

THE BRIDGES AT WOLF CREEK

MASTER DEVELOPMENT AGREEMENT (MDA)

EXHIBIT B

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

SHEET INDEX:

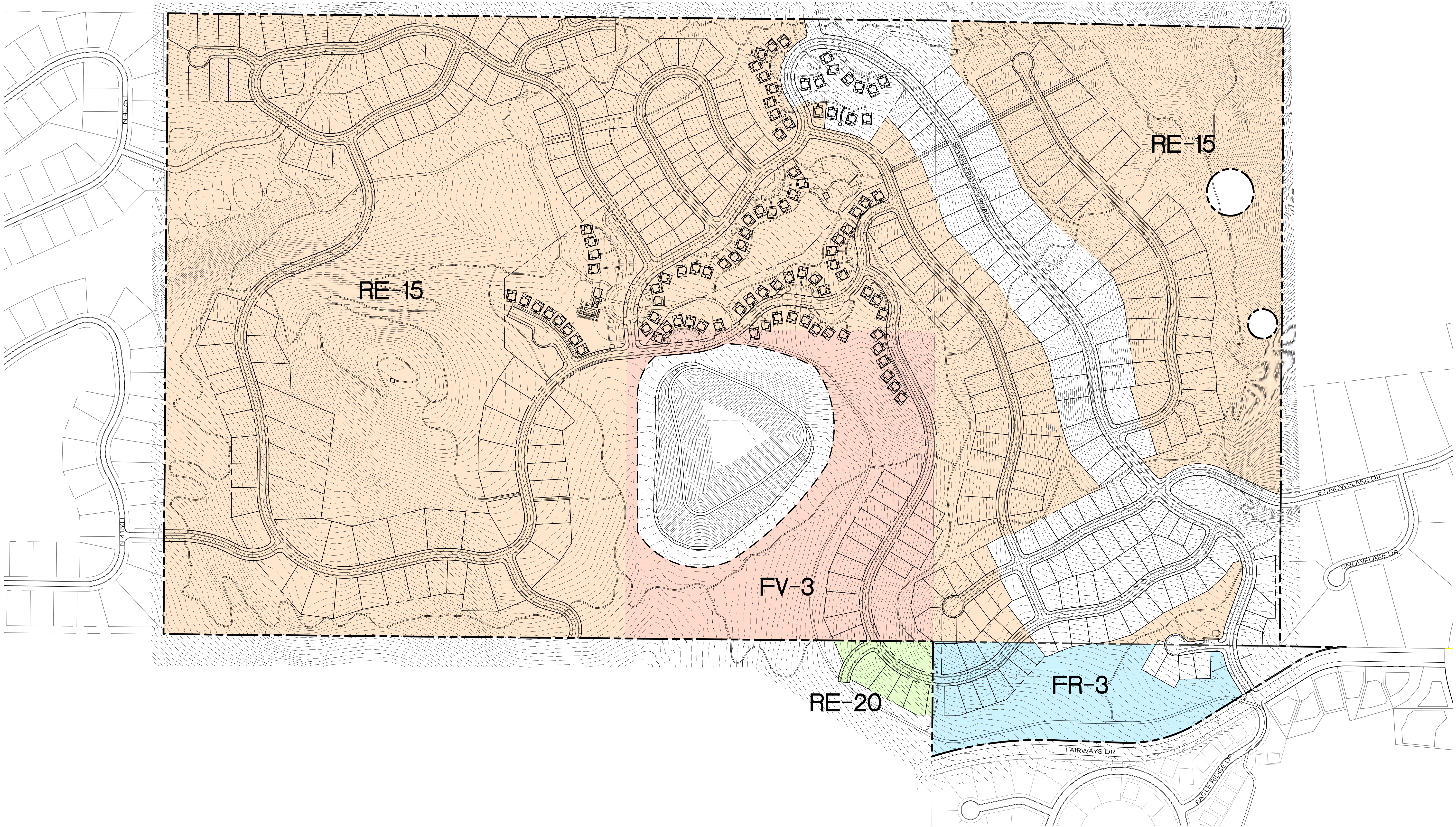
C1.1	COVER SHEET
P1.0	CURRENT ZONING PLAN
P1.1	PROPOSED ZONING PLAN
P1.2	OVERALL SITE PLAN
P1.3	CURRENTLY PLATTED LOTS
P1.4	CABINS SITE PLAN
P1.5	OVERALL SLOPE ANALYSIS
P1.6	CABINS SLOPE ANALYSIS
P1.7	OVERALL AERIAL PLAN
P1.8	CABINS AERIAL PLAN
P1.9	OVERALL PHASING PLAN
P1.10	OPEN SPACE PLAN
P1.11	DETAIL SITE PLAN
P1.12	DETAIL SITE PLAN
P1.13	DETAIL SITE PLAN
P1.14	DETAIL SITE PLAN
L1.1	ENTRY LANDSCAPE PLAN
L1.2	CABINS LANDSCAPE PLAN
L1.3	SITE ELEMENTS
A1.1	HOMESTEAD CLUB DETAIL
A1.2	GROVE CABIN DETAIL
S1.1	ROAD / TRAIL PROFILES
S1.2	ROAD CONNECTION PLAN



THE BRIDGES
WOLF CREEK RESORT
MASTER DEVELOPMENT AGREEMENT (MDA)
WEBER COUNTY UTAH



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PROJECT:	000.0000.37
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VERSION:	
REVISIONS:	
SHEET TITLE:	COVER PAGE
SHEET NUMBER:	C1.1



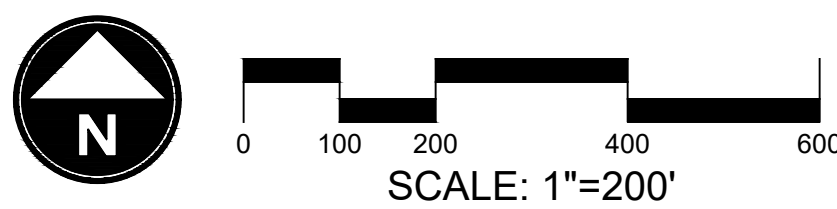
THE BRIDGES
WOLF CREEK RESORT
MASTER DEVELOPMENT AGREEMENT (MDA)
WEBER COUNTY UTAH



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SHEET TITLE:
CURRENT ZONING PLAN

SHEET NUMBER:
P1.0



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VERSION:	
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SHEET TITLE:
**PROPOSED
ZONING PLAN**

SHEET NUMBER:
P1.1



LOT LEGEND AND MIN. SETBACK STANDARDS

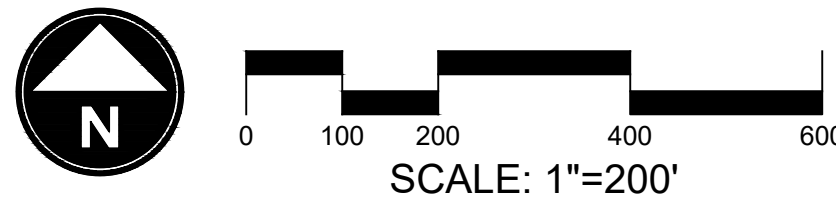
	THE NORTH 40 SINGLE FAMILY		GROVE CABINS
FRONT	15	FRONT	0
SIDES	15	SIDES	0
REAR	20	REAR	0
	HILLSIDE SINGLE FAMILY		
FRONT	15		
SIDES	15		
REAR	20		
	HOMESTEAD SINGLE FAMILY		
FRONT	15		
SIDES	15		
REAR	20		
	MOUNTAINSIDE SINGLE FAMILY		
FRONT	15		
SIDES	15		
REAR	20		
	PARKSIDE SINGLE FAMILY		
FRONT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

MDA DEVELOPMENT DATA

TOTAL MDA 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
MDA BOUNDARY AREA *EXCLUDING PLATTED LOTS AND DEEDED POND	251.16 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	155.00 ACRES
PROPOSED TRAILS	
10' TRAIL	7,600 LF
4' SOFT TRAIL	35,000 LF



