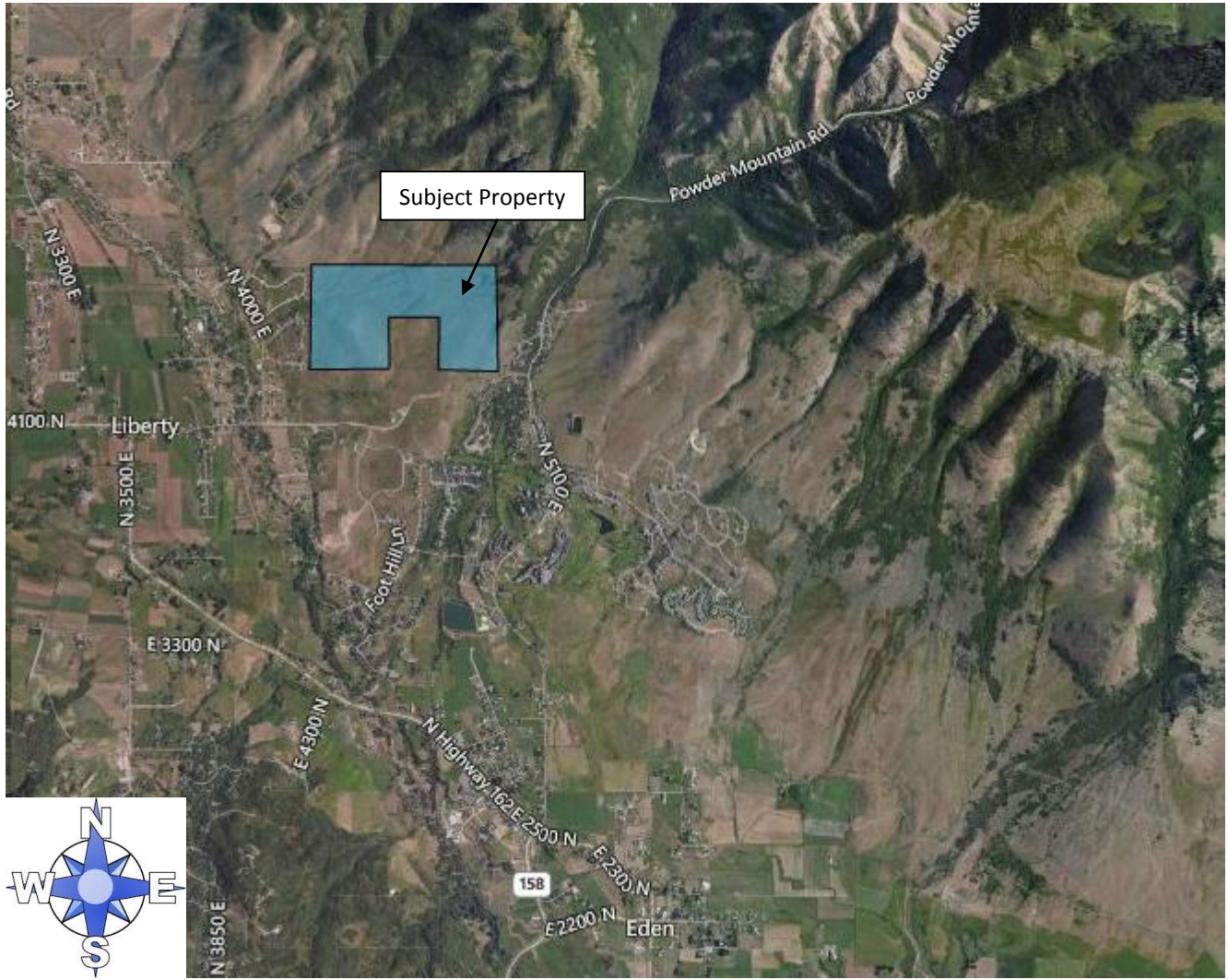


Location Map



The Bridges at Wolf Creek Resort
Planned Residential Unit Development (PRUD)
Conditional Use Application
May 2016

Project Narrative

The Bridges is a 262 acre, 364 unit master planned project within Wolf Creek Resort in Eden Utah. As outlined in the AGREEMENT AMENDING AND CLARIFYING THE WEBER COUNTY ZONING DEVELOPMENT AGREEMENT FOR THE WOLF CREEK RESORT that was recorded on March 23, 2016, combined these three RE-15 and FR-3 parcels support 486 entitlements.

The development consists of six communities with an assortment of housing options. The Parkside and Homestead neighborhoods will be single family homes with various models ranging from approximately 1,500 SF to 2,300 SF. The Mountainside, The North 40 and Hillside neighborhoods will be single family building lots that will allow homes up to 4,000 SF in size. The Homestead and Grove Cabins range from approximately 550 SF for a one bedroom unit to 841 SF for a two bedroom option.

An extensive 6 mile pathway system, using a combination of both asphalt and soft trails, will circulate throughout the development. The project has allocated approximately 143 acres of open space and the pathways connect all areas to three neighborhood parks. Eventually a hard surfaced route will lead residents and guests from the Bridges project to the Resort Commercial Core by heading south through the Wolf Creek golf course. Trails also lead to the Hilltop Pavilion at the top of Lone Tree Hill.

The Bridges project is anchored by the Homestead Barn and Club. These amenities feature a community event space, swimming pool and a recreational lawn. Parking will be provided adjacent to the Barn. Currently working on the design and feasibility study for a reservoir that could provide secondary water storage and a water recreation amenity.

Water and sewer utilities services will be provided by the Wolf Creek Water & Sewer Improvement District. The Covenants, Conditions and Restrictions (CC&Rs) in each neighborhood will mandate landscaping design and practices to help regulate secondary water consumption. A feasibility letter from the district is included with this application.

An entry monument coming off of Fairways Drive will welcome owners and guests to the community. Both pedestrian and vehicular Bridges will be placed throughout the development. There will be no exterior lighting in the common areas. The CC&Rs for the residential homes will require Dark Sky compliant fixtures.

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

All Weber County standards and practices will be observed.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

The Ogden Valley General Plan supports recreation resort development. The Bridges at Wolf Creek has designed clustered community neighborhoods to preserve open space with an extensive project trail system.

THE BRIDGES AT WOLF CREEK

PRUD SUBDIVISION APPLICATION

LOCATION MAP



PREPARED FOR:
 LEWIS HOMES, INC
 JOHN LEWIS
 5577 EAST EDEN DRIVE
 ERIN, UTAH 84310
 801.929.1587



CONSULTANTS:
 LANDSCAPE ARCHITECTS
 LANGVARDT DESIGN GROUP
 328 WEST 200 SOUTH, SUITE 102
 SALT LAKE CITY, UTAH 84101
 801.983.1295



CONSULTANTS:
 PROJECT MANAGEMENT
 THE HOUSEHOLDER GROUP
 ENR. HOUSEHOLDER
 2850 NORTH NORWICK VALLEY DRIVE
 ERIN, UTAH 84310
 801.983.0040

SHEET INDEX:

ARCHITECTURE	LANDSCAPE	PLANNING
	L1.1	P1.1
	L1.2	P1.2
	L1.3	P1.3
	A1.1	P1.4
	A1.2	P1.5
	A1.3	P1.6
	A1.4	P1.7
		P1.8
		P1.9
		P1.10
		P1.11
		P1.12



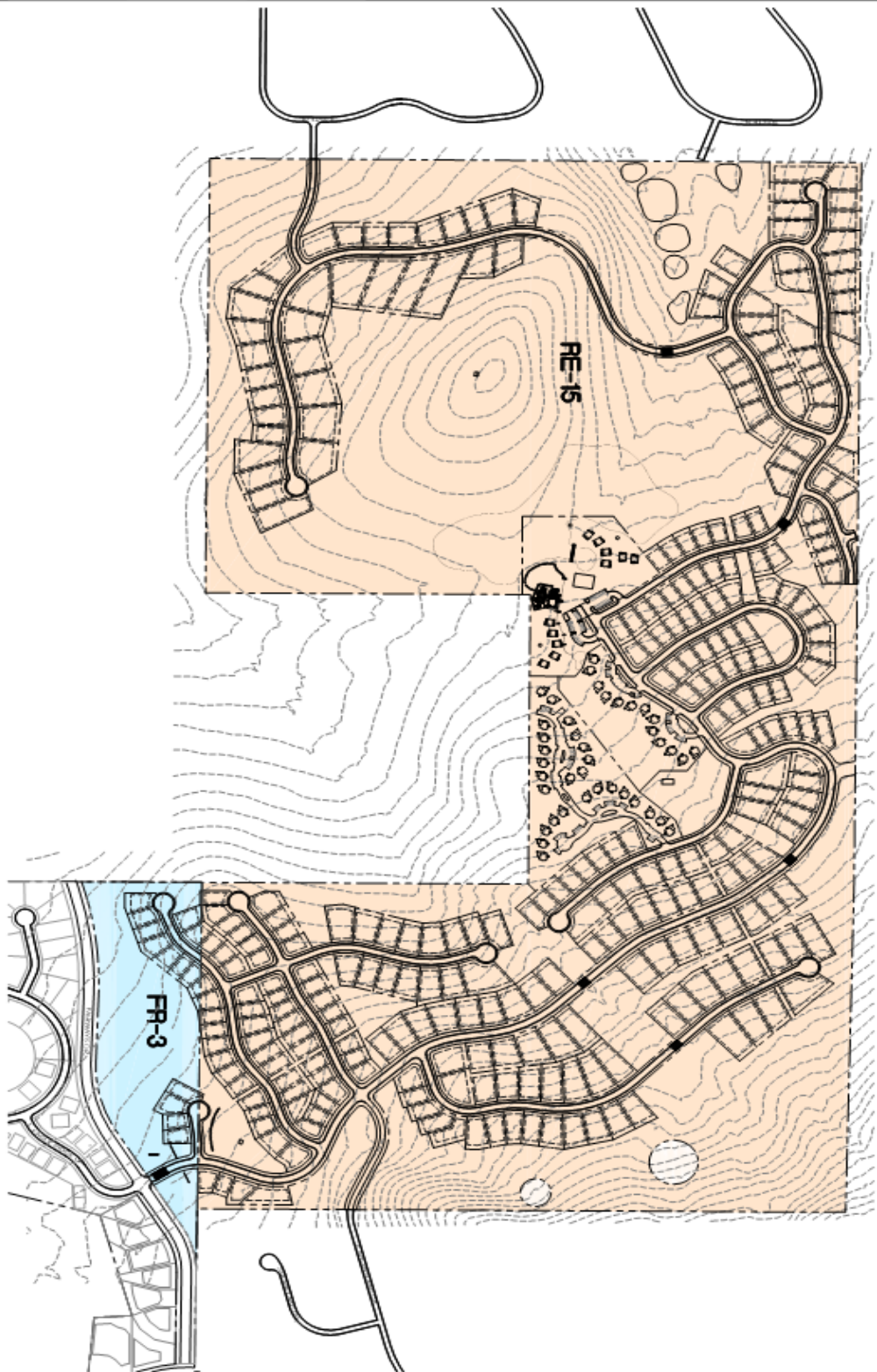
THE BRIDGES
 WOLF CREEK RESORT

PRUD SUBMITTAL
 WEBER COUNTY, UTAH



DATE	DATE
ISSUED	REVISION
BY	BY
CHKD BY	CHKD BY
DATE	DATE
BY	BY
CHKD BY	CHKD BY
DATE	DATE
BY	BY
CHKD BY	CHKD BY
DATE	DATE
BY	BY
CHKD BY	CHKD BY
DATE	DATE
BY	BY
CHKD BY	CHKD BY
DATE	DATE
BY	BY
CHKD BY	CHKD BY

