



SKYRIDGE

MOUNTAIN COMMUNITY

PRELIMINARY PLAN REVIEW APPLICATION

Preliminary Plans must be approved by the ARC within 12 months of completing your Concept Review.

Submit Application and Fee at least 72 hours prior to the next scheduled ARC meeting:

Email Preliminary Plan Review Application to:

Info@CoopersHOA.com SkyRidge Mountain Community HOA

Lori@SkyRidgeParkCity.com SkyRidge ARC Coordinator

Preliminary Plan Review Application - Consisting of One (1) pdf file containing the following:

Preliminary Plan Application

Exhibits 1 through 8 of the Preliminary Plan Application Submittal Checklist

Owner Contact and Agreement Form if information has changed since submittal at Concept Review.

Mail Check for Architectural Review 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

Architectural Review Fee \$3,500.00

The Architectural Review Fee of \$3500.00 shall encompass and be applied to the Architectural Review process from Preliminary Plan Review phase forward for the Residence of that particular Homesite. Any and all resubmittals and/or other special circumstances may warrant an extra Fee (*see Architectural Guidelines Section 7.22*).

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

The ARC will respond in writing within 10 business days after meeting to review *Preliminary Plans*.

A written response from the ARC will indicate items contained within the Preliminary Plans that are approved or not approved and provide explanations referencing Wasatch County building codes and/or SkyRidge Architectural Guideline requirements. The ARC cannot grant variances for any county code requirements. Owners will be responsible to request any variances from Wasatch County.

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

PRELIMINARY PLAN SUBMITTAL CHECKLIST

Submission Date: _____ Subdivision: _____ Homesite #: _____

Name of Owners: _____

Owner Contact Number: _____ Email Address: _____

Mailing Address: _____

Architect: _____ General Contractor: _____

PRELIMINARY PLAN SUBMITTAL CHECKLIST:

1. **SITE PLAN:** Scaled at 1" = 10' or 1"= 8'

Clearly and accurately identify and detail:

- _____ The entire property with existing Site topography, boundaries, dimensions, and square feet
- _____ Homesite number and subdivision identification
- _____ Setbacks from property lines
- _____ Improvement Envelope (IE)
- _____ Limit of Disturbance (LOD)
- _____ Location of all Utilities and any Easements
- _____ Footprints for Residence, garages, accessory buildings, and any proposed structure
- _____ Hard surface areas driveways, parking areas, porches, patios, decks, walks, and steps
- _____ Retaining walls and proposed finished grade
- _____ 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
- _____ Driveway slopes
- _____ Pavement and curb edges
- _____ Location of Required Minimum Trees and Shrubs (See Architectural Guidelines Section 5.7)
- _____ Existing buildings on Neighboring Properties
- _____ Environmentally sensitive areas located on the Homesite
- _____ Landscape zones defining the Private Area and the Transition Area

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 any Easements
- _____ Existing Conditions showing major or unique terrain features, trees, clusters of native shrubs or vegetation
- _____ Homesite number and subdivision identification
- _____ Pavement and curb edges

3. **FOUNDATION PLAN:** Scaled at 1/4" = 1' or 1/8" = 1'

Clearly and accurately identify and detail:

- _____ Foundation Plans indicating general design intent of the foundation

PRELIMINARY PLAN SUBMITTAL CHECKLIST CONTINUED:

4. **FLOOR PLANS:** Scaled at 1/4" = 1' or 1/8" = 1'

Clearly and accurately identify and illustrate all proposed finished floor elevations:

- _____ Floor Plan(s), Dimensioned plans indicating the layout of rooms, walls, doors, and windows
- _____ Building Section(s), Clearly identify all existing grade lines and all final grade lines
- _____ Electrical Plan(s)
- _____ Construction Notes and Details

5. **ROOF PLANS:** Scaled at 1/4" = 1' or 1/8" = 1'

Clearly and accurately identify and detail:

- _____ Pitches of Main roof, Secondary roofs, and Minor roofs and the percentage each roof area is of the entire roof
- _____ Plans for Solar panels if applicable – Complete list of details required are available from the ARC

6. **EXTERIOR ELEVATION PLANS:** Scaled at 1/4" = 1' or 1/8" = 1'

Clearly and accurately identify and detail:

- _____ Existing grade lines and proposed finished grade lines
- _____ Height of Residence in relationship to existing grade and proposed finished grade
- _____ Front elevation must show height relationship of first floor to curb - on plot plans
- _____ Main roof pitch, Secondary roof pitch, and Minor roof pitches
- _____ All Chimneys, Artificial Chimneys, and Roof mechanical equipment enclosures
- _____ Garage door sizes
- _____ Garage door setbacks from residence face
- _____ Roof eave overhang measurements
- _____ Window and door configurations
- _____ Dormers and skylights
- _____ Privacy walls, and fences
- _____ Plate heights

7. **EXTERIOR MATERIALS**

Clearly represent:

- _____ All exterior materials and the percentage each material is of the Adjusted Exterior Surface Area (AESA)
- _____ Color of each exterior materials (even if some or all of these may change before Final Approval)

8. **AREA CALCULATION PLAN:** Scaled at 1/4" = 1' or 1/8" = 1'

Clearly and accurately identify and detail:

- _____ Sufficient shading, illustrations, and/or written explanations clearly identifying all parts of the Residence
- _____ Building structures, and Improvements as either comprising part of the:
Net Livable Area; (2) Gross Total Area; or (3) Limit of Disturbance