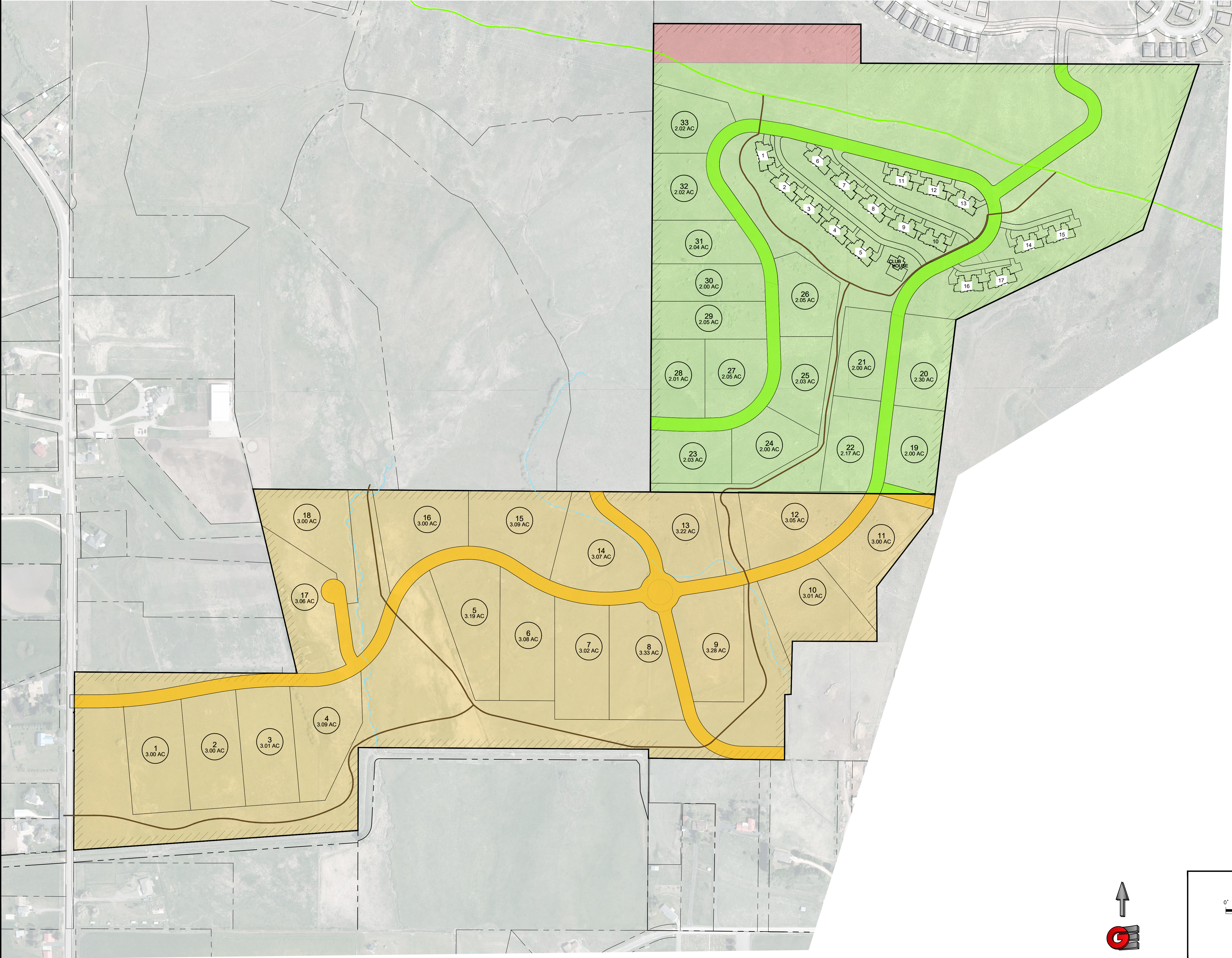




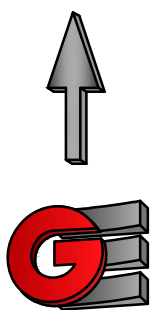
COBABE RANCH

WOLF CREEK RESORT

EXISTING ZONING MAP



- RE-15 ZONE
3.84 ACRES
- F-5 ZONE - 82.15 ACRES
ROAD ROW 7.82 ACRES
- AV-3 ZONE - 90.68 ACRES
ROAD ROW 8.86 ACRES



0' 100' 200' 400' 600'
Scale in Feet
1" = 200'



EXISTING ZONING MAP
COBABE RANCH
SR-158 2800 N
EDEN, WEBER, UTAH

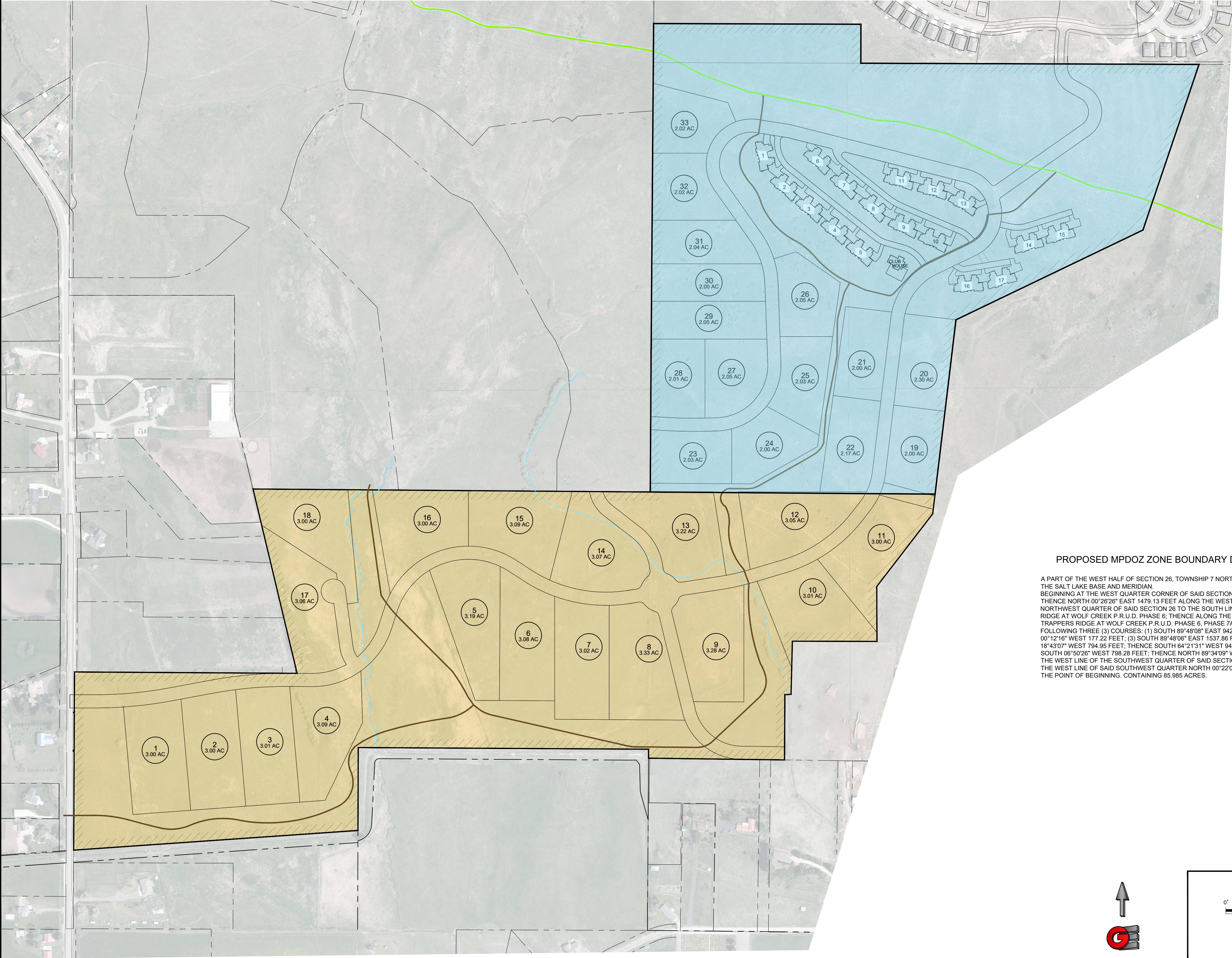
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DESIGN: KAN	DRAWN: KAN
CHECKED: RC	

DWG: RA-1201 - LEWIS HOMES 2101 - COBABE RANCH DESIGN.DWG COBABE RANCH DESIGN.DWG

ZM1

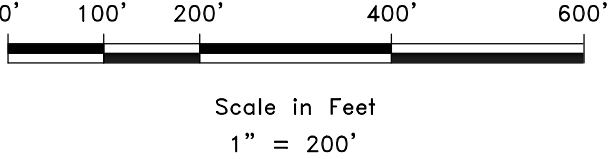
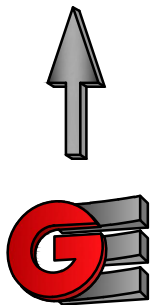
PROPOSED ZONING MAP



- MPDOZ ZONE - 85.98 ACRES
ROAD ROW 7.82 ACRES
OPEN SPACE - 43.03 ACRES
SINGLE FAMILY - 15
MULTI FAMILY - 68
- AV-3 ZONE - 90.68 ACRES
ROAD ROW 8.86 ACRES
OPEN SPACE - 26.34 ACRES
SINGLE FAMILY - 18

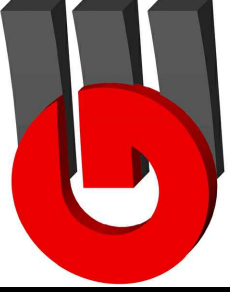
PROPOSED MPDOZ ZONE BOUNDARY DESCRIPTION

A PART OF THE WEST HALF OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 26 AND RUNNING THENCE NORTH 00°26'26" EAST 1479.13 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 TO THE SOUTH LINE OF THE TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 6; THENCE ALONG THE SOUTH LINE OF SAID TRAPPERS RIDGE AT WOLF CREEK P.R.U.D. PHASE 6, PHASE 7A, AND PHASE 3 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°48'08" EAST 942.48 FEET; (2) SOUTH 00°12'16" WEST 177.22 FEET; (3) SOUTH 89°48'06" EAST 1537.86 FEET; THENCE SOUTH 18°43'07" WEST 794.95 FEET; THENCE SOUTH 64°21'31" WEST 942.83 FEET; THENCE SOUTH 06°50'26" WEST 798.28 FEET; THENCE NORTH 89°34'09" WEST 1295.09 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00°22'02" EAST 650.49 FEET TO THE POINT OF BEGINNING. CONTAINING 85.985 ACRES.