C1.1



DATE:	MAY 11, 2010
PROJECT:	OVERALL ZONING MAP
DESIGNER:	LANGVARDT
CLIENT:	WOLF CREEK RESORT
SCALE:	AS SHOWN
REVISIONS:	
NO.:	
DATE:	
BY:	
REVISION:	
DATE:	
BY:	
REVISION:	
DATE:	
BY:	
REVISION:	
DATE:	
BY:	
REVISION:	

P1.1



THE BRIDGES

WOLF CREEK RESORT

PRUD SUBMITTAL
WEBER COUNTY, UTAH





LOT LEGEND AND SETBACK STANDARDS

[Yellow Box]	1/4" ACRES - SINGLE FAMILY	[White Box]	100' SETBACK
[Light Blue Box]	1/2" ACRES - SINGLE FAMILY	[White Box]	100' SETBACK
[Orange Box]	1/2" ACRES - SINGLE FAMILY	[White Box]	100' SETBACK
[Green Box]	1/2" ACRES - SINGLE FAMILY	[White Box]	100' SETBACK
[Red Box]	1/2" ACRES - SINGLE FAMILY	[White Box]	100' SETBACK

PROJ. DEVELOPMENT DATA

2500 ACRES	2400 ACRES	2800 ACRES	2800 ACRES
2500 ACRES	2400 ACRES	2800 ACRES	2800 ACRES
2500 ACRES	2400 ACRES	2800 ACRES	2800 ACRES
2500 ACRES	2400 ACRES	2800 ACRES	2800 ACRES

PROJ. DEVELOPMENT DATA

2500 ACRES	2400 ACRES	2800 ACRES	2800 ACRES
2500 ACRES	2400 ACRES	2800 ACRES	2800 ACRES
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2500 ACRES	2400 ACRES	2800 ACRES	2800 ACRES

PROJ. DEVELOPMENT DATA

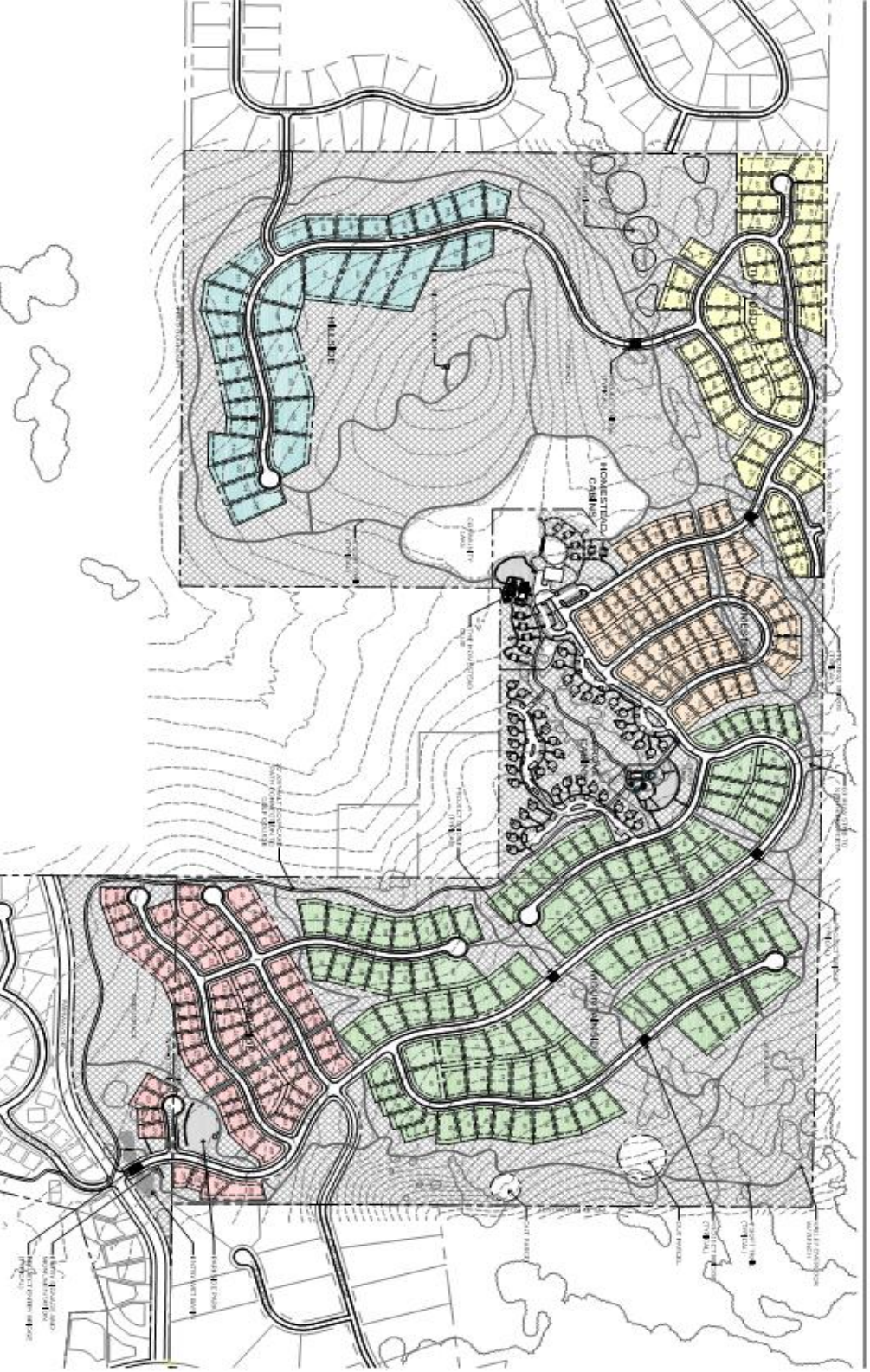
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2500 ACRES	2400 ACRES	2800 ACRES	2800 ACRES

PROJ. DEVELOPMENT DATA

2500 ACRES	2400 ACRES	2800 ACRES	2800 ACRES
2500 ACRES	2400 ACRES	2800 ACRES	2800 ACRES
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2500 ACRES	2400 ACRES	2800 ACRES	2800 ACRES

PROJ. DEVELOPMENT DATA

2500 ACRES	2400 ACRES	2800 ACRES	2800 ACRES
2500 ACRES	2400 ACRES	2800 ACRES	2800 ACRES
2500 ACRES	2400 ACRES	2800 ACRES	2800 ACRES
2500 ACRES	2400 ACRES	2800 ACRES	2800 ACRES



THE BRIDGES
WOLF CREEK RESORT



PRUD SUBMITTAL
WEBER COUNTY, UTAH

DATE:	APR 11, 2018
PROJECT:	00000000
NO:	75
OWNER:	WOLF CREEK RESORT
DESIGNER:	LANGVABET DESIGN GROUP LLC
SHEET NO.:	1
TOTAL SHEETS:	1

OVERALL SITE PLAN

NO. 1

P1.2



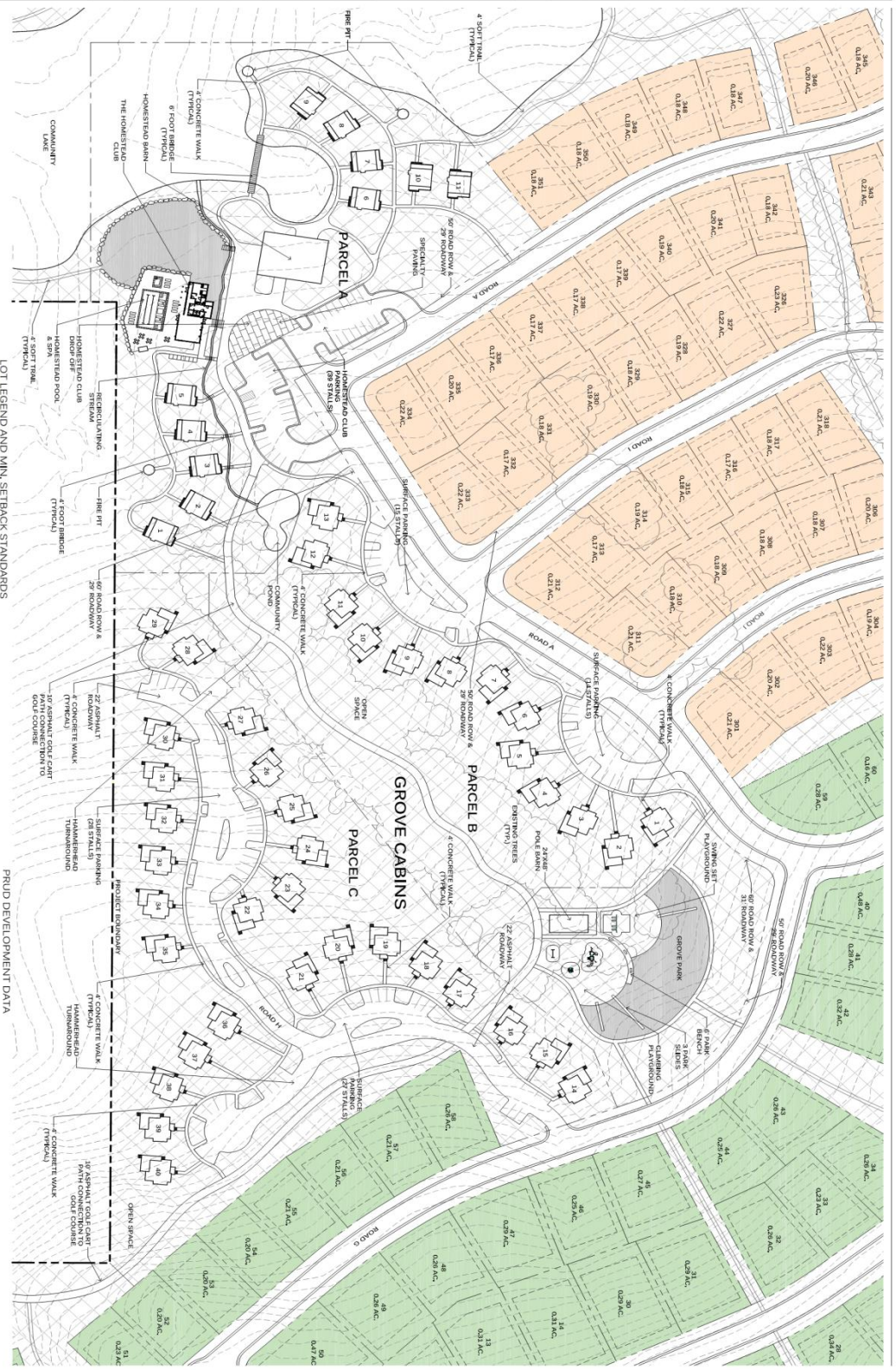
THE BRIDGES

WOLF CREEK RESORT

PRUD SUBMITTAL
WEBER COUNTY, UTAH



DATE:	MAY 11, 2016
PROJECT:	00000000
DRAWN BY:	TK
REVIEW BY:	PRD
VERSION:	PRD
REVISIONS:	
SHEET TITLE:	CABINS SITE PLAN
SHEET NUMBER:	P1.3



