

Unapproved Meeting Minutes

Fairfield Planning Commission

Regular Meeting

September 4, 2024

Minutes

Date: Wednesday, September 4, 2024

Location: Fairfield Town Office 103 East Main Street Fairfield, Utah

Time: 7:00 P.M.

Minutes By: Recorder: Stephanie Shelley

Agenda Item #1-Call to Order and Roll Call

Commissioner Taylor opened the meeting at 7:02 pm

Heather Strong, David Riet, Jane Lancaster, Wayne Taylor, Kyler Fisher

Staff Present:

Recorder: Stephanie Shelley, Attorney Todd Sheeran

Others Present: Tal Adair, Richard Cameron,

Via Zoom: Weber, Alina

Agenda Item #2- Public Comment Period (2-minute limit per person). Public comment is for any matter not on the Agenda and not the subject of a pending land use application.
No one present had comments.

Agenda Item #3 -Vote to approve the Regular Session minutes on August 7, 2024.

Commissioner Lancaster motioned to approve the August 7, 2024 minutes.

Commissioner Strong seconded the motion. Unanimously approved

Commissioner Taylor - Yes

Commissioner Strong - Yes

Commissioner Riet - Yes

Commissioner Lancaster - Yes

Commissioner Fisher - Yes

Agenda Item #4 - Discussion of ADU ordinance, possible approval/denial to move on to the Town Council.

The discussion focused on the Accessory Dwelling Units (ADU) ordinance proposal. Chairman Taylor highlighted feedback from Vonda, deputy recorder, which included clarifying definitions.

Concerns about specific language and definitions were raised, especially regarding water rights and septic system compliance with county regulations. Key points included:

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The adequacy of an acre-foot of water per ADU.

The need for flexible power requirements.

The appropriateness of specified setbacks given town density.

The Commissioners agreed on simplifying language, clarifying setback expectations, and maintaining flexibility while ensuring compliance with regulations. They asked legal adviser Todd Sheeran to research water rights and septic system setbacks.

Agenda Item#5 - Discussion of the new subdivision ordinance. Possible approval/ denial of the new subdivision ordinance.

The Planning Commission reviewed the proposed new subdivision ordinance. The Commissioners suggested clarifications on application time frames and approval processes.

While adviser Todd Godfrey (Utah League of Cities and Towns) comprehensively reviewed and wrote the subdivision ordinance, the commissioners discussed past misunderstandings due to vague or incorrect state code references.

Key considerations included:

Concerns about the time frames for application processing.

Adoption of road standards (APWA guidelines) within Fairfield's Town documentation.

Clear task designation for either the town recorder or specific staff/advisory roles to ensure responsibilities align with legislative changes and town procedures.

The discussion emphasized the urgent need to finalize the ordinance by the end of December.

a) Possible set Public Hearing date.

The Commissioners discussed the necessity and efficiency of holding an additional meeting to review essential documents and prepare for a public hearing.

Considerations were made regarding workflow, processing extent overlaps with existing town council meetings, and availability amongst commission members. This led to a consensus on planning for a potential work session with sufficient time to meet scheduled public hearing processes in alignment with posting requirements.

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Agenda Item #6 -Discuss Old Business and New Business

Under old business, issues related to previous ordinance revisions and their accuracy were raised, but the underlying causes were not detailed, as the focus was on timely ordinance corrections.

In new business, the commissioners discussed the potential for more direct support from Todd Sheeran, with him writing and reviewing working documents before their meetings and guiding them through the meetings.

Agenda Item #7 -Action Items

Todd was asked to clean up the draft documents and provide new versions for review to ensure consistency in terms, requirements, and compliance language.

All commissioners were encouraged to review relevant comments and documents until the draft was finalized.

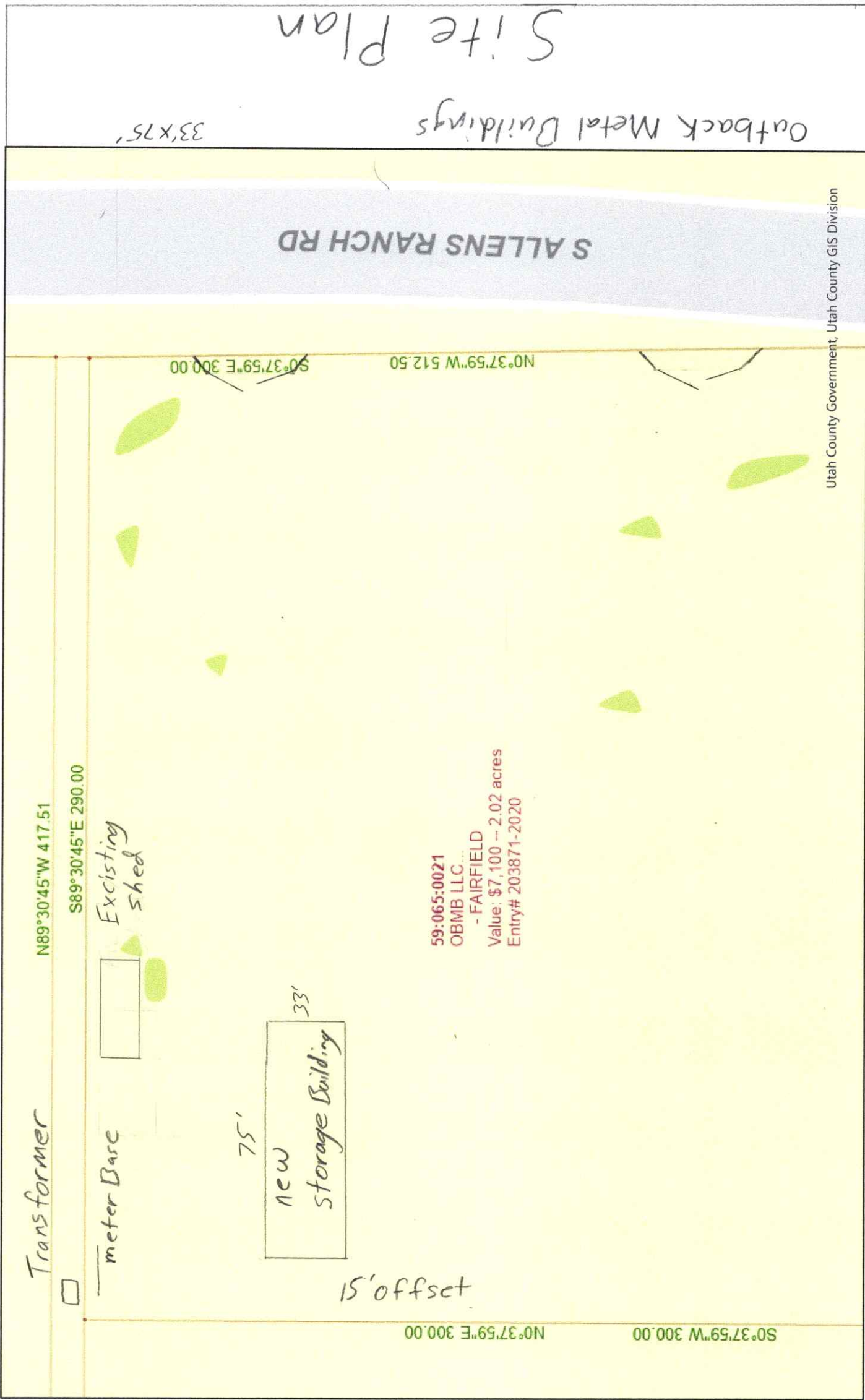
A work session was scheduled for October 2 at 5:30 PM to facilitate open discussion before the regular meeting later that day.

Agenda Item #8- Adjournment

Motion made by Commissioner Lancaster to end the meeting. Commissioner Strong seconded the motion. Meeting end time is 9:06 pm.

Minutes Approval Date

Stephanie Shelley Recorder/Clerk



DATE _____

File Path: C:\Shared drives\2024 Projects\04-07 Fairfield Subdivision\09_Data\Survey\04507_Working.dwg Aug 19, 2024 - 11:39am

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

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 THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, TITLE 58, CHAPTER 22, OF UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH TITLE 17, CHAPTER 23, SECTION 17, OF UTAH CODE, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE HEREBY SUBDIVIDED SAID PROPERTY INTO PARCELS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS

CEDAR VALLEY INDUSTRIAL PARK



SUBDIVISION NOTES

- APPROVAL OF THIS PLAT BY THE TOWN OF FAIRFIELD IS NOT A GUARANTEE OF A BUILDING PERMIT. THE TOWN OF FAIRFIELD RESERVES THE RIGHT TO IMPOSE ADDITIONAL REQUIREMENTS RELATED TO THE FUTURE IMPROVEMENT OR DEVELOPEMENT OF THE LOTS AND PARCELS WITHIN THIS SUBDIVISION. **NOTICE TO PURCHASERS:** NO BUILDING PERMIT APPLICATIONS WILL BE RECEIVED OR CONSIDERED BY THE TOWN OF FAIRFIELD FOR ANY LOT OR PARCEL WITHIN THIS SUBDIVISION UNTIL SUCH TIME THAT PUBLIC UTILITIES PROVIDING REQUIRED SERVICES TO THE LOTS AND PARCELS HAVE BEEN CONSTRUCTED, INSTALLED, AND PROPERLY INSPECTED AND APPROVED BY THE TOWN OF FAIRFIELD.
- LOTS 21-28, AND PARCEL "A", ARE SUBJECT TO A 200' EXISTING AVIGATION OF AIR SPACE EASEMENT. SEE ENTRY NUMBER 84504:2020 OF THE UTAH COUNTY RECORDER'S OFFICE.
- STORM WATER RUNOFF TO BE CONTAINED ONSITE WITHIN THE INDIVIDUAL LOTS.
- EACH LOT SHALL HAVE ITS OWN ONSITE WASTEWATER SYSTEM (SEPTIC SYSTEM) AS APPROVED AND REGULATED BY THE UTAH COUNTY HEALTH DEPARTMENT.
- ALL EASEMENTS SHOWN HEREON ARE 10' PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) UNLESS NOTED OTHERWISE.
- ALL STREETS AND PARCELS SHOWN HEREON ARE HEREBY DEDICATED TO FAIRFIELD TOWN FOR THE PERPETUAL USE OF THE PUBLIC. ALL STREETS AND PARCELS ARE TO BE MAINTAINED BY FAIRFIELD TOWN. PARCEL "A" IS FOR THE PURPOSE OF A PUBLIC PARK. PARCEL "B" IS FOR THE PURPOSE OF A PUBLIC TRAIL.

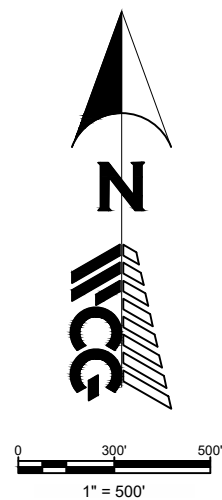
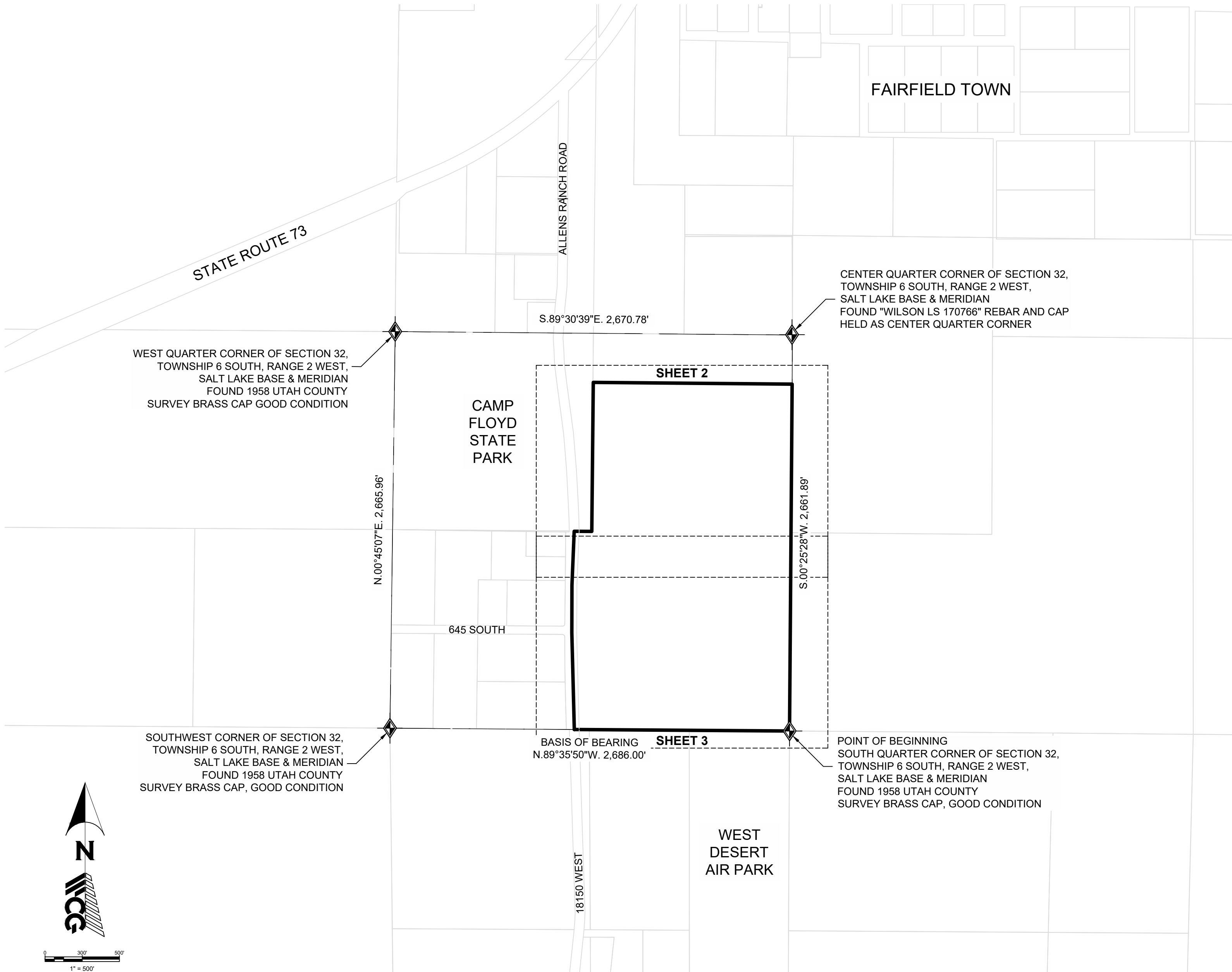
SURVEY NARRATIVE

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

LEGEND

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



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); AND 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 (3) 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. 382.55 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 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, STREETS, AND PARCELS 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

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



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: DRW
DATE: 05/07/2024

SHEET
1 OF 3

ATTORNEY

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

ON THIS _____ DAY OF _____, 2024.

FAIRFIELD TOWN ATTORNEY

ENGINEER/SURVEYOR

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/SURVEYOR

PLANNING COMMISSION

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

ON THIS _____ DAY OF _____, 2024.

PLANNING COMMISSION CHAIR

ATTEST

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

ON THIS _____ DAY OF _____, 2024.

TOWN RECORDER/CLERK

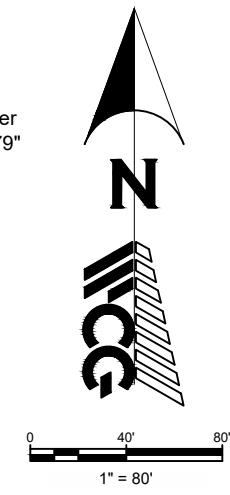
TOWN COUNCIL

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

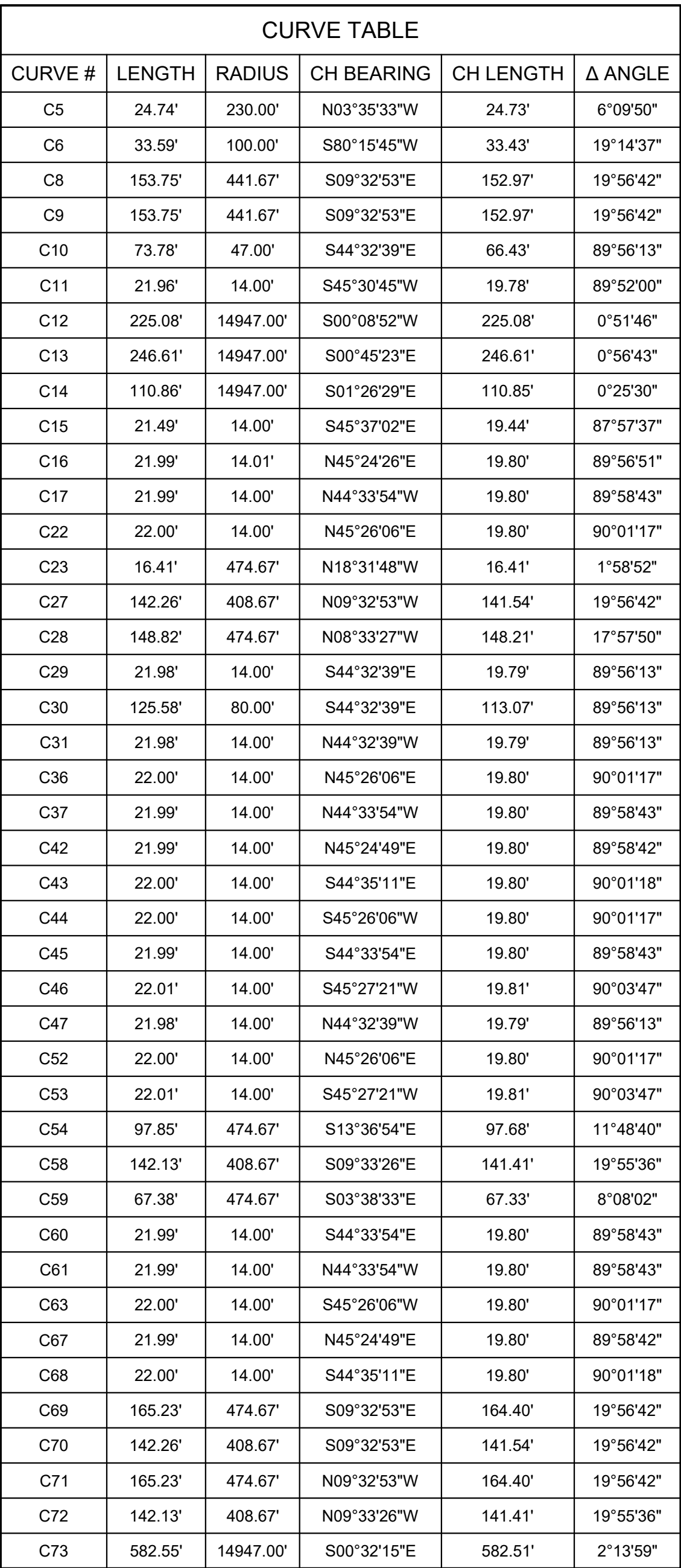
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 32,
IN TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
FAIRFIELD TOWN, UTAH COUNTY, UTAH
MAY 2024



LEGEND

- | | |
|---|--------------------------------|
|  | SET REBAR & CAP STAMPED "WCG" |
|  | FOUND PROPERTY CORNER AS NOTED |
|  | SUBDIVISION BOUNDARY LINE |
|  | ADJOINING PARCEL LINES |
|  | LOT LINES |
|  | RIGHT OF WAY CENTER LINES |
|  | 10' P.U.D.E. (SEE NOTE 4) |
|  | EXISTING EASEMENT AS NOTED |

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 32,
IN TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
FAIRFIELD TOWN, UTAH COUNTY, UTAH
MAY 2024



	SECTION CORNER FOUND
	SET REBAR & CAP STAMPED "WCG"
	FOUND PROPERTY CORNER AS NOTED
	SUBDIVISION BOUNDARY LINE
	ADJOINING PARCEL LINES
	LOT LINES
	RIGHT OF WAY CENTER LINES
	10' PUDE (SEE NOTE 4)
	EXISTING EASEMENT AS NOTED

File Path: C:\Users\jgarcia\Documents\2024\Projects\24-507\CedarValleyIndustrialPark\Drawings\24-507-01-01-01.dwg Aug 12, 2024 10:29am

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 BE PICKED UP DAILY AND PLACED IN A COVERED DUMPSTER 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 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 LOCATE, 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 CONDITION 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 CLEAOUT 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.

