



SKYRIDGE

MOUNTAIN COMMUNITY

FINAL PLAN REVIEW APPLICATION

Final Plans must be approved by the ARC within 12 months of the completion of your Preliminary Plans.

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

Email Final Plan Review Application to:

Info@CoopersHOA.com SkyRidge Mountain Community HOA

Lori@SkyRidgeParkCity.com SkyRidge ARC Coordinator

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

Final Plan Application and Submittal Checklist

Exhibits 1 through 12 of the Final Application Submittal Checklist

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

Pay any assessed Architectural Review Fees (if applicable).

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 *Final Review Applications* with fees paid will be reviewed by the ARC.

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

A written response from the ARC will indicate items contained within the Final Plans that are approved or not approved and provide explanations referencing the SkyRidge Architectural Guidelines and/or Wasatch County 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 SkyRidge Architectural Guidelines and Wasatch County requirements. The Owner shall always be responsible for seeing that any additional drawings, documents, materials, and/or samples are submitted during Final Plan Review and Approval as part of the Plans if the ARC, in its discretion, requests such.

FINAL PLAN SUBMITTAL CHECKLIST

Submission Date: _____ Subdivision: _____ Homesite #: _____

Name of Owners: _____

Owner Contact Number: _____ Email Address: _____

Mailing Address: _____

Architect: _____ General Contractor: _____

FINAL 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)
- _____ All utility locations, sources, and connections, and any easements on the Site
- _____ Footprints for Residence, garages, accessory buildings, and all other structures
- _____ Hard surface areas driveways, parking areas, porches, patios, decks, walks, and steps
- _____ Retaining walls and finished grades
- _____ Final grading Plan to include existing and 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
- _____ Existing buildings on Neighboring Properties
- _____ Environmentally sensitive areas located on the Homesite
- _____ Landscape zones defining the Private Area and the Transition Area
- _____ All Site walls

2. **SURVEY:** Scaled at 1" = 10' or 1"= 8'

Issued by a registered land surveyor or a licensed civil engineer and clearly define and illustrate the following:

- _____ The entire property boundaries, dimensions, and square feet
- _____ Topography to include existing grades at 2' contours at all locations on the Site
- _____ All utility locations, sources, and connections, and any easements on the Site
- _____ 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 with footings and dimensions

FINAL PLAN SUBMITTAL CHECKLIST CONTINUED:

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

Clearly and accurately identify and illustrate all 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
- _____ All Chimneys, Artificial Chimneys, and Roof mechanical equipment enclosures
- _____ Roof material to be used on each section of roof
- _____ Roof eave overhang measurements
- _____ Dormers and skylights
- _____ Plans for Solar panels if applicable – Complete list of details required 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 finished grade lines
- _____ Height of Residence in relationship to existing grades and finished grades
- _____ 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:**

In order for the ARC to fully understand and properly approve all proposed exterior materials to be used on the Residence prior to installation, the following must be provided:

- _____ Material sample and color paint chip of all exterior materials and the percentage each material is of the Adjusted Exterior Surface Area (AESA)
- _____ All exterior lighting plans and lighting cut sheets

This portion of the approval process may be deferred until after the Homesite Building Permit has been issued.

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:
 - (1) Net Livable Area
 - (2) Gross Total Area
 - (3) Limit of Disturbance

FINAL PLAN SUBMITTAL CHECKLIST CONTINUED:

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

Illustrate and explain all of the Homesite landscaping, including but not limited to:

- The entire property with existing Site topography, boundaries, dimensions, and square feet
- Setbacks from property lines
- Location of all ground-mounted utility equipment on the Homesite
- Footprints for Residence, garages, accessory buildings, and all other structures
- Hard surface areas, driveways, parking areas, porches, patios, decks, walks, and steps
- Retaining walls and finished grades
- Final grading Plan to include existing and finished grades at 2' contours
- Existing Conditions showing major or unique terrain features, trees, clusters of native shrubs or vegetation.
- Pavement and curb edges
- Existing buildings on Neighboring Properties
- Location of Required Trees and Shrubs with specific sizes, types, and all other plants and/or vegetation
- Complete explanation of the irrigation system for the Site
- All decorative landscaping materials, borders, lighting, and special features
- Environmentally sensitive areas located on the Homesite
- Landscape zones defining the Private Area and the Transition Area
- All Site walls

10. **STAKING PLAN:**

Only required if specifically requested by the ARC. If requested the ARC will provide requirements to be included.

11. **CONSTRUCTION SITE PLAN:**

Clearly identify any and

- All construction access points
- All designated parking areas
- Sanitary facilities
- Approved access drives which relate in any way to construction activities on the Homesite.

The construction Site Plan shall fully comply with the requirements of *Section 6.3* shall be submitted to the ARC as part of the Final Submittal as well as during the Pre- Construction Conference (as explained in *Section 7.13*).

12. **CONSTRUCTION SCHEDULE:**

Shall include but not be limited to the following checkpoint times:

- Proper LOD fence and signage installation
- Breaking ground, trash receptacles and sanitary facilities onsite
- Grading
- Framing inspection(s)
- Four-way inspection(s)
- Installation of final roof materials
- Installation of landscaping and irrigation

A construction schedule which fully complies with *Section 6.3* requirements, shall be submitted to the ARC as part of the Final Submittal as well as during the Pre-Construction Conference (as explained in *Section 7.13*).