

**TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 8**  
 A PORTION OF THE SCHEMATIC MASTER PLAN, INCLUDING THE APPLICABLE ZONING ORDINANCE, TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 8, TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 8, TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 8, TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 8



**REGIONAL CONTEXT**  
 This map shows the location of the subdivision within the regional context, including major roads and geographical features.

**LOCAL DESCRIPTION**  
 This map shows the location of the subdivision within the local context, including major roads and geographical features.

**GENERAL NOTES**  
 1. The subdivision is shown on the attached plat and is subject to all applicable laws, ordinances, rules, regulations, and orders of the local government.  
 2. The subdivision is shown on the attached plat and is subject to all applicable laws, ordinances, rules, regulations, and orders of the local government.  
 3. The subdivision is shown on the attached plat and is subject to all applicable laws, ordinances, rules, regulations, and orders of the local government.

**TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 8**  
 This map shows the location of the subdivision within the local context, including major roads and geographical features.

**ACKNOWLEDGMENT**  
 I, the undersigned, do hereby certify that the information provided in this map is true and correct to the best of my knowledge and belief.

**EDEN VILLAGE LLC**  
 12345 EDEN VILLAGE DRIVE  
 EDEN VILLAGE, TEXAS 75021

**LINE SHEET**

LINE SHEET	LINE SHEET	LINE SHEET
1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21
22	23	24
25	26	27
28	29	30
31	32	33
34	35	36
37	38	39
40	41	42
43	44	45
46	47	48
49	50	51
52	53	54
55	56	57
58	59	60
61	62	63
64	65	66
67	68	69
70	71	72
73	74	75
76	77	78
79	80	81
82	83	84
85	86	87
88	89	90
91	92	93
94	95	96
97	98	99
100	101	102

**DATE SHEET**

DATE SHEET	DATE SHEET	DATE SHEET
1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21
22	23	24
25	26	27
28	29	30
31	32	33
34	35	36
37	38	39
40	41	42
43	44	45
46	47	48
49	50	51
52	53	54
55	56	57
58	59	60
61	62	63
64	65	66
67	68	69
70	71	72
73	74	75
76	77	78
79	80	81
82	83	84
85	86	87
88	89	90
91	92	93
94	95	96
97	98	99
100	101	102

**GENERAL NOTES**  
 1. The subdivision is shown on the attached plat and is subject to all applicable laws, ordinances, rules, regulations, and orders of the local government.  
 2. The subdivision is shown on the attached plat and is subject to all applicable laws, ordinances, rules, regulations, and orders of the local government.  
 3. The subdivision is shown on the attached plat and is subject to all applicable laws, ordinances, rules, regulations, and orders of the local government.

**ACKNOWLEDGMENT**  
 I, the undersigned, do hereby certify that the information provided in this map is true and correct to the best of my knowledge and belief.

**EDEN VILLAGE LLC**  
 12345 EDEN VILLAGE DRIVE  
 EDEN VILLAGE, TEXAS 75021

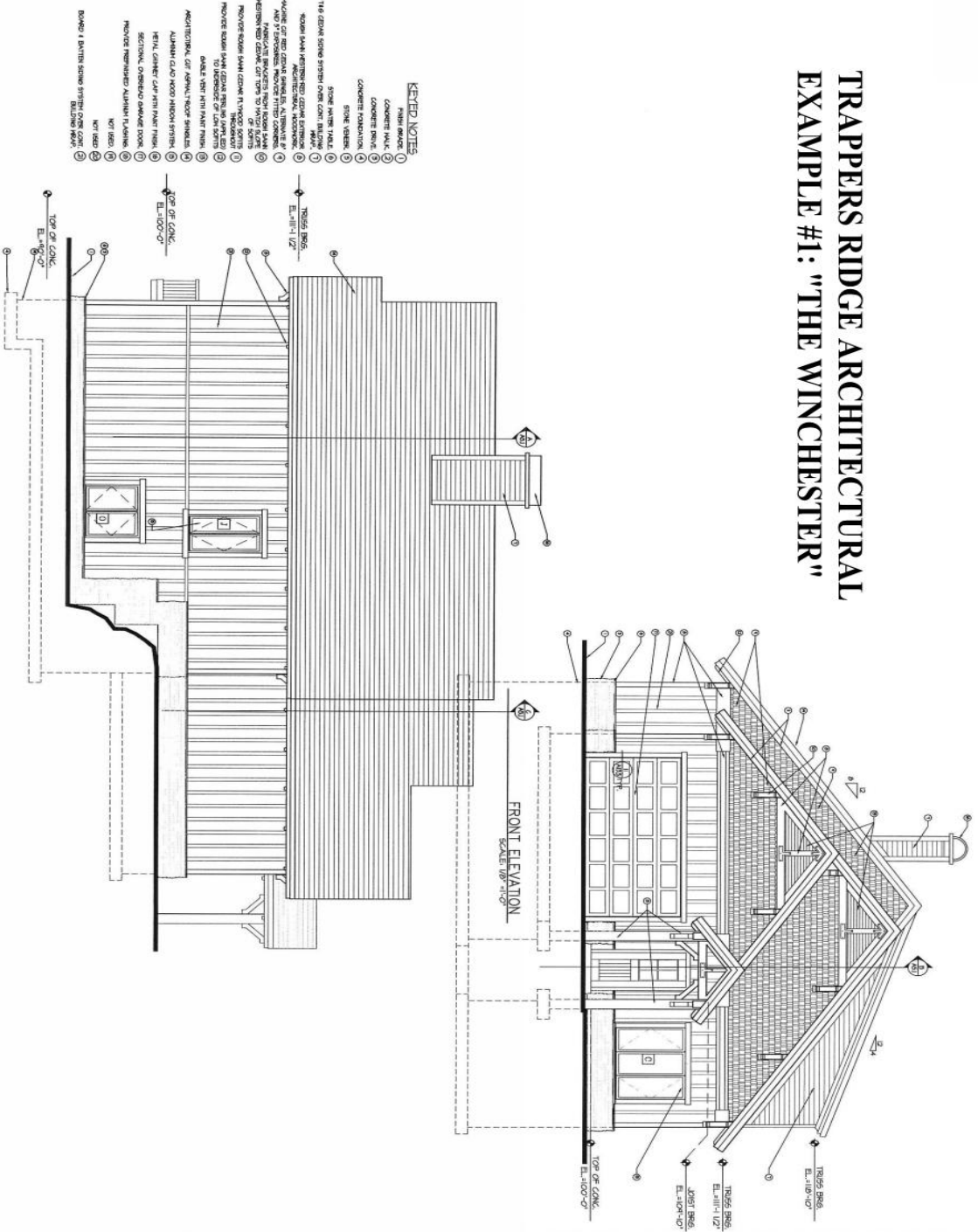
**TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 8**  
 This map shows the location of the subdivision within the local context, including major roads and geographical features.