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



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N/A

CEDAR VALLEY INDUSTRIAL PARK

550 SOUTH 250 WEST

24-507

GENERAL NOTES

24-507
PROJECT NO.

SHEET NO. C100

REVISIONS

NO.

REMARKS

CHECKED BY:
UR

DRAWN BY:
UR

DATE:
7/13/2024

add scope notes on plan. Allen Ranch to be called out as "Heavy Duty pavement section per the geotechnical report"

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
- 06 6" ROAD BASE (COMPACTED TO 90%)

Asphalt improvements shall be a standard half-width (20 feet) plus 7 feet for 27' total. The additional 7' is to make the road IFC compliant and is why the decision to dedicate all 66' now was made.

Entire 66' r-o-w to be dedicated at this time. See colored exhibit. This will require signatures on the plat from 3 additional property owners. They have been made aware of this.

SOUTHWEST CORNER OF SECTION 32, T6S, R2W, SLB&M FOUND UTAH COUNTY SURVEY BRASS CAP - GOOD CONDITION

There needs to be 20 feet of asphalt south of the centerline of the r-o-w. There will be some existing and some new. Hatch and dimension the new asphalt as Heavy Duty. Label the existing edge of asphalt and callout to sawcut 1 foot for a clean edge to tie to. The heavy duty section will come from the geotech report. It will likely be a bit more robust than the subdivision streets due to the large volume of heavy trucks on Allen Ranch Rd.

WEST QUARTER CORNER OF SECTION 32, T6S, R2W, SLB&M - FOUND UTAH COUNTY SURVEY BRASS CAP GOOD CONDITION

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 HIGHER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE, AND FAIRFIELD TOWN CODE, ORDINANCES, AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND FAIRFIELD TOWN CODES, ORDINANCES AND STANDARDS.

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

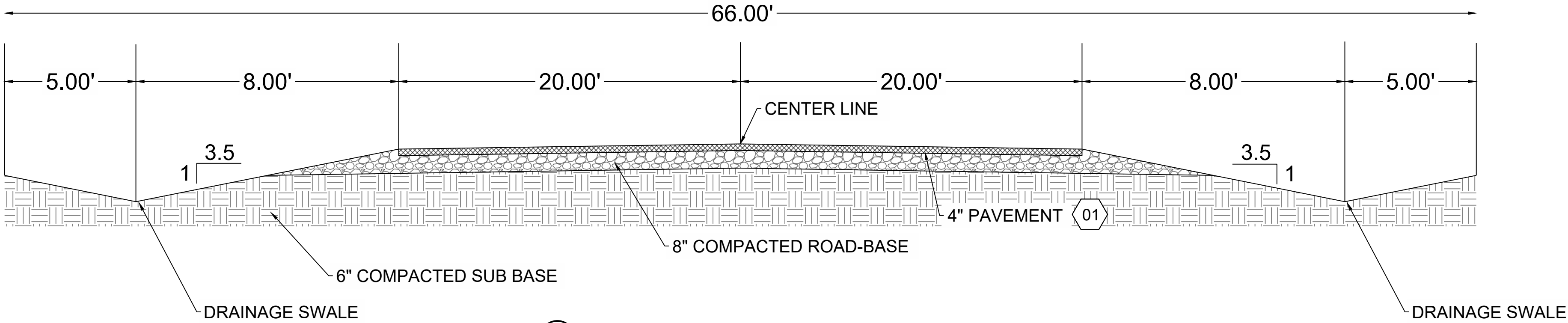
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE.

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.

POINT OF BEGINNING - SOUTH QUARTER CORNER OF SECTION 32, T6S, R2W, SLB&M - FOUND UTAH COUNTY BRASS CAP - GOOD CONDITION

LAND USE TABLE		
FAIRFIELD TOWN ZONING: LIGHT INDUSTRIAL WEST		
GROSS SQUARE FOOTAGE (ACRES)	3,286,430 SQ. FT. (75.45 ACRES)	100%
TOTAL ACREAGE IN LOTS	2,527,600.71 SQ. FT. (58.03 ACRES)	77%
TOTAL OPEN SPACE	75,623.80 SQ. FT. (17.34 ACRES)	2.30%
TOTAL IMPROVED OPEN SPACE	46,429.43 SQ. FT. (1.07 ACRES)	1.40%
AVERAGE LOT SIZE	53,778.70 SQ FT (1.23 ACRES)	
LARGEST LOT SIZE	365,556.91 SQ. FT. (8.39 ACRES)	
SMALLEST LOT SIZE	43,610.31 SQ. FT. (1.00 ACRE)	
OVERALL DENSITY	0.62 LOT/ACRE	
NUMBERS OF LOTS	47 LOTS	
NUMBER OF PARCELS	2 LOTS	
DEDICATED RIGHT OF WAY	684,038 SQ. FT. (15.70 AC)	20.81%
PUBLIC UTILITY EASEMENTS	10 FT TYP. (ALONG RIGHT-OF-WAYS)	



1 66' ROW PER FAIRFIELD CODE 6.3.210

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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.

REVISIONS

NO.	REMARKS	BY	DATE

CHECKED BY: UK

DRAWN BY: UK

DATE: 7/3/2024

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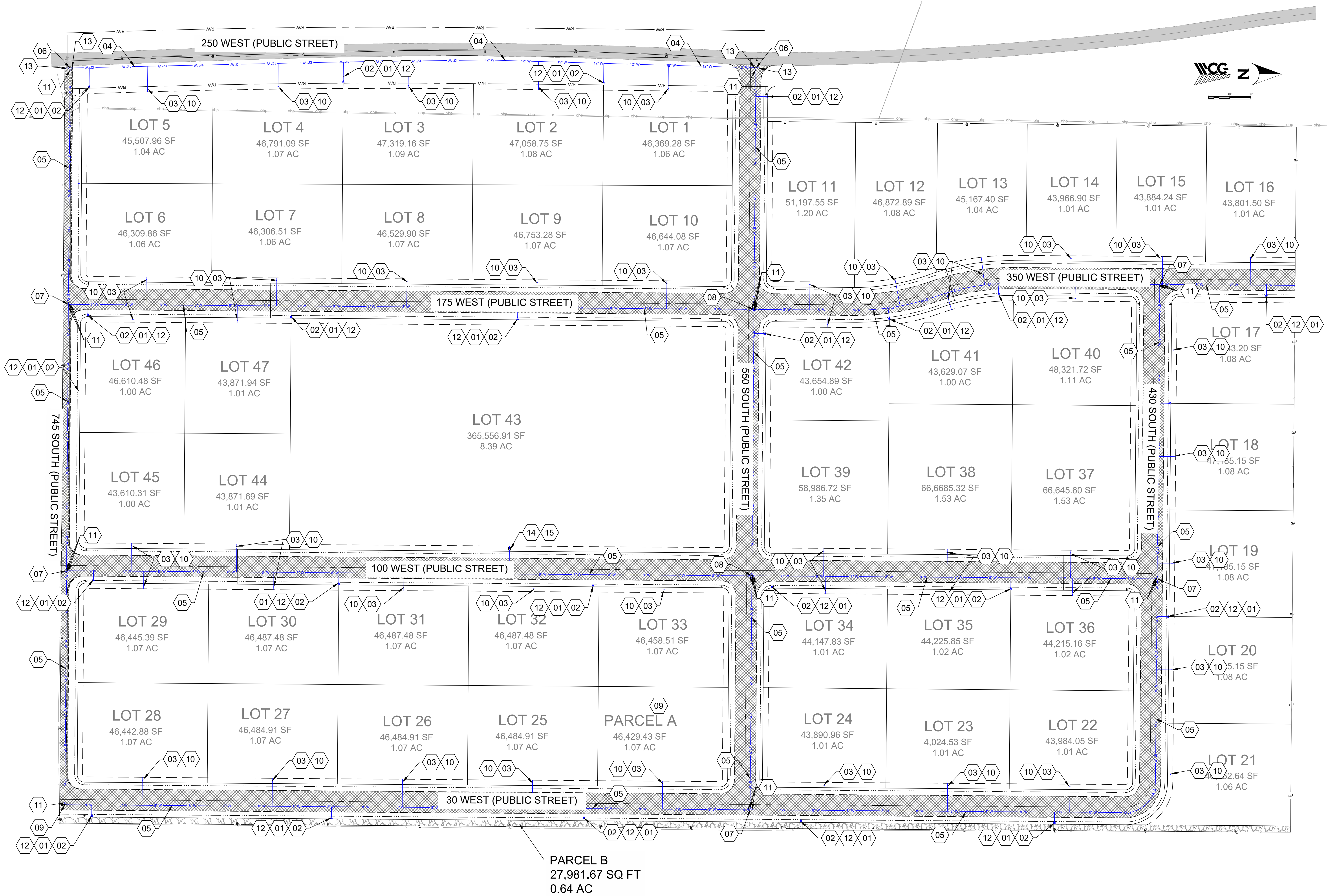
CEDAR VALLEY INDUSTRIAL PARK
550 SOUTH 250 WEST
24-507
SITE PLAN

24-507
PROJECT NO.

C200
SHEET NO.

KEYNOTES:

- 01 6" DIA C900 DR18 WATER LINE
- 02 FIRE HYDRANT PER APWA #511
(DETAIL 1 ON SHEET C600)
- 03 1" WATER METER PER APWA #522
(DETAIL 2 ON SHEET C600)
- 04 12" DIA C900 DR18 WATER MAIN
- 05 8" DIA C900 DR18 WATER MAIN
- 06 12"x8"x12" TEE
- 07 8"x8"x8" TEE
- 08 8"x8"x8" CROSS
- 09 8" 90 DEG BEND
- 10 1" SERVICE TAP & POLY SERVICE LATERAL
PER APWA# 551
(DETAIL 3 ON SHEET C600)
- 11 8" GATE VALVE & BOX PER APWA #574
(DETAIL 4 ON SHEET C600)
- 12 6" GATE VALVE & BOX PER APWA #574
(DETAIL 4 ON SHEET C600)
- 13 12" GATE VALVE & BOX PER APWA #574
(DETAIL 4 ON SHEET C600)
- 14 2" WATER METER PER APWA #521
(DETAIL 6 ON SHEET C600)
- 15 2" SERVICE TAP & POLY SERVICE LATERAL
PER APWA# 552
(DETAIL 7 ON SHEET C600)



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

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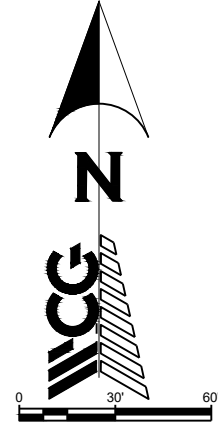
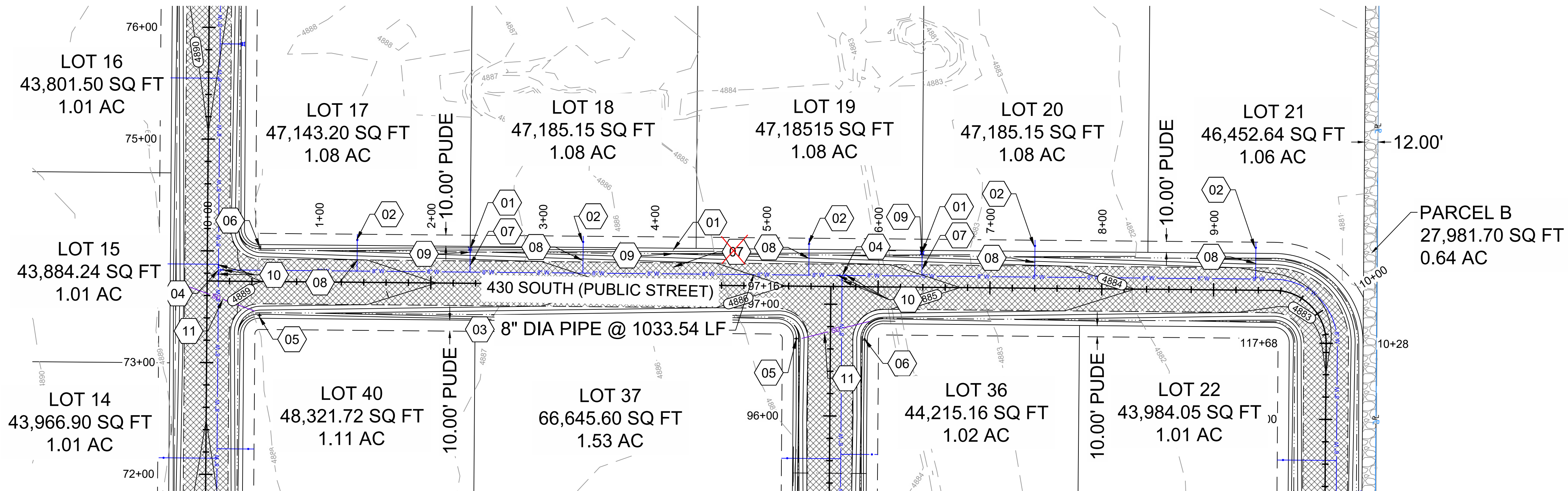
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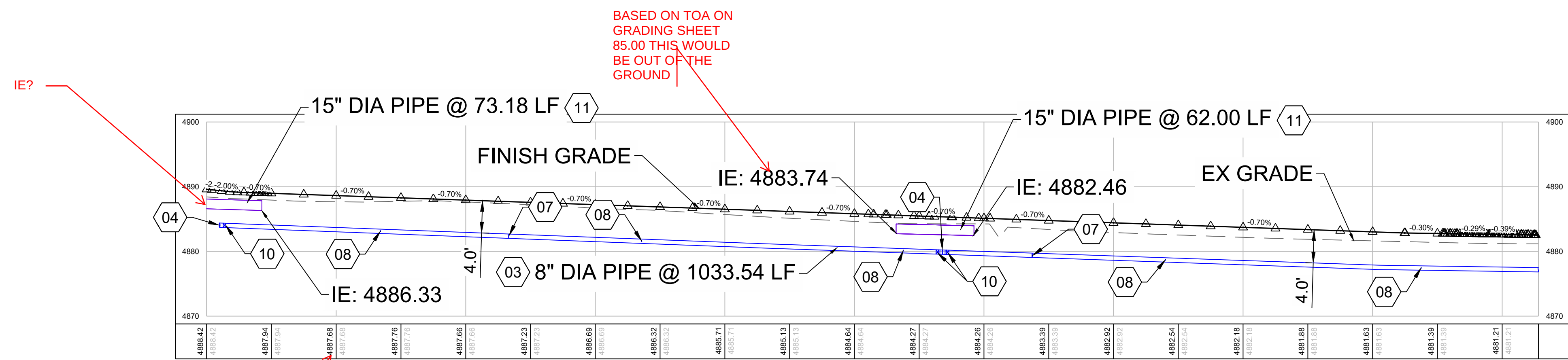
24-507		CEDAR VALLEY INDUSTRIAL PARK		 WALL CONSULTANT GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-448-1173 FAX: 801-448-1180		DATE: 7/9/2024		DRAWN BY: LJR		CHECKED BY: LJR		REVISIONS			
PROJECT NO.		550 SOUTH 250 WEST													
		24-507													
		UTILITY PLAN													
SHEET NO.		C300													

KEYNOTES:

- 01 FIRE HYDRANT PER APWA #511
(DETAIL 1 ON SHEET C600)
- 02 1" WATER METER PER APWA #521
(DETAIL 6 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 1" SERVICE TAP & POLY SERVICE LATERAL PER
APWA# 551
(DETAIL 7 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

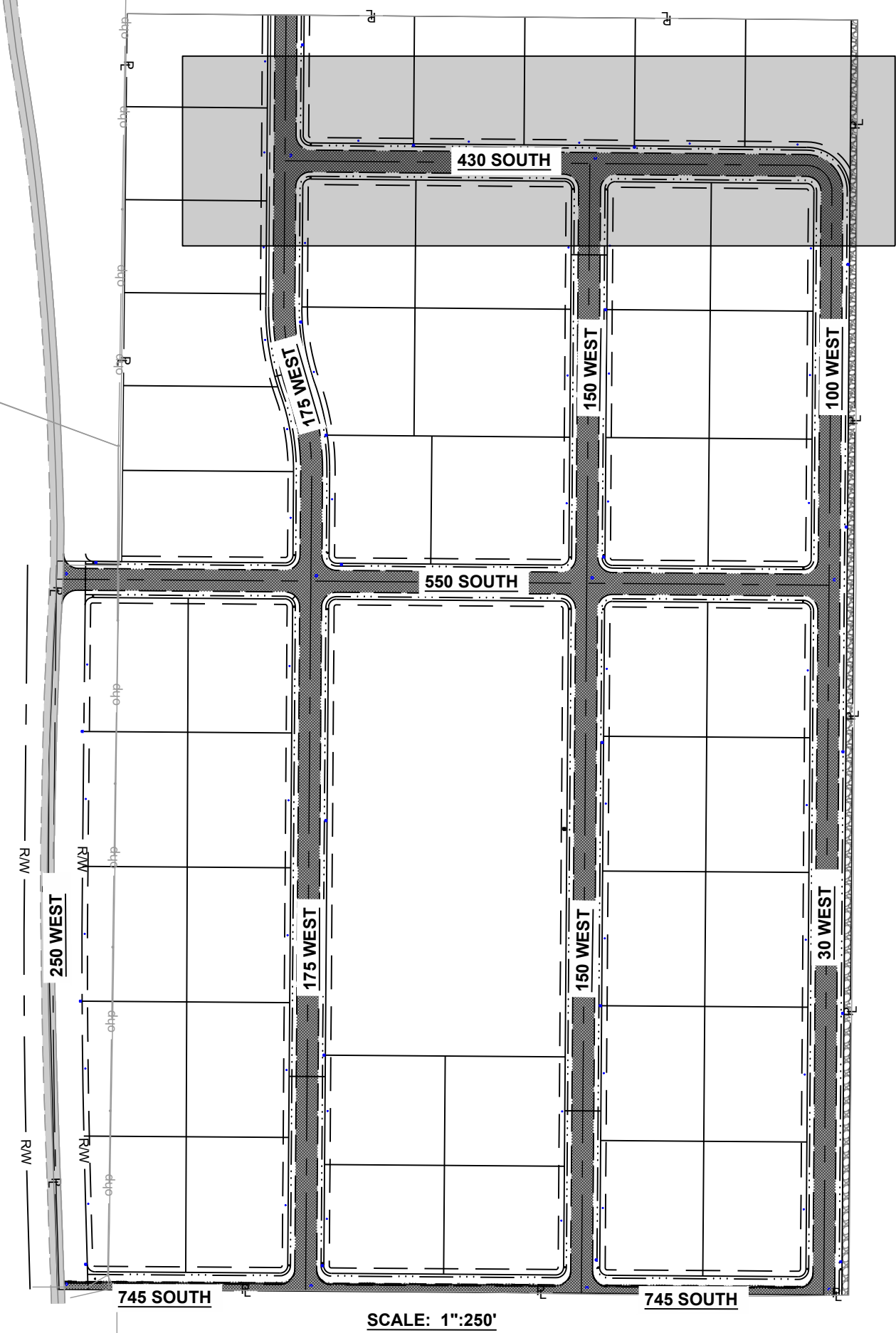


430 SOUTH PLAN



430 SOUTH PROFILE

PROFILE KEY



SCALE: 1"=250'

REVISIONS

NO. REMARKS

CHECKED BY: UK

DRAWN BY: UK

DATE: 7/13/2024

CG
WALL CONSULTANT GROUP
2139 SOUTH 1250 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-448-1173
1.00

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

24-507
PROJECT NO.

