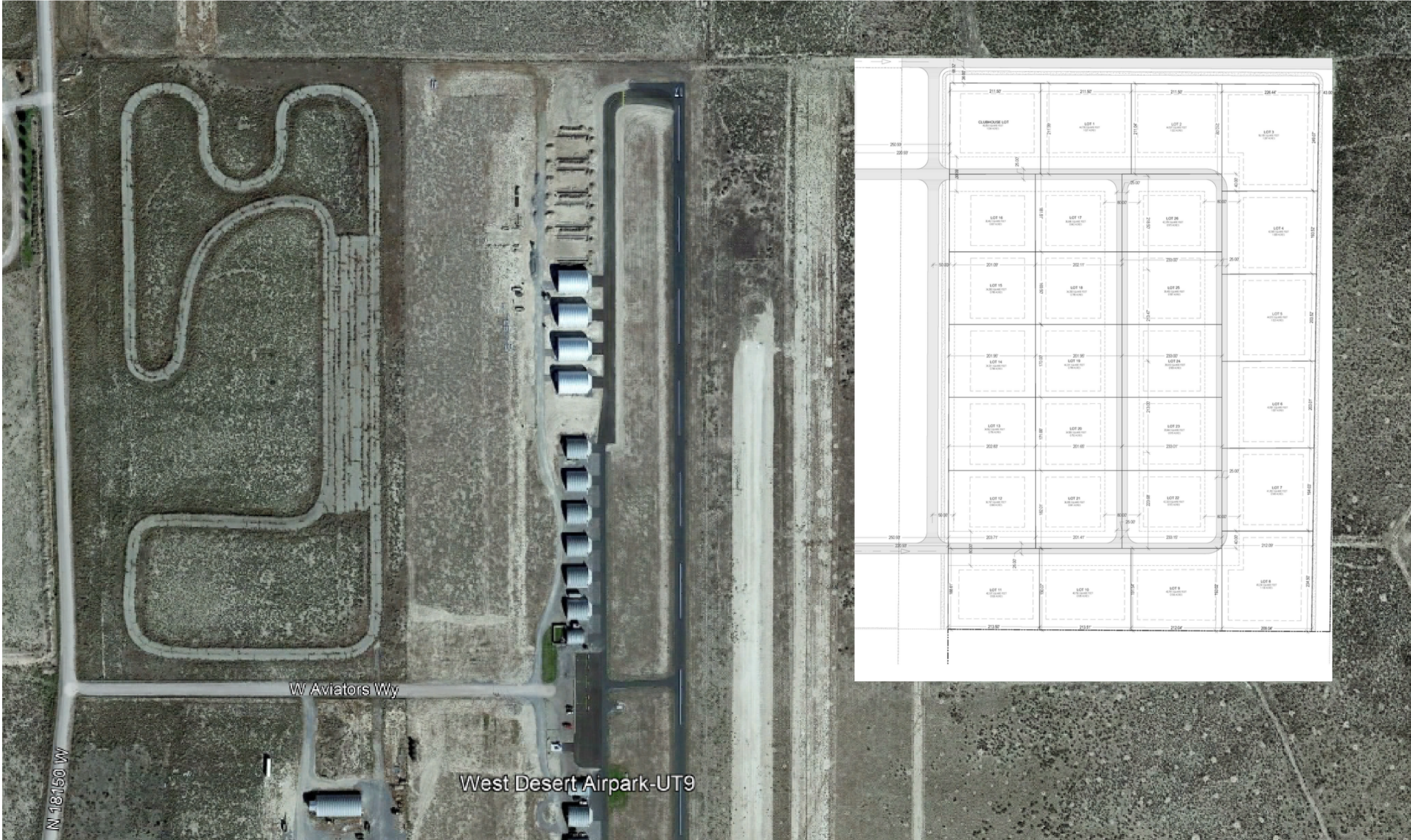




WEST DESERT AIRPARK

epg design