**ACKNOWLEDGMENT**  
 I, the undersigned, do hereby certify that the information provided in this map is true and correct to the best of my knowledge and belief.

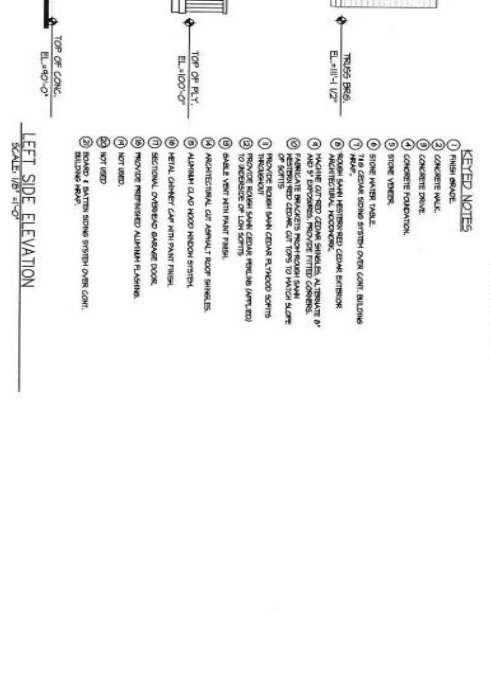
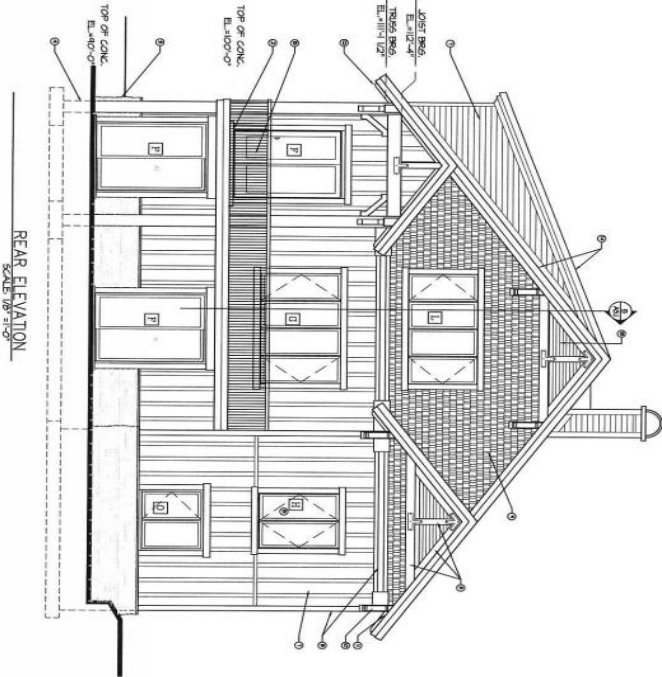
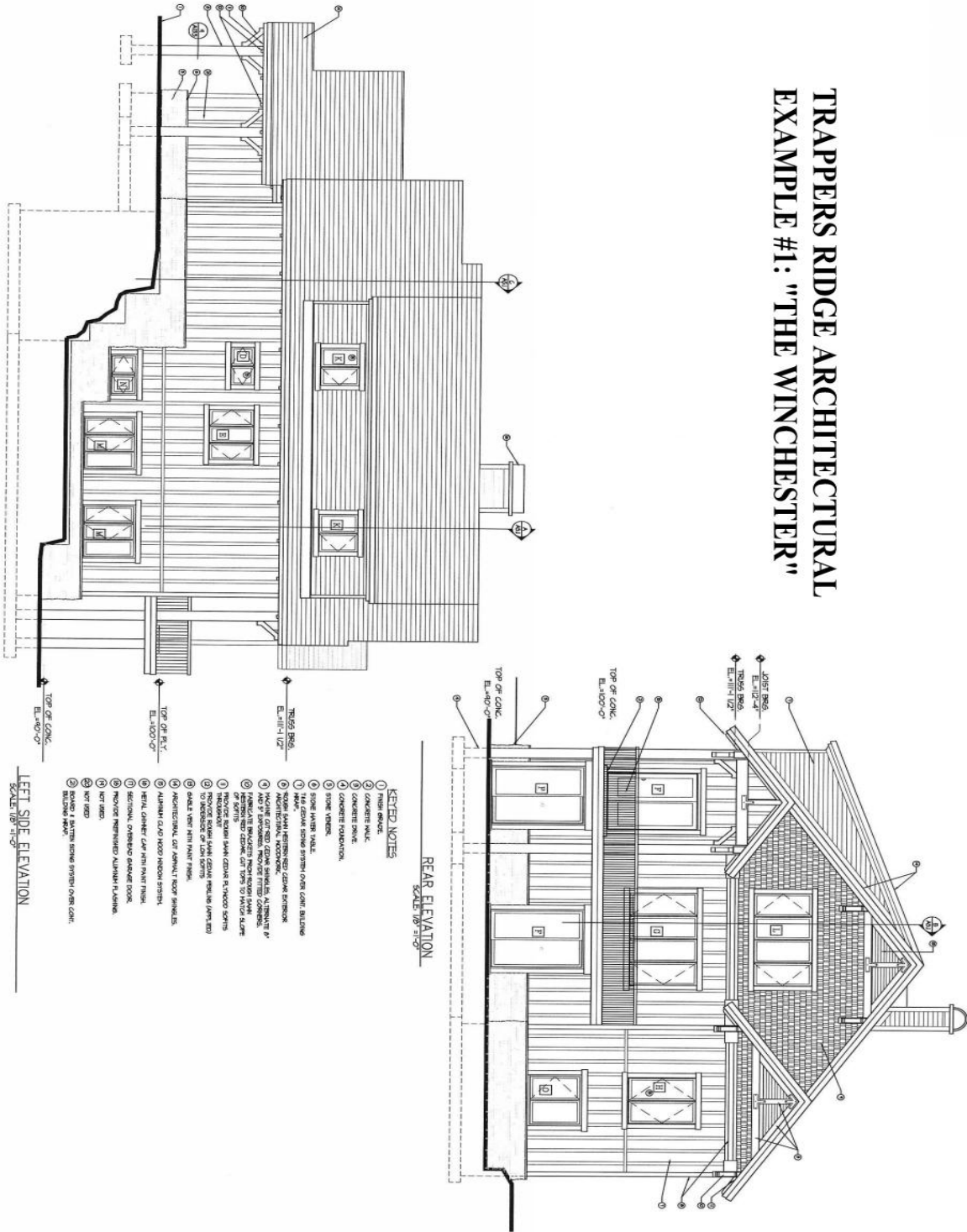
**EDEN VILLAGE LLC**  
 12345 EDEN VILLAGE DRIVE  
 EDEN VILLAGE, TEXAS 75021