SHEET NO. C301

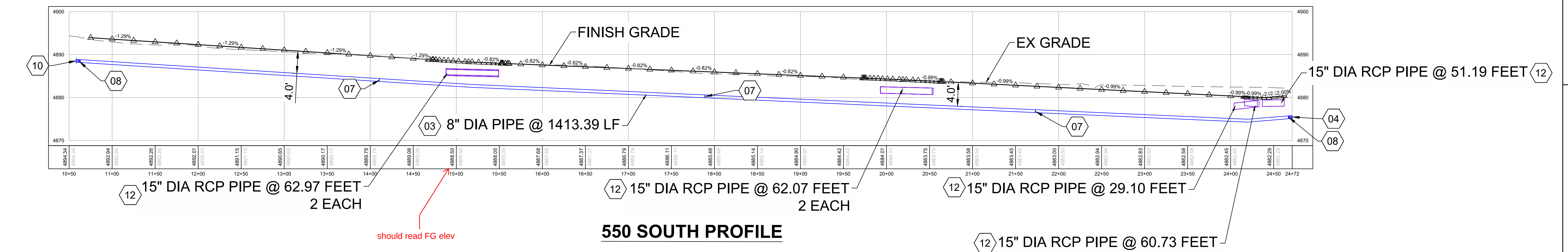
ENGINEER
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THE CONTRACTOR IS TO CALL BLUE
STAKES PRIOR TO ANY CONSTRUCTION.

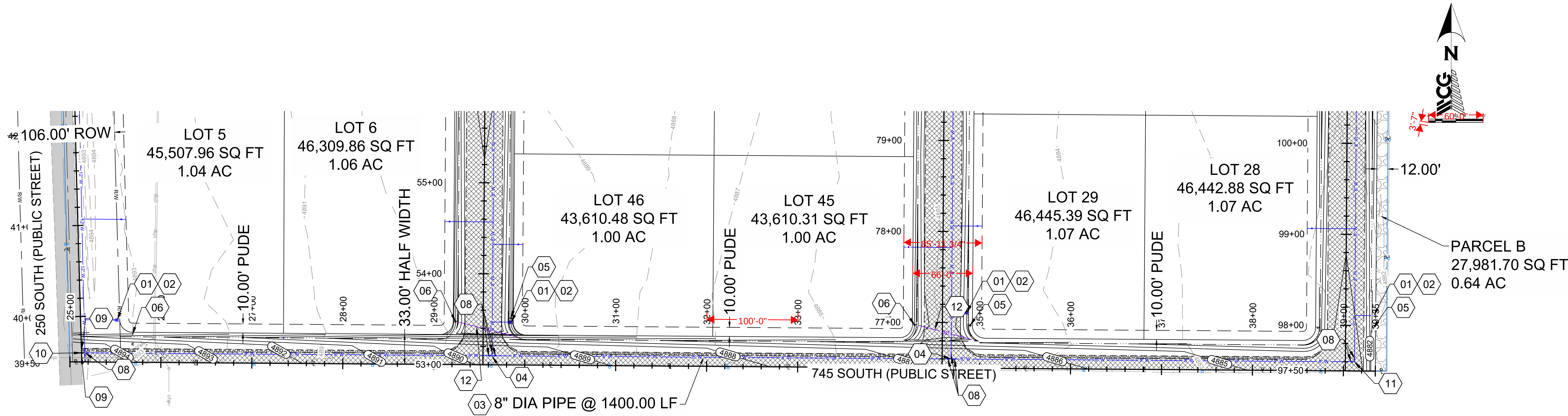
01	FIRE HYDRANT PER APWA #511 (DETAIL 1 ON SHEET C600)
02	8"x8"x8"x8" CROSS
03	8" DIA C900 DR18 WATER MAIN
04	8"x8"x8" TEE
05	STREET SIGN PER FAIRFIELD TOWN STANDARD
06	MUTCD STOP SIGN PER FAIRFIELD TOWN STANDARD
07	6" DIA C900 DR18 WATER LINE
08	8" GATE VALVE & BOX PER APWA #574 (DETAIL 3 ON SHEET C600)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



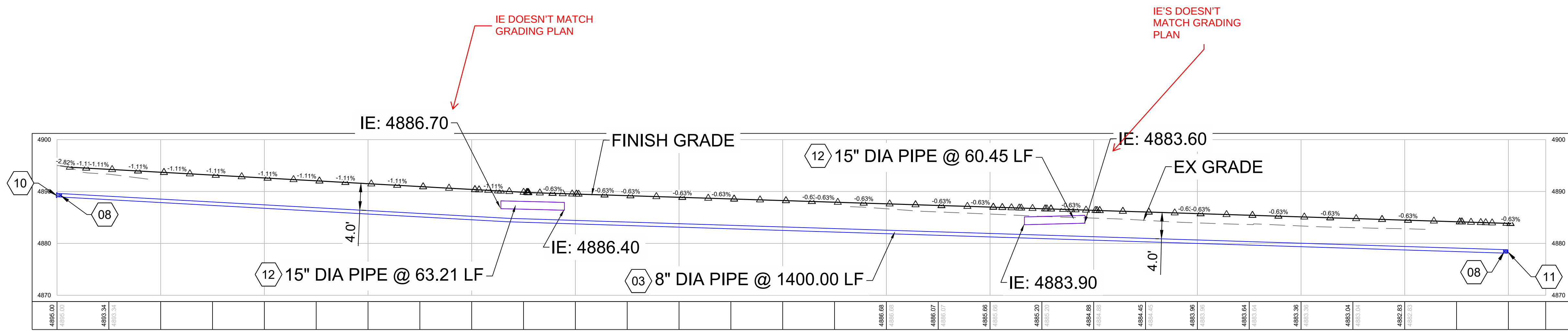
 <p> WALL CONSULTANT GROUP 1350 SOUTH 2500 WEST SALT LAKE CITY, UT 84119 PH (801) 448-1173 </p>		DATE: 7/9/2024		DRAWN BY: IJR		CHECKED BY: IJR			
24-507 PROJECT NO.		550 SOUTH 250 WEST							
24-507									
550 SOUTH PLAN & PROFILE									
550 SOUTH 250 WEST									
CEDAR VALLEY INDUSTRIAL PARK									
SHEET NO.		C302							

KEYNOTES:

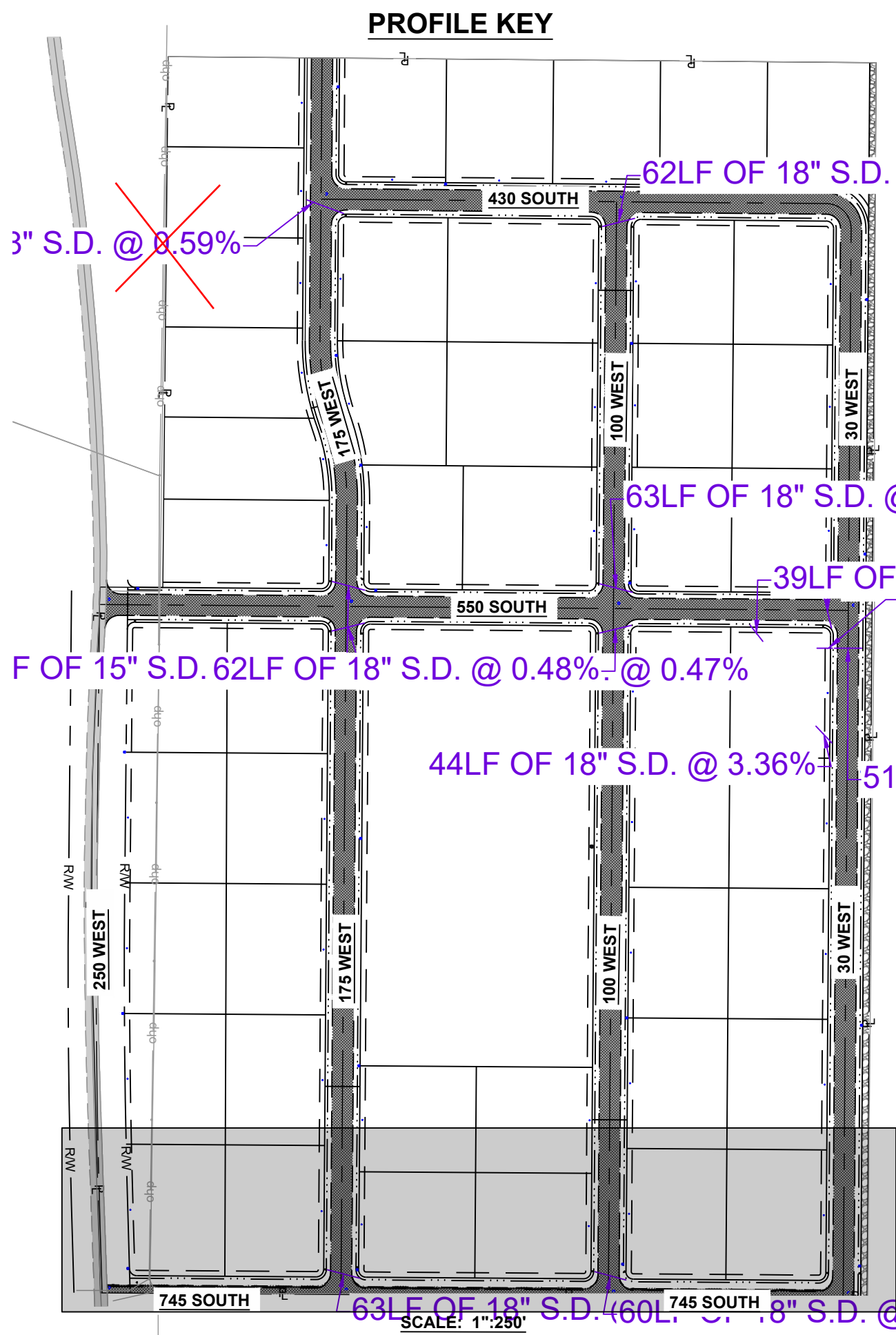
- 01 FIRE HYDRANT PER APWA #511
(DETAIL 1 ON SHEET C600)
- 02 6" GATE VALVE & BOX PER APWA #574
- 03 8" DIA C900 DR18 WATER MAIN
- 04 8"x8"x8" TEE
- 05 STREET SIGN PER FAIRFIELD TOWN STANDARD
- 06 MUTCD STOP SIGN PER FAIRFIELD TOWN
STANDARD
- 07 6" DIA C900 DR18 WATER LINE
- 08 8" GATE VALVE & BOX PER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



745 SOUTH PLAN



745 SOUTH PROFILE



REVISIONS

CHECKED BY:
UR

DRAWN BY:
UR

DATE:
7/3/2024

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

CEDAR VALLEY INDUSTRIAL PARK
550 SOUTH 250 WEST
24-507

745 SOUTH PLAN & PROFILE

24-507
PROJECT NO.

SHEET NO. C303

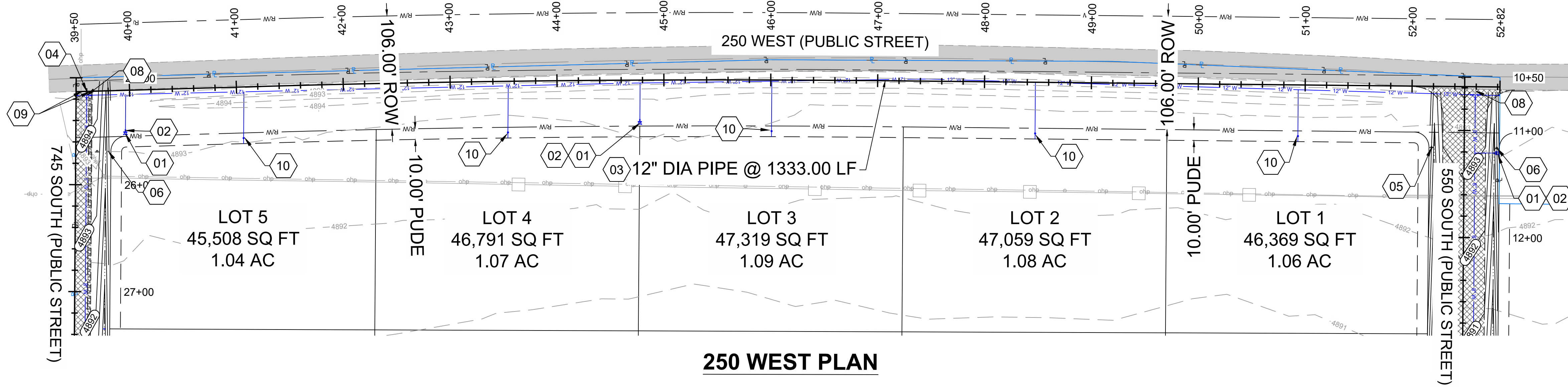
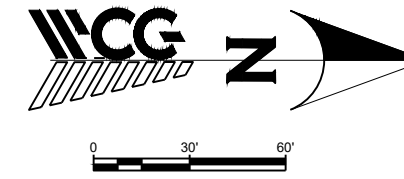
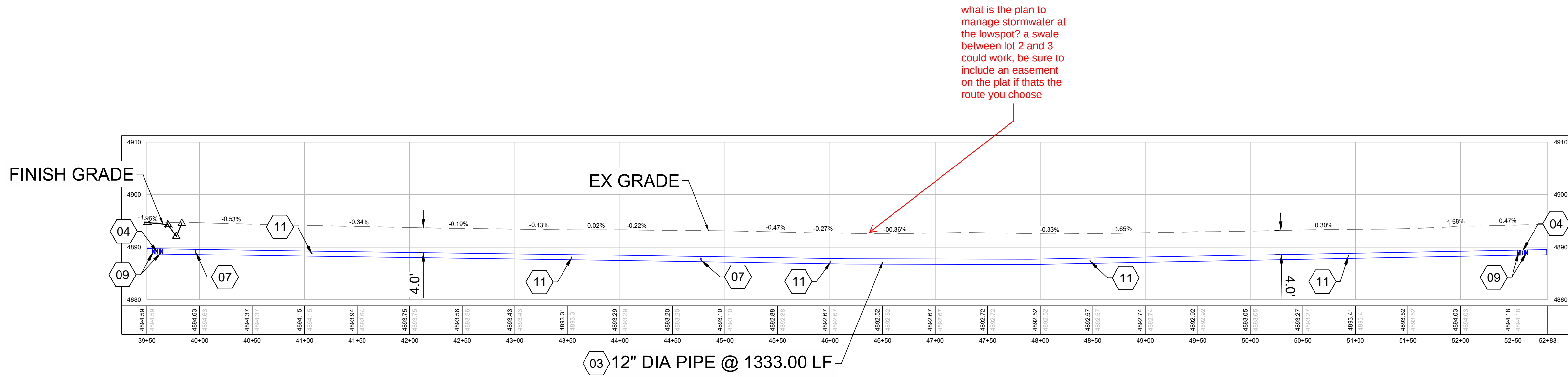
ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1280 WEST
SLC, UTAH 84119
P: 801-862-2191
E: isaac.riches@wgcg.us

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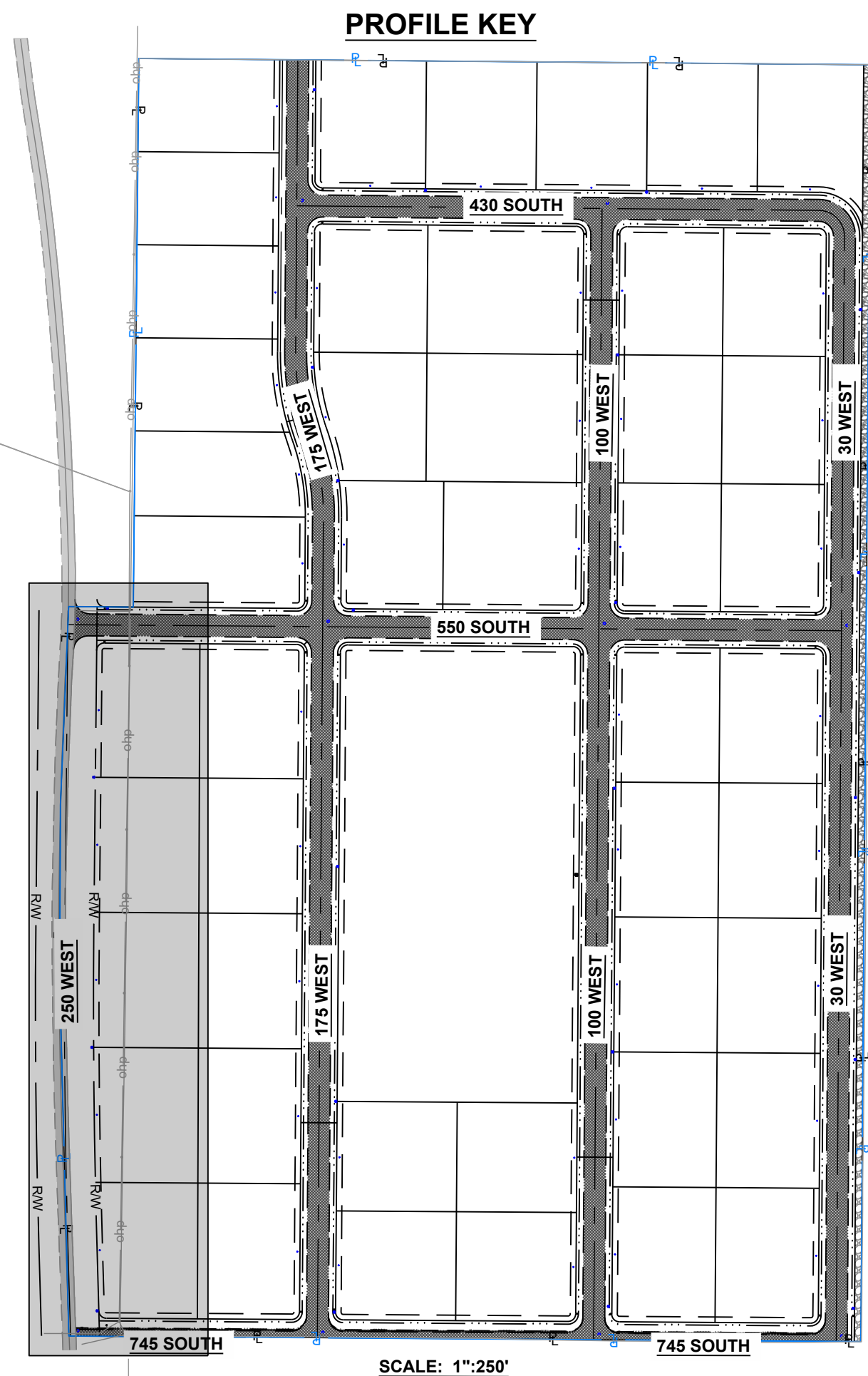
THE CONTRACTOR IS TO CALL BLUE
STAKES PRIOR TO ANY CONSTRUCTION.

