



SKYRIDGE

MOUNTAIN COMMUNITY

CONCEPT REVIEW APPLICATION

Submit Complete Application and Fee to begin the ARC review process

Email to Info@CoopersHOA.com SkyRidge Mountain Community HOA

Lori@SkyRidgeParkCity.com SkyRidge ARC Coordinator

Concept Review Application - Consisting of TWO (2) pdf files containing the following:

PDF 1: Owner Contact and Agreement Form

PDF 1: Concept Review Application

PDF 1: Concept Review Requirements Form– Completely filled out per instructions on form

PDF 2: Exhibits 1 through 5 of the Concept Review Submittal Checklist

Mail Check for Fee Payment to: (credit cards are not accepted)

SkyRidge Mountain Community HOA

C/O Cooper’s HOA Management 1750 Sun Peak Dr, Suite 175, Park City, UT 84098 435-649-5351

Concept Review Fee of \$250.00 covers the Concept Review phase and must be paid prior to ARC review.

Only complete *Concept Review* Applications with fee paid will be reviewed by the ARC.

The ARC will respond in writing within 15 business days after receiving a *complete Concept Review Application*. A written response from the ARC will indicate items contained in the Plans that meet requirements or do not meet requirements and provide explanations in the comments field referencing Wasatch County or SkyRidge Architectural Guideline requirements.

Specific dimensions and measurements must be shown on all Plans so the ARC can easily verify that the Plans comply with all Wasatch County and SkyRidge Architectural Guideline requirements. The Owner shall always be responsible for seeing that any additional drawings, and/or documents are submitted during the Concept Review process as part of the Plans if the ARC, in its discretion, requests such.

ALL items on the Concept Review Form are required by Wasatch County building codes (except home size guidelines and required trees). The Concept Review Form helps ensure the Plans conform to Wasatch County codes and SkyRidge Architectural Guidelines before the Owner and Architect start preparing Preliminary Plans. The ARC cannot grant variances for any Wasatch County Codes or requirements. Owners are responsible to request variances directly from Wasatch County.

After completion of your Concept Review, Preliminary Plan Approval needs to be received within 12 months.

CONCEPT REVIEW SUBMITTAL CHECKLIST

Owners: _____ Date: _____ Subdivision: _____ Homesite #: _____

Contact Number: _____ Email Address: _____

Architect: _____ General Contractor: _____

CONCEPT REVIEW SUBMITTAL CHECKLIST:

1. **SITE PLAN:** Scaled at 1" = 10' or 1" = 8' Completely illustrate and explain all of the following:
 - _____ The entire property with existing Site topography, boundaries, dimensions, and square feet
 - _____ Homesite number, square feet, and subdivision identification
 - _____ Setbacks from property lines
 - _____ Improvement Envelope (IE)
 - _____ Limit of Disturbance (LOD)
 - _____ Location of all Utilities and all Public Utility Easements (PUE)
 - _____ Footprints for Residence, garages, accessory buildings, and any proposed structure
 - _____ Driveway and turn around areas – materials to be used, curb cut, width, length, distance from road, and slope %
 - _____ Parking area for minimum of 2 vehicles and setbacks from property lines (homesites > 8,000 parking to be within IE)
 - _____ Hard surface areas and setbacks from property lines (porches, patios, decks, walks, and steps)
 - _____ Retaining walls TOW elevations, BOW elevations, heights, and proposed finished grades
 - _____ General grading to include existing and proposed finished grades at 2' contours
 - _____ Top of foundation and final grade elevations (in relation to top back of curb)
 - _____ Existing Conditions showing major or unique terrain features, trees, clusters of native shrubs or vegetation
 - _____ Pavement and curb edges
 - _____ Intended location of Required Minimum Trees and Shrubs (See Architectural Guidelines Section 5.7)
 - _____ Environmentally sensitive areas located on the Homesite
 - _____ Location of all Improvements on Neighboring Properties

2. **SURVEY:** Scaled at 1" = 10' or 1" = 8' Issued by a registered land surveyor or a licensed civil engineer and clearly define the following:
 - _____ The entire property boundaries, dimensions, and square feet
 - _____ Topography to include existing grades at 2' contours at all location on the Site
 - _____ Location of all Utilities and all Public Utility Easements
 - _____ Existing Conditions showing major or unique terrain features, trees, clusters of native shrubs or vegetation
 - _____ Homesite number, square feet, and subdivision identification
 - _____ Pavement and curb edges