REVISIONS		SCALE	1" = 200'
DATE	DESCRIPTION	DATE	6-16-21
		DESIGN	KAN
		DRAWN	KAN
		CHECKED	RC
DWG: RA\1201 - LEWIS HOMES\1201 - COBARE RANCH\DESIGN\DWG\COBARE RANCH_DESIGN.DWG			

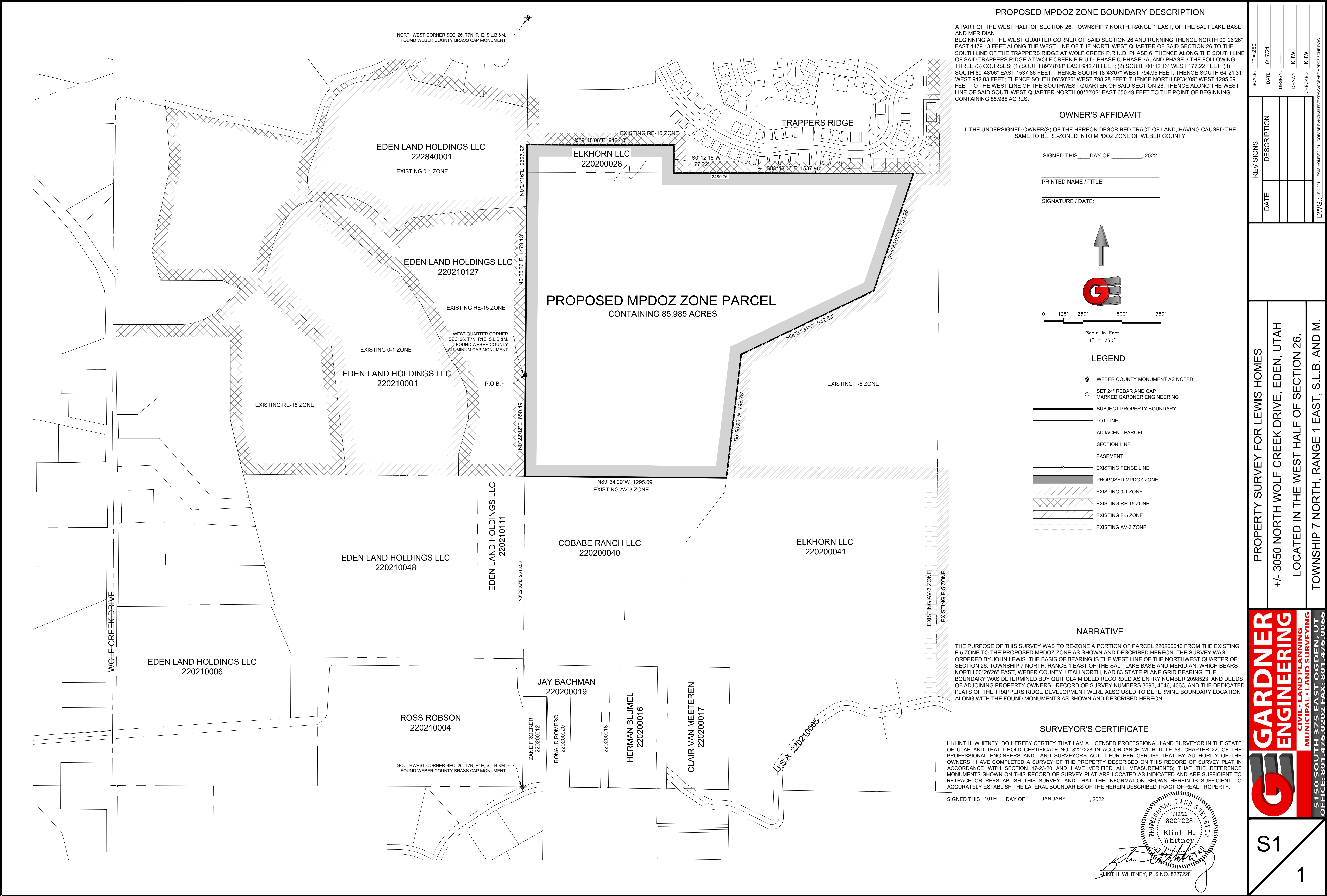
PROPOSED ZONING MAP	
COBARE RANCH	
SR-158 2800 N	
EDEN, WEBER, UTAH	



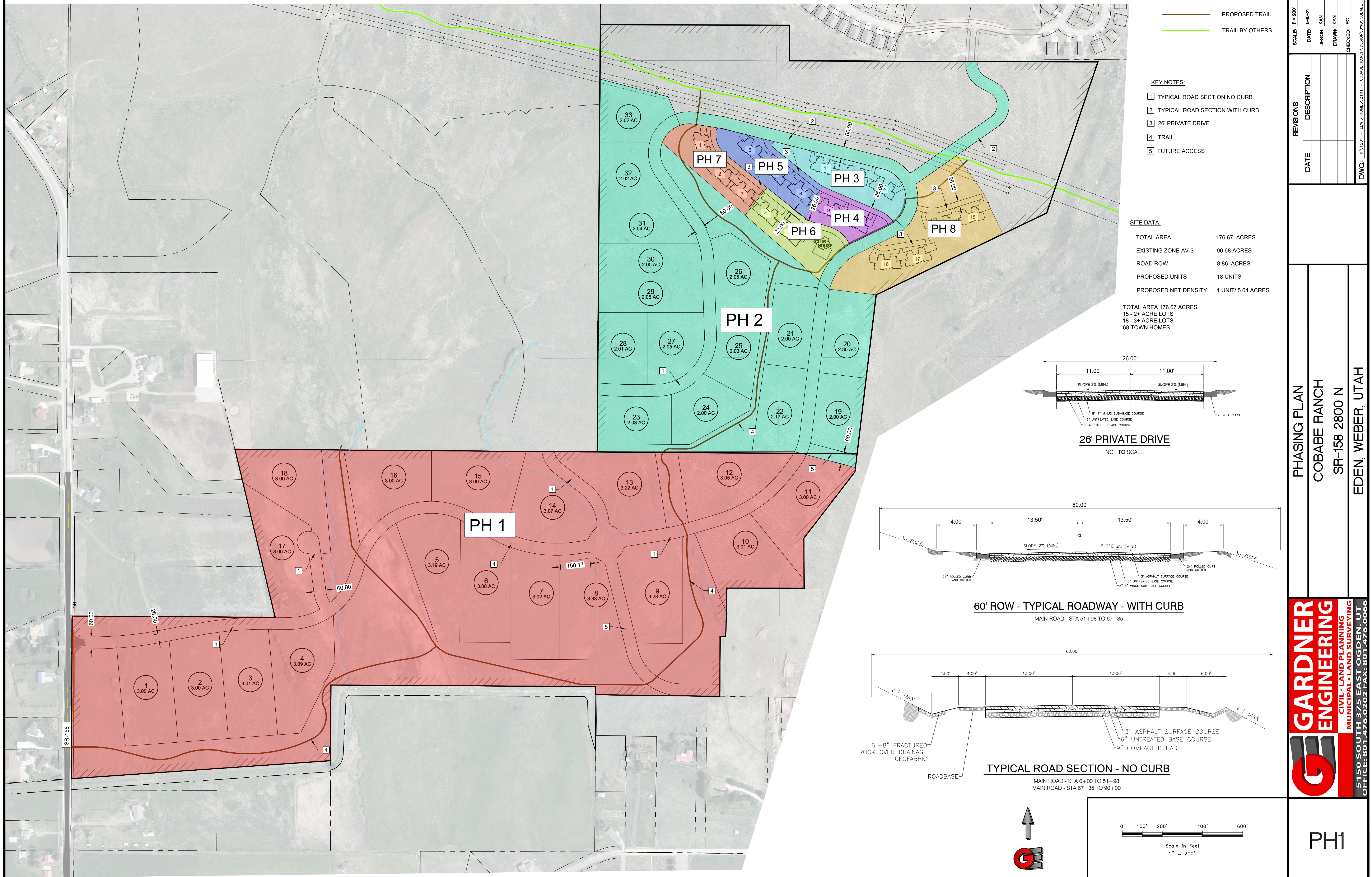
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ZM2



PHASING PLAN



Wolf Creek Resort
Zoning Development Agreement Amendment
Master Planned Development Overlay Zone
January 2022

Cobabe Ranch

Townhomes





COBABE RANCH

PRELIMINARY SUBMITTAL
WEBER COUNTY, UTAH

LOCATION MAP



PREPARED FOR:

COBABE RANCH LLC.
JOHN LEWIS/SHANE DUNLEAVY
3718 N WOLF CREEK DR
EDEN, UTAH 84310
801.430.1507- 801.979.7989

CONSULTANTS:



LANDSCAPE ARCHITECT
LANGVARDT DESIGN GROUP
328 WEST, 200 SOUTH, SUITE 102
SALT LAKE CITY, UTAH 84101
801.583.1295



ENGINEER:
GARDNER ENGINEERING
RYAN CHRISTENSEN
968 CHAMBERS STREET, SUITE 5
SOUTH OGDEN, UTAH 84403
801.476.0202



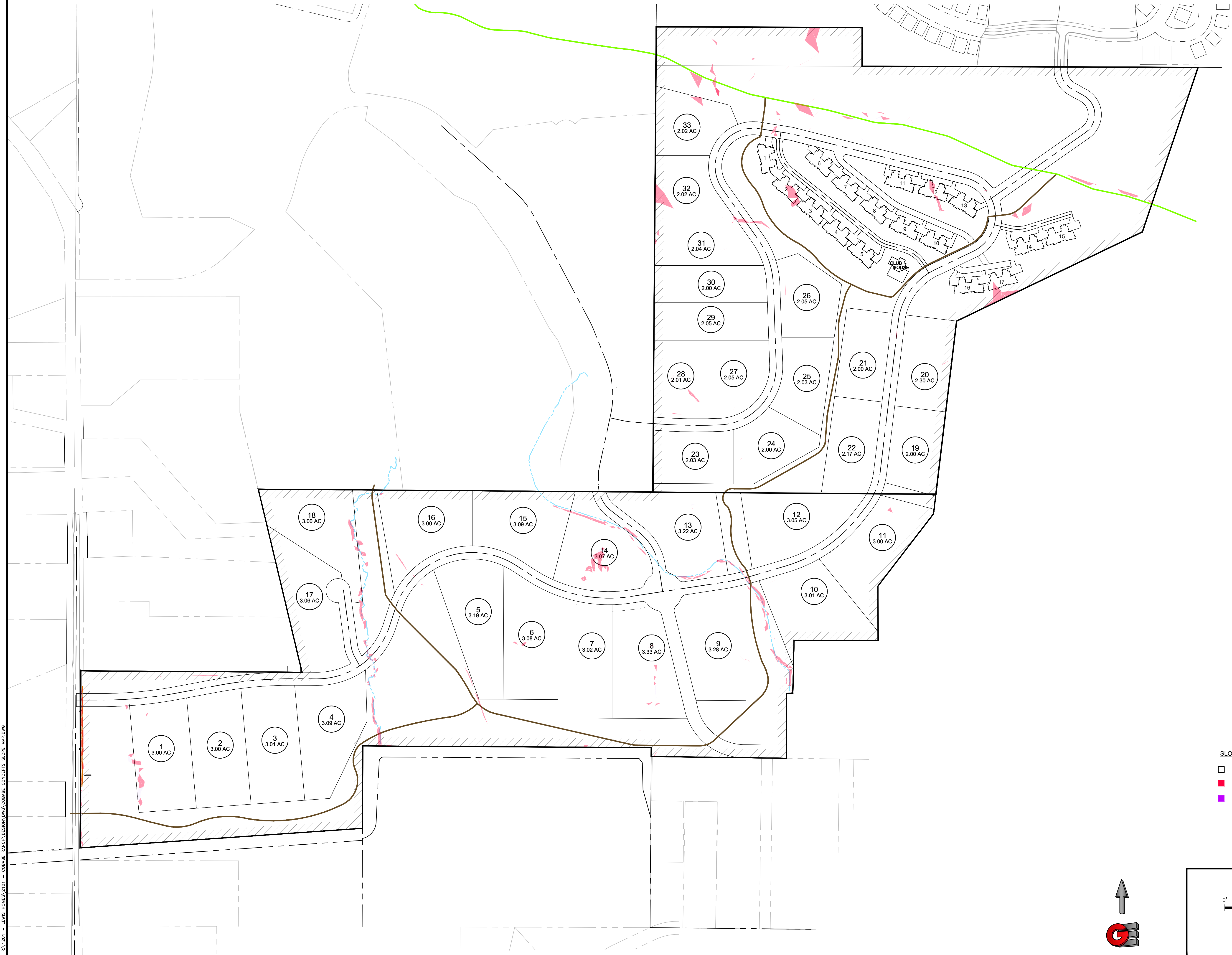
PROJECT MANAGEMENT:
THE HOUSEHOLDER GROUP
ERIC HOUSEHOLDER
2850 NORTH NORDIC VALLEY DRIVE
EDEN, UTAH 84310
801.389.0040

SHEET INDEX:

C-01	COVER SHEET
S1	PRELIMINARY PLAT
S2	PHASE 1 PLAT
SA1	SLOPE ANALYSIS
PH1	PHASING PLAN
ZM1	ZONING MAP
SP1	SITE PLAN
UM1	UTILITY MASTER PLAN
UT1-5	UTILITY SHEETS
DR1	DRAINAGE MASTER PLAN
SW1	SWPPP

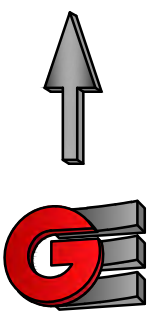
SA 1201 - LEWIS HOMES 2101 - COBABE RANCH DESIGN DWS COBABE CONCEPTS SLOPE MAP.DWG

SLOPE ANALYSIS



SLOPE LEGEND:

- 0 - 25%
- 25% TO 40%
- OVER 40%



0' 100' 200' 400' 600'

Scale in Feet
1" = 200'

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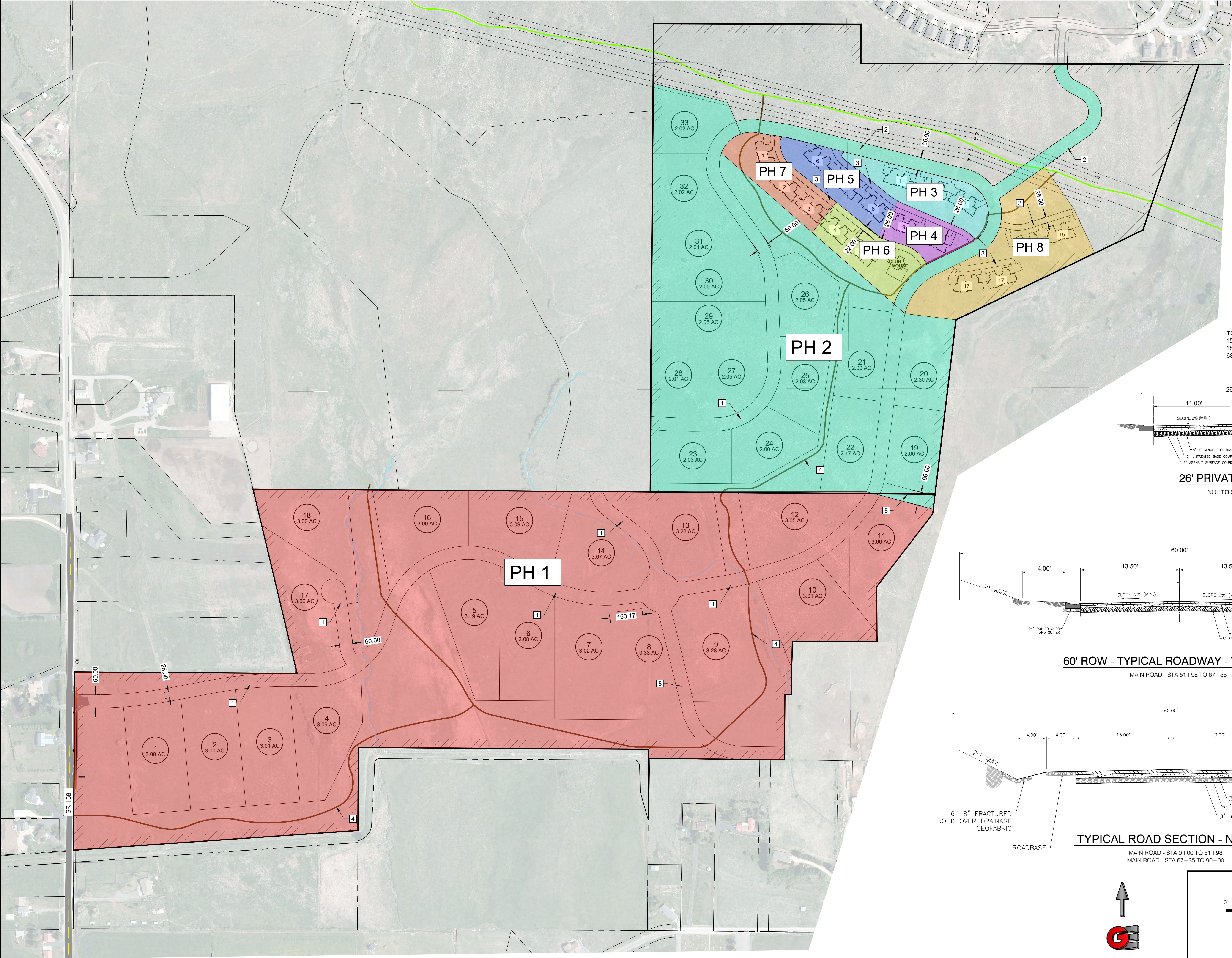
SLOPE ANALYSIS
COBABE RANCH
SR-158 2800 N
EDEN, WEBER, UTAH

REVISIONS	
DATE	DESCRIPTION
DWG:	

SCALE: 1" = 200'
DATE: 6-15-21
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

SA1

PHASING PLAN



PROPOSED TRAIL
TRAIL BY OTHERS

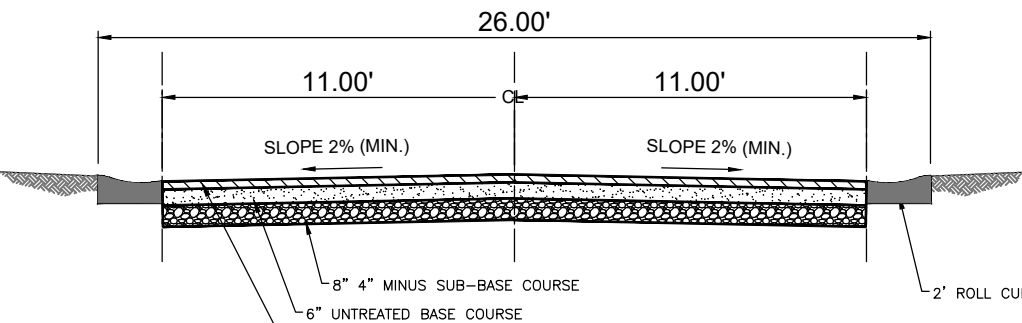
KEY NOTES:

- 1 TYPICAL ROAD SECTION NO CURB
- 2 TYPICAL ROAD SECTION WITH CURB
- 3 26' PRIVATE DRIVE
- 4 TRAIL
- 5 FUTURE ACCESS

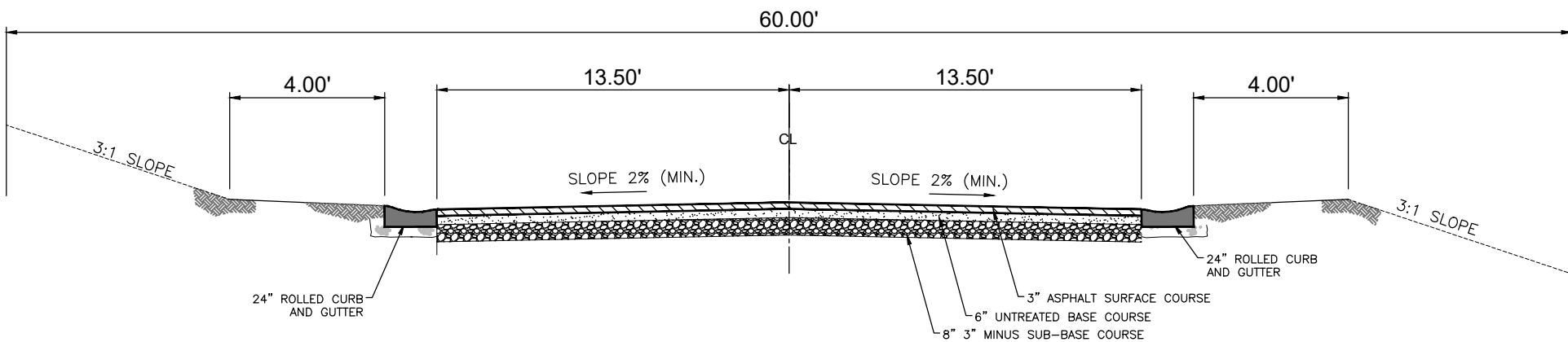
SITE DATA:

TOTAL AREA 176.67 ACRES
EXISTING ZONE AV-3 90.68 ACRES
ROAD ROW 8.86 ACRES
PROPOSED UNITS 18 UNITS
PROPOSED NET DENSITY 1 UNIT/ 5.04 ACRES

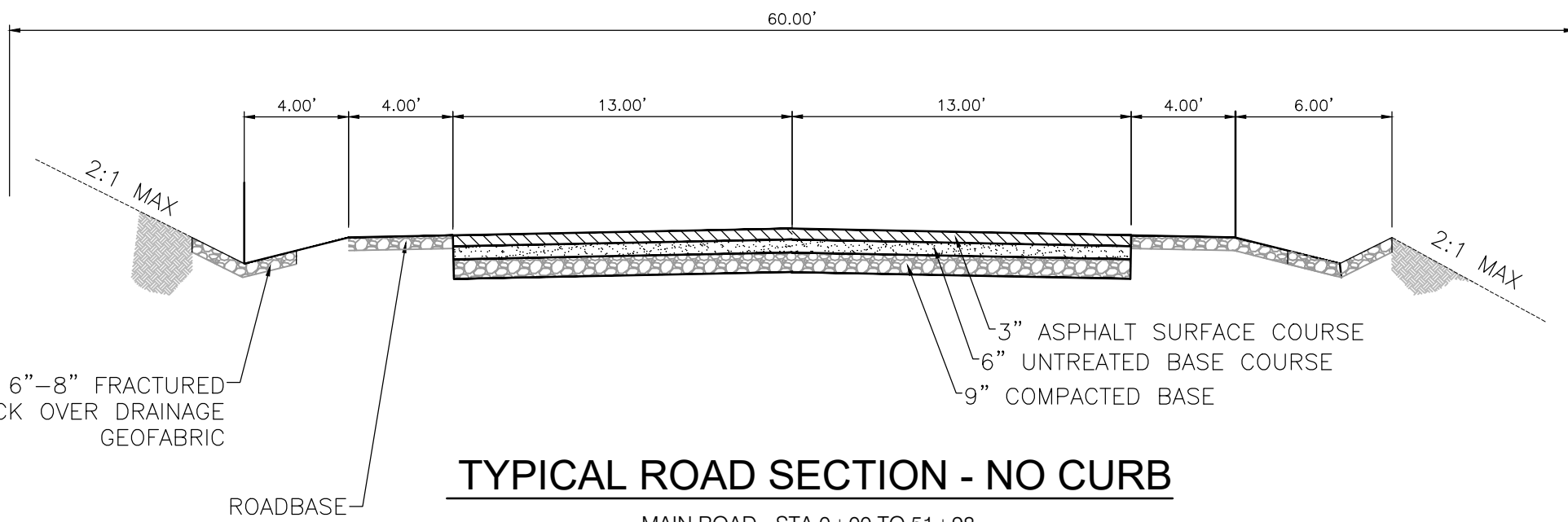
TOTAL AREA 176.67 ACRES
15 - 2+ ACRE LOTS
18 - 3+ ACRE LOTS
68 TOWN HOMES



26' PRIVATE DRIVE
NOT TO SCALE

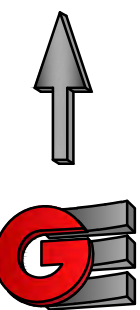


60' ROW - TYPICAL ROADWAY - WITH CURB
MAIN ROAD - STA 51+98 TO 67+35



TYPICAL ROAD SECTION - NO CURB

MAIN ROAD - STA 0+00 TO 51+98
MAIN ROAD - STA 67+35 TO 90+00

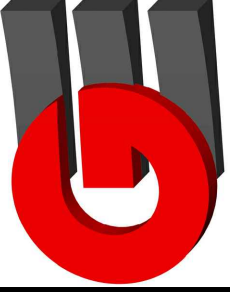


0' 100' 200' 400' 600'
Scale in Feet
1" = 200'

REVISIONS		DATE	DESCRIPTION

SCALE: 1" = 200'	DATE: 6-16-21	DESIGN: KAN	DRAWN: KAN	CHECKED: RC
DWG: 1811201 - LEWIS HOMES 2101 - COBARE RANCH DESIGN DWG COBARE RANCH DESIGN DWG				

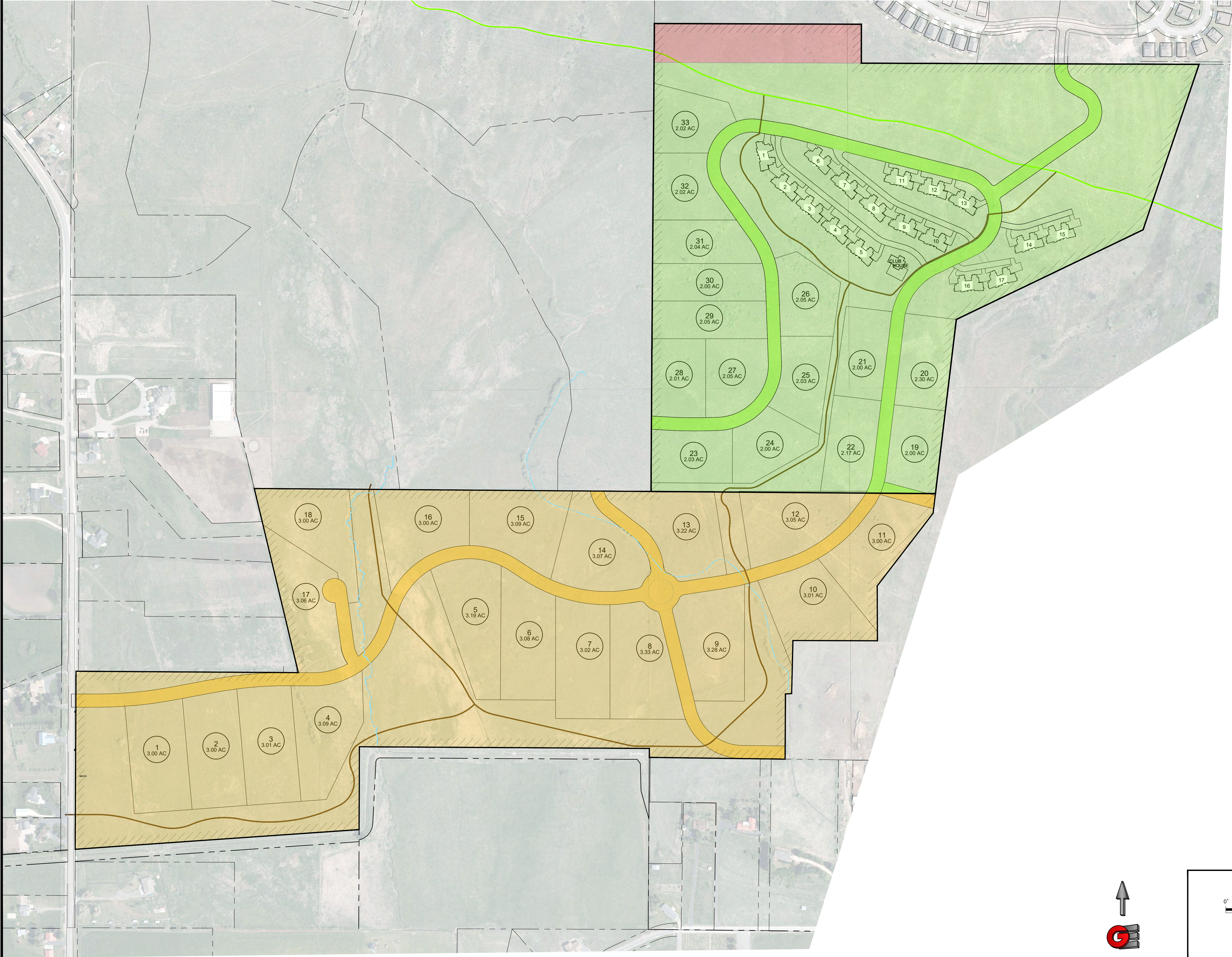
PHASING PLAN
COBARE RANCH
SR-158 2800 N
EDEN, WEBER, UTAH