THE BRIDGES
WOLF CREEK RESORT
MASTER DEVELOPMENT AGREEMENT (MDA)
WEBER COUNTY UTAH

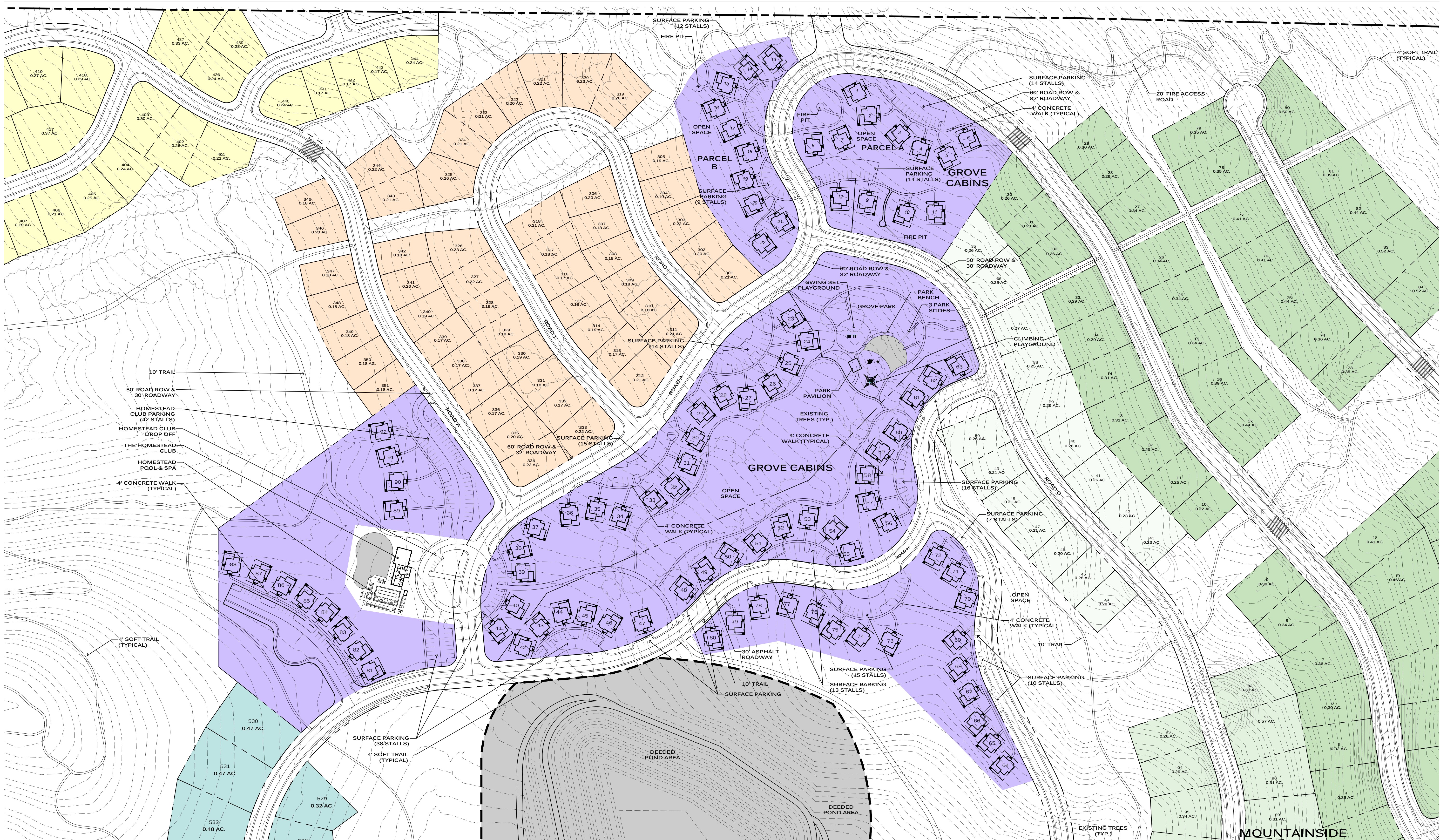


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SHEET TITLE:
OVERALL BRIDGES
SITE PLAN

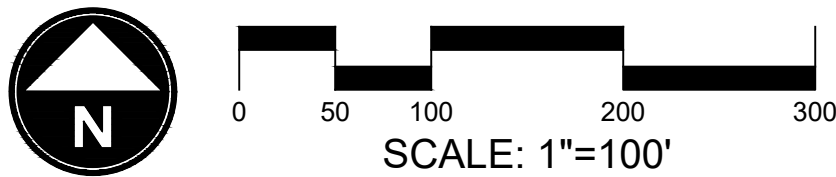
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P1.2



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			

MDA DEVELOPMENT DATA

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PROPOSED OPEN SPACE 155.00 ACRES

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THE BRIDGES
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WEBER COUNTY UTAH

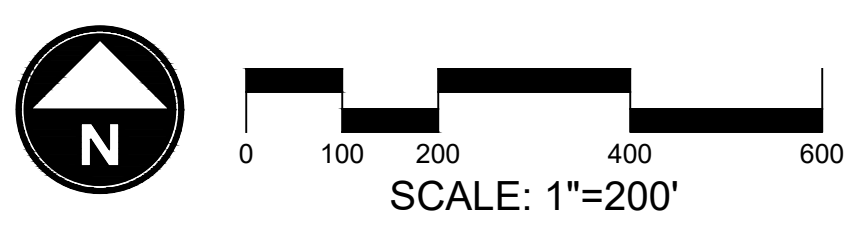
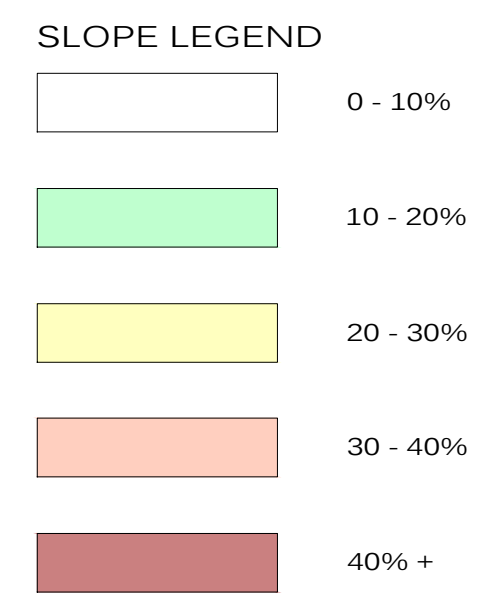
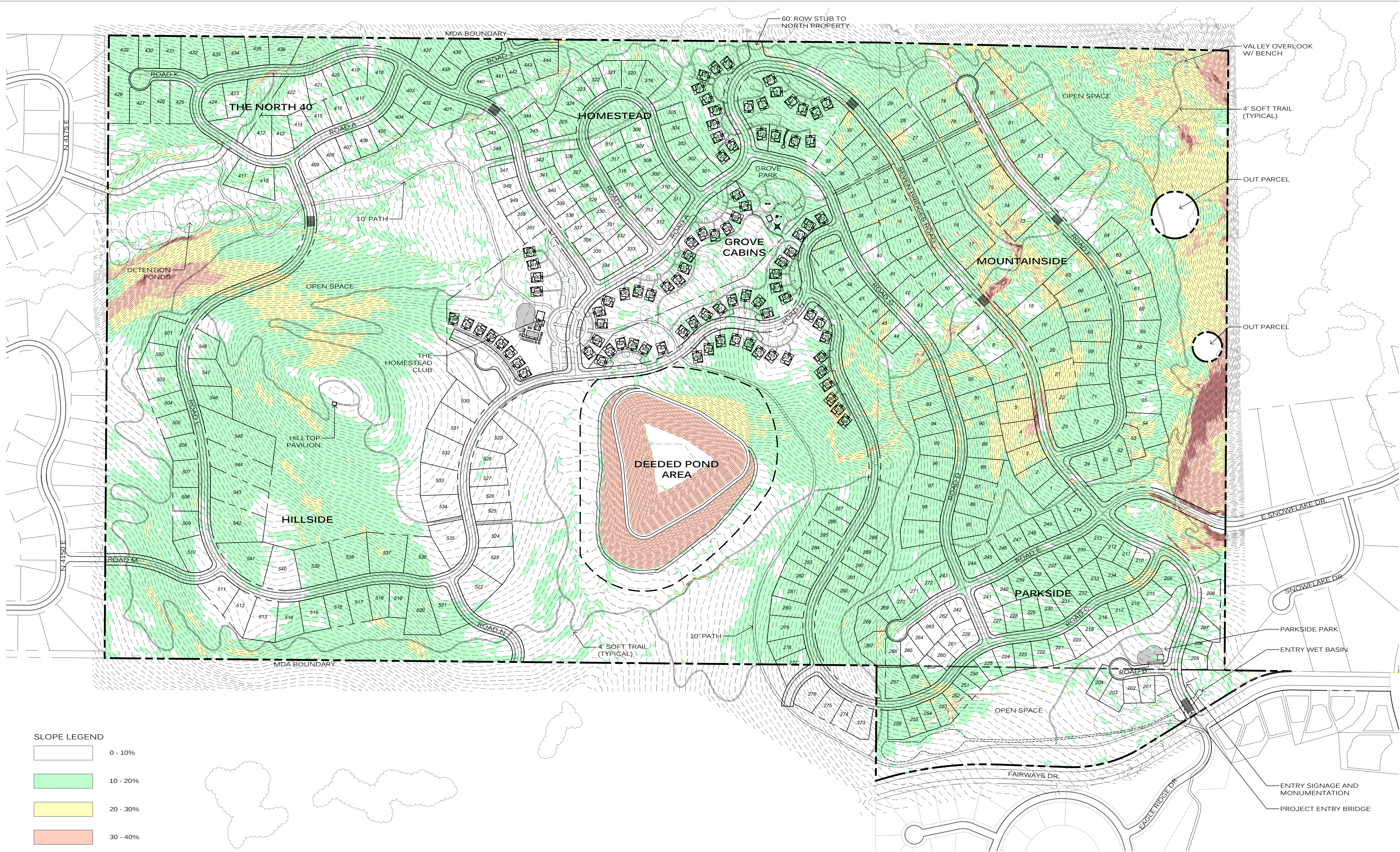


