

THE BRIDGES
MASTER PLAN
WEBER COUNTY UTAH



MASTER PLAN OPEN SPACE DATA

	PROPOSED OPEN SPACE	145.65 ACRES
PROPOSED TRAILS		
	10' TRAIL	7,600 LF
	4' TRAIL	27,000 LF

PROJECT BRIDGE



TYPICAL PAVILION



BIKE TRAIL

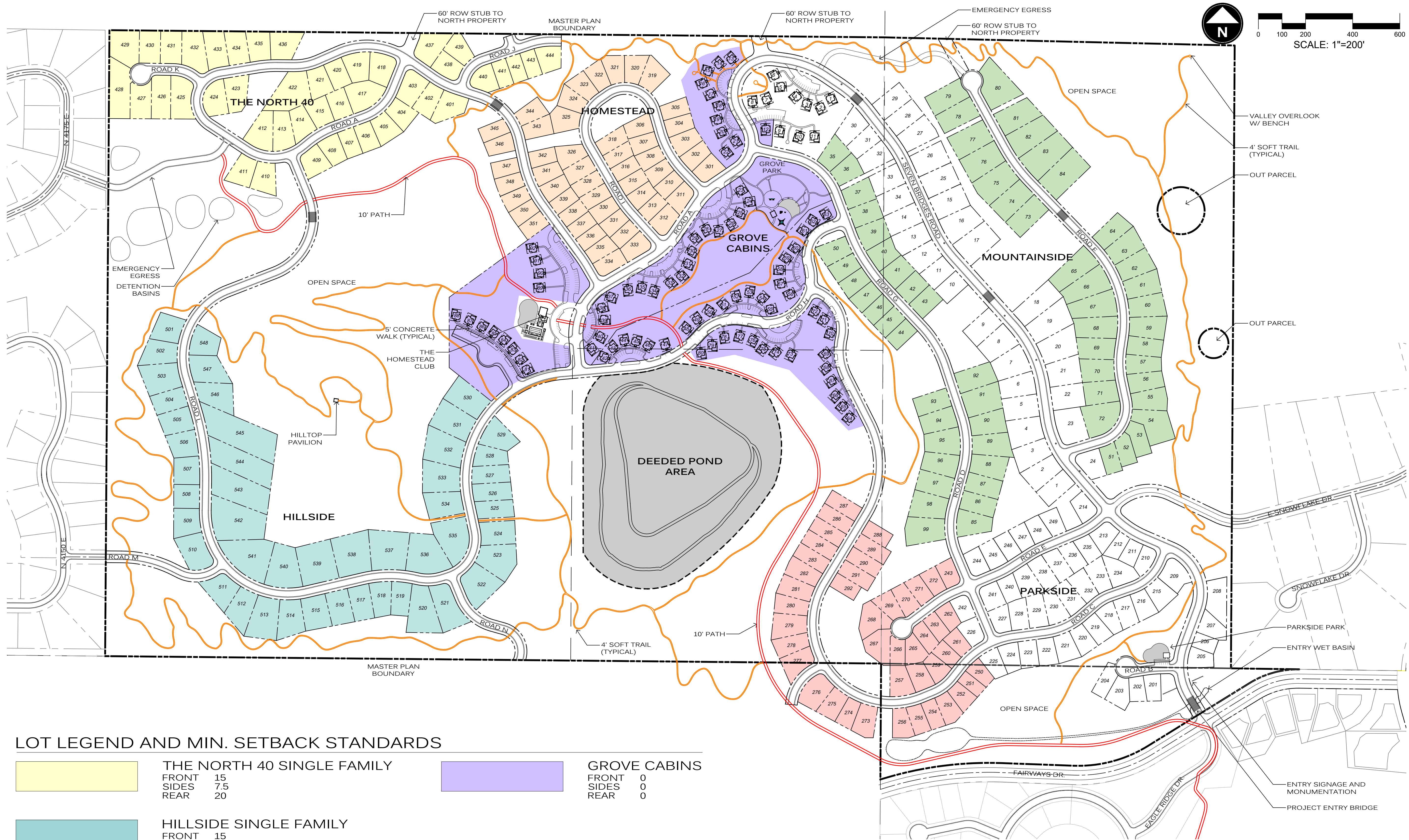


**EXHIBIT C
PARKS / TRAILS / OPEN SPACE
(PTOS)**

DATE:	JANUARY 2025
PROJECT:	000.0000.37
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:
PARKS / TRAIL / OPEN
SPACE PLAN (PTOS)

