

Fairfield Town

Established 1855 Incorporated 2004

103 East Center Street

Fairfield Utah

Site Plan and Document Requirements Checklist

Section 9.1.30.

A. Upload the stamped site plan and required documents in PDF format to the town's website.

<https://fairfieldtown-ut.gov/>

The site plan must include the following:

- The Planning Commission will make soil test site Recommendations
- Soil Testing/ Arsenic testing
- Drawing of Arsenic testing
- Dimensions and setbacks of proposed structure;
- Location of a propane tank (if applicable);
- Location of the septic system, including the tank and drain field
- Septic needs to be 100 Ft. away from the well and shown on the drawing
- Location of power lines and meter;
- Location, in feet, of the nearest fire hydrant (if over 700 feet, an estimate may be used);
- Show you own adequate water shares
- Location and distance, measured in feet, from the property line to the nearest Fairfield Town water line. An estimate may be used if the distance is more than twelve hundred (1200) feet. Contact Fairfield Water Department.
- Location of all wells, whether they are in use or not;
- An appropriate descriptive legend, including north arrow, scale, and legal description;
- Name and contact information of the architect or engineer responsible for the preparation of the site plan if applicable
- The existing (or proposed) zoning;
- Dimensions, setbacks, and height of all existing structures located on the property;
- Measured dimensions of all recorded lot lines;
- Location of all existing and proposed drives and parking areas, including types of surfacing, parking layout, and dimensions;
- Show existing and proposed access roads, drives, turnout locations, parking road width, rights-of-way, and dedications. (see Road Ordinance);
- Show all existing easements, vacated easements, and rights-of-way. A ten (10) foot utility easement along all roads must be shown;
- Must meet all required minimum setbacks;

- Locations, sizes, and types of existing trees over six (6) inches in diameter (before and after proposed development);
- All proposed fences, screens, and freestanding architectural walls, including typical cross-sections and the heights above ground;
- Stormwater Engineering (upon request), including existing and proposed grading of the site, the location of existing and proposed utilities, stormwater calculations for a one hundred (100) year storm, the detention area on site that will detain the one hundred (100) year storm; and
- Any other information required by the Planning Commission, Building Officials, Fire Department, or Town Council.

B. Documents Required:

- Warranty Deed of Trust for property;
- Copy of the Record of Survey filed with the Utah County Surveyor's office;
- Boundary line agreement, if applicable;
- Any other documents required by the Planning Commission, Building Heads, Fire Department or Town Council pertinent to the proposed development or building.

C. On-site:

- Stamped copy of Engineered plans on-site at all times until occupancy permit has been issued.
- Portable restroom and wash station