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SHEET TITLE:
CABINS
SITE PLAN

SHEET NUMBER:

P1.4



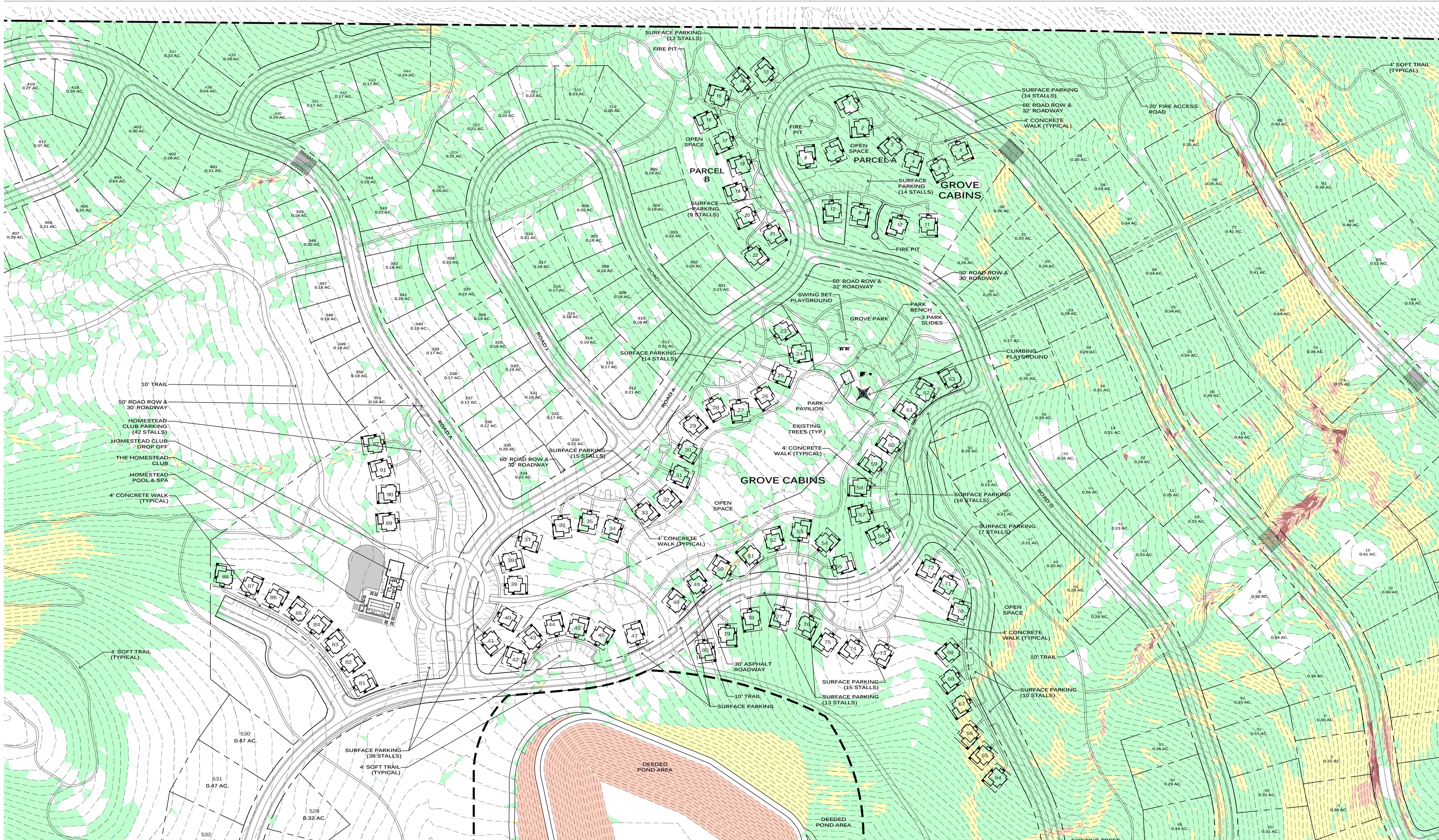
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WOLF CREEK RESORT

MASTER DEVELOPMENT AGREEMENT (MDA)
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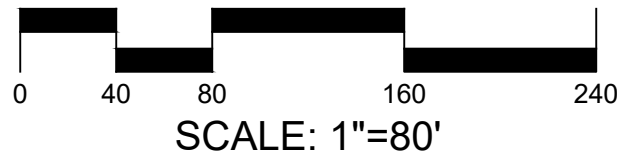
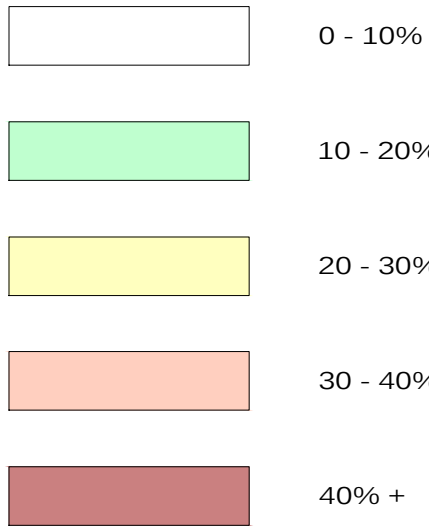
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VERSION:	
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SHEET TITLE:	OVERALL SLOPE ANALYSIS
SHEET NUMBER:	P1.5



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
MASTER DEVELOPMENT AGREEMENT (MDA)
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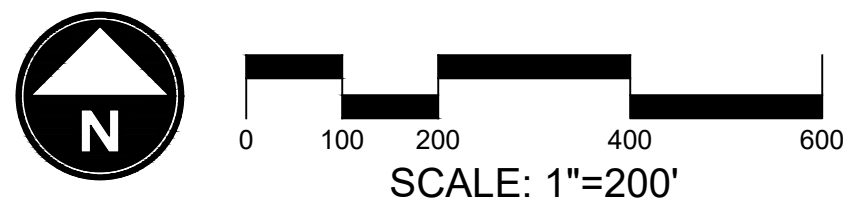
SHEET TITLE:
CABINS
SLOPE ANALYSIS

SHEET NUMBER:

P1.6



Google Earth
map © 2023 Google



MDA DEVELOPMENT DATA

TOTAL MDA BOUNDARY AREA	305.72 ACRES
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PROPOSED OPEN SPACE 155.00 ACRES

