

THE BRIDGES AT WOLF CREEK

PRUD SUBDIVISION APPLICATION

THE BRIDGES
WOLF CREEK RESORT
 PRUD SUBMITTAL
 WEBER COUNTY, UTAH



DATE:	MAY 27, 2016
PROJECT:	000,000,000
DRAWN BY:	TK
REVIEW BY:	EL
VERSION:	PRUD
REVISIONS:	
SHEET TITLE:	COVER PAGE
SHEET NUMBER:	C1.1

SHEET INDEX:

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		P1.2 OVERALL SITE PLAN
		P1.3 CABINS SITE PLAN
		P1.4 OVERALL SLOPE ANALYSIS
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L1.3		SITE ELEMENTS

CONSULTANTS:



LANDSCAPE ARCHITECT:
LANGVARDT DESIGN GROUP
 328 WEST, 200 SOUTH, SUITE 102
 SALT LAKE CITY, UTAH 84101
 801.583.1295



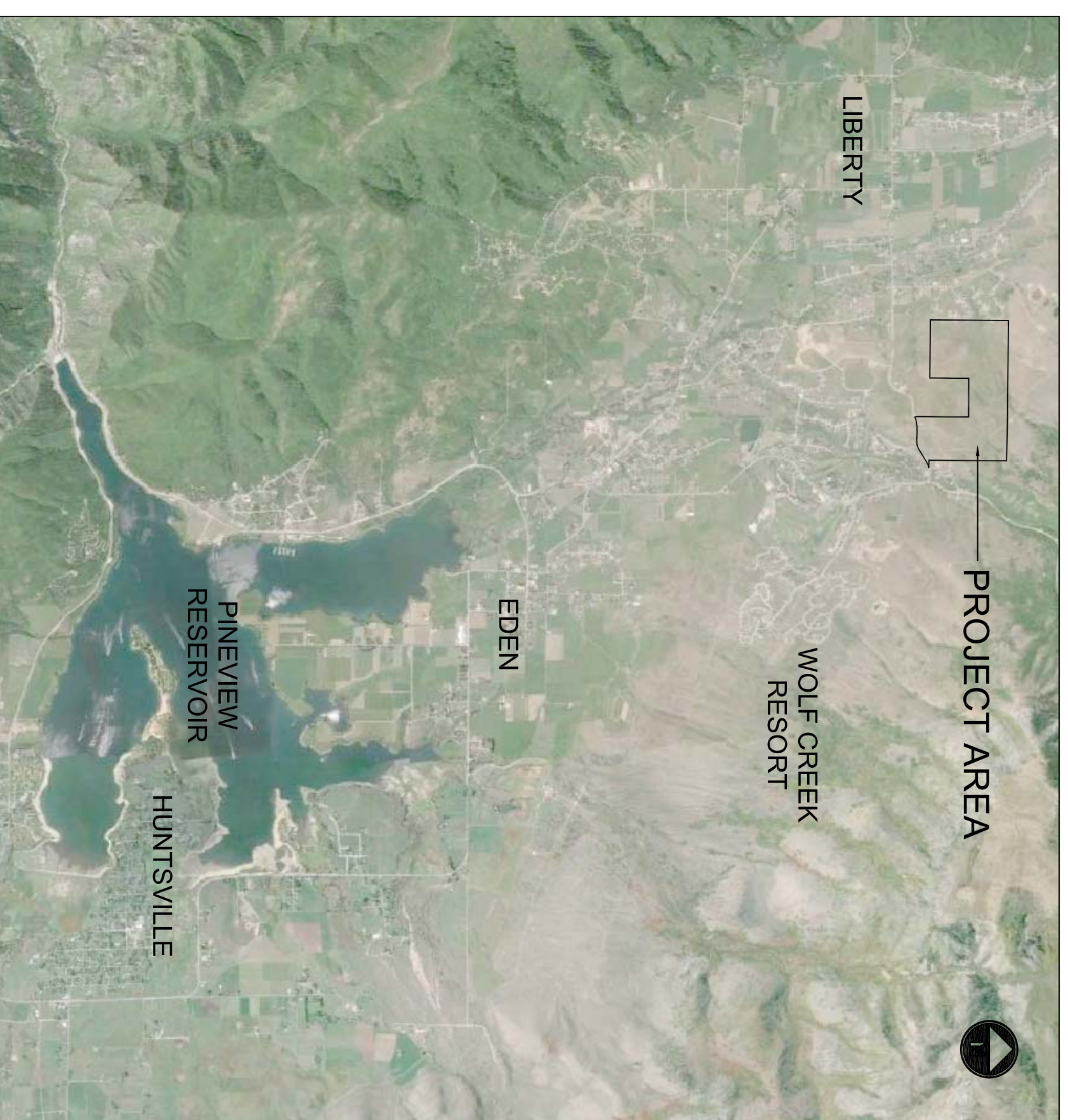
PROJECT MANAGEMENT:
THE HOUSEHOLDER GROUP
 ERIC HOUSEHOLDER
 2850 NORTH NORDIC VALLEY DRIVE
 EDEN, UTAH 84310
 801.389.0040

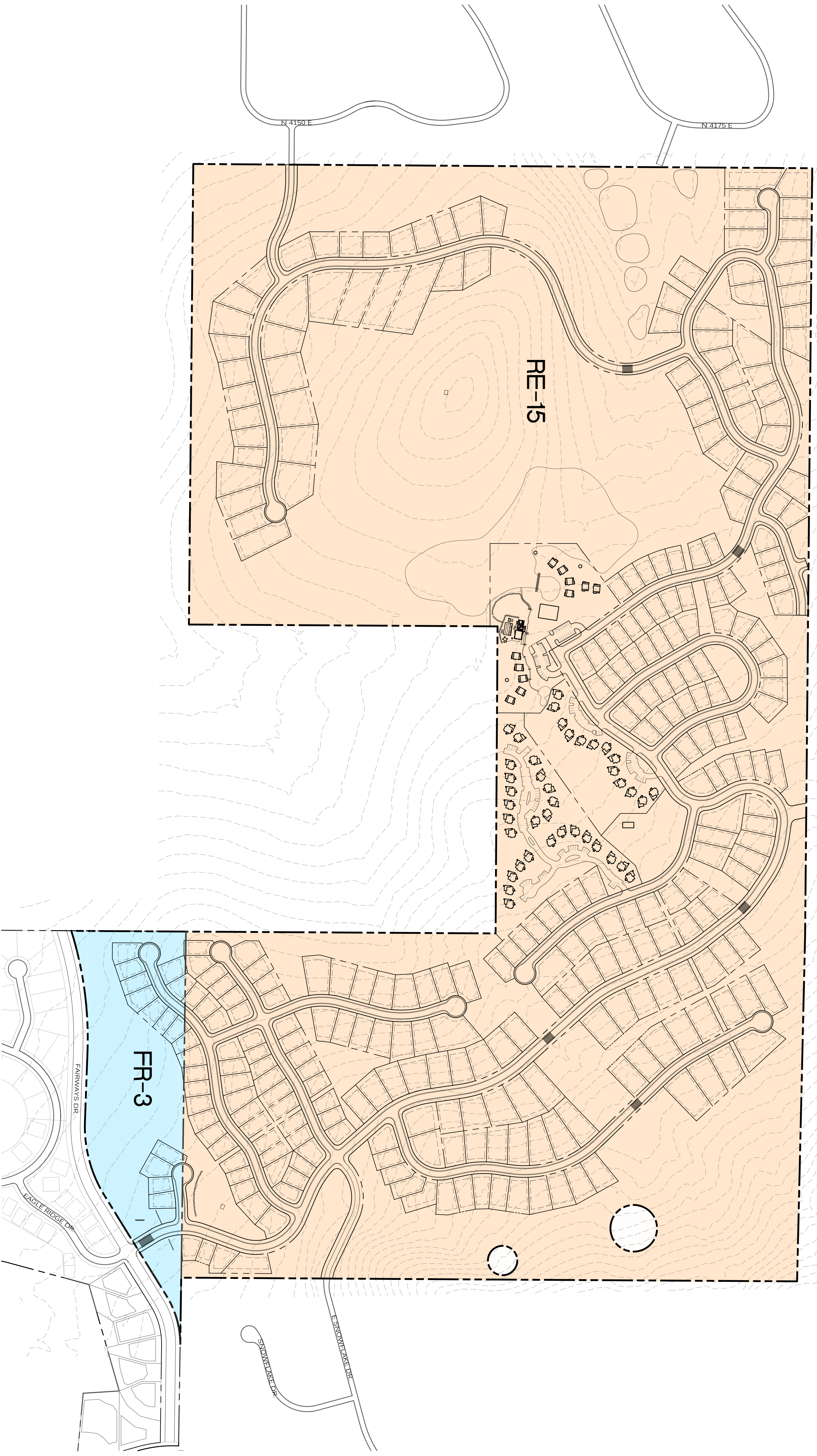
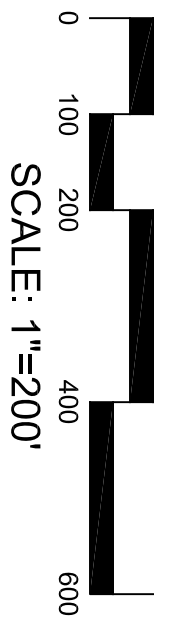
PREPARED FOR:



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

LOCATION MAP





THE BRIDGES

WOLF CREEK RESORT

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WEBER COUNTY, UTAH



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SHEET TITLE:
OVERALL
ZONING MAP

SHEET NUMBER:
P1.1

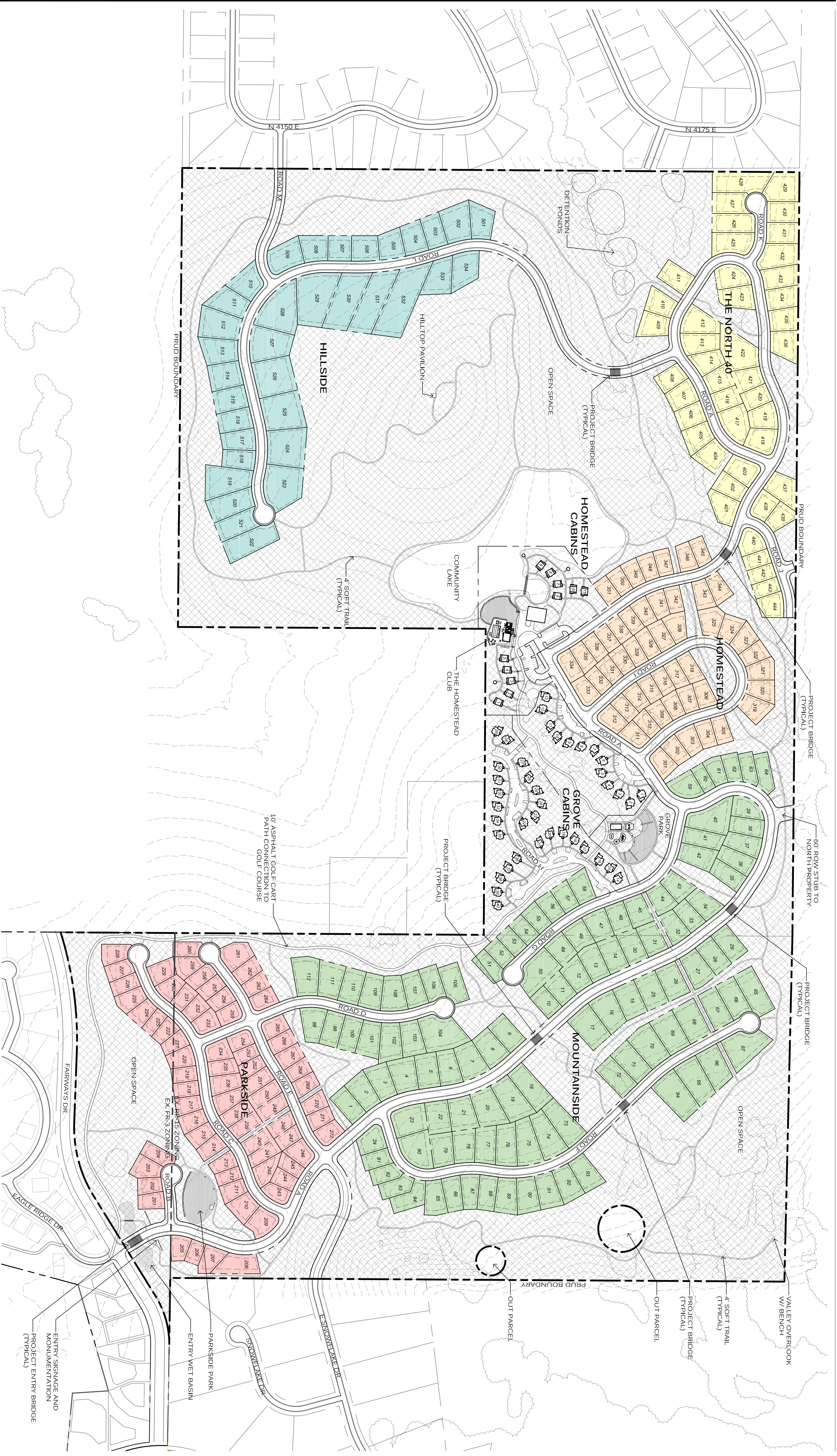
THE BRIDGES

WOLF CREEK RESORT

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WEBER COUNTY, UTAH



DATE:	MAY 31, 2016
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DRAWN BY:	TK
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REVISIONS:	
SHEET TITLE:	OVERALL SITE PLAN
SHEET NUMBER:	P1.2

