Design Guidelines

SUMMIT
POWDER MOUNTAIN

2014 / 03.14

EDEN / UTAH

ENTREPRENEURS, ARTISTS & ACTIVISTS

LAT 41.36081 × LON −111.74432

Facing Southeast toward Ben Lomond Peak
Summit Powder Mountain

Table of Contents

JVA / Arkitekter MNAL
Twisted Cabin

The Summit community shares a philosophy of innovation, creativity, cultural enrichment, and environmental conservation. At Summit Powder Mountain, those core principles come to life in a modern mountain development of nearly 500 single-family homesites, clusters of nests , and a lively village center on 10,000 acres of untouched land in the Wasatch mountain range.

Preservation of the existing natural environment, which includes an elk reserve, natural waterways, and a thriving wildlife population, is one of the leading design principles.

Homesites and Nests will be tucked in clusters of pine and aspen trees to maintain natural views for all community members, and The Village will be dense with living accommodations to allow for more open space in wildlife-sensitive areas.

Each building design will meet recognized environmental standards, and energy conservation guidelines will be provided to incorporate cutting-edge sustainability systems and materials. Homesites, Nests, and Village buildings will incorporate broad rooflines and indoor- outdoor spaces and will emphasize natural materials, like stone and wood, that suit the local landscape. This modern mountain design aesthetic is essential and should be interpreted with innovation and creativity to add value to the community.

Bates + Masi
Genius Loci Residence

The development plan for Summit Powder Mountain focuses on enhancing one's relationship with nature, maximizing views from structures, allowing ski-in/ski-out mountain access, and providing efficient access to amenities. The Village is strategically placed in a geographic location called "the saddle," which provides easy community access for the hub of Summit Powder Mountain.

To minimize driving, a network of walking, biking, wintertime Nordic trails and a highly integrated shuttle system will connect The Village to homesites, Nests, and other major on-mountain amenities. The mountain homes will provide respite and solitude for residents at Summit Powder Mountain, while The Village is the social epicenter. In The Village, resident artists will showcase and teach their craft, and synchronistic connections and dynamic conversations will make Summit Powder Mountain a place for lifelong friendships to thrive.

Building design at Summit Powder Mountain will preserve the pristine views and natural beauty while creating an identifiable and cohesive modern mountain design aesthetic. "Modern mountain" is intentionally open-ended in its definition. While designers and architects will adhere to specific site, landscape, massing, and sustainability requirements, the architectural guidelines are considered an ethos and to be applied with innovation and creativity.

Architecture is subservient to the natural landscape.

Fenestration open to mountain views should be enhanced by building and site design. The land and its magnificent panoramas shall remain the dominant design feature, and improvements are not to detract from the site's natural surroundings. Buildings should maintain a low profile and are to be sited to minimize grading by following the natural undulation of the topography. Building masses and articulation are to create shadow, texture, and patterns that help buildings recede into the landscape rather than dominate it.

Building and landscape materials will be used that are natural in appearance and available locally or regionally. All houses and landscape structures at Summit Eden are to be built of materials that appear to have been taken from the site and/or nearby resources in order to reinforce the connection between buildings and their natural surroundings.

Summerhouse Lagnö
Tham & Videgård Arkitekter

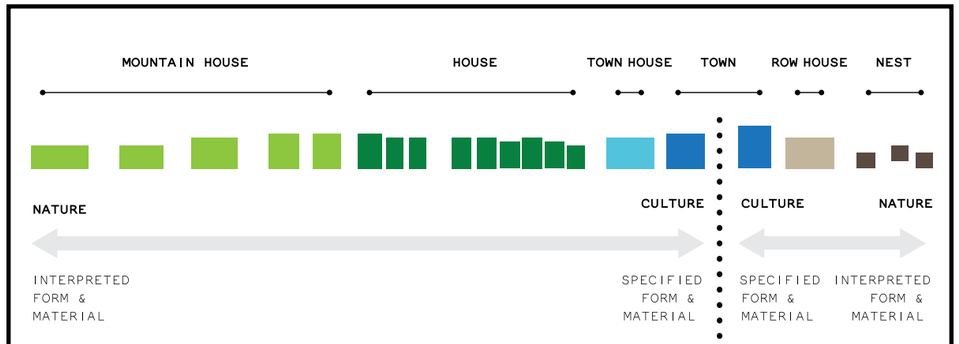
THE VILLAGE

Home to Summit Powder Mountain's main lodges, cultural residences, and an artisan retail street, the Village is the energetic hub of the Summit community and the nucleus of Summit Powder Mountain.

Working with local and Summit community vendors, Summit Powder Mountain's walking retail street will provide residents and guests with all of their needs for a fully sustainable life on the mountain.

To create a safe pedestrian and bicycling environment and to discourage vehicular traffic, street parking in the Village will be limited and will blend with the natural and pedestrian environments. Inspired by Scandinavian a design concept called "woonerf," parking will integrate seamlessly into the retail and pedestrian environment by using vegetation and subtle material and slope changes.

The Village is dense with energy, diverse in its structural makeup and provides a boutique hotel for guests as well as several distinct homesite Districts as shown in graphic C-1.1. The Village is designed to transition from Nature at the perimeter to Culture at the center. This is represented in the Districts by transition from interpreted forms and materials at the perimeter to specified forms and materials at the center.



District Transition Diagram C-1.1
Summit Powder Mountain

VILLAGE DISTRICTS

The Village District includes the House, Town House and Row House Districts. These Districts will be the cohesive anchor for Summit Powder Mountain's modern mountain architectural style. The density and proximity of Village Homes will provides pedestrian friendly urban living elements in a modern, mountain town.

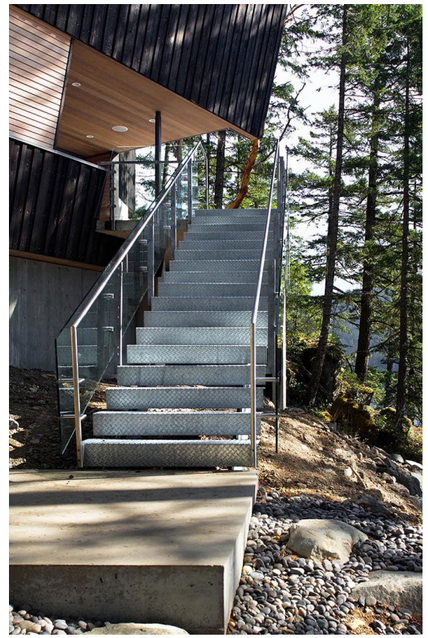
TOWN DISTRICT

Town sites are located on Summit Powder Mountain's artisanal retail street. With residential units on the upper floors and retail space on the ground floor, Town sites are residential structures in the energetic center of Summit Powder Mountain and create its town environment.

MOUNTAIN HOUSES & NESTS DISTRICTS

Roughly forty-two Mountain House sites are included in Summit Powder Mountain's Phase I Development Plan. Most homes will sit on over a half-acre of land, and all will embody sustainable design and modern mountain architecture.

Also included in Summit Powder Mountain's Phase I development are dense clusters of small scale efficiently designed Nests. The modern mountain Nest clusters are strategically located near community amenities, including a cluster within walking distance of the Village.



Wolf Creek Cabin
Balance Associates

...a complement to the natural landscape.

All buildings, site landscaping, and construction at Summit Eden should be healthy, durable, restorative, and a complement to the natural landscape. The design of the site and buildings must incorporate sustainable building design and construction practices, including: utilization of renewable and highly efficient energy systems, green building materials, recycling of construction waste, utilization of natural day lighting, and water conservation measures.

C-1 MEETING INDUSTRY STANDARDS

Compliance with Silver standard of the 2012 (or current) ICC-700 National Green Building Standard for buildings is required. Additionally, homes will be encouraged to meet at least LEED silver certification, under the standards for US Green Building Council's (USGBC) LEED for Homes. Other sustainable standards will also be encouraged and considered for submission.

C-2 MATERIAL & WASTE

To provide the smallest possible impact on the environment and optimize indoor air quality, the use of renewable, bio-based products and other environmentally friendly building materials is encouraged. All construction processes are to incorporate a component of reuse or salvaged materials and recycle waste generated on site.

C-3 WATER

As awareness of the importance of conservation of resources and implementation of sustainable practices grows, Summit Eden is meeting a higher level of implementation than almost any project yet envisioned in Utah. Reduction of indoor water use directly reduces potable water demands, creating other benefits, including the need for smaller conveyance and water treatment facilities and smaller water storage and distribution systems. In addition, wastewater generation rates are reduced at rates directly proportional to the reduction in indoor water use, allowing the size of wastewater collection and treatment facilities to be reduced as well.

Shrouded House
InArc Architects

C-3.1 CONSERVATION OF POTABLE WATER INDOORS

Requirements:

a. Install high efficiency water fixtures including

a1. 1.28 gallon per flush toilets

a2. 1.8 gpm @ 60 psi kitchen faucets (or on demand faucet with foot pedal or lean bar)

a3. 1.5 gpm @ 60 psi and not less than 0.80 gpm at 20 psi bathroom (lavatory) faucets and (or faucet with motion sensor)

a4. 2.0 gpm @ 80 psi shower heads

b. Install high efficiency dishwashers using no more than 6 gallons per cycle.

c. Install high efficiency front loading washing machines with an energy star water factor (WF) of no more than 5

d. Install a hot water recirculation system (manifold) or design capable of delivering hot water with less than 0.5 gallons discharged before hot water arrives at any fixture.

e. For non-residential buildings ultra low flow toilets, one quart or waterless urinals, and sinks with motion sensors for flow control are required.

f. No water softeners

C-3.2 CONSERVATION OF POTABLE WATER - REDUCE OUTDOOR USE

This section applies to outdoor irrigation demands that are met with potable water from the same delivery system that supplies indoor use.

The following are the minimum requirements for outdoor potable water use:

a. For single family residential landscaping:

a1. Maximum irrigated landscape area 500 sf

a2. Maximum irrigation demand of 12 gallons per 100 sf of landscape per day

a3. No turf

a4. No ornamental water features.

a5. Separate control zones and valves are required for different plant and irrigation types, irrigation controller with two or more programs, three or more start times, one minute increments for watering, even/odd day schedule.

a6. Seasonal watering schedule for each zone posted at the controller.

a7. All landscape areas with a minimum of four inches of mulch.

a8. No restrictions on planting of with native plants that do not receive any irrigation (except for one season when being established)

C-3.2 CONSERVATION OF POTABLE WATER - REDUCE OUTDOOR USE (CONT.)

b. For all multifamily residential:

b1. Professional maintenance of all landscaping

b2. Turf in functional recreation areas only with no turf dimension small than 50 feet in width or length.

b3. Community pools must be covered when closed.

b4. Maximum irrigation demand of 12 gallons per 100 sf of landscape per day

b5. No ornamental water features.

b6. Separate control zones and valves are required for different plant and irrigation types, irrigation controller with two or more programs, three or more start times, one minute increments for watering, even/odd day schedule.

b7. Seasonal watering schedule for each zone posted at the controller.

b8. All landscape areas with a minimum of four inches of mulch.

b9. No restrictions on planting of with native plants that do not receive any irrigation (except for one season when being established)

c. For all other landscaping:

c1. Turf in functional recreation areas only with no turf dimension small than 50 feet in width or length.

c2. No irrigation of any road rights of way

c3. Maximum irrigation demand of 12 gallons per 100 sf of landscape per day

c4. Separate control zones and valves are required for different plant and irrigation types, irrigation controller with two or more programs, three or more start times, one minute increments for watering, even/odd day schedule.

c5. Seasonal watering schedule for each zone posted at the controller.

c6. All landscape areas with a minimum of four inches of mulch.

c7. No restrictions on planting of with native plants that do not receive any irrigation (except for one season when being established)

d. Automatic irrigation system controllers are required for all landscaping and shall be provided by the builder or landscape company at the time that any landscaping requiring watering is installed and shall comply with the following:

d1. Controllers shall be weather or soil moisture based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.

d2. Weather based controllers without integral rain sensors or communications systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture based controllers are not required to have rain sensor input.

C-3.3 GRAYWATER & RAINWATER CAPTURE

Techniques for collecting and utilizing graywater (showers, bathroom sinks, washing machines) and rainwater are encouraged for use as supplemental landscape irrigation. Any storage and related equipment should be below grade or visually screened from neighbors and public paths. All gray and rainwater capture shall comply with Utah State requirements.

C-3.4 STORM-WATER MANAGEMENT

Stormwater runoff systems should be engineered to control and infiltrate runoff into the soil through retention and detention design systems. Pervious pavement, which allows stormwater to percolate through to surface soil, should be integrated into the site plan and carefully chosen to ensure that permeability is maintained even under the distress of plowing. Roof drains, runoff, downspouts and all impervious surfaces shall be designed to runoff into landscaped areas to provide supplemental irrigation. Where no formal landscape exists runoff shall be directed into historic drainage patterns.

C-4 SOLAR ENERGY

C-4.1 SOLAR ORIENTATION

Site and building designs are to implement orientation strategies that optimize solar exposure and incorporate passive and active solar systems. Proper solar orientation can substantially reduce energy costs and should be applied wherever possible.

C-4.2 SOLAR EQUIPMENT

The use of solar equipment (e.g. panels, shingles, cells) is strongly encouraged and is suggested for electric (photovoltaic) and water-heating systems (solar thermal or active panels). Roof, wall, and site mountings of solar collectors and related equipment (e.g. fasteners, pipes, power lines) should be well thought out and either be concealed or integrated into the design. Solar equipment integration must not compromise the integrity of the site, the building design, or neighboring solar and view access. Materials that minimize reflectivity are preferred.

C-4.3 SOLAR DESIGN

Site and building design are to be energy efficient and incorporate natural cooling and passive solar heating.

This may include:

a. Thermal or Active Solar Panels
(can incorporate radiant heating systems)

b. Extended Eaves

c. Window Shade Elements

d. Awnings

e. Strategic Tree Placement
(for both shading and wind buffering)

f. Strategic Building and Window Orientation

C-5 GEOTHERMAL

Designs may include strategies for ground source heat pumps and/or GeoExchange systems wherever feasible, but in no way may they interfere with adjacent properties. Geosolar systems that combine solar heating with ground source heat pumps are also encouraged; however, above grade equipment must blend into the adjacent landscaping and meet the specific site requirements of each District as described in Sections E and F.

C-6 WIND

Wind energy systems may be allowed, but must comply with local land use code requirements and will be subject to review and approval by the Architect's Review Committee.

C-7 WOOD STOVES & FIREPLACES

One traditional masonry wood burning fireplace is allowed per commercial building and must be located in a public area of the structure. One wood burning fireplace or wood stove per house is allowed. The wood burning appliance must be "EPA Certified" and have a particulate emmission rate no greater than 4.0 grams/kg.

C-8 TRANSPORTATION

Designs should respond to the available, alternative modes of transportation (via sidewalks, bike paths, trail networks, and ski runs) are readily available. Also, connecting shuttles from main amenities to neighborhoods will be provided.

C-9 LANDSCAPING

Hydrozoning, defined as "the grouping of plants that have similar water requirements," is a highly efficient design strategy for water irrigation systems and landscape planning. Strategies of hydrozoning, low-impact irrigation methods, and efficient watering schedules are to be included in all submitted landscape plans. For homesites with landscaping opportunities, a landscape plan must be submitted to the Architectural Review Committee and will require a hydrozone plan, including planned irrigation schedules and shared irrigation method (schedules and methods may be submitted at time of building department submittal), low-flow water fixtures and reduced flow toilets, faucets, and showerheads will be incorporated. Flow reduction alone can cut water usage by up to 40% with little noticeable effect. This strategy, along with responsible landscape irrigation management and stormwater runoff collection is a cornerstone of Summit Powder Mountain's culture of environmental stewardship.

C-10 NOISE

Summit Powder Mountain restricts the creation of excessive, unnecessary, or unusually loud noises within the limits of the Village. The maximum allowable noise shall be sixty-five decibels measured from the property line. Specific Noise Prohibitions as Loading Operations, Construction Work, Domestic Power Equipment, Garbage Collection between the hours of 10 p.m. and 7 a.m., Retail Street Outdoor Speakers between the hours of 10 p.m. and 11 a.m.

The land and its magnificent panoramas shall remain the dominant design feature, and improvements are not to detract from the site's natural surroundings.

Facing South toward Snowbasin
Summit Powder Mountain

D-1 BUILDING MASS & CONSTRUCTION

In the Village, specific components of a building's structural composition should be strategically placed to maintain streetscape aesthetics, ensure pedestrian safety, and increase access to retail spaces. Building mass and composition requirements may vary from site to site.

D-1.1 BUILDING SIZE

For Village sites, a maximum gross buildable floor area of up to 4,000 square feet not including garages, is allowed. Maximum gross buildable floor areas in Village Homesites may vary based on site-specific conditions, like lot size.

D-1.2 BUILDING HEIGHT

The maximum height for Village sites ranges from 22 feet to 35 feet depending on site conditions and location. Village structures are encouraged to vary slightly from one another in height; however, the difference between adjacent or adjoining building heights should be no more than one story. *For site-specific height maximums, review Section E for individual District height dimensions.*

D-1.3 SETBACKS

Village sites have varying setback requirements. *For site-specific setback requirements, review Section E for individual District setback dimensions.*

D-1.4 PARKING & GARAGE

Residential parking is required in each home. Parking is encouraged to be located with the intent to remove unsightly parking and loading areas from street view and to ensure pedestrian safety. A maximum garage area of 500 square feet is encouraged, and any garage area over 500 square feet will count against the building's maximum gross buildable floor area for all Districts except for Town sites.