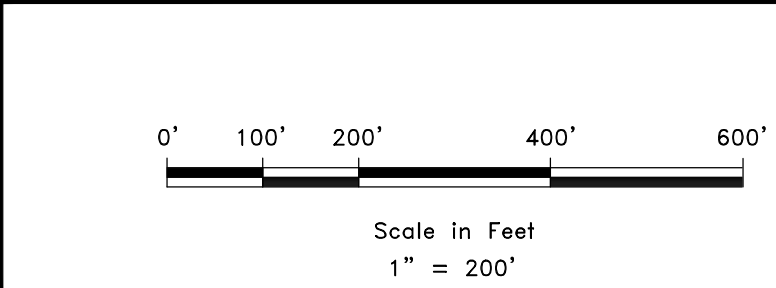
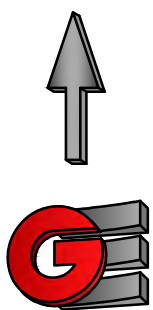
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PH1

EXISTING ZONING MAP



- RE-15 ZONE
3.84 ACRES
- F-5 ZONE - 82.15 ACRES
ROAD ROW 7.82 ACRES
- AV-3 ZONE - 90.68 ACRES
ROAD ROW 8.86 ACRES



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EXISTING ZONING MAP
COBABE RANCH
SR-158 2800 N
EDEN, WEBER, UTAH

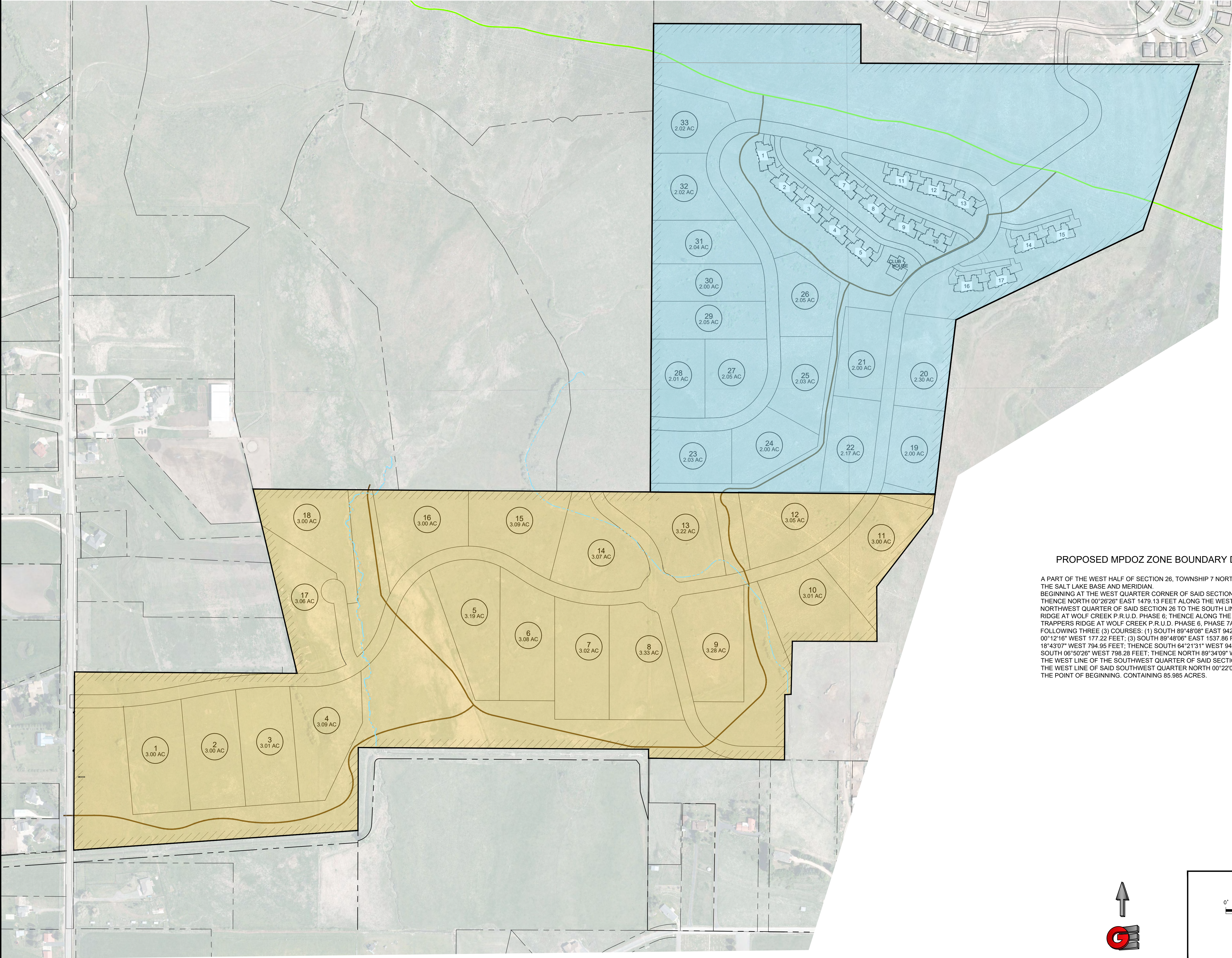
REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 200'	DATE: 6-16-21
DESIGN: KAN	DRAWN: KAN
CHECKED: RC	

DWG: RA-1201 - LEWIS HOMES 2101 - COBABE RANCH DESIGN.DWG COBABE RANCH DESIGN.DWG

ZM1

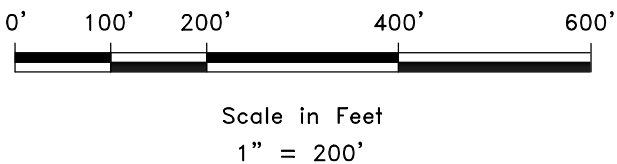
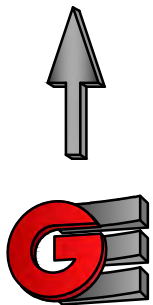
PROPOSED ZONING MAP



- MPDOZ ZONE - 85.98 ACRES
ROAD ROW 7.82 ACRES
OPEN SPACE - 43.03 ACRES
SINGLE FAMILY - 15
MULTI FAMILY - 68
- AV-3 ZONE - 90.68 ACRES
ROAD ROW 8.86 ACRES
OPEN SPACE - 26.34 ACRES
SINGLE FAMILY - 18

PROPOSED MPDOZ ZONE BOUNDARY DESCRIPTION

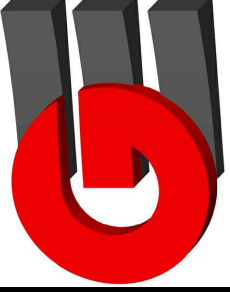
A PART OF THE WEST HALF OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN.
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REVISIONS		SCALE
DATE	DESCRIPTION	1" = 200'
		DATE 6-16-21
		DESIGN KAN
		DRAWN KAN
		CHECKED RC

DWG: RA\1201 - LEWIS HOMES\1201 - COBARE RANCH\DESIGN\DWG\COBARE RANCH_DESIGN.DWG

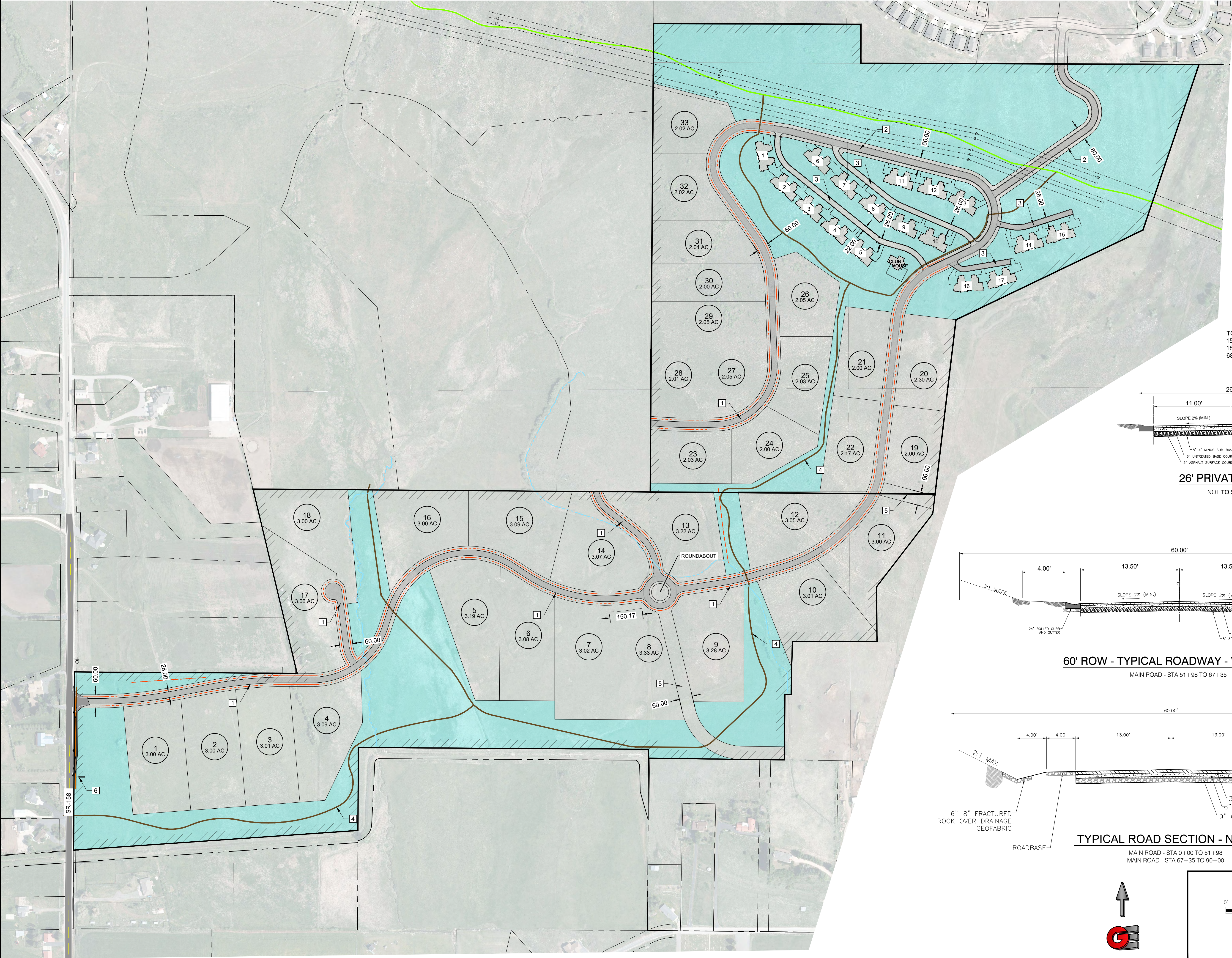
PROPOSED ZONING MAP	
COBARE RANCH	
SR-158 2800 N	
EDEN, WEBER, UTAH	