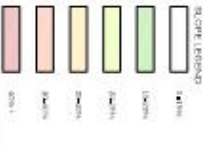
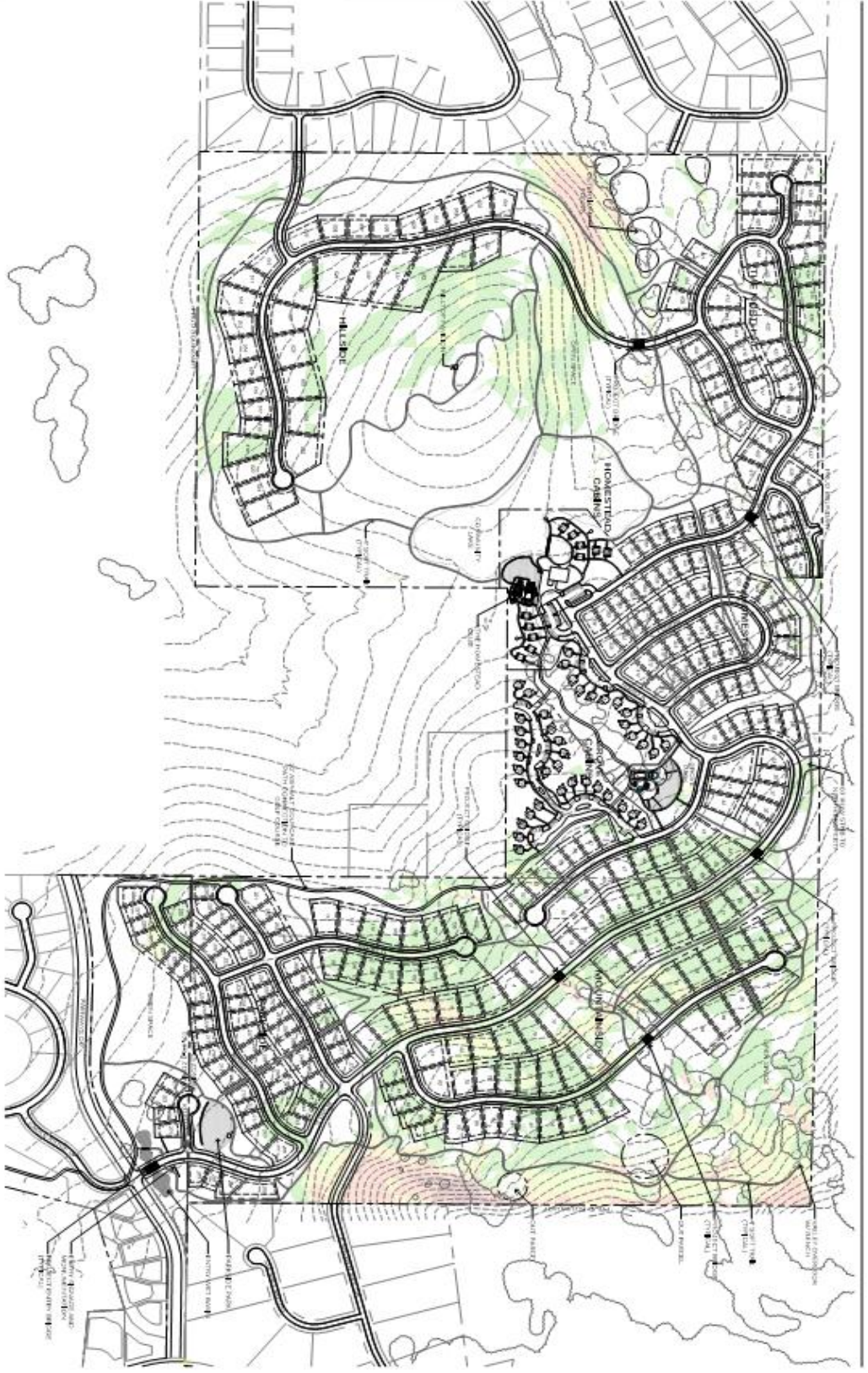
NOTES:
 1. PARKING FOR HOMESTEAD CABINS WILL BE PROVIDED AT THE HOMESTEAD CLUB.
 2. SURFACE STALLS ARE PROVIDED FOR THE 40 UNITS. PARKING RATES 21 STALL/UNIT.

LOT LEGEND AND MIN. SETBACK STANDARDS

	THE NORTH 40 SINGLE FAMILY		HOMESTEAD CABINS
	HILL-SIDE SINGLE FAMILY		ROAD ROW CABINS
	HOV 2 SINGLE FAMILY		HOV 2 SINGLE FAMILY
	HOV 1 SINGLE FAMILY		HOV 1 SINGLE FAMILY
	PARKSIDE SINGLE FAMILY		PARKSIDE SINGLE FAMILY

PRUD DEVELOPMENT DATA

TOTAL PRUD BOULEVARD AREA	26,281 ACRES	NET DEVELOPABLE AREA	255.33 ACRES
ZONE RE-15	24,880 ACRES	PROPOSED UNITS	364 UNITS
ROAD ROW AREA	13,011 ACRES	PARKSIDE MOUNTAINSIDE	77 UNITS
SLOPES > 40%	2,653 ACRES	GROVE CABINS	111 UNITS
	0.881 ACRES	HOMESTEAD CABINS	40 UNITS
		HOV 2 SINGLE FAMILY	51 UNITS
		HOV 1 SINGLE FAMILY	44 UNITS
		THE NORTH 40	34 UNITS
		WILDSIDE	34 UNITS
		PROPOSED NET DENSITY	1 UNIT/0.63 ACRES
		PROPOSED OPEN SPACE	142.98 ACRES
		PROPOSED TRAILS	14.551 LF
		PROPOSED TRAILS	26,996 LF



DATE	APPROVED
REVISION	BY
NO. OF SHEETS	TOTAL
DATE	BY
PROJECT	NO.
SCALE	
PROJECT NO.	
OVERALL SLOPE ANALYSIS	
SHEET NUMBER	
P1.4	



THE BRIDGES

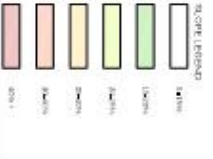
WOLF CREEK RESORT

PRUD SUBMITTAL
WEBER COUNTY, UTAH





NOTES:
 1. BUILDING FOOTPRINTS AND ROADS SHALL BE PROVIDED AT THE
 CONTRACTOR'S RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 VERIFYING THE ACCURACY OF ALL INFORMATION AND FOR OBTAINING
 NECESSARY PERMITS AND APPROVALS FROM THE LOCAL
 JURISDICTION.



DATE:	APRIL 11, 2018
PROJECT:	BRIDGES
OWNER:	THE BRIDGES
DESIGNER:	LANGVARDT
SCALE:	AS SHOWN
PROJECT NAME:	THE BRIDGES WOLF CREEK RESORT
PROJECT NUMBER:	P1.5



THE BRIDGES

WOLF CREEK RESORT

PRUD SUBMITTAL
 WEBER COUNTY, UTAH





PRUD DEVELOPMENT DATA	
TOTAL PRUD BOUNDARY AREA	292.31 ACRES
ZONE (R-1)	247.90 ACRES
ROAD ROW AREA SLOPES > 4%	7.39 ACRES (2.70 ACRES)

NET DEVELOPABLE AREA	
PROPOSED UNITS	361 UNITS
WOLF CREEK GOLF COURSE HOTSTEND THE HOTSPRINGS HILLCREST	37.4 ACRES 117.0 ACRES 81.0 ACRES 51.0 ACRES 54.0 ACRES
PROPOSED MET-BENEFIT PROPOSED OPEN SPACE	108.77 ACRES 142.8 ACRES
PROPOSED TRAILS 4.5 ACRES	44.1 ACRES 26,550 SF

WOLF CREEK RESORT

THE BRIDGES

WOLF CREEK RESORT

PRUD SUBMITTAL
WEBER COUNTY, UTAH

LANGVAERT DESIGN GROUP LLC

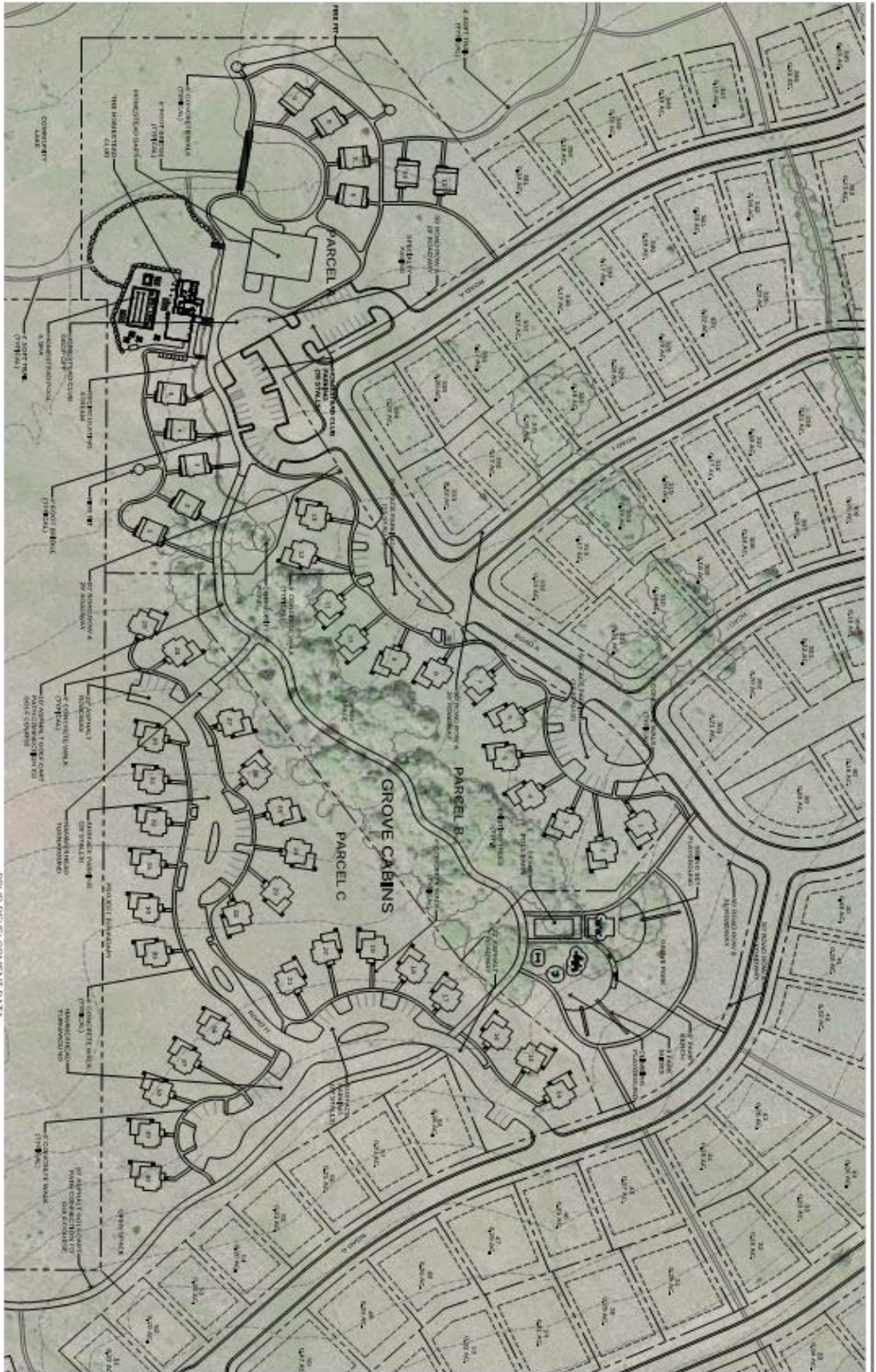
DATE: APR 21, 2016
PROJECT: 004060001
SHEET: 15
SHEET TOTAL: 20
SCALE: AS SHOWN
DRAWN BY: JLM
CHECKED BY: JLM
APPROVED BY: JLM

NET TOTAL OVERALL AERIAL PLAN

P1.6



NOTES:
 1. MARKINGS FOR HIGHWAY 63 ARE TO BE PROVIDED AT THE INTERSECTION OF THE PROPOSED ROAD WITH AN EXISTING ROADWAY. ALL SIGNAGE SHALL BE PROVIDED FOR THE MARKING OF THE HIGHWAY.



