

# 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:

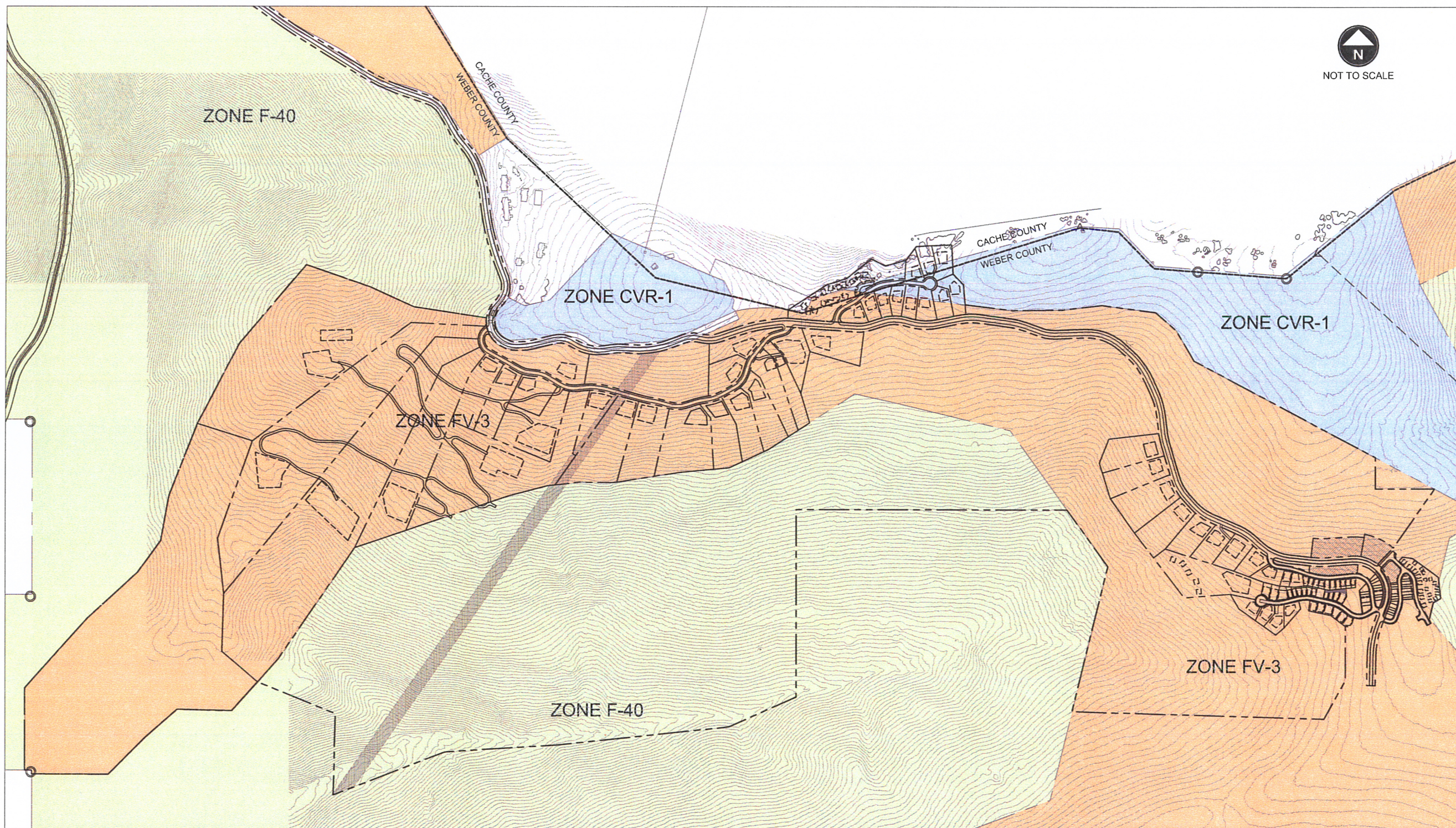
Development | Russ Watts | [russ@wattsenterprises.com](mailto:russ@wattsenterprises.com)  
Development | Ryan Bradley | [ryan.bradley1313@gmail.com](mailto:ryan.bradley1313@gmail.com)  
Planning | Eric Langvardt | [eric@langvardtdesigngroup.com](mailto:eric@langvardtdesigngroup.com)  
Architecture | 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