SHEET NUMBER:
EX. C



LOT LEGEND AND MIN. SETBACK STANDARDS

	THE NORTH 40 SINGLE FAMILY FRONT 15 SIDES 7.5 REAR 20		GROVE CABINS FRONT 0 SIDES 0 REAR 0
	HILLSIDE SINGLE FAMILY FRONT 15 SIDES 7.5 REAR 20		
	HOMESTEAD SINGLE FAMILY FRONT 15 SIDES 7.5 REAR 20		
	MOUNTAINSIDE SINGLE FAMILY FRONT 15 SIDES 7.5 REAR 20		
	PARKSIDE SINGLE FAMILY FRONT 15 SIDES 7.5 REAR 20		

EXHIBIT D
DESIGN GUIDELINES



THE BRIDGES

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WEBER COUNTY UTAH



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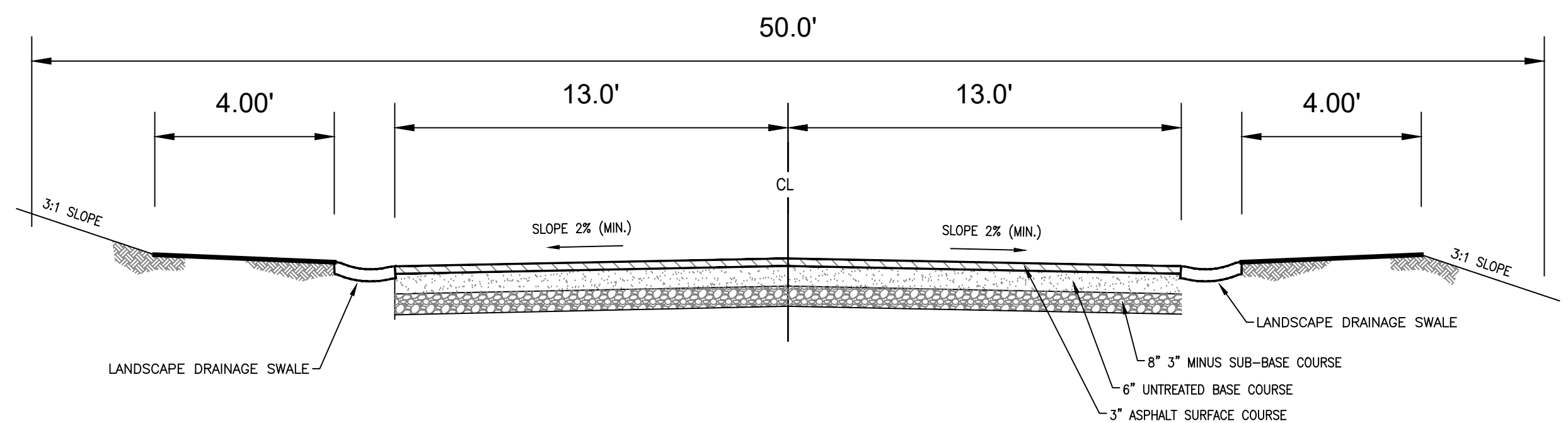
SHEET TITLE:
DESIGN GUIDELINES

