

THE BRIDGES AT WOLF CREEK

MASTER PLAN DEVELOPMENT OVERLAY ZONE (MPDOZ)

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

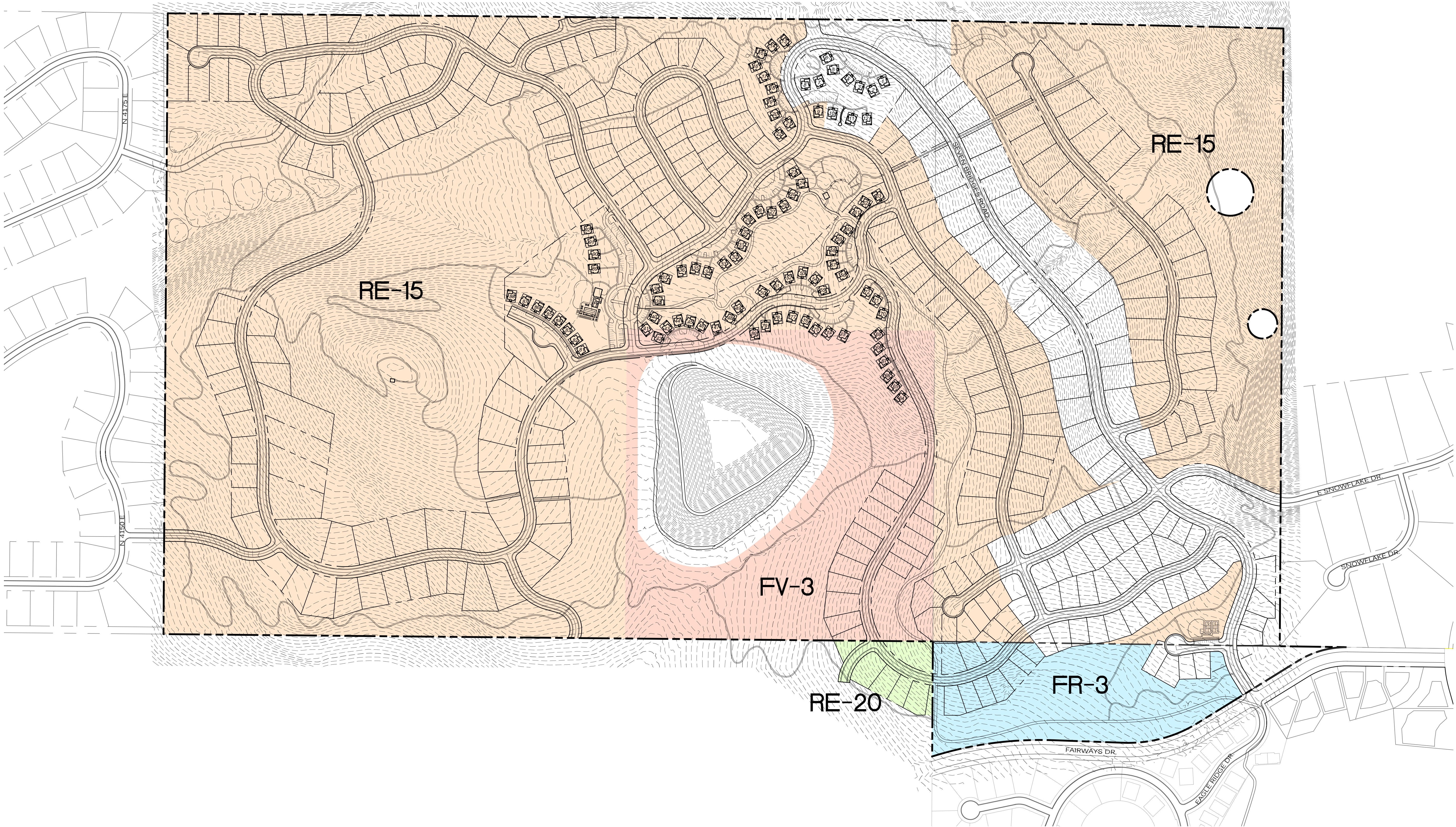
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THE BRIDGES
WOLF CREEK RESORT
MPDOZ SUBMITTAL
WEBER COUNTY UTAH



DATE:	JUNE 2024
PROJECT:	000.0000.37
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REVISIONS:	
SHEET TITLE:	COVER PAGE
SHEET NUMBER:	C1.1



MPDOZ DEVELOPMENT DATA			
TOTAL MPDOZ BOUNDARY AREA	251.16 ACRES	TOTAL OPEN SPACE	141.38 ACRES
ZONE RE-15	212.84 ACRES	ZONE RE-15	114.92 ACRES
ZONE FR-3	10.81 ACRES	ZONE FR-3	8.23 ACRES
ZONE FV-3	25.26 ACRES	ZONE FV-3	17.74 ACRES
ZONE RE-20	2.25 ACRES	ZONE RE-20	0.49 ACRES



THE BRIDGES
WOLF CREEK RESORT
MPDOZ SUBMITTAL
WEBER COUNTY UTAH



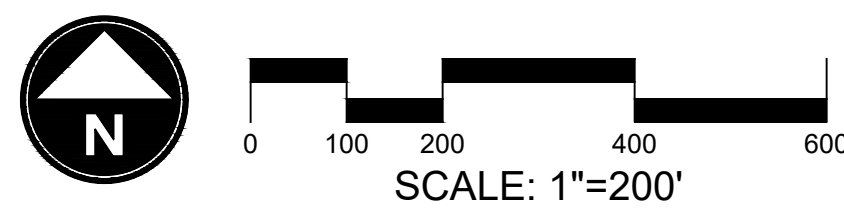
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SHEET TITLE:
CURRENT
ZONING PLAN

SHEET NUMBER:
P1.0



MPDOZ DEVELOPMENT DATA
TOTAL MPDOZ BOUNDARY AREA 251.16 ACRES TOTAL OPEN SPACE 141.38 ACRES



THE BRIDGES
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SHEET TITLE:
**PROPOSED
ZONING PLAN**

SHEET NUMBER:
P1.1



LOT LEGEND AND MIN. SETBACK STANDARDS

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

MPDOZ DEVELOPMENT DATA

TOTAL MPDOZ 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
ROAD ROW AREA	33.90 ACRES