D-1.5 RETAIL SPACE

Ground-floor retail space facing the main retail street is required in Village Town District structures and must be included in submitted designs. Based off the site's maximum dimensions of width and depth, storefronts of each Village Town District structure should account for a minimum of 80% of the ground-floor, vertical-wall width and height, with limited space reserved solely for residential access. The amount of dedicated square footage for retail will be a minimum of 30% of the structure's main street ground floor based on the site's maximum depth and width. Square footage dedicated to retail space will not count against the site's maximum gross buildable floor area.

D-1.6 SERVICE AREAS

Fuel tanks, garbage and recycling containers, stored patio furniture, and similar service equipment shall not be visible from neighbors' properties or from the road or trails. In addition, trash and recycling containers must be inaccessible to wildlife.

D-1.7 RECREATIONAL VEHICLES & MOTORHOMES

No recreational vehicles, travel trailers, or mobile homes shall be operated, kept, placed, or maintained in the Village… unless specifically approved by the Association.

The Outpost
Olson Kundig

D-2 ARCHITECTURAL EXPRESSION

The architectural style for the Village follows the cohesive modern mountain design aesthetic of Summit Powder Mountain. Leading up to the Village center, buildings become increasingly dense, with Village sites offering an urban feel through multi-story, modern structures that shave adjacent walls without setbacks. Designers and architects are encouraged to creatively interpret and apply the concept of a modern mountain aesthetic to built structures. *Noted below are key elements of a modern mountain tradition:*

D-2.1 BUILDING MASSING

Building massing should have appropriate mass and scale to create attractive buildings that reflect human scale. Height differences between adjacent buildings is encouraged but should be no more than one story in difference in order to provide smooth transitions between the building masses. Indoor- outdoor relationships are to be emphasized by using clusters of room-size volumes, outdoor rooms, and/or separate building wings for a strong connection to the outdoors from virtually every room in the house.

D-2.2 BUILDING MATERIALS

Natural building materials (stone and wood) and manufactured materials (concrete, glass, and naturally finished metals) are to be used and are encouraged to be local to the site and/or region.

The architectural style for the Village follows the cohesive modern mountain design aesthetic of Summit Powder Mountain.

D-2.3 ROOFLINES

Rooflines are to be kept low, fragmented where appropriate, and respond to the changing topography.

D-2.4 RHYTHMS & RELATIONSHIPS

Due to the connected nature of buildings in the Village, consistent rhythms of details and architectural elements should be used to reinforce the framework and scale of the street and aid in the creation of a strong, cohesive Village aesthetic. The built environment should contribute to the streetscape by maintaining views and provide points of orientation, like prominent focal features, that will contribute to the character of the pedestrian experience. Larger architectural structures should achieve visual harmony with smaller buildings by the use of repetitive massing, roof forms, materials used, and cladding color.

D-3.1.1 ROOF FORMS

a. A mix of flat and lower slope pitched roof forms are encouraged in Summit Powder Mountain and will be the traditional roof form in the Village. Variations such as more complex roof forms, consisting of a principal main roof with simple additions, or multi-pitched roof forms, are encouraged where they enhance human scale and complement the surrounding buildings and landscapes.

b. Elements of dormers, gables, chimneys and roof cornices are encouraged to add visual richness to a roofscape.

D-3.1.2 FLASHING, GUTTERS, DOWNSPOUTS, & SNOW MANAGEMENT

a. For Mountain House, House, and Nest Districts lashing, gutters and downspouts are to be visually minimized, and any exposed downspouts are to be located where they integrate with vertical building elements and exterior color palette. Downspouts must be combined with site drainage design.

b. Snow shedding from roofs must be taken into consideration and coordinated with neighbors to avoid shedding onto neighboring property or structures.

D-3.1.3 ROOF MATERIALS

a. Roofing materials should conform to a modern mountain village character and should respond to the location and roof form to which they are applied.

b. *The following acceptable materials include:*

b1. Non-reflective Metal

b2. Asphalt or Composite Shingles in a black, dark gray, or dark earth-tone color without pattern and with minimum texture

b3. Slate Tile

b4. Treated Wood Shingles or Wood Rainscreen

b5. Green Living Roof

b6. Wood Roof Decks and Stone or Concrete Terraces

b7. Rock Gardens

b8. If approved by the Architectural Review Committee, flat roofs may be sheathed with a "built-up" crushed-rock roofing system. Flat roofs are required to be visually pleasing, and are required to be either a green living roof, a large stone ballast, or a wood roof decking material.

D-3.1.4 ROOF APPURTENANCES

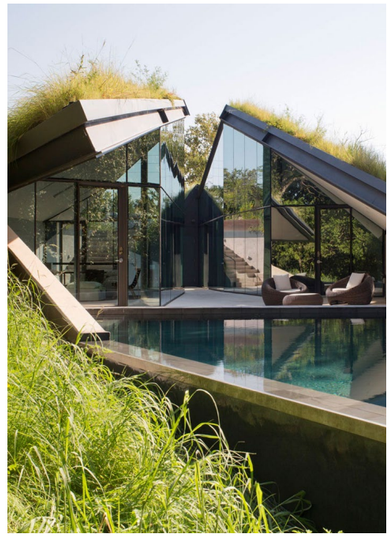
a. Skylights and solar panels are permitted, although they must be sensitively placed to minimize visual impacts while maximizing efficiencies.

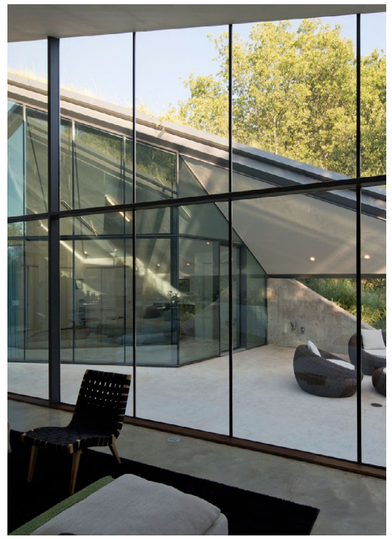
b. The use of solar equipment is strongly encouraged (see Section C).

c. Satellite dishes and antennas are generally discouraged and should not project above the ridgeline of the roof.

d. Satellites are to be a maximum of 24 inches in diameter and colored to blend with the site or building.

e. All roof-installed equipment is required to be screened and must be submitted to the Architectural Review Committee for review and approval prior to approval. Screening must consist of an 80% visual restriction and made from materials consistent with the exterior of the building and the Design Guidelines.





D-3.2 EXTERIOR WALLS

a. Exterior walls are to use warm colors and natural, locally sourced materials such as stone, wood, concrete, or metal to connect the building with its natural surroundings. Lighter-weight materials are to be used above heavier materials when combining siding types (e.g., wood above stone), and breaks between different materials are to be logically integrated into structure components, such as inside corners, planar breaks or at windows.

b. Front and rear walls are important elevations that assist in enhancing the visual character and cohesive aesthetic of The Village. Front and rear elevations, particularly those in the Village core, must contribute positively to the attractiveness of the streetscape.

c. To avoid clutter, one or two building materials are encouraged as the primary cladding and a maximum of two other materials used as accents. (i.e. Concrete foundations, wood cladding, and steel detailing)

d. Although side walls of Village Town House, Town, and Row House Districts may only be exposed for short periods due to variation in construction schedules, structures completed before neighboring properties must be designed to provide attractice side wall facades. Materials and finish must be consistent with the Design Guidelines. All wall finishes are subject to Architectural Review Committee approval.

D-3.3 WINDOWS & DOORS

a. Large windows and open doors reflect modern mountain design and are encouraged to focus on views, extend spatial relationships, maximize daylight, enhance passive solar capture, and provide natural ventilation.

b. Mirrored glass is not allowed, but high-efficiency, lightly tinted, photochromic or electrochromic glazing materials may be acceptable upon sample review approval by the Architectural Review Committee.

D-3.4 DECKS, BALCONIES, & RAILINGS

a. Decks, balconies and railings should incorporate influences of modern designs that add individuality and personal expression to the structure.

b. Railings on balconies,decks, stairs, and porches are to be constructed of approved local materials and should take into consideration shade, sun, wind, snow shedding, and other climatic influences.

c. *Approved railing materials include:*

c1. Stainless steel

c2. Glass

c3. Heavy Gauge Wire and Mesh

c4. Wrought Iron

c5. Steel

D-3.5 COLOR

a. Field and accent colors, stains, and paints are to create the appearance of natural, earth-tone hues that blend with the colors of the landscape.

b. Windows, doors, and the associated trim colors should complement the overall colors of the building and are to be dark shades or other natural colors found on the site.

c. Bright or light trim colors, which create strong contrast, are not allowed.

d. All exposed wood surfaces are to be treated with a semi-transparent stain or sealer to accentuate the grains and natural color variety in the wood.

e. A sampleboard including the proposed color palette will be submitted to the Architectural Review Committee for review.

f. *The following guidelines apply:*

f1. Exterior wall colors are not to exceed an LRV(Light Reflective Value) of 32

f2. Accent colors may not exceed an LRV of 42.

D-3.6 POOLS & SPAS

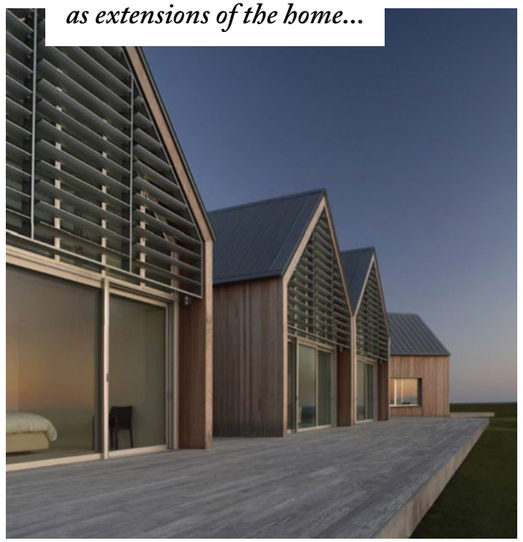
a. Exterior spas and pools are not allowed exterior of the structure in The Village. Any use of interior, balcony or roof terraces for spas should appear as extensions of the home and may require additional privacy measures.

b. The design will be required to minimize noise transmission to neighboring properties, and if necessary, solid noise-absorbing covers may be required after equipment installation.

c. All spas in Village Homesites must go through Architectural Review Committee approval.

d. Spas must be heated by either thermal solar, integrated photovoltaic solar or photovoltaic panels capable of producing 360Kwh per year. Panels may be grid-tied or off-grid. This is intended to act as an offset of energy consumption based on an annual basis. Other alternative heating methods will be considered by the Architectural Review Committee.

...any use of interior, balcony, or roof terraces for spas should appear as extensions of the home...



D-3.7 EXTERIOR & INTERIOR LIGHTING

a. Preservation of a dark night sky is essential, and light disturbance for neighbors and overall community is to be minimized. All lighting plans require Architectural Review Committee approval.

b. Exterior and visible interior lighting fixtures should be extensions of the structure's design aesthetic. Lighting emissions should be warm and soft and may be used to light driveways, paths, walkways, and entryways to provide for convenience and safety.

c. The light source should be kept to a minimum, and must consider location. Light fixtures must be shielded to contain all light on property to avoid glare, nuisance to neighboring properties, and excess illumination of buildings. Spotlighting or bright security lighting will not be allowed. Lighting shall be designed to be reflected off of another material.

d. Energy-efficient measures are encouraged, including solar-operated fixtures and motion-activated lights. Motion activated lights are to be limited to areas where they are activated only by motion on property.

D-3.8 DETAILING

Details should serve a function to bring texture and richness to a building. Architectural elements and details that appear artificial are not allowed.

D-3.9 MULTIPLE / COMBINED LOT BUILDNG DEVELOPMENT

a. Multiple lot development will allow for larger building footprints. These larger building configurations will require a more careful approach to massing and façade treatment in order to not overwhelm existing adjacent buildings or the streetscape.

b. The architectural design of buildings on a multiple lot development should ensure that long continuous elevations and roofscapes are appropriately detailed, divided and varied to provide visual interest and relief. The structures will be designed to reflect the natural rythym of the adjacent properties.

c. Multiple lot developments should have limited and combined access points and parking areas to allow for better landscaping of the site and streetscape.

d. Building footprints other than strictly rectangular forms such as. L, U, or reverse U-shape building footprints can promote landscaped front courts or provide an emphasis on the center of the building.

e. All designs and footprints for combined lot development is subject to Architectural Review Committee approval.

D-4 PUBLIC REALM / STREETSCAPE

Cohesive street furniture in the public realm is largely the responsibility of the Architectural Review Committee according with the Architectural Expressions of Summit Powder Mountain. Ensure that streetscapes clearly tie the Village together, street trees, plantings, paving, street furniture and lighting should be design cohesively.

D-4.1 LIGHTING

Light standards must be modest in height Road Light (not more than 22') and Pedestrian Light (16') spaced conservatively. Spacing will be determined by a certified lighting designer. Bollards and other low-level lighting will be provided for pedestrian pathways. Lighting standards and bollars will not only iluminate and define pathways and spaces, but should also be designed and located as integral elements to their particullar location and intended use. Banners on street lights will be designed and coordinated by Architectural Review Committee and changed seasonally. Lights that floodlight a building will not be permitted. Reference to Section D-3.7.

D-4.2 HARDSCAPE

Hardscape elements on property, include paving, planters, and sidewalks should reflect the Architectural Expressions of Summit Powder Mountain. Hardscape design should include attention to details such as grates and maholes covers.

D-4.3 OUTDOOR SEATING

Benches for public seating will be provided in a variety of types. The Guidelines encourage seating strategies that compliment public seating adjacent to buildings. Designs will be approved on a case-by-case basis by the Architectural Review Committee. Restaurants and retail stablishments should provide seating for their customers preferably in the form of individual moveable chairs, and table groupings that encourage gathering.

D-4.4 BICYCLE, SKI, & SNOWBOARD RACKS

Bicycle, Ski, and Snowboard Racks located in the Town District should be designed to complement the Architectural Expressions of Summit Powder Mountain, while still being mindful of practical security. The Guidelines encourage custom design ideas or integrated commercial content on equipment racks to be reviewed by the Architectural Review Committee. Racks should be located near entrances to commercial spaces for use by the general public, with consideration to the architectural style of adjacent building. They must be higly visible. An appropiate number of racks should be provided in commercial areas, to be review by the Architectural Review Committee.

D-4.5 TRASH & RECYCLING CONTAINERS

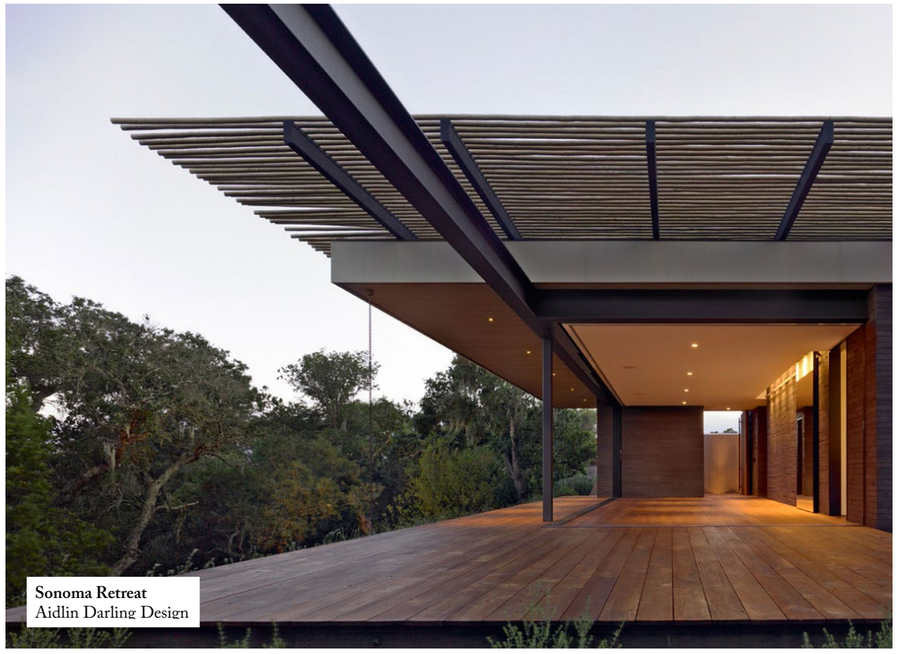
Trash and recycling containers should be coordinated in design and detailing and are subject to approval by the ARC. In general, receptables should be located where people congregate, installed outside retail areas and within public gathering places. Exposed aggregate concrete trash receptables are prohibited.

D-4.6 FIREPITS

Natural gas fire pits can serve as focal points for intimate gathering areas and should be located throughout the Summit Powder Mountain.

D-4.7 ANCILLARY ELEMENTS

Designs that offer clever solutions to practical needs and that enhance the sense of place are encouraged for ancillary elements at Summit Powder Mountain..



