

PUBLIC NOTICE IS HEREBY GIVEN THAT

The Town Council of Fairfield, Utah

Shall hold a Work/Regular Session Meeting

On June 12, 2024 @ 7:00 P.M.

At the Town Office 103 East Main Street Fairfield, Utah

Public Hearing

- 1) Open The Town Council Public Hearing, Roll Call, Prayer / Pledge Of Allegiance
- 2) Alpine School District proposed split comment period.
- 3) Resolution #2024-10 A Resolution adopting the Fairfield Town budget for fiscal year 2024-2025.
- 4) An Ordinance Amending Title 6.7. Cemetery District, and Rescinding Title 2.1. Cemetery Board.

Regular Meeting Agenda

- 1) Open the Town Council Regular Meeting
- 2) Public comments (2-minute limit per person)
- 3) Motion to approve the regular session minutes on April 11, 2024.
- 4) Motion to approve the joint Session minutes on April 29, 2024.
- 5) Motion to approve the regular session on May 9, 2024.
- 6) Motion to approve the joint session on May 21, 2024.
- 7) Motion to approve the Fairfield Town financials for the month ending May 31, 2024.
- 8) Update on PTIF accounts
- 9) Discuss Jayson Densley's site plan and possible business
- 10) Discuss and approve a motion to extend Richard and Michal Cameron's home-building reservation for one year.
- 11) Motion to approve Resolution #2024-10, a resolution adopting the Fairfield Town budget for fiscal year 2024-2025.
- 12) Motion to approve Ordinance #2024-07, providing for the compensation of elected and statutory officials.
- 13) Motion to approve Ordinance #2024-08, an ordinance adopting a compensation schedule for elected and appointed town officials and town employees.
- 14) Discuss and approve Ordinance #2024-09, an ordinance amending title 6.7. cemetery district, and rescinding title 2.1. cemetery board.
- 15) Review Cedar Valley Industrial Park Preliminary Plat
- 16) Discuss and approve using WC3 West Coast consultants for help with CUP, plan reviews, and inspections.
- 17) Discuss and approve the rest of the Town Council 2024 meeting schedule.
- 18) Discuss the annexation policy.
- 19) Discuss the annexation map.

- 20) Discuss a Tech zone overlay option.
- 21) Discuss and approve the Allen Ranch Road waterline and send it out for bids.
- 22) Discuss community events
- 23) Discussion on entering Fairfield signs
- 24) Approve line logo
- 25) Park update, including trail signs, fences, timeline, and upcoming expenses
- 26) Discussion On Old Business & New Business.
- 27) Adjourn The Town Council Regular Meeting.

Zoom

<https://us06web.zoom.us/j/88207250867?pwd=NXBYcnhmaFNCSEdWOVB5NG9WMDgxZz09>

Meeting ID: 882 0725 0867

Passcode: 499981

Certificate Of Posting

The above agenda notice was posted on or before the 11th day of June 2024 at the location of the meeting, Fairfield town office 103 East Main Street Fairfield, UT, and at the Fairfield town website <https://fairfieldtown.org/agendas-minutes/>, and on the Utah state public notice website at <https://www.utah.gov/pmn/index.html>.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Town offices at 801-766-3509.

Date

Stephanie Shelley Town Recorder/Clerk

MEMORANDUM

To: Steve Mumford, Interim City Manager/Community Development Director, Eagle Mountain City
Mark Christensen, City Manager, Saratoga Springs

From: LRB Public Finance Advisors

Date: May 21, 2024

RE: New School District Feasibility Study Findings

Pursuant to Section §53G-3-102(4)(a)(ii), LRB was commissioned to assess the financial viability, the financial impact, and tax impact of the creation of a new school district made up of the municipal boundaries of Saratoga Springs, Eagle Mountain, Cedar Fort, and Fairfield (the New District). This analysis focuses primarily on the impacts of creating a new school district and reviewing the impacts to major funds including the General Fund, Capital Projects Fund and Debt Service Fund. It outlines projections based on reasonable assumptions and available data from Alpine School District (ASD), the New District, the Utah State Board of Education (USBE) and other sources. This report also includes projections regarding start-up costs and the potential for new capital facilities. The financial analysis concludes by outlining the tax burden on property owners within the proposed new school district.

BASE FINANCIAL ASSUMPTIONS

The enrollment projections developed use FY 2023 projected enrollment growth from ASD as the base. For purposes of determining the projected enrollment, LRB evaluated historic enrollment data from ASD for each City within ASD and applied an annual average growth rate (AAGR) to subsequent years that aligns with those findings.

The ratio of enrollment for each district was used to forecast weighted pupil units (WPU). The number of WPUs provided to each school district within the State is based on number of students enrolled, number of special education students, and other weighted factors. The forecasted WPUs are calculated based on an historic average of 0.970 WPUs per student (calculated using WPU data from FY 2018 – FY 2024 estimates). WPUs are calculated for each district based on percent enrollment and average WPUs per student.

TABLE 1.1: ENROLLMENT AND WPU PROJECTIONS

FISCAL YEAR	ASD		NEW DISTRICT		REORGANIZED ASD		NEW DISTRICT % OF TOTAL	REORGANIZED DISTRICT % OF TOTAL
	ENROLLMENT	WPUs	ENROLLMENT	WPUs	ENROLLMENT	WPUs		
2023 ^[1]	84,668	81,170	24,184	23,185	60,484	57,985	28.56%	71.44%
2024	84,250	83,939	24,680	24,589	59,570	59,350	29.29%	70.71%
2025	85,252	84,937	25,541	25,447	59,710	59,490	29.96%	70.04%
2026	86,323	86,005	26,433	26,335	59,890	59,669	30.62%	69.38%
2027	87,466	87,144	27,356	27,255	60,111	59,889	31.28%	68.72%
2028	88,682	88,355	28,310	28,206	60,372	60,149	31.92%	68.08%
2029	89,973	89,641	29,299	29,191	60,674	60,450	32.56%	67.44%

^[1] Projections reflect ASD projections (see *Alpine School District Reconfiguration Data, May 8, 2024*).

Taxable value is fundamental to projections of future fiscal impact on the New District and the division of assets and liabilities, including debt. Taxable value forms the basis for local revenues, as well as the ability of a district to bond for capital infrastructure.¹ To determine taxable value growth, an estimate of 2.25 percent new growth is applied to the District as a whole based on ASD's FY 2024 Budget projections. Based on tax data for Saratoga

¹ Section §53G-3-307(3)

Springs and Eagle Mountain, this analysis assumes the New District would experience an estimated eight percent new growth multiplier, with the Reorganized District at 1.5 percent. There are a number of reasons why it is believed sustained taxable value growth for Saratoga Springs and Eagle Mountain will be achievable for the near future. These include the availability of affordable land for both residential and commercial development. Commercial growth for goods and services will continue to expand as residential growth continues to expand and both Saratoga Springs and Eagle Mountain have stated that they know they have the potential to develop additional commercial valuation to capture sales leakage occurring in the community. Based on these assumptions, it is estimated that the New District's taxable value will increase from 21 percent of the taxable value in 2025 to 26 percent by 2029.

TABLE 1.2: FORECASTED TAXABLE VALUE

FISCAL YEAR	ASD	NEW DISTRICT	REORGANIZED ASD	NEW DISTRICT % OF TOTAL	REORGANIZED DISTRICT % OF TOTAL
2025	\$54,604,602,181	\$11,461,741,149	\$43,142,861,032	20.99%	79.01%
2026	\$55,833,205,730	\$12,378,680,441	\$43,454,525,290	22.17%	77.83%
2027	\$57,089,452,859	\$13,368,974,876	\$43,720,477,983	23.42%	76.58%
2028	\$58,373,965,548	\$14,438,492,866	\$43,935,472,683	24.73%	75.27%
2029	\$59,687,379,773	\$15,593,572,295	\$44,093,807,478	26.13%	73.87%
AAGR	2.25%	8.00%	0.55%		

A comparison of the taxable value per student illustrates that the New District is slightly lower than projected for the other district scenarios. The lower taxable value will provide the New District with less local revenues per pupil, but will correspond with an increase in State revenues, as discussed in the General Fund analysis of this report.

TABLE 1.3: COMPARISON OF TAXABLE VALUE RATIOS (FY 2023)

	TOTAL VALUE	TV % OF TOTAL	ENROLLMENT	% ENROLLMENT	TV PER STUDENT
ASD	\$50,111,489,706	100%	84,668	100%	\$591,859
New District	\$9,826,595,635	20%	24,184	29%	\$406,326
Reorganized ASD	\$40,284,894,071	80%	60,484	71%	\$666,042

GENERAL FUND ANALYSIS

The General Fund includes all financial resources necessary for the general operation of the District. The General Fund is comprised of three major revenue sources: local, state and federal. Local funding is generated through the property taxes collected by the County. State Funds are distributed based on WPU assumptions and federal funds are earmarked for special purposes such as special education, special programs, vocational education, and nutrition services.

As a ratio of local revenues per pupil, the New District is projected to receive fewer local revenues per pupil than the other scenarios due to a lower taxable value per student. It is anticipated that State funds² will be increased to account for decreased local revenues as illustrated in **Table 1.4**.

² Section §53F-3



TABLE 1.4: FORECASTED GENERAL FUND REVENUES

FY	LOCAL REVENUE	STATE REVENUE	STATE ADD-ON	FEDERAL	TOTAL	PER STUDENT					DIFFERENCE FROM ASD
						LOCAL	STATE	STATE ADD-ON	FEDERAL	TOTAL	
ASD											
2025	\$202,032,193	\$543,123,050	\$54,167,732	\$34,492,270	\$833,815,246	\$2,370	\$6,371	\$635	\$405	\$9,781	
2026	\$206,550,059	\$567,094,060	\$57,025,900	\$35,624,369	\$866,294,387	\$2,393	\$6,569	\$661	\$413	\$10,035	
2027	\$211,171,815	\$593,397,512	\$60,176,853	\$36,818,045	\$901,564,225	\$2,414	\$6,784	\$688	\$421	\$10,308	
2028	\$215,899,872	\$621,338,693	\$63,543,992	\$38,076,521	\$938,859,078	\$2,435	\$7,006	\$717	\$429	\$10,587	
2029	\$220,736,698	\$651,021,577	\$67,202,125	\$39,403,198	\$978,363,598	\$2,453	\$7,236	\$747	\$438	\$10,874	
NEW DISTRICT											
2025	\$40,529,159	\$169,140,763	\$22,076,825	\$10,333,894	\$242,080,641	\$1,587	\$6,622	\$864	\$405	\$9,478	(\$303)
2026	\$43,636,990	\$179,830,052	\$22,685,868	\$10,908,482	\$257,061,390	\$1,651	\$6,803	\$858	\$413	\$9,725	(\$310)
2027	\$46,991,297	\$191,460,802	\$23,383,055	\$11,515,043	\$273,350,197	\$1,718	\$6,999	\$855	\$421	\$9,992	(\$315)
2028	\$50,611,730	\$203,840,753	\$24,069,203	\$12,155,358	\$290,677,043	\$1,788	\$7,200	\$850	\$429	\$10,267	(\$319)
2029	\$54,519,505	\$217,017,897	\$24,760,126	\$12,831,306	\$309,128,835	\$1,861	\$7,407	\$845	\$438	\$10,551	(\$323)
REORGANIZED DISTRICT											
2025	\$161,409,036	\$373,991,045	\$20,958,590	\$24,158,376	\$580,517,047	\$2,703	\$6,263	\$351	\$405	\$9,722	(\$58)
2026	\$162,689,100	\$387,270,327	\$22,485,688	\$24,715,888	\$597,161,002	\$2,716	\$6,466	\$375	\$413	\$9,971	(\$65)
2027	\$163,813,425	\$401,940,323	\$24,463,330	\$25,303,002	\$615,520,081	\$2,725	\$6,687	\$407	\$421	\$10,240	(\$68)
2028	\$164,763,660	\$417,498,560	\$26,657,486	\$25,921,163	\$634,840,869	\$2,729	\$6,915	\$442	\$429	\$10,516	(\$71)
2029	\$165,519,848	\$434,000,993	\$29,136,872	\$26,571,892	\$655,229,605	\$2,728	\$7,153	\$480	\$438	\$10,799	(\$75)

General fund expenditures for each scenario have been estimated based on existing ASD expenditures. LRB used historic growth rates, analyzed each expenditure function to determine any duplication of expenditures, researched staffing projections, and apportioned expenditures on a per building basis. These expenditure functions include instruction, student support services, and instructional support services. Other expenditure functions are used based on the percent of education facilities within each district, the percent of full-time equivalent (FTE) employees, or the proportion of total district facilities, including duplicate administrative facilities.

Using the most recent ASD budget estimates as the base (FY 2024), LRB inflated expenditures for subsequent years.³ LRB also inflated expenditures based on WPU growth. It is anticipated that the creation of a new district could result in duplicated costs of approximately \$2.2M in 2025. The New District is projected to have the lowest per pupil expenditures among the scenarios in the early years. This is a result of the lower ratio of duplicate administrative costs as well as apportioning some costs on a per building and taxable value basis, in which the New District has a lower proportion relative to the District.

TABLE 1.5. GENERAL FUND SUMMARY

YEAR	TOTAL GF REVS	GF REVS PER STUDENT	TOTAL GF EXPENDITURES	GF EXPENDITURES PER STUDENT	NET GF	NET GF PER STUDENT
ASD						
2025	\$833,815,246	\$9,781	\$849,702,675	\$9,967	(\$15,887,429)	(\$186)
2026	\$866,294,387	\$10,035	\$881,120,853	\$10,207	(\$14,826,466)	(\$172)
2027	\$901,564,225	\$10,308	\$913,731,490	\$10,447	(\$12,167,265)	(\$139)
2028	\$938,859,078	\$10,587	\$947,580,697	\$10,685	(\$8,721,619)	(\$98)
2029	\$978,363,598	\$10,874	\$982,716,394	\$10,922	(\$4,352,796)	(\$48)
NEW DISTRICT						
2025	\$242,080,641	\$9,478	\$248,282,830	\$9,721	(\$6,202,189)	(\$243)
2026	\$257,061,390	\$9,725	\$262,603,082	\$9,935	(\$5,541,691)	(\$210)
2027	\$273,350,197	\$9,992	\$277,758,016	\$10,154	(\$4,407,819)	(\$161)
2028	\$290,677,043	\$10,267	\$293,796,703	\$10,378	(\$3,119,661)	(\$110)

³ See ASD FY2024 Budget, p. 147 for inflationary increases utilized.



YEAR	TOTAL GF REVS	GF REVS PER STUDENT	TOTAL GF EXPENDITURES	GF EXPENDITURES PER STUDENT	NET GF	NET GF PER STUDENT
2029	\$309,128,835	\$10,551	\$310,771,121	\$10,607	(\$1,642,286)	(\$56)
REORGANIZED DISTRICT						
2025	\$580,517,047	\$9,722	\$603,698,296	\$10,110	(\$23,181,249)	(\$388)
2026	\$597,161,002	\$9,971	\$620,372,927	\$10,358	(\$23,211,926)	(\$388)
2027	\$615,520,081	\$10,240	\$637,530,414	\$10,606	(\$22,010,333)	(\$366)
2028	\$634,840,869	\$10,516	\$655,185,148	\$10,853	(\$20,344,279)	(\$337)
2029	\$655,229,605	\$10,799	\$673,351,958	\$11,098	(\$18,122,353)	(\$299)

While the New District is projected to have a fund deficit, the New District's high growth in taxable value and enrollment suggests the New District may overcome the General Fund deficit beyond the study period.

CAPTIAL PROJECTS ANALYSIS

Based on the current tax levies provided from ASD, LRB projected future capital outlay revenues for each scenario. The Capital Projects Fund can be augmented by state support programs titled Enrollment Growth and Foundation Guarantee. Through these funds, districts with a smaller tax base (per pupil) and higher growth can receive additional support revenues. LRB projected these funds using state allocation formulas.

Expenditures are allocated to each district based primarily on the percentage of education buildings within each district, including technical and specialty schools, which are inflated at one percent. Land acquisition, land improvement, building acquisition and construction, and building improvement costs were zeroed out for future projections to prevent a duplication of costs as this fund does not address the bond needs identified in the five-year bond plan. Rather, these capital needs are fully funded within the Debt Service Fund (see **Table 1.6**). This results in a positive fund balance within the Capital Projects Fund for each district and thus there is no tax increase within the Capital Projects Fund. Surplus revenues within the Capital Projects Fund are utilized to offset future debt service expense at approximately \$65M.

DEBT SERVICE ANALYSIS

The majority of the Debt Service Fund revenues come from local property taxes, with a small portion of revenue coming from interest and other categories. The current ASD Debt Service tax rate is 0.001020. As a result of the Debt Service Fund revenue relying on local property tax, the feasibility of a new district will be influenced by the level of debt needed versus the taxable value available to assess the necessary revenues. Thus, the capital facility needs above the capital fund rates combined with each district's taxable value per pupil will likely result in a need to increase the rate necessary for the repayment of debt in the short term within the new school district.

There are three major components included in the analysis of this fund: the allocation of outstanding bonds, new bonding needs as identified by ASD, and start-up costs. Utah Code stipulates the transfer of outstanding debt is determined by calculating the ratio of total taxable value in the year immediately preceding the creation of the New District which is 2024 for the purposes of this analysis. As a result, the New District would be responsible for 20 percent of the outstanding debt. New bonding in this analysis is based on existing ASD recommendations. Last, start-up costs relative to a New District Office, legal fees, moving costs, and computer system costs were also identified. It is important to note that \$12,500,000 in unassigned fund balance from ASD was allocated to each district based on the ratio of enrollment for purposes of funding start-up costs.⁴

⁴ Section §53G-3-302(4)(b)



TABLE 1.6: DEBT SERVICE SUMMARY

YEAR	AUTHORIZED DEBT	PROPOSED NEW DEBT	TOTAL	OBLIGATION PER STUDENT
ASD				
2025	\$68,255,190	\$37,956,410	\$106,211,600	\$1,246
2026	\$46,585,605	\$37,956,410	\$84,542,015	\$979
2027	\$44,711,305	\$37,956,410	\$82,667,715	\$945
2028	\$39,645,005	\$37,956,410	\$77,601,415	\$875
2029	\$39,652,255	\$37,956,410	\$77,608,665	\$863
NEW DISTRICT				
2025	\$13,384,478	\$16,424,394	\$29,808,872	\$1,167
2026	\$9,135,188	\$16,424,394	\$25,559,582	\$967
2027	\$8,767,648	\$16,424,394	\$25,192,042	\$921
2028	\$7,774,174	\$16,424,394	\$24,198,568	\$855
2029	\$7,775,596	\$16,424,394	\$24,199,989	\$826
REORGANIZED DISTRICT				
2025	\$54,870,712	\$17,421,399	\$72,292,111	\$1,211
2026	\$37,450,417	\$17,421,399	\$54,871,816	\$916
2027	\$35,943,657	\$17,421,399	\$53,365,056	\$888
2028	\$31,870,831	\$17,421,399	\$49,292,230	\$816
2029	\$31,876,659	\$17,421,399	\$49,298,059	\$813

TAX IMPACT

In summary, this analysis combined each fund discussed in this analysis into a comprehensive table based on the tax impact per \$450,000 primary residential home. The tables below show the projected tax rate needed within the three funds analyzed should a district division occur. It is important to note that for the purposes of evaluating impacts, the study assumes a starting period of FY 2025.

TABLE 1.7: NEW DISTRICT GENERAL FUND TAX IMPACT

YEAR	TOTAL GF EXPENDITURES	TOTAL REVENUES	NET GENERAL FUND	TAXABLE VALUE	BASELINE TAX RATE	TAX RATE NEEDED	TAX RATE INCREASE
2025	\$248,282,830	\$242,080,641	(\$6,202,189)	\$11,461,741,149	0.003340	0.003881	0.000541
2026	\$262,603,082	\$257,061,390	(\$5,541,691)	\$12,378,680,441	0.003340	0.003788	0.000448
2027	\$277,758,016	\$273,350,197	(\$4,407,819)	\$13,368,974,876	0.003340	0.003670	0.000330
2028	\$293,796,703	\$290,677,043	(\$3,119,661)	\$14,438,492,866	0.003340	0.003556	0.000216
2029	\$310,771,121	\$309,128,835	(\$1,642,286)	\$15,593,572,295	0.003340	0.003445	0.000105

TABLE 1.8: NEW DISTRICT CAPITAL OUTLAY TAX IMPACT

YEAR	CAPITAL OUTLAY EXPENDS	TOTAL REVENUES	NET CAPITAL OUTLAY	TAXABLE VALUE	BASELINE TAX RATE	TAX RATE NEEDED	TAX RATE INCREASE
2025	\$6,172,567	\$23,448,838	\$17,276,271	\$11,461,741,149	0.001065	0.001065	-
2026	\$6,209,760	\$22,648,117	\$16,438,357	\$12,378,680,441	0.001065	0.001065	-
2027	\$6,247,325	\$23,461,306	\$17,213,981	\$13,368,974,876	0.001065	0.001065	-
2028	\$6,285,265	\$24,052,590	\$17,767,325	\$14,438,492,866	0.001065	0.001065	-
2029	\$6,323,585	\$24,600,489	\$18,276,904	\$15,593,572,295	0.001065	0.001065	-

TABLE 1.9: NEW DISTRICT DEBT SERVICE TAX IMPACT

YEAR	TOTAL DEBT	TAXABLE VALUE	TAX RATE UNDER ASD	TAX RATE NEEDED	TOTAL TAX RATE INCREASE
2025	\$29,808,872	\$11,461,741,149	0.0019450	0.0026007	0.0006557
2026	\$25,559,582	\$12,378,680,441	0.0015140	0.0020648	0.0005508
2027	\$25,192,042	\$13,368,974,876	0.0014480	0.0018844	0.0004364
2028	\$24,198,568	\$14,438,492,866	0.0013290	0.0016760	0.0003470
2029	\$24,199,989	\$15,593,572,295	0.0013000	0.0015519	0.0002519



TABLE 1.10: NEW DISTRICT DEBT SERVICE TAX IMPACT

YEAR	TAX RATE NEEDED	TAX PER HOUSEHOLD (\$450,000 RESIDENTIAL) (ANNUALLY)	TAX PER HOUSEHOLD (MONTHLY)
2025	0.001197	\$296.19	\$24.68
2026	0.000999	\$247.20	\$20.60
2027	0.000766	\$189.68	\$15.81
2028	0.000563	\$139.34	\$11.61
2029	0.000357	\$88.34	\$7.36

When all major funds are considered (General Fund, Capital Projects and Debt Service), property owners within the New District will likely experience a tax increase, as shown in **Table 1.10**. This is driven by several factors including duplicate O&M costs, start-up costs, and new capital needs. However, as shown in **Table 1.10**, the tax per household decreases annually and is reasonable to assume it may continue to decrease over time.

ALTERNATIVE CONSIDERATION

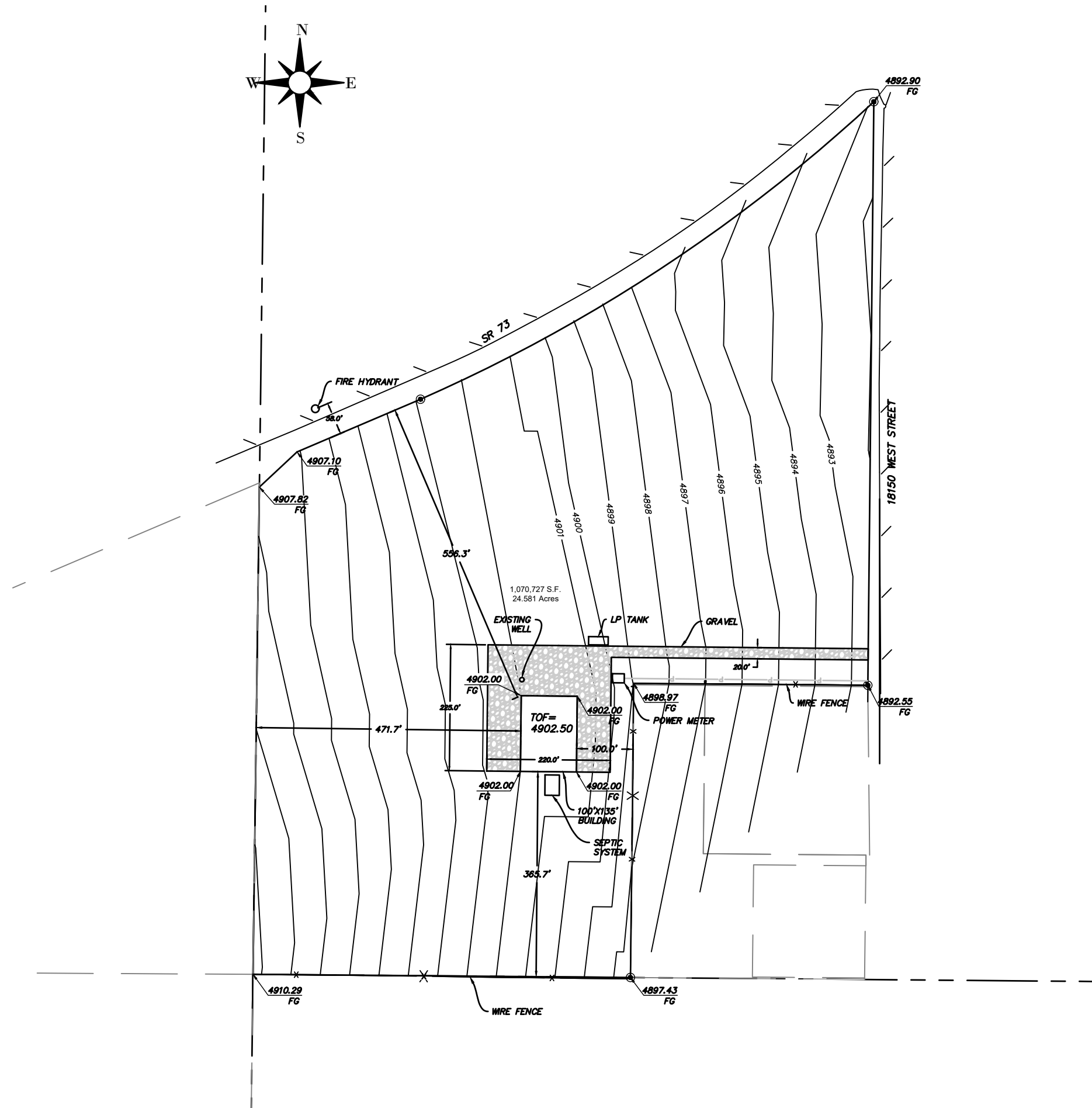
The allocation of General Fund expenditures is driven primarily by proportionate enrollment in each district, with consideration of duplicate expenses. If the majority of the General Fund is allocated based on percentage of schools within each district, similar to the MGT study, then the shortfall in the General Fund may be reduced or eliminated. This would result in a lower tax impact in the short-term as the primary driver of the impact to the New District will be debt service related. However, the objective of building additional schools within the New District will likely result in an increase in General Fund expenses over time.

VIABLE CONCLUSION

In conclusion, noting that our analysis estimates that the cost per average household to form a new district will be in the range of \$24.67 per month declining to \$7.33 per month we are of the opinion that the new school district is a viable alternative to the existing school district.