# Exhibit B



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

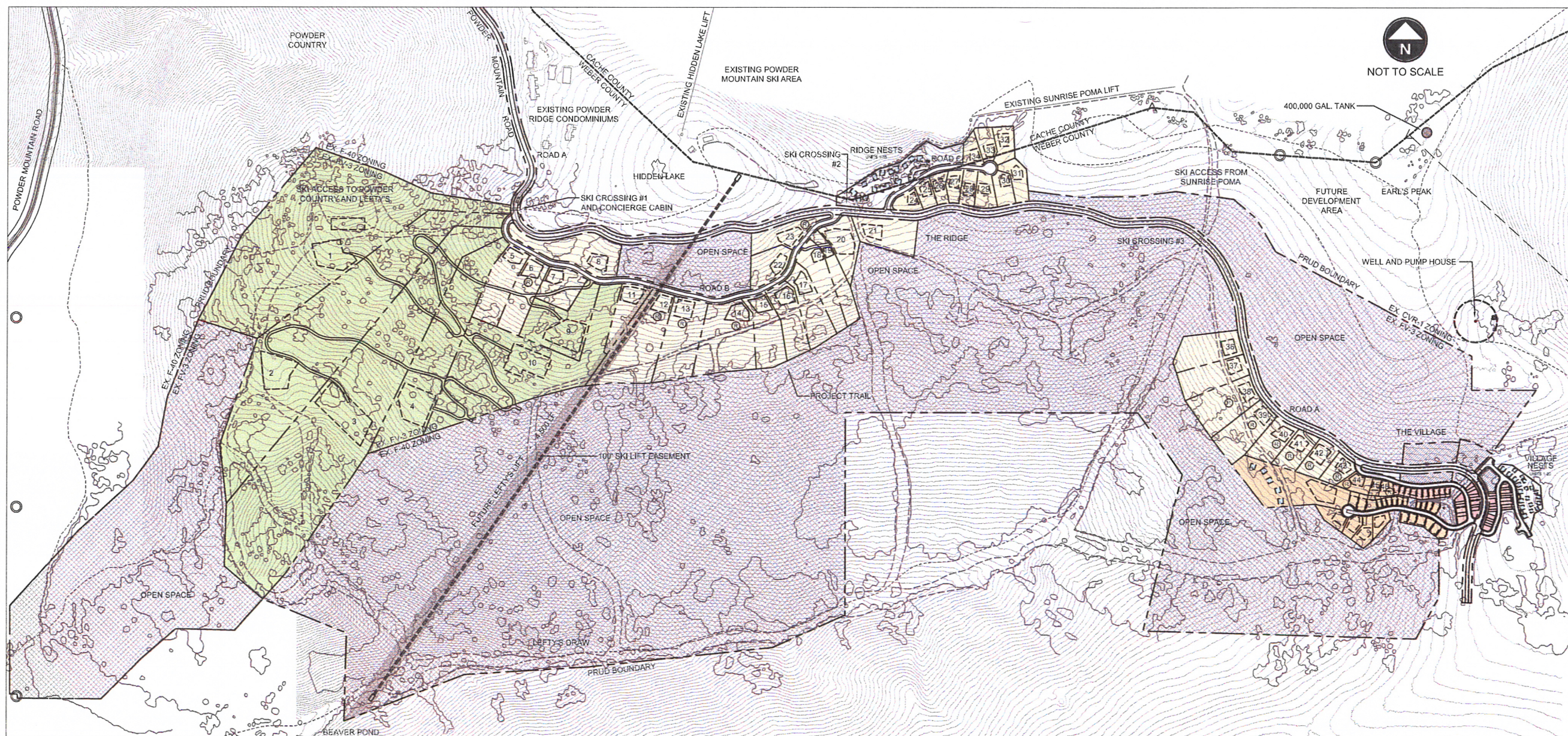


DATE:	MARCH 15, 2013
PROJECT:	000.0000.00
DRAWN BY:	EL
REVIEW BY:	EL
VERSION:	PRUD
REVISIONS:	

