

PUBLIC NOTICE IS HEREBY GIVEN THAT THE
Planning Commission of Fairfield, Utah
Shall hold a Regular Session on
June 19, 2024 @ 7:00 P.M.
At the Fairfield Town Office
103 East Main Street Fairfield, Utah

Agenda

1. Open the Planning Commission Regular Meeting
2. Roll Call
3. Public Comment Period (2-minute limit per person)
4. Motion to approve the Regular Session minutes on April 10, 2024.
5. Motion to approve the Regular Session minutes on May 1, 2024.
6. Motion to approve the Public Hearing minutes on May 9, 2024.
7. Discuss and approve or deny the Cedar Valley Industrial Park Preliminary Plat and application.
8. Discuss and approve Jayson Densley's site plan.
9. Discuss the West Desert Airpark master site plan. (time 10 minutes)
10. Discuss and suggest edits to the code about the Soil Ordinance and motion to schedule a public hearing.
11. Presentation Tech Overlay Zone Proposal from Mayor McKinney
12. Presentation of new annexation policy & map from Mayor McKinney.
13. Discuss and motion to schedule a public hearing on annexation policy and map.
14. Discuss Roads Master Plan in the Light Industrial West Zone.
15. Discuss the Fairfield General Plan.
16. Discuss and adopt the priority list.
17. Discuss Old Business & New Business.
18. Action Items
19. Adjourn the Planning Commission's Regular meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/84420082790?pwd=U0ZYKzdZMEQ0Zklib3hRZjNnUEIOUT09>

Meeting ID: 844 2008 2790

Passcode: 846291

Certificate Of Posting

The above agenda notice was posted on or before the 18th 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 City Offices At 801-766-3509.

Date

Stephanie Shelley Town Recorder/Clerk

! 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@wgcg.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_01hxbqa0726k43q9rbnvmfetcw to view or download full files.

• UTILITY NOTIFICATION FORM



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

Visit heygov.co/fairfieldtown.org/fr_01hxbqa0726k43q9rbnvmfetcw 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_01hxbqa0726k43q9rbnvmfetcw 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

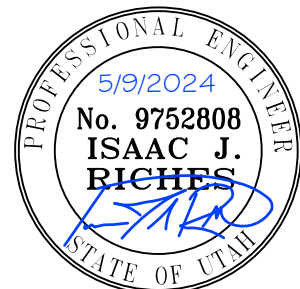
Signed electronically on 5/21/2024

SUBMITTED AT: 5/21/2024

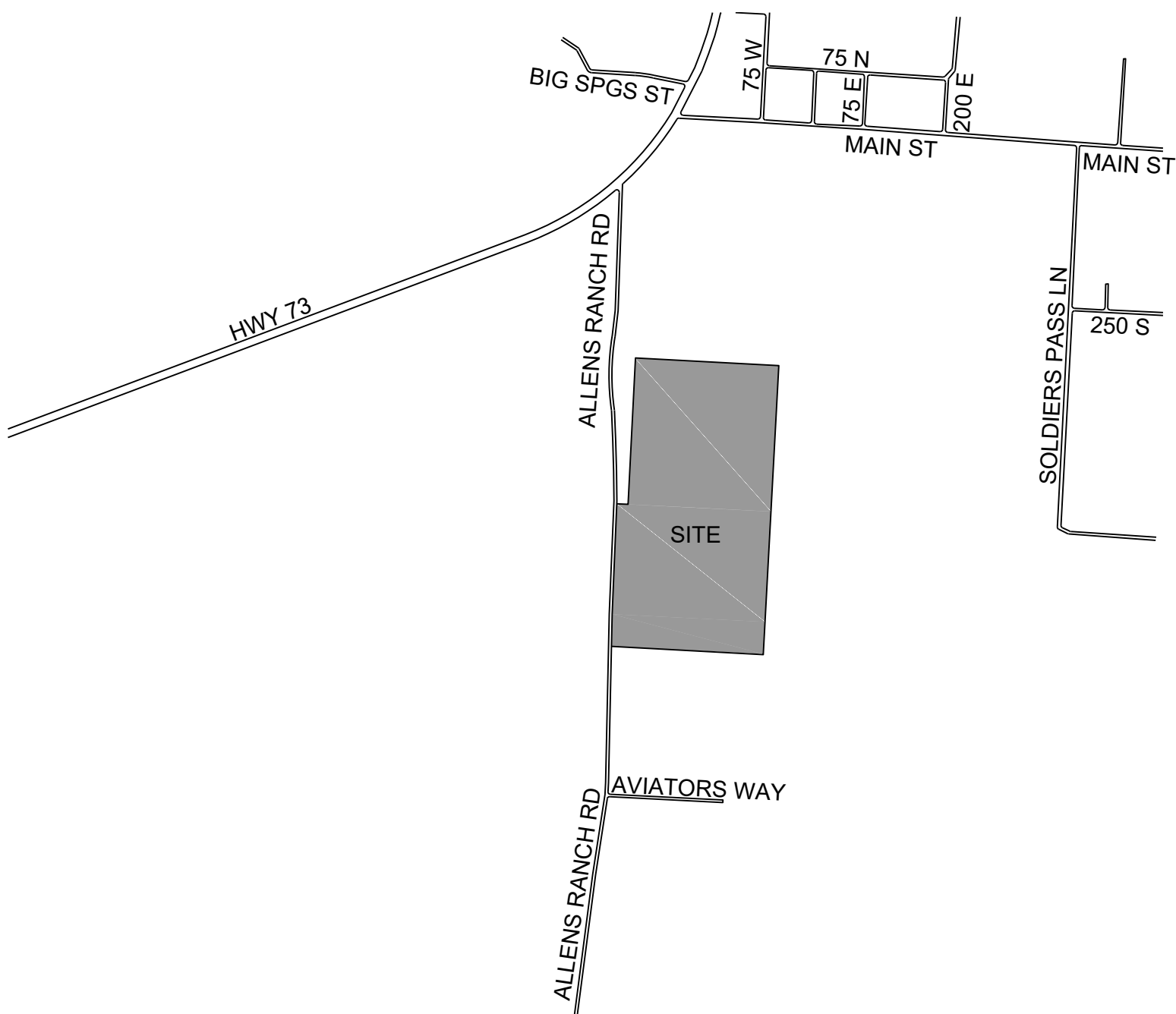
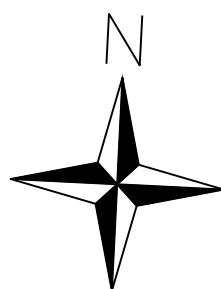
CEDAR VALLEY INDUSTRIAL PARK

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

1. ALL WORK SHALL CONFORM TO FAIRFIELD TOWN STANDARDS & SPECIFICATIONS
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. 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.
4. 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.
5. 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.

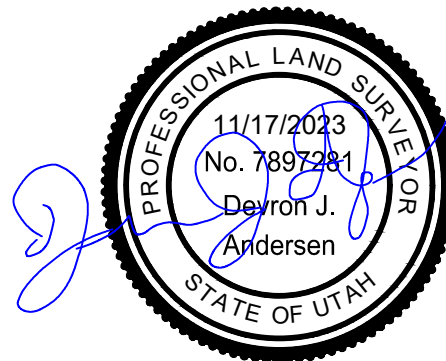
ON THIS _____ DAY OF _____, 2024.

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:

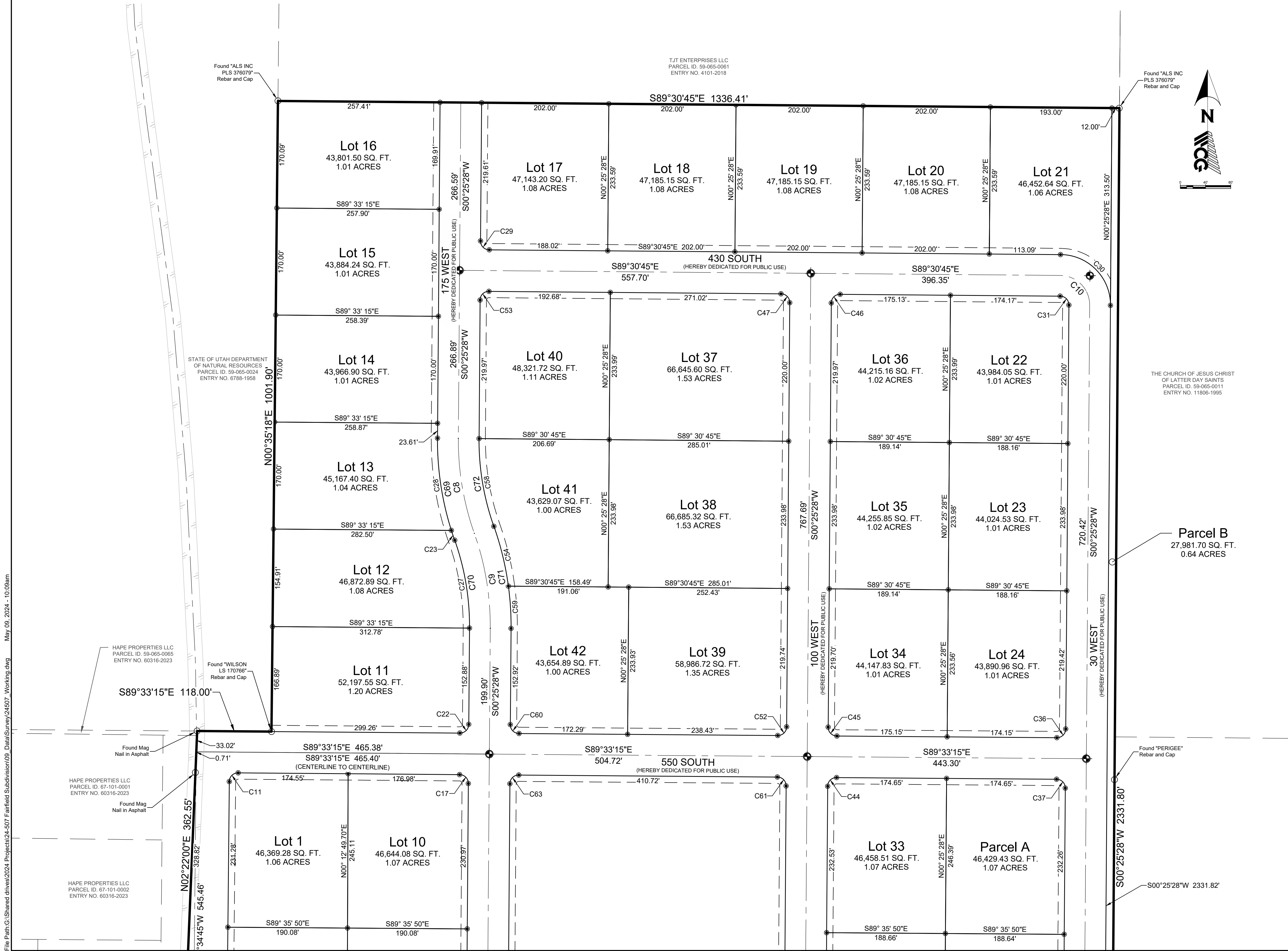
THIS ____ DAY OF _____
2024, AT _____
IN BOOK _____ OF PLATS,
PAGE _____, FEE _____.

