



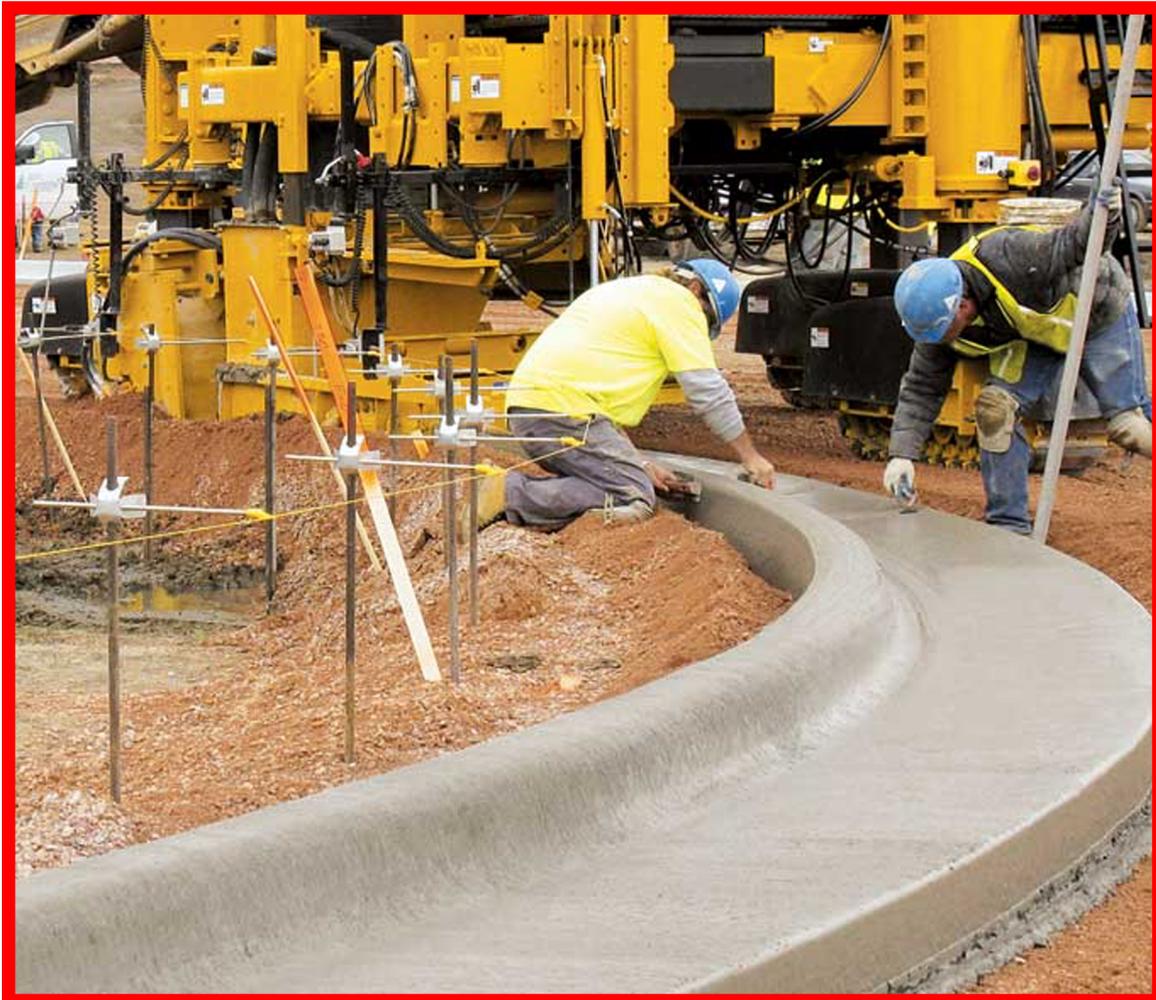
Still Creek Village PRUD Phase 2





STILL CREEK
VILLAGE

THE DEVELOPMENT



Every development demands great attention to detail. Each important step from approvals to construction are managed carefully so your special home can become a reality. Still Creek Village is a dynamic neighborhood with different housing plans to fit your tastes. You can count on a great plan and location your family and pets will enjoy.





INTRODUCTION

Phase 2 of Still Creek Village is located in North Plain City, Weber County, Utah. This density plan meets the conditional use PRUD agreement established in 2006. It is a pleasant and symmetrical layout that will benefit the housing needs in the area.

