

THE BRIDGES AT WOLF CREEK

AMENDED PRUD SUBDIVISION APPLICATION



THE BRIDGES
WOLF CREEK RESORT
 AMENDED PRUD SUBMITTAL
 WEBER COUNTY UTAH

LOCATION MAP



PREPARED FOR:

LEWIS HOMES, INC
 JOHN LEWIS
 5577 EAST ELKHORN DRIVE
 EDEN, UTAH 84310
 801.430.1507



CONSULTANTS:

LANDSCAPE ARCHITECT:
LANGVARDT DESIGN GROUP
 336 WEST BROADWAY, SUITE 110
 SALT LAKE CITY, UTAH 84101
 801.583.1295



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

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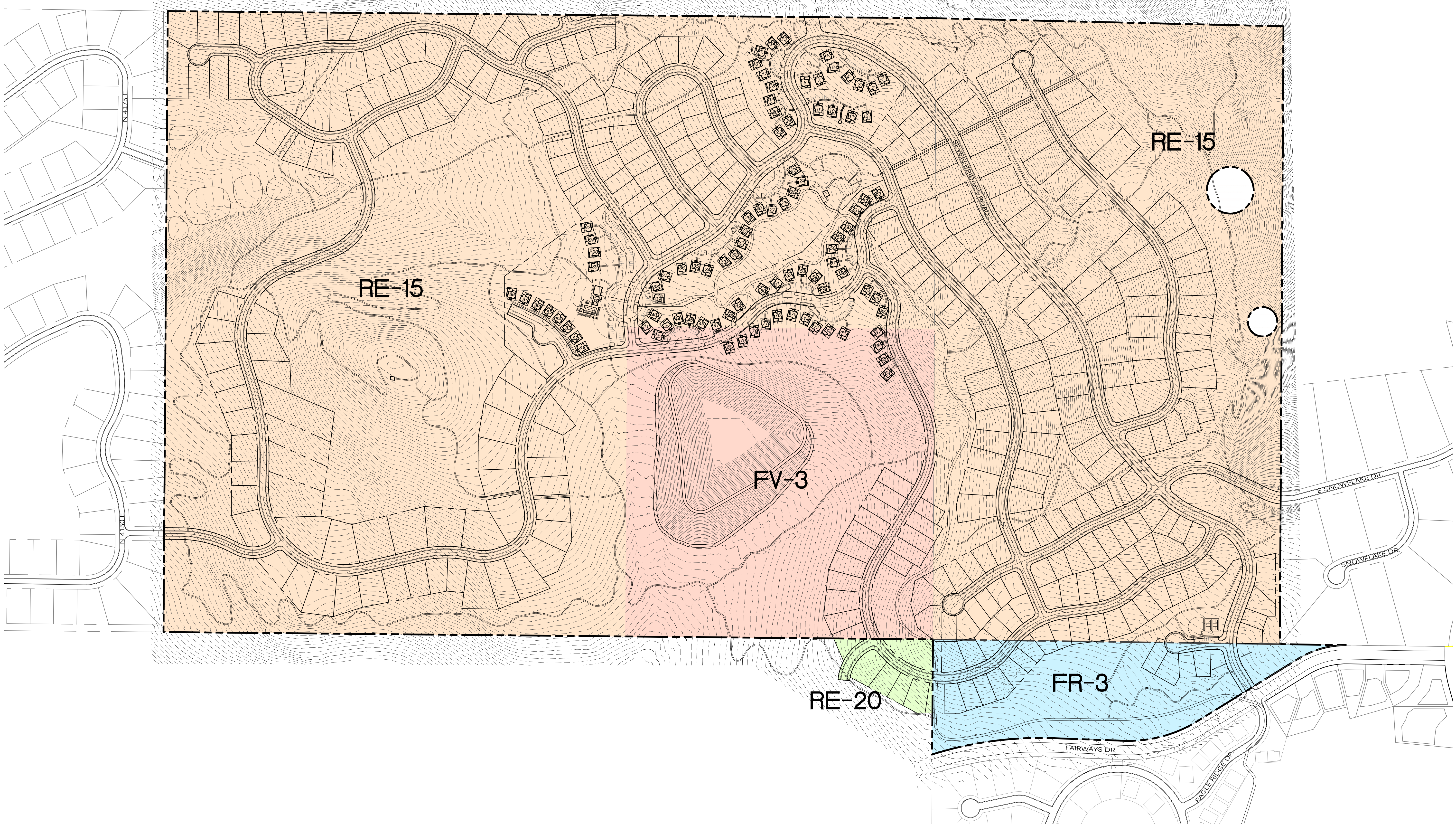
PLANNING
 ARCHITECTURE LANDSCAPE

DATE:	MAY 2024
PROJECT:	000.0000.37
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REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:
COVER PAGE

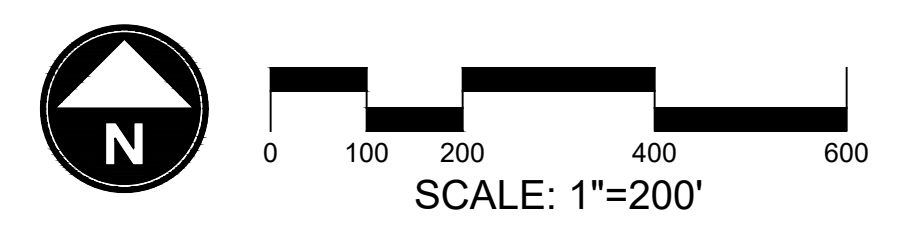
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C1.1



PRUD DEVELOPMENT DATA

TOTAL PRUD BOUNDARY AREA	305.72 ACRES
ZONE RE-15	250.38 ACRES
ZONE FR-3	13.01 ACRES
ZONE FV-3	40.08 ACRES
ZONE RE-20	2.25 ACRES



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SHEET TITLE:
OVERALL ZONING MAP

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P1.1



THE BRIDGES
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SHEET TITLE:
OVERALL SITE PLAN
 SHEET NUMBER:
P1.2



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		

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ZONE RE-20	2.25 ACRES
ROAD ROW AREA	33.34 ACRES

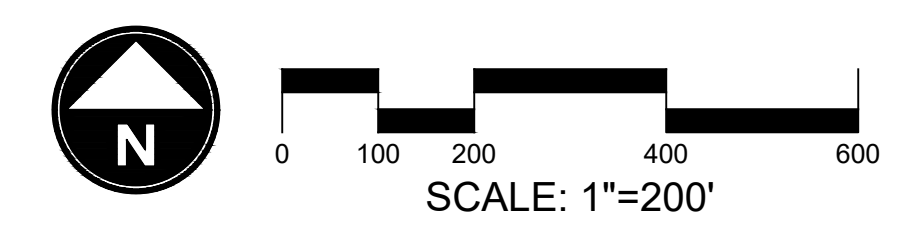
NET DEVELOPABLE AREA 272.38 ACRES

PROPOSED UNITS	426 UNITS
PARKSIDE	92 UNITS
MOUNTAINSIDE	99 UNITS
GROVE CABINS	92 UNITS
HOMESTEAD	51 UNITS
THE NORTH 40	44 UNITS
HILLSIDE	48 UNITS

