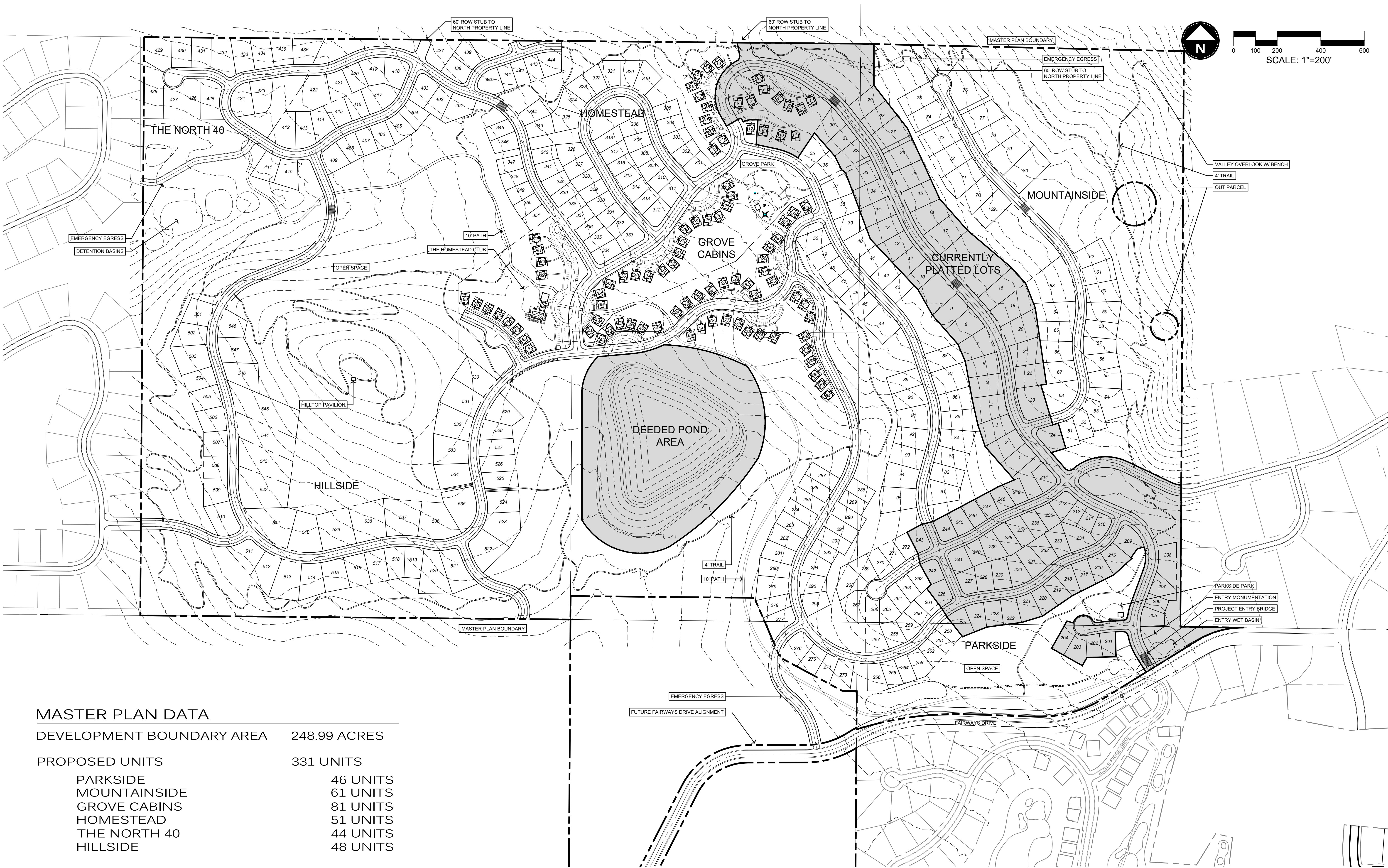




MASTER PLAN DATA	
DEVELOPMENT BOUNDARY AREA	248.99 ACRES
PROPOSED UNITS	331 UNITS
PARKSIDE	46 UNITS
MOUNTAINSIDE	61 UNITS
GROVE CABINS	81 UNITS
HOMESTEAD	51 UNITS
THE NORTH 40	44 UNITS
HILLSIDE	48 UNITS

