

MEMORANDUM



To: Planning Commission

From: Camille Moffat, Planner I

Date: March 28, 2023

RE: **Ridley's Phase 3 Commercial Subdivision Preliminary/Final Review**

Zone: C-1
Size: 3.30
Lots: 2

The proposed Ridley's Phase 3 Subdivision is located at approximately 500 East and Main Street. The proposed commercial subdivision is in the C-1 zone and consists of 2 lots on approximately 3.30 acres. There are no minimum or maximum frontage or lot size requirements in the C-1 land use regulations.

Subdivisions with three lots or less can combine preliminary and final plans into one submittal. This development qualifies for this streamlined process. The final plans were reviewed by the Development Review Committee on March 14, 2023 and a positive recommendation was forwarded to the Planning Commission. The Planning Commission will be the land use authority for the subdivision.

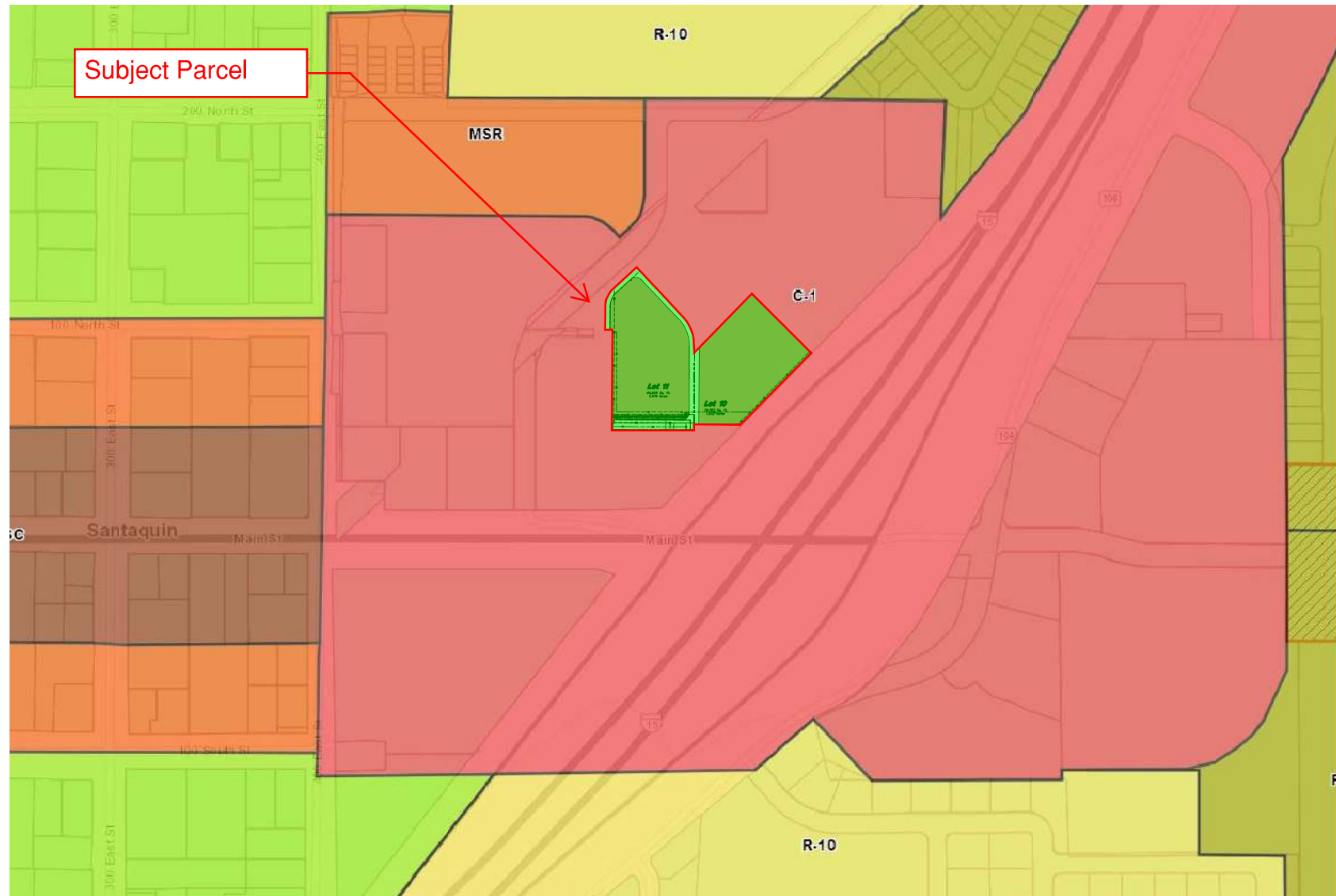
Recommended Motion: "Motion to approve Ridley's Phase 3 Commercial Subdivision with the following condition:

- All redlines be addressed

Attachments:

1. Zoning and Location Map
2. Preliminary/Final Plans

Attachment #1: Zoning and Location Map



Ridley's Subdivision Phase 3

500 East Main Street

Santaquin, UT, 84655



Vicinity Map
Not to Scale

Civil Sheet Index

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	Subdivision Plat
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C3.2	Water Main Plan and Profile
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Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Ballard	PVC	Polyvinyl Chloride
BRW	Finish Grade – Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grate
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade – Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	
Proposed Manhole		Existing Water Valve	
Proposed Transformer		Existing Overhead Power Line	
Proposed Meter Box		Existing Water	
Proposed Water Meter		Existing Secondary Water	
Proposed Combo Box		Existing Sewer	
Proposed Fire Hydrant		Existing Storm Drain	
Proposed Water Valve		Existing Gas	
Proposed Water Line		Existing Power	
Proposed Sanitary Sewer		Existing Telephone	
Proposed Storm Drain		Existing Fence	
Proposed Conduit Line		Flowline	
Proposed Power Line		Centerline	
Proposed Gas Line		Existing Contour	
Proposed Fire Line		Existing Spot	
Proposed Secondary Water Line		Existing Light Pole	
Proposed Road Drain		Existing Street Light	
Proposed Fence		Existing Building	
Ridge Line		Existing Telephone Box	
Grade Break		Existing Power Meter	
Proposed Contour		Existing Electrical Box	
Direction of Drainage		Existing Electrical Cabinet	
Proposed Spot		Existing Gas Meter	
ADA Accessible Route		Existing Water Meter	
Property Line		Existing Irrig. Control Box	
Sawcut Line		Existing Bollard	
Proposed Light Pole		Existing Hose Bib	
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole		Existing Coniferous Tree	
Existing Power Pole w/ Guy		Detail Number	
Existing Utility Marker			
Existing Post			

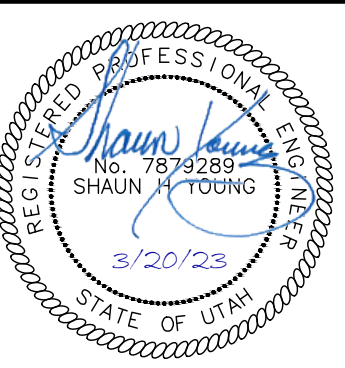
Property Owner

CJM Limited
621 Washington Street South
Twin Falls, Idaho 83301-5519

Cover Sheet

Ridley's Subdivision Phase 3

500 East and Main Street
Santaquin, Utah County, Utah



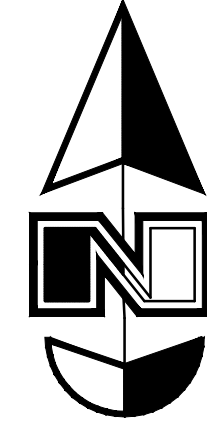
20 Mar, 2023

SHEET NO.