This is a dynamic plan with 70 single family residence lots, 9 patio-home sites., and 32 town-home units.

Single family and Patio home sites are approximately 1,500-4,000 sq. ft., one and two story homes with up to 3 feet of crawl space. This is a very popular house size in Weber county area. These sites allow 2-3 car garages and yards.

Town-homes will be attractive units for buyers who do not want the burden of yard care. They will have shared driveways and will feature landscaped breezeways, attractive front elevations, and close proximity to green grass park.

Still Creek Phase 2 follows the spirit of the original PRUD plan with 20% of the area reserved as open space, including walking trails and a dedicated city park. Park space will have parking, restrooms, walking trail, trees, and wall to wall grass for field sports. (Space will be reserved for any future additions desired by the city, such as playgrounds, water features, monuments, and so forth.)

The homeowners in Still Creek Village Phase 2 will be a part of the master Still Creek Village Homeowners association. Protection from the Homeowners Association will ensure home values are maximized through careful architectural and landscape controls.

The street pattern laid out in this phase are clean and helpful to with utility flow, fire department navigation, and snow plowing. There are at least two outlets and accommodation for future phases to the north.

Thank you for your considering a new home at Still Creek Village!

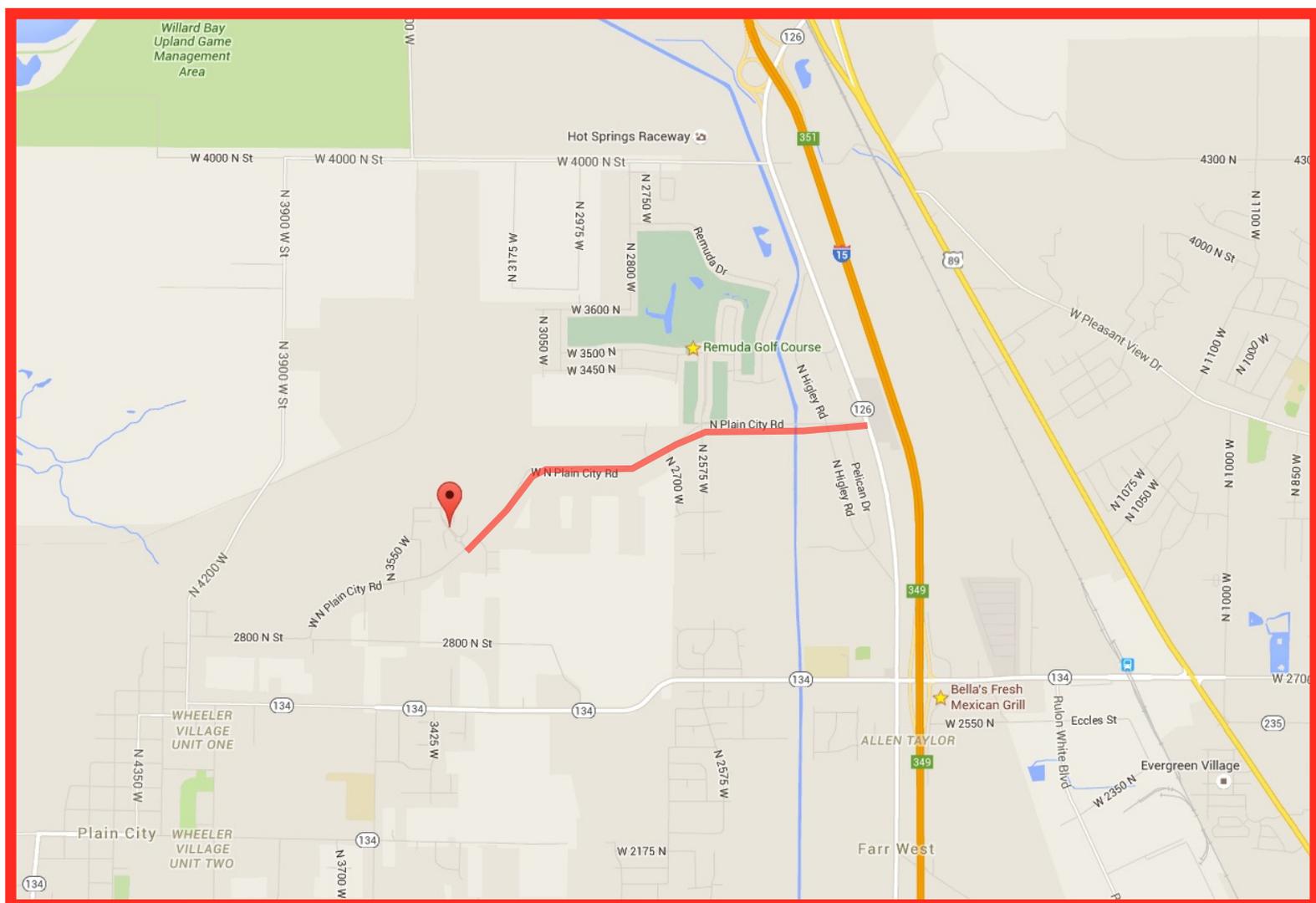
- Your Development Team



LOCATION ADDRESS

Still Creek Village PRUD
3450 N. Still Creek Parkway
Plain City Utah 84404