PROPOSED NET DENSITY 1 UNIT/ 0.64 ACRES

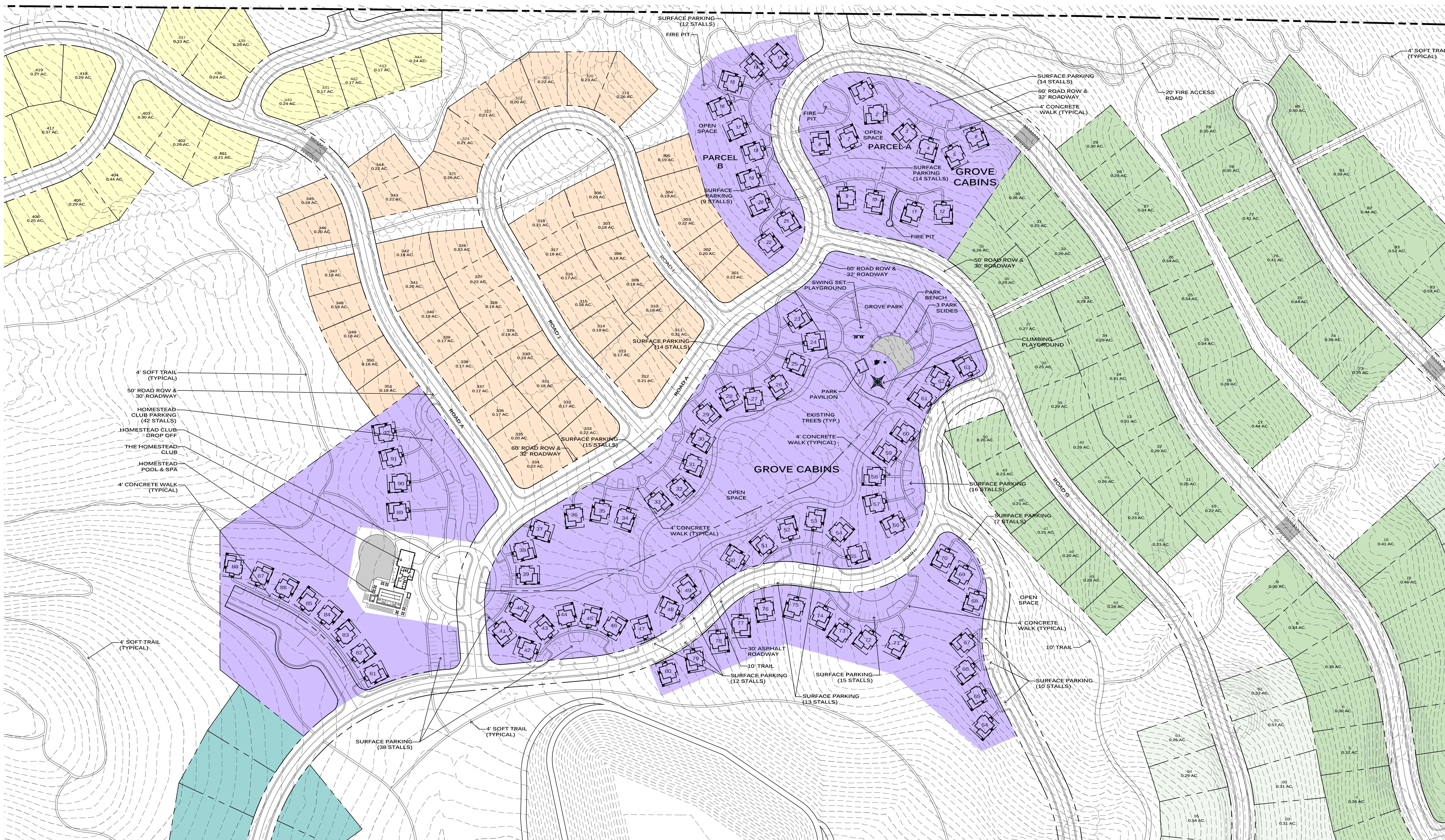
PROPOSED OPEN SPACE 169.28 ACRES

PROPOSED TRAILS	
10' TRAIL	5,917 LF
4' SOFT TRAIL	35,884 LF

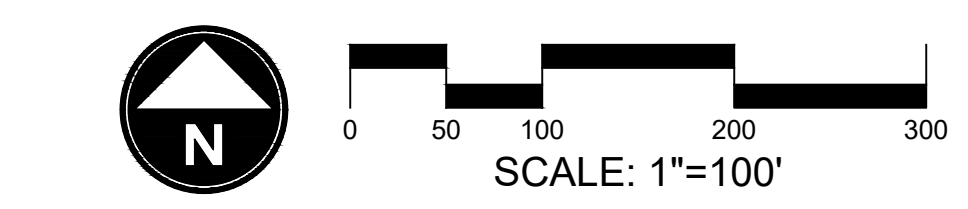




THE BRIDGES
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NOTES:
 1. PARKING FOR HOMESTEAD CABINS WILL BE PROVIDED AT THE HOMESTEAD CLUB.
 2. PARKING FOR THE GROVE CABINS IS PROVIDED AS SURFACE PARKING. 177 SURFACE STALLS ARE PROVIDED FOR THE 85 UNITS. PARKING RATIO: 2.08 STALLS/UNIT



LOT LEGEND AND MIN. SETBACK STANDARDS

 THE NORTH 40 SINGLE FAMILY	 GROVE CABINS
FRONT 15	FRONT 0
SIDES 7.5	SIDES 0
REAR 20	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	

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NET DEVELOPABLE AREA

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PROPOSED NET DENSITY: 1 UNIT/ 0.64 ACRES

PROPOSED OPEN SPACE: 169.28 ACRES

PROPOSED TRAILS

10' TRAIL	5,917 LF
4' SOFT TRAIL	35,884 LF

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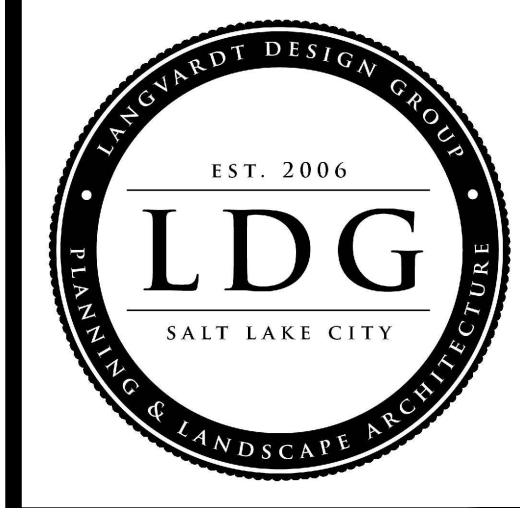
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CABINS SITE PLAN

SHEET NUMBER:

P1.3



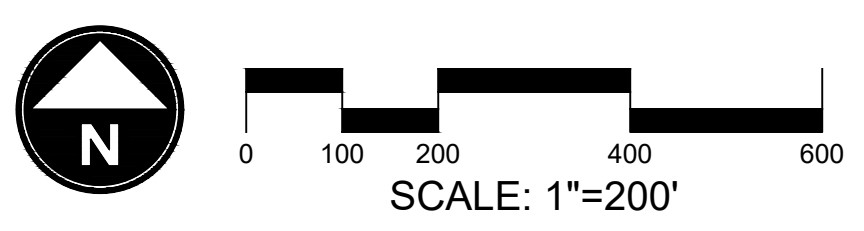
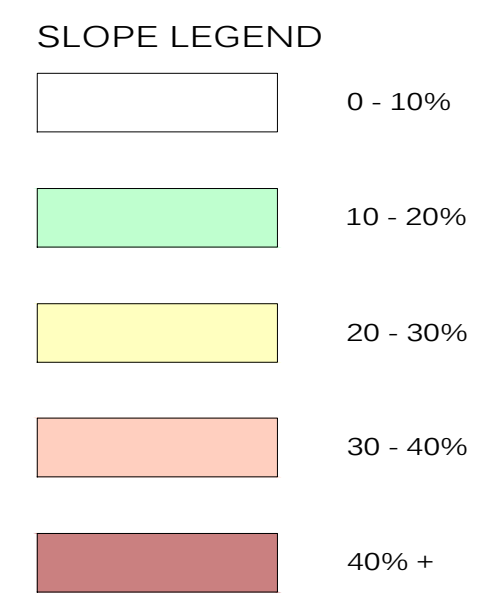
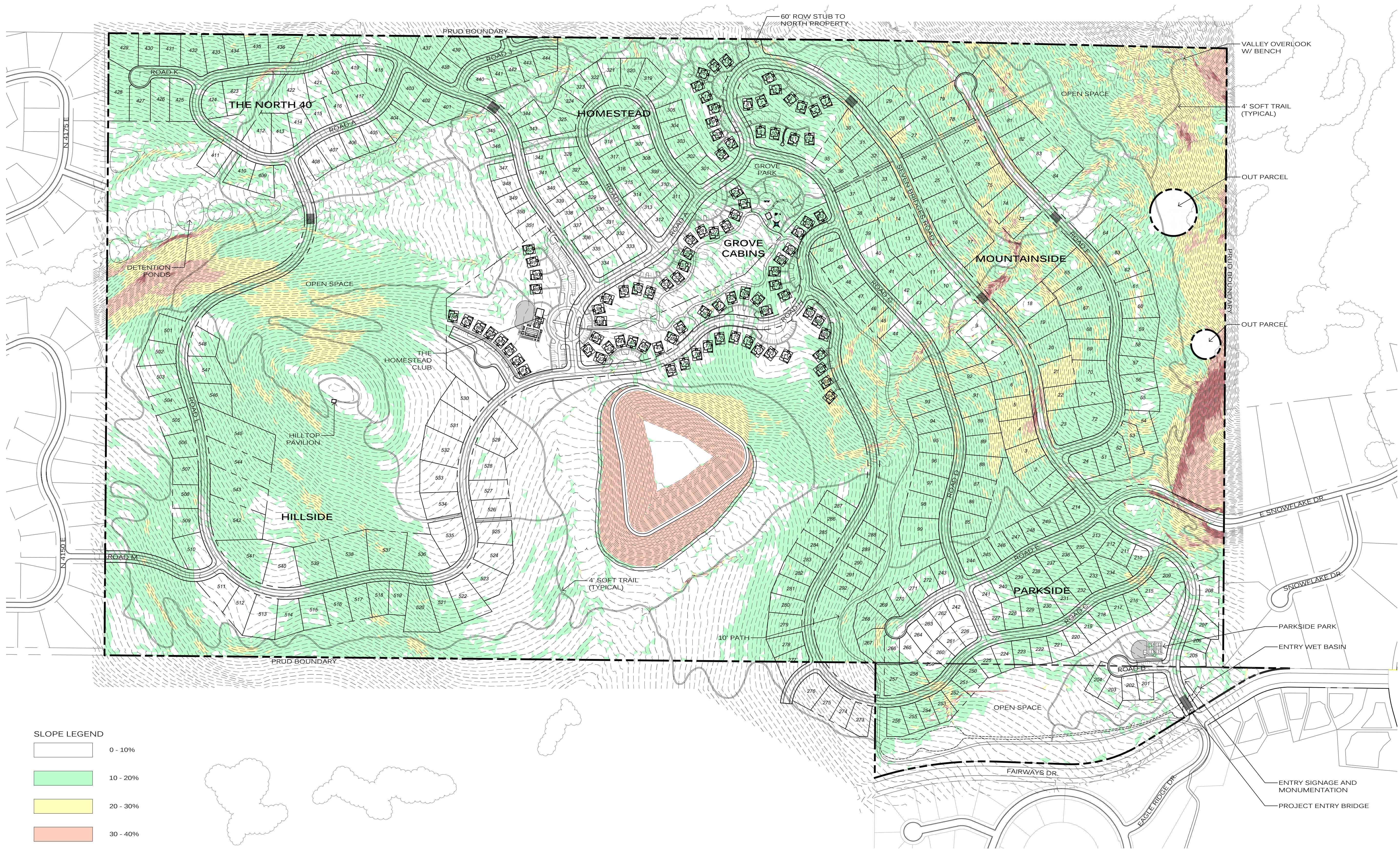
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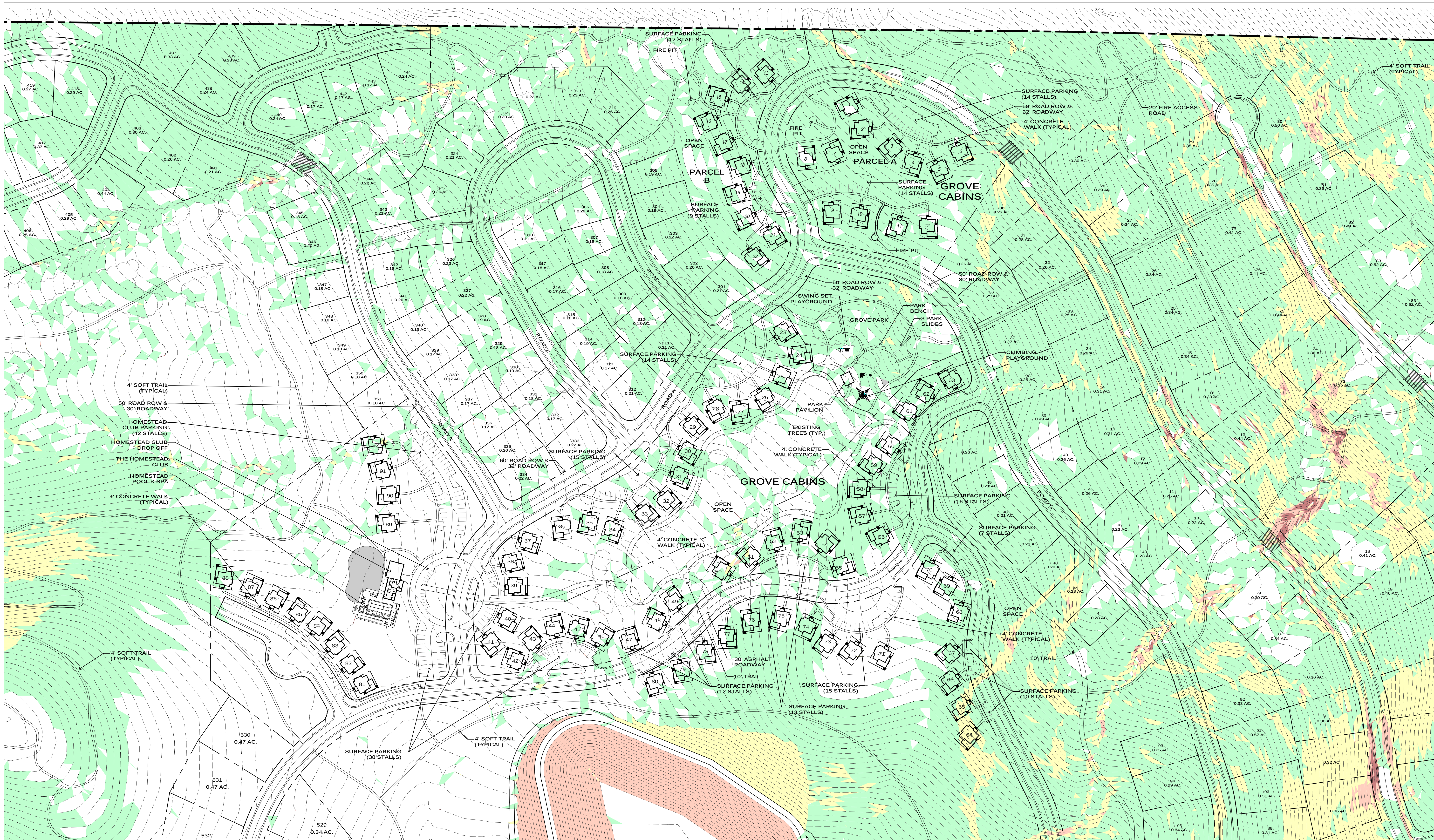
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OVERALL SLOPE ANALYSIS

SHEET NUMBER:
P1.4

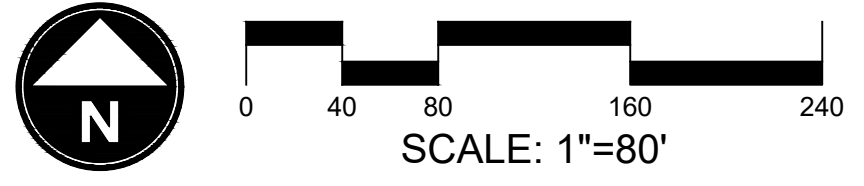
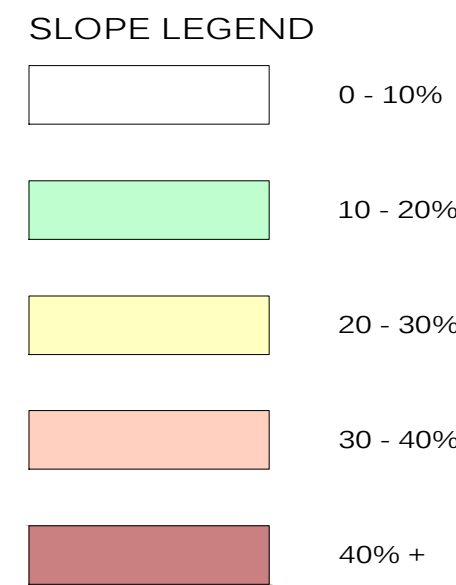




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NOTES:
 PARKING FOR THE GROVE CABINS IS PROVIDED AS SURFACE PARKING.
 189 SURFACE STALLS ARE PROVIDED FOR THE 92 UNITS.
 PARKING RATIO: 2.05 STALLS/UNIT



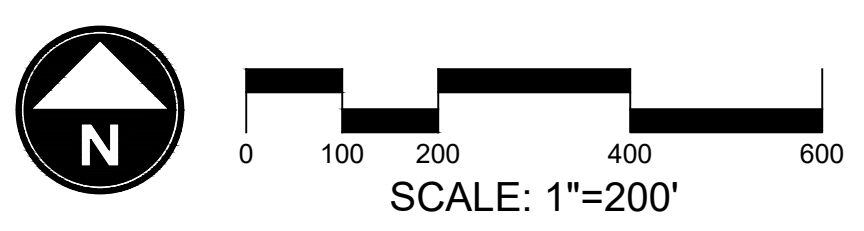
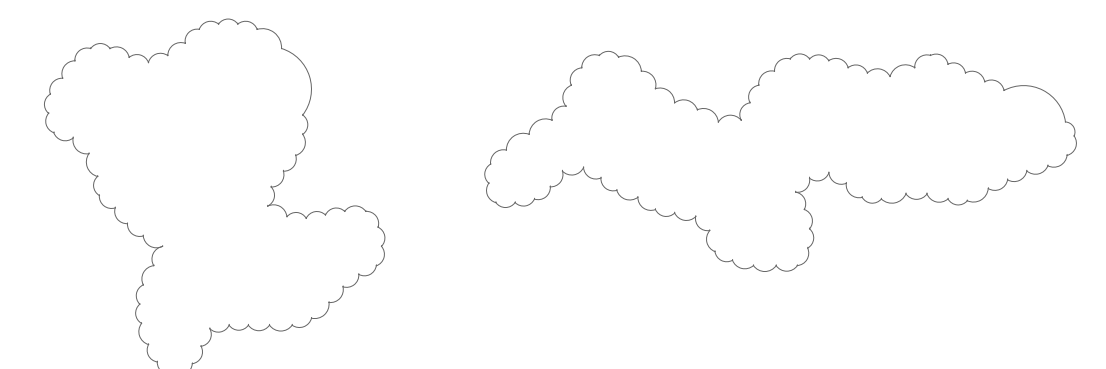
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SHEET TITLE:
CABINS
SLOPE ANALYSIS