PROUD DEVELOPMENT DATA

TOTAL PRUD DEVELOPMENT AREA	380.0 ACRES
ZONE 16-21	120.0 ACRES
ROAD ROW AREA	20.0 ACRES
SLOPES > 45%	140.0 ACRES

NET DEVELOPABLE AREA	272.0 ACRES
PROPOSED UNITS	364 UNITS
PROPOSED NET DEBRIS	77.0 ACRES
PROPOSED OPEN SPACE	121.0 ACRES
PROPOSED TRAILS	48.0 ACRES
PROPOSED WATER	51.0 ACRES
PROPOSED POWER	54.0 ACRES



THE BRIDGES
WOLF CREEK RESORT

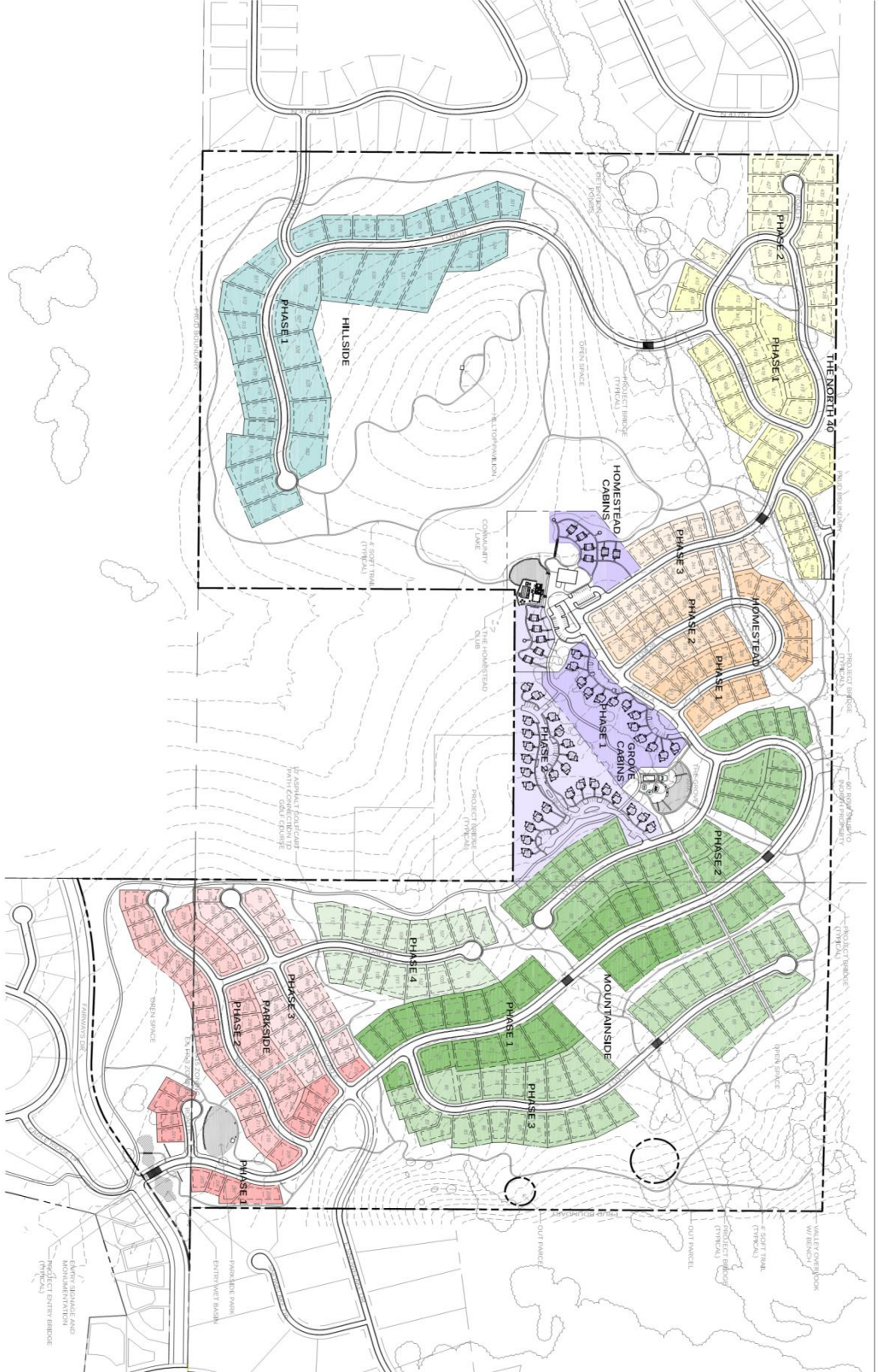
PRUD SUBMITTAL
 WEBER COUNTY, UTAH



DATE:	APRIL 2016
SCALE:	800/800
DRAWN BY:	TR
CHECKED BY:	TR
PROJECT:	THE BRIDGES
CLIENT:	LANGVAERT ENGINEERING, INC.
PROJECT NO.:	1424
PROJECT NAME:	THE BRIDGES
PROJECT ADDRESS:	1424 W. 1000 N.
PROJECT CITY:	PROVO, UT
PROJECT STATE:	UTAH
PROJECT ZIP:	84601
PROJECT PHONE:	(801) 733-1111
PROJECT FAX:	(801) 733-1112
PROJECT EMAIL:	LANGVAERT@LANGVAERT.COM
PROJECT WEBSITE:	WWW.LANGVAERT.COM
PROJECT PLAN:	PRUD SUBMITTAL
PROJECT SHEET:	P1.7



NOTES:
 PHASING IS SHOWN BY METHODOLOGY. PHASING WILL GENERALLY START AT PARKWAY CORNER AND
 PROGRESS THROUGH THE PROJECT AS MARKET DEMAND, SITE INFRASTRUCTURE AND PROJECT
 CONDITIONS DICTATE. ACTUAL PHASING MAY DIFFER BASED ON THESE ELEMENTS.
 ZONING REQUIREMENTS WILL BE PHASED AS DEMAND REQUIRES.



PHASING DEVELOPMENT DATA

	PHASE 1		PHASE 1		PHASE 1		PHASE 1
	PHASE 2		PHASE 2		PHASE 2		PHASE 2
	PHASE 3		PHASE 3		PHASE 3		
	PHASE 4						
	HILLSIDE PHASE 1						

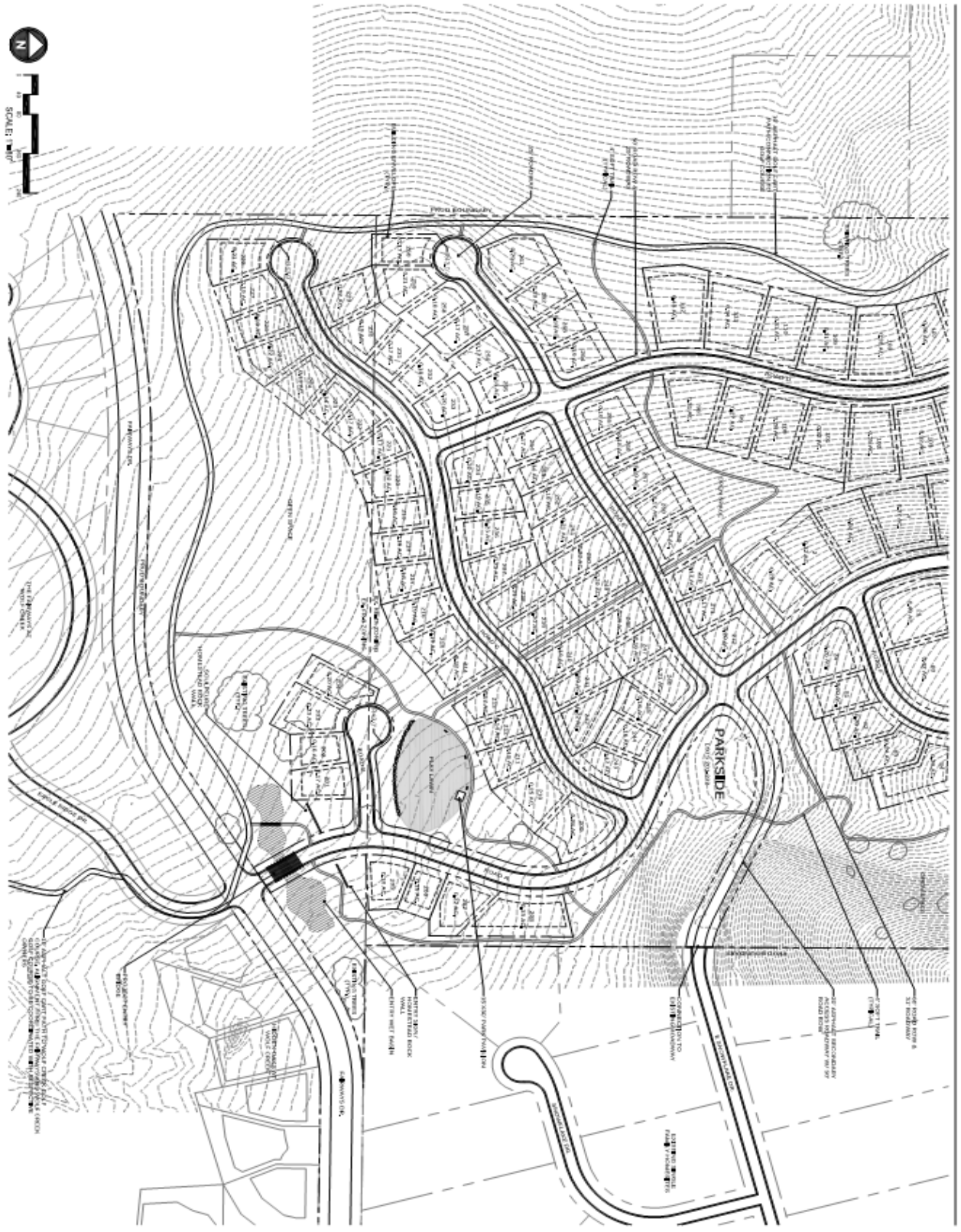
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OWNER:	WOLF CREEK RESORT
DESIGNER:	LANGVARDT DESIGN GROUP LLC
VERSION:	PRD
REVISIONS:	



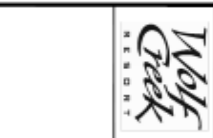
THE BRIDGES
 WOLF CREEK RESORT
 PRUD SUBMITTAL
 WEBER COUNTY, UTAH



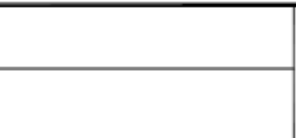
SHEET TITLE:
 PHASING PLAN
 SHEET NUMBER:
P1.8



DATE:	MAY 11, 2016
PROJECT:	BRIDGES
DESIGNER:	TK
CLIENT:	WOLF CREEK RESORT
SCALE:	AS SHOWN
DATE:	MAY 11, 2016
PROJECT:	BRIDGES
DESIGNER:	TK
CLIENT:	WOLF CREEK RESORT
SCALE:	AS SHOWN



