

Master Plan / Physical Constraints / Density - JSPA

Application Fee \$3000 + \$10 per developable acre + Costs (Costs may include legal Out-of-Pocket account, legal noticing and/or mailing)

Checklist Item	File Name	Discipline	Sheet Type
Cover Sheet that includes the following: <ul style="list-style-type: none"> ○ The name and address of development ○ 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 ○ Sheet index 	01 - Cover Sheet	General	Plans
Boundary Map, including: <ul style="list-style-type: none"> ○ Name and ownership of the property or properties ○ Acreage of the property or properties ○ Boundary of the property or properties with dimensions ○ Existing land use of all properties within 500 feet of project boundaries 	02 - Boundary Map	General	Plans
Constraints Documentation, including: <ul style="list-style-type: none"> ○ Existing topography with a contour interval of two feet (2') ○ Map identifying physical constraints as found in 16.27.25 ○ Net developable acreage calculation. This is the total land area of the property or properties less any area currently designated as sensitive lands as defined in 16.27.25. If future action is to be taken to modify or mitigate these constraints, this map should be updated to reflect any changes. ○ Viewshed analysis as outlined in 16.27.22 ○ Wildlife migration corridors 	03 - Constraints	Civil	Plans
Preliminary Geological and Geo-Technical Report, performed by licensed geologists and geotechnical engineers, identify the general soils conditions and evaluating the suitability of the site for development as proposed within the Master Plan area	04 - Geotechnical Report	Geotechnical	Report

<p>Utility Provider Letters including:</p> <ul style="list-style-type: none"> ○ Water and Sewer Feasibility letter from the SSD, if applicable, and water action report by the water board ○ Will serve letters from electric, communication and natural gas service providers 	05 - Utility Letters	Other	Documents
<p>Preliminary Grading and Storm Drain Plans:</p> <ul style="list-style-type: none"> ○ Preliminary Grading Plan demonstrating feasibility of access and general development locations ○ Preliminary Drainage plans in compliance with Chapter 16.40, "Appendix 5, Storm Drainage And Erosion Control, Site Development", of Title 16. 	06 - Preliminary Grading and Storm Drain Plans	Civil	Plans
<p>Land Use Intensity Plan, including:</p> <ul style="list-style-type: none"> ○ An overall site plan identifying boundaries for the various proposed uses within the applicable land use areas, community level open space features, existing and new utility easements and primary streets ○ A Summary Tabulation of all aspects of the project including the gross acreage of the land use areas, the gross acres of developable land by land use type, the gross acres of open space, total improved open space acreage, and total acreage assigned to streets ○ Density expressed in ERUs based upon the net developable acreage in compliance with each land use area and including the number of housing units by type with the number of bedrooms and square footage 	07 - Land Use Intensity	Architectural	Plans
Proposed Phasing Plan	07a - Phasing Plan	Architectural	Plans
<p>Primary Circulation Plan, including:</p> <ul style="list-style-type: none"> ○ Existing, new, and modified access easements, street, rights of ways, and intersections, including identification of public or private ○ Street cross-section assemblies for new and modified existing streets within the Master Planned area. Must comply with the applicable road cross-sections adopted in Title 14 of the Wasatch County Code 	08 - Circulation Plan	Civil	Plans

<ul style="list-style-type: none"> ○ Conceptual Connectivity Plan in compliance with 16.02.12(A) ○ Neighborhood trail network that complies with the adopted Wasatch County Trails Master Plan and 16.21.18 ○ Parking plan addressing the quantities of parking required per 16.33.13, aggregated by land use ○ Snow Storage Plan ○ Potential Transit opportunities ○ Proof of Access that meets county standards which shall be demonstrated through ownership, establishment of public access, written agreements and/or road judgments from a court of competent jurisdiction. If a project does not have access that meets the county code, or adversely affects other property's existing access, it shall not receive approval 			
<p>Traffic Impact Study, including:</p> <ul style="list-style-type: none"> ○ An overall transportation plan showing connections within development areas, between development areas, to existing roads and to adjacent properties ○ Compliance with second access requirements for the project as outlined in 16.27.31 ○ Existing and proposed traffic counts by ADT for existing, proposed and adjacent streets ○ Proposed road improvements to mitigate traffic and safety impacts identified in Traffic Impact Study 	09 - Traffic Impact Study	Other	Report
<p>Open Space Plan, including:</p> <ul style="list-style-type: none"> ○ Intended use of community wide open spaces ○ Overall open space plan showing connections into open space areas 	10 - Open Space Plan	Architectural	Plans
<p>Architectural Standards, including:</p> <ul style="list-style-type: none"> ○ Precedent imagery/sketches of proposed style, form, material, and color for all proposed product types; demonstrating compliance with applicable requirements found in Title 16 	11 - Architecture	Architectural	Document
<p>Master Plan Development Agreement in Microsoft Word format using the County provided form development agreement</p>	12 - DevAgreement	Other	Development Agreement

Design Intent including proposed materials and architectural style in compliance with the adopted JSPA Design Handbook	13 - 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.**