SHEET TITLE:  
EXISTING  
ZONING

SHEET NUMBER:  
**L1.1**





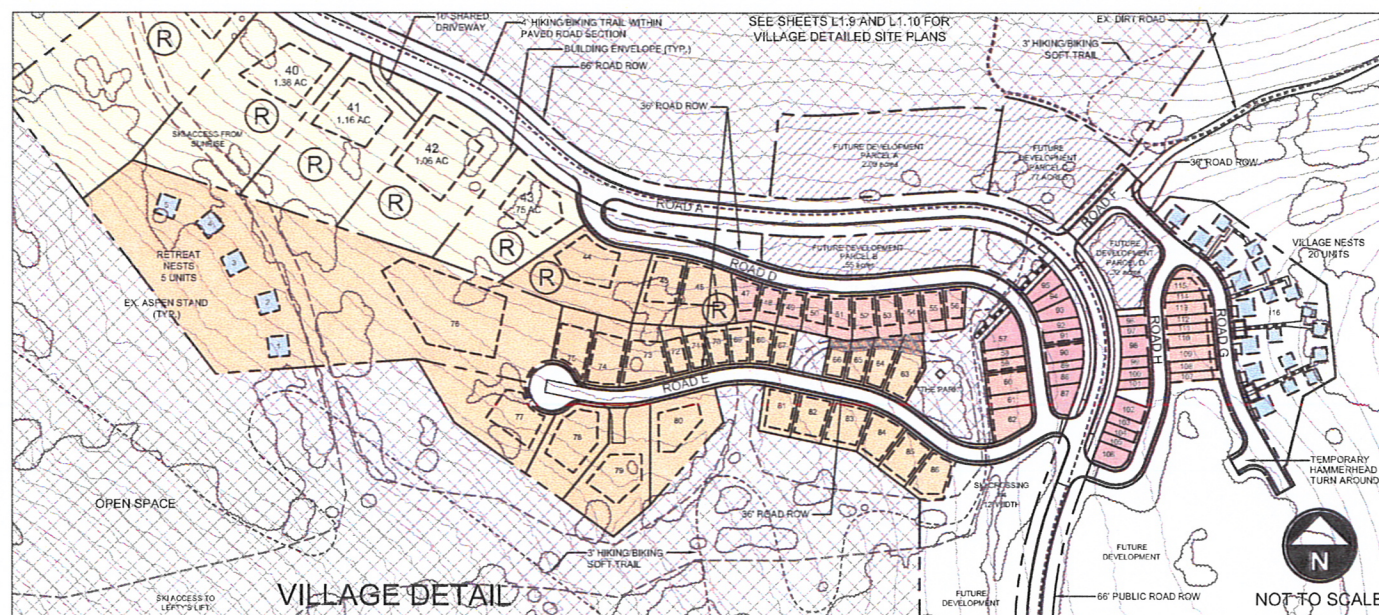
**LOT LEGEND AND MIN. SETBACK STANDARDS**

	<b>RANCH SINGLE FAMILY</b> FRONT 50' SIDES 20' REAR 30'
	<b>ESTATE SINGLE FAMILY</b> FRONT 20' SIDES 10' REAR 30'
	<b>CABIN SINGLE FAMILY</b> FRONT 20' SIDES 15' REAR 30'
	<b>HILLSIDE SINGLE FAMILY</b> FRONT 5' SIDES 5' REAR 20'
	<b>VILLAGE SINGLE FAMILY</b> FRONT 0' SIDES 0' REAR 5'
	<b>VILLAGE LIVE/WORK SINGLE FAMILY</b> FRONT 0' SIDES 0' REAR 0'
	<b>NESTS</b> FRONT 0' SIDES 0' REAR 0'

**(R)** RESTRICTED LOT

**PRUD DEVELOPMENT DATA**

TOTAL PRUD BOUNDARY AREA	594.23 ACRES
ZONE FV-3 AREA	392.04 ACRES
ZONE F-40 AREA	194.83 ACRES
ZONE CVR-1 AREA	2.46 ACRES
CACHE COUNTY AREA	4.90 ACRES
ROAD ROW AREA	18.96 ACRES
SLOPES > 40%	111.85 ACRES
NET DEVELOPABLE AREA	463.42 ACRES
PROPOSED LOTS	116 LOTS
PROPOSED UNITS	154 UNITS
RANCH SINGLE FAMILY	6 UNITS
ESTATE SINGLE FAMILY	25 UNITS
CABIN SINGLE FAMILY	11 UNITS
HILLSIDE SINGLE FAMILY	27 UNITS
VILLAGE SINGLE FAMILY	24 UNITS
VILLAGE LIVE/WORK SF	21 UNITS
NESTS	40 UNITS
PROPOSED DENSITY	1 UNIT/3.85 ACRES
PROPOSED OPEN SPACE	384.19 ACRES (64.6%)