SHEET NUMBER:
EX. D



THE BRIDGES

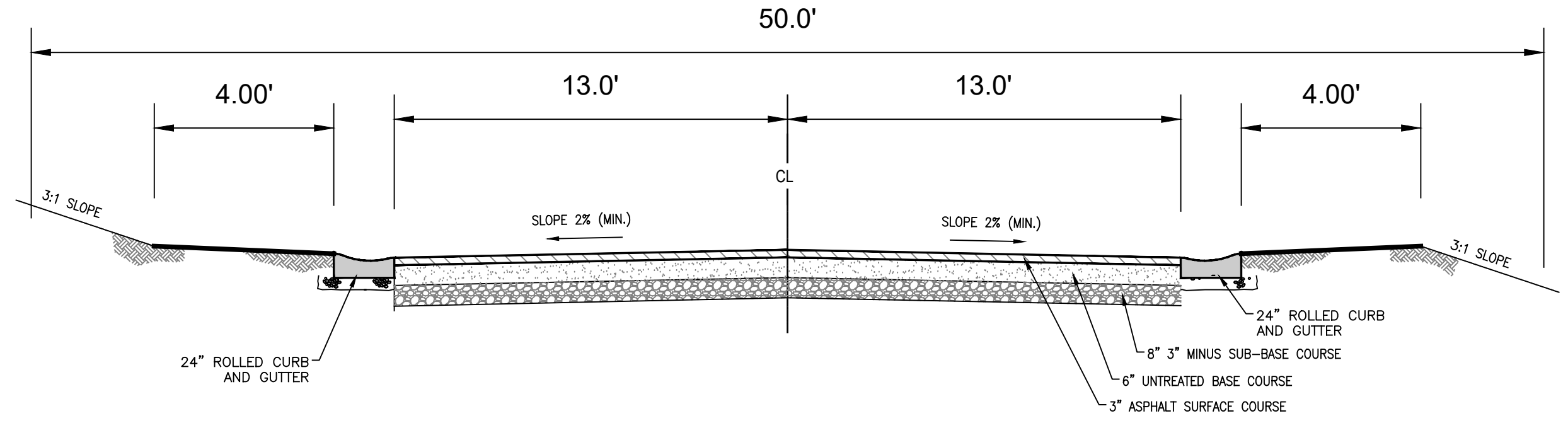
MASTER PLAN
WEBER COUNTY UTAH



NOTE:
ALL DEPTH STANDARDS ARE MINIMUM AND MORE CAN BE REQUIRED BASED ON GEOTECHNICAL REPORT

50' ROW - SNOWFLAKE DRIVE CONNETION ROADWAY

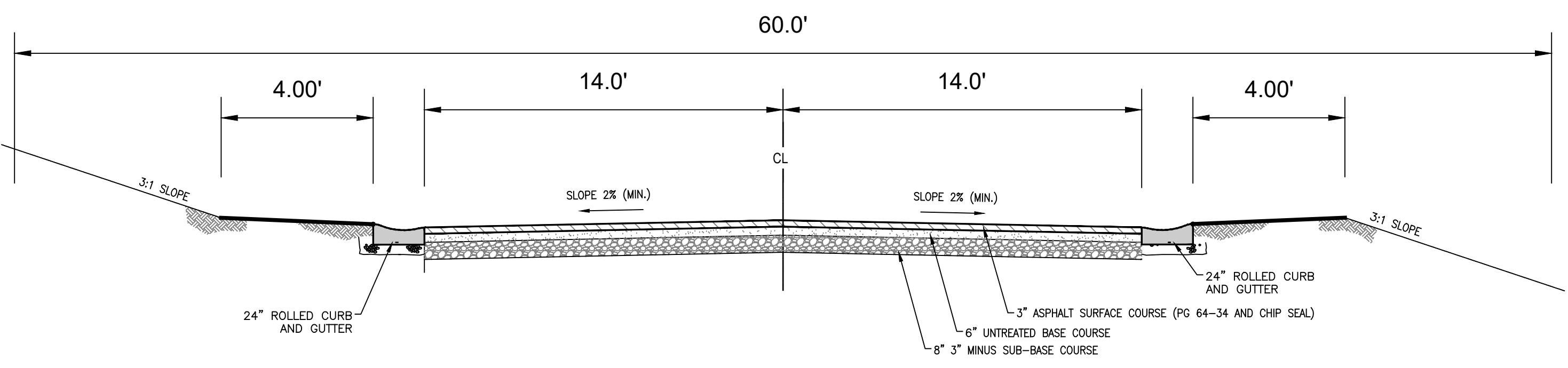
NOT TO SCALE



NOTE:
ALL DEPTH STANDARDS ARE MINIMUM AND MORE CAN BE REQUIRED BASED ON GEOTECHNICAL REPORT