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SITE PLAN



- COMMON AREA
69.37 ACRES
- PROPOSED TRAIL
- TRAIL BY OTHERS

- KEY NOTES:
- 1 TYPICAL ROAD SECTION NO CURB
 - 2 TYPICAL ROAD SECTION WITH CURB
 - 3 26' PRIVATE DRIVE
 - 4 TRAIL
 - 5 FUTURE ACCESS
 - 6 MONUMENT

SITE DATA:

TOTAL AREA 176.67 ACRES

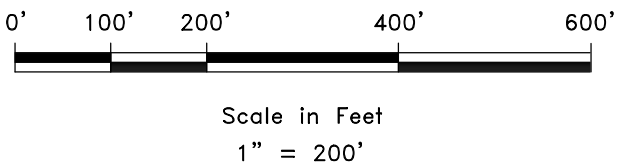
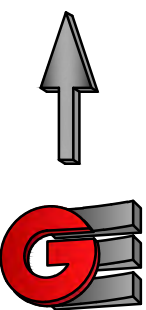
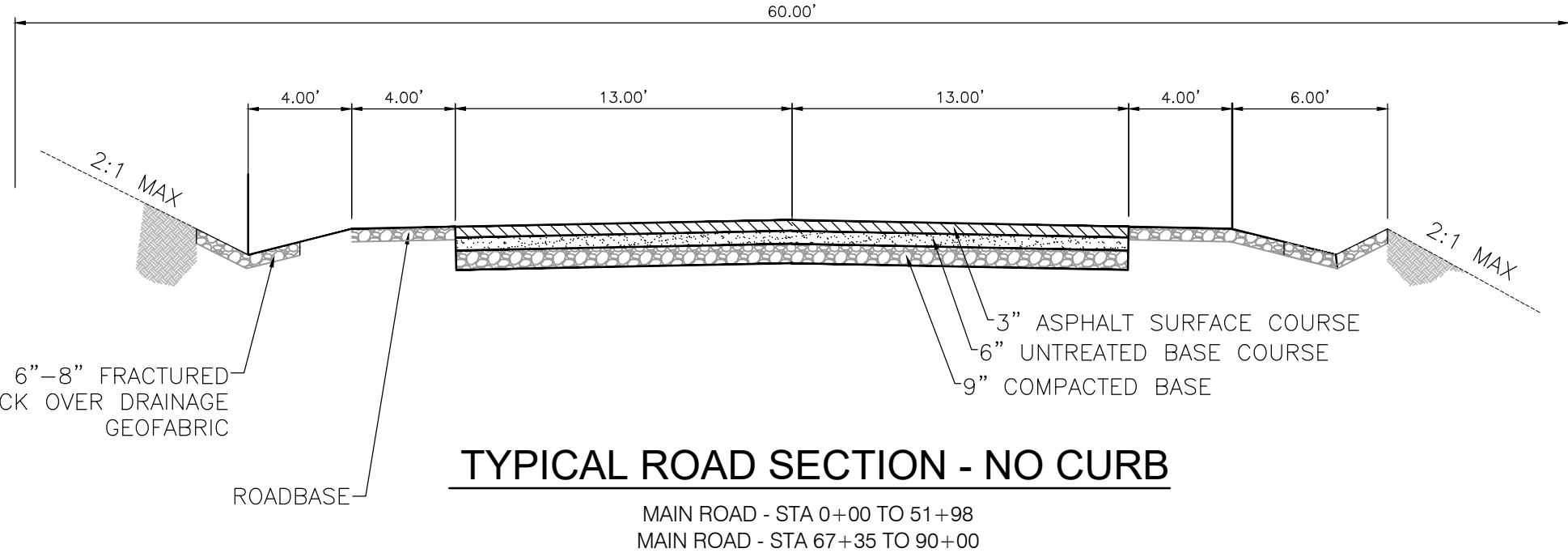
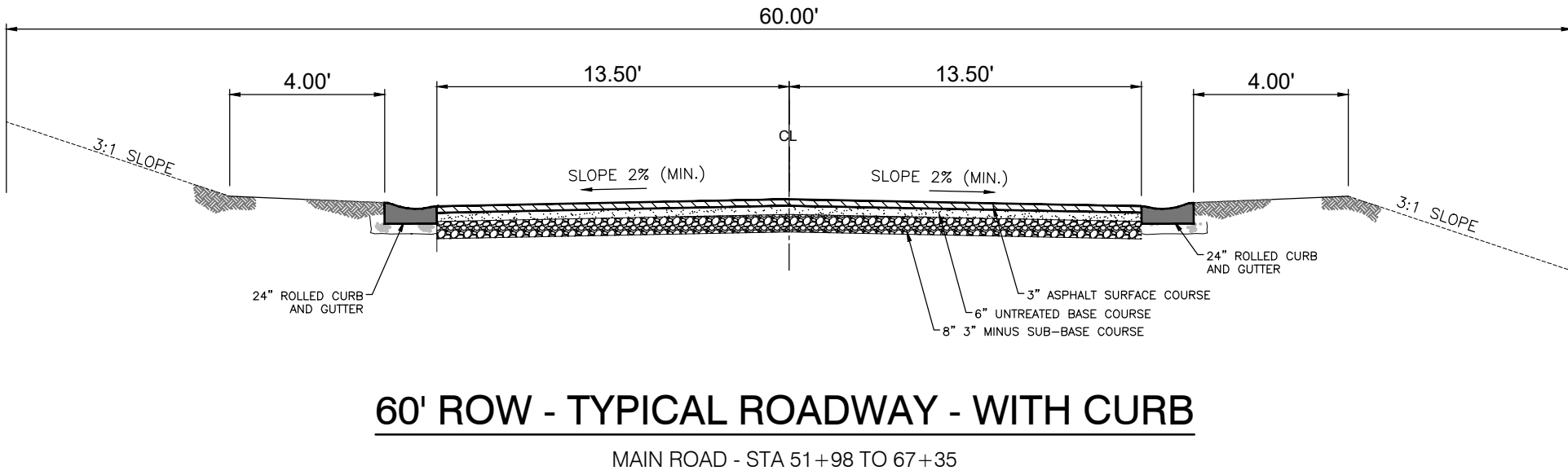
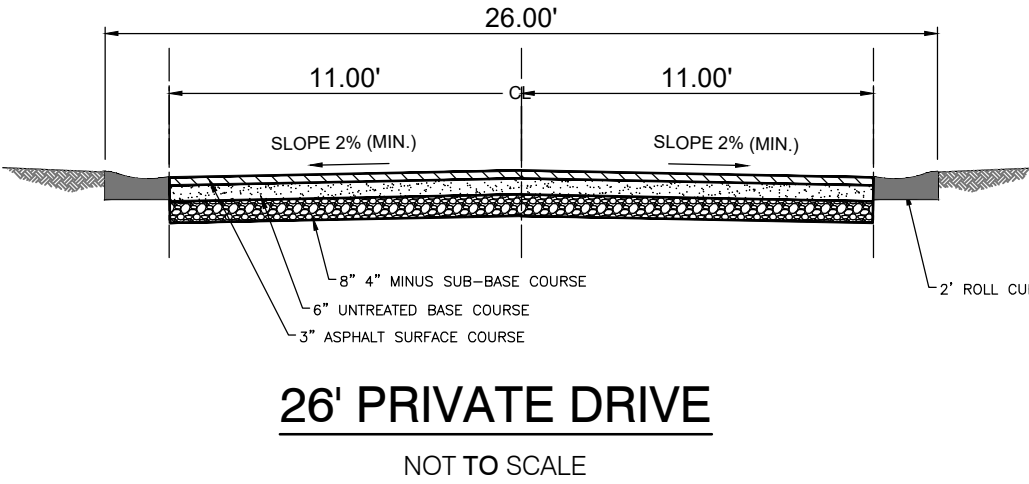
EXISTING ZONE AV-3 90.68 ACRES

ROAD ROW 8.86 ACRES

PROPOSED UNITS 18 UNITS

PROPOSED NET DENSITY 1 UNIT/ 5.04 ACRES

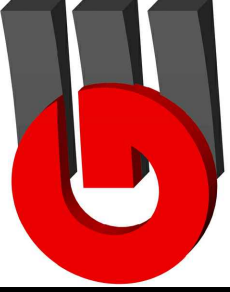
TOTAL AREA 176.67 ACRES
15 - 2+ ACRE LOTS
18 - 3+ ACRE LOTS
68 TOWN HOMES