SHEET NUMBER:
P1.5



Google Earth
11/19/19 2:22:17 PM



PRUD DEVELOPMENT DATA

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PROPOSED TRAILS	
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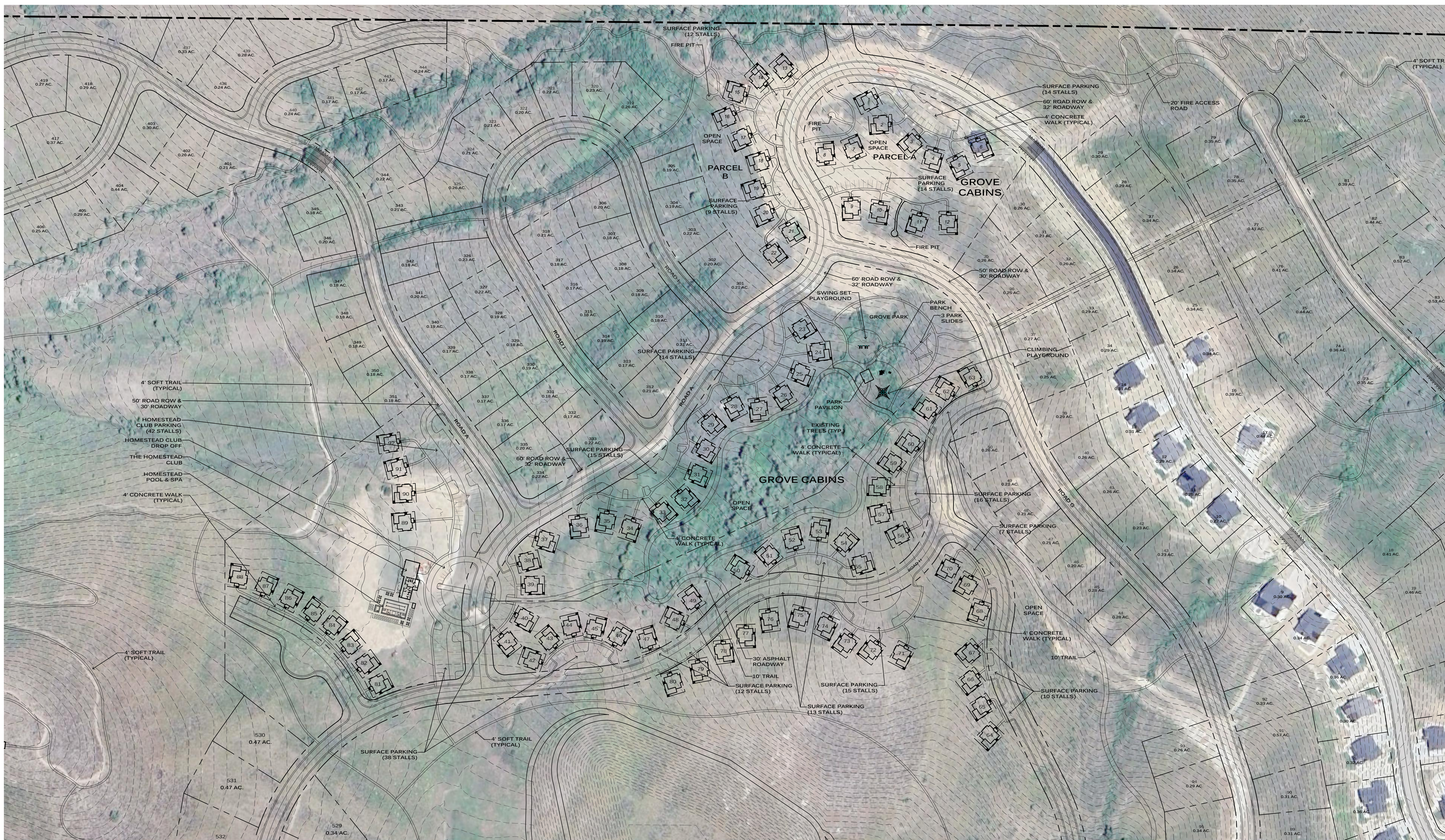
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SHEET TITLE:
OVERALL AERIAL PLAN

SHEET NUMBER:
P1.6



THE BRIDGES
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SHEET TITLE:
CABINS
AERIAL PLAN
 SHEET NUMBER:
P1.7

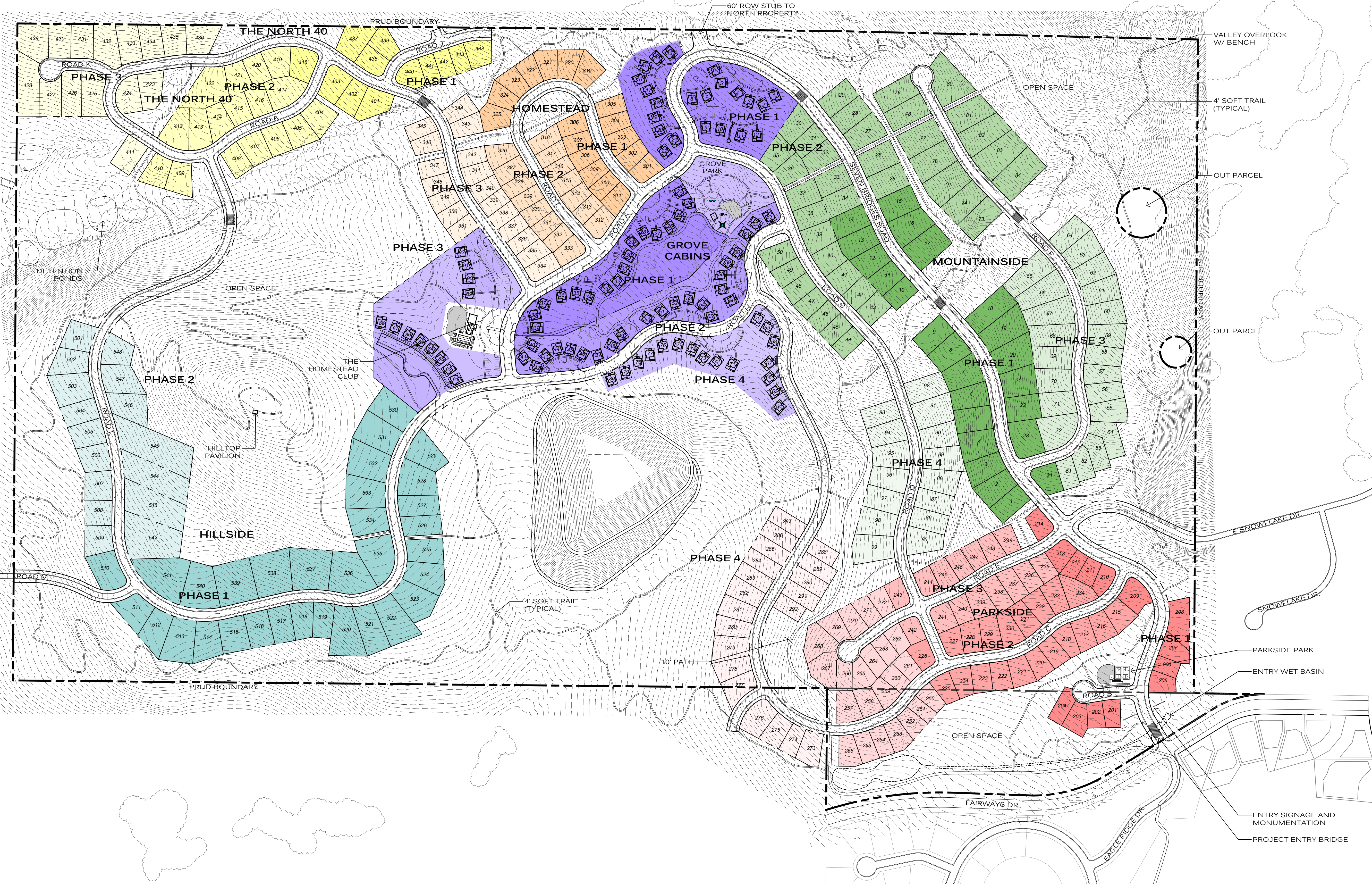


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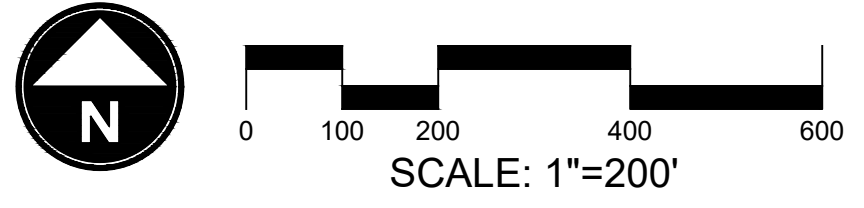
SHEET TITLE:
PHASING PLAN
 SHEET NUMBER:
P1.8



NOTES:
 1. PHASING IS SHOWN BY NEIGHBORHOOD. PHASING WILL GENERALLY START AT FAIRWAYS DRIVE AND PROGRESS THROUGH THE PROJECT AS MARKET DEMAND, SITE INFRASTRUCTURE AND PROJECT CONDITIONS DICTATE. ACTUAL PHASING MAY DIFFER BASED ON THESE ELEMENTS.
 2. PROJECT AMENITIES WILL BE PHASED AS DEMAND REQUIRES.