PROPOSED TRAILS	
10' TRAIL	7,600 LF
4' SOFT TRAIL	35,000 LF



THE BRIDGES

WOLF CREEK RESORT

MASTER DEVELOPMENT AGREEMENT (MDA)
WEBER COUNTY UTAH

Wolf Creek
RESORT

DATE:	OCTOBER 2024
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REVISIONS:

SHEET TITLE:
OVERALL
AERIAL PLAN

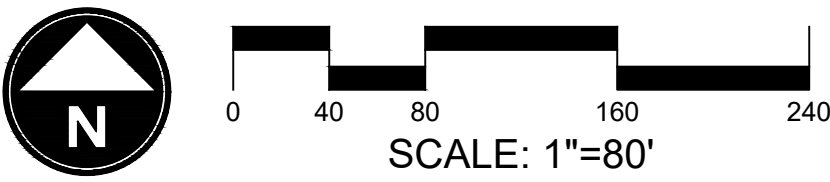
SHEET NUMBER:

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



MDA DEVELOPMENT DATA	
TOTAL MDA BOUNDARY AREA	305.72 ACRES
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ZONE RE-20	2.25 ACRES

ROAD ROW AREA	33.90 ACRES
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NET DEVELOPABLE AREA	271.82 ACRES
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PROPOSED UNITS	426 UNITS
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PARKSIDE	92 UNITS
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PROPOSED NET DENSITY	1 UNIT/ 0.63 ACRES
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PROPOSED OPEN SPACE	155.00 ACRES
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PROPOSED TRAILS	
10' TRAIL	7,600 LF
4' SOFT TRAIL	35,000 LF



THE BRIDGES

WOLF CREEK RESORT

MASTER DEVELOPMENT AGREEMENT (MDA)
WEBER COUNTY UTAH

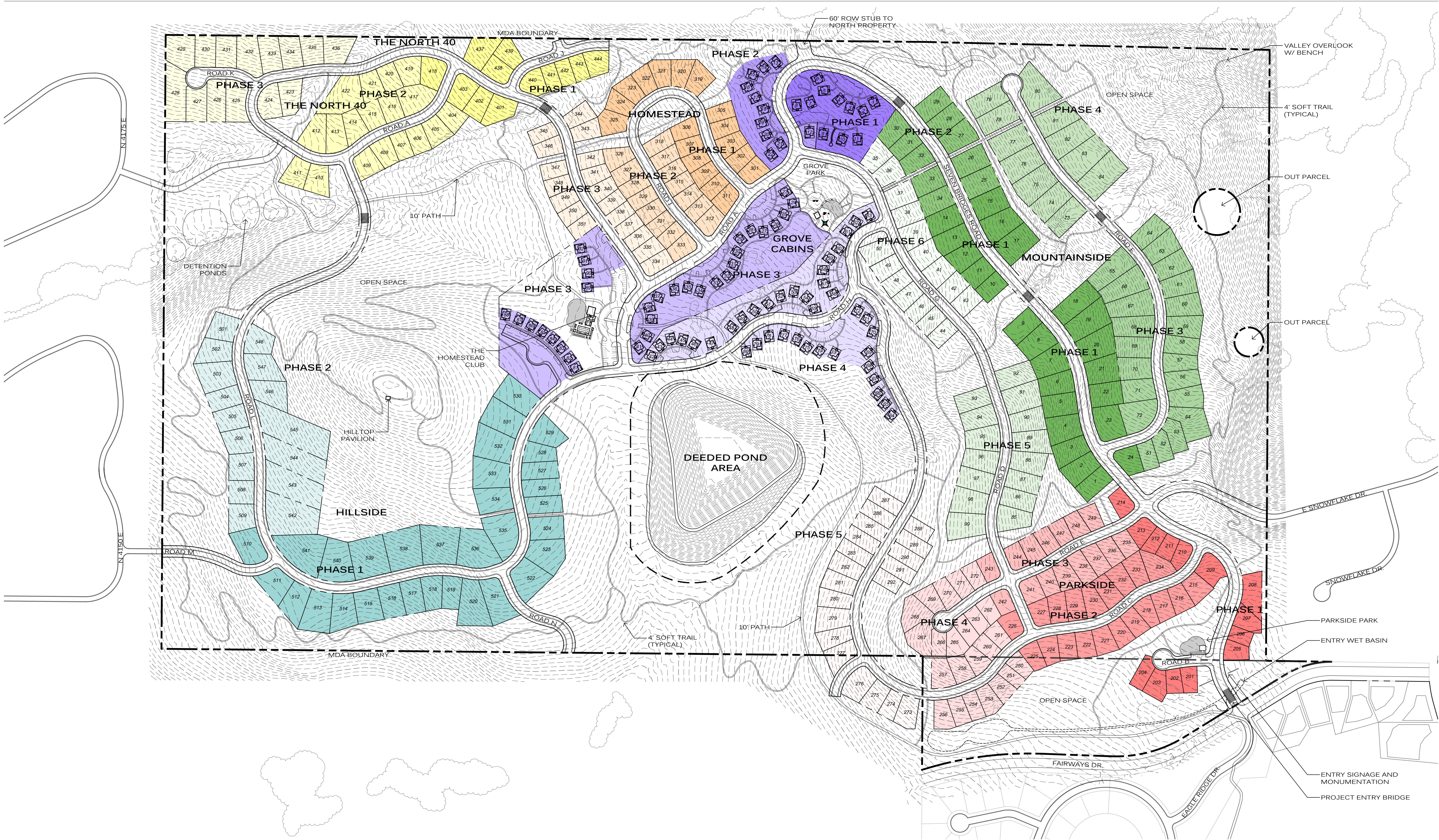


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VERSION:	
REVISIONS:	

SHEET TITLE:
CABINS
AERIAL PLAN

SHEET NUMBER:

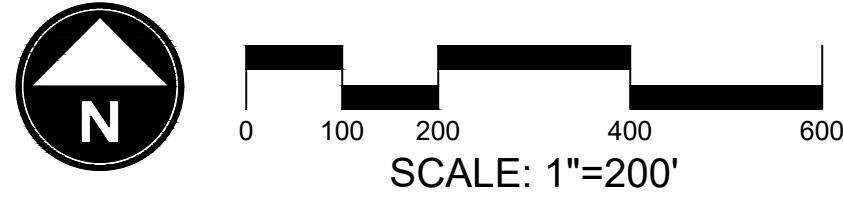
P1.8



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

PARKSIDE		PHASE 1	MOUNTAINSIDE		PHASE 1	CABINS		PHASE 1	HOMESTEAD		PHASE 1	NORTH 40		PHASE 1	HILLSIDE		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 3
		PHASE 4			PHASE 4			PHASE 4			PHASE 4			PHASE 4			PHASE 4
		PHASE 5			PHASE 5			PHASE 5			PHASE 5			PHASE 5			PHASE 5
					PHASE 6												



THE BRIDGES
WOLF CREEK RESORT
MASTER DEVELOPMENT AGREEMENT (MDA)
WEBER COUNTY UTAH



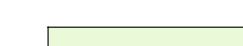
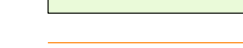
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VERSION:	
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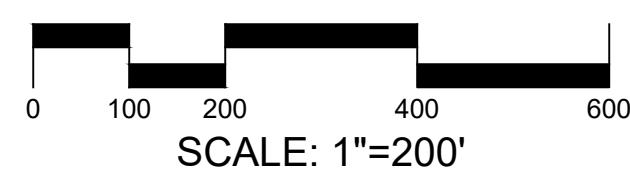
SHEET TITLE:
PHASING
PLAN

SHEET NUMBER:
P1.9



MDA DEVELOPMENT DATA

	PROPOSED OPEN SPACE	155.00 ACRES
	PROPOSED TRAILS	
	10' TRAIL	7,600 LF
	4' SOFT TRAIL	35,000 LF



THE BRIDGES
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WEBER COUNTY UTAH



DATE:	OCTOBER 2024
PROJECT:	000.0000.37
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VERSION:	
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SHEET TITLE:
**OPEN SPACE
PLAN**

SHEET NUMBER:

P1.10



THE BRIDGES

WOLF CREEK RESORT

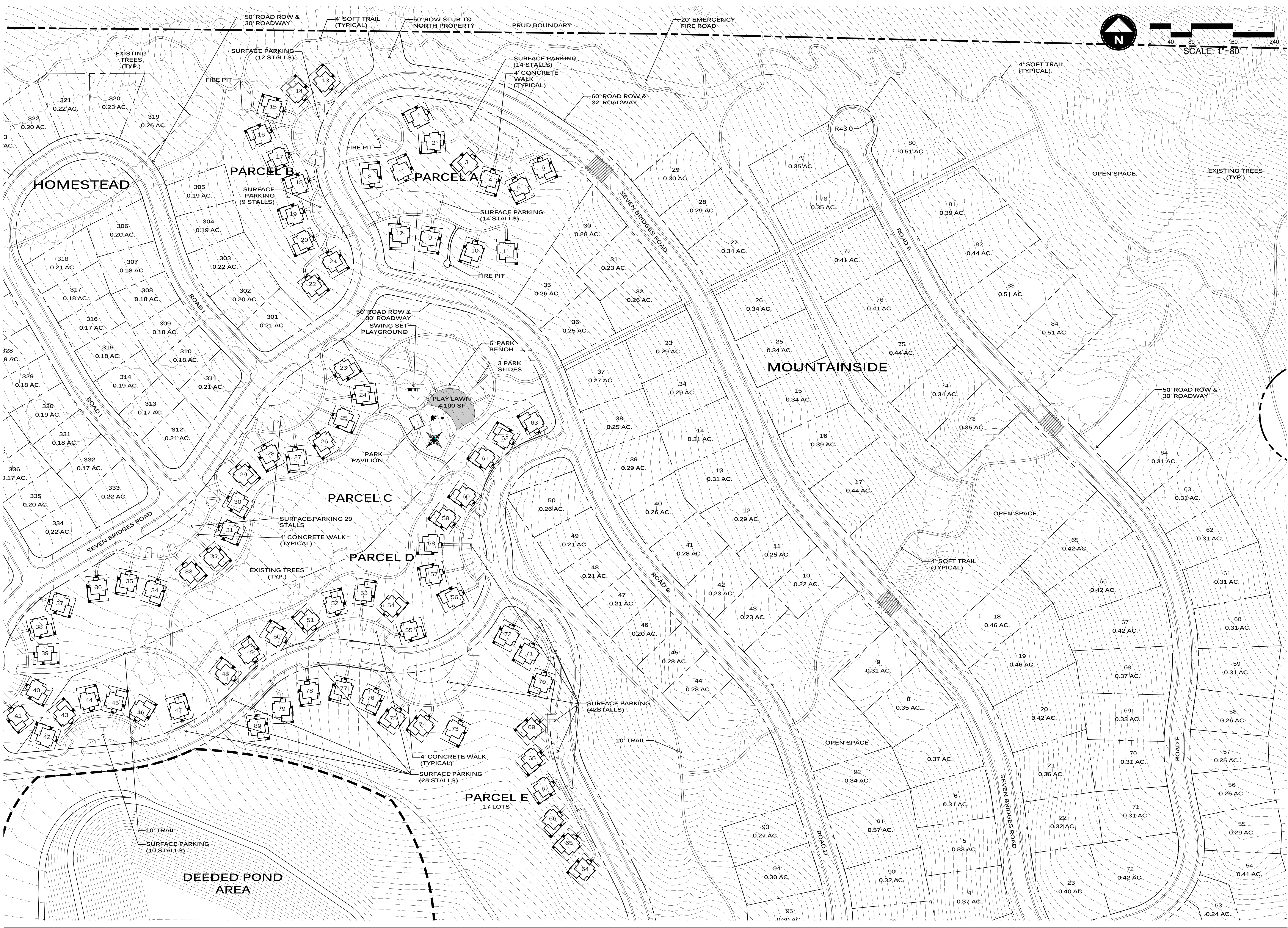
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WEBER COUNTY UTAH



DATE:	OCTOBER 2024
PROJECT:	000.0000.37
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VERSION:	
REVISIONS:	

SHEET TITLE:
**DETAIL
SITE PLAN**

SHEET NUMBER:
P1.11



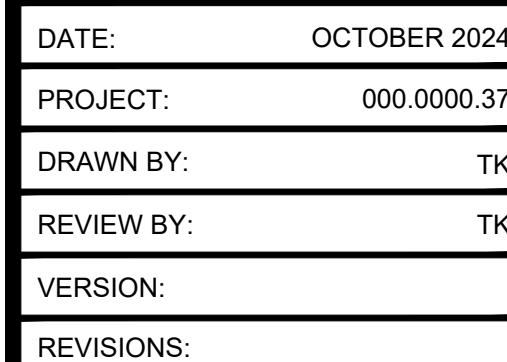
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DATE:	OCTOBER 2024
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VERSION:	
REVISIONS:	

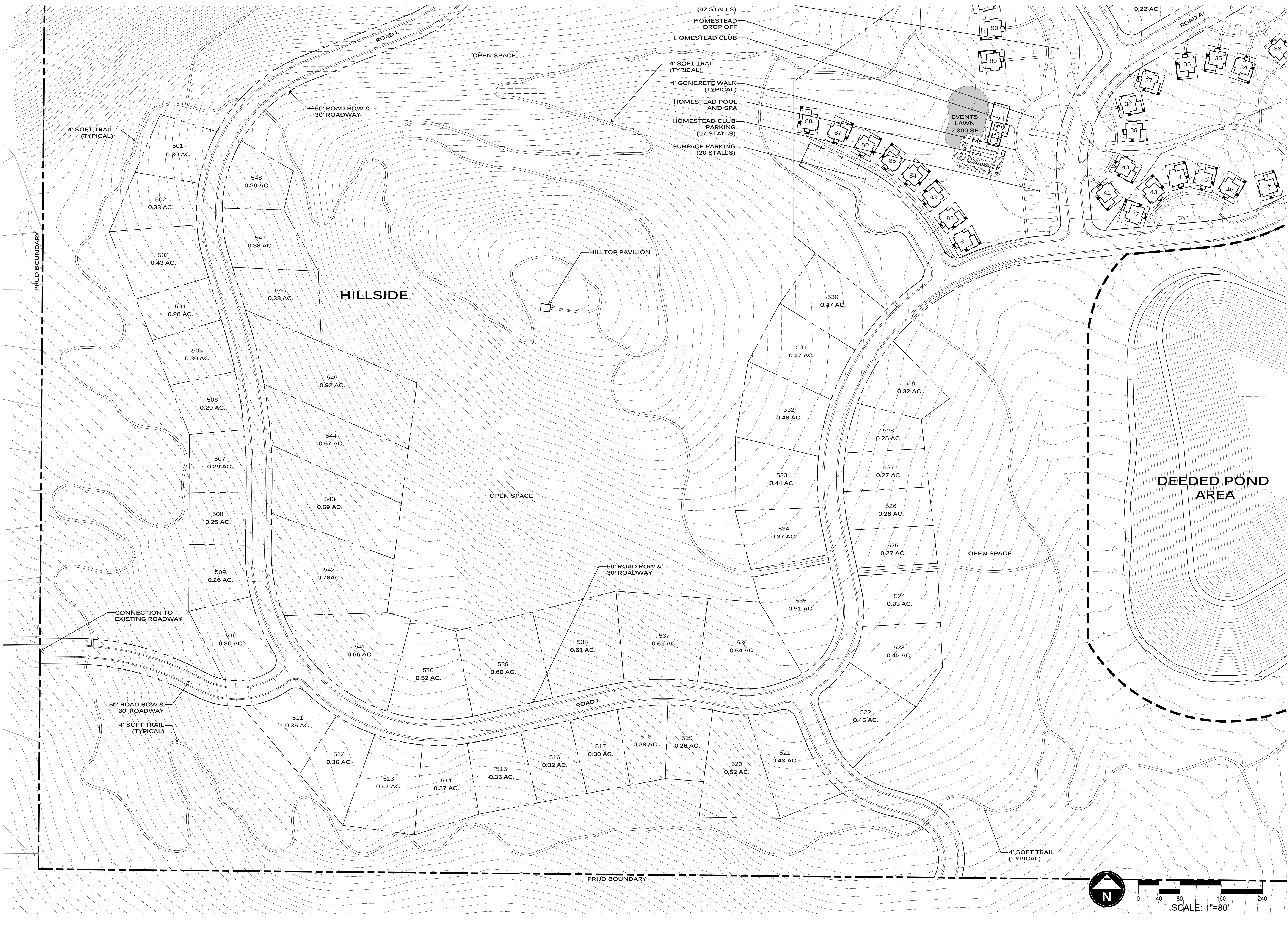
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**DETAIL
SITE PLAN**