REVISIONS		DATE	DESCRIPTION

DWG: RA-1201 - LEWIS HOMES/2101 - COBABE RANCH/DESIGN/DWG/COBABE RANCH_DESIGN.DWG

SITE PLAN	
COBABE RANCH	
SR-158 2800 N	
EDEN, WEBER, UTAH	



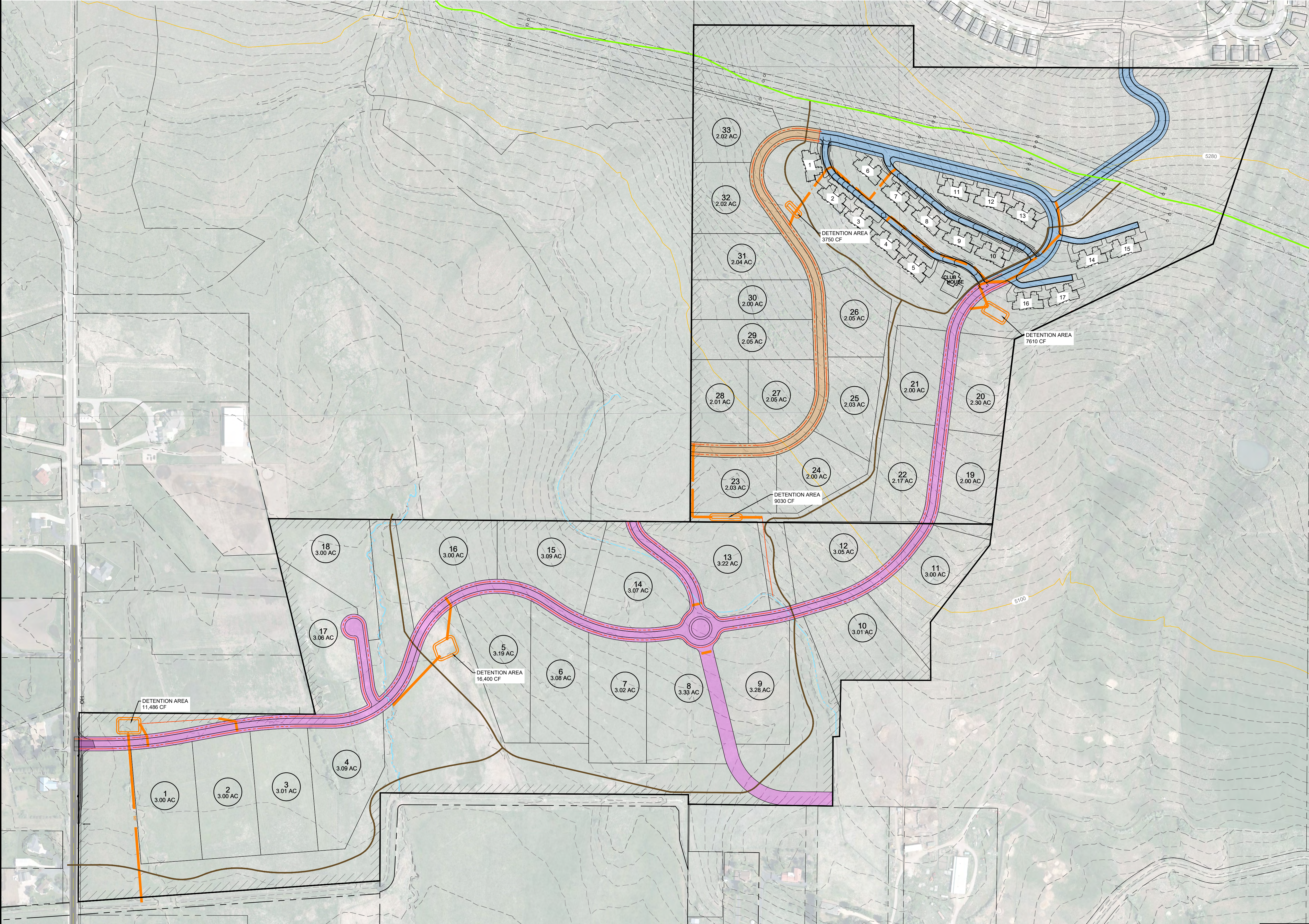
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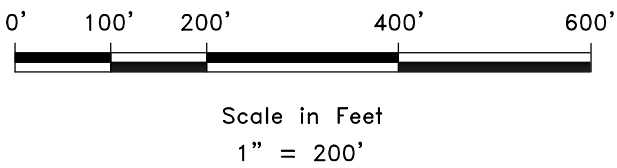
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OVERALL DRAINAGE



Basin	Area (acres)	Detention Volume (cf)
Road Basin A	4.57	9,481
Road Basin B	2.85	5,917
Road Basin C	7.01	14,544
Road Basin C2	3.16	6,560

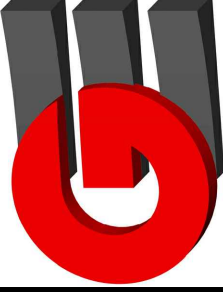
NOTE:
1. DETENTION CALCS ARE FOR THE 10 YR STORM WITH A RELEASE RATE OF 0.1 CFS/SCRE
2. ALL LOTS ARE REQUIRED TO PROVIDE THEIR OWN DETENTION TO CONTROL RUNOFF. TOWN HOMES WILL PROVIDE DETENTION ONSITE.
3. STORM WATER RUN OFF FROM ROAD RIGHT OF WAY TO BE DETAINED BY PROJECT IMPROVEMENTS.



REVISIONS		DATE	DESCRIPTION

DWG: EN1201 - LEWIS HOMES1201 - COBABE RANCH DESIGN.DWG COBABE RANCH DESIGN.DWG

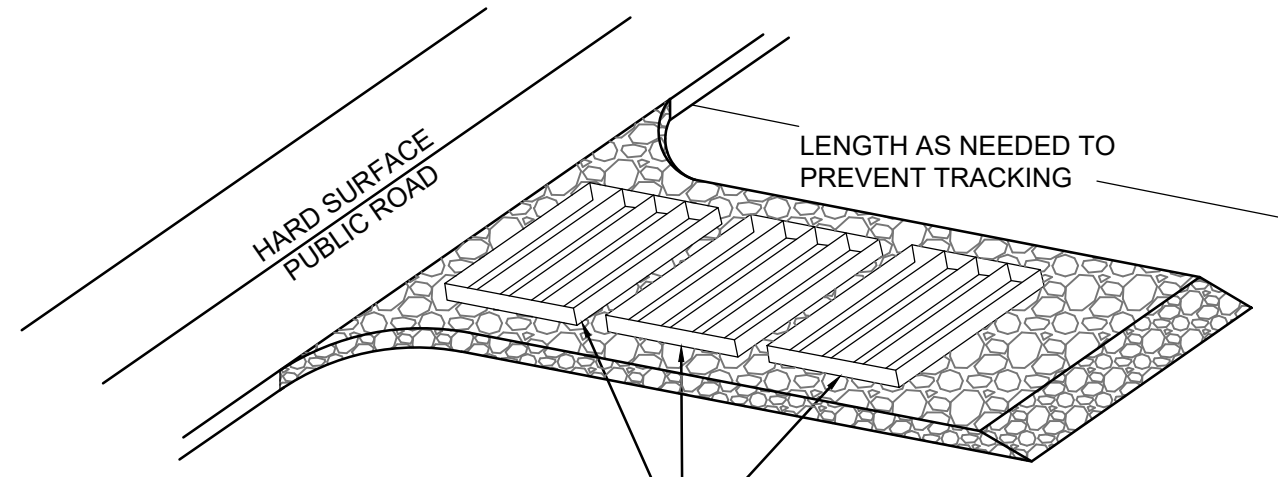
OVERALL DRAINAGE
COBABE RANCH
SR-158 2800 N
EDEN, WEBER, UTAH

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- EROSION CONTROL NOTES:
1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
 2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
 3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
 4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.

ENTRANCE STABILIZATION NOTES:

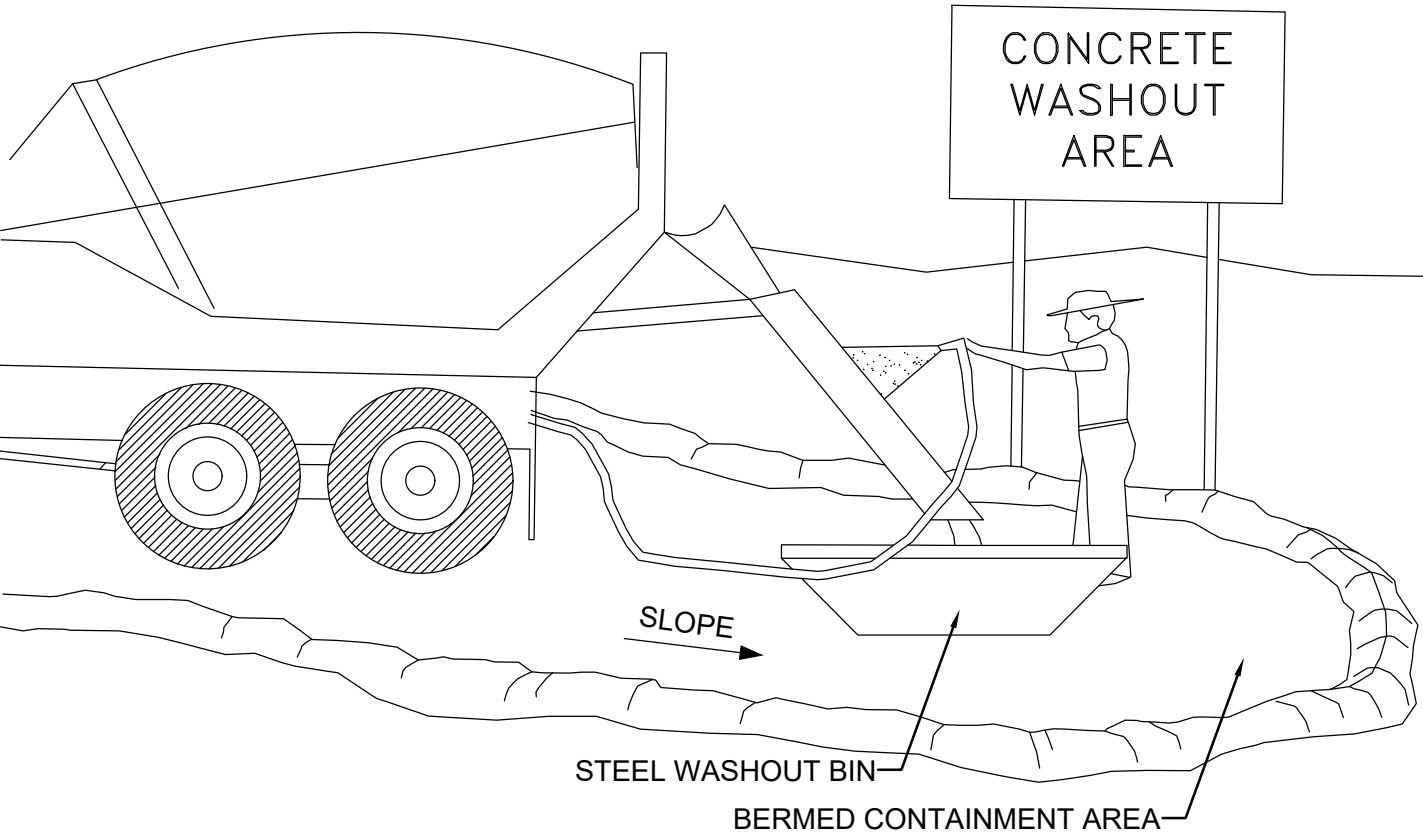
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
 - b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