KEYNOTES:

- 01 FIRE HYDRANT PER APWA #511
(DETAIL 1 ON SHEET C600)
- 02 6" GATE VALVE & BOX PER APWA #574
(DETAIL 3 ON SHEET C600)
- 03 12" DIA C900 DR18 WATER MAIN
- 04 12"x8"x12" TEE
- 05 STREET SIGN PER FAIRFIELD TOWN STANDARD
- 06 MUTCD STOP SIGN PER FAIRFIELD TOWN STANDARD
- 07 6" DIA C900 DR18 WATER LINE
- 08 8" GATE VALVE & BOX PER APWA #574
(DETAIL 3 ON SHEET C600)
- 09 12" GATE VALVE & BOX PER APWA #574
(DETAIL 3 ON SHEET C600)
- 10 1" WATER METER PER APWA #521
(DETAIL 6 ON SHEET C600)
- 11 1" SERVICE TAP & POLY SERVICE LATERAL PER APWA# 551
(DETAIL 7 ON SHEET C600)



what is the plan to manage stormwater at the lowspot? a swale between lot 2 and 3 could work, be sure to include an easement on the plat if thats the route you choose



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1339 SOUTH 250 WEST
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1.800

CEDAR VALLEY INDUSTRIAL PARK

550 SOUTH 250 WEST

24-507

250 WEST PLAN & PROFILE

24-507

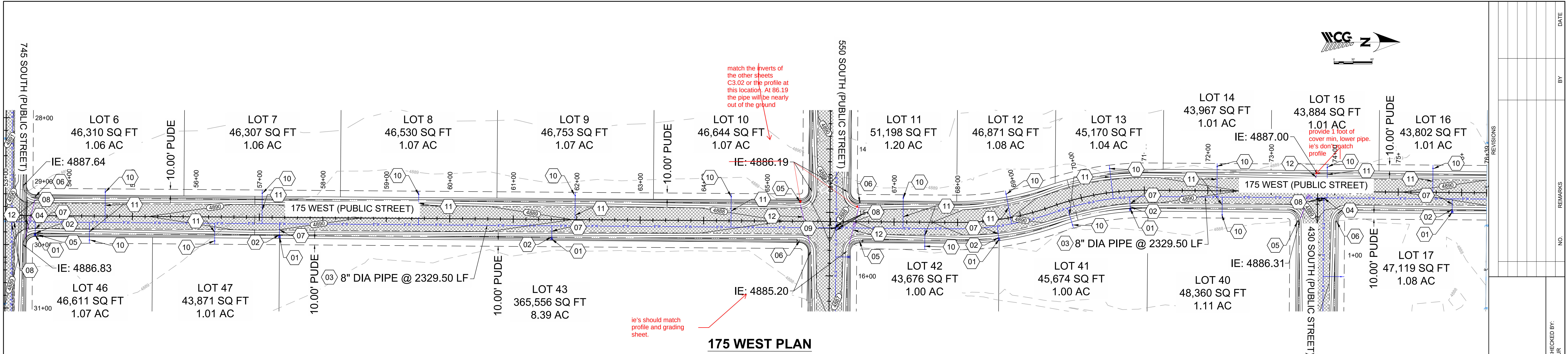
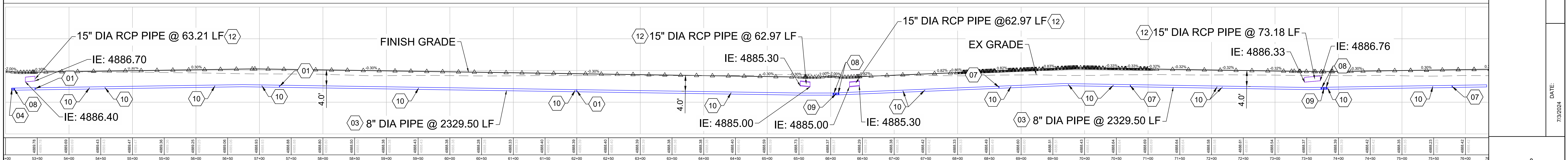
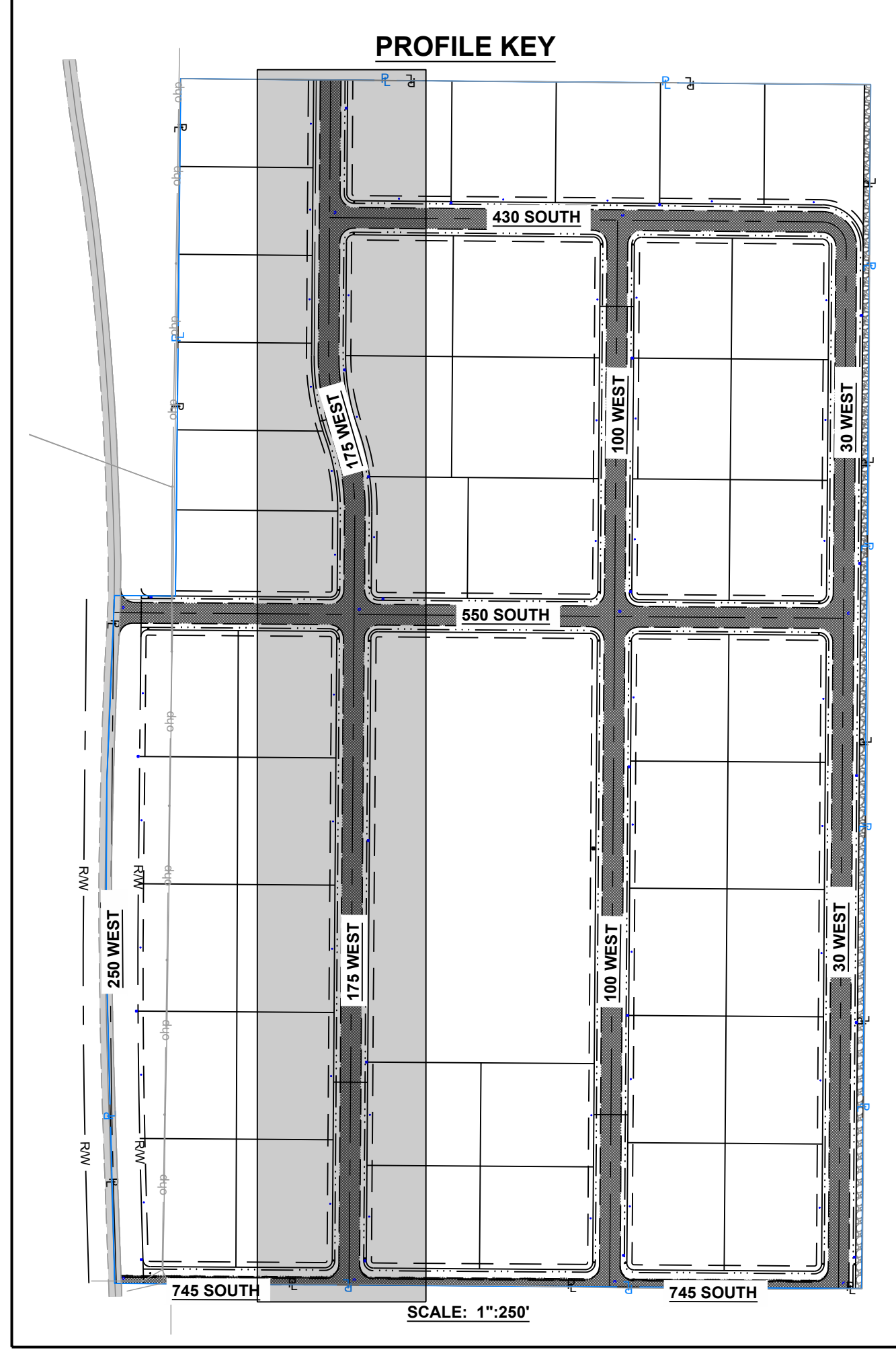
PROJECT NO.

SHEET NO. C304

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1250 WEST
SLC, UTAH 84119
P: 801-862-2191
E: isaac.riches@gwcg.us



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



- KEYNOTES:**
- 01 FIRE HYDRANT PER APWA #511 (DETAIL 1 ON SHEET C600)
 - 02 6" GATE VALVE & BOX PER APWA #574 (DETAIL 3 ON SHEET C600)
 - 03 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 1" WATER METER PER APWA #521
 - 11 1" SERVICE TAP & POLY SERVICE LATERAL PER APWA# 551 (DETAIL 7 ON SHEET C600)
 - 12 15" DIA RCP DAYLIGHT STORM PIPE

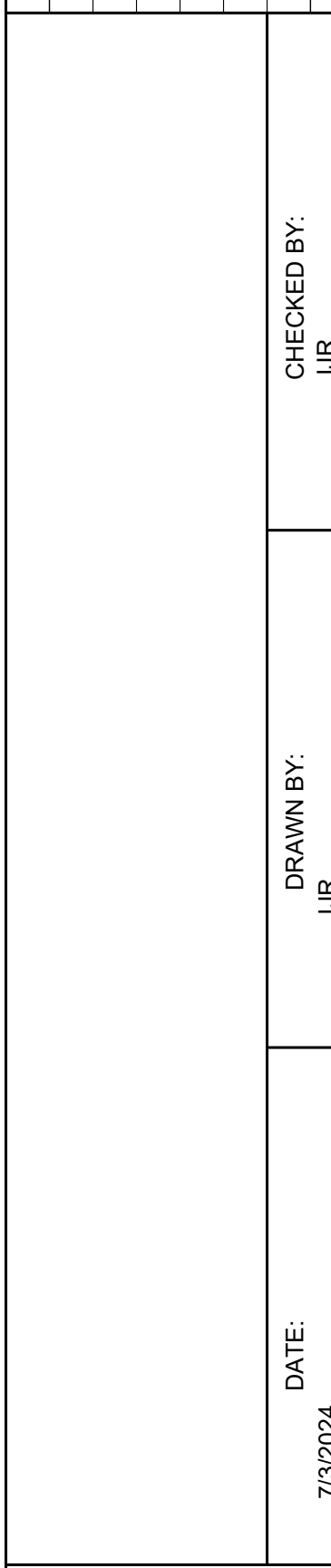
REVISIONS	NO.	REMARKS	CHECKED BY: UK	DRAWN BY: UK	DATE: 7/3/2024	DATE
	BY	DATE				
CEDAR VALLEY INDUSTRIAL PARK						24-507
600 SOUTH 250 WEST						24-507
200 WEST PLAN & PROFILE						24-507
PROJECT NO.						24-507
SHEET NO.						C306

WCG
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2139 SOUTH 1250 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-448-1173
FAX: 801-448-1173

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTANT GROUP
2139 SOUTH 1250 WEST
SALT LAKE CITY, UT 84119
P: 801-862-2191
E: isaac.riches@wgcg.us

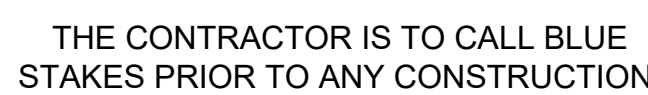
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THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

[illegible]

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

ENGINEER
ISAAC RICHES, P.E.
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SALT LAKE CITY, UT 84119
PHONE: 801-449-1173
FAX: 801-449-1180

CEDAR VALLEY INDUSTRIAL PARK

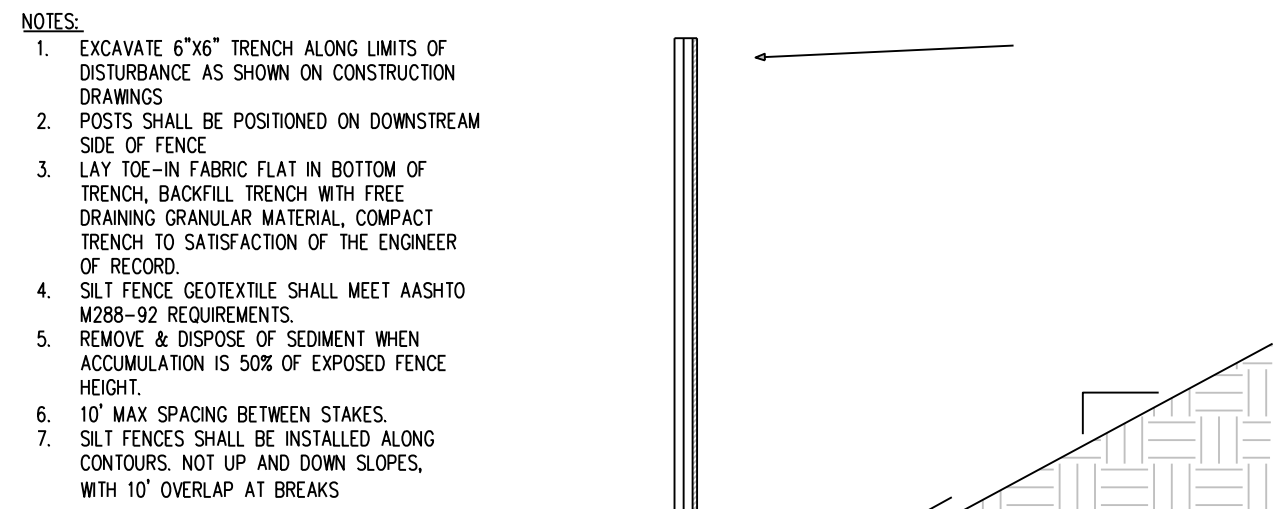
550 SOUTH 250 WEST

24-507

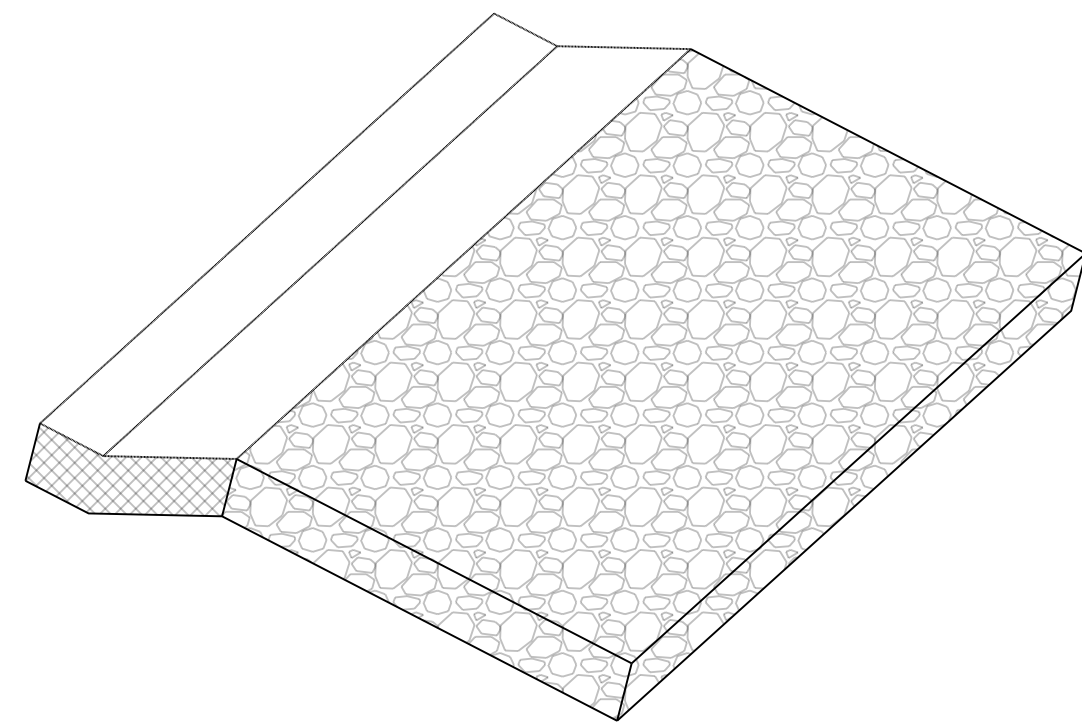
GRADING/DRAINAGE PLAN

24-507
PROJECT NO.

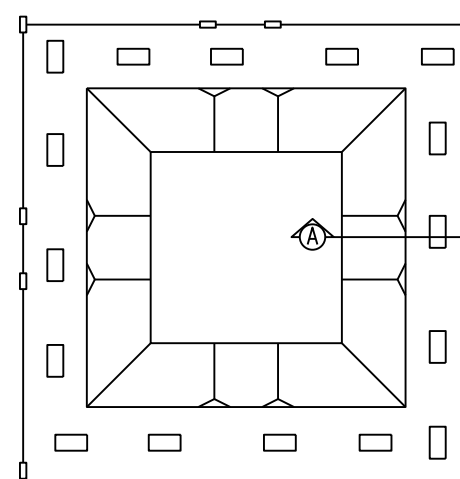
SHEET NO C400



1 SILT FENCE
SCALE: NONE



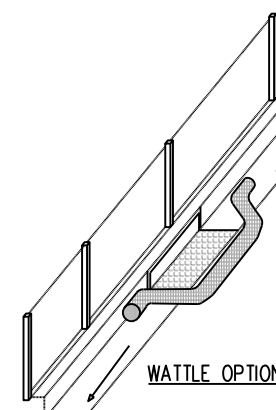
2 CONSTRUCTION ENTRANCE
SCALE: NONE



NOTES:

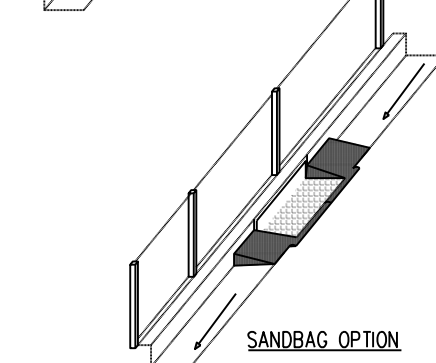
1. PLACE CONCRETE WASHOUT IN PLACE.
2. CONCRETE WASHOUT SHALL BE INSTALLED WITH 2' OF 1/2" GRANULAR FILL.
3. WASHOUT SHALL BE 10' WIDE AND 10' DEEP.
4. WASHOUT SHALL BE 10' WIDE AND 10' DEEP.
5. WASHOUT SHALL BE 10' WIDE AND 10' DEEP.
6. WASHOUT SHALL BE 10' WIDE AND 10' DEEP.

