

# *Eagle Ridge*

## *Submittal Requirements Checklist*

The Architectural Control Committee (ACC) meets once per month. The design review application, together with all documents and fees, must be submitted 14 days prior to the monthly meeting in order to be on the agenda. Please call seven (7) days prior to the end of the month to be calendared for the next month's schedule, pending submission of fees and documents. Send all correspondence and communications to:

Eagle Ridge ACC, c/o:	
Kamie Geiger	Phone: 801-621-1839
Project Manager	FAX: 801-399-1480
933 Wall Ave	E-mail: kamieg@randoco.com
Ogden, UT 84404	

**In order to be considered by the ACC for approval, the following checklist should be followed in submitting plans.**

### **Preliminary Submittal**

Two full size 1/4" = 1' and five 11x17 of the following:

- \_\_\_ Preliminary floor plans indicating proposed finish floor elevations;
- \_\_\_ Exterior Elevations indicating existing and proposed grades, plate heights roof pitch and all exterior materials and general color schemes;
- \_\_\_ Roof plan showing roof pitch and overhang;
- \_\_\_ Meter and HVAC pad locations;
- \_\_\_ Square footage of all areas including living space, garages and optional spaces.

### **Site Plan – (Scale 1"=10')**

- \_\_\_ Lot layout with dimensions and square footage;
- \_\_\_ Building footprint within Building Pad;
- \_\_\_ Proposed finish floor elevations;
- \_\_\_ Setback/Building Pad requirements;
- \_\_\_ Exterior Wall locations;
- \_\_\_ Retaining wall locations (over 4' requires engineering);
- \_\_\_ Driveway location and dimensions;
- \_\_\_ Walkway and path locations;
- \_\_\_ Meter and HVAC pad locations.

### **Survey**

- \_\_\_ Scale at 1" = 10' by a registered land surveyor or civil engineer showing home site, boundaries and dimensions, topography (2 foot contours or less), major terrain features, all trees, edges of pavement, curbs and utility locations.

### **Grading and Drainage Plan – (Scale 1"=10')**

Note: The preliminary gradient and drainage plan must be submitted with the site plan.

- \_\_\_ Proposed and existing contours or elevations of all building pads;
- \_\_\_ Elevation, Location and detail of all drainage structures and erosion control measures;
- \_\_\_ Existing grades along Parcel perimeter with all appropriate perimeter cross sections;
- \_\_\_ Proposed driveway gradients;
- \_\_\_ Retaining wall locations with cross sections;
- \_\_\_ Any request for over grading and compaction.

### **Preliminary Landscape Plan**

- \_\_\_ Conceptual Landscape Plan with native plant material to be preserved or removed;
- \_\_\_ Plant List with sizes;
- \_\_\_ Indication of special landscape features;
- \_\_\_ Section drawings through landscaped drainage ways or easements as required.

## **FINAL DESIGN SUBMITTAL**

Two full size ¼" = 1' and five 11 x 17 of the following:

Architecture:

- \_\_\_ Detailed floor plans;
- \_\_\_ Detailed exterior elevations indicating existing and proposed grades, plate heights; roof pitch, and all exterior materials and general color scheme;
- \_\_\_ Building section indicating existing and proposed grading;
- \_\_\_ Architectural exterior details;
- \_\_\_ Square footage of all areas including living space, garages, optional space

## **SITE PLAN – (SCALE 1"=10')**

- \_\_\_ Lot layout with dimensions and square footage;
- \_\_\_ Building footprint within Building Pad;
- \_\_\_ Proposed finished floor elevations;
- \_\_\_ Setback/Building Pad requirements;
- \_\_\_ Exterior wall locations;
- \_\_\_ Retaining wall locations (over 4' requires engineering);
- \_\_\_ Driveway location and dimensions;
- \_\_\_ Walkway and path locations;
- \_\_\_ Meter and HVAC locations.

## **SURVEY**

- \_\_\_ Scale at 1"=10' by a registered land surveyor or civil engineer showing home site, boundaries and dimensions, topography (2 foot contours or less), major terrain features, all trees, edges of pavements and curbs and utility locations.

## **GRADING AND DRAINAGE PLAN (Scale 1"=10')**

**NOTE:** The preliminary grading and drainage must be submitted with the site plan.

- \_\_\_ Proposed and existing contours or elevation of all building-pads;
- \_\_\_ Elevation, location and detail of all drainage structures and erosion control measures;
- \_\_\_ Existing grades along parcel perimeter with all appropriate perimeter cross sections;
- \_\_\_ Proposed driveway gradients;
- \_\_\_ Retaining wall locations with cross sections;
- \_\_\_ Native plant materials to be removed;
- \_\_\_ Request for over grading and compaction.

## **MATERIAL SPECIFICATION SHEETS**

\*\*Specification sheets are required at the 4-way inspection meeting.

\*\*All information required is found in Sections 3.16 through 3.20 of the Design Guidelines

\*\*Material specification sheets shall include:

- \_\_\_ Exterior material colors;
- \_\_\_ Roof Material;
- \_\_\_ Entry Door Details;
- \_\_\_ Garage Doors;
- \_\_\_ Paint and stain color chips;
- \_\_\_ Masonry;
- \_\_\_ House Numbers;
- \_\_\_ Exterior surface mounted light fixtures.

## **LANDSCAPE PLANS**

- \_\_\_ Scale at 1"=10' indicating type and size of all planting and irrigation systems;
- \_\_\_ Indication of trees or native landscape to be preserved;
- \_\_\_ Special landscape features.

**IMPORTANT NOTE: ANY CHANGES THAT ARE MADE DURING CONSTRUCTION FROM THE APPROVED PLAN MUST BE REVIEWED AND APPROVED BY THE ACC THROUGH SUBMISSION OF ALL RELEVANT DOCUMENTS SHOWING THE MODIFICATIONS.**

# Eagle Ridge

*Architectural Control Committee  
Preliminary Information Sheet*

**Project information**

Subdivision \_\_\_\_\_  
 Phase \_\_\_\_\_  
 Lot # \_\_\_\_\_  
 Lot Address \_\_\_\_\_  
 Lot Acreage \_\_\_\_\_  
 Frontage \_\_\_\_\_

Estimated Start Construction Date: \_\_\_\_\_  
 Estimated Completion Date \_\_\_\_\_

Proposed Floor Area    1<sup>st</sup> Floor    \_\_\_\_\_  
                                   2<sup>nd</sup> Floor    \_\_\_\_\_  
                                   Basement    \_\_\_\_\_  
                                   Garage        \_\_\_\_\_                    2 Car \_\_\_\_\_    3 Car \_\_\_\_\_  
                                   Deck/Patio    \_\_\_\_\_

Maximum Slope of the Driveway                    \_\_\_\_\_ %

Proposed Building Height                            \_\_\_\_\_ ft.  
 (submit drawing of building height calculations drawn over building elevations)

**LIST OF BUILDING MATERIALS**

<b><u>Building</u></b>	<b><u>Type of Material</u></b>	<b><u>Specification, Product Color</u></b>
Roof (pitch is _____ )	_____	_____
Exterior Wall Materials	_____	_____
Exterior Doors	_____	_____
Door Trim	_____	_____
Window Trim	_____	_____
Chimney Enclosures	_____	_____
Fascia	_____	_____
Windows	_____	_____

**NOTE**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_