

# Exhibit A



January 25, 2013

Weber County Planning Department  
2380 Washington Blvd, Suite 240  
Ogden, Utah 84401-1473

Dear Sirs,

We are very pleased to submit the following "Powder Mountain P.R.U.D. Phase I" package. We hope that you will find that we have taken every effort to satisfy the requirements of a PRUD as well as the requirements set forth in the recently approved Powder Mountain Development Agreement. We look forward to working together to record our Phase I plat and to begin creating an amazing community and improving the already amazing, Powder Mountain Ski Resort in Weber County.

This submittal includes 103 lots, consisting of a variety of product types. The proposed Phase I include; estate lots, ranch lots, cabin sites, nest sites, village residences, and a conference center. Additional information that has been included in separate submittals includes the proposed community roads, utilities and the culinary tank and pump station.

The Summit vision is to implement a modern mountain design while preserving the natural beauty of Powder Mountain. The residential and village areas will link to sustainable mountain activities that will include, among other things, hiking, biking, Nordic skiing and, of course, powder skiing. The village will be the nucleus of the development. Its design encourages lower impacts on the surrounding environment while promoting an intimate neighborhood where people can share ideas, eat together, attend performances and enjoy Summit gatherings.

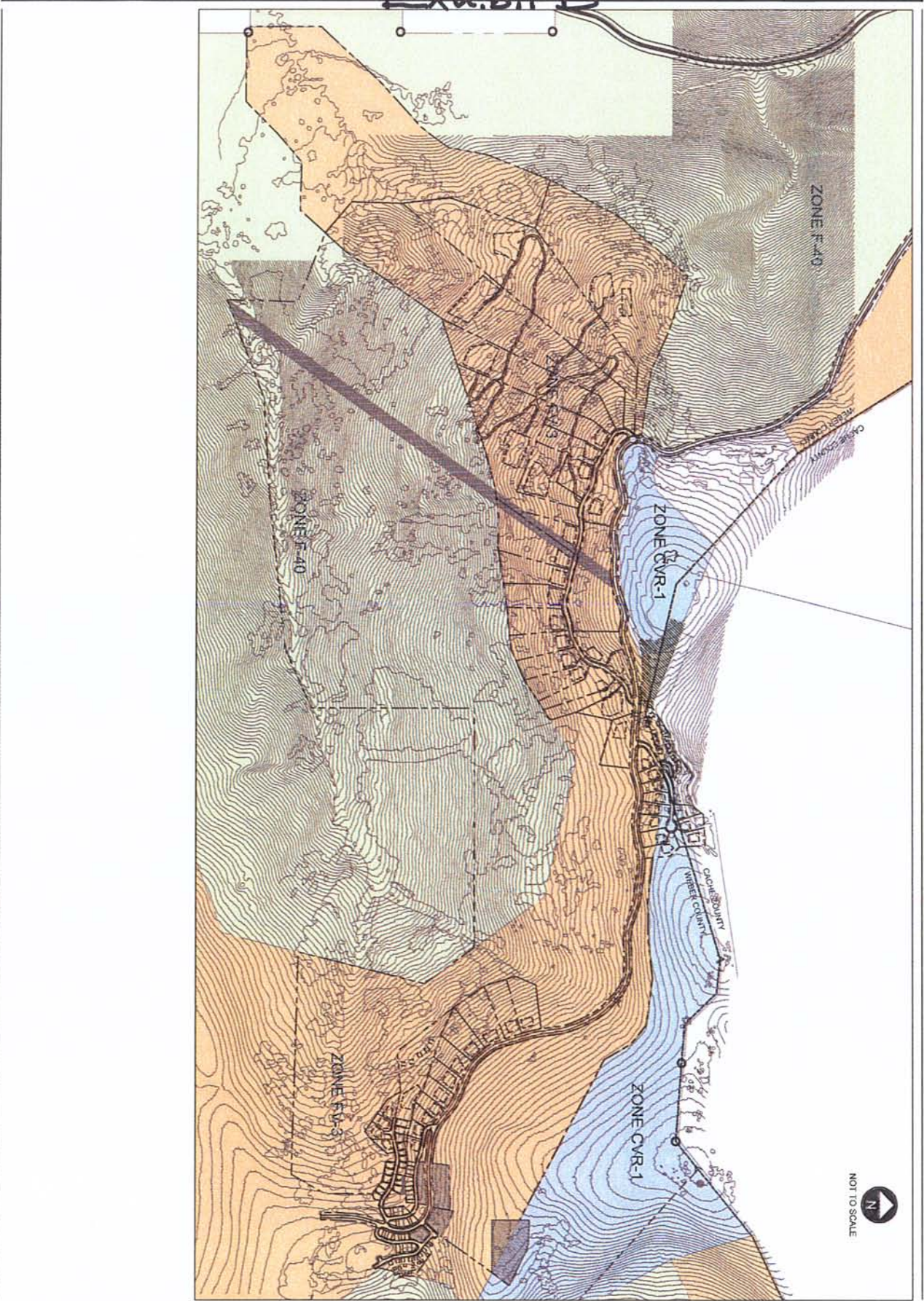
We are very excited about this proposed community and look forward to working efficiently through the PRUD process. If there are any comments or questions as we move through the approval process, please feel free to contact our development team.