3. **FLOOR PLANS:** Scaled at 1/4" = 1' or 1/8" = 1' Completely identify and illustrate the following:
 - _____ Floor Plans of all levels with dimensions indicating the layout of rooms, walls, doors, and windows

4. **ROOF PLANS:** Scaled at 1/4" = 1' or 1/8" = 1' Completely identify and illustrate the following:
 _____ Pitches of main roof, secondary roofs, and minor roofs and the percentage each roof area is of the entire roof
 _____ Materials to be used on main roof, secondary roofs, and minor roofs and the percentage each is of the entire roof
 _____ Roof eave overhang measurements
5. **EXTERIOR ELEVATION PLANS:** Scaled at 1/4" = 1' or 1/8" = 1' Completely identify and illustrate the following:
 _____ Existing grade lines and proposed finished grade lines
 _____ Height of Residence in relationship to existing natural grade and proposed finished grade
 _____ Front elevation must show height relationship of first floor to curb - on plot plans
 _____ All exterior materials to be used and the proposed color of each material
 _____ Main roof pitch, Secondary roof pitches, and Minor roof pitches
 _____ All Chimneys, Artificial Chimneys, and Roof mechanical equipment enclosures including materials to be used
 _____ Garage door sizes
 _____ Garage door setback measurements from face of housing
 _____ Roof eave overhang measurements from fascia to garage door
 _____ Window and door configurations
 _____ Dormers and skylights
 _____ Foundation materials to be used
 _____ Foundations covered within 6" of finished grade
 _____ Recreational Vehicle Garage door measurements and eaves
6. **EXTERIOR MATERIALS:** Clearly represent the following:
 _____ All exterior materials and the percentage each material is of the Adjusted Exterior Surface Area (AESA)
 _____ Garage Door(s) materials and colors
 _____ All exterior materials and the proposed color of each material
 _____ Entry Door material and color
 _____ All additional Door(s) materials and colors
 _____ All Windows materials and colors



SKYRIDGE

MOUNTAIN COMMUNITY

CONCEPT REVIEW FORM

Owners: _____ Architect _____ Homesite #: _____

**COMPLETE ALL PROPOSED FIELDS & CHECK ALL MATERIALS & STYLE BOXES THAT APPLY.
THE ARC WILL COMPLETE THE MEETS REQUIREMENT & COMMENTS FIELDS.**

SKYRIDGE RESIDENCE SIZE GUIDELINES

Your Homesite Size: _____

Homesite Size	Livable Space (LS)	Proposed LS	Meets Requirement	Comments
7,000 - 10,000	2,000 sf - 4,500 sf	_____	___ Yes No ___	_____
10,001 - 22,000	2,500 sf - 6,000 sf	_____	___ Yes No ___	_____
Over 22,000	3,000 sf - 8,000 sf	_____	___ Yes No ___	_____

SETBACKS, IMPROVEMENT ENVELOPE, LIMIT OF DISTURBANCE, AND LANDSCAPING

Minimum Setbacks	Proposed	Meets Requirement	Comments
Front Setback 10'	_____	___ Yes No ___	_____
Right Side Setback 10'	_____	___ Yes No ___	_____
Left Side Setback 10'	_____	___ Yes No ___	_____
Rear Setback 20'	_____	___ Yes No ___	_____
Public Utility Easements (PUE)	_____	___ Yes No ___	_____
Improvement Envelope (IE)	_____	___ Yes No ___	_____
Limit of Disturbance Area (LOD)	_____	___ Yes No ___	_____
Required Trees & Shrubs	_____	___ Yes No ___	_____

Measure Setbacks: From property lines. Corner Homesites front setbacks apply to both street sides

RETAINING WALLS

Requirements	Proposed	Meets Requirement	Comments
Top and Bottom of Wall Elevations	_____	___ Yes No ___	_____
Height of Retaining Walls	_____	___ Yes No ___	_____
Proposed Finished Grades	_____	___ Yes No ___	_____

ROOF SLOPE – Wasatch County is working to amend code to these roof slopes*. Current allowed 4/12 – 6/12

If AMENDED Slopes Allowed*	Proposed Slope	Meets Requirement	Comments
Main roof slopes - 2/12 to 6/12* _____	___ Yes No ___	_____	_____
Secondary roof - min. slope 1.5:12** _____	___ Yes No ___	_____	_____
Secondary roof - min. slope 1.5:12** _____	___ Yes No ___	_____	_____
Small Sections < 25% lesser slope* _____	___ Yes No ___	_____	_____

Roof slopes must comply with Utah State Building Code as described in (*Section 16.21.27 (B)* of Wasatch County Code).*

ROOF EAVES

Required Eaves	Proposed Eaves	Meets Requirement	Comments
Roof eaves - minimum of 24” _____	___ Yes No ___	_____	_____

Roof eaves shall project the required 24” minimum beyond building walls. Garage eave requirements detailed in garage section.