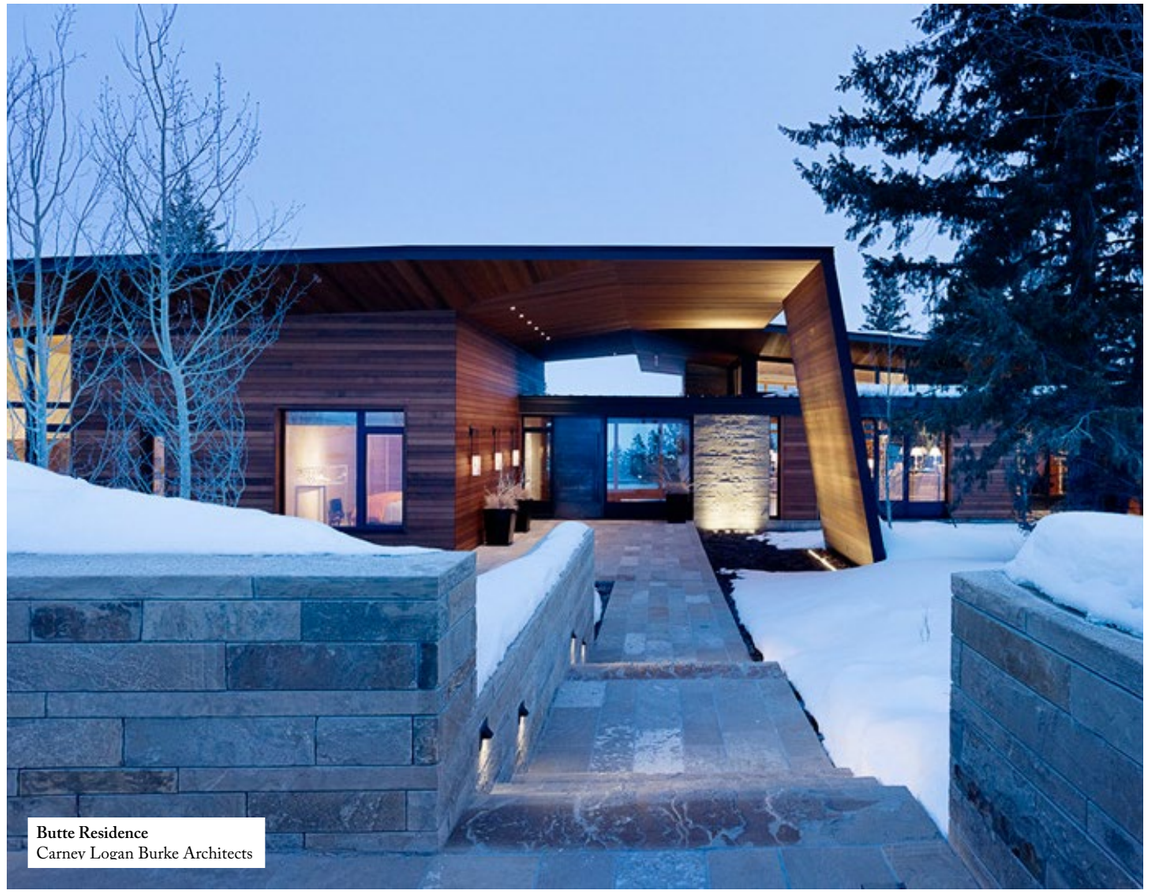
Sonoma Retreat
Aidlin Darling Design

Dutchess County Residence, Guest House
Allied Works Architects

Architecture

Phase I District Map
Summit Powder Mountain

MOUNTAIN HOUSE | HOUSE | TOWN HOUSE | TOWN | ROW HOUSE | NESTS



Butte Residence
Carney Logan Burke Architects

E-1.1.1 MOUNTAIN HOUSE

Each Mountain House site has natural tree cover, ski mountain access, and unrivaled multi-state views. *The intent of the Mountain House (MH) Districts is to:*

a. respond to the natural environment through compassionate design concepts,

b. embody sustainable design principals as best suited for each specific site condition,

c. capture close and distant views of the mountain environment from both inside and outside of the Mountain House,

d. create a sense of intimacy and retreat through thoughtful building siting and incorporation of inspiring building design elements.

District Map E-1.1.1
Mountain House (MH)

E-1.1.2 BUILDING USE

Uses for the Mountain House (MH) Districts are limited to the following:

a. Single-Family Dwelling

b. Accessory Building

c. Guest House

E-1.1.3 SITE

A. Setbacks

1. Front Yard. The minimum Front Yard is twenty feet (20'). For Lots 44, 45, 46, 73, 74, 75, 77, 78 the minimum Front Yard is five feet (5'). For Lots 76, 79 see platted Building Envelope.

2. Side Yard. The minimum Side Yard is ten feet (10'). For Lots 45, 73, 74, 75 the minimum Side Yard is five feet (5').

3. Rear Yard. The minimum Rear Yard is thirty feet (30'). For Lots 43, 42, 41, 40, 39, 38, 37, 36, 76 refer to platted Building Envelope for setback.

4. *Additional Limiting Criteria:*

4a. Roof overhangs may extend two feet (2') into yard setbacks.

4b. Porches and Stairs may extend three feet (3') into front yard and rear yard setbacks.

4c. Retaining walls may be within two feet (2') of property lines.

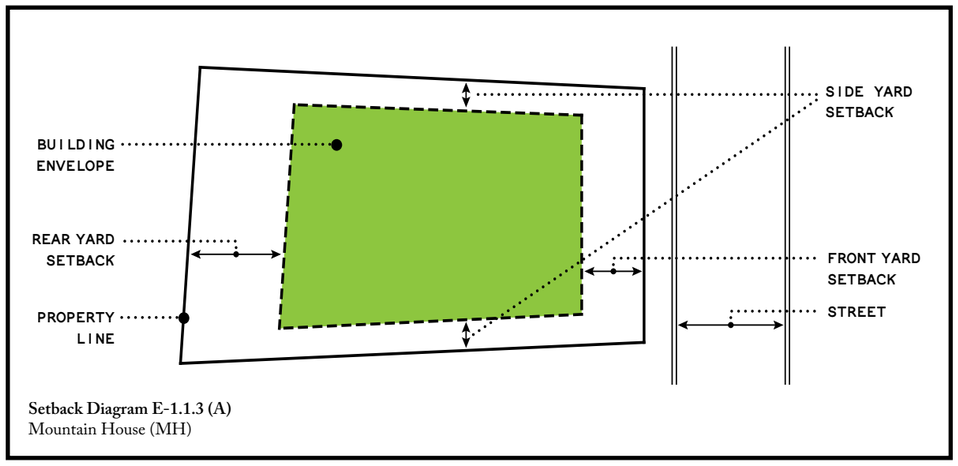
4d. If conflict between platted Building Envelope and Setbacks exists the greater setback will be used.

B. Protection of Significant Vegetation

Significant Vegetation must be protected during construction. Site plans must show all Significant Vegetation within twenty feet (20') of proposed construction areas. Site design will incorporate native vegetation and limit disturbance to the natural conditions of the site.

C. Parking

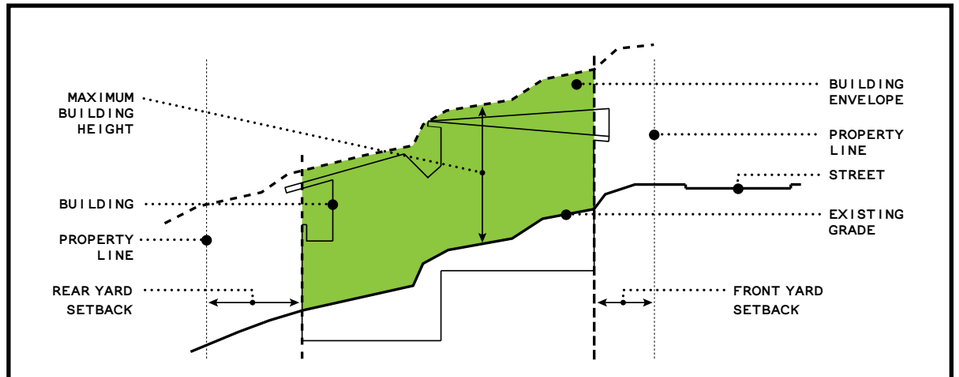
Two (2) Parking Spaces *within Property Boundaries.*



Setback Diagram E-1.1.3 (A)
Mountain House (MH)

E-1.1.4 BUILDING HEIGHT

a. Maximum Building Height is twenty-eight feet (28') above existing grade.



Height Diagram E-1.1.4 (A)
Mountain House (MH)

1. *Additional Limiting Criteria:*

1a. For lots 73, 74, 75, the Maximum Building Height is thirty-five feet (35') above existing grade.

E-1.1.5 MOUNTAIN HOUSE DESIGN GUIDELINES

a. Five feet (5') exception on Maximum Building Height for Elevator Penthouse and Chimneys.

b. Glass Railings without visible vertical elements to be review by Architectural Review Committee if exceeds maximum building height.

Hoke Residence
Skylab Architecture

E-1.2.1 HOUSE

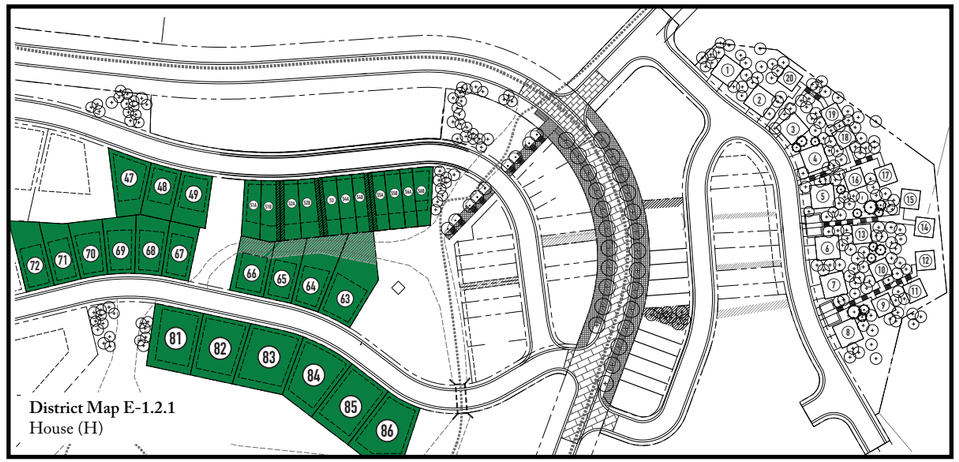
The group of House sites transition from the activity and vibrancy of the Town Districts to the more open, native settings of the Mountain House and the natural environment. *The intent of the House (H) Districts is to:*

a. respond to the natural environment through compassionate design concepts,

b. embody sustainable design principals as best suited for each specific site condition,

c. capture close and distant views of the mountain environment from both inside and outside of the House buildings,

d. create a sense of intimacy and retreat through thoughtful building siting and incorporation of inspiring building design elements.



District Map E-1.2.1
House (H)

E-1.2.2 BUILDING USE

Uses for the House (H) Districts are limited to the following:

a. Single-Family Dwelling

b. Accessory Building

c. Guest House

E-1.2.3 SITE

A. Setbacks

1. Front Yard. The minimum Front Yard is five feet (5').

2. Side Yard. The minimum Side Yard is five feet (5').

3. Rear Yard. The minimum Rear Yard is twenty feet (20'). For Lots 63, 64, 65, 66,71, 72, 81, 82, 83, 84, 85, 86 refer to platted Building Envelope for setback.

4. *Additional Limiting Criteria:*

4a. Roof overhangs may extend two feet (2') into yard setbacks.

4b. Porches and Stairs may extend three feet (3') into front yard and rear yard setbacks.

4c. Retaining walls may be within two feet (2') of property lines.

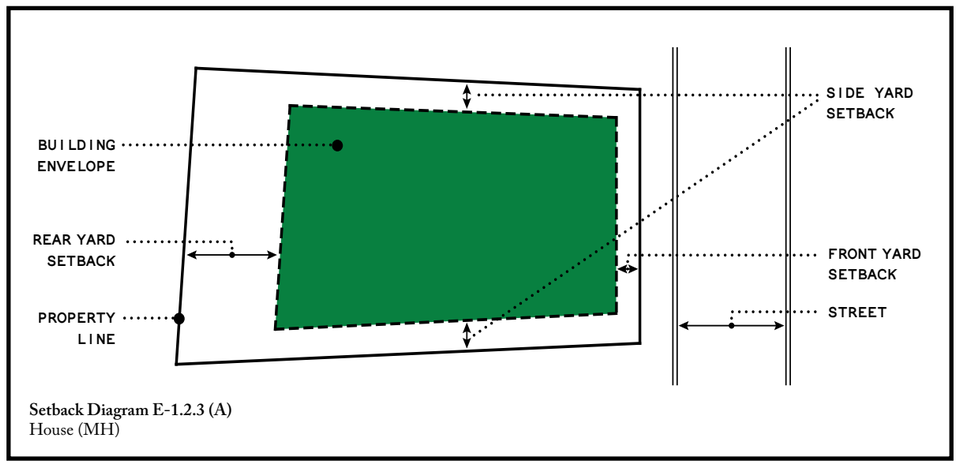
4d. If conflict between platted Building Envelope and Setbacks exists the greater setback will be used.

B. Protection of Significant Vegetation

Significant Vegetation must be protected during construction. Site plans must show all Significant Vegetation within twenty feet (20') of proposed construction areas. Site design will incorporate native vegetation and limit disturbance to the natural conditions of the site.

C. Parking

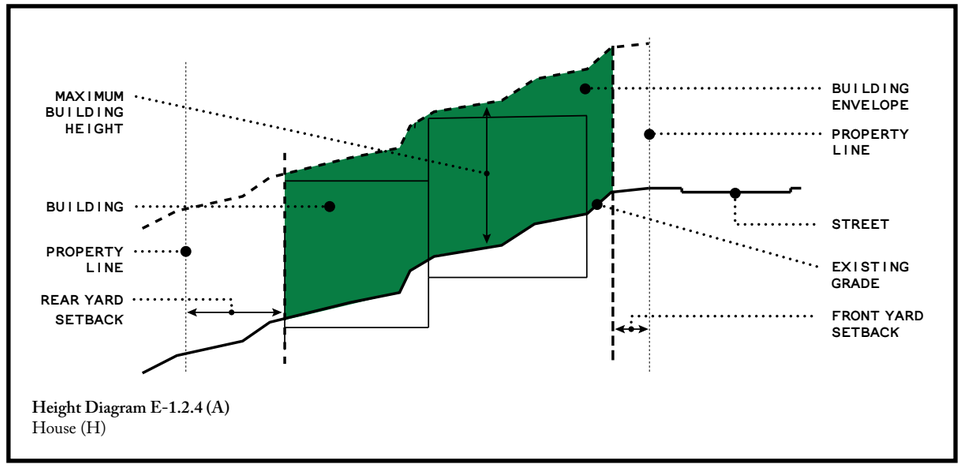
One (1) Parking Space *within Property Boundaries.*



Setback Diagram E-1.2.3 (A)
House (MH)

E-1.2.4 BUILDING HEIGHT

a. Maximum Building Height is thirty-five feet (35') above existing grade.

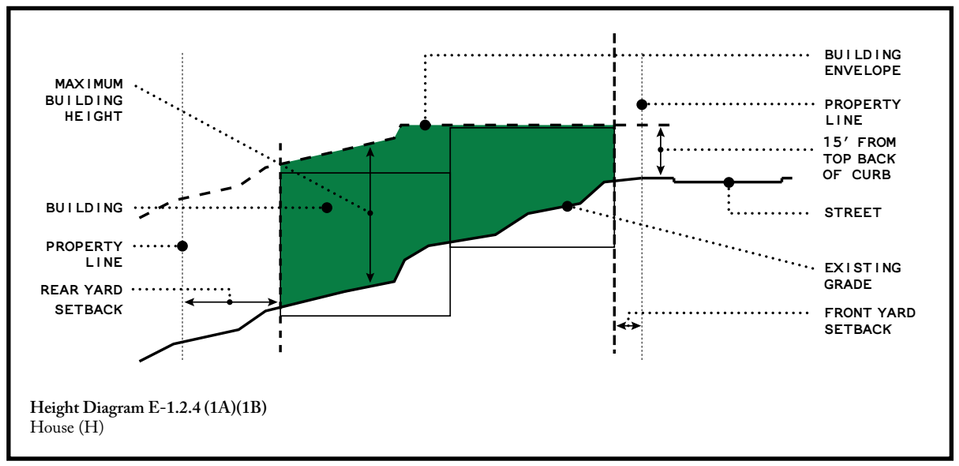


Height Diagram E-1.2.4 (A)
House (H)

1. *Additional Limiting Criteria:*

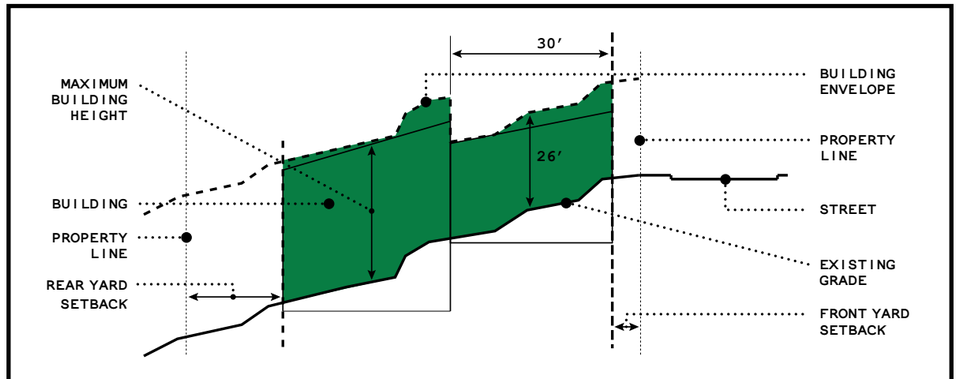
1a. For lots 47, 63, 64, 65, 66, 67, 68, 69, 70 the Maximum Building Height is twenty-eight feet (28') above existing grade.