CURRENTLY PLATTED LOTS
AND DEEDED POND AREA

NOTE:
1. ROAD ALIGNMENTS AND LOT LINES SUBJECT
TO MOVE BASED ON FINAL ENGINEERING AND
CONSTRUCTION

2. NIGHTLY RENTALS PERMITTED BY MASTER
PLAN

EXHIBIT B
MASTER PLAN



THE BRIDGES
MASTER PLAN
WEBER COUNTY UTAH

DATE:	MARCH 2025
PROJECT:	000.0000.84
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	
SHEET TITLE:	MASTER PLAN
SHEET NUMBER:	EX. B



0 20 40 80 120
SCALE: 1"=40'



THE BRIDGES

MASTER PLAN
WEBER COUNTY UTAH

DATE:	MARCH 2025
PROJECT:	000.0000.84
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:
CABIN
ENLARGEMENT 1

SHEET NUMBER:

EX. B1



EXHIBIT B1
CABIN ENLARGEMENT 1



THE BRIDGES

MASTER PLAN
WEBER COUNTY UTAH

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VERSION:	
REVISIONS:	

SHEET TITLE:
CABIN
ENLARGEMENT 2

SHEET NUMBER:

EX. B2



EXHIBIT B2
CABIN ENLARGEMENT 2



EXHIBIT B3
CABIN ENLARGEMENT 3



THE BRIDGES

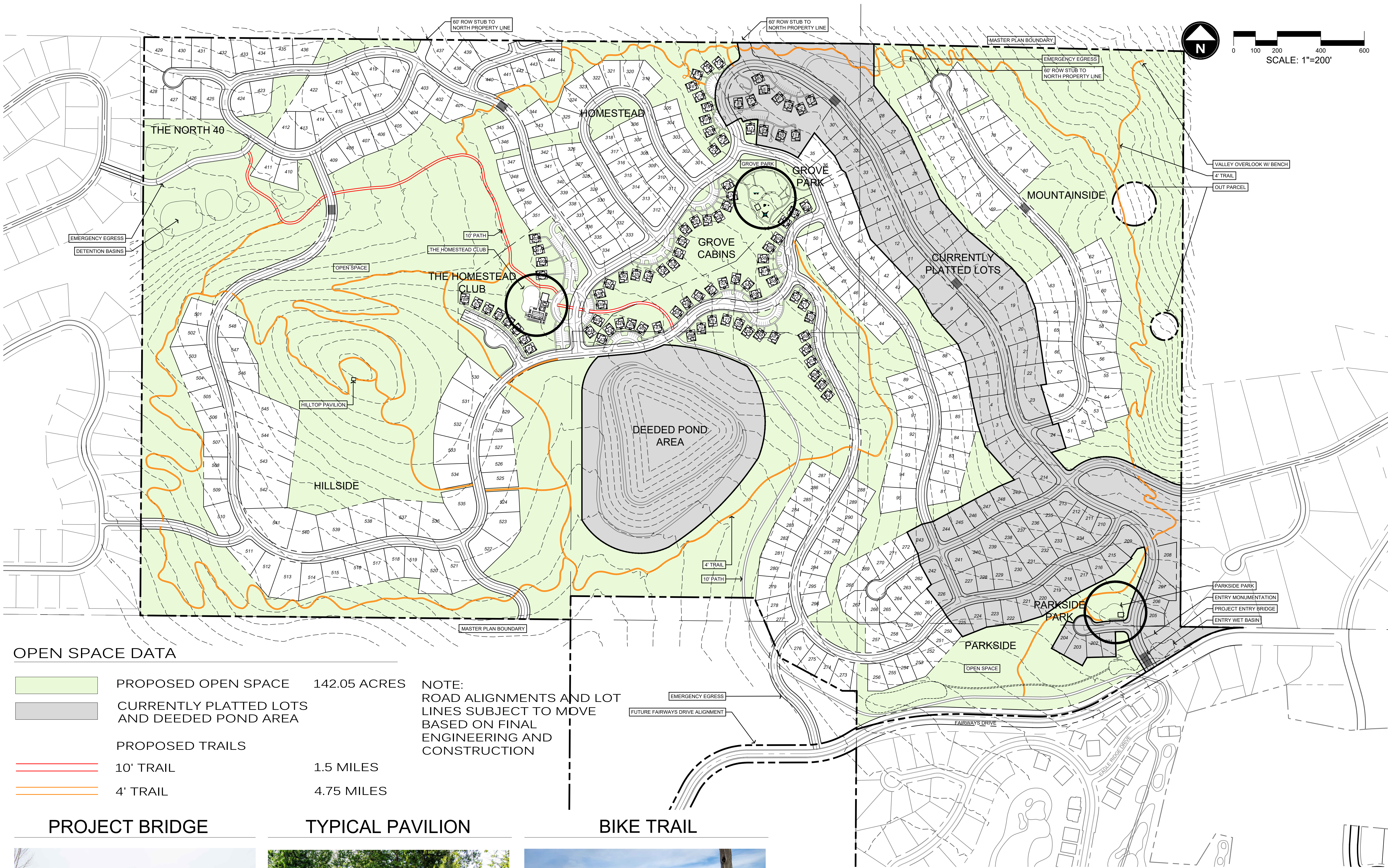
MASTER PLAN
WEBER COUNTY UTAH

DATE:	MARCH 2025
PROJECT:	000.0000.84
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

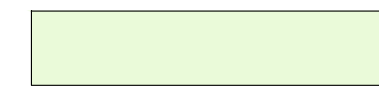
SHEET TITLE:
CABIN
ENLARGEMENT 3

SHEET NUMBER:

EX. B3



OPEN SPACE DATA

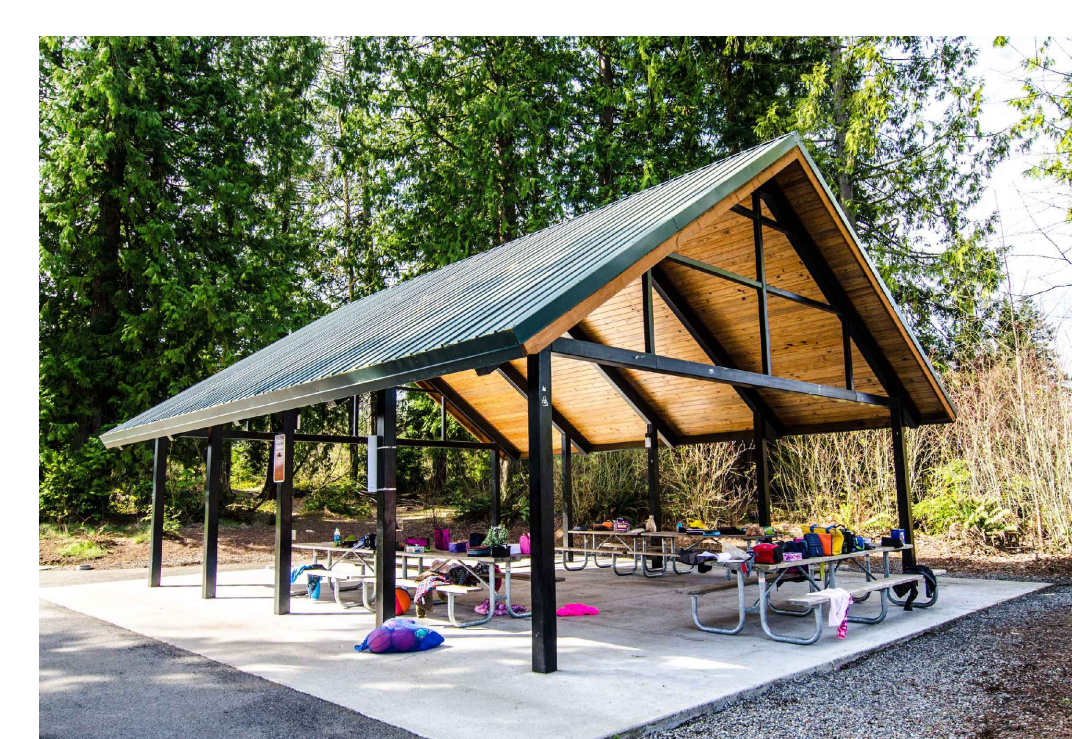
	PROPOSED OPEN SPACE	142.05 ACRES
	CURRENTLY PLATTED LOTS AND DEEDED POND AREA	
PROPOSED TRAILS		
	10' TRAIL	1.5 MILES
	4' TRAIL	4.75 MILES