SHEET NUMBER:
P1.12



SHEET NUMBER:

P1.13



THE BRIDGES
WOLF CREEK RESORT
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WEBER COUNTY UTAH



DATE:	OCTOBER 2024
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VERSION:	
REVISIONS:	

SHEET TITLE:
**DETAIL
SITE PLAN**

SHEET NUMBER:
P1.14



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 BRIDGES

WOLF CREEK RESORT

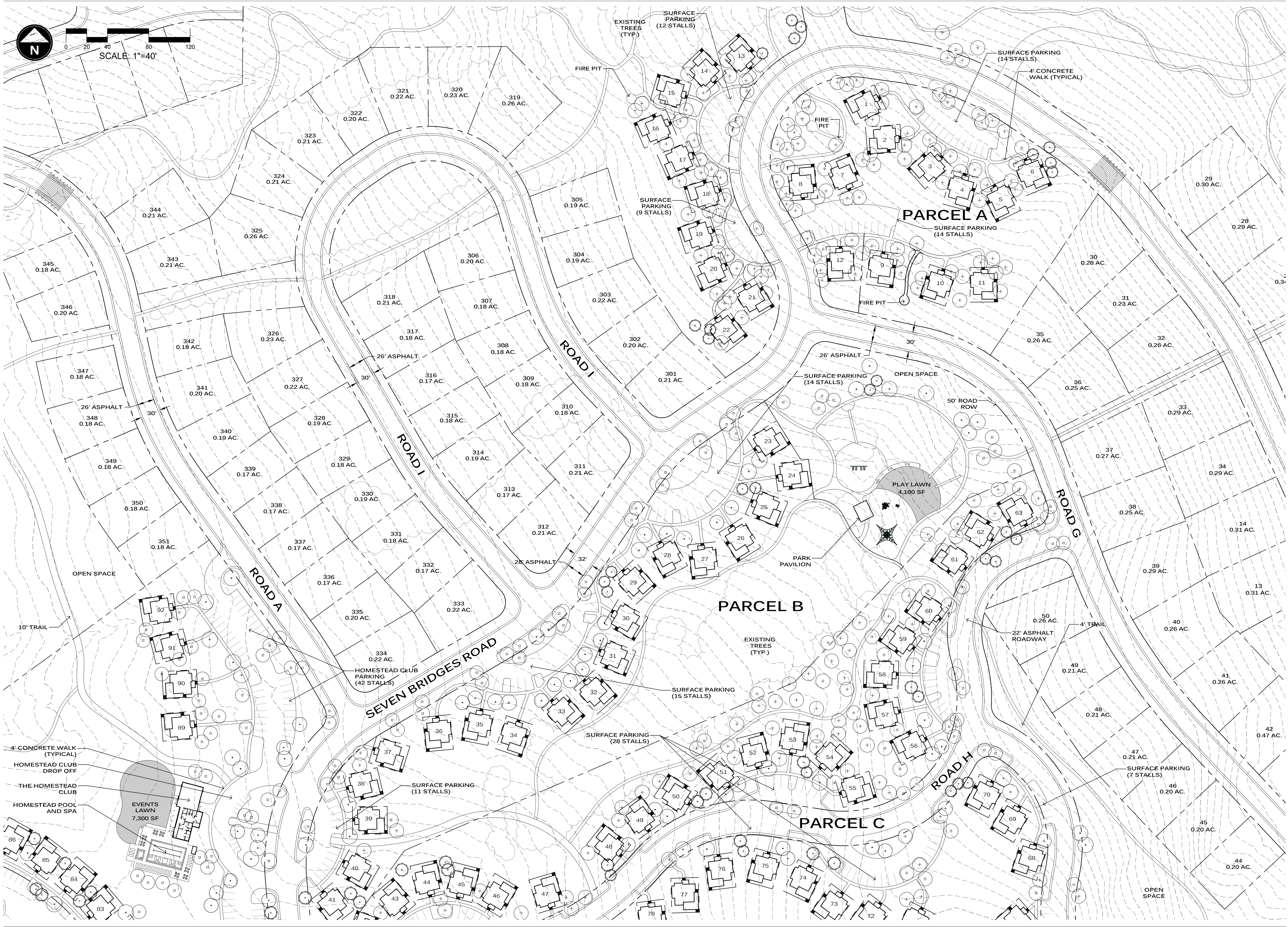
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VERSION:	
REVISIONS:	

SHEET TITLE:
ENTRY
LANDSCAPE PLAN

SHEET NUMBER:
L1.1



THE BRIDGES
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WEBER COUNTY UTAH



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VERSION:	
REVISIONS:	

SHEET TITLE:
**CABINS
LANDSCAPE PLAN**

SHEET NUMBER:
L1.2



THE BRIDGES
WOLF CREEK RESORT
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WEBER COUNTY UTAH



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VERSION:	
REVISIONS:	