3 CONCRETE WASHOUT
SCALE: NONE

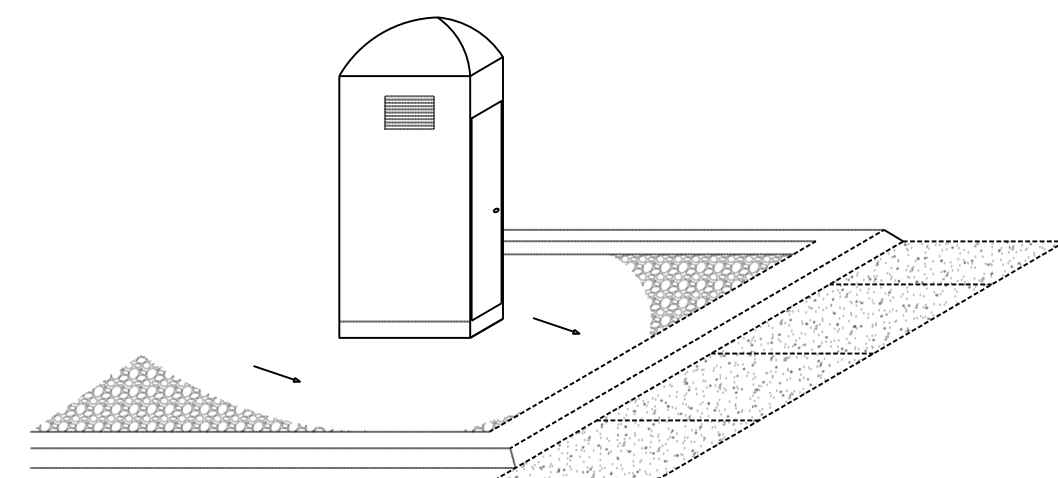


NOTES:

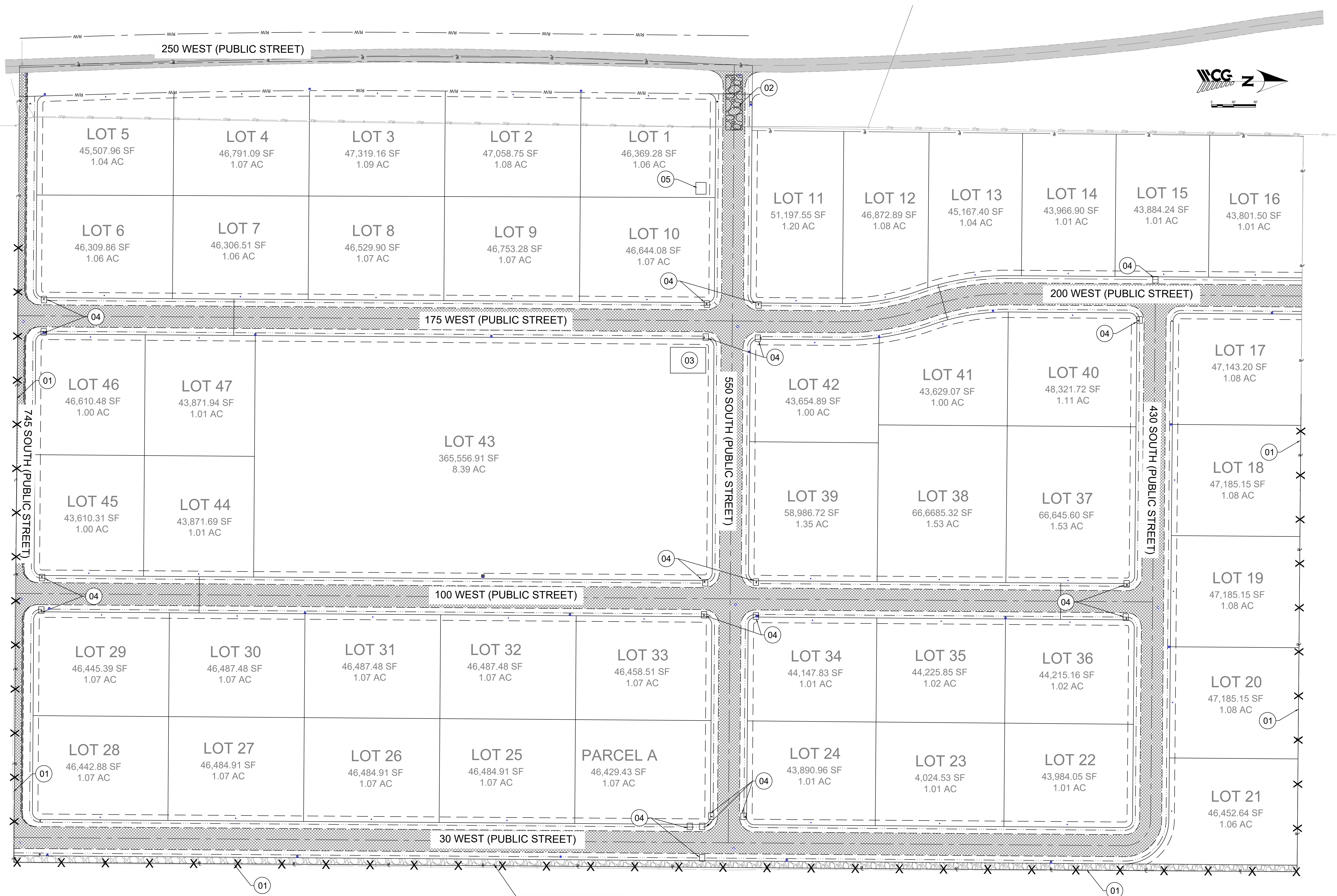
1. PLACE WATERSHED DRAINAGE BACK TO CONCRETE CURB TO PREVENT SEDIMENT-LOADED WATER FROM ENTERING DRAINAGE CURB AND WATERSHED.
2. PLACE WATERSHED DRAINAGE BACK TO CONCRETE CURB TO PREVENT SEDIMENT-LOADED WATER FROM ENTERING DRAINAGE CURB AND WATERSHED.
3. PLACE WATERSHED DRAINAGE BACK TO CONCRETE CURB TO PREVENT SEDIMENT-LOADED WATER FROM ENTERING DRAINAGE CURB AND WATERSHED.
4. PLACE WATERSHED DRAINAGE BACK TO CONCRETE CURB TO PREVENT SEDIMENT-LOADED WATER FROM ENTERING DRAINAGE CURB AND WATERSHED.
5. PLACE WATERSHED DRAINAGE BACK TO CONCRETE CURB TO PREVENT SEDIMENT-LOADED WATER FROM ENTERING DRAINAGE CURB AND WATERSHED.
6. PLACE WATERSHED DRAINAGE BACK TO CONCRETE CURB TO PREVENT SEDIMENT-LOADED WATER FROM ENTERING DRAINAGE CURB AND WATERSHED.



4 INLET PROTECTION
SCALE: NONE



5 PORTABLE TOILET
SCALE: NONE



REVISIONS

NO.	REMARKS	BY	DATE

CHECKED BY: UK

DRAWN BY: UK

DATE: 7/13/2024

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1.00

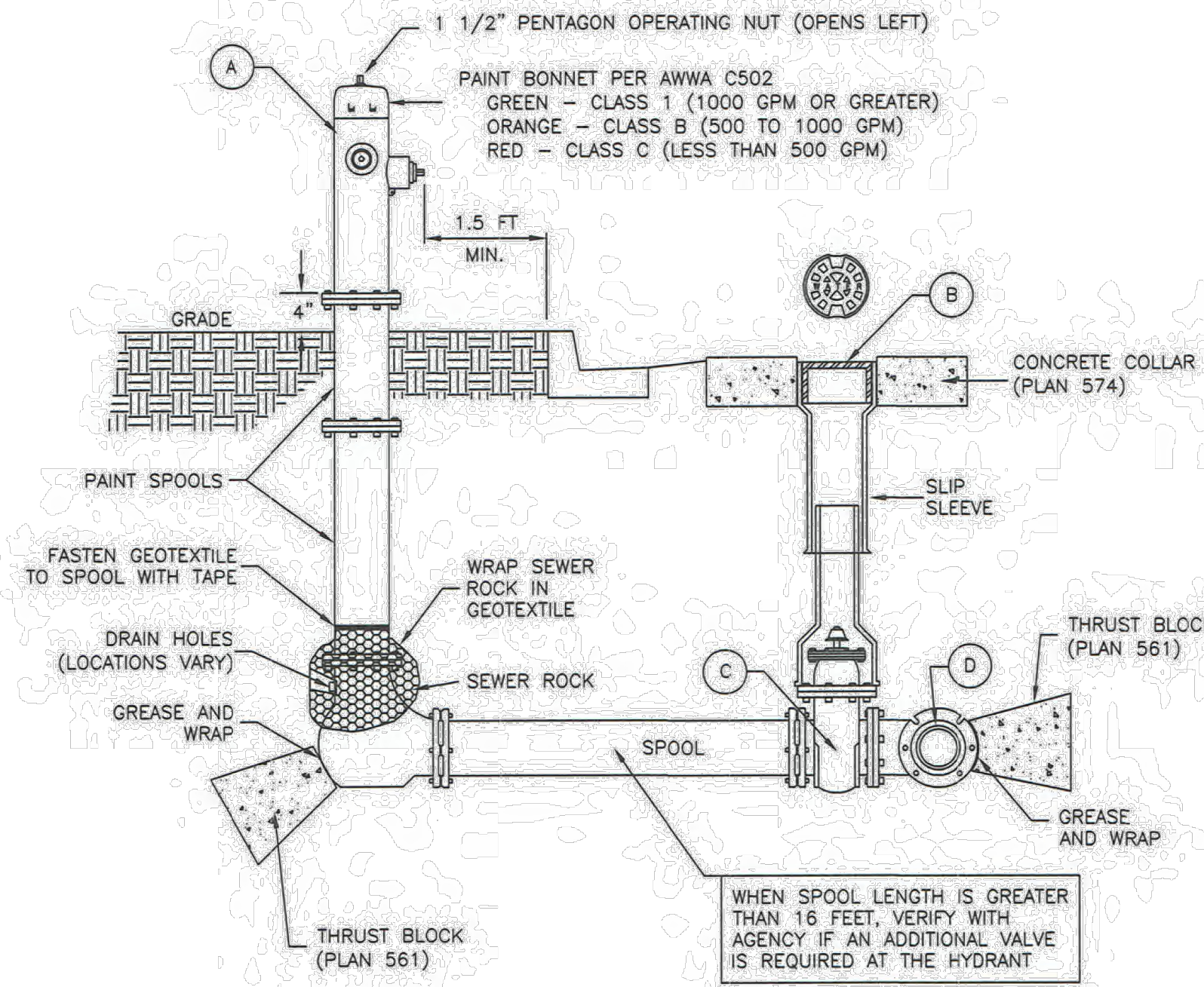
CEDAR VALLEY INDUSTRIAL PARK
550 SOUTH 250 WEST
24-507
EROSION CONTROL PLAN

24-507
PROJECT NO.
SHEET NO. C500

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTANT GROUP
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SALT LAKE CITY, UT 84119
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LEGEND			
No.	*	ITEM	DESCRIPTION
A		FIRE HYDRANT	AWWA C502
B		VALVE BOX WITH LID	2-PIECE CAST IRON
C		GATE VALVE WITH 2" X 2" NUT	AWWA C509
D		TEE WITH 125 # FLANGE	AWWA C110

* FURNISHED BY UTILITY AGENCY

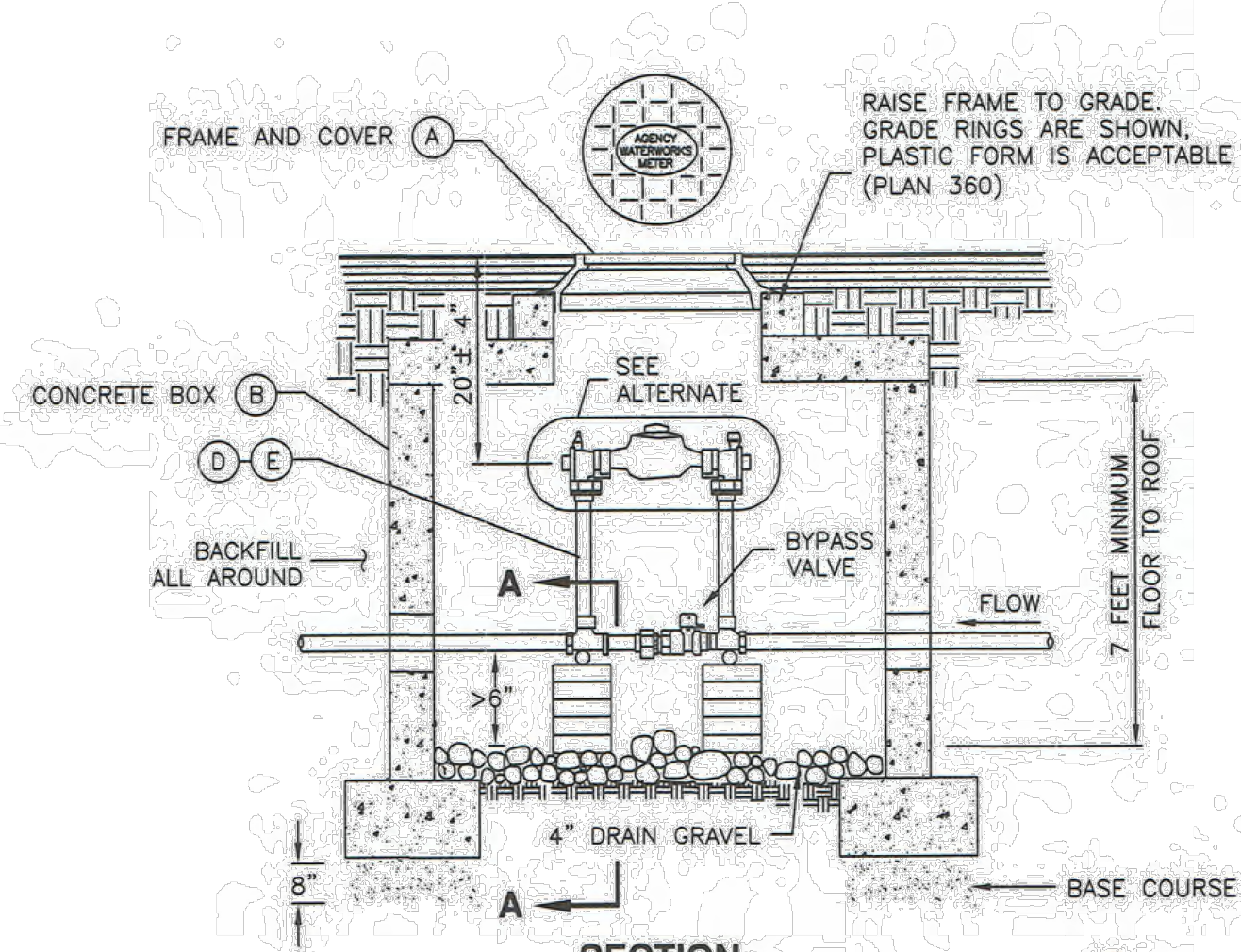
SECTION



Fire hydrant with valve

Plan
511
February 2011

1 APWA FIRE HYDRANT DETAIL
SCALE: NONE



LEGEND			
No.	*	ITEM	DESCRIPTION
A		27" FRAME AND COVER	PLAN 502
B		CONCRETE BOX	PLAN 505
C		STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
D		1 1/2" CUSTOM SETTER WITH BYPASS	
E		2" CUSTOM SETTER WITH BYPASS	

* FURNISHED BY UTILITY AGENCY



1 1/2" and 2" meter

Plan
522
August 2001

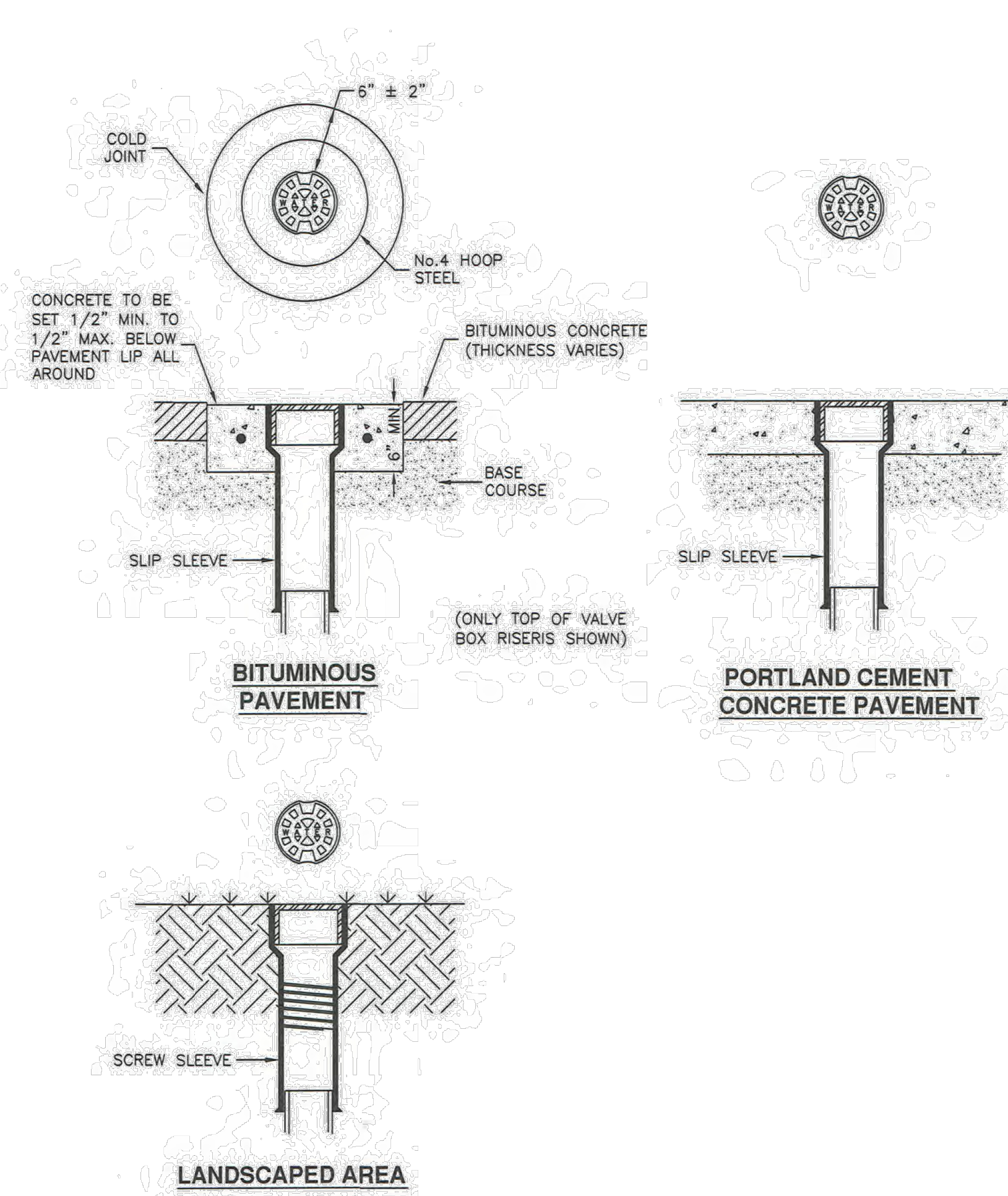
2 APWA 2" WATER METER DETAIL
SCALE: NONE



1 1/2" and 2" Service taps

Plan
552
August 2001

3 APWA 2" SERVICE TAP
SCALE: NONE



LEGEND			
No.	*	ITEM	DESCRIPTION
A		VALVE BOX WITH LID	2 PIECE CAST IRON
B		CORPORATION STOP	BRASS
C		COPPER ADAPTER	
D		FLARE OR PACK JOINT COPPER ADAPTER	
E		SERVICE SADDLE CLAMP	D.I., A.C., C.I.
F		SERVICE SADDLE CLAMP	P.V.C.