## TRAPPERS RIDGE ARCHITECTURAL EXAMPLE #1: "THE WINCHESTER"



TRAPPERS RIDGE ARCHITECTURAL  
EXAMPLE #1: "THE WINCHESTER"

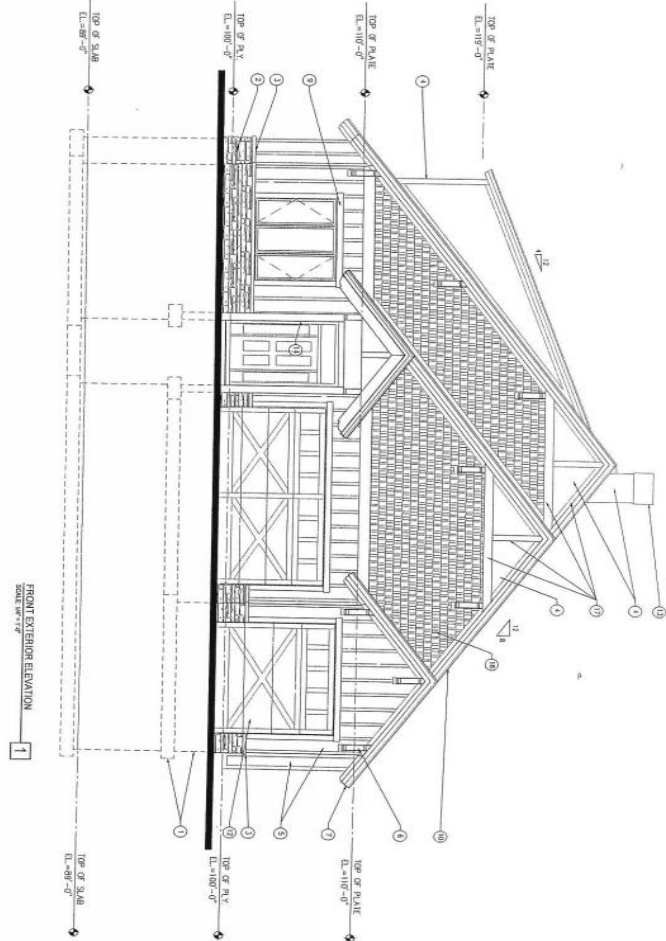


KEYED NOTES

- 1 FINISH GRADE
- 2 CONCRETE WALL
- 3 CONCRETE POOR
- 4 CONCRETE FOUNDATION
- 5 STONE VENEER
- 6 STONE VENEER WALL
- 7 1/2" Gypsum board system over joist building
- 8 STAINLESS STEEL HERRING-BONE CORNER BRACKET
- 9 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 10 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 11 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 12 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 13 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 14 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 15 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 16 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 17 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 18 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 19 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 20 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 21 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 22 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 23 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 24 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 25 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 26 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 27 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 28 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 29 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 30 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 31 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 32 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 33 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 34 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 35 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 36 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 37 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 38 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 39 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 40 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 41 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 42 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 43 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 44 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 45 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 46 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 47 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 48 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 49 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 50 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 51 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 52 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 53 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 54 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 55 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 56 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 57 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 58 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 59 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 60 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 61 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 62 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 63 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 64 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 65 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 66 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 67 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 68 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 69 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 70 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 71 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 72 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 73 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 74 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 75 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 76 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 77 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 78 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 79 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 80 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 81 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 82 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 83 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 84 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 85 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 86 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 87 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 88 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 89 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 90 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 91 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 92 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 93 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 94 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 95 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 96 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 97 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 98 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 99 1/2" x 1/2" x 1/2" ALUMINUM TRIM
- 100 1/2" x 1/2" x 1/2" ALUMINUM TRIM