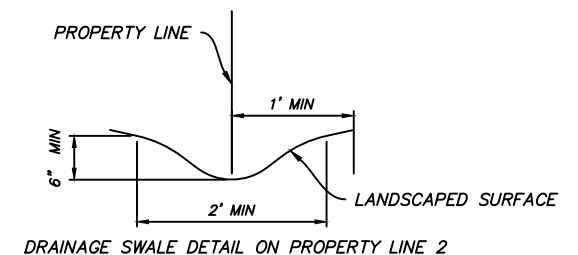
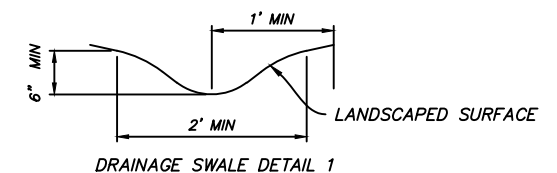
The benefit obtained in forming a new school district is more localized control and a district that may be more unified in meeting the needs of students in this high growth area where voters interests in supporting new facilities may be more aligned with one-another.





- NOTES:
1. EXCAVATION MATERIALS ASSOCIATED WITH THIS AREA ARE CONSIDERED TO BE "COMMON" CUT AND FILL.
 2. THE NUMBER OF STEPS SHOWN IN AN ENGINEER'S ESTIMATE AND IS FOR GRAPHICAL PURPOSES ONLY, IT MAY OR MAY NOT BE THE ACTUAL NUMBER OF STEPS REQUIRED.
 3. ALL LIFTS ARE TO BE PLACED AT AN AVERAGE OF 6-INCHES IN DEPTH, WITH NO LIFT GREATER THAN 8-INCHES.
 4. CONTOURS ARE 12" INTERVALS.
 5. BUILDING FOOTPRINTS SHOWN ON THESE PLANS REPRESENT DIMENSIONS AND LINE WORK FOR GENERAL REFERENCE ONLY. THE BUILDER IS RESPONSIBLE FOR THE CORRECT BUILDING FOOTPRINT DIMENSIONS AND LINE WORK AND IS TO ENSURE FOUNDATION CONSTRUCTION PLANS MATCH THIS LINE WORK.
 6. FINISHED GROUND ELEVATIONS ARE TO BE 3" BELOW WINDOW WELL ELEVATION.
 7. IF NOT STATED ON THE PLANS, THE CONTRACTOR SHALL ESTABLISH FINISHED GRADE 6-INCHES FROM T.O.F. AND A MINIMUM OF 6-INCHES DROP IN THE NEXT TO FEET FROM THE FINISHED GRADE AT THE FOUNDATION WALL.
 8. ALL STATED GRADES ARE MINIMUM GRADES.
 9. UNLESS STATED PLANS ADJACENT LOT FINISHED FLOOR ELEVATION ARE NOT KNOWN
 10. IF NOT STATED ON THE PLANS, THE CONTRACTOR SHALL ESTABLISH FINISH GRADES 6' FROM TOP OF FOUNDATION AND A MINIMUM OF 6" OF DROP FROM THE FINISHED GRADE AT FOUNDATION WALL 10' FROM FOUNDATION.
 11. ALL UNCOVERED PORCHES SHALL SLOPE AWAY FROM HOUSE AT MINIMUM 2%.

<i>LOT INFORMATION</i>	
<i>ADDRESS</i>	
<i>LOT SIZE</i>	



LEGEND

————— *SWALE*

● *DOWNSPOUT*

- - - - - *EXISTING CONTOURS*

- ### ABBREVIATIONS:
- | | |
|------------------------------|--------------------------------|
| FF – MIN. FINISHED FLOOR | FL – FLOW LINE |
| TOF – MIN. TOP OF FOUNDATION | HP – HIGH POINT |
| BW – BOTTOM OF WALL | LP – LOW POINT |
| TW – TOP OF WALL | HP – HIGH POINT |
| BOG – BACK OF GARAGE | PE – PORCH ELEVATION |
| DW – DRIVEWAY | PC – PROPERTY CORNER |
| GAR – GARAGE | PL – PROPERTY LINE |
| FG – FINISHED GROUND | EP – EDGE OF PAVEMENT |
| DRE – DRAINAGE EASEMENT | TBC – TOP BACK OF CURB |
| SB – SETBACK | SW – SIDEWALK |
| DECK ELEVATION | PU – PUBLIC UTILITIES EASEMENT |
| GB – GRADE BREAK | BOW – BACK OF WALK |
| TOB – TOP OF BASEMENT SLAB | |

DRAWING TRACKING			
NO.	BY	DATE	DESCRIPTION:
1	RJH	05/24/2024	SUBMITTAL TO HOLMES

HOLMES HOMES
PARCEL 59-065-0058

PREPARED FOR: HOLMES HOMES

PERIGEE
CONSULTING
CIVIL • STRUCTURAL • SURVEY

3000 SOUTH 1300 WEST, SUITE 100
WEST JORDAN, UT 84088
801.626.0004 TEL. 801.690.0611 FAX
WWW.PERFECTCVL.COM

DATE: _____ TIME: _____
 NETWORK: _____
 PATH: _____
 DWG NAME: _____
 LAYOUT: _____
 DESIGNER: _____ MGR: _____

! This Application is A DRAFT

Fairfield Town

Established 1855 Incorporated 2004

103 East Center Street Fairfield Utah

Preliminary Plat Application
for Developed Subdivision

FIRST NAME

Samuel M.

LAST NAME

Smith

APPLICANT ADDRESS

333 East Main Street, # 1057, Lehi, UT 84043

APPLICANT PHONE

(801) 201-3601

APPLICANT EMAIL

taladair@gmail.com

OFFICIAL PROJECT NAME

Cedar Valley Industrial Park

CURRENT ZONE

Light Industrial West

NUMBER OF LOTS/UNITS

47

TOTAL ACREAGE OF SUBJECT
PROPERTY

75.45 Acres

GENERAL LOCATION OF THE PROPERTY

600 South 250 West, Fairfield, UT 84013

FIRST NAME

Samuel M.

LAST NAME

Smith

PROPERTY OWNER ADDRESS

333 East Main Street, # 1057, Lehi, UT 84043

PROPERTY OWNER PHONE

(801) 201-3601

PROPERTY OWNER EMAIL

taladair@gmail.com

COMPANY

Wall Consultant Group

FIRST NAME

Isaac

LAST NAME

Riches

ENGINEER CONTACT ADDRESS

2139 South 1260 West, Salt Lake City, UT 84119

ENGINEER CONTACT PHONE

(801) 860-2191

ENGINEER CONTACT EMAIL

isaac.riches@wgc.us

****IMPORTANT:** Incomplete applications will not be accepted. In order for an application to be deemed complete, all required materials must be submitted with the application, regardless of whether they have been previously submitted to Fairfield Town. If any required materials are not applicable to your submittal, you must submit a letter for each required item stating the reason why it is not applicable to your application.**

1 LARGE (24"X 36") PAPER COPY OF ALL PLANS

cedar-valley-industrial-complex-
subdivision-package5920...

Visit heygov.co/fairfieldtown.org/fr_01hxbqa0726k43q9rbnvetecw to view or download full files.

(This includes the Plat, Construction, & Landscape Plans.)

1 ELECTRONIC COPY OF ALL PLANS & OTHER MATERIALS IS REQUIRED TO BE SUBMITTED

cedar-valley-industrial-complex-
subdivision-package5920...

Visit heygov.co/fairfieldtown.org/fr_01hxbqa0726k43q9rbnvetecw to view or download full files.

Please ensure there is only one PDF electronic file for each type of plan; do not separate the individual pages within a set of plans.

UPLOAD DIGITAL COPY OF ALL OTHER REQUIRED MATERIALS



sam-m-smith-fairfield-590650067-
1716309609435.pdf



sam-m-smith-fairfield-590650070-
1716309624177.pdf



sam-m-smith-file-1a-water-area-54-
fairfield-17163098673...



utah-county-parcel-map-sam-m-smith-
fairfield-1716310163...

Visit heygov.co/fairfieldtown.org/fr_01hxbqa0726k43q9rbnvetecw to view or download full files.

- Plans will not be reviewed until all digital files are submitted

• PRELIMINARY PLAT APPLICATION CHECKLIST



fairfield-pre-plat-1716309800377.PDF

Visit heygov.co/fairfieldtown.org/fr_01hxbqa0726k43q9rbnvetecw to view or download full files.

• PARKS & OPEN SPACE WORKSHEET



cedar-valley-industrial-complex-
subdivision-package5920...

Visit heygov.co/fairfieldtown.org/fr_01hxhqa0726k43q9rbnvmfetcw to view or download full files.

• UTILITY NOTIFICATION FORM



rockey-mtn-power-cedar-valley-indust-
1716309525435.PDF

Visit heygov.co/fairfieldtown.org/fr_01hxhqa0726k43q9rbnvmfetcw to view or download full files.

• STANDARDIZED NOMENCLATURE FOR PRELIMINARY PLATS, FINAL PLATS & LOTS



cedar-valley-industrial-complex-
subdivision-package5920...

Visit heygov.co/fairfieldtown.org/fr_01hxhqa0726k43q9rbnvmfetcw to view or download full files.

- 1. APPLICANT CERTIFICATION:** I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Fairfield Town may rescind any approval or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Fairfield Town Code and this application and that items and checklists contained in this application are basic and minimum requirements only, and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I acknowledge that I have reviewed and understand the section from the Fairfield Town Fee Schedule and the sections from the Town Code that pertain to subdivisions, and I hereby agree to comply with the Town Code. I also agree to allow the staff, Planning Commission, or Town Council, or appointed agent(s) of the Town to enter the subject property to make any necessary inspections thereof.

APPLICANT SIGNATURE

S M S

Signed electronically on 5/21/2024

You will be sent a Payment request over email or as a text message to cover the Application fees.

OWNER SIGNATURE

Tal

Signed electronically on 5/21/2024

CONTRACTOR SIGNATURE

Tal

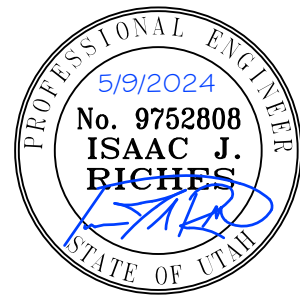
Signed electronically on 5/21/2024

SUBMITTED AT: 5/21/2024

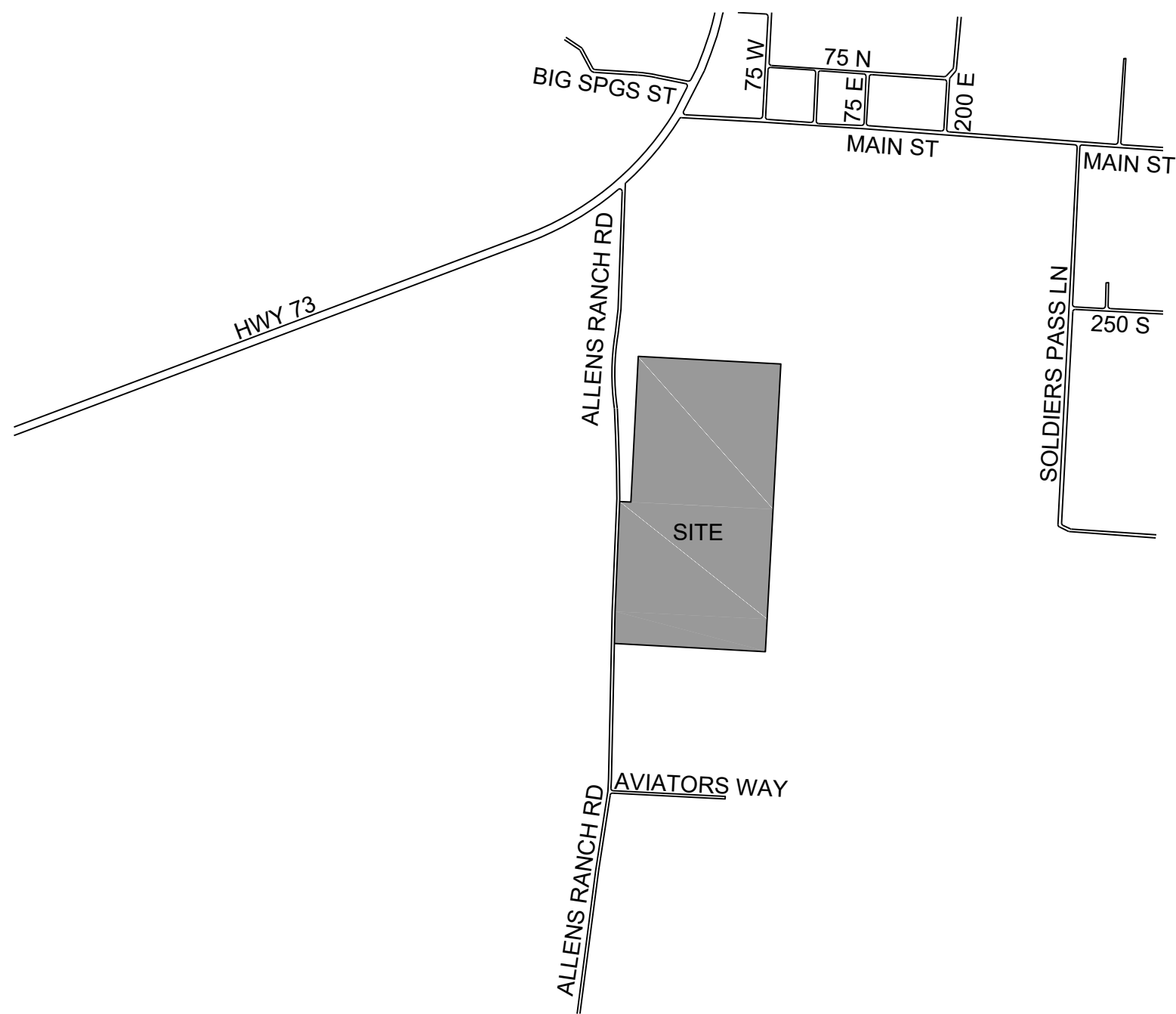
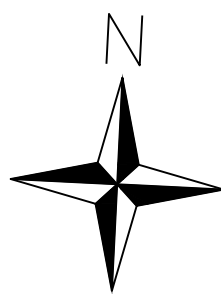
CEDAR VALLEY INDUSTRIAL PARK

600 SOUTH 250 WEST
FAIRFIELD TOWN, UTAH 84013

LOCATED WITHIN SOUTHEAST QUARTER OF SECTION 8, THE NORTHEAST QUARTER OF
SECTION 17, AND THE NORTHWEST WUARTER OF SECTION 16, IN TOWNSHIP 13 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN, JUAB COUNTY, UTAH
FAIRFIELD TOWN, UTAH



100% PROGRESS SET
THIS STAMP APPLIES TO ALL
SHEETS THAT SHARE THIS DATE



VICINITY MAP

- ALL WORK SHALL CONFORM TO FAIRFIELD TOWN STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE CARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.
- 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 FAIRFIELD TOWN CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES,ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND FAIRFIELD TOWN CODES, ORDINANCES AND STANDARDS.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

GENERAL NOTES

SHEET INDEX

PAGE #	SHEET #	SHEET TITLE
1	C000	COVER SHEET
2	1 TO 3	PLAT
3	C100	GENERAL NOTES
4	C200	SITE PLAN
5	C300	UTILITY PLAN
6 TO 12	C301 TO C307	PLAN & PROFILE
13	C400	GRADING/DRAINAGE PLAN
14	C500	EROSION CONTROL PLAN
15	C600	DETAILS



CEDAR VALLEY INDUSTRIAL PARK
550 SOUTH 250 WEST
24-507
COVER

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1260 WEST
SLC, UTAH 84119
P: 801-860-2191
E: isaac.riches@wcg.us

24-507
PROJECT NO.
SHEET NO. C000

REVISIONS

NO.	REMARKS	BY	DATE

CHECKED BY:

DRAWN BY:

DATE: 5/9/2024

DATE: 5/9/2024

DATE: 5/9/2024

DATE: 5/9/2024

DATE: 5/9/2024

DATE: 5/9/2024

File Path G:\Shared drives\2024 Projects\24-437 Fairfield Subdivision\09_Data\Survey\24507_Working.dwg May 08, 2024 - 10:09am

CEDAR VALLEY INDUSTRIAL PARK
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 32,
IN TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.
MAY 2024

LEGEND

-  SECTION CORNER FOUND
-  SUBDIVISION BOUNDARY LINE
-  ADJOINING PARCEL LINES
-  SECTION LINES
-  SHEET MATCH LINES

SUBDIVISION NOTES

- EACH LOT SHALL HAVE ITS OWN ONSITE WASTEWATER SYSTEM (SEPTIC SYSTEM) AS APPROVED AND REGULATED BY THE UTAH HEALTH DEPARTMENT.
- ALL EASEMENTS SHOWN HEREON ARE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) UNLESS NOTED OTHERWISE.
- ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED TO FAIRFIELD TOWN FOR THE PERPETUAL USE OF THE PUBLIC.

SURVEY NARRATIVE

THIS SURVEY WAS REQUESTED BY SAMUEL SMITH FOR THE PURPOSE OF DEFINING THE GROUND LOCATION OF THE SUBDIVISION BOUNDARY ALONG THE EXTERIOR OF UTAH COUNTY PARCEL TAX ID NUMBERS: 59-065-0067 AND 59-065-0070, AND TO SUBDIVIDE THE LAND INTO THE LOTS, STREETS, AND PARCELS AS SHOWN.

A SURVEY PERFORMED BY JAMES PATRICK FRONK IN 2023, ON FILE AS RECORD OF SURVEY NUMBER 23-442 OF THE UTAH COUNTY SURVEYOR'S OFFICE, WAS RETRACED, AGREED WITH, AND HELD AS THE SUBDIVISION BOUNDARY.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°35'50" WEST 2,686.00 FEET BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

THIS SURVEY RELIED ON THE FOLLOWING DOCUMENTS FOR THE BOUNDARY RETRACEMENT:

FILED RECORD OF SURVEY, NUMBER 23-442
WARRANTY DEED CONVEYING DOCUMENT ENTRY NUMBER 61177:2023
UTAH COUNTY SURVEYOR'S OFFICE MONUMENT TIE SHEETS
ADJOINING PROPERTY DESCRIPTIONS ACCORDING TO PUBLIC RECORDS

SURVEY NOTES

- THIS SURVEY IS NOT PROOF OF OWNERSHIP. OWNERSHIP DATA PRESENTED HEREON WAS TAKEN FROM THE UTAH COUNTY PARCEL MAP.
- NO ABSTRACT OF TITLE OR COMMITMENT FOR TITLE INSURANCE WAS OBTAINED OR REVIEWED DURING THE PROCESS OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY'S QUALITY OF TITLE.

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) ss.

ON THIS _____ DAY OF _____, IN THE YEAR 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED **SAMUEL M. SMITH** THE SIGNER OF THE OWNER'S DEDICATION, WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

A NOTARY PUBLIC

NAME:
COMMISSION:
MY COMMISSION EXPIRES: _____ SEAL

ATTORNEY

THIS SUBDIVISION PLAT IS APPROVED AS TO FORM BY THE FAIRFIELD TOWN ATTORNEY.

ON THIS _____ DAY OF _____, 2024.

FAIRFIELD TOWN ATTORNEY

ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH TOWN STANDARDS.

ON THIS _____ DAY OF _____, 2024.

FAIRFIELD TOWN ENGINEER

PLANNING COMMISSION

THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE FAIRFIELD TOWN PLANNING COMMISSION.

ON THIS _____ DAY OF _____, 2024.

ALINA PRINGLE,
PLANNING COMMISSION CHAIR

ATTEST

I CERTIFY THAT THIS SUBDIVISION PLAT WAS PRESENTED AND APPROVED BY THE FAIRFIELD TOWN COUNCIL.

ON THIS _____ DAY OF _____, 2024.

STEPHANIE SHELLEY,
TOWN RECORDER/CLERK

TOWN COUNCIL

THE FAIRFIELD TOWN COUNCIL APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND ALL OTHER PARCELS OF LAND INDICATED IN THE OWNERS DEDICATION, INTENDED FOR UTILITIES AND PUBLIC PURPOSES AS SHOWN HEREON FOR THE PERPETUAL USE OF THE PUBLIC AS MAY BE AUTHORIZED BY FAIRFIELD TOWN.

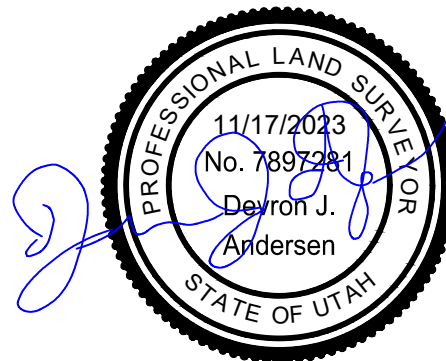
ON THIS _____ DAY OF _____, 2024.

HOLLIE MCKINNEY, MAYOR

SURVEYORS CERTIFICATE

I, DEVRON J. ANDERSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NUMBER 7897281 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID PARCEL INTO LOTS AND STREETS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.


DEVRON JAY ANDERSEN
PLS NO. 7897281



SEALED AND SIGNED THIS _____
DAY OF _____, 2024.

SUBDIVISION BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, IN TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING BEING N.89°35'50"W. 2,686.00 FEET BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN). RUNNING THENCE N.89°35'50"W. 1,447.09 FEET ALONG THE SOUTH LINE OF SAID SECTION 32, TO THE CENTERLINE OF CAMP FLOYD CEMETERY ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE COURSES: 1) N.01°29'00"W. 649.98 FEET, 2) N.00°16'30"E. 320.00 FEET, 3) N.02°22'00"E. 362.55 FEET TO THE EAST-WEST 40 ACRE LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE S.89°33'15"E. 118.00 FEET ALONG SAID EAST-WEST 40 ACRE LINE, TO THE NORTH-SOUTH 40 ACRE LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE N.00°35'18"E. 1,001.90 FEET ALONG SAID NORTH-SOUTH 40 ACRE LINE; THENCE S.89°30'45"E. 1,336.41 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE S.00°25'28"W. 2,331.80 FEET ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS:
3,286,421.08 SQUARE FEET OR 75.446 ACRES.

OWNERS 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 TO BE HEREAFTER KNOWN AS

CEDAR VALLEY INDUSTRIAL PARK

AND DO HEREBY DEDICATE TO FAIRFIELD TOWN, FOR THE PERPETUAL USE OF THE PUBLIC, ALL ROADS, PARCELS, EASEMENTS, AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NONEXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES AS AUTHORIZED BY FAIRFIELD TOWN.

DATED THIS _____ DAY OF _____, 2024.

SAMUEL M. SMITH



WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-449-1173

PARCELS BEING SUBDIVIDED:
59:065:0067 & 59:065:0070
PARCEL OWNER:
SAMUEL M. SMITH
9715 N SHILOH WAY,
EAGLE MOUNTAIN, UT, 84005

UTAH COUNTY RECORDER
FILED FOR RECORD AND RECORDED
AS ENTRY NUMBER: _____
AT THE REQUEST OF:

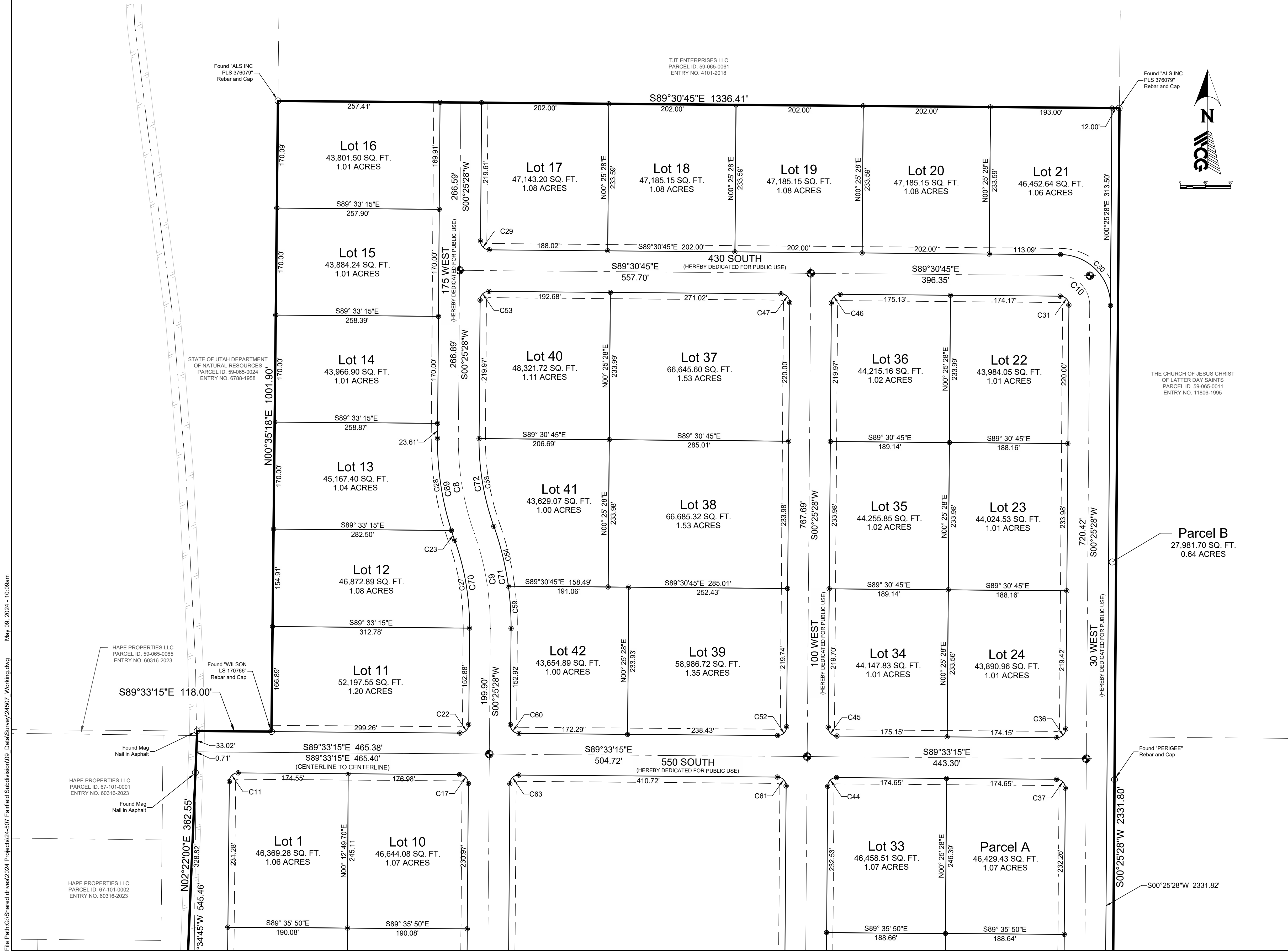
THIS ____ DAY OF _____
2024, AT _____
IN BOOK _____ OF PLATS,
PAGE _____, FEE _____.