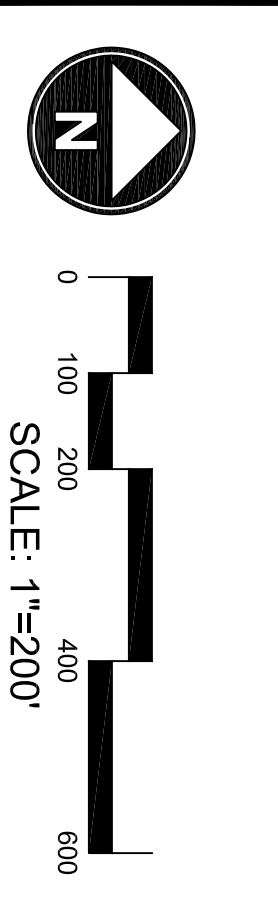


LOT LEGEND AND MIN. SETBACK STANDARDS

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

PRUD DEVELOPMENT DATA

TOTAL PRUD BOUNDARY AREA	262.81 ACRES	NET DEVELOPABLE AREA	235.33 ACRES
ZONE RE-15	249.80 ACRES	PROPOSED UNITS	364 UNITS
ZONE FR-3	13.01 ACRES	PARKSIDE	72 UNITS
ROAD ROW AREA	26.63 ACRES	MOUNTAINSIDE	40 UNITS
SLOPES > 40%	0.85 ACRES	GROVE CABINS	11 UNITS
		HOMESTEAD CABINS	51 UNITS
		HOMESTEAD	44 UNITS
		HILLSIDE	34 UNITS
		PROPOSED NET DENSITY	1 UNIT/ 0.63 ACRES
		PROPOSED OPEN SPACE	142.98 ACRES
		PROPOSED TRAILS	4.651 LF
		10' ASPHALT	26,906 LF
		4' SOFT TRAIL	



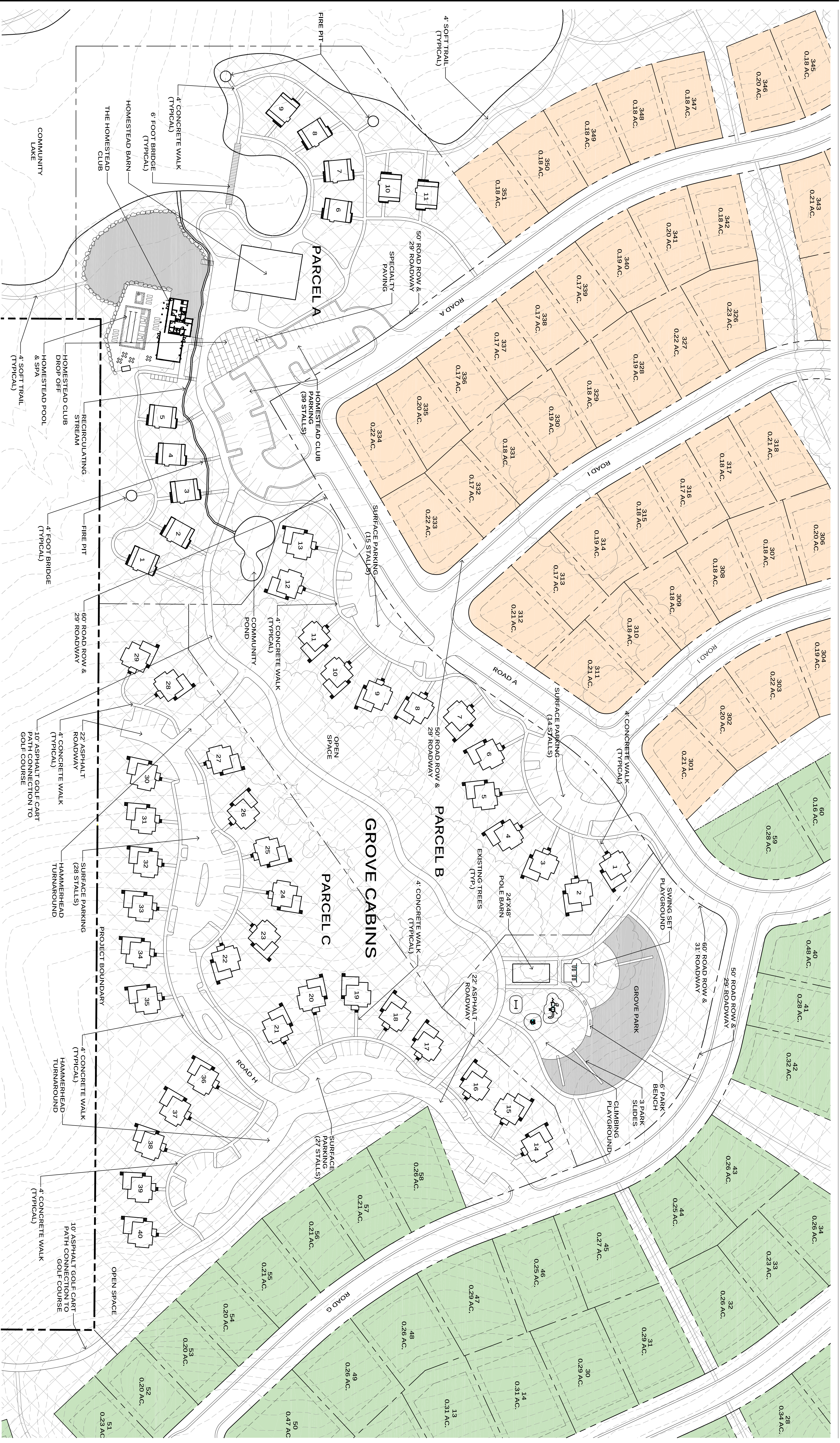
THE BRIDGES

WOLF CREEK RESORT

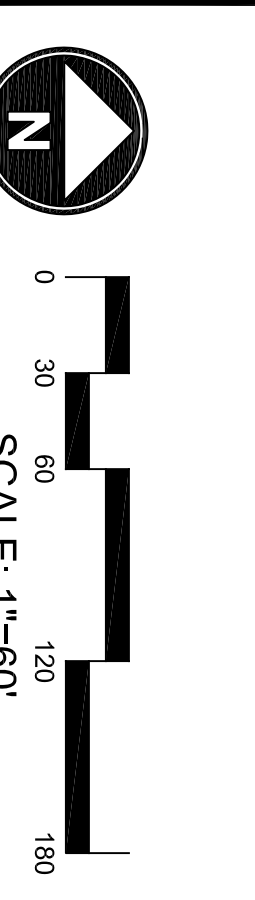
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WEBER COUNTY, UTAH



DATE:	MAY 31, 2016
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SHEET TITLE:	CABINS SITE PLAN
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. 84 SURFACE STALLS ARE PROVIDED FOR THE 40 UNITS. PARKING RATIO: 2.1 STALLS/UNIT



LOT LEGEND AND MIN. SETBACK STANDARDS		PRUD DEVELOPMENT DATA	
	THE NORTH 40 SINGLE FAMILY	262.81 ACRES	235.33 ACRES
	HILLSIDE SINGLE FAMILY	249.80 ACRES	364 UNITS
	HOMESTEAD SINGLE FAMILY	13.01 ACRES	72 UNITS
	MOUNTAINSIDE SINGLE FAMILY	26.63 ACRES	112 UNITS
	PARKSIDE SINGLE FAMILY	0.85 ACRES	40 UNITS
	HOMESTEAD CABINS		11 UNITS
	GROVE CABINS		51 UNITS
	ROAD ROW AREA SLOPES > 40%		44 UNITS
			34 UNITS
	PROPOSED NET DENSITY		1 UNIT/ 0.63 ACRES
	PROPOSED OPEN SPACE		142.98 ACRES
	PROPOSED TRAILS		4.651 LF
			26,906 LF

THE BRIDGES

WOLF CREEK RESORT

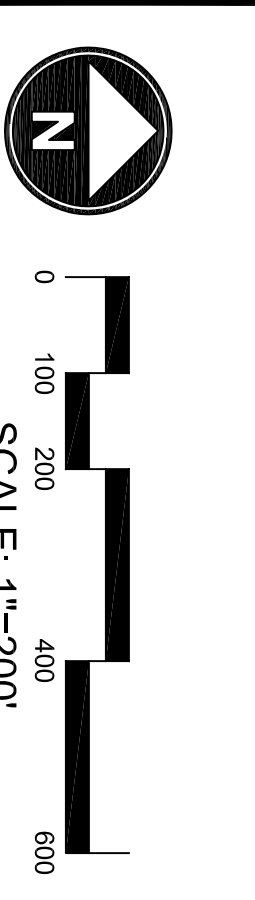
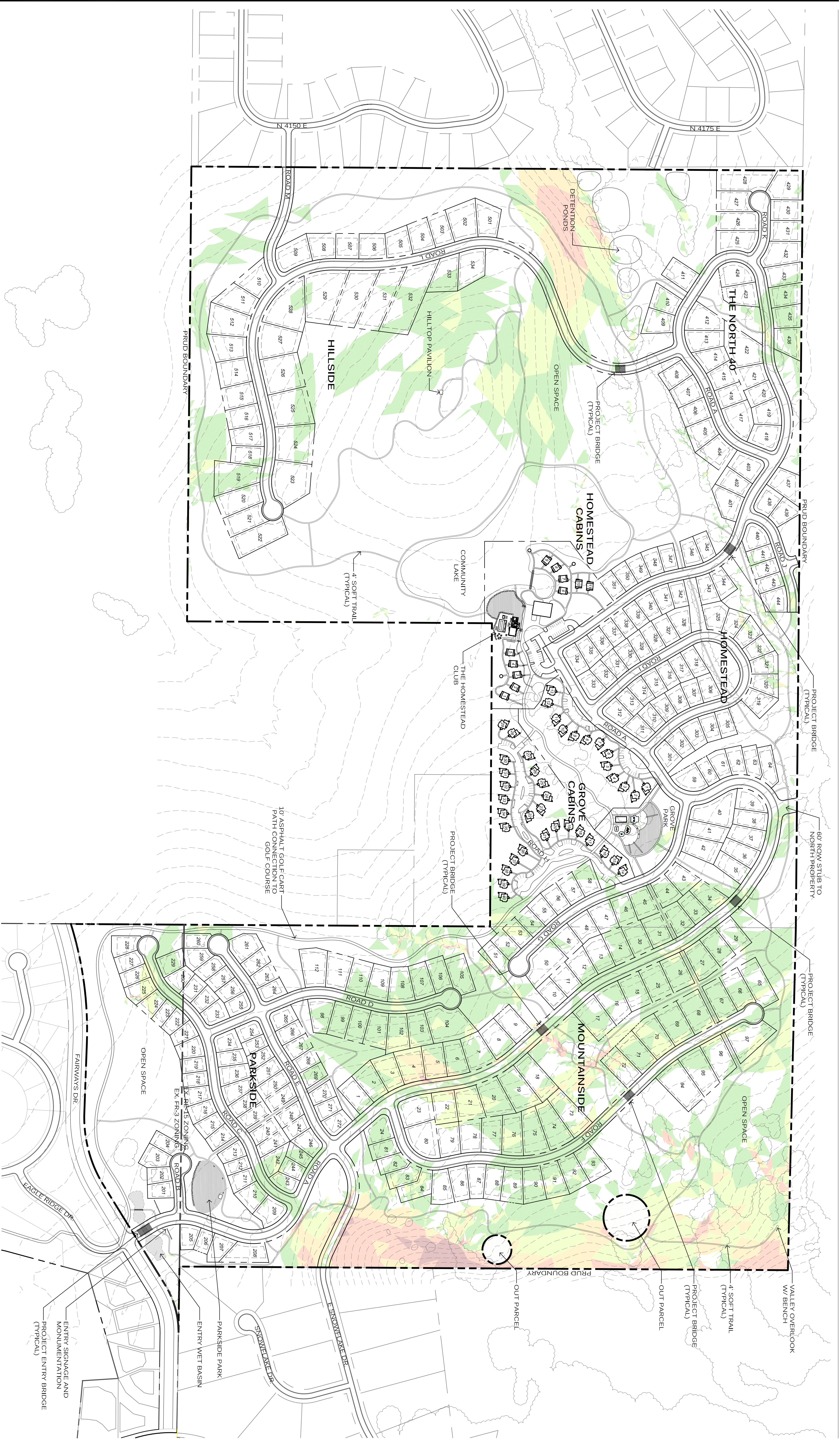
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WEBER COUNTY, UTAH



DATE:	MAY 31, 2016
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DRAWN BY:	TK
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SHEET TITLE:
OVERALL SLOPE ANALYSIS

SHEET NUMBER:
P1.4



SLOPE LEGEND

0-15%
15-20%
20-25%
25-30%
30-40%
40% +

THE BRIDGES

WOLF CREEK RESORT

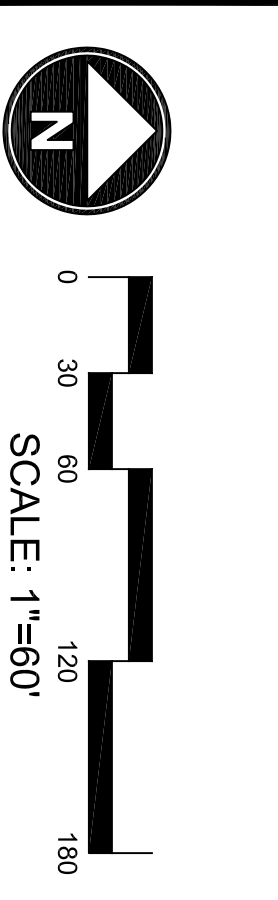
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WEBER COUNTY, UTAH



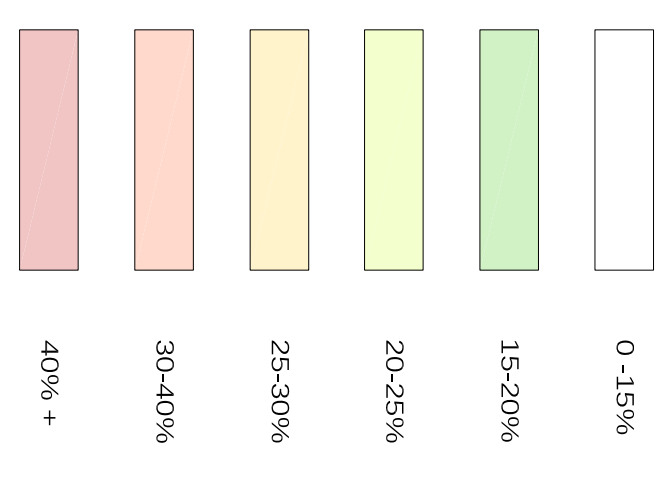
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PROJECT:	000.0000.00
DRAWN BY:	TK
REVIEW BY:	EL
VERSION:	PRUD
REVISIONS:	
SHEET TITLE:	CABINS SLOPE ANALYSIS
SHEET NUMBER:	P1.5



- NOTES:
1. PARKING FOR HOMESTEAD CABINS WILL BE PROVIDED AT THE HOMESTEAD CLUB.
 2. PARKING FOR THE GROVE CABINS IS PROVIDED AS SURFACE PARKING. 84 SURFACE STALLS ARE PROVIDED FOR THE 40 UNITS. PARKING RATIO: 2.1 STALLS/UNIT