MPDOZ BOUNDARY AREA *EXCLUDING PLATTED LOTS AND DEEDED POND	251.16 ACRES
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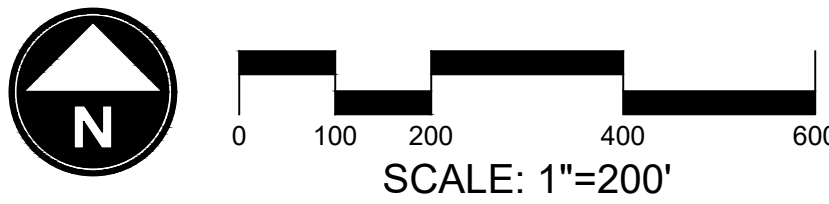
NET DEVELOPABLE AREA	271.82 ACRES
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PROPOSED UNITS	426 UNITS
PARKSIDE	92 UNITS
MOUNTAINSIDE	99 UNITS
GROVE CABINS	92 UNITS
HOMESTEAD	51 UNITS
THE NORTH 40	44 UNITS
HILLSIDE	48 UNITS

PROPOSED NET DENSITY	1 UNIT/ 0.63 ACRES
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PROPOSED OPEN SPACE	169.10 ACRES
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PROPOSED TRAILS	
10' TRAIL	5,917 LF
4' SOFT TRAIL	35,884 LF



THE BRIDGES
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OVERALL BRIDGES
SITE PLAN

SHEET NUMBER:

P1.2

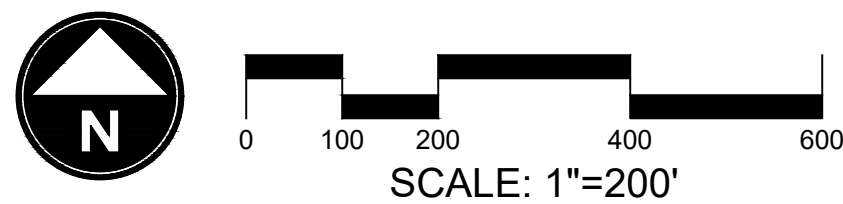


LOT LEGEND

- CURRENTLY PLATTED LOTS
- DEEDED POND AREA

CURRENTLY PLATTED MPDOZ DEVELOPMENT DATA

PLATTED BOUNDARY AREA	40.12 ACRES	NET DEVELOPABLE AREA	45.55 ACRES
DEEDED POND AREA	14.44 ACRES	PLATTED UNITS	83 UNITS
ZONE RE-15	52.5 ACRES	PARKSIDE	59 UNITS
ZONE FR-3	2.06 ACRES	MOUNTAINSIDE	24 UNITS
ZONE FV-3	0 ACRES	GROVE CABINS	0 UNITS
ZONE RE-20	0 ACRES	HOMESTEAD	0 UNITS
ROAD ROW AREA	9.01 ACRES	THE NORTH 40	0 UNITS
		HILLSIDE	0 UNITS
		NET DENSITY	1 UNIT/ 0.54 ACRES
		OPEN SPACE	4.81 ACRES



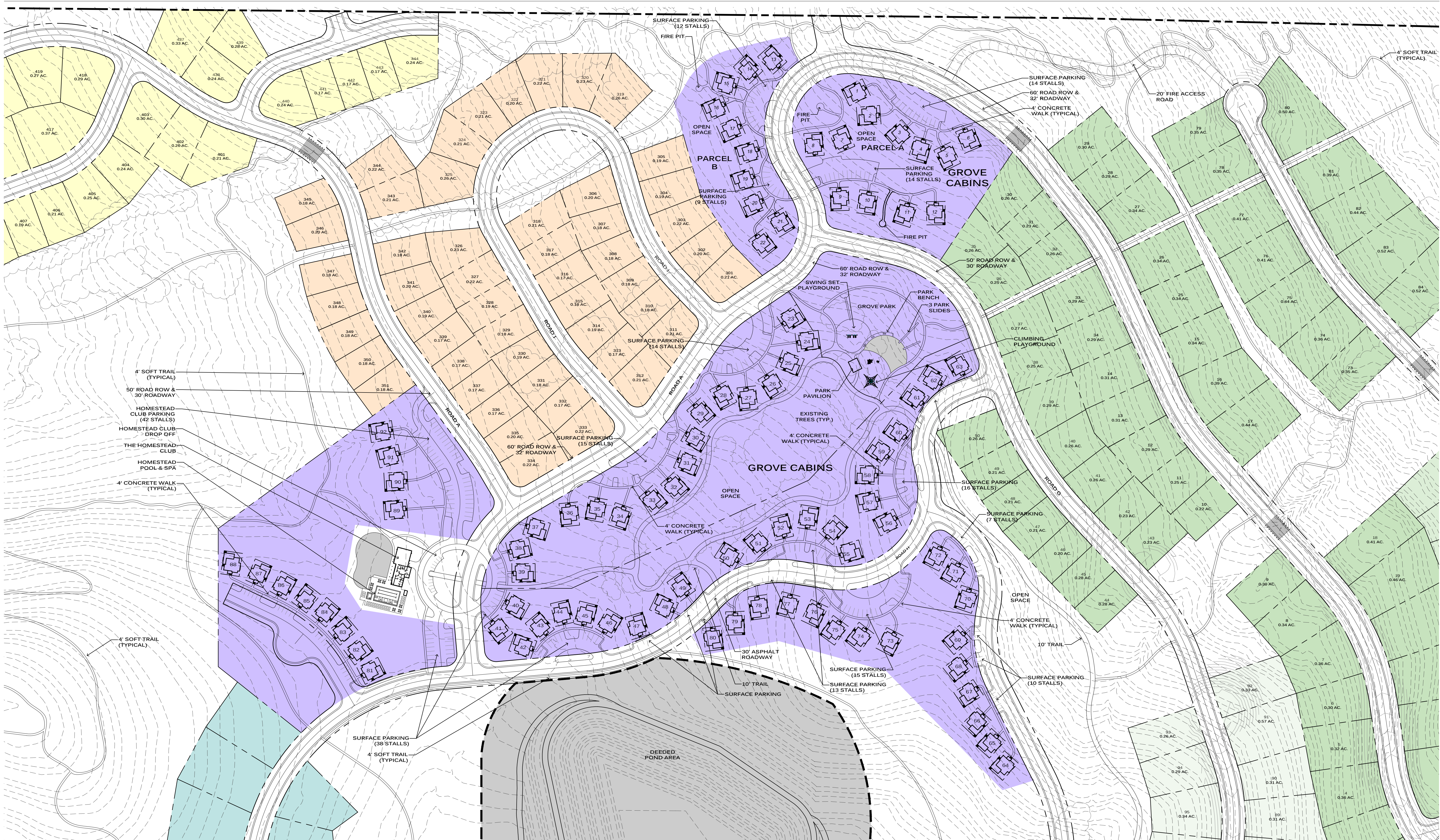
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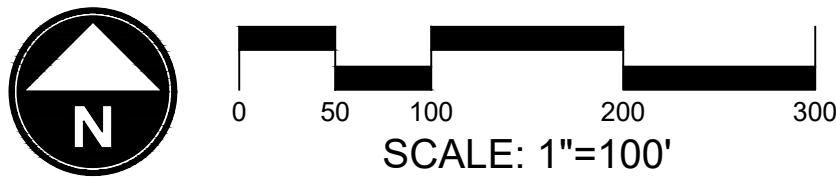
SHEET TITLE:
CURRENTLY
PLATTED LOTS