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°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

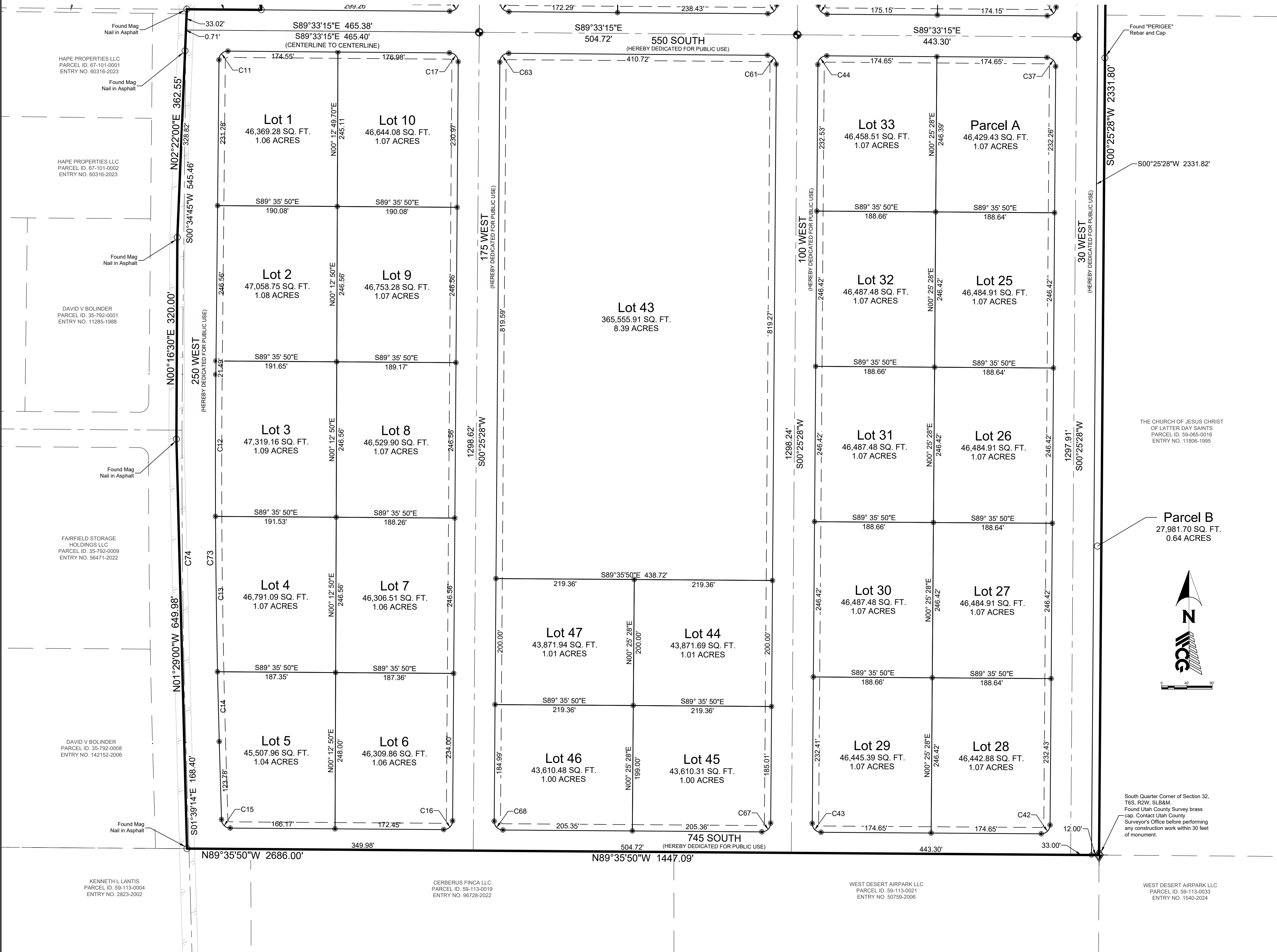
- SECTION CORNER FOUND
- STREET MONUMENT
- SET REBAR & CAP STAMPED "WCG"
- FOUND PROPERTY CORNER AS NOTED
- SUBDIVISION BOUNDARY LINE
- ADJOINING PARCEL LINES
- LOT LINES
- RIGHT OF WAY CENTER LINES
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- SECTION LINES

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

SHEET
2
OF
3

File Path G:\Shared drives\2024 Projects\24-307 Fairfield Subdivision\09_Data\Survey\24s07_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



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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 POTHOLES 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 GETOTECHNICAL 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



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

24-507
PROJECT NO.
SHEET NO. C100

KEYNOTES:

- 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

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.

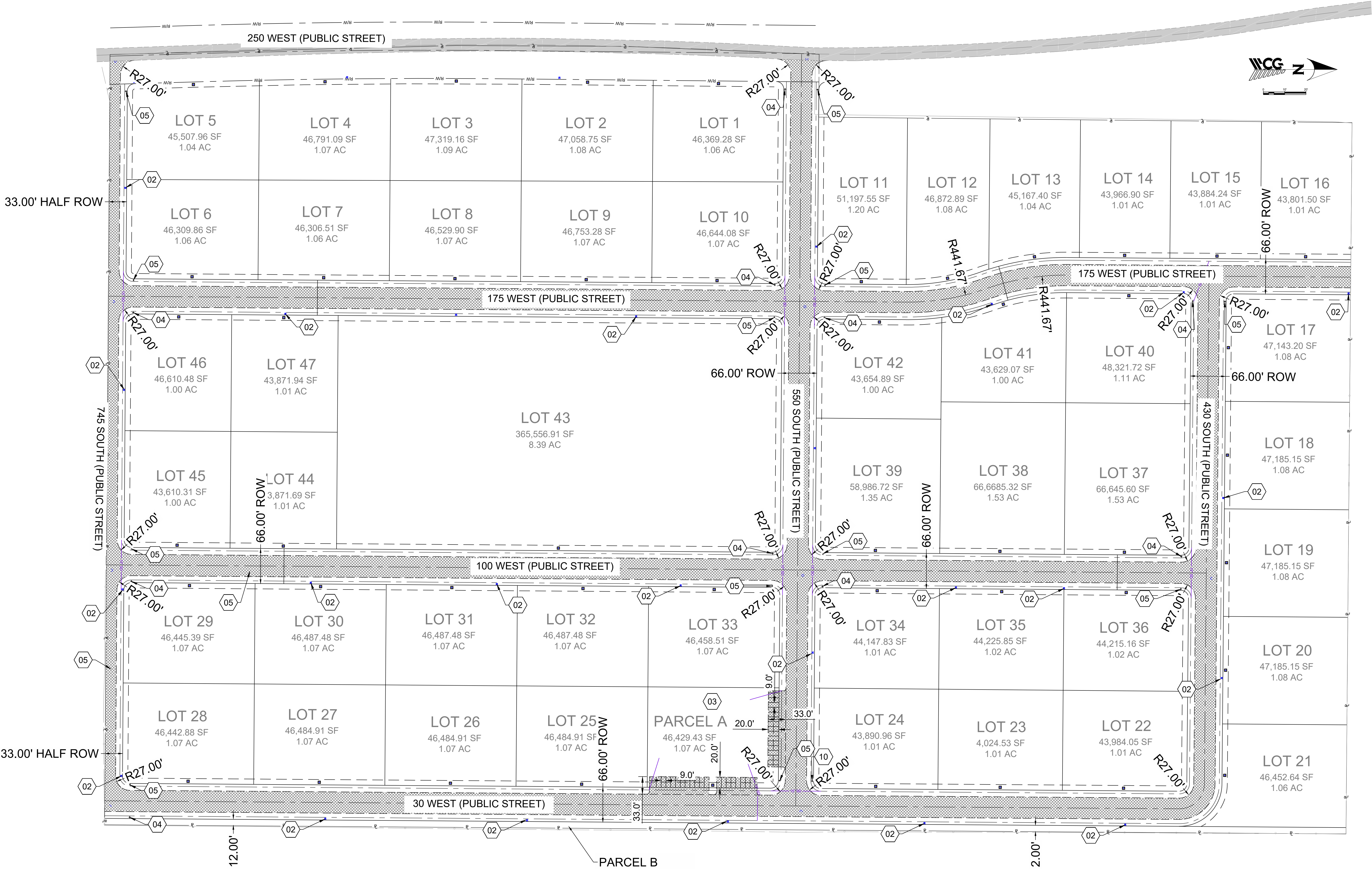
THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE, AND FAIRFIELD TOWN CODE, ORDINANCES, AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM 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.

