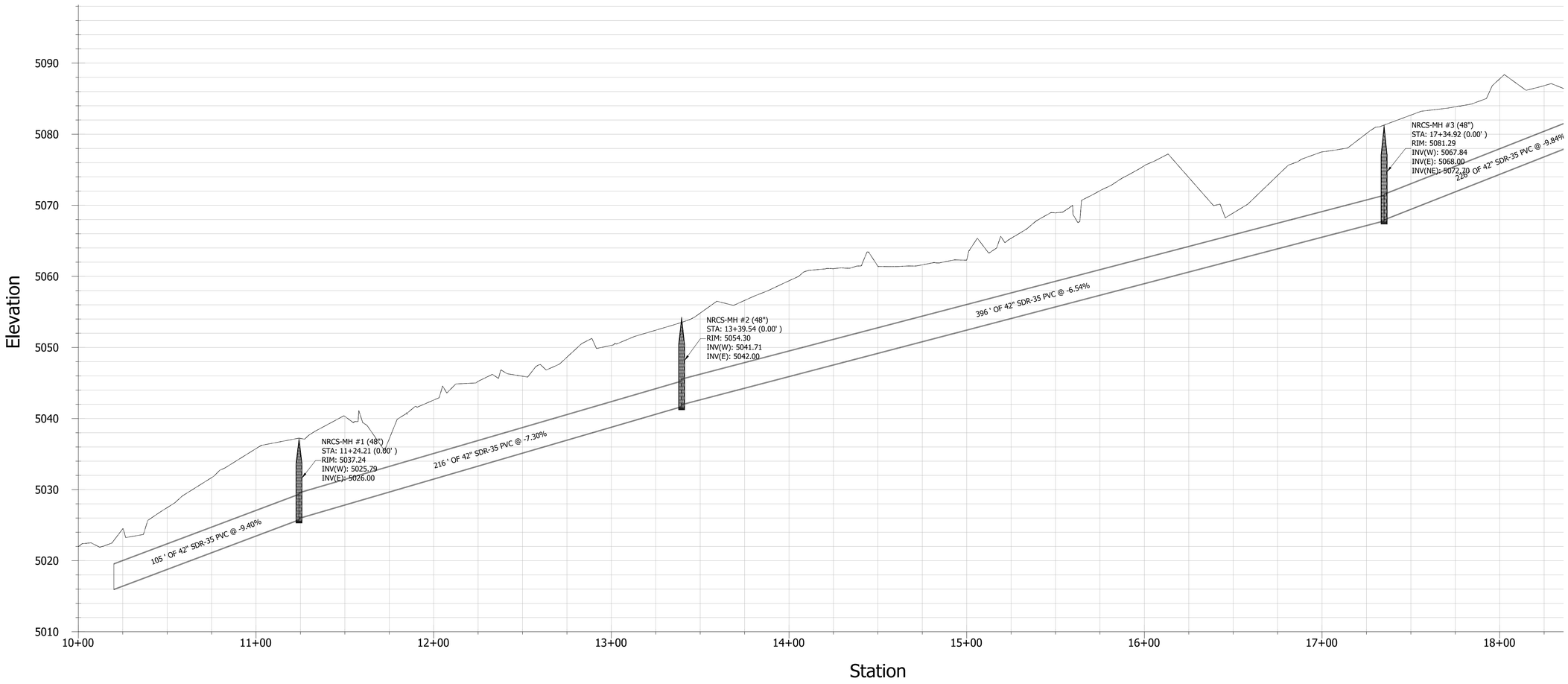
LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:
NFC - NOT FOR CONSTRUCTION

SHEET:
PLAN AND PROFILE - SUNSET RIDGE

DRAWING:
C-306

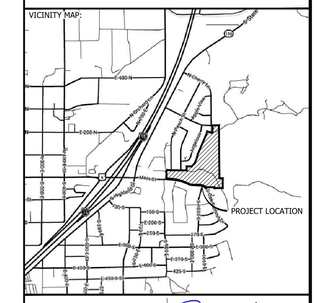




PROJECT NOTES / LEGEND:

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- UTIL — EXISTING UTILITY / FEATURE LINE
- UTIL — PROPOSED UTILITY / FEATURE LINE
- 4847 — EXISTING CONTOURS
- 4847 — PROPOSED CONTOURS

VICINITY MAP:



NORTH

0 15 30 60 90

DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 30'

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661 NORTH MAIN STREET SPANISH FORK, UT
apex20.com 801-796-2277

REVISIONS

MARK	DATE	

SUNSET RIDGE (MAIN).DWG 10/20/26 3:23 PM

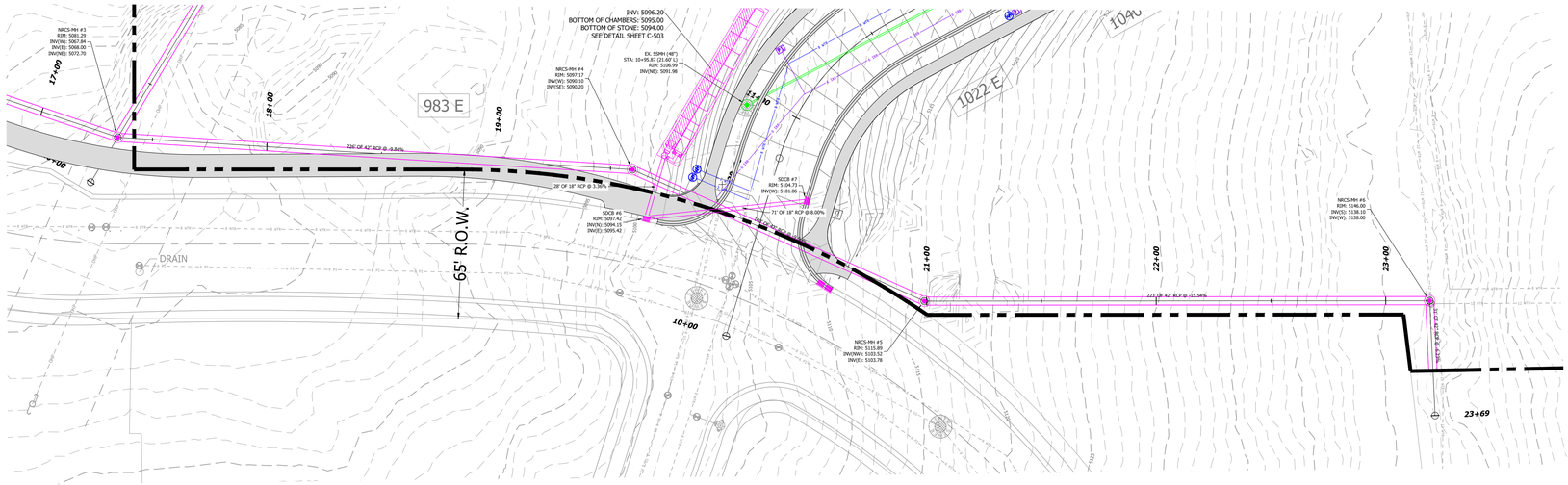
PROJECT:
SUNSET RIDGE

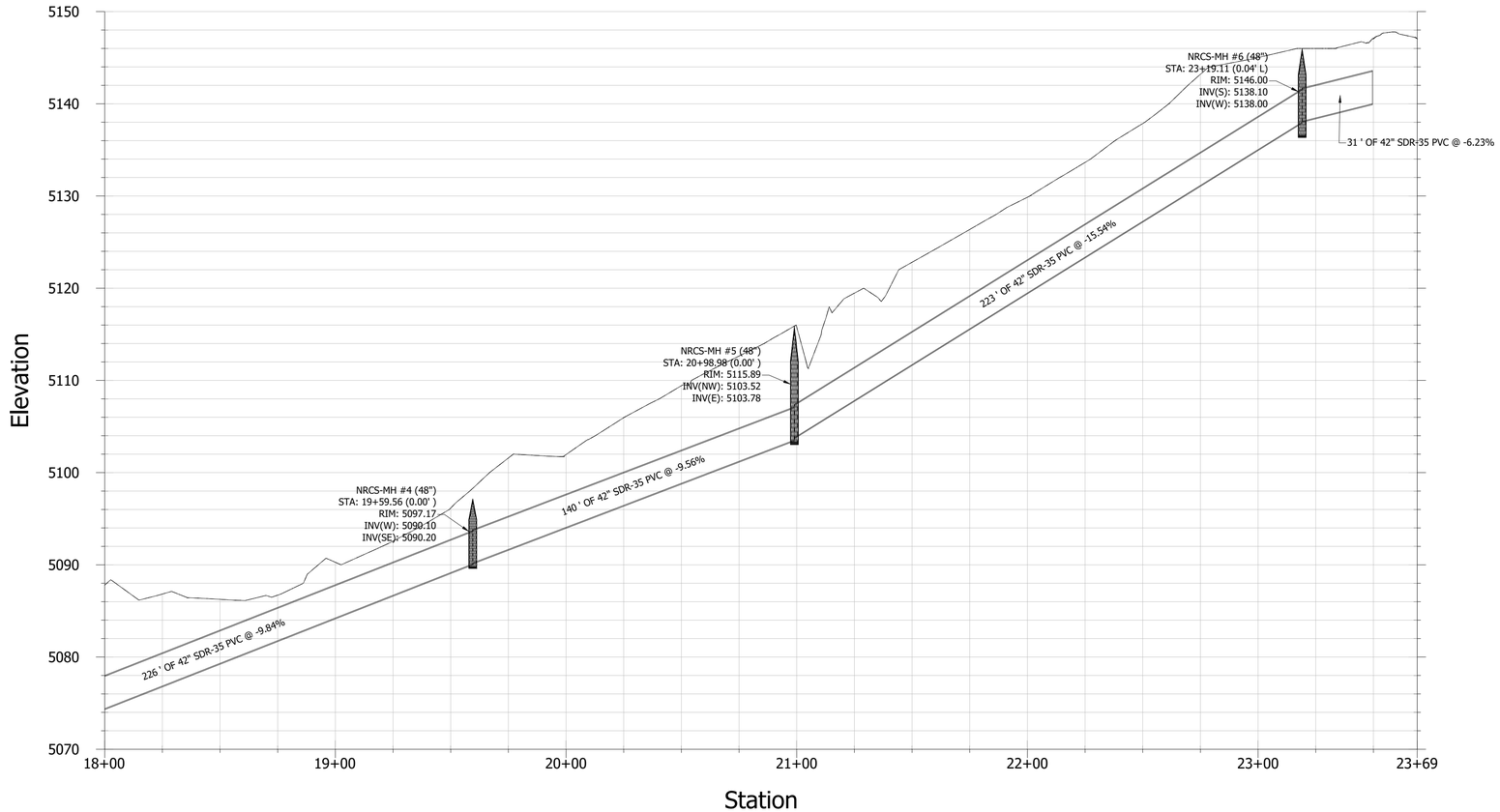
LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:
NFC - NOT FOR CONSTRUCTION

SHEET:
PLAN AND PROFILE - NRCS STORM OUTFALL

DRAWING:
C-307

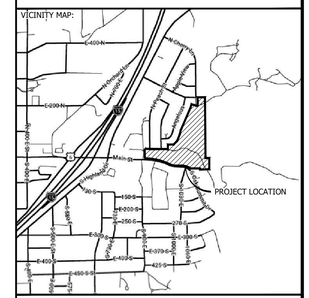




PROJECT NOTES / LEGEND:

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- UTIL — EXISTING UTILITY / FEATURE LINE
- UTIL — PROPOSED UTILITY / FEATURE LINE
- 4847 — EXISTING CONTOURS
- 4847 — PROPOSED CONTOURS

VICINITY MAP:



NORTH

DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 30'

0 15 30 60 90

APEX Engineering of Utah, Inc.
661 NORTH MAIN STREET SPANISH FORK, UT
apex20.com 801-796-2277

Richard A Hatfield
10-2-2026
2774512

REVISIONS

MARK	DATE	

SUNSET RIDGE (MAIN).DWG 10/20/26 3:24 PM

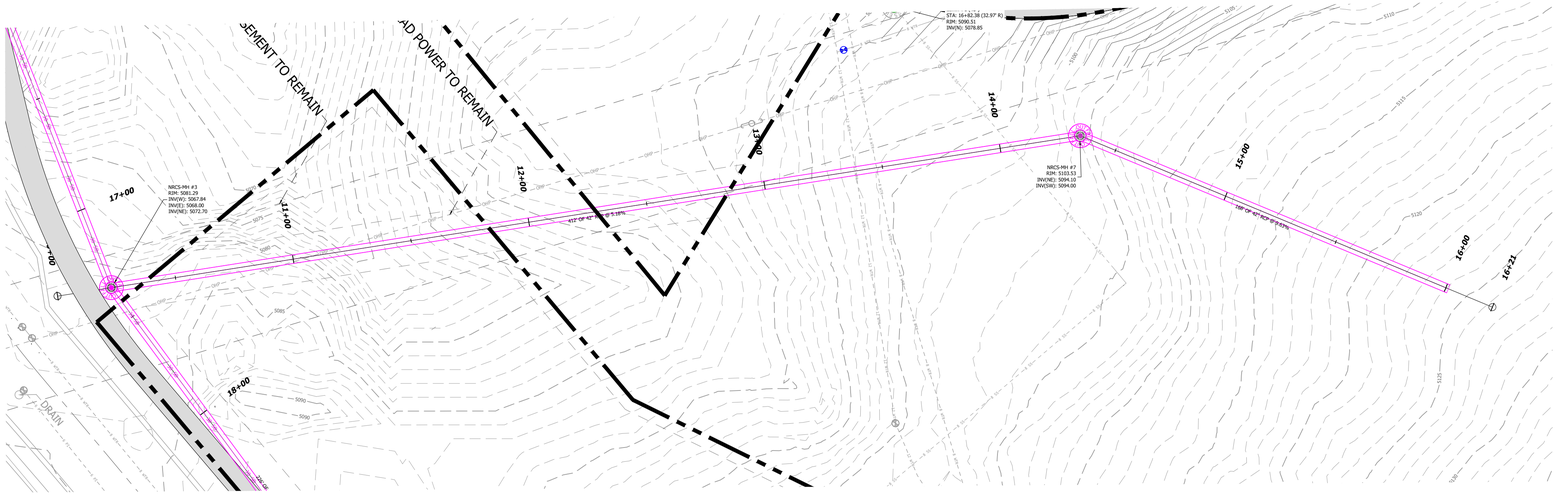
PROJECT:
SUNSET RIDGE

LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:
NFC - NOT FOR CONSTRUCTION

SHEET:
PLAN AND PROFILE - NRCS STORM OUTFALL

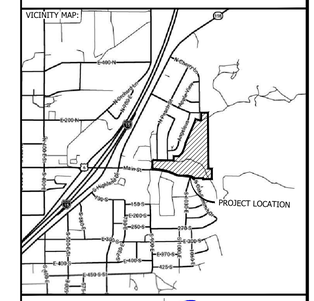
DRAWING:
C-308



PROJECT NOTES / LEGEND:

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- UTIL — EXISTING UTILITY / FEATURE LINE
- UTIL — PROPOSED UTILITY / FEATURE LINE
- 4847 — EXISTING CONTOURS
- 4847 — PROPOSED CONTOURS

VICINITY MAP:



NORTH

0 15 30 60 90

DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 30'

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661 NORTH MAIN STREET SPANISH FORK, UT
apex20.com 801-796-2277

REVISIONS

MARK	DATE

SUNSET RIDGE (MAIN).DWG 10/20/26 3:24 PM

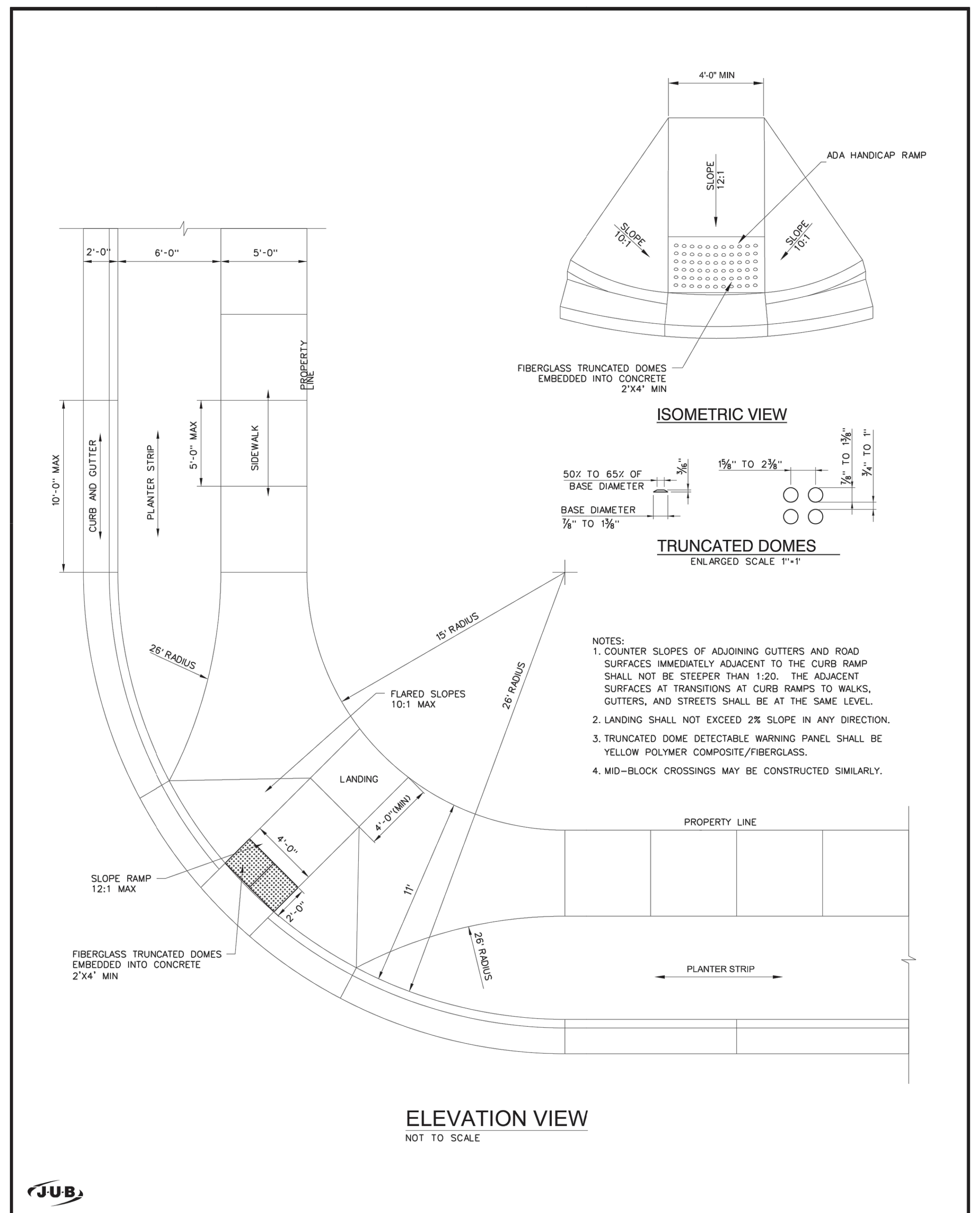
PROJECT:
SUNSET RIDGE

LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:
NFC - NOT FOR CONSTRUCTION