SLOPE LEGEND



THE BRIDGES
WOLF CREEK RESORT

PRUD SUBMITTAL
WEBER COUNTY, UTAH

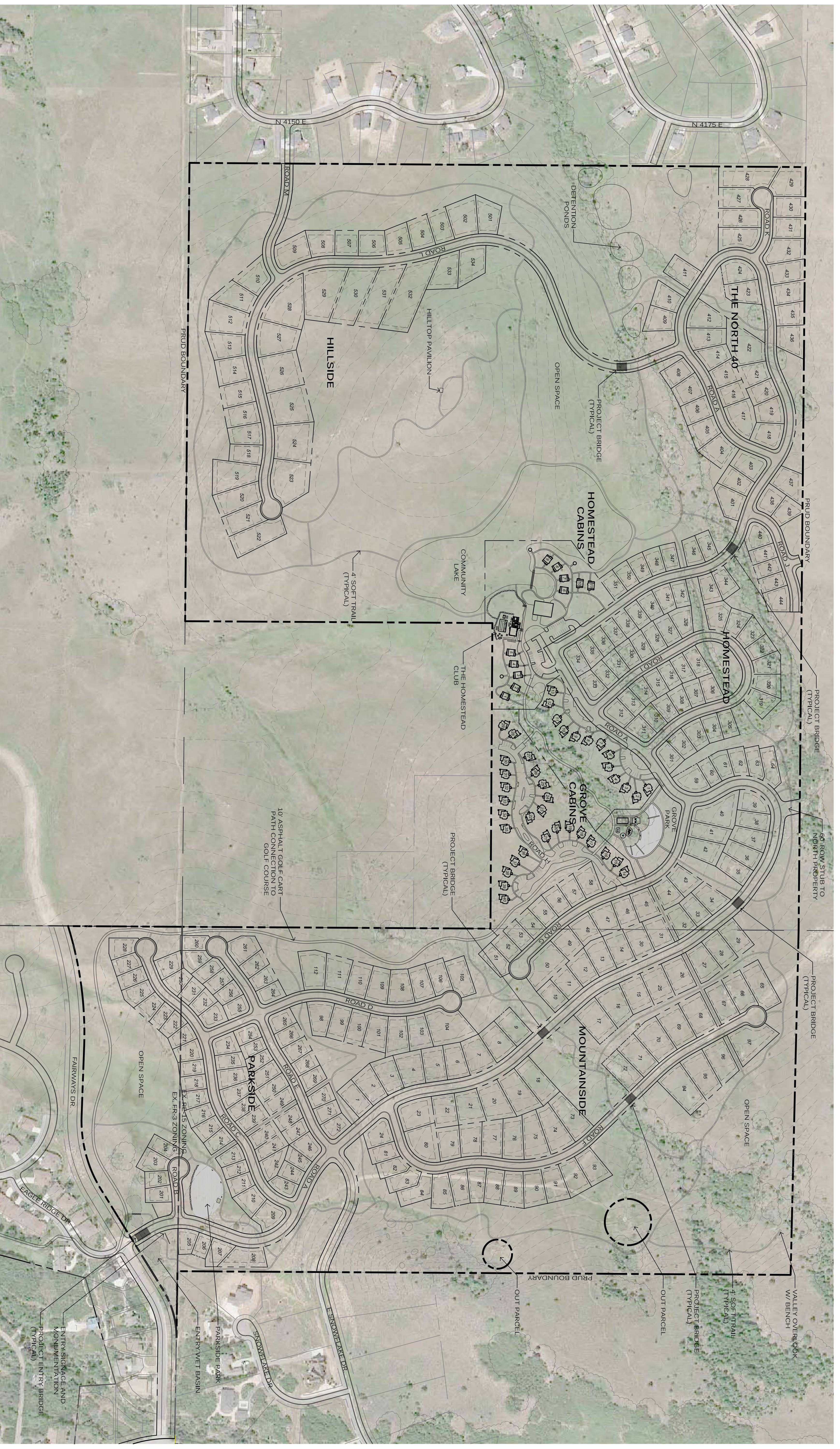


DATE: MAY 31, 2016
PROJECT: 000.00000.00

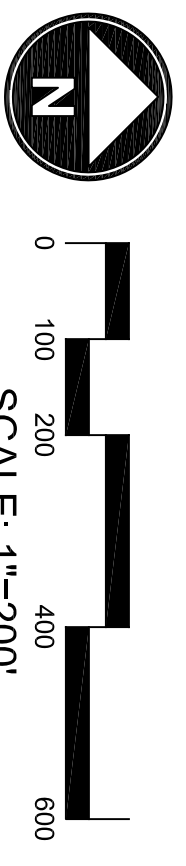
DRAWN BY: TK
REVIEW BY: EL
VERSION: PRUD
REVISIONS:

SHEET TITLE:
OVERALL
AERIAL PLAN

SHEET NUMBER:
P1.6



PRUD DEVELOPMENT DATA		NET DEVELOPABLE AREA	
TOTAL PRUD BOUNDARY AREA	292.81 ACRES	PROPOSED UNITS	364 UNITS
ZONE RE-15	249.80 ACRES	PARKSIDE	72 UNITS
ZONE FR-3	13.01 ACRES	MOUNTAIN SIDE	40 UNITS
ROAD ROW AREA	26.63 ACRES	GROVE CABINS	11 UNITS
SLOPES > 40%	0.85 ACRES	HOMESTEAD CABINS	51 UNITS
		HOMESTEAD	44 UNITS
		HILLSIDE	34 UNITS
		PROPOSED NET DENSITY	1 UNIT/ 0.63 ACRES
		PROPOSED OPEN SPACE	142.98 ACRES
		PROPOSED TRAILS	4.651 LF
		10' ASPHALT	26,906 LF
		4' SOFT TRAIL	



THE BRIDGES

WOLF CREEK RESORT

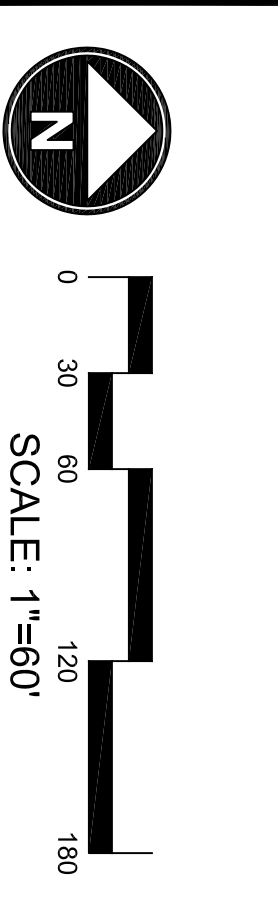
PRUD SUBMITTAL
WEBER COUNTY, UTAH



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DRAWN BY:	TK
REVIEW BY:	EL
VERSION:	PRUD
REVISIONS:	
SHEET TITLE:	CABINS AERIAL PLAN
SHEET NUMBER:	P1.7



NOTES:
1. PARKING FOR HOMESTEAD CABINS WILL BE PROVIDED AT THE HOMESTEAD CLUB.
2. PARKING FOR THE GROVE CABINS IS PROVIDED AS SURFACE PARKING. 84 SURFACE STALLS ARE PROVIDED FOR THE 40 UNITS. PARKING RATIO: 2.1 STALLS/UNIT.



PRUD DEVELOPMENT DATA

TOTAL PRUD BOUNDARY AREA	262.81 ACRES	NET DEVELOPABLE AREA	235.33 ACRES
ZONE RE-15	249.80 ACRES	PROPOSED UNITS	364 UNITS
ZONE FR-3	13.01 ACRES	PARKSIDE MOUNTAINSIDE GROVE CABINS	112 UNITS
ROAD ROW AREA	26.63 ACRES	HOMESTEAD CABINS	40 UNITS
SLOPES > 40%	0.85 ACRES	HOMESTEAD CABINS	11 UNITS
		THE NORTH 40 HILLSIDE	51 UNITS
			44 UNITS
			34 UNITS
		PROPOSED NET DENSITY	1 UNIT/ 0.63 ACRES
		PROPOSED OPEN SPACE	142.98 ACRES
		PROPOSED TRAILS	4.651 LF
		10' ASPHALT	26,906 LF
		4' SOFT TRAIL	

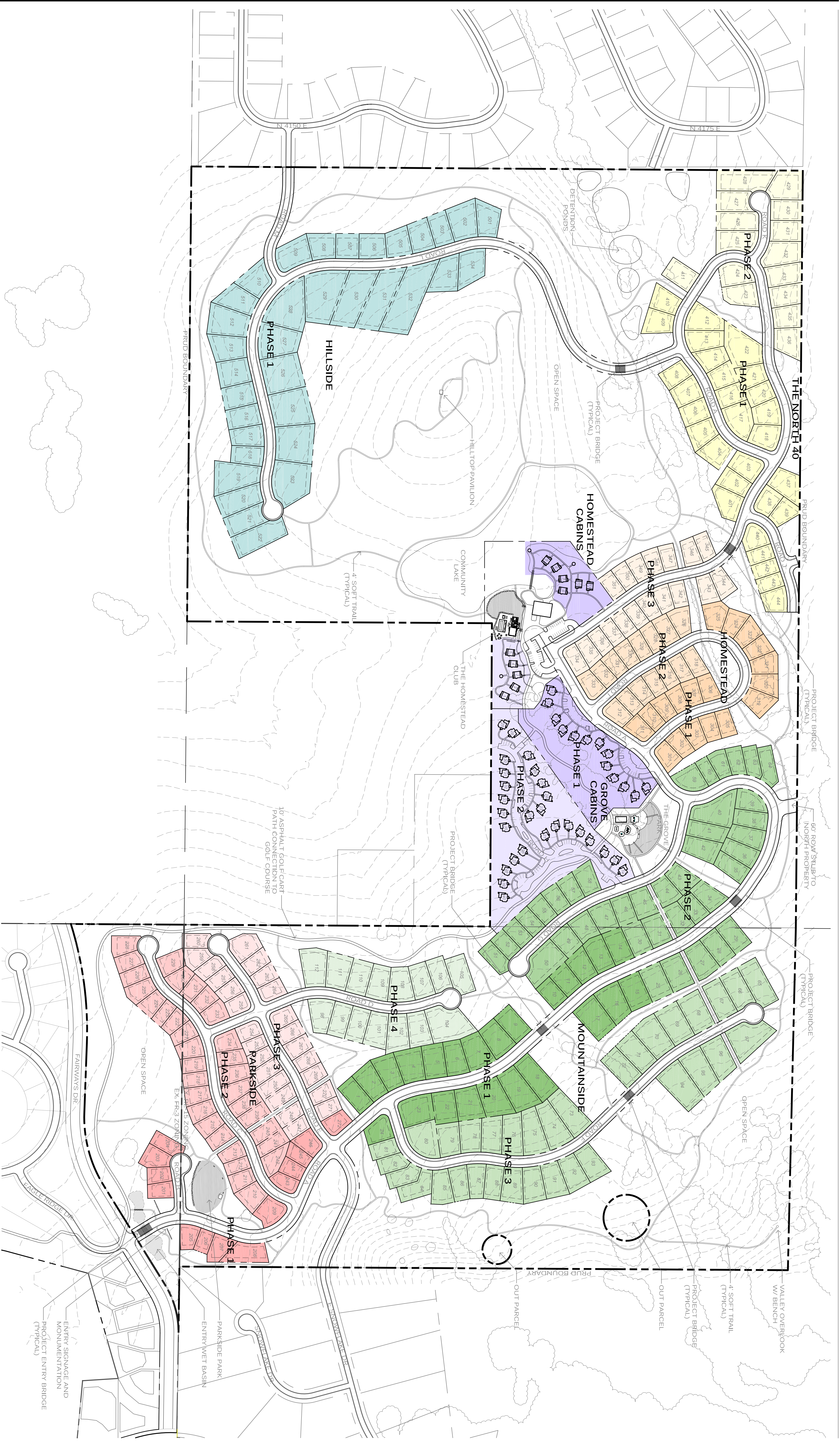
THE BRIDGES

WOLF CREEK RESORT

PRUD SUBMITTAL
WEBER COUNTY, UTAH



DATE:	MAY 31, 2016
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DRAWN BY:	TK
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REVISIONS:	
SHEET TITLE:	PHASING PLAN
SHEET NUMBER:	P1.8

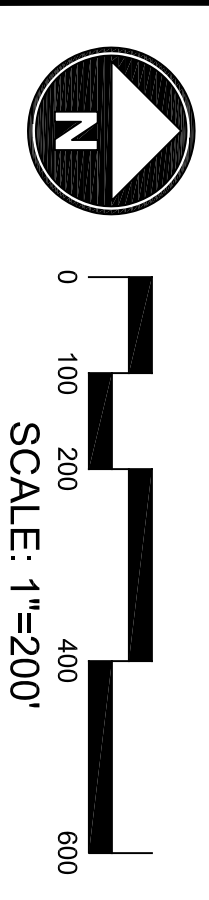


PHASING DEVELOPMENT DATA

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

	PHASE 1		HILLSIDE PHASE 1
	PHASE 2		
	PHASE 3		
	PHASE 4		

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.