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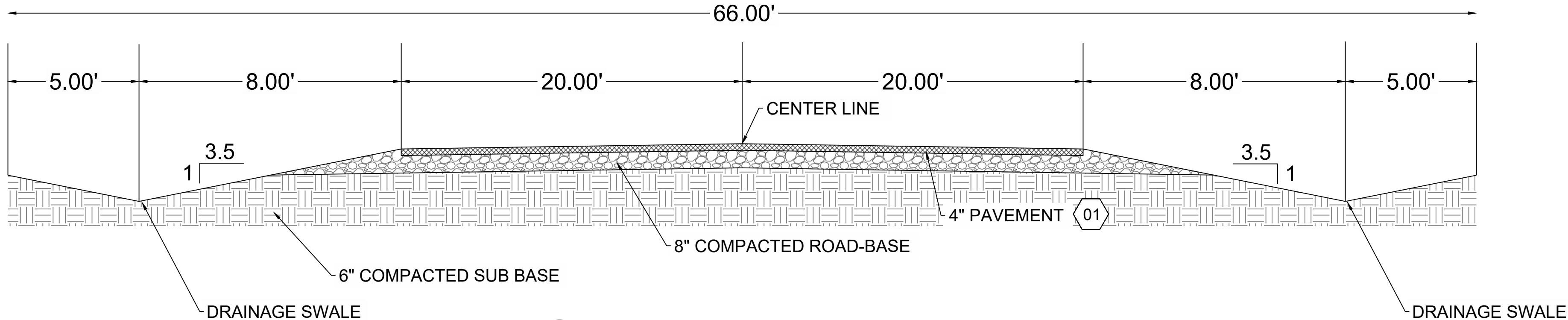
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A PERSON MAY NOT PERFORM ANY CONSTRUCTION WORK WITHIN 30 FEET OF THIS SURVEY MONUMENT UNLESS THE PERSON OBTAINS ANY PERMIT THE COUNTY REQUIRES BEFORE BEGINNING CONSTRUCTION WORK WITHIN 30 FEET OF THE SURVEY MONUMENT. A PERSON WHO FINDS IT NECESSARY TO DISTURB ANY ESTABLISHED GOVERNMENT SURVEY MONUMENT FOR ANY REASON, INCLUDING THE IMPROVEMENT OF A ROAD, SHALL NOTIFY THE COUNTY SURVEYOR AT LEAST FIVE BUSINESS DAYS BEFORE THE DAY ON WHICH THE PERSON DISTURBS THE GOVERNMENT SURVEY MONUMENT. UTAH CODE 17-23-14(5)

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



LAND USE TABLE		
FAIRFIELD TOWN ZONING: LIGHT INDUSTRIAL WEST		
GROSS SQUARE FOOTAGE (ACRES)	3,286,430 SQ. FT. (75.45 ACRES)	100%
NUMBERS OF LOTS	47 LOTS	
NUMBER OF PARCELS	2 LOTS	
DEDICATED RIGHT OF WAY	684,038 SQ. FT. (15.70 AC)	20.81%
PARCEL DEDICATION	74,412.67 SQ FT (1.70 AC)	2.26%
PUBLIC UTILITY EASEMENTS	10 FT TYP. (ALONG RIGHT-OF-WAYS)	



1 66' ROW PER FAIRFIELD CODE 6.3.210

ENGINEER
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2139 SOUTH 1280 WEST
SLC, UTAH 84119
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E: isaac.riches@wcg.us



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

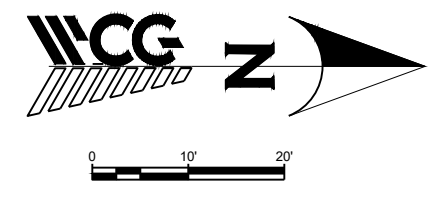
REVISIONS		NO.	REMARKS	CHECKED BY	DRAWN BY	DATE	BY	DATE
CEDAR VALLEY INDUSTRIAL PARK							24-507	
550 SOUTH 250 WEST							PROJECT NO.	
24-507							SHEET NO.	
SITE PLAN							C200	

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

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



PARCEL B
27,981.67 SQ FT
0.64 AC

Know what's below.



Call 811 before you dig.



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UTILITY NOTIFICATION CENTER, INC.

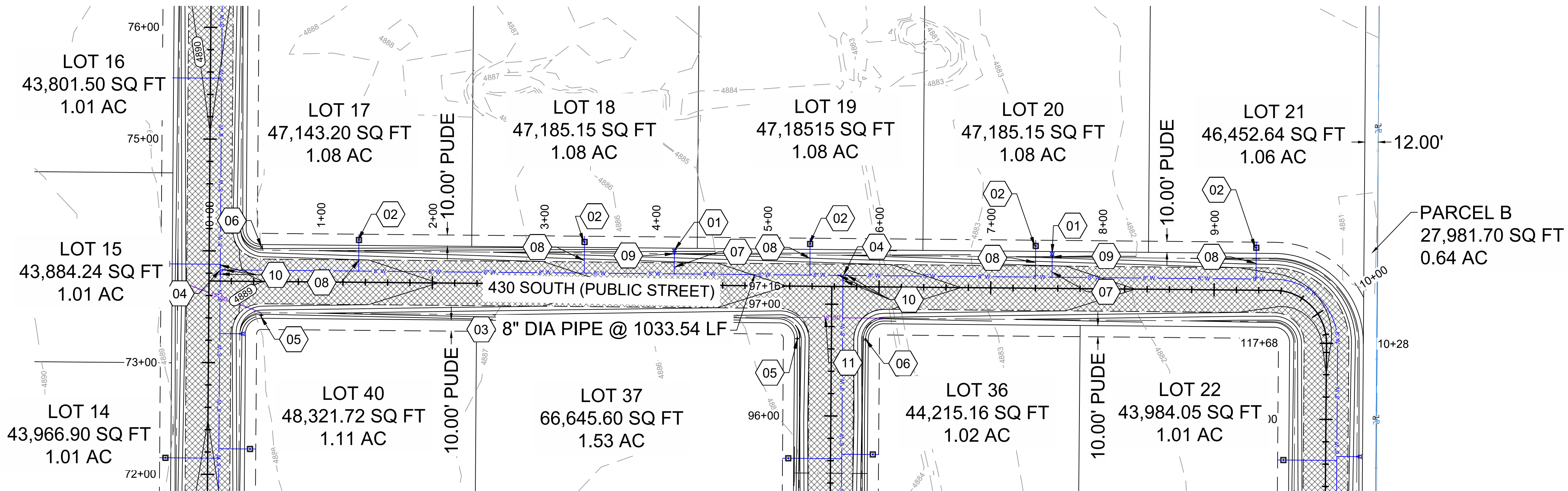
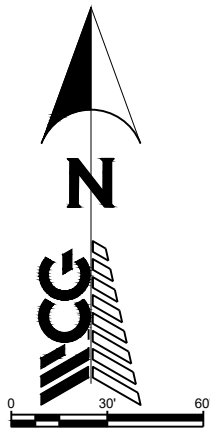
www.bluestakes.org
1-800-662-4111

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

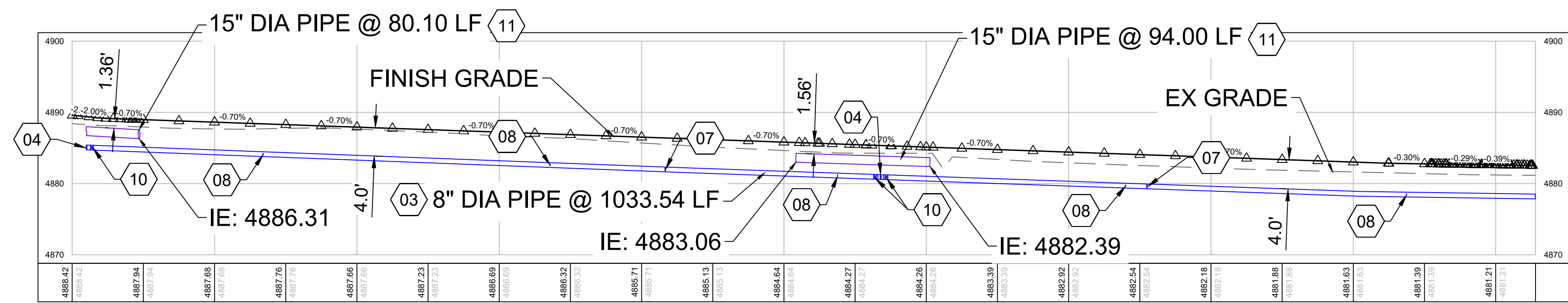
CEDAR VALLEY INDUSTRIAL PARK 550 SOUTH 250 WEST 24-507 UTILITY PLAN			WALL CONSULTANT GROUP 1000 EAST 100 NORTH SALT LAKE CITY, UT 84119 PHONE (801) 448-1173 FAX (801) 448-1174								
PROJECT NO.		24-507									
SHEET NO.	C300										

KEYNOTES:

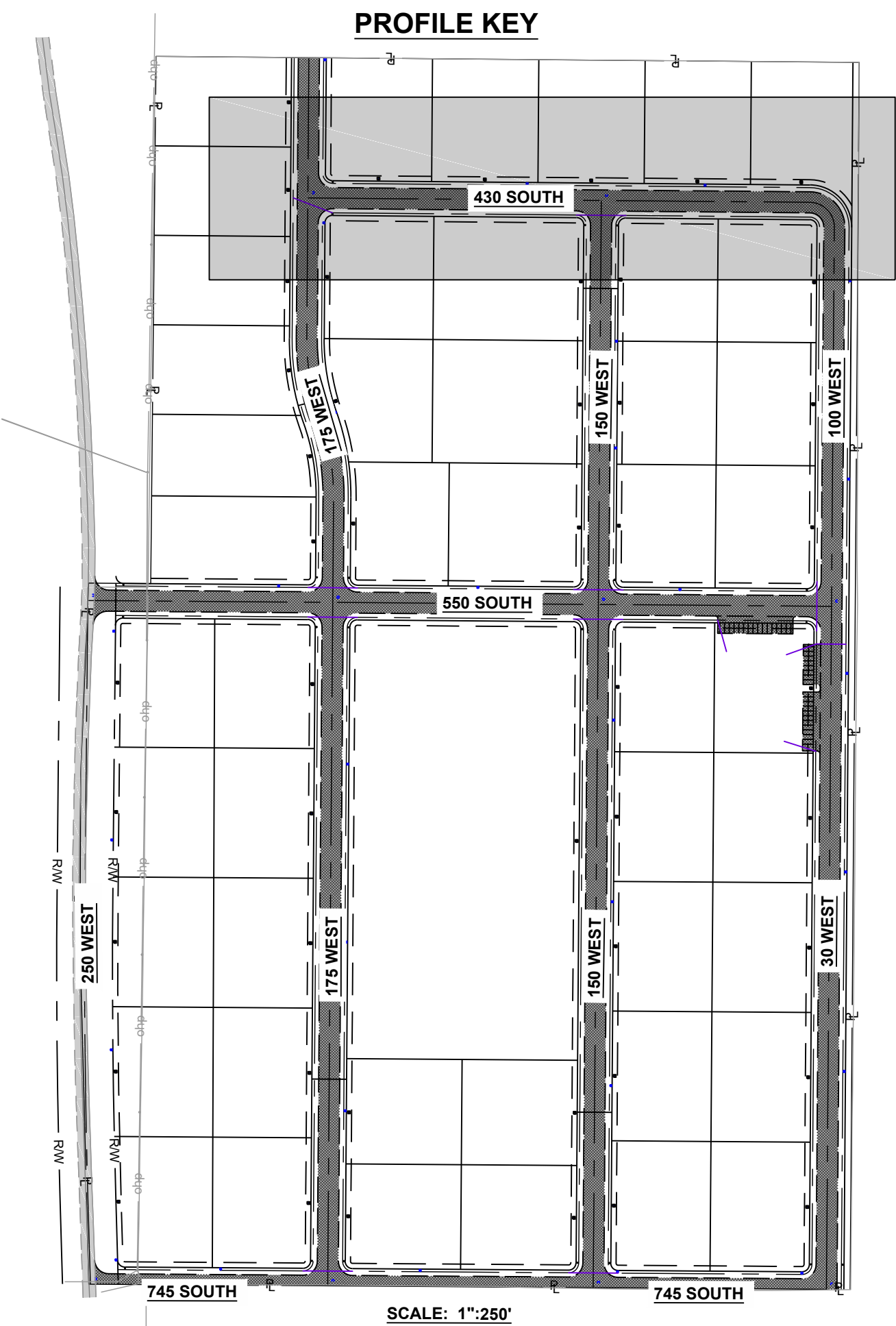
- 01 FIRE HYDRANT PER APWA #511
(DETAIL 1 ON SHEET C600)
- 02 2" WATER METER PER APWA #522
(DETAIL 2 ON SHEET C600)
- 03 8" DIA C900 DR18 WATER MAIN
- 04 8"x8"x8" TEE
- 05 STREET SIGN PER FAIRFIELD TOWN STANDARD
- 06 MUTCD STOP SIGN PER FAIRFIELD TOWN
STANDARD
- 07 6" DIA C900 DR18 WATER LINE
- 08 2" 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: UK

DRAWN BY: UK

DATE: 5/9/2024

CG
WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-448-1173
FAX: 801-448-1173

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

24-507
PROJECT NO.

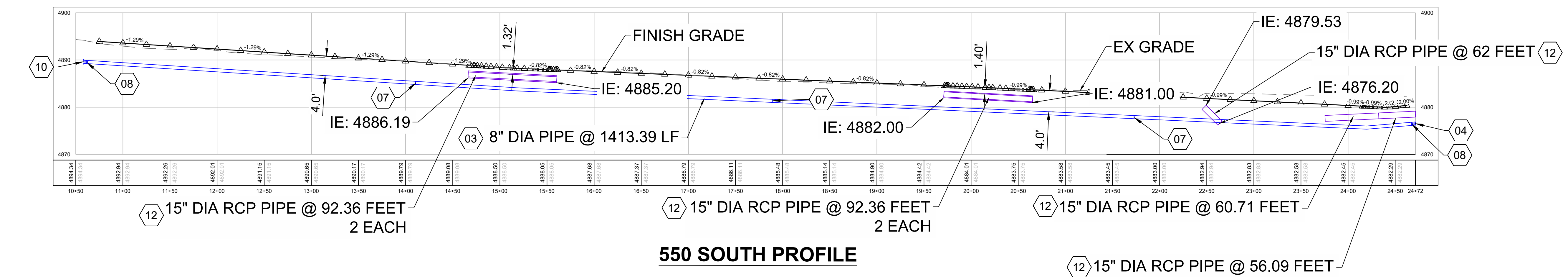
SHEET NO. C301

ENGINEER
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Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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

01	FIRE HYDRANT PER APWA #511 (DETAIL 1 ON SHEET C600)
02	8"x8"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



550 SOUTH 250 WEST
24-507

550 SOUTH 250 WEST
24-507

24-507
PROJECT NO.

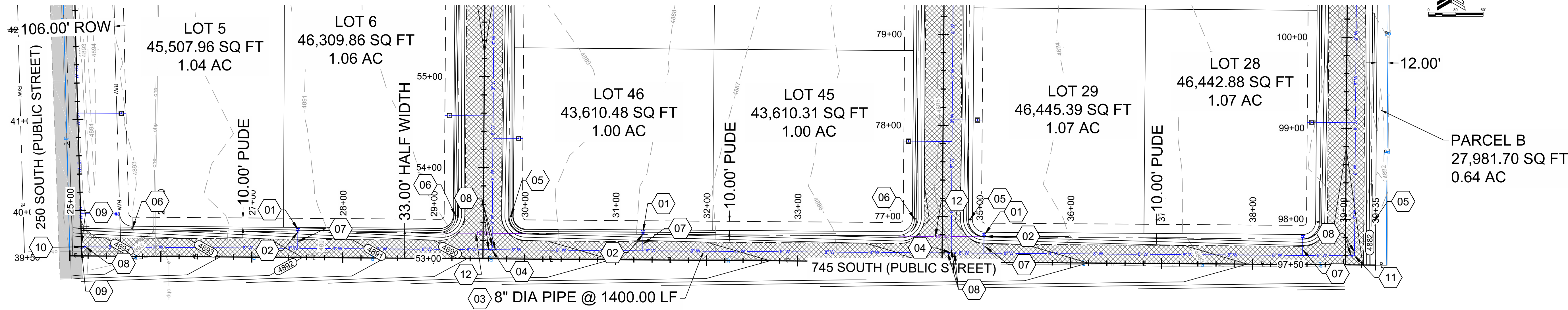
SHEET NO. C302

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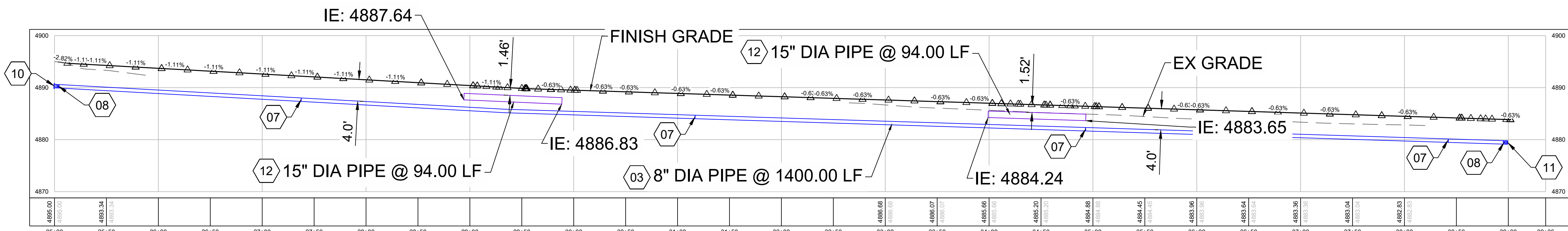
HCG
WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE 801-449-1173
1-60

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
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- 11 8" 90 DEG BEND
- 12 15" DIA RCP DAYLIGHT STORM PIPE

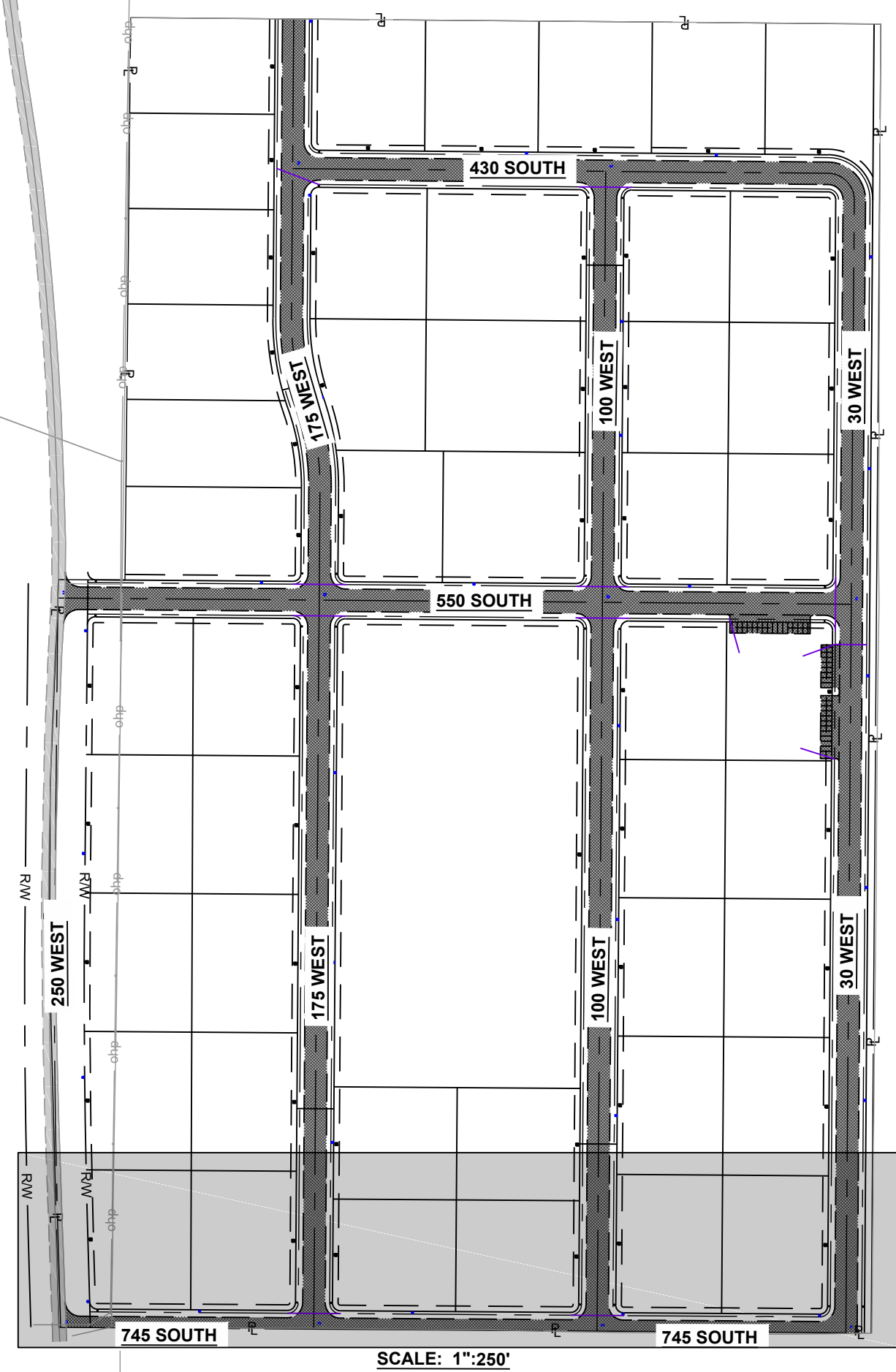


745 SOUTH PLAN



745 SOUTH PROFILE

PROFILE KEY



SCALE: 1"=250'

REVISIONS

NO.	REMARKS	BY	DATE

CHECKED BY:
UR

DRAWN BY:
UR

DATE:
5/9/2024

WCC
WALL CONSULTANT GROUP
1339 SOUTH 290 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-448-1173
100

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

24-507
PROJECT NO.