planning + landscape architecture

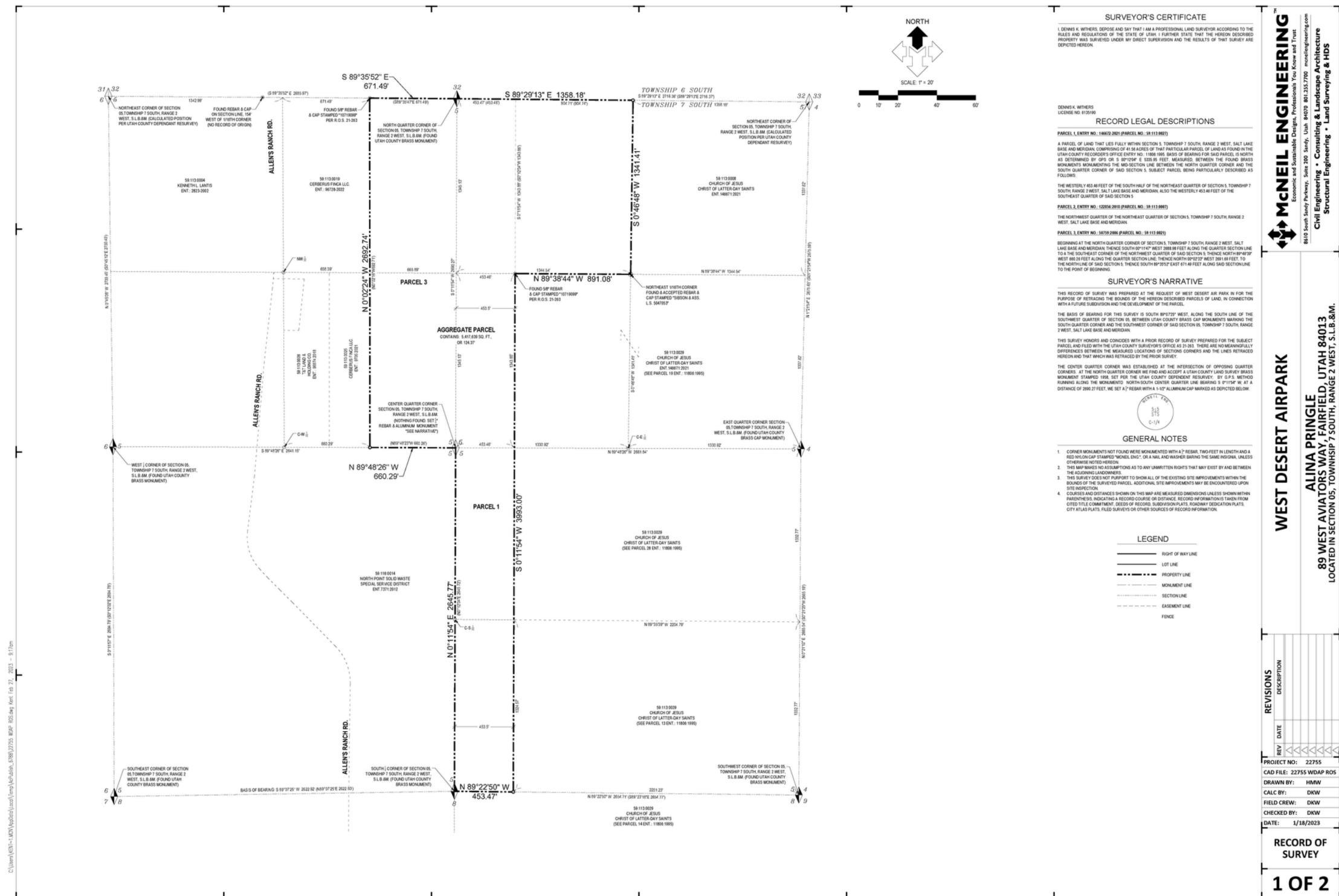
A Terracon
COMPANY