SHEET TITLE: SITE ELEMENTS
SHEET NUMBER: L1.3

PROJECT BRIDGE



HORIZONTAL PRESSURE
WOODEN RAILS

PRESSURE TREATED
WOODEN POSTS

TYPICAL PAVILION



WOODEN ROOF STRUCTURE

CONCRETE FOUNDATION

MATERIALS



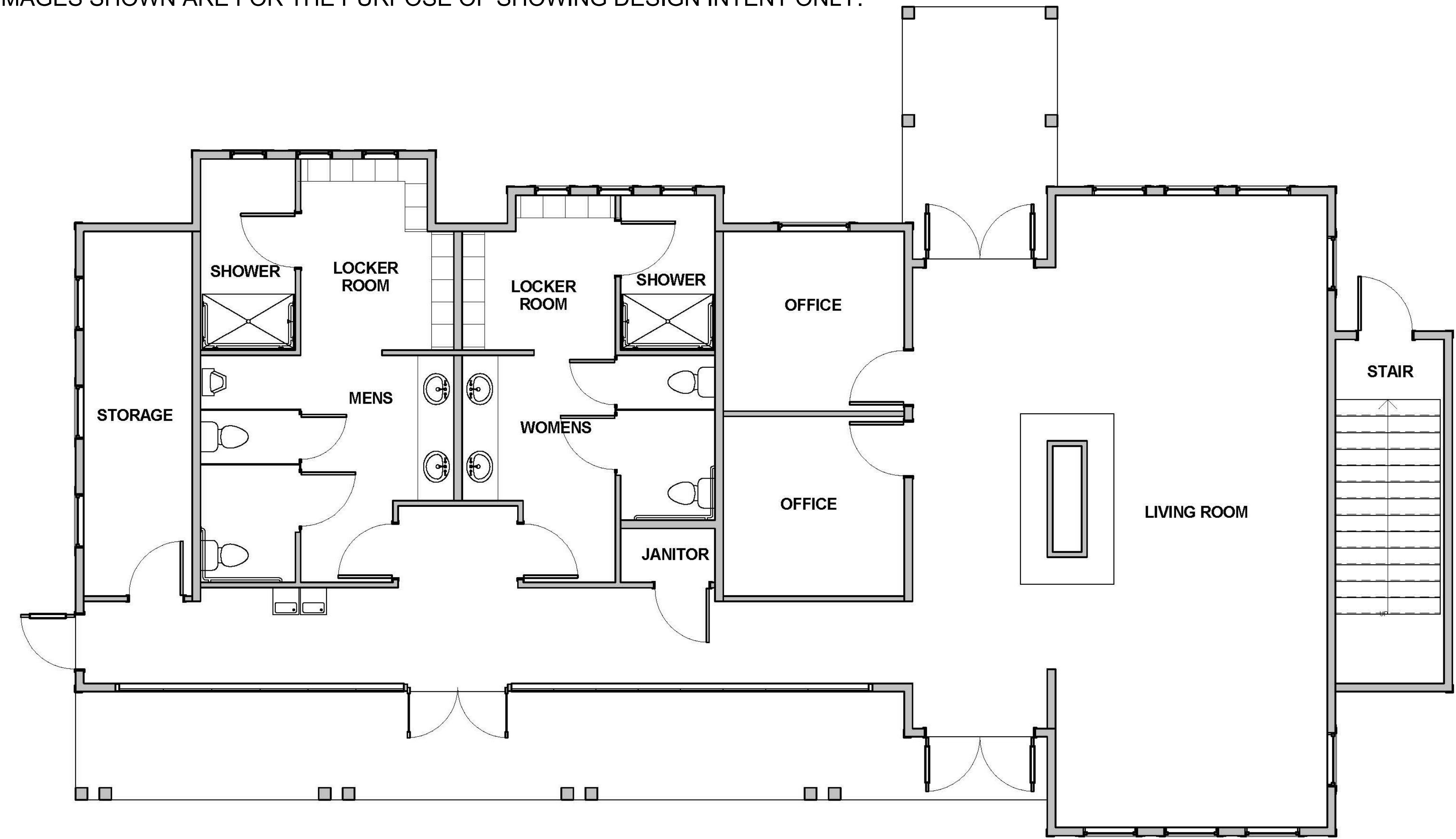
ENTRY MONUMENT WALL



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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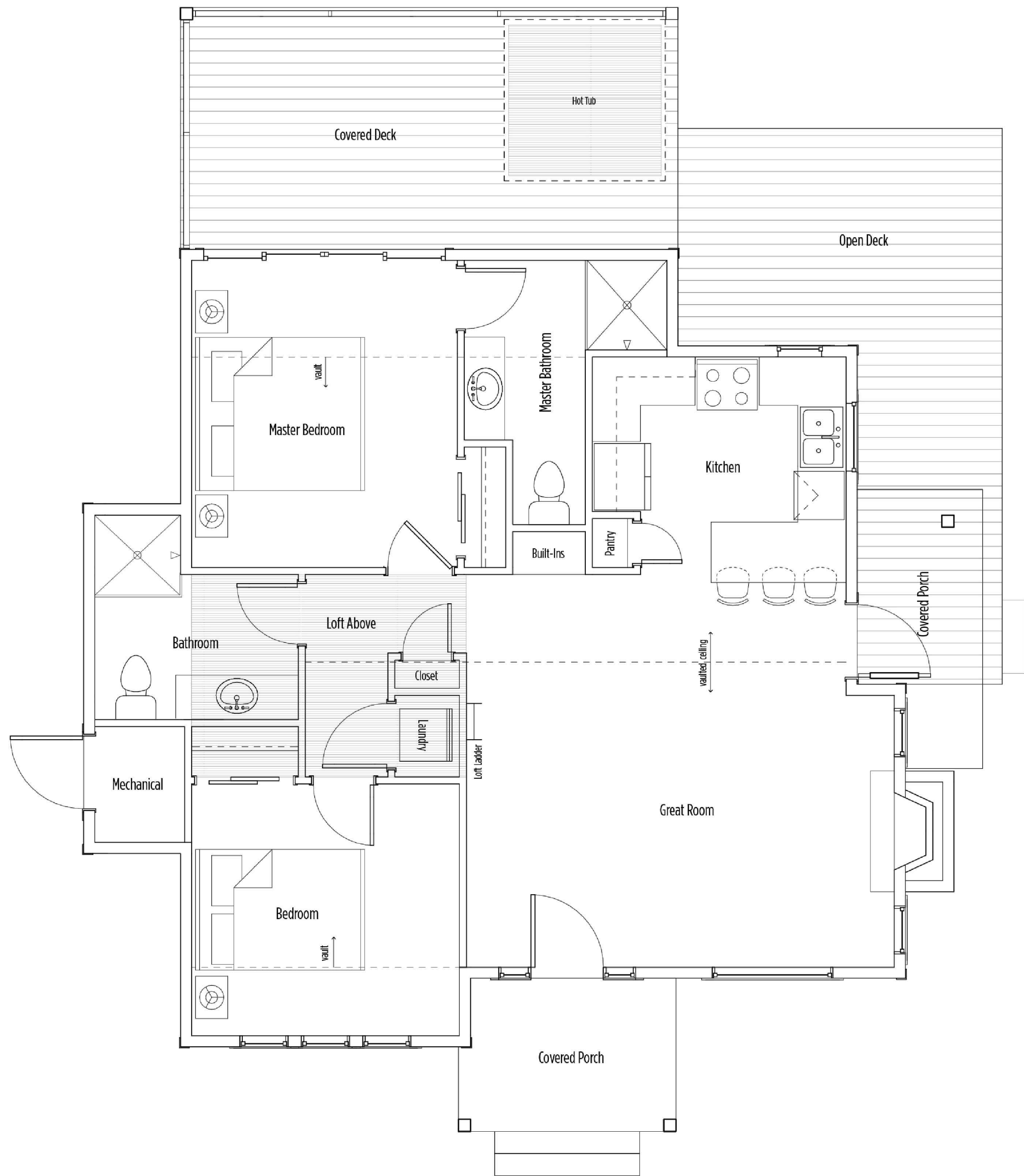
SHEET TITLE:
HOMESTEAD CLUB
DETAIL

SHEET NUMBER:

A1.1

GROVE CABIN

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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REVISIONS:	

SHEET TITLE:
GROVE CABIN
DETAIL

SHEET NUMBER:
A1.2

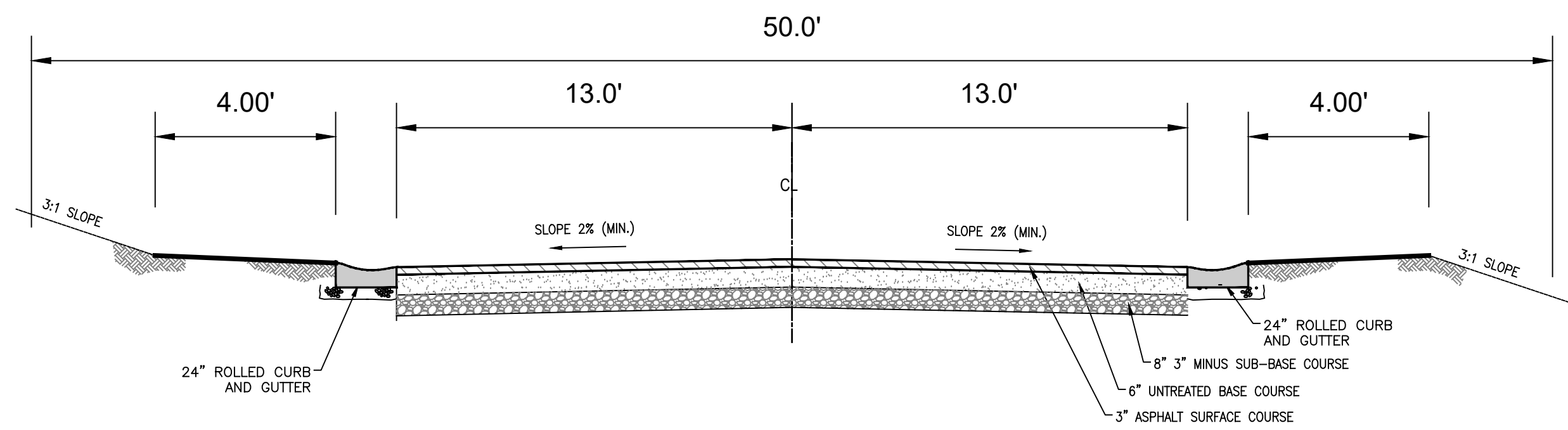


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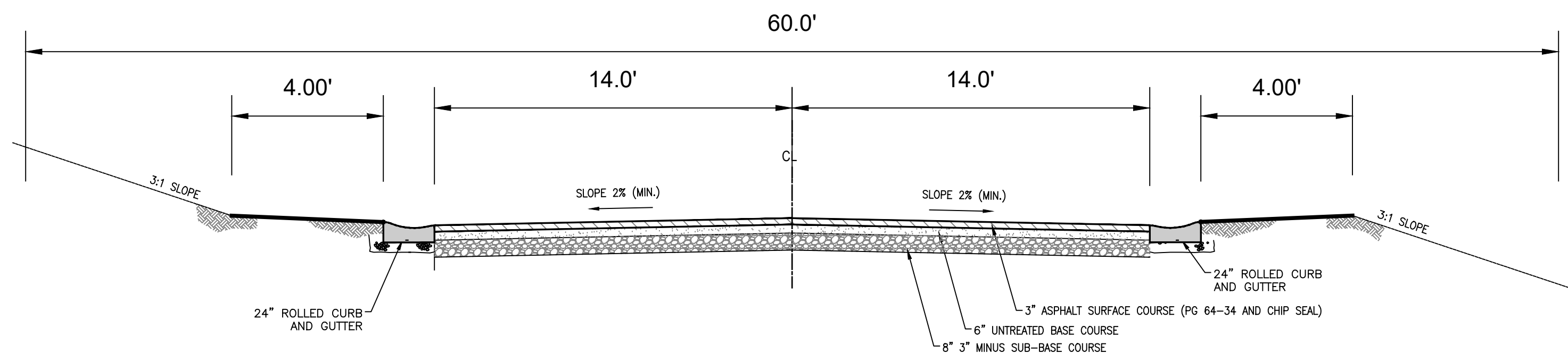
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VERSION:	
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SHEET TITLE:
ROAD / TRAIL
PROFILES