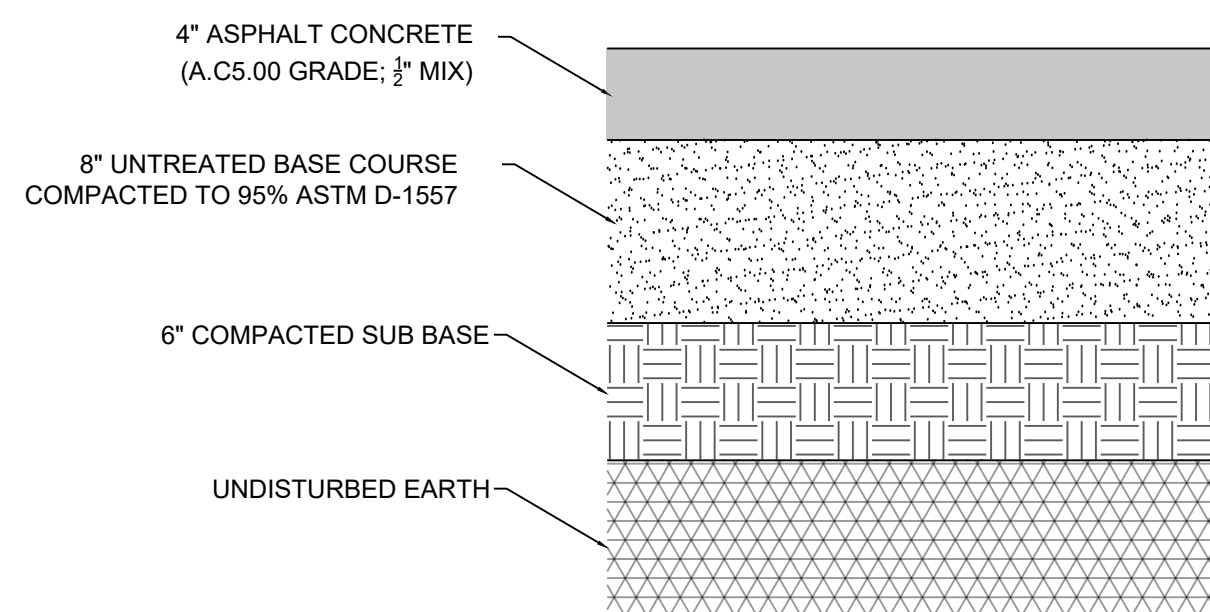
* FURNISHED BY UTILITY AGENCY



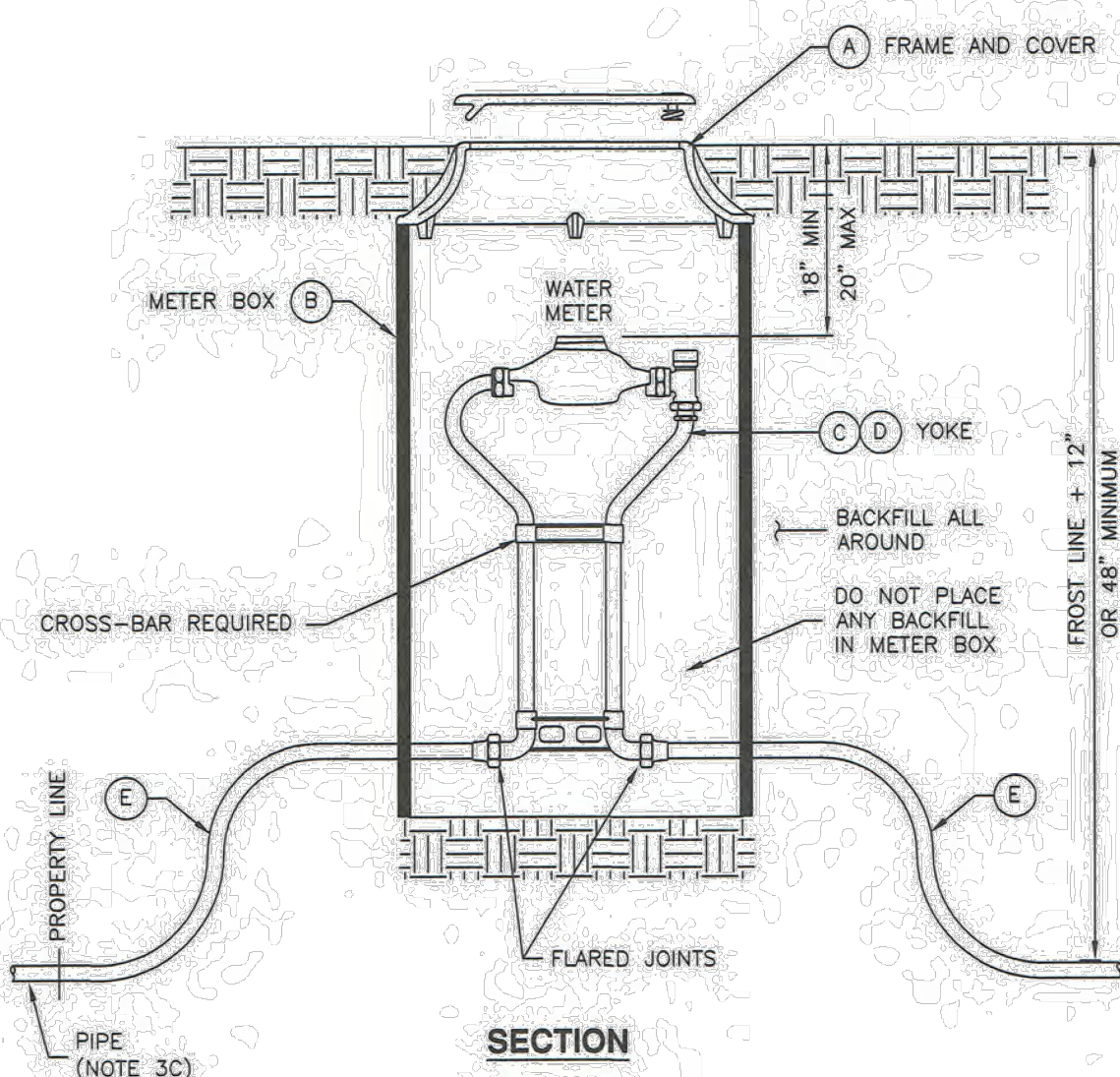
Cover collar for water valve box

Plan
574
August 2001

4 APWA GATE VALVE BOX
SCALE: NONE



5 ASPHALT DETAIL
SCALE: NONE



LEGEND			
No.	*	ITEM	DESCRIPTION
A		FRAME AND COVER	CAST IRON COVER
B		METER BOX (18" TO 21" DIAMETER) (30" TO 36" DEEP)	CORRUGATED PE, PVC, CMP OR MATERIAL ACCEPTABLE TO AGENCY
C		3/4" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
D		1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
E		COPPER PIPE	TYPE K (SOFT)

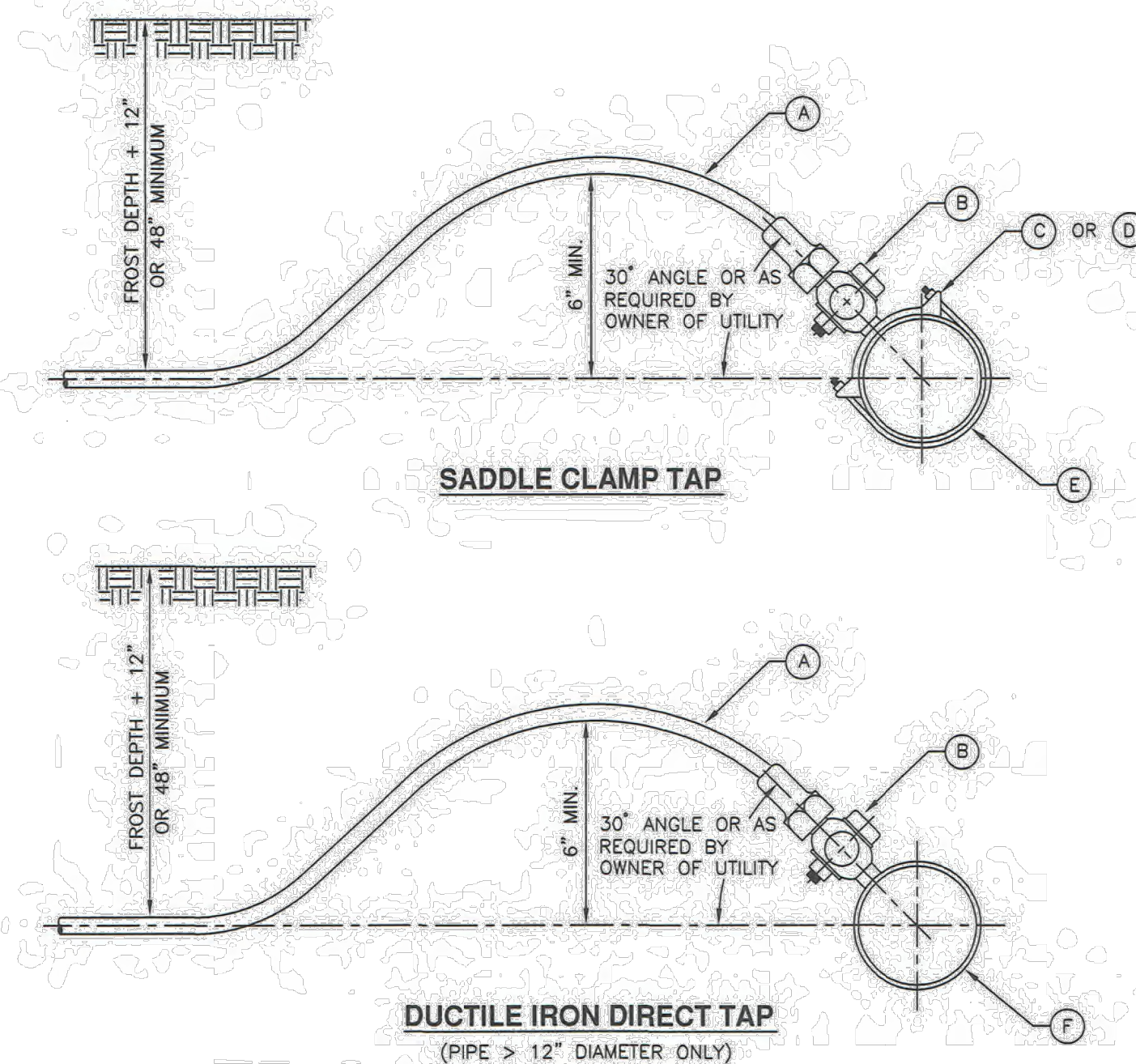
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3/4" and 1" meter

Plan
521
August 2001

6 APWA 1" WATER METER DETAIL
SCALE: NONE



LEGEND			
No.	*	ITEM	DESCRIPTION
A		COPPER PIPE	TYPE K - SOFT
B		CORPORATION STOP	BRASS
C		SERVICE SADDLE CLAMP	(D.I., C.I., A.C.) **
D		SERVICE SADDLE CLAMP	(P.V.C.)
E		WATER MAIN PIPE	(D.I., C.I., A.C., P.V.C.)
F		WATER MAIN PIPE	(DUCTILE IRON (D.I.) ONLY)

* FURNISHED BY UTILITY AGENCY
** D.I. & C.I. PIPE MAY BE DIRECT TAPPED



3/4" and 1" Service taps

Plan
551
February 2011

7 APWA 1" SERVICE TAP
SCALE: NONE

REVISIONS

DATE

BY

REMARKS

NO.

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UR

DRAWN BY:
UR

DATE
7/3/2024



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

24-507
PROJECT NO.
SHEET NO. C600

Cedar Valley Industrial Park

3rd Review 9-9-24

- 1) Street names -Engineering plans do not match the plat or profile key plans in some cases.
- 2) 745 S (750 S) – Additional dedication required from neighbors to the south. There should be 27' of pavement total; 20' on your side 7' on their side. See exhibit provided by survey review for additional info.
- 3) Allens Ranch Rd. There should be 20' of pavement on your side of centerline. There is some existing that can count towards this ; it must be sawcut back 1' for a clean edge. The pavement section should be called out "Per the Geotechnical report for High Volume of Heavy Traffic". Add a scope note for this pavement.
- 4) Pavement section for all interior roads should be called out "4" asphalt over 8" of road base or Per the Geotechnical report for moderate Volume of Heavy Traffic, whichever is more stringent.". Add scope note onto plans.
- 5) Grading and Drainage plan should have the IE's of the storm pipe shown for all pipes to be able to verify water will flow downhill from the swales into the pipes. This will help verify #6. Ideally the FI and IE tags would be identical locations.
- 6) The storm pipes should have a minimum of 1 foot of cover. Check **all** pipes.
- 7) Grading sheet shows pipe into pond as 18", P&P shows 15". Stick to 18" near pond per GDP.
- 8) Profiles should show existing and finished grades in bands along bottom. They both currently show existing. Typical all sheets.
- 9) Allen Ranch Rd. has a low spot with no plan to manage runoff. Provide a swale along the road and between lot 2 & 3 and 8 & 9. Provide a 10' easement on the plat centered on the lot line.
- 10) Label existing utilities lying within 750 South to be relocated (i.e. power poles).

T.R.P. 9-9-24

Cedar Valley Industrial Park

Q 9-9-24

Survey, Review 9-9-24

- 1) Add the following to the Subdivision Notes: APPROVAL OF THE RECORDATION OF THIS PLAT BY THE TOWN OF FAIRFIELD IS NOT A GUARANTEE OF A BUILDING PERMIT. FOR ANY LOTS WITHIN THIS SUBDIVISION THE TOWN OF FAIRFIELD RESERVES THE RIGHT TO IMPOSE ADDITIONAL REQUIREMENTS RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND THE LOTS WITHIN IT.
- 2) In note 6 of the Subdivision Notes, change PARCELS to PARCELS A & B to be more specific.
- 3) Provide 10' wide easement between lots 2 & 3 and 8 & 9 to accommodate drainage (per engineer's comments). Easement is to be centered on the lot line with 5' on each side for a total of 10'.
- 4) Update legend line type text for EXISTING EASEMENT from R/W to P/E and add future right-of-way to legend.
- 5) Update plat with additional dedication for 750 South per exhibit sent to client. You will also need to update OWNERS DEDICATION and ACKNOWLEDGEMENTS for additional owners.
- 6) Add Acreage Table similar to example provided below.

ZONE: AIRPARK ZONE

TOTAL ACREAGE: 130.635 AC.

PLAT CALCULATIONS

TOTAL ACREAGE:	132.125 AC. (TOTAL AREA.)
UN-BUILDABLE ACREAGE:	62.739 AC. (WITH TAXI BUFFER)
TOTAL ACREAGE IN LOTS:	28.434 AC.
TOTAL OPEN SPACE:	60.554 AC. (46% OF ZONE)
TOTAL AREA IN PUBLIC STREET:	2.889 AC.
TOTAL IMPROVED OPEN SPACE:	1.063 AC. (PARCEL 'B')
AVERAGE LOT SIZE:	1.053 AC.
LARGEST LOT SIZE:	1.205 AC.
SMALLEST LOT SIZE:	1.000 AC.
OVERALL DENSITY:	.77 UNITS PER ACRE (residential)
TOTAL NUMBER OF LOTS:	27



9/11/2024

Work Order: 24I0273
Project: Cedar Valley Industrial Park

Attn: Empyreal Engineering, LLC
755 Cedar Hollow Rd
Lehi, UT 84043

Client Service Contact: 801.262.7299

The analyses presented on this report were performed in accordance with the National Environmental Laboratory Accreditation Program (NELAP) unless noted in the comments, flags, or case narrative. If the report is to be used for regulatory compliance, it should be presented in its entirety, and not be altered.



Approved By:

Reed Hendricks, Lab Director



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Lehi, UT 84043

PO#:
Receipt: 9/5/24 9:00 @ 20.1 °C
Date Reported: 9/11/2024
Project Name: Cedar Valley Industrial Park

Sample ID: SS- 1

Matrix: Solid

Lab ID: 24I0273-01

Date Sampled: 9/3/24 6:26

Sampled By: Nathan Lee

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	86.0	%	0.1	CTF8000	9/5/24	9/5/24	
Metals							
Arsenic, Total	7.54	mg/kg dry	5.27	EPA 6010D/3050B	9/6/24	9/10/24	



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Certificate of Analysis

Empyreal Engineering, LLC
755 Cedar Hollow Rd
Lehi, UT 84043

PO#:
Receipt: 9/5/24 9:00 @ 20.1 °C
Date Reported: 9/11/2024
Project Name: Cedar Valley Industrial Park

Sample ID: SS- 2

Matrix: Solid

Lab ID: 24I0273-02

Date Sampled: 9/3/24 6:29

Sampled By: Nathan Lee

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	89.2	%	0.1	CTF8000	9/5/24	9/5/24	
Metals							
Arsenic, Total	111	mg/kg dry	5.02	EPA 6010D/3050B	9/6/24	9/10/24	



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Lehi, UT 84043

PO#:
Receipt: 9/5/24 9:00 @ 20.1 °C
Date Reported: 9/11/2024
Project Name: Cedar Valley Industrial Park

Sample ID: SS- 3

Matrix: Solid

Lab ID: 24I0273-03

Date Sampled: 9/3/24 6:32

Sampled By: Nathan Lee

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	91.1	%	0.1	CTF8000	9/5/24	9/5/24	
Metals							
Arsenic, Total	140	mg/kg dry	5.18	EPA 6010D/3050B	9/6/24	9/10/24	



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PO#:
Receipt: 9/5/24 9:00 @ 20.1 °C
Date Reported: 9/11/2024
Project Name: Cedar Valley Industrial Park

Sample ID: SS- 4

Matrix: Solid

Lab ID: 24I0273-04

Date Sampled: 9/3/24 6:36

Sampled By: Nathan Lee

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	89.6	%	0.1	CTF8000	9/5/24	9/5/24	
Metals							
Arsenic, Total	43.2	mg/kg dry	5.24	EPA 6010D/3050B	9/6/24	9/10/24	



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Certificate of Analysis

Empyreal Engineering, LLC
755 Cedar Hollow Rd
Lehi, UT 84043

PO#:
Receipt: 9/5/24 9:00 @ 20.1 °C
Date Reported: 9/11/2024
Project Name: Cedar Valley Industrial Park

Sample ID: SS- 5

Matrix: Solid

Lab ID: 24I0273-05

Date Sampled: 9/3/24 6:39

Sampled By: Nathan Lee

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	92.2	%	0.1	CTF8000	9/5/24	9/5/24	
Metals							
Arsenic, Total	14.2	mg/kg dry	4.93	EPA 6010D/3050B	9/6/24	9/10/24	



Chemtech-Ford Laboratories

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9632 South 500 West
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Report Footnotes

Abbreviations

ND = Not detected at the corresponding Minimum Reporting Limit (MRL).

1 mg/L = one milligram per liter or 1 mg/kg = one milligram per kilogram = 1 part per million.

1 ug/L = one microgram per liter or 1 ug/kg = one microgram per kilogram = 1 part per billion.

1 ng/L = one nanogram per liter or 1 ng/kg = one nanogram per kilogram = 1 part per trillion.

On calculated parameters, there may be a slight difference between summing the rounded values shown on the report vs the unrounded values used in the calculation.