1b. For lots 81, 82, 83, 84, 85, 86 the Maximum Building Height is the lower of fifteen feet (15') above top back of curb on the street or thirty-five feet (35') above existing grade.



Height Diagram E-1.2.4 (1A)(1B)
House (H)

1c. For lots 48, 49, 51, 52, 53, 54, 55, 56 the first thirty feet (30') of the Building Envelope from the street, the Maximum Building Height is twenty-six feet (26') above existing grade.



Height Diagram E-1.2.4 (1C)
House (H)

E-1.2.5 HOUSE DESIGN GUIDELINES

a. Five feet (5') exception on Maximum Building Height for Elevator Penthouse and Chimneys.

b. Glass Railings without visible vertical elements to be review by Architectural Review Committee if exceeds maximum building height.

Bainbridge Island House
Miller Hull

Gramercy Park Town House
Fractal Construction

E-1.3.1 TOWN HOUSE

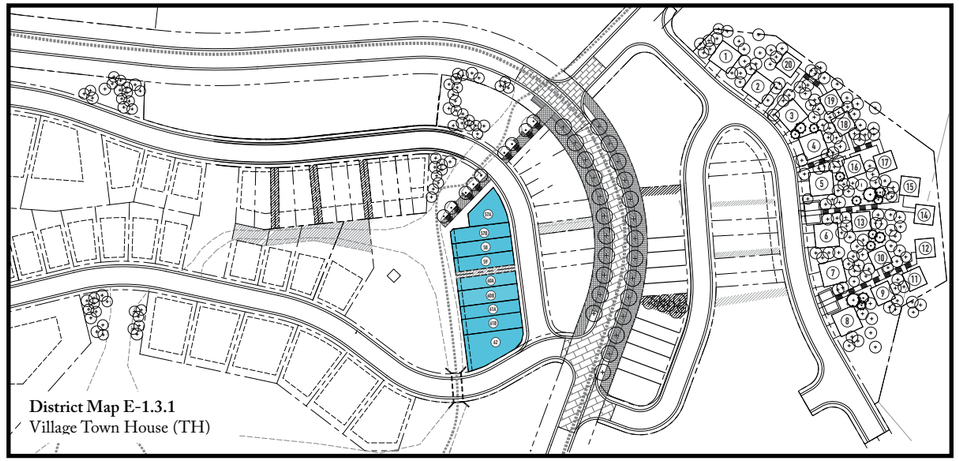
The group of Town House sites transition from the activity and vibrancy of the Town Districts to the more open, native settings of the Mountain House and the natural environment. *The intent of the Town House (TH) District is to:*

a. respond to the natural environment through compassionate design concepts,

b. embody sustainable design principals as best suited for each specific site condition,

c. capture close and distant views of the mountain environment from both inside and outside of the Town House buildings,

d. create a sense of intimacy and retreat through thoughtful building siting and incorporation of inspiring building design elements.



District Map E-1.3.1
Village Town House (TH)

E-1.3.2 BUILDING USE

Uses for the Town House (TH) District are limited to the following:

a. Single-Family Dwelling

E-1.3.3 SITE

A. Setbacks

1. Front Yard. The minimum Front Yard is zero feet (0').

2. Side Yard. The minimum Side Yard is zero feet (0').

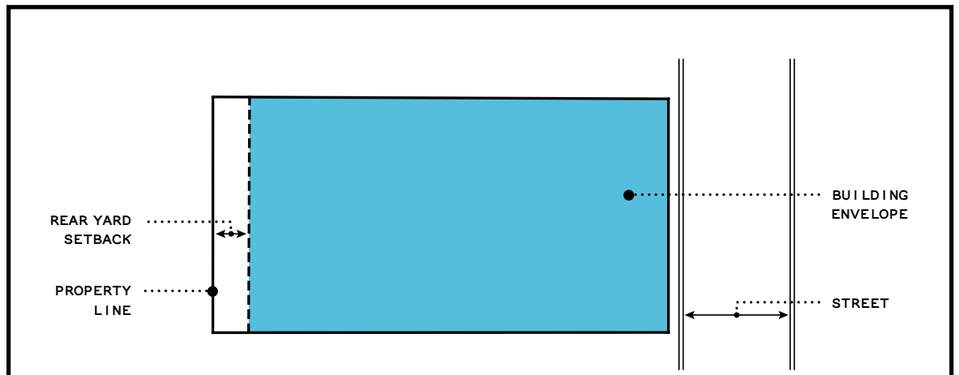
3. Rear Yard. The minimum Rear Yard is five feet (5').

4. *Additional Limiting Criteria:*

4a. If conflict between platted Building Envelope and Setbacks exists the greater setback will be used.

B. Parking

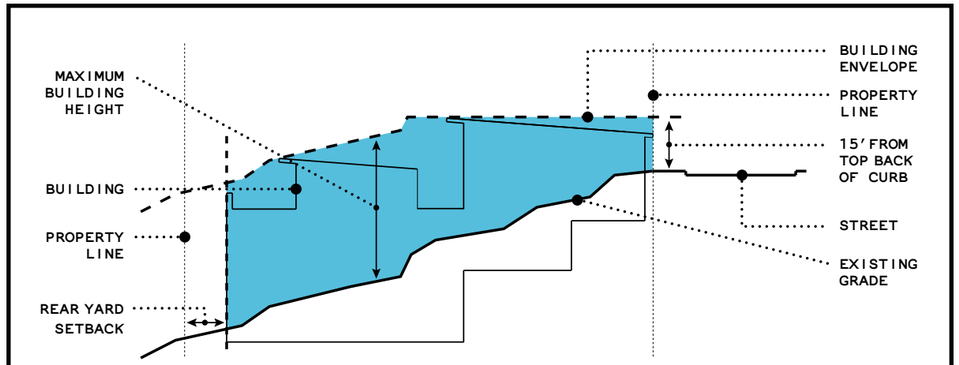
One (1) Parking Space *within Property Boundaries.*



Setback Diagram E-1.3.3 (A)
Town House (TH)

E-1.3.4 BUILDING HEIGHT

a. Maximum Building Height is the lower of fifteen feet (15') above top back of curb on the street or twenty-eight feet (28') above existing grade.



Height Diagram E-1.3.4 (A)
Town House (TH)

E-1.3.5 TOWN HOUSE DESIGN GUIDELINES

a. Five feet (5') exception on Maximum Building Height for Elevator Penthouse and Chimneys.

b. Glass Railings without visible vertical elements to be review by Architectural Review Committee if exceeds Maximum Building Height.

Binnen Wieringerstraat
Claus en Kaan Architecten

E-1.4.1 TOWN

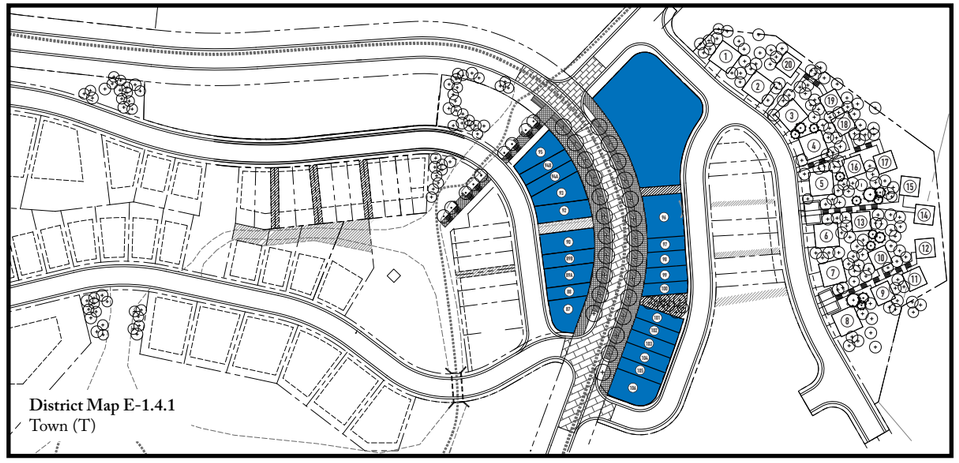
The group of Town sites transition from the activity and vibrancy of the Town Districts to the more open, native settings of the Mountain House and the natural environment. *The intent of the Town (T) District is to:*

a. respond to the natural environment through compassionate design concepts,

b. embody sustainable design principals as best suited for each specific site condition,

c. capture close and distant views of the mountain environment from both inside and outside of the Town buildings,

d. create a sense of intimacy and retreat through thoughtful building siting and incorporation of inspiring building design elements.



District Map E-1.4.1
Town (T)

E-1.4.2 BUILDING USE

Uses for the Town (T) District are limited to the following:

a. Single-Family Dwelling

b. Commercial (Amenity)

E-1.4.3 SITE

A. Setbacks

1. Front Yard. The minimum Front Yard is zero feet (0').

2. Side Yard. The minimum Side Yard is zero feet (0').

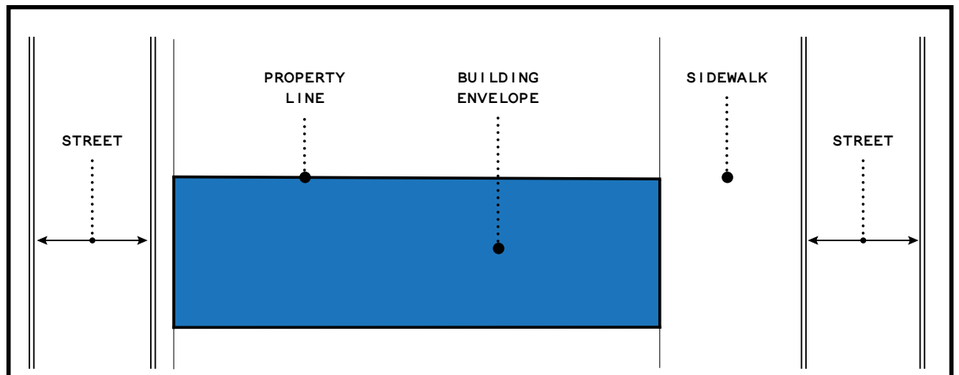
3. Rear Yard. The minimum Rear Yard is aero feet (0').

4. *Additional Limiting Criteria:*

4a. If conflict between platted Building Envelope and Setbacks exists the greater setback will be used.

B. Parking

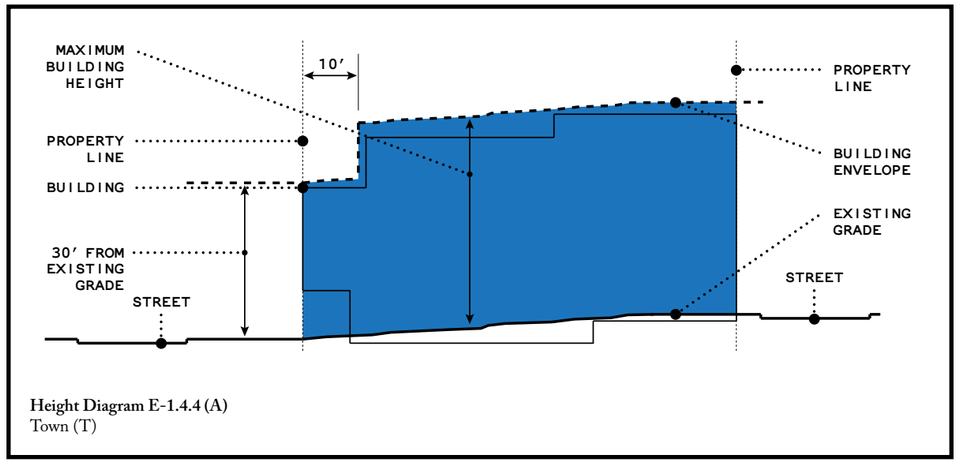
One (1) Parking Space *within Property Boundaries.*



Setback Diagram E-1.4.3 (A)
Town (T)

E-1.4.4 BUILDING HEIGHT

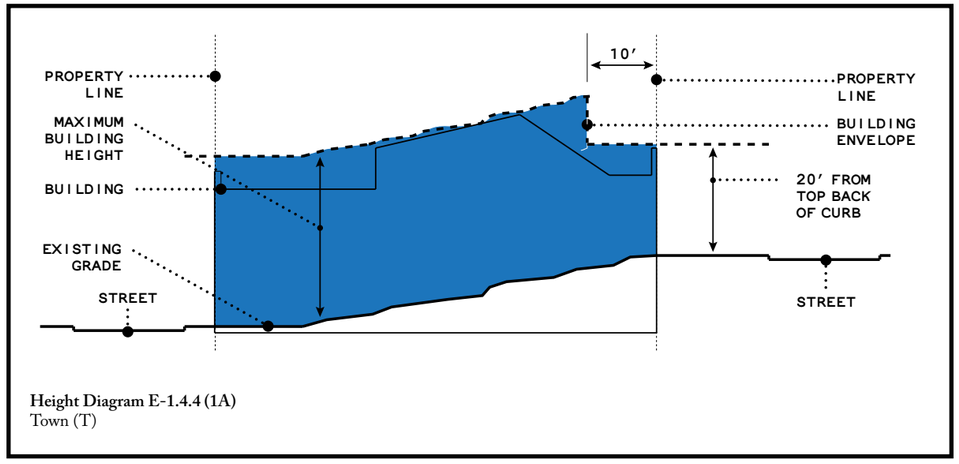
a. Maximum Building Height is thirty feet (30') above existing grade.



Height Diagram E-1.4.4 (A)
Town (T)

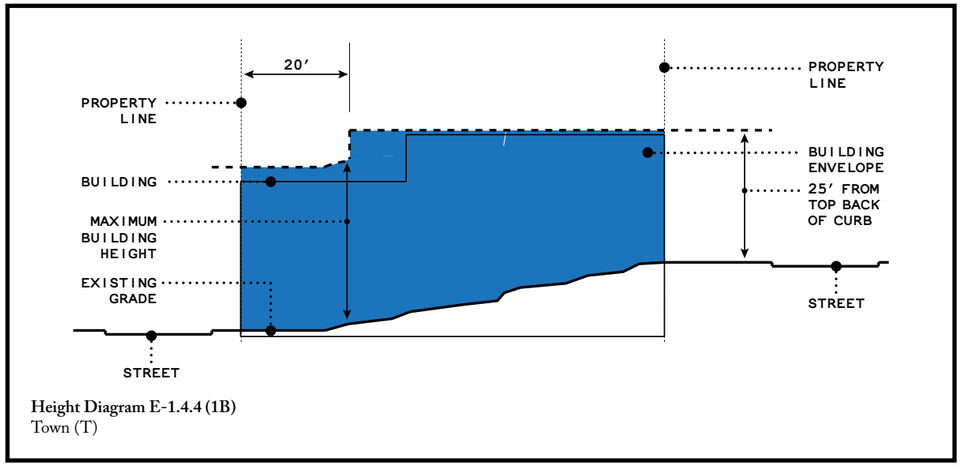
1. *Additional Limiting Criteria:*

1a. For lots 87, 88, 89A, 90 & 92 the Maximum Building Height is the lower of twenty feet (20') above top back of curb on the street or thirty feet (30') above existing grade.



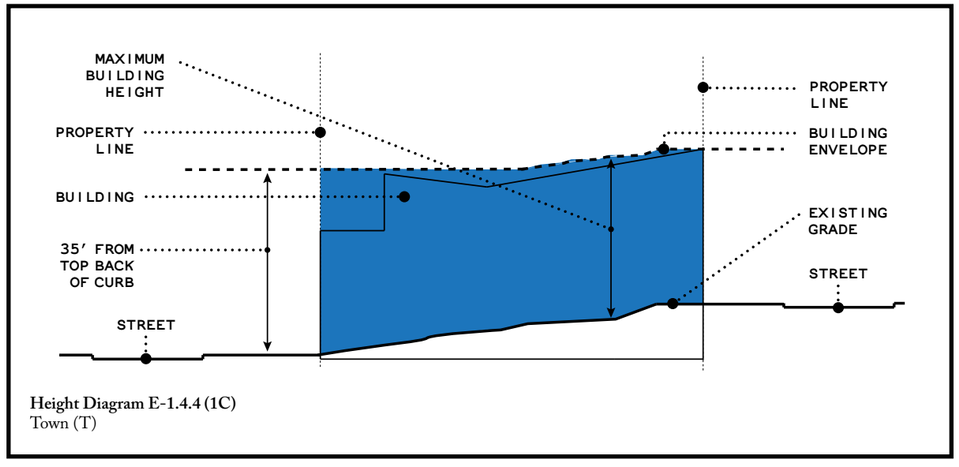
Height Diagram E-1.4.4 (1A)
Town (T)

1b. For lot 93 the Maximum Building Height is thirty feet (30') above existing grade for twenty (20') feet on Town Street to a point that meets twenty five feet (25') above the top back of curb on Main Street.



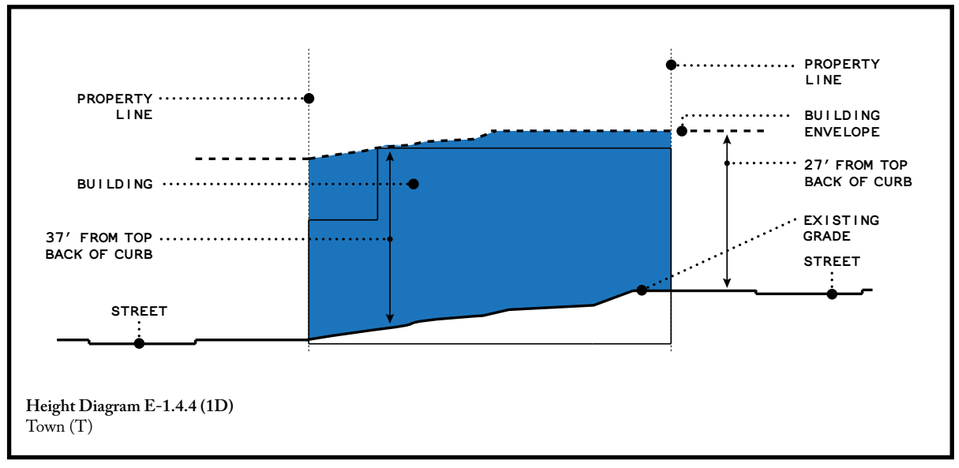
Height Diagram E-1.4.4 (1B)
Town (T)

1c. For lot 89B the Maximum Building Height is thirty feet (30') above existing grade on Main Street to a point that meets thirty five feet (35') above the top back of curb.



