

Large Scale Development (Final) – JSPA

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
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 format 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

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

<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

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
Demonstration of compliance with Adopted JSPA Design Handbook	19 - JSPA Design Compliance	Other	Report
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.**