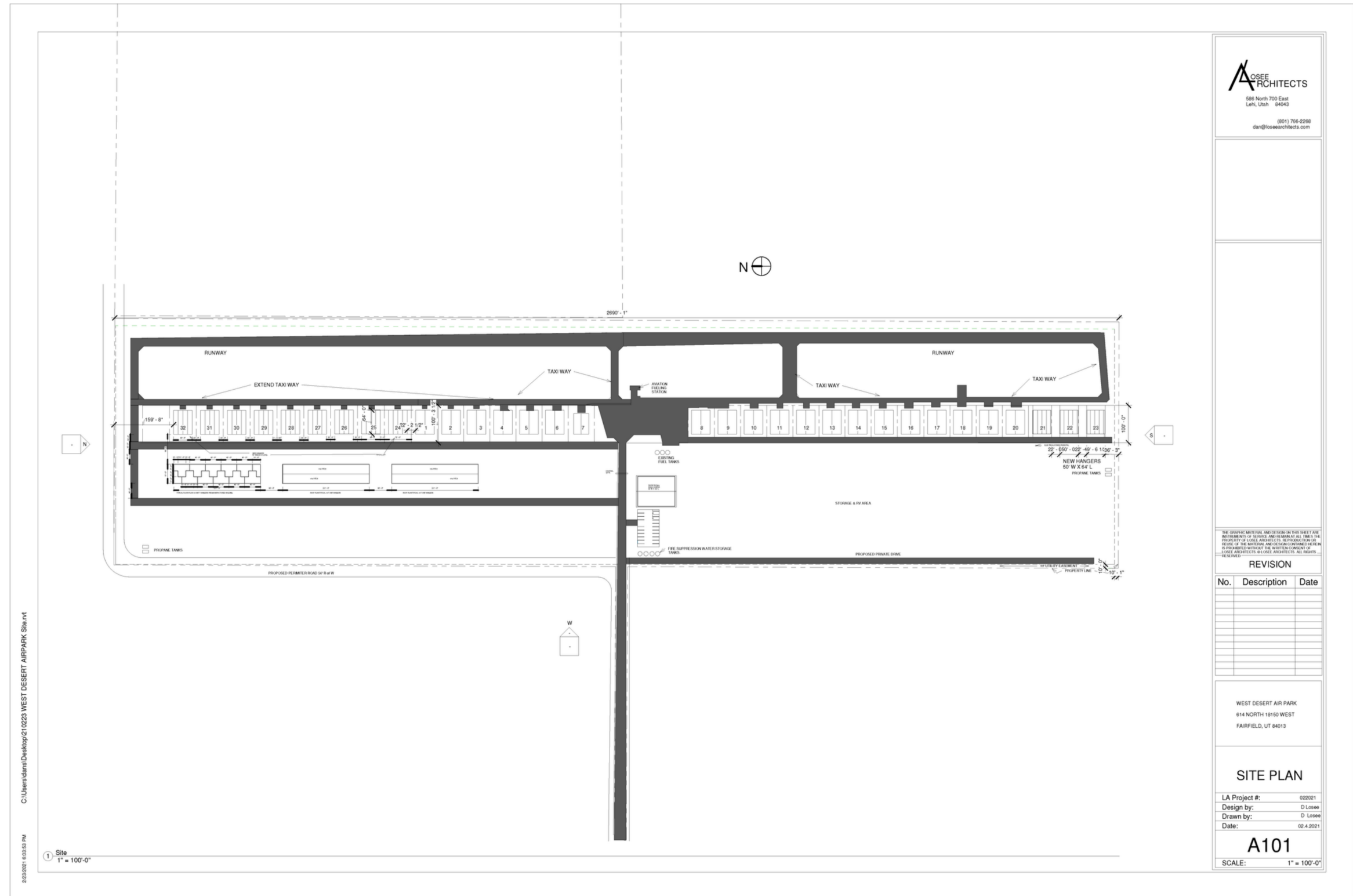
March 2, 2022

0 200 400 600 feet
SCALE: 1" = 200'