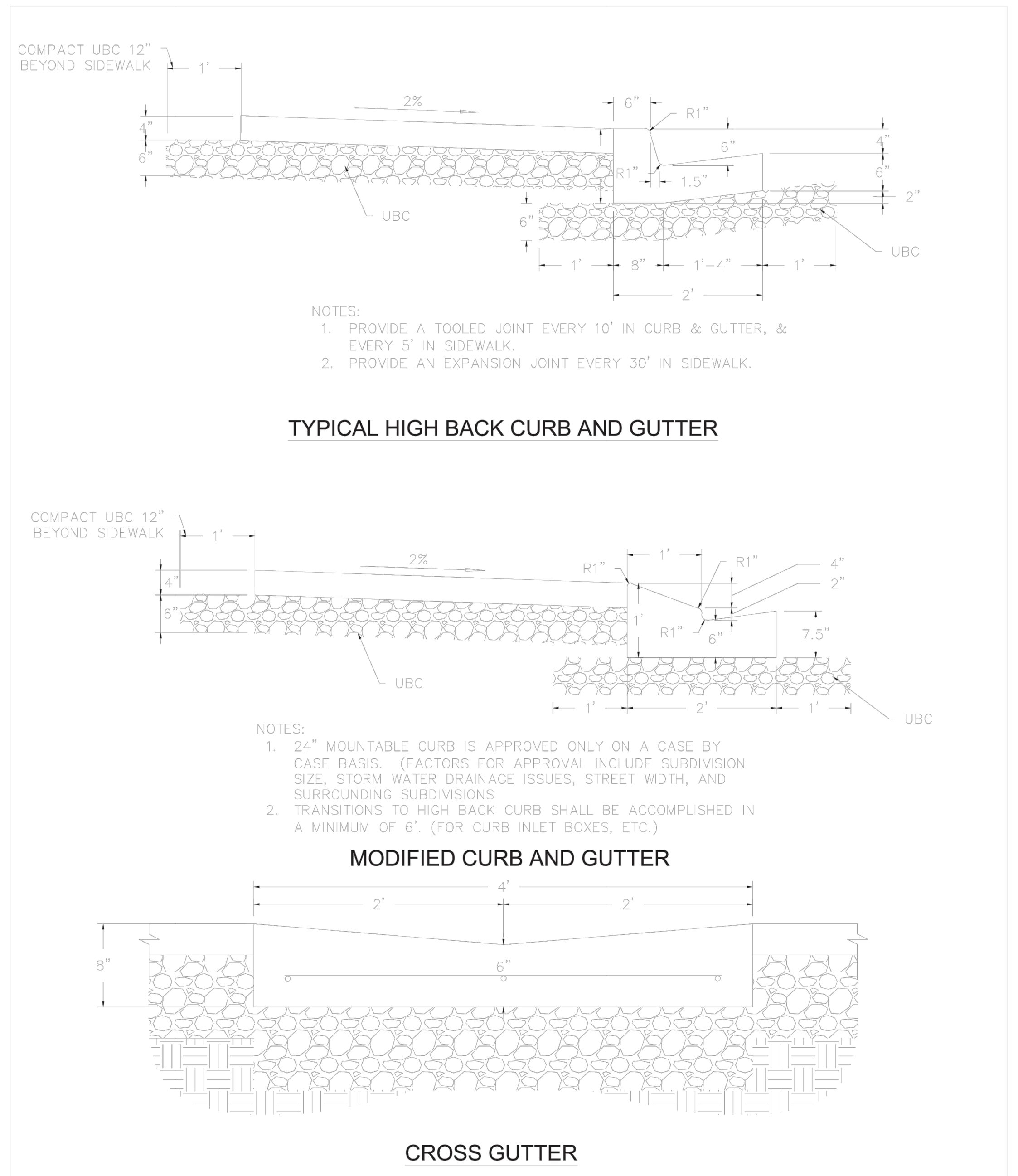
SHEET:
PLAN AND PROFILE - NRCS STORM OUTFALL

DRAWING:
C-309



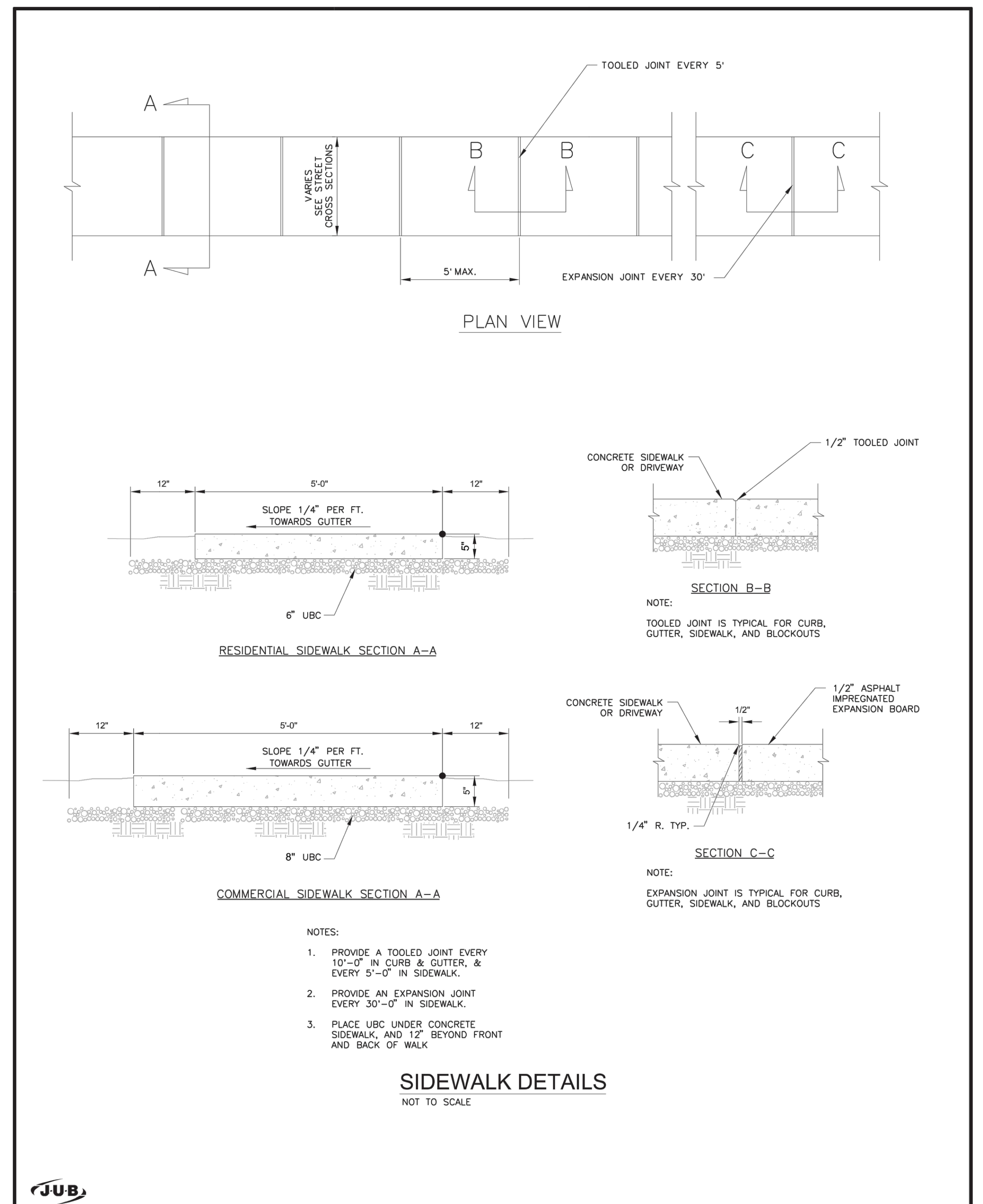
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RESIDENTIAL CURB RAMP AT INTERSECTION
SANTAQUIN CITY
110 SOUTH CENTER STREET
STANDARD DRAWING NUMBER: CG2A
ADOPTED DATE: 20 JUN 12



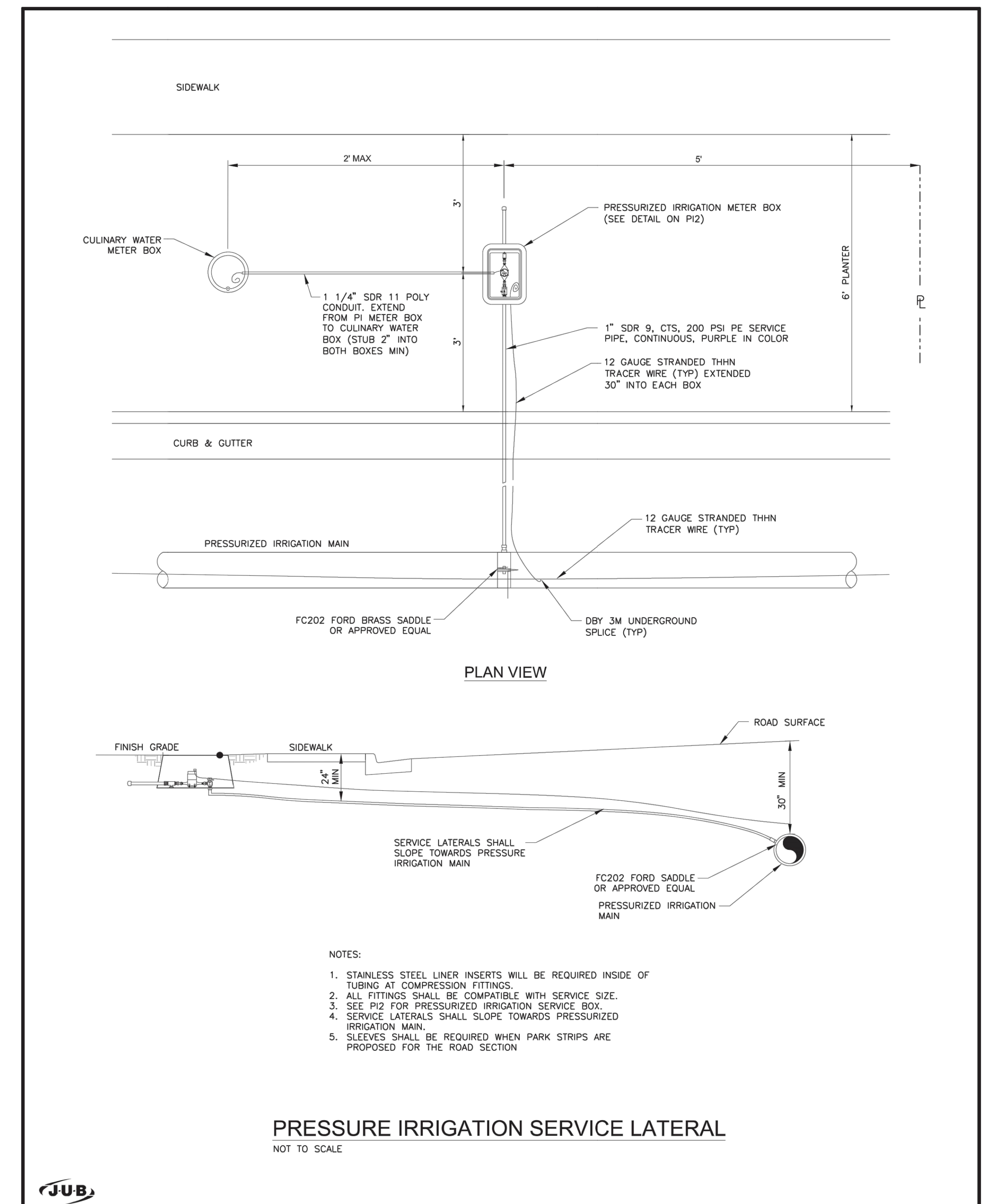
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CURB & GUTTER AND CROSS GUTTER DETAILS
SANTAQUIN CITY
110 SOUTH CENTER STREET
CG4
ADOPTED DATE: 19 – OCT – 16



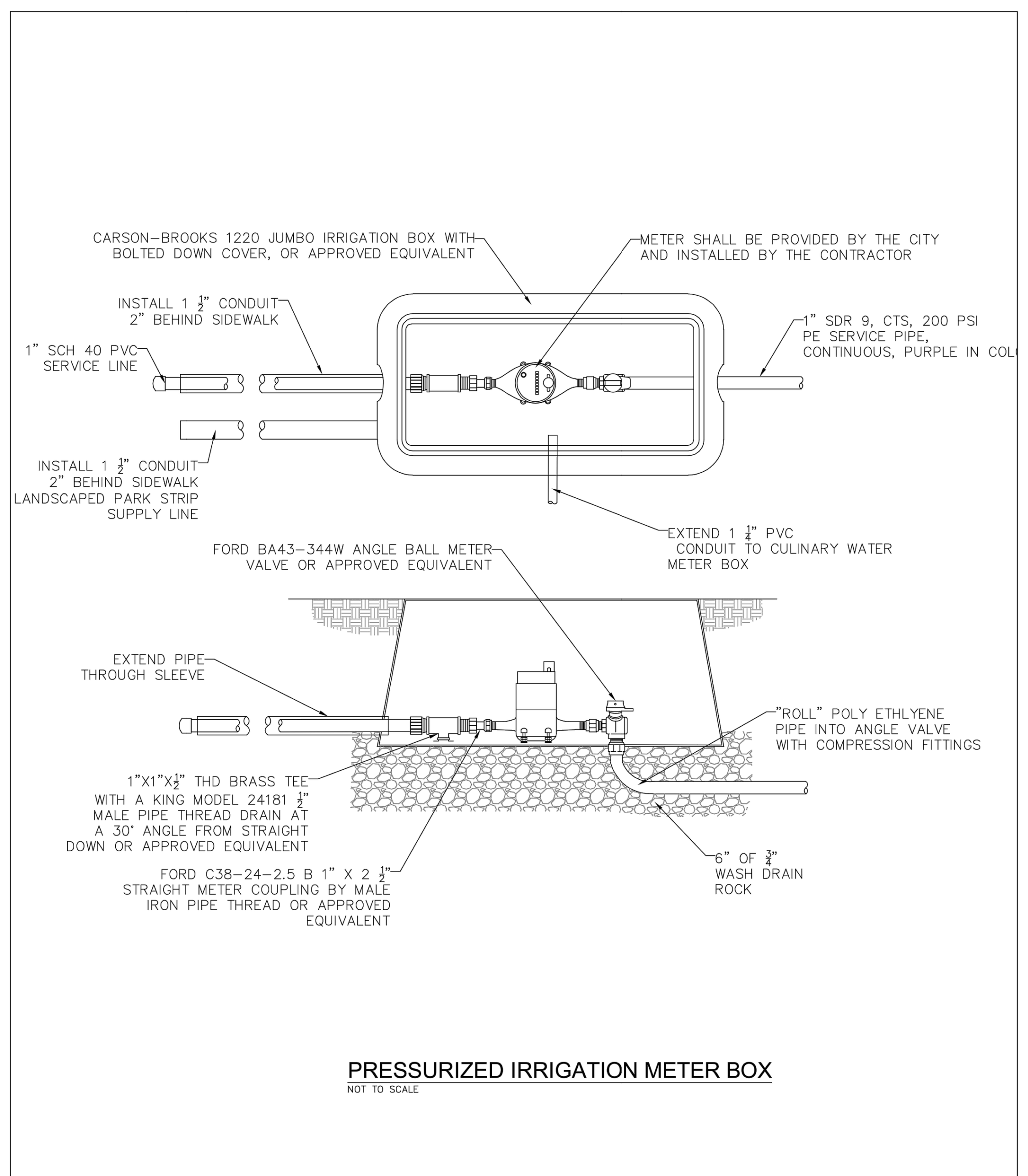
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REVISION: 1 CHANGED EXPANSION JOINT SPACING TO 30 FEET

SIDEWALK DETAILS
SANTAQUIN CITY
110 SOUTH CENTER STREET
STANDARD DRAWING NUMBER: CG5
ADOPTED DATE: 20 JUN 12



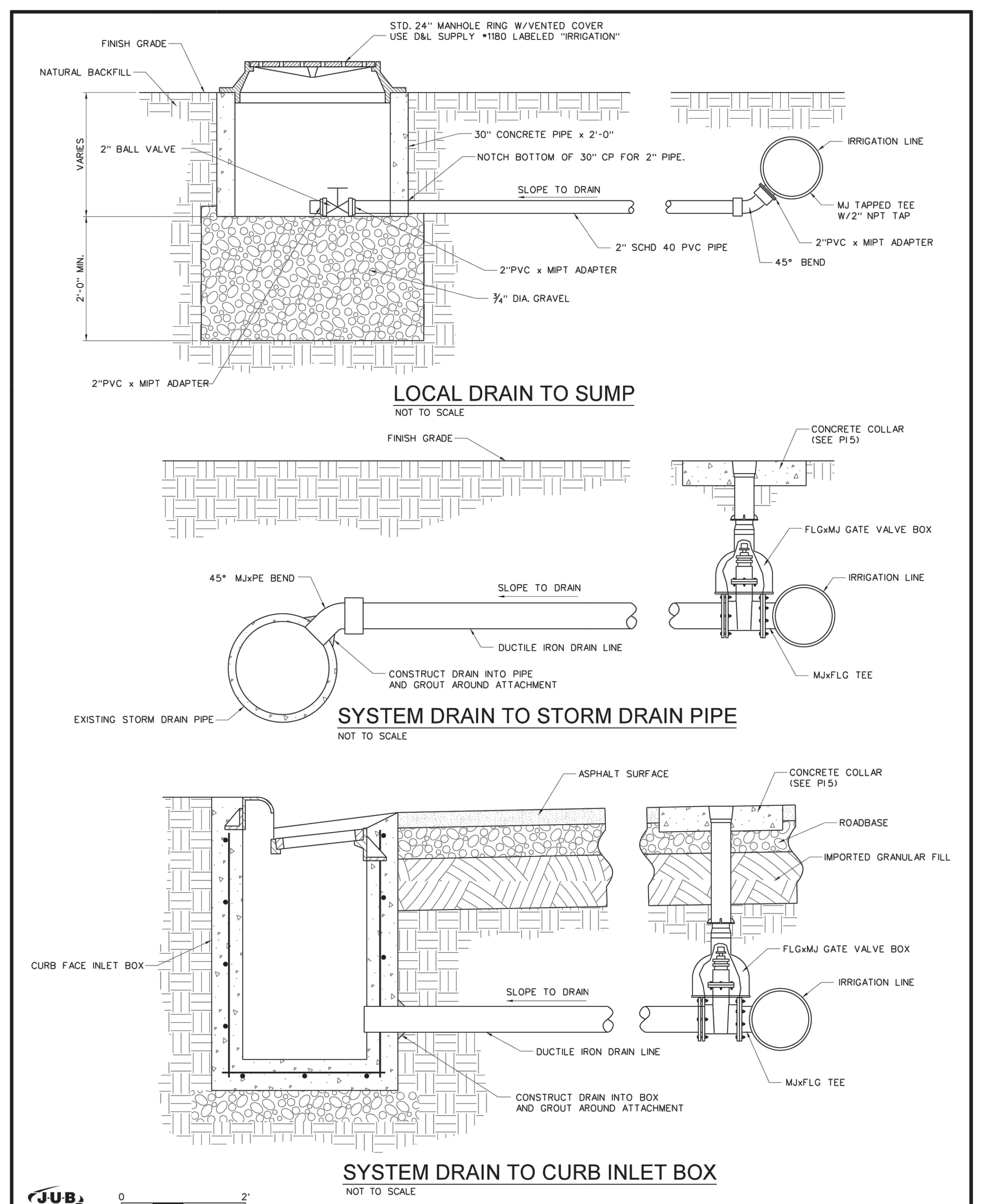
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REVISION: 1 CHANGED TO ANGLE VALVE & CHANGED PIPE & FITTINGS ACCORDINGLY

PRESSURE IRRIGATION SERVICE LATERAL
SANTAQUIN CITY
110 SOUTH CENTER STREET
STANDARD DRAWING NUMBER: PI 1
ADOPTED DATE: 20 JUN 12