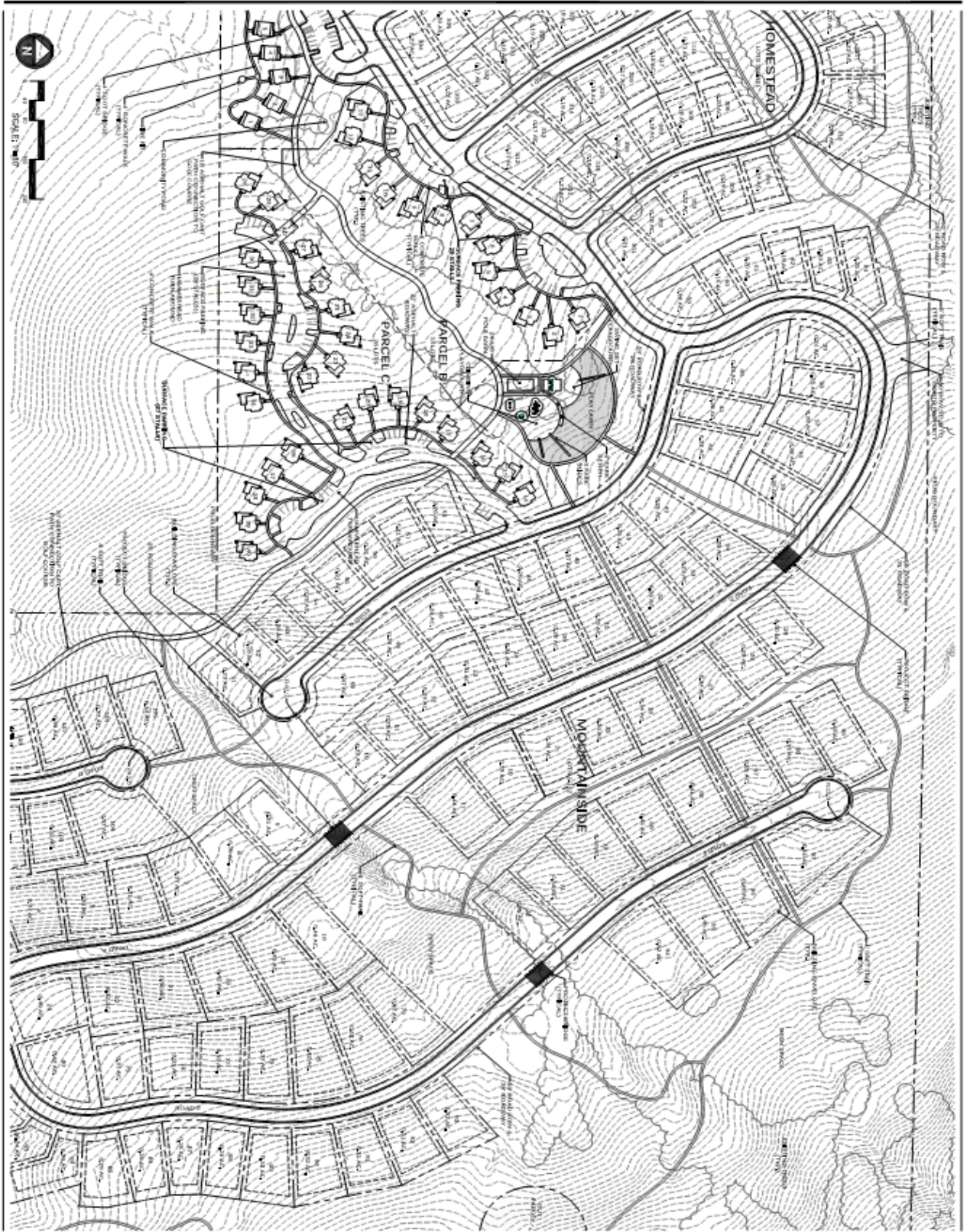
THE BRIDGES
WOLF CREEK RESORT
 PRUD SUBMITTAL
 WEBER COUNTY, UTAH



LANCVAARDT
 PRUD GROUP LLC

PRUD NAME:
P1.9

PRUD TITLE:
 DETAIL SITE
 PLAN



DATE:	NOV 11, 2010
PROJECT:	WOLF CREEK RESORT
DESIGNER:	LANCVARDT
SCALE:	AS SHOWN
DATE:	NOV 11, 2010
PROJECT:	WOLF CREEK RESORT
DESIGNER:	LANCVARDT
SCALE:	AS SHOWN



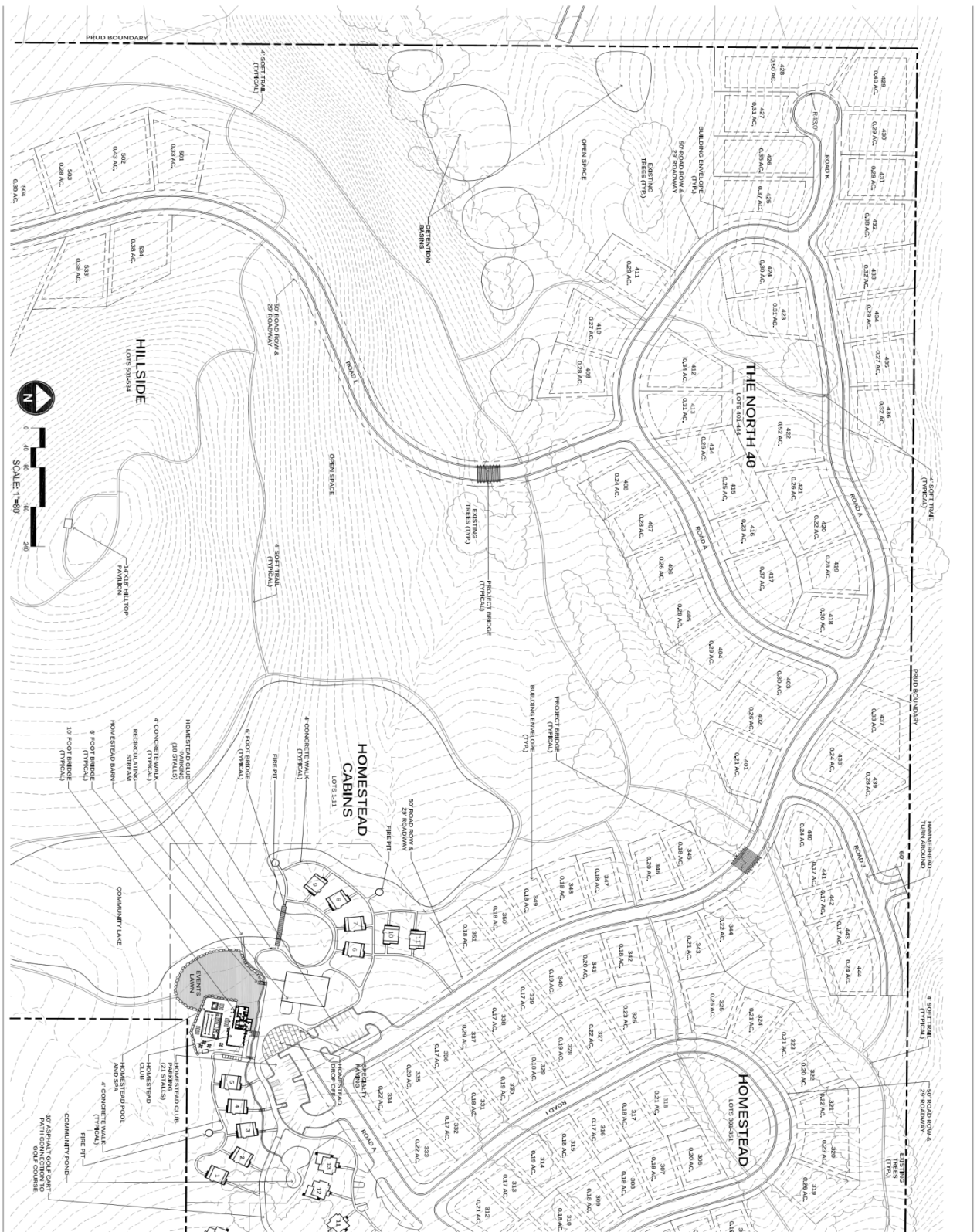
THE BRIDGES

WOLF CREEK RESORT

PRUD SUBMITTAL
WEBER COUNTY, UTAH



NOV 11, 2010
DETAIL SITE
PLAN
P1.10



DATE:	MAY 21, 2016
PROJECT:	00000000
DRAWN BY:	TK
REVIEW BY:	EL
VERSION:	PRUD
REVISIONS:	
SHEET TITLE:	DETAIL SITE
SHEET NUMBER:	P1.11