PHASING DEVELOPMENT DATA

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





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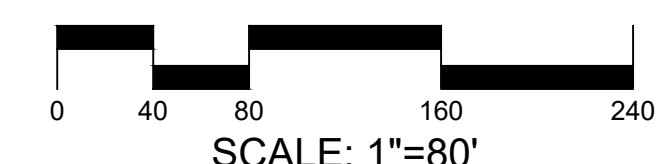
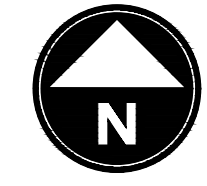


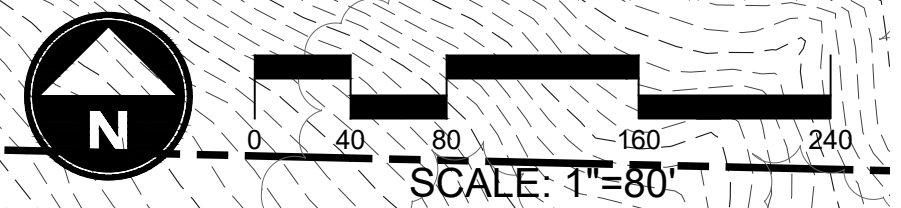
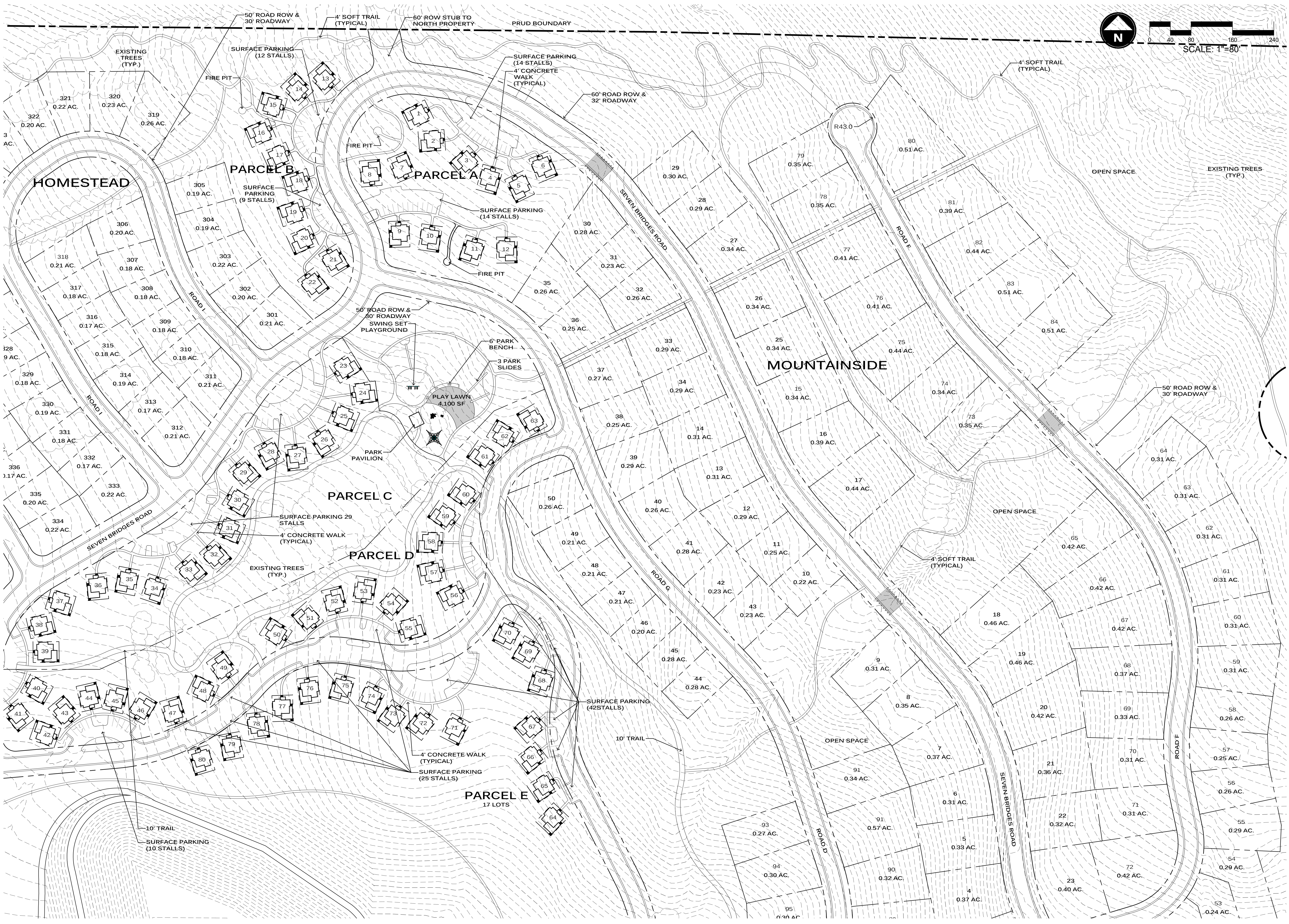
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SHEET TITLE:
**DETAIL
SITE PLAN**

SHEET NUMBER:

P1.9



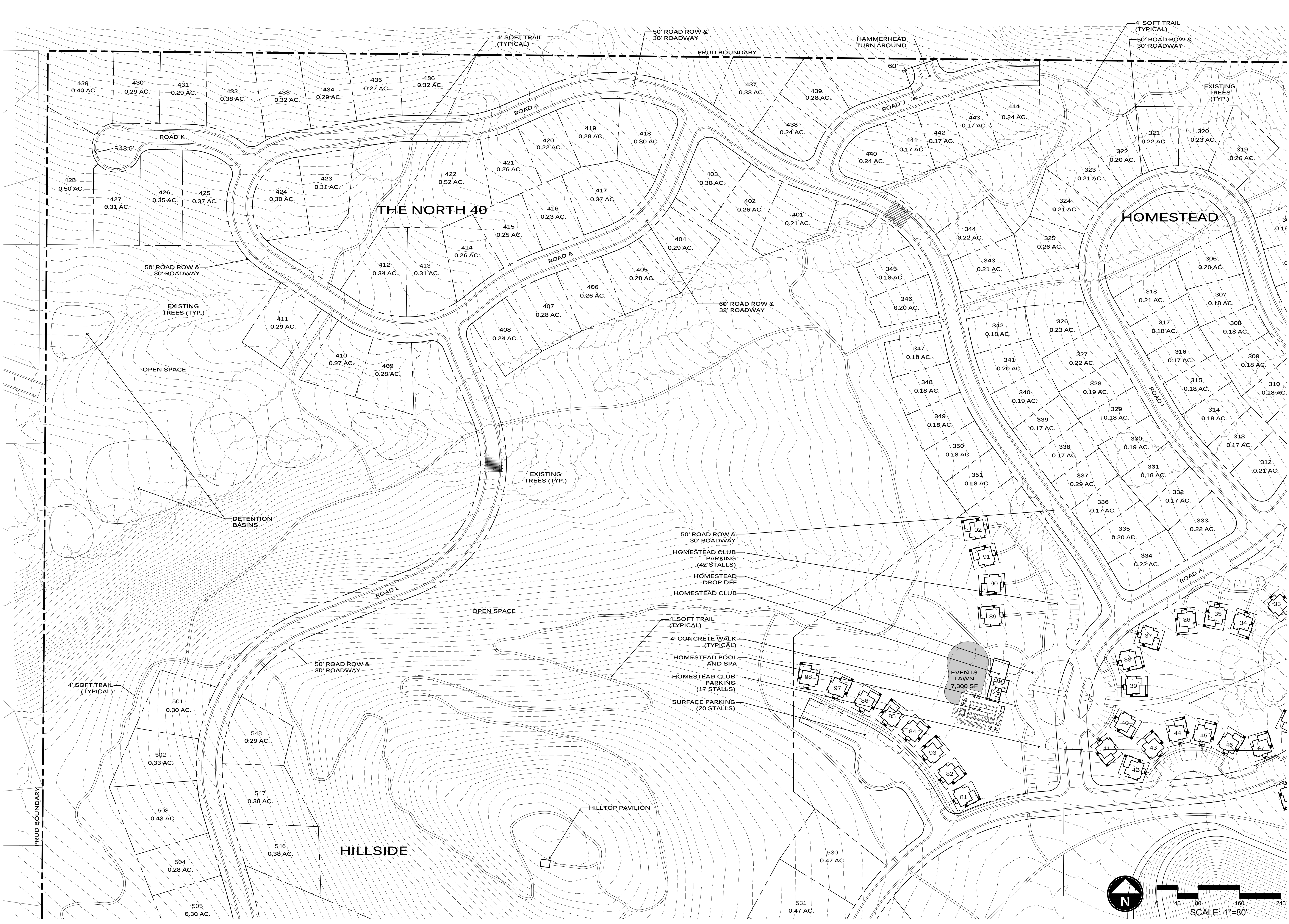


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SHEET TITLE:
DETAIL SITE PLAN
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P1.10



THE BRIDGES
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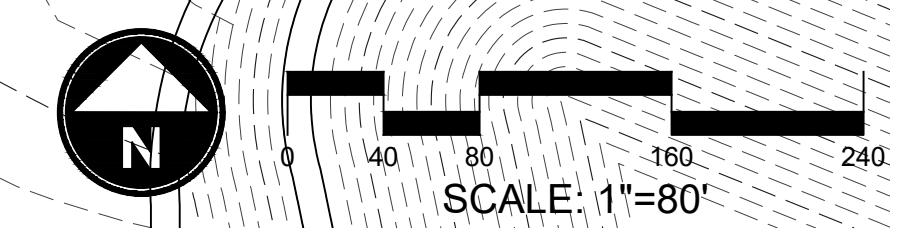