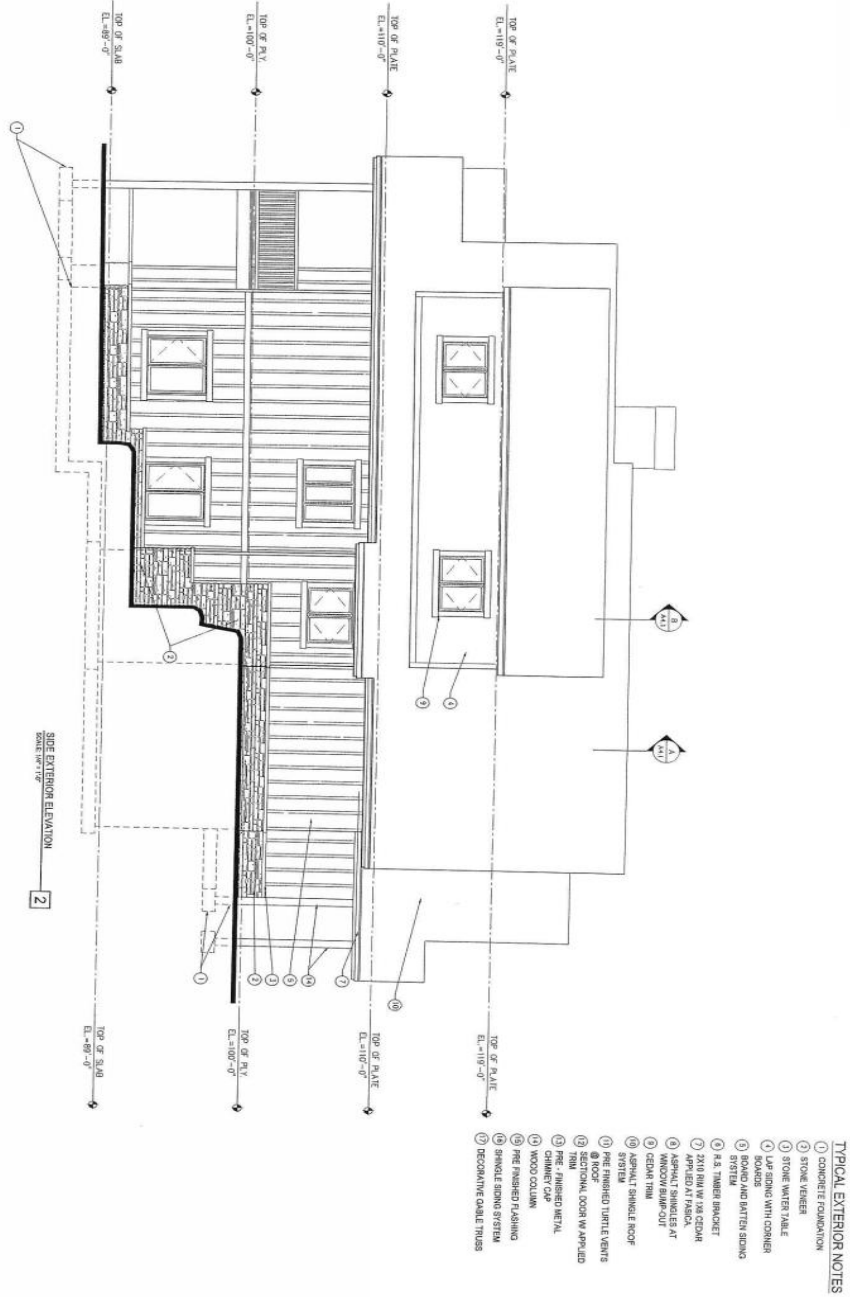
LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

REAR ELEVATION  
SCALE: 1/8" = 1'-0"

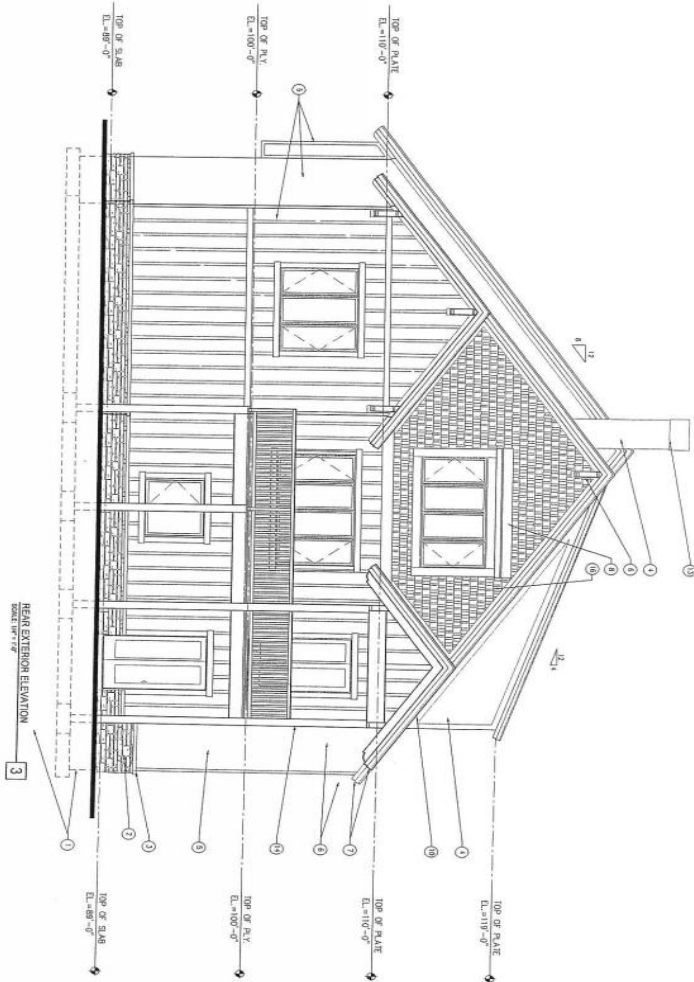


- TYPICAL EXTERIOR NOTES**
- 1 CONCRETE FOUNDATION
  - 2 STONE VENEER
  - 3 STONE WATER TABLE
  - 4 LAY SIDING WITH CORNER
  - 5 BOARD AND BATTLE SIDING SYSTEM
  - 6 R. S. TRIMER SHAKKET
  - 7 2X10 RAU W/ 1/4" GUEUR APPLIED AT FASICA
  - 8 ASPHALT SHINGLES AT ROOF
  - 9 CEDAR TRIM
  - 10 ASPHALT SHINGLE ROOF SYSTEM
  - 11 PRE FINISHED URGITE VENTS
  - 12 ROOF
  - 13 ROOF
  - 14 PRE FINISHED METAL CHIMNEY CAP
  - 15 HOOD COLUMN
  - 16 PINE FINISHED FLASHING SHINGLE SIDING SYSTEM
  - 17 DECORATIVE GABLE TRUSS