NOTE:
ROAD ALIGNMENTS AND LOT
LINES SUBJECT TO MOVE
BASED ON FINAL
ENGINEERING AND
CONSTRUCTION

PROJECT BRIDGE



TYPICAL PAVILION



BIKE TRAIL



EXHIBIT C
PARKS / TRAILS / OPEN SPACE
(PTOS)



THE BRIDGES

MASTER PLAN
WEBER COUNTY UTAH

DATE:	MARCH 2025
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REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:
PARKS / TRAIL / OPEN
SPACE PLAN (PTOS)

SHEET NUMBER:

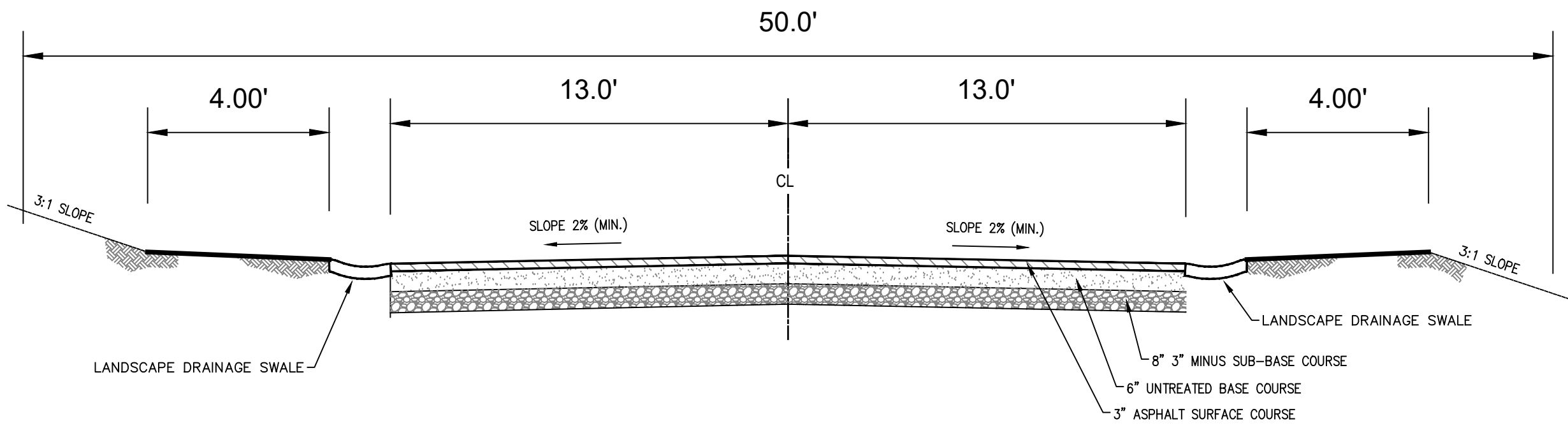
EX. C



THE BRIDGES

MASTER PLAN
WEBER COUNTY UTAH

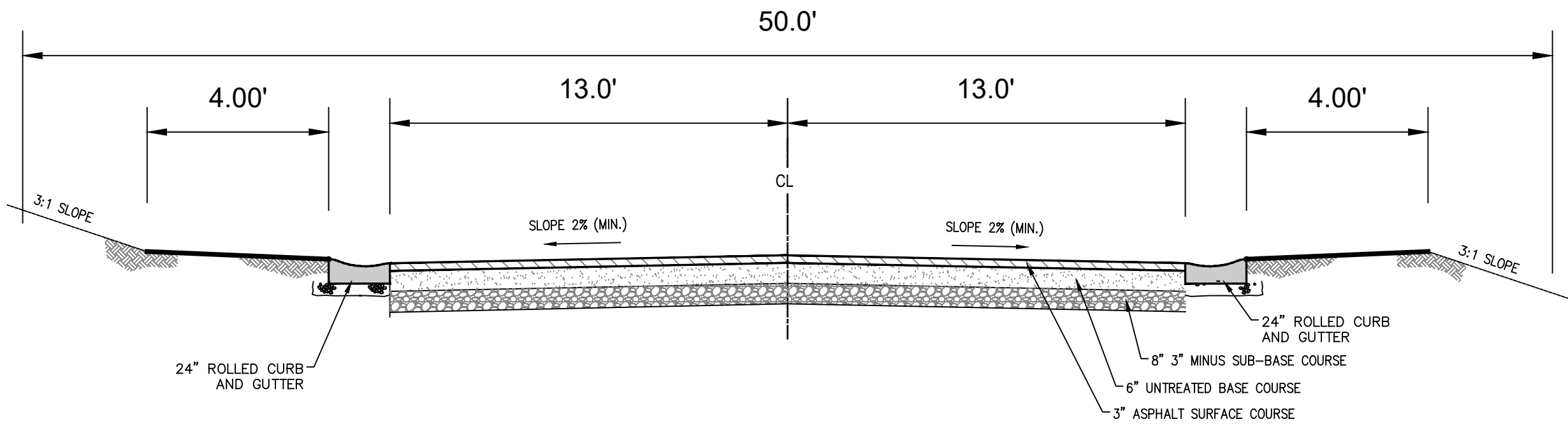
DATE:	MARCH 2025
PROJECT:	000.0000.84
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	
SHEET TITLE:	TECHNICAL GUIDELINES
SHEET NUMBER:	EX. D