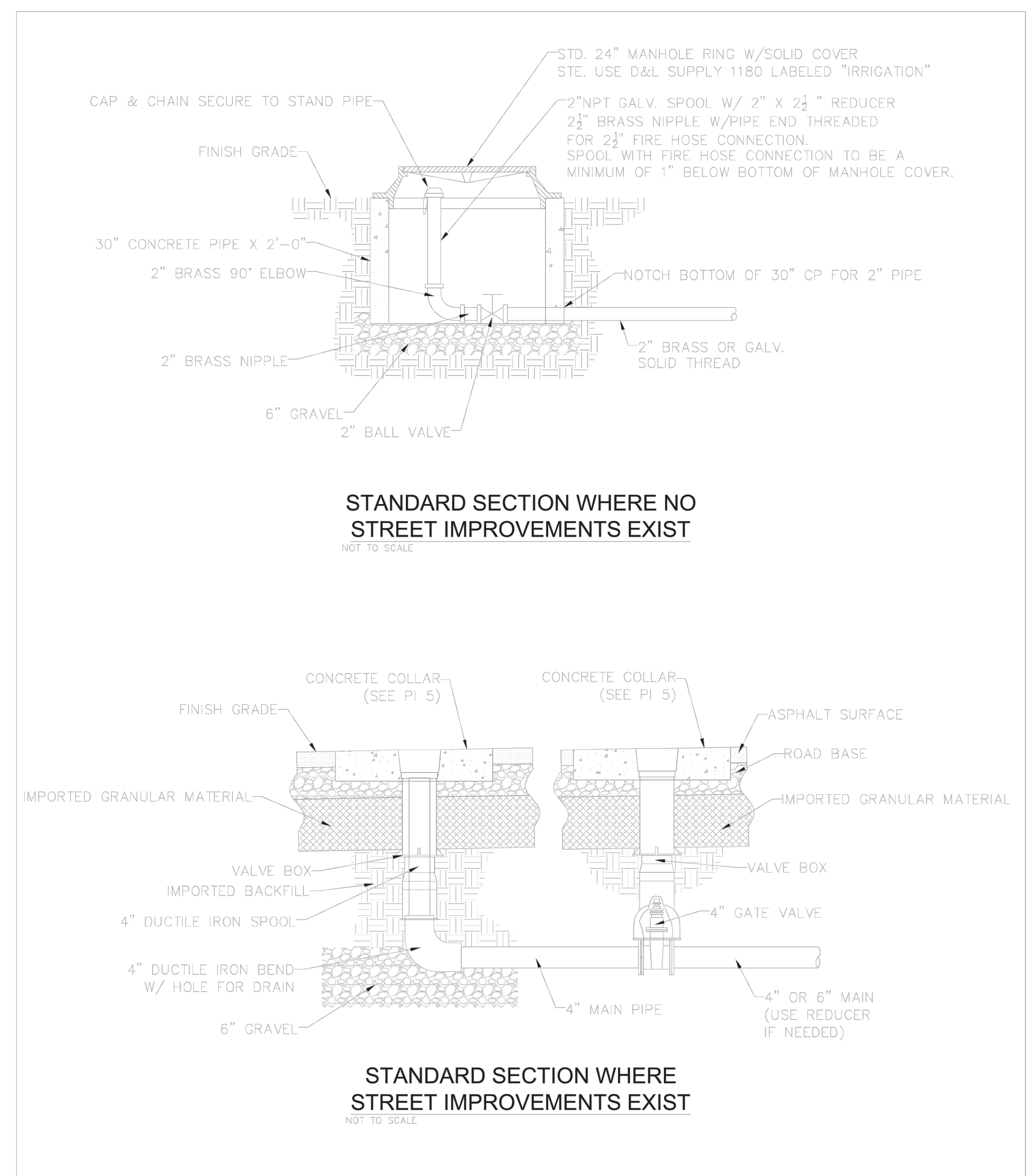
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REVISION: 1 fixed label for conduit between boxes to say PVC mw

PRESSURE IRRIGATION METER BOX
SANTAQUIN CITY
110 SOUTH CENTER STREET
PI2
ADOPTED DATE: 19 – OCT – 16



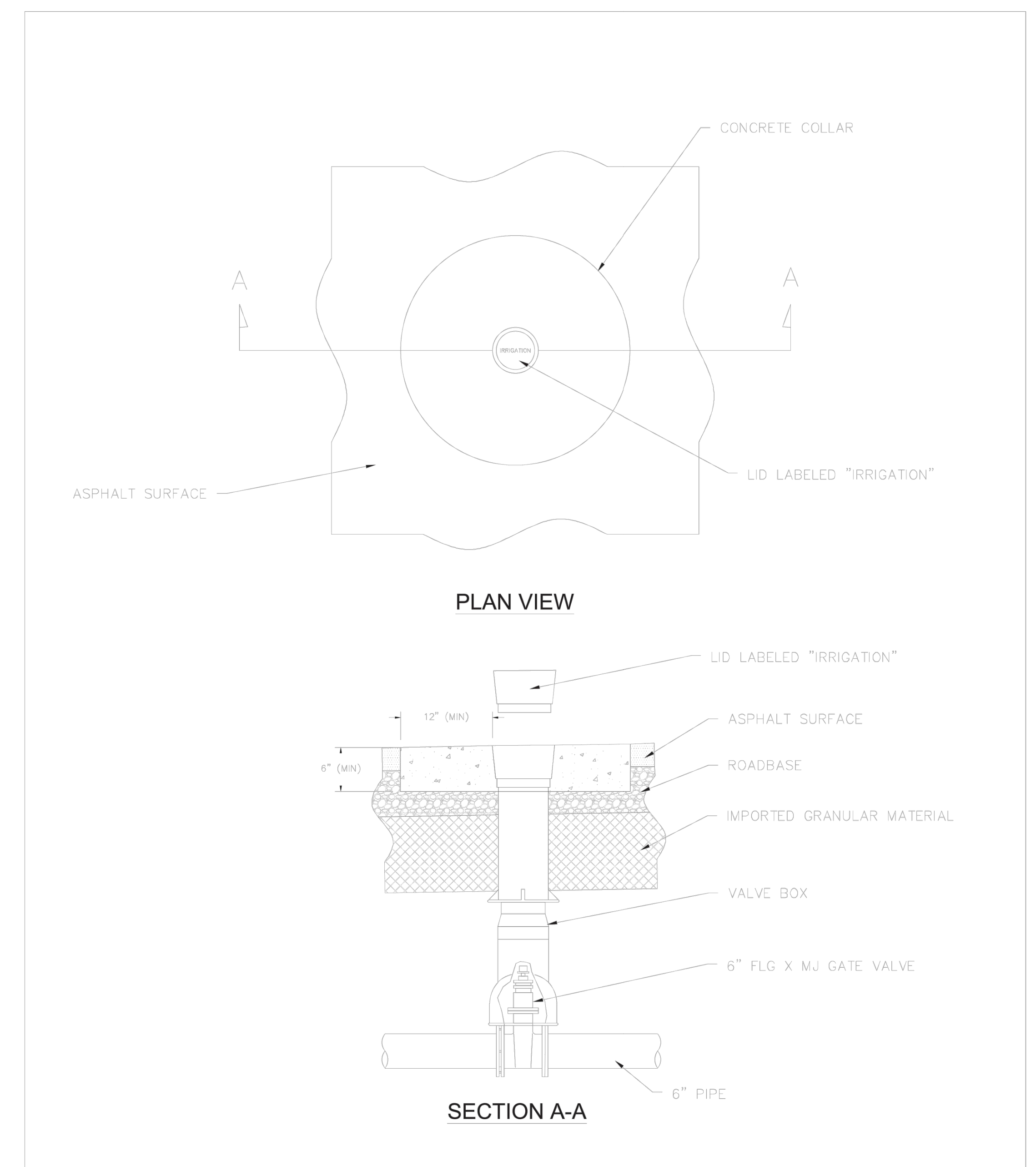
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REVISION: 1 ADDED CONCRETE COLLARS ON VALVE BOXES & MINOR NOTE UPDATES

PRESSURE IRRIGATION SYSTEM DRAINS
SANTAQUIN CITY
110 SOUTH CENTER STREET
STANDARD DRAWING NUMBER: PI 3
ADOPTED DATE: 20 JUN 12



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FLUSHING, AIR INLET & REMOVAL FACILITY FOR PRESSURE IRRIGATION
SANTAQUIN CITY
110 SOUTH CENTER STREET
PI4
ADOPTED DATE: 19 – OCT – 16



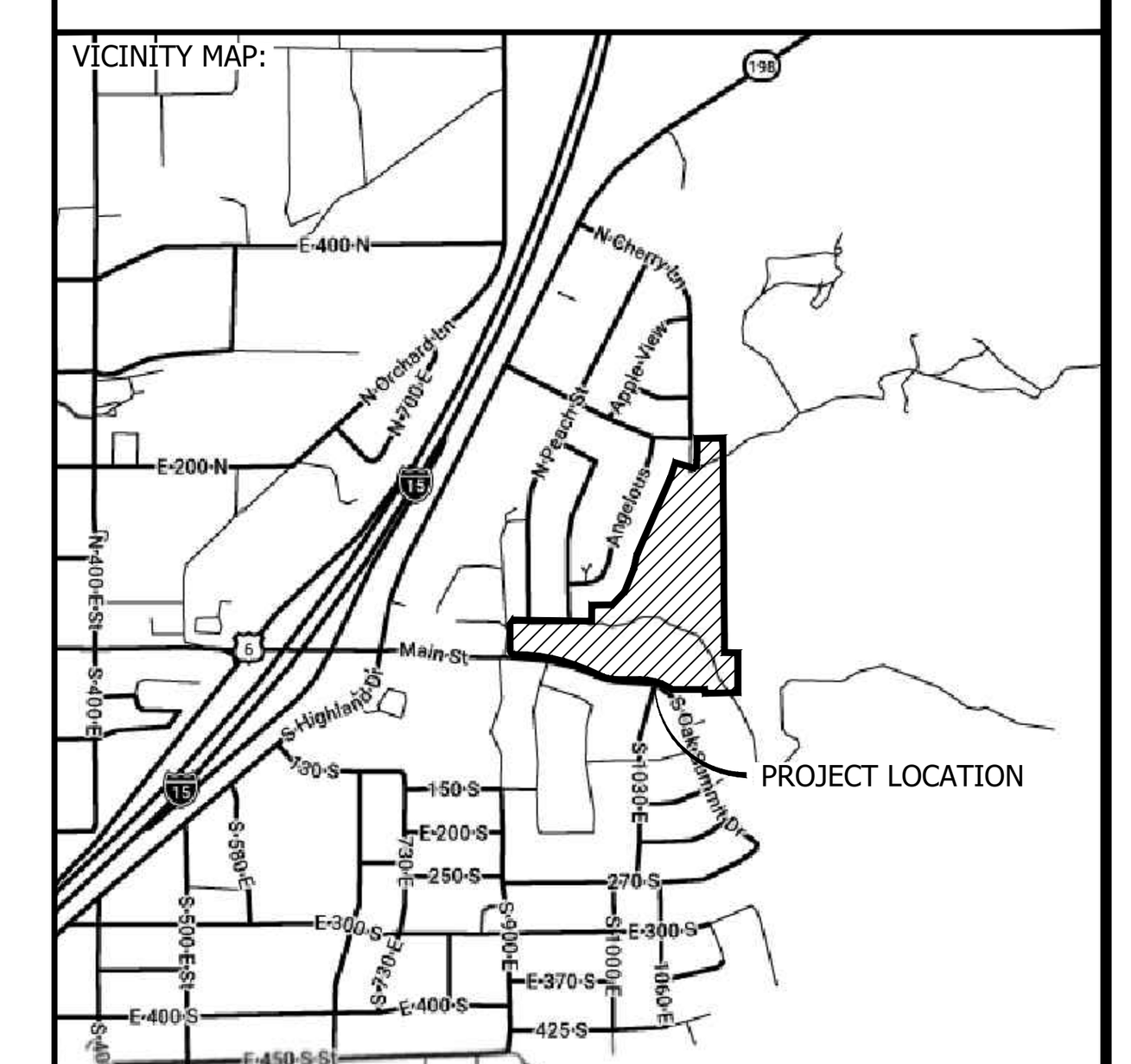
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PRESSURE IRRIGATION WATER VALVE
SANTAQUIN CITY
110 SOUTH CENTER STREET
PI5
ADOPTED DATE: 19 – OCT – 16

PROJECT NOTES / LEGEND:

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- UTIL — EXISTING UTILITY / FEATURE LINE
- UTIL — PROPOSED UTILITY / FEATURE LINE
- 4847 EXISTING CONTOURS
- 4847 PROPOSED CONTOURS

VICINITY MAP:



NORTH

RICHARD A HATFIELD
LICENSED PROFESSIONAL ENGINEER
Richard A Hatfield
10-2-2026
2774512
STATE OF UTAH

0 25 50 100 150
DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 50'

APEX Engineering of Utah, Inc.
661 NORTH MAIN STREET SPANISH FORK, UT
apex20.com 801-796-2277

REVISIONS

MARK	DATE	

SUNSET RIDGE (MAIN).DWG 10/20/26 3:24 PM

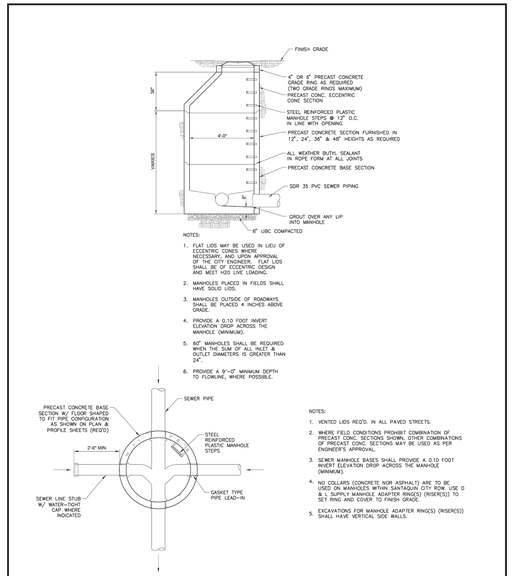
PROJECT:
SUNSET RIDGE

LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:
NFC - NOT FOR CONSTRUCTION

SHEET:
DETAILS

DRAWING:
C-500



TYPICAL SEWER MANHOLE
NOT TO SCALE

JUB 0 40

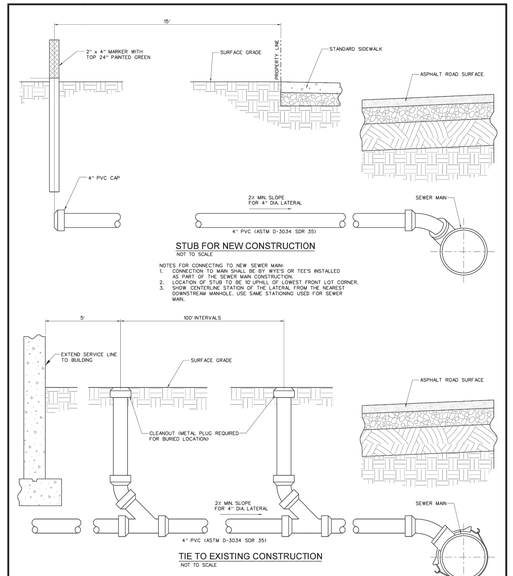
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REVISION

NO.	DESCRIPTION	BY	APP.	DATE
1	ADDED "SEWER MANHOLE & MANHOLE RING & COVER" DETAILS	BJS		10-21-25

TYPICAL SEWER MANHOLE
SANTAQUIN CITY
110 SOUTH CENTER STREET

STANDARD DRAWING NUMBER: S1
APP. PUBLIC WORKS DIRECTOR: N/A
APP. CITY ENGINEER: N/A
REVISED BY: BJS
ADOPTED DATE: 01 JAN 19



STUB FOR NEW CONSTRUCTION
NOT TO SCALE

NOTES FOR CONNECTING TO NEW SEWER MAIN:
1. CONNECTION TO MAIN SHALL BE 45° WYE'S OR TEE'S INSTALLED AS PART OF THE SEWER MAIN CONSTRUCTION.
2. LOCATION OF STUB TO BE 10'-UPHILL OF LOWEST FRONT LOT CORNER.
3. SHOW CENTERLINE STATION OF THE LATERAL FROM THE NEAREST DOWNSTREAM MANHOLE. USE SAME STATIONING USED FOR SEWER MAIN.

TIE TO EXISTING CONSTRUCTION
NOT TO SCALE

NOTES FOR CONNECTING TO EXISTING SEWER MAIN:
1. CUT HOLE IN MAIN WITH CORING MACHINE AROUND LATERAL OF 1".
2. INSTALL CAST IRON BACHMAN SEWER SADDLE WITH 1" PLUMBERS TAPE STRAP.
3. GROUT AROUND CONNECTION TO SEWER MAIN.
4. ENCASE SEWER MAIN AND LATERAL CONNECTION IN CONCRETE.
5. CONNECTION TO BE MADE IN PRESENCE OF PUBLIC WORKS INSPECTOR.

JUB 0 5'

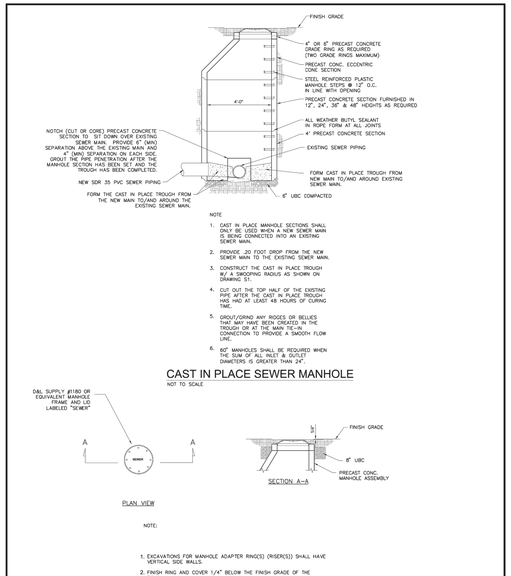
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REVISION

NO.	DESCRIPTION	BY	APP.	DATE
1	ADDED "SEWER MANHOLE & MANHOLE RING & COVER" DETAILS	BJS		10-21-25

TYPICAL SEWER LATERAL
SANTAQUIN CITY
110 SOUTH CENTER STREET

STANDARD DRAWING NUMBER: S2
APP. PUBLIC WORKS DIRECTOR: N/A
APP. CITY ENGINEER: N/A
REVISED BY: BJS
ADOPTED DATE: 01 JAN 19



NOTE
1. CAST IN PLACE MANHOLE SECTIONS SHALL ONLY BE USED WHEN A NEW SEWER MAIN IS BEING CONNECTED INTO AN EXISTING SEWER MAIN.
2. PROVIDE .20' FOOT DROP FROM THE NEW SEWER MAIN TO THE EXISTING SEWER MAIN.
3. CONSTRUCT THE CAST IN PLACE TROUGH W/ A SWOOPING RADIUS AS SHOWN ON DRAWING S1.
4. CUT OUT THE TOP HALF OF THE EXISTING PIPE AFTER THE CAST IN PLACE TROUGH HAS HAD AT LEAST 48 HOURS OF CURING TIME.
5. GROUT/GRIND ANY RIDGES OR BELLIES THAT MAY HAVE BEEN CREATED IN THE TROUGH OR AT THE MAIN TIE-IN CONNECTION TO PROVIDE A SMOOTH FLOW LINE.
6. 60" MANHOLES SHALL BE REQUIRED WHEN THE SUM OF ALL INLET & OUTLET DIAMETERS IS GREATER THAN 24".

CAST IN PLACE SEWER MANHOLE
NOT TO SCALE

NOTE:
1. EXCAVATIONS FOR MANHOLE ADAPTER RING(S) (RISER(S)) SHALL HAVE VERTICAL SIDE WALLS.
2. FINISH RING AND COVER 1/4" BELOW THE FINISH GRADE OF THE ROADWAY.

MANHOLE RING & COVER
NOT TO SCALE

JUB 0 40

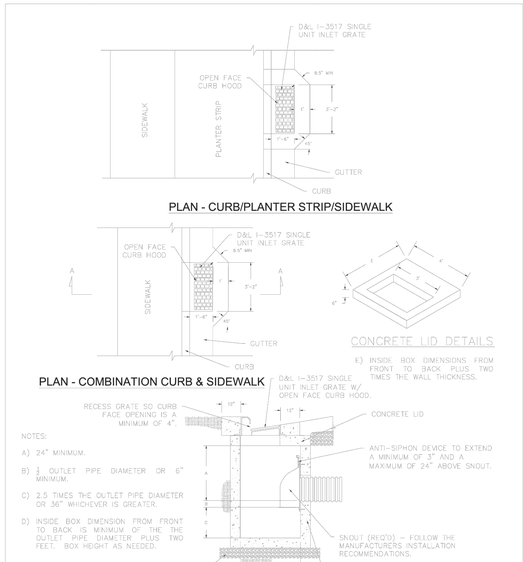
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REVISION

NO.	DESCRIPTION	BY	APP.	DATE
1	ADDED "SEWER MANHOLE & MANHOLE RING & COVER" DETAILS	BJS		10-21-25

CAST IN PLACE SEWER MANHOLE
MANHOLE RING & COVER
SANTAQUIN CITY
110 SOUTH CENTER STREET

STANDARD DRAWING NUMBER: S3
APP. PUBLIC WORKS DIRECTOR: N/A
APP. CITY ENGINEER: N/A
REVISED BY: BJS
ADOPTED DATE: 01 JAN 19



PLAN - CURB/PLANTER STRIP/SIDEWALK

PLAN - COMBINATION CURB & SIDEWALK

CONCRETE LID DETAILS

E) INSIDE BOX DIMENSIONS FROM FRONT TO BACK PLUS TWO TIMES THE WALL THICKNESS.

D&L I-3517 SINGLE UNIT INLET GRATE W/ OPEN FACE CURB HOOD.

RECESS GRATE SO CURB FACE OPENING IS A MINIMUM OF 4".

NOTES:
A) 24" MINIMUM.
B) 1½ OUTLET PIPE DIAMETER OR 6" MINIMUM.
C) 2.5 TIMES THE OUTLET PIPE DIAMETER OR 36" WHICHEVER IS GREATER.
D) INSIDE BOX DIMENSION FROM FRONT TO BACK IS MINIMUM OF THE OUTLET PIPE DIAMETER PLUS TWO FEET. BOX HEIGHT AS NEEDED.