UTAH COUNTY RECORDER

PROJECT NO: 24-507
DESIGNED BY: DJA
DRAWN BY: DJA
CHECKED BY: KWT
DATE: 05/07/2024

SHEET
1 OF 3

CEDAR VALLEY INDUSTRIAL PARK
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 32,
IN TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.
MAY 2024



CURVE TABLE					
CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH	Δ ANGLE
C5	24.74'	230.00'	N03°35'33"W	24.73'	6°09'50"
C6	33.59'	100.00'	S80°15'45"W	33.43'	19°14'37"
C7	584.61'	15000.00'	S00°32'15"E	584.58'	2°13'59"
C8	153.75'	441.67'	S09°32'53"E	152.97'	19°56'42"
C9	153.75'	441.67'	S09°32'53"E	152.97'	19°56'42"
C10	73.78'	47.00'	S44°32'39"E	66.43'	89°56'13"
C11	21.96'	14.00'	S45°30'45"W	19.78'	89°52'00"
C12	225.08'	14947.00'	S00°08'52"W	225.08'	0°51'46"
C13	246.61'	14947.00'	S00°45'23"E	246.61'	0°56'43"
C14	110.86'	14947.00'	S01°26'29"E	110.85'	0°25'30"
C15	21.49'	14.00'	S45°37'02"E	19.44'	87°57'37"
C16	21.99'	14.01'	N45°24'26"E	19.80'	89°56'51"
C17	21.99'	14.00'	N44°33'54"W	19.80'	89°58'43"
C22	22.00'	14.00'	N45°26'06"E	19.80'	90°01'17"
C23	16.41'	474.67'	N18°31'48"W	16.41'	1°58'52"
C27	142.26'	408.67'	N09°32'53"W	141.54'	19°56'42"
C28	148.82'	474.67'	N08°33'27"W	148.21'	17°57'50"
C29	21.98'	14.00'	S44°32'39"E	19.79'	89°56'13"
C30	125.58'	80.00'	S44°32'39"E	113.07'	89°56'13"
C31	21.98'	14.00'	N44°32'39"W	19.79'	89°56'13"
C36	22.00'	14.00'	N45°26'06"E	19.80'	90°01'17"
C37	21.99'	14.00'	N44°33'54"W	19.80'	89°58'43"
C42	21.99'	14.00'	N45°24'49"E	19.80'	89°58'42"
C43	22.00'	14.00'	S44°35'11"E	19.80'	90°01'18"
C44	22.00'	14.00'	S45°26'06"W	19.80'	90°01'17"
C45	21.99'	14.00'	S44°33'54"E	19.80'	89°58'43"
C46	22.01'	14.00'	S45°27'21"W	19.81'	90°03'47"
C47	21.98'	14.00'	N44°32'39"W	19.79'	89°56'13"
C52	22.00'	14.00'	N45°26'06"E	19.80'	90°01'17"
C53	22.01'	14.00'	S45°27'21"W	19.81'	90°03'47"
C54	97.85'	474.67'	S13°36'54"E	97.68'	11°48'40"
C58	142.13'	408.67'	S09°33'26"E	141.41'	19°55'36"
C59	67.38'	474.67'	S03°38'33"E	67.33'	8°08'02"
C60	21.99'	14.00'	S44°33'54"E	19.80'	89°58'43"
C61	21.99'	14.00'	N44°33'54"W	19.80'	89°58'43"
C63	22.00'	14.00'	S45°26'06"W	19.80'	90°01'17"
C67	21.99'	14.00'	N45°24'49"E	19.80'	89°58'42"
C68	22.00'	14.00'	S44°35'11"E	19.80'	90°01'18"
C69	165.23'	474.67'	S09°32'53"E	164.40'	19°56'42"
C70	142.26'	408.67'	S09°32'53"E	141.54'	19°56'42"
C71	165.23'	474.67'	N09°32'53"W	164.40'	19°56'42"
C72	142.13'	408.67'	N09°32'26"W	141.41'	19°55'36"
C73	582.55'	14947.00'	S00°32'15"E	582.51'	2°13'59"
C74	584.61'	15000.00'	S00°32'15"E	584.58'	2°13'59"

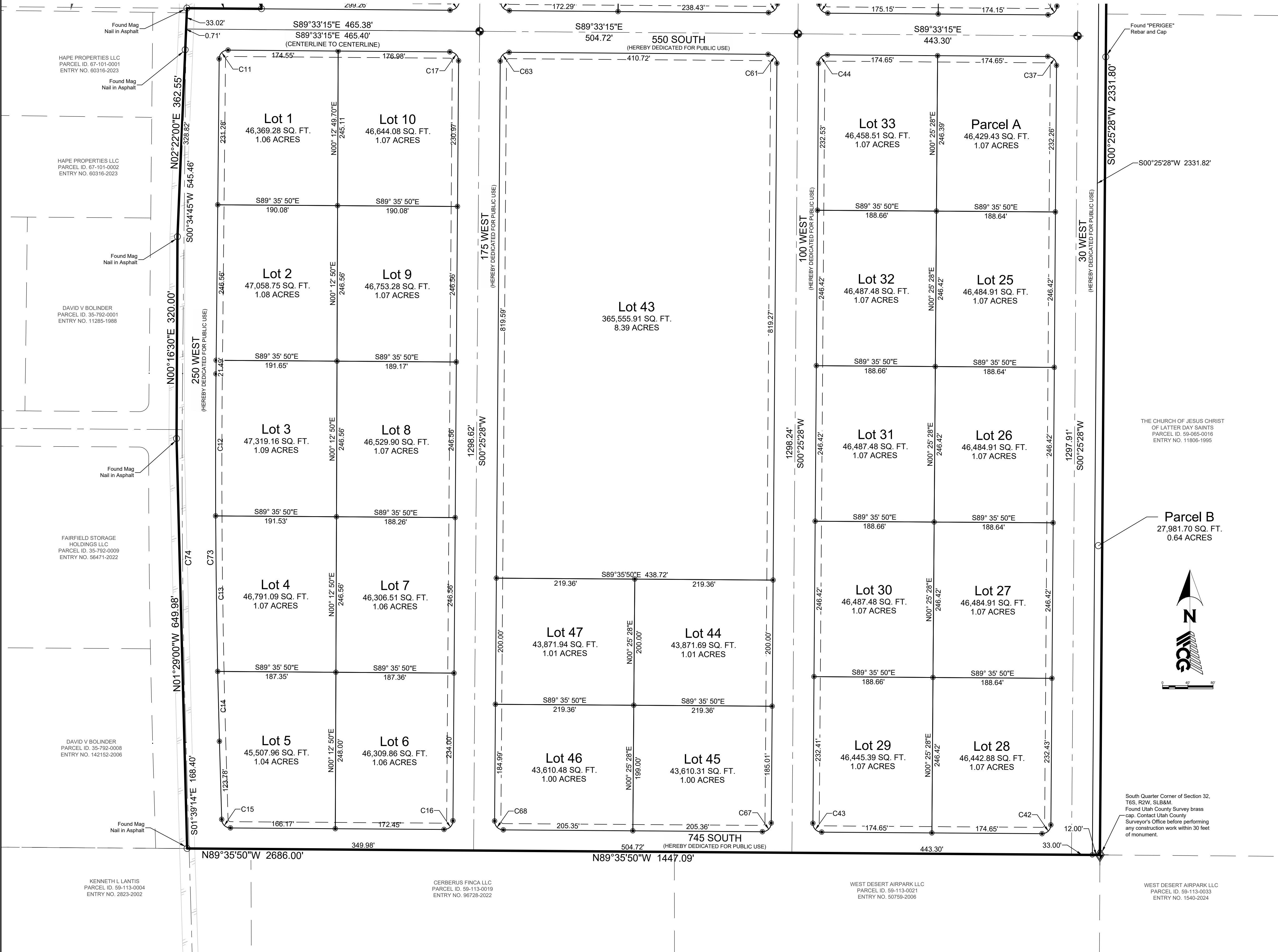
LEGEND

- SECTION CORNER FOUND
- STREET MONUMENT
- SET REBAR & CAP STAMPED "WCG"
- FOUND PROPERTY CORNER AS NOTED
- SUBDIVISION BOUNDARY LINE
- ADJOINING PARCEL LINES
- LOT LINES
- RIGHT OF WAY CENTER LINES
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- SECTION LINES

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-449-1173

SHEET
2
OF
3

CEDAR VALLEY INDUSTRIAL PARK
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 32,
IN TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.
MAY 2024



CURVE TABLE					
CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH	Δ ANGLE
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C7	584.61'	15000.00'	S00°32'15"E	584.58'	2°13'59"
C8	153.75'	441.67'	S09°32'53"E	152.97'	19°56'42"
C9	153.75'	441.67'	S09°32'53"E	152.97'	19°56'42"
C10	73.78'	47.00'	S44°32'39"E	66.43'	89°56'13"
C11	21.96'	14.00'	S45°30'45"W	19.78'	89°52'00"
C12	225.08'	14947.00'	S00°08'52"W	225.08'	0°51'46"
C13	246.61'	14947.00'	S00°45'23"E	246.61'	0°56'43"
C14	110.86'	14947.00'	S01°26'29"E	110.85'	0°25'30"
C15	21.49'	14.00'	S45°37'02"E	19.44'	87°57'37"
C16	21.99'	14.01'	N45°24'26"E	19.80'	89°56'51"
C17	21.99'	14.00'	N44°33'54"W	19.80'	89°58'43"
C22	22.00'	14.00'	N45°26'06"E	19.80'	90°01'17"
C23	16.41'	474.67'	N18°31'48"W	16.41'	1°58'52"
C27	142.26'	408.67'	N09°32'53"W	141.54'	19°56'42"
C28	148.82'	474.67'	N08°33'27"W	148.21'	17°57'50"
C29	21.98'	14.00'	S44°32'39"E	19.79'	89°56'13"
C30	125.58'	80.00'	S44°32'39"E	113.07'	89°56'13"
C31	21.98'	14.00'	N44°32'39"W	19.79'	89°56'13"
C36	22.00'	14.00'	N45°26'06"E	19.80'	90°01'17"
C37	21.99'	14.00'	N44°33'54"W	19.80'	89°58'43"
C42	21.99'	14.00'	N45°24'49"E	19.80'	89°58'42"
C43	22.00'	14.00'	S44°35'11"E	19.80'	90°01'18"
C44	22.00'	14.00'	S45°26'06"W	19.80'	90°01'17"
C45	21.99'	14.00'	S44°33'54"E	19.80'	89°58'43"
C46	22.01'	14.00'	S45°27'21"W	19.81'	90°03'47"
C47	21.98'	14.00'	N44°32'39"W	19.79'	89°56'13"
C52	22.00'	14.00'	N45°26'06"E	19.80'	90°01'17"
C53	22.01'	14.00'	S45°27'21"W	19.81'	90°03'47"
C54	97.85'	474.67'	S13°36'54"E	97.68'	11°48'40"
C58	142.13'	408.67'	S09°33'26"E	141.41'	19°55'36"
C59	67.38'	474.67'	S03°38'33"E	67.33'	8°08'02"
C60	21.99'	14.00'	S44°33'54"E	19.80'	89°58'43"
C61	21.99'	14.00'	N44°33'54"W	19.80'	89°58'43"
C63	22.00'	14.00'	S45°26'06"W	19.80'	90°01'17"
C67	21.99'	14.00'	N45°24'49"E	19.80'	89°58'42"
C68	22.00'	14.00'	S44°35'11"E	19.80'	90°01'18"
C69	165.23'	474.67'	S09°32'53"E	164.40'	19°56'42"
C70	142.26'	408.67'	S09°32'53"E	141.54'	19°56'42"
C71	165.23'	474.67'	N09°32'53"W	164.40'	19°56'42"
C72	142.13'	408.67'	N09°33'26"W	141.41'	19°55'36"
C73	582.55'	14947.00'	S00°32'15"E	582.51'	2°13'59"
C74	584.61'	15000.00'	S00°32'15"E	584.58'	2°13'59"

LEGEND

- SECTION CORNER FOUND
- STREET MONUMENT
- SET REBAR & CAP STAMPED "WCG"
- FOUND PROPERTY CORNER AS NOTED
- SUBDIVISION BOUNDARY LINE
- ADJOINING PARCEL LINES
- LOT LINES
- RIGHT OF WAY CENTER LINES
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- SECTION LINES



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Date: 2024-11-15
Time: 11:14 AM

- GENERAL NOTES**
- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (2017 EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
 - CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THE PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
 - CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
 - THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
 - UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
 - ALL EXPOSED SURFACES WILL HAVE A TEXTURED, RUBBED OR BROOMED FINISH. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
 - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 - THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
 - ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATIONS HAVE NOT BEEN GIVEN.
 - NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTORS NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED WILL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN AND SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTIONS AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZED RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED, WHERE NECESSARY. SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

- UTILITY NOTES**
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
 - CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE AND POWER.
 - EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATED, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-462-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
 - CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
 - TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (2017 EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS 8-INCHES.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES FOR THE PROTECTION OF WORKERS.
 - THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY ANY ACTION INCLUDING SETTLEMENT TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
 - ALL WATER AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (2017 EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLES, CATCH BASINS, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
 - CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW EXISTING PIPE DURING CONSTRUCTION.
 - SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
 - CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
 - EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHOULD BE BRACED SUCH THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.

- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATERLINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

- TRAFFIC CONTROL AND SAFETY NOTES**
- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
 - BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
 - NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
 - THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
 - DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
 - ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
 - TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
 - ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
 - THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

- GRADING AND DRAINAGE NOTES**
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
 - THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS)
 - THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
 - ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
 - THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
 - THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
 - THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
 - THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
 - THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
 - THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM POLLUTION PREVENTION PLAN.
 - ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
 - THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
 - THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

- UTAH DEPARTMENT OF TRANSPORTATION NOTES**
- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
 - WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
 - ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00-9:00 AM AND 3:30-6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
 - REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
 - ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
 - ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
 - BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
 - NO ROAD CUTS ALLOWED ON THIS JOB
 - FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575
 - ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
 - FOR EXCAVATIONS OUTSIDE THE ROADWAY, BACKFILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
 - OWNER, DEVELOPER, AND /OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
 - OWNER, DEVELOPER, AND/OR THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
 - TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGION'S TRAFFIC SIGNALS ENGINEER.
 - PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND DRAWINGS.
 - DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT. REFERENCES: 1. UTAH ADMINISTRATIVE CODE R930-6 (ACCESS MANAGEMENT FOR A COMPLETE VERSION OF THE DEPARTMENTS STANDARDS AND GUIDELINES REGARDING ACCESS PERMITS PLEASE REFER TO UTAH ADMINISTRATIVE CODE R930-6. WWW.UDOT.GOV/GO/ACCESSMANAGEMENT. 2. AASHTO, A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS ("GREEN BOOK"), BOOKSTORE.TRANSPORTATION.ORG. 3. AASHTO, ROADSIDE DESIGN GUIDE, BOOKSTORE.TRANSPORTATION.ORG. 4. UTAH, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (UMUTCD), WWW.UDOT.UTAH.GOV
 - ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

SYMBOLS

SURVEY

- BENCH MARK
- CONTROL POINT
- SECTION CORNER FOUND
- SECTION CORNER NOT FOUND
- STREET MONUMENT FOUND

EXISTING TOPOGRAPHY

- ATMS CABINET
- POWER POLE
- GUY WIRE
- LIGHT POLE
- DECORATIVE LIGHT
- ELECTRIC BOX
- BOLLARD
- SIGN
- SIGN, TWO POSTS
- GATE POST
- MAILBOX
- TREE
- GAS SIGN
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION VALVE
- IRRIGATION BOX
- SPRINKLER BOX
- IRRIGATION WELL
- FIBER OPTIC BOX
- TELEPHONE PEDESTAL
- STORM DRAIN CATCH BASIN
- MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- GAS MANHOLE
- TELEPHONE MANHOLE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- PIPE

LINE STYLES

- SECTION LINE
- QUARTER SECTION LINE
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING RIGHT OF WAY
- CONTROL LINE
- PERPETUAL EASEMENT
- EXISTING PERPETUAL EASEMENT
- TEMPORARY EASEMENT
- WATER EXISTING
- IRRIGATION EXISTING
- SECONDARY WATER EXISTING
- GAS EXISTING
- SEWER EXISTING
- STORM DRAIN EXISTING
- TELEPHONE BURIED EXISTING
- TELEPHONE OVERHEAD EXISTING
- FIBER OPTICS EXISTING
- ELECTRIC BURIED EXISTING
- ELECTRIC OVERHEAD EXISTING
- LAND DRAIN EXISTING
- SAW CUT LINE
- WATER PROPOSED
- IRRIGATION PROPOSED
- SECONDARY WATER PROPOSED
- GAS PROPOSED
- SEWER PROPOSED
- STORM DRAIN PROPOSED
- TELEPHONE OVERHEAD PROPOSED
- OVERHEAD ELECTRIC PROPOSED
- LAND DRAIN PROPOSED

CCG
WALL CONSULTANT GROUP
1139 SOUTH 250 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-448-1173
FAX: 801-448-1173
NA

CEDAR VALLEY INDUSTRIAL PARK
550 SOUTH 250 WEST
24-507
GENERAL NOTES

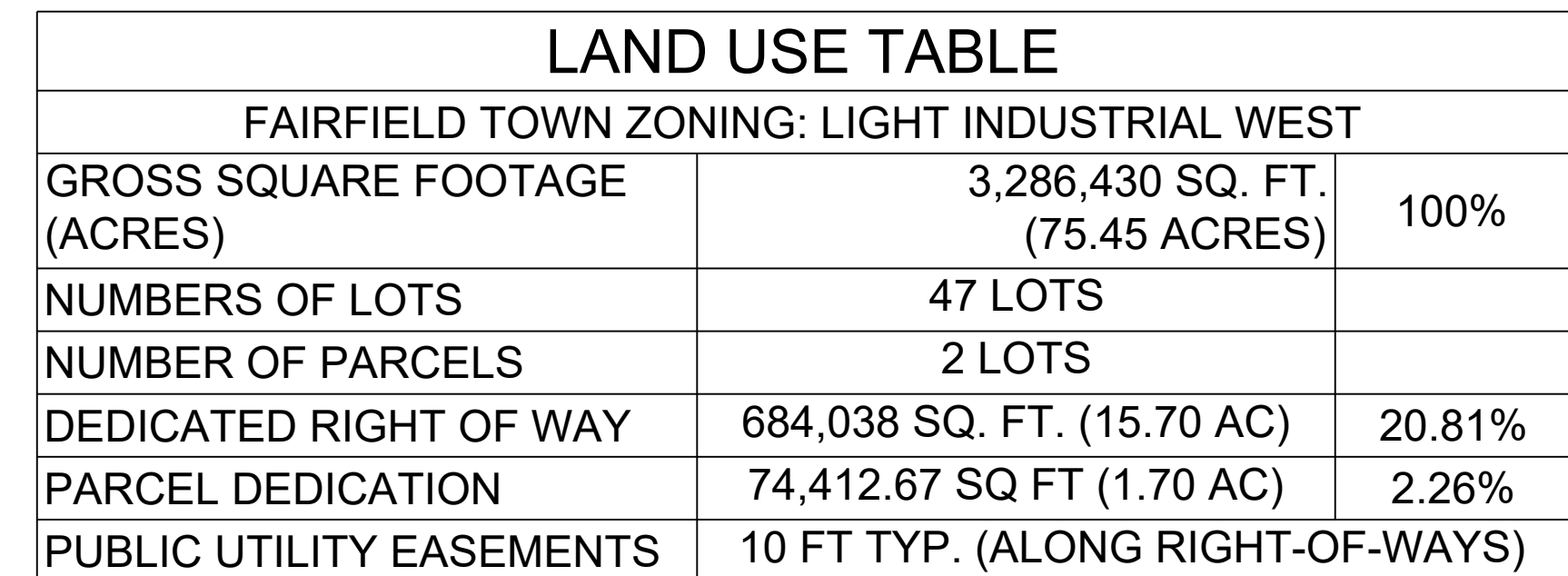
24-507
PROJECT NO.
SHEET NO. **C100**

01	4" ASPHALT (DETAIL 5 ON SHEET C600)
02	FIRE HYDRANT PER APWA #511 (DETAIL # 1 SHEET C600)
03	DETENTION POND/COMMUNITY PARK
04	STREET SIGN PER FAIRFIELD TOWN STANDARD
05	MUTCD STOP SIGN PER FAIRFIELD TOWN STANDARD

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 FAIRFIELD TOWN CODE, ORDINANCES, AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND FAIRFIELD TOWN CODES, ORDINANCES AND STANDARDS.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE.

CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.

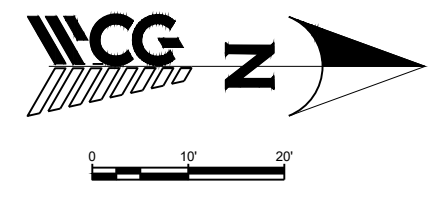
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KN	ITEM	QTY
01	6" DIA C900 DR18 WATER LINE	620 LIN FT
02	FIRE HYDRANT PER APWA #511 (DETAIL 1 ON SHEET C600)	28 EA
03	2" WATER METER PER APWA #522 (DETAIL 2 ON SHEET C600)	48 EA
04	12" DIA C900 DR18 WATER MAIN	1,333 LIN FT
05	8" DIA C900 DR18 WATER MAIN	10,249.80 LIN FT
06	12"x8"x12" TEE	2 EA
07	8"x8"x8" TEE	5 EA
08	8"x8"x8"x8" CROSS	2 EA
09	8" 90 DEG BEND	1 EA
10	2" SERVICE TAP & POLY SERVICE LATERAL PER APWA# 552 (DETAIL 4 ON SHEET C600)	48 EA TAPS (2184 LIN FT)
11	8" GATE VALVE & BOX PER APWA #574 (DETAIL 3 ON SHEET C600)	27 EA
12	6" GATE VALVE & BOX PER APWA #574 (DETAIL 3 ON SHEET C600)	28 EA
13	12" GATE VALVE & BOX PER APWA #574 (DETAIL 3 ON SHEET C600)	4 EA

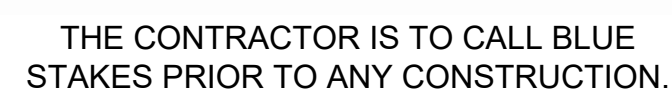
OWNER, DEVELOPER, AND/OR THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE FAIRFIELD TOWN RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.

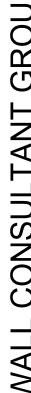
ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.



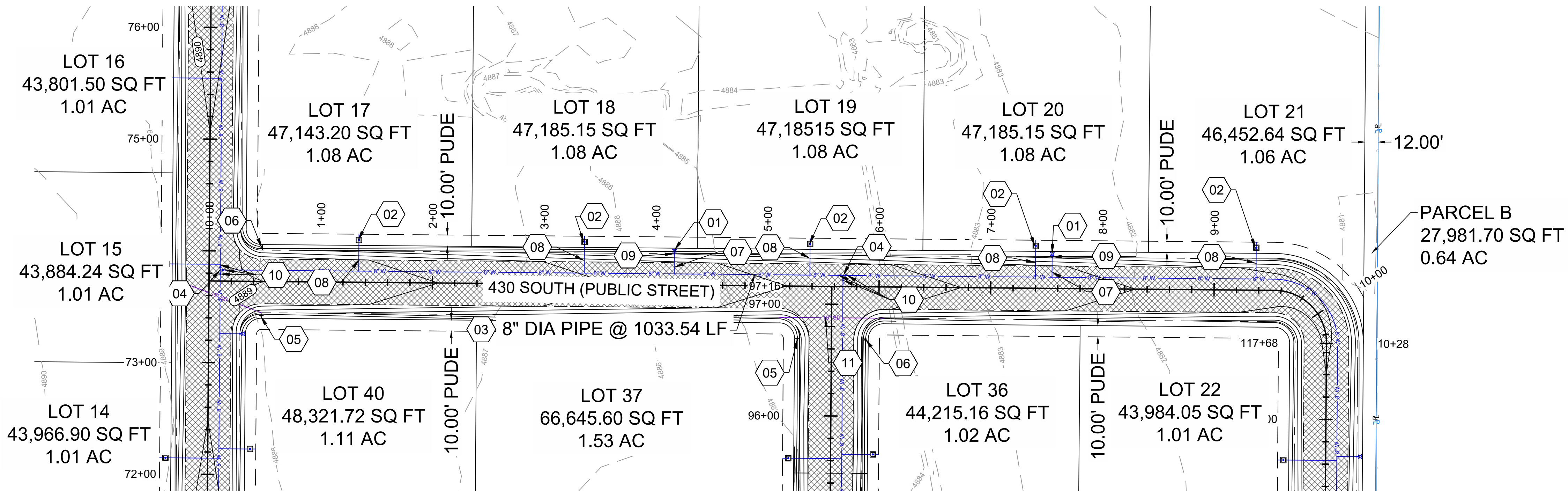
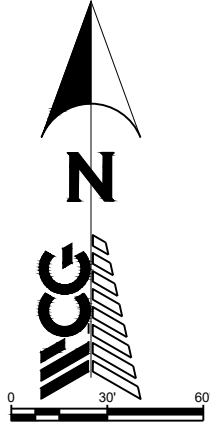
ENGINEER
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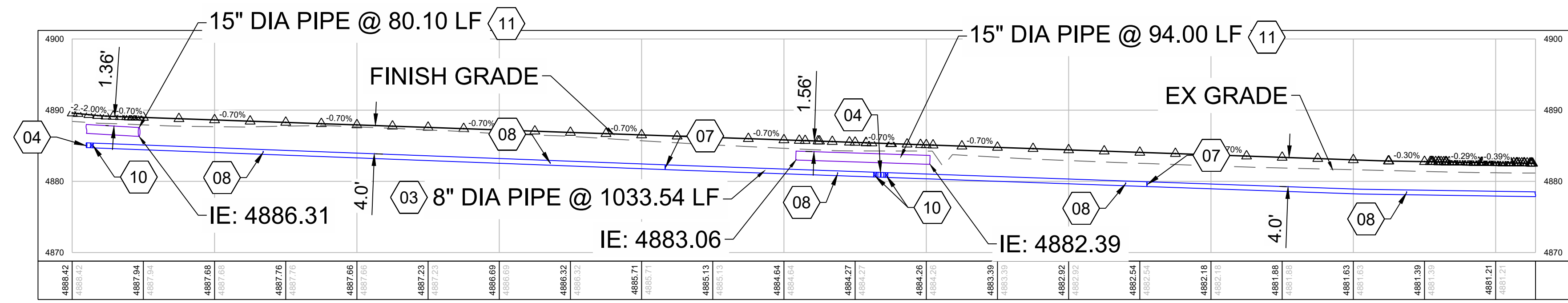
CEDAR VALLEY INDUSTRIAL PARK		 WGL CONSULTANT GROUP 7139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PH (801) 448-1173 FAX (801) 448-1174		DATE: 5/9/2024		DRAWN BY: JFB		CHECKED BY: JFB																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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KEYNOTES:

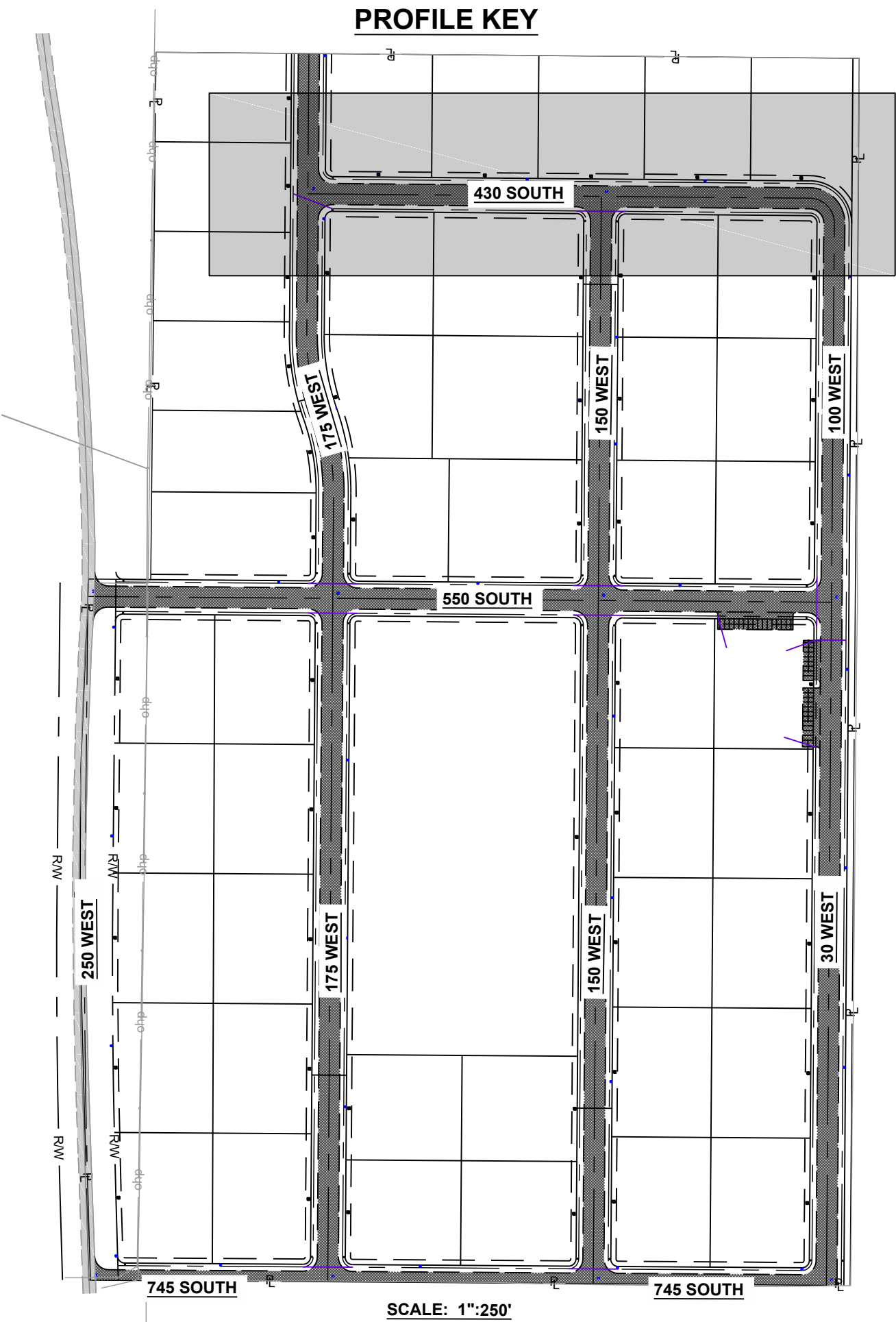
- 01 FIRE HYDRANT PER APWA #511
(DETAIL 1 ON SHEET C600)
- 02 2" WATER METER PER APWA #522
(DETAIL 2 ON SHEET C600)
- 03 8" DIA C900 DR18 WATER MAIN
- 04 8"x8"x8" TEE
- 05 STREET SIGN PER FAIRFIELD TOWN STANDARD
- 06 MUTCD STOP SIGN PER FAIRFIELD TOWN
STANDARD
- 07 6" DIA C900 DR18 WATER LINE
- 08 2" SERVICE TAP & POLY SERVICE LATERAL PER
APWA# 552
(DETAIL 4 ON SHEET C600)
- 09 6" GATE VALVE & BOX PER APWA #574
(DETAIL 3 ON SHEET C600)
- 10 8" GATE VALVE & BOX PER APWA #574
(DETAIL 3 ON SHEET C600)
- 11 15" DIA RCP DAYLIGHT STORM PIPE



430 SOUTH PLAN



430 SOUTH PROFILE



REVISIONS

NO.