Located in Plain City, Weber County, Utah. At the cross streets of North Plain City Road and Still Creek Parkway. Within minutes of two I-15 exits 349 and 351 via the frontage road (2000 W) and Higley Road or 3300 N. which connect to North Plain City Road (3300 N.) South of Willard Bay Marina and South West of Smith and Edwards surplus store.

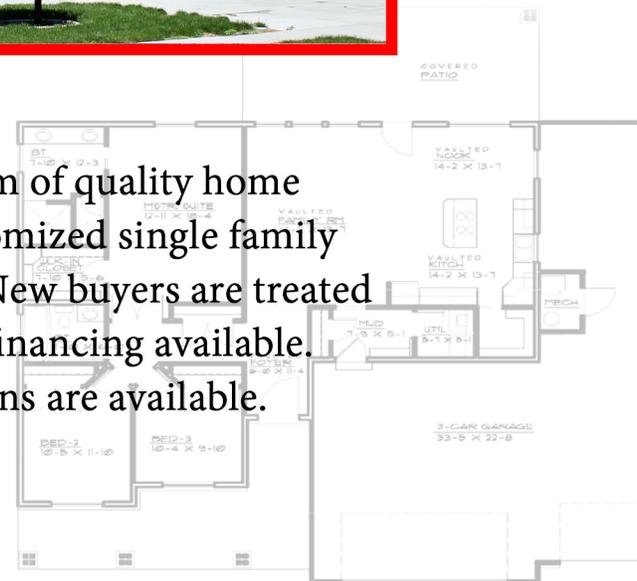




THE HOUSING



Still Creek Village has teamed up with a team of quality home builders and sellers. They specialize in customized single family homes and do not compromise on quality. New buyers are treated with respect and given the best design and financing available. Many contemporary and classic home designs are available.









THE COMMUNITY



Location can never be understated when considering where to build your next home. A home is more than the street you live on, it's the whole community. We have a privileged location with many nearby amenities including outdoor recreation, mountain vistas, sportin events, schools, churches, shopping, dining, communities events and great people!





NEARBY COMMUNITY

Here are some of the nearby amenities you will find within five miles of Still Creek Village:

- 4 Municipal Parks (Still Creek, Lee Olsen, Pioneer, Farr West)
- 12 Churches
- 2 Interstate Entrances (I-15 Exit 349, 351)
- 2 Horse Arenas (Plain City, Farr West City)
- 2 Elementary Schools (Plain city, Farr West)
- 1 Junior High (New Wahlquist)
- 1 High School (Fremont)
- 1 Golf Course (Remuda)
- 1 Cycling Trail (Little Mountain Rail Trail)
- 1 Boating Marina (Willard)
- 1 Campgrounds (Willard)
- 1 Raceway (Hot Springs Motocross)
- 1 Financial Institution (America First Credit Union)
- 5 Service Stations (Maverik, etc.)
- 1 Hardware Surplus Store (Smith & Edwards)
- Many food destinations at 2700 N. and I-15.
- Historic Willard and Perry fruit stands for seasonal produce.