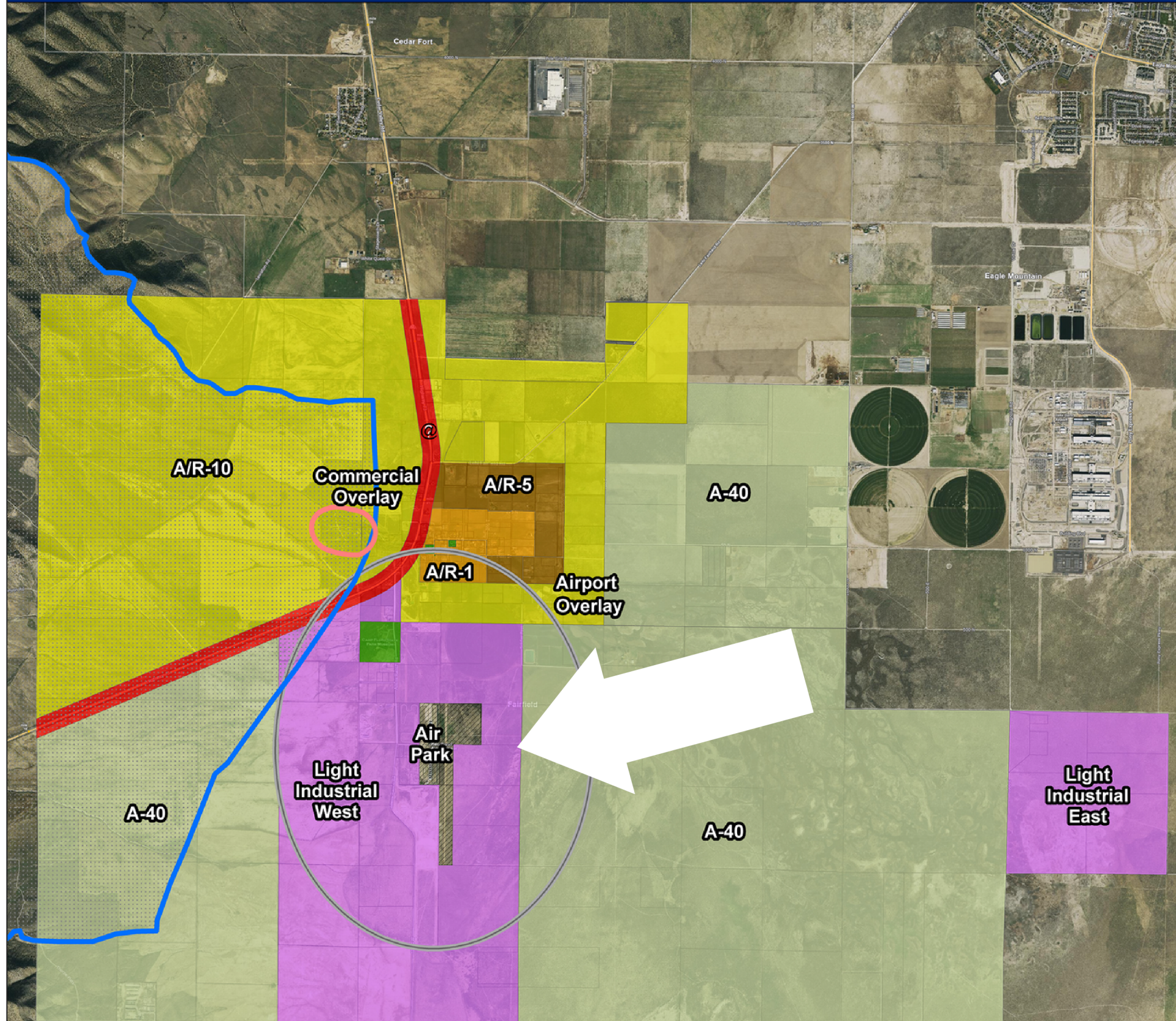
RECORD OF SURVEY



WEST DESERT AIRPARK SITE PLAN



Fairfield Town Zoning Map



West Desert Airpark Residential Subdivision
Concept Plan
April 5, 2023

Zone: Airpark Zone

Area

- Master Plan Development = 120 acres

Open Space

Percentage Required for Open Space: 30% = 36 acres

- Planned open space for active recreation with public access = more than 60 acres