ROOF STYLES

Roof Styles to be used	Meets Requirement	Comments
_____	___ Yes No ___	_____
_____	___ Yes No ___	_____
_____	___ Yes No ___	_____

ALLOWED - Check Style Selected

- ___ Gables
- ___ Hips
- ___ Shed
- ___ Dormers

PROHIBITED - Check Style Selected

- ___ Mansard roofs
- ___ Dome Shapes
- ___ Roof shapes that do not properly resolve themselves

ROOF MATERIALS

ALLOWED - Check all Materials to be used

- ___ Painted Standing Seam Metal Roof
- ___ Corten or Blackened Steel
- ___ Patinaed Copper
- ___ Patinaed Zinc
- ___ Vail Metal Tile
- ___ Environmentally sensitive Composite Shingles with wood-like shake profile
- ___ Presidential type asphalt shingles (if ARC approves)

PROHIBITED - Check all Materials to be used

- ___ Asphalt Shingles with a standard or medium thickness
- ___ Concrete
- ___ Slate Tiles
- ___ Barrel or “S” Tiles
- ___ Asphalt Roll Roofing
- ___ Wooden Shake Shingles
- ___ Flammable roofing materials

MASSING OF ROOFS

Requirements	Meets Requirement	Comments
Large unbroken expanses of roof are not permitted	___ Yes No ___	_____
Secondary roofs are used to break up the main roof	___ Yes No ___	_____
Long uninterrupted ridgelines are not permitted	___ Yes No ___	_____
Roof forms step with the natural grade variations	___ Yes No ___	_____

HEIGHT OF RESIDENCE

Maximum Allowed Height	Proposed Height	Meets Requirement		Comments
Front Elevation 35'	_____	___ Yes	No ___	_____
Rear Elevation 35'	_____	___ Yes	No ___	_____
Right Elevation 35'	_____	___ Yes	No ___	_____
Left Elevation 35'	_____	___ Yes	No ___	_____

County Code: Maximum Height of 35' measured from natural grade at each face of the building wall to the highest roof point.

MASSING OF RESIDENCE

Requirements	Meets Requirement		Comments
Residence steps with the natural grade variations	___ Yes	No ___	_____

GARAGES AND PARKING

ALL Garage Doors Requirements	Proposed	Meets Requirement		Comments
Enclosed space for min. of 2 vehicles	_____	___ Yes	No ___	_____
Parking min. 2 vehicles (over 8,000 within IE)	_____	___ Yes	No ___	_____
Garage door style with windows	_____	___ Yes	No ___	_____
Only two garage doors may face the street	_____	___ Yes	No ___	_____
Eave overhang: min. 4' from fascia to garage door	_____	___ Yes	No ___	_____
Street curb cut: maximum 12'	_____	___ Yes	No ___	_____

Single Garage Doors:

Door setback min. 18" from face of housing	_____	___ Yes	No ___	_____
Single door size: less than 10' x 10'	_____	___ Yes	No ___	_____

2 Bay Garage Doors:

Front facing setback 5'6" from fascia to garage door	_____	___ Yes	No ___	_____
Non-front facing setback 18" from face of housing	_____	___ Yes	No ___	_____
Door size: less than 18' x 9'6"	_____	___ Yes	No ___	_____

Recreational Vehicle Garage Doors:

Door setback min. 18" from face of housing	_____	___ Yes	No ___	_____
Garage door may not face the street	_____	___ Yes	No ___	_____
Oversized doors - not discernable from street	_____	___ Yes	No ___	_____

ALLOWED - Check Style Selected

- ___ Steel, Wood, Fiberglass, Aluminum, Steel, and Wood composites with windows
- ___ All Doors have a natural appearing "wood look"
- ___ Steel Doors with natural patina finish
- ___ Glass Doors with Fiberglass, Wood, or Metal frames finished in natural tones

