

Large Scale Development (Final)

Application Fee \$1500 + \$20 per lot/unit/ERU + Costs (Costs may include Out-of-Pocket account, legal noticing or mailing)

| Checklist Item | File Name | Discipline | Sheet Type |
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| Cover Sheet that includes the following: <ul style="list-style-type: none"> ○ The name and addresses of the development ○ Development phase number, if a phased project ○ Contact information for the developer’s project design team ○ Location of entire development in relation to surrounding neighborhoods and developments (include name of adjacent subdivision and development, adjacent property owner’s names and addresses, and adjacent land uses and buildings) ○ Legal description of the property ○ Summary Tabulation of all aspects of the project, including total acreage, projected ERUs, as described in the plan, number of housing units by type with the number of bedrooms, parking stalls provided, building and unit square footage, building footprint square footage, open space acreage and percentage, landscape acreage and percentage, hard surface acreage and percentage ○ Sheet Index and General Conditions | 01 - Cover Sheet | General | Plans |
| PDF version of all pages of the proposed plat meeting the standards outlined in section 16.27.12 and, if applicable, a copy of the record of survey filed with the Wasatch County surveyors office. Include surveyor’s stamp on plat. | 02a - Plat | Survey/Mapping | Plans |
| Closure sheet of the subdivision boundary as well as for each lot within the subdivision. | 02b - Closure Sheet | Survey/Mapping | Plans |
| DWG formant of all pages of the proposed plat meeting the standards outlined in section 16.27.12 and, if applicable, a copy of the record of survey filed with the Wasatch County surveyors office. Include surveyor’s stamp on plat. | 02c - Plat DWG | Survey/Mapping | Plans |
| Conceptual Connectivity Plan in compliance with 16.02.12(A) | 03 - Conceptual Connectivity Plan | Civil | Plans |

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| Physical Constraints Analysis as defined in 16.27.25 | 04 - Physical Constraints Analysis | Civil | Plans |
| Viewshed analysis as outlined in 16.27.22 | 04a - Viewshed Analysis | Architectural | Plans |
| Final grading plans illustrating cut and fill limits, limits of disturbance, and including existing and proposed topographic lines with a contour interval of two feet (2') | 05 - Final Grading Plan | Civil | Plans |
| Final Drainage plans illustrating that the development as planned does not impose adverse impacts to the drainage system or increase the sediment contribution to receiving waters. The drainage plan will illustrate methods of controlling runoff, directing flow and detaining or retaining water. Methods in preparing the necessary items to be contained in the drainage plan are described in "A Guide For Erosion And Sediment Control For Wasatch County" | 06 - Final Drainage Plan | Civil | Plans |
| Final Drainage Report | 06a - Final Drainage Report | Civil | Report |
| Storm Water Pollution Prevention Plan | 07 - SWPPP | Civil | Plans |
| Soils testing and geotechnical analysis as required by Title 16 | 08 - Geotechnical Report | Geotechnical | Report |
| Final construction drawings, including details, for existing and proposed utility infrastructure, including all fire hydrants, water and sewer lines, storm sewer system, and all utilities, including, but not limited to, electricity, natural gas, telephone and cable television | 09 - Final Utility Plan | Civil | Plans |
| Plan and Profile drawings showing proposed layout and identification of all public and private streets and trails, including profiles and cross sections, at an interval of one hundred feet (100') or as determined by the county planner | 10 - Street Plan | Civil | Plans |
| Lighting and signage plan, including details | 11 - Lighting and Signage Plan | Civil | Plans |
| Landscape and Irrigation plans including: <ul style="list-style-type: none"> ○ A landscaping plan including planting materials and quantities and a plan for revegetation areas such as cuts, fills, detention areas or otherwise disturbed areas | 12 - Landscape Plan | Landscape | Plans |

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| <ul style="list-style-type: none"> ○ An irrigation plan including a calculation of the amount of water that will be needed on the land for landscaping purposes | | | |
| Will-Serve letters from irrigation companies or provider of outside irrigation, gas company, electric company, communication company and any applicable Special Service District. Such letters should indicate terms and conditions of service and impacts to the companies facilities | 13 - Will-Serve Letters | Other | Documents |
| Action Report from County Water Board confirming feasibility and that adequate water shares have been provided by the Developer | 14 - Water Action Report | Other | Report |
| Itemized estimates of the cost of constructing all required improvements to be constructed in the development. The developer shall also submit a report to the planning commission and legislative body pertaining to the source or sources of the construction funds | 15 - Cost Estimate | Civil | Bid/Estimate |
| <p>Third Party Approvals (if applicable):</p> <ul style="list-style-type: none"> ○ UDOT approval for access to state roads ○ Approval of army corps of engineers in probably or actual wetlands or high water table areas ○ Approvals of power, gas, and communication companies where easements are proposed and service is required ○ Approval from United States Postal Service identifying location and means of mail delivery services ○ Approvals of applicable state or other agency concerning environmental and wildlife impacts ○ Any other third party approvals reasonably deemed necessary by the Planning Department | 16 - Third Party Approvals | Other | Documents |
| Reference to the development agreement that has been recorded on the Project. If a condition of preliminary approval or master plan approval included a development agreement, the development agreement shall be recorded prior to a final application being processed and/or going to the land use authority. If a development agreement has not previously been required, a form development agreement in Microsoft Word format showing assurances to the county that the services to be provided by the development will | 17 - DevAgreement | Other | Development Agreement |

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| continue to be provided by the development on an ongoing basis and will not require the county to take over services in areas outside of the planned urban services areas, and become a financial burden on the county shall be included, and shall be approved and recorded prior to a final plat being recorded. | | | |
| If applicable, a written response from the applicant demonstrating how each condition of previous approvals either has been or will be satisfied | 18 - Previous Approvals | Other | Documents |
| Any additional supporting documents | Other - [Insert Custom Name Here] | | |
| Response to DRC comments indicating how your proposal resolves previous review comments (resubmittals only) | DRC Response | Other | Document |

1. All items on the checklist must be included for an application to be considered complete. If you feel an item is not applicable to your application, a letter stating why the item is not applicable should be submitted in the place of the item.
2. The above checklist may not be comprehensive depending on the project specifics. Per Wasatch County Code, the applicant shall provide any additional information which the County staff, Planning Commission, and/or legislative body may reasonably require in a specific instance.
3. If changes to your application are necessary, you may resubmit your response through the portal. **DO NOT DELETE** any existing uploaded files. Label all new uploads per the same naming convention so that a revision is reflected in the revision column instead of as an additional document. **Deleting documents may delete your plan review and hold up the processing of your application.**