SHEET NUMBER:
P1.3



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	FRONT	15
		SIDES	15
		REAR	20
	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
	GROVE CABINS	FRONT	0
		SIDES	0
		REAR	0

MPDOZ DEVELOPMENT DATA

TOTAL MPDOZ 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
ROAD ROW AREA	33.90 ACRES

NET DEVELOPABLE AREA 271.82 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/ 0.63 ACRES

PROPOSED OPEN SPACE 169.10 ACRES

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



THE BRIDGES
WOLF CREEK RESORT
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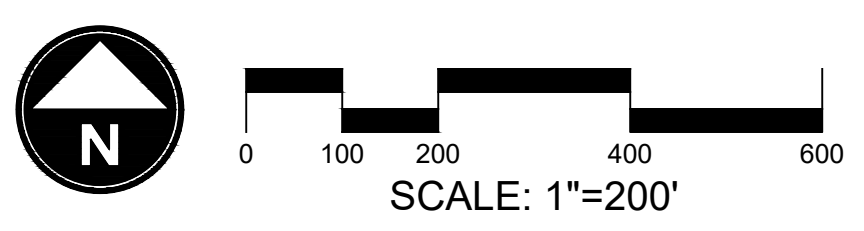
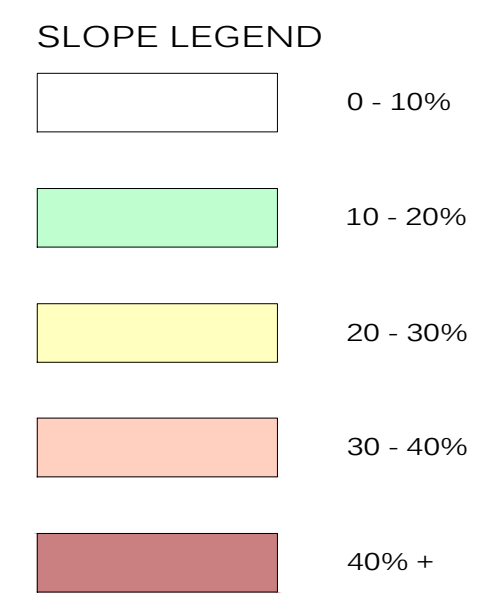
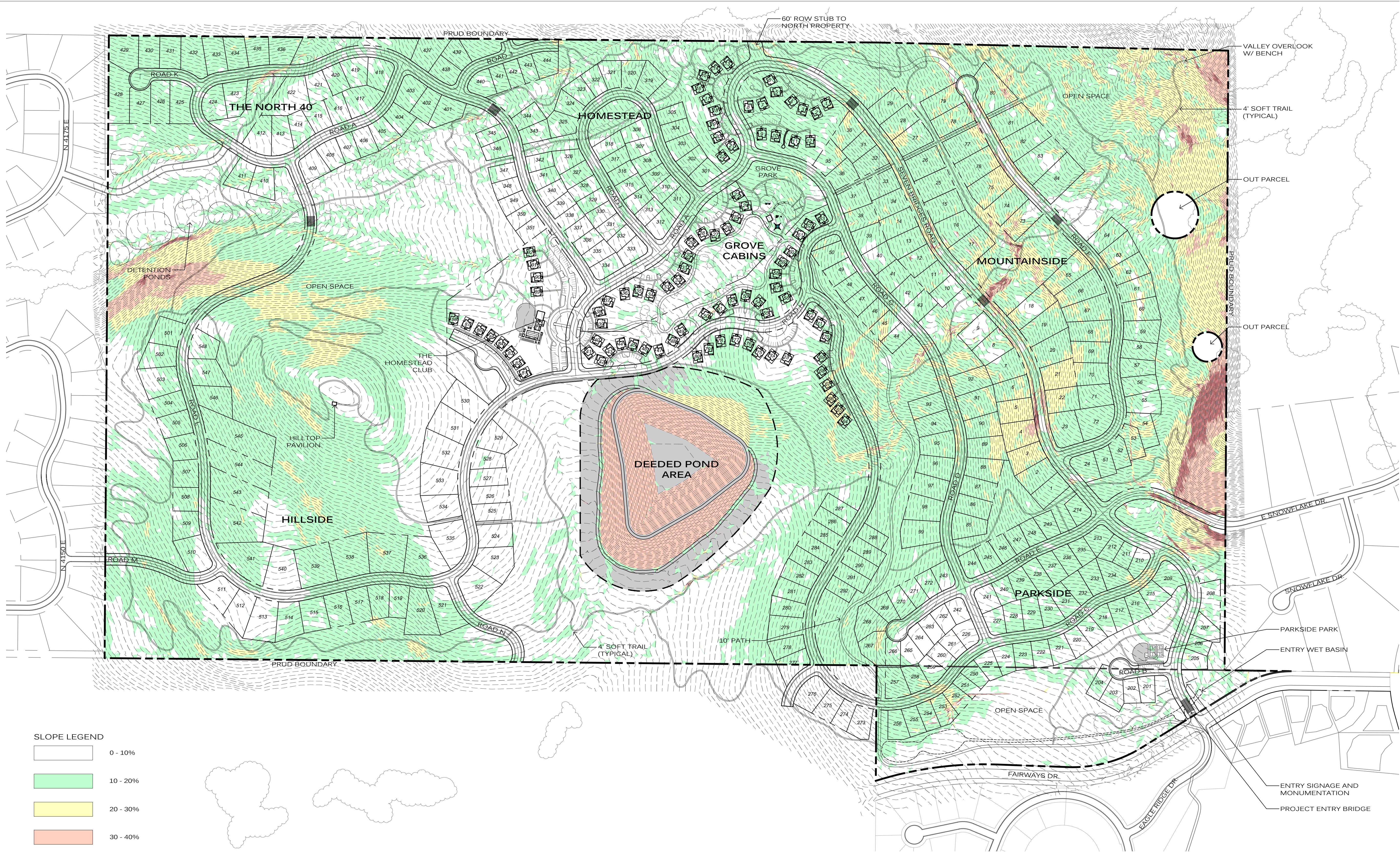


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SHEET TITLE:
CABINS
SITE PLAN

SHEET NUMBER:

P1.4



THE BRIDGES

WOLF CREEK RESORT

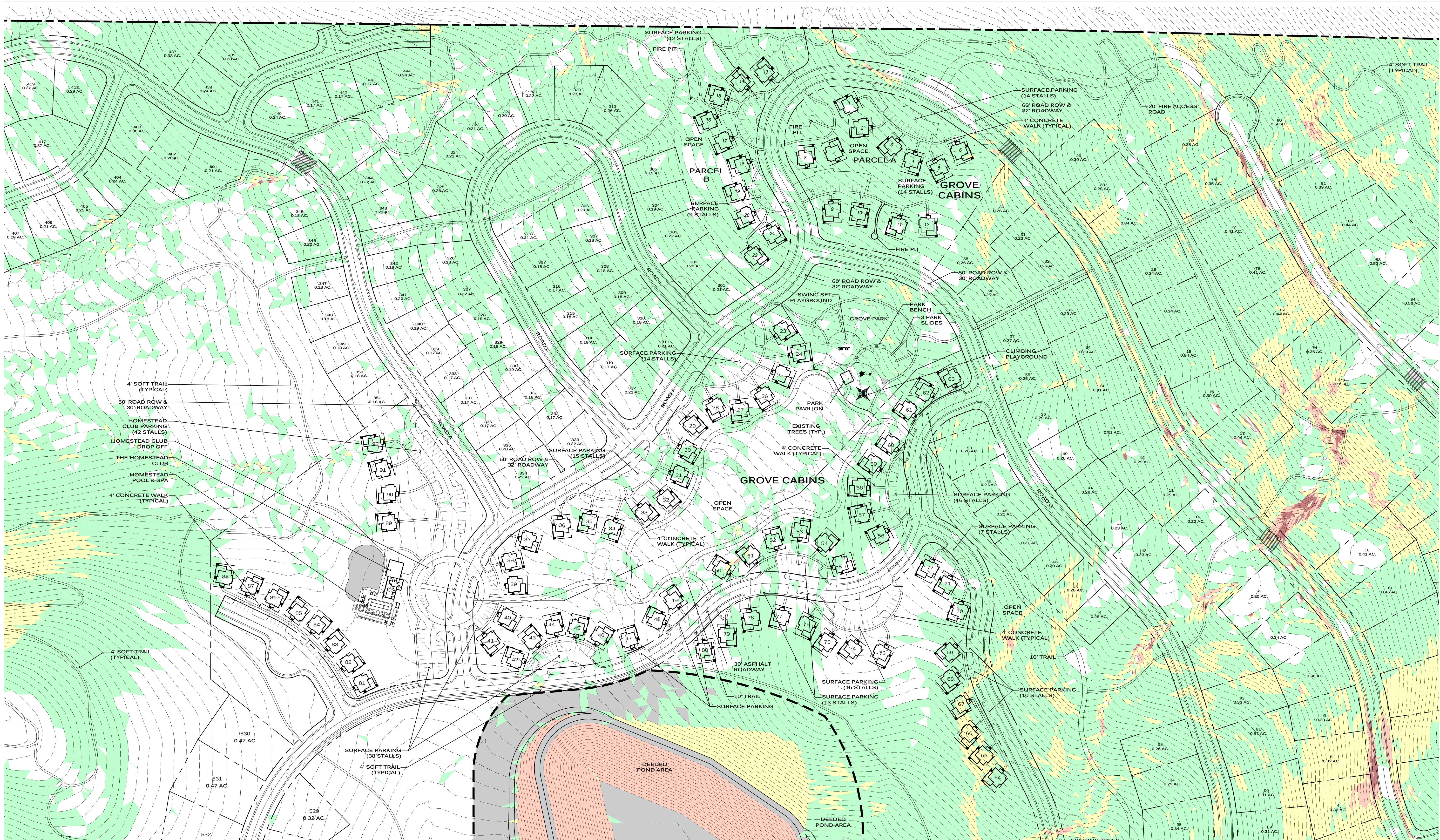
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OVERALL SLOPE ANALYSIS

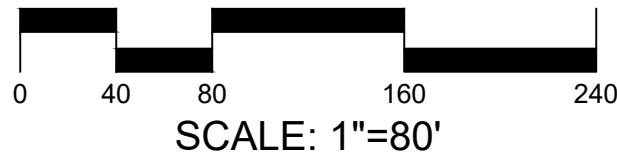
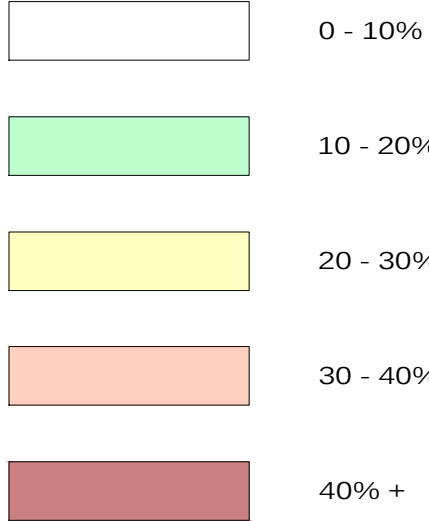
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P1.5



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

SLOPE LEGEND



THE BRIDGES
WOLF CREEK RESORT
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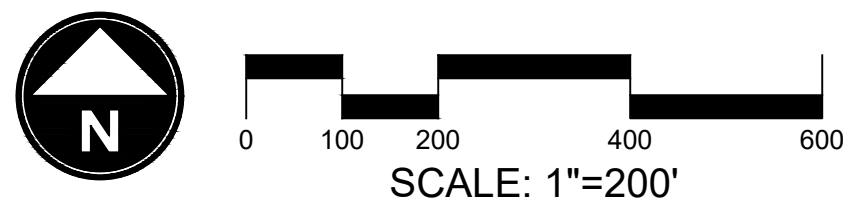
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SHEET TITLE:
CABINS
SLOPE ANALYSIS

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P1.6



Google Earth
map © 2023 Google



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PROPOSED NET DENSITY 1 UNIT/ 0.63 ACRES

PROPOSED OPEN SPACE 169.10 ACRES

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



THE BRIDGES

WOLF CREEK RESORT

MPDOZ SUBMITTAL
WEBER COUNTY UTAH

Wolf Creek
RESORT

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SHEET TITLE:
**OVERALL
AERIAL PLAN**

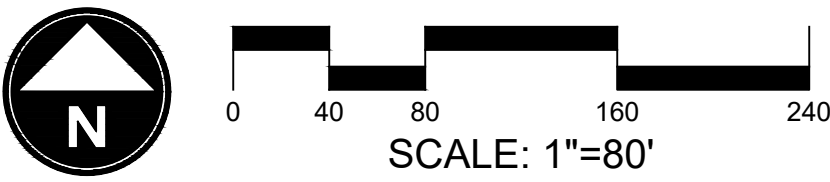
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P1.7