Height Diagram E-1.4.4 (1C)
Town (T)

1d. For lots 94A, 94B & 95 the Maximum Building Height is twenty seven (27') above the top back of curb on Main Street to a point that meets thirty seven feet (37') above existing grade.



Height Diagram E-1.4.4 (1D)
Town (T)

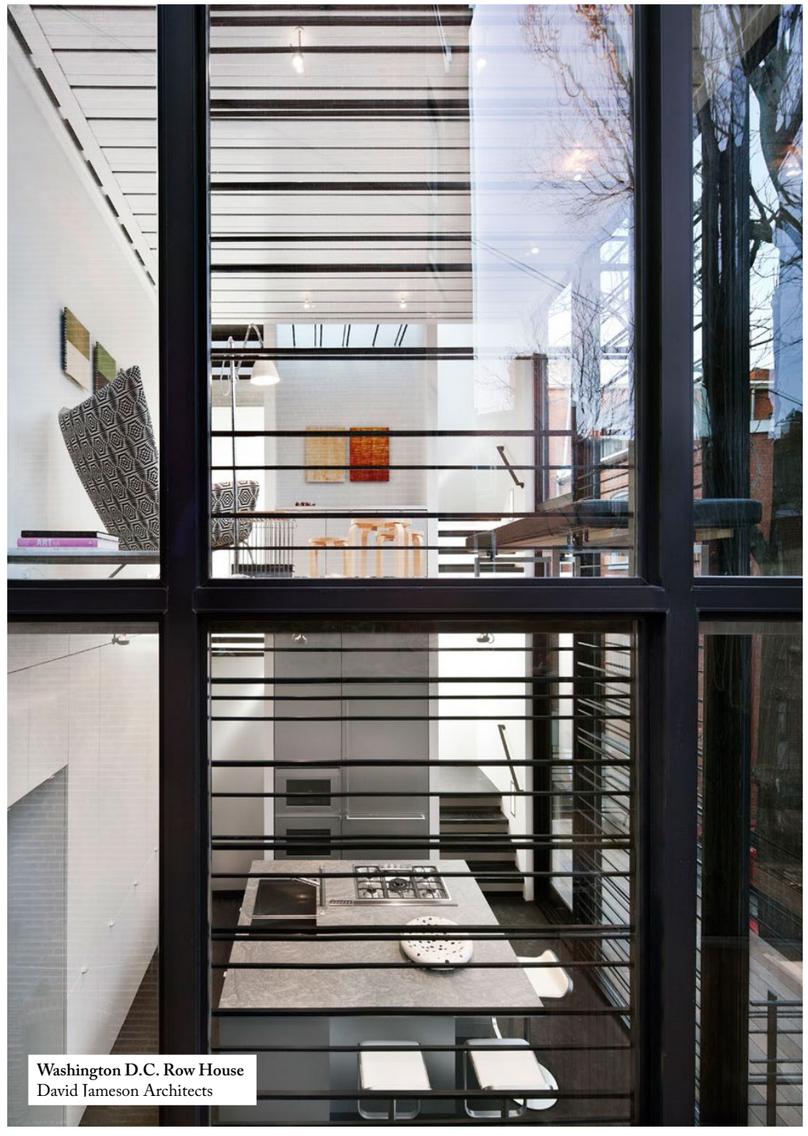
E-1.4.5 TOWN DESIGN GUIDELINES

a. For Lots 89B & 93 the minimum ceiling height on the Main Street Level is twelve (12') on at least 80% of front facade.

b. For Lot Combination 94A, 94B & 95 the Minimum Ceiling Height on the Main Street Level is 12' on at least 50% of front facade.

c. Lots 94A, 94B, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105 & 106 are part of The Hotel Village Development, exceptions will be approved by Architectural Review Committee.

d. Glass Railings without visible vertical elements to be review by Architectural Review Committee if exceeds Maximum Building Height.



Washington D.C. Row House
David Jameson Architects

E-1.5.1 ROW HOUSE

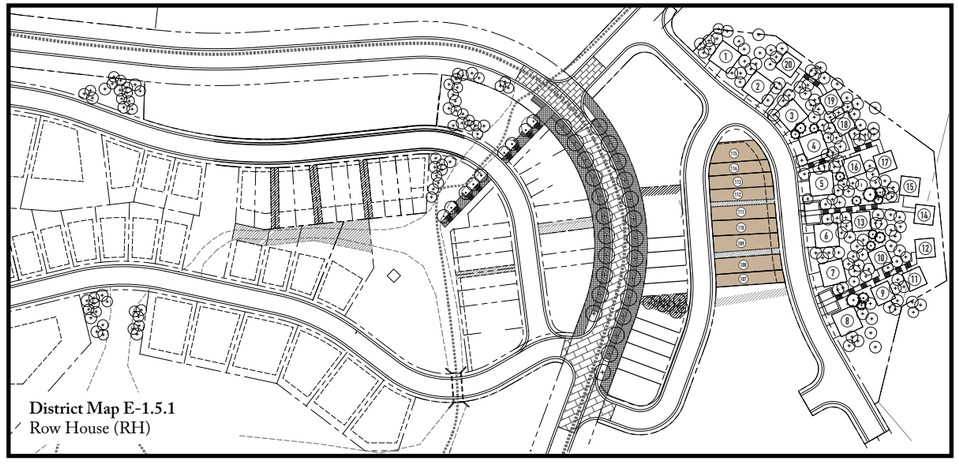
The group of Row House sites transition from the activity and vibrancy of the Town Districts to the more open, native settings of the Mountain House and Nests and the natural environment. *The intent of the Row House (RH) District is to:*

a. respond to the natural environment through compassionate design concepts,

b. embody sustainable design principals as best suited for each specific site condition,

c. capture close and distant views of the mountain environment from both inside and outside of the Row House,

d. create a sense of intimacy and retreat through thoughtful building siting and incorporation of inspiring building design elements.



District Map E-1.5.1
Row House (RH)

E-1.5.2 BUILDING USE

Uses for the Row House (RH) District are limited to the following:

a. Single-Family Dwelling

E-1.5.3 SITE

A. Setbacks

1. Front Yard. The minimum Front Yard is five feet (5').

2. Side Yard. The minimum Side Yard is zero feet (0').

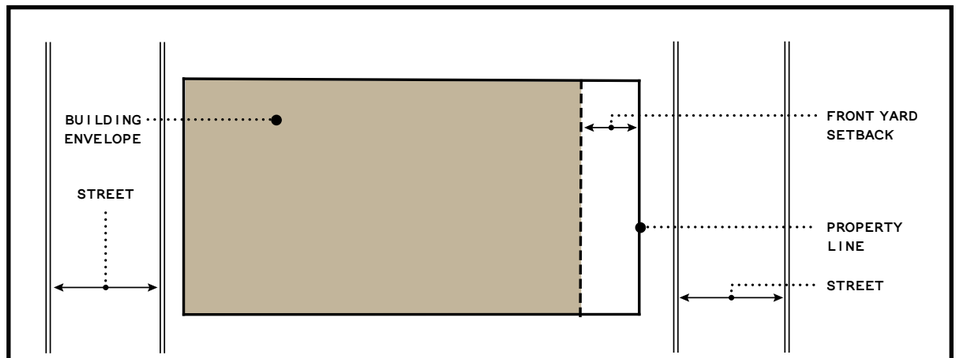
3. Rear Yard. The minimum Rear Yard is aero feet (0').

4. *Additional Limiting Criteria:*

4a. If conflict between platted Building Envelope and Setbacks exists the greater setback will be used.

B. Parking

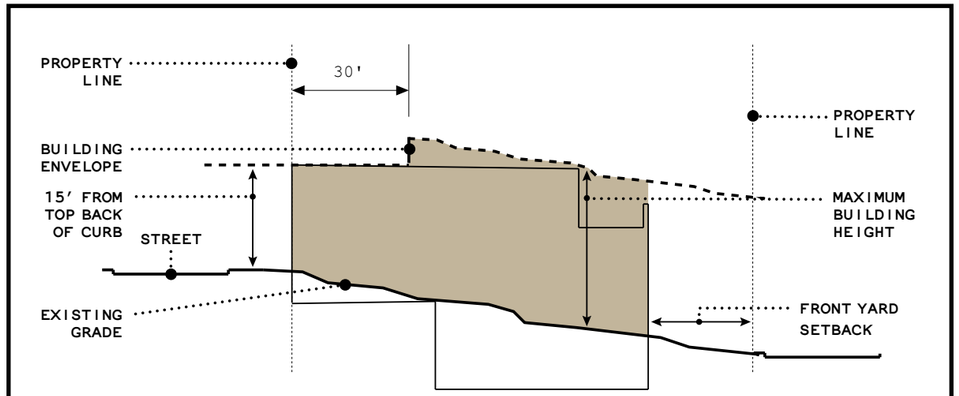
One (1) Parking Space *within Property Boundaries.*



Setback Diagram E-1.5.3 (A)
Row House (RH)

E-1.5.4 BUILDING HEIGHT

a. Maximum Building Height is 15 fifteen feet (15') above the top back of curb for thirty (30') feet on Town Street to a point that meets twenty two feet (22') above exiting grade.



Height Diagram E-1.5.4 (A)
Row House (RH)

E-1.5.5 ROW HOUSE DESIGN GUIDELINES

a. Five feet (5') exception on Maximum Building Height for Elevator Penthouse and Chimneys.

b. Glass Railings without visible vertical elements to be review by Architectural Review Committee if exceeds Maximum Building Height.

Delta Shelter
Olson Kundig

E-1.6.1 VILLAGE NESTS

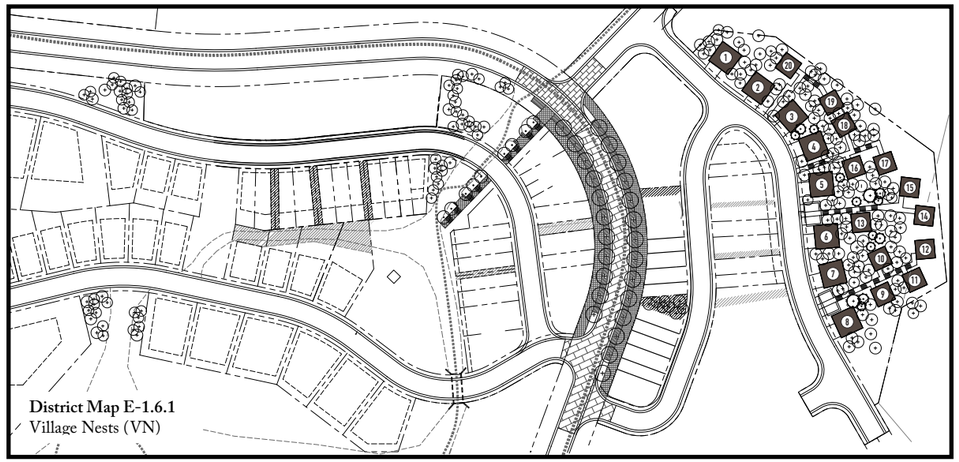
The Village Nest area is a cluster of small scale efficiently design. Will provide living accomodations for cultural residents. Near comunity amenities within walking distance of the Village. *The intent of the Village Nest (VN) District is to:*

a. respond to the natural environment through compassionate design concepts,

b. embody sustainable design principals as best suited for each specific site condition,

c. capture close and distant views of the mountain environment from both inside and outside of the Nests,

d. create a sense of intimacy and retreat through thoughtful building siting and incorporation of inspiring building design elements.



District Map E-1.6.1
Village Nests (VN)

E-1.6.2 BUILDING USE

Uses for the Village Nest (VN) District are limited to the following:

a. Single-Family Dwelling

E-1.6.3 SITE

A. Setbacks

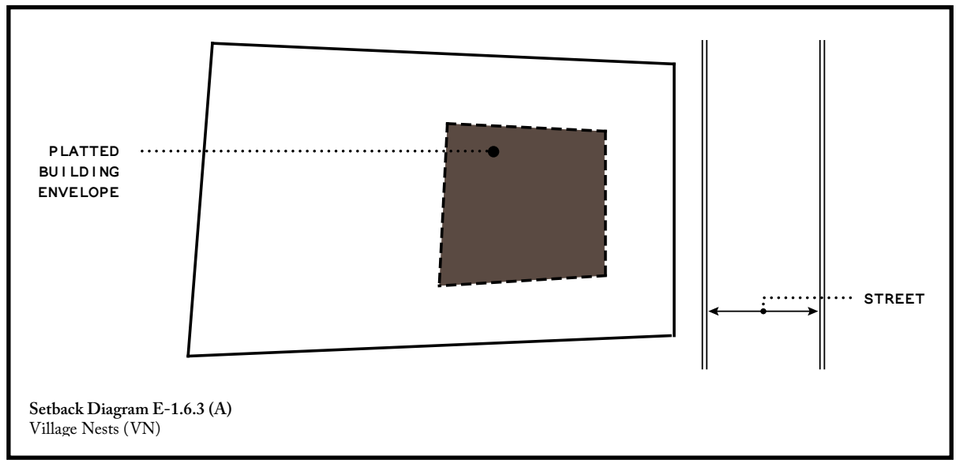
1. Front Yard. Refer to platted Building Envelope

2. Side Yard. Refer to platted Building Envelope.

3. Rear Yard. Refer to platted Building Envelope.

B. Parking

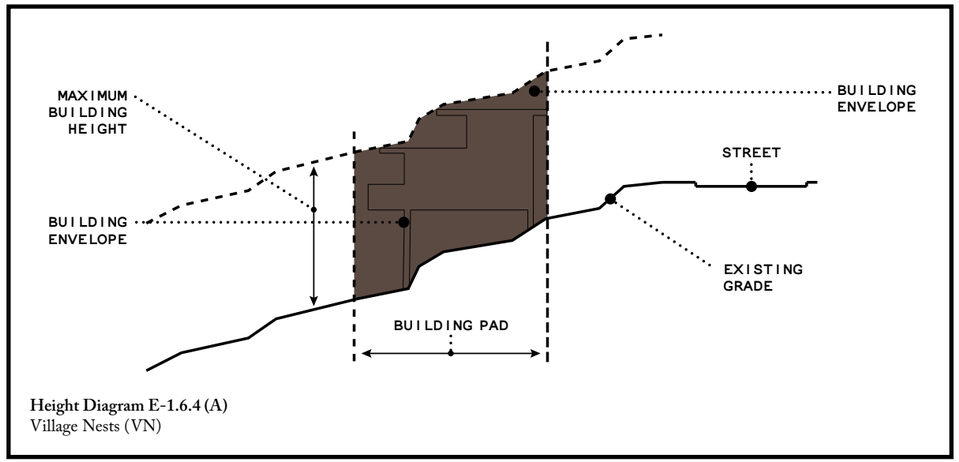
One (1) Parking Space *within Property Boundaries.*



Setback Diagram E-1.6.3 (A)
Village Nests (VN)

E-1.6.4 BUILDING HEIGHT

a. Maximum Building Height is twenty-eight feet (28') above existing grade.



Height Diagram E-1.6.4 (A)
Village Nests (VN)

E-1.6.5 VILLAGE NEST DESIGN GUIDELINES

a. Five feet (5') exception on Maximum Building Height for Elevator Penthouse and Chimneys.

b. Glass Railings without visible vertical elements to be review by Architectural Review Committee if exceeds Maximum Building Height.

Cliff House
MacKay-Lyons Sweetapple Architects

E-1.7.1 RIDGE NESTS

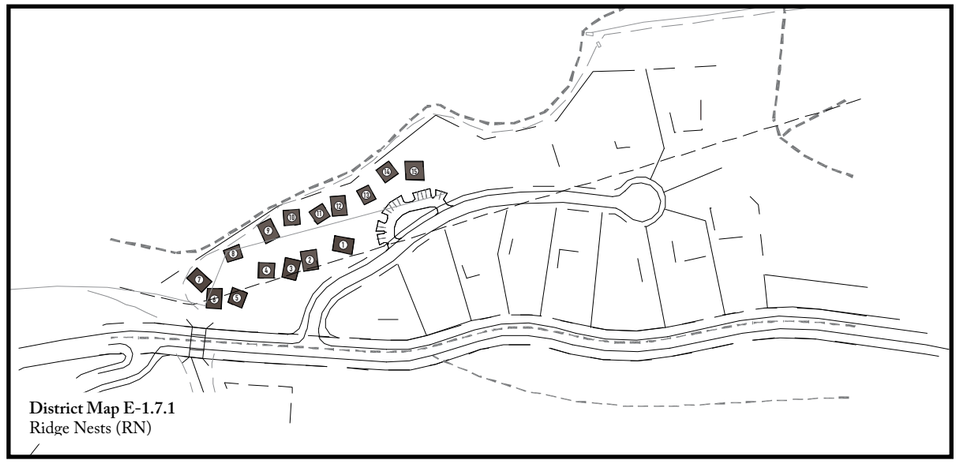
The Ridge Nest area is a cluster of small scale efficiently design. Will provide living accomodations for cultural residents. *The intent of the Ridge Nest (RN) District is to:*

a. respond to the natural environment through compassionate design concepts,

b. embody sustainable design principals as best suited for each specific site condition,

c. capture close and distant views of the mountain environment from both inside and outside of the Nests,

d. create a sense of intimacy and retreat through thoughtful building siting and incorporation of inspiring building design elements.