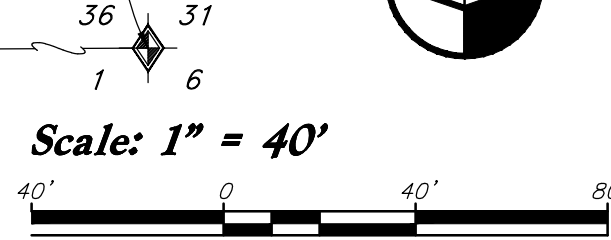
CO.O

Ridley's Subdivision, Plat C

A part of Parcel A, Ridley's Subdivision, being a part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East,
Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah
2023



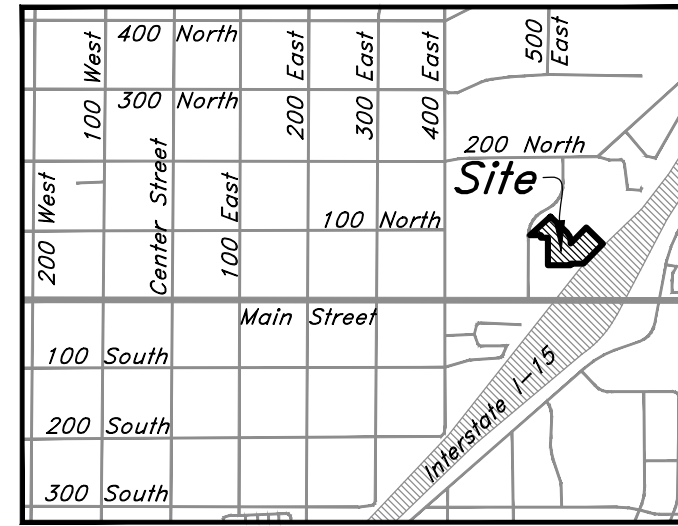
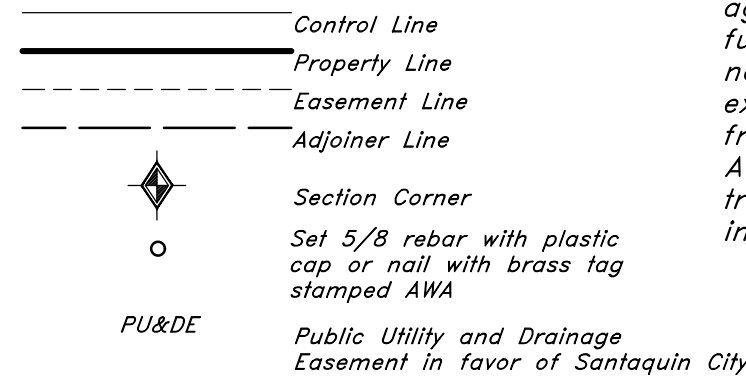
Northeast Corner Section 1,
T10S, R1E, SLB&M, U.S. Survey
(found brass cap monument)



Note

This property is located in an agricultural community in which normal agricultural uses and activities are common and part of the identity of Santaquin City. It can be anticipated that such agricultural uses and activities may now or in the future be conducted near this property. Property Owners need to understand and acknowledge that they may experience annoyance or inconvenience which may result from such normal agricultural uses and activities. Additionally, property Owners must refrain from trespassing on private property which can negatively impact the integrity of agricultural lands and businesses.

Legend



Vicinity Map (Not to Scale)

Narrative

This Subdivision was requested by CJM Limited Liability Limited Partnership in order to create 2 Lots out of the remaining portion of Parcel A of the underlying Plat A subsequent to Plat B.

A line between monuments found for North Quarter Corner and the Northeast Corner of Section 1 was assigned the UCS bearing of North 89°42'20" East as the Basis of Bearings.

This subdivision retraces and honors the underlying 2020 Ridley's Subdivision and the adjacent 2022 Ridley's Subdivision, Plat B.

Property corners will be set upon completion of site construction.

Rocky Mountain Power

- Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the Owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described herein.
- Pursuant to Utah Code Ann. 17-27A-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:

- A recorded easement or Right-of-Way
- The law applicable to prescriptive rights
- Title 54, Chapter 8a, damage to underground utility facilities or
- Any other provision of law

Approved this _____ day of _____, 20____.

Rocky Mountain Power Company

By-_____

Title-_____

Dominion Energy

a Questar Corporation

Questar Gas Company, aka Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations of liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8532.

Approved this _____ Day of _____

A.D. 20____

By:_____

Title: DOMINION ENERGY, a Questar Corporation

LUMEN

Approved by Lumen this _____ Day of _____ A.D. 20____

Lumen

Acknowledgment

State of _____
County of _____

On this _____ day of _____, 20____, personally appeared before me, Donald Mark Ridley the signer of the foregoing instrument, who duly acknowledged to me that he is an Authorized Partner of CJM Limited Liability Limited Partnership, and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: _____

Commission Number: _____

My Commission Expires: _____

A Notary Public Commissioned in Idaho

A Notary Public

Surveyor's Certificate

I, David M. Hamilton, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have retraced Utah County Record of Survey No. _____, being a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as

Ridley's Subdivision, Plat C

Description

A part of Parcel A, Ridley's Subdivision, recorded as Entry No. 111268:2020 and as Map No. 17189 in the Official Records of Utah County, being a part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Santaquin City, Utah County, Utah:

Beginning at the Southeast Corner of Lot 8 on the North line of Lot 7 of Ridley's Subdivision, Plat B, recorded as Entry No. 53861:2022 and as Map No. 18320 in the Official Records of Utah County, located 2,338.25 feet South 0°30'50" East along the Quarter Section Line; and 789.90 feet South 89°49'57" East from a Brass Cap Monument found marking the North Quarter Corner of said Section 1; and running thence North 0°10'03" East 261.96 feet along the Easterly line of said Lot 8 to the Northeast corner thereof; thence North 89°49'57" West 67.10 feet along the Northerly line of said Lot 8 to the Westerly line of said Parcel A; thence along the Westerly and Southerly lines of said Parcel A the following five courses: North 22.20 feet; North 89°16'32" West 45.00 feet; North 0°11'51" East 0.98 feet; North 89°35'47" West 57.22 feet to the Easterly line of 500 West Street as it exists at 31.00 foot half-width; and North 47°49'20" East 262.01 feet along said Easterly line; thence South 45°25'49" East 219.11 feet to a point of curvature; thence Southeasterly along the arc of a 115.00 foot radius curve to the right a distance of 91.52 feet (Central Angle equals 45°35'52" and Long Chord bears South 22°37'53" East 89.12 feet) to a point of tangency; thence South 0°10'03" West 21.34 feet; thence North 44°34'11" East 213.10 feet; thence South 45°25'49" East 220.58 feet to the Northwesterly line of Interstate Highway I-15; thence South 44°34'11" West 263.70 feet along said Northwesterly line to the Northeast corner of Lot 9 of said Ridley's Subdivision, Plat B; thence along the Northerly line of said Plat B the following three courses; North 89°49'57" West 122.19 feet; South 0°10'03" West 15.00 feet; and North 89°49'57" West 215.34 feet to said Southeast corner of Lot 8 and the point of beginning.

