



Shadow Dancer Estates
OWNERS ASSOCIATION
P. O. Box 3207
Alpine, WY 83128

ARCHITECTURAL REVIEW COMMITTEE

Subject: Architectural Review Committee Plan Submittal Instructions

Dear Owner or Design Professional:

Congratulations on your new project. We look forward to seeing your project proceed to a successful completion. Prior to submission of your planning package, please fully familiarize yourself with the Shadow Dancer Estates Declaration of Covenants, Conditions, and Restrictions, as are posted on our website <https://shadowdancerestates.org>, public space under downloads. Please refer directly to Article V, Article VI, and Article VII, as applicable to your project. Your project architect should also fully familiarize himself with the SDEOA DCC&Rs prior to initiating the design of your project.

Please include the following with your "For Construction" submission:

1. A fully completed attached cover sheet and signed commitment letter.
Three sets of the following:
2. A complete site plan reflecting the location of all elements to be constructed including:
 - a. A grading plan including:
 - i. Calculations for slope and grade over the driveway areas
 - ii. Cut and fill estimates.
 - b. The location of dwellings, garages, and accessory structures
 - c. The locations of waterlines valves, backflow prevention devices, and curb-stops.
 - d. The location of gas lines, meters, valves, and pressure regulators.
 - e. The location of the utility service transformer, disconnect, and meter.
 - f. The location of all electric utility lines distribution points and building entrances.
 - g. The locations of underground telecommunications infrastructure.
 - h. The positioning and elevations of roadways, driveways, and parking areas.
 - i. The location of sewer service lines, septic tank, distribution points, and leach field.
 - i. Please include a copy of your Lincoln County Wastewater Permit Application
 - j. The location of exterior impervious surfaces, materials selected, and area calculations.
 - k. Topographical detail over the relevant sections of the property.
 - l. A drainage plan for surface water
 - m. Site lighting and fixture selection
 - n. Site signage, driveway gating and monuments as may be contemplated.
 - o. The location of legacy trees impacted by proposed site grading and clearing.
 - p. Details on driveway encroachments and roadway interfaces.

3. Complete exterior elevations of any proposed structures including.
 - a. Details on exterior finishes
 - b. Details on roofing material and color
 - c. Details on decking materials
 - d. Details on concrete finishes
 - e. Details on exterior lighting fixtures
 - f. Details on exterior glazing elements
 - g. Details on any exterior special features inclusive of building signage
 - h. Solar system details, if contemplated
 - i. Locations of chimneys appurtenant to, or integrated in, any structure
4. A general landscape and landscape remediation plan including:
 - a. Locations of disturbed surfaces
 - b. Backfill areas
 - c. Soil and/or coverage materials
 - d. Lawn areas and irrigation plans
 - e. Trails and pathways
 - f. Structural retaining walls and garden walls and fence materials and locations
 - g. Imported trees and vegetation locations

For comment on concept, and projects that include simple remodels, exteriors finish modifications, reroofs, accessory structure additions, please use this form and contact the Architectural Review Committee for instructions on what to provide, as less documentation is required for submittal.

If you are a non-owner considering the acquisition of a parcel within the SDE development area, you may also use this form to seek pre-acquisition comment on the concept and scope of your project. You will receive correspondence from with committee with comments, but you will be submitting with the understanding that you have reviewed and understand the terms of Articles V, VI, and VII of the SDEOA DCC&Rs, and that final approval of your project in matter compliant with committee comments and the DCC&Rs will not occur until the actual "For Construction" plan submission has been approved. As above, Copies of the relevant SDEDCC&R sections, are available for download along with copies of this form at the association website, www.shadowdancerestates.org.

Design/Build and Spec Build contractors who are also owners should contact the committee to seek approval of concept and a determination of the documentary requirements. The attached form should be also used for that submission and assignment of a project number, and sign the attached commitment letter.

It is expected of all of our owners and builders that all work shall be compliant with applicable codes, standards, industry practice, and the National Electrical Code, Uniform Plumbing Code, and Uniform Building Code. You are advised to seek professional design services as may be needed. Thank you for assisting us in maintaining the unique environment that is Shadow Dancer Estates. We look forward to working with you and assuring the success of your building or remodeling project.