**TRAPPERS RIDGE ARCHITECTURAL  
EXAMPLE #2: "THE BIG HORN"**

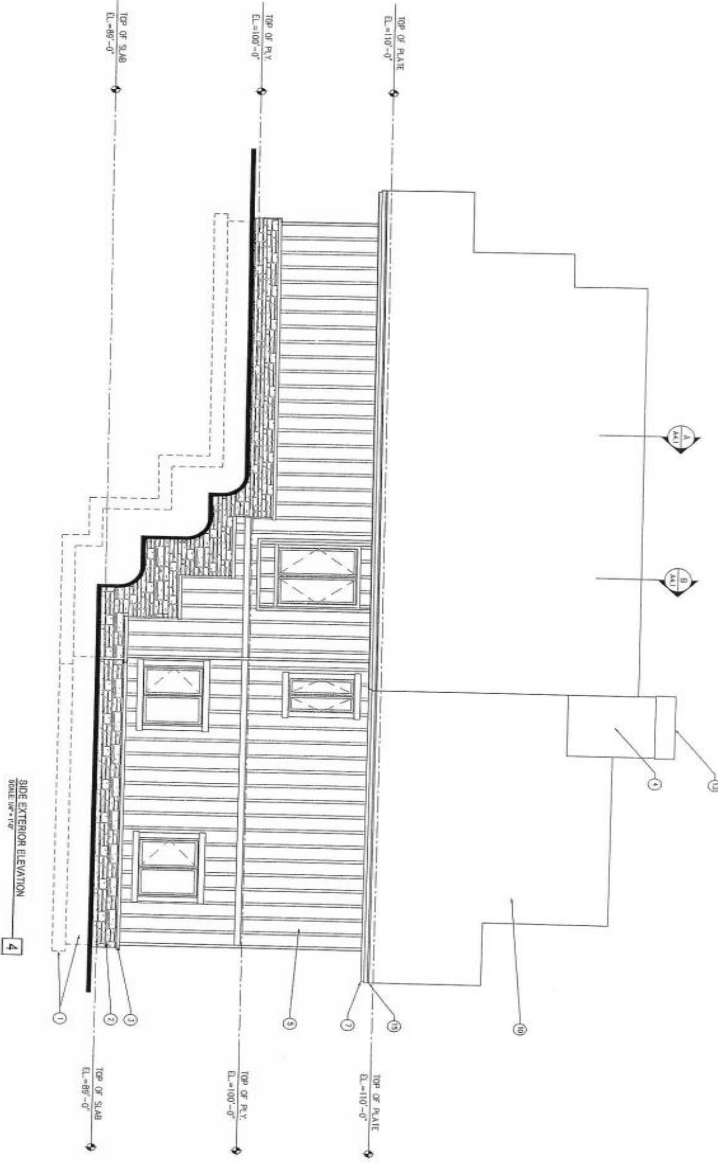


**TRAPPERS RIDGE ARCHITECTURAL  
EXAMPLE #2: "THE BIG HORN"**



- TYPICAL EXTERIOR NOTES**
- 1 CONCRETE FOUNDATION
  - 2 STONE FINISH
  - 3 STONE WATER TABLE
  - 4 LAY STONE WITH CORNER BOWDS
  - 5 BOARD AND BATTEN SIDING
  - 6 R.S. TIMBER SHAKET
  - 7 2X12 RIM W/ BRICKS APPLIED AT FINISH
  - 8 ASPHALT SHINGLES AT WINDOW BURP-OUT
  - 9 CEDAR TRIM
  - 10 ORIGINAL SHINGLE ROOF
  - 11 PRE-FINISHED TURTLE BENT ROOF
  - 12 SECTIONAL DOOR W/ APPLIED CHIMNEY CAP
  - 13 PRE-FINISHED METAL
  - 14 WOOD COLUMN
  - 15 PRE-FINISHED FLASHING
  - 16 SHINGLE SIDING SYSTEM
  - 17 DECORATIVE GABLE TRUSS

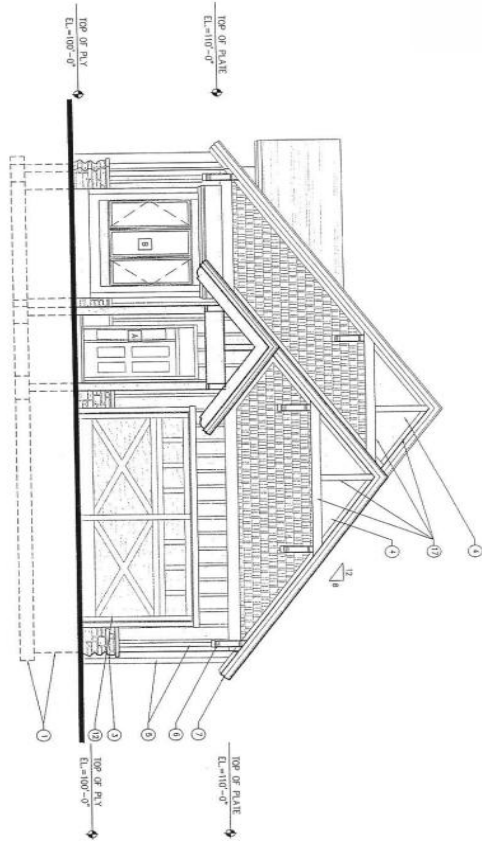
**TRAPPERS RIDGE ARCHITECTURAL  
EXAMPLE #2: "THE BIG HORN"**



- TYPICAL EXTERIOR NOTES**
- 1 CONCRETE FOUNDATION
  - 2 STONE VENER
  - 3 STONE WATER TABLE
  - 4 2" x 4" BRACKETS WITH CORNER BOLDS
  - 5 SOLID AND BATTLED SHING SYSTEM
  - 6 4x8 THIMBER BRACKET
  - 7 2x10 RAFT W/ 2x6 CEDAR APPLIED AT FASCIA
  - 8 2x10 RAFT W/ 2x6 CEDAR WINDOW SILLING
  - 9 CEDAR TRIM
  - 10 ASPHALT SHINGLE ROOF SYSTEM
  - 11 PRE FINISHED LIGHTLE VENTS
  - 12 SECTIONAL DOOR W/ APPLIED TRIM
  - 13 PRE FINISHED METAL
  - 14 WOOD COLUMN
  - 15 PRE FINISHED FLASHING
  - 16 SHINGLE BOND SYSTEM
  - 17 DECORATIVE GABLE TRUSS