Contains 160,084 sq. ft.
or 3.675 acres
2 Lots

Date: _____

David M. Hamilton
Utah PLS No. 12966234

Owner's Dedication and Consent to Record

Know all men by these presents that I, the undersigned Owner of the hereon described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat and name said plat

Ridley's Subdivision, Plat C

and do hereby, grant and convey to the City of Santaquin all those parts or portions of said tract of land designated as public utility easements as shown hereon to be used for the installation, maintenance and operation of Public Utility service lines.

In witness whereby I have hereunto set my hand
This _____ Day of _____ A.D. 20____.

CJM Limited Liability Limited Partnership

by: Donald Mark Ridley
its: Authorized Partner

Approval By Legislative Body

The City Council of the City of Santaquin, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This _____, day of _____, A.D. 20____.

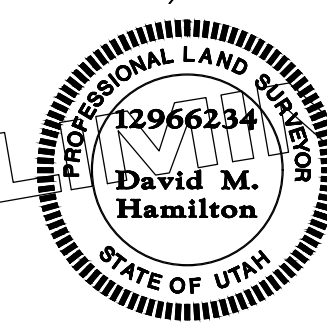
City Mayor _____

Attest
City Recorder (See Seal Below)

Ridley's Subdivision, Plat C

A part Parcel A, Ridley's Subdivision, located in the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah

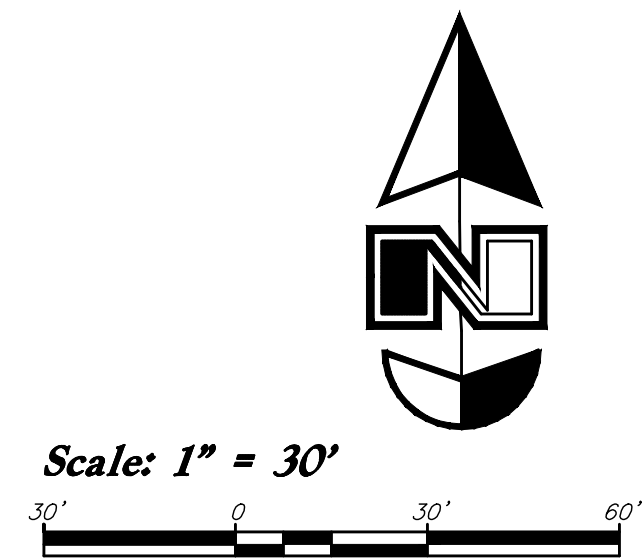
Surveyors Seal



City Engineer Seal

Clerk-Recorder Seal





1. *Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.*
2. *Refer to site improvement plans for more details on limits of removal.*
3. *All curbs, gutters, walks, slabs, walls, fences, fltwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm water piping and structures to be cleared from site unless otherwise shown.*
4. *All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.*
5. *Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.*
6. *Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.*
7. *DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.*
8. *Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.*
9. *The location and/or elevation of existing utilities as shown on these plans, based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact utilities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.*
10. *Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.*
11. *Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.*
12. *Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.*
13. *Install traffic warning devices as needed in accordance with local standards.*
14. *Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.*
15. *If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of soil materials or contaminated soil.*
16. *Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore any impacted areas and all restoration shall be part of the contract bid.*

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

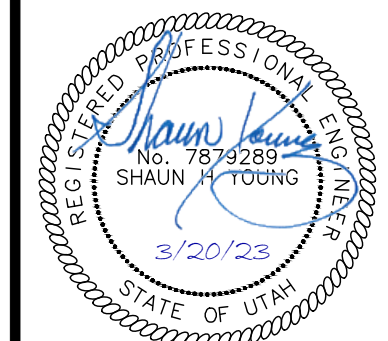
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Designed by: SY
Drafted by: KF
Client Name: CJM Limited
22-194 DM

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

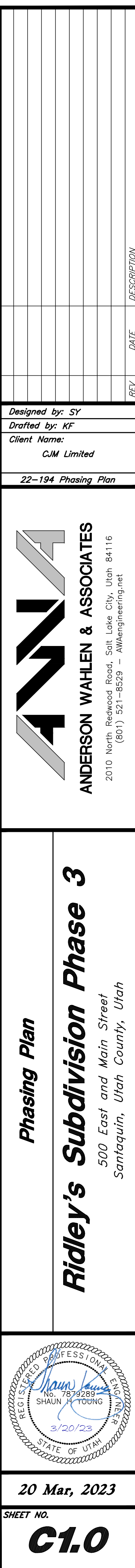
Demolition Plan

Ridley's Subdivision Phase 3
500 East and Main Street
Santaquin, Utah County, Utah

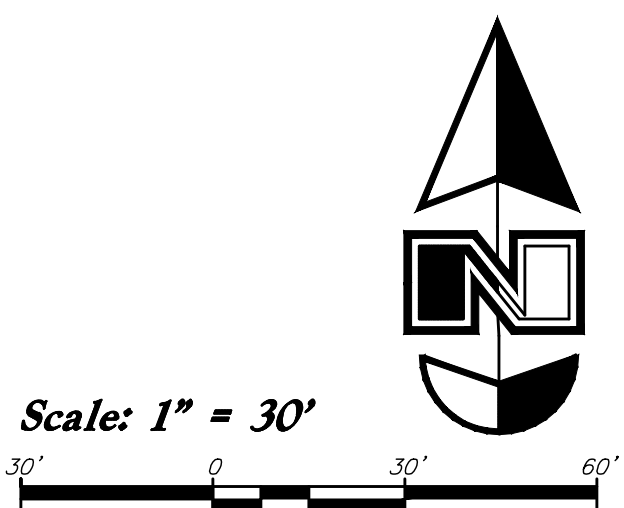


SHEET NO.

CO.1



C1.1



1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious material prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. As part of the construction documents, owner has provided contractor with topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
18. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of soil materials or contaminated soil.