REMARKS

CHECKED BY:

DRAWN BY:

DATE:

5/9/2024

CEDAR VALLEY INDUSTRIAL PARK

550 SOUTH 250 WEST

24-507

430 SOUTH PLAN & PROFILE

24-507

PROJECT NO.

SHEET NO.

C301

CG

WALL CONSULTANT GROUP

2139 SOUTH 1260 WEST

SALT LAKE CITY, UT 84119

PHONE: 801-448-1173

FAX: 801-448-1173

1:50

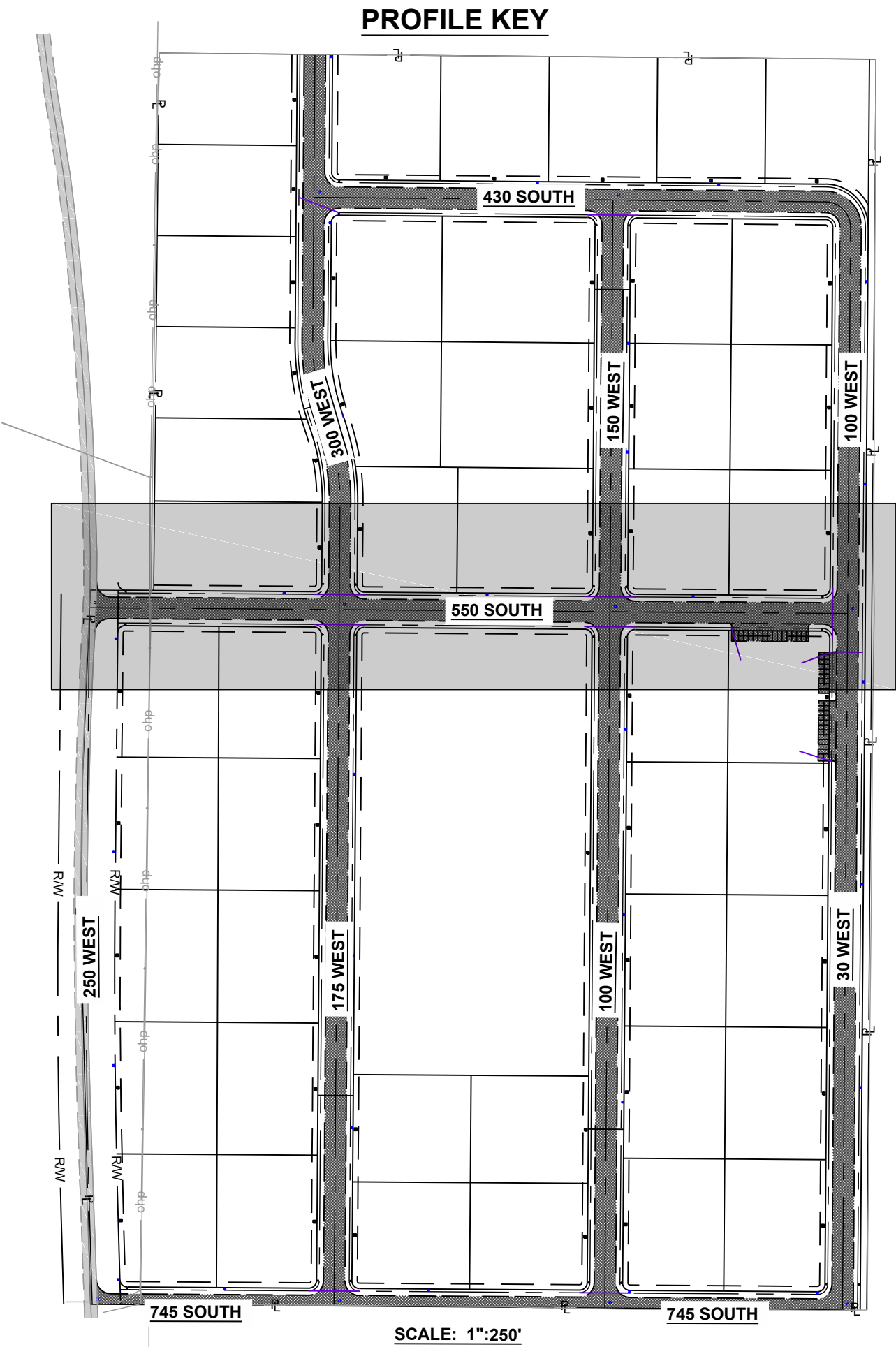
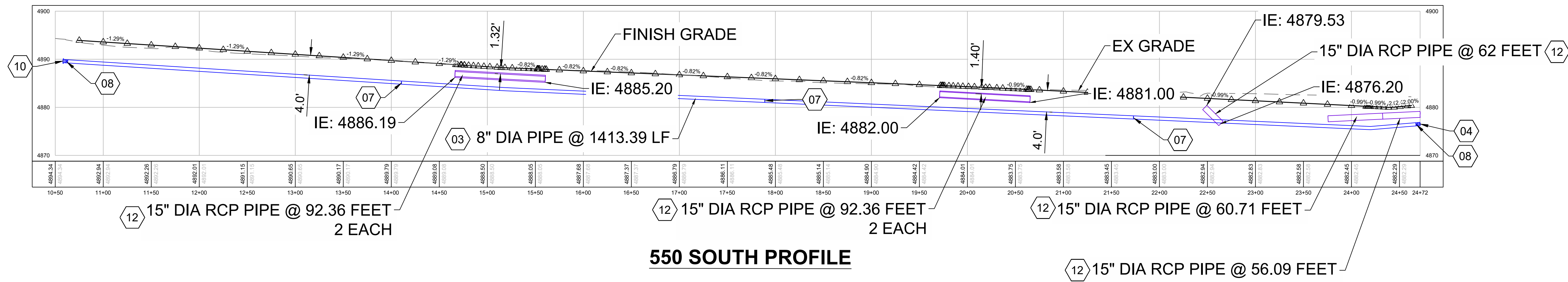
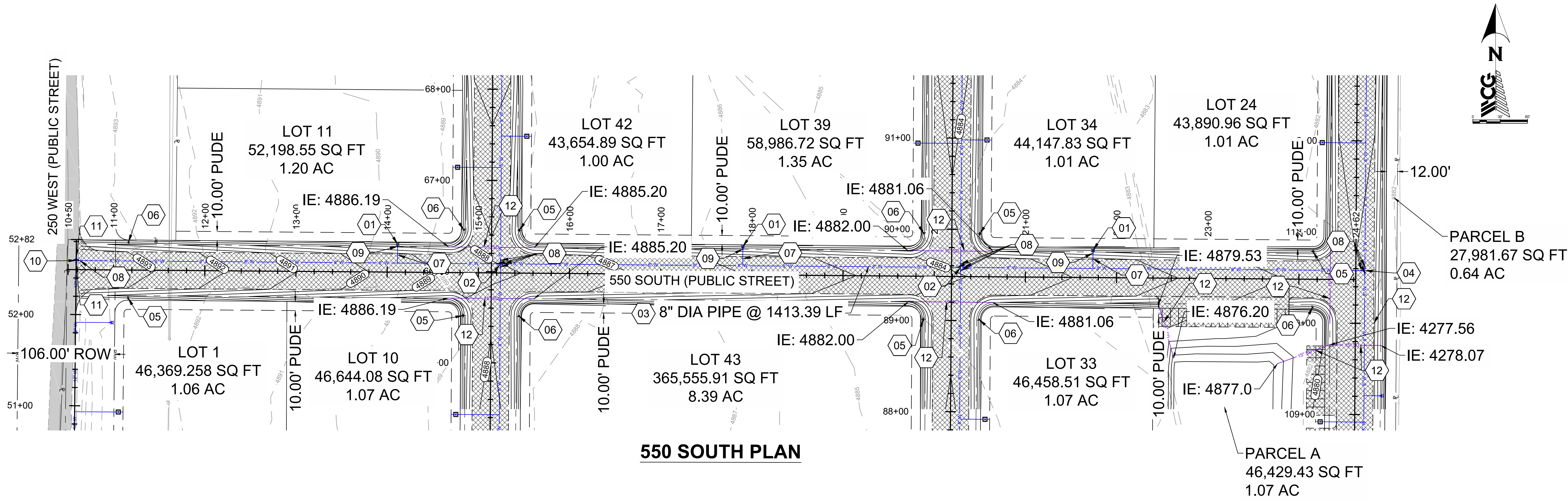
ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SLC, UTAH 84119
P: 801-862-2191
E: isaac.riches@gwcg.us

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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THE CONTRACTOR IS TO CALL BLUE
STAKES PRIOR TO ANY CONSTRUCTION.

KEYNOTES:

- 01 FIRE HYDRANT PER APWA #511
(DETAIL 1 ON SHEET C600)
- 02 8"x8"x8" CROSS
- 03 8" DIA C900 DR18 WATER MAIN
- 04 8"x8"x8" TEE
- 05 STREET SIGN PER FAIRFIELD TOWN STANDARD
- 06 MUTCD STOP SIGN PER FAIRFIELD TOWN
STANDARD
- 07 6" DIA C900 DR18 WATER LINE
- 08 8" GATE VALVE & BOX PER APWA #574
(DETAIL 3 ON SHEET C600)
- 09 6" GATE VALVE & BOX PER APWA #574
(DETAIL 3 ON SHEET C600)
- 10 12"x8"x12" TEE
- 11 12" GATE VALVE & BOX PER APWA #574
(DETAIL 3 ON SHEET C600)
- 12 15" DIA RCP DAYLIGHT STORM PIPE



REVISIONS

NO.	REMARKS	BY	DATE

CHECKED BY:
UR

DRAWN BY:
UR

DATE:
5/9/2024



CEDAR VALLEY INDUSTRIAL PARK
550 SOUTH 250 WEST
24-507
550 SOUTH PLAN & PROFILE

24-507
PROJECT NO.

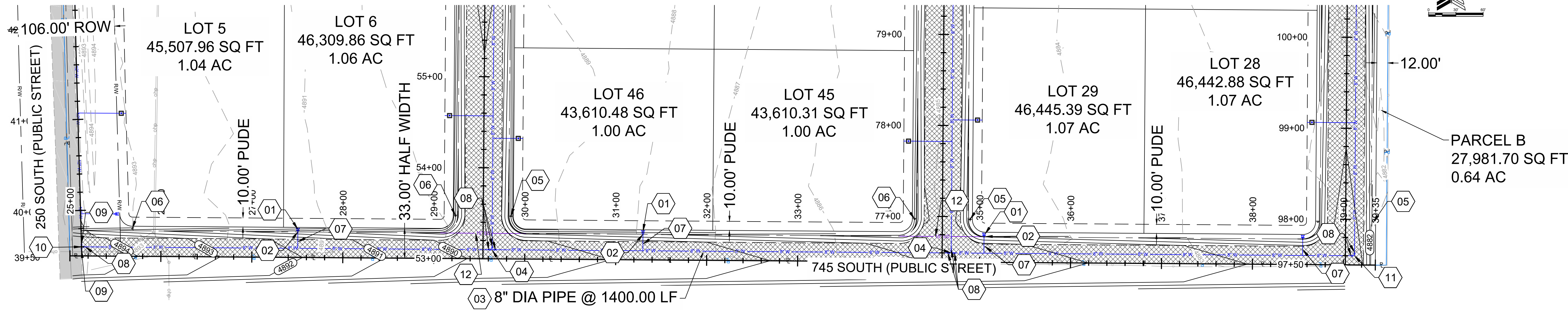
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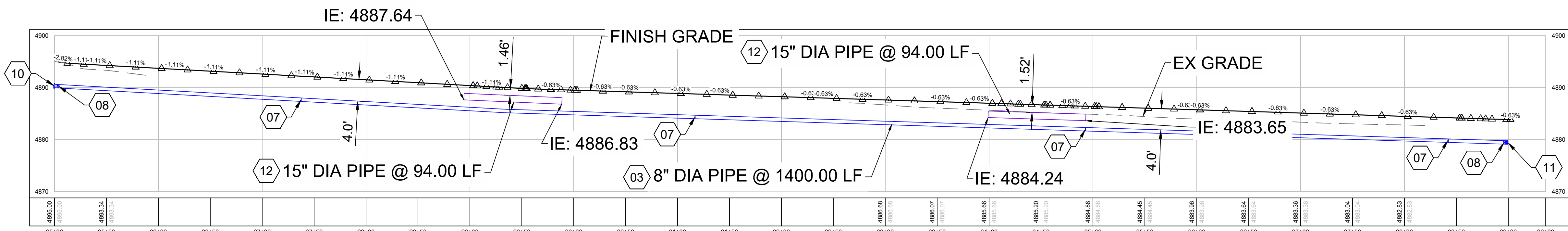
THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

KEYNOTES:

- 01 FIRE HYDRANT PER APWA #511
(DETAIL 1 ON SHEET C600)
- 02 6" GATE VALVE & BOX PER APWA #574
- 03 8" DIA C900 DR18 WATER MAIN
- 04 8"x8"x8" TEE
- 05 STREET SIGN PER FAIRFIELD TOWN STANDARD
- 06 MUTCD STOP SIGN PER FAIRFIELD TOWN
STANDARD
- 07 6" DIA C900 DR18 WATER LINE
- 08 8" GATE VALVE & BOX PER APWA #574
(DETAIL 3 ON SHEET C600)
- 09 12" GATE VALVE & BOX PER APWA #574
(DETAIL 3 ON SHEET C600)
- 10 12"x8"x12" TEE
- 11 8" 90 DEG BEND
- 12 15" DIA RCP DAYLIGHT STORM PIPE

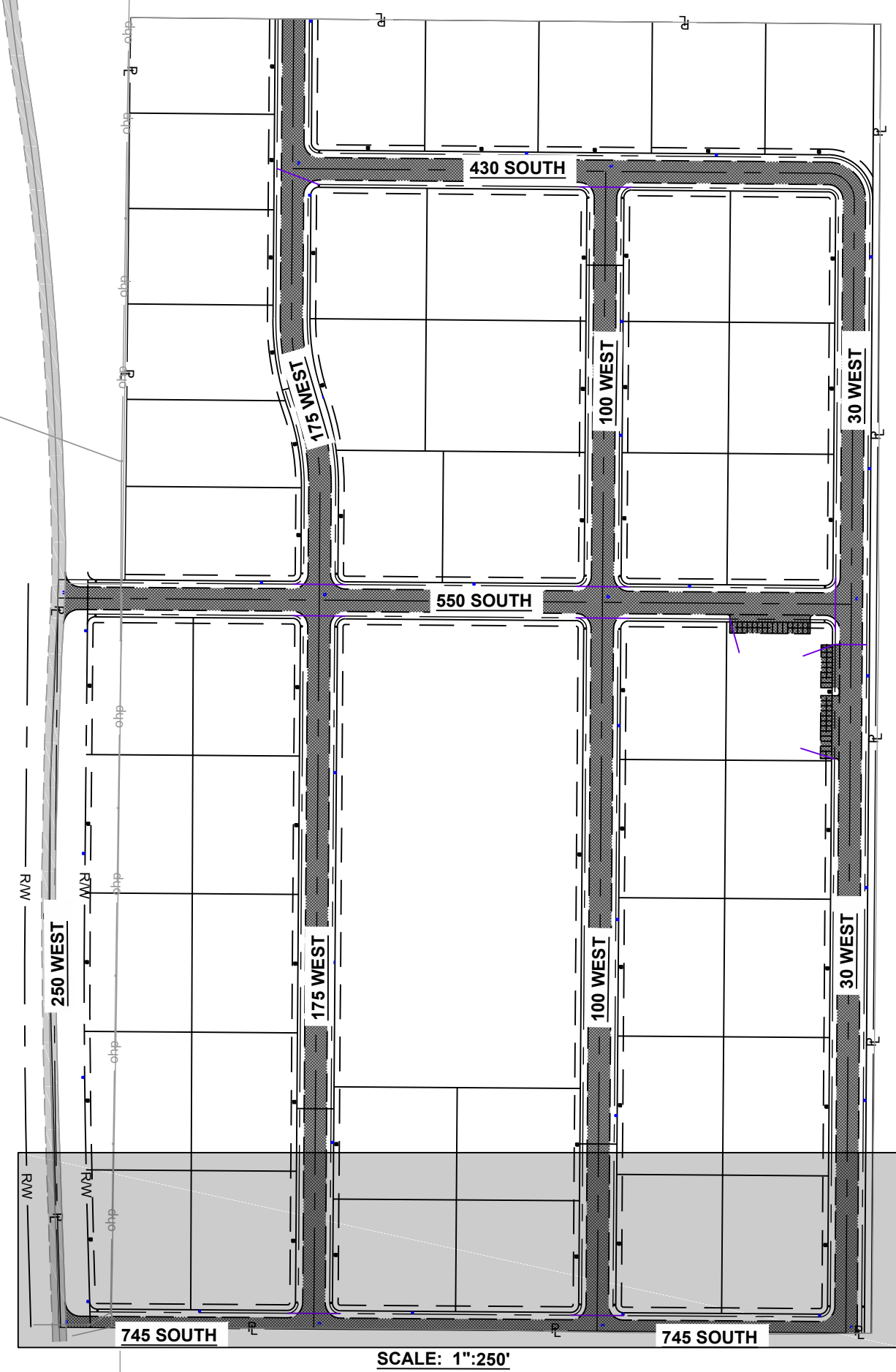


745 SOUTH PLAN



745 SOUTH PROFILE

PROFILE KEY



SCALE: 1"=250'

REVISIONS

NO.	REMARKS	BY	DATE

CHECKED BY:

UK

DRAWN BY:

UK

DATE:

5/9/2024

WCC
WALL CONSULTANT GROUP
1339 SOUTH 250 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-448-1173
FAX: 801-448-1173

CEDAR VALLEY INDUSTRIAL PARK
550 SOUTH 250 WEST
24-507
745 SOUTH PLAN & PROFILE

24-507
PROJECT NO.

SHEET NO. C303

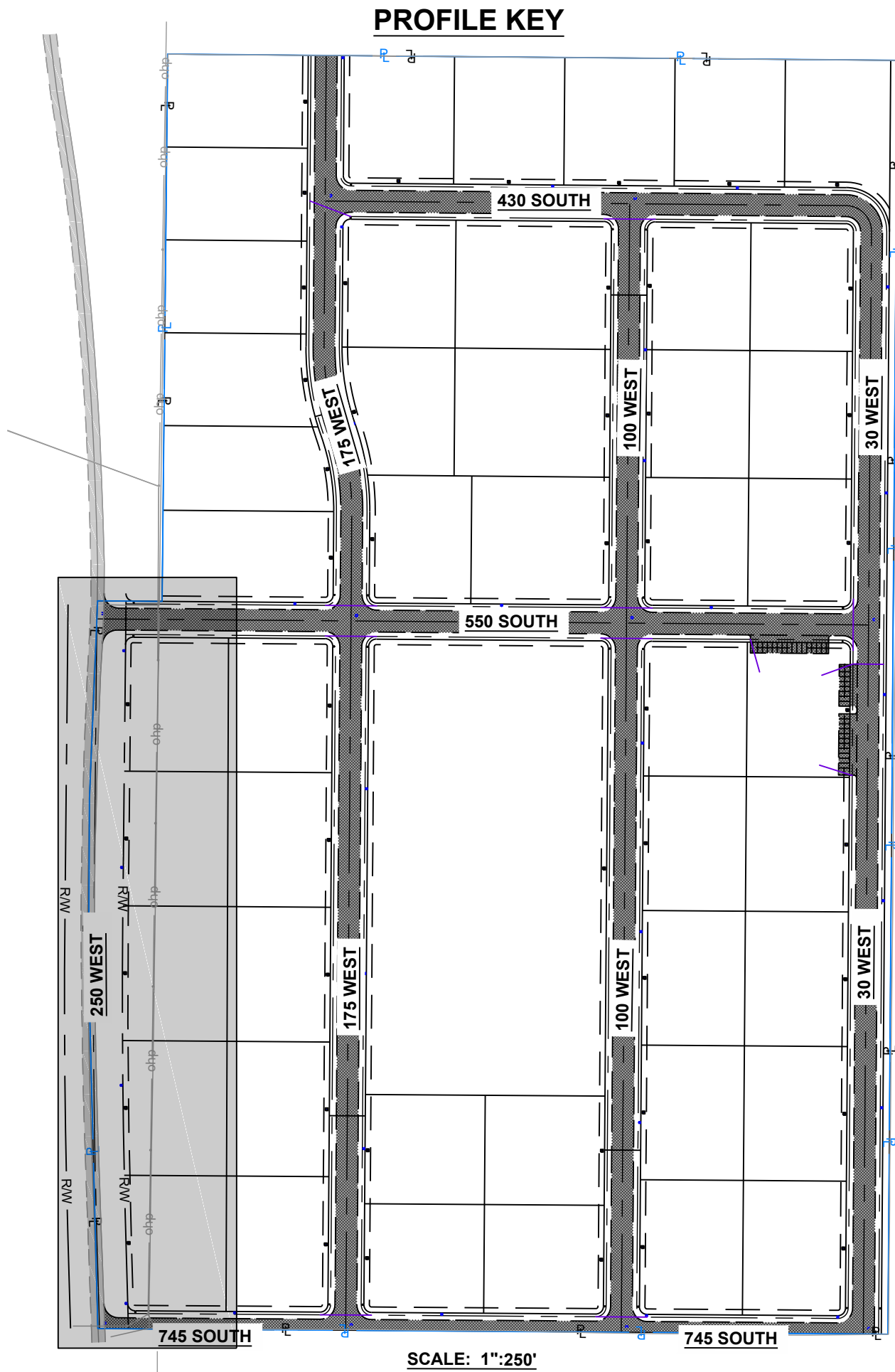
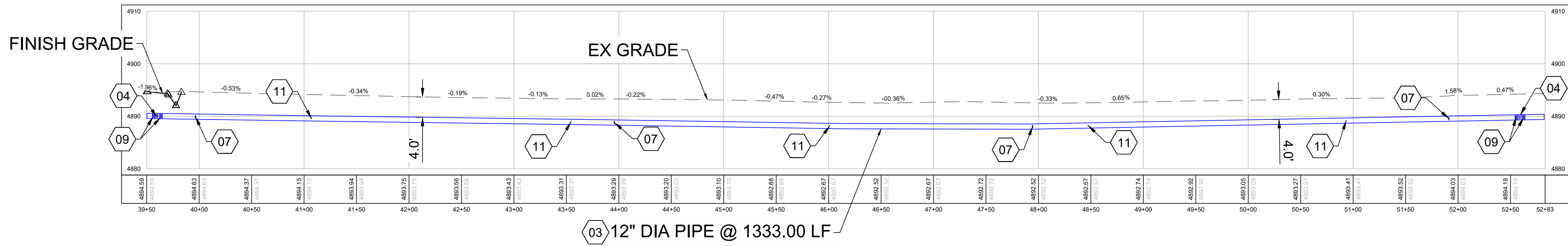
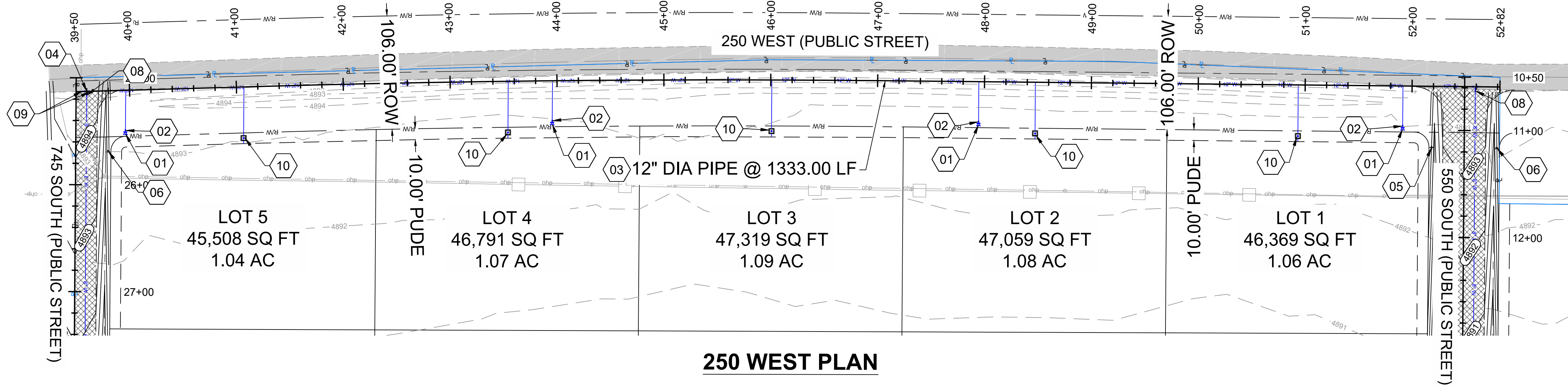
ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTANT GROUP
2139 SOUTH 1250 WEST
SLC, UTAH 84119
P: 801-850-2191
E: isaac.riches@wccg.us

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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THE CONTRACTOR IS TO CALL BLUE
STAKES PRIOR TO ANY CONSTRUCTION.