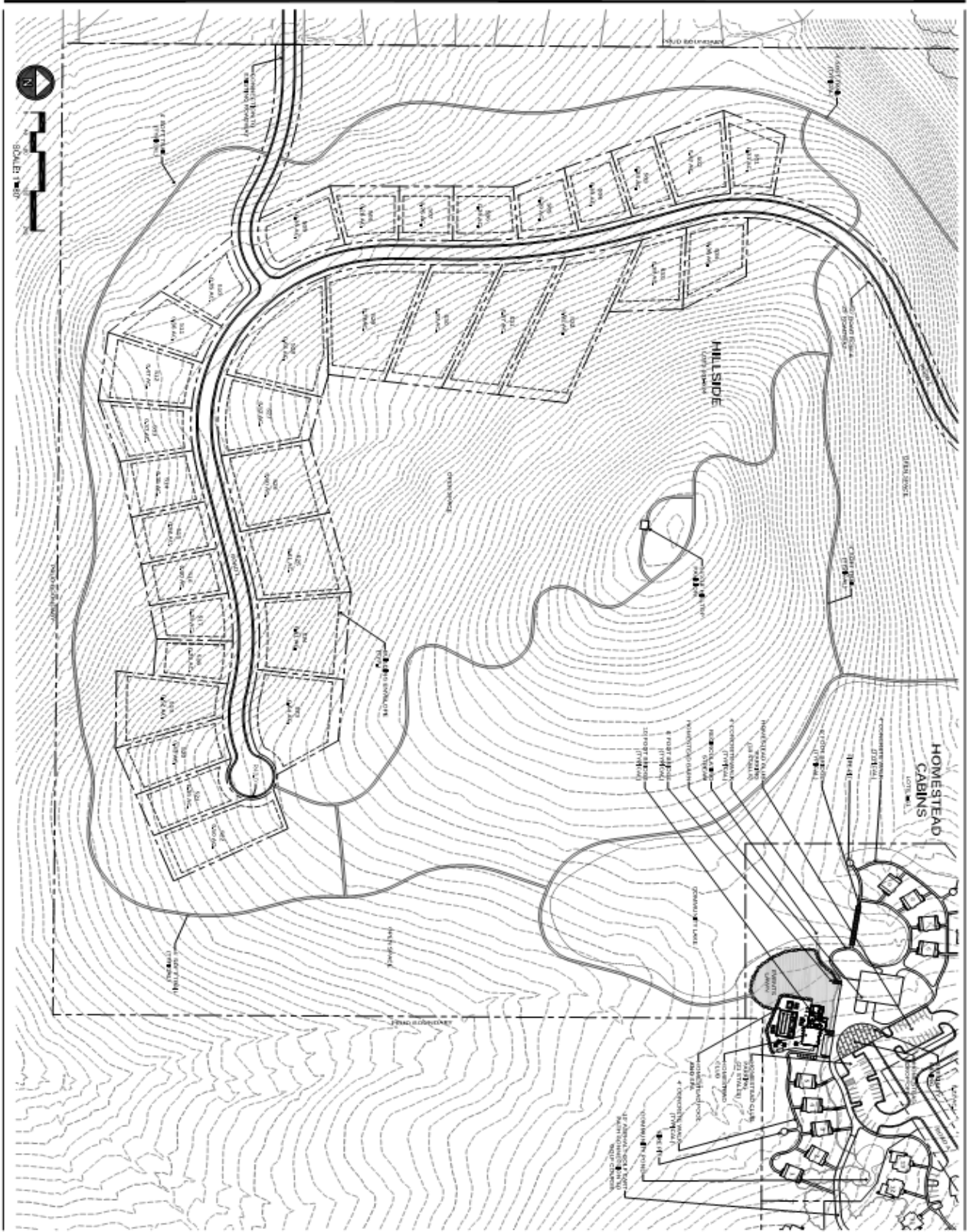


THE BRIDGES

WOLF CREEK RESORT

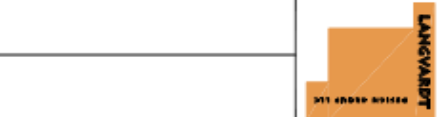
PRUD SUBMITTAL
WEBER COUNTY, UTAH

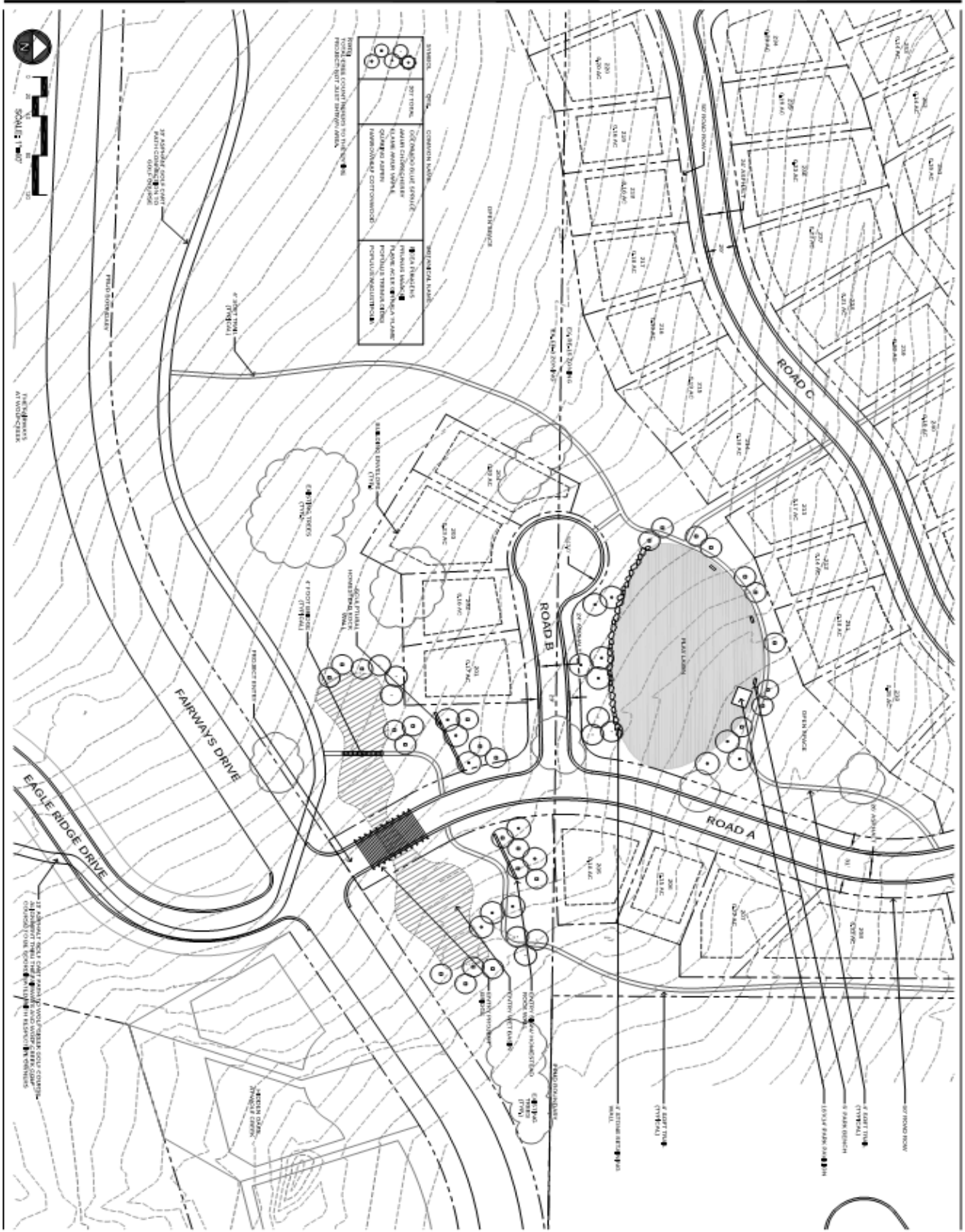




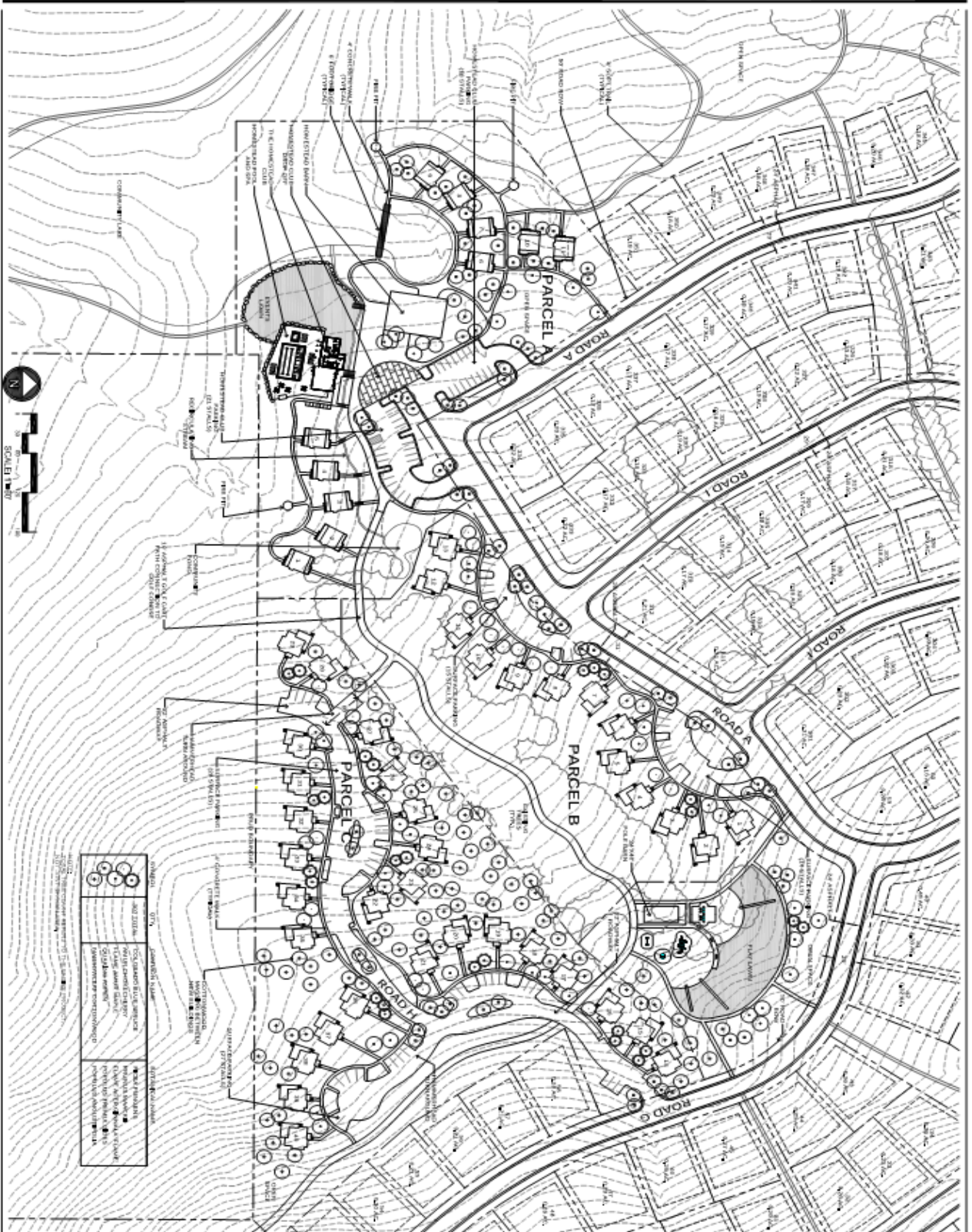
DATE:	MAY 11, 2010
PROJECT:	DEVELOPMENT
OWNER:	W.C.
DESIGNER:	SMO
SCALE:	AS SHOWN
WOLF CREEK RESORT DETAIL SITE PLAN P1.12	


THE BRIDGES
 WOLF CREEK RESORT
 PRUD SUBMITTAL
 WEBER COUNTY, UTAH


LANGVART
 DESIGN GROUP LLC



	
<p>THE BRIDGES WOLF CREEK RESORT</p> <p>PRUD SUBMITTAL WEBER COUNTY, UTAH</p>	
	
<p>DATE: APRIL 11, 2018</p> <p>PROJECT: WOLF CREEK RESORT</p> <p>SCALE: 1/4" = 100'</p> <p>NO. OF SHEETS: 11</p> <p>NO. OF THIS SHEET: 11</p> <p>NO. OF THIS SHEET: 11</p> <p>NO. OF THIS SHEET: 11</p> <p>NO. OF THIS SHEET: 11</p>	<p>WOLF CREEK RESORT</p> <p>ENTRY LANDSCAPE PLAN</p> <p>L11</p>



PROJECT: CABINS
LANDSCAPE PLAN
SCALE: 1" = 12'

DATE:	MAY 11, 2016
PROJECT:	0000000000
DESIGNER:	TC
DATE:	05/11/16
OWNER:	SRAD
SCALE:	



THE BRIDGES
 WOLF CREEK RESORT
 PRUD SUBMITTAL
 WEBER COUNTY, UTAH



TYPICAL PROJECT BRIDGE



- HORIZONTAL PRESERVE TREATED WOODEN RAILING
- HORIZONTAL TREATED WOODEN RAILING

TYPICAL PEDESTRIAN BRIDGE



- HORIZONTAL TREATED WOODEN DECK BOARDING
- HORIZONTAL TREATED WOODEN RAILING

TYPICAL PAVILION



- WOODEN ROOF STRUCTURE
- CONCRETE FOUNDATION

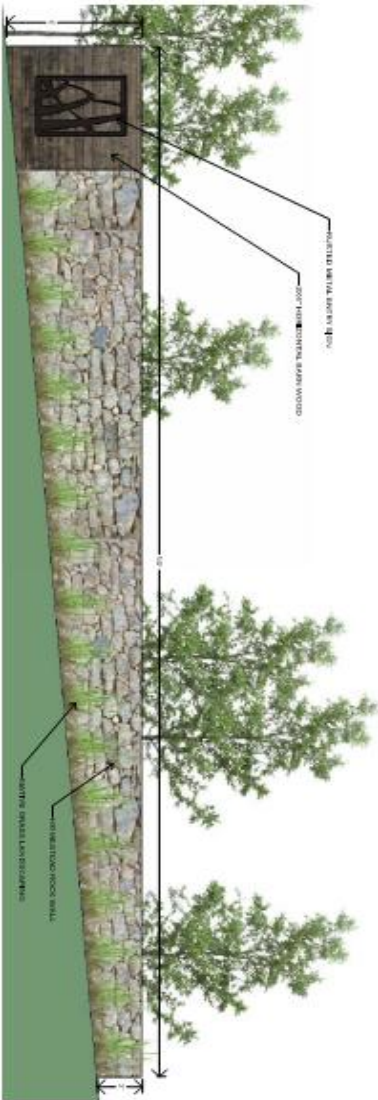


- LANDSCAPE TO ACCENT BRIDGE
- HORIZONTAL PRESERVE TREATED WOODEN RAILING
- HORIZONTAL TREATED WOODEN RAILING
- APPOINTMENT SIGNAGE

MATERIALS



ENTRY MONUMENT WALL



- SELECTED NATURAL STONE
- 200% TREATED SPAWN WOOD

- 18" BELTING ROCK WALL
- WHITE IVORY LANDSCAPE



THE BRIDGES
WOLF CREEK RESORT
 PRUD SUBMITTAL
 WEBER COUNTY, UTAH



DATE:	APRIL 11, 2018
PROJECT:	BRIDGES
OWNER:	WCR
DESIGNER:	LANGVARDT
SCALE:	AS SHOWN
DATE:	APRIL 11, 2018
PROJECT:	BRIDGES
OWNER:	WCR
DESIGNER:	LANGVARDT
SCALE:	AS SHOWN