Residential

Percentage of Master Plan Development zoned for Residential Lots: 22% = 26.4 lots

- Planned residential lots in proposed plat: 26 lots

Infrastructure

Water

- Culinary – connect to Fairfield Town Water System
 - Public Infrastructure District?
- Irrigation - ?
- Wastewater – each lot will have own septic system,
- Stormwater – will be engineered for drainage.

Power

- Rocky Mountain Power
 - o RMP is at WDAP – will form contracts with RMP for each lot

Roads

- Public Road Access – Approximately 730 South Allen's Ranch Road (6.3.150)
 - o 56' Road – half road 27.5 or 28?
 - o Easements 10'
 - o Surface width 20' (10' half road)
 - o How far to the East do we need to dedicate
- Secondary Connectivity and Fire Access – Aviators Way Access Across Runway

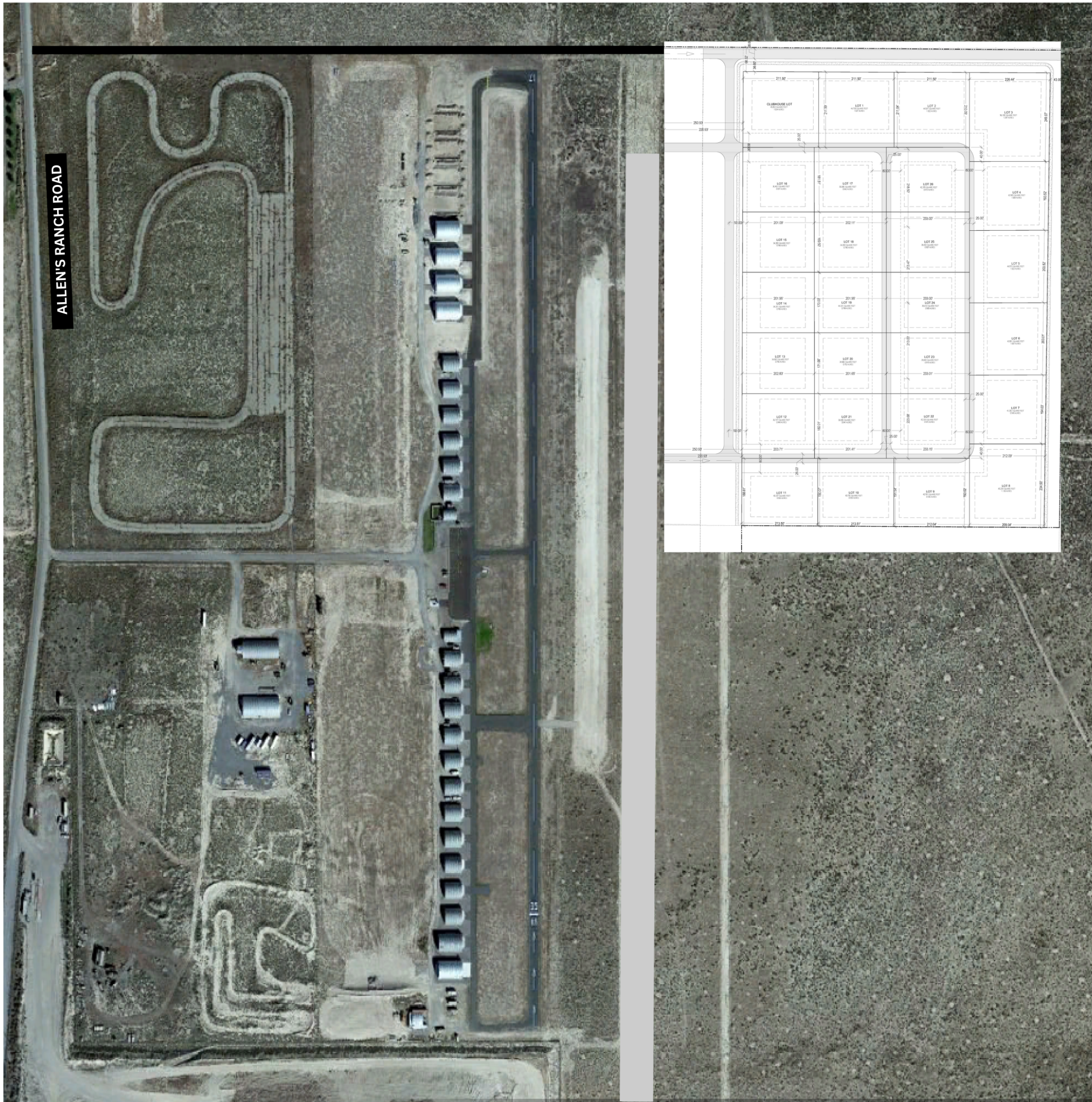
Gas

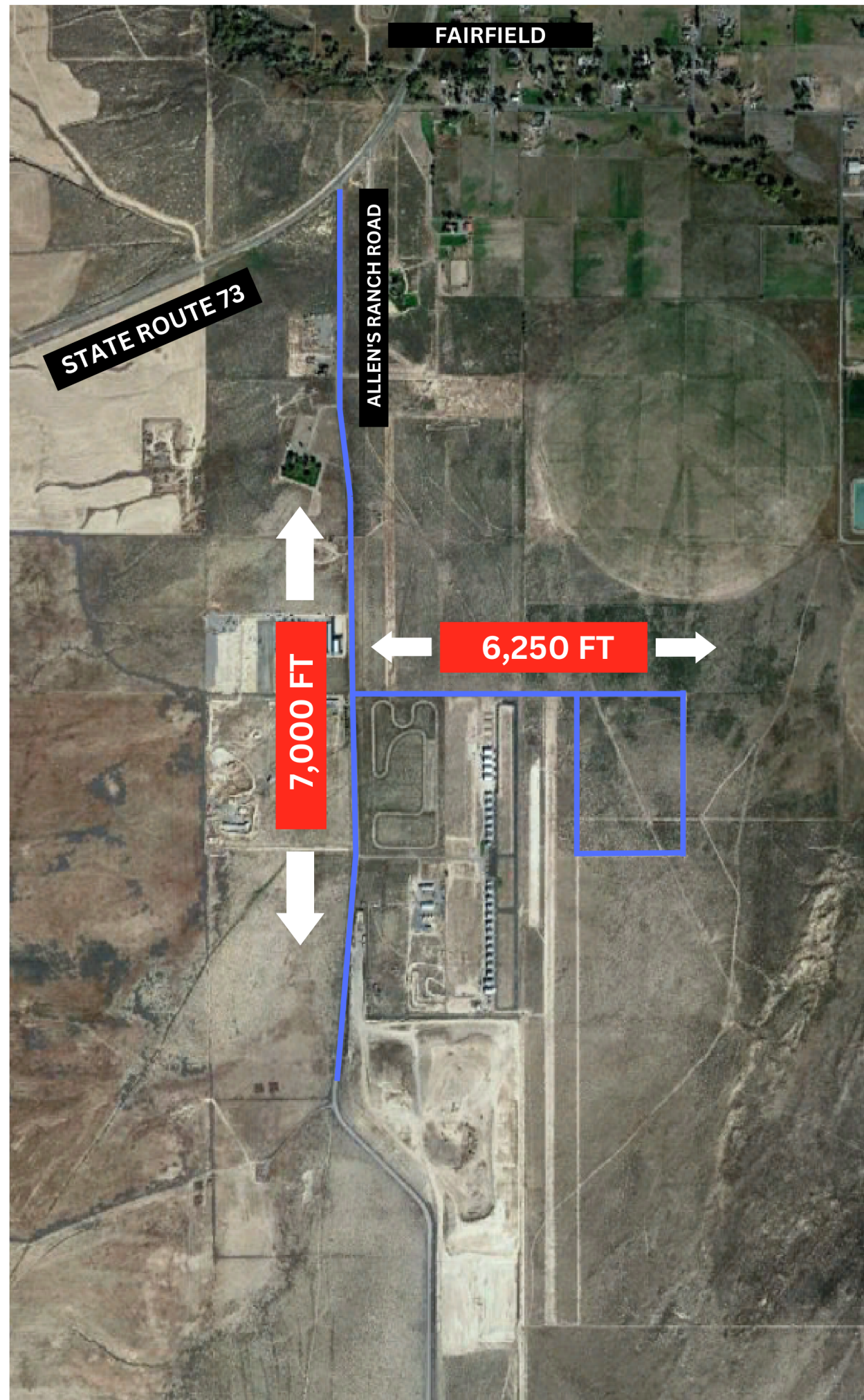
- Each lot will install and maintain its own gas supply