NOTES:

1. 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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THE BRIDGES
WOLF CREEK RESORT
MPDOZ SUBMITTAL
WEBER COUNTY UTAH



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SHEET TITLE:
CABINS
AERIAL PLAN

SHEET NUMBER:

P1.8



THE BRIDGES

WOLF CREEK RESORT

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SHEET TITLE:

PHASING PLAN

SHEET NUMBER:

P1.9



PHASING DEVELOPMENT DATA

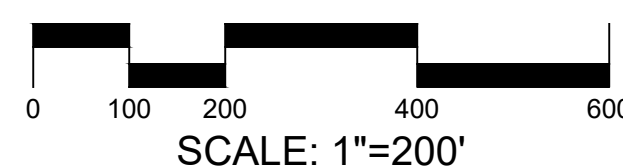
The diagram illustrates the layout of a resort, showing various buildings and their corresponding phases. The buildings are arranged in a grid-like fashion, with labels for each building and its corresponding phase.

- PARKSIDE**: 4 phases (PHASE 1, PHASE 2, PHASE 3, PHASE 4)
- MOUNTAINSIDE**: 4 phases (PHASE 1, PHASE 2, PHASE 3, PHASE 4)
- CABINS**: 4 phases (PHASE 1, PHASE 2, PHASE 3, PHASE 4)
- HOMESTEAD**: 3 phases (PHASE 1, PHASE 2, PHASE 3)
- NORTH 40**: 3 phases (PHASE 1, PHASE 2, PHASE 3)
- HILLSIDE**: 2 phases (PHASE 1, PHASE 2)

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.



SCALE: 1"=200'



**THE BRIDGES
WOLF CREEK RESORT**

MPDOZ SUBMITTAL
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SHEET TITLE:
DETAIL
SITE PLAN

SHEET NUMBER:

P1.10





THE BRIDGES

WOLF CREEK RESORT

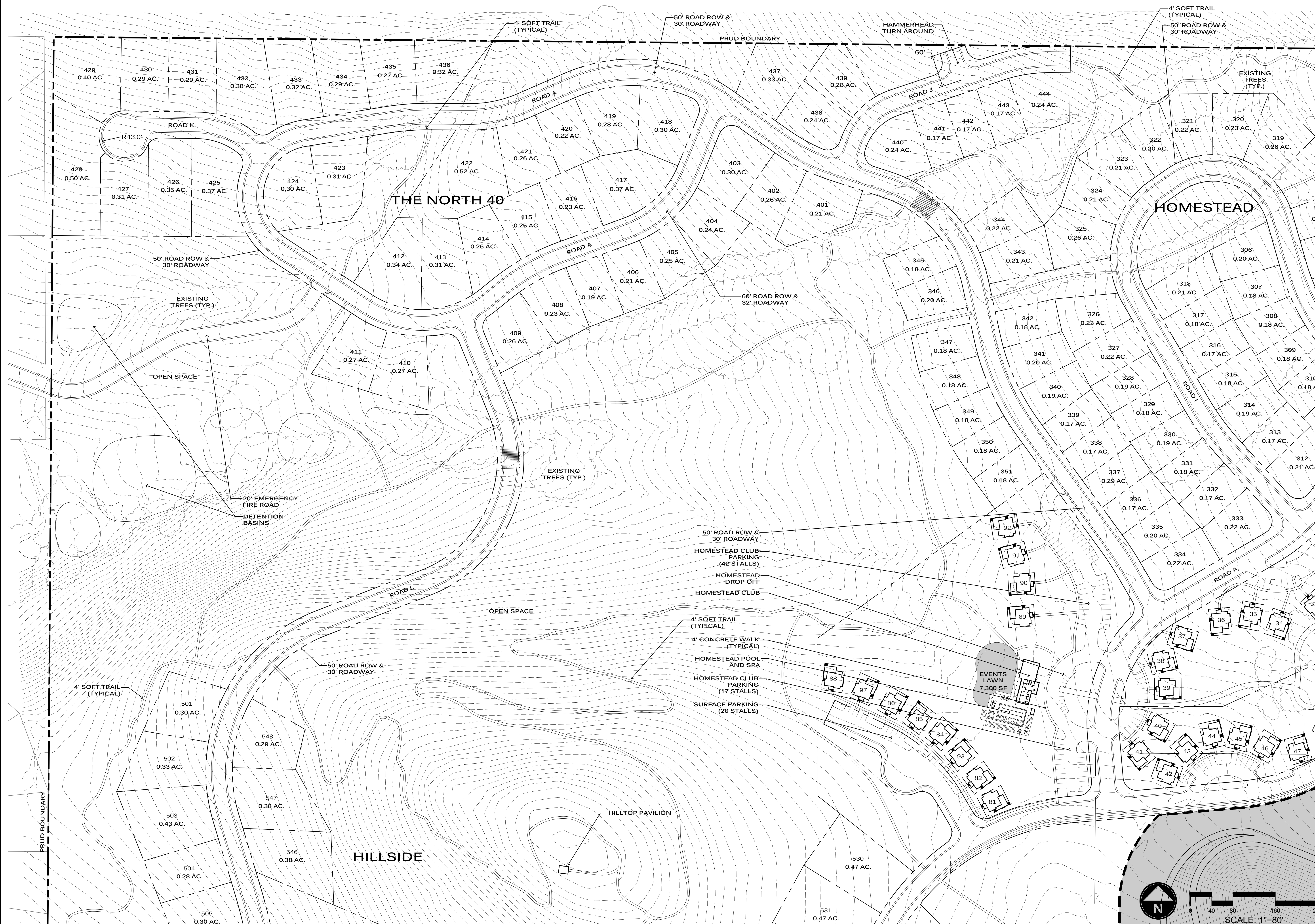
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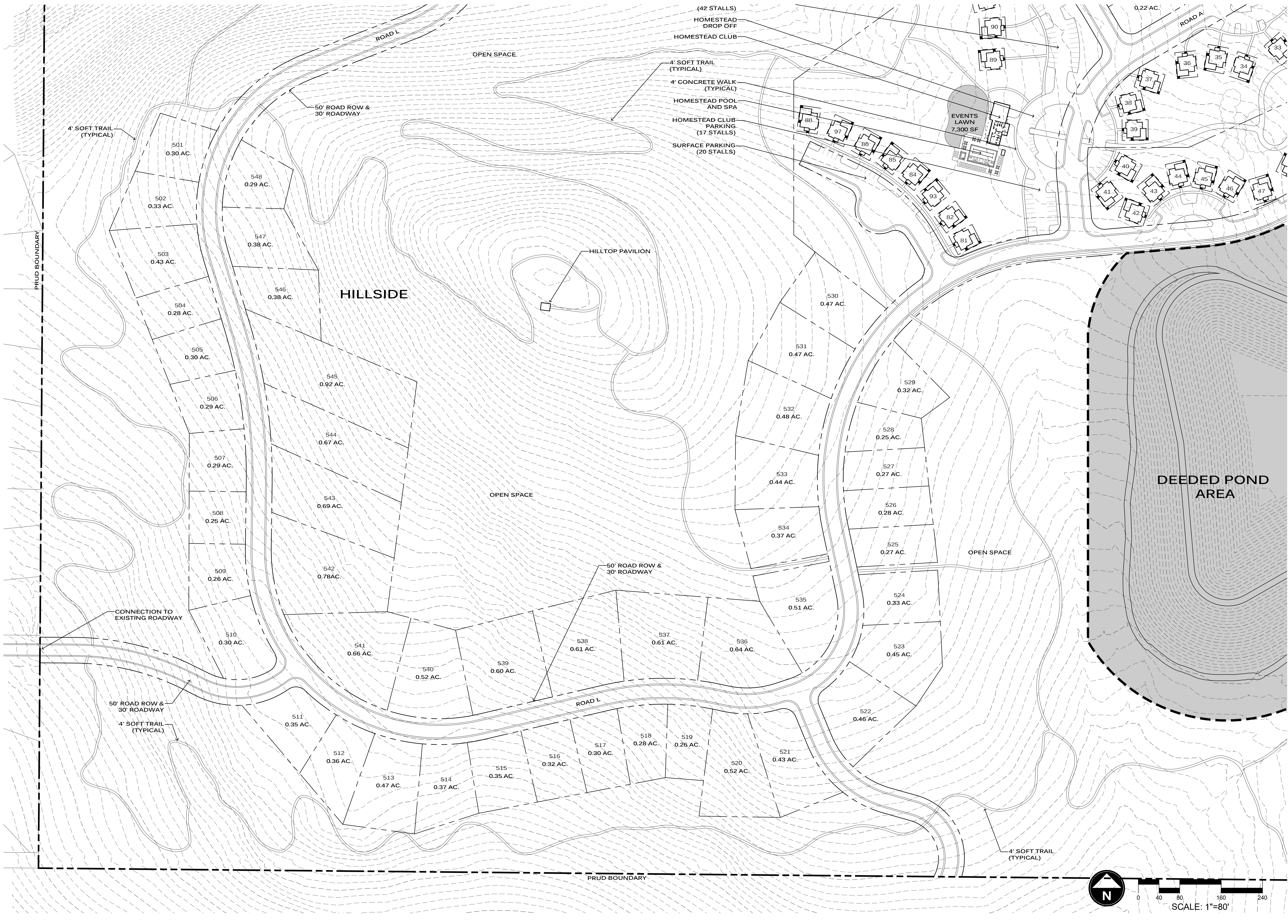
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DETAIL
SITE PLAN