CHAIN OF CUSTODY - SAMPLE SUBMITTAL FORM



CHEMTECH-FORD
LABORATORIES

Chemtech-Ford, Inc.
9632 South 500 West
Sandy, UT 84070
Phone: 801-262-7299
www.chemtechford.com

COMPANY: Empyrean Engineering, LLC
ADDRESS: 755 Cedar Hollow Rd
CITY/STATE/ZIP: Lehi, UT 84043
PHONE #: 801-372-7895
CONTACT: Nathan Lee
EMAIL: nathan.morrislee@gmail.com
PROJECT: Fairfield 600 S 250 W Cedar Valley Industrial Park
PO Number: _____
INVOICE EMAIL ADDRESS: nathan.morrislee@gmail.com

RUSH Due Date*:	QC Level

* Expedited turnaround subject
to additional charge

QC levels definition:
QC1: none (default if blank)
QC2: Batch QC, random sample
QC3: 25% surcharge. Narrative plus Batch QC,
your sample selected
QC4: 40% surcharge. Add raw data

Sample condition			
☐ Custody Seal	☒ Correct Containers	Delivery Method	
☒ Container Intact	☒ Sufficient Sample Volume		
☒ COC/Labels Agree	☐ Headspace Present (VOC)		
☐ Received on Ice	☐ Temperature Blank		
☐ Received within Holding Time	☐ Received within Holding Time		
		☐ UPS	☐ USPS
		☐ FedEx	☐ Chemtech-Ford Courier
		☐ Walk-in	☐ Customer Courier

24 I 02 73

CLIENT SAMPLE INFORMATION				
Lab Use Only	LOCATION / IDENTIFICATION	DATE	TIME	MATRIX
01	1. SS-1	9/3/24	6:26 PM	X
02	2. SS-2	9/3/24	6:29 PM	X
03	3. SS-3	9/3/24	6:32 PM	X
04	4. SS-4	9/3/24	6:36 PM	X
05	5. SS-5	9/3/24	6:39 PM	X
	6.			
	7.			
	8.			
	9.			
	10.			

TESTS REQUESTED															
arsenic															
Q															

Bottle type

Lot #

Sampled by: [print] <u>Nathan Lee</u>	Sampled by: [signature] <u>Nathan Lee</u>	ON ICE	NOT ON ICE	Temp (C°): <u>20.1</u>
Special Instructions:		Samples received outside the EPA recommended temperature range of 0-6 C° may be rejected.		
Relinquished by: [signature] <u>Nathan Lee</u>	Date/Time <u>9-5-24 9:00 AM</u>	Received by: [signature] <u>Denise Brun</u>	Date/Time <u>9-5-24 9:00</u>	
Relinquished by: [signature]	Date/Time	Received by: [signature]	Date/Time	
Relinquished by: [signature]	Date/Time	Received by: [signature]	Date/Time	

Payment Terms are net 30 days OAC. 1.5% interest charge per month (18% per annum). Client agrees to pay collection costs and attorney's fees.

Chapter 15.
Subdivisions.

Section 10.15.10. General Provisions.

Section 10.15.20. Subdivision.

Section 10.15.30. Exemptions from Plat Requirements.

Section 10.15.40. Private Property Disputes.

Section 10.15.50. Fees and Charges.

Section 10.15.60. Prohibited Acts.

Section 10.15.70. Enforcement.

Section 10.15.80. Issuing Licenses and Permits.

Section 10.15.90. Withholding Permits.

Section 10.15.100. Town Approval for Building.

10.15.110. Penalties.

Section 10.15.120. Types of Subdivisions.

Section 10.15.130. Flag Lots.

Section 10.15.140. Subdivision Process.

Section 10.15.150. **Pre-Application** Meeting.

Section 10.15.160. Preliminary Subdivision Plat Requirements.

Section 10.15.170. Final Plat.

Section 10.15.180. Roads and Transportation Patterns and Connectivity Standards.

Section 10.15.190. Recordation Of Plats.

Section 10.15.200. Undeveloped Subdivisions.

Section 10.15.210. Developed Subdivisions.

Section 10.15.220. Lot Line Adjustment.

Section 10.15.230. When an Applicant is Entitled to Approval of an Application.

Section 10.15.240. Town Imposed Requirements and Exactions on Application Approval.

Section 10.15.250. Appeal to Town Council.

Section 10.15.260. Severability.

Section 10.15.10. General Provisions.

A. Short Title. This Chapter shall be known and may be cited as the Fairfield Town Subdivision Code and may be identified ~~within this document and other documents~~ as the ~~“the Ordinance,”~~ “Subdivision Ordinance” ~~“the Code,”~~ or “Subdivision Code”, or ~~“Land Use Ordinance”~~. ~~This Chapter shall be identified as part of a component of the Fairfield Town Land Use Code, as defined by Title 10 Chapter (9a) of the Utah Code Annotated, 1953, as amended.~~

B. Purpose and Intent. The purpose and intent of this Subdivision Code is to provide for the health, safety, and welfare of the public, and to provide adequate and effective transportation and public utility systems. The Town further desires to provide for the proper design and construction of the transportation system as indicated by the Roads Master Plan. This Subdivision Code sets forth the procedures for the subdivision and resubdivision of land to review for the use of proper legal descriptions, surveying, and monumenting of subdivided land.

C. This Subdivision Code shall be used by the subdivider to divide land within the Town, by the staff as criteria for the review of subdivision plats, and by the Town Planning Commission in judging the merits of plats submitted for approval. Not all criteria apply to all plats and this Subdivision Code may be amended from time to time. However, once a **complete subdivision application** has been formally accepted for review it shall be judged against the Subdivision Code existing at the time of the application acceptance date.

D. All plats and plans submitted shall be in a form which satisfies this Subdivision Code and all other applicable ordinances, regulations, codes and rules.

E. In the event any requirement of this Subdivision Code conflicts with any other requirement, ordinance, regulation, restriction or limitation, the more restrictive requirement shall apply.

F. All subdivisions are required to be platted.

G. Growth Management. Fairfield Town has a Growth Management Policy. see Title 9.5.00.

H. Enactment. The Fairfield Town Council (hereinafter “Council”) adopts this Code pursuant to all authorities and provisions of Utah and Federal statutory laws, and common law as applicable. This Code constitutes a part of the Fairfield Town’s Land Use Code.

I. Applicability and Authority. Upon its adoption by the Fairfield Town Council this Code shall govern and apply to the subdivision and platting of all lands lying within the municipal boundaries of Fairfield Town, Utah (hereinafter “the Town”).

Section 10.15.20. Subdivision.

For the purpose of this Chapter, “Subdivision” shall have the meaning as set forth in Utah Code Ann. §10-5a-103(68), or its successor section.

Section 10.15.30. Exemptions from Plat Requirements.

A. A lot or parcel resulting from a division of agricultural land is exempt from the plat requirements if the lot or parcel:

1. Is located in an agricultural zone ~~Qualifies as land in agricultural use;~~
2. Meets the minimum size requirement of applicable land use ordinances; and
3. Is not used and will not be used for any non agricultural purpose.

B. The boundaries of each lot or parcel exempted under subsection (A) shall be graphically illustrated on a record of survey map that, after receiving the same approvals as are required for a plat, shall be recorded with the county recorder.

C. If a lot or parcel exempted under subsection (A)(1) is used for a non agricultural purpose, the Town Council shall require the lot or parcel to comply with the requirements of the subdivision code.

D. Documents recorded in the county recorder's office that divide property by a “metes and bounds” description do not create an approved subdivision allowed by this part unless the Town’s land use authority's certificate of written approval required by subsection (A) is attached to the document. The absence of the certificate or written approval required by subsection (A) does not affect the validity of a recorded document.

E. A document which does not meet the requirements of subsection (A) may be corrected by the recording of an affidavit to which the required certificate or written approval is attached in accordance with section 57-3-106, Utah Code annotated, 1953 as amended.

Section 10.15.40. Private Property Disputes.

Jurisdiction of Private Property Disputes. Fairfield Town does not have jurisdiction to resolve private property issues. Fairfield Town does not negotiate agreements between non-town utility providers or developers.

Section 10.15.50. Fees and Charges.

A. Fees and Charges shall be set by Resolution to the Fairfield Town Fee schedule. The Council, by resolution, shall establish all necessary fees and charges payable for subdivision application processing, application reviews, inspection services, and any

additional services provided by the Town or required of this chapter. Such fees and charges may be amended from time to time, as considered necessary by the Council.
see Fairfield Fee Schedule.

- B. No application or plat shall be put on any agenda until all required fees are paid in full.

Section 10.15.60. Prohibited Acts.

- A. Recording any unapproved subdivision is prohibited.
- B. No single parcel can be divided into two or more smaller parcels without complying with this chapter. Any violation of these requirements constitutes a criminal offense punishable as a misdemeanor.
- C. Any parcel created as the result of an improper division or subdivision of property will be prohibited from any further development, sale, exchange or offer to sell or exchange.
- D. An owner of any land located in a subdivision who transfers or sells any land in that subdivision before a final plat of the subdivision has been approved and recorded in the Office of the Utah County Recorder, as required and provided by this Ordinance/Code, is guilty of a violation of this Ordinance/Code, for each lot or parcel transferred or sold.

Section 10.15.70. Enforcement.

- A. Enforcement by the Town and Owners of Real Estate. The Town may take all actions allowed under the law to ensure compliance and enforcement of this chapter. Failure of the Town to enforce any provision or seek remedies to any violation of this code shall not legalize any such violation.
- B. The Town, in addition to other remedies provided by law, may institute:
 - 1. Injunctions, Mandamus, Abatement, or any other appropriate actions; or
 - 2. Proceedings to prevent, enjoin, abate, or remove the unlawful building, use, or act.
- C. As provided by the Utah State Code, the Town need only establish a violation of this Code to obtain an injunction.
- D. The Town may bring an action against a property owner to require that the property conform and comply with the provisions of this chapter.
- E. An action brought by the Town against a property owner, and authorized by this chapter, may include an injunction, abatement, merger of title, or any other appropriate action or proceeding to prevent, enjoin, or abate the violation of this chapter.

Section 10.15.80. Issuing of Licenses and Permits.

From the effective date of this Ordinance/Code, no license or permit, including the

issuance of any building permit for the construction, alteration, or modification of any building or structure, shall be issued by the Town unless such permit or license complies with the requirements and provisions of this Code/Ordinance, including a determination that the lot or parcel, proposed for the license or permit, is a legal lot created pursuant to the provisions of this Ordinance/Code, or prior enactments, or is a legal lot of record. Any approval issued in conflict with the provisions and requirements of this Code shall be void. An exception may be made for non conforming lots of records.

Section 10.15.90. Withholding Permits.

The Town may enforce this Ordinance/Code by withholding building permits **or other related land use approvals.**

Section 10.15.100. Town Approval for Building.

The approval of a subdivision does not constitute a building permit. It is unlawful to erect, construct, reconstruct, alter, or change the use of any building or other structure within the Town without an approved building permit, unless such building is exempt, as provided by the building codes of the Town.

Section 10.15.120. Types of Subdivisions.

A. The following are types of subdivisions that are considered by this chapter:

1. Undeveloped Subdivision;
2. Mortgage/Farm Preservation Subdivision; and
3. Developed Subdivision.

Section 10.15.130. Flag Lots.

Flags lots are not allowed in Fairfield Town.

Section 10.15.140. Subdivision Process.

Minimum Submittal Requirements. The submittal requirements are not inclusive. Additional requirements can be found under each type of development.

A. Subdivision Application Procedures.

Preliminary Plat - Planning Commission

Final Plat - Town Clerk

Section 10.15.150. Pre-Application Meeting.

Fairfield Town recommends any person wishing to subdivide in the Town of Fairfield to schedule a **pre-application** meeting with the **Town** prior to **submitting an application**.

A. Purpose. The purpose of the **pre-application** meeting is to provide a conceptual layout of proposed lots, including minimum development requirements in the proposed zoning district, including lot frontage, lot width and yard requirements. This meeting will confirm that the proposal meets the existing master plan for the zone in which the proposed subdivision lies and will allow for discussion of the proposed plan of development.

1. Applicants shall submit a concept drawing.
2. A subdivision feasibility study must be completed by the Utah County health department. Some businesses or homes may not be allowed because of septic system requirements for the area.
3. Applicants must show identified water shares available for development.

Section 10.15.160. Preliminary Subdivision Plat Requirements.

A. Purpose. 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:

1. Submit application to the Town at <https://fairfieldtown-ut.gov>
2. Upload preliminary plan along with any other documents at least fourteen (14) days prior to the Planning Commission regular meeting. (PDF ONLY);
3. All documents will be forwarded to the DRC Committee for review.
4. Once the DRC committee has reviewed and approved the preliminary plat it will be forwarded to the Planning Commission at a minimum of 14 days prior to the next monthly meeting.
3. All Preliminary Plat application fees must be paid in full prior to application being approved by the planning commission.
4. The building department will notify all departments seven (7) days prior to the regular Planning Commission meeting;
5. If needed, a separate meeting with all department heads may be required;
6. After review by the Planning Commission and Fairfield Town DRC the Planning Commission will approve or deny application;

7. Time Limitation for final plat approval. Approval of the preliminary plat by the **Planning Commission** shall be valid for a maximum period of twelve (12) months; and

8. For all proposed subdivisions, the approval of a Preliminary Subdivision Application shall not constitute final approval of the subdivision by the Town.

B. General Submittal Requirement Package For Preliminary Plat. The general submittal requirement package shall contain a submittal of the development application in a form which complies with the following:

1. The preliminary development plan application 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;

2. A copy of the Record of Survey for the original parcel filed with the Utah County Surveyor's office;

3. Tax clearance for land must be proven;

4. 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 following:

a. Project name and address; North point, scale, date and type of subdivision;

b. A copy of the coordinate sheet which shall show the following:

i. The courses and distance of the proposed development/subdivision boundary and the error of closure; and

ii. The area of the lot in square feet and acres, and the error of closure for each lot with the plat;

c. 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;

d. Names, addresses, and telephone numbers of developer, engineer, and current owners;

e. Numbers of all lots;

f. Nearest section corner tie, township(s) and range(s);

g. Acreage, property dimensions, project perimeter, legal description;

h. All proposed phases of the development, numbered and defined, with approximate timetable for development;

i. Existing infrastructure including all fire hydrants, sewer, water and all other

utilities, including but not limited to electricity, natural gas, telephone, telecommunication;

j. Proposed layout of all public roads, their proposed addresses, and grades shall abide by the Fairfield Town Road Ordinance and Master Transportation Plan and [meet the APWA standards. Geological testing.](#)

k. Location and elevation drawings of existing and proposed buildings, signs, dumpster(s) propane tank(s) and utility enclosures, fences, [postal community collection box](#) and other structures;

l. Grading plans, including all proposed changes in grade;

m. 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; [and](#)

[n.](#) Existing fences in relation to actual property lines.

[O.](#) Must show ownership of adequate water shares to be transferred into the Fairfield culinary water system.

[P.](#) The planning commission will make recommendations of arsenic testing sites on a preliminary plat.

Section 10.15.170. Final Plat.

A. Purpose. The purpose of the final plat is to review the proposed subdivision for proper engineering and subdivision design, to ensure real estate interests are properly represented, to provide for dedication of lands required for public use and for the construction of public improvements, and for conformance with the preliminary plat.

B. Final Plat Procedure:

1. Submit Application to Fairfield town. <https://fairfieldtown-ut.gov/>
2. Upload final plat along with [all other required](#) documentation;
- 3.. The building department will notify all [Town](#) departments [of receipt of the application](#);
4. [All final development applications and documents will be forwarded to the DRC committee.](#)
5. If needed, a separate meeting with the DRC committee may be required;
6. After [internal](#) review by the Fairfield Town [staff and the DRC committee](#), [the final plat will be presented to the Town Clerk for approval](#); and
7. All fees must be paid before approval of the final plat [but not until all reviews are completed.](#)

C. Submittal Requirements for Final Plat. Final **construction drawings** are reviewed by the **Town staff and consultants** in conjunction with the review of the final plat associated with the subdivision. All final **plat applications and construction drawings**, filed with the town, are required to provide the following application information:

1. A final plat application, provided by the Town, completed and signed by the owners as identified on the property assessment rolls of Utah County, or authorized agent of the owner(s), of the land to be developed. The final **plat** application shall be accompanied by the final **plat** application fee, as established by a resolution of the Council;

2. Endorsement on the final plat by every person having a security interest in the subdivision property subordinating their liens to all **dedications**, covenants, servitudes and easements imposed on the property;

3. The location of all monuments erected, corners and other points established in the field. The material of which the monuments, corners or other points are made shall be noted. Bearings shall be shown to the nearest second, lengths to the nearest hundredth of a foot and areas to the nearest hundredth of an acre;

4. The owner's certificate of dedication, including the dedication of any public ways or spaces. This certificate shall be signed, dated and notarized. The owner's certificate shall include a reference to any covenants that may be declared and blanks where the county recorder may enter the book and page number of their recording;

5. A legal description of the subdivision boundaries;

6. Title insurance on all dedications;

7. If the final plat is filed with the Town more than ninety (90) days from the date the preliminary application is approved by the Town Council, a title report, no older than thirty (30) days, shall be provided as part of the final **plat** application;

8. Signature blocks prepared for the dated signatures of the Mayor, Town Recorder, Planning Commission Chair and Town Engineer/Surveyor and Town attorney;

9. Final design and construction drawings for all proposed or required public improvements, including the profiles and cross sections of all existing and proposed streets;

10. Any additional information which is required by the type of subdivision shall be included;

11. **Must provide adequate water shares for approved phase or development.**

12. Any other information required by the Planning Commission, Town Engineer, Building Department **or** Fire Department;

13.. An original copy of any proposed deed restrictions in final form and signed by all of the owners of any interest in the subdivision who signs the final subdivision map. This copy shall be acknowledged by a Notary Public and shall be recorded in the office of the County Recorder along with the final plat.;

14. Final Plat. After approval, a final plat shall be prepared by a licensed land surveyor, conforming to current surveying practices and in a form acceptable to the Utah County Recorder for recordation and shall include the following:

- a. The final plat shall be prepared in permanent ink;
- b. All streets shall be numbered using the Town address grid;
- c. All required certificates shall appear on a single sheet (along with the index and vicinity map);
- d. The final plat shall be drawn on reproducible Mylar;
- e. A minimum of one (1), twenty-four inch by thirty-six (24 x 36) inch size Mylar, two (2) eleven by seventeen (11 x 17) inch size paper copies, and a digital copy in a PDF format shall be presented to the Town, as a requirement of the final plat application;
- f. The final plat shall contain the same information as required by Title 10.15.150. and shall include any revisions or additions, as required by the Planning Commission as part of the preliminary plat approval;
- g. Title Block Required. A title block is required. It shall be placed in the lower right hand corner of the Plat showing:
 - i. Proposed name or designation of the subdivision that is distinct from any other plat already recorded in the Office of the Utah County Recorder;
 - ii. Name and address of the owner of record and the name, address and license number of the licensed surveyor or engineer responsible for preparing the Preliminary Plat; and
 - iii. Date of preparation of the Preliminary Plat, and all revision dates, as applicable.
- h. Signature Block Required showing:
 - i. Surveyor's certificate;
 - ii. Owner's property dedication;
 - iii. Acknowledgments by owner to include corporate, partnership, limited liability company or trust acknowledgment, as applicable;
 - iv. Agreements, as applicable;
 - v. County recorder's number;
 - vi. Mayor's approval and acceptance;
 - vii. Planning chairperson's approval and acceptance;
 - viii. Town recorder;
 - ix. Town engineer/surveyor; and
 - x. Town attorney.

D. Clear Title. All dedications to Fairfield must be clear of all liens and encumbrances.

E. Approval Authority. The Town Council is identified and authorized as the approval authority for the final plat application ensuring compliance with all applicable requirements of this Chapter. The Mayor may approve the Final Plat or deny the final plat, accompanied by findings of Title 10.15.230.

F. Legal Review. The Town attorney will review all legally binding documents including but not limited to deed restrictions, developer agreements, and/or any other binding documents.

G. Methods Approved To Ensure All Improvements Are Made. To ensure that all improvements to the subdivision are made, the Town shall ask for one of the following:

1. Escrow Deposit Account;
2. Cash Deposit; or
3. Guaranteed Letter of Credit. Should a bond be added here?

H.

Section 10.15.180. Roads and Transportation Patterns and Connectivity Standards.

A. Purpose. This section is intended to ensure that the local road system is well designed with regard to safety, efficiency, and convenience for pedestrians, bicycles, automobiles, and other transportation modes.