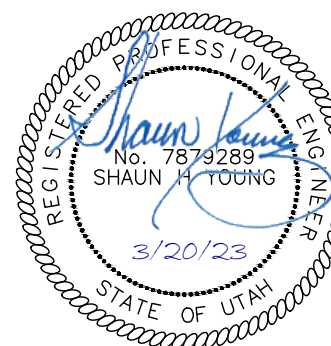
Designed by: SY
Drafted by: KF
Client Name:
CJM Limited
22-194 GR



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 — AW@engineering.net

Grading Plan

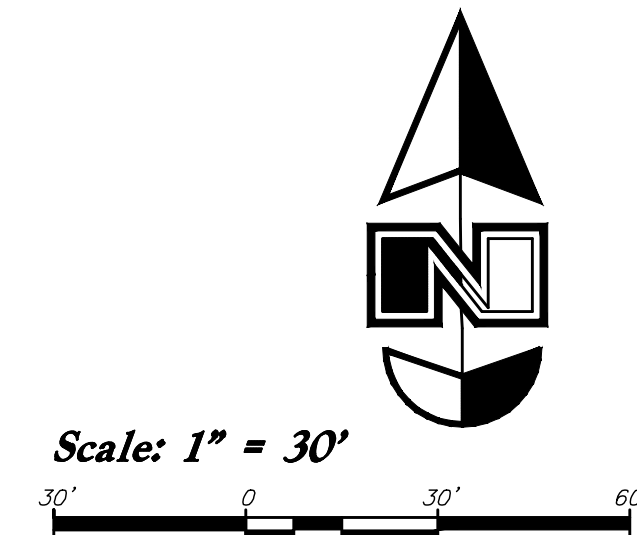
Ridley's Subdivision Phase 3
500 East and Main Street
Santaquin, Utah County, Utah



20 Mar, 2023

SHEET NO.

C2.1



1. *All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.*
2. *Coordinate all utility connections to building with plumbing plans and building contractor.*
3. *Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.*
4. *All catch basin and inlet box grates are to be bicycle proof.*
