



VALLEY OVERLOOK
W/ BENCH
EXHIBIT E
4' SOFT TRAIL
(TYPICAL)



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



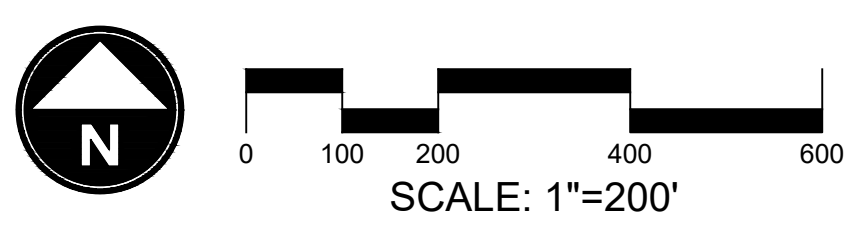
LOT LEGEND AND MIN. SETBACK STANDARDS

	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		

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



DATE:	OCTOBER 2024
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VERSION:	
REVISIONS:	
SHEET TITLE:	OVERALL BRIDGES SITE PLAN
SHEET NUMBER:	P1.2