THE BRIDGES

WOLF CREEK RESORT

PRUD SUBMITTAL
WEBER COUNTY, UTAH



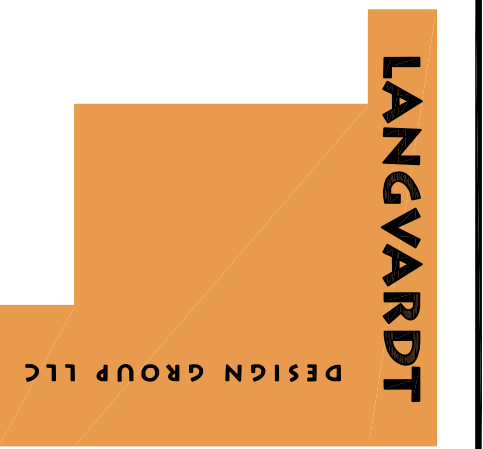
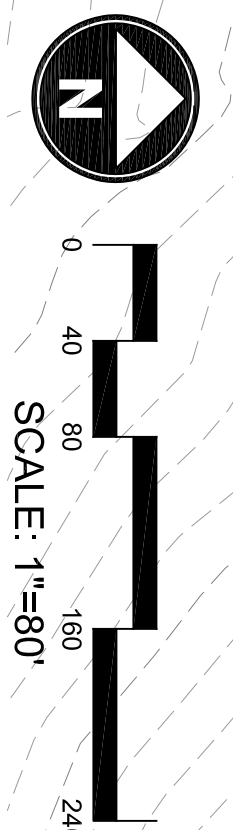
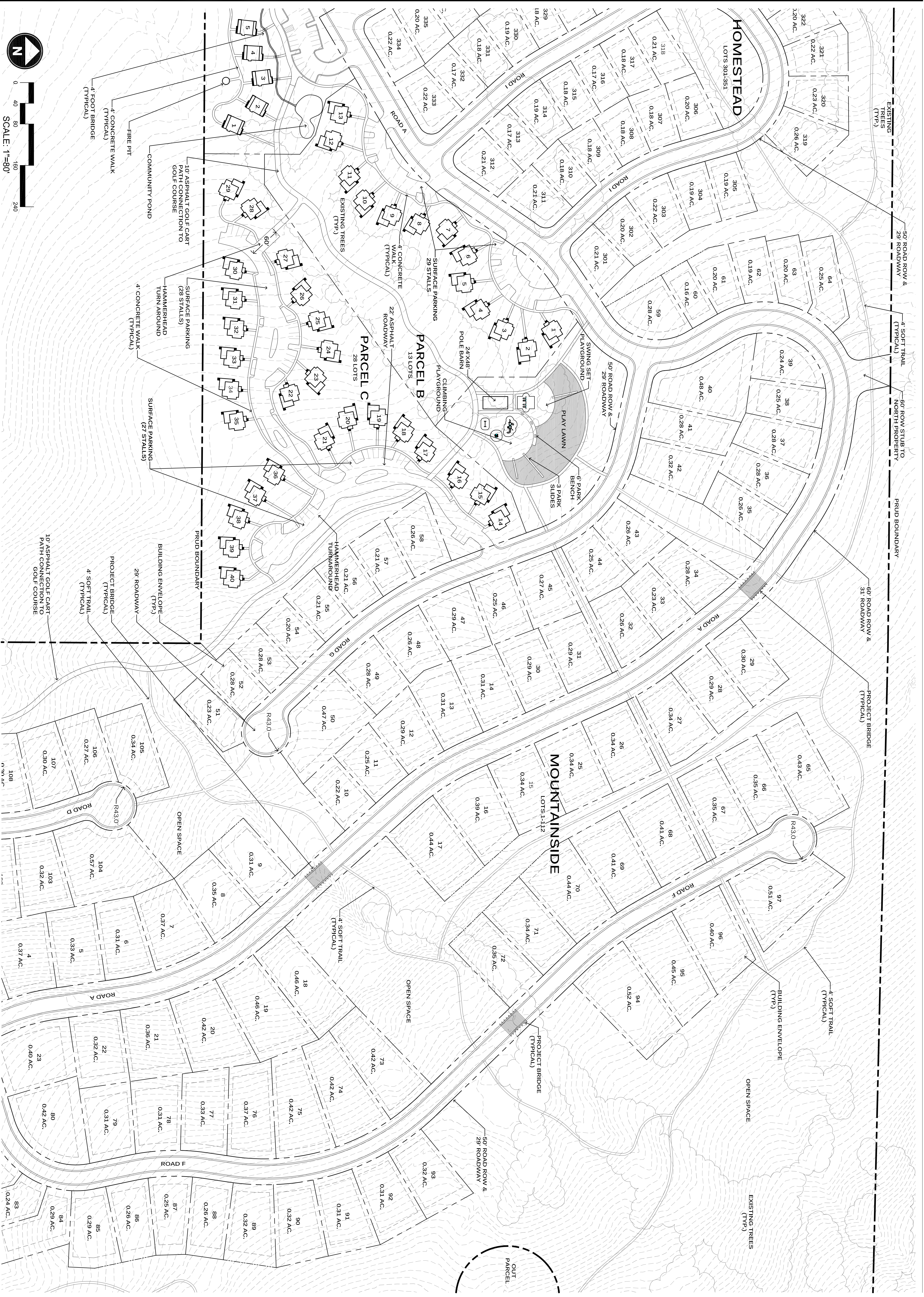
DATE:	MAY 31, 2016
PROJECT:	000.0000.00
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SHEET TITLE:
DETAIL SITE PLAN

SHEET NUMBER:
P1.9



0 40 80 160 240
SCALE: 1"=80'



THE BRIDGES

WOLF CREEK RESORT

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VERSION:	PRUD
REVISIONS:	
SHEET TITLE:	DETAIL SITE PLAN
SHEET NUMBER:	P1.10

THE BRIDGES

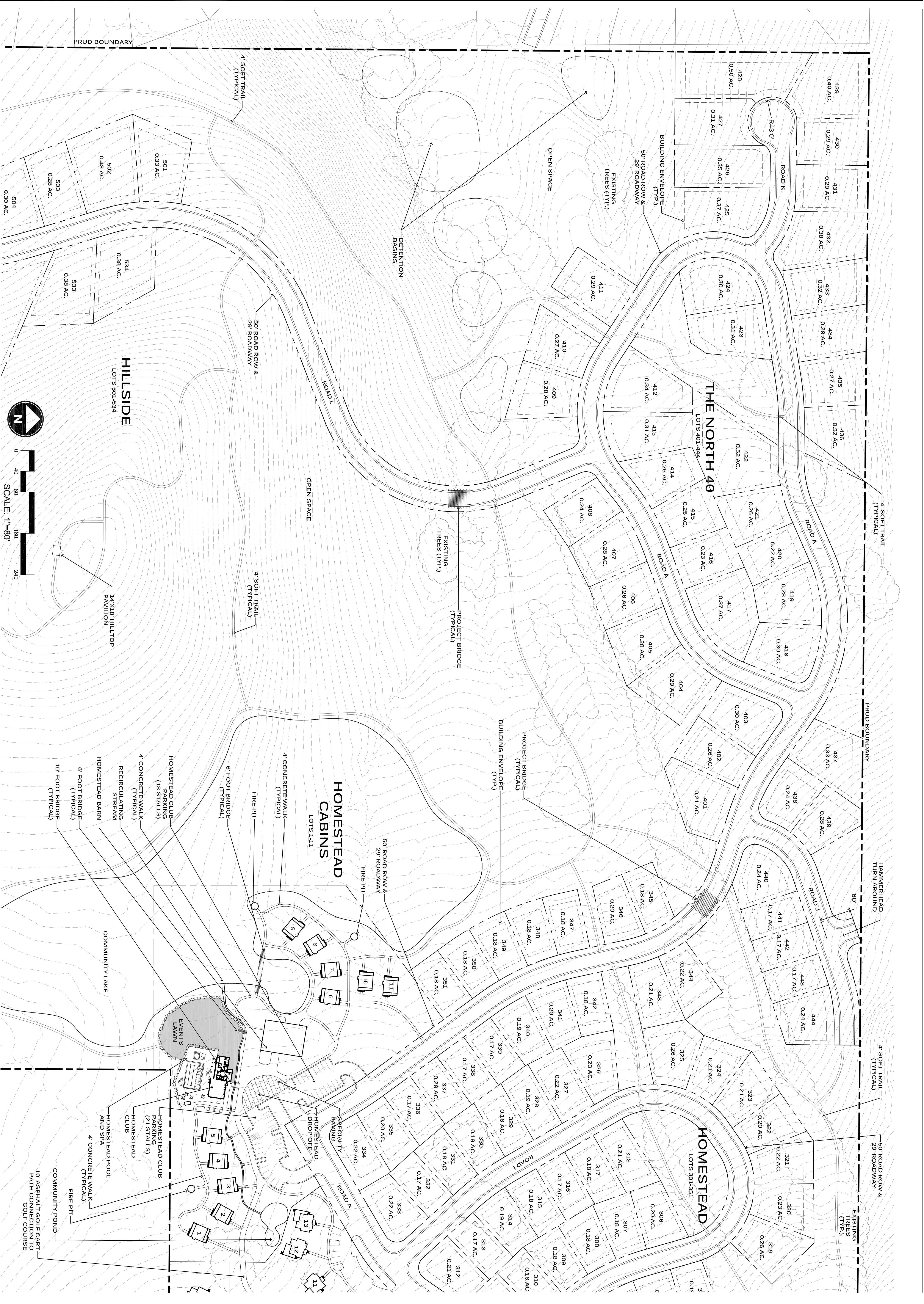
WOLF CREEK RESORT

PRUD SUBMITTAL
WEBER COUNTY, UTAH



DATE:	MAY 31, 2016
PROJECT:	000.0000.00
DRAWN BY:	TK
REVIEW BY:	EL
VERSION:	PRUD
REVISIONS:	

SHEET TITLE:	DETAIL SITE PLAN
SHEET NUMBER:	P1.11



THE BRIDGES

WOLF CREEK RESORT

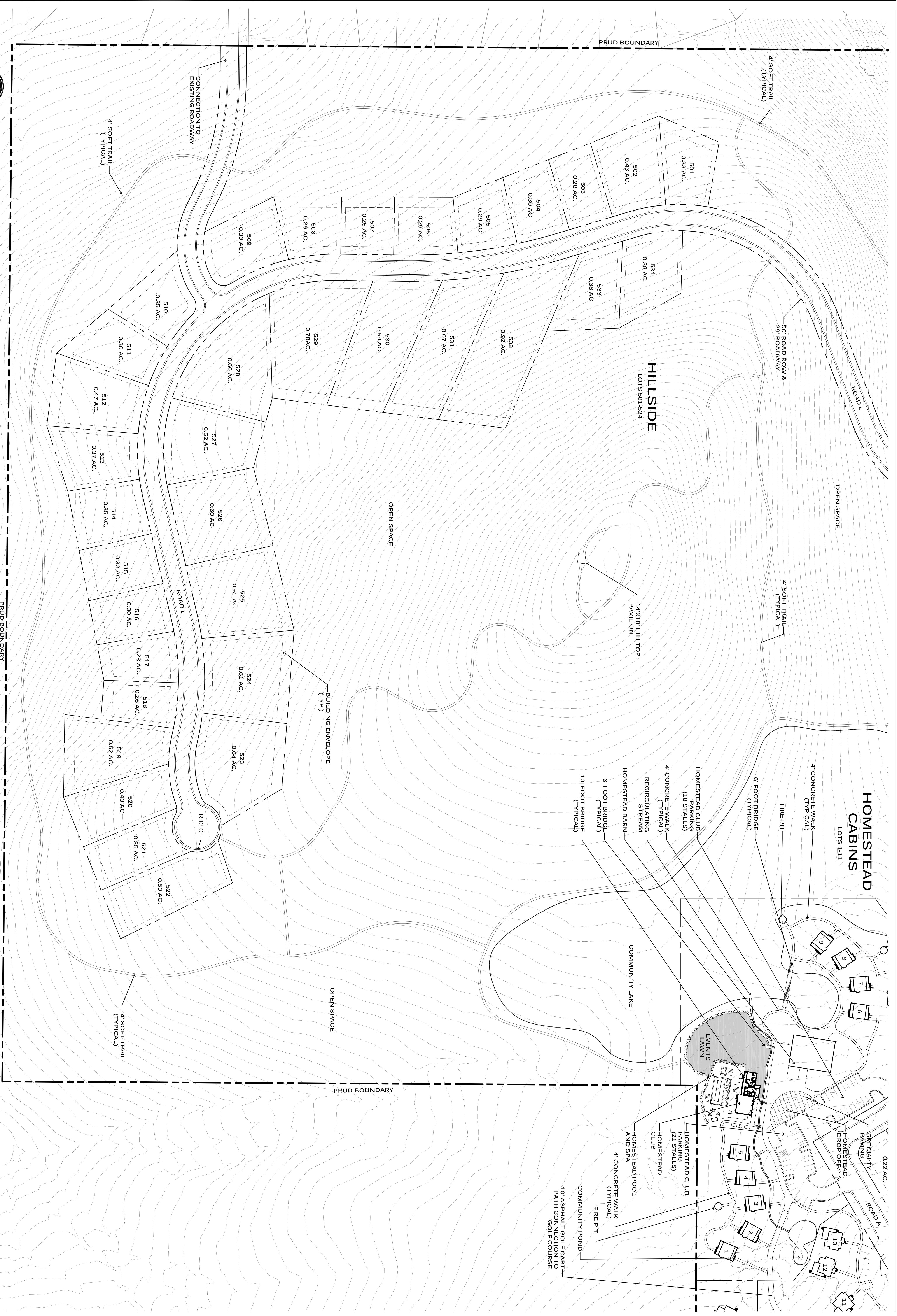
PRUD SUBMITTAL
WEBER COUNTY, UTAH



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REVIEW BY:	EL
VERSION:	PRUD
REVISIONS:	