**TRAPPERS RIDGE ARCHITECTURAL  
EXAMPLE #2: "THE BIG HORN"**

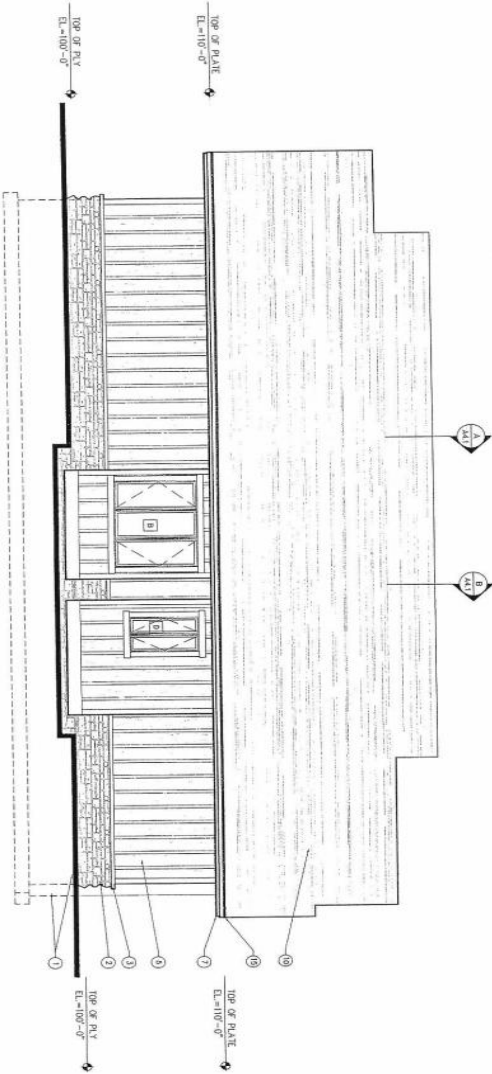




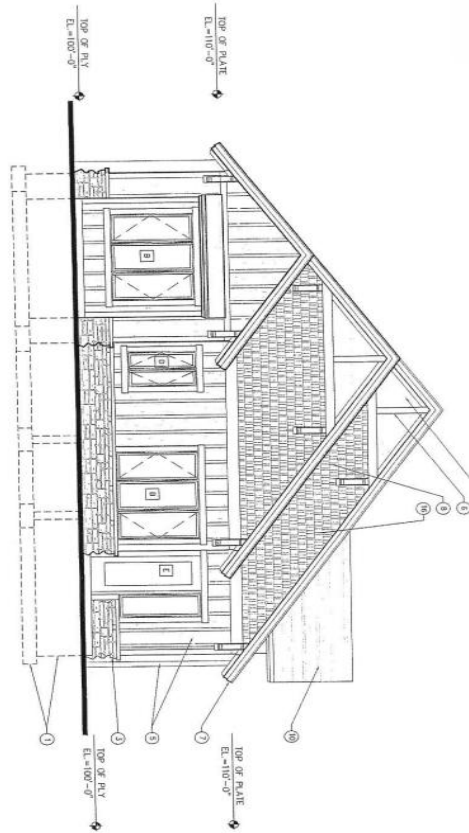
FRONT EXTERIOR ELEVATION 1

**TRAPPERS RIDGE ARCHITECTURAL  
EXAMPLE #3: "THE SADDLEBACK"**

- TYPICAL EXTERIOR NOTES**
- 1) CONCRETE FOUNDATION
  - 2) STONE VENER
  - 3) STONE WATER TABLE
  - 4) STUCCO SYSTEM
  - 5) ASPHALT SHINGLE ROOF SYSTEM WITH
  - 6) 1/2" CEDAR BATTEN
  - 7) #5 TIMBER BRACKET
  - 8) #2 SHAW-WALKER CEDAR SHIP LAP AT PASADENA
  - 9) ASPHALT SHINGLES AT WINDOW BUMP-OUT
  - 10) CEDAR TRIM
  - 11) ASPHALT SHINGLE ROOF SYSTEM
  - 12) PRE-FINISHED GABLE VENTS
  - 13) SECTIONAL DOOR W/ APPLIED
  - 14) PRE-FINISHED METAL CHIMNEY CAP
  - 15) WOOD COLUMN
  - 16) PRE-FINISHED FLASHING



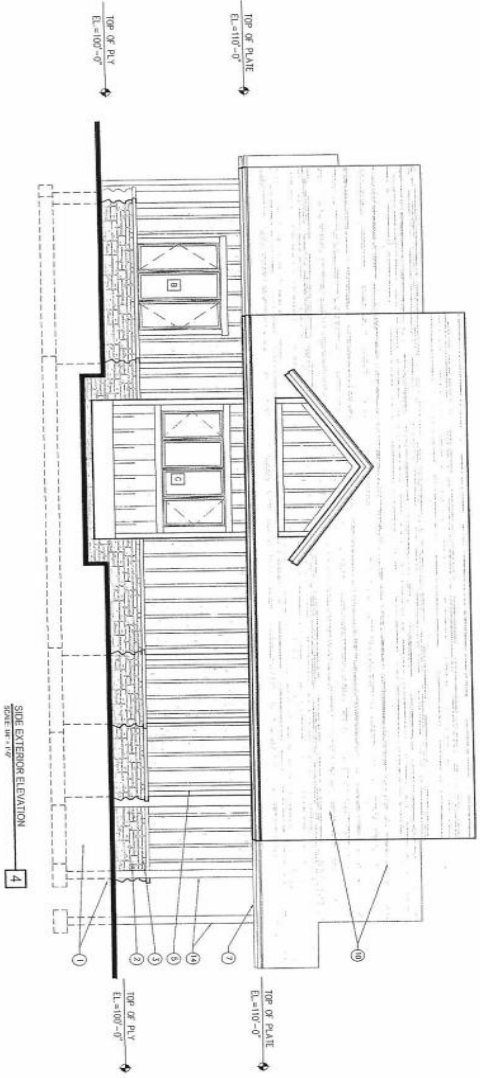
SIDE EXTERIOR ELEVATION 2



REAR EXTERIOR ELEVATION 3

- TYPICAL EXTERIOR NOTES
- 1 CONCRETE FOUNDATION
  - 2 STONE VENEER
  - 3 STONE WATER TABLE
  - 4 STUCCO SYSTEM
  - 5 CEDAR FACED 1" x 4" BOARDS WITH 1/2" CEDAR BATTEN
  - 6 2X8 TIMBER BRACKET
  - 7 2X8 RIM W/ 1X4 CEDAR APPLIED AT FASCIA
  - 8 ASPHALT SHINKLES AT WINDOW SILL-COIT
  - 9 CEDAR TRIM
  - 10 ASPHALT SHINKLE ROOF
  - 11 PRE FINISHED GABLE VENTS
  - 12 RESISTANCE DOOR W/ APPLIED TRIM
  - 13 PRE FINISHED METAL CHIMNEY CAP
  - 14 WOOD COLUMN
  - 15 PRE FINISHED FLASHING