5. *Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.*
6. *Gas lines, telephone lines, and cable TV lines are not a part of these plans.*
7. *Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.*
8. *Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.*
9. *Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.*

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

1. *Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200*

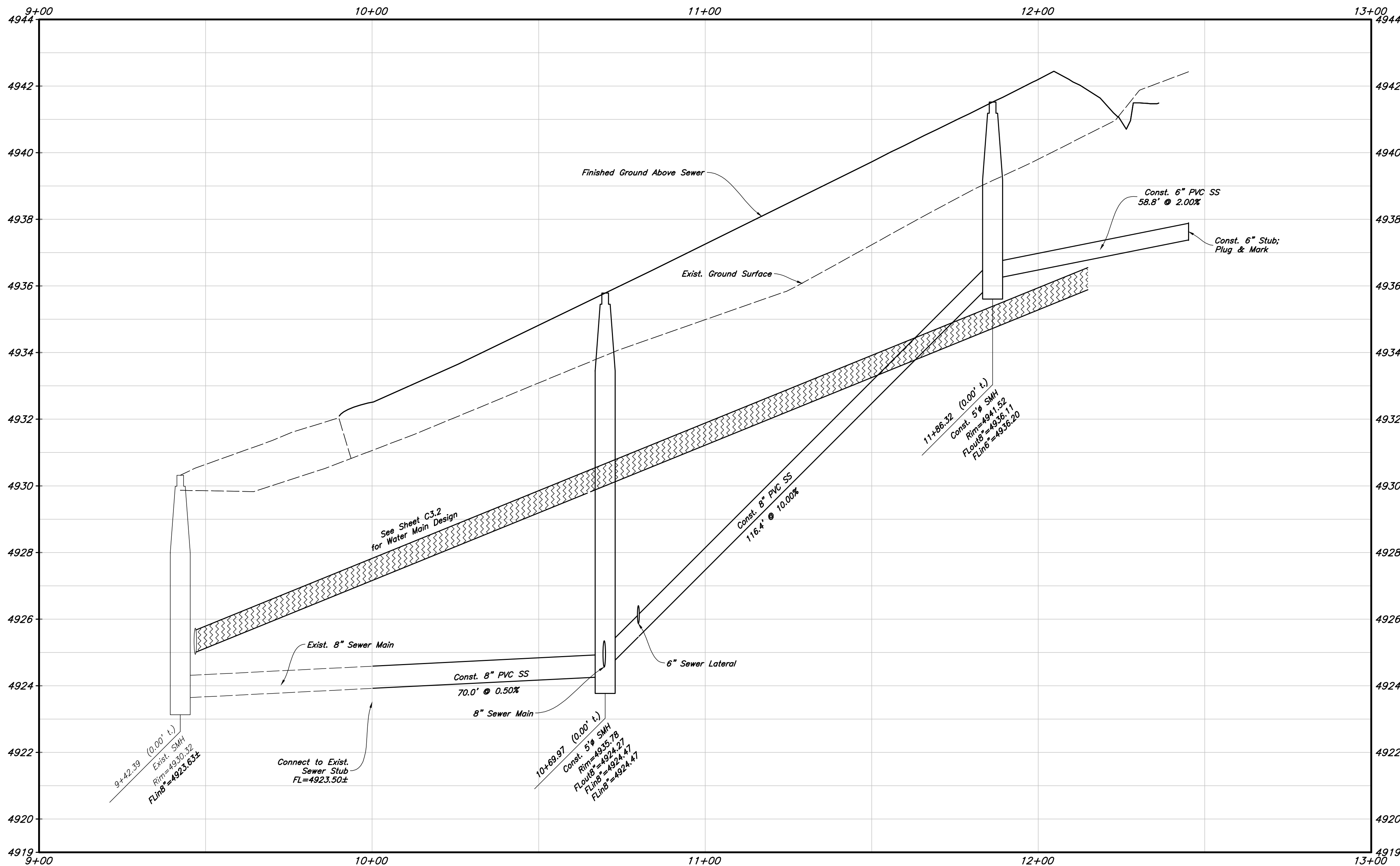
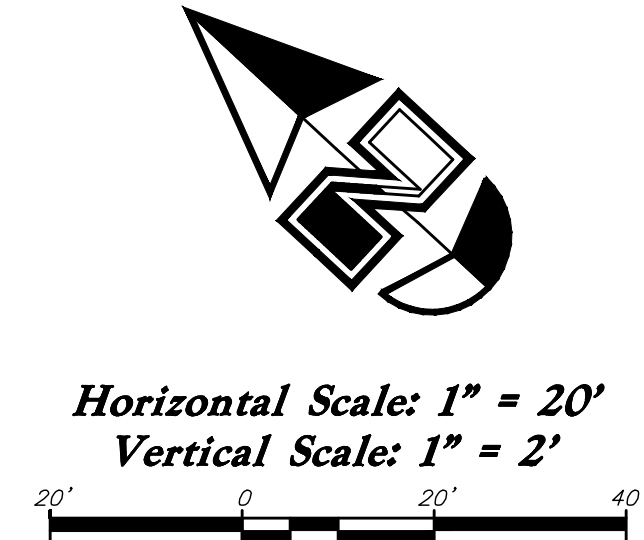
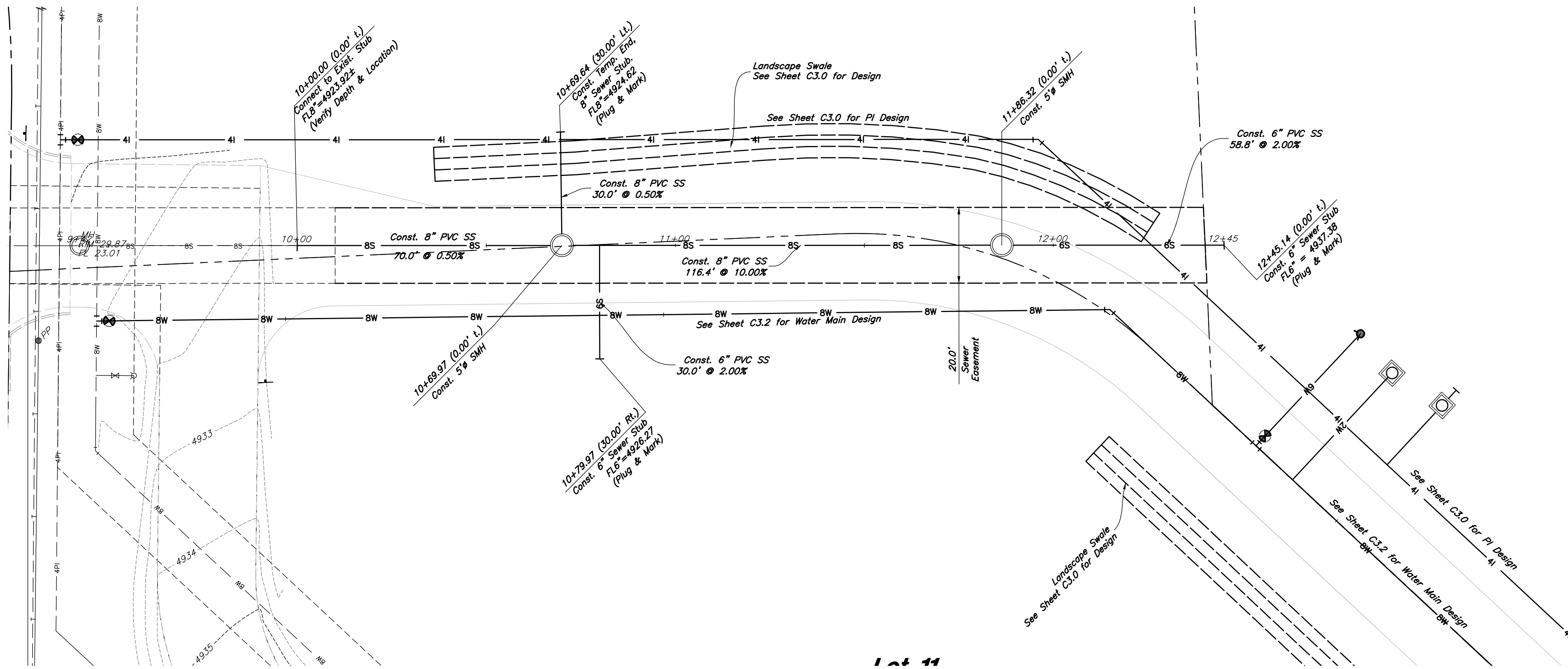
1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