SHEET TITLE:
DETAIL SITE PLAN

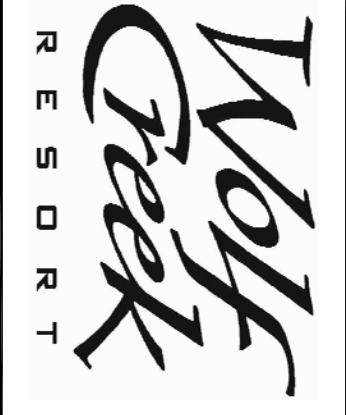
SHEET NUMBER:
P1.12



THE BRIDGES

WOLF CREEK RESORT

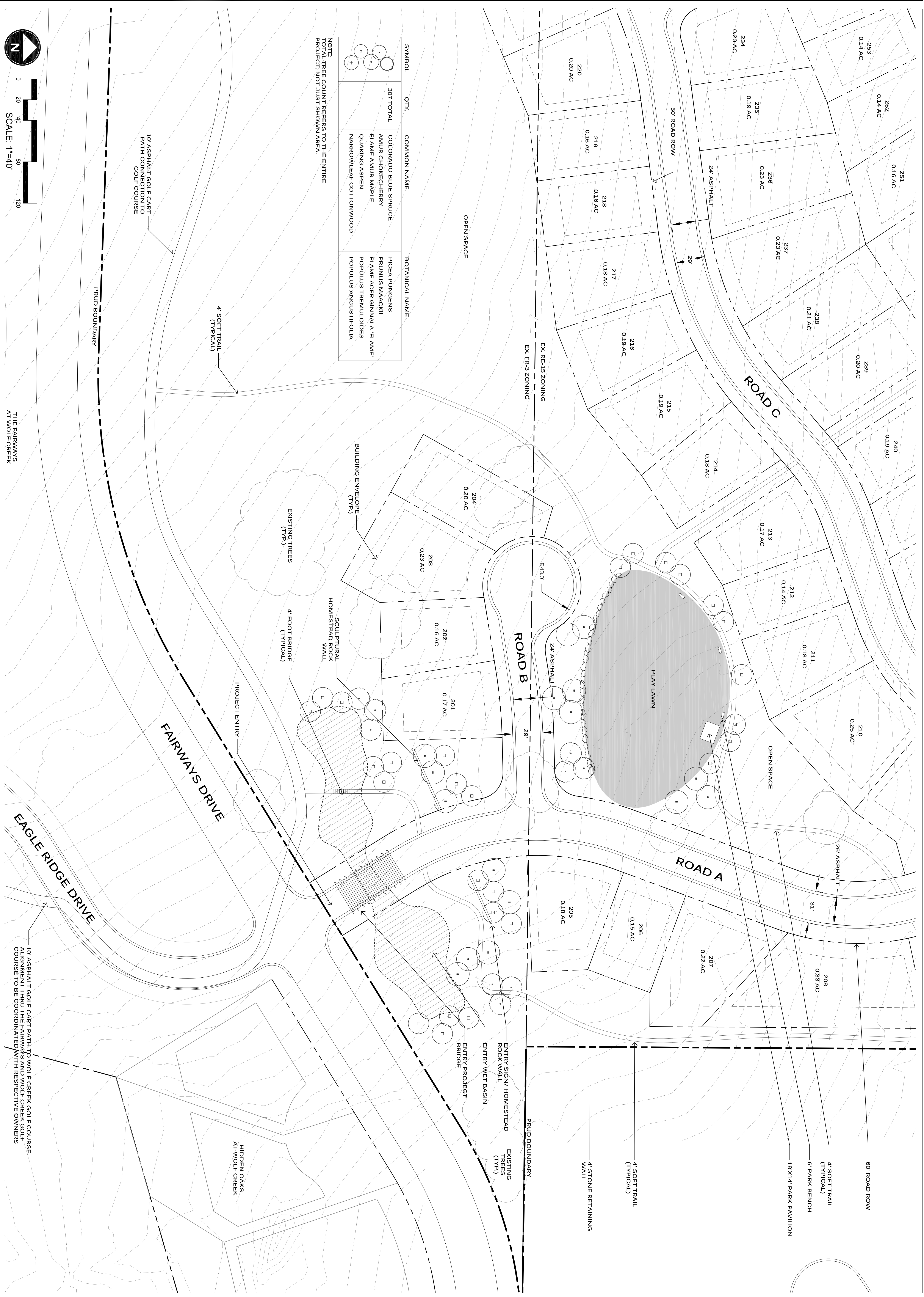
PRUD SUBMITTAL
WEBER COUNTY, UTAH



DATE:	MAY 31, 2016
PROJECT:	000.0000.00
DRAWN BY:	TK
REVIEW BY:	EL
VERSION:	PRUD
REVISIONS:	

SHEET TITLE:
**ENTRY
LANDSCAPE PLAN**

SHEET NUMBER:
L1.1



THE BRIDGES

WOLF CREEK RESORT

PRUD SUBMITTAL
WEBER COUNTY, UTAH

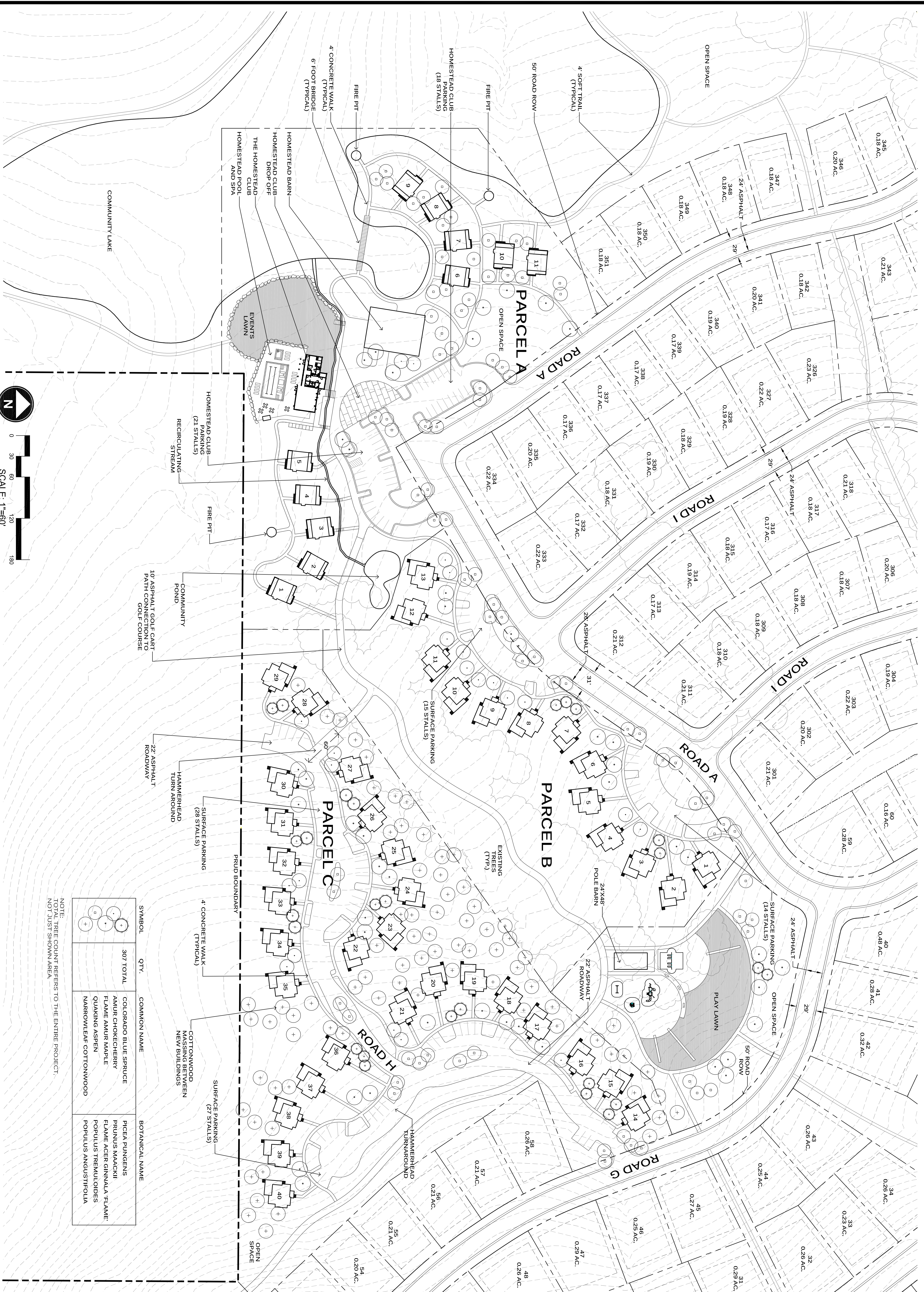


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SHEET TITLE:
**CABINS
LANDSCAPE PLAN**

SHEET NUMBER:

L1.2



SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME
(+)	307 TOTAL	COLORADO BLUE SPRUCE	PICEA PUNGENS
(●)		AMUR CHOKECHERRY	PRUNUS MAACKII
(○)		FLAME AMUR MAPLE	FLAME ACER GINNALA 'FLAME'
(+)		QUAKING ASPEN	POPULUS TREMULOIDES
(+)		NARROWLEAF COTTONWOOD	POPULUS ANGUSTIFOLIA

NOTE: TOTAL TREE COUNT REFERS TO THE ENTIRE PROJECT.
NOT JUST SHOWN AREA.