AREA ATTRACTIONS

Other destinations are not far away including Weber State University, Downtown Ogden, Weber River, Ogden Canyon, Ben Lomond Peak, Reservoirs in Willard, Huntsville, and Mantua, Maddox Restaurant, Wolf Mountain Ski Resort, Brigham City Community Pool, Weber State Ice Sheet, and Powder Mountain Ski Resort. Downtown Ogden City attractions include movie theaters, Raptors Baseball, Dinosaur Park, Ogden River Parkway, iFly, Flowrider, Fat Cats Bowling, LDS temple, Historic 25th street, and Union Station. http://www.tripadvisor.com/Attractions-g57090-Activities-Ogden_Utah.html RECREATION



OUTDOOR RECREATION

Still Creek Park

Still Creek Village Phase 2 includes a city park with trees, wall to wall grass, open space for field sports, and a walking path that circles the park and connects to nearby trail systems. Parking and restroom facilities will service visitors from around the area. This park will be a welcome north end addition to the Plain City recreation complex. Other nearby parks in the city include the new Pioneer Park and Plain City park complex with horse arena in the center of the city.

Golfing

Just east of the development is the 18 Hole Remuda golf course and Driving Range. New home buyers and existing homeowner association members will be offered discount passes and other benefits. Weber, Davis, and Box Elder counties have other great 9 and 18 hole golf destinations to keep avid golfer satisfied.

Fishing

Willard Bay and Ogden River are some of the closest fishing destinations. Many others exist within a short drive of plain city. For more: <http://wildlife.utah.gov/wildlife-news/1152-weber-countys-backyard-fishing-holes.html>

Community Events

Plain City Founders day celebration is in March each year which includes dinner, music, and games. Plain city and nearby Farr West city each have exciting Fourth of July activities including parades, sporting events, fireworks, and entertainment.

Cycling

There are miles of quiet street riding and off road cycling in the area. Including the "Rail Trail" that passes by directly to the west of Still Creek Village. It extends clear to the Great Salt Lake. Still Creek Village is also within minutes of fabulous mountain biking trails along the foothills of the Wasatch.

Horseback Riding

Plain city and Farr west city have horse arenas available for public use. There are also private riding lessons for adults and juniors available. There are riding trails and hunting opportunities throughout the Wasatch mountain range and national forests.

Bird Watching

The very nearby Bear River Migratory Bird refuge is recognized for some of the most amazing waterbird watching in the western united states. The refuge has a visitors center (Brigham cit), guided tours, and more than 74,000 acres of land. Pelicans, herons, eagles, swans, geese, gulls, and many other majestic birds can be seen. Because of the proximity to Still Creek, many of these birds can be seen in our own neighborhood.

Swimming and Water sports.

Youth lessons available at North Shore Aquatic Center, Weber State University, Brigham City community swimming pool. Outdoor swimming and kayaking at Willard Reservoir, Pineview, and Causey Reservoir. Surfing

at Flowrider in Ogden. Tubing and kayaking on the Weber and Ogden Rivers. See <http://www.weber.edu/outdoor/aquatic-rec.html>

Rock Climbing

Many Wasatch mountain areas are known for rock climbing. Indoor lessons available at Weber State University and iRock in Ogden. See <http://www.weber.edu/outdoor/climbing-wall.html>. <http://irockutah.com>

Youth recreation.

Plain city hosts super silly summer olympics, batting cages, and many sports programs including competition teams and non-competitive programs. See <http://plaincity.sportsites.com>. Farr West and other nearby cities also have great youth recreation programs. Youth lessons for golf, tennis, lacrosse, tumbling, cheerleading, and more are also available within minutes of Still Creek Village.

Adult Sporting Leagues

5k Run/Walks are frequently organized for adults and youth to participate in. Including the Plain city and Farr West city fourth of July 5k's. Ogden Gun Club in Willard accepts new members at any time. Remuda Golf Association at Remuda Golf Course hosts weekly club events and public tournaments.

High School Events

Fremont high school varsity sports is popular with spectators, and very close to Still Creek. In addition to high school sports, there are also many opportunities for Junior high age youth and elementary age youth to participate in league sports and summer recreation through school and city programs.

Spectator Sports

Plain City horse arena hosts rodeo events and private riding groups. Hot Springs Motorcycle raceway is near Smith and Edwards store, they host high flying moto-cross events during the summer that are fun to watch. Ogden Raptors play many games in their Ogden City facility. The Ogden Marathon, and various other biathlons, triathlons, and Cycling races.