Team Members:

Development | Russ Watts | [russ@wattsenterprises.com](mailto:russ@wattsenterprises.com)  
Development | Ryan Bradley | [ryan.bradley1313@gmail.com](mailto:ryan.bradley1313@gmail.com)  
Planning | Eric Langvardt | [eric@langvardtdesigngroup.com](mailto:eric@langvardtdesigngroup.com)  
Architecture | Ray Bertoldi | [rbertoldi@bertoldiarchitects.com](mailto:rbertoldi@bertoldiarchitects.com)  
Engineering | Rick Everson | [rick.everson@NV5.com](mailto:rick.everson@NV5.com)

Respectfully submitted by:

Russ Watts



**SUMMIT EDEN**  
PHASE 1 PRUD SUBMITTAL

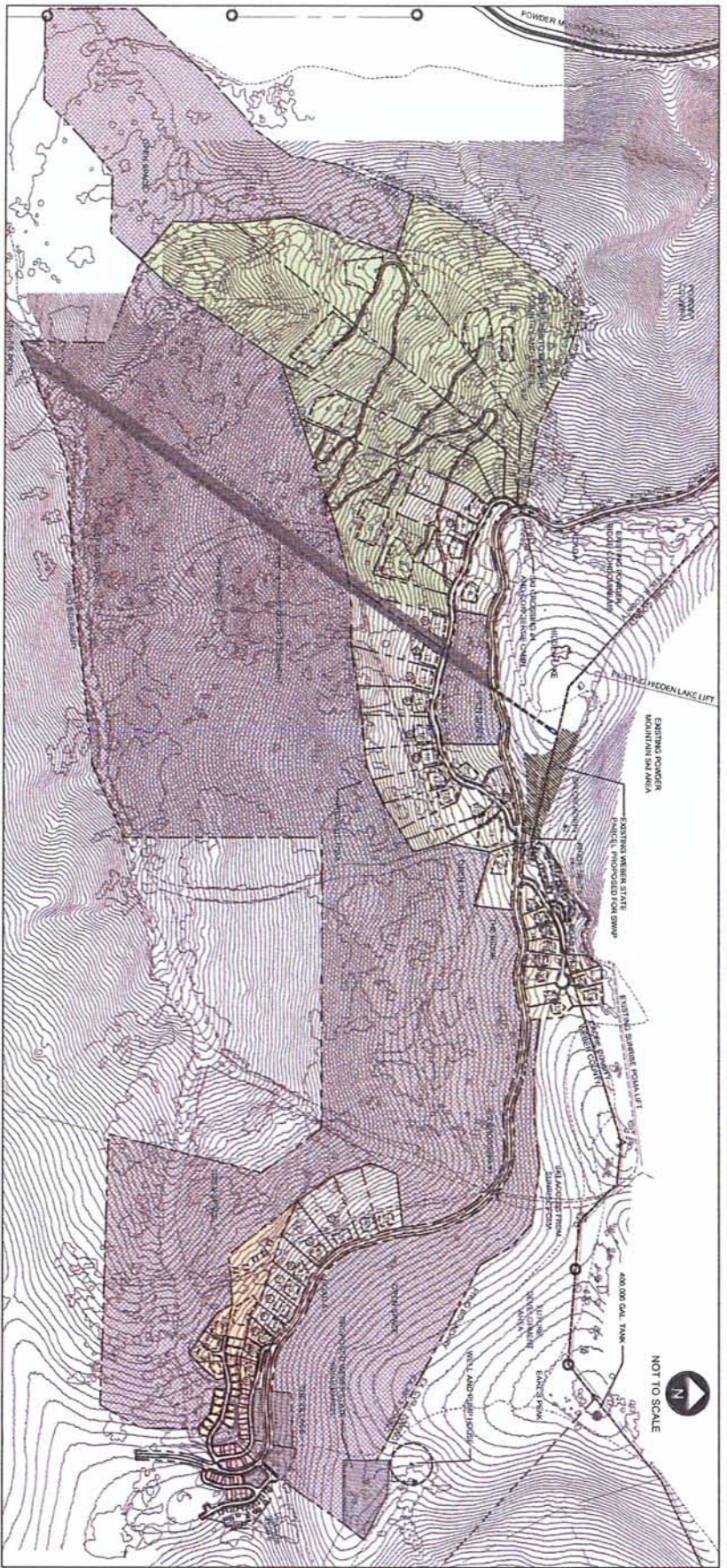
POWDER MOUNTAIN, WEBER COUNTY, UTAH



DATE:	JANUARY 22, 2013
PROJECT:	SUMMIT EDEN
DRAWN BY:	DL
REVIEWED BY:	DL
SCALE:	AS SHOWN
DATE:	1/22/13

SHEET TITLE:  
EXISTING ZONING

SHEET NUMBER:  
**L1.1**



**LOT LEGEND AND MIN. SETBACK STANDARDS**

[Green Box]	PANORAMA SINGLE FAMILY	FRONT 20'	REAR 20'	SIDE 10'
[Light Green Box]	ESTATE SINGLE FAMILY	FRONT 20'	REAR 20'	SIDE 10'
[Yellow Box]	CABIN SINGLE FAMILY	FRONT 10'	REAR 10'	SIDE 5'
[Orange Box]	HILLSIDE SINGLE FAMILY	FRONT 10'	REAR 10'	SIDE 5'
[Pink Box]	VILLAGE SINGLE FAMILY	FRONT 10'	REAR 10'	SIDE 5'
[Light Blue Box]	VILLAGE LIVESWORK SINGLE FAMILY	FRONT 10'	REAR 10'	SIDE 5'