SHEET NUMBER:

P1.12





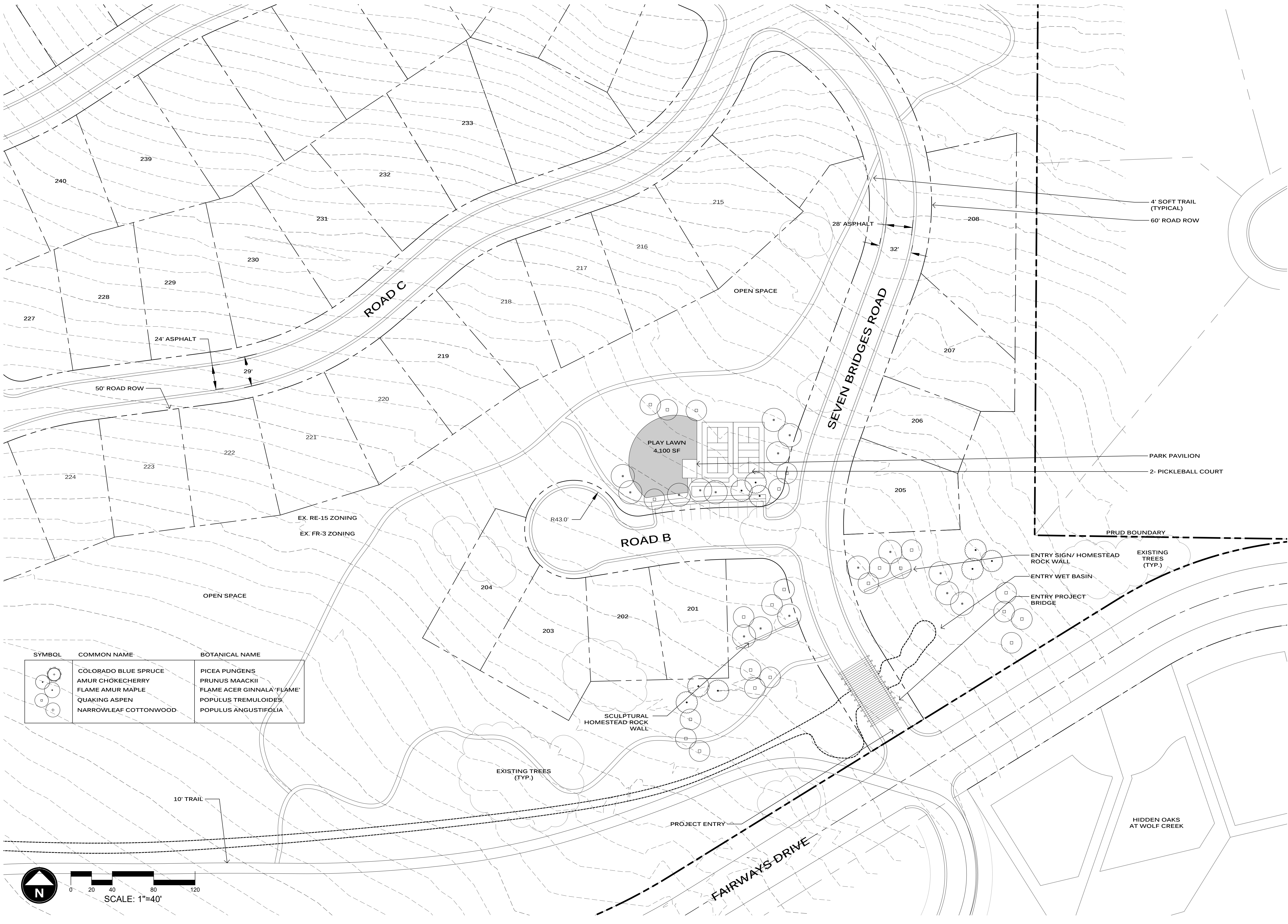
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SHEET TITLE:
**DETAIL
SITE PLAN**