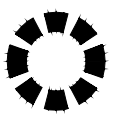
NOTE:

CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET

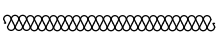


NOTES:

1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHAL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



INLET PROTECTION
(EITHER OPTION)

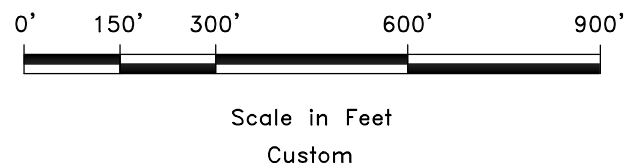
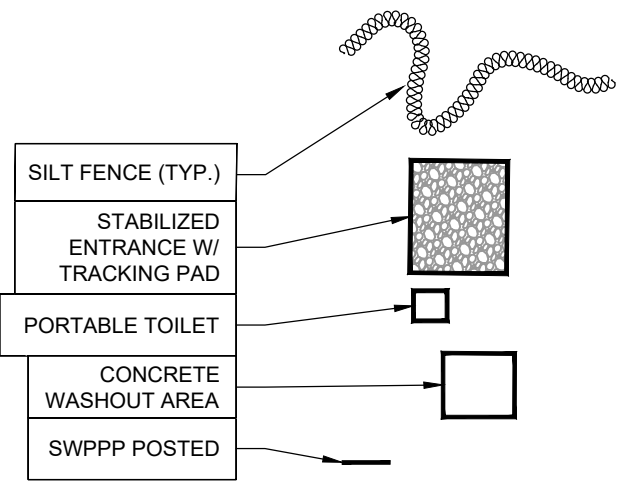
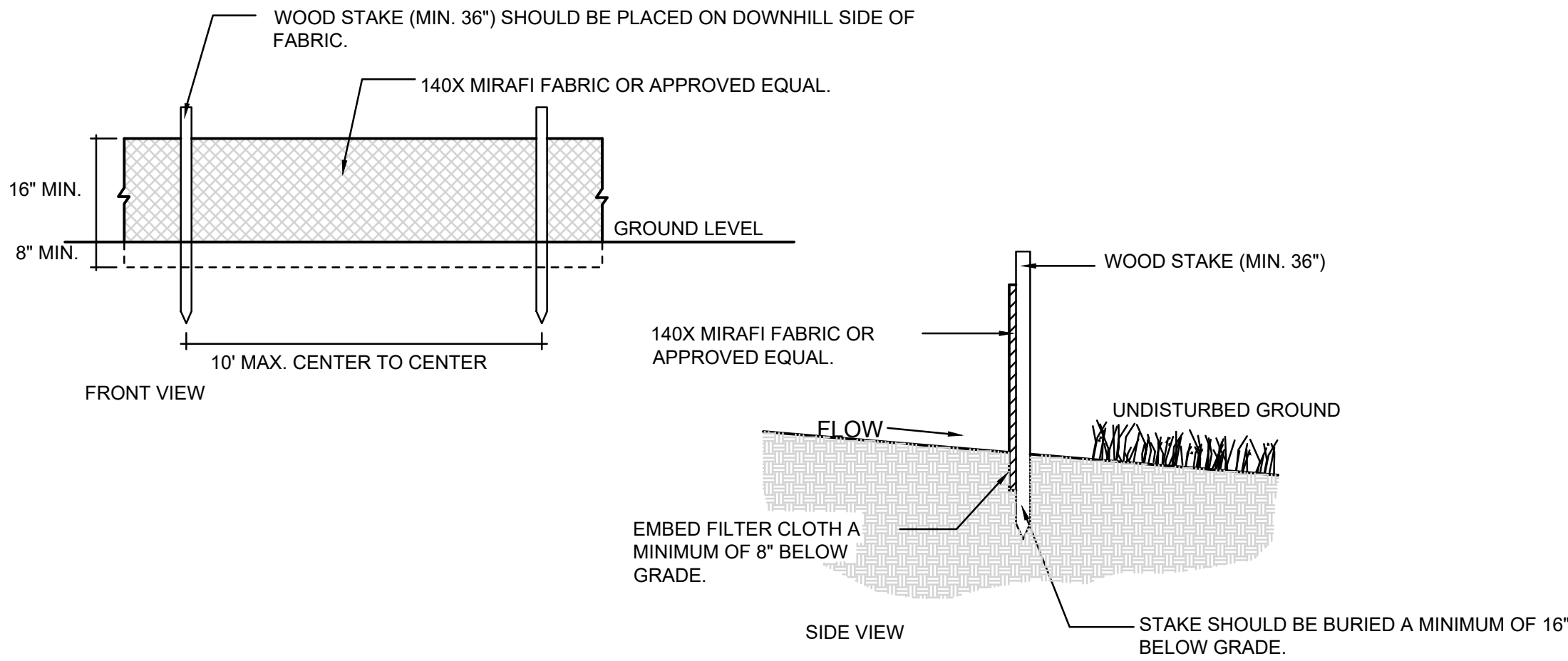
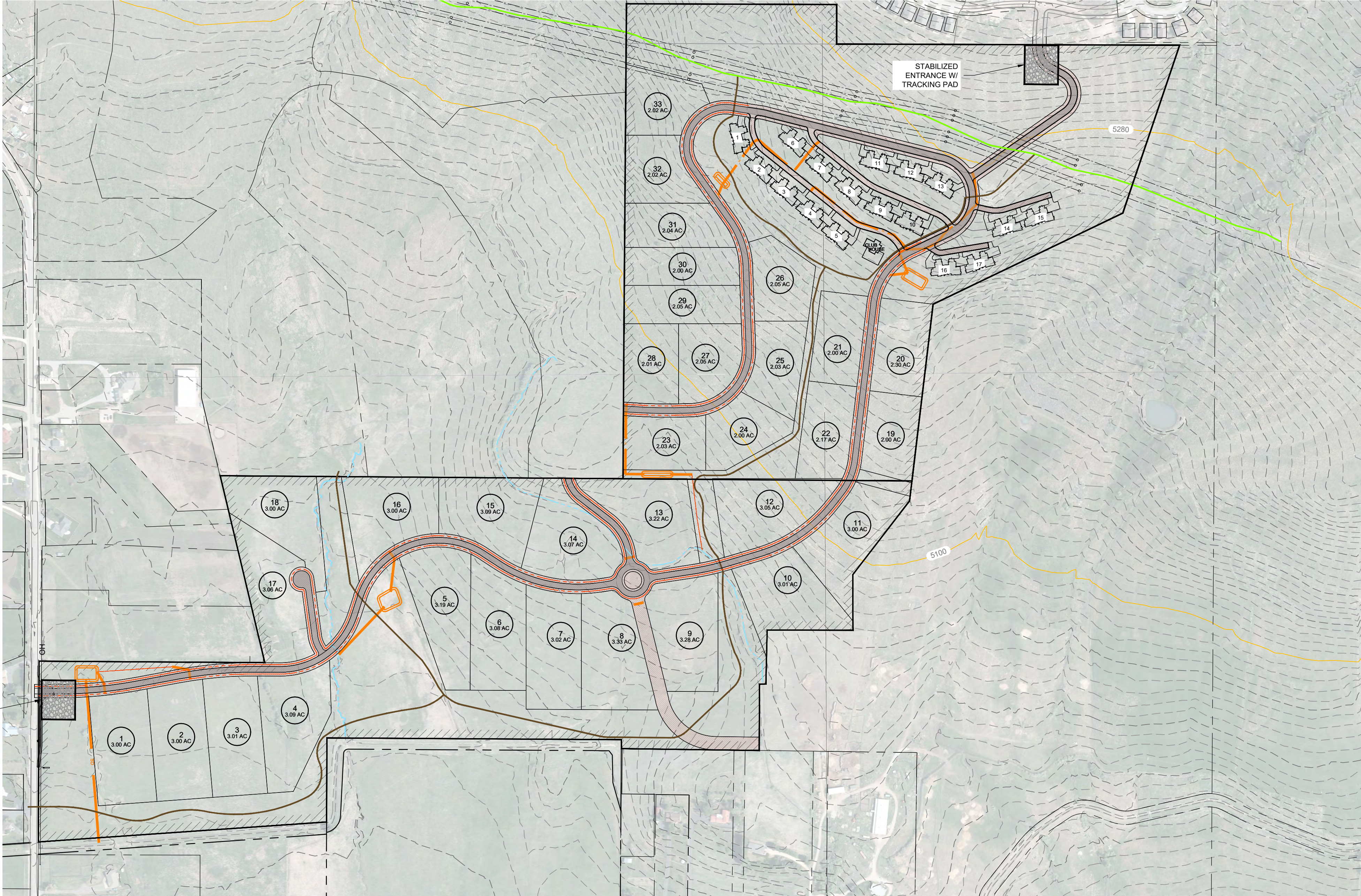


SILT FENCE

STORM WATER PROTECTION PLAN

COBABE RANCH

TOTAL AREA 176.67 ACRES
TOTAL DISTURBED AREA 17.72 ACRES



STORM WATER PROTECTION PLAN

COBABE RANCH

SR-158 2800 N

EDEN, WEBER, UTAH

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