KEYNOTES:

- 01 FIRE HYDRANT PER APWA #511
(DETAIL 1 ON SHEET C600)
- 02 6" GATE VALVE & BOX PER APWA #574
(DETAIL 3 ON SHEET C600)
- 03 12" DIA C900 DR18 WATER MAIN
- 04 12"x8"x12" TEE
- 05 STREET SIGN PER FAIRFIELD TOWN STANDARD
- 06 MUTCD STOP SIGN PER FAIRFIELD TOWN STANDARD
- 07 6" DIA C900 DR18 WATER LINE
- 08 8" GATE VALVE & BOX PER APWA #574
(DETAIL 3 ON SHEET C600)
- 09 12" GATE VALVE & BOX PER APWA #574
(DETAIL 3 ON SHEET C600)
- 10 2" WATER METER PER APWA #522
(DETAIL 2 ON SHEET C600)
- 11 2" SERVICE TAP & POLY SERVICE LATERAL PER APWA# 552
(DETAIL 4 ON SHEET C600)



REVISIONS

NO.	REMARKS	BY	DATE

CHECKED BY:
UR

DRAWN BY:
UR

DATE:
5/9/2024



CEDAR VALLEY INDUSTRIAL PARK
550 SOUTH 250 WEST
24-507
250 WEST PLAN & PROFILE

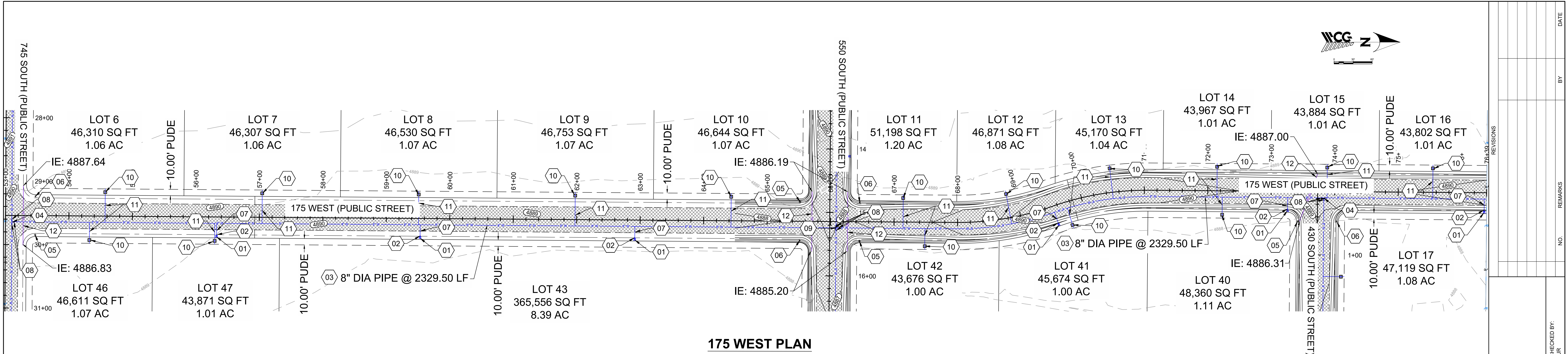
24-507
PROJECT NO.

SHEET NO. C304

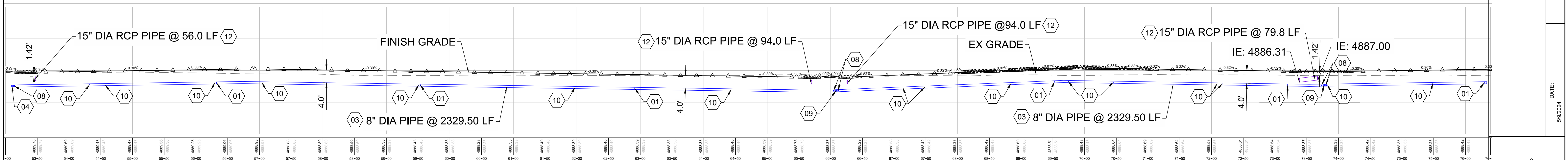
ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
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SLC, UTAH 84119
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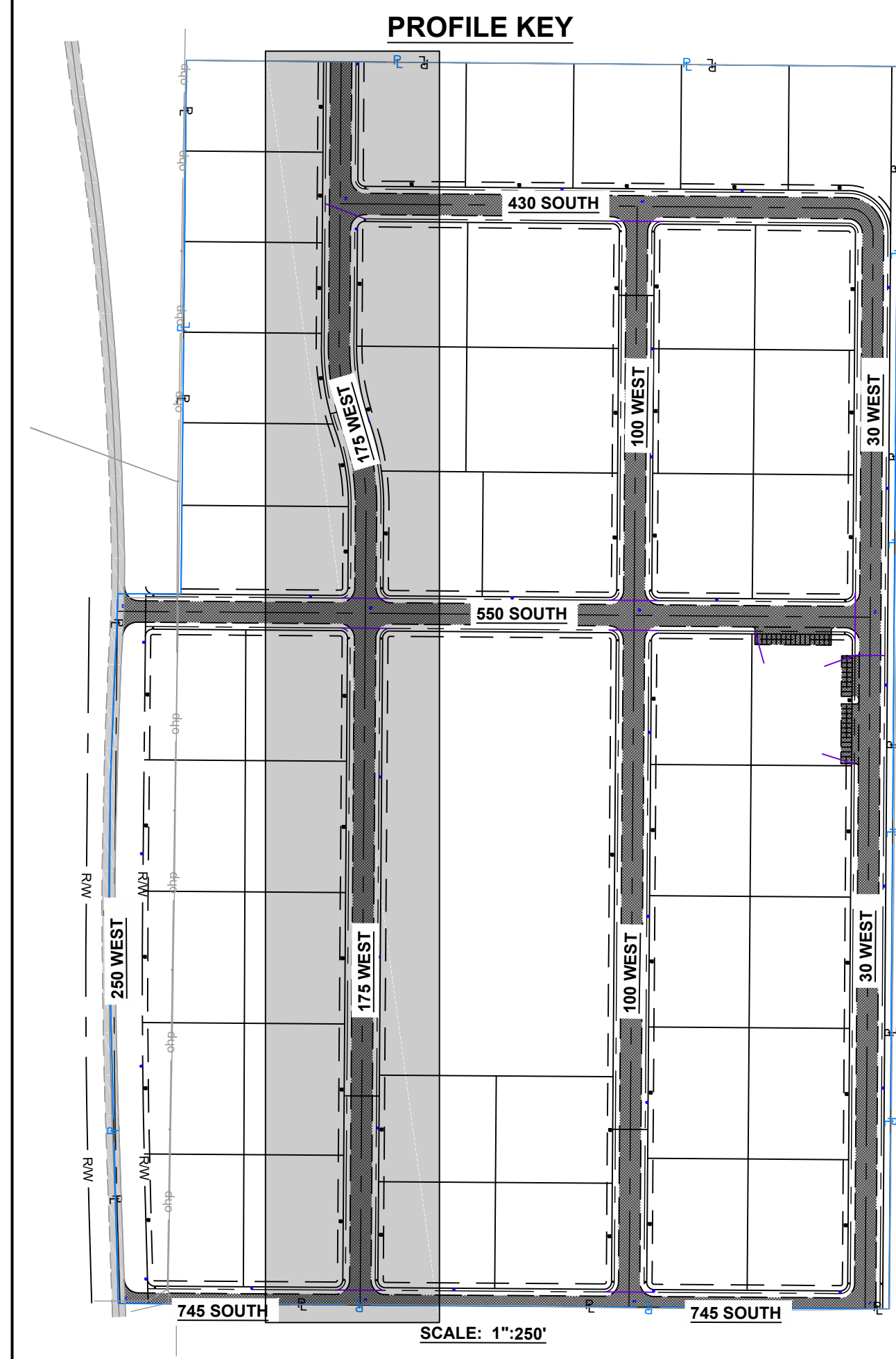
THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.



175 WEST PLAN



175 WEST PROFILE



KEYNOTES:

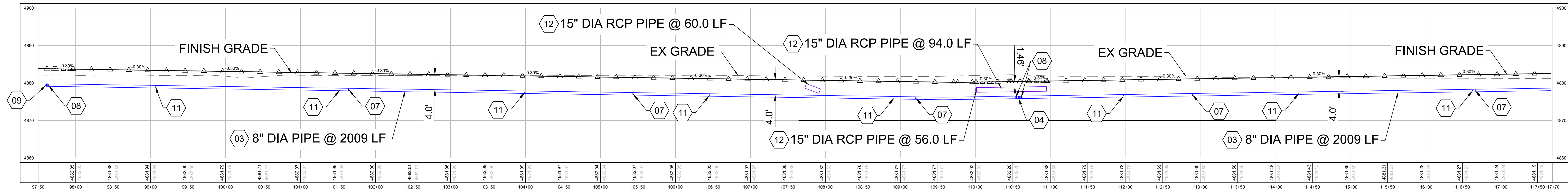
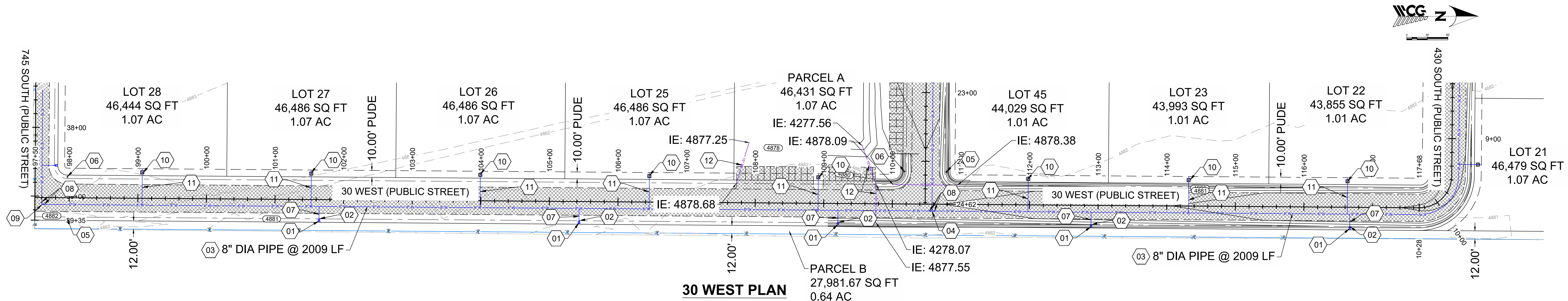
- 01 FIRE HYDRANT PER APWA #511 (DETAIL 1 ON SHEET C600)
- 02 6" GATE VALVE & BOX PER APWA #574 (DETAIL 3 ON SHEET C600)
- 03 8" DIA C900 DR18 WATER MAIN
- 04 8"x8"x8" TEE
- 05 STREET SIGN PER FAIRFIELD TOWN STANDARD
- 06 MUTCD STOP SIGN PER FAIRFIELD TOWN STANDARD
- 07 6" DIA C900 DR18 WATER LINE
- 08 8" GATE VALVE & BOX PER APWA #574 (DETAIL 3 ON SHEET C600)
- 09 8"x8"x8" CROSS
- 10 2" WATER METER PER APWA #522
- 11 2" SERVICE TAP & POLY SERVICE LATERAL PER APWA# 552 (DETAIL 2 ON SHEET C600)
- 12 15" DIA RCP DAYLIGHT STORM PIPE



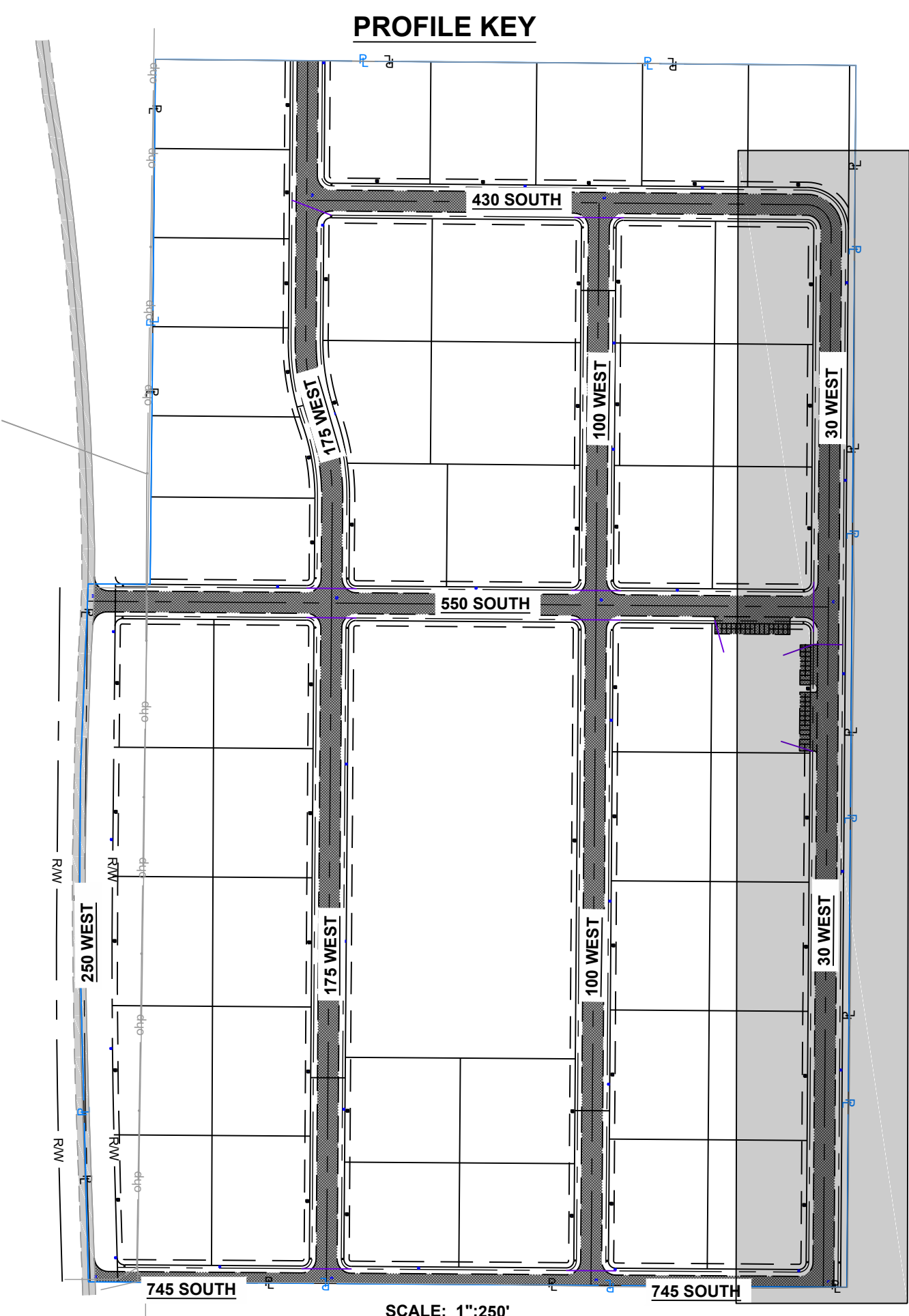
CEDAR VALLEY INDUSTRIAL PARK
600 SOUTH 250 WEST
24-507
200 WEST PLAN & PROFILE



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.



30 WEST PROFILE



KEYNOTES:

- 01 FIRE HYDRANT PER APWA #511 (DETAIL 1 ON SHEET C600)
- 02 6" GATE VALVE & BOX PER APWA #574 (DETAIL 3 ON SHEET C600)
- 03 8" DIA C900 DR18 WATER MAIN
- 04 8"x8"x8" TEE
- 05 STREET SIGN PER FAIRFIELD TOWN STANDARD
- 06 MUTCD STOP SIGN PER FAIRFIELD TOWN STANDARD
- 07 6" DIA C900 DR18 WATER LINE
- 08 8" GATE VALVE & BOX PER APWA #574 (DETAIL 3 ON SHEET C600)
- 09 8" 90 DEG BEND
- 10 2" WATER METER PER APWA #522 (DETAIL 3 ON SHEET C600)
- 11 2" SERVICE TAP & POLY SERVICE LATERAL PER APWA# 552 (DETAIL 4 ON SHEET C600)
- 12 15" DIA RCP DAYLIGHT STORM PIPE

ENGINEER
ISAAC RICHES, P.E.
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2139 SOUTH 1280 WEST
SLC, UTAH 84119
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REVISIONS

NO.	REMARKS	BY	DATE

CHECKED BY:
UR

DRAWN BY:
UR

DATE:
5/9/2024

WCG
WALL CONSULTANT GROUP
2139 SOUTH 1280 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-448-1173
100

CEDAR VALLEY INDUSTRIAL PARK

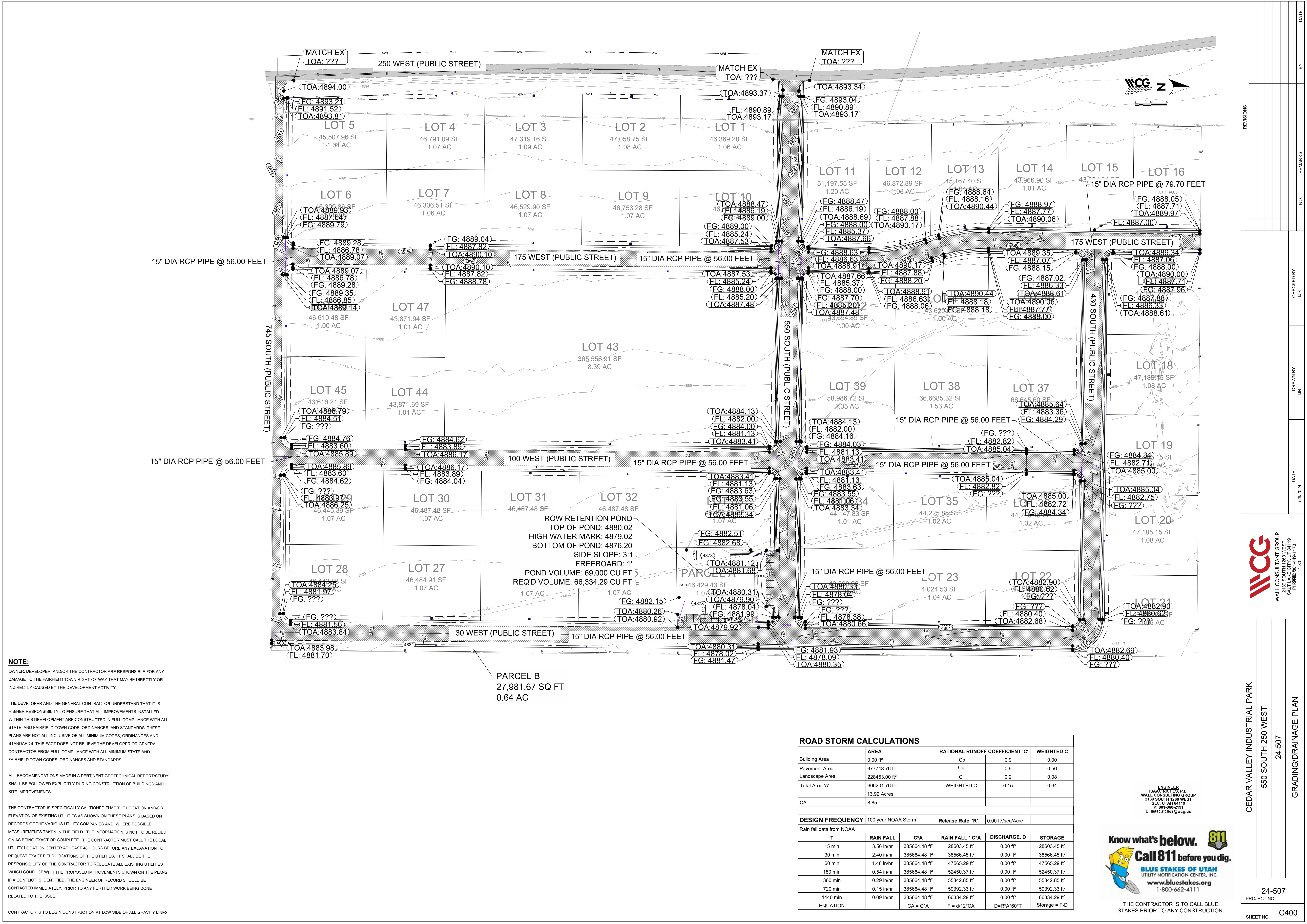
550 SOUTH 250 WEST

24-507

30 WEST PLAN & PROFILE

24-507
PROJECT NO.

SHEET NO. C307



NOTE:
OWNER, DEVELOPER, AND/OR THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE FAIRFIELD TOWN RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.

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 FAIRFIELD TOWN CODE, ORDINANCES, AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND FAIRFIELD TOWN CODES, ORDINANCES AND STANDARDS.

ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE.

CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.

PARCEL B
27,981.67 SQ FT
0.64 AC

ROAD STORM CALCULATIONS					
	AREA		RATIONAL RUNOFF COEFFICIENT 'C'	WEIGHTED C	
Building Area	0.00 ft²		Cb	0.9	0.00
Pavement Area	377748.76 ft²		Cp	0.9	0.56
Landscape Area	228453.00 ft²		Cl	0.2	0.08
Total Area 'A'	606201.76 ft²		WEIGHTED C	0.15	0.64
	13.92 Acres				
CA	8.85				
DESIGN FREQUENCY					
100 year NOAA Storm		Release Rate 'R'		0.00 ft³/sec/Acre	
Rain fall data from NOAA					
T	RAIN FALL	C*A	RAIN FALL * C*A	DISCHARGE, D	STORAGE
15 min	3.56 in/hr	385664.48 ft²	28603.45 ft³	0.00 ft³	28603.45 ft³
30 min	2.40 in/hr	385664.48 ft²	38566.45 ft³	0.00 ft³	38566.45 ft³
60 min	1.48 in/hr	385664.48 ft²	47565.29 ft³	0.00 ft³	47565.29 ft³
180 min	0.54 in/hr	385664.48 ft²	52450.37 ft³	0.00 ft³	52450.37 ft³
360 min	0.29 in/hr	385664.48 ft²	55342.85 ft³	0.00 ft³	55342.85 ft³
720 min	0.15 in/hr	385664.48 ft²	59392.33 ft³	0.00 ft³	59392.33 ft³
1440 min	0.09 in/hr	385664.48 ft²	66334.29 ft³	0.00 ft³	66334.29 ft³
EQUATION		CA = C*A	F = d/12*CA	D=R*A*60*T	Storage = F-D



WALL CONSULTANT GROUP
2139 SOUTH 250 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-448-1173
FAX: 801-448-1173



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1-800-662-4111

THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

REVISIONS

NO.	REMARKS	CHECKED BY:	DRAWN BY:	DATE

CEDAR VALLEY INDUSTRIAL PARK

550 SOUTH 250 WEST

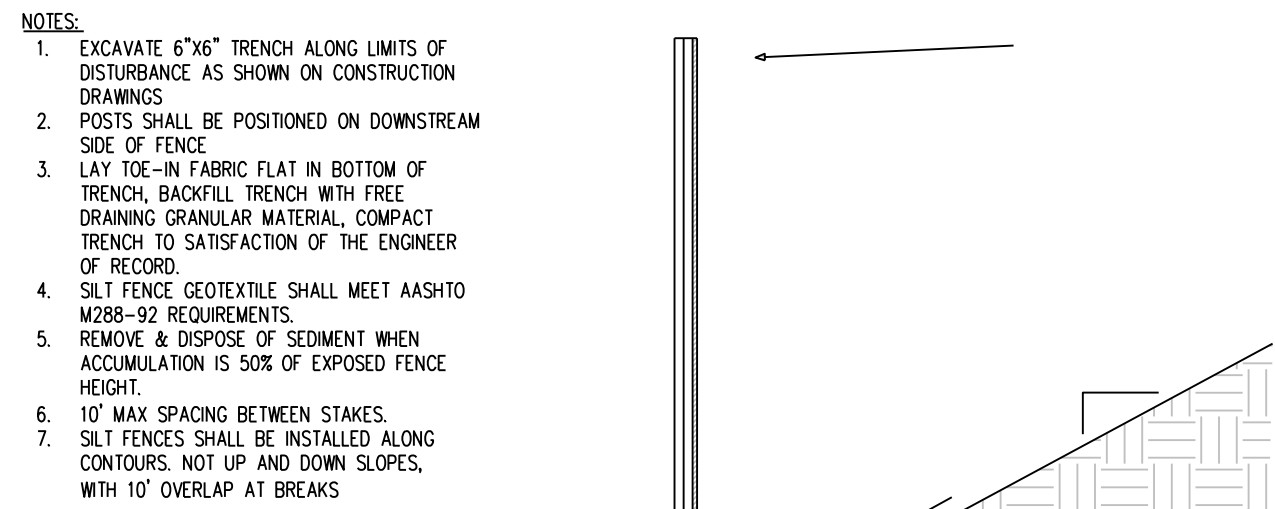
24-507

GRADING/DRAINAGE PLAN

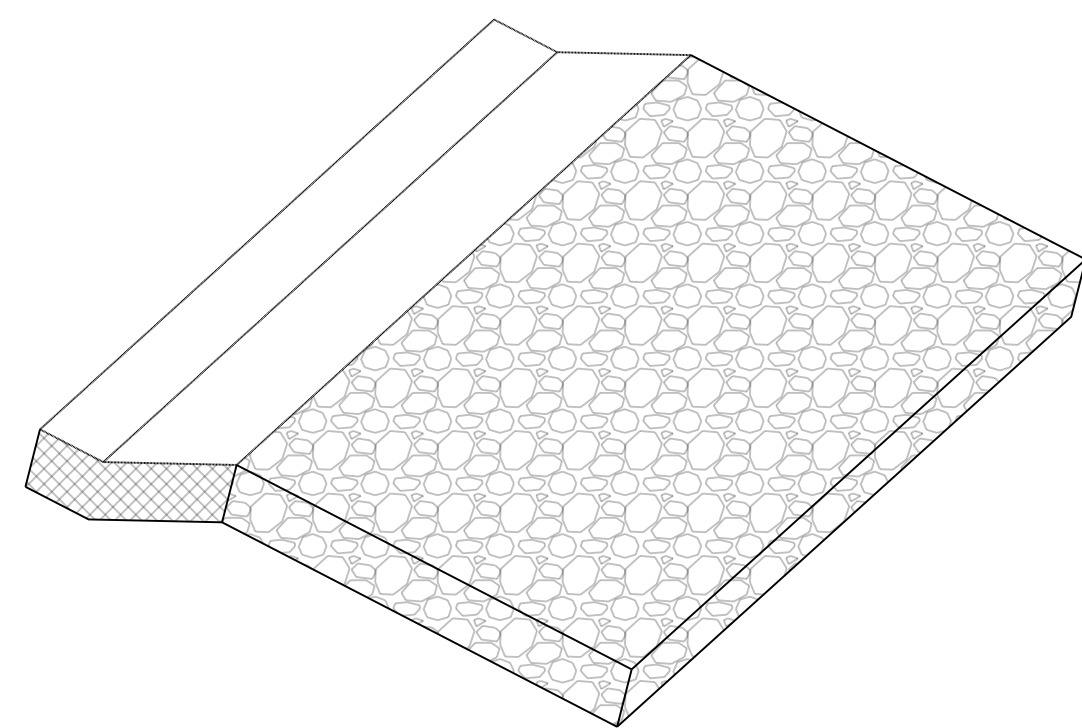
24-507

PROJECT NO.