District Map E-1.7.1
Ridge Nests (RN)

E-1.7.2 BUILDING USE

Uses for the Ridge Nest (RN) District are limited to the following:

a. Single-Family Dwelling

E-1.7.3 SITE

A. Setbacks

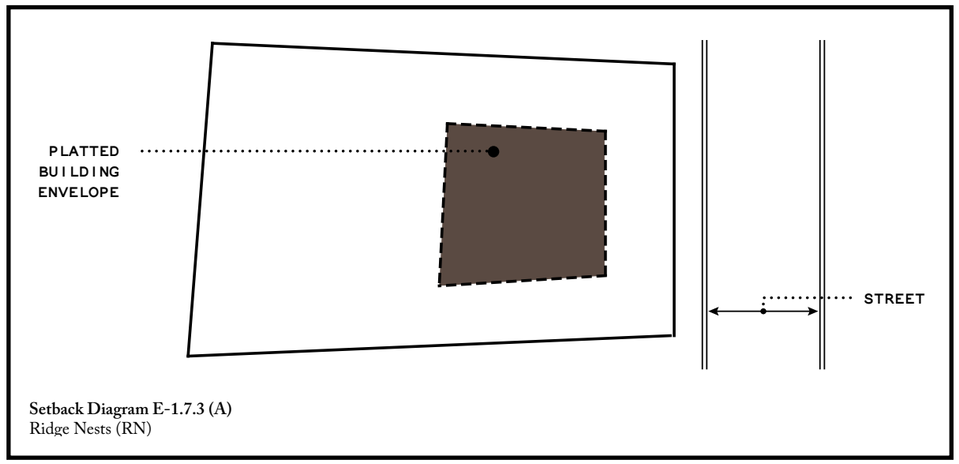
1. Front Yard. Refer to platted Building Envelope

2. Side Yard. Refer to platted Building Envelope.

3. Rear Yard. Refer to platted Building Envelope.

B. Parking

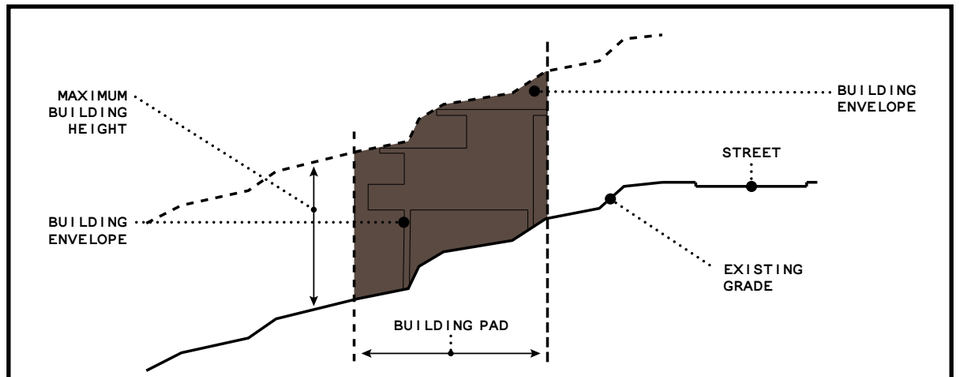
One (1) Parking Space *within Property Boundaries.*



Setback Diagram E-1.7.3 (A)
Ridge Nests (RN)

E-1.7.4 BUILDING HEIGHT

a. Maximum Building Height is twenty-eight feet (28') above existing grade.



Height Diagram E-1.7.4 (A)
Ridge Nests (RN)

1. *Additional Limiting Criteria:*

1a. For lots 1, 2, 3, 4, 5, 6, 7, 8 the Maximum Building Height is fourteen feet (14') above existing grade.

E-1.7.5 RIDGE NEST DESIGN GUIDELINES

a. Five feet (5') exception on Maximum Building Height for Elevator Penthouse and Chimneys.

b. Glass Railings without visible vertical elements to be review by Architectural Review Committee if exceeds Maximum Building Height.

Powder Country Facing South
Summit Powder Mountain

Streets

78

F-1.1 Main Street
(MS)

80

F-1.2 Town Street
(TS)

82

F-1.3 House Street
(HS)

84

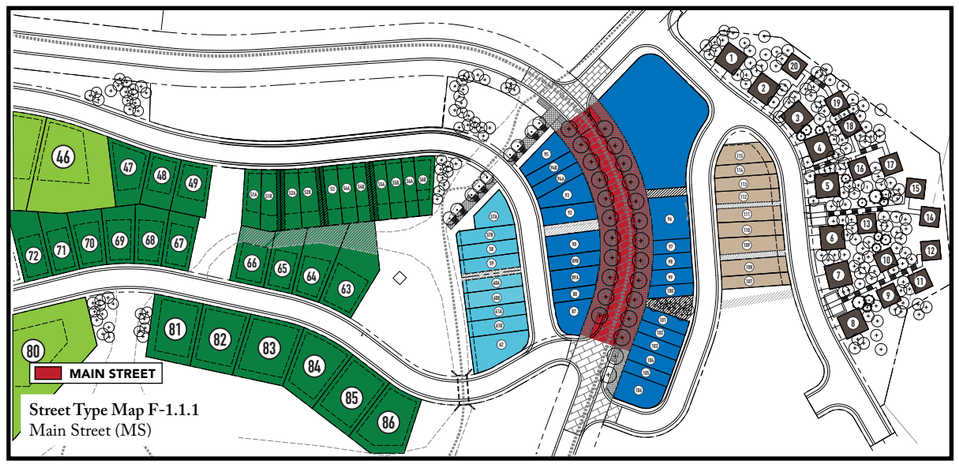
F-1.4 Mountain House Street
(MHS)

Phase I Street Type Map
Summit Powder Mountain

MAIN STREET | TOWN STREET | HOUSE STREET | MOUNTAIN HOUSE STREET

F-1.1.1 MAIN STREET

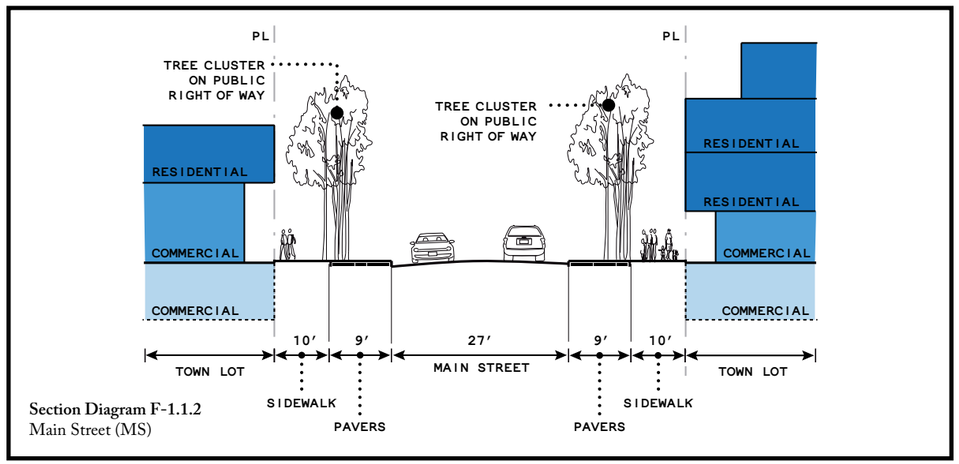
Main Street is a Major Intensity activity street, destination street for Sumit Powder Mountain visitors and residents serving residential, social and commercial activities. Serves substancial pedestrian traffic as well as transit and bicycles.



Street Type Map F-1.1.1
Main Street (MS)

F-1.1.2 SITE

Ten (10') feet sidewalks and a transition paver area of nine (9') feet that includes other pedestrian amenities such as tree clusters, street furniture along each side of the street.



Section Diagram F-1.1.2
Main Street (MS)

F-1.1.3 MAIN STREET DESIGN GUIDELINES

a. Landscaping design on pedestrian side to be approved by the Architectural Review Committee.

b. Roof Drainage to be tied underground to storm water Master Plan.

c. Pedestrian Lighting standards (which may also behave as directional sign or banner post) must be modest in height (not more than 16'-0" feet) and spaced conservatively. Exact spacing should be handled by a certified electrical engineer, not less than thirty five (35') feet apart. Color Lighting will be permitted only at special holiday times.

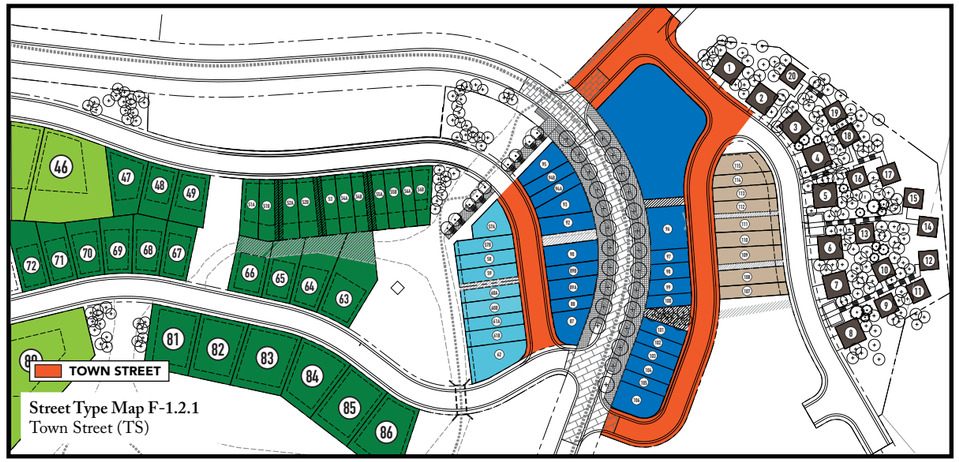
d. Banners and Flower Pots on street lights will be designed and coordinated by Architectural Review Committee and changed seasonally.

e. Benches for public seating will be provided in a variety of types. Design will be approved on a case-by-case basis by the Architectural Review Committee.

f. For signage on Main Street see Section I.

F-1.2.1 TOWN STREET

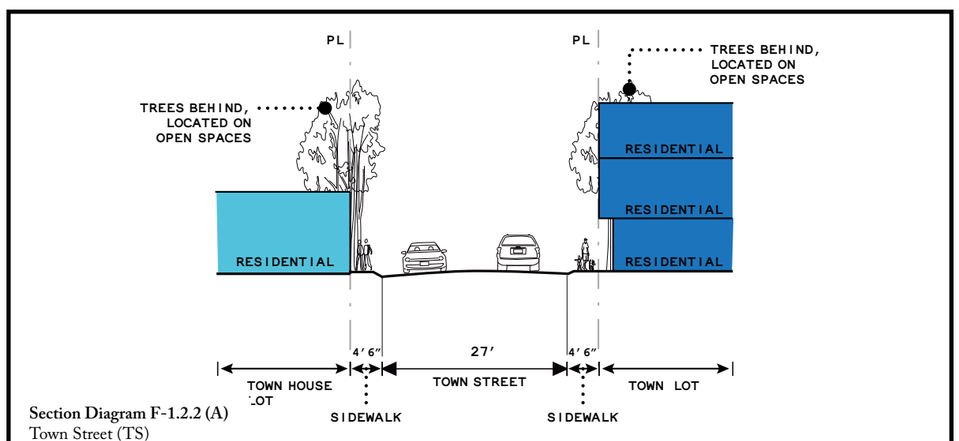
Town Street is a Medium Intensity activity street, access to residential areas with frequent driveway cuts, expected pedestrian traffic as well as transit and bicycles.



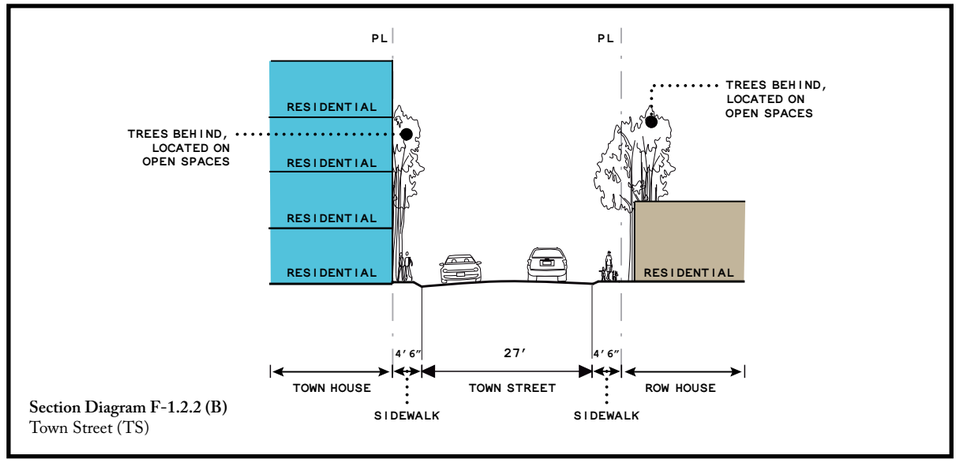
Street Type Map F-1.2.1
Town Street (TS)

F-1.2.2 SITE

Town Street consist on a four and half (4'-6") feet sidewalk along each side of the street.



Section Diagram F-1.2.2 (A)
Town Street (TS)



Section Diagram F-1.2.2 (B)
Town Street (TS)

F-1.2.3 TOWN STREET DESIGN GUIDELINES

a. Landscaping design on pedestrian side to be approved by the Architectural Review Committee.

b. Roof Drainage to be tied underground to storm water Master Plan.

c. Pedestrian Lighting standards (which may also behave as directional sign or banner post)must be modest in height (not more than 16'-0" feet) and spaced conservatively. Exact spacing should be handled by a certified electrical engineer, not less than thirty five (35') feet apart. Color Lighting will be permitted only at special holiday times.

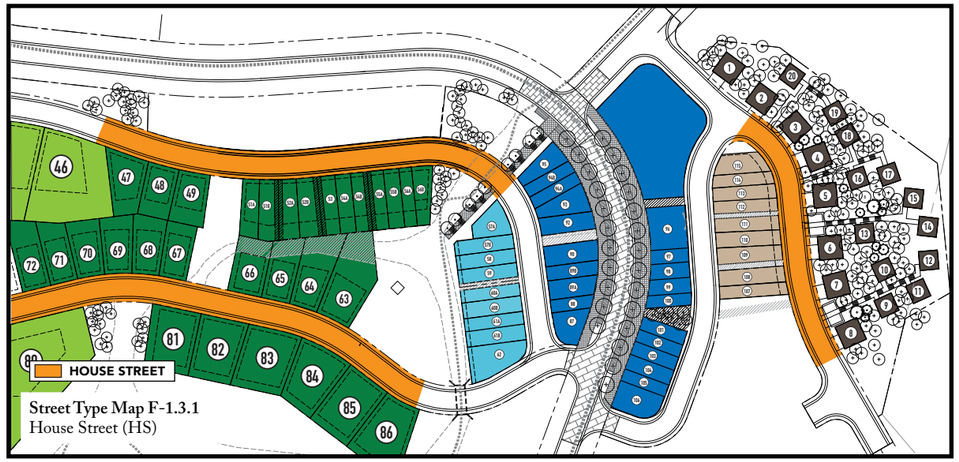
d. Banners and Flower Pots on street lights will be designed and coordinated by Architectural Review Committee and changed seasonally.

e. Benches for public seating will be provided in a variety of types. Design will be approved on a case-by-case basis by the Architectural Review Committee.

f. For signage on Main Street see Section I.

F-1.3.1 HOUSE STREET

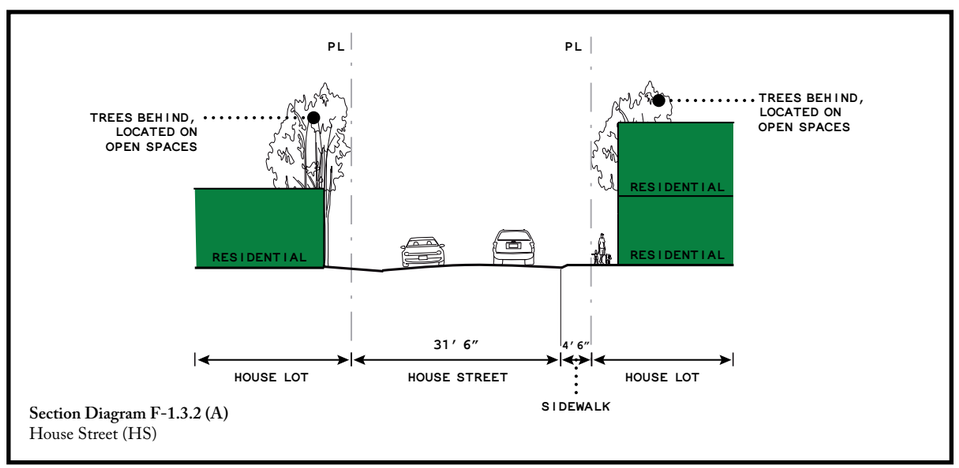
House Street is a Minor Intensity activity street, access to residential areas with often driveway cuts, expected pedestrian traffic as well as transit and bicycles.