SHEET NUMBER:
P1.13



THE BRIDGES

WOLF CREEK RESORT

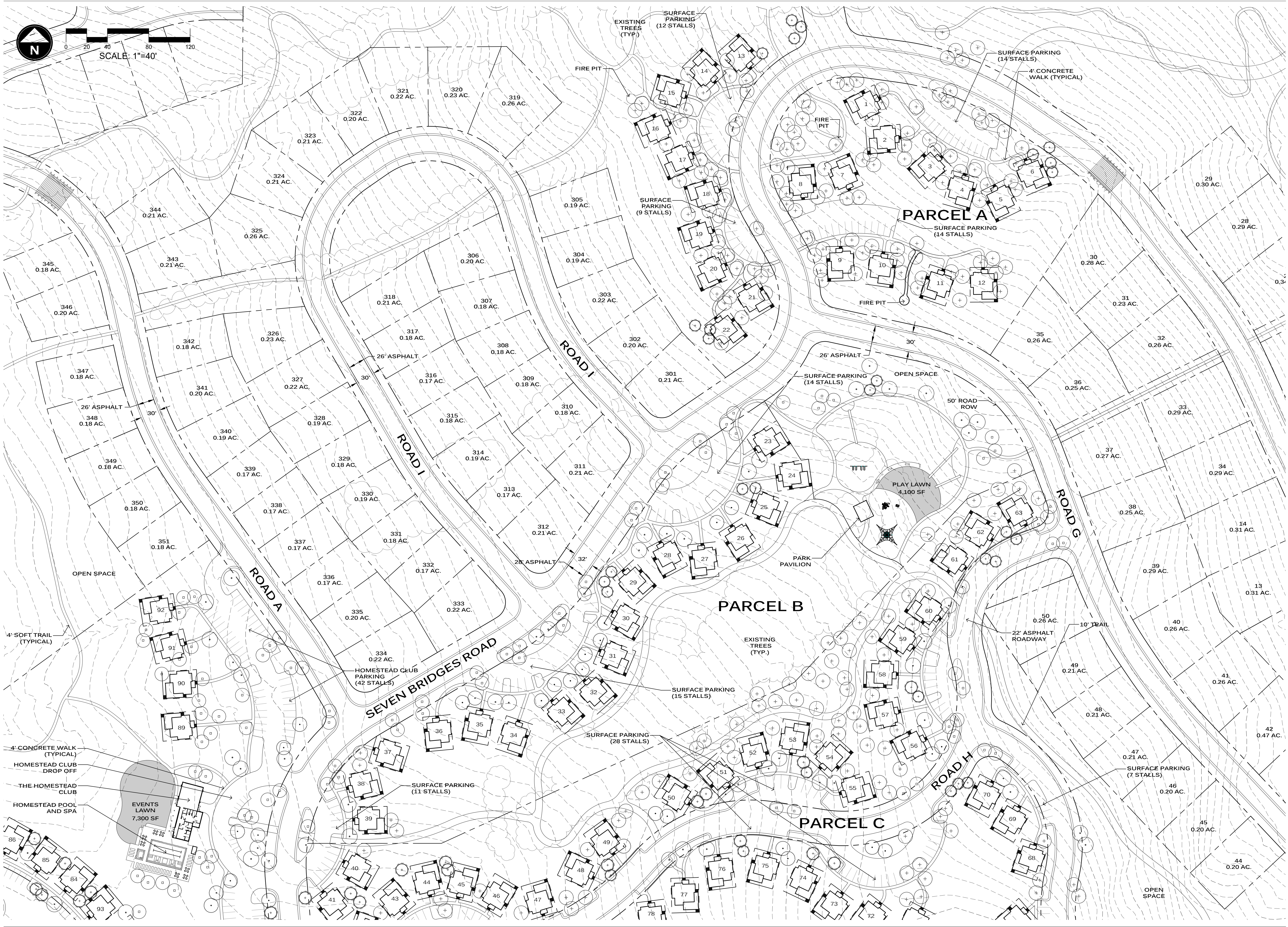
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SHEET TITLE:
**ENTRY
LANDSCAPE PLAN**

SHEET NUMBER:
L1.1



THE BRIDGES

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CABINS
LANDSCAPE PLAN

SHEET NUMBER:
L1.2



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DATE:	JUNE 2024
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SHEET TITLE: SITE ELEMENTS
SHEET NUMBER: L1.3