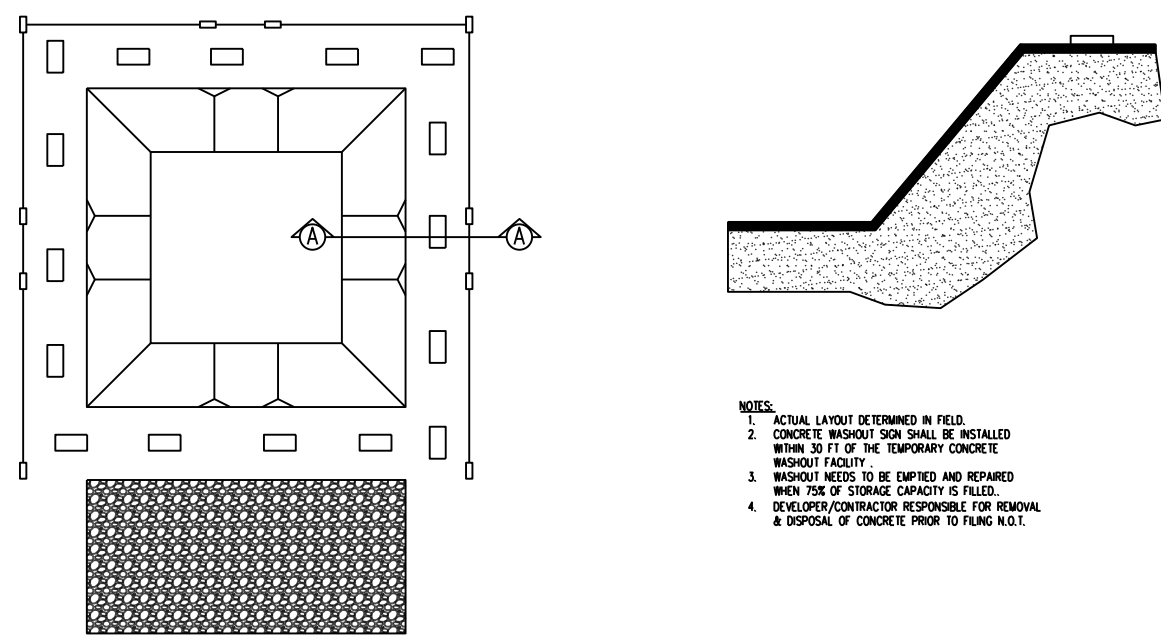
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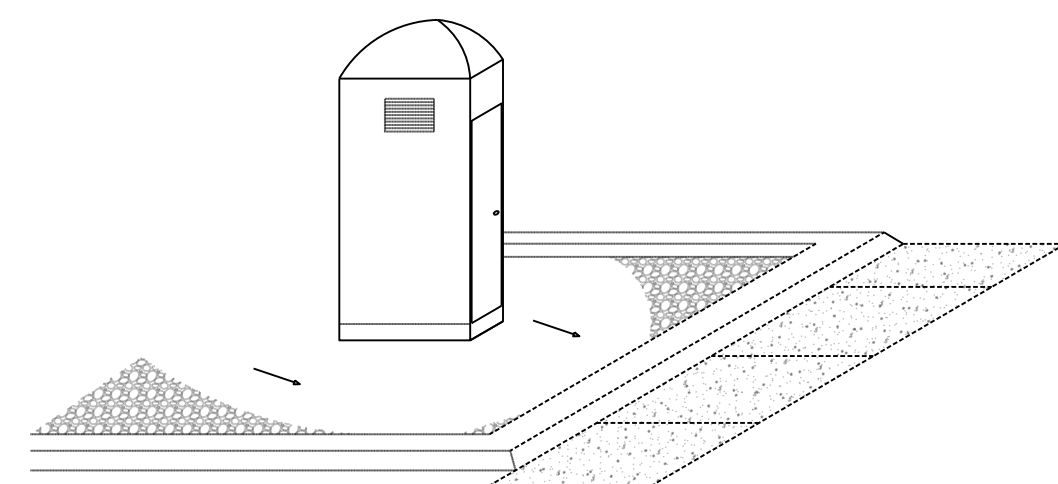
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SCALE: NONE



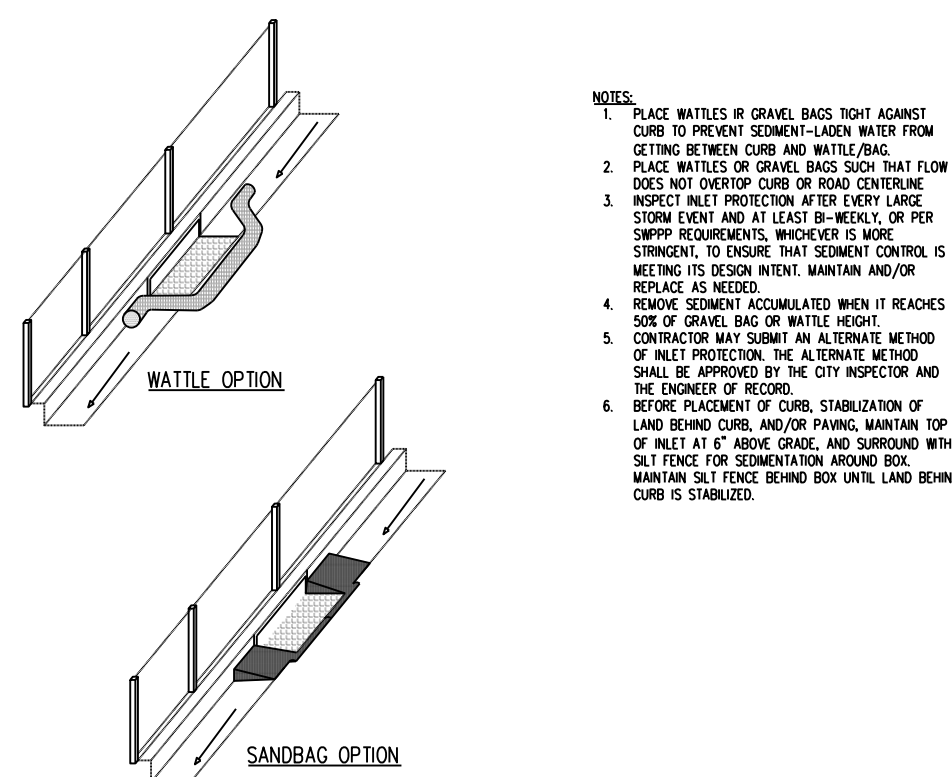
2 CONSTRUCTION ENTRANCE
SCALE: NONE



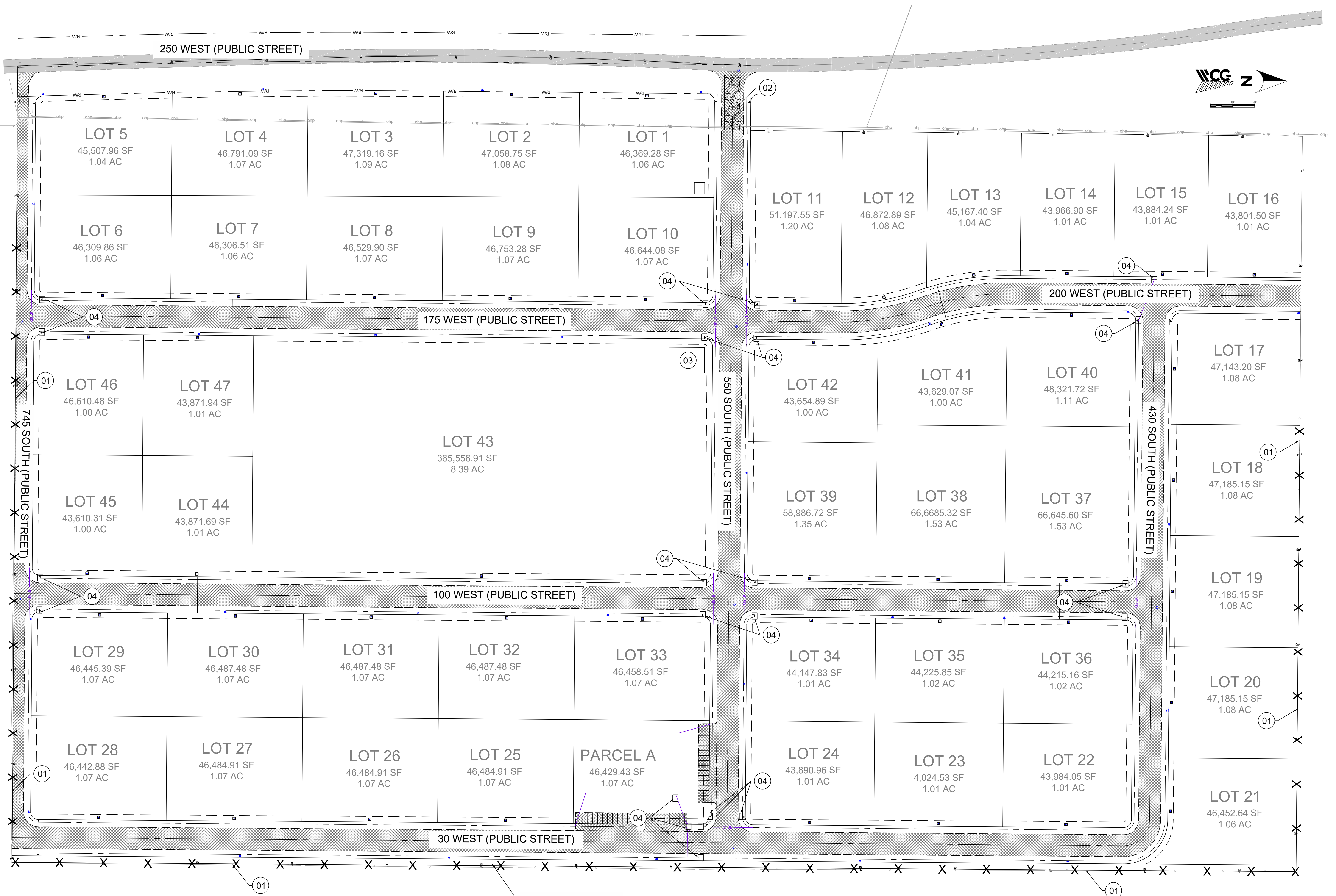
3 CONCRETE WASHOUT
SCALE: NONE



4 PORTABLE TOILET
SCALE: NONE



5 INLET PROTECTION
SCALE: NONE



PARCEL B
27,981.67 SQ FT
0.64 AC

ENGINEER
ISAAC RICHES, P.E.
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2139 SOUTH 1200 WEST
SLC, UTAH 84119
P: 801-862-2191
E: isaac.riches@wcg.us



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

REVISIONS		NO.	REMARKS	CHECKED BY:	DRAWN BY:	DATE
CEDAR VALLEY INDUSTRIAL PARK		550 SOUTH 250 WEST	24-507	EROSION CONTROL PLAN	24-507	PROJECT NO.
						SHEET NO. C500

Fairfield Town

Established 1855 Incorporated 2004
103 East Center Street
Fairfield Utah

Preliminary Plat Application **General Subdivision Requirements**

General Subdivision Requirements

- Review Title 10.15 - Subdivisions and Title 10.11-Zoning.
- The submittal requirements are not inclusive. Additional requirements can be found under each type of development and may be required by the Town.
- A subdivision application must be completed before it is placed on the town agenda for review/approval.
- An application is required for subdivision approval. Please refer to the Fairfield Land Use Code, Title 10, particularly the Subdivision and the Zoning Chapters, for specific details.
- Any parcel that has been approved as a subdivision by the Town shall be considered as an approved subdivision. Land Use, Building, and Subdivision requirements shall be met for the applicable zone before any residential or commercial construction may proceed.
- No application or plat will be put on any agenda until all required fees are paid in full.
- Recording unapproved subdivisions is prohibited.
- The approval of a subdivision does not constitute a building permit.

Requirements Specific to Developed Subdivisions

- Development/improved lot developments must follow the Fairfield subdivision process as described in Section 10.15.220.Developed Subdivision.
- All Roads and road dedications must meet the road standards required for the zone or traffic volume.
- Must comply with the Fairfield Water Code described in Title 6 Chapter 1.
- The Fairfield Town Council may consider roads as part of the lot size based on the master plan that fits within the Town's General Plan with the Planning Commission's recommendation.
- All lots must meet the frontage requirement for the zone they are located in.
- Must comply with the Fairfield Town Growth Management Ordinance described in Title 9.5.00.
- Utah County septic approval.
- Soil Testing Report as required in Title 5 of Fairfield Town Code.
- Any other information the Planning Commission or Town Council may require.

Concept Plan

Fairfield Town recommends any person wishing to subdivide in the Town of Fairfield to schedule a concept meeting with the Planning Commission prior to preparing engineered plats, charts or plans.

Concept Plan Procedures

- ☒ Submit application to Fairfield Town (www.fairfieldtown.org)
- ☒ Upload concept plan drawn on a sheet of paper no less than 8 1/2"x11" showing current roads, water lines, lots, lot sizes, road frontage, road deduction, utilities, fire hydrants, existing buildings and fences, ditches, and any other objects or rights of way that may be on the property;
- ☐ After the application has been made, the building department will add the application to the next available planning and zoning agenda and notify the applicant of the date and time;
- ☐ The Town staff will notify all departments seven (7) days prior to said meeting;

- ☐ If needed, a separate meeting with all department heads may be required;
- ☐ After the concept meeting, the Planning Commission shall present the plan to the Town Council for their input; and
- ☐ The applicant shall file with Fairfield Town an application for approval of a preliminary plat if they elect to proceed.
- ☐ Submittal must be submitted at least fourteen days prior to the Planning Commission's regular meeting;

Preliminary Plat

The purpose of the preliminary plat is to allow for review of the proposed subdivision to determine whether it will meet the design standards contained in this Subdivision Code, to determine the issues to be addressed, and to give interested parties an opportunity to examine and comment on the proposed subdivision. Steps to complete the application process are as follows:

Preliminary Plan Procedures

- ☐ Submit the application to Fairfield Town (www.fairfieldtown.org);
- ☐ Upload the preliminary plan along with any other documents at least fourteen (14) days prior to the Planning Commission regular meeting. (PDF ONLY)
- ☐ Pay all preliminary development plan application fees in full prior to the application being assigned to the building department;
- ☐ The building department will notify all departments seven (7) days prior to the regular Planning Commission meeting;
- ☐ If needed, a separate meeting with all department heads may be required;
- ☐ After review by the Planning Commission and Fairfield Town department heads, the Planning Commission will approve or deny the application;
- ☐ The Planning Commission will present the application to the Town Council for approval
- ☐ Fairfield Town Council will approve, approve with changes, make recommendations or deny the application;
- ☐ Once Fairfield Town Council approves the preliminary plat, a final plat application may be submitted;
- ☐ Time Limitation for final plat approval. Approval of the preliminary plat by the Town Council shall be valid for a maximum period of twelve (12) months; and
- ☐ For all proposed subdivisions, the approval of a Preliminary Subdivision Application by the Council shall not constitute final approval of the subdivision by the Town.

***The submittal requirements are not inclusive. Additional information can be found under each type of development.

General Submittal Requirement Package For Preliminary Plat.

☐ **PRELIMINARY PLAT:** A Preliminary Plat drawing will be required, which shows accurate alignments, boundaries, and monuments as certified by a land surveyor registered in Utah. Preliminary Plats shall be prepared at a scale no smaller than one (1) inch equals one hundred (100) feet. Plats of large areas may be prepared on multiple, serially numbered sheets with match lines and an index map. The vicinity and index maps shall appear on the first of the serially numbered sheets. The following data shall be included on the Preliminary Plat:

- **Title Block.** A title block showing the name of the proposed development and its location by: lot, block, and subdivision, or quarter-quarter section, section, Township, range, principal meridian, county, and state;
- **Signature Block.** A prepared for the dated signatures of the Mayor, Town Recorder, Planning Commission Chair and Town Engineer/Surveyor and/or Town attorney.

- **Application Fee.** The Preliminary Plat Application for Developed Subdivisions shall be provided by the Town, shall be completed, signed, and uploaded to the Town by the property owner(s) as identified on the property assessment rolls of Utah County or authorized agent of the owners. The preliminary development plan application fee, as established by a resolution of the Council, shall be paid by the applicant.
- **Preliminary Plat.** A preliminary plat, prepared by a licensed land surveyor or engineer, shall be provided. The preliminary plat shall be drawn to a scale not smaller than one inch equals one hundred feet (1" = 100'), and shall include the project name and address, North point, scale, date, and type of subdivision.
- **Boundaries.** A copy of the coordinate sheet which shall show the courses and distance of the proposed development/subdivision boundary, the error of closure; and the area of the lot in square feet and acres, and the error of closure for each lot with the plat. Also include the Nearest section corner tie, township(s), and range(s).
- **Lots.** The location, exterior dimensions to the nearest foot, number of proposed lots and blocks, or other parcels to be created by the proposed development, and acreage of each lot, parks, or open space areas.
- **Phasing Plan.** All proposed phases of the development, numbered and defined, with approximate timetable for development.
- **Existing infrastructure,** including all fire hydrants, sewer, water, and all other utilities, including but not limited to electricity, natural gas, telephone, telecommunication.
- **Streets and Roads.** Proposed layout of all public roads, their proposed names, and grades, egress and ingress access. All roads shall abide by the Fairfield Town Road Ordinance and Master Transportation Plan.
- **Existing Streets & Easements.** The location, nature, and boundaries of existing public streets and public or private easements in or adjacent to the proposed development, and county book and page number references to the instruments establishing the easements;
- **Location and Elevation Drawings.** Show location and elevation drawings of existing and proposed buildings, signs, dumpster(s), propane tank(s), and utility enclosures, fences, and other structures.
- **Scale.** A north point and scale, including both graphic and written scales.
- **Vicinity Map.** A vicinity map that locates the proposed development within the City and its subdivision or section showing major streets, landmarks, and boundaries and recorded names of adjacent or nearby subdivisions;
- **Contours.** Existing contours at two (2) foot intervals. Elevations will be based on the nearest survey marker/monument.
- **Setbacks & Buildable Pad.** A setback exhibit or setbacks on each lot and the location of the buildable area on each lot when the natural grade is in excess of twenty-five (25) percent.
- **Parks or Public Uses.** Sites, if any, to be reserved, dedicated for parks, playgrounds, schools churches, public or natural open space, or other public purposes, together with proposed ownership of such sites.
- ☐ **Record of Survey.** Copy of the Record of Survey for the original parcel filed with the Utah County Surveyor's office.
- ☐ **Tax Clearance.** Proof of tax clearance.
- ☐ **Open Space.** All open spaces shall be created and designated in a manner to ensure they will perpetually remain as open spaces. Roads shall be dedicated to and controlled by the Town unless and until vacated.
- ☐ **Licensed Engineer.** Names, addresses, and telephone numbers of developer, engineer, and current and prospective owners.
- ☐ **Grading Plans,** including all proposed changes in grade.
- ☐ **Remnant Lots.** Show all remnants of lots below minimum size left over after subdividing a larger tract must be added to adjacent lots, rather than allowed to remain as unusable parcels.
- ☐ Any additional information which may be required by the type of subdivision.
- ☐ **Fences.** Existing fences in relation to actual property lines.
- ☐ **Phasing Plan.** A phasing plan that delineates the future final plats in the anticipated order of development.
- ☐ **Ownership Affidavit.** An affidavit (Certificate of Clear Title) that the owner is authorized to

sign on behalf of any and all owners.

- ☐ **Water Rights.** Water right documentation showing availability of water rights sufficient to serve the development. Must follow Fairfield Town water code.
- ☐ **Water Model.** The water model must demonstrate that adequate pressure and flow will be provided for the development without a negative impact on the existing users.
- ☐ **Traffic Plan.** Two copies of the traffic report prepared by a licensed traffic engineer showing anticipated trip generation and the level of service provided to SR 73 and any other arterial and collector roads.
- ☐ **Utility Notification Form.** A completed utility notification form signed by Questar Gas, and Rocky Mountain Power.
- ☐ **PLLS Clearance.** Obtain PLLS clearance from the Utah County Surveyor Office if there are monuments located on property or if monuments need to be moved by the county surveyor. (801) 851-8669 or (801) 851-8671. 2855 South State Street, Provo, UT 84606
- ☐ **Utility Plan.** A map showing the proposed locations and sizes of utilities, including water, sewer, and storm drainage (utilities must be labeled). The location and size of existing and proposed utility lines and facilities in or adjacent to the proposed development shall also be shown.
- ☐ **Grading, Drainage & Erosion Plan.** The report shall contain the drainage basin map and a plan view of the overall stormwater system. The grading, drainage, and erosion plan shall address the following issues: description of features and hydrological conditions, drainage basin and sub-basin, drainage facility design criteria, infrastructure design criteria, grading plan, and erosion control. Specifically, the report shall contain, at a minimum, the following information:
 - Existing Features. The existing roadways, drainage ways, vegetation, and hydrological conditions of a ten (10) year twenty-four (24) hour event and a one hundred (100) year twenty-four (24) hour event.
 - Major Basin Characteristics. The major basin descriptions referencing all major drainage reports such as FEMA, major drainage planning reports, and the basin characteristics and planned land uses.
 - Sub-Basin Description. The sub-basin description shows the historical drainage pattern and offsite drainage patterns both upstream and downstream of the property.
 - Proposed System. A general discussion of how the proposed system conforms to existing drainage patterns and offsite upstream drainage will be collected to protect development.
 - Grading Plan. A grading plan showing the following: soil map depicting unique soil features such as collapsible soil, rock features, etc.; and a grading plan showing all cut and fill areas within development, including the identification of slopes, fill and cut depths, and rock features within ten (10) feet of post grade soil surface.
 - Erosion Control. The grading plan shall also show how the grades will allow water to run off of lot areas without ponding and creating flooding problems for homes. Erosion control shall show the following: how erosion will be controlled during construction, explain and design such that construction debris and silts will not be collected by the stormwater system, design so that all cut and fill slopes will not be eroded, and show how these areas will be re-vegetated.
- ☐ **Subdivision Fee.** See Fairfield Town Fee Schedule.
- ☐ Any additional information which the Planning Commission may reasonably require in a specific instance.

Water Right Details for 54-1383

Utah Division of Water Rights

5/17/2024 1:39 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 54-1383

Application/Claim: U10906

Certificate:

Changes:

a30710q (Filed: 10/04/2005) Withdrawn
a45354 (Filed: 12/19/2019) Approved

Owners:

Name: Samuel Matthias Smith
Address: 9715 N Shiloh Way
Eagle Mountain, UT 84005

Interest:

Remarks:

General:

Type of Right: Underground Water Claim

Source of Info.: Underground Water

Status:

Quantity of Water: 15.56 ACFT

Source: Underground Water Well

County: Utah

Common Description: Lehi

Proposed Det. Book: 55-4

Map: *

Pub. Date:

Land Owned by Appl.:

County Tax Id#:

Dates:

Filing:

Filed: 03/05/2007

Priority: / /1899

Decree/Class:

Advertising:

Publication Began:

Publication End:

Newspaper:

Protest End Date:

Protested: Not Protested

Hearing Held:

Approval:

State Eng. Action:

Action Date:

Recon. Req. Date:

Recon. Req Type:

Certification:

Proof Due Date:

Extension Filed Date:

Election or Proof:

Election/Proof Date:

Cert./WUC Date:

Lapsed, Etc. Date:

Lap. Ltr. Date:

Wells:

Prov. Well Date:

Most Recent Well Renovate/Replace Date:

Water Right Details for 54-1389

Utah Division of Water Rights

5/17/2024 1:40 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 54-1389

Application/Claim: U10905

Certificate:

Changes:

a30710r (Filed: 10/04/2005) Withdrawn
a46381 (Filed: 10/07/2020) Approved

Owners:

Name: Samuel Matthias Smith
Address: 9715 N Shiloh Way
Eagle Mountain, UT 84005

Interest:

Remarks:

General:

Type of Right: Underground Water Claim Source of Info.: Ownership Segregation Status:
Quantity of Water: 7.79 ACFT

Source: Underground Water Well
County: Utah
Common Description: Lehi
Proposed Det. Book: 55-4
Land Owned by Appl.: Map: Pub. Date: County Tax Id#:

Dates:

Filing:

Filed: 03/23/1936
Priority: / /1909 Decree/Class:

Advertising:

Publication Began: Publication End: Newspaper:
Protest End Date: Protested: Hearing Held:

Approval:

State Eng. Action: Action Date:
Recon. Req. Date: Recon. Req Type:

Certification:

Proof Due Date: Extension Filed Date:
Election or Proof: Election/Proof Date:
Cert./WUC Date: Lapsed, Etc. Date: Lap. Ltr. Date:

Wells:

Prov. Well Date: Most Recent Well Renovate/Replace Date:

Water Right Details for 54-1390

Utah Division of Water Rights

5/17/2024 1:48 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 54-1390

Application/Claim: U10906

Certificate:

Changes:

a30710s (Filed: 10/04/2005) Withdrawn
a46382 (Filed: 10/07/2020) Approved

Owners:

Name: Samuel Matthias Smith
Address: 9715 N Shiloh Way
Eagle Mountain, UT 84005

Interest:

Remarks:

General:

Type of Right: Underground Water Claim Source of Info.: Underground Water Status:
Quantity of Water: 11.388 ACFT

Source: Underground Water Well
County: Utah

Common Description: Lehi
Proposed Det. Book: 55-4

Map: *

Pub. Date:

Land Owned by Appl.:

County Tax Id#:

Dates:

Filing:

Filed: 03/05/2007

Priority: / /1899

Decree/Class:

Advertising:

Publication Began:

Publication End:

Newspaper:

Protest End Date:

Protested:

Hearing Held:

Approval:

State Eng. Action:

Action Date:

Recon. Req. Date:

Recon. Req Type:

Certification:

Proof Due Date:

Extension Filed Date:

Election or Proof:

Election/Proof Date:

Cert./WUC Date:

Lapsed, Etc. Date:

Lap. Ltr. Date:

Wells:

Prov. Well Date:

Most Recent Well Renovate/Replace Date:

Tax Summary

Serial Number: **59:065:0067** Tax Year: **2025**
Ref Number: 0 Tax Dist: 055
Acreage: 42.46
Property Type: V - VACANT
Prop Address:
Owner(s): SMITH, SAMUEL M
Mail Address: 9715 N SHILOH WAY EAGLE MOUNTAIN, UT
Mortgage Co.:

Assessed Amounts		Payments
General Taxes:	\$ 0.00	
Adjustments:	\$ 0.00	
Net Taxes:	\$ 0.00	\$ 0.00
Penalty:	\$ 0.00	\$ 0.00
Total Fees:	\$ 0.00	\$ 0.00
Interest:	\$ 0.00	\$ 0.00
Total:	0.00	\$ 0.00

2025 Outstanding Balance (No Interest): \$ 0.00

Taxes for Serial Number: 59:065:0067								
Year	General Taxes	Adjustments	Net Taxes	Tax Amount Due	Penalty	Fees	Tax Balance	
2025	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2024	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2023	6.27	0.00	6.27	0.00	10.00	0.00	0.00	

Rocky Mountain Power, Work Request Number 724674

ordered 5/20/2024

Requested by: Tal Adair

Fairfield Town Council

2024 Meeting Schedule

Second or 2nd Wednesday of each month
Work Session 6 pm as needed - Regular Meeting 7 pm.