50' ROW - TYPICAL ROADWAY

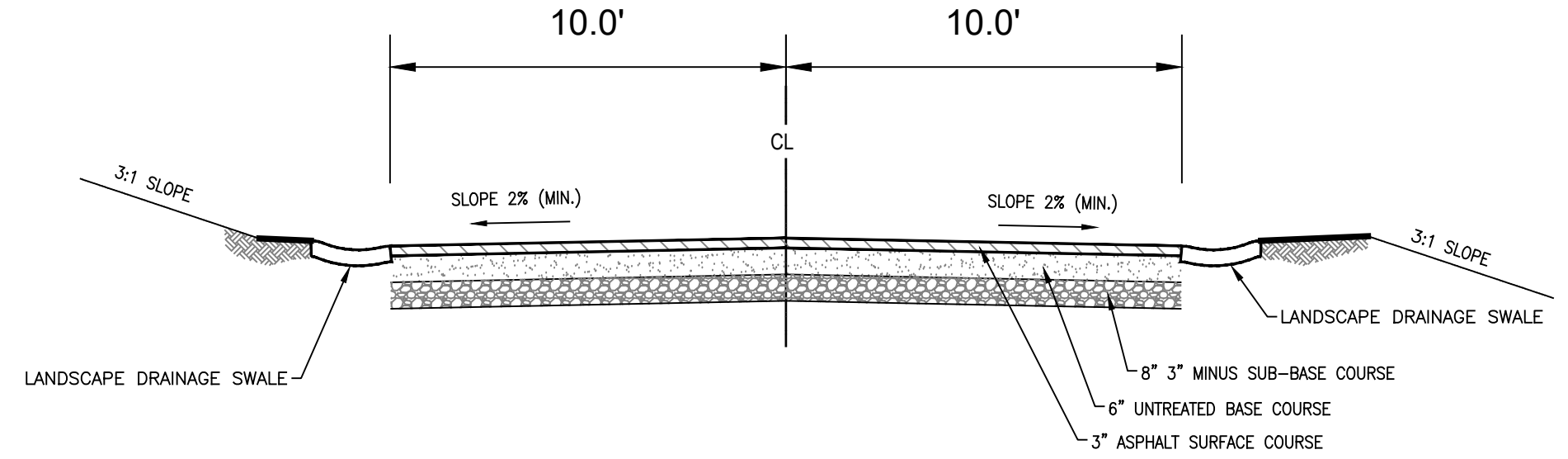
NOT TO SCALE



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60' ROW - TYPICAL ROADWAY

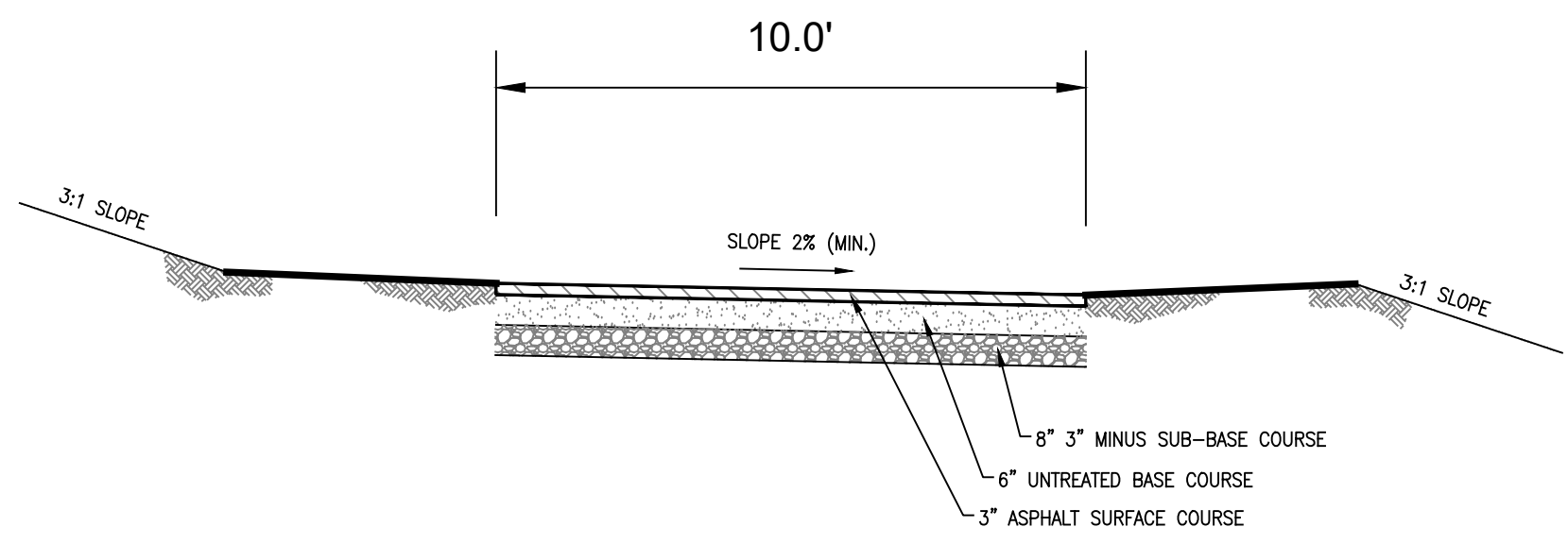
NOT TO SCALE



NOTE:
ALL DEPTH STANDARDS ARE MINIMUM AND MORE CAN BE REQUIRED BASED ON GEOTECHNICAL REPORT