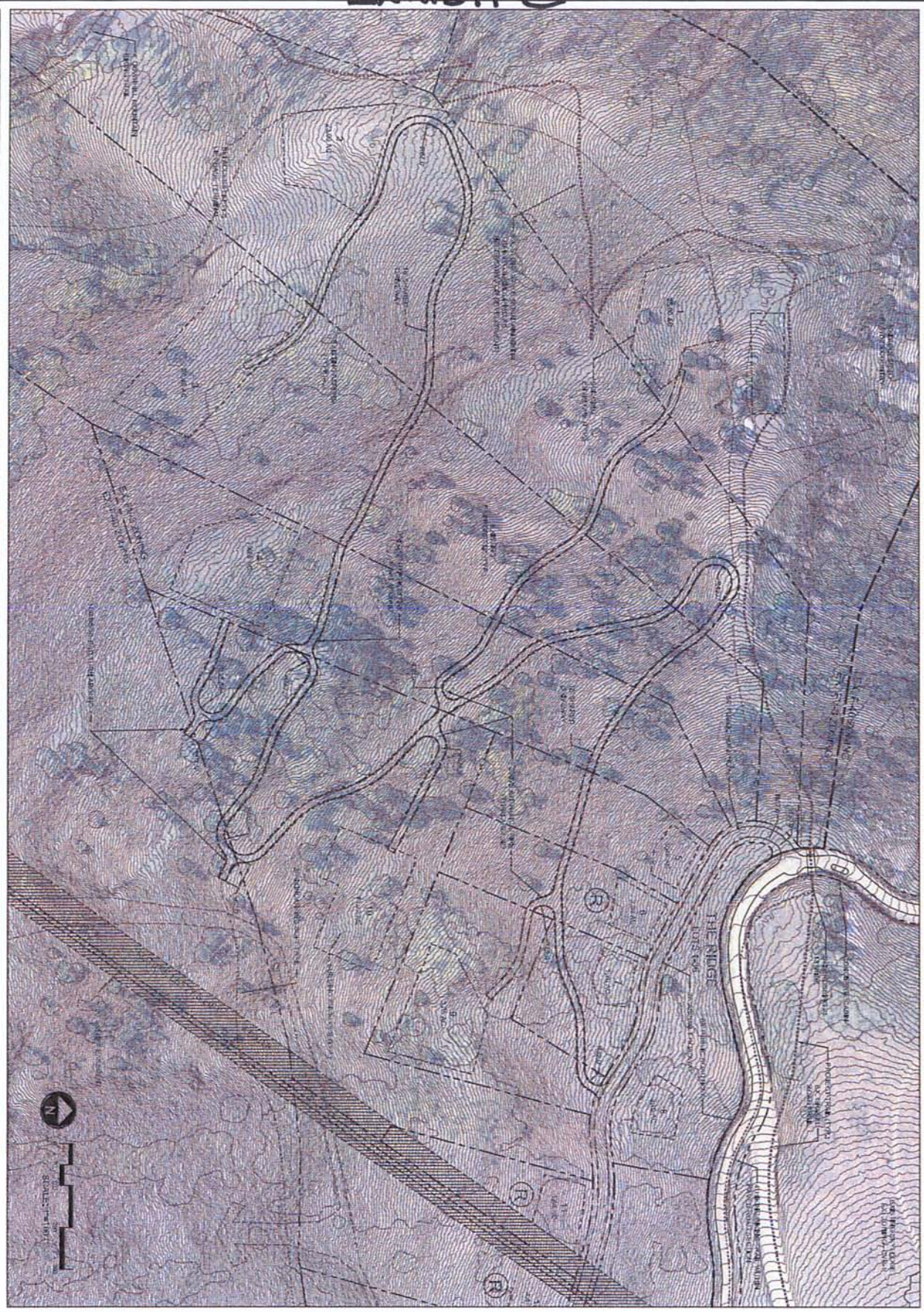
**PRUD DEVELOPMENT DATA**

TOTAL PRUD BOUNDARY AREA	594.23 ACRES
ZONE P-3 AREA	392.04 ACRES
ZONE P-40 AREA	194.23 ACRES
ZONE C-10 AREA	246 ACRES
CACHE COUNTY AREA	430 ACRES
ROAD ROW AREA	18.96 ACRES
SLOPES > 40%	111.85 ACRES
NET DEVELOPABLE AREA	403.22 ACRES
PROPOSED LOTS	103 LOTS
PROPOSED UNITS	141 UNITS
PANORAMA SINGLE FAMILY	6 UNITS
ESTATE SINGLE FAMILY	11 UNITS
CABIN SINGLE FAMILY	24 UNITS
HILLSIDE SINGLE FAMILY	19 UNITS
VILLAGE SINGLE FAMILY	19 UNITS
VILLAGE LIVESWORK SR	40 UNITS
NESTS	1 UNIT/4.21 ACRES
PROPOSED DENSITY	1 UNIT/4.21 ACRES
PROPOSED OPEN SPACE	394.19 ACRES (64.6 %)



	<p><b>SUMMIT EDEN</b> PHASE 1 PRUD SUBMITTAL</p> <p>POWDER MOUNTAIN, WEBER COUNTY, UTAH</p>
	<p>DATE: JANUARY 22, 2013          PROJECT: EDEN/PRUD          DRAWN BY: [Name]          CHECKED BY: [Name]          SCALE: [Scale]</p>
<p>SHEET NO. 11          SHEET NAME: OVERALL SITE PLAN          SHEET NUMBER: L1.2</p>	

# Exhibit C



DATE:	JANUARY 22, 2013
PROJECT:	SUMMIT EDEN
COMMITTEE:	EL
MEETING:	PHASE 1
SCALE:	1"=100'
DATE:	
SCALE:	

**L1.6**

SHEET TITLE:  
**SITE PLAN**



## SUMMIT EDEN PHASE 1 PRUD SUBMITTAL

POWDER MOUNTAIN, WEBER COUNTY, UTAH



# Exhibit D



DATE:	JANUARY 22, 2013
PROJECT:	SUMMIT EDEN
OWNER:	THE SUMMIT GROUP
DESIGNER:	LANGVARDT DESIGN GROUP, LLC
SCALE:	AS SHOWN
PROJECT NUMBER:	L1.9



