

Fairfield

Utah County, Utah

Master Site Plan Application

Date: _____

Application Summary

Project Name: _____

Project Location/Address: _____

Size of the Subject Property: _____

Parcel Number(s): _____

Total Site Acreage: _____ acres

Existing Zoning: _____

Proposed Zoning (if applicable): _____

Overlay Zone(s) (e.g., Airpark/AOZ): _____

Phased Development? Yes No

Number of Phases (if yes): _____

General Description of Proposal:

Vicinity Map Provided: Sheet (Number) _____

General Information.

Owner Information:

Owner Name: _____

Phone: _____

Mailing Address: _____ City: _____ St: _____ Zip: _____

Email: _____

Provide names and information for all co-owners on a separate sheet of paper and attach to this application.

Developer:

Name: _____

Phone: _____

Mailing Address: _____ City: _____ St: _____ Zip: _____

Email: _____

Primary Contact for Review:

Name: _____

Phone: _____

Email: _____

Engineer:

Name: _____

Phone: _____

Mailing Address: _____ City: _____ St: _____ Zip: _____

Email: _____

Architect/Designer:

Name: _____

Phone: _____

Mailing Address: _____ City: _____ St: _____ Zip: _____

Email: _____

Surveyor:

Name: _____

Phone: _____

Mailing Address: _____ City: _____ St: _____ Zip: _____

Email: _____

Landscape Architect:

Name: _____

Phone: _____

Mailing Address: _____ City: _____ St: _____ Zip: _____

Email: _____

Site Layout & Land Use Plan.

Provide a site plan showing property boundaries, dimensions, and topography (2-ft intervals typical).
Include the following check items:

- Lot sizes and configuration (existing and proposed).
- Date, north arrow, and scale.
- Open space areas (acreage and location).
- Building footprints (existing and proposed).
- Major infrastructure layout (roads, utilities, capacities).
- Phasing plan and phase limits (if applicable).
- Utility & Infrastructure Plan (water, sewer, stormwater, power, gas, telecom).
- Grading & Drainage Plan (topo, stormwater flows, floodplain).
- Lighting & Signage Plan (exterior lighting cut-sheets, proposed signage).

Architectural Elevations (building height, design, materials, colors – if required).

Land Use Tabulation.

Land Use	Gross Acres	% of Site	Units / Bldgs	Notes
Residential	_____	_____%	_____	_____
Commercial	_____	_____%	_____	_____
Industrial	_____	_____%	_____	_____
Parks/Open Space/Trails	_____	_____%	—	_____
Other (specify)	_____	_____%	—	_____
TOTAL	_____	100%		

5. Zoning, Density, and Development Standards.

Proposed Density (residential): _____ du/ac.

Lot Coverage (max %): _____.

Setbacks (ft): Front ____ / Side ____ / Corner ____ / Rear ____.

Height (ft/stories): _____.

Buffering/Screening: Shown on plan N/A.

Airport/Airpark Compliance (if applicable): FAA Form 7460-1 RPZ Map Avigation Easement.

Attach a table or sheet that cites applicable code sections and demonstrates compliance.

Utilities & Infrastructure.

Show locations, sizing, and phasing for the following:

- Culinary water lines, hydrants, storage (fire/culinary).
- Sanitary sewer or septic systems (include sewer loading: Avg/peak flows).
- Storm drainage (detention/retention basins, LID measures).
- Power, gas, and fiber/telecom.
- Utility easements (existing and proposed).
- Phasing of utility installation.

Water demand: Peak Day _____ gpm. Fire Flow _____ gpm.

Sewer Loading: Avg _____ gpd. Peak _____ gpd.

Grading & Drainage.

- Existing and proposed grades with contours.
- Drainage patterns and outfalls.
- Erosion control / SWPPP.
- FEMA floodplain (if applicable.)

Notes: _____

Studies & Reports (as applicable)

- Arsenic Report.
- Traffic Impact Study.
- Utility Service Letters (water, sewer, power).
- Geotechnical/Soils Report.
- Environmental Study (wetlands, sensitive lands, cultural resources).
- FAA Form 7460-1 (Airpark overlay).

- Fire Marshal Letter (hydrant adequacy, fire suppression, emergency access).

Building Design & Architecture (Conceptual).

- Architectural elevations (building height, design, materials, colors).
- Materials and color palette.
- Height and massing.
- Design standards and internal consistency.
- Lighting & signage plan (with cut-sheets.)

Landscaping & Open Space Plan.

- Landscape sheets with plant list (species, size, count).
- Street trees, buffers, and screening.
- Irrigation plan (incl. secondary water if applicable).
- Preservation of existing vegetation.
- Water-wise/Low-Water Compliance: Yes N/A.

Fire & Emergency Access.

- Fire lanes and turnarounds.
- Hydrant locations and spacing(per Fire Code).
- Wildland-Urban Interface plan (if applicable).
- Access to major roads.
- Fire Marshal sign-off before final Approval.

Environmental & Cultural Considerations.

- Wetlands, wildlife corridors, sensitive lands.
- Archaeological or historic sites.
- Dust control and noise mitigation (esp. near residential).

Phasing Plan (If Applicable).

For each phase, provide:

Timeline: _____.

Improvements included: Roads ____ Utilities ____ Drainage ____ Parks ____ Buildings ____

Temporary access/utilities between phases.

Ownership & Maintenance Plan.

HOA or Special Service District responsibilities.

Maintenance of roads, landscaping, stormwater, and open space.

Draft CC&Rs or maintenance agreements attached.

Legal / Administrative Documents.

Title report or proof of ownership.

Required permits/approvals (UDOT access, County health, etc.).

Dedications or Easements.

Compatibility Statement.

Provide a narrative explaining how the project is compatible with surrounding land uses and Town plans, and how internal compatibility is maintained.

Narrative:

Overlay Zones & Airport Influence Areas (If Applicable).

Check and attach required documents if the site is within an overlay, including Airpark/AOZ:

FAA Form 7460-1 (if height thresholds exceeded).

Runway Protection Zone (RPZ) map.

Avigation easement documentation.

Restrictions on uses within approach/departure surfaces.

Proof of ownership or restrictive easements for RPZ areas.

Application Certification.

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

Signature: _____ **Date:** _____

Printed Name: _____ **Title:** _____

Property Owner Signature: _____ **Date:** _____

Co- Owners: _____ **Date:** _____

Co- Owners: _____ **Date:** _____

For Office Use Only

Date: ____/____/____

TI permit # _____

Application fees paid

Fire Inspection completed: Date _____ By: _____

- Fire Inspection fee paid
- Fire Suppression: _____
- Zoning: _____
- Utah County Health Department Approval Number _____ (need a copy of certificate)
- Utah County Assessor Department: _____
- Conditional Use Permit: _____
- Road Dept
- Sheriffs Dept. Notified
- Planning Commission: Approved: _____ Denied: _____ Date: _____

Comments: _____

- Town Council: Approved: _____ Denied: _____ Date: _____

Comments: _____

Total Fees: _____ **Paid:** _____

Check #: _____

License #: _____

Title

Signature

Date