**TRAPPERS RIDGE ARCHITECTURAL  
EXAMPLE #3: "THE SADDLEBACK"**



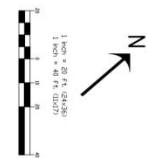
SIDE EXTERIOR ELEVATION 4

Exhibit B-Architectural Renderings

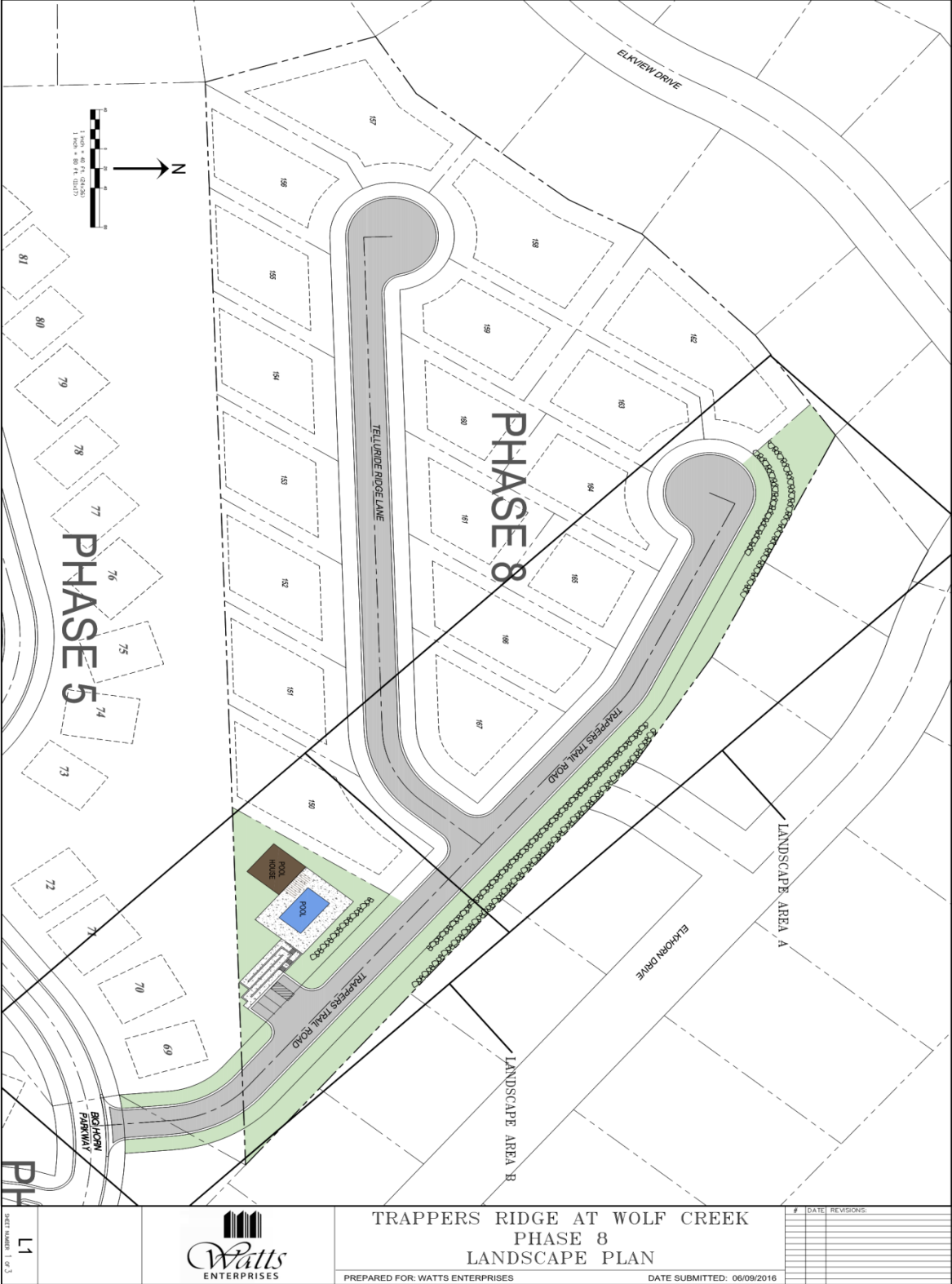




- LEGEND**
- OAKLEAF ASH (TREE)
  - LOMBARDOY POPLAR (TREE)
  - CANYON RED OAK (TREE)
  - ARCTIC CANYON BLUE WILLOW (SHRUB)
  - KALM'S FOXGLOVE (TREE)
  - CORYMBUS (SHRUB)
  - SEED FOR NATURAL RESTORATION