FULL AREA OVERVIEW



LOCAL AREA OVERVIEW



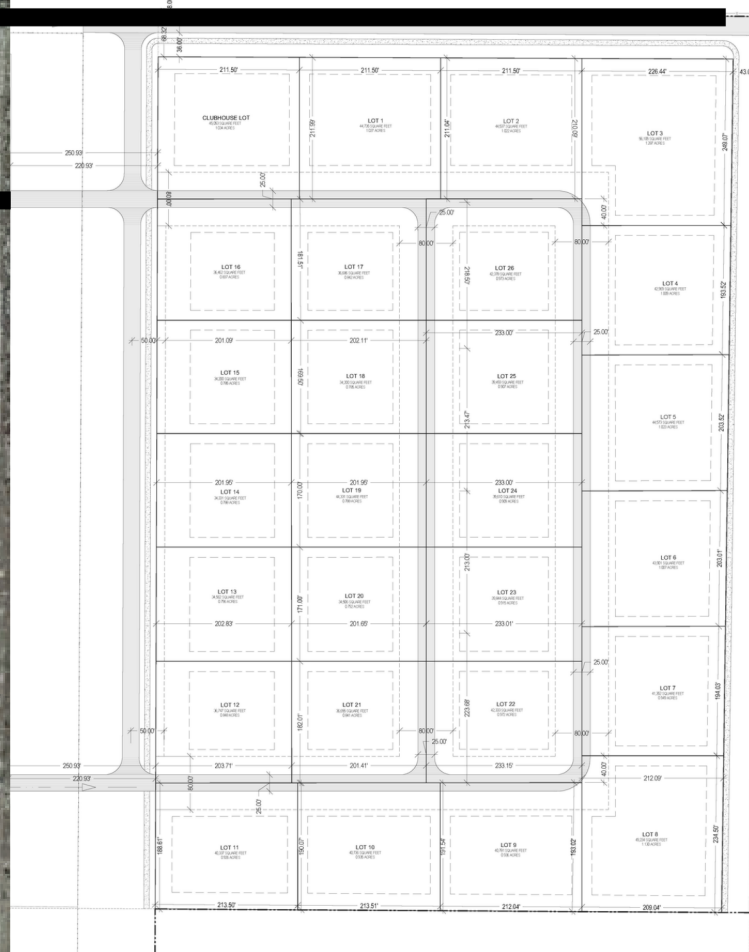


WATER LINE INFO

Using Google Earth measurements we would be extending a water line for approximately 7,000 linear feet down Allen's Ranch Road, and then we would have approximately 6,250 linear feet going from the new line in Allen's Ranch Road to the new proposed lots at the Airpark and looping the line through the site.

MAIN ACCESS

SECONDARY ACCESS



MAIN AND SECONDARY ROAD ACCESS