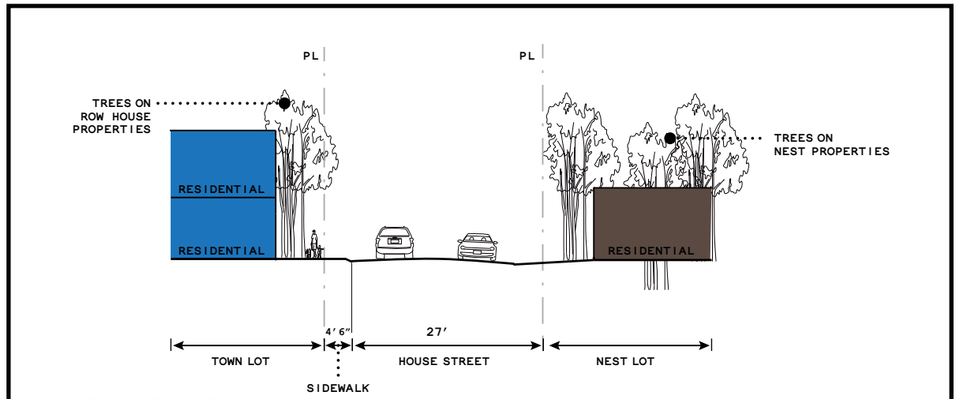
Street Type Map F-1.3.1
House Street (HS)

F-1.3.2 SITE

House Street consist on a four and half (4’-6”) feet consistently sidewalk along one side of the road (upper side).



Section Diagram F-1.3.2 (A)
House Street (HS)



Section Diagram F-1.3.2 (B)
House Street (HS)

F-1.3.3 HOUSE STREET DESIGN GUIDELINES

a. Roof Drainage to be tied underground to storm water Master Plan.

b. Pedestrian Lighting standards (which may also behave as directional sign or banner post) must be modest in height (not more than 16’-0” feet). Exact location should be handled by a certified electrical engineer, mainly located at intersections.

c. Banners and Flower Pots on street lights will be designed and coordinated by Architectural Review Committee and changed seasonally.

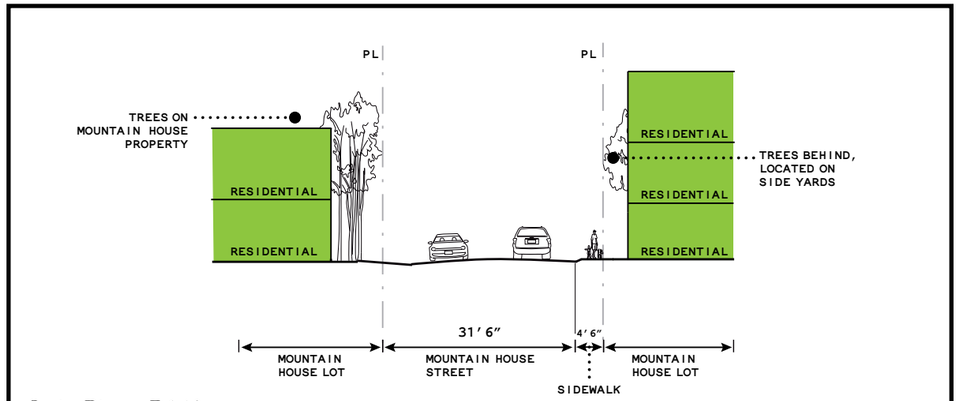
F-1.4.1 MOUNTAIN HOUSE STREET

Mountain House Street is a Low Intensity activity street, access to residential areas with occasional driveway cuts, low pedestrian traffic as well as transit and bicycles.

Street Type Map F-1.4.1
Mountain House Street (MHS)

F-1.4.2 SITE

Mountain House Street consist on a four and half (4'-6") feet consistently sidewalk along one side of the road (upper side).



Section Diagram F-1.4.2
Mountain House Street (MHS)

F-1.4.3 MOUNTAIN HOUSE STREET DESIGN GUIDELINES

a. Roof Drainage to be tied underground to storm water Master Plan.

b. Pedestrian Lighting standards (which may also behave as directional sign or banner post)must be modest in height (not more than 16'-0" feet). Exact location should be handled by a certified electrical engineer, Mainly located at intersections.

c. Banners and Flower Pots on street lights will be designed and coordinated by Architectural Review Committee and changed seasonally.

The Buddhist Retreat
Imbue Design

G-1 GENERAL PLANTING GUIDELINES

In general, the planting design of each homesite is to match and enhance the existing site plant palette. All exterior planted trees, shrubs, and ground covers shall be at least 30 percent indigenous to the Wasatch Mountains area and selected to match the style of the Summit Powder Mountain development. Indigenous plants are to be mixed with those traditionally used in western mountain communities that are sensitive to the water-conscious requirements of the western high deserts and thrive in mountainous winter conditions.

Swatches of a single type of plant material are to be planted in drifts or large groupings similar to the natural landscape patterns on the site. A list of proposed plants can be found in Appendices A–F.

The following are inappropriate and not allowed:

a. Use of invasive alien plants capable of spreading by seed, root growth, or runners

b. Density of non-native plants and "suburban" plants (unless enclosed in courtyards and not visible from any neighboring properties, roads, or pedestrian rails)

c. Extensive mixing of plants from a variety of climates, habitats, forms, and colors

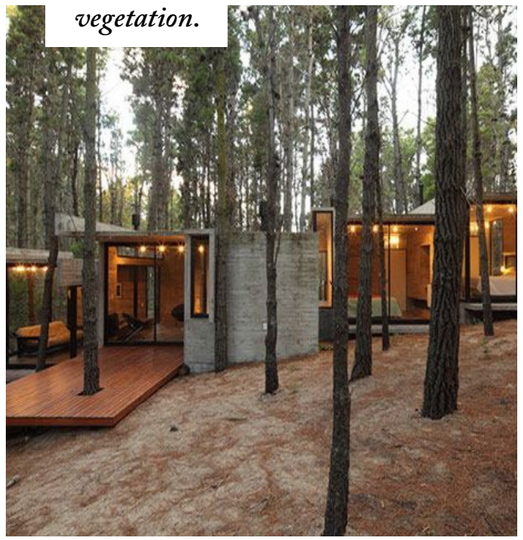
Appendices A–F serve are lists of approved plants. These lists are not comprehensive, and plants that are not on these lists may be used as approved by the Architectural Review Committee.

G-2 TREES

Extra precautions are to be made to retain existing trees and vegetation. Summit Powder Mountain's Landscape Architect or an assigned developer's representative will meet with builders prior to land disturbance to review the staking of the footprint and flag trees to be preserved. Builders are encouraged to preserve as many trees as possible. In addition, trees should be retained along shared property lines and between building areas.

In areas where existing trees cannot be saved in sufficient quantity, native species from the approved list in "Appendix A" are to be planted in accordance with elevation, soil conditions, and light levels. Non-native large tree species are allowed in limited quantities. Small flowering trees are also encouraged and should be used to provide accents within property lines.

..extra precautions are to be made to retain existing trees and vegetation.



G-3 SHRUBS

Shrubs used on Summit Powder Mountain properties should be loosely dense, with emphasis on natural massings. All shrubs planted are to be from the attached approved list of species. Shrubs at the foundation of a structure may be grouped with architectural elements. Potted shrubs and garden plantings are to be used tastefully around the front and sides of key outdoor spaces.

G-4 GROUND COVER

Extensive use of ground cover is encouraged as an effective way to visually and environmentally cover vast areas of soil. Native species that provide seasonal interest, food, and coverage are preferred. Front-yard designs should incorporate indigenous species, while rear-yard designs may include more commercially ornamental species.

G-5 LAWNS, SHORT GRASS, & TURF

Lawns, short grass areas, and turf should be used as seldom as possible and must be limited in size due to the environmentally sensitive nature of Summit Powder Mountain's high mountain plateau.

The Architectural Review Committee must review plans for lawns, short grass, and turf and their applied locations. Approval depends on the homesite and its relationship to the street and public amenities. Typically, a portion of the backyard is acceptable for turf, short grass, and lawns, and side yard applications are acceptable only on larger lots.

All lawn, short grass and turf areas must adhere to irrigation requirements listed in Section G.11. Turf grass over 6 inches in height is not permitted unless the turf is a naturally maintained meadow-grass turf variety installed for water-conservation planting, such as BioMeadow, from BioGrass.

HOMESITE TYPE	LOCATIONS ALLOWED	AMOUNT
Mountain House (MH)	Any Area	3,000 SF. Max.
House (H)	Rear & Side Yard	1,500 SF Max.
Town House (TH)	Rear Yard Only	500 SF. Max.
Town (T)	None	N/A
Row House (RH)	Front Yard Only	3,000 SF. Max.
Nest (N)	None	N/A

G-6 ANNUAL & HIGH-MAINTENANCE FLOWERING ORNAMENTAL SHRUBS

Perennial flowers are encouraged on Summit Powder Mountain properties while annuals and higher maintenance shrubs should be used minimally. Annuals and similar high-maintenance shrubs will not be replaced or maintained by the community landscape-maintenance company, and it will be the responsibility of the homeowner to maintain and replace plants in accordance with general professional landscape practices.

G-7 VEGETATION PROTECTION, REMOVAL, & THINKING

Building improvements are to be designed around existing landscape features such as aspen groves, fir stands, and mountain shrub massings and should always aim to be located at the edges of natural landforms. The removal of vegetation on homesites is permitted only for clearing of a driveway or home construction. The Architectural Review Committee may approve limited tree removal or thinning to open up selective views. Unauthorized removal or cutting of trees/shrubs by the owner or consultant is not allowed.

G-8 WILDFIRE SAFETY MEASURES

The following are safety standards have been implemented as preventive measures against wildfire:

1. All homesites are to observe all are safety measures as specified by the Weber County Development Code.

2. Potential fire fuel, such as dead limbs, leaves, needles, and other material, is to be removed from areas immediately surrounding built structures and gutters.

3. Maintenance of a 30-foot safety zone in all directions around a home is encouraged.

Within this zone, the following fire-prevention actions are recommended:

3a. Regularly dispose of slash and debris materials resulting from thinning operations.

3b. Periodically mow dry grasses and vegetation.

3c. Stack firewood away from the home.

3d. Maintain an irrigated area.

G-9 WILDLIFE

Landscape plans must be sensitive to the use and protection of plants that may be desirable to foraging animals.

G-10 MAINTENANCES

Common Areas

The Summit Powder Mountain HOA will maintain common areas, which are defined on the Master Plan or individual site plan.

Residences

Maintenance guidelines are as follows:

1. The homeowner shall provide maintenance of his or her own property and landscape improvement.

2. All plants must be kept from spreading to neighboring lots except where an agreement noting otherwise is reached between two neighbors or when the same such plant is already planted on the adjacent lot line.

3. Use of environmentally safe chemicals, herbicides, and pesticides is required, with only special exceptions.

G-11 IRRIGATION

All irrigation in landscape beds should be designed to conserve water, which is important in Summit Powder Mountain's high- altitude desert climate. Irrigation is to be "drip" irrigation, and homeowners should maximize use of xeriscaping. If a homeowner desires a pop-up or spray-head type of irrigation system for sod, it must be separated from the reuse system and connected to potable water, per the law. The cost to install and maintain this type of irrigation is to be paid by the homeowner.

APPENDIX A ACCEPTABLE TREES

Botanical Name - Common Name

- Abies concolor - White Fir
- Abies lasiocarpa – Subalpine Fir
- Acer x freemanii - Autumn Blaze Maple
- Acer ginnala - Amur Maple
- Acer glabrum - Rocky Mountain Maple
- Acer platanoides - Norway Maple
- Acer truncatum - Norwegian Sunset Maple
- Acer truncatum - Crimson Sunset Maple
- Alnus incana - Thinleaf Alder
- Amelanchier x grandiflora - Autumn Brilliance Serviceberry
- Celtis reticulata - Western Hackberry
- Crataegus crus-galli 'Inermis' - Thornless Cockspur Hawthorn
- Crataegus crus-galli 'Inermis' - Crusader Hawthorn
- Juniperus scopulorum-Rocky Mountain Juniper
- Malus spp. – Crabapple
- Picea pungens - Colorado Green Spruce
- Pinus aristata - Bristlecone Pine
- Pinus contorta - Lodgepole Pine
- Pinus flexilis - Limber Pine
- Pinus mugo - Tannenbaum Mugo Pine
- Pinus nigra - Austrian Pine
- Pinus silvestris - Scotch Pine
- Populus x acuminata - Lanceleaf Cottonwood
- Populus angustifolia – Narrowleaf Cottonwood
- Populus tremuloides - Quaking Aspen
- Populus tremuloides 'Erecta' - Swedish Aspen
- Prunus padus - Mayday Tree
- Prunus virginiana – Chokecherry
- Pseudotsuga menziesii - Douglas Fir
- Pyrus calleryana – Flowering Pear
- Quercus gambelii - Gambel Oak
- Robinia pseudoacacia - Black Locust
- Tilia sp. - Linden

APPENDIX B ACCEPTABLE SHRUBS

Botanical Name - Common Name

- Amelanchier alnifolia - Saskatoon Serviceberry
- Artemisia tridentata - Big Sage
- Atriplex canescens - Four Wing Saltbrush
- Caragana arborescens - Siberian Pea Shrub
- Cercocarpus ledifolius - Curleaf Mountain Mahogany
- Chrysothamnus nauseosus - Rubber Rabbitbrush
- Cornus alba - Variegated Dogwood
- Cornus sericea flaviramea - Yellowtwig Dogwood
- Cornus sericea - Redtwig & Alleman's Compact Dogwood
- Cornus sericea - Baileyi Dogwood
- Cotoneaster acutifolius' - Peking Cotoneaster
- Euonymus alatus 'compacta' - Burning Bush
- Fallugia paradoxa - Apache Plume
- Gutierrezia Sarothrae - Snakeweed
- Lonicera tatarica - Tatarian Honeysuckle
- Mahonia repens - Creeping Oregon Grape
- Paxistima myrsinites - Mountain Lover or Oregon Boxwood
- Physocarpus malvaceus – Ninebark
- Pinus mugo - Mugo Pine
- Pinus mugo - Big Tuna Mugo Pine
- Potentilla fruiticosa – Shrubby Cinquefoil
- Prunus besseyi - Western Sand Cherry
- Prunus tomentosa - Nanking Cherry
- Purshia tridentata - Antelope Bitterbrush
- Rhus glabra - Smooth Sumac
- Rhus trilobata - Three Leaf/Oakbrush Sumac
- Ribes alpinum - Alpine Currant
- Ribes aureum - Golden Currant
- Rosa Woodsii - Wood's Rose
- Salix spp. - Willow
- Sambucus canadensis - Adams Elderberry
- Sambucus canadensis aurea - Golden Elderberry
- Shepherdia argentia - Buffalo Berry
- Sorbaria sorbifolia - Ashleaf Spirea
- Spiraea sp - Spiraea Symphoricarpos occidentalis - Western Snowberry
- Syringa vulgaris - Lilac

APPENDIX C ACCEPTABLE PERENNIALS

Botanical Name - Common Name

- Achillea millefolium - Western Yarrow
- Aconitum columbianum - Monkshood
- Agastache rupestris - Hyssop
- Alcea sp. - Hollyhock
- Alchemilla spp. - Lady's Mantle
- Allium acuminatum - Tapertip or Wild Onion
- Antennaria rosea - Pussy Toes
- Aquilegia caerulea - Columbine
- Arctostaphylos uva-ursi - Kinnikinnick
- Armeria maritima - Sea Thrift or Sea Pink
- Artemisia spp. - Silermound
- Aster spp. - Aster Astilbe spp. – Astilbe
- Balsamorhiza sagittata - Arrowleaf Balsamroot
- Calochortus nuttallii - Sego Lily
- Campanula spp. - Bellflower
- Castilleja chromosa - Indian Paintbrush
- Centaurea dealbata – Bachelor Button
- Cerastium tomentosum - Snow in Summer
- Chrysanthemum spp. - Daisy
- Coreopsis - Coreopsis
- Delphinium - Larkspur
- Dianthus - Dianthus
- Dicentra spectabilis - Bleeding Heart
- Doronicum spp. - Leopard's Bane
- Erigeron spp. - Fleabane
- Eriogonum umbellatum - Sulfer Flower
- Fragaria spp. - Strawberry
- Gaillardia spp. - Gaillardia
- Geranium spp. - Geranium
- Helianthus - Sunflower
- Hemerocallis - Daylilly
- Heuchera - Coral Bells
- Hosta sp. - Hosta
- Iris missouriensis - Western Blue Flag
- Iris siberica - Siberian Iris

APPENDIX C ACCEPTABLE PERENNIALS CONT.