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DETAIL SITE PLAN

SHEET NUMBER:

P1.11





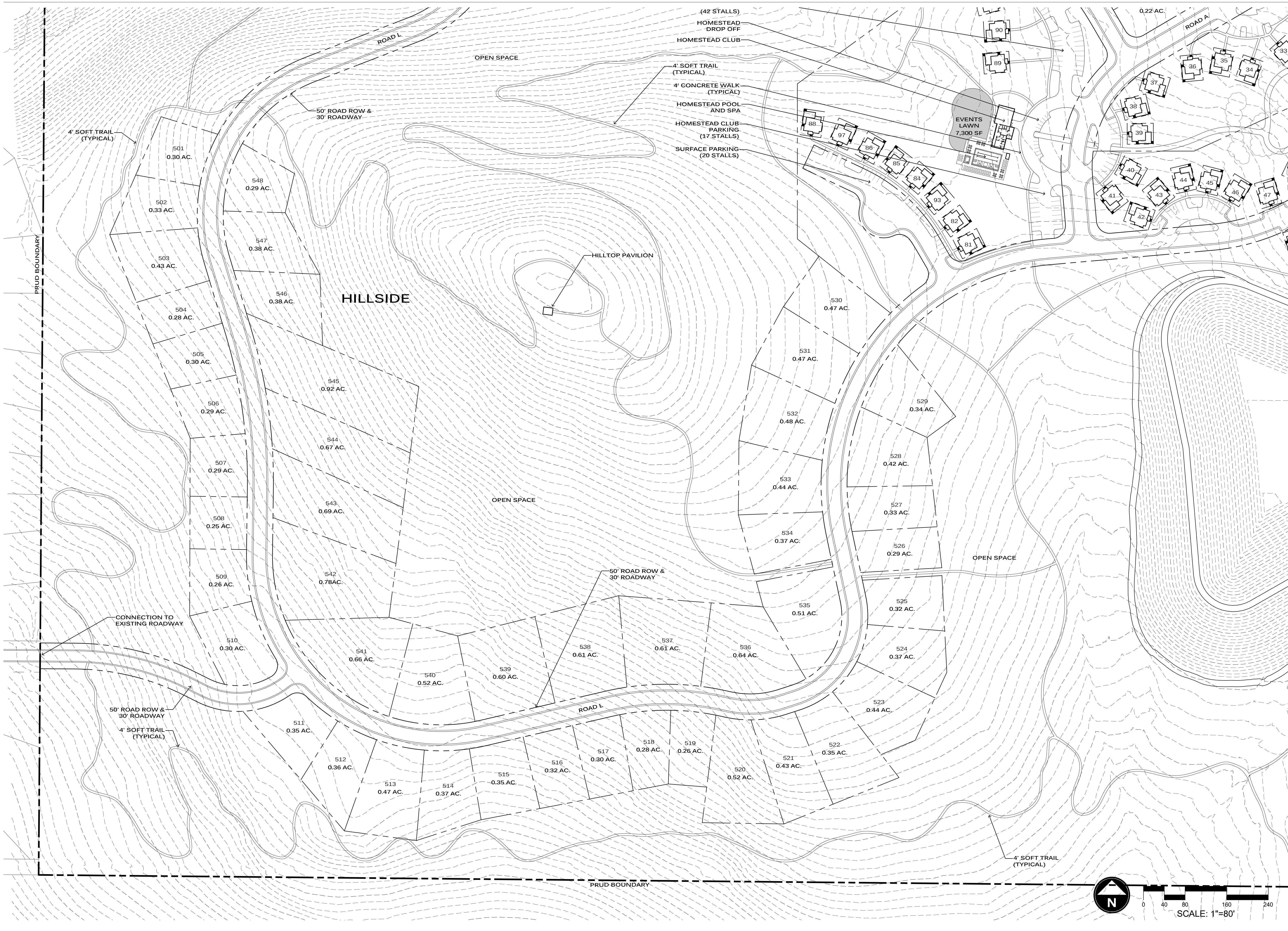
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SHEET TITLE:
**DETAIL
SITE PLAN**

SHEET NUMBER:
P1.12





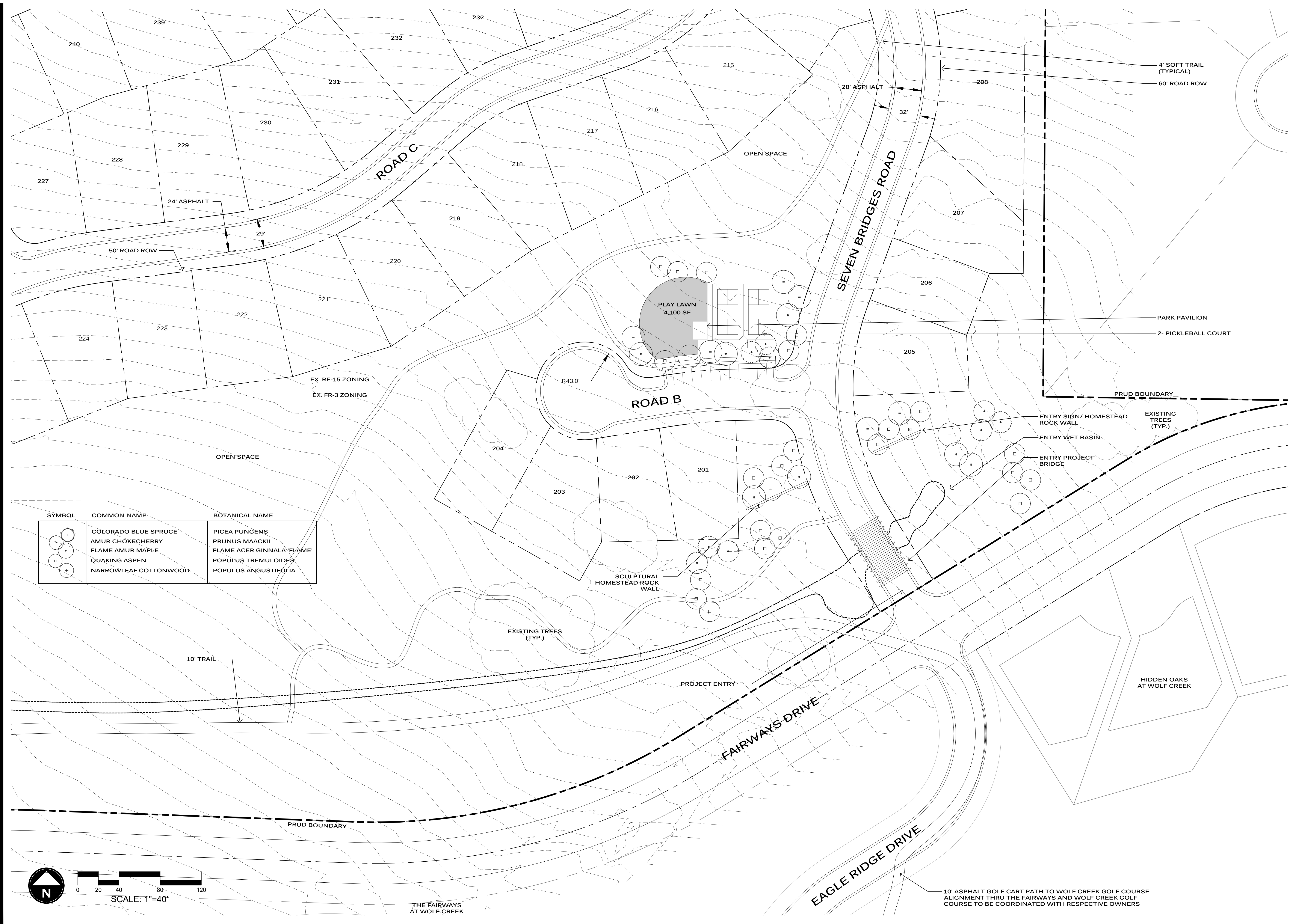
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REVISIONS:	