SHEET NUMBER:
S1.1

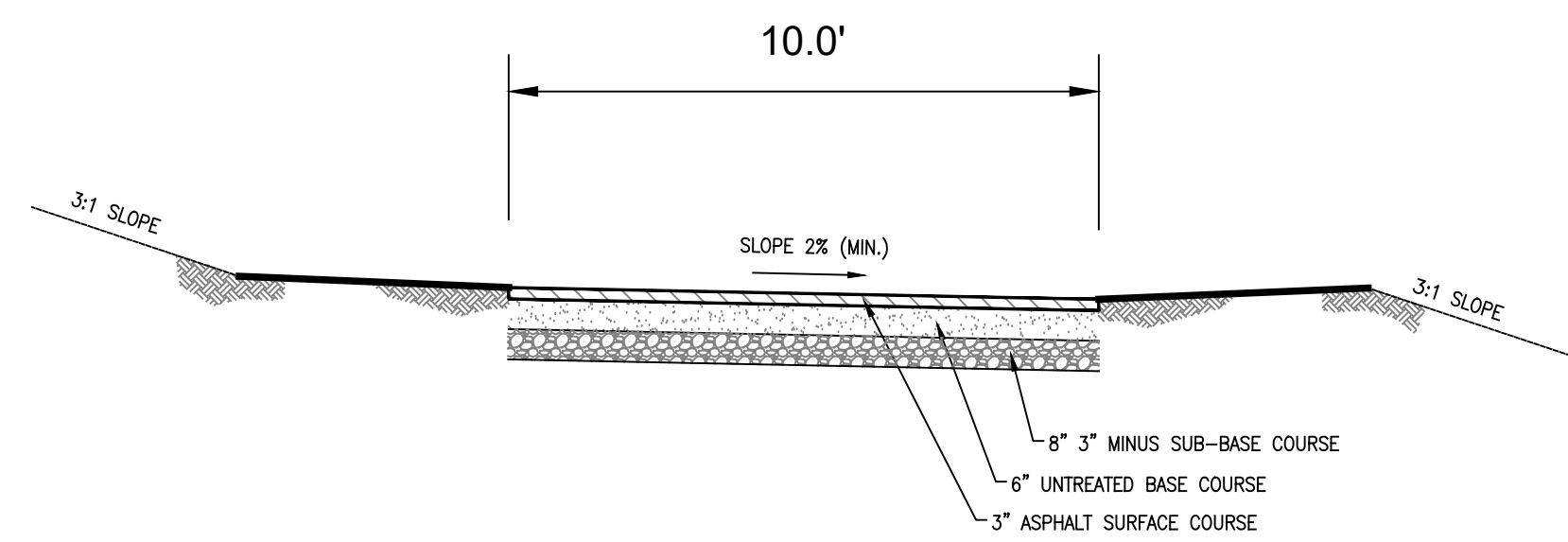


50' ROW - TYPICAL ROADWAY
NOT TO SCALE

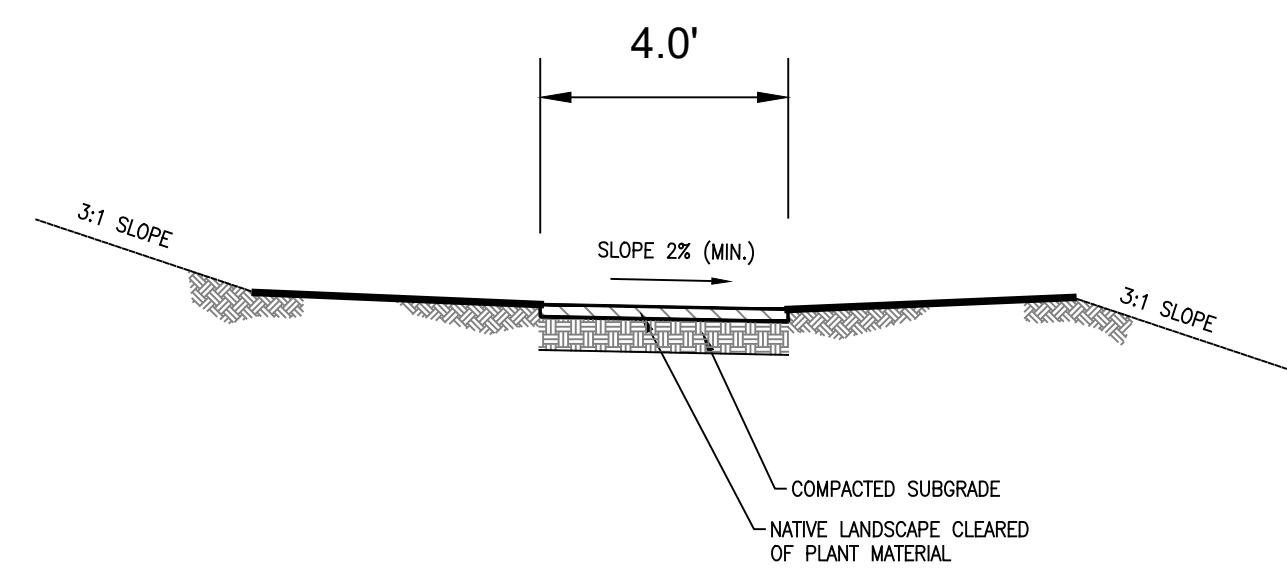


60' ROW - TYPICAL ROADWAY
NOT TO SCALE

ROAD PROFILES
NOT TO SCALE

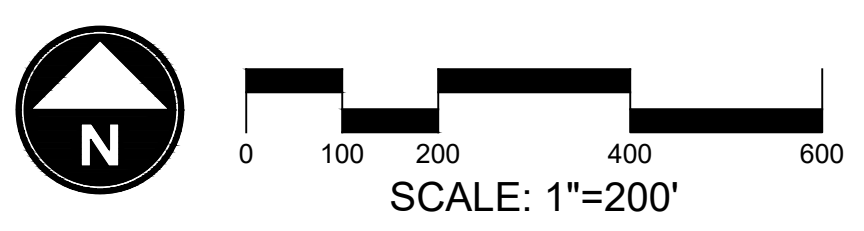


10' ASPHALT PATH
NOT TO SCALE



4' NATURAL PATH
NOT TO SCALE

TRAIL PROFILES
NOT TO SCALE



ROAD CONNECTION	
CONNECTION "A"	*ROAD MEETS ALL REQUIREMENTS
CONNECTION "B"	*ROAD MEETS ALL REQUIREMENTS
CONNECTION "C"	*ROAD MEETS ALL REQUIREMENTS
CONNECTION "D"	*ROAD MEETS ALL REQUIREMENTS
CONNECTION "E"	*ROAD MEETS ALL REQUIREMENTS
CONNECTION "F"	*ROAD MEETS ALL REQUIREMENTS
CONNECTION "G"	*ROAD MEETS ALL REQUIREMENTS
CONNECTION "H"	*ROAD MEETS ALL REQUIREMENTS



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DATE:	OCTOBER 2024
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VERSION:	
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SHEET TITLE:
**ROAD CONNECTION
PLAN**

SHEET NUMBER:
S1.2