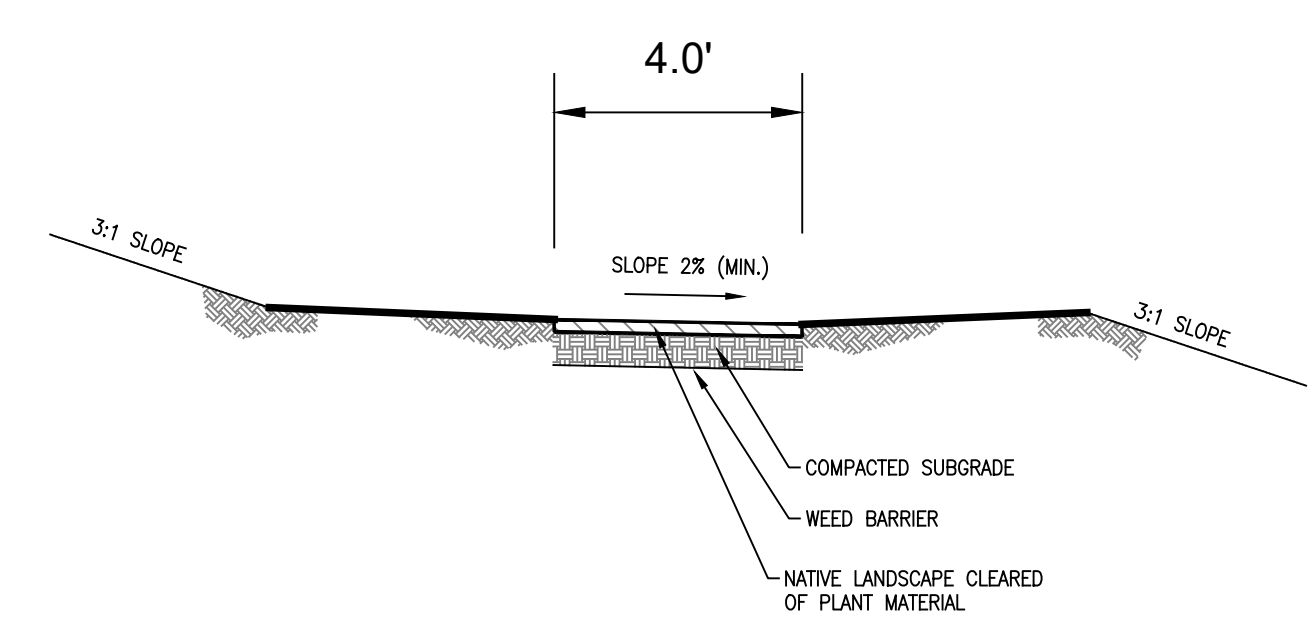
FIRE ACCESS ROAD

NOT TO SCALE



10' ASPHALT PATH

NOT TO SCALE



4' NATURAL PATH

NOT TO SCALE

TRAIL PROFILES

NOT TO SCALE

ROAD PROFILES

NOT TO SCALE

**EXHIBIT E
TECHNICAL GUIDELINES**

DATE:	JANUARY 2025
PROJECT:	000.0000.37
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	
SHEET TITLE:	TECHNICAL GUIDELINES
SHEET NUMBER:	EX. E