PROHIBITED - Check Style Selected

- ___ Painted finishes should be avoided on both wood and steel doors
- ___ Reflective Metal Surfaces

ENTRY AND SIDE DOORS

ALLOWED - Check type of doors to be used

- Steel with natural patina finish
- Wood with natural stained finish
- Side Doors not visible from the street: Fiberglass or Aluminum with the appearance of natural wood

PROHIBITED - Check type of doors to be used

- Painted finishes
- Reflective Metal Surfaces

EXTERIOR MATERIALS

	Meets Requirement	Comments
Stone at least 30% of the AESA	___ Yes No ___	_____
Stucco if used shall be less than 10% of the AESA	___ Yes No ___	_____
Other exterior materials & % of each _____	___ Yes No ___	_____
Other exterior materials & % of each _____	___ Yes No ___	_____

Adjusted Exterior Surface Area (AESAs) = the combined total exterior wall area of all facades, including all exposed foundation walls, deducting all window and door openings.

ALLOWED - Check any materials to be used

- Natural Stone
- Natural Stone Veneer
- Wood (Stained)
- Corten Steel
- Blackened Steel
- Fiber Board, Cementitious Siding with the appearance of stained natural wood
- Stucco

PROHIBITED - Check any materials to be used

- Corrugated Metal or Reflective Metal Surfaces
- Round Logs
- Fiber Board, Cementitious Siding or Cement Board products without the appearance of natural wood
- Cultured or Faux Stone
- Colored, Exposed, or Split Face Concrete Block
- Aluminum, Vinyl, or Fiberglass Siding
- Brick or Modular Brick
- Wood Paneling or Plywood Panels

FOUNDATIONS

	Meets Requirement	Comments
Heaviest materials beneath lighter materials	___ Yes No ___	_____
Natural stone placed beneath other materials	___ Yes No ___	_____
Foundation walls step down with grade variations	___ Yes No ___	_____
Foundations covered within 6" of finished grade	___ Yes No ___	_____

ALLOWED - Check any materials to be used

- Natural Stone and Natural Stone Veneer
- Corten and Blackened Steel
- Knee Bracing
- Corbels and substantial Stone Columns or Posts with Natural Stone Bases

PROHIBITED - Check any materials to be used

- Cultured and Faux Stone
- Exposed Posts
- Cross Bracing

WINDOWS & SKYLIGHTS

	Meets Requirement	Comments
Window head shapes match roof lines or remain level	___ Yes No ___	_____
Exterior colors in natural tones within the color pallet	___ Yes No ___	_____

ALLOWED - Check type of windows to be used

- Thermally broken aluminum and steel frames
- Wood frames with exterior extruded aluminum cladding
- Fiberglass and other composite windows

PROHIBITED - Check type of windows to be used

- Vinyl and Vinyl composite
- White, reflective, or unfinished metal frames
- Octagons, Circles, Hexagons, and Triangles
- Bubble Skylights

CHIMNEY AND FIREPLACES

- Chimneys clad in stone, corten or blackened steel
- Artificial chimneys clad in stone, corten or blackened steel
- Interior wood burning fireplace - one per residence

Meets Requirement Comments

- Yes No _____
- Yes No _____
- Yes No _____

ALLOWED - Check Materials to be used

- Natural Stone
- Corten or Blackened Steel

PROHIBITED - Check Materials to be used

- Reflective surfaces or finishes

FLUES, VENTS, AND ROOFTOP EQUIPMENT

- Roof mechanical equipment enclosures
- Flues and vent stacks enclosures
- Roof vents
- Radon vents

Meets Requirement Comments

- Yes No _____
- Yes No _____
- Yes No _____
- Yes No _____

Roof vents, flues, vent stacks, roof mechanical equipment, and other penetrations must be ganged together using as few stacks as possible and surrounded with an artificial chimney enclosure.

ALLOWED - Check styles to be used

- Dormer Venting
- Fireplace Venting
- Cupola Venting
- Box Vents or "Turtle Vents" (powered or static), placed on non-street-facing roof, no vent clusters
- Color harmonious with roof material, nonreflective

PROHIBITED - Check material to be used

- Reflective surfaces or finishes

EXTERIOR COLOR PALLETT (Circle Colors to be used)

Exterior walls shall match the medium color and values of the Site's natural landscape.