January 9, 2024 January 2, 2024	Work/Regular Session Meeting Packets Due
February 8, 2024 February 1, 2024	Work/Regular Session Meeting Packets Due
March 14, 2024 March 7, 2024	Work/Regular Session Meeting Packets Due
April 11, 2024 April 4, 2024	Work/Regular Session Meeting Packets Due
May 9, 2024 May 2, 2024	Work/Regular Session Meeting Packets Due
June 12, 2024 June 6, 2024	Work/Regular Session Meeting Packets Due
July 11, 2024 July 5, 2024	Work/Regular Session Meeting Packets Due
August 14, 2024 August 9, 2024	Work/Regular Session Meeting Packets Due
September 11, 2024 September 4, 2024	Work/Regular Session Meeting Packets Due
October 9, 2024 October 4, 2024	Work/Regular Session Meeting Packets Due
November 13, 2024 November 6, 2024	Work/Regular Session Meeting Packets Due
December 11, 2024 December 4, 2024	Work/Regular Session Meeting Packets Due

Please note: Additional Work Sessions will be scheduled as needed by the Town Council. The above meeting dates may be canceled or rescheduled at the Town Council's discretion due to holidays, municipal elections, etc.

The public is invited to attend all Town Council Meetings. In compliance with the Americans with Disabilities Act, it provides accommodations for all those in need of assistance for City-sponsored public meetings. Persons requesting these accommodations should call the Town Recorder at (801) 766-3509 at least 24 hours in advance.

This notice has been properly posted at the Town Office, Town Website, and the Public Website.

Ordinance #2024-9. An Ordinance Amending Title 6.7. Cemetery District, and Rescinding Title 2.1. Cemetery Board.

Dated _____

Created June ____ **2024**

Whereas, the Fairfield Town Council feels it is in the best interest of the Town to combine Title 6.7. Cemetery District, and Title 2.1. Cemetery Board, condensing and amending the information into one document, making updates procedures, assignments and structure where necessary and rescinding Title 2.1. Cemetery Board.

Therefore, Title 6.7. shall be amended to include all necessary and updated information from Title 6.7. And Title 2.1. Cemetery Board., and renumbering sections as follows:

Name and Purpose.

The Town's burial grounds shall be known and designated by the name "Fairfield Town Cemetery". This cemetery is provided and reserved exclusively for the interment of human remains. It shall be unlawful for any person to inter human remains within the Town limits, except in the Fairfield Town Cemetery or other state approved endowment cemetery.

Section 6.7.20. Definitions.

It is the intent of this section to more fully set forth the meaning of certain terms and phrases utilized within the Cemetery District ordinance in order to facilitate understanding of said terms and phrases in the sense intended by the Fairfield Town Council.

For purposes of this chapter, the following terms, phrases, words, and their derivatives shall have the meanings set forth in this section, unless the context clearly indicates that another meaning is intended. Words used in the present tense include the future tense, words in the single number include the plural number, words in the plural number include the singular. The words "shall" and "will" are mandatory, and "may" is permissive. Words not defined shall be given their common and ordinary meaning.

The following words and terms shall have the meanings ascribed to them in this chapter:

Burial. "Burial" means the interment of human remains.

Burial Vault. "Burial Vault" means a structure used to hold a casket or container of cremated remains.

Certificate of Burial. "Certificate of Burial" means a certification, or other means of conveyance of burial rights from the Town to a purchaser.

Cremation Plot. "Cremation Plot" means a designated parcel that is two (2) feet wide by (2) feet long within the Town Cemetery for purposes of containing the cremated remains of the dead.

Cremated Remains. "Cremated Remains" means the ashes of an incinerated, deceased person.

Disinterment/Exhumations. "Disinterment/Exhumation" means the removal of a burial vault and/or casket from a plot.

Funeral Flowers. "Funeral Flowers" means flowers placed on the grave at time of burial.

Grave. "Grave" means an excavation in the ground for burial purposes.

Lot. "Cemetery Lot" means a group of eight (8) contiguous plots.

Marker. "Marker" means an identifying plaque (as of metal or stone or) placed on a grave to identify the person buried there.

Memorials. "Memorials" means items placed on a grave as a remembrance. Temporary memorials include, but are not limited to, potted plants, flags, floral wreaths, flowers in vases. Semi-permanent memorials include, but are not limited to perennial flowers.

Monument/Grave Marker. "Monument/Grave Marker" means a marker that is used to identify the person buried in a plot; usually made of concrete or stone.

Non-Paid Town Official. "Non-Paid Town Official" means any individual that has served as Mayor or on the Town Council or in any capacity as an elected or appointed official for four (4) years without compensation.

Plot. "Plot" means a designated parcel that is five (5) feet wide by ten (10) feet long within the Town Cemetery for purposes of containing the remains of the dead.

Resident. "Resident" means any member of a household whose primary place of residence is within the Town of Fairfield which meets the Utah State standard defining a resident. Excepting therefrom any health impaired individuals who resided in the Town of Fairfield immediately prior to moving into a care facility due to varying factors and must live in a care facility, including family members homes, outside the Town of Fairfield.

Sexton. "Sexton" means a person who is appointed by the Cemetery Board Chairman to sell and assign plots, and oversee burials and services.

Veteran. "Veteran" means a person recognized by the Veterans Administration as having veteran's status.

Section 6.7.30. Authority of Cemetery Board.

A. The board has the authority, consistent with Fairfield Town and Utah State Statute, to adopt policies and procedures for the Fairfield Town Cemetery.

B. Upon the approval of the Town Council, the Cemetery Board shall:

1. Make recommendations to the Town for the expenditures funded by of the cemetery fund, that fall within the purchasing policies and budgets established by the Town Council;

2. Have control of the construction, lease, or sale of cemetery buildings and the operation and care of the cemetery as approved by the Town Council.

3. Except as set forth in this chapter or by resolution, all other administrative control with respect to the cemetery is reserved for the Mayor or designee and the Town Council.

4. Act as an advisory board to the Town Council on all policy and budgetary matters pertaining to the cemetery and to the Mayor in respect to the administrative powers reserved to the Mayor in this title.

Section 6.7.40. Board Established.

The Fairfield Town Cemetery Board (hereinafter in this Title may be referred to as "Cemetery Board" or "Board.") is hereby established for the purpose of enhancing the public health, safety, morals, and general welfare of the Fairfield Town Cemetery. The cemetery shall be managed and operated by the Cemetery Board pursuant to the provisions of this chapter.

A. Cemetery Board. The Fairfield Town Council has created and established a Cemetery Board of the Fairfield Town Cemetery, which shall consist of three to five (3-5) members who shall be residents of the Town of Fairfield. All Board members shall be appointed by the Mayor, with the advice and consent of the Town Council, for terms as set forth below or until their respective successors are appointed.

B. Terms of Members:

1. The Board shall consist of three to five (3-5) members, to be appointed by the Mayor, with the advice and consent of the Town Council.

2. Each member of the Board shall serve for a term of five (5) or three (3) years, corresponding with the number of board members(5 or 3), or until his successor is appointed. Terms shall begin on July 1st. of each year. Members' terms shall be staggered so that no more than one(1) members' term expires each year. Vacancies shall be promptly filled in the same manner as the original appointment for the remainder of the unexpired term.

3. A board member shall not be automatically re-appointed to a second term.

4. Board members shall be residents of Fairfield Town for at least six (6) months prior to appointment.

5. Board members may be removed by the Mayor for the failure of duties, with the advice and consent of the Town Council.

Section 6.7.50. Election of Cemetery Board Officers.

A Chairperson shall be elected by a majority of the Cemetery Board annually at the next regularly scheduled meeting after June 30 and at other times as required. A quorum must be present to elect the Chairperson. If a quorum is lacking, the Board will hold an election at the next regularly scheduled meeting at which a quorum is available.

1. The Chair shall serve a term of one (1) year.

2. In the absence of the Chairperson, a board member shall be assigned as the acting Chair and shall have all the power of the Chair.

3. The Chairperson shall preside at all Cemetery Board meetings and have the powers generally assigned to such offices in conducting the meetings.

4. Other Responsibilities of Chairperson. The Chair may delegate duties to board members or may authorize a board member to perform specific duties during his/her absence or in the case of his/her disability to perform necessary Board functions in a timely manner.

5. Managerial Responsibilities. The Chair shall conduct all meetings of the Cemetery Board, interface with the Mayor in the conduct and affairs of the Board and exercise management of the affairs of the Board consistent with these rules, Fairfield Town and State Law.

Section 6.7.60. Cemetery Board Rules and Regulations.

A. Agendas.

1. The agenda for each meeting of the board shall be prepared by the Chairperson or the Chairperson's designee.

2. Items to be added to the agenda must be approved by the Chair or designee.

3. Copies of the agenda shall be available to all Board members at least two days prior to a regular meeting date.

4. The agenda shall be posted in three (3) public places and on the Public Meeting Website twenty-four (24) hours in advance of the meeting by the Town Recorder.

B. Minutes. Written minutes shall be kept of all regular and special meetings and shall be transmitted to board members following such meetings. A permanent set of minutes shall be maintained at the Town Offices, and all records of the Board shall be open to inspection during normal business hours. All posting of agendas and minutes shall be made by the Town Recorder or Deputy Recorder. Copies of the minutes shall be on the Public Meeting Website.

C. Regular Meetings. The Cemetery Board shall meet in regular meetings at a time designated by the Board members. Special meetings may be convened at any time as determined by the Town Council or the chairperson of the board upon giving notice to all members of the Cemetery Board. The absence of a member of the board from three (3) regular meetings in any four (4) month period shall have the effect of vacating the office of the member unless such absence is authorized or approved by Board action. All meetings must comply with Utah Code Annotated Title 52, chapter 4, as amended, relating to open and public meetings.

D. The Town Recorder shall keep records of charges and payments made pursuant to this cemetery.

Section 6.7.70. Appointment, Duties, and Compensation.

A. Cemetery Board. The cemetery board is appointed by the Town Council.

1. Duties. The Cemetery Board, under the direction of the Town Council, shall:

a. Enforce the rules and regulations pertaining thereto. They may take such action as may be necessary, though not expressly set forth herein, in order to protect the property of grave and plot certificate holders, and the cemetery, from damage, and to preserve the peace, economy and good order of the cemetery.

- b. Keep the cemetery plat and related records up to date.
- c. Supervise the opening and closing of graves.
- d. To be responsible for the orderly and lawful operation of the cemetery.
- e. To oversee the daily operation of the cemetery;
- f. Sell and assign plots online;
- g. Maintain the cemetery grounds;
- h. Oversee burials and services.
- i. Schedule the setting of headstones/markers/monuments and be present when they are set. Verify that the headstone is installed on the correct plot.

2. Compensation for Cemetery Board Members. Cemetery Board Members shall serve on a voluntary basis but will be compensated for meetings attended. Compensation shall be according to the rate per meeting as set by the Fairfield Town Council.

B. Sexton. The Cemetery Chair shall appoint a Board Member to act as a temporary Sexton, to have temporary charge of the cemetery and to oversee individual burials on an "As Needed Basis". Any Cemetery Board member may act as the Sexton when assigned to do so by the Board Chairperson.

- 1. Duties. The Appointed Sexton shall:
 - a. Be notified of a burial by the Chairperson;
 - b. Verify location, ownership and payment for plot;
 - c. Verify payment of all fees, including the opening and closing of grave and any special services or arrangements that need to be made.
 - d. Oversee and be present for each interment that takes place in the cemetery;
 - e. Register the names and ages of all persons interred therein, and the place of their interment;
 - f. Supervise the opening and closing of graves;
 - g. Be responsible for the orderly and lawful operation of the cemetery.

2. Compensation for the Sextons services, shall be paid per individual appointment, and shall be set by the Town Council.

C. Secretary. The Chairperson may appoint a qualified board member to act as the Secretary for the Cemetery Board.

1. Secretary Duties.

- a. Take the minutes of all Cemetery Board meetings.
- b. Forward completed minutes to the Town Recorder for posting on the public notice website.

Compensation. The Secretary position is not a paid position.

D. Use of Volunteers or Town Employees and Compensation. Upon request by the Cemetery Board, the Mayor or designee may provide the Cemetery Board with volunteers or Town employees and employee management, pursuant to the pay range tables and other employee policies established for Town employees. The funding, if approved for said employees, shall come from the cemetery budget.

Section 6.7.80. Cemetery Maintenance.

The Cemetery Board shall be in charge of the care and maintenance of the cemetery. They shall establish policies for its operation and, in general, carry out the spirit and intent of the state law as set forth in Utah Code Annotated section 9-7-401 et seq., as amended.

Section 6.7.90. Space for Cemetery Board Meetings and Equipment.

The Town staff shall establish and furnish suitable space for the meetings and business of the Cemetery Board. They shall also provide needed storage space for cemetery equipment as needed.

Section 6.7.100. Funding.

A. At the beginning of each year, a preliminary budget shall be prepared by the Cemetery Board and staff for the following fiscal year, which runs from July 1 to June 30. The budget draft shall be submitted to the Mayor by April 1st for inclusion in the Town budget to be presented at a public hearing with final approval by the Town Council at a regular Town Council Meeting.

B. All tax monies received for the cemetery, monies received from the sale of burial plots, as well as donations, shall be deposited in the Town treasury to the credit of the cemetery fund and shall not be used for any other purpose except for maintenance and improvement of the Fairfield Town Cemetery. Said fund shall be drawn upon by the authorized officers of the Town upon presentation of properly authenticated vouchers.

Section 6.7.110. Annual Reports.

The Cemetery Board shall make an annual report to the Town Council on the condition and operation of the cemetery, including a financial statement. The Board shall also provide for the keeping of such records.

Section 6.7.120. Cemetery General Provisions.

A. Location of Cemetery. The Fairfield Cemetery is located in Section 29 of the Utah County survey, and shall be known as the Fairfield Town Cemetery.

B. Rights of Burial. Each lot shall contain eight (8) plots. Purchasers of plots within the cemetery shall acquire the rights of burial in each plot, subject to the rules and regulations herein prescribed.

C. Purchase of Burial Rights. Burial plots can be purchased online by accessing the Fairfield Town Website at fairfieldtown.org and clicking on Forms and Permits. The purchaser must provide the name of the person for whom each burial right is purchased, and that name will be entered into the Town Cemetery Records.

Purchasing requirements of burial plots are as follows:

1. Only one certificate per individual shall be sold at the resident price;
2. Current residents may purchase a burial plot at the resident price. All non residents shall purchase burial plots at the non resident price;
3. Any individual that has served as Mayor or on the Town Council or in any capacity as an elected or appointed official for four (4) years or more without compensation may purchase two (2) burial plots at a reduced fee; and
4. See Fairfield Fee Schedule for burial plot pricing.
5. Burial plots may be transferred in accordance with Town policy as stated on the reverse side of the Burial Right Certificate;

D. Nature of Title to Graves. The legal title to all property in the cemetery shall reside with the Town. The purchasers of any burial plot within the cemetery shall acquire only the right to be buried or bury the remains of other persons and to have said grave site or plot cared for in accordance with Town policies and rules with respect to the care and maintenance of the cemetery.

E. Plot Improvements. No improvements, changes, or modifications, shall be made on any plot by any person including the certificate holder or his/her heirs.

F. Monies Collected for the cemetery will be used for the upkeep, maintenance and operation of the cemetery.

Section 6.7.130. Conveyance; Descent and/or Inheritance.

A. Abandonment Through Non-Use. Any plot or burial space that has remained empty without burial use for a period in excess of ninety-nine (99) years will be presumed to have been abandoned by the lot purchaser, and the plot ownership shall revert back to the Town.

B. Burial Right Transfers. Certificates of Burial Rights may be transferred from the original purchaser to a new owner. In order to transfer a burial right certificate to another person the holder shall:

1. Contact the Fairfield Town Recorder;
2. Show proof of ownership based upon Fairfield Cemetery records;
3. Show ID of the certificate holder or his/her executor.
4. Sign and notarize the original certificate;

5. Provide proof of executor, (if applicable).
6. Pay a transfer fee in such amount as established by the Fairfield Town Fee Schedule, for the processing and issuing of a new certificate.
7. Pay the difference in price if transfer is from a resident to a non-resident.

C. Replacement of Certificate of Burial. In order to obtain a replacement certificate, the holder must:

1. Contact the Fairfield Town Recorder.
2. Show proof of ownership based upon Fairfield Cemetery records.
3. Show ID of the certificate holder or his/her executor.
4. Show proof of executor (if applicable).
5. Pay replacement fee in such amount as established by the Fairfield Town Fee Schedule for the processing and issuing of a new certificate.

D. Resale, Transfer Restrictions. The Certificate of Burial Rights of a cemetery plot vests the purchaser the right to use such plot for burial purposes only, for themselves, their heirs, or any such person(s) as they may choose to permit, provided that such transfer is free of charge and without compensation, *and that the purchaser has the names of those persons for whom permissions for burial rights have been given entered into the Town Cemetery Records. A certificate of transfer must take place in accordance with section 6.7.130.(B).*

Section 6.7.140. Burial Permits and Fees.

A. Permit Requirements for Burial. No body shall be interred, or remains received, without the following:

1. Submittal of Cemetery Interment Application. See Fairfield Town website for link.
2. Payment of all burial charges either online or to the Recorder.
3. Submittal of Certificate of Burial Certificate for plot showing ownership of the plot. The Certificate of Burial application found online at fairfieldtown.org shall reflect the full name of the deceased, the date and the place of birth, the date and place of death and the name and address of the person responsible for the interment.

B. Fees.

1. The Town Recorder is hereby authorized to collect the required fees prior to the burial.
2. Fees shall be in such amounts as established by resolution in the Fairfield Town Fee Schedule.
3. For any other service rendered, the Town shall collect a reasonable fee to be determined in advance.
4. Disinterment fees shall be for casket only. There shall be no disinterment of the vault.

Section 6.7.150. Ordering a Grave Opening.

A. Arrangements for a grave opening (preparing a grave site for burial) must be made with the Town as follows:

1. If a certificate of burial needs to be purchased go to fairfieldtown.org and fill out the certificate of burial application.
2. If a certificate of burial is already owned go to fairfieldtown.org and fill out the cemetery interment application or you may fill out the application in the Town office.
3. The Town will be responsible for obtaining the burial report from the mortuary.
4. The sexton shall be notified to make arrangements for a grave opening (preparing a grave site for burial) by the Cemetery Board chairperson after all applications and fees are paid.
5. Fairfield Town shall be responsible for the opening of the grave for the burial and closing of the grave after the services. Private contractors are not allowed to open/close graves. Failure to comply may result in a penalty and criminal trespass charges.
6. All required certificates and burial reports need to be filled out and fees paid prior to grave preparation.
7. The acting Sexton MUST be contacted prior to excavating for burial to verify proper location and to certify that payment has been made for that plot or grave.

Section 6.7.160. Burial Hours/Designated Days and Scheduling.

A. Sundays or Holidays. No graveside service or interment shall be allowed in the cemetery on Sunday or on any of the holidays officially observed by the Town.

B. All Other Days and Hours. On all other days, graveside services or interments shall be allowed between the hours of ten (10) o'clock a.m. and four (4) o'clock p.m.

C. Scheduling of Services or Interment. All graveside services and interments must be arranged through the sexton at least forty eight (48) hours in advance of the time set and if there is an intervening holiday or Sunday, arrangements must be made at least seventy two (72) hours in advance. Any exception to the provisions of this chapter shall be by the approval of the Cemetery Board only and will result in the payment of additional fees.

Section 6.7.170. Interment Allowed in One Grave.

A. One interment only shall be allowed in a casket except for the following:

1. A parent with their infant child;
2. Two (2) children who are buried at the same time; or
3. For the addition of one cremated remains placed in the casket at the time of burial.

B. Double depth burials shall not be permitted in the Fairfield Cemetery.

C. No more than one (1) casket shall be allowed in a grave plot, except that;

1. Two (2) cremation vaults shall be no less than two (2) feet below the surface of the ground.

D. No cremation vault shall be placed in the same plot as a regular burial vault. A grave plot may contain either one (1) full size vault or two (2) cremation vaults.

Section 6.7.180. Cremation Plots.

A. A separate section of the cemetery shall be designated for Cremation plots.

B. Cremation plot size shall be 2 ft. by 2 ft.

C. Interments in the section designated for cremations shall run in consecutive order, starting on the south east corner and running east to west.

D. 2 cremation vaults may be buried in 1 grave plot

Section 6.7.190. Vaults.

A. Construction of Vaults. Before a casket is accepted for burial, it must be housed within a concrete vault having a fixed top and side panel, edged restraints incorporated into the construction, and having a strength capable of uniformly withstanding a stress of seven and one-half (7 ½) pounds per square inch. If a particular type of construction of a vault is rejected by the sexton, the mortician or party utilizing the vault shall bear the burden of proving compliance with these strength requirements.

B. Vaults for Cremated Remains. Cremated remains must be placed in a cremation vault made of fiberglass, concrete or metal with a strength deemed adequate by the sexton. Cremation vault shall be no larger than 12 in. x 12x in. x 12 in.

C. The top of the cremation vault shall be at least twelve (12) inches below ground level.

D. Cremation burials shall not be allowed when the frost level is greater than four (4) inches.

Section 6.7.200. Grave Markers and Memorials.

A. Identification of Graves. All graves shall be identified by a marker or monument made of metal, stone or cement and placed at the head of the grave. All markers or monuments shall face east. No more than one (1) monument or marker shall be permitted for each grave, except as provided for in this Chapter of this code, or where a traditional military marker is appropriate in addition to another monument. Where burial of the remains of more than one (1) person in a single plot is permitted by this code, either a joint, combined monument or small individual markers may be used, provided they can be adequately accommodated within the limits of the plot, but, in any event, the form and size of the monument or marker shall be within the discretionary approval of the Cemetery Board.

B. Monument Placement. The monument shall be placed upon a flat concrete foundation at the head of the grave, not less than four (4) inches nor more than six (6) inches deep having a cement lawn strip extending beyond each side of the upright portion of the monument a distance of six (6) inches.

C. Monument Size. Single headstone monuments shall not be more than 30 in. wide by 4 ft. long including the concrete foundation. Double headstone monuments shall not be more than 30 in. wide by 5 ft. long, including the concrete foundation. No monument shall be more than six (6) ft. in height.

D. Cremation Monument Size and Placement. Monuments inside the area set aside for cremation burials, shall not be more than 1 ft. x 1 ft. and shall be placed in the center of the plot.

E. Semi-Permanent Memorials and Vegetation. No person shall have the right to plant shrubs, flowers or other semi-permanent memorial items on a plot without the approval of the Sexton. No grave in the cemetery shall be filled, refilled or sodded, except under the direction of the sexton. Approval will be based on the following criteria:

1. Plant maintenance requirements;
2. landscape value and hardiness;
3. interference with other plots;
4. plants and mowing operations;
5. consistency with landscape design; and

6. Trees shall be planted along the entry road into the cemetery with a plaque noting family name and associated grave location. Plaques furnished by families shall be approximately one (1) foot square.

G. Temporary Memorials Prior to Headstone. All temporary memorials shall be removed ten (10) days after the setting of the monument.

H. Memorials. All temporary memorials shall be placed in a raised, adjustable receptacle that is either in the monument or in the concrete border that surrounds the monument. Temporary memorials shall be removed without notice by the cemetery board when they become withered, discolored, torn, broken or vandalized. Funeral flowers will be allowed to remain for one week after interment, after which the sexton or designee may remove them based on the above criteria. Other temporary memorial items such as glass containers, sticks, iron rods, pegs, ceramic pots or other containers that may pose safety hazards will be removed by the cemetery board.

I. Placement of Headstones. Placement of a headstone or marker must be scheduled with the Chairman or appointed Sexton and they must be present when the headstone is set.

Section 6.7.210. Conduct and Access.

A. Conduct. Cemetery grounds are sacredly devoted to the interment and repose of the dead. Strict observance of decorum due such a place is expected of all persons. Loitering is expressly prohibited.

B. Location and Access. Access to the Fairfield Cemetery is restricted to daylight hours.

C. Traffic Rules, Driving and Parking. The following provisions of the municipal traffic ordinances relative to the operation of vehicles and shall be in effect in the cemetery, except as herein otherwise modified by this ordinance:

1. It shall be unlawful for any person to drive a motorized vehicle or other equipment within the municipal cemetery at a speed greater than ten (10) miles per hour;

2. Vehicles must only drive on designated travel lanes within the cemetery, except for authorized personnel;

3. Motorcycles and all terrain vehicles (ATVs) are permitted in the cemetery but are subject to the same policies and procedures as motorized vehicles;

4. Bicycles are permitted, but are subject to the same policies and procedures as motorized vehicles; and

5. Cutting corners and driving on the lawns is prohibited; and

D. Animals in Cemetery. Horses, dogs, or other types of pets or livestock are not permitted on the cemetery grounds unless part of a procession unless allowed by State or Federal regulations.

E. Children in Cemetery. Children under the age of twelve (12) years shall not be allowed in the cemetery unless accompanied by their parents or other adults, except for the purposes of attending authorized funerals or, in the company of adults, placing flowers on the grave of a deceased relative or friend, or performing any other customary evidence of respect in accordance with their religious principles.

Section 6.7.220. Exhumation.

Disinterments are regulated by Utah County. No disinterment shall be allowed in the Fairfield Cemetery without first securing a disinterment permit from the County and also a disinterment permit from Fairfield Town. All Town fees associated with the disinterment shall be paid before the Town disinterment permit is issued. see Fairfield Town Fee Schedule. All disinterment arrangements shall be coordinated through the Cemetery Chairperson.

All disinterments shall be of the casket only and shall not include the vault. Vaults shall not be disinterred.

Section 6.7.230. Unlawful Acts.

It shall be unlawful for any person to mark, deface, mutilate or destroy any gravestone or other property of the cemetery.

Section 6.7.240. Penalty.

Any person violating any provision of this section shall be guilty of a Class B Misdemeanor.

Section 6.7.250. Severability.

If any provision of this chapter is held by any federal, state or local court of competent jurisdiction to be invalid as conflicting with any federal or state statute, or is ordered by a court to be modified in any way in order to conform to the requirements of any such law and all appellate remedies with regard to the validity of the chapter provision in question are exhausted, such provision shall be considered a separate, distinct, and independent part of this chapter, and such holding shall not affect the validity and enforceability of all other provisions hereof. In the event that such law is subsequently repealed, rescinded, amended or otherwise changed, so that the provision which had been held invalid or modified is no longer in conflict with such law, the provision in question shall return to full force and effect and shall again be binding on the Town and the provider; provided, that the Town shall give the provider thirty (30) days, or a longer period of time as may be reasonably required for a provider to comply with such a rejuvenated provision, written notice of the change before requiring compliance with such provision.

Effective Date: This Ordinance shall become effective immediately upon passage and adoption.

Passed and Adopted this _____ Day of _____ 20____.

FAIRFIELD TOWN

Mayor

Hollie McKinney

RL Panek	yes _____	no _____
Tyler Thomas	yes _____	no _____
Michael Weber	yes _____	no _____
Richard Cameron	yes _____	no _____

ATTEST:

Town Recorder/Clerk

Stephanie Shelley

FAIRFIELD TOWN

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that the above and foregoing is a true, full and correct copy of an ordinance passed by the Town Council of Fairfield Town, Utah, on the _____day of _____ 20____.