TYPICAL PROJECT BRIDGE



HORIZONTAL PRESSURE TREATED
WOODEN RAILS
PRESSURE TREATED
WOODEN POSTS

TYPICAL PEDESTRIAN BRIDGE



RUSTED METAL
HAND RAIL
PRESSURE TREATED
WOODEN DECK BOARDS

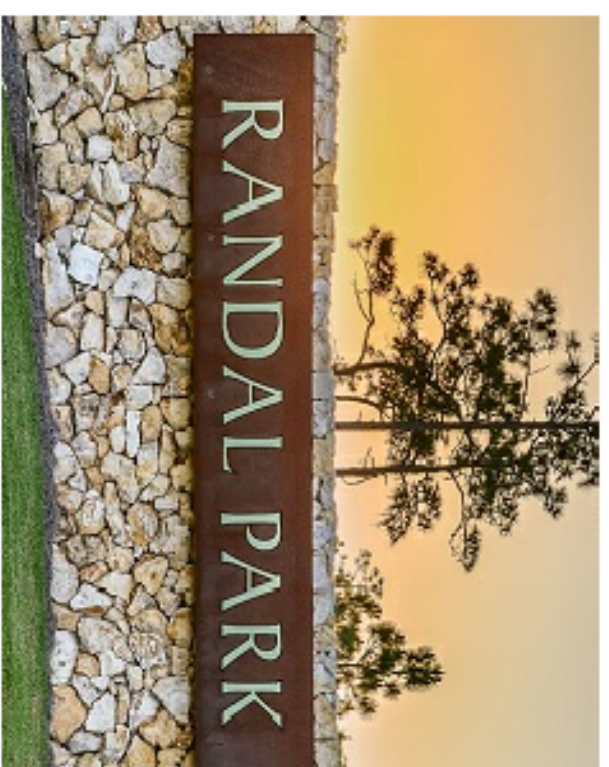


LANDSCAPE TO ACCENT BRIDGE
HORIZONTAL PRESSURE TREATED
WOODEN RAILS
PRESSURE TREATED
WOODEN POSTS
ASPHALT ROADWAY



WOODEN ROOF STRUCTURE
CONCRETE FOUNDATION

MATERIALS

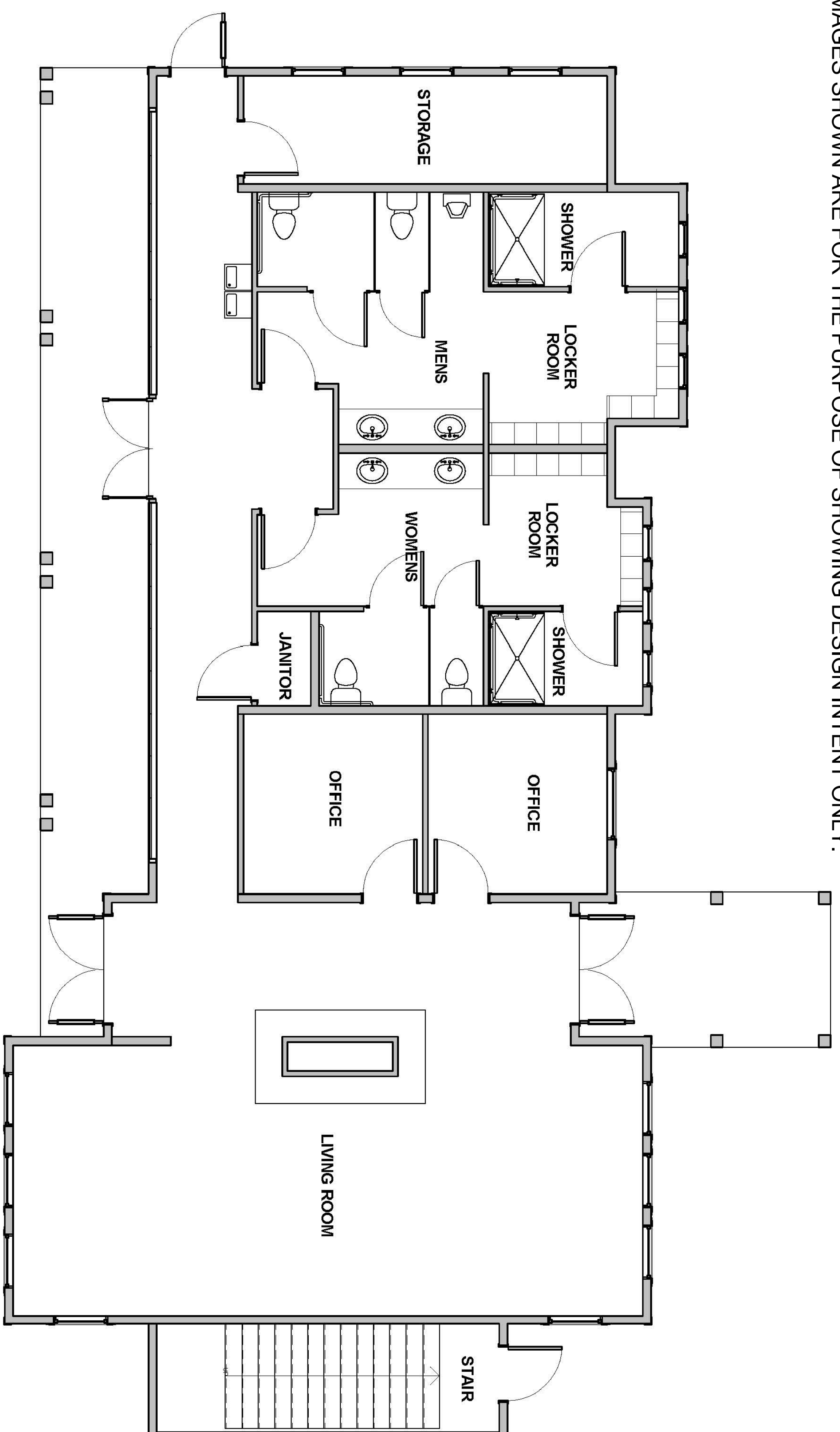


ENTRY MONUMENT WALL

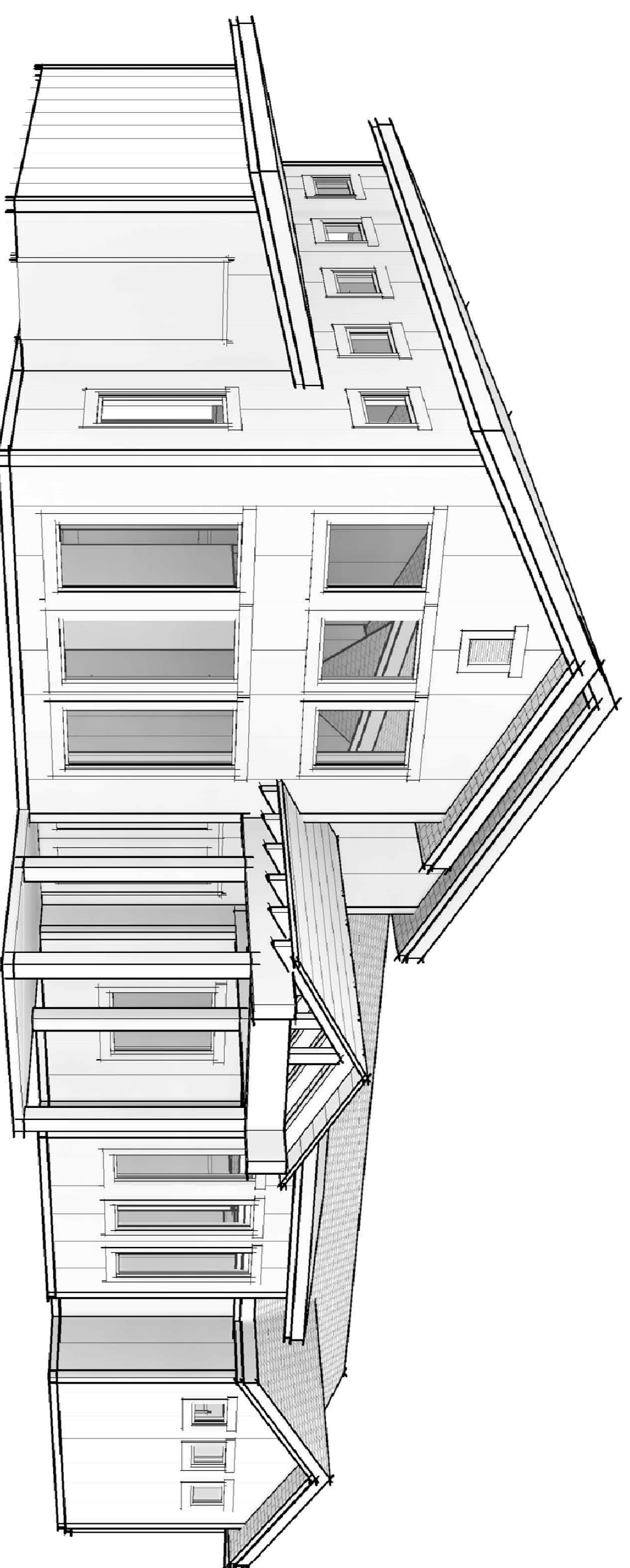


HOMESTEAD CLUB

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



MAIN FLOOR
2,823 SQ. FT.



VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTHWEST

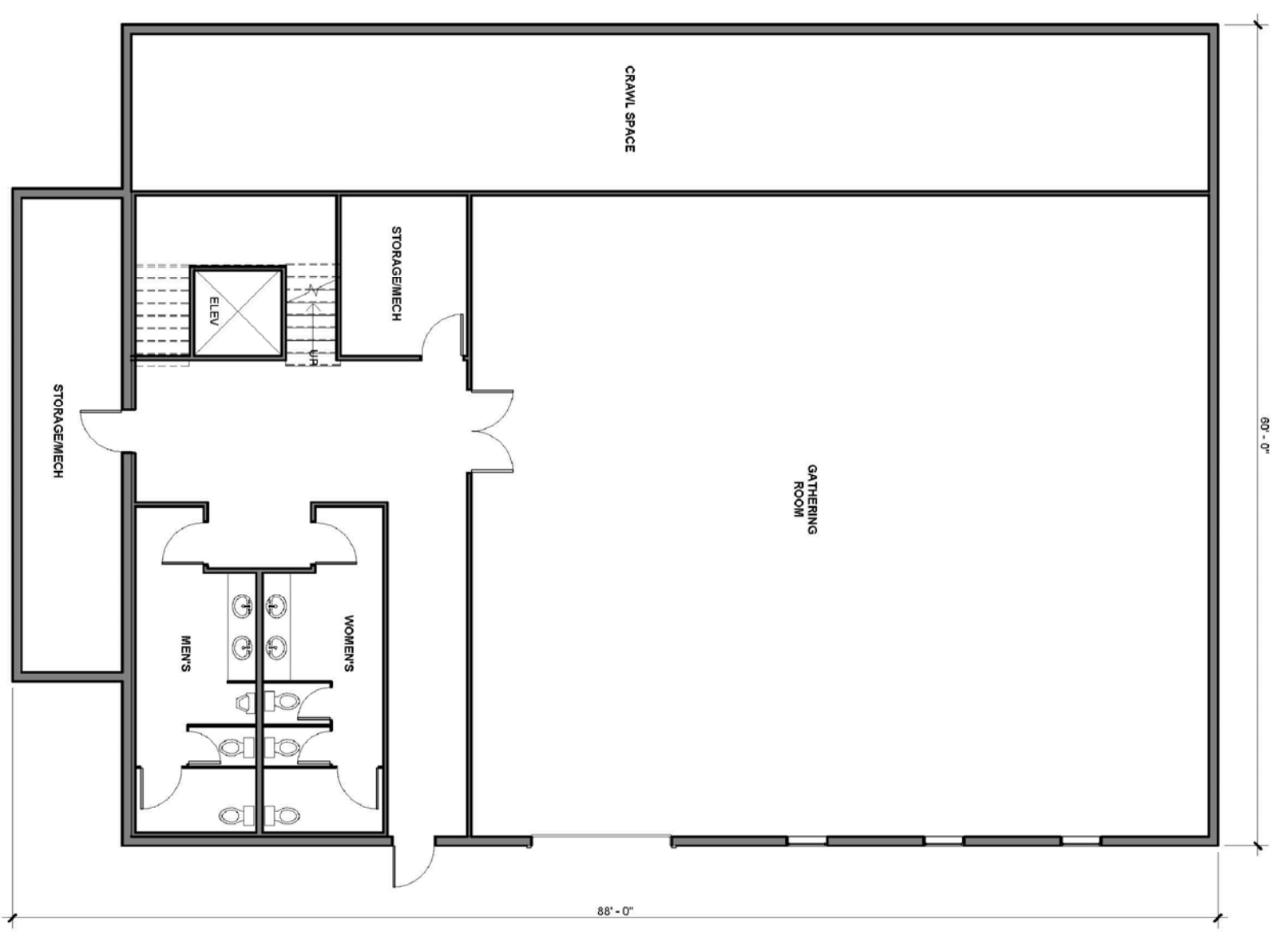
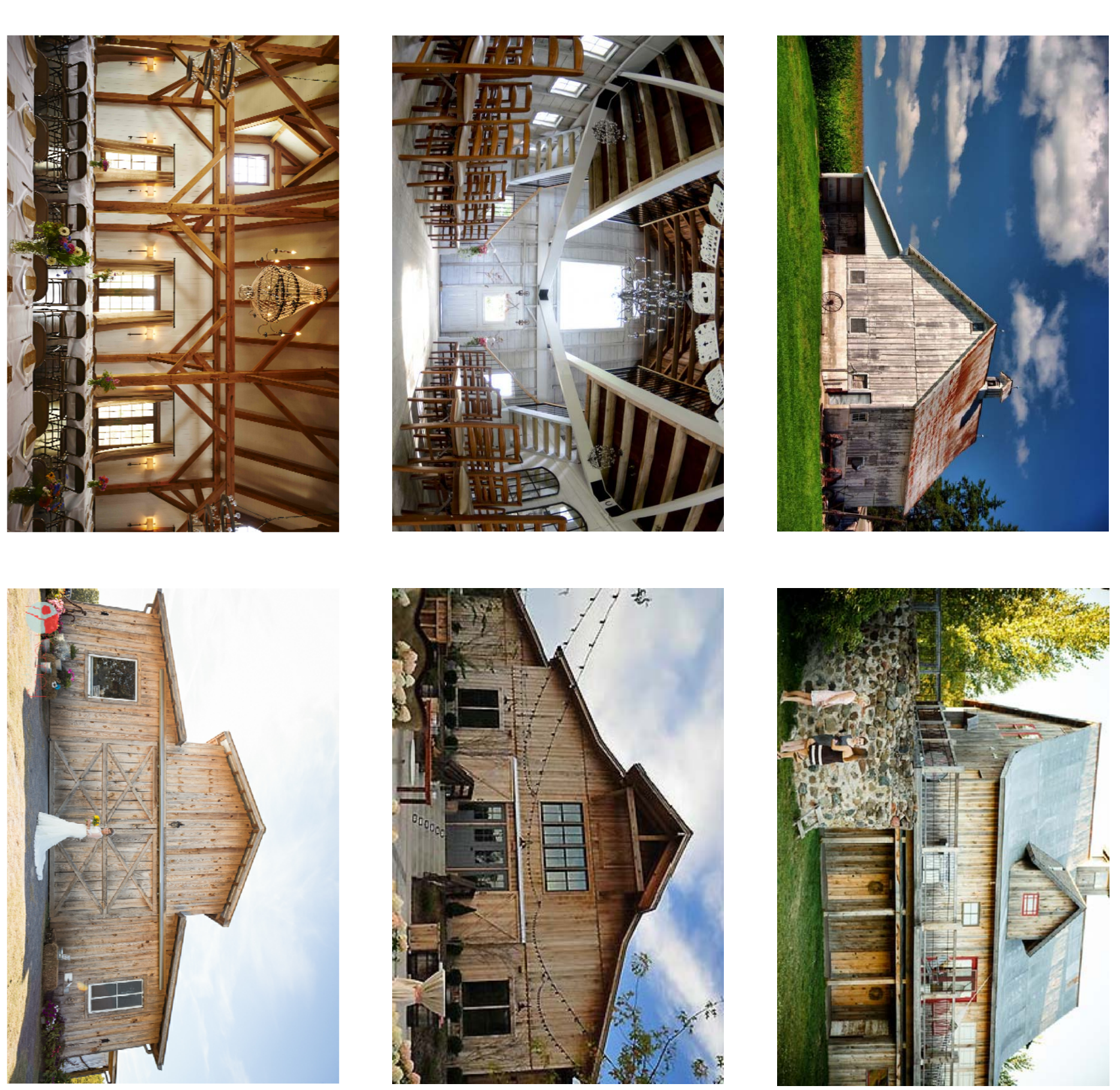
MATERIALS/ ARCHITECTURAL PRECEDENTS