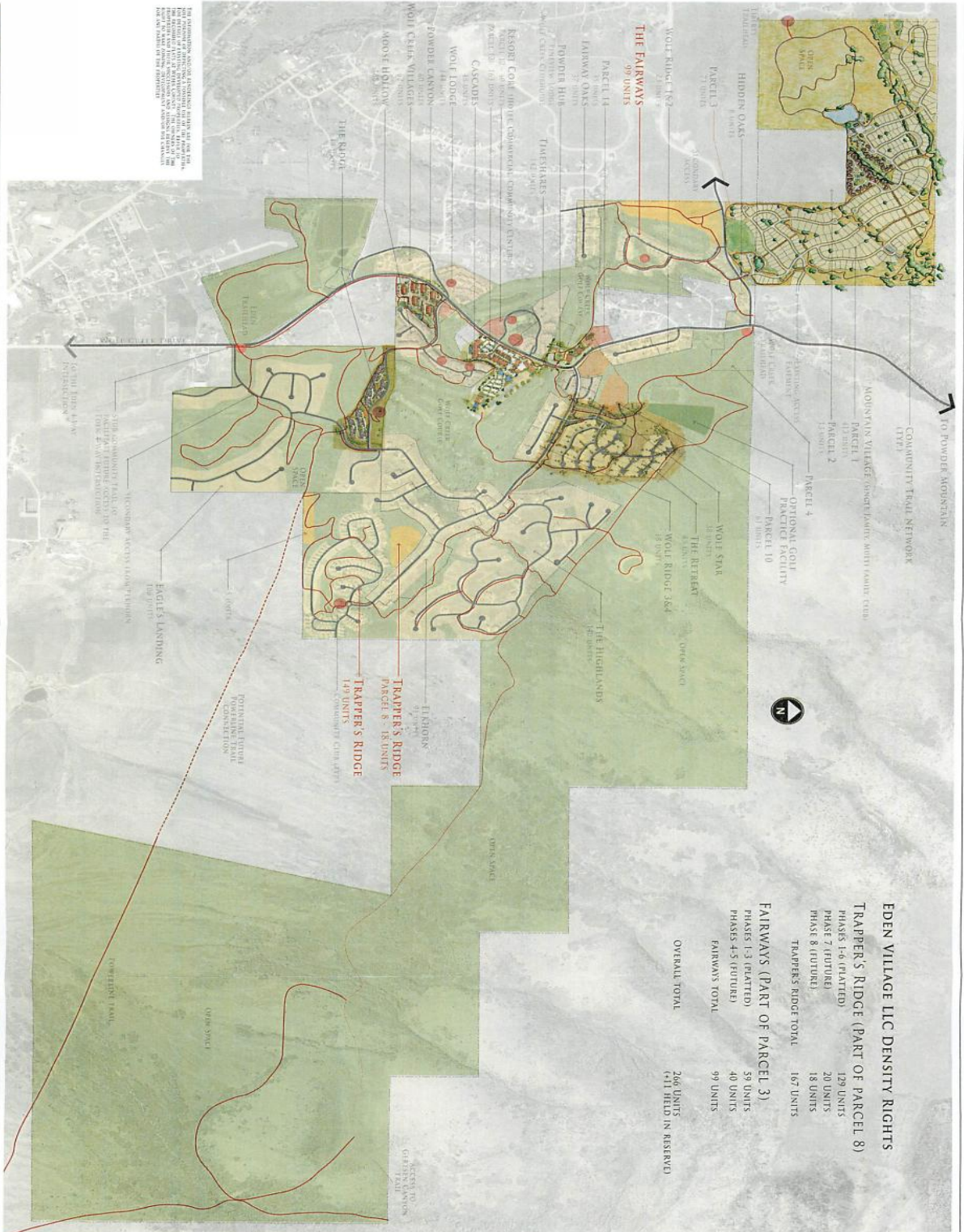
<p>SHEET NUMBER 3 OF 3</p> <p><b>L3</b></p>	<p><b>Watts</b> ENTERPRISES</p>	<p><b>TRAPPERS RIDGE AT WOLF CREEK</b> <b>PHASE 8</b> <b>LANDSCAPE PLAN</b></p> <p>PREPARED FOR: WATTS ENTERPRISES      DATE SUBMITTED: 06/09/2016</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	#	DATE	REVISIONS																														
#	DATE	REVISIONS																																		





# WOLF CREEK RESORT

MARCH 2016



THE INFORMATION, INCLUDING, BUT NOT LIMITED TO, THE DESIGN, CONCEPTS, AND SPECIFICATIONS, IS FOR THE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

LANGVARDT DESIGN GROUP

EXHIBIT "C" POST-TRANSFER



*Wolf Creek Water and Sewer Improvement District*

P.O. Box 658  
3632 N. Wolf Creek Dr.  
Eden, Utah 84310  
(801) 745-3435  
Fax (801) 745-3454

*RE: Fairways at Wolf Creek PRUD Phase 4  
Fairways at Wolf Creek PRUD Phase 5  
Trappers Ridge at Wolf Creek PRUD Phase 8*

*Russ-*

*Based on our recent discussions, we understand that you are working with the County to adjust your master plans at the Fairways and Trappers Ridge projects referenced above. It is our understanding that the first step of the process will be to reduce the density in Fairways by 16 units, transferring 5 of those to Trappers, and holding 11 in reserve for future use. This leaves the following project densities:*

- Fairways at Wolf Creek PRUD Phase 4 – 23 homes*
- Fairways at Wolf Creek PRUD Phase 5 – 17 homes*
- Trappers Ridge at Wolf Creek PRUD Phase 8 – 18 homes*

*Within the master planning process Wolf Creek Water and Sewer Improvement District has previously anticipated service in accordance with the original master plans and this amendment does not inhibit our ability to serve either of these projects. The excess units to be held in reserve will also remain able to be served by WCWSID with possible conditions depending on where the units are eventually transferred to and other developments or changes that have occurred in the meantime.*

**As you are aware, we operate three separate systems, culinary water, irrigation/secondary water, and sewer with treatment. The capacity of each of these systems is subject to state laws and limitations applied by the Division of Drinking Water and Department of Environmental Quality. In particular, the amount of culinary water we are required to have available is dependent on 1) continuing to supply irrigation water, and 2) limiting outdoor use of culinary water. At the same time, the supply of irrigation water is dependent on flow to the Wolf Creek diversion, which as you know may change due to pumping related to development at Powder Mountain.**

**In view of these concerns, we anticipate the following conditions will be placed upon all future developments:**



- Landscaping plans shall limit irrigated areas and minimize installation of turf, both for building lots and common areas. Each building lot/unit shall be equipped with at least one hosebib tied to the irrigation system.
- Landscaping plans will be reviewed and approved by WCWSID, with an emphasis on xeriscaping and installed as approved
- Drip irrigation systems shall be used for all shrub and tree beds, consistent with the existing Design Guidelines (2010) of the Wolf Creek Master HOA. We strongly recommend design of the irrigation systems with zones based upon planting demand.
- No basement sump pump or footing drain shall be connected to the sanitary sewer.

*In summary, WCWSID is at present able to provide culinary water, sewer, and irrigation services to the projects listed above upon payment of impact fees per our standard schedule. This commitment to Master Planned densities is subject to future review until the connection and impact fees have been paid.*

Let me know if you have any further questions.

Thanks,



Rob Thomas

General Manager

WCWSID