## SUMMIT EDEN PHASE 1 PRUD SUBMITTAL

POWDER MOUNTAIN, WEBER COUNTY, UTAH



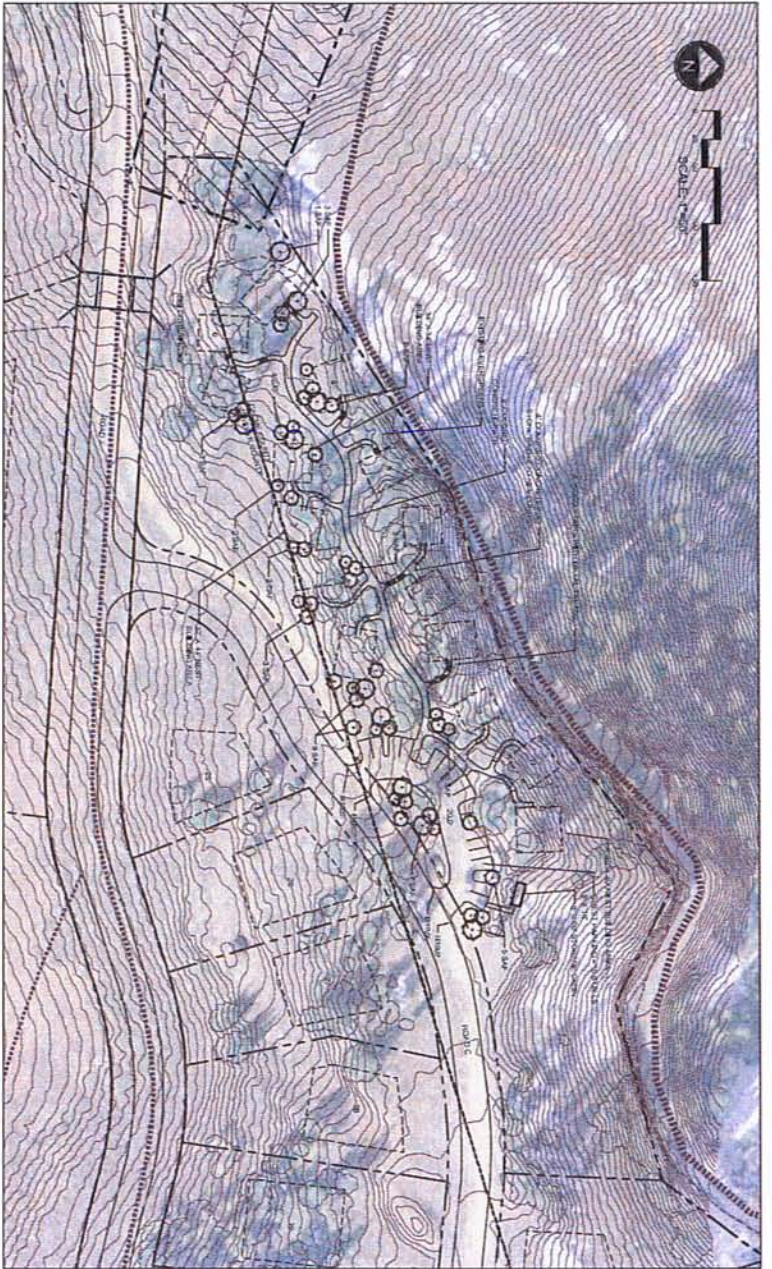


DATE:	JANUARY 22, 2013
PROJECT:	WYOMING
CONTRACT:	12
DATE PLOTTED:	01/22/13
SCALE:	AS SHOWN
PLANNED BY:	
DESIGNED BY:	
CHECKED BY:	
APPROVED BY:	



**SUMMIT EDEN**  
 PHASE 1 PRUD SUBMITTAL  
 POWDER MOUNTAIN, WEBER COUNTY, UTAH





**PLANT MATERIALS LIST**

SYMBOL	SP. NAME	COMMON NAME
(1)	PIVAR	PIVAR
(2)	PIVAR	PIVAR
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NOTES:  
 1. ALL PLANT MATERIALS SHALL BE PROVIDED AS SPECIFIED IN THIS PLAN OR ITEM.  
 2. PLANT MATERIALS IDENTIFIED FOR OTHER PROJECTS ARE NOT TO BE USED.



**SUMMIT EDEN**  
 PHASE 1 PRUD SUBMITTAL  
 POWDER MOUNTAIN, WEBER COUNTY, UTAH



DATE:	JANUARY 22, 2013
PROJECT:	0601200106
DRAWN BY:	EL
CHECKED BY:	EL
DATE PLOTTED:	1/22/13
SCALE:	AS SHOWN
PROJECT NUMBER:	L1.11