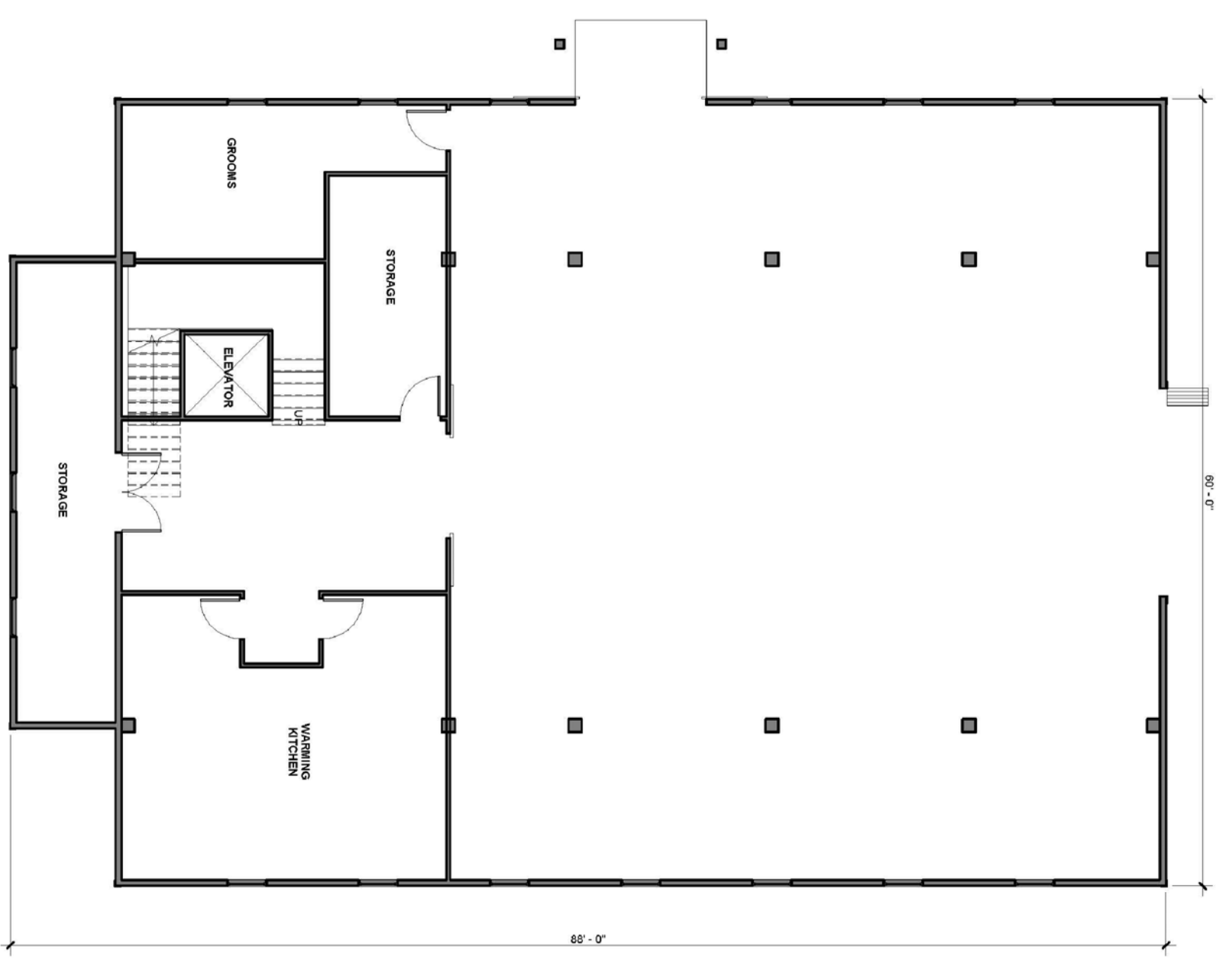
HOMESTEAD BARN

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

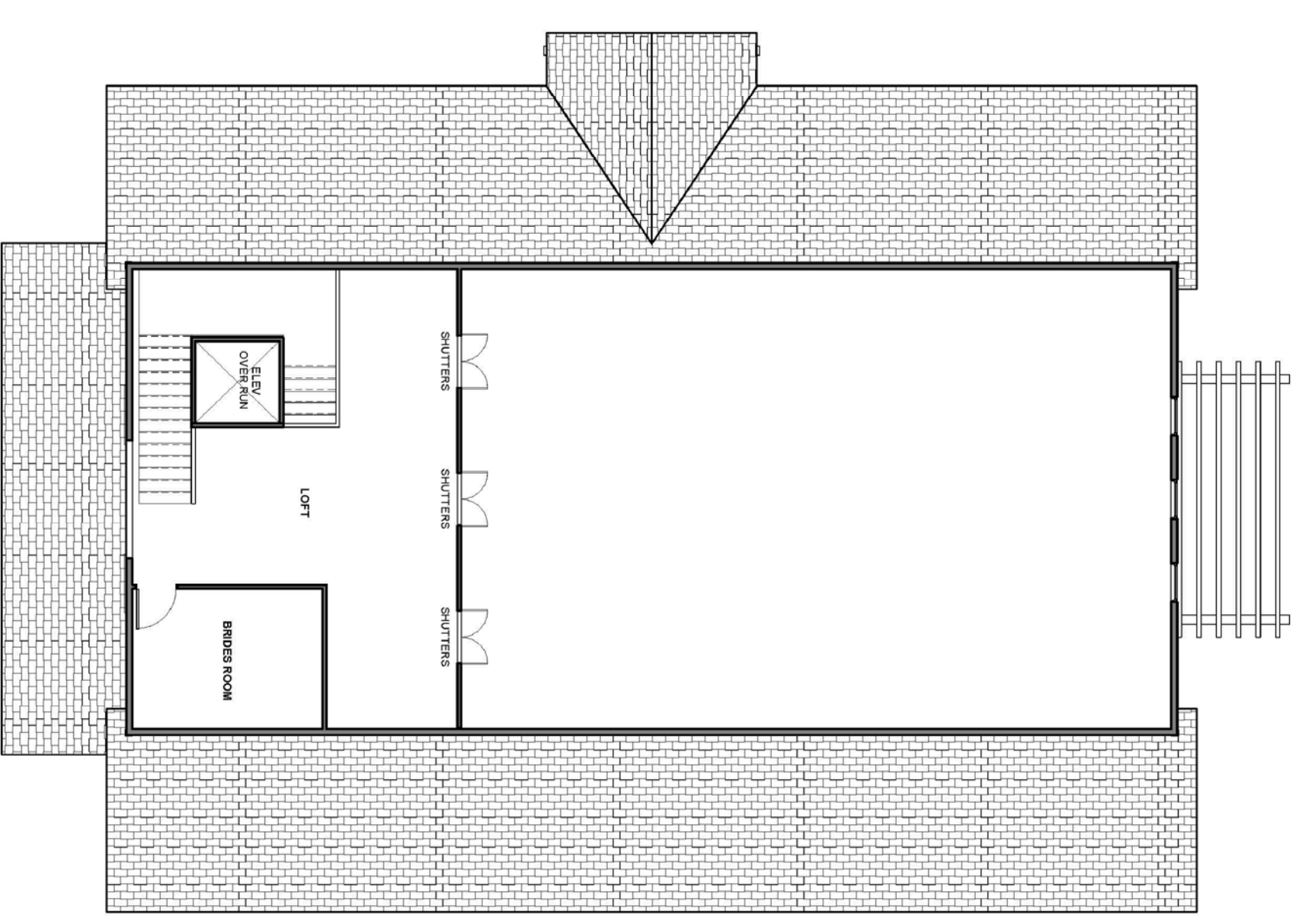
MATERIALS/ ARCHITECTURAL PRECEDENTS



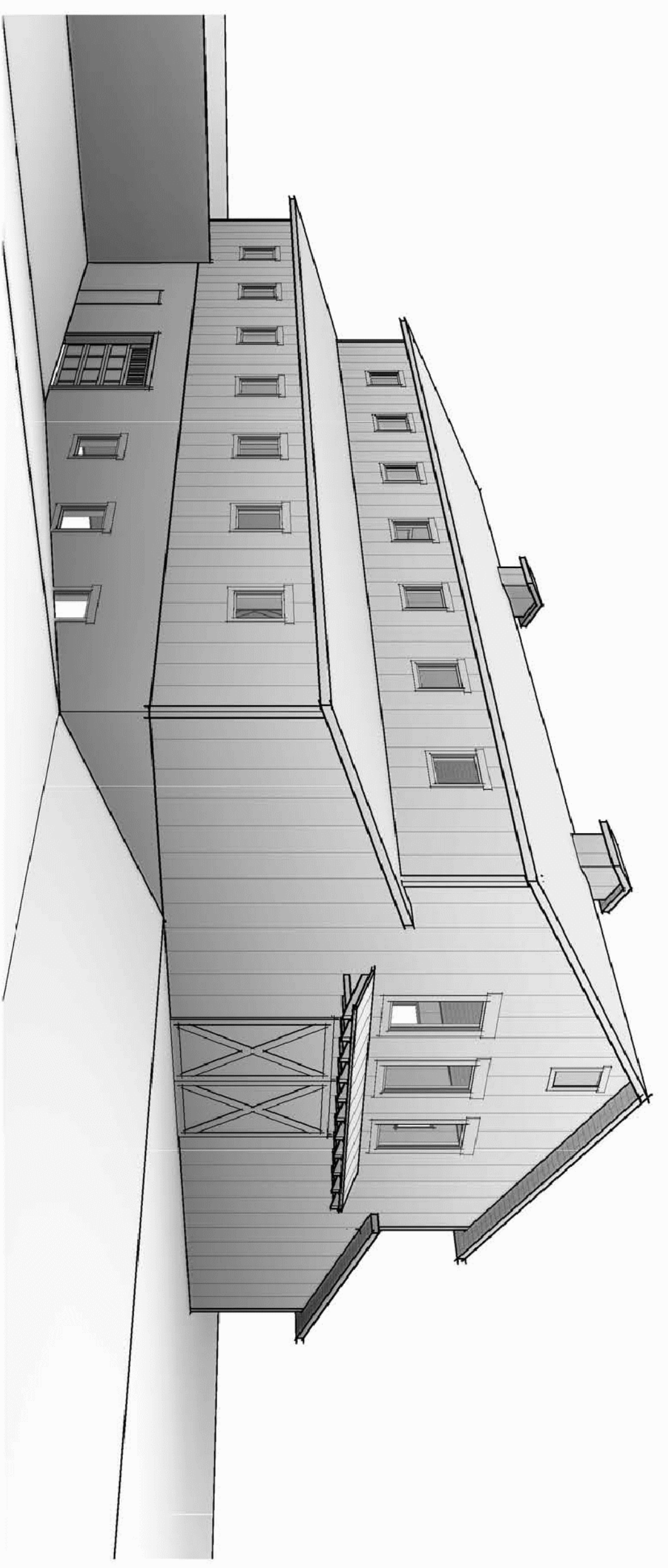
BASEMENT FLOOR
3,962 SQ. FT.



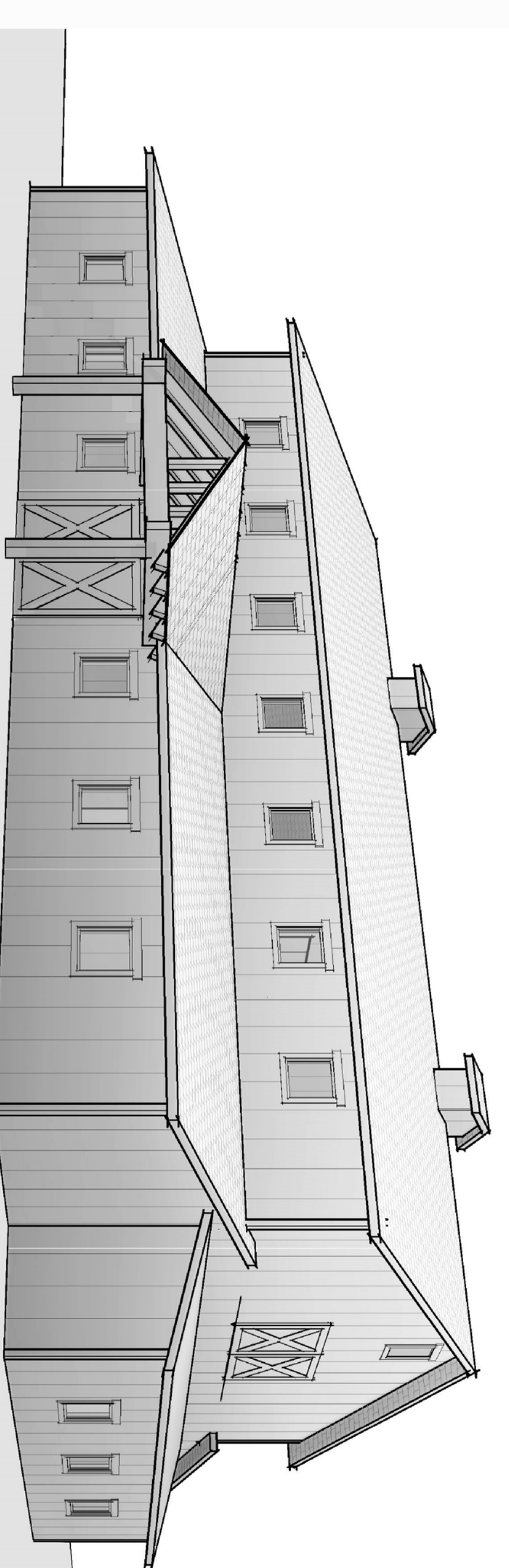
MAIN FLOOR
5,110 SQ. FT.



LOFT
868 SQ. FT.



VIEW LOOKING NORTHEAST

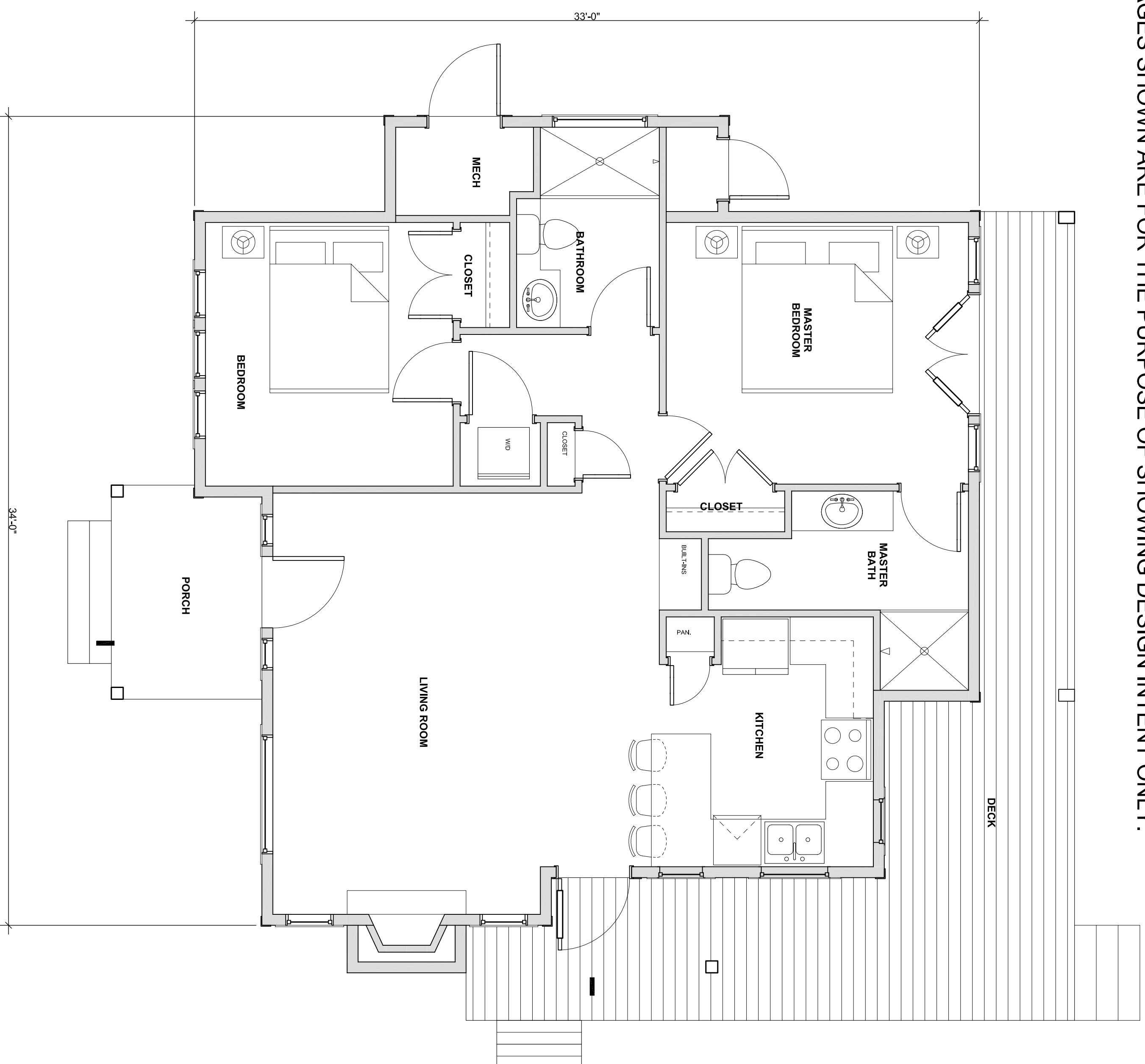


VIEW LOOKING SOUTHEAST

DATE:	MAY 31, 2016
PROJECT:	000,000,000
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SHEET TITLE:	HOMESTEAD BARN DETAIL
SHEET NUMBER:	A1.2