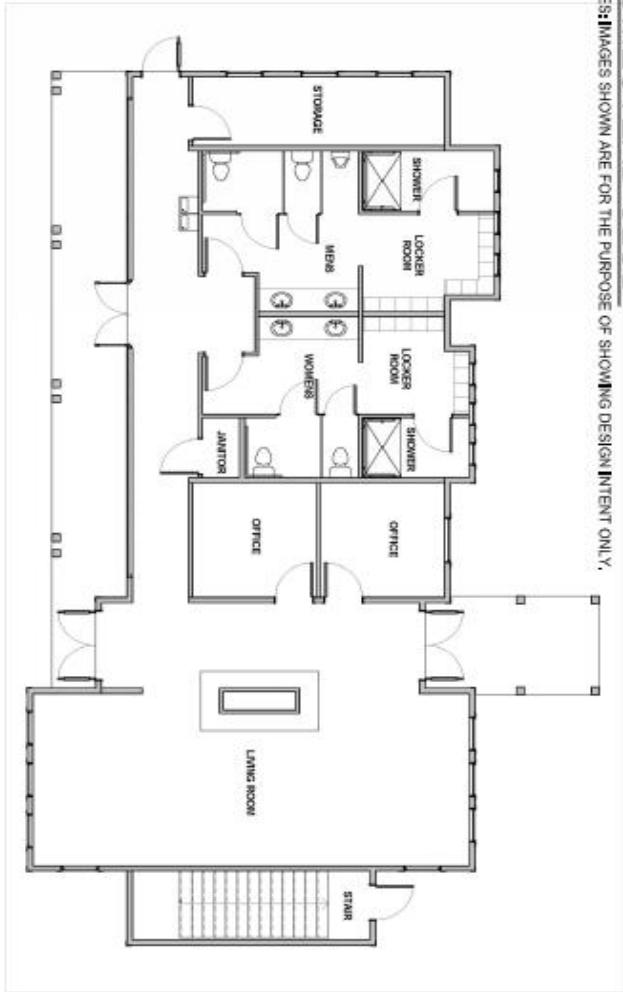
NOT THE SITE ELEMENTS

NOT SHOWN

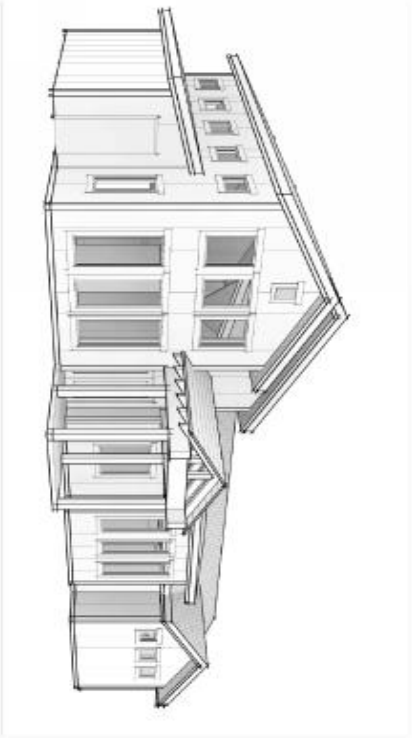
L1.3

HOMESTEAD CLUB

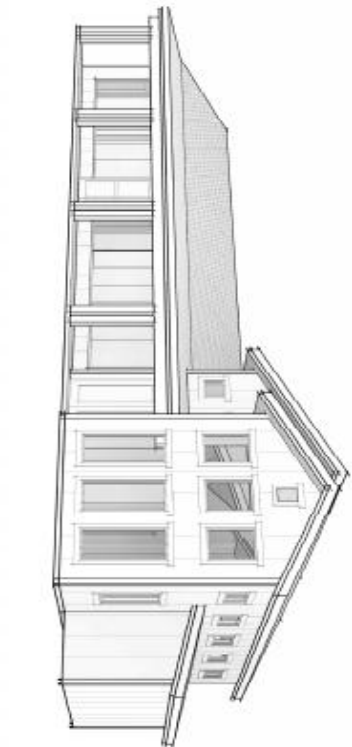
NOTES: IMAGES SHOWN ARE FOR THE PURPOSE OF SHOWING DESIGN INTENT ONLY.



MAIN FLOOR
2,823 SQ. FT.



VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTHWEST

MATERIALS/ ARCHITECTURAL PRECEDENTS



THE BRIDGES WOLF CREEK RESORT

PRUD SUBMITTAL
WEBER COUNTY, UTAH

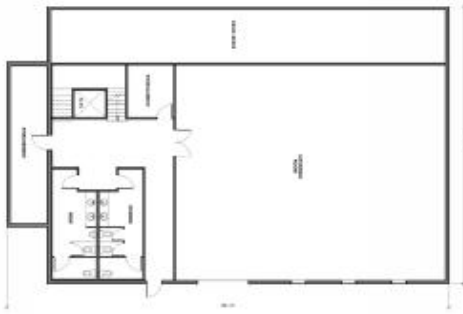


DATE	APR 11, 2018
PROJECT	HOMESTEAD CLUB
ARCHITECT	LANGVAERT
OWNER	THE BRIDGES
DESIGNER	LANGVAERT
SCALE	AS SHOWN
DATE	APR 11, 2018
PROJECT	HOMESTEAD CLUB
ARCHITECT	LANGVAERT
OWNER	THE BRIDGES
DESIGNER	LANGVAERT
SCALE	AS SHOWN
DATE	APR 11, 2018
PROJECT	HOMESTEAD CLUB
ARCHITECT	LANGVAERT
OWNER	THE BRIDGES
DESIGNER	LANGVAERT
SCALE	AS SHOWN

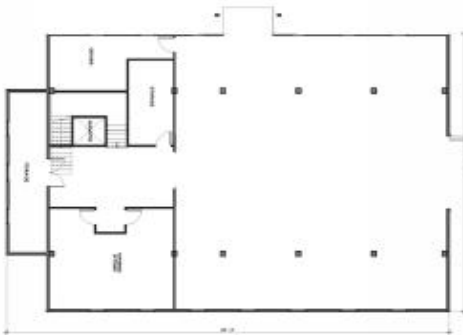
A1.1

HOMESTEAD BARN

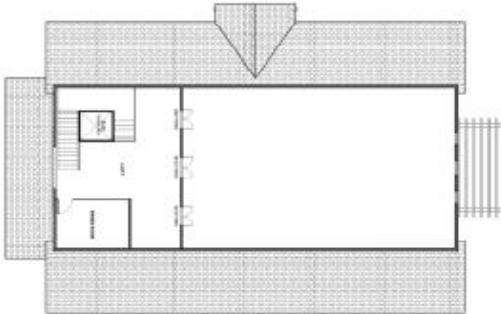
NOTES: IMAGES SHOWN ARE FOR THE PURPOSE OF SHOWING DESIGN INTENT ONLY.



BASEMENT FLOOR
3,962 SQ. FT.

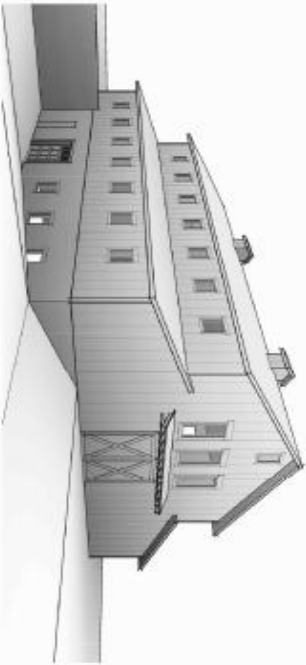
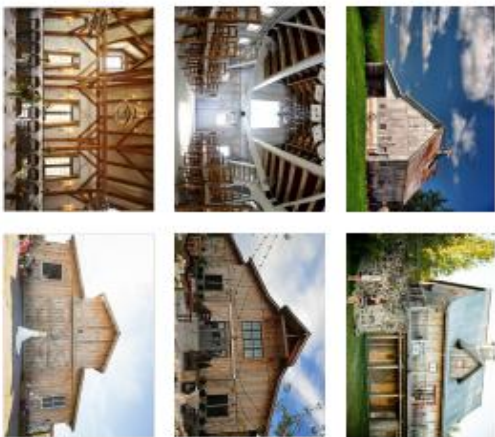


MAIN FLOOR
5,110 SQ. FT.

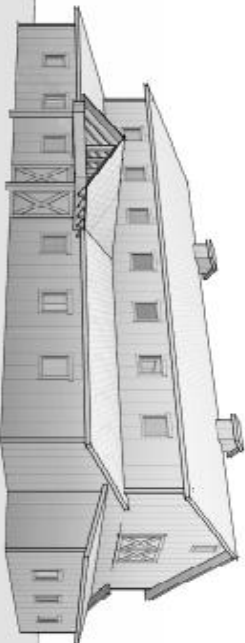


LOFT
868 SQ. FT.

MATERIALS/ ARCHITECTURAL PRECEDENTS



VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHEAST



THE BRIDGES WOLF CREEK RESORT

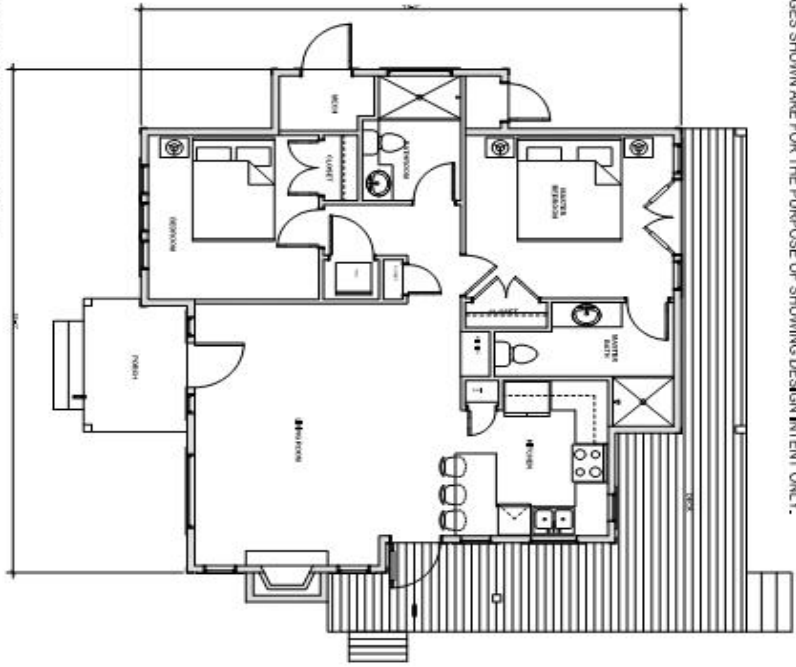
PRUD SUBMITTAL
WEBER COUNTY, UTAH



DATE	DATE
PROJECT	OWNER
ARCHITECT	SCALE
NO. & DATE	NO.
BY	BY
CHECKED	CHECKED
SCALE	SCALE
<p>PROJECT TITLE HOMESTEAD BARN DETAIL</p> <p>SHEET NUMBER A1.2</p>	

GROVE CABIN

NOTES: IMAGES SHOWN ARE FOR THE PURPOSE OF SHOWING DESIGN INTENT ONLY.