PROJECT BRIDGE



HORIZONTAL PRESSURE TREATED
WOODEN RAILS

PRESSURE TREATED
WOODEN POSTS

TYPICAL PAVILION



WOODEN ROOF STRUCTURE

CONCRETE FOUNDATION

ENTRY MONUMENT WALL



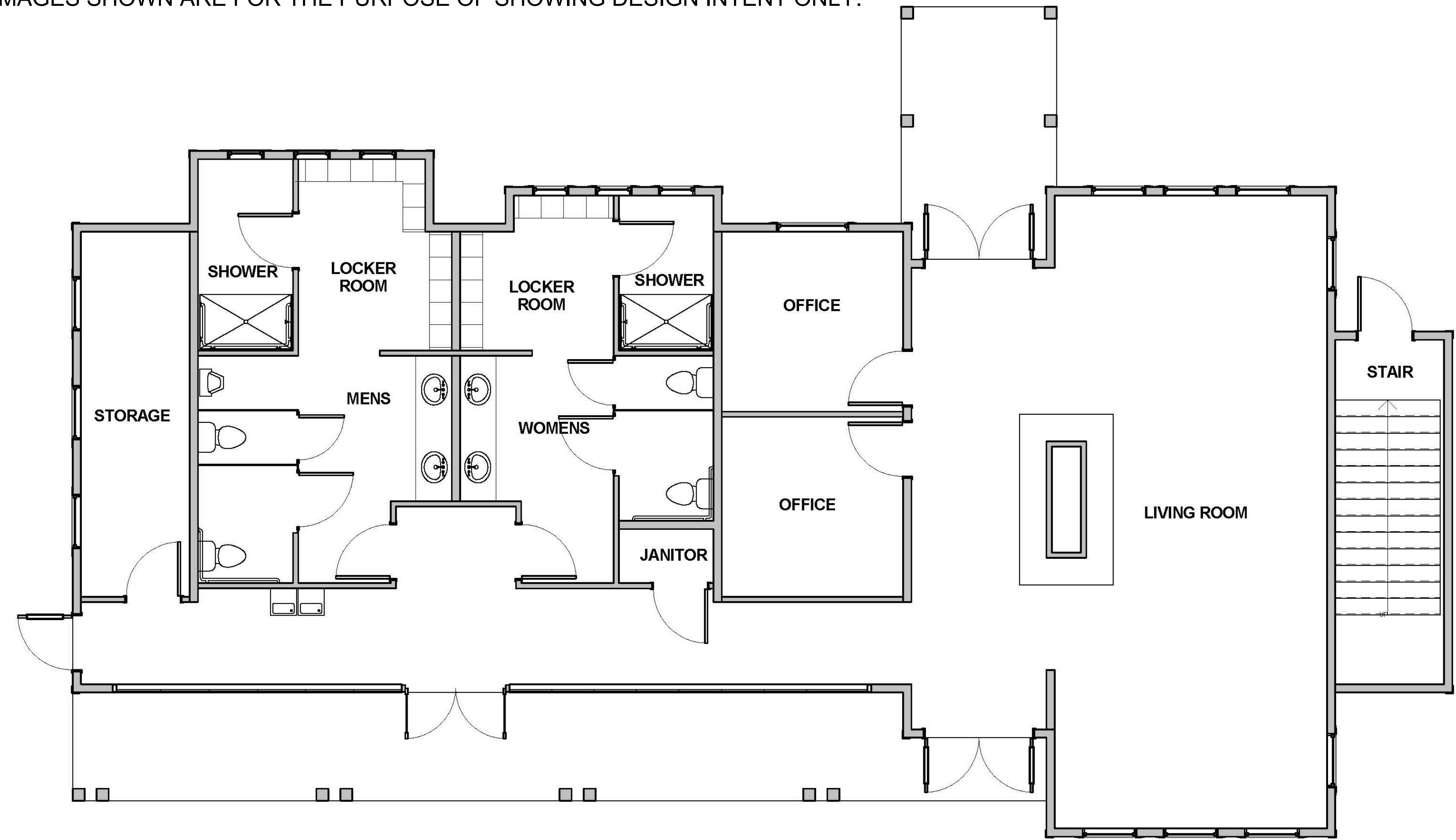
MATERIALS



HOMESTEAD CLUB

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

MATERIALS/ ARCHITECTURAL PRECEDENTS



MAIN FLOOR
2,823 SQ. FT.



VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTHWEST



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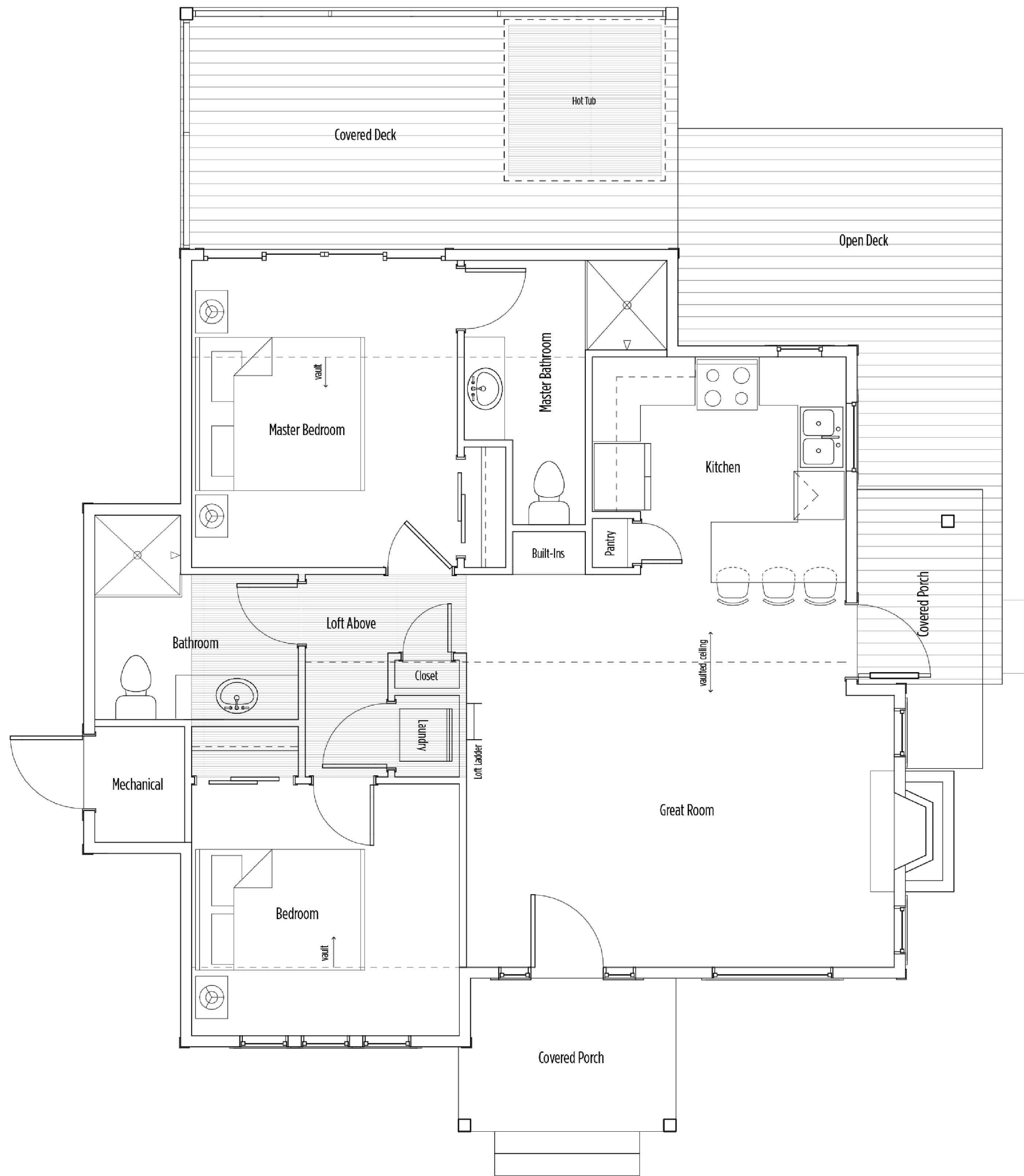
SHEET TITLE:
HOMESTEAD CLUB
DETAIL

SHEET NUMBER:

A1.1

GROVE CABIN

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GROVE CABIN MAIN FLOOR

NOT TO SCALE



FRONT VIEW



SIDE VIEW



THE BRIDGES
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SHEET TITLE:
GROVE CABIN
DETAIL

SHEET NUMBER:
A1.2