GROVE CABIN

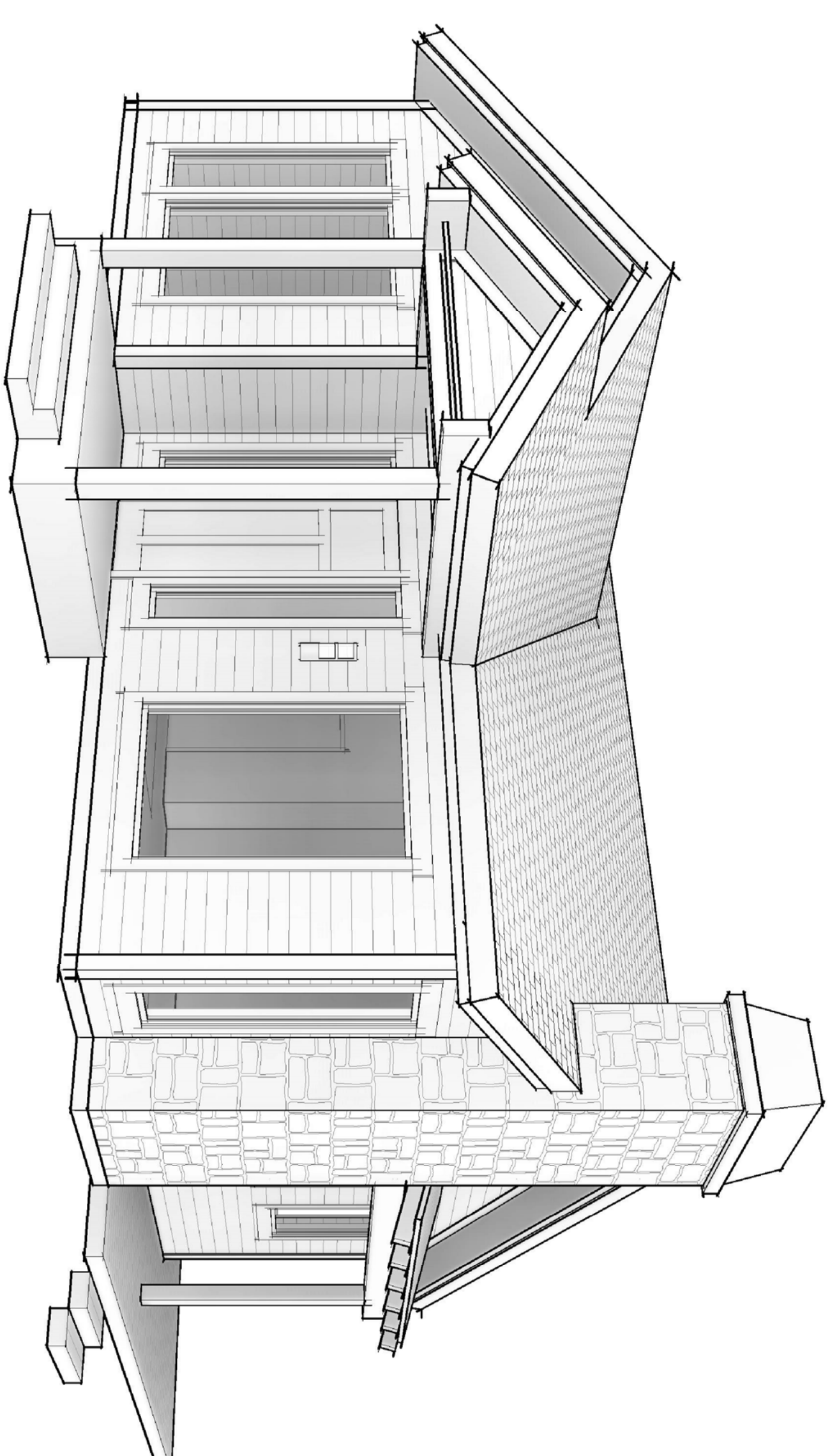
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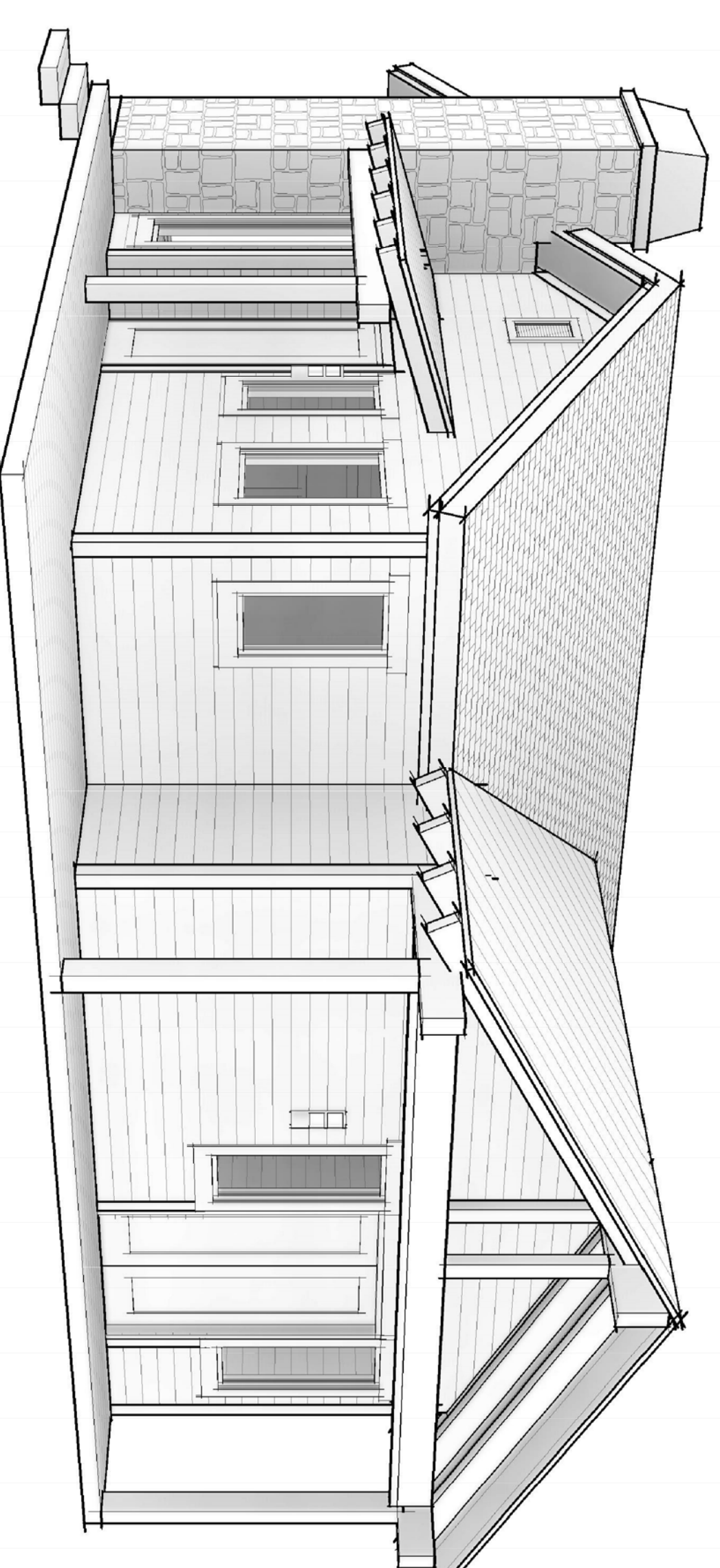
GROVE CABIN MAIN FLOOR

NOT TO SCALE

MATERIALS



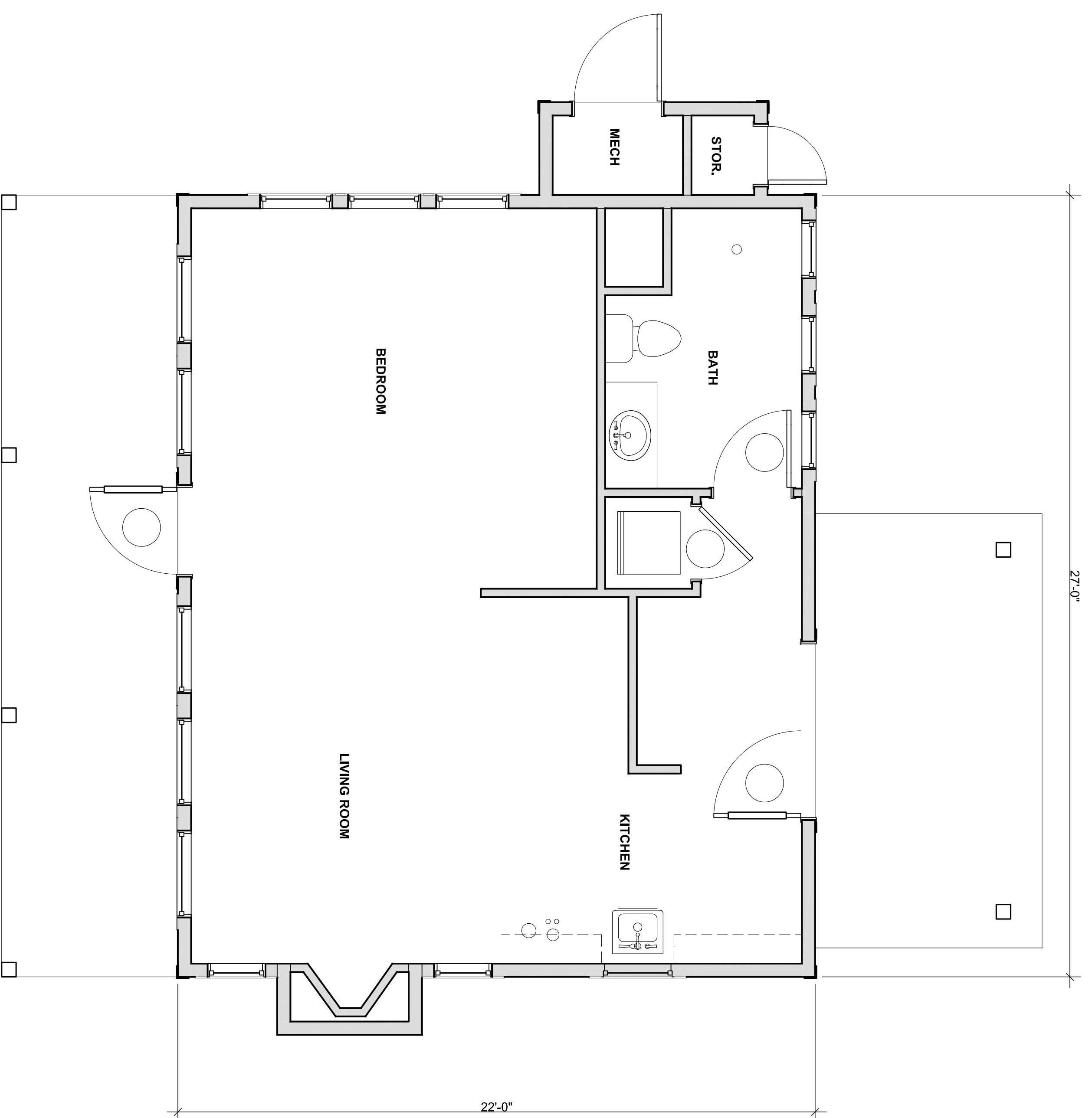
FRONT VIEW



REAR VIEW

HOMESTEAD CABIN

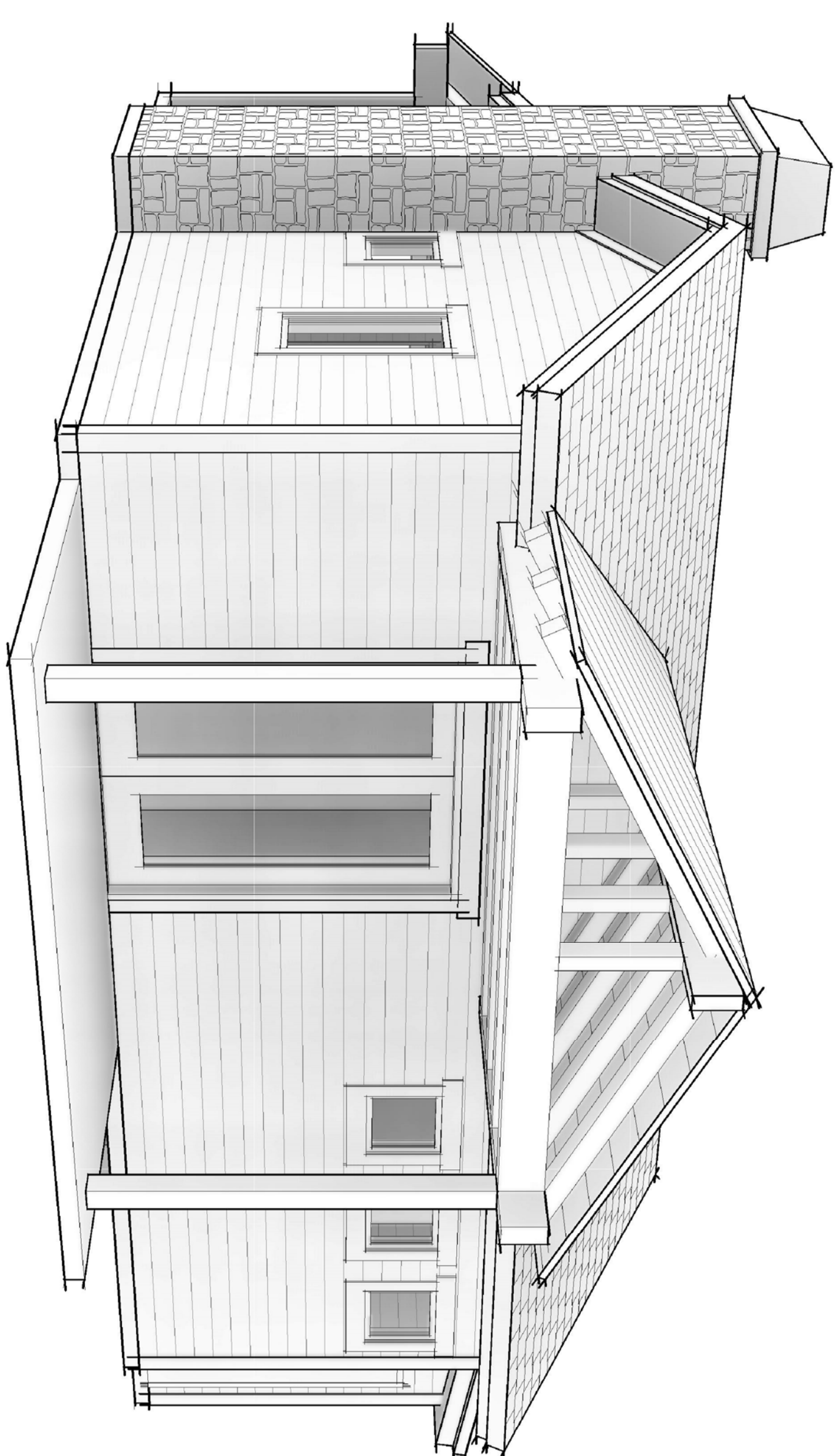
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