Arts and Theater Events

Fremont High school and Wahlquist Junior high host band concerts and drama theater productions each year. Hours of preparation are put into these entertaining productions which are often sponsored by local businesses. Plain City Arts council meet monthly at the senior center. to plan cultural events. Also, the historic Heritage Theatre in Perry is only 15 minutes away which hosts monthly productions. www.heritagetheatreutah.com

Picnicking

In addition to the four parks in plain city and the new park under construction by Smith and Edwards, there are some great beach front areas at Willard bay for picnicking an camping.

Camping

Willard Bay's Willow and Cottonwood campgrounds have facilities for your campfires, tents, fishing, boating and other water sports. These are just the beginning of the great camping areas along the Wasatch front. Mantua and Brigham City are also nearby campsite destinations.



THE PARK



The Still Creek park offers open space and aesthetic appeal to the neighborhood. Amenities include landscaped green grass, shrubs and trees, open space for field sports such as soccer and lacrosse, paved walking trails, parking, and restroom facilities. The park is also integrated with the broader neighborhood walking trails. The park adds economic property value to your home and community.



Landscape details for City Park.

EXERPT FROM: StillCreek Village Development Agreement

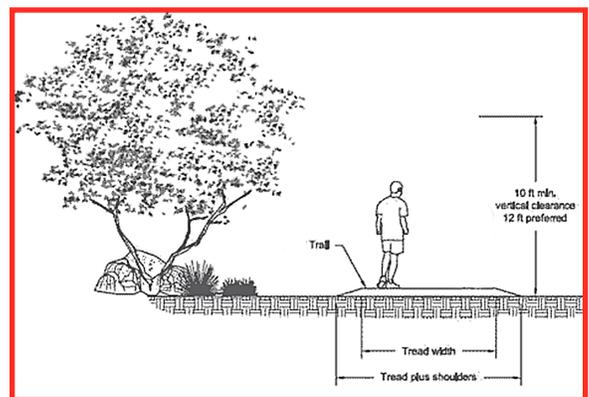
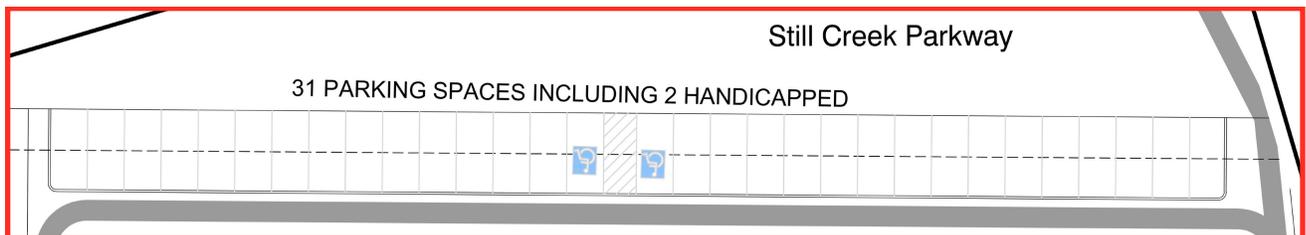
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“Upon construction of any phase of the Project where [Municipal Public] open spaces are located, the developer will provide the following in the construction of the open spaces: grading, automatic irrigation system, turf-grass seed application, shrub & mulch beds, and, 10 trees (1-1/2" caliper minimum; mixture of deciduous and coniferous type) per acre.”

“Walking trails will consist of a minimum 10' wide cross section, with a minimum 5' walking surface.”

HARDSCAPES

Hardscape's will include a 5' wide walking trail that surrounds park. Parking and walkways around the restroom will be needed as well. Curb and gutter construction and drainage will be included on master engineer plan. Grass and trees will be placed to buffer areas from park space, but not in a way to hinder vehicle visibility. Cement or asphalt trail will be 5' wide and clearance space of 10-12' wide and 10' high to accommodate pedestrian traffic.





GRADING

Earth grading will be required for water detention purposes during major storms. This will be done to maximize a large multi-use playing area in the middle of the park. Space for two youth soccer fields or one large adult field will be preserved. (Other field games such as lacrosse and football can also be played.) Approximately four feet of embankment will be graded along the exterior of the playing area allowing spectators a higher elevation to sit and lean back on. The storm drain detention depth will not exceed 12 inches and spread over 3 acres to maximum evaporation.