SHEET TITLE:
ENTRY
LANDSCAPE PLAN

SHEET NUMBER:
L1.1

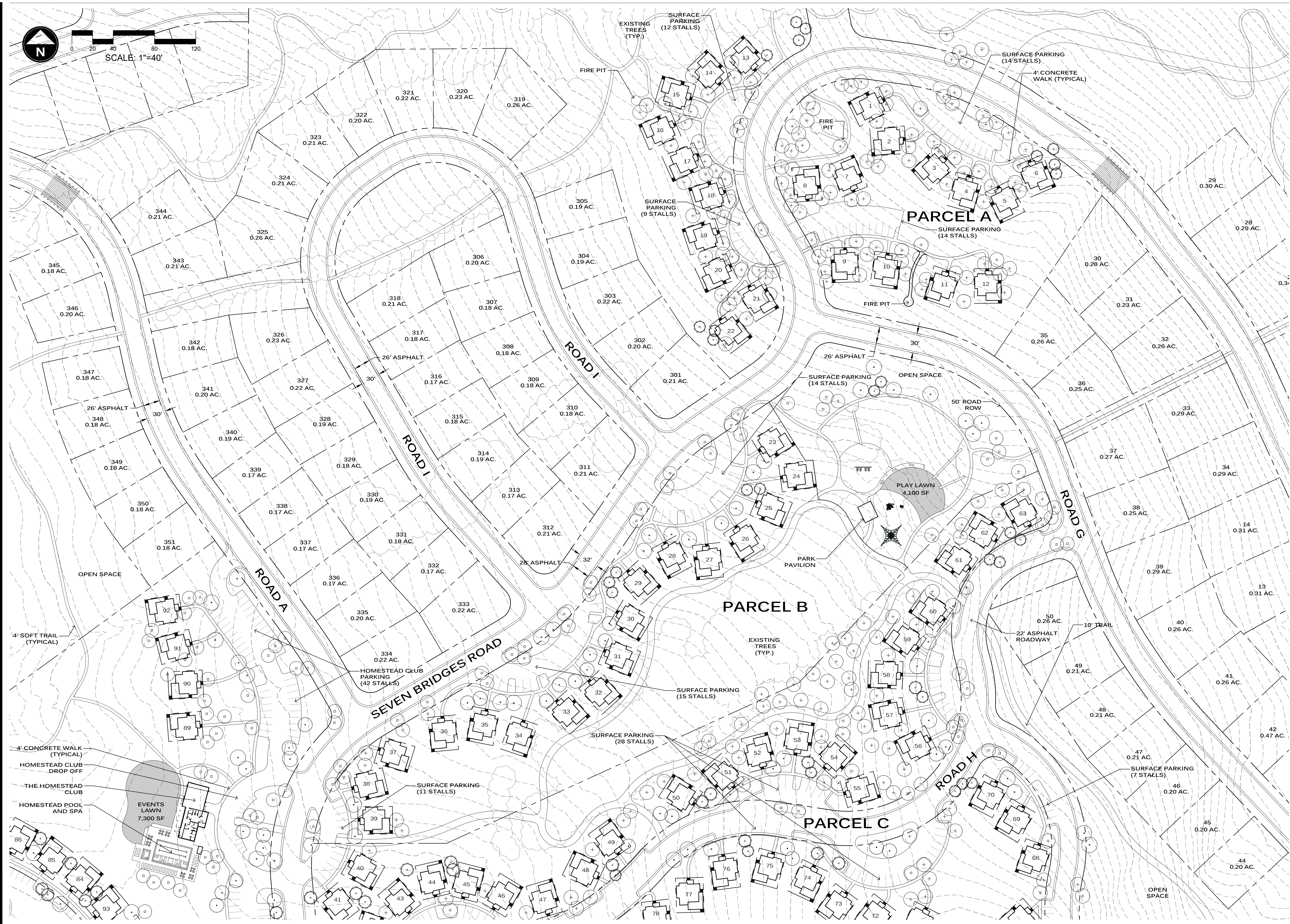
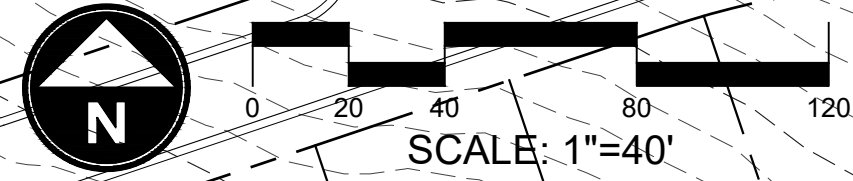


SYMBOL	COMMON NAME	BOTANICAL NAME
	COLORADO BLUE SPRUCE	PICEA PUNGENS
	AMUR CHOKECHERRY	PRUNUS MAACKII
	FLAME AMUR MAPLE	FLAME ACER GINNALA 'FLAME'
	QUAKING ASPEN	POPULUS TREMULOIDES
	NARROWLEAF COTTONWOOD	POPULUS ANGUSTIFOLIA



THE FAIRWAYS
 AT WOLF CREEK

10' ASPHALT GOLF CART PATH TO WOLF CREEK GOLF COURSE.
 ALIGNMENT THRU THE FAIRWAYS AND WOLF CREEK GOLF
 COURSE TO BE COORDINATED WITH RESPECTIVE OWNERS



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SHEET TITLE:
CABINS
LANDSCAPE PLAN

SHEET NUMBER:

L1.2

PROJECT BRIDGE



HORIZONTAL PRESSURE TREATED WOODEN RAILS

PRESSURE TREATED WOODEN POSTS

TYPICAL PAVILION



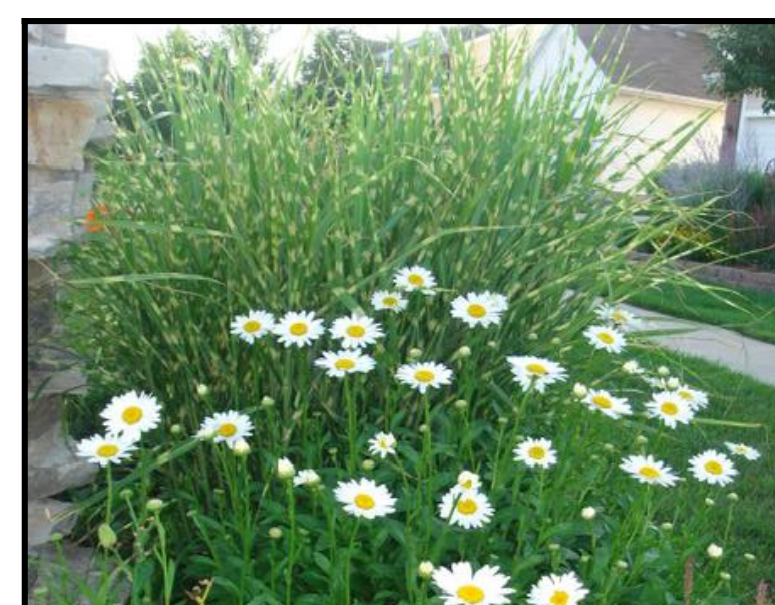
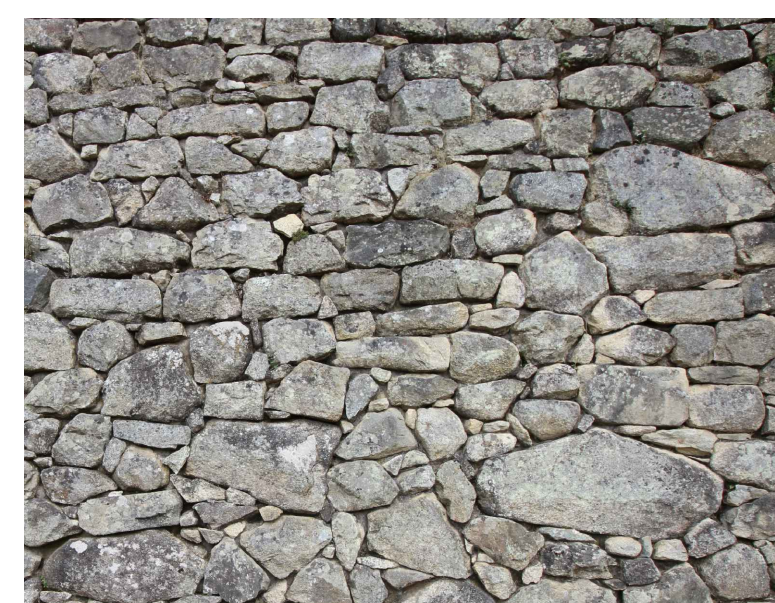
WOODEN ROOF STRUCTURE