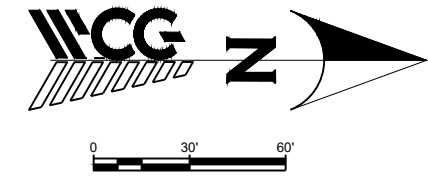
SHEET NO. C303

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1280 WEST
SLC, UTAH 84119
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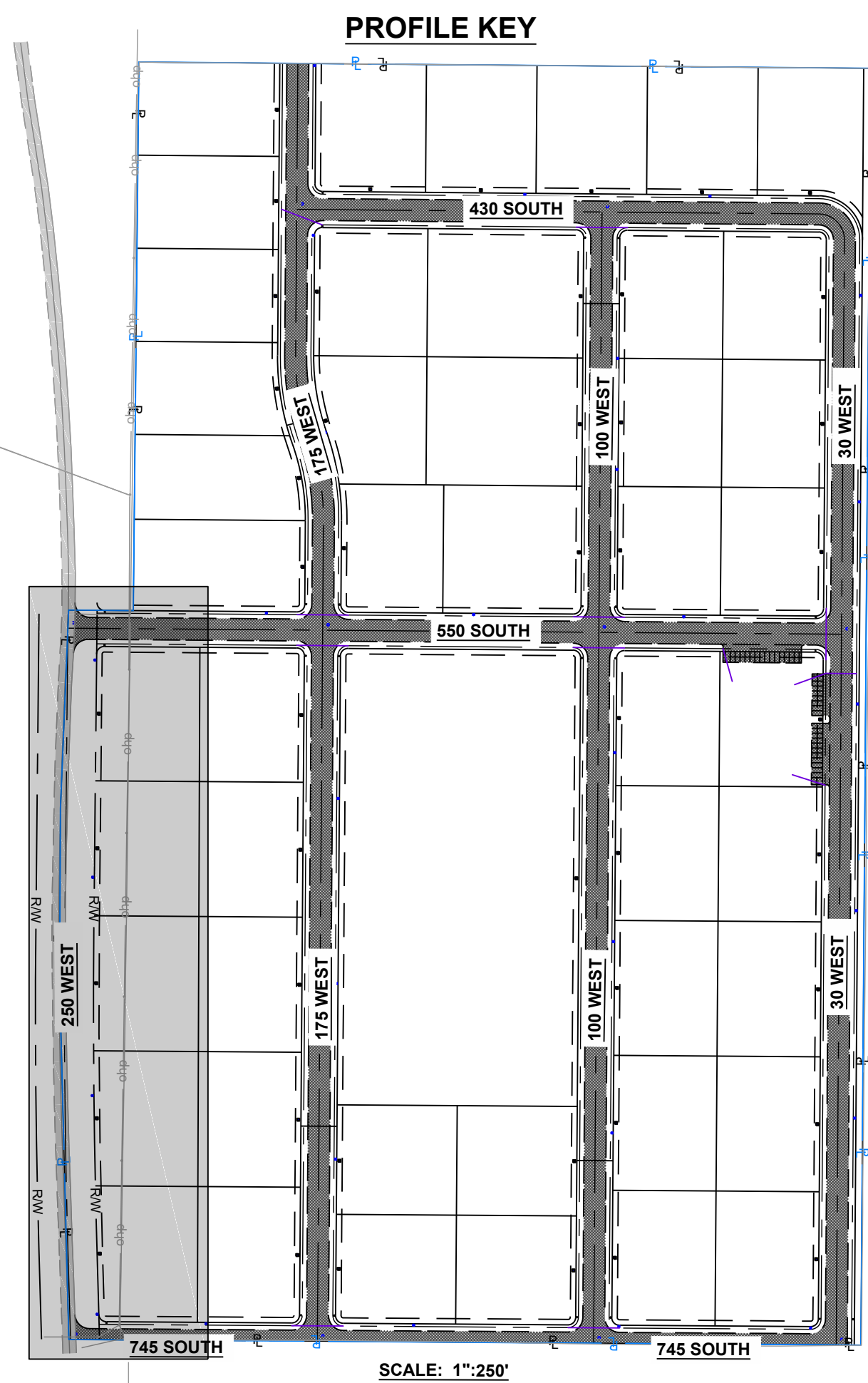
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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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04	12"x8"x12" TEE
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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)

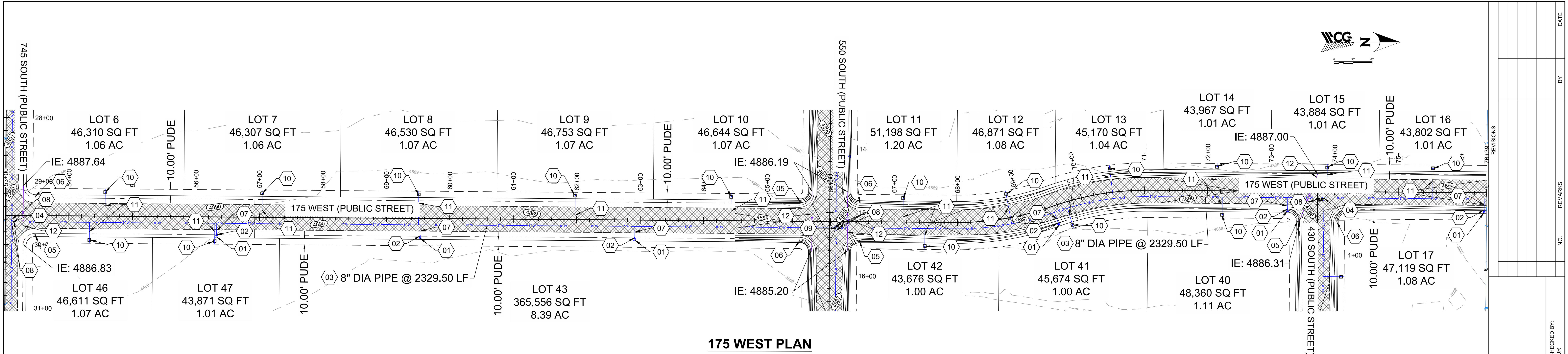


FINISH GRADE

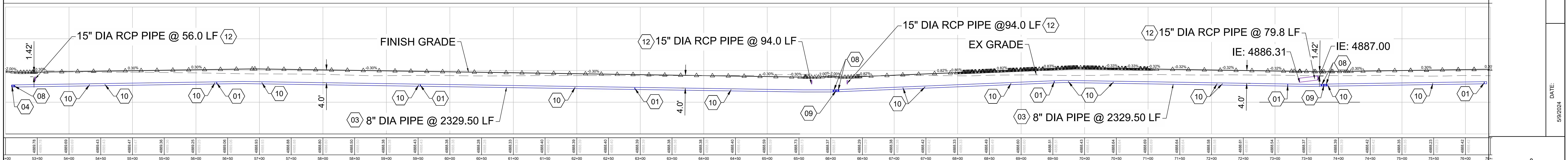


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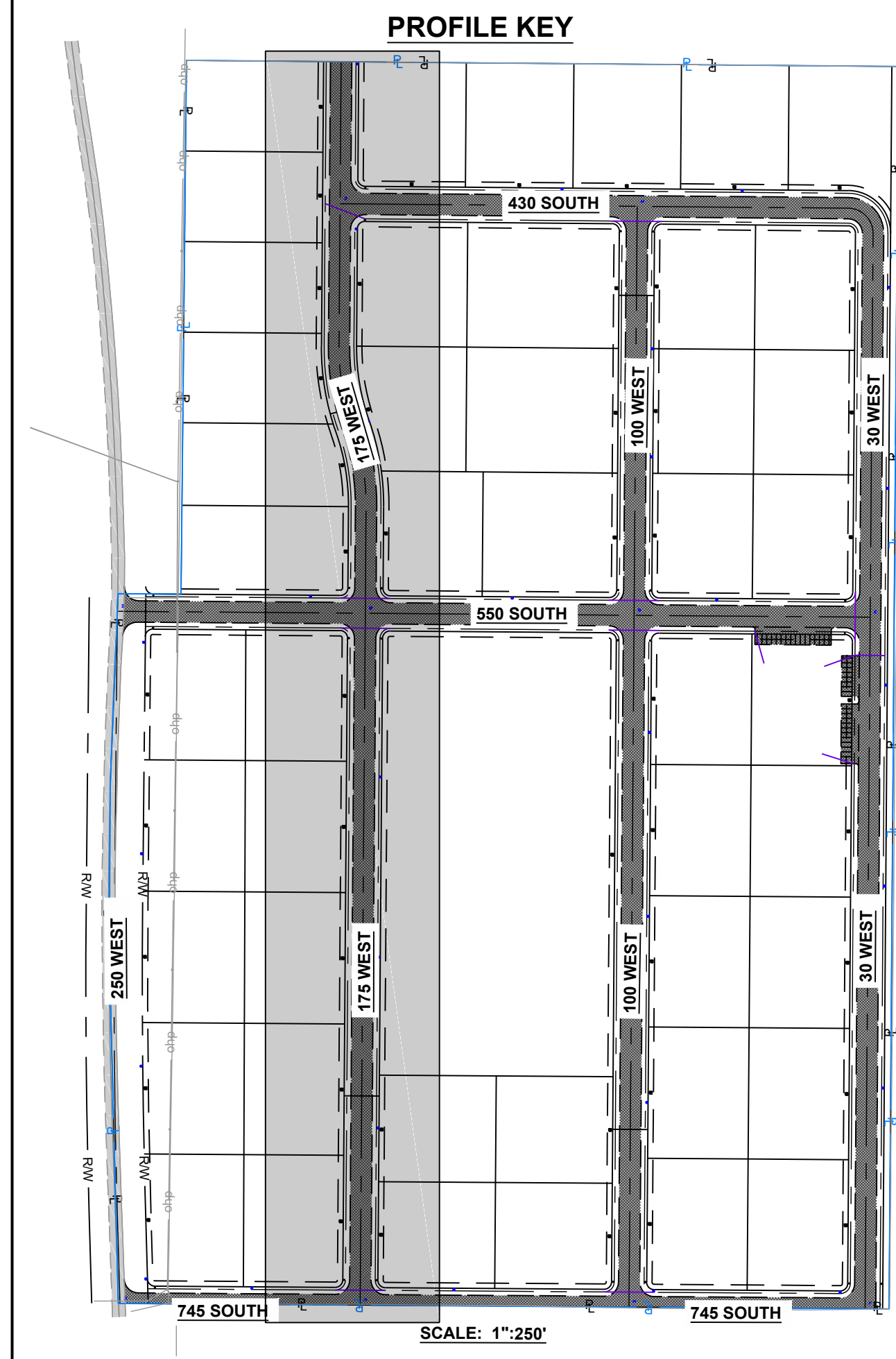
OLDEN VALLEY INDUSTRIAL PARK		 WALL CONSULTANT GROUP 7139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PH (801) 448-1173 1100	DATE: 5/9/2024	DRAWN BY: IJR	CHECKED BY: IJR				
24-507 PROJECT NO.	550 SOUTH 250 WEST 24-507								
250 WEST PLAN & PROFILE									
SHEET NO.	C304								