PARKING

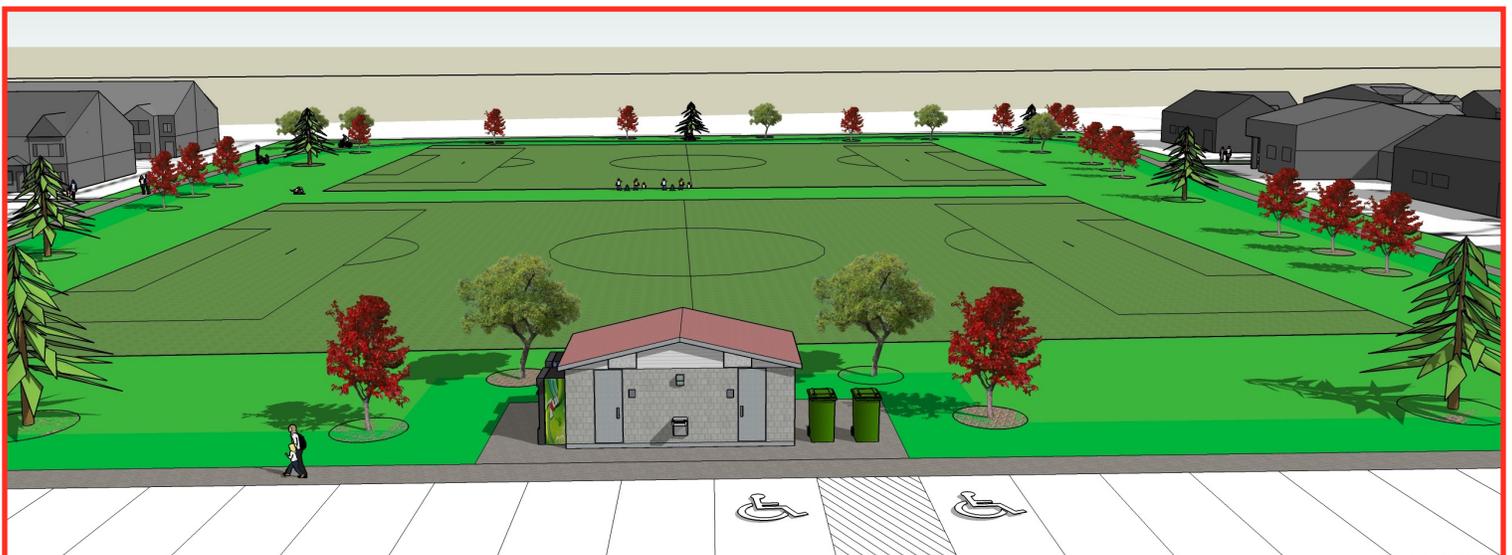
Convenient frontage parking consists of 31 regular spaces and 2 handicapped. Although the park is a walking distance of the Still Creek Village residents, it is always nice to have space for the visiting team to park.

IRRIGATION

Wall to wall turfgrass with automatic irrigation system will be established on the entire park space. This includes all park strip areas and tight spots around restrooms and paths. Long stream, park grade sprinkler heads will be used in field areas to minimize the amount of tripping hazard, etc. Heads will be mounted flush to the ground to accommodate driving lawn mowers. Irrigation clock and operation manuals will be housed in the utility chase room at the back of the restroom. Ewing Irrigation Co. will provide all necessary equipment for professional install.

RESTROOMS

A public restroom will be built to public specifications. There will be a men's side, and women's side with locking doors, running water, electric lights, and overhead breeze venting. A utility chase room will also be attached to accommodate sprinkler control clock and other utilities or mechanicals. On the outside there will be two mounted light packs, drinking fountain, and electric outlets for vending machines or other power needs. The building dimensions are approximately 24' by 12' 8" at its maximums.





VEGETATION

Wall to wall turf grass with automatic irrigation system will be established on the entire park space. Once it has been determined the sprinkler system is working and grass is established enough to drive on, ornamental trees and shrubs will be planted that are appropriate to the area. A minimum of 10 per acre count of ornamental trees will be planted. A colorful variety has been chosen for eye appeal.

TREE LIST (Minimum 1 1/2" caliper)

Austrian Pine
Norway Pine
Imperial Flowering Pear
Cleveland Flowering Pear
Sunburst Honey Locust
Purple Robe Honey Locust
Little-Leaf Linden

SHRUB / FLOWER LIST` (Minimum 1 Gallon buckets)

Stella D'oro Lily
Burning Bush
Purple Aster
Dogwood Bush