NOTE:
ALL DEPTH STANDARDS ARE MINIMUM AND MORE CAN BE REQUIRED BASED ON GEOTECHNICAL REPORT

50' ROW - SNOWFLAKE DRIVE CONNETION ROADWAY

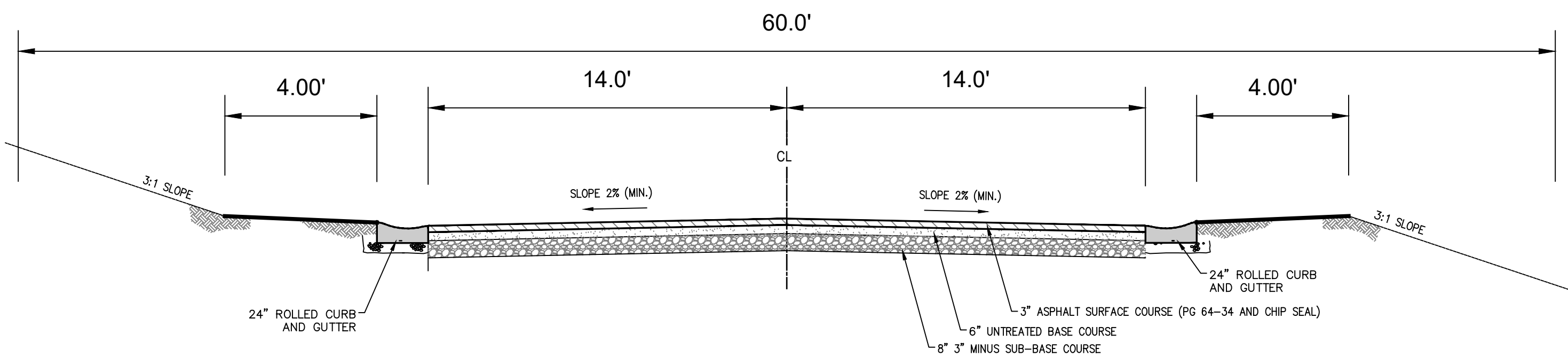
NOT TO SCALE



NOTE:
ALL DEPTH STANDARDS ARE MINIMUM AND MORE CAN BE REQUIRED BASED ON GEOTECHNICAL REPORT

50' ROW - TYPICAL ROADWAY