175 WEST PLAN



175 WEST PROFILE



KEYNOTES:

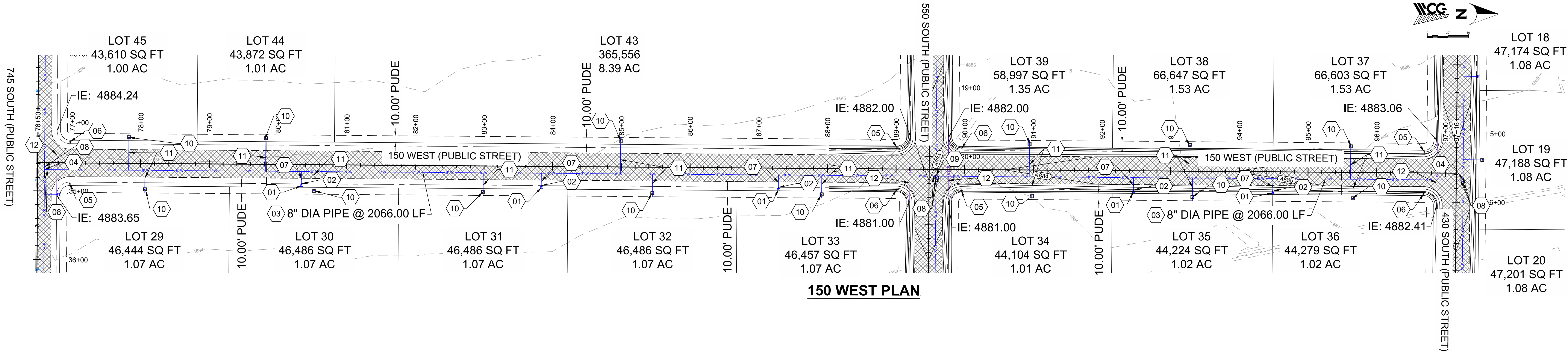
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- 06 MUTCD STOP SIGN PER FAIRFIELD TOWN STANDARD
- 07 6" DIA C900 DR18 WATER LINE
- 08 8" GATE VALVE & BOX PER APWA #574 (DETAIL 3 ON SHEET C600)
- 09 8"x8"x8" CROSS
- 10 2" WATER METER PER APWA #522
- 11 2" SERVICE TAP & POLY SERVICE LATERAL PER APWA#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



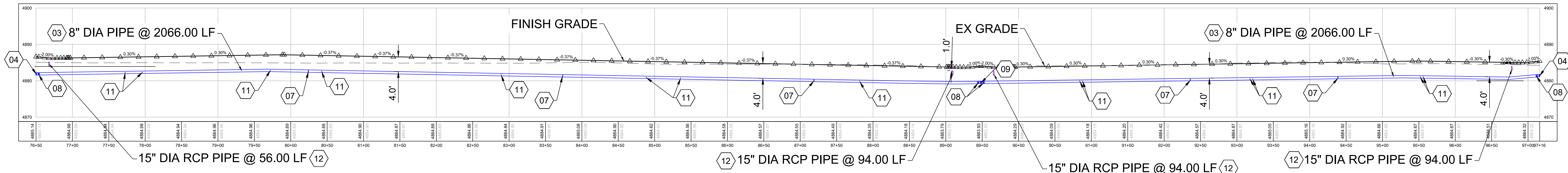
CEDAR VALLEY INDUSTRIAL PARK
600 SOUTH 250 WEST
24-507
200 WEST PLAN & PROFILE



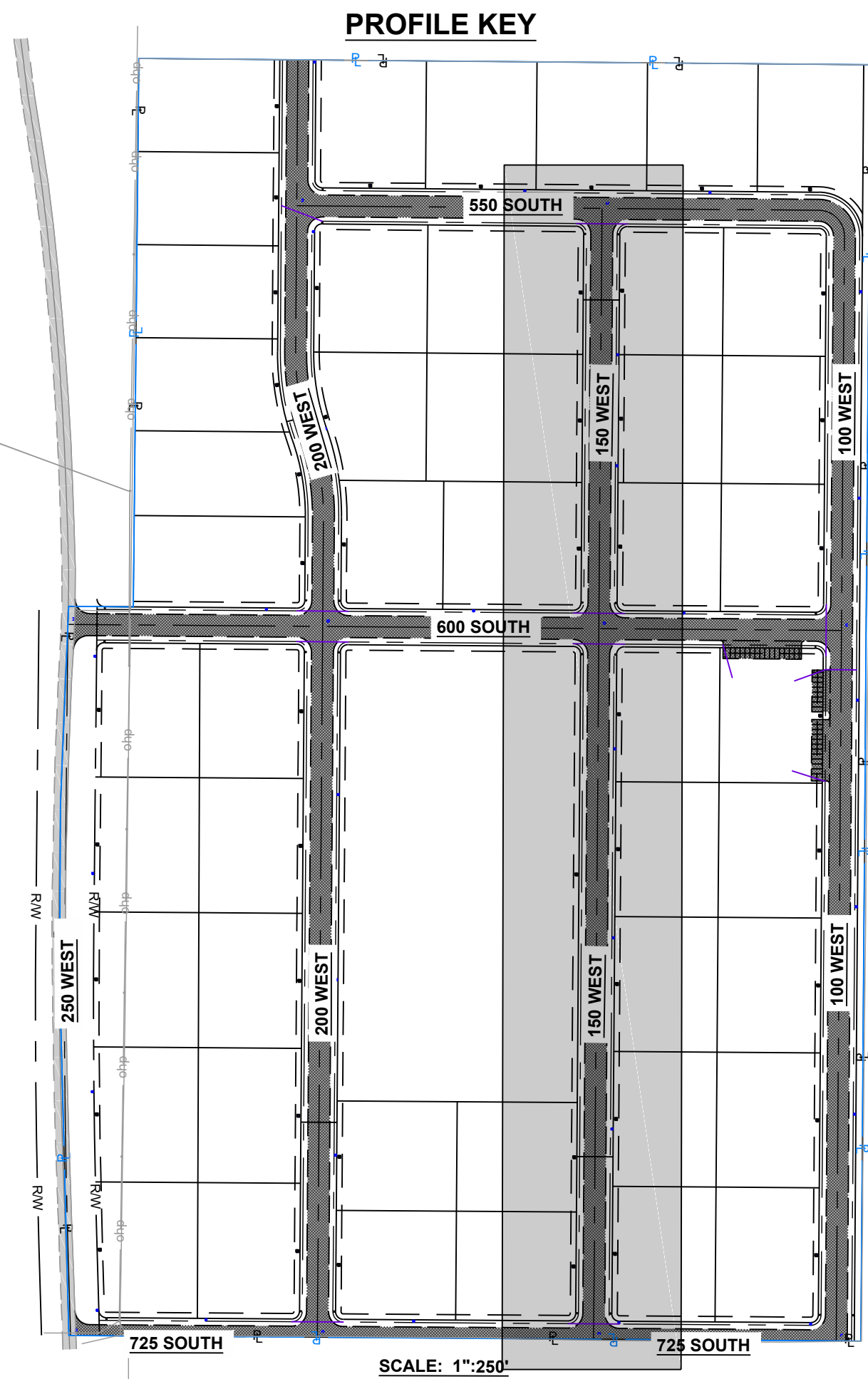
THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.



150 WEST PLAN



150 WEST PROFILE



KEYNOTES:

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- 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"x8" CROSS
- 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)
- 12 15" DIA RCP DAYLIGHT STORM PIPE

REVISIONS

NO.	REMARKS	BY	DATE

CHECKED BY:

UK

DRAWN BY:

UK

DATE:

5/9/2024

**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

150 WEST PLAN & PROFILE

24-507

PROJECT NO.