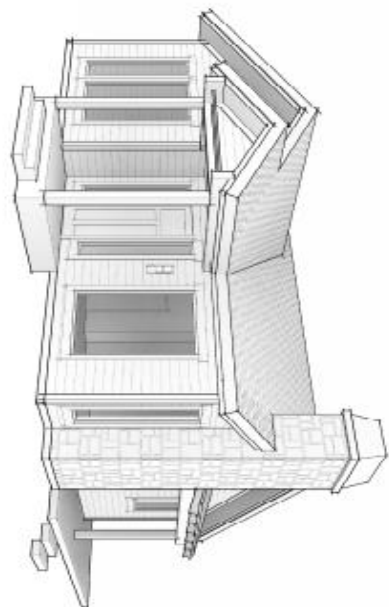


GROVE CABIN MAIN FLOOR

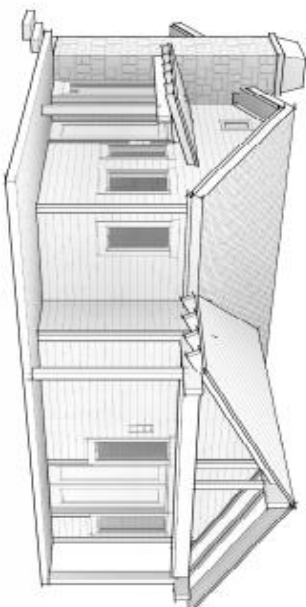
NOT TO SCALE



MATERIALS



FRONT VIEW



REAR VIEW



THE BRIDGES WOLF CREEK RESORT

PRUD SUBMITTAL
WEBER COUNTY, UTAH

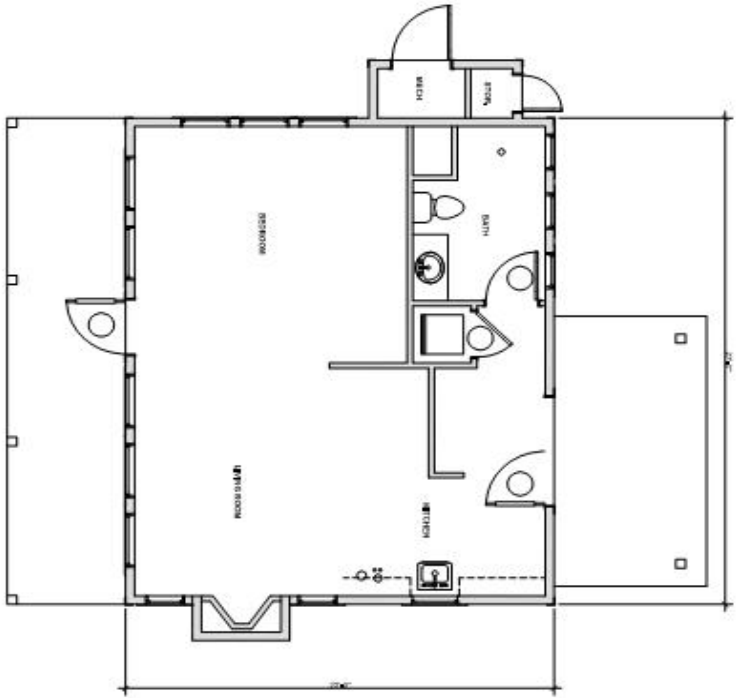


DATE	04/11/2024
PROJECT	PRUD SUBMITTAL
PROJ NO.	197
DATE	04/11/2024
PROJECT	PRUD SUBMITTAL
PROJ NO.	197
DATE	04/11/2024
PROJECT	PRUD SUBMITTAL
PROJ NO.	197
DATE	04/11/2024
PROJECT	PRUD SUBMITTAL
PROJ NO.	197

A1.3

HOMESTEAD CABIN

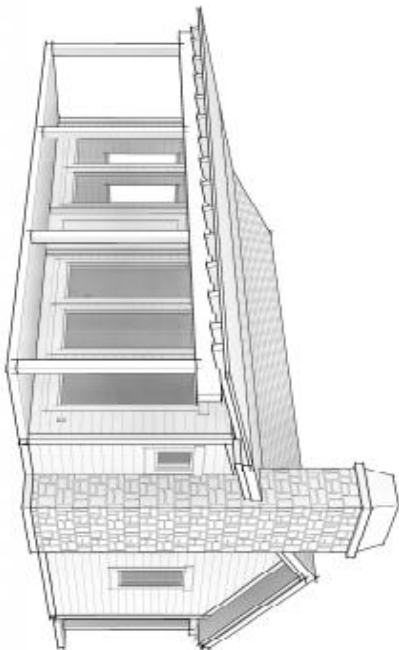
NOTES: IMAGES SHOWN ARE FOR THE PURPOSE OF SHOWING DESIGN INTENT ONLY.



HOMESTEAD CABIN MAIN FLOOR
NOT TO SCALE



FRONT VIEW



REAR VIEW

MATERIALS



THE BRIDGES WOLF CREEK RESORT

PRUD SUBMITTAL
WEBER COUNTY, UTAH

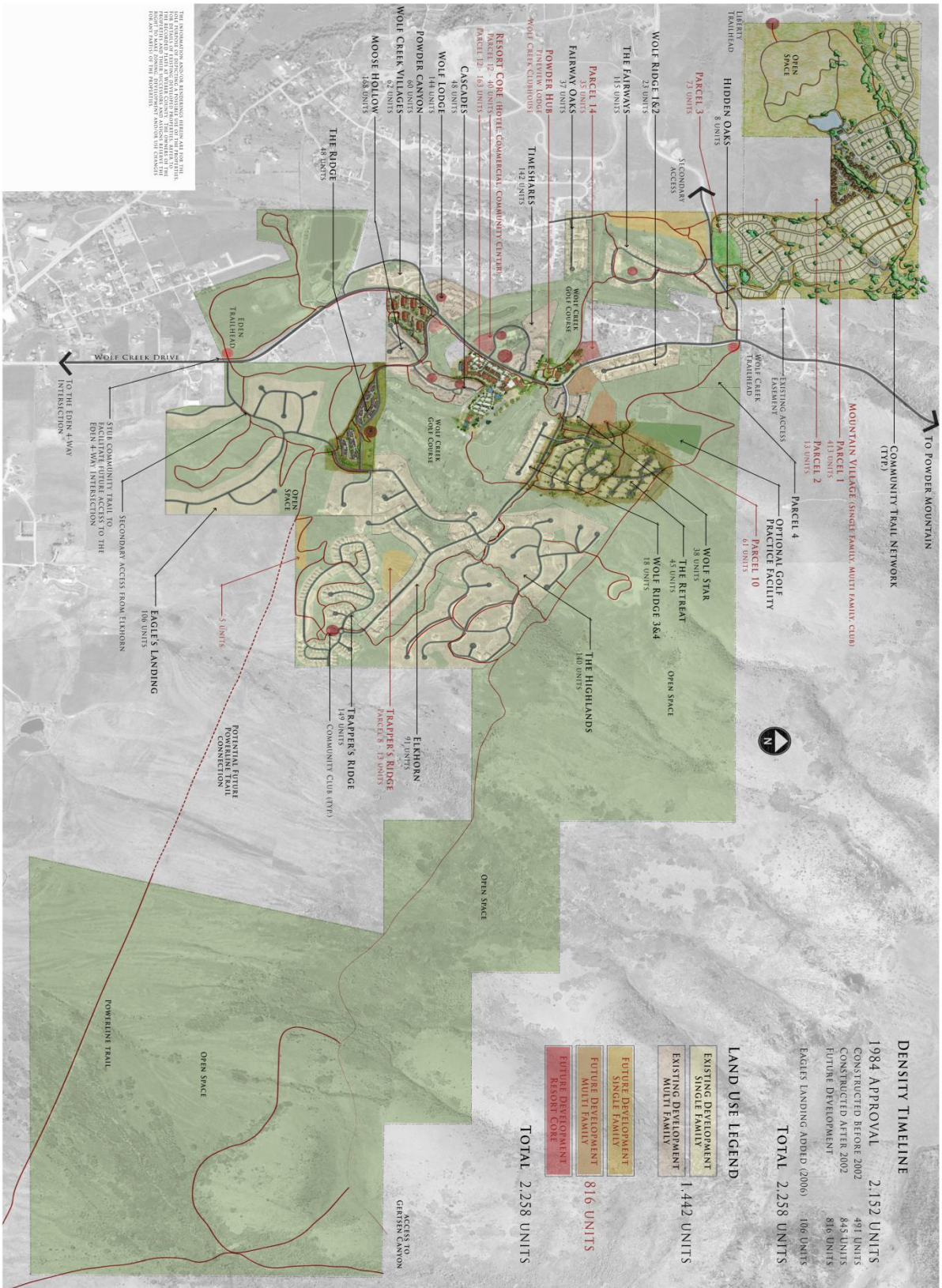


DATE	APR 11, 2016
PROJECT	RESUBMITTAL
OWNER	THE BRIDGES
ARCHITECT	LANGVAERT ARCHITECTURE
SCALE	AS SHOWN
DESIGNER	LANGVAERT ARCHITECTURE
DATE	APR 11, 2016
PROJECT	RESUBMITTAL
OWNER	THE BRIDGES
ARCHITECT	LANGVAERT ARCHITECTURE
SCALE	AS SHOWN
DESIGNER	LANGVAERT ARCHITECTURE

A1.4

WOLF CREEK RESORT

FEBRUARY 2016



THE INFORMATION SHOWN HEREON REPRESENTS THE CURRENT STATE OF THE PROJECT AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION SHOWN HEREON IS NOT A CONTRACT AND DOES NOT REPRESENT A COMMITMENT BY THE DEVELOPER. THE DEVELOPER ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE DEVELOPER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE DEVELOPER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION SHOWN HEREON.

DENSITY TIMELINE

1984 APPROVAL	2,152 UNITS
CONSTRUCTED BEFORE 2002	491 UNITS
CONSTRUCTED AFTER 2002	845 UNITS
FUTURE DEVELOPMENT	816 UNITS
EAGLES LANDING ADDED (2006)	106 UNITS
TOTAL	2,258 UNITS

LAND USE LEGEND

EXISTING DEVELOPMENT SINGLE FAMILY	1,442 UNITS
EXISTING DEVELOPMENT MULTI FAMILY	
FUTURE DEVELOPMENT SINGLE FAMILY	
FUTURE DEVELOPMENT MULTI FAMILY	816 UNITS
FUTURE DEVELOPMENT RESORT CORE	
TOTAL	2,258 UNITS

LANGVARDT DESIGN GROUP

MASTER PLAN



RE: The Bridges at Wolf Creek

Eric-

Based on our recent discussions, we understand that you are working with the County to adjust your master plan at The Bridges project referenced above. This leaves the following project densities:

- *Parkside Phase 1 14 units*
- *Parkside Phase 2 33units*
- *Parkside Phase 3 25 units*
- *Homestead Phase 1 18 units*
- *Homestead Phase 2 15 units*
- *Homestead Phase 3 18 units*
- *Cabins Phase 1 19 units*
- *Cabins Phase 2 32 units*
- *Mountainside Phase 1 24 units*
- *Mountainside Phase 2 40 units*
- *Mountainside Phase 3 33 units*
- *Mountainside Phase 4 15 units*
- *North 40 Phase 1 29 units*
- *North 40 Phase 2 15 units*
- *Hillside Phase 1 34 units*
- *Total for the project 364 units*

Within the master planning process Wolf Creek Water and Sewer Improvement District has previously anticipated service in accordance with the original master plans.

As you are aware, we operate three separate systems, culinary water, irrigation/secondary water, and sewer with treatment. The capacity of each of these systems is subject to state laws and limitations applied by the Division of Drinking Water and Department of Environmental Quality. In particular, the amount of culinary water we are required to have available is dependent on 1) continuing to supply irrigation water, and 2) limiting outdoor use of culinary water. At the same time, the supply of irrigation water is dependent on flow to the Wolf Creek diversion, which as you know may change due to pumping related to development at Powder Mountain.

In view of these concerns, we anticipate the following conditions will be placed upon all future developments:

- Landscaping plans shall limit irrigated areas and minimize installation of turf, both for building lots and common areas. Each building lot/unit shall be equipped with at least one hosebib tied to the irrigation system.
- Landscaping plans will be reviewed and approved by WCWSID, with an emphasis on xeriscaping and installed as approved
- Drip irrigation systems shall be used for all shrub and tree beds, consistent with the existing Design Guidelines (2010) of the Wolf Creek Master HOA. We strongly recommend design of the irrigation systems with zones based upon planting demand.
- **No basement sump pump or footing drain shall be connected to the sanitary sewer.**

In summary, WCWSID is at present able to provide culinary water, sewer, and irrigation services to the project listed above upon payment of impact fees per our standard schedule. This commitment to Master Planned densities is subject to future review until the connection and impact fees have been paid.

Let me know if you have any further questions.

Thanks,



Rob Thomas

General Manager

WCWSID