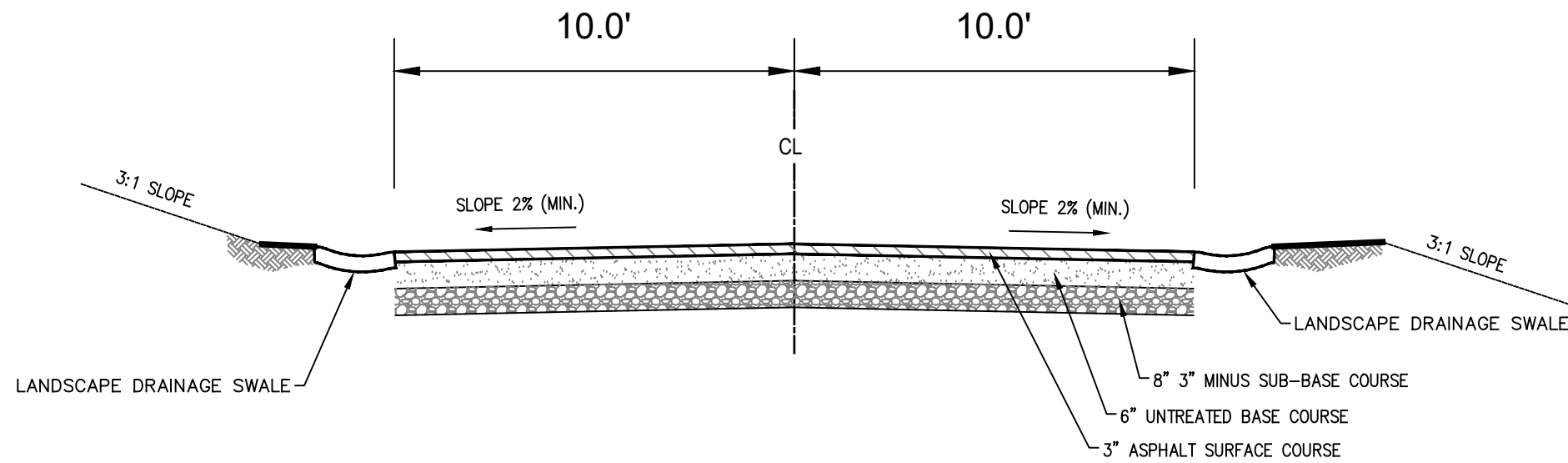
NOT TO SCALE



NOTE:
ALL DEPTH STANDARDS ARE MINIMUM AND MORE CAN BE REQUIRED BASED ON GEOTECHNICAL REPORT

60' ROW - TYPICAL ROADWAY

NOT TO SCALE



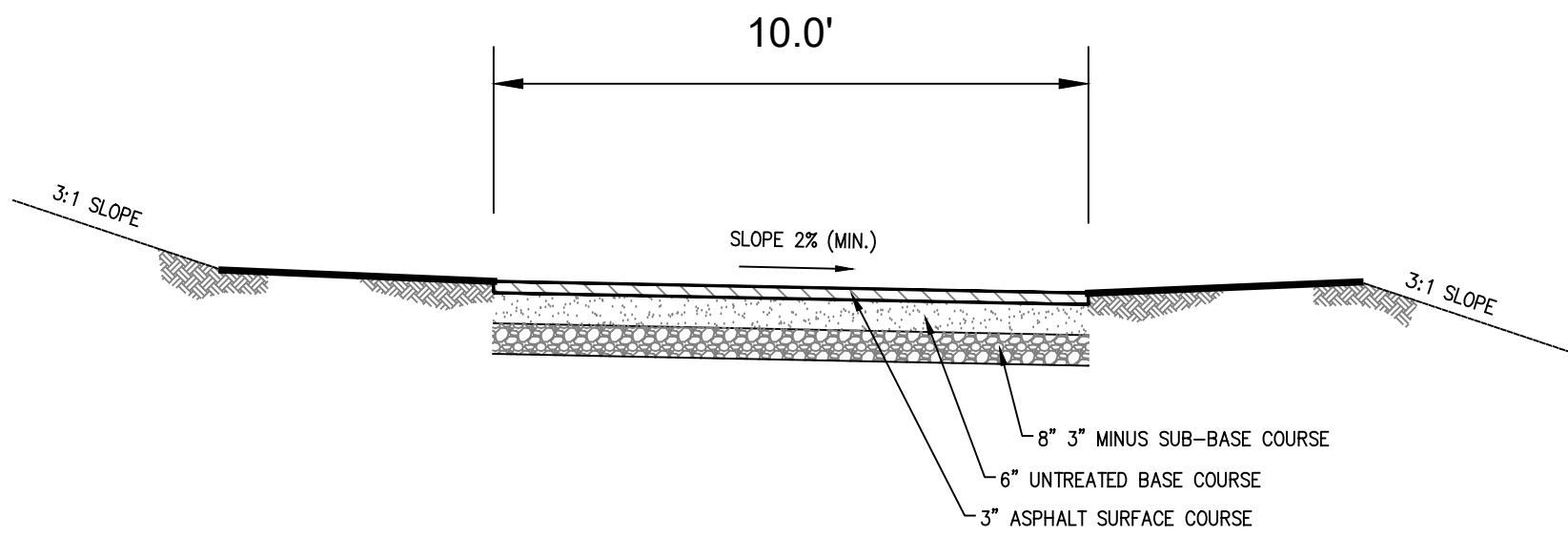
NOTE:
ALL DEPTH STANDARDS ARE MINIMUM AND MORE CAN BE REQUIRED BASED ON GEOTECHNICAL REPORT