Botanical Name - Common Name

- Lavendula spp. - Lavender
- Liatris spp. - Gayfeather
- Linum spp. - Flax
- Lupinus spp. - Lupine
- Lysimachia punctata - Loosestrife
- Monarda didyma - Bee balm
- Nepeta mussini - Catmint
- Oenothera spp. - Evening Primrose
- Papaver nudicaule - Iceland Poppy
- Papaver orientale - Oriental Poppy
- Penstemon spp. - Penstemon
- Prunella - Prunella
- Pulsatilla vulgaris - Pasque Flower
- Rudbeckia spp. - Black-eyed Susan
- Sagina subulata. - Irish Moss Salvia spp. - Sage
- Sedum spp. - Sedum
- Solidago sphacelata - Goldenrod
- Sphaeralcea spp. - Globemallow
- Tradescantia spp. - Spider Wart
- Vicia americana - American Vetch
- Viguirea multiflora (Heliomeris multiflora) - Showy Goldeneye
- Wyethia amplexicaulis - Mule's EarBulbs - As appropriate for Region

APPENDIX D ACCEPTABLE GRASSES

Botanical Name - Common Name

- Achnatherum hymenoides - Indian Ricegrass
- Aristada purpurea - Purple Threeawn
- Bouteloua curtipendula - Side Oats
- Grama Bromus marginatus - Mountain Brome
- Elymus cinerus - Great Basin Wild Rye
- Elymus lanceolatus spp. - Streambank Wheatgrass
- Festuca glauca - Blue Fescue
- Festuca longifolia - Hard Fescue
- Festuca ovina - Sheep Fescue
- Festuca rubra - Red Fescue
- Festuca rubra commutata - Chewing Fescue
- Lolium spp. - Ryegrass
- Miscanthus spp. - Maidengrass
- Panicum spp. - Switchgrass
- Pascopyrum smithii - Western Wheatgrass
- Phalaris spp. - Ribbongrass
- Pseudoroegneria spicata - Bluebunch Wheatgrass
- Poa alpina - Alpine Bluegrass
- Poa bulbosa - Bulbous Bluegrass
- Poa secunda - Sandberg Bluegrass
- Schizachyrium spp. - Little Bluestem
- Sitanion elymoides - Bottlebrush
- Squirreltail Stipa viridula - Needle Grass

Native Grass Seed Mix

- 20.0% Slender Wheatgrass (Elymus trachycaulus ssp. trachycaulus)
- 26.25% Western Wheatgrass (Pascopyrum smithii)
- 22.5% Bluebunch Wheatgrass (Pseudoroegneria spicata ssp. spicata)
- 5.0% Sheep Fescue (Fustuca ovina)
- 3.75% Sandberg Bluegrass (Poa sandbergii)
- 22.5% Indian Ricegrass (Achnatherum hymenoides)

Seeding Rate Broadcast

30 pls pounds per acre

Seeding shall be applied by broadcast and raked into the top 1/4" of the top layer of soil. Hydro-mulch shall be sprayed over the prepared seeded areas. Hydro-mulch shall consist of fertilizer at the rate of six (6) pounds per one thousand (1000) square feet and "fiber mulch" at the rate of fourteen hundred pounds (1400) per acre of area.

APPENDIX E ACCEPTABLE GROUND COVER

Botanical Name - Common Name

- Aegopodium podagraria - Bishop's Weed
- Ajuga spp. - Bugleweed
- Arctostaphylos uva-ursi - Kinnikinnick
- Fragraria sp. - Strawberry
- Gallium odoratum - Sweet Woodruff
- Hypericum calycinum - St. John's Wort
- Juniperus horizontalis - Wiltoni Juniper
- Juniperus sabina - Calgary Carpet & Buffalo
- Lamium spp. - Nettle
- Lysimachia nummularia - Creeping Jenny
- Phlox - subulata - Creeping Phlox
- Potentilla verna nana - Spring Cinquefoil
- Saponaria sp. - Soapwort
- Thymus spp. - Thyme
- Veronica spp. - Veronica
- Vinca minor - Vinca

APPENDIX F ACCEPTABLE VINES

Botanical Name - Common Name

- Clematis sp. - Clematis
- Lonicera x brownii 'Dropmore Scarlet' - Dropmore Scarlet Honeysuckle
- Parthenocissus quinquefolia - Virginia Creeper

Moah House
Marmol Radziner

K-8 ARC RESPONSIBILITIES

The Architectural Review Committee (ARC) has been created to review sitework and building plans on behalf of the Summit Powder Mountain Homeowners' Association (the "Association") for their adherence to the Design Guidelines. The members of the ARC, and/or the experts who the Board of Directors of the Association may engage from time to time, either as members of the ARC or as professional consultants to the ARC, will have expertise in site planning and architectural design. (Please refer to Article 10 of the CC&R's for Summit Powder Mountain for additional information on the ARC's responsibilities and procedures.)

The ARC is responsible for reviewing all development at Summit Powder Mountain (SPM). This includes, but may not be limited to, the following development activities:

1. Any sitework, grading, building construction, or other site modification anywhere within SPM, including all ski resort, open space, and trail areas.

2. Any renovation, expansion or refinishing of the exterior of an existing structure.

3. Any landscape or site modifications to a homesite including areas outside of the development envelope where driveways or low impact issues are permitted, or to any other area within SPM.

4. Any changes to the natural landscape, including the clearing of native vegetation and removal of standing trees, anywhere within SPM.

The specific purpose of ARC review is to ensure conformity with the Design Guidelines. The ARC will also assist in explaining and clarifying the Guidelines to applicants and their representatives and will communicate information in a constructive way throughout the review process. The ARC's objective is to encourage good stewardship of the land and sensitive architectural expression consistent with the ethos of the Summit community.

The ARC review process is not in lieu of but is in addition to the Weber or Cache County review process. Any application for a building or site modification permit within SPM must be reviewed by the ARC to determine that it complies with the Design Guidelines, but any such application must also be approved by Weber or Cache County. ARC approval is necessary before access to water service is granted to the homeowner by the Association. Proof of a water connection is a prerequisite to the acceptance and approval of a building permit application by Weber or Cache County.

K-9 ARC REVIEW PROCESS AND SUBMISSION REQUIREMENTS

The ARC review process has been designed to encourage dialogue with homesite owners, their design team, and other affected parties early in the evolution of their plans so that physical factors and aesthetic qualities of the land can be fully understood and sensitively incorporated into the owner's land use concepts. The process is intended to be constructive, not adversarial, or unduly restrictive.

Personal participation by the owner in the review process, especially in the early stages, will result in significantly improved communication, often allowing for quicker application approval.

To be considered complete, an application for ARC review must include all the information requested on the application form in Section K-9 and listed at each step outlined below so that the review process will be as effective and efficient as possible. Owners are encouraged to engage the services of a licensed architect familiar with design in the mountain setting for any development activity that involves structures. They also are encouraged to employ a licensed landscape architect for site design, or someone familiar with landscape design in a high alpine climate.

Owners who are starting with an undeveloped homesite are encouraged to begin their design process with a conceptual master plan for the entire site so that the proper relationships among all proposed and/or contemplated structures and site amenities can be anticipated, and the cumulative site impacts can be evaluated and minimized. A master plan evolves from a thorough understanding of the constraints and design opportunities unique to each homesite; it is intended to identify where the clustering of structures is desirable, where a separation between them is preferable, and where the access that serves all future facilities can be located to minimize the impact to the landscape. The absence of an effective master plan may affect the owner's subsequent abilities to add facilities.

The cost of the ARC's review including the services of any of the ARC's planning consultants shall be covered through a fee for service paid by the applicant. Fees are based on the type of project for which ARC approval is sought and must be paid in full before the review process may commence. The amount of the fee required is subject to periodic adjustment by the Association. Please refer to Section K-9.4 for a current schedule of application fees.

There are three steps in the ARC design review process.

1. Pre-Planning Meeting

2. Conceptual Design Review

3. Final Plan Review

K-9.1.1 STEP ONE: PRE-PLANNING MEETING

The ARC review process commences with a working session with the ARC's designated planning consultants, the homesite owner, and the owner's architect or design professional. The purpose of this meeting is to agree on basic parameters for development of the homesite that fully respond to the desires of the owner and the land use philosophy and operating policies of SPM and all applicable land use entitlements and ordinances to which SPM is subject. It is vital that the homesite owner and the owner's architect or design professional attend this meeting in order to understand completely the goals of the design review process.

The primary focus of the working session will be an in-depth analysis of the owner's site, its physical constraints, and the particular visual and environmental sensitivities that must guide its development. The ARC will review the Design Guidelines with participants, discuss how they apply to the project at hand, and explain the reasoning that determined the development envelope on the owner's homesite. It is very important that this meeting be scheduled after the owner has selected a design team so that all of those who will be involved in the planning of the site may attend. Also, it is important that the meeting take place before any conceptual plans are drawn for the owner. However, it is required that the owner prepare for the meeting by completing a certified site survey, by gathering images that illustrate the style of building contemplated and by making a preliminary list of the facilities and building elements to be constructed on the site.

The outcome of the working session will be a mutual understanding of the site constraints, the design opportunities unique to the site, the potential visual impacts to neighboring homesites and to the Ogden Valley, the possibility of environmental impacts (including removal of trees and other vegetation), and any other site-specific concerns that may require mitigation.

At the discretion of the ARC, the requirement for this meeting may be waived for applications that concern minor changes to existing structures or landscape.

K-9.1.2 SUBMISSION REQUIREMENTS FOR THE PRE-PLANNING MEETING

1. A certified site survey of the homesite showing platted property boundaries and, at least within the development and the driveway corridor, topography at two foot (2') contour intervals. The survey must indicate easements, creeks, riparian areas, designated wetlands, mature trees, tree groupings and groves within the area to be developed.

2. This certified site survey should also indicate existing and proposed man-made improvements, including utilities, hydrants, power transformers, water meters and valves, retaining walls, bridge and tunnel structures, abutments, and toe of slopes where roads run adjacent to the sites.

K-9.2.1 STEP TWO: CONCEPTUAL DESIGN REVIEW

Formal ARC review begins with the owner's submittal of conceptual site and building plans. Conceptual review is intended to provide more detailed direction and guidance to the owner and the owner's design team by the specific identification of any site or development issues and concerns that, in the opinion of the ARC, must be resolved.

Conceptual drawings typically indicate overall design and site planning directions but are not intended to fully resolve all technical or design issues. They illustrate (1) the siting of conceptual building program elements; (2) the preliminary resolution of building form and massing; (3) the owner's general thoughts about architectural character, style, and materials; (4) the visual and functional linkages; (5) the view relationships with neighboring sites; (6) grading required for driveway access and the siting of the building; and (7) the general extent of site disturbance.

K-9.2.2 SCHEDULING A CONCEPTUAL REVIEW MEETING WITH THE ARC

Upon request by the applicant, a conceptual review meeting of the ARC shall be scheduled with three weeks advance notice. A complete package of conceptual plans must be submitted to the ARC no later than one week prior to the scheduled meeting.

The owner and/or her design representative shall make an informal presentation at the meeting to outline the development program and design goals. Feedback from the ARC will be more substantive if the underlying rationale for the applicant's design decisions is well articulated. The ARC will evaluate the conceptual plans for conformity with the Design Guidelines and the concepts discussed during the pre-planning meeting.

Following the conceptual review meeting, the ARC shall issue a written response to the applicant that records outstanding issues and concerns and summarizes the ARC member's comments. If unresolved issues appear to warrant them the ARC may recommend a follow-up meeting with the applicant before the ARC's written response and before the plans are submitted for final review (step three).

K-9.2.3 SUBMISSION REQUIREMENTS FOR THE CONCEPTUAL REVIEW

Applicants for conceptual design review shall submit the following:

1. A conceptual site/grading plan indicating the proposed boundary of the development envelope, the driveway corridor, and the driveway alignment within it; the location of all planned improvements and structures, including outdoor activity areas, fencing, retaining walls, and water features; all utility lines and any related utility easements required by service providers; and the ski-in/ski-out locations (which, whenever possible, should follow the alignment of existing disturbed areas, e.g., a sewer lateral alignment). The plan shall also indicate the estimated limits of grading and site disturbance within the development envelope and preliminary finish grades and floor elevations at doorways and paved surfaces. Drainage should be clearly depicted through the indication of swales and proposed drainage structures. Format of presentation materials may be at the discretion of the designer, however, one 11 x 17 copy of the plans is required for ARC records.

2. All submission requirements for the pre-planning meeting should be incorporated into the plan documents submitted for conceptual review.

3. The conceptual site/grading plan shall include the proposed removal of vegetation for forest fire suppression purposes. Fire suppression issues should be discussed with the Utah State Department of Natural Resources (DNR) prior to Conceptual Plan Review. If it is the desire to implement the Fire District's recommendations, the recommendations must be in writing from the District and presented to the ARC at the time of Conceptual Plan Review. Removals of vegetation for fire suppression purposes must be considered as part of the Conceptual Plan Review since such removals may impact the visibility and siting of improvements.

4. Conceptual floor plans, roof plans, sections, and elevations of all structures, including accessory buildings. Building plans and elevations shall be at a minimum scale of 1/8" = 1', or larger, provided the sheet size does not exceed 24" x 36".

5. A preliminary landscape plan illustrating concepts for framing or screening important views to and from the structures. The plan should show all trees and other native vegetation to be removed, new plant massings and describe generally the types and quantities of plants (trees, shrubs, ground covers) to be added to the site.

6. A description of desired exterior finishes, building and paving materials, and colors.

7. A 3D CAD or Revit model of the building within the development envelope is required, as an effective means of evaluating conceptual massing and siting of the house.

In addition to all drawings and materials listed above, the applicant shall survey and stake the corners and ridgelines of the proposed structures, the centerline and edges of the proposed driveway, and the limits of site disturbance. Staking shall indicate the actual height of the proposed structures by means of story poles where required by the ARC and the most visual portion of the structure(s) highlighted with an orange marking disc for ease of recognition from off-site. Each stake shall be numbered. A staking plan superimposed on the site plan shall be submitted showing the location and number of each stake. Conceptual approval shall not be given to the applicant prior to the review of the staking by the ARC. The ARC shall conduct an on-site review of the staking in conjunction with the Conceptual Plan Review and prior to written approval of the Conceptual Plan.

K-9.3.1 STEP THREE: FINAL PLAN REVIEW

K-9.3.2 SCHEDULING THE FINAL MEETING WITH THE ARC

Final plan review cannot occur prior to receipt of written approval from the ARC of conceptual plans. Upon request by the applicant and with at least three (3) weeks advance notice, a final review meeting of the ARC will be scheduled. A complete package of final plans must be submitted to the ARC no later than one week prior to the scheduled meeting.

It is strongly recommended that the owner's design team attend the final plan review to present the plans. The ARC will review the construction drawings and final site plans for conformity with the Design Guidelines and determine that all outstanding issues discussed in previous review sessions have been resolved.

Within fourteen (14) days of the meeting, the ARC shall either approve, approve with conditions, or disapprove the final plan, or extend the approval date by issuing a request for further information. The notice of approval shall be in writing and will be sent to the applicant and to the Weber County Community Planning Division. If an application is denied, the applicant may resubmit a revised plan at any time. Subsequent review may be subject to the payment of an additional fee.

K-9.3.3 SUBMISSION REQUIREMENTS FOR FINAL REVIEW

The final submission package shall respond to issues raised by the ARC in earlier phases of review and shall include the materials listed below:

1. Final site plan at a scale of 1" = 20', indicating layout and dimensions of the development envelope, all building and accessory elements, the driveway, al utilities, and all landscaped areas. All utility or other easements must be surveyed and clearly indicated on the plan with bearings and distances, which dimensions must correspond to a legal description.

2. Final building floor plans, roof plans, sections, and elevations at a scale of 1/8" = 1'.

3. Final grading and drainage plan.

4. Conceptual landscape plan detailing all plantings by species, size and quantity. Native, low water plant species are strongly recommended (a list of approved species suited to the microclimates found on Powder Mountain is included in the Design Guidelines). A Final Landscape Plan (including an irrigation plan, water source and estimated water usage) shall be submitted by the applicant prior to 4-way inspection and is subject to the review and approval of the ARC. Submittal of the Final Landscape Plan, and its review by the ARC, is deferred until this point to insure that the ultimate landscape improvements address and mitigate all areas disturbed in the construction process.

5. Final material samples, specifications, product cut sheets, and color samples for all exterior finishes.

6. Construction details, sections and elevations as needed to illustrate design intent and any accessory elements such as spas and other outdoor facilities.

7. Exterior lighting plan, with cut sheets or details of all fixtures.

8. Details of proposed entry monument, gates, fencing, or screened elements, if any.

9. Development phasing plan, if appropriate.

10. A Construction Mitigation Plan showing limits of disturbance fencing, silt control fencing, construction staging areas, topsoil storage areas, propose construction parking areas, construction entrance detail, tree protection, dust control, etc.

11. An Erosion Control Plan which complies with Weber County requirements.

12. A revised study 3D model is required.

In addition to the above, the applicant may be required to provide staking of the site in addition to that required at Conceptual Plan Review if the ARC determines that there have been material changes to the proposed structures since Conceptual approval.

K-9.4 ARC APPLICATION FEES

Fees may be adjusted at any time at the discretion of Summit Powder Mountain Homeowners' Association.

ARC application fees:

$4,000 for all Building Types except Mountain Houses
$6,500 for Mountain Houses (see Design Guidelines)

ARC fees are fixed and generally will not be exceeded except in very unusual circumstances where significantly greater amounts of ARC time are consumed by repeated unresponsive submittals and/or construction inconsistent with the Design Guidelines.

For projects that extend beyond the 18 months from ground breaking to Certificate of Occupancy, a **$300/month** fee will be asses beginning with the 19th month to cover these increased costs.

Minor ammendments or additions to previously approved plans: **$500 deposit then charged hourly.**

Hourly rates for ARC review:

ARC Staff: **$75/hr**
ARC Board Members: **$100/hr**

Construction Site Security Fee: **$200/mo**
Accrues from the building permit issue date until the property passes its final ARC inspection (exclusive of landscaping).

Pre-Process Consultation Fee: **$500**
Prospective site purchasers may obtain ARC input prior to the purchase of a homesite.

Facing South toward Snowbasin
Summit Powder Mountain

DESIGN GUIDELINES

Definitions

Wintergreen Cabin
Balance Associates

SUMMIT POWDER MOUNTAIN

3632 N Wolf Creek Dr
Eden, UT 84310

summit.co