Ordinance #2024-7. An Ordinance Amending Title 6.7. Cemetery District, and Rescinding Title 2.1. Cemetery Board.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Fairfield Town Utah this _____day of _____20____.

_____,
Stephanie Shelley
Fairfield Town Recorder/Clerk

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
)
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that I posted in three (3) public places the following summary of the ordinance which was passed by the Fairfield Town Council on the ____ day of _____ 2024 and herein referred to as

SUMMARY.

An Ordinance Amending Title 6.7. Cemetery District, and Rescinding Title 2.1. Cemetery Board.

The three places are as follows:

1. Fairfield Town Hall
2. Fairfield Town Website
3. Utah State Public Notice Website

Stephanie Shelley
Fairfield Town Recorder/Clerk

Date of Posting ____ day of _____ 2024

Cemetery Board

				Current Budget	Pay for members	Proposed Budget
Per person/ per meeting	50					
5 board members	250	5 x yearly	1250			
Sexton per burial	\$200.00	2 x yearly	400			
Back Pay for work	\$500.00	One time payment	2500			
TOTALS			\$4,150.00	\$5,000.00	\$4,150.00	\$9,150.00

Planning and Zoning

				Current Budget	Pay for members	Proposed budget
Per person/ per month	\$250.00					
5 board members	5					
Monthly total	\$1,250.00	X 12 months	\$15,000.00	\$15,000.00		
Chair	\$150.00	X 12 months	\$1,800.00			
TOTALS			\$16,800.00	\$15,000.00	\$16,800.00	\$20,000.00

Town Council

	Monthly	Yearly	Proposed Budget
Council member per month	\$350.00		
4 council members	\$1,400.00	\$16,800.00	
Mayor	\$550.00	\$6,600.00	
Totals		\$23,400.00	\$23,400.00

Administration Cost

	Per Hour		Monthly	Yearly	Current Budget	Difference	Proposed budget
Recorder	\$25.00	X 35 per week	\$3,500.00	\$42,000.00			
Deputy Recorder	\$25.00	X 15 per week	\$1,500.00	\$18,000.00			
Office Manager	\$30.00	X 30 per week	\$3,600.00	\$43,200.00			
Treasurer			\$900.00	\$10,800.00			
TOTALS			\$9,500.00	\$114,000.00	\$95,000.00	\$19,000.00	\$125,000.00
							*there may be extra cost for the recorder benefits

Water department

	Monthly	Yearly	Current Budget	Difference	Proposed Budget
Culinary Operator expenses	\$900.00	\$10,800.00	\$8,000.00	(\$2,800.00)	\$10,800.00

Roads department

	Monthly	Yearly	Current Budget	Difference	Proposed Budget
Roads Manager, snow removal and repairs	\$900.00	\$10,800.00	\$4,700.00	-\$6,100.00	\$10,800.00

Town Parks and Public Improvements

	Monthly	Yearly	Current Budget	Difference	Proposed Budget
Maintenance manager of public improvements	\$900.00	\$10,800.00	\$0.00	-\$10,800.00	\$10,800.00

Total Employee Pay and Stipends

	Cemetery Board	Planning Commission	Town Council	Admin	Water	Roads	Parks	Totals
Monthly		\$1,250.00	\$1,950.00	\$9,500.00	\$900.00	\$900.00	\$900.00	\$15,400.00
Yearly	\$4,150.00	\$16,800.00	\$23,400.00	\$114,000.00	\$10,800.00	\$10,800.00	\$10,800.00	\$190,750.00

Revenue

	Actual	Projected		
2023-2024	\$902,100.00			
2024-2025		\$1,017,100.00		
Employee pay and Stipends		\$190,750.00	18.75%	

Ordinance #2024-_____. An Ordinance Adopting A Compensation Schedule for Elected and Appointed Town Officials and Town Employees.

Dated June 11, 2024

WHEREAS, the Fairfield Town Council has reviewed the compensation paid to elected and appointed officials and employees of the Town and compared compensation provided by other municipalities; and

WHEREAS, on June 11, 2024, the Town Council held a public hearing on May 9, 2024, regarding the proposed Compensation Schedule attached hereto as Exhibit A, and incorporated herein by reference because the proposed Compensation Schedule would increase the compensation of some elected and appointed officials; and

WHEREAS, the Town Council deems it to be in the best interest of Fairfield Town to adopted the proposed Compensation Schedule.

NOW THEREFORE, be it ordained by the Town Council of Fairfield Town, in the State of Utah, that the Compensation Schedule attached hereto as Exhibit A is approved and adopted to hereafter set the compensation of those elected and appointed officials and Town employees referenced therein.

Effective Date: This Ordinance shall become effective immediately upon passage and adoption.

Passed and Adopted this ____ day of _____ 2024.

FAIRFIELD TOWN

Hollie McKinney, Mayor

RL Panek	yes_____no_____
Tyler Thomas	yes_____no_____
Michael Weber	yes_____no_____
Richard Cameron	yes_____no_____

ATTEST:

Stephanie Shelley, Town Recorder/Clerk

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that the above and foregoing is a true, full and correct copy of an ordinance passed by the Town Council of Fairfield Town, Utah, on the ____ day of _____, 2024.

Ordinance #2024-____. An Ordinance Adopting A Compensation Schedule for Elected and Appointed Town Officials and Town Employees.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Fairfield Town Utah this ____day of _____, 2024.

_____,
Stephanie Shelley
Fairfield Town Recorder/Clerk

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)

)

COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that I posted in three (3) public places the following summary of the ordinance which was passed by the Fairfield Town Council on the _____ day of _____, 2024. and herein referred to as:

SUMMARY.

Ordinance #2024-__. An Ordinance Adopting A Compensation Schedule for Elected and Appointed Town Officials and Town Employees.

The three places are as follows:

1. Fairfield Town Hall
2. Fairfield Town Website
3. Utah State Public Notice Website

Stephanie Shelley
Fairfield Town Recorder/Clerk

Date of Posting _____ day of _____, 20____

Ordinance #2024-07 Providing for the Compensation of Elected and Statutory Officials.

WHEREAS the Town Council, from time to time reviews, amends and adopts certain personnel policies for Fairfield Town, to assist in the efficient utilization of Town employees; and

WHEREAS the position of recorder is currently a part time position; and

WHEREAS the Policies and Procedures of Fairfield Town provide for the hiring of certain full time employees; and

WHEREAS, the Town Council, due to an increase in the recorder's workload, finds it necessary to create a full-time position for the position of town recorder, allowing for certain benefits and a pay increase commensurate to the position as outlined in the Fairfield Town Policies and Procedures.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Fairfield that the position of recorder shall become a full-time position along with certain benefits and a pay increase outlined pursuant to a contract between Fairfield Town and the recorder.

Effective Date: This Ordinance shall become effective immediately upon passage and adoption.

Passed and Adopted this **8th day of February, 2024.**

FAIRFIELD TOWN

Hollie McKinney, Mayor

RL Panek	yes_____no_____
Tyler Thomas	yes_____no_____
Michael Weber	yes_____no_____
Richard Cameron	yes_____no_____

ATTEST:

Stephanie Shelley, Town Recorder/Clerk

FAIRFIELD TOWN

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the Town Council of Fairfield Town, Utah, on the **9th day of January, 2024**.

Resolution #012024-5. A Resolution Providing for the Compensation of Elected and Statutory Officials.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Fairfield Town, Utah this **9th day of January, 2024**.

_____,
Stephanie Shelley
Fairfield Town Recorder/Clerk

(SEAL)

Resolution #2024-10. A Resolution Adopting The Fairfield Town Budget For Fiscal Year 2024-2025.

Dated June 11, 2024

WHEREAS, the Town Council desires to adopt the budget for the Town of Fairfield for the Fiscal year beginning July 1, 2024, and ending June 30, 2025; and

WHEREAS the Fairfield Town Council has reviewed the proposed budget; and

WHEREAS, at the time of its adoption, the budget properly reflects expected revenues and appropriations;

NOW THEREFORE, be it ordained by the Town Council of Fairfield Town, in the State of Utah, that the Fairfield Town Budget for the Fiscal Year 2024-2025 be adopted as follows:

The final budget for Fiscal Year 2024 - 2025 is hereby approved and adopted as set forth in the attached Budget Adjustment Itemization (Attachment "A").

Effective Date: This Resolution shall become effective immediately upon adoption.

Passed and Adopted this ____ day of _____, 2024.

FAIRFIELD TOWN

Hollie McKinney, Mayor

RL Panek	yes_____no_____
Tyler Thomas	yes_____no_____
Michael Weber	yes_____no_____
Richard Cameron	yes_____no_____

ATTEST:

Stephanie Shelley, Town Recorder/Clerk

FAIRFIELD TOWN

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that the above and foregoing is a true, full and correct copy of an ordinance passed by the Town Council of Fairfield Town, Utah, on the ____day of _____, 2024.

Resolution #2024-10. A Resolution Adopting the Fairfield Town Budget for the Fiscal Year 2024-2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Fairfield Town Utah this ____day of _____, 2024.

_____,
Stephanie Shelley
Fairfield Town Recorder/Clerk

(SEAL)

Fairfield Town
Budgeting Worksheet
10 General Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	2023 Actual	2024 Actual	2024 Final Budget	2025 Actual	2025 Original Budget	2025 Amended Budget	2025 Amendments	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 General property taxes-current	24,098	26,278	23,000	0	23,000	0	(23,000)	
3130 General sales & use tax	39,205	40,410	32,000	0	32,000	0	(32,000)	
Total Taxes	63,304	66,688	55,000	0	55,000	0	(55,000)	
Licenses and permits								
3211 Business licenses	1,032	440	600	0	600	0	(600)	
3221 Non-business buildings, structures, equip	68,086	8,205	5,000	0	5,000	0	(5,000)	
3250 Penalties & Permits & Fees	3,015	14,239	0	0	0	0	0	
3260 Intermountain Regional Landfill	671,614	546,397	745,000	0	745,000	0	(745,000)	
3261 North Pointe Landfill	0	16,288	25,000	0	75,000	0	(75,000)	
Total Licenses and permits	743,747	585,569	775,600	0	825,600	0	(825,600)	
Intergovernmental revenue								
3339 State grants	2,950	0	1,000	0	1,000	0	(1,000)	
3356 Class C road fund allotment	49,118	43,779	45,000	0	45,000	0	(45,000)	
Total Intergovernmental revenue	52,068	43,779	46,000	0	46,000	0	(46,000)	
Charges for services								
3480 Opening/closing graves	0	0	0	0	0	0	0	
3481 Sale of cemetery lots	25	0	3,500	0	3,500	0	(3,500)	
Total Charges for services	25	0	3,500	0	3,500	0	(3,500)	
Interest								
3610 Interest earnings	11	15	0	0	40,000	0	(40,000)	
3615 Donations, fees, collections	85	85	0	0	0	0	0	
Total Interest	96	100	0	0	40,000	0	(40,000)	
Miscellaneous revenue								
3651 Sale of land	0	0	0	0	0	0	0	
3670 Road Impact Fees	15,840	0	22,000	0	22,000	0	(22,000)	
3690 Miscellaneous revenue	1,243	190	0	0	0	0	0	
3811 SLFRF Program	8,581	0	0	0	0	0	0	
Total Miscellaneous revenue	25,663	190	22,000	0	22,000	0	(22,000)	
Total Revenue:	884,903	696,325	902,100	0	992,100	0	(992,100)	
Expenditures:								
General government								
Administrative								
4103 Admin Permanent employees wages	73,637	91,809	95,000	0	70,000	0	(70,000)	
4103.1 Admin Office Manager Stipend	0	0	0	0	43,200	0	(43,200)	
4103.2 Admin Treasurer Stipend	0	0	0	0	10,800	0	(10,800)	
4104 Admin Employee Payroll Services	3,064	2,920	3,000	0	3,000	0	(3,000)	
4105 Admin Employee Benefits	4,515	9,998	0	0	0	0	0	
4111 Admin Books, subscriptions, memberships	1,172	1,413	2,000	0	2,000	0	(2,000)	
4112 Admin Public notices	604	336	1,200	0	1,200	0	(1,200)	
4114 Admin Travel	794	2,874	2,500	0	2,500	0	(2,500)	

Fairfield Town
Budgeting Worksheet
10 General Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	2023 Actual	2024 Actual	2024 Final Budget	2025 Actual	2025 Original Budget	2025 Amended Budget	2025 Amendments	Worksheet Notes
4115 Admin Office expenses & supplies	3,927	5,563	4,500	0	4,500	0	(4,500)	
4116 Admin Computer & internet expenses	3,276	18,249	18,500	0	3,000	0	(3,000)	
4119 Admin Electricity	0	0	600	0	600	0	(600)	
4120 Admin Telephone	1,867	1,656	2,000	0	2,000	0	(2,000)	
4121 Admin Interlocal contributions	0	0	1,500	0	1,500	0	(1,500)	
4122 Admin Education	670	773	1,000	0	3,000	0	(3,000)	
4123 Admin Rental expense	20,488	5,956	6,000	0	6,000	0	(6,000)	
4124 Admin Insurance	4,440	1,914	5,500	0	5,500	0	(5,500)	
4125 Admin Taxes - property	169	0	0	0	0	0	0	
4127 Admin Bldg Permit fee state surcharge	347	48	100	0	100	0	(100)	
4130 Admin Bank service charges	213	20	500	0	500	0	(500)	
4132 Admin Town codification	0	6,654	6,660	0	6,660	0	(6,660)	
4140 Admin Elections	0	1,000	1,000	0	1,000	0	(1,000)	
4154 Admin Inspections & plan reviews	49,440	8,425	21,000	0	22,000	0	(22,000)	
4171 Admin Capital Outlay - Museum/Town Office Proje	0	0	0	0	0	0	0	
Total Administrative	168,622	159,607	172,560	0	189,060	0	(189,060)	
Planning and zoning								
4155 Planning and Zoning	96	2,009	8,340	0	5,000	0	(5,000)	
4156 Planning and Zoning - Stipend	0	0	0	0	16,800	0	(16,800)	
Total Planning and zoning	96	2,009	8,340	0	21,800	0	(21,800)	
Professional Services								
4117 Admin Pelorus Software	4,100	3,800	5,100	0	5,100	0	(5,100)	
4118 Admin Copier Service and Maintenance	771	5,593	5,600	0	5,600	0	(5,600)	
4133 Admin Website	2,209	2,426	3,000	0	3,000	0	(3,000)	
4134 Admin Accounting & auditing	3,007	2,450	7,500	0	7,500	0	(7,500)	
4135 Admin SLFRF Expenditure	0	17,162	17,162	0	0	0	0	
4136 Admin Consulting services	4,640	3,358	8,500	0	8,500	0	(8,500)	
4138 Admin IWorks	0	0	0	0	0	0	0	
4139 Admin Legal	28,452	25,794	44,600	0	44,600	0	(44,600)	
4139.5 Admin Legal - North Pointe	21,204	25,329	25,400	0	25,400	0	(25,400)	
4141 Admin Survey and Engineering	15,729	26,130	17,500	0	17,500	0	(17,500)	
Total Professional Services	80,111	112,042	134,362	0	117,200	0	(117,200)	
Total General government	248,829	273,657	315,262	0	328,060	0	(328,060)	
Public safety								
4150 Animal services	0	1,070	0	0	0	0	0	
4151 Police Contracted services	20,463	19,782	18,000	0	18,000	0	(18,000)	
4152 Fire Contracted services	20,000	0	1,800	0	2,000	0	(2,000)	
4153 Emergency dispatch	1,801	3,084	3,300	0	3,300	0	(3,300)	
4153.5 Everbridge	0	29	0	0	0	0	0	
Total Public safety	42,264	23,964	23,100	0	23,300	0	(23,300)	
City Council								
4000 City Council Stipend	0	0	0	0	16,800	0	(16,800)	
4010 Mayor Stipend	0	0	0	0	6,600	0	(6,600)	
Total City Council	0	0	0	0	23,400	0	(23,400)	

Fairfield Town
Budgeting Worksheet
10 General Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	2023 Actual	2024 Actual	2024 Final Budget	2025 Actual	2025 Original Budget	2025 Amended Budget	2025 Amendments	Worksheet Notes
Highways and public improvements								
Roads								
4137 Admin Street Signs	174	0	2,500	0	2,500	0	(2,500)	
4161 Roads Repairs & maintenance	56,852	220,808	221,000	0	65,000	0	(65,000)	
4163 Roads Snowplow - Fuel, maint & repair	836	4,700	2,000	0	2,000	0	(2,000)	
4164 Contracted Snow Removal	0	0	1,000	0	1,000	0	(1,000)	
4165 Roads Weed Control	0	0	1,000	0	1,000	0	(1,000)	
4168 Roads Contracted Stipend	0	0	0	0	10,800	0	(10,800)	
Total Roads	57,862	225,508	227,500	0	82,300	0	(82,300)	
Sanitation								
4191 Trash collection	6,700	9,300	11,000	0	11,000	0	(11,000)	
Total Sanitation	6,700	9,300	11,000	0	11,000	0	(11,000)	
Total Highways and public improvements	64,562	234,808	238,500	0	93,300	0	(93,300)	
Parks, recreation, and public property								
Parks								
4167 Community events	30,510	23,420	35,000	0	35,000	0	(35,000)	
4169 Cemeteries	632	5,393	6,500	0	9,150	0	(9,150)	
4173 Parks and Improvment	0	32,109	0	0	3,000	0	(3,000)	
4174 Parks and Publice Improv Stipend	0	0	0	0	10,800	0	(10,800)	
Total Parks	31,142	60,922	41,500	0	57,950	0	(57,950)	
Total Parks, recreation, and public property	31,142	60,922	41,500	0	57,950	0	(57,950)	
Miscellaneous								
4193 Other miscellaneous supplies	59	601	0	0	0	0	0	
4202 Donations, fees, collections for Community Days	800	0	0	0	0	0	0	
Total Miscellaneous	859	601	0	0	0	0	0	
Transfers								
4197 Transfer to Capital Projects	240,000	0	248,738	0	248,738	0	(248,738)	
4198 Transfer to water fund	40,000	35,000	35,000	0	35,000	0	(35,000)	
Total Transfers	280,000	35,000	283,738	0	283,738	0	(283,738)	
Total Expenditures:	667,656	628,952	902,100	0	809,748	0	(809,748)	
Total Change In Net Position	217,246	67,373	0	0	182,352	0	(182,352)	

Fairfield Town
Budgeting Worksheet
41 Capital Projects - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	2023 Actual	2024 Actual	2024 Final Budget	2025 Actual	2025 Original Budget	2025 Amended Budget	2025 Amendments	Worksheet Notes
Change In Net Position								
Revenue:								
Intergovernmental revenue								
3340 State grant	0	0	0	0	0	0	0	
3350 County grants	0	0	400,000	0	400,000	0	(400,000)	
Total Intergovernmental revenue	0	0	400,000	0	400,000	0	(400,000)	
Contributions and transfers								
3810 Transfer from General Fund	240,000	0	248,738	0	248,738	0	(248,738)	
3910 Appropriation of fund balance	0	0	101,262	0	101,262	0	(101,262)	
Total Contributions and transfers	240,000	0	350,000	0	350,000	0	(350,000)	
Total Revenue:	240,000	0	750,000	0	750,000	0	(750,000)	
Expenditures:								
Miscellaneous								
4150 Museum Project	0	0	0	0	0	0	0	
4151 Fairfield Signs Project	0	0	0	0	60,000	0	(60,000)	
4170 Parks Capital outlay	0	0	750,000	0	750,000	0	(750,000)	
Total Miscellaneous	0	0	750,000	0	810,000	0	(810,000)	
Total Expenditures:	0	0	750,000	0	810,000	0	(810,000)	
Total Change In Net Position	240,000	0	0	0	(60,000)	0	60,000	

Fairfield Town
Budgeting Worksheet
51 Water Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	2023 Actual	2024 Actual	2024 Final Budget	2025 Actual	2025 Original Budget	2025 Amended Budget	2025 Amendments	Worksheet Notes
Income or Expense								
Income From Operations:								
Operating income								
5140 Culinary income	19,341	20,883	19,000	0	19,000	0	(19,000)	
5150 Connection Fees	2,650	53,600	0	0	0	0	0	
5410 Late penalties and fees	75	100	0	0	0	0	0	
Total Operating income	22,066	74,583	19,000	0	19,000	0	(19,000)	
Operating expense								
6110 Culinary operator stipend	80	3,149	8,000	0	10,800	0	(10,800)	
6121 Dues	41	350	500	0	500	0	(500)	
6128 Utilities	1,847	1,707	1,500	0	1,500	0	(1,500)	
6131 Professional fees	433	700	3,000	0	3,000	0	(3,000)	
6141 Repairs and maintenance	10,217	10,427	30,000	0	30,000	0	(30,000)	
6142 Chlorine	0	0	500	0	500	0	(500)	
6143 Monthly water tests	120	178	150	0	150	0	(150)	
6144 Water tests - other	3,068	567	300	0	300	0	(300)	
6161 Bank service charges	0	30	0	0	0	0	0	
6169 Depreciation expense	53,920	46,237	54,000	0	54,000	0	(54,000)	
Total Operating expense	69,725	63,345	97,950	0	100,750	0	(100,750)	
Total Income From Operations:	(47,659)	11,238	(78,950)	0	(81,750)	0	81,750	
Non-Operating Items:								
Non-operating income								
5810 Transfers from general fund	40,000	35,000	35,000	0	35,000	0	(35,000)	
Total Non-operating income	40,000	35,000	35,000	0	35,000	0	(35,000)	
Total Non-Operating Items:	40,000	35,000	35,000	0	35,000	0	(35,000)	
Total Income or Expense	(7,659)	46,238	(43,950)	0	(46,750)	0	46,750	

TOWN OF FAIRFIELD ANNEXATION POLICY PLAN

Purpose

The intent of this policy is to guide decisions regarding future annexations and ensure alignment with objectives in the Town's General Plan or future General Plan. It will identify potential annexation areas and establish specific standards and criteria that will guide the Town's decision on whether to grant future annexation petitions in those areas. It would also help the Town to prepare for any financial and operational impacts of annexation while striving to protect the public health, safety, and welfare of the Town's existing and future residents.

Policy

This Annexation Policy Plan was prepared in accordance with the requirements of Utah Code §10-2-401.5, which requires all municipalities to adopt an annexation policy plan before annexing an unincorporated area into the Town.

1. Expansion Area Map

The Town Annexation Area Map, attached as **Exhibit A**, illustrates the Town's proposed future expansion areas. This map represents the Town's growth boundaries and includes areas outside, but adjacent to, its incorporated borders, which may be annexed into the Town. Proposed annexation areas must fall within the approved Annexation Declaration Area for Town consideration. However, although property or properties may be within a designated expansion area, compliance with this Plan does not guarantee approval.

2. Annexation Criteria

The following list will guide the Town's decision on whether to grant future annexation requests. All future requests for annexation will be evaluated against the following criteria required by Utah Code §10-2-402:

2.1. General Criteria

- 2.1.1.** Any annexed area must be a contiguous area.
- 2.1.2.** The Town will attempt to avoid gaps between or overlaps with expansion areas of other municipalities.
- 2.1.3.** If the annexation is by petition, the proposed annexation area cannot create an unincorporated island or peninsula unless Town and Utah County agree to such creation.

- 2.1.4. Annexation requests cannot propose the annexation of all or part of an area proposed for annexation in a previously filed petition that is still pending approval, denial, or rejection.

3. **Character of the Community**

Fairfield is located in the west side of Utah County, near the foothills of the Oquirrh Mountains. Fairfield shares borders with Eagle Mountain to the north, and the remaining borders are of unincorporated Utah County.

[Insert history here]

4. **Municipal Services**

All areas included in the Plan will need municipal services. Annexation will allow residents and developers of annexed property access to culinary water, sewer systems, and electric power services, provided they meet all Town specifications and comply with all applicable development ordinances.

5. **Extension of Municipal Services**

Where municipal services are not presently extended, services will be extended on an as-needed basis at the cost of the developer. All extensions of municipal services must comply with all ordinance and policy criteria, and the individual developer or property owner will pay for necessary extensions. The plan and time frame for the extension of municipal services will be determined by the interest of the property owners to subdivide and develop their ground and the interest and ability of the Town to provide such services. It is in the interest of Town residents to foster orderly sequential development.

6. **Service Financing**

Municipal services in newly annexed areas will be financed and constructed by the developer in addition to the Town's collection and investment of impact fees. Through increases in property valuations and subsequent increases in the collection of property and sales taxes, inherent increases to the general fund will help defray added expenses that the Town may incur by annexing new properties.

7. **Estimate of Tax Consequences**

The annexation area within Fairfield's area is limited to unincorporated Utah County properties. Other taxing entities, including but not limited to schools, county, library, sewer, water conservancy, and mosquito abatement, already cover the potential annexation area.

Fairfield's combined property tax rate for tax year 2023 is [REDACTED]. Utah County's unincorporated areas' combined tax rate is [REDACTED], which includes the same taxing entities listed above, except for Town, but includes: If annexed into Town, residents in an expansion area would recognize a tax rate **increase/decrease** of [REDACTED]. This information is based on the current tax rate of all applicable taxing entities and recognizes that any of the respective taxing entities may adjust tax rates as necessary.

8. Interests of Affected Entities

In evaluating a proposed annexation, the interests of all affected entities should be considered. The annexation does not extend beyond the limits of the adopted annexation policy plan. Other services needed for the annexation, e.g., natural gas, electrical power, internet, and communications, are available or reasonably available for the proposed annexation. The petitioners of annexation have entered into agreement(s) with affected entities, as applicable, for the provision of required infrastructure and services. The annexation does not create boundary alignment issues with any public or charter schools, or affected entities, unless interlocal agreements have been created to address the alignment issues.

9. Other Considerations

9.1. Attempt to avoid gaps between or overlaps with the expansion areas of other municipalities.

Expansion areas depicted on the map that overlap with other municipalities have been included in previous annexation declaration maps for several years, and this amendment has not created any new overlapping areas. While multiple property owners are within the expansion area, the largest property owner is Kennecott Utah Copper Corporation.

9.2. Consider population growth projections for the Town and adjoining areas for the next 20 years.

Due to the vacant land in the west corner of Utah County, population projections are as follows:

Town	2020 Census	2030	2040	2050
Fairfield				
Eagle Mountain				

Saratoga Springs				
Cedar Fort				

- 9.3. **Consider current and projected costs of infrastructure, urban services, and public facilities necessary to facilitate full development of the area within the Town; and to expand infrastructure, services, and facilities into the area being considered for inclusion in the expansion area.**

The projected backbone infrastructure costs are estimated to be millions of dollars to service the area identified in the annexation declaration map for potential annexation with water, roads, and storm drainage being installed.

- 9.4. **Consider, in conjunction with the General Plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development.**

Fairfield has anticipated annexation petitions to facilitate desired residential, agricultural, and some commercial and industrial development. Upon receipt of each annexation petition, the Town will review each request for (1) compliance with the Annexation Policy Plan and (2) opportunities to implement the adopted goals and objectives of the General Plan.

- 9.5. **Consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the Town.**

The proposed annexation areas include existing agricultural, forest, recreational, or wildlife management lands. Fairfield anticipates future annexations of land that preserve open space and facilitate access to recreational opportunities will benefit residents.

10. **Justification for Excluding Lands from Potential Expansion Area**

No developed lands within one-half mile of Fairfield's existing boundary are excluded from the potential expansion area, except those lands already incorporated in other municipalities.

EXHIBIT A

(Annexation Declaration Area Map)

Working Draft 24-06-03