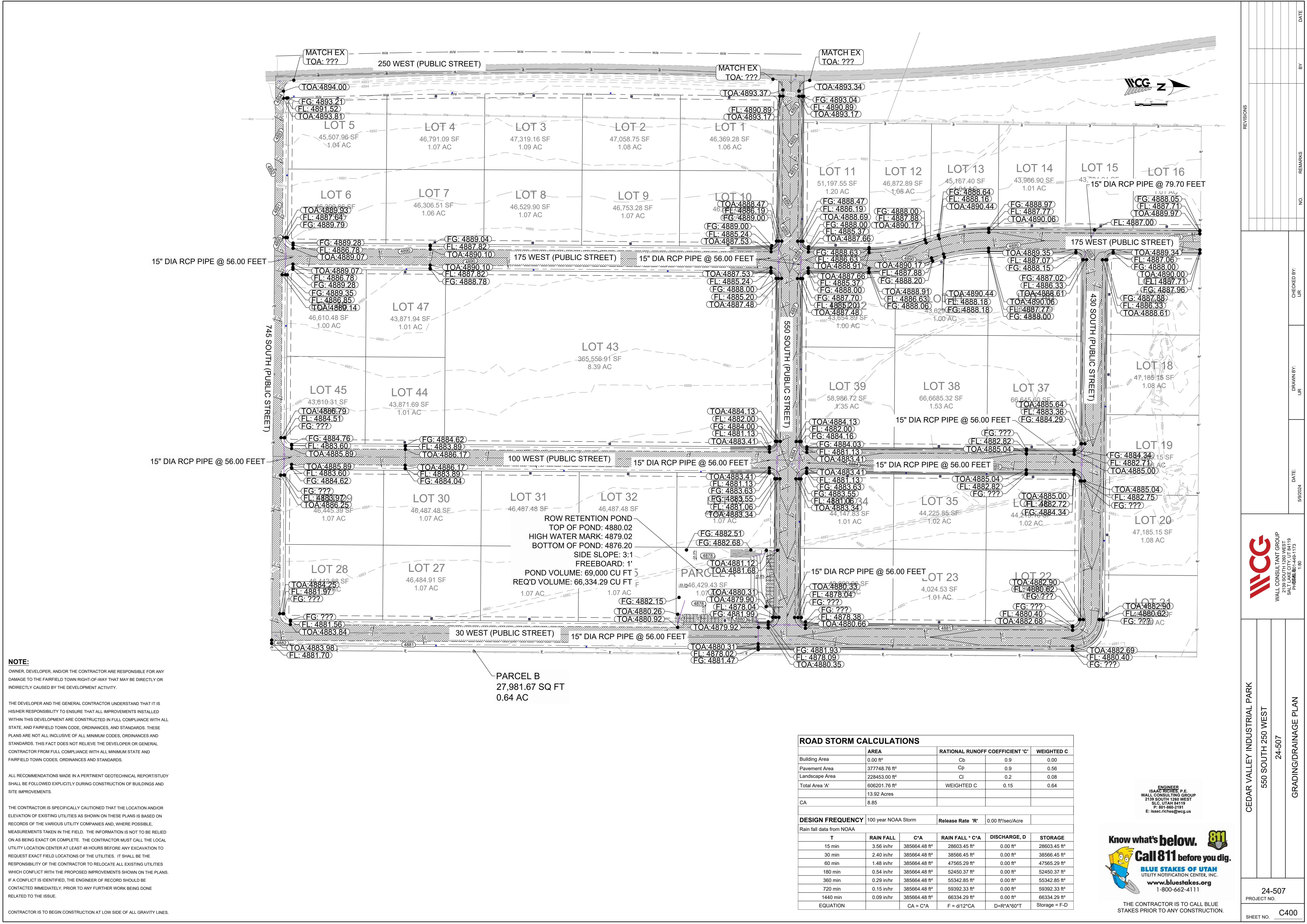
C306

SHEET NO.

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTANT GROUP
2139 SOUTH 1250 WEST
SLC, UTAH 84119
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E: isaac.riches@wgcg.us

**Know what's below. Call 811 before you dig.**
**BLUE STAKES OF UTAH**
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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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
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SALT LAKE CITY, UT 84119
PHONE: 801-448-1173
FAX: 801-448-1173



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UTILITY NOTIFICATION CENTER, INC.
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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.

SHEET NO. C400

SHEET NO. C600

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

Map:

Pub. Date:

Land Owned by Appl.:

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:
Protest End Date:

Publication End:
Protested:

Newspaper:
Hearing Held:

Approval:

State Eng. Action:
Recon. Req. Date:

Action Date:
Recon. Req Type:

Certification:

Proof Due Date:
Election or Proof:
Cert./WUC Date:

Extension Filed Date:
Election/Proof 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

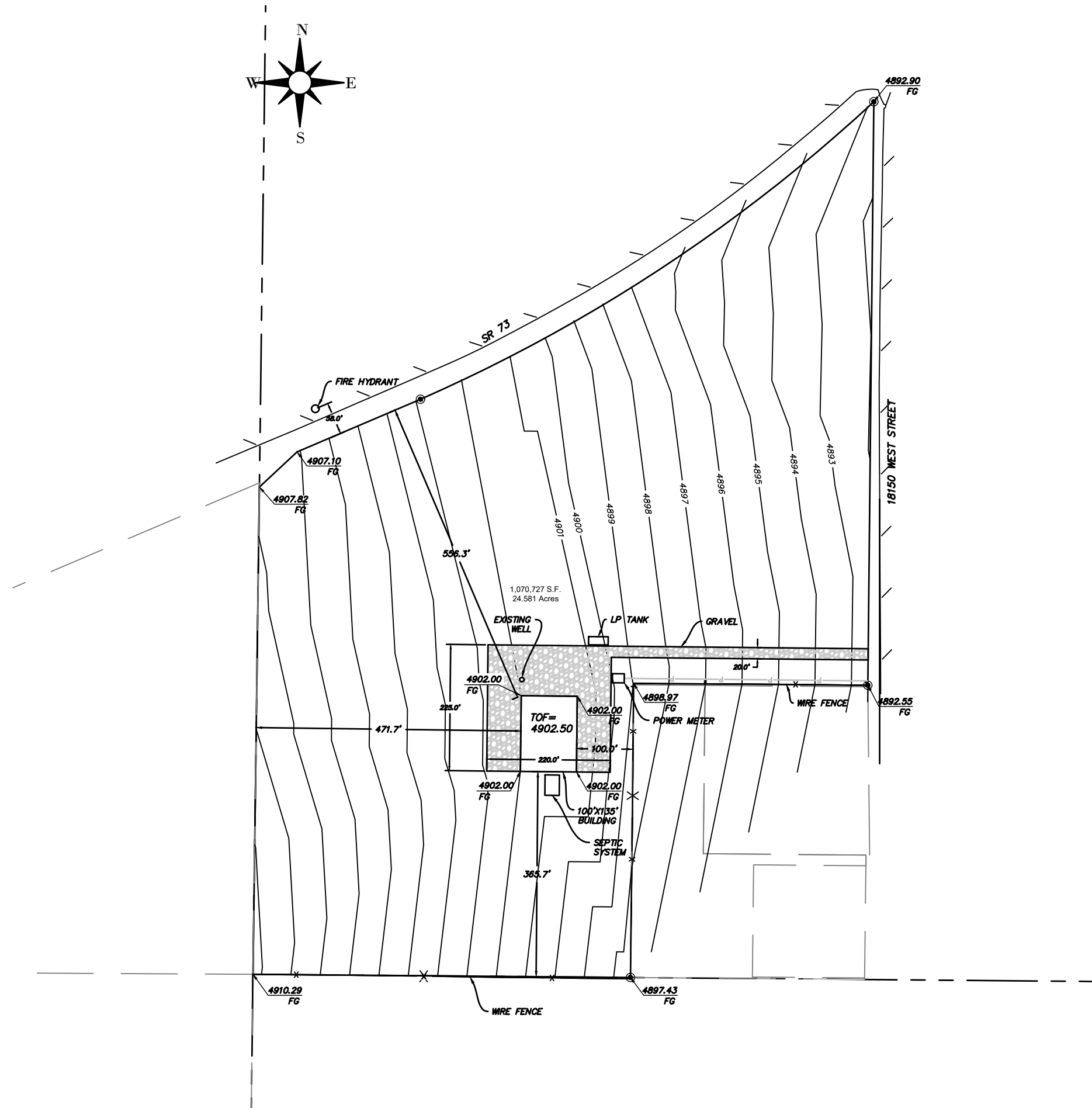
2025 Outstanding Balance (No Interest): \$ 0.00

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

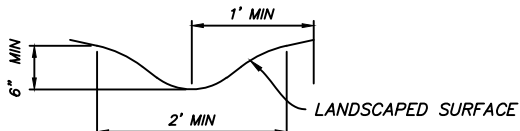


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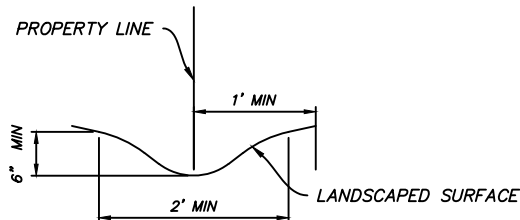
1. *EXCAVATION MATERIALS ASSOCIATED WITH THIS AREA ARE CONSIDERED TO BE "COMMON" CUT AND FILL.*
2. *THE NUMBER OF STEPS SHOWN IN AN ENGINEER'S ESTIMATE AND IS FOR GRAPHICAL PURPOSES ONLY, IT MAY OR MAY NOT BE THE ACTUAL NUMBER OF STEPS REQUIRED.*
3. *ALL LIFTS ARE TO BE PLACED AT AN AVERAGE OF 6-INCHES 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 10 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%.*

LOT INFORMATION

ADDRESS	
LOT SIZE	



DRAINAGE SWALE DETAIL 1



DRAINAGE SWALE DETAIL ON PROPERTY LINE 2

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
BG - BACK OF GARAGE	PC - PORCH ELEVATION
DW - DRIVEWAY	PE - 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
DE - DECK ELEVATION	PUE - 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**

DATE SUBMITTED:

PREPARED FOR: HOLMES HOMES



PERIGEE
CONSULTING
CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 100
 801.628.6004 TEL 801.600.9611 FAX
 WWW.BEEREDRINK.COM

TIME:

DATE: _____

PATH:_____

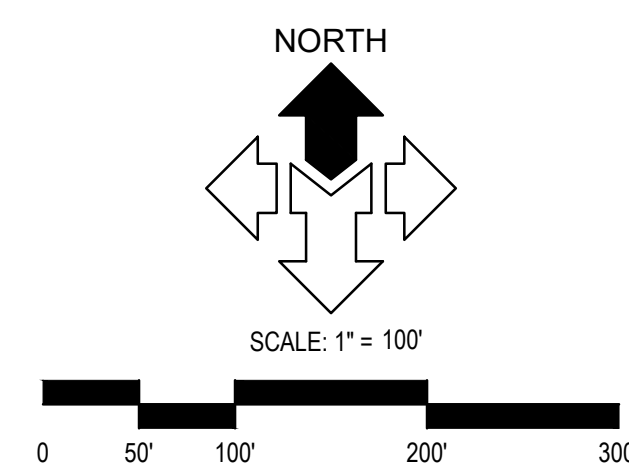
LAYOUT: _____

DESIGNER:

SHEET NUMBER

OF SHEETS

JOB NUMBER



89 WEST AVIATORS WAY, FAIRFIELD, UTAH, 84013
ZONING: AIRPARK

PROJECT NO:	22755
DESIGNED BY:	DJC
CHECKED BY:	RJP
DATE:	DATE

MASTER PLAN

WEST DESERT AIRPARK

89 WEST AVIATORS WAY
FAIRFIELD, UTAH 84013

Section 10.11.280 Tech Overlay Zone (TOZ)

A. **Purpose.** The Technology Overlay Zone (TOZ) is intended to provide for the development and operation of large-scale technological, clean industrial, and high-tech manufacturing uses that will increase the tax base and/or provide jobs for the city's residents.