***All Storm Drainage & Sanitary Sewer Pipe
Lengths and Slopes are from
Center of Structure to Center of Structure***

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.





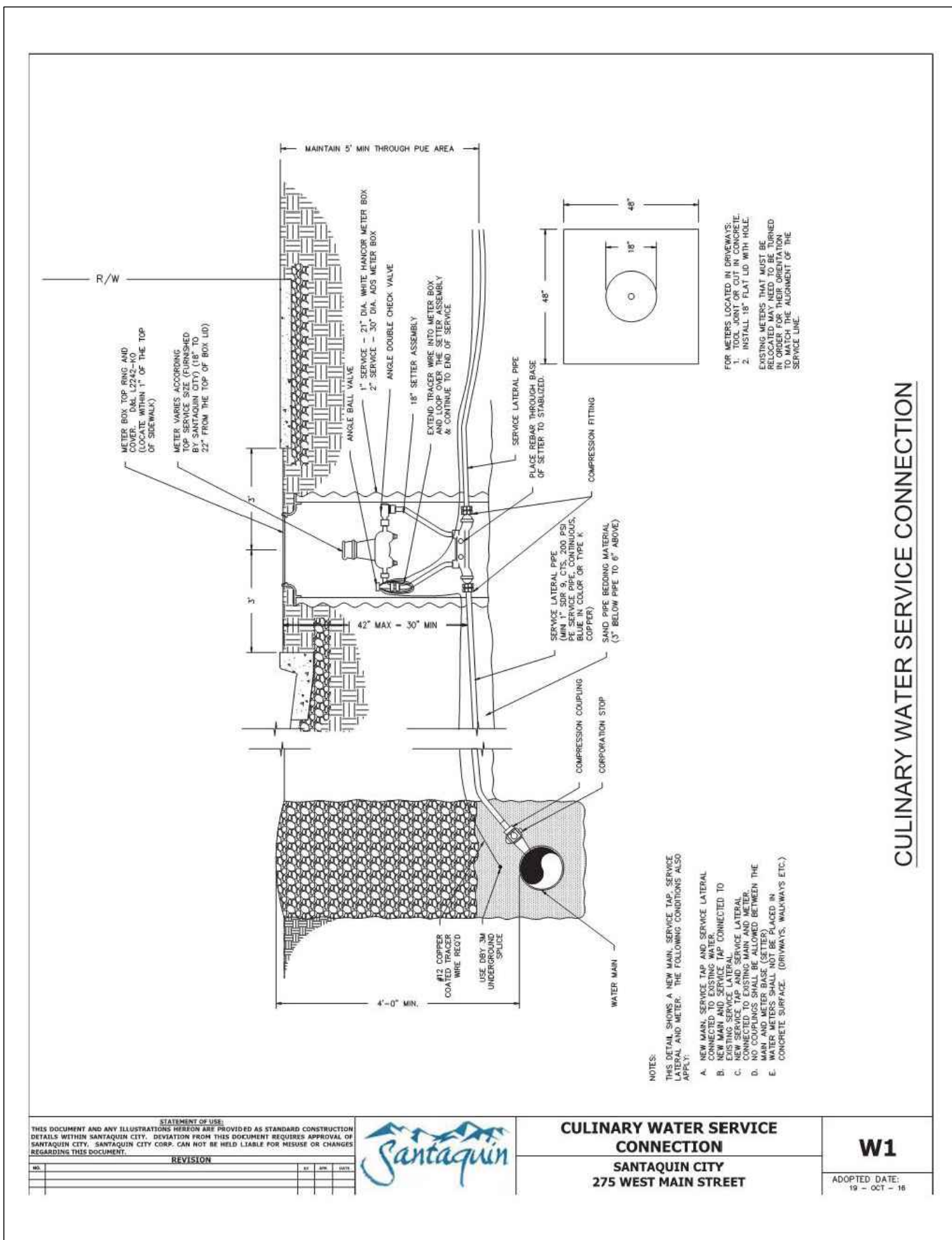
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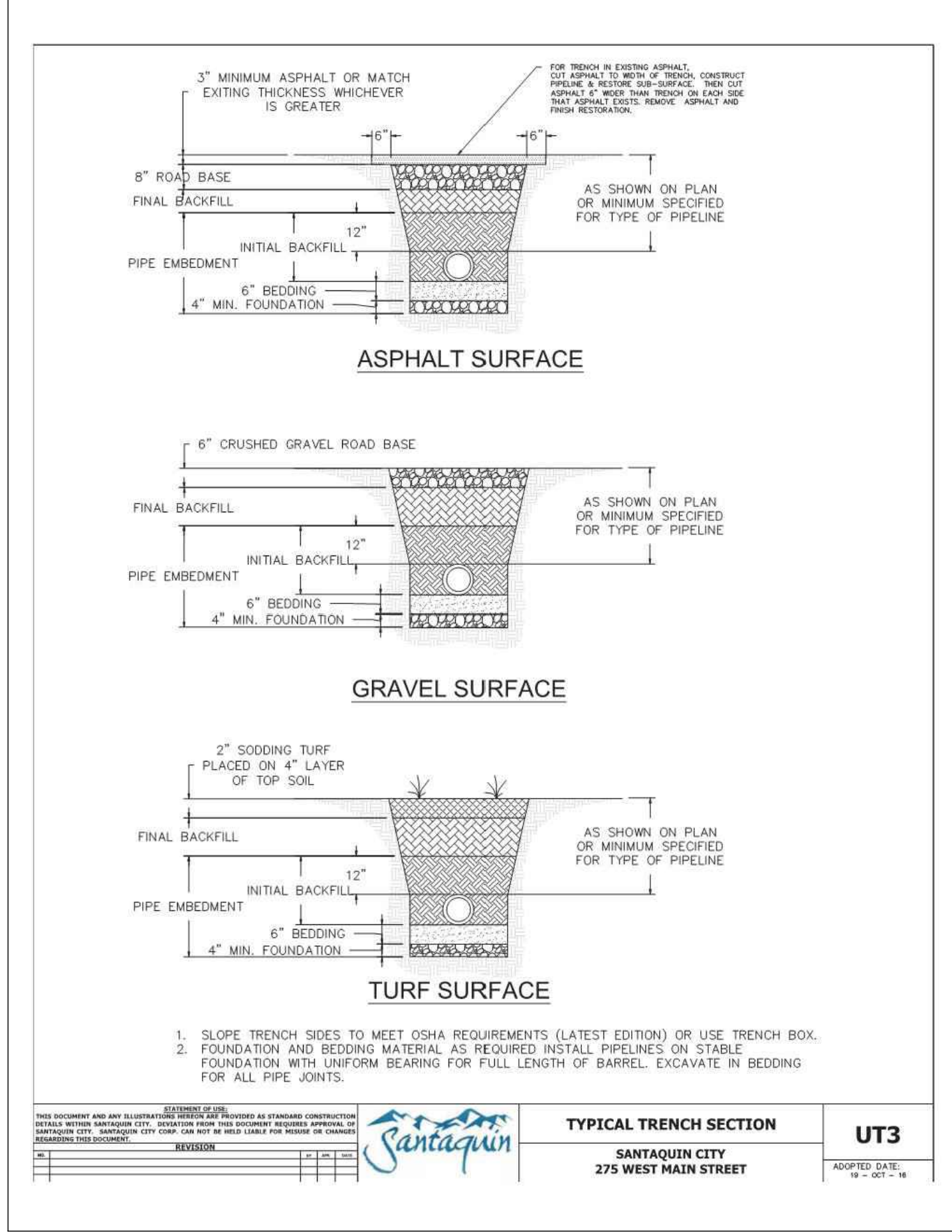
Sewer Main Plan & Profile
Ridley's Subdivision Phase 3
 500 East and Main Street
 Santaquin, Utah County, Utah