Sincerely,

The SDEOA Architectural Review Committee

Name: _____

Address: _____

To: The Shadow Dancer Estates Architectural Review Committee
P.O. Box 3207
Alpine, Wyoming 83128

RE: Commitment Letter

Lot Number of Project Site

Gentlemen:

I, the undersigned, hereby certify that I have read and familiarized myself with the terms and conditions of Articles V, VI, VII the Shadow Dancer Estates Development Covenants, Conditions, and Restrictions dated August 9, 2021.

I submit my project under the attached Architectural Review form for consideration, comment and the assignment of a project number by the SDE Architectural Review Committee, with the understanding of my intent to comply with those requirements and all applicable codes, standards, industry practices, and the National Electrical Code, Uniform Plumbing Code, and the Uniform Building Code.

I intend to hire a design professional YES _____ NO _____ TBD _____ (check one)

Thank you for consideration of my project,

X _____ Date: _____

Print Name



Shadow Dancer Estates
OWNERS ASSOCIATION
P. O. Box 3207
Alpine, WY 83128

ARCHITECTURAL REVIEW SUBMITTAL

TITLE OF PROJECT:

OWNER NAME: _____

OWNER ADDRESS: _____

OWNER TEL. _____ **EMAIL:** _____

SDE PROPERTY INFORMATION: LOT # ____, APN _____

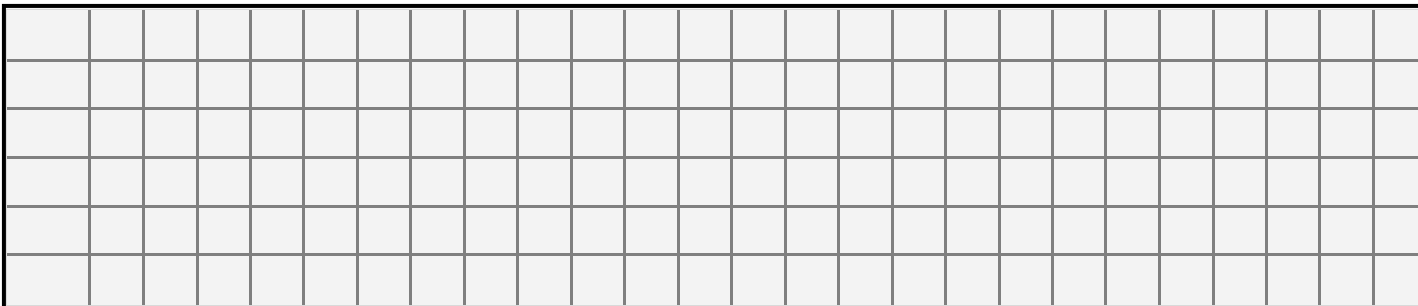
SDEOA ARC USE ONLY:

ARC #

DATE RECEIVED:

PROJECT DESCRIPTION:

PROJECT MAP: (PLEASE PROVIDE A ROUGH SKETCH OF THE PROPOSED SITE PLAN)



PROJECT BACKGROUND INFORMATION: LCWY PERMIT # _____

ARCHITECT NAME: _____ **TEL. #** _____

ADDRESS: _____ **FAX #** _____

CITY: _____ **STATE:** ____ **ZIP:** _____ **EMAIL:** _____

CONTRACTOR NAME: _____ **TEL. #** _____

ADDRESS: _____ **FAX #** _____

CITY: _____ **STATE:** ____ **ZIP:** _____ **EMAIL:** _____

LOT AREA: _____ SQFT **NUMBER OF STRUCTURES:** _____ **MAIN DWELLING AREA:** _____ SQFT

SIZE OF WATER CONNECTION: ____ IN. **PROJECTED START DATE:** _____

OWNER SIGNATURE: X _____ **DATE:** _____

APPROVALS:

ARC MEMBER: _____ **ARC MEMBER:** _____

ARC MEMBER: _____ **ARC MEMBER:** _____