FIRE ACCESS ROAD

NOT TO SCALE

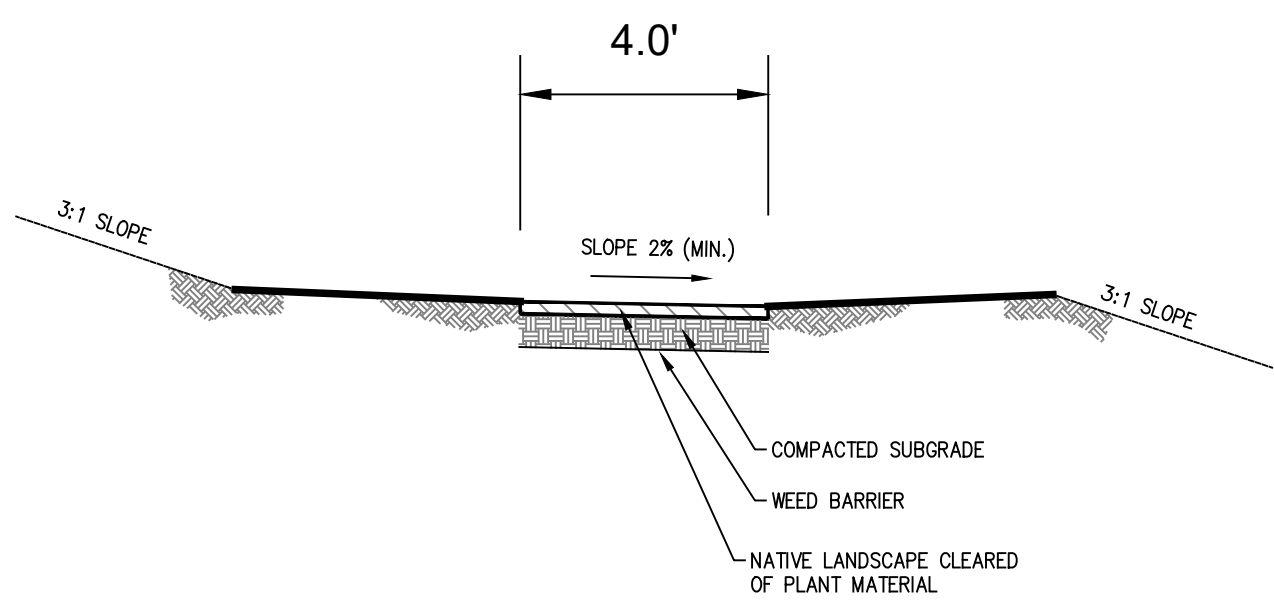
ROAD PROFILES

NOT TO SCALE



10' ASPHALT PATH

NOT TO SCALE



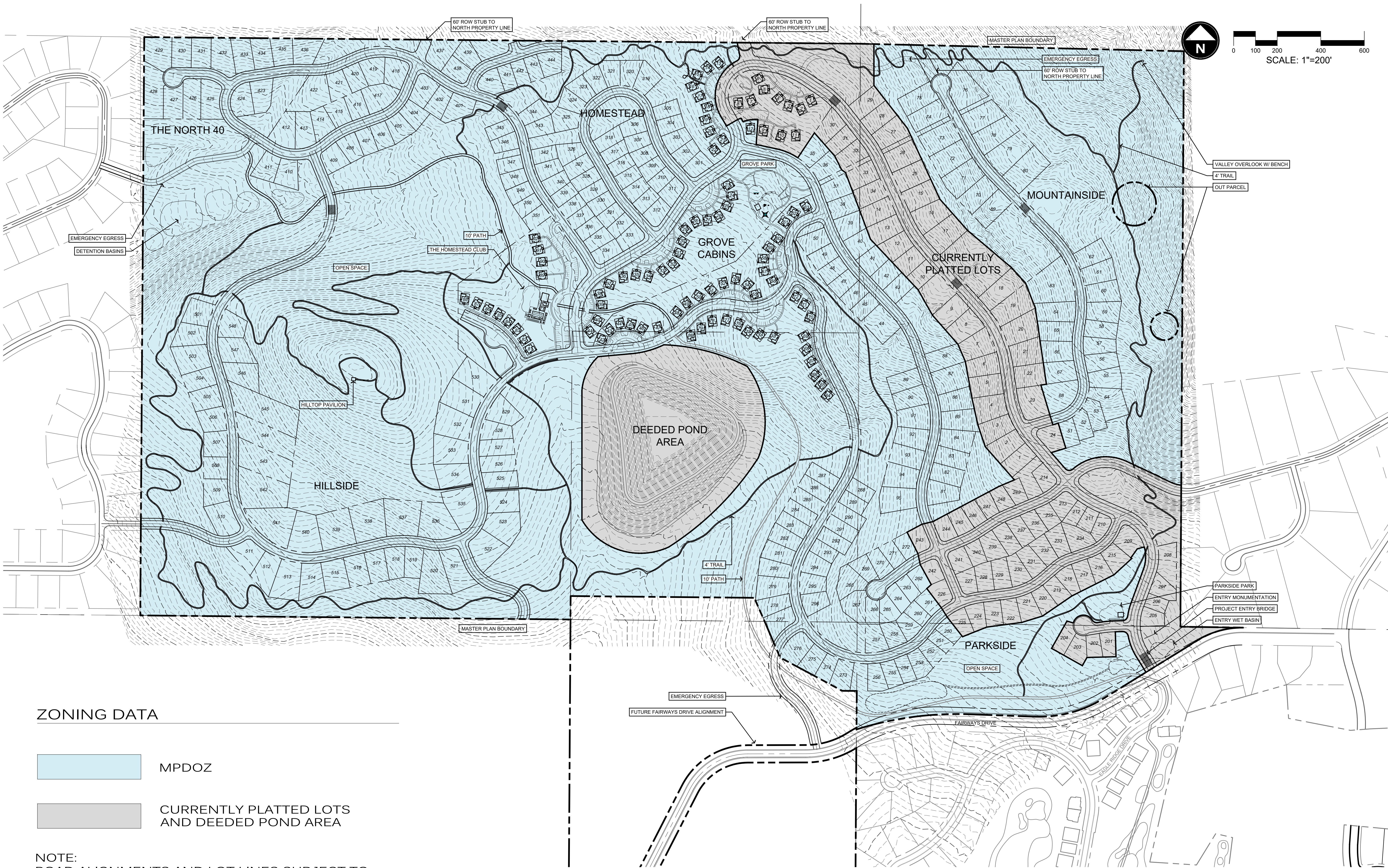
4' NATURAL PATH

NOT TO SCALE

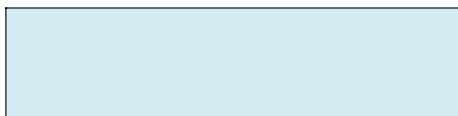
TRAIL PROFILES

NOT TO SCALE

EXHIBIT D
TECHNICAL GUIDELINES



ZONING DATA

-  MPDOZ
-  CURRENTLY PLATTED LOTS AND DEEDED POND AREA

NOTE:
ROAD ALIGNMENTS AND LOT LINES SUBJECT TO
MOVE BASED ON FINAL ENGINEERING AND
CONSTRUCTION

EXHIBIT E
ZONING MAP



THE BRIDGES
MASTER PLAN
WEBER COUNTY UTAH

DATE:	MARCH 2025
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REVISIONS:	
SHEET TITLE:	ZONING MAP
SHEET NUMBER:	EX. E