REGISTERED PROFESSIONAL
 SHAUN A. YOUNG
 No. 7819381
 3/20/23
 STATE OF UTAH

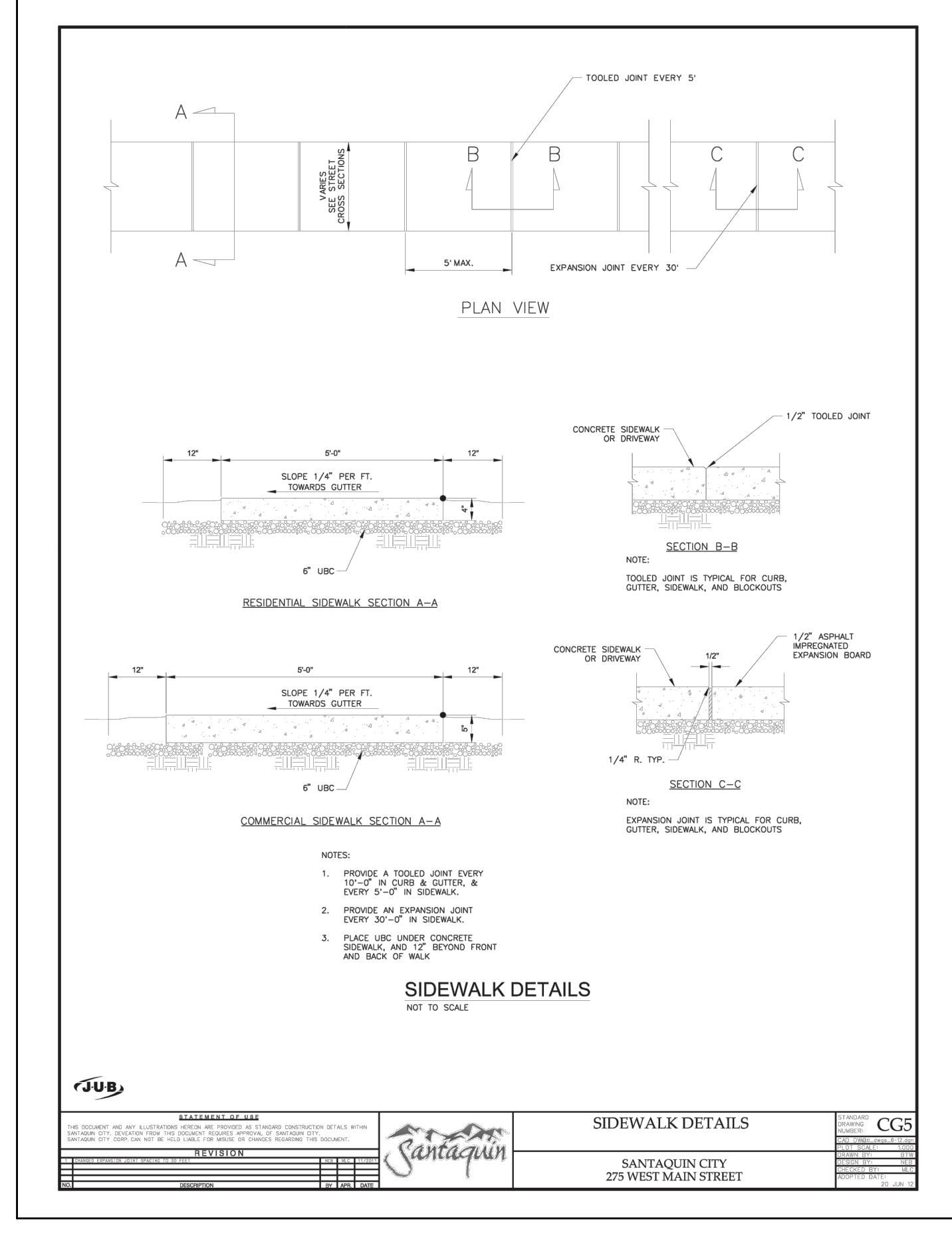
20 Mar, 2023
 SHEET NO.
C3.1



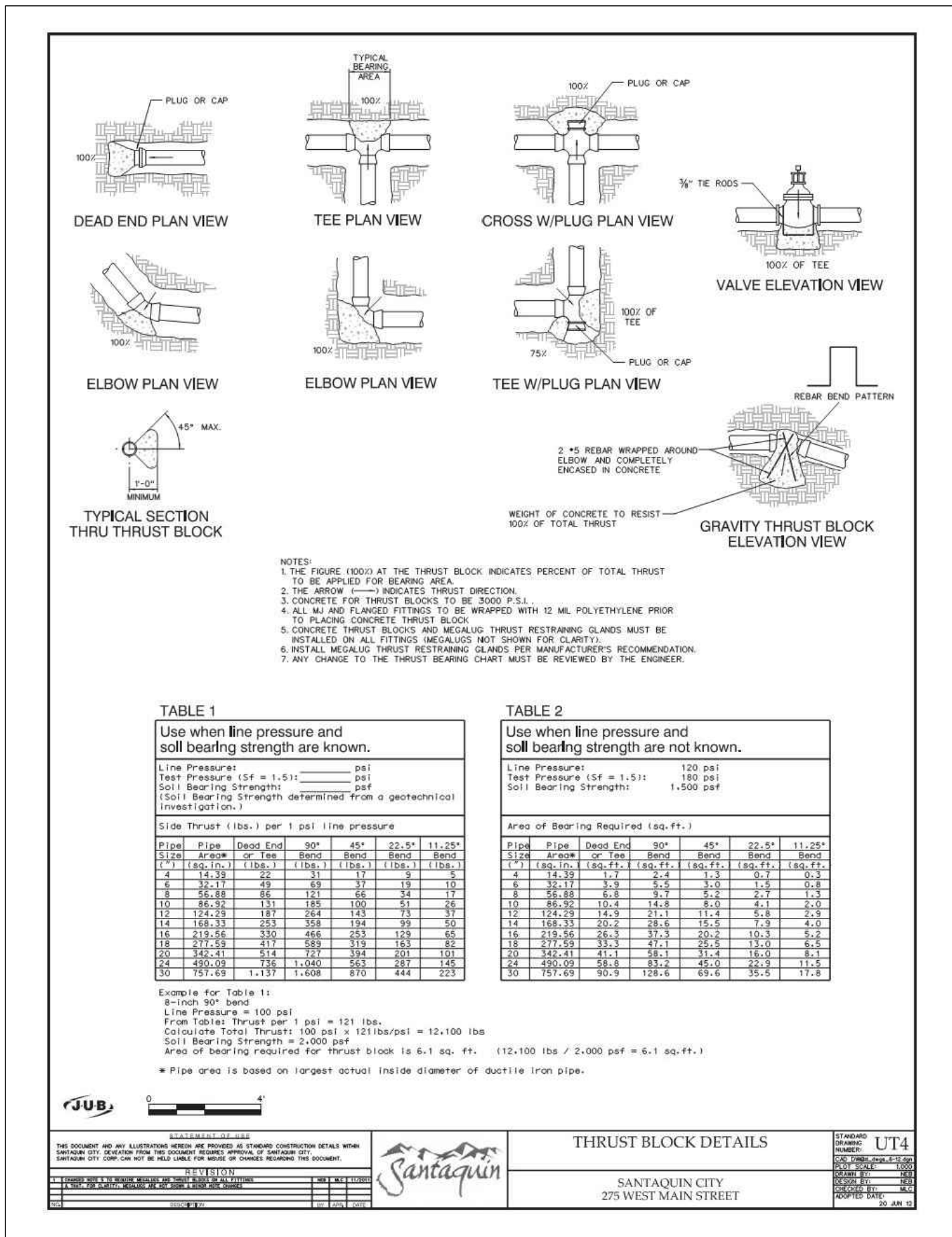
8 **Santaquin City Std. Dwg. W1**
Culinary Water Service Connection
Not to Scale