CONCRETE FOUNDATION

ENTRY MONUMENT WALL



MATERIALS



THE BRIDGES
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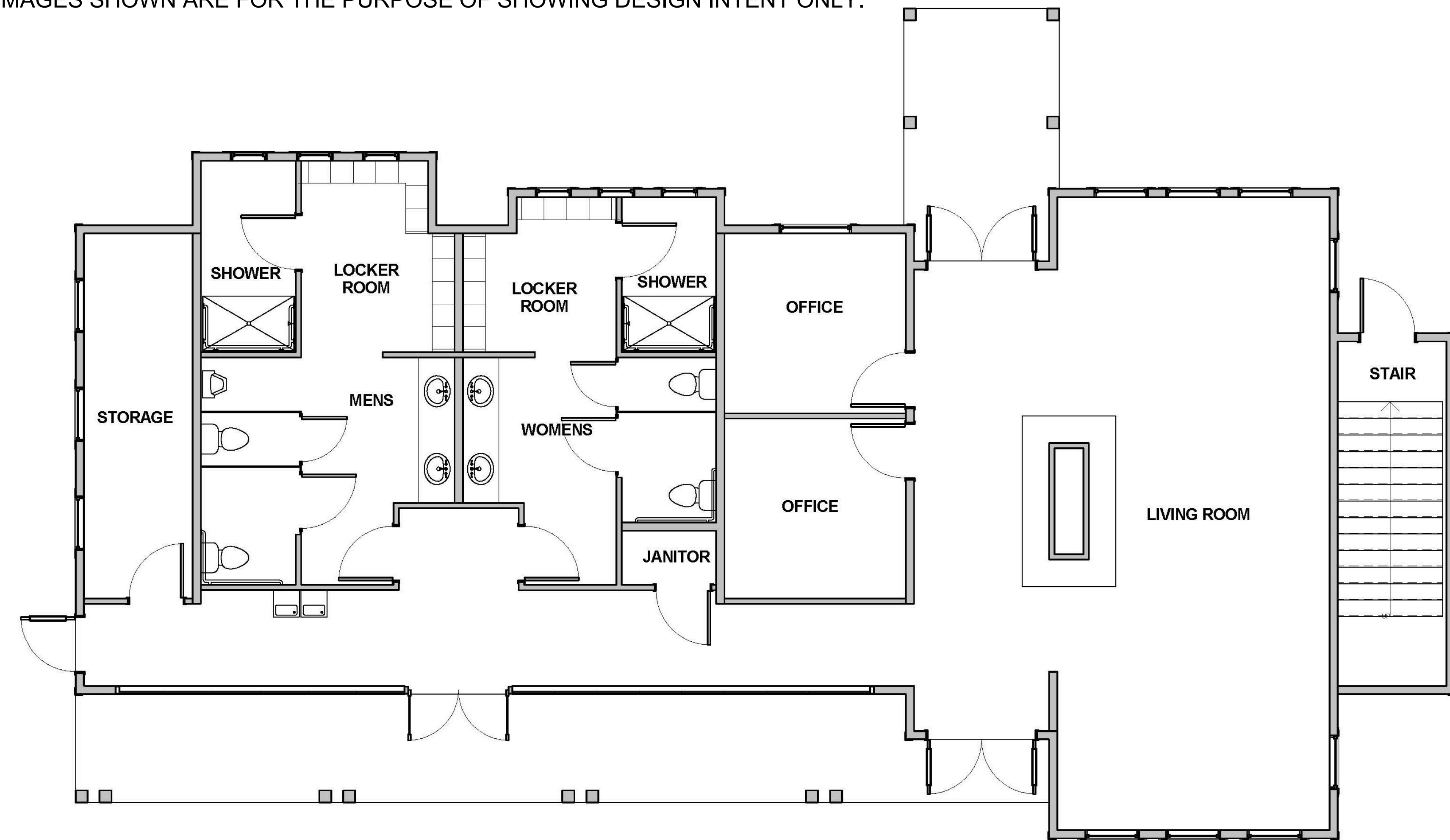
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SHEET NUMBER:

L1.3

HOMESTEAD CLUB

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

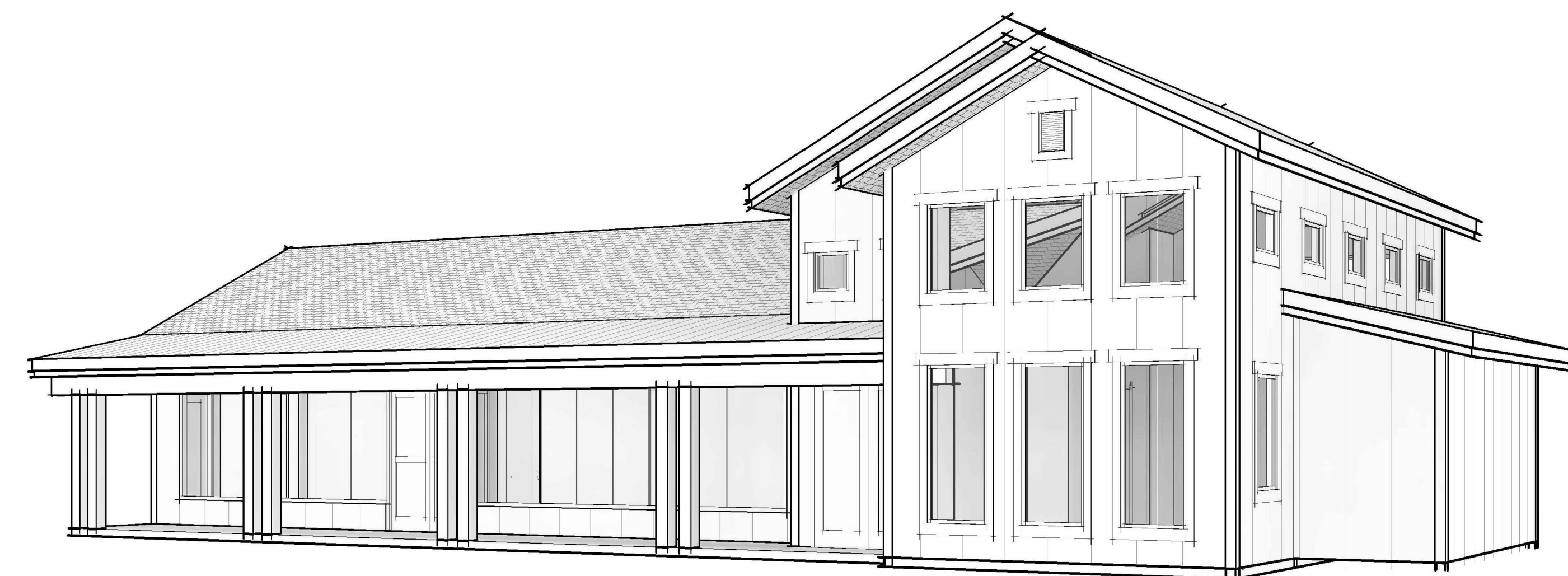


MAIN FLOOR
2,823 SQ. FT.

MATERIALS/ ARCHITECTURAL PRECEDENTS



VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTHWEST



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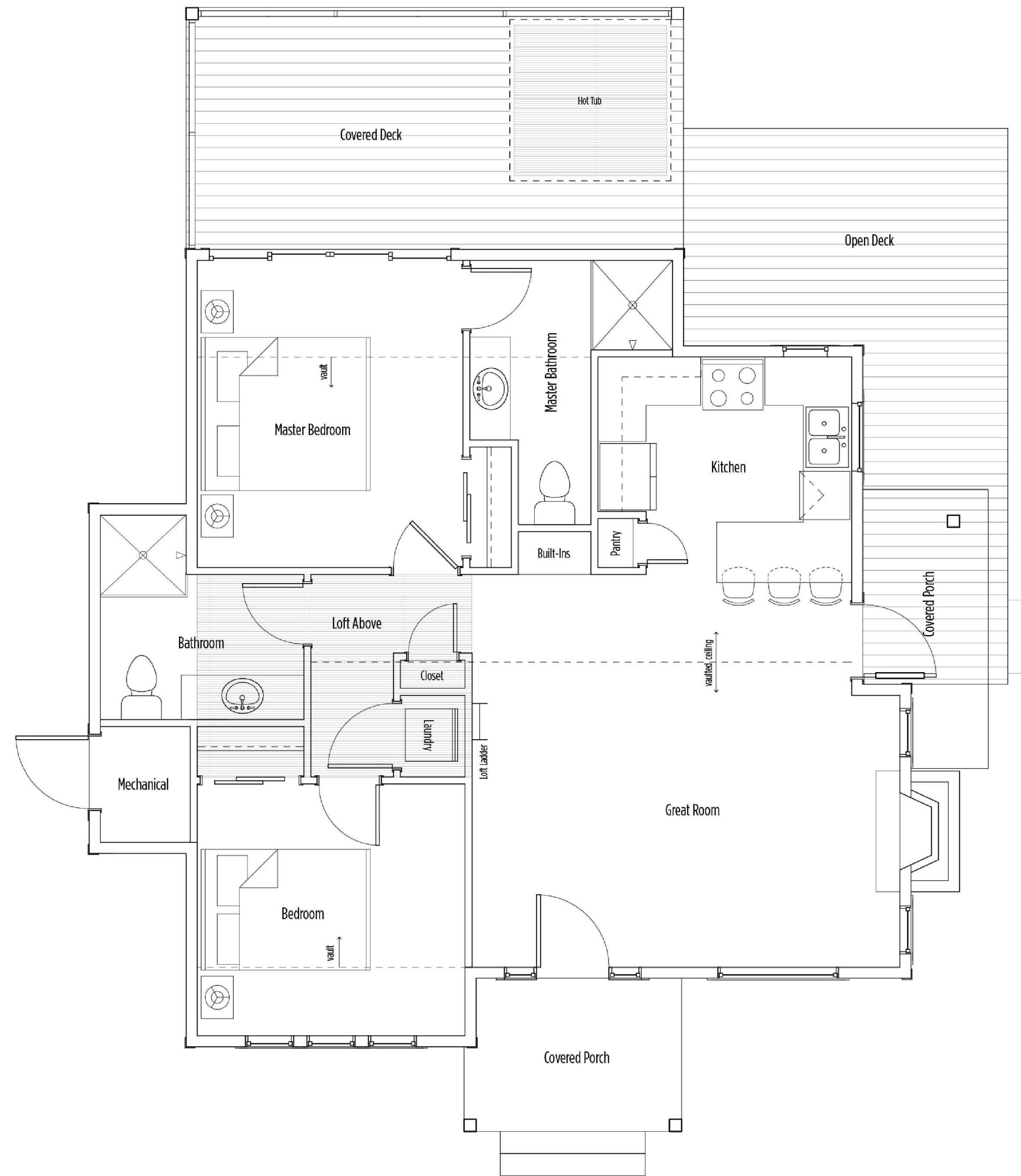
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HOMESTEAD CLUB
DETAIL

SHEET NUMBER:

A1.1

GROVE CABIN

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



GROVE CABIN MAIN FLOOR

NOT TO SCALE



FRONT VIEW



SIDE VIEW



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SHEET TITLE:
**GROVE CABIN
 DETAIL**

SHEET NUMBER:

A1.2