SECTION A-A

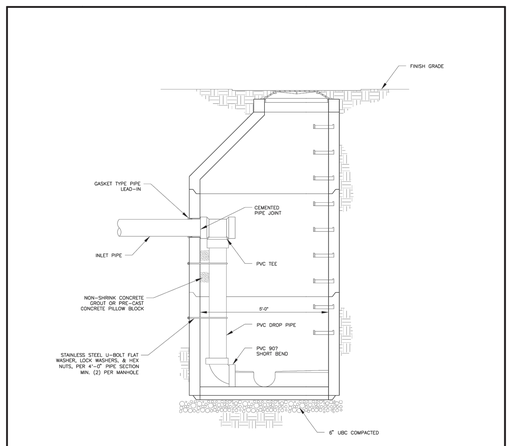
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REVISION

NO.	DESCRIPTION	BY	APP.	DATE

CURB INLET BOX ASSEMBLY
SANTAQUIN CITY
110 SOUTH CENTER STREET

SD1
ADOPTED DATE: 19 – OCT – 15



NOTES:
1. FOR DROP DISTANCES LESS THAN 18" NO DROP CONNECTION IS REQUIRED. THE INVERT SHALL SLOPE THE SHORTEST PATH TO THE BASE SECTION OF THE MANHOLE TO ACCOMMODATE THE DROP DISTANCES.
2. SEWER MAINS LARGER THAN 10" SHALL USE OUTSIDE DROPS, SIMILARLY CONFIGURED, BUT WITH THE DROP PIPE OUTSIDE THE MANHOLE WITH SHORT LENGTHS OF PIPE EXTENDING INTO THE MANHOLE.

DROP SEWER MANHOLE
NOT TO SCALE

JUB 0 20

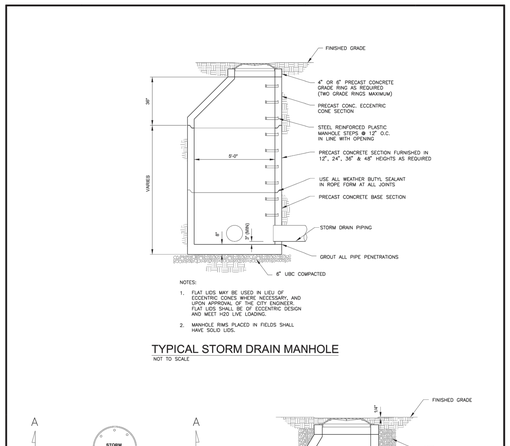
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REVISION

NO.	DESCRIPTION	BY	APP.	DATE
1	ADDED "SEWER MANHOLE & MANHOLE RING & COVER" DETAILS	BJS		10-21-25

DROP SEWER MANHOLE
SANTAQUIN CITY
110 SOUTH CENTER STREET

STANDARD DRAWING NUMBER: S4
APP. PUBLIC WORKS DIRECTOR: N/A
APP. CITY ENGINEER: N/A
REVISED BY: BJS
ADOPTED DATE: 01 JAN 19



NOTES:
1. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY, AND UPON APPROVAL OF THE CITY ENGINEER. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING.
2. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS.

TYPICAL STORM DRAIN MANHOLE
NOT TO SCALE

NOTE:
1. NO COLLARS (CONCRETE NOR ASPHALT) ARE TO BE USED ON MANHOLES WITHIN SANTAQUIN CITY ROW. USE D & E SUPPLY MANHOLE ADAPTER RING(S) (RISER(S)) TO SET RING AND COVER TO FINISH GRADE.
2. EXCAVATIONS FOR MANHOLE ADAPTER RING(S) (RISER(S)) SHALL HAVE VERTICAL SIDE WALLS.
3. FINISH RING AND COVER 1/4" BELOW THE FINISH GRADE OF THE ROADWAY.

MANHOLE RING & COVER
NOT TO SCALE

JUB 0 40

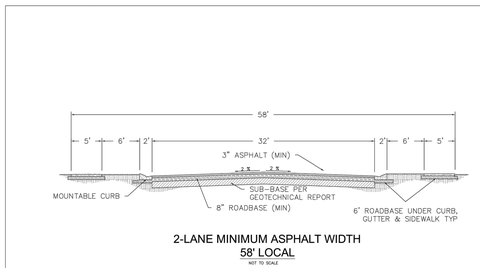
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REVISION

NO.	DESCRIPTION	BY	APP.	DATE
1	ADDED "SEWER MANHOLE & MANHOLE RING & COVER" DETAILS	BJS		10-21-25

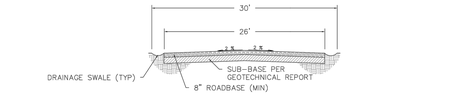
TYPICAL STORM DRAIN MANHOLE & MANHOLE RING & COVER
SANTAQUIN CITY
110 SOUTH CENTER STREET

STANDARD DRAWING NUMBER: SD2
APP. PUBLIC WORKS DIRECTOR: N/A
APP. CITY ENGINEER: N/A
REVISED BY: BJS
ADOPTED DATE: 01 JAN 19



2-LANE MINIMUM ASPHALT WIDTH
58' LOCAL
NOT TO SCALE

NOTES:
1. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF RIGHT TURN LANES AT INTERSECTIONS.
2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY MODIFY THIS SECTION FOR DEVELOPMENTS WITH AVERAGE BUILDABLE SLOPE > 10%.
3. AS APPROVED BY CITY COUNCIL ON DECEMBER 19, 2023, THIS IS NOW THE MINIMUM CROSS SECTION FOR ALL NEW LOCAL STREETS/ROADS



26' RURAL PRIVATE LANE
NOT TO SCALE

NOTES:
TURN-A-ROUND MUST MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST ADOPTED VERSION)

NOTES:
1. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF RIGHT TURN LANES AT INTERSECTIONS.
2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY MODIFY THIS SECTION FOR DEVELOPMENTS WITH AVERAGE BUILDABLE SLOPE > 10%.

NOTES:
STANDARD ROAD CROSS SECTIONS MAY BE MODIFIED IN HILLSIDE DEVELOPMENT ZONES ACCORDING TO A DEVELOPMENT AGREEMENT.

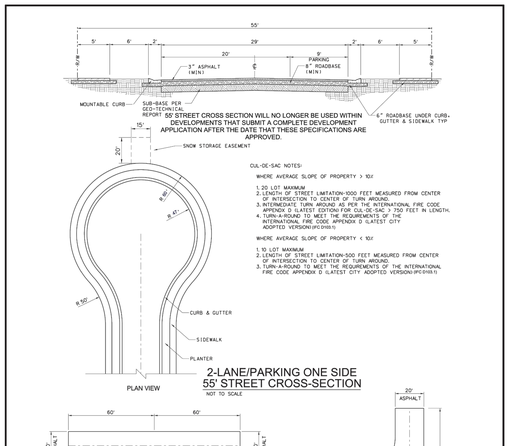
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REVISION

NO.	DESCRIPTION	BY	APP.	DATE

STANDARD STREET CROSS SECTION
SANTAQUIN CITY
110 SOUTH CENTER STREET

ST2
ADOPTED DATE:



DEVELOPMENTS THAT SUBMIT A COMPLETE DEVELOPMENT APPLICATION AFTER THE DATE THAT THESE SPECIFICATIONS ARE APPROVED.

CUL-DE-SAC NOTES:

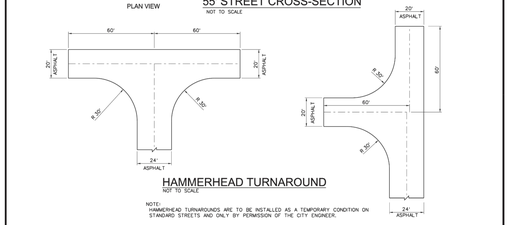
WHERE AVERAGE SLOPE OF PROPERTY > 10:

1. 20 LOT MAXIMUM
2. LENGTH OF STREET LIMITATION-1000 FEET MEASURED FROM CENTER OF INTERSECTION TO CENTER OF TURN AROUND.
3. INTERMEDIATE TURN AROUND AS PER THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST EDITION) FOR CUL-DE-SAC > 750 FEET IN LENGTH.
4. TURN-A-ROUND TO MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST CITY ADOPTED VERSION)(IFC-D103.1)

WHERE AVERAGE SLOPE OF PROPERTY < 10:

1. 10 LOT MAXIMUM
2. LENGTH OF STREET LIMITATION-500 FEET MEASURED FROM CENTER OF INTERSECTION TO CENTER OF TURN AROUND.
3. TURN-A-ROUND TO MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST CITY ADOPTED VERSION)(IFC-D103.1)

2-LANE/PARKING ONE SIDE
55' STREET CROSS-SECTION
NOT TO SCALE



HAMMERHEAD TURNAROUND
NOT TO SCALE

NOTE:
HAMMERHEAD TURNAROUNDS ARE TO BE INSTALLED AS A TEMPORARY CONDITION ON STANDARD STREETS AND ONLY BY PERMISSION OF THE CITY ENGINEER.

JUB 0 10'

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REVISION

NO.	DESCRIPTION	BY	APP.	DATE

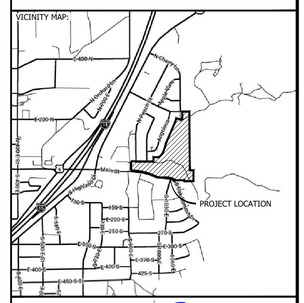
STANDARD STREET CROSS SECTIONS
SANTAQUIN CITY
110 SOUTH CENTER STREET

STANDARD DRAWING NUMBER: ST3
APP. PUBLIC WORKS DIRECTOR: N/A
APP. CITY ENGINEER: N/A
REVISED BY: BJS
ADOPTED DATE: 01 JAN 19

PROJECT NOTES / LEGEND:

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- UTIL — EXISTING UTILITY / FEATURE LINE
- UTIL — PROPOSED UTILITY / FEATURE LINE
- 4847 — EXISTING CONTOURS
- 4847 — PROPOSED CONTOURS

VICINITY MAP:



NORTH
NW NE
W E
SW SE
S

Richard A Hatfield
10-2-2026
2774512
STATE OF UTAH

0 25 50 100 150
DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 50'

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661 NORTH MAIN STREET SPANISH FORK, UT
apex20.com 801-796-2277

REVISIONS

MARK	DATE	

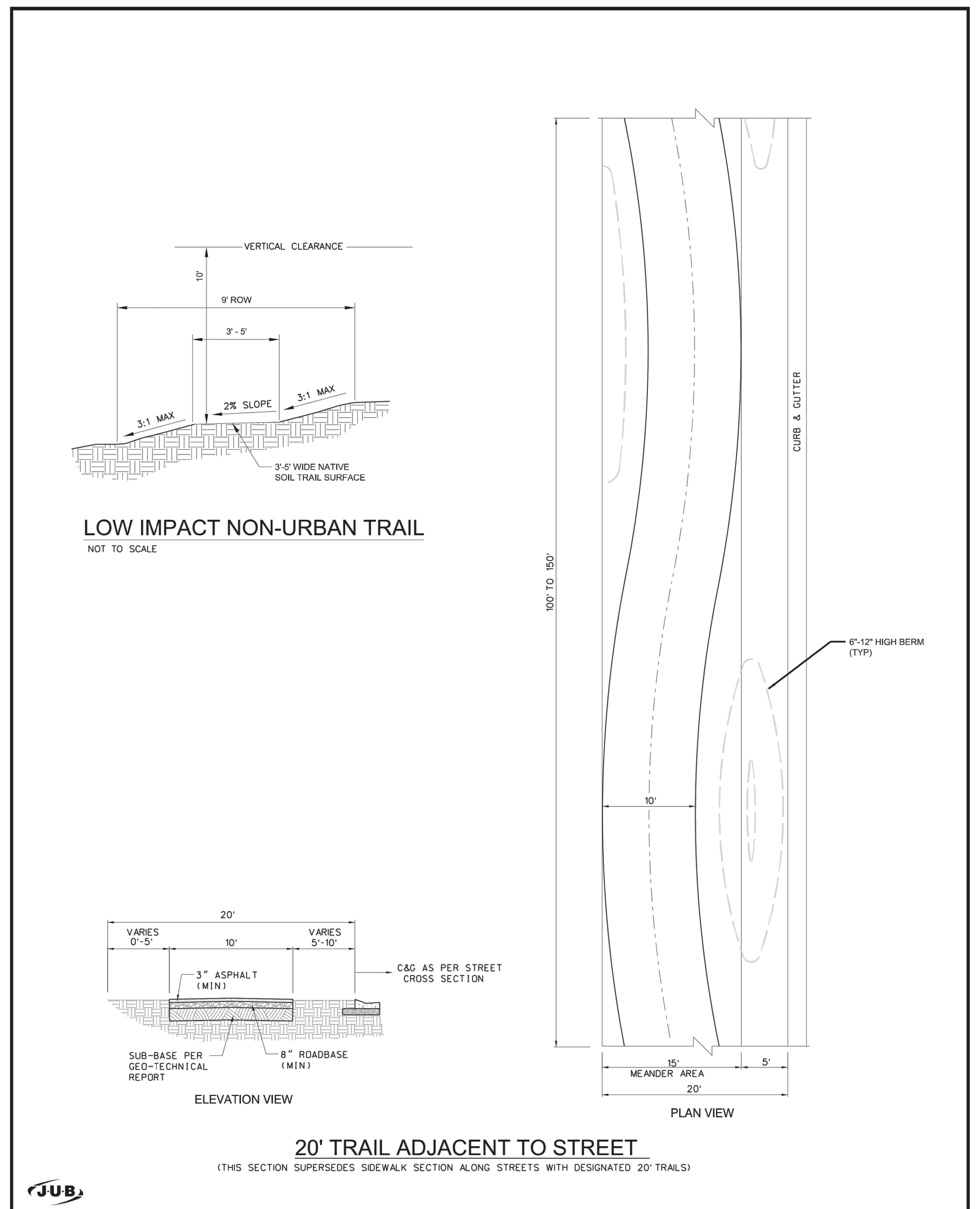
SUNSET RIDGE (MAIN).DWG 10/20/26 3:24 PM

PROJECT:
SUNSET RIDGE

LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:
NFC - NOT FOR CONSTRUCTION

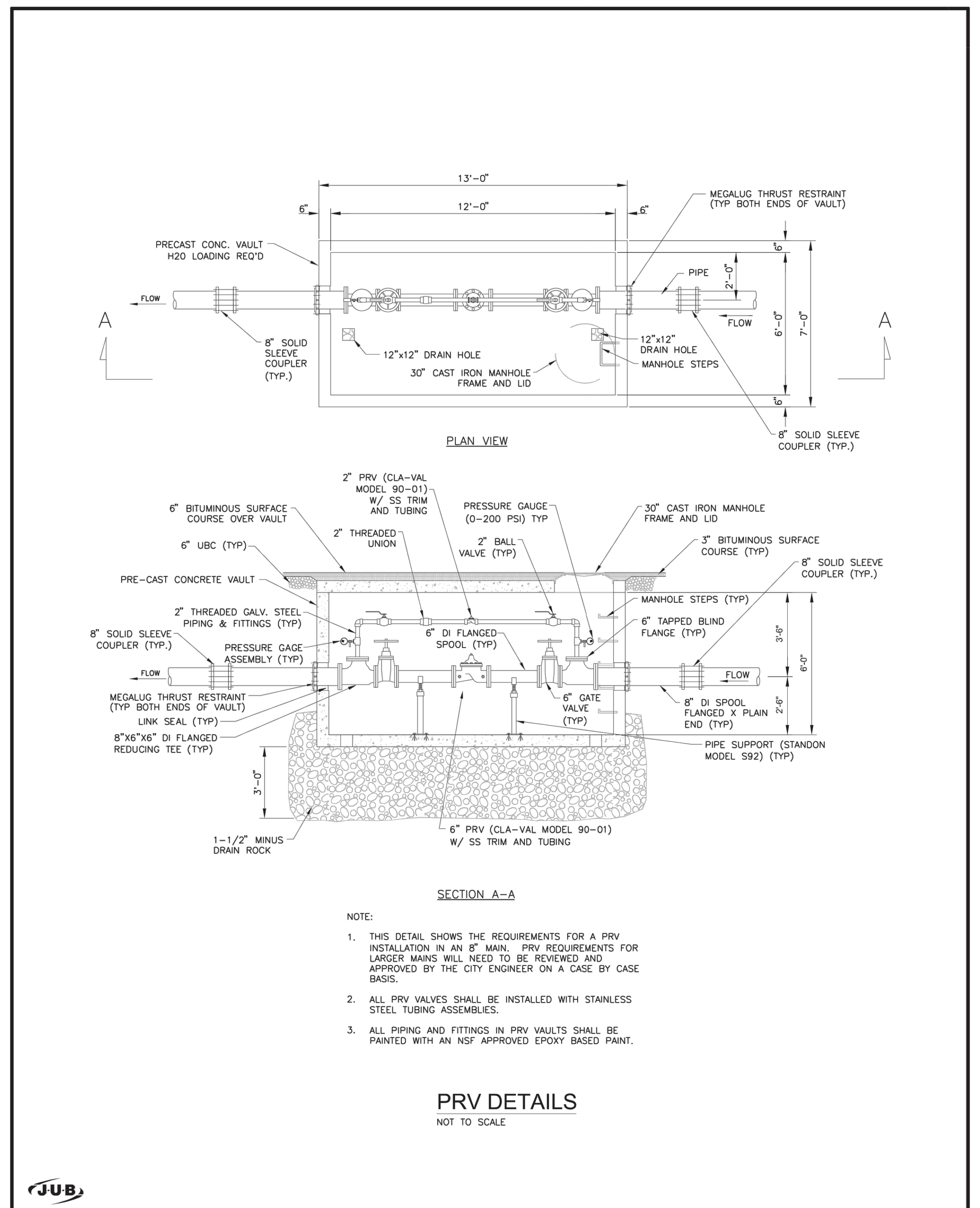
SHEET: DETAILS
DRAWING: C-501



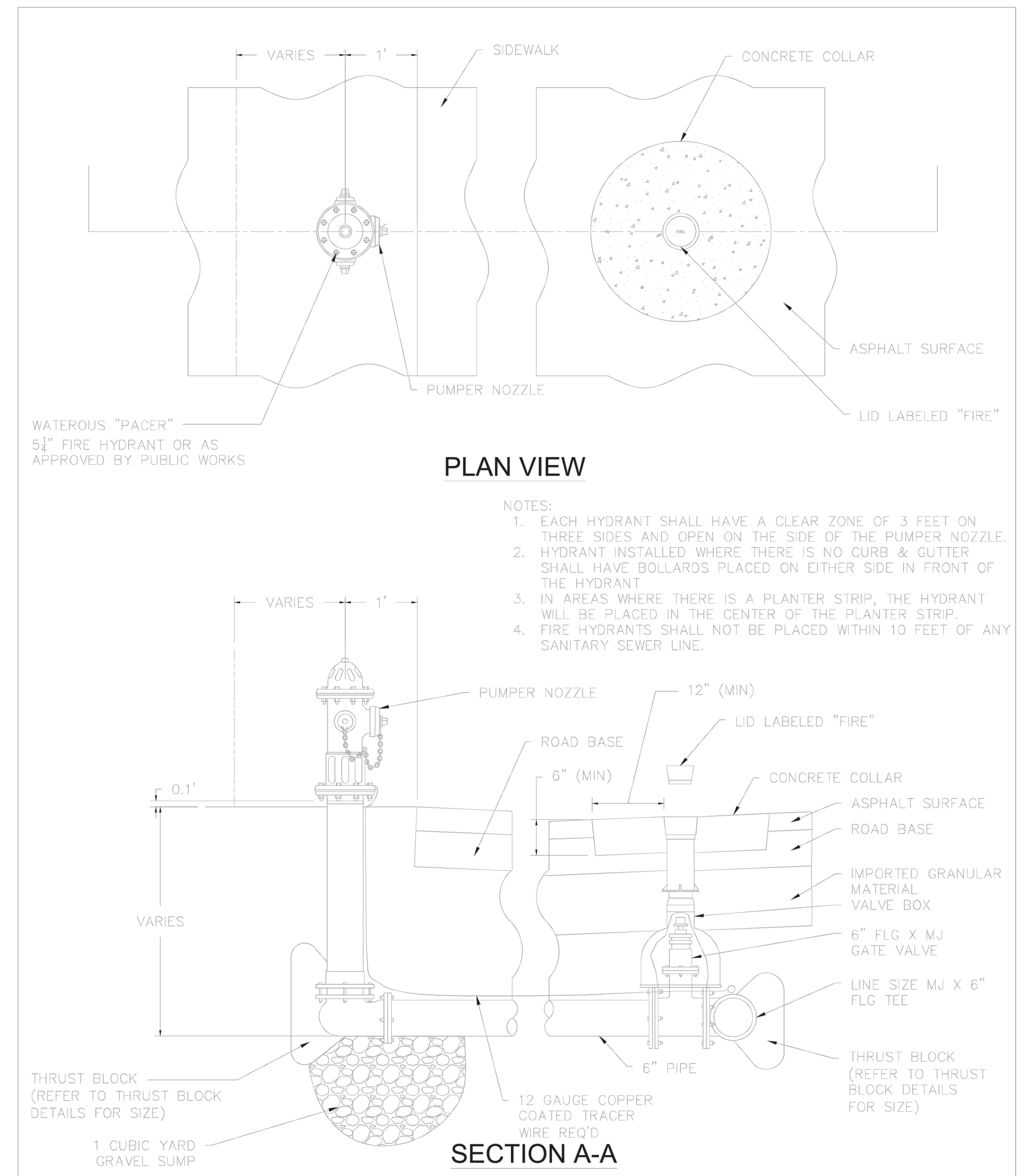
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REVISION: 1 UPDATED TRAIL SECTIONS & ADDED TOPO FOR BERMS — NEB — MLC — 11/2011

Santaquin — LOW IMPACT NON-URBAN & 20' TRAIL ADJACENT TO STREET CROSS SECTIONS — SANTAQUIN CITY, 110 SOUTH CENTER STREET — STANDARD DRAWING NUMBER: T3 — PLOT SCALE: 1.000 — DRAWN BY: BTW — DESIGN BY: NEB — CHECKED BY: MLC — ADOPTED DATE: 20 JUN 12

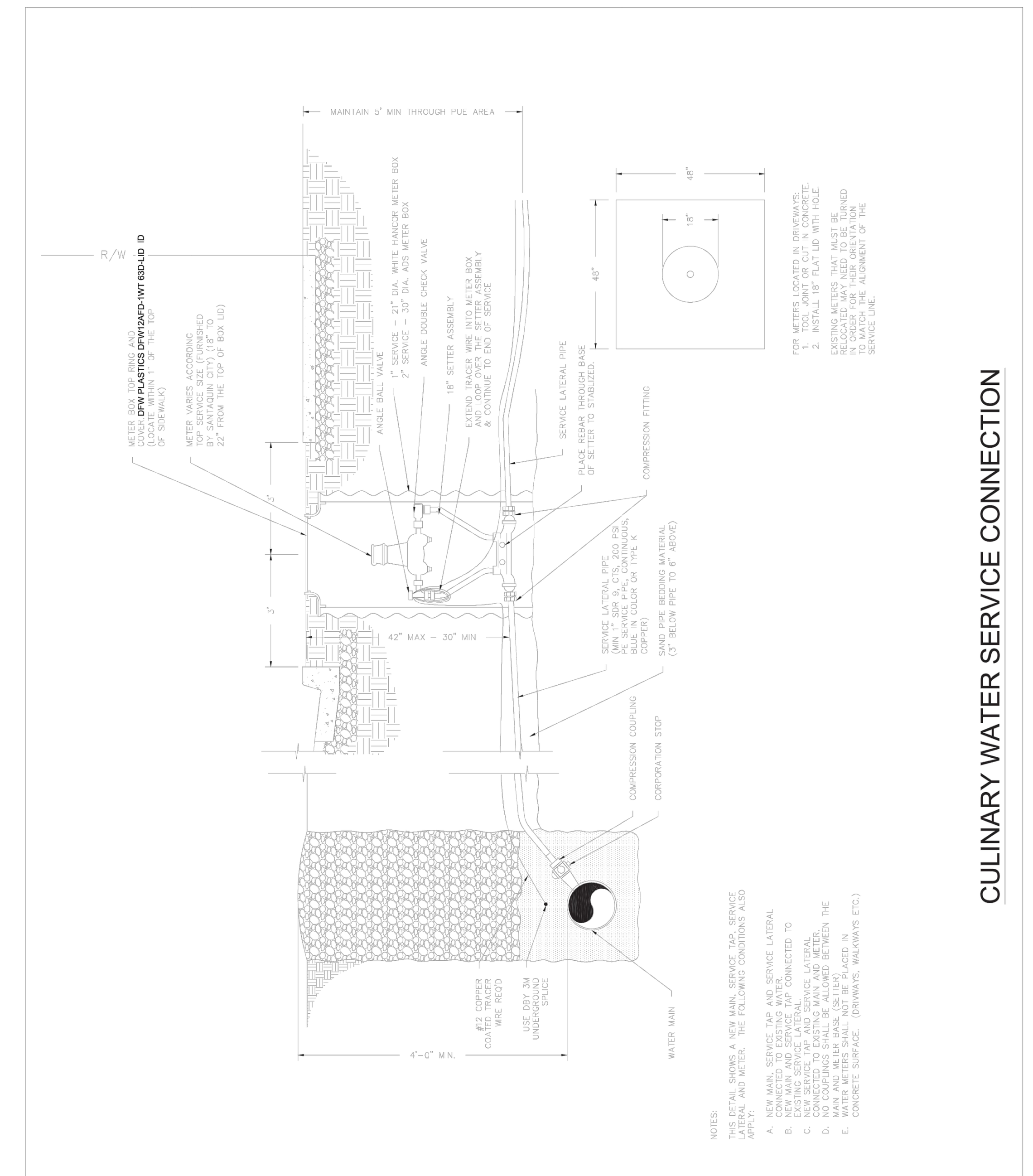


Santaquin — PRESSURE REDUCING VALVE DETAILS — SANTAQUIN CITY, 110 SOUTH CENTER STREET — STANDARD DRAWING NUMBER: W4 — PLOT SCALE: 1.000 — DRAWN BY: BTW — DESIGN BY: NEB — CHECKED BY: MLC — ADOPTED DATE: 20 JUN 12



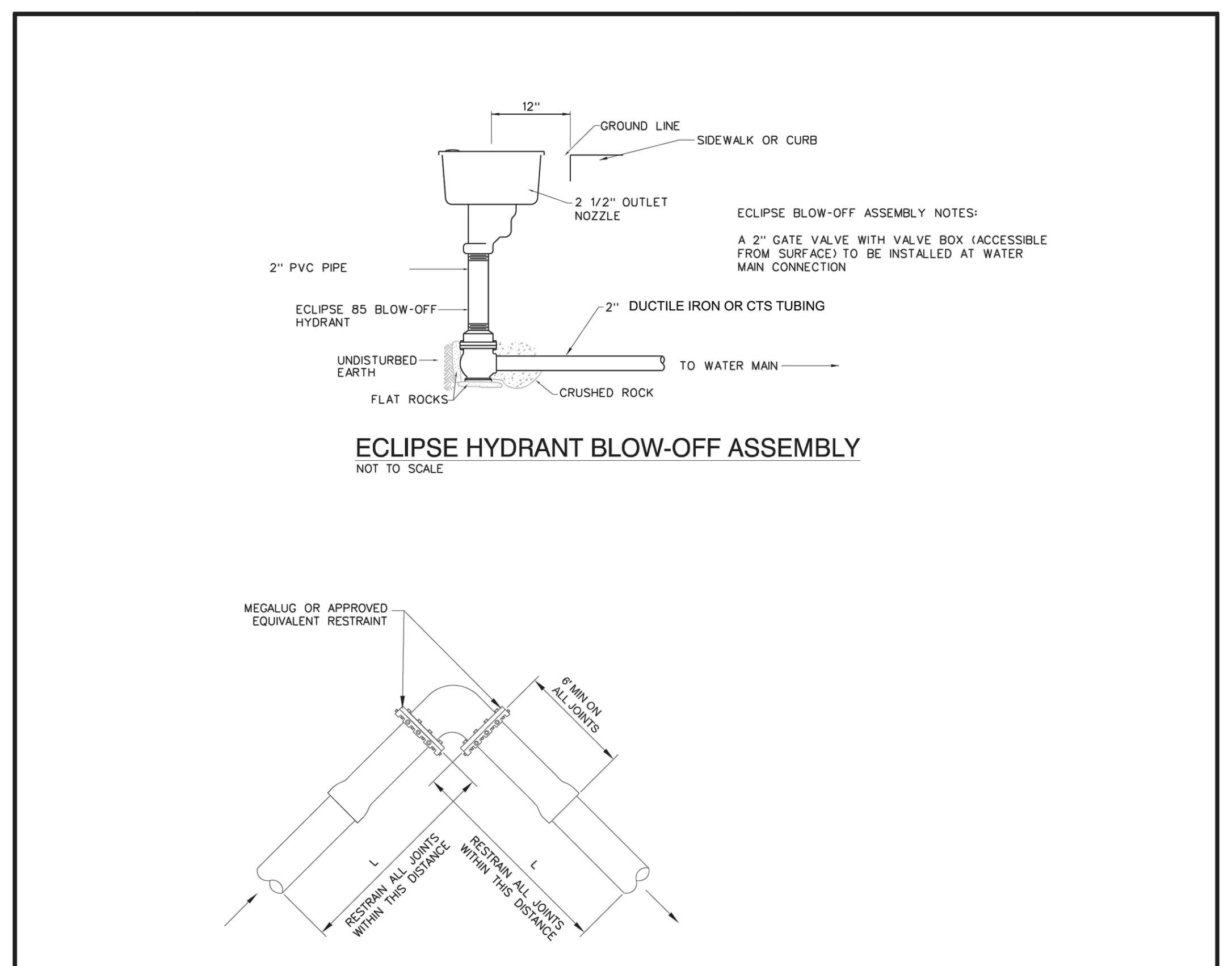
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Santaquin — FIRE HYDRANT & WATER VALVE DETAIL — SANTAQUIN CITY, 110 SOUTH CENTER STREET — W2 — ADOPTED DATE: 19 - OCT - 16



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Santaquin — CULINARY WATER SERVICE CONNECTION — SANTAQUIN CITY, 110 SOUTH CENTER STREET — W1 — ADOPTED DATE: 19 - OCT - 16



EXAMPLE:
PIPE = 6" PVC
L = 28'

PVC HORIZONTAL BEND RESTRAINED LENGTHS IN FT.									
BEND ANGLE	PIPE SIZE								
	4	6	8	10	12	14	16	18	20
90	20	28	37	44	52	59	67	73	81

NOTES:
1. ALL JOINTS WITHIN THE "L" DISTANCE SHALL BE RESTRAINED

DIP HORIZONTAL BEND RESTRAINED LENGTHS IN FT.								
BEND ANGLE	PIPE SIZE							
	4	6	8	10	12	14	16	20
90	15	21	28	34	40	45	51	62

NOTES:
1. ALL JOINTS WITHIN THE "L" DISTANCE SHALL BE RESTRAINED

NOTE:
1. THRUST BLOCK NOT SHOWN FOR CLARITY

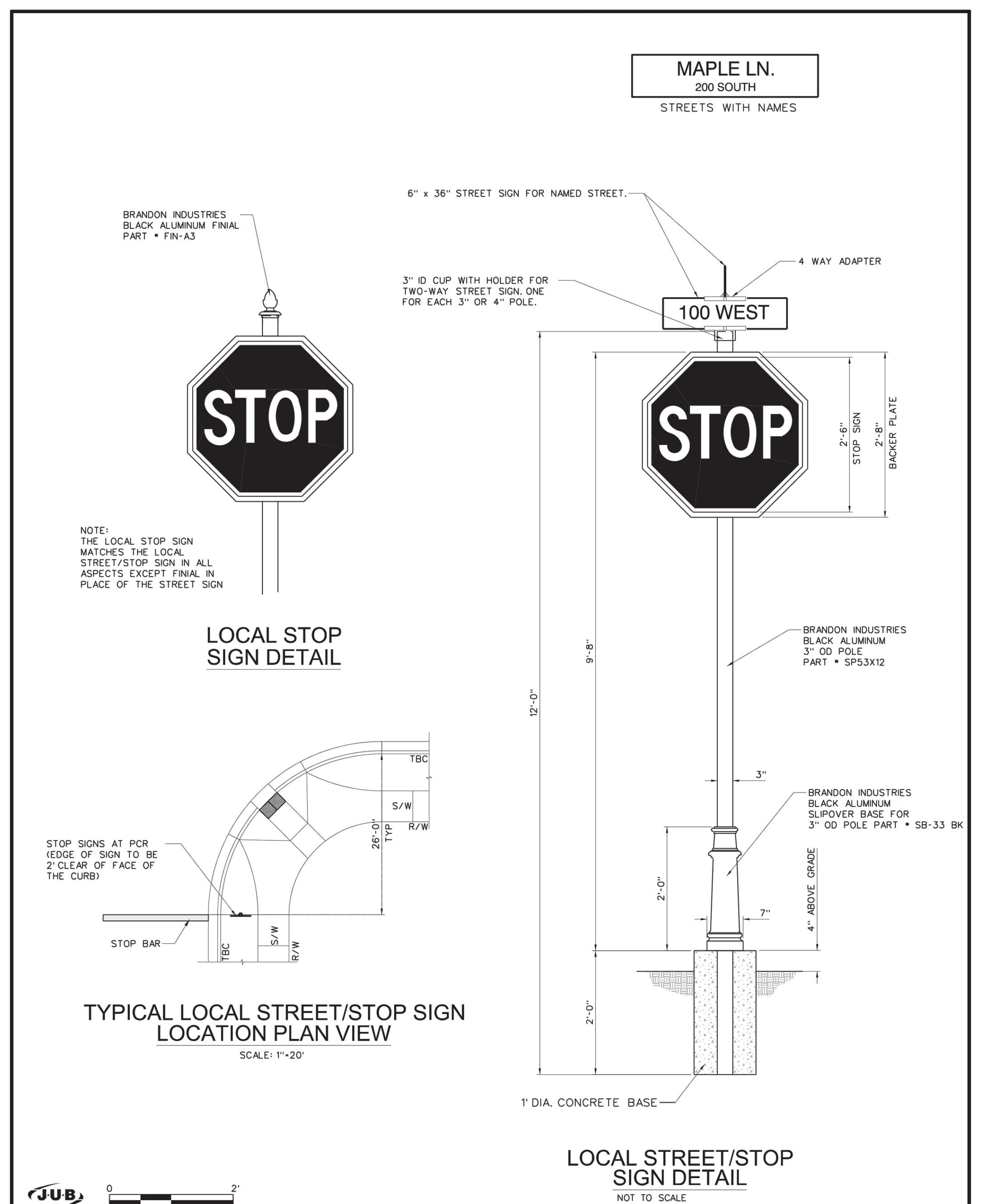
BASED ON:
TEST PRESSURE: 200 PSI
SOIL TYPE: GM - SILTY GRAVEL, GRAVEL-SAND-SILT MIXTURE
BURIAL DEPTH: 4 FT.
TRENCH TYPE: 5 - PIPE BEDDED IN COMPACTED GRANULAR MATERIAL TO THE CENTER LINE OF PIPE, 4" MIN. UNDER PIPE. COMPACTED GRANULAR OR SELECT MATERIAL TO TOP OF PIPE. (APPROXIMATELY 95% OF MODIFIED PROCTOR, AASHTO T-180)
SAFETY FACTOR: 1.5
• CALCULATIONS DERIVED FROM EBAA IRON SALES

MEGALUG RESTRAINING SYSTEM DETAILS
NOT TO SCALE

STATEMENT OF USE
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REVISION: 1 ADDED NOTE THAT THRUST BLOCKS ARE NOT SHOWN FOR CLARITY — NEB — MLC — 11/2011

Santaquin — MEGALUG RESTRAINING SYSTEM & ECLIPSE HYDRANT BLOW-OFF ASSEMBLY — SANTAQUIN CITY, 110 SOUTH CENTER STREET — STANDARD DRAWING NUMBER: W7 — PLOT SCALE: 1.000 — DRAWN BY: NEB — DESIGN BY: NEB — CHECKED BY: MLC — ADOPTED DATE: 20 JUN 12

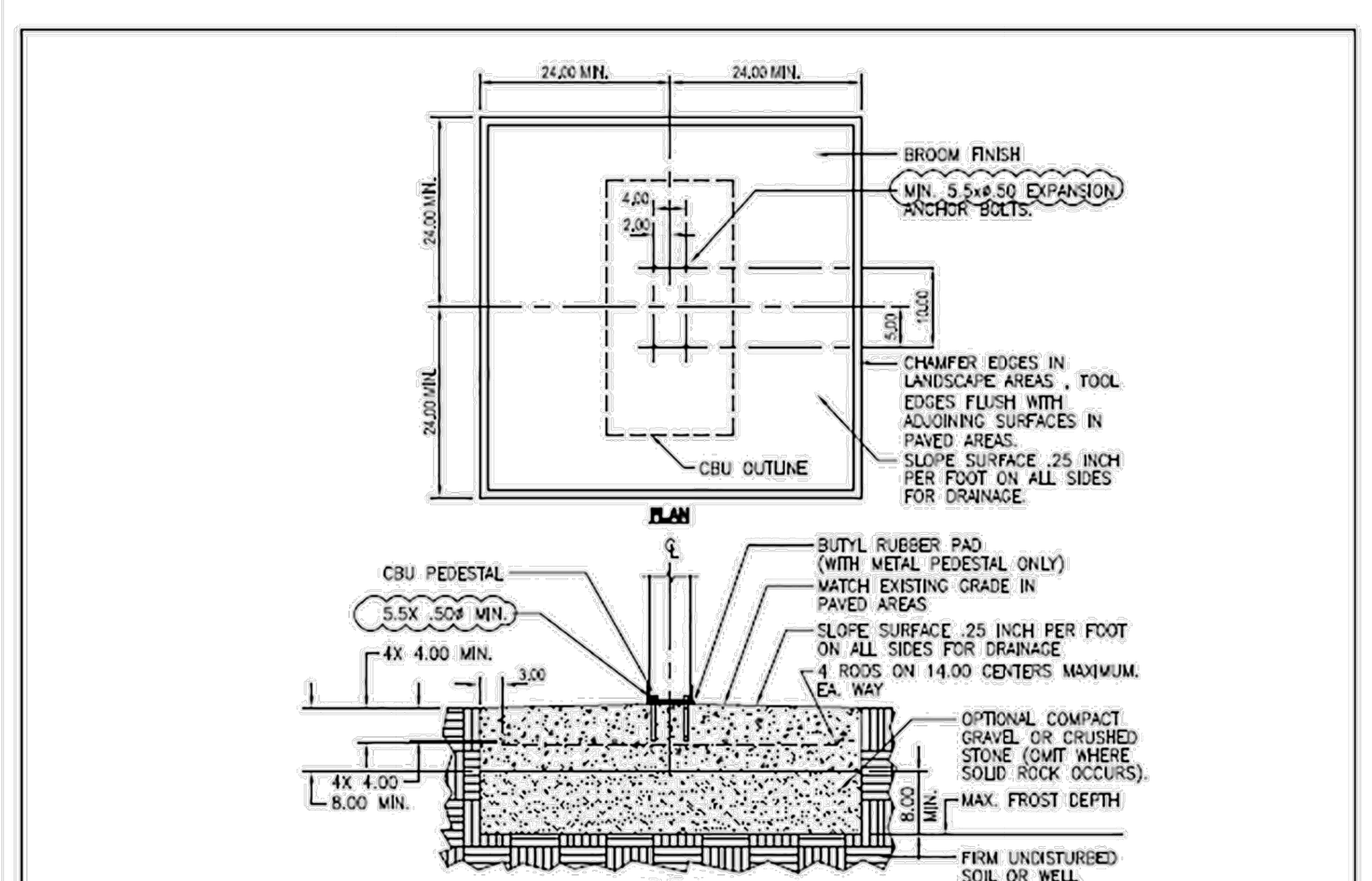


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Santaquin — LOCAL STREET / STOP SIGN DETAIL — SANTAQUIN CITY, 110 SOUTH CENTER STREET — STANDARD DRAWING NUMBER: ST7 — PLOT SCALE: 1.000 — DRAWN BY: EEA/CJC — DESIGN BY: DCT — CHECKED BY: DCT — ADOPTED DATE: 20 JUN 12

Appendix A

Cluster Box Unit Installation Single Unit



NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN. – 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50–4.50 SLUMP IN ACCORDANCE WITH ACI 301
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
   a. HILTI KWIK BOLT (www.us.hilti.com) II–1/2" DIAMETER x 5–1/2" OVERALL LENGTH
   GALVANIZED, CATALOG #: 000–453–696
   KB II 12–512, STAINLESS STEEL; CATALOG #: 000–454–744
   ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3–1/2".
   b. ITW RAMSET REDHEAD TRUBOLT (www.ramset–redhead.com) GALVANIZED, 1/2" DIAMETER x 7" OVERALL LENGTH; CATALOG NUMBER: WS–1270G
   ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4–1/8".
   c. RAWL STUD (www.rawl.com) GALVANIZED, 1/2" DIAMETER x 5–1/2" OVERALL LENGTH; CATALOG NUMBER: 7724
   ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".

Detail: CLUSTER BOX UNIT (CBU) INSTALLATION – SINGLE UNIT — Fac. Ch. Sect. Para. Detail: G1 – 2 – 0 e — CAD File: ./usps/library/details/G1-2-0e — Scale: 1/2" = 1'-0" — USPS SDL Issued: 10/1/2016 — Last Revised: 10/27/2016

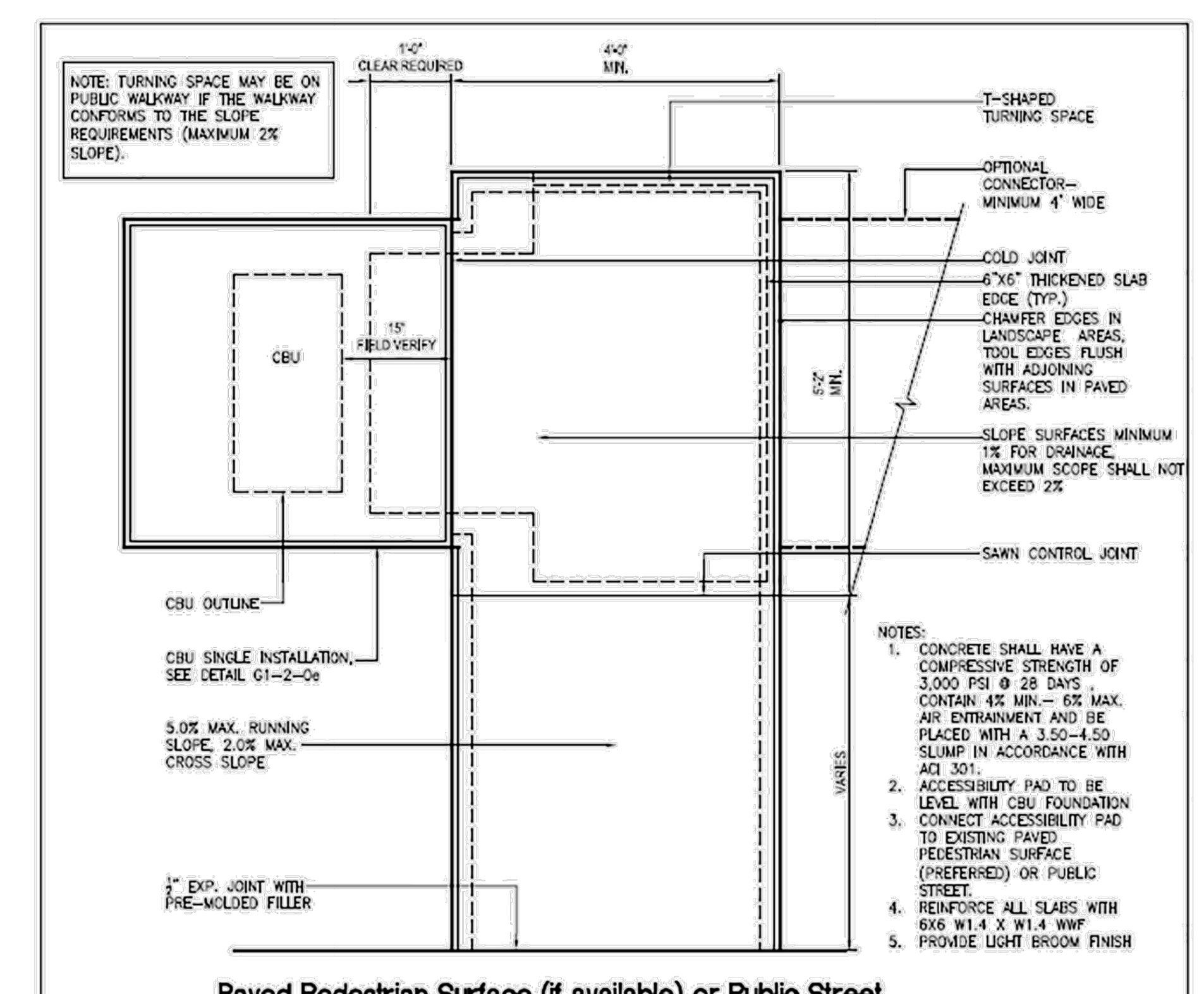
July 2020 23

Appendix C

Cluster Box Unit Access Maneuvering Space – Single Unit

NOTES TO A/E:

1. IF THE ACCESSIBLE ROUTE FROM THE CBU(s) CONNECTS WITH A STREET OR OTHER PAVED SURFACE AT A VERTICAL CURB, A CURB RAMP SHOULD BE INSTALLED IN ACCORDANCE WITH RE–4 REQUIREMENTS.

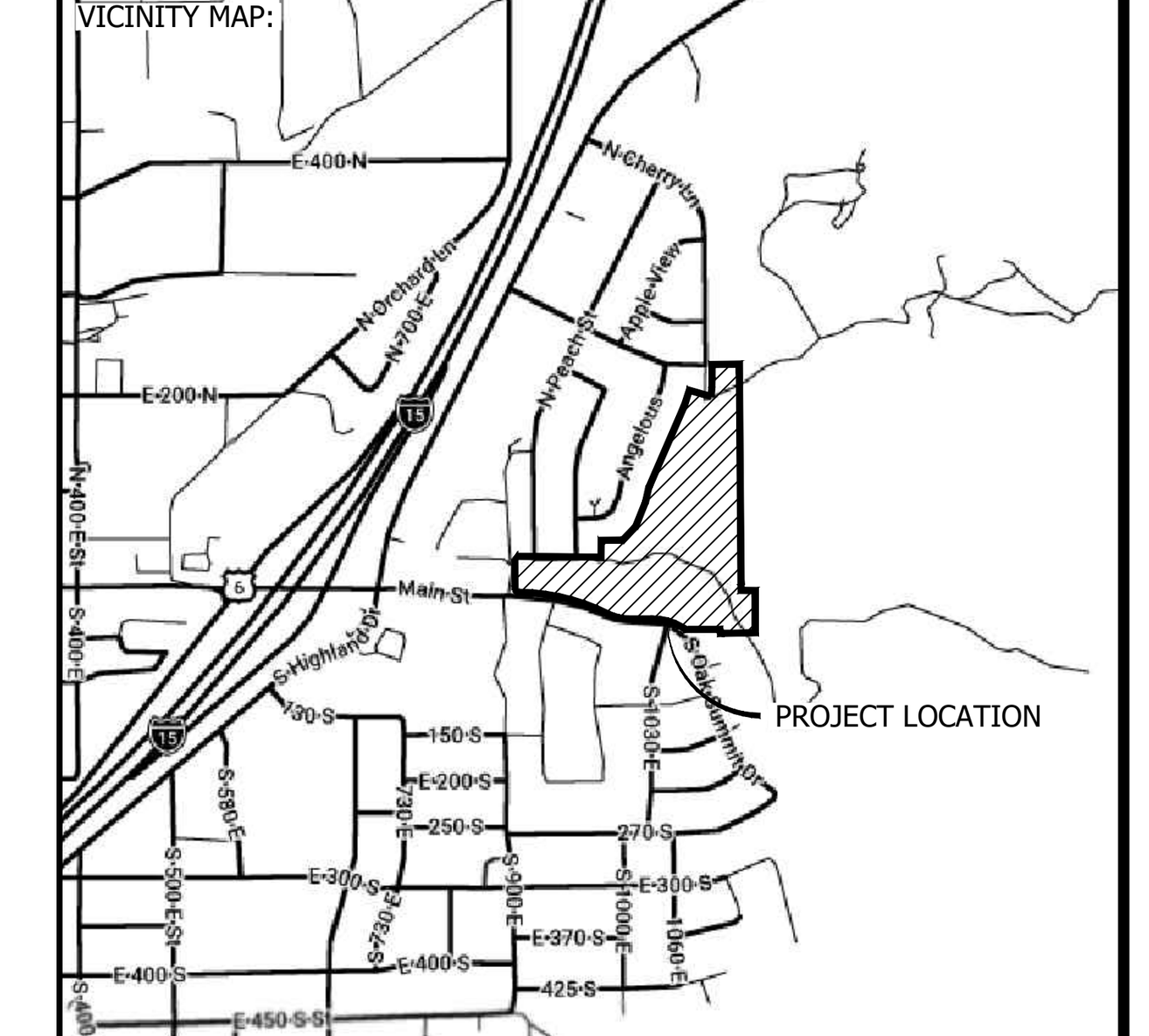


Detail: CLUSTER BOX UNIT (CBU) ACCESS MANUVERING SPACE – SINGLE UNIT — Fac. Ch. Sect. Para. Detail: G1 – 2 – 0 e2 — CAD File: .\usps\library\details\G1-2-0e2.dwg — Scale: 1/2" = 1'-0" — USPS SDL Issued: 10/1/2016 — Last Revised: 7/14/2016

PROJECT NOTES / LEGEND:

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- UTIL — EXISTING UTILITY / FEATURE LINE
- UTIL — PROPOSED UTILITY / FEATURE LINE
- 4847 — EXISTING CONTOURS
- 4847 — PROPOSED CONTOURS

VICINITY MAP:



NORTH

Richard A. Hatfield — LICENSED PROFESSIONAL ENGINEER — Richard A Hatfield — 10-2-2026 — 2774512 — STATE OF UTAH

0 25 50 100 150
DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 50'

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661 NORTH MAIN STREET SPANISH FORK, UT
apex20.com 801-796-2277

REVISIONS

MARK	DATE	

SUNSET RIDGE (MAIN).DWG 10/20/26 3:25 PM

PROJECT:
SUNSET RIDGE

LOCATION:
SANTAQUIN, UTAH

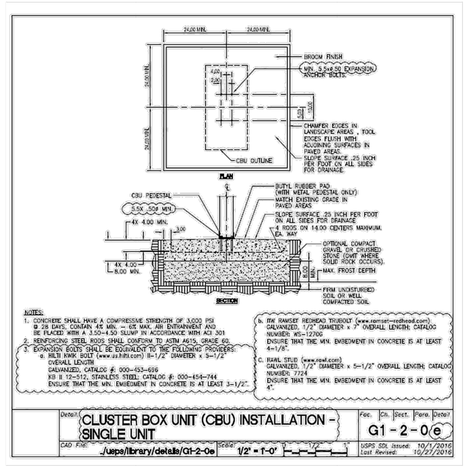
SUBMITTAL TYPE:
NFC - NOT FOR CONSTRUCTION

SHEET:
DETAILS

DRAWING:
C-502

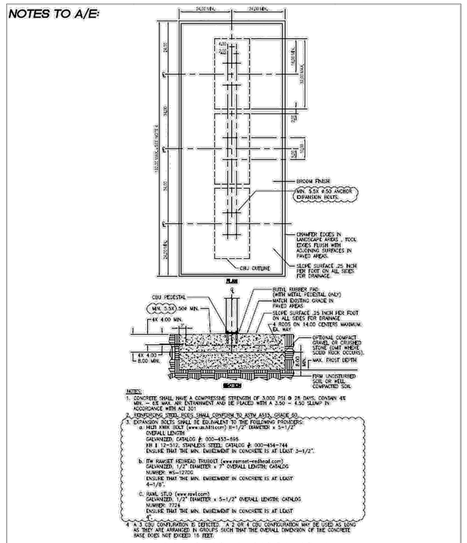
Appendix A

Cluster Box Unit Installation Single Unit



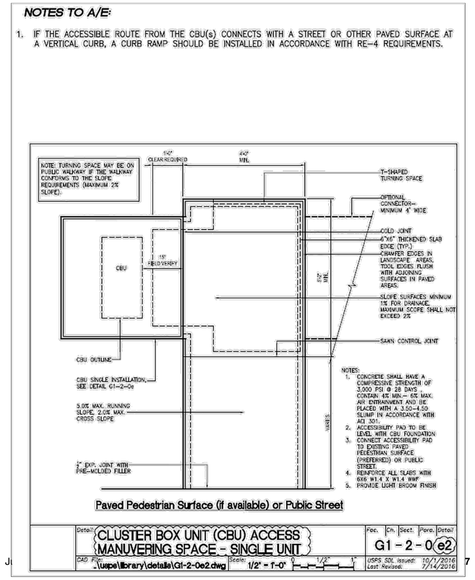
Appendix B

Cluster Box Unit Installation Multiple Unit



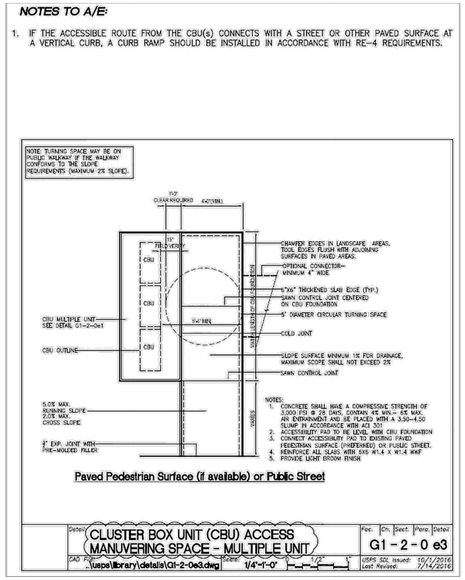
Appendix C

Cluster Box Unit Access Maneuvering Space – Single Unit



Appendix D

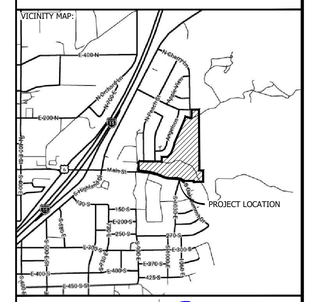
Cluster Box Unit Access Maneuvering Space – Multiple Unit



PROJECT NOTES / LEGEND:

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- UTIL — EXISTING UTILITY / FEATURE LINE
- UTIL — PROPOSED UTILITY / FEATURE LINE
- 4847 — EXISTING CONTOURS
- 4847 — PROPOSED CONTOURS

VICINITY MAP:



NORTH





0 25 50 100 150

DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 50'

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apex20.com 801-796-2277

REVISIONS

MARK	DATE	

SUNSET RIDGE (MAIN).DWG 10/20/26 3:25 PM

PROJECT:
SUNSET RIDGE

LOCATION:
SANTAQUIN, UTAH

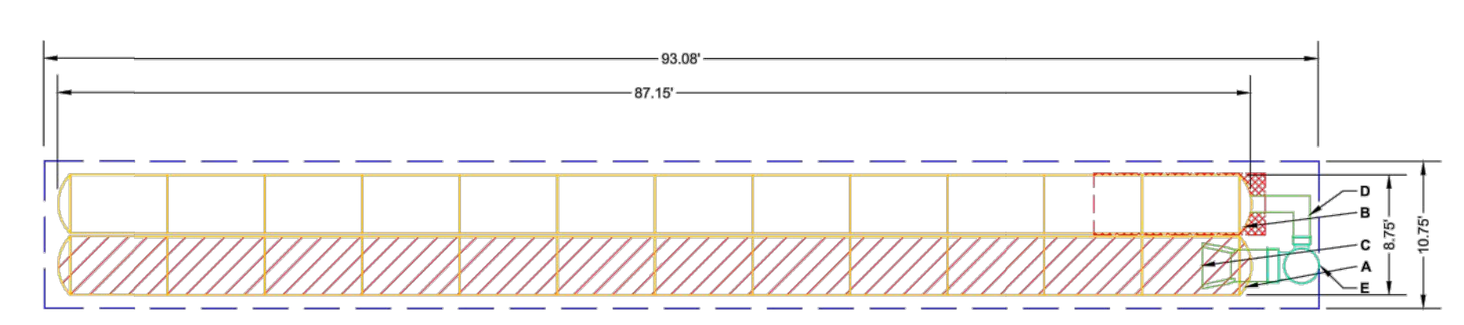
SUBMITTAL TYPE:
NFC - NOT FOR CONSTRUCTION

SHEET: CLUSTER BOX DETAILS
DRAWING: C-503

PROPOSED LAYOUT		PROPOSED ELEVATIONS	
24	STORMTECH SC-800 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	5024.25
4	STORMTECH SC-800 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	5018.00
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	5017.50
12	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	5017.50
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	5017.50
2638	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	5017.25
		TOP OF SC-800 CHAMBER:	5016.25
		12" x 12" TOP MANIFOLD INVERT:	5014.70
		24" ISOLATOR ROW PLUS INVERT:	5013.69
1001	SYSTEM AREA (SF)	BOTTOM OF SC-800 CHAMBER:	5013.50
207.7	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	5012.50

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC800ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
PRE-CORED END CAP	B	12" TOP PRE-CORED END CAP, PART#: SC800EPE12TPC / TYP OF ALL 12" TOP CONNECTIONS		
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC80024RAMP		
MANIFOLD	D	12" x 12" TOP MANIFOLD, ADS N-12	14.40"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	E	30" DIAMETER (24.00" SUMP MIN)		2.3 CFS IN



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

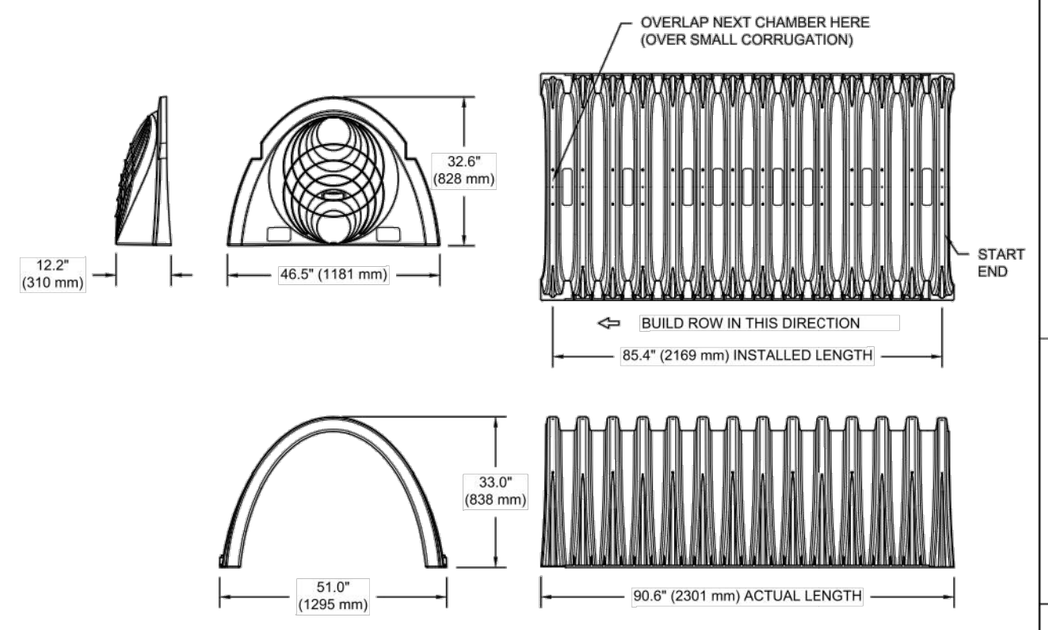
BED LIMITS

NOTES
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

SPACE INTENTIONALLY LEFT BLANK

SPACE INTENTIONALLY LEFT BLANK

SC-800 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m³)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.22 m³)
WEIGHT	81.8 lbs.	(37.1 kg)

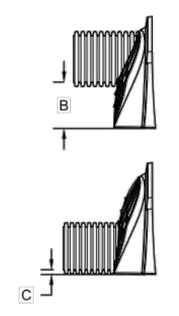
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m³)
MINIMUM INSTALLED STORAGE**	14.7 CUBIC FEET	(0.42 m³)
WEIGHT	15.7 lbs.	(7.1 kg)

* ASSUMES 6" (150 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS, 3" (75 mm) BETWEEN CHAMBERS
**ASSUMES 6" (150 mm) STONE ABOVE AND BELOW END CAPS, 3" (150 mm) BETWEEN ROWS, 12" (300 mm) BEYOND END CAPS