**SUMMIT EDEN**  
PHASE 1 PRUD SUBMITTAL

POWDER MOUNTAIN, WEBER COUNTY, UTAH



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REVIEW BY:	EL
VERSION:	PRUD
REVISIONS:	

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:

**L1.2**



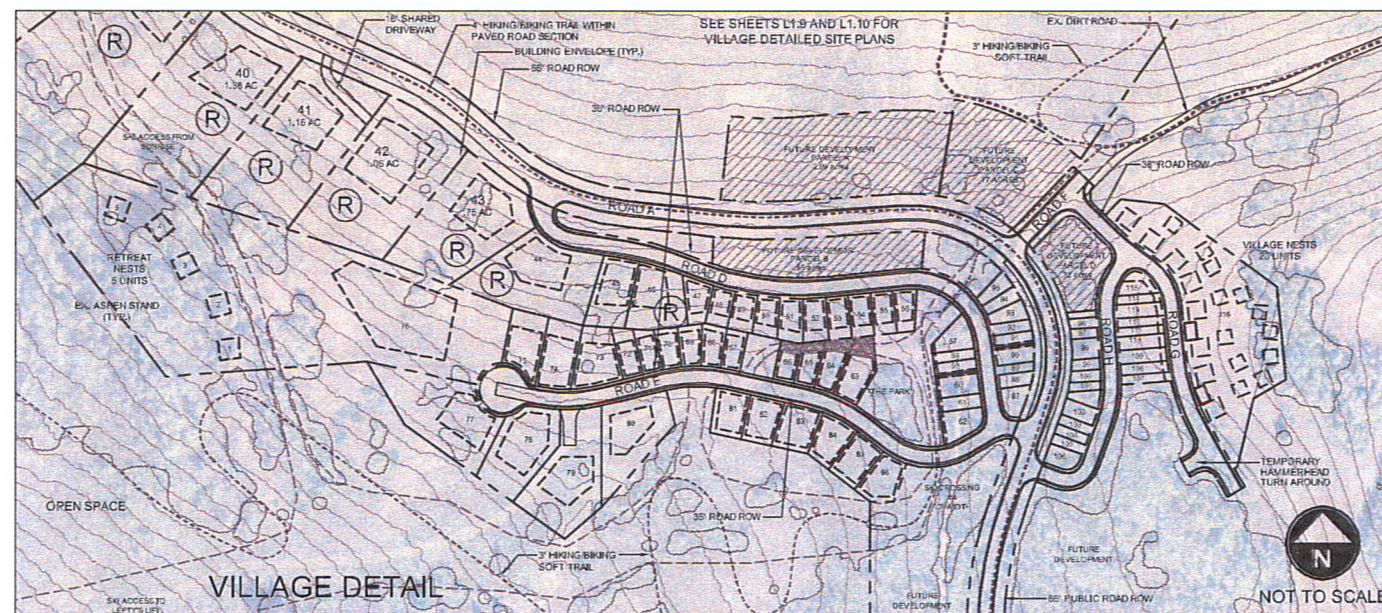


**SUMMIT EDEN**  
PHASE 1 PRUD SUBMITTAL  
POWDER MOUNTAIN, WEBER COUNTY, UTAH



**PRUD DEVELOPMENT DATA**

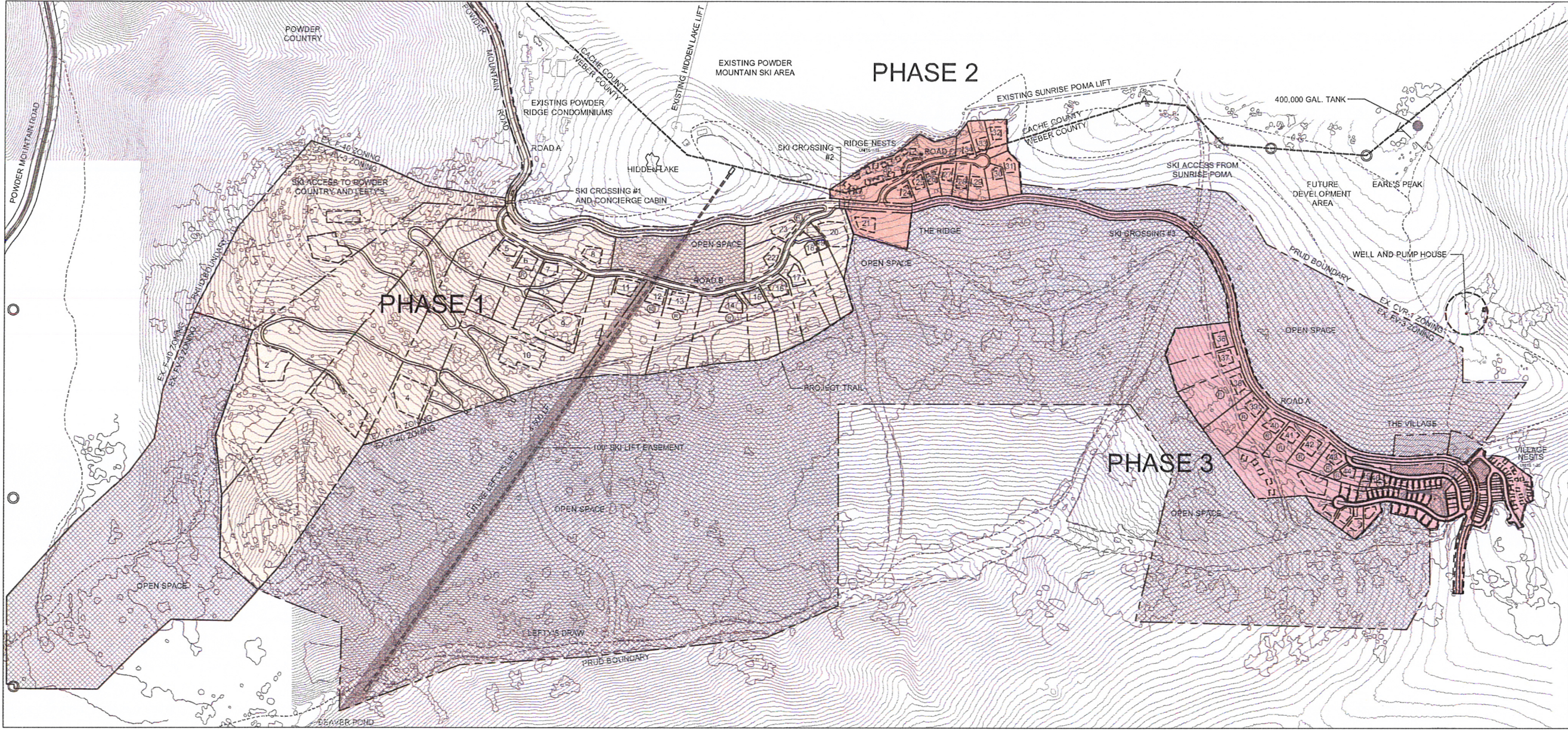
TOTAL PRUD BOUNDARY AREA	594.23 ACRES
ZONE FV-3 AREA	392.04 ACRES
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NET DEVELOPABLE AREA	463.42 ACRES
PROPOSED LOTS	116 LOTS
PROPOSED UNITS	154 UNITS
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ESTATE SINGLE FAMILY	25 UNITS
CABIN SINGLE FAMILY	11 UNITS
HILLSIDE SINGLE FAMILY	27 UNITS
VILLAGE SINGLE FAMILY	24 UNITS
VILLAGE LIVE/WORK SF NESTS	40 UNITS
PROPOSED DENSITY	1 UNIT/3.85 ACRES
PROPOSED OPEN SPACE	384.19 ACRES (64.6 %)



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SHEET TITLE: **OVERALL SITE PLAN**  
SHEET NUMBER: **L1.3**





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



**PHASING DEVELOPMENT DATA**

PHASE 1	22 UNITS
RANCH SINGLE FAMILY	6 UNITS
ESTATE SINGLE FAMILY	16 UNITS
PHASE 2	27 UNITS
ESTATE SINGLE FAMILY	1 UNIT
CABIN SINGLE FAMILY	11 UNITS
NESTS	15 UNITS
PHASE 3	105 UNITS
ESTATE SINGLE FAMILY	8 UNITS
HILLSIDE SINGLE FAMILY	27 UNITS
VILLAGE SINGLE FAMILY	24 UNITS
VILLAGE LIVE/WORK SF	21 UNITS
NESTS	25 UNITS
<b>TOTAL UNITS</b>	<b>154 UNITS</b>

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SHEET TITLE  
**PHASING PLAN**  
SHEET NUMBER:  
**L1.5**