B. General Standards. The road and transportation system of any proposed development shall be designed to serve all modes of transportation that will use the system (including, but not limited to cars, trucks, buses, bicycles, pedestrians, and emergency vehicles). The system shall provide more than one direct connection to and between local destinations such as parks, schools, and shopping. Roads must provide connections within the subdivision and to adjoining properties to blend developments together and to disperse traffic.

C. Distribution of Local Traffic Network. All subdivision plats shall include a local road system that will allow access to and from the proposed subdivision, as well as access to all existing and future adjacent development, preferably from at least two roads.

D. Utilization and Provision of Local Road Connections to and from Adjacent Developments and Vacant Parcels. All plats shall incorporate and continue all roads stubbed to the boundary of the property by previously approved plats or existing development or as determined by the Town. All plats shall provide for future public road connections to adjacent vacant parcels.

E. Roads, Access and Transportation. All subdivision designs shall conform to the following requirements:

1. The subdivision design **should** conform to the Fairfield Road MasterPlan;
2. All lots in a subdivision shall have frontage on a public road;
3. All lots or tracts shall have access to a public road; and
4. All public rights-of-way and streets shall align and unite with all existing roads or right of ways.

F. The circulation pattern for the subdivision shall be designed to take advantage of the topography of the site, shall function in a logical manner, and shall be designed to accommodate the circulation demands of the proposed development based on the proposed land uses and external demands to be placed on the land. The circulation system should also take into account, when appropriate, various modes of transportation (e.g. pedestrian, bicycles, buses, etc.) Access must be adequate for service and emergency vehicles as determined by the Fire Marshal.

G. Private Streets and Roadways. see Title 6.3.150. (H).

H. Pedestrian, bicycle, and equestrian trail rights-of-way, and open space access rights of-way, or appropriate easements, shall be dedicated when they are required. Additional rights-of-way or easements may be required when the Town determines the paths are necessary for access to parks, schools, shopping areas, or other public facilities **and Are proportional to the impact of the subdivision.**

I. Access. Access between the subdivision and Utah State Highways shall conform to the Utah State Highway Access Code.

J. Cul-De-Sacs. see Title 6.3.160. (E).

K. Partial Roads. Partial roads, under certain conditions, may be approved by the Town.

L. Road Standards. All roads must conform to Fairfield Roads Standards. see Title 6.3.160.

M. Non Paved Roads. Non paved roads shall require the fire marshal's approval and signature.

Section 10.15.190. Recordation Of Plats.

A. Plat Signing. The Mayor, Town Recorder, Planning Commission Chairperson, Town Engineer/Surveyor and Town Attorney shall sign the reproducible mylar original of the final subdivision plat.

B. Filing and Recordation. It shall be the responsibility of the Town of Fairfield to file the final plat with the county recorder's office. Simultaneously, with the filing of the final plat,

the Mayor or designee shall record **any required** agreements, **any** declarations of covenants, conditions and restrictions, articles of incorporation for any homeowners' association and the evidence of dedication, together with such legal documents as shall be required by the Town's attorney to be recorded.

C. Recordation Fees. The payment of all fees associated with recording will be the responsibility of the applicant.

D. Vacation or Change of Plats. A petition to vacate, alter or amend an entire plat, a portion of a plat, or a street or lot contained in a plat, must re-submit the plat and follow the Fairfield subdivision process as described in this chapter.

Section 10.15.200. Undeveloped Subdivisions.

Undeveloped/Unimproved Subdivisions must follow the Fairfield subdivision process as described in this chapter.

A. Each of the lots within the subdivision must be located entirely within the same zone.

B. **The Town** may consider roads as part of the lot size in zones greater than one (1) acre based on recommendations by the Planning Commission **when:**

1. **The subdivision is for agricultural purposes; and**
2. **The subdividers sign an agreement with the Town agreeing that upon further subdivision of the property for residential lots, the dedicated roads will not be included in lot sizes.**

3. Lots may be divided or plated for a trust???????

C. Water Requirements:

1. Comply with Fairfield Water Code. Private water systems and the use of private wells to provide municipal water services are not allowed except at the discretion of the Town Council. see Fairfield Water Code, see Title 6; and

2. Subdivisions within an AR-1 zone will need to bring the Fairfield water line within nine hundred fifty feet (950) of the furthest lot.

D. Building lots in the approved subdivision may be sold after the final plat has been recorded. The lots, however, shall have recorded restrictions placed upon them stating that building permits will not be issued for any lot until improvements, as specified in Title 9.1.30. are complete.

E. All lots must meet the frontage requirement for the zone they are located in.

F. All roads and road dedications must meet the road standards required for the zone or traffic volume.

G. If the undeveloped/unimproved lot is to be developed, each lot must meet current zoning standards. Development must meet the requirements of all Fairfield Code/

Ordinances regarding lighting, landscaping, signs, water, roads, environmental regulations and any other code that is applicable to the development before any building permit is granted.

H.. Must comply with Fairfield Town Growth Management Ordinance. see Title 9.5.00.

Section 10.15.210. Developed Subdivisions.

Page 13 of 17

A. Developed/improved lot developments must follow the Fairfield subdivision process as described in this chapter.

B. All roads and road dedications must meet the road standards required for the zone or traffic volume.

C. Water Requirements:

1. Comply with Fairfield Water Code; Title 6 Chapter 1.

D. All of the lots shall meet the frontage requirement for the zone they are located in. E.

Must comply with Fairfield Town Growth Management Ordinance. see Title 9.5.00.

F. The Town Council may require some method to ensure that the developer will provide all the required improvements after the plat has been approved. Following are three (3) methods of ensuring that the required improvements are completed:

1. Developer providing a letter of credit, acceptable in form to the Town, providing immediately available funds in the amount of one hundred percent (100%) of the estimated cost of the public improvements to be installed plus an additional ten percent (10%) of the amount of the bond to cover administrative costs incurred by the Town;

2. Deposit of a cash escrow with the Town, in the amount referenced in subsection 1, above, to secure the installation of the public improvements; or

3. Depositing funds in an escrow account to ensure completion.

H. Utah County septic approval.

I. Soil Testing Report - See Title 5.

J. Additional requirements to plat. Plat requirements for a Fairfield Town building permit include but are not limited to:

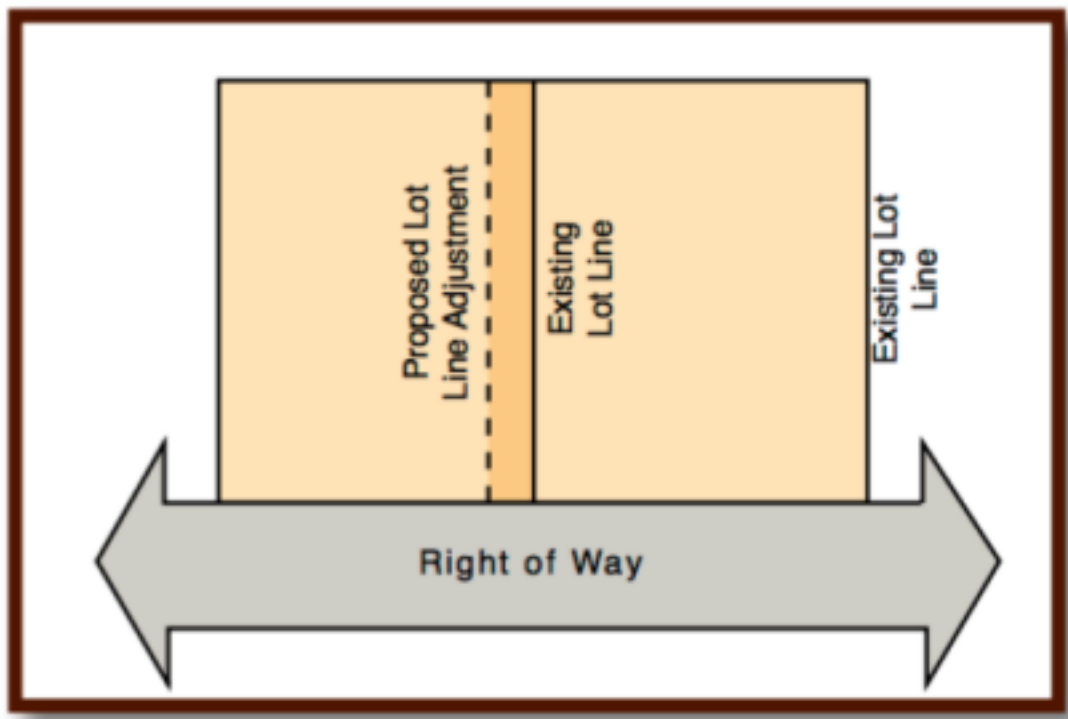
1. Existing and proposed infrastructure including fire hydrants, water lines, utilities; and

2. Any other information the **Town** may require.

Section 10.15.220. Lot Line Adjustment.

A. Purpose. The purpose of a lot line adjustment plat is to provide for an administrative procedure by which one or more lots or tract lines may be moved or removed. It is not intended for adjusting large numbers of lot lines. The Planning Commission shall have the discretion to determine whether a lot line adjustment is the proper process, subject to the criteria and standards of this chapter.

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B. Conditions Required for Lot Line Adjustment. In order to complete the lot line adjustment process, all of the following conditions must be met and meet all applicable requirements outlined in Utah State Code 10-9a-523.:

1. All real property involved must be a part of an existing, recorded survey;
2. No additional block, lot, or tract may be created by the adjustment;
3. The areas and/or frontages of the blocks, lots, or tracts involved in the lot line adjustment shall not be reduced to less than the minimum required by the Fairfield Town

Zoning Code;

4. The lot line adjustment must not conflict with any other ordinances, regulations, codes, rules or laws;

5. The lot line adjustment plat must be prepared and signed by a Professional Land Surveyor licensed to practice in the State of Utah; and

6. The Fairfield Planning Commission has the authority to approve or deny a lot line adjustment in a subdivision as allowed in Utah State Code 10-9a-523.

Section 10.15.230. When an Applicant is Entitled to Approval of an Application.

A. Exceptions. The Town may not impose unexpressed requirements:

1. The Town is required to comply with the requirements of this chapter. An applicant is entitled to the approval of an application, required by this chapter, if such application conforms to the requirements of this chapter and the Town's other land use ordinances, codes, land use maps, and zoning codes as applicable, and in effect at the time when the Town of Fairfield determines the application to be complete and all fees have been paid, unless:

a. The Land Use Authority, on the record, finds that a compelling, countervailing public interest would be jeopardized by approving the application; or

b. The Town has formally initiated proceedings to amend its Land Use Code in a manner that would prohibit approval of the application as submitted and in the manner provided by local code and before the application is submitted; and

c. The Town shall process an application without regard to proceedings initiated to amend the Town's Land Use Code if:

i. One hundred and eighty (180) calendar days have passed since the proceedings were initiated; and

ii. The proceedings have not resulted in an enactment that prohibits approval of the application as submitted.

2. The Final Plat, as required, conforms fully to the requirements of this Ordinance, and the Town's other Land Use Code, including the Zoning Code, and has been approved by the **Town Clerk**.

3. The Town shall be bound by the terms and standards of this chapter, and other land use codes and ordinances, as applicable, and shall comply with all mandatory requirements and provisions of such code or ordinance.

10.15.240. Town Imposed Requirements and Exactions on Application Approval.

A. Requirements. The Town shall not impose any requirement(s) or exaction(s) on any approval required by this chapter unless:

1. An essential link exists between a legitimate governmental interest and each requirement or exaction; and
2. Each requirement or exaction is roughly proportional, both in nature and in extent, to the impact of the proposed subdivision.

Section 10.15.250. Appeal to Town Council.

A. Notice Of Appeal. The applicant for a subdivision approval may appeal the disapproval of any preliminary or final subdivision plat by the Town by filing a notice of appeal with the Town Clerk no later than ten (10) days after the date when the application was disapproved. The notice of appeal shall set forth in clear and concise fashion the basis for the appeal.

B. Hearing. The appeal shall be Referred to an independent hearing officer. The Hearing Officer may affirm, reverse or modify the decision of the Town.

C. On appeal. The applicant shall be allowed to make a presentation to the Hearing Officer under such terms, conditions and procedures as established by the Hearing Officer. The Hearing Officer shall render a decision affirming, affirming with conditions, or reversing the decision. If the Hearing Officer reverses the decision, the applicant may proceed to submit a preliminary or final plat as appropriate under the conditions for approval set by the Hearing Officer.

Section 10.15.260. Severability.

This code and the various parts, sections, and clauses are hereby declared to be severable, except the provisions relating to large scale developments; otherwise, if any part, section, paragraph, sentence, clause, or phrase is adjudged unconstitutional or invalid, it is hereby declared that the remainder of the code shall not be affected thereby; the Town Council hereby declares that it would have passed this code and each part, section, paragraph, sentence, clause, and phrase thereof, irrespective of the fact that any one or more portions thereof be declared invalid.

Working Draft 24-10-01 SS

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Ordinance # 2024-0000 An Ordinance of the Fairfield Town Council of the Town of Fairfield, Utah, Amending Chapter 10.11 (Permitting Accessory Dwelling Units in Certain Zones) and Title 12 (Adding and Amending Certain Definitions), and Enacting Section 10.7.255 (Accessory Dwelling Units Regulations).

Document Control Changes: Draft Changes made September 9, 2024.

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

WHEREAS, the subject text amendment enacts provisions related to the regulation of accessory dwelling units; and

WHEREAS, the Town Council has held a public hearing and reviewed the subject text amendment; and

WHEREAS, the Town Council finds that the subject text amendment will enhance public health, safety, and welfare.

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

SECTION 1. Text Amendment. Fairfield Town Code Section 10.11, 12, and 10.7.255, as shown in **Exhibit A**, is hereby amended.

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 publication or posting as required by law.

Passed and Adopted this _____day of_____,20____.

FAIRFIELD TOWN

Hollie McKinney

RL Panek yes_____no_____

Tyler Thomas yes_____no_____

Michael Weber yes_____no_____

Richard Cameron yes_____no_____

ATTEST: _____

Stephanie Shelley, Town Recorder/Clerk

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

EXHIBIT A

TITLE 10.11. Zoning

ADUs shall be permitted in the following zones: AR-1, AR-5, AR-10, and AR-40.

TITLE 12. Definitions

Amend the following definition:

Accessory Dwelling Unit (ADU). Means ~~a habitable living unit that may be added to, created within, or detached from a primary single-family dwelling and contained on one lot~~ a D-ADU and an I-ADU.

Add the following definitions:

Accessory Dwelling Unit, Detached (D-ADU). Means a separate structure from the primary dwelling that is located on the same lot or parcel. D-ADUs shall include a kitchen and a bathroom.

Accessory Dwelling Unit, Internal (I-ADU). Means a dwelling unit located within the footprint of a primary dwelling. I-ADUs are sometimes called mother-in-law apartments.

Owner Occupancy. Means a property owner, as reflected in title records, makes their legal residence at the property. Evidence of owner occupancy may include voter registration, vehicle registration, driver's license, county assessor records, or other similar means.

Section 10.7.255. Accessory Dwelling Units

A. Purpose and Intent. This chapter provides a process to allow affordable housing within the town through accessory dwelling units within single-family detached dwellings or in separate detached structures. The standards in this chapter include reasonable limitations to minimize impact on neighboring properties. The purpose of this chapter is to provide regulations for Accessory Dwelling Units that are incidental and accessory to a single-family dwelling, where permitted in the zone. Accessory Dwelling Units are intended to assist in providing housing types that meet the needs of populations of various income levels, ages, and stages of life. In accordance

with the goals of the general plan and state law, providing tools and methods for creating moderate-income housing is necessary in Fairfield Town.

B. Authority. The Town Administrator, or its designee, has the authority to implement and enforce provisions of this section.

C. Standards. All ADUs must comply with the following:

1. Code Compliance. Conform to all federal, state, and local laws, including compliance with the International Building Code, International Fire Code, the County Health Department, and other local ordinances.

2. Number of ADUs. Only one ADU may be created per lot, parcel, or property.

3. Owner Occupancy. The property owner must occupy either the primary dwelling or the ADU as their permanent residence. The primary dwelling and ADU may not be rented at the same time. At all times, the ADU must be owned by the property owner.

4. Short Term Rental. ADUs shall not be rented for less than 30 consecutive days.

5. Building Permit. A building permit is required to modify an existing home, building, or any new construction on a parcel or lot. Building permit applications shall include a site plan, floor plan, architectural elevations, and structural calculations. The applicant shall obtain all necessary other permits and pay all applicable fees before construction, remodeling, or any use of an ADU. ADUs shall not be approved on properties with outstanding building code violations or nonconforming uses or structures.

6. Septic. Septic systems must be inspected to ensure suitability for all proposed ADUs. ADUs are prohibited if the primary dwelling is served by a failed septic tank.

7. Soil. The Town has known arsenic within its jurisdictional boundaries. Any disturbance of soil must comply with the soil testing requirements in Fairfield Town Code § 5.3.

8. Utility Meters. Installing separate utility meters for the ADU is prohibited, unless approved by the Planning Commission.

9. ADU Permit. ADUs rented to a non-family member require a permit from the Town.

10. Parking. In addition to the parking required for the primary unit, one (1) additional off-street parking space shall be provided. In no case shall fewer than three (3) total off-street parking spaces be provided. Any additional occupant vehicles shall be parked on site. On-street parking shall be reserved for visitors only.

11. Affidavit. Applicants for all ADUs shall complete an affidavit stating that the owner of the property will live in either the primary dwelling or ADU as their permanent residence. Upon approval of the ADU by the Town Administrator, the affidavit shall be recorded against the property (in the event the property owner decides to sell the home) to alert the future owner of the regulations for the ADU.

12. Inspections. The Town Administrator shall issue an ADU permit if the applicant complies with this section's provisions and the ADU is ready for occupancy.

13. ADU Permit. An ADU permit is required to rent out either the primary dwelling or the ADU.

D. D-ADU Regulations.

1. Height. The maximum height for D-ADUs is limited to twenty-five (25) feet or the height of the primary dwelling, whichever is less.

2. Square Footage. The total floor area for D-ADUs shall not exceed one thousand five hundred (1,500) square feet, or thirty-five (35) percent of the primary dwelling, whichever is less, unless, in the opinion of the Planning Commission, a greater amount of floor area is warranted.

3. Lot Size. D-ADUs are only permitted on lots greater than one (1) acre.

4. Number of Rooms. D-ADUs shall not have more than three (3) bedrooms.

5. Setbacks. D-ADUs must comply with the setbacks for the principal dwelling and shall have adequate facilities for all discharge from the roof and other drainage.

6. Exterior Appearance. D-ADUs shall be designed so that the appearance of the lot, building structure, and landscaping retains the character of a single-family neighborhood.

7. Area Coverage. Construction of a D-ADU shall not exceed the allowable lot or rear yard coverage standard for the underlying zone. In no event shall a D-ADU cover more than thirty (30) percent of a rear yard.

E. Exception. A property owner may build a new home and use their existing home as an ADU if their existing home will comply with the provisions of this section and the new home will comply with the underlying zoning regulations by the time the new home is habitable and eligible to receive a certificate of occupancy.

F. Revocation and Enforcement.

1. Revocation of Permit. If any provision of this section is violated, the City may revoke an ADU permit.

2. The Town may enforce the provisions of this chapter through civil or criminal penalties, including filing a lien against a property owner or any other means allowable by law.

a. A criminal violation under this section shall be a class C misdemeanor.

b. A civil violation under this section shall amount to one hundred (100) dollars each day a violation occurs, each being a new violation.