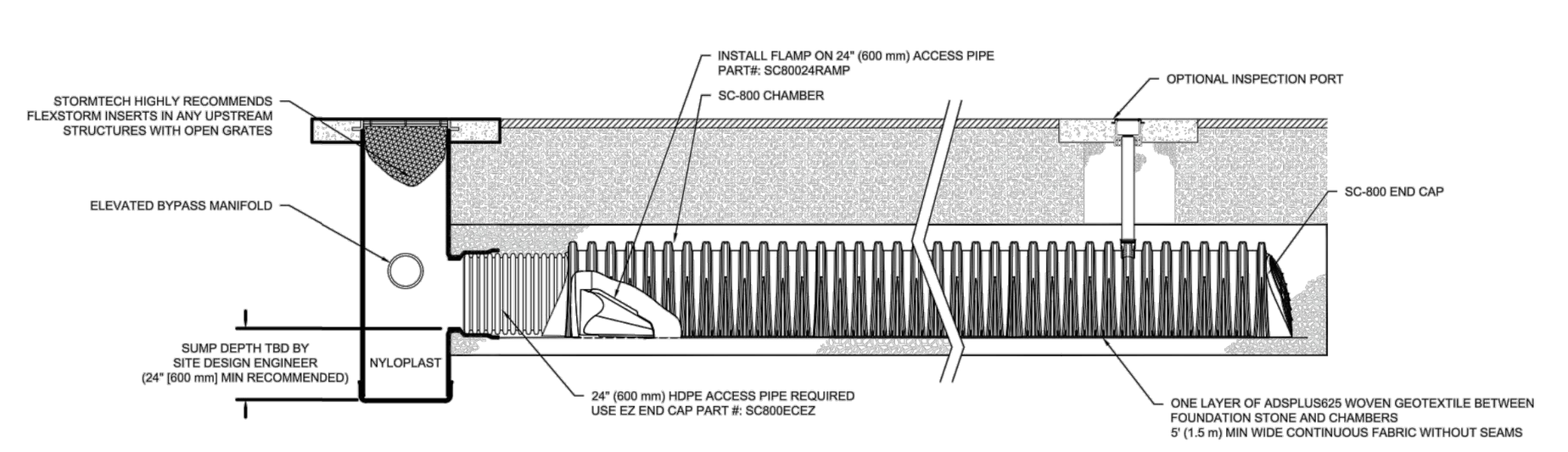
PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EPE06BPC		---	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08BPC		---	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10BPC		---	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12BPC		---	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE15BPC		---	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18BPC		---	2.0" (51 mm)
SC800EPE24BPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	SOLID END CAP	



NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-800 TECHNICAL SPECIFICATION



SC-800 ISOLATOR ROW PLUS DETAIL
NTS

3 SC-800 ISOLATOR ROW PLUS DETAIL

SPACE INTENTIONALLY LEFT BLANK

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

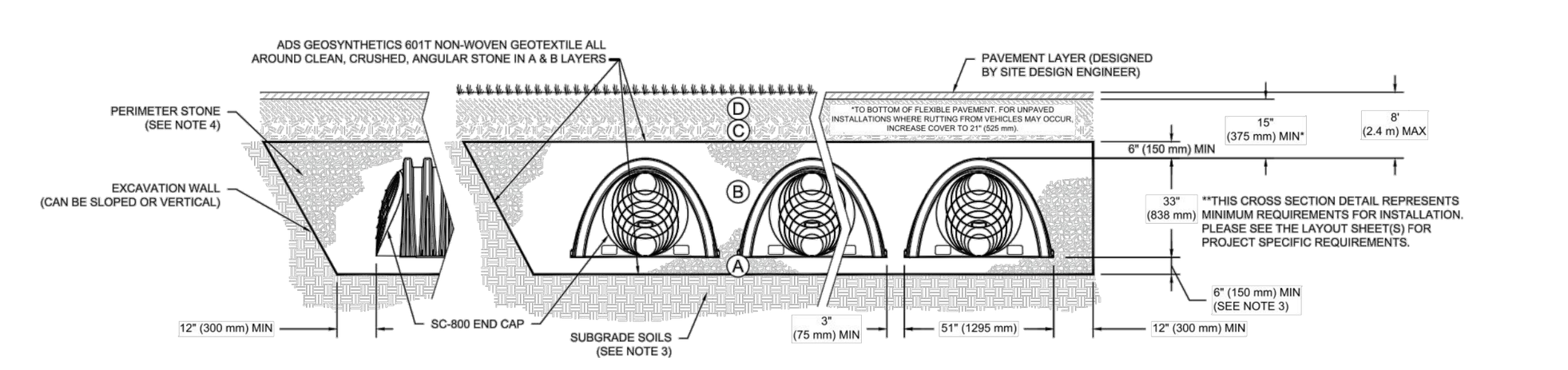
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 700 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-800 CROSS SECTION DETAIL

DATE: 08/12/2026 | PROJECT #: | NOT TO SCALE
DRAWN: JO | CHECKED: N/A | REV:

SUNSET RIDGE (ST-1)
SANTIQUIN, UT, USA

StormTech® Chamber System

WWW.ADSPIPE.COM

ADS

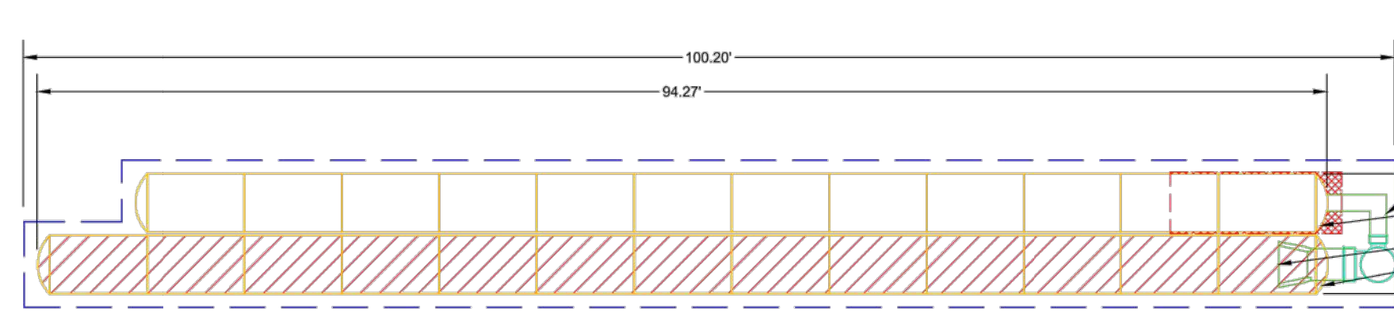
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD ("EOR") OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET
1 OF 1

PROPOSED LAYOUT		PROPOSED ELEVATIONS	
25	STORMTECH SC-800 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	5041.75
4	STORMTECH SC-800 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	5035.50
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	5035.00
12	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	5035.00
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	5035.00
2753	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	5034.75
		TOP OF SC-800 CHAMBER:	5033.75
		12" x 12" TOP MANIFOLD INVERT:	5032.20
		24" ISOLATOR ROW PLUS INVERT:	5031.19
1045	SYSTEM AREA (SF)	BOTTOM OF SC-800 CHAMBER:	5031.00
221.9	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	5030.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC800ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
PRE-CORED END CAP	B	12" TOP PRE-CORED END CAP, PART#: SC800EPE12TPC / TYP OF ALL 12" TOP CONNECTIONS		
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC80024RAMP		
MANIFOLD	D	12" x 12" TOP MANIFOLD, ADS N-12	14.40"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	E	30" DIAMETER (24.00" SUMP MIN)		2.3 CFS IN



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

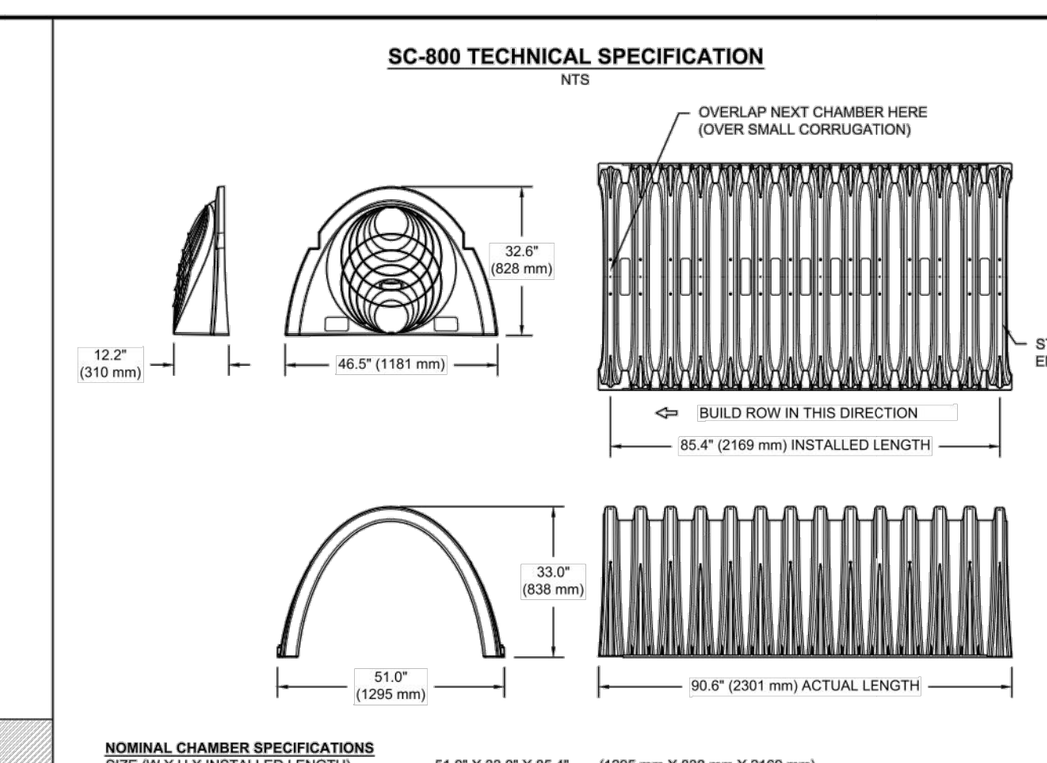
BED LIMITS

NOTES
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- NOT FOR CONSTRUCTION: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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SC-800 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS: SIZE (W X H X INSTALLED LENGTH) 51.0" X 33.0" X 85.4" (1295 mm X 838 mm X 2169 mm); CHAMBER STORAGE 50.6 CUBIC FEET (1.43 m³); MINIMUM INSTALLED STORAGE* 78.4 CUBIC FEET (2.22 m³); WEIGHT 81.8 lbs. (37.1 kg)

NOMINAL END CAP SPECIFICATIONS: SIZE (W X H X INSTALLED LENGTH) 46.5" X 32.6" X 10.5" (1181 mm X 828 mm X 267 mm); END CAP STORAGE 3.4 CUBIC FEET (0.09 m³); MINIMUM INSTALLED STORAGE** 14.7 CUBIC FEET (0.42 m³); WEIGHT 15.7 lbs. (7.1 kg)

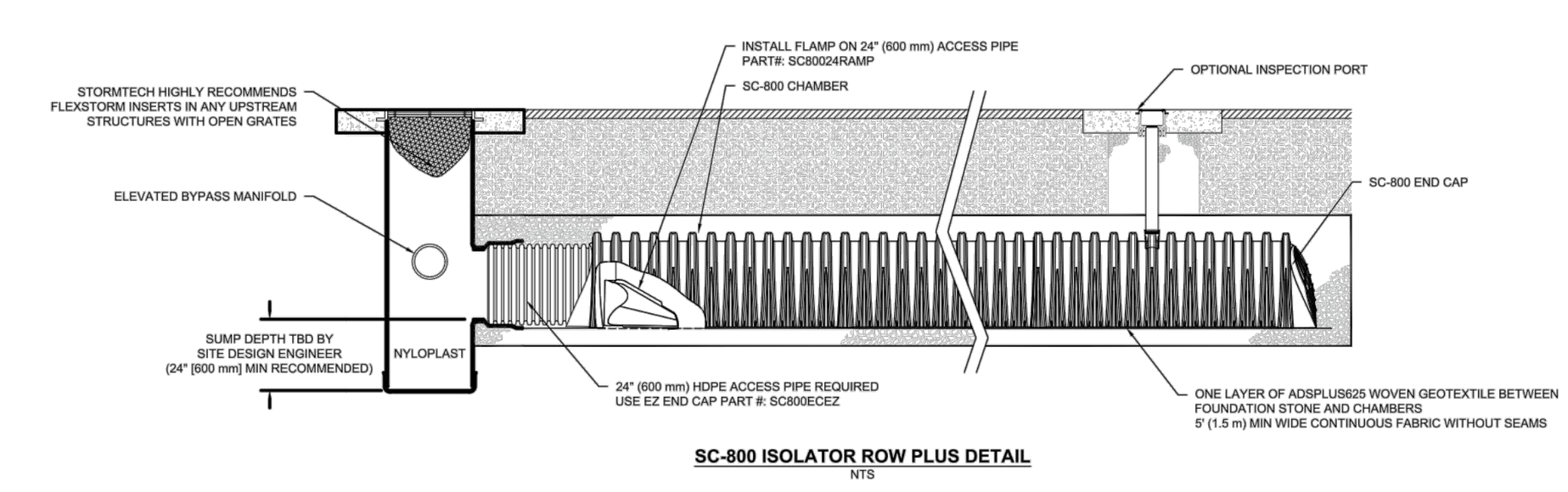
* ASSUMES 6" (150 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS, 3" (75 mm) BETWEEN CHAMBERS
**ASSUMES 6" (150 mm) STONE ABOVE AND BELOW END CAPS, 3" (150 mm) BETWEEN ROWS, 12" (300 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EPE06BPC		---	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08BPC		---	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10BPC		---	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12BPC		---	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE15BPC		---	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18BPC		---	2.0" (51 mm)
SC800EPE24BPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	SOLID END CAP	

NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-800 TECHNICAL SPECIFICATION



SC-800 ISOLATOR ROW PLUS DETAIL
NTS

3 SC-800 ISOLATOR ROW PLUS DETAIL

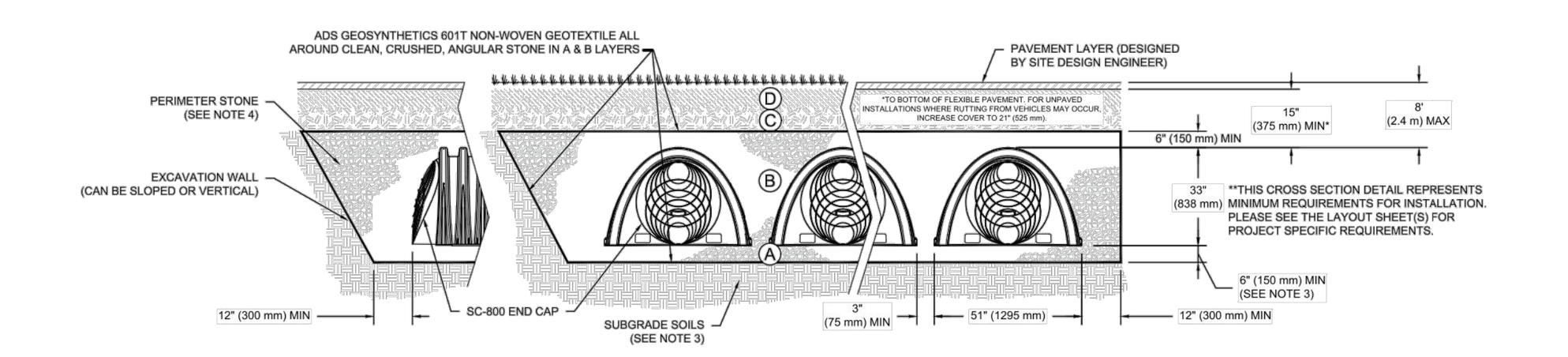
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INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
A. INSPECTION PORTS (IF PRESENT)
A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
B. ALL ISOLATOR PLUS ROWS
B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
C. VACUUM STRUCTURE SUMP AS REQUIRED
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS
(table and PLEASE NOTE items 1–5 as above)



NOTES: 1.–5. (as above)

1 SC-800 CROSS SECTION DETAIL

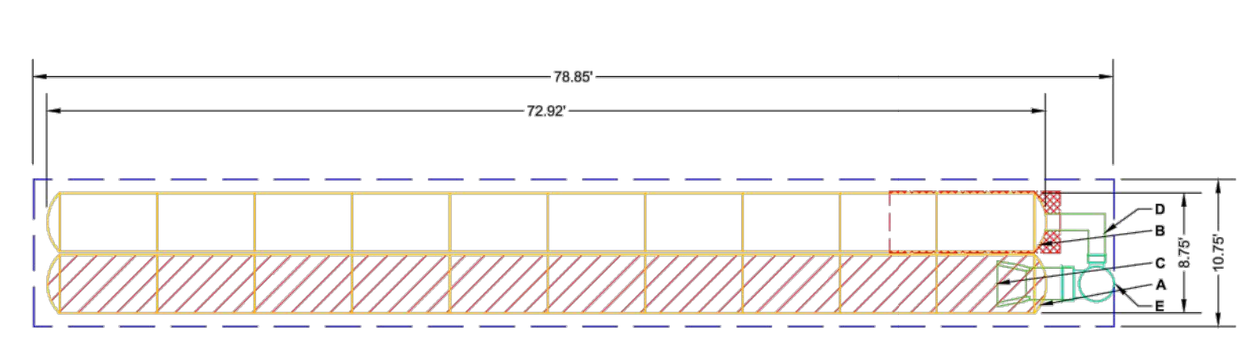
DATE: 08/12/2026 | PROJECT #: | NOT TO SCALE
DRAWN: JO | CHECKED: N/A | REV:

SUNSET RIDGE (ST-2)
SANTIQUIN, UT, USA

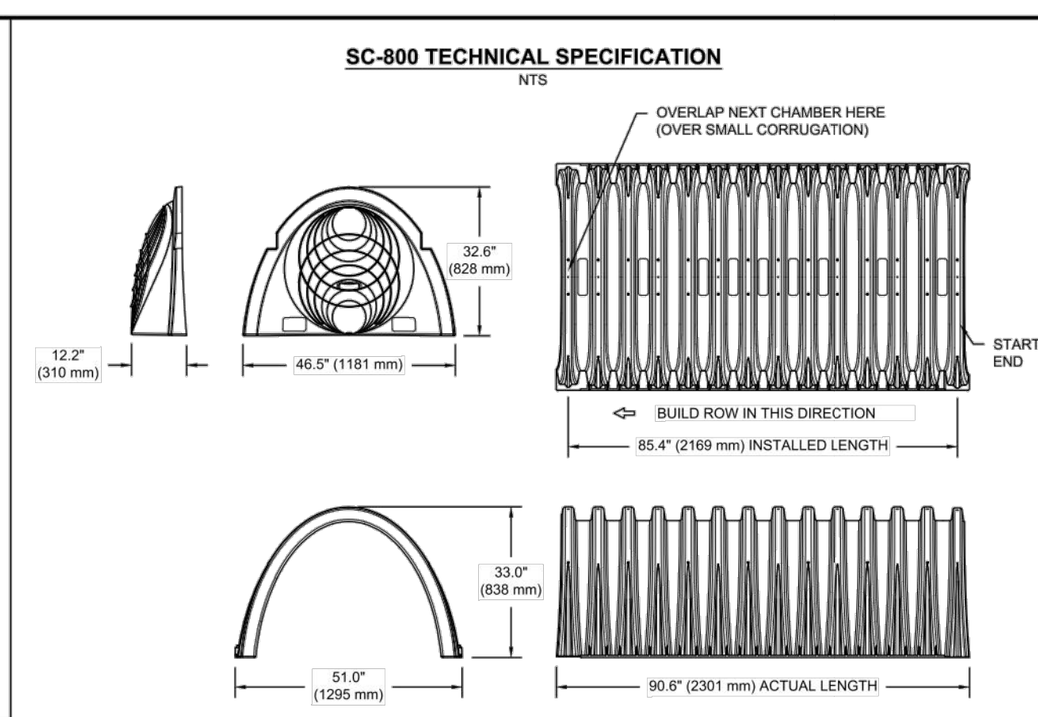
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SHEET
1 OF 1

PROPOSED LAYOUT		PROPOSED ELEVATIONS	
20	STORMTECH SC-800 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	5102.75
4	STORMTECH SC-800 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	5096.50
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	5096.00
12	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	5096.00
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	5096.00
2226	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	5095.75
		TOP OF SC-800 CHAMBER:	5094.75
		12" x 12" TOP MANIFOLD INVERT:	5093.20
		24" ISOLATOR ROW PLUS INVERT:	5092.19
848	SYSTEM AREA (SF)	BOTTOM OF SC-800 CHAMBER:	5092.00
179.2	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	5091.00

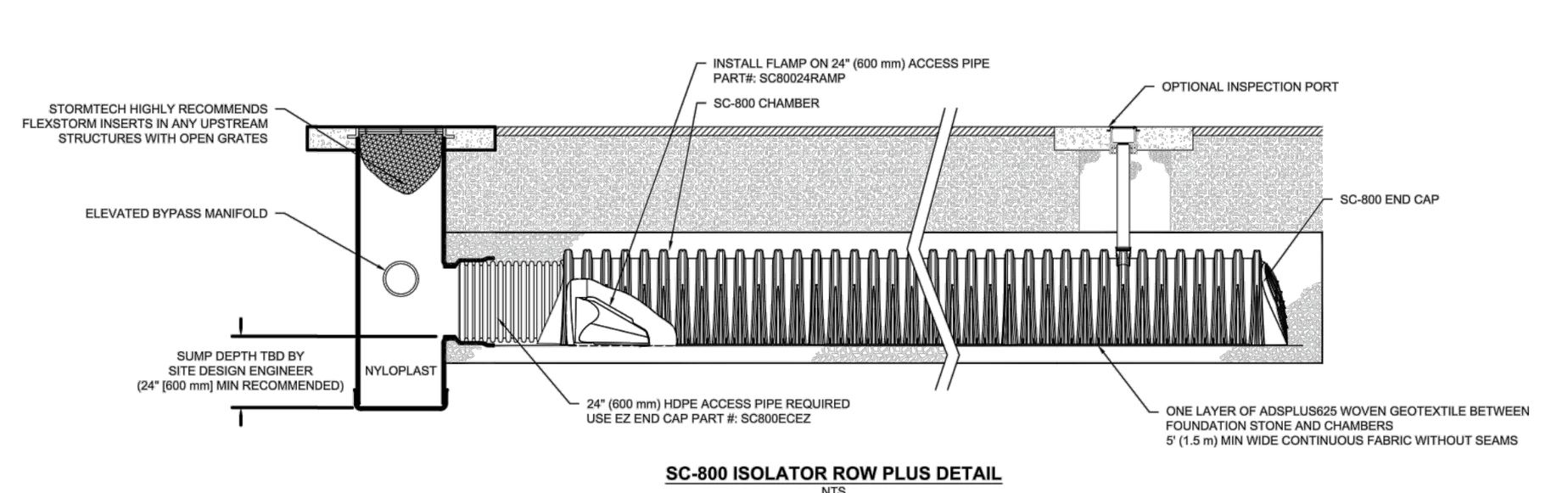
*INVERT ABOVE BASE OF CHAMBER
(PART TYPE table as above: A PREFABRICATED EZ END CAP; B PRE-CORED END CAP; C FLAMP; D MANIFOLD 14.40"; E NYLOPLAST (INLET W/ ISO PLUS ROW) 30" DIAMETER (24.00" SUMP MIN) 2.3 CFS IN)



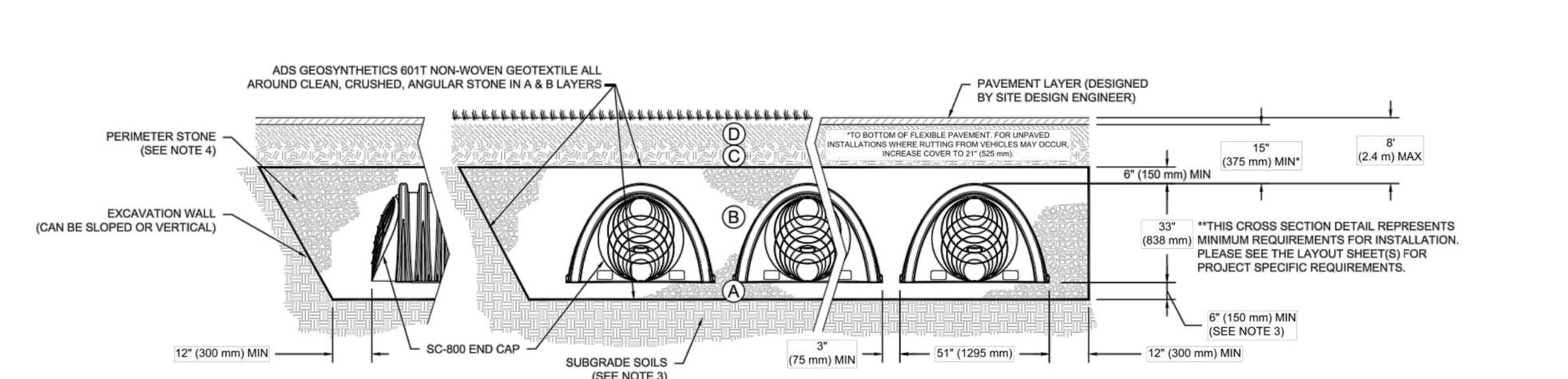
ISOLATOR ROW PLUS (SEE DETAIL)
PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS
BED LIMITS
NOTES
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- NOT FOR CONSTRUCTION: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.
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SC-800 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS / NOMINAL END CAP SPECIFICATIONS / PART # table (as above)
NOTE: ALL DIMENSIONS ARE NOMINAL
2 SC-800 TECHNICAL SPECIFICATION



SC-800 ISOLATOR ROW PLUS DETAIL
NTS
3 SC-800 ISOLATOR ROW PLUS DETAIL
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INSPECTION & MAINTENANCE (STEP 1) – STEP 4) as above)
NOTES 1.–2. (as above)
ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS (table and PLEASE NOTE as above)



NOTES: 1.–5. (as above)
1 SC-800 CROSS SECTION DETAIL
DATE: 08/12/2026 | PROJECT #: | NOT TO SCALE
DRAWN: JO | CHECKED: N/A | REV:

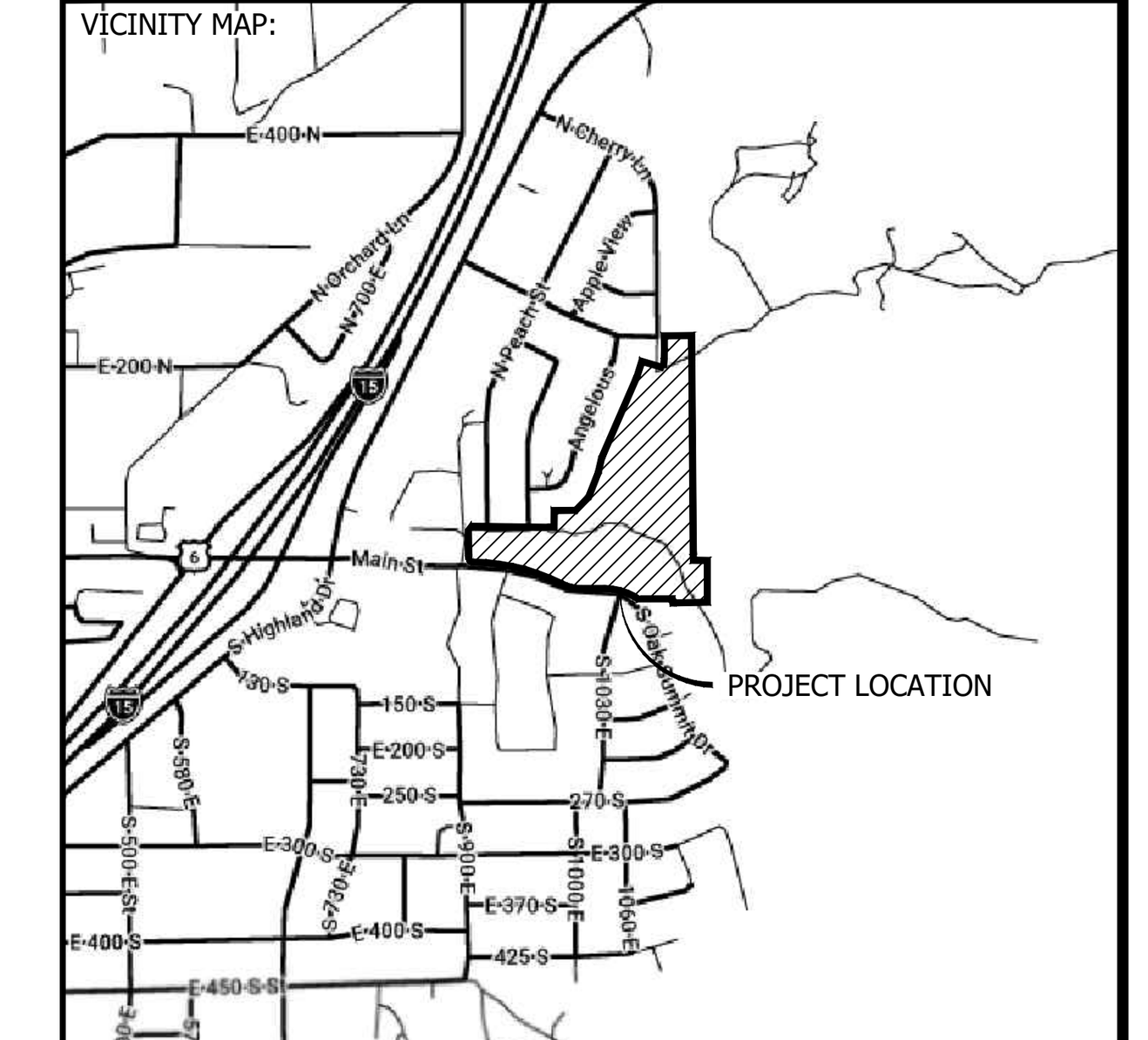
SUNSET RIDGE (ST-3)
SANTIQUIN, UT, USA

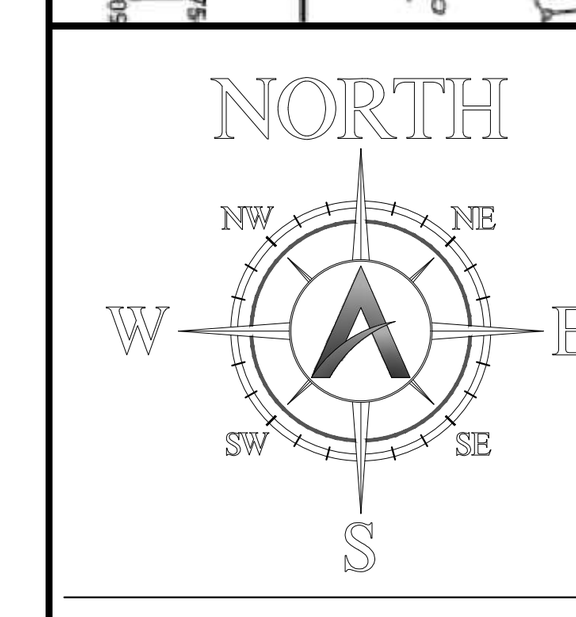
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SHEET
1 OF 1

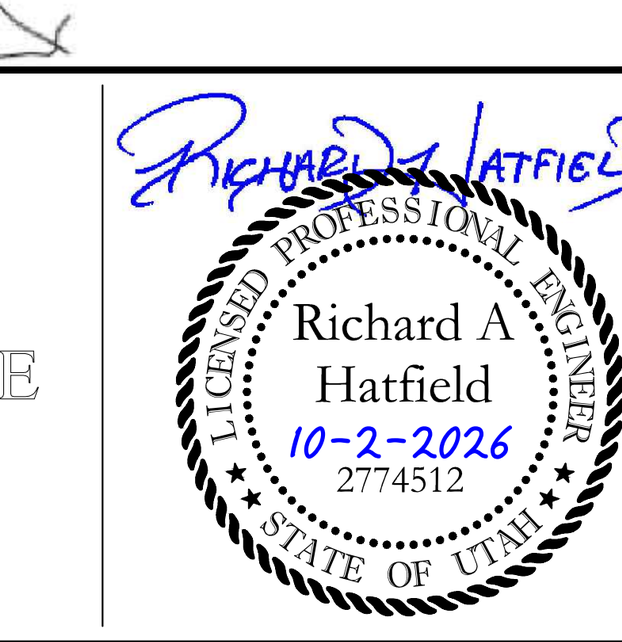
PROJECT NOTES / LEGEND:

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- UTIL — EXISTING UTILITY / FEATURE LINE
- UTIL — PROPOSED UTILITY / FEATURE LINE
- 4847 — EXISTING CONTOURS
- 4847 — PROPOSED CONTOURS

VICINITY MAP:







0 25 50 100 150
DRAWING SCALE (SHEET SIZE 24"X36"): 1" = 50'

APEX Engineering of Utah, Inc.
661 NORTH MAIN STREET SPANISH FORK, UT
apex20.com 801-796-2277

REVISIONS

MARK	DATE	

SUNSET RIDGE (MAIN).DWG 10/20/26 3:25 PM

PROJECT:
SUNSET RIDGE

LOCATION:
SANTAQUIN, UTAH

SUBMITTAL TYPE:
NFC - NOT FOR CONSTRUCTION

SHEET:
STORMTECH DETAILS

DRAWING:
C-504

DRC Members in Attendance: City Engineer Jon Lundell, City Planner Aspen Elmer, Building Official Jared Shepherd, Public Works Director Jason Callaway, Police Lieutenant Mike Wall and City Manager Norm Beagley.

Excused: Fire Marshal Allen Duke

Others in Attendance: Community Development Director Morgan Brim, Engineer Megan Wilson, Deputy City Recorder Gwen Butters and other members of the public.

Lundell called the meeting to order at 10:03 a.m.

NEW BUSINESS
1. Citadel Storage Subdivision

The Committee reviewed the proposed Citadel Storage Subdivision, located near 120 East and 690 South, immediately west of Orchard Hills Elementary School. This was the second review of the subdivision application. Discussion was limited to the subdivision and associated infrastructure improvements, rather than the proposed site development.

Elmer requested a landscaping plan for the proposed trail area and the necessary property owner acknowledgments. It was clarified that acknowledgments or other appropriate documentation would be needed for all affected properties, including the existing residence and adjacent properties where improvements are proposed.

Callaway discussed existing irrigation infrastructure and stormwater drainage in the northwest portion of the property. The applicant confirmed that the proposed 42-inch drainage improvements had been reviewed by the irrigation company. The Committee requested that the plans clearly identify the existing drainage channel and easement, with notes indicating that these areas will remain undisturbed and accessible.

Wall recommended fencing near the existing drainage culvert to discourage unauthorized access, particularly by children, while maintaining emergency access.

Additional discussion addressed necessary property transfers and boundary line adjustments along 100 East and 120 East. Any vacation of City-owned property will require City Council approval, and all necessary property transactions must be completed before the subdivision plat is recorded. The Committee also discussed a possible radius dedication at the corner to improve pedestrian access and accommodate future sidewalk or trail improvements.

The applicant clarified that the anticipated development has changed from storage units to a combination of office and warehouse uses. Although the site plan was not under consideration, this change prompted additional discussion regarding utility requirements.

The Committee identified several items requiring clarification or revision, including stormwater chamber setbacks, sidewalk and trail connectivity, recorded boundary line adjustments, landscaping within areas proposed for City dedication, and final written approval from the irrigation company.

The Committee also discussed the need to show adequate sewer, culinary water, and fire protection services. Attention was given to whether City code requires sewer infrastructure to extend along the subdivision frontage, regardless of the proposed use. The applicant was directed to identify appropriate utility connections and potential fire line extensions or looping. Fire Department comments will also be obtained.

No further comments from the DRC Committee were received.

Beagley made a motion to table the Citadel Storage Subdivision application pending resolution of the outstanding comments and submission of revised plans. Callaway seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Jared Shepherd	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshal Allen Duke	Absent
Assistant City Manager Jason Bond	Yes

The motion passed.

2. Summit Ridge Parkway Maverik

The Committee reviewed the resubmitted site plan for the proposed Maverik gas station renovation near Summit Ridge Parkway and the frontage road. The application involves remodeling an existing commercial facility, including removal of the car wash, building modifications, revised fuel and RV facilities, and associated site improvements. The application had previously been tabled to allow the applicant to address outstanding comments.

Elmer reviewed landscaping requirements, including trees within planter islands and landscaping around the dumpster enclosure. The Committee discussed the proposed enclosure, which will be located directly against the expanded building. Because of this configuration, the Committee agreed that landscaping on two sides would be appropriate rather than the typical three-sided requirement.

The Committee also reviewed driveway widths exceeding 30 feet. The applicant confirmed that UDOT had approved the proposed driveway modifications, including the widened southern access. Building staff discussed demolition and construction permits. The applicant was reminded that appropriate permits must be obtained for demolition of the car wash and any structural, electrical, or plumbing modifications to the existing building.

Callaway requested that the abandoned culinary water connection serving the car wash be properly disconnected and documented on the plans. The Committee also discussed existing water meters, pressurized irrigation connections, and potential backflow prevention requirements.

The applicant explained that stormwater will be managed through a combination of surface retention and underground storage chambers. The Committee acknowledged the proposed improvements and discussed their relationship with vehicle circulation.

Additional discussion focused on the proposed RV dump station. The Committee requested further details regarding grading, curbing, drainage, and spill containment. The applicant was encouraged to reference the existing Maverik facility on Main Street for an example of acceptable RV dump station design. Required signage must also comply with applicable City and State standards.
The Committee discussed potential water dedication and impact fees associated with the new RV facilities, including whether removal of the existing car wash could provide any applicable offsets. Concerns were also raised regarding construction phasing, particularly the potential conflicts between ongoing landscaping improvements, vehicle circulation, and operation of the store. It was recommended that landscaping along Summit Ridge Parkway and the frontage road be completed during the first phase, with improvements toward the rear of the property completed during the second phase. The applicant was encouraged to reevaluate the proposed construction sequence to minimize disruptions.

The Committee confirmed that the proposed development meets parking requirements, although parking availability during construction may require further verification.

No further comments from the DRC Committee were received.

Wall made a motion to approve the Maverik site plan, subject to resolution of all outstanding redline comments, approval of the proposed 50-foot driveway approaches, and allowance of landscaping on two sides of the dumpster enclosure. Callaway seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Jared Shepherd	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshal Allen Duke	Absent
Assistant City Manager Jason Bond	Yes

The motion passed.

3. Traffic Control Request – Stop Sign at Longview and Sageberry Drive

The Committee reviewed a request to install additional stop signs for eastbound and westbound traffic on Sageberry Drive at the intersection with Longview Road and Vista Ridge Drive. Existing stop signs currently control traffic entering the intersection from Longview Road and Vista Ridge Drive.

The request was submitted in response to concerns regarding vehicle speeds along Sageberry Drive. Engineering conducted a seven-day traffic study, which recorded approximately 4,022 vehicle trips, representing an average daily traffic volume of 575 vehicles.

The study identified an 85th-percentile speed of 28 miles per hour, with most vehicles traveling between 20 and 24 miles per hour. Although some speeding was observed, the results did not indicate a significant speeding problem or justify additional stop signs.

The Committee discussed guidance established by the Manual on Uniform Traffic Control Devices (MUTCD), which discourages using stop signs solely to control vehicle speeds. It was also noted that Sageberry Drive functions as a collector-type roadway, while Longview Road and Vista Ridge Drive are minor intersecting streets. The existing stop sign configuration is consistent with that roadway hierarchy.

Lundell further explained that the recorded traffic volumes fall substantially below applicable thresholds typically considered when evaluating additional intersection controls.

The Committee generally agreed that additional stop signs were not warranted based on the traffic study, roadway classification, and applicable traffic control standards. Increased police enforcement was identified as a more appropriate response to isolated speeding concerns.

No further comments from the DRC Committee were received.

Wall made a motion to deny the traffic control request for a stop sign at Longview and Sageberry Drive. Shepherd seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Jared Shepherd	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshal Allen Duke	Absent
Assistant City Manager Jason Bond	Yes

The motion passed.

4. MEETING MINUTES APPROVAL – September 8, 2026

Callaway made a motion to approve the DRC meeting minutes from September 8, 2026. Elmer seconded the motion.

City Engineer Jon Lundell	Yes
City Planner Aspen Elmer	Yes
Building Official Jared Shepherd	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshal Allen Duke	Absent
Assistant City Manager Jason Bond	Yes

The motion passed.

ADJOURNMENT

Beagley made a motion to adjourn the meeting.

The meeting was adjourned at 11:07 a.m.

Jon Lundell, City Engineer

Gwen Butters, Deputy City Recorder

DRAFT