B. Establishing a TOZ.

1. Size and Location. Lands in the TOZ shall encompass a minimum of [REDACTED] contiguous acres as part of the TOZ campus. The acreage requirement may be joined with a campus located in another municipality. Additionally, parcels in the TOZ shall be located on lands that can be served by adequate infrastructure, including power, water and sewer (or other suitable ground water and septic systems), and a road network with acceptable capacity that can serve the TOZ's intended uses.
2. Jobs. An applicant seeking to apply for the TOZ must show that its project will include a minimum of [REDACTED] or more permanent jobs.
3. TOZ Adoption. The TOZ may only be approved with a development agreement.
4. Base Zone. The TOZ shall only be permitted in the following zones: light industrial, heavy industrial, and airpark. The standards and processes of the base zone shall be applicable unless modified by this Section.

C. TOZ Design Standards.

1. Principal Building Façade.
 - a. The principal building façade shall include all the building facades substantially visible to adjacent public roads and streets. When a building has more than one principal façade, such principal building facades shall be consistent in terms of design, materials, details, and treatments. Principal building facades shall meet the following standards:
 - i. Avoid the use of undifferentiated surfaces by including at least two (2) of the following design elements: (1) change in building height,

(2) building step-back or recesses, (3) fenestration, (4) change in building material, pattern, texture, or color, or (5) use of accent materials.

- ii. Buildings not visible from adjacent roads or properties due to buffering shall not be required to have differentiated design elements.
- iii. Building Façade Material Requirements shall be the following: (1) The following primary and second materials are permitted and to include: a tinted textured masonry block, pre-cast concrete, tilt-up concrete panels with brick finish or stone facing, glass, stucco and external insulation finish system that simulates a stucco appearance, fiber-cement siding, metal panel systems, structural metal siding, wood siding and smooth-faced concrete blocks; (2) precast concrete must contain other materials embedded within and articulated with design detailing or have application of other building materials to create design interest; and (3) notwithstanding anything to the contrary herein, the BOS may approve alternative building facades and features, and building façade materials.
- iv. Examples of compliant buildings facades is shown in Addendum A.

b. Screening of Accessory Equipment.

- i. To minimize visibility from adjacent public roads and adjacent properties, ground level and rooftop accessory equipment shall be screened from public roads and streets abutting residentially zoned or planned properties. This screening may be provided by a principal building or existing vegetation that will remain on or is within a landscaping/buffer easement on an adjacent property. Accessory equipment not screened by a principal building or existing vegetation shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building. Notwithstanding the requirements of this section, accessory equipment located in a manner found to have no adverse impact on adjacent roads and adjacent properties, as determined by the Planning Commission, shall not be required to be screened.

- ii. Notwithstanding anything to the contrary herein, this section shall not apply to permitted accessory uses, including without limitation electric substations, transmission, and distribution facilities.
- c. Landscaping.
 - i. A minimum of twenty (20) percent open space shall be maintained for each group of contiguous parcels within the TOZ, inclusive of undeveloped land wetlands, steep slopes, stormwater areas, or water left in undisturbed, open condition or developed as a landscaped or buffer area for buildings, streets or parking lots, areas used primarily for resource protection or recreational purposes.
 - ii. If created, individual parcels within the TOZ are required to submit a landscaping plan with a site plan.
 - iii. All landscaping shall be water-wise with a mix of trees and shrubs.
 - iv. Required landscaping shall be maintained in perpetuity.
- d. Perimeter Buffers.
 - i. All buffers shall be inclusive of required setbacks.
 - ii. All roads and utility rights-of-ways and easements are permitted to cross all TOZ buffered areas. Stormwater management features are prohibited in the buffer areas, except by a waiver approved by the Planning Commission.
 - iii. Buffer yard plantings shall be designed to minimize visual impacts from adjacent public roads and streets and properties. Notwithstanding the requirements of this section, use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, or on the outside of a six-foot-tall solid fence, may be substituted for the above requirements when found by the Planning Commission to provide minimal visual screening from adjacent land uses.

- iv. Buffers shall be shown on the TOD campus buffer and landscape plan and on any individual site plans when the buffer area is part of an individual lot or multiple lots for which the site plan was submitted.
- v. Minimum buffering requirements shall include the following: (1) When adjacent to residential zones, the minimum buffer area shall be two hundred (200) feet; (2) when adjacent to commercial or industrial zones, the minimum buffer area shall be one hundred (100) feet; (3) when adjacent to primary public roads, the minimum buffer area shall be one hundred and fifty (150) feet; (4) when adjacent to secondary public roads, the minimum buffer area shall be one hundred (100) feet; (5) where multiple parcels within the TOZ are included in a development master plan, buffer requirements shall not apply to internal parcel lines; and (6) where internal parcels lines intersect with perimeter parcel lines, the TOZ perimeter buffer regulations shall apply.
- e. Noise. TOZ decibel levels shall not exceed 75dB between 8:00 am to 5:00 pm, or 60dB between 5:00 pm to 8:00 am.
- f. Minimum Lot Sizes. There is no minimum lot size applicable to the TOZ.
- g. Fencing. Fencing of the property shall be located inside the buffer area.
- h. Setback Requirements.

Adjacent to Primary Public Roads (more than 50 feet ROW)	150 feet
Adjacent to Secondary Public Roads (less than 50 feet ROW)	100 feet
Adjacent to Residential Zones	200 feet
Adjacent to Commercial or Industrial Zones	100 feet
Setbacks between buildings (may be reduced by the Planning Commission)	50 feet

- i. Building Height. No building shall exceed 50 feet in height. The Planning Commission may, in its discretion, approve a building height up to 80 feet. Height shall be measured from the average elevation of the finished grade at the front line of the building to the highest point of the roof.

- j. Lighting Requirements. Lighting shall comply with the base zoning regulations.

D. **Uses.** Any uses not expressly listed below as a permitted, conditional, or accessory use shall be prohibited.

Legend:

P = Permitted use

C = Conditional Use

A = Accessory Use

T = Temporary Use

Blank = Not permitted

Technology college, university, or technical school	P
Conference or training center	P
Data centers	P
Technology capital intensive advance manufacturing facility	P
Technology research and development facility	P
Aerospace manufacturing, sales, assembly, and associated services	P
Automotive manufacturing, sales, assembly, and associated services	P
Food processing, packaging, and manufacturing (not including on-site slaughter, killing, or harvesting of animals)	P
Laboratory and testing services (the use of animal testing and experimentation is prohibited)	P
Clean advanced materials manufacturing or advanced manufacturing businesses (with no negative impacts on air quality)	P
Research and development uses including life sciences, medical, or electronic assembly and associated light manufacturing	P
Concrete batch plants, materials processing equipment, and other similar temporary uses may be approved by the Planning Commission as part of the site plan approval if the batch plant or materials processing is located at least one-half mile (2,640 feet) from any existing residence or residential lot within an approved residential subdivision	T
Water treatment plant	A
Sewage treatment plant	A
Elevated water storage tank or tower	A
Telecommunications tower	A
Central heating or cooling facility	A

Energy generating facility	A
Security building	A
General storage and maintenance facility	A
Structured parking	A
General office	A

- E. **Prohibitions.** Any use that produces gas, smoke, odor, dust, vibration of earth, or soot that in the opinion of the city council will negatively impact commercial or residential areas that are currently existing or that are proposed in the Town's general plan.

ADDENDUM A

(Examples of Compliant Building Facades)







ORDINANCE NO. 2024-XX

AN ORDINANCE OF THE TOWN OF FAIRFIELD, UTAH, ENACTING FAIRFIELD TOWN CODE § 10.11.280 RELATING TO THE ADOPTION OF A TECHNOLOGY OVERLAY ZONE (TOZ).

Whereas, There are several technology companies, districts, and campuses in Utah County, but the Town of Fairfield (“Town”) does not currently allow for large technology centers in its zoning code.

Whereas, To attract potential technology centers, the Town sought to create the tools and mechanisms for such a business to come to this community. The solution, the attached text enactment, reflects the relationship between the perceived needs of a technology center while mitigating the impacts on the community.

Whereas, Utah Code § 10-9a-102 grants the Town authority to enact ordinances that the Town Council considers necessary or appropriate for the use and development of land within the Town.

Whereas, The Planning Commission conducted a public hearing on the proposed text enactment and made recommendations to the Town Council.

Whereas, The Town Council finds that adopting the proposed text enactment will enhance the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FAIRFIELD, UTAH:

Section 1. Text Enactment. The Town Council hereby enacts Fairfield Town Code § 10.11.280, as shown in **Exhibit A**.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective immediately upon passage or posting as required by law.

**APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FAIRFIELD, UTAH, ON
THIS _____ DAY OF _____, 2024 BY THE FOLLOWING VOTE:**

Mayor: _____
Hollie McKinney

Attest: _____
Town Recorder

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 boarders 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

Town of Fairfield Annexation Policy Map