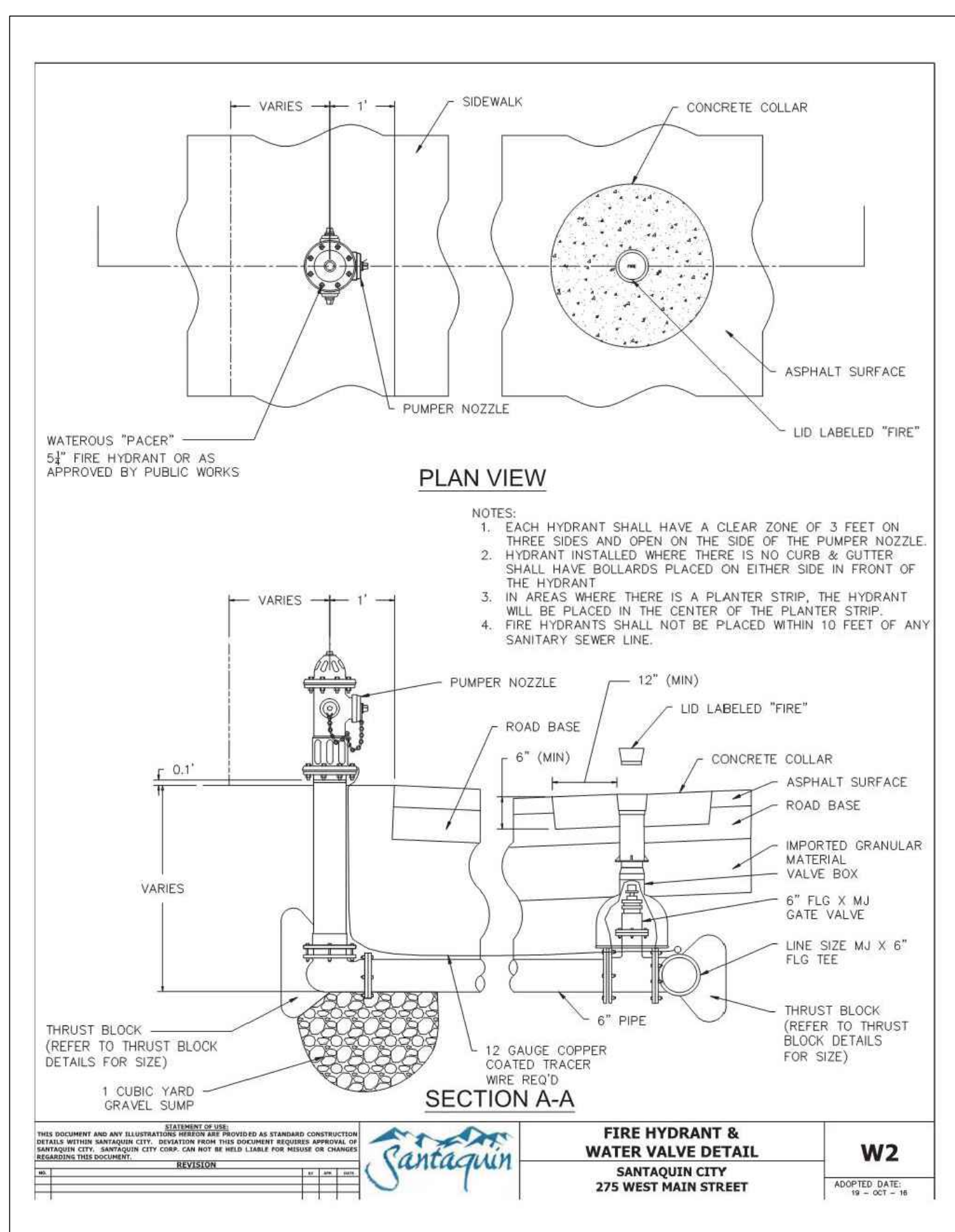
6 **Santaquin City Std. Dwg. UT3**
Typical Trench Section
Not to Scale



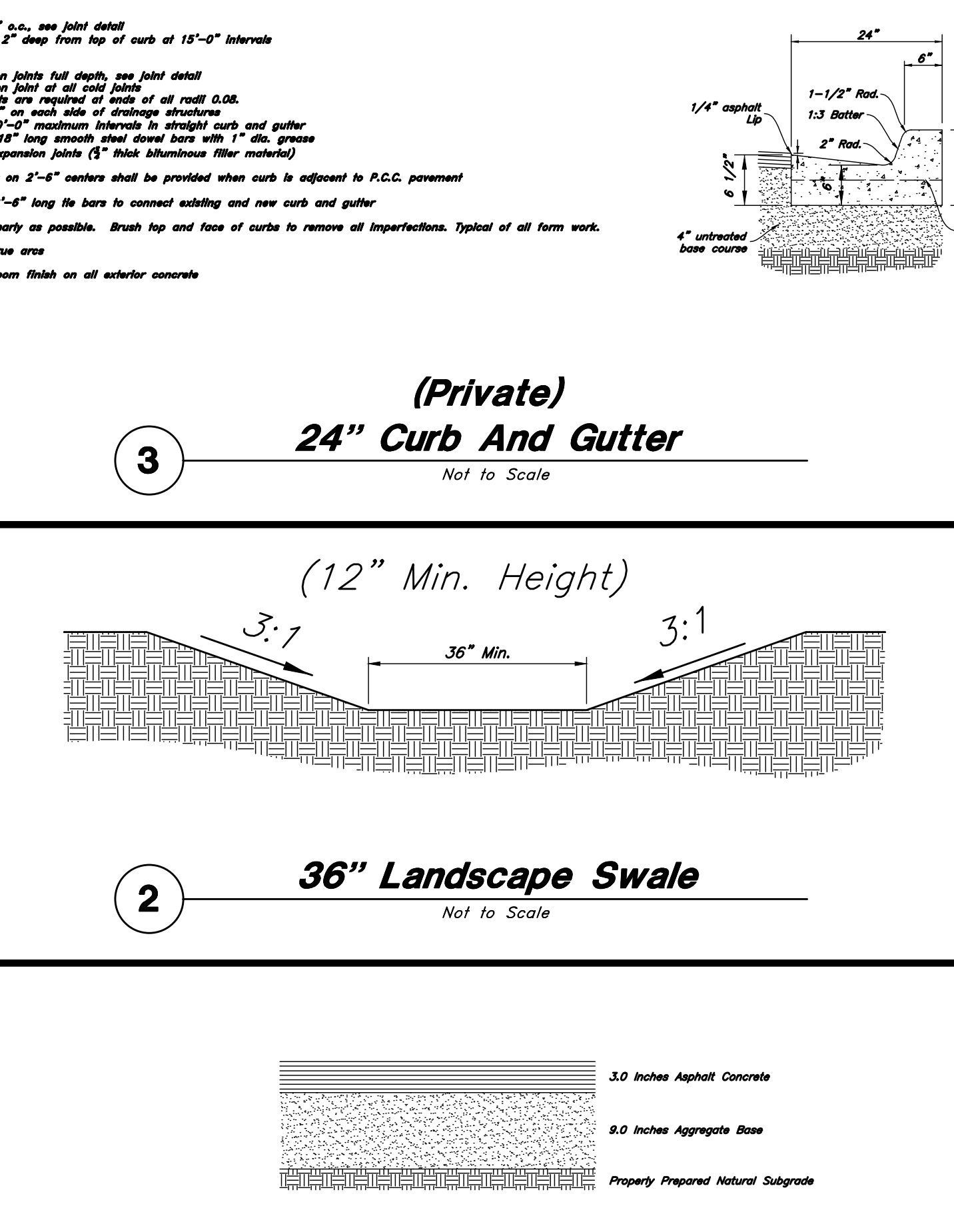
4 **Santaquin City Std. Dwg. CG5**
Sidewalk Detail
Not to Scale



7 **Santaquin City Std. Dwg. UT4**
Thrust Block Details
Not to Scale



5 **Santaquin City Std. Dwg. W2**
Fire Hydrant & Water Valve
Not to Scale



1 **(Private)**
36 inch Landscape Swale
Not to Scale

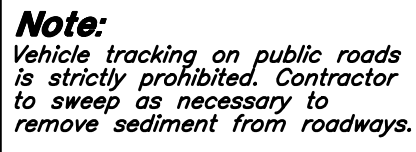
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Details

Ridley's Subdivision Phase 3
500 East and Main Street
Santaquin, Utah County, Utah

20 Mar, 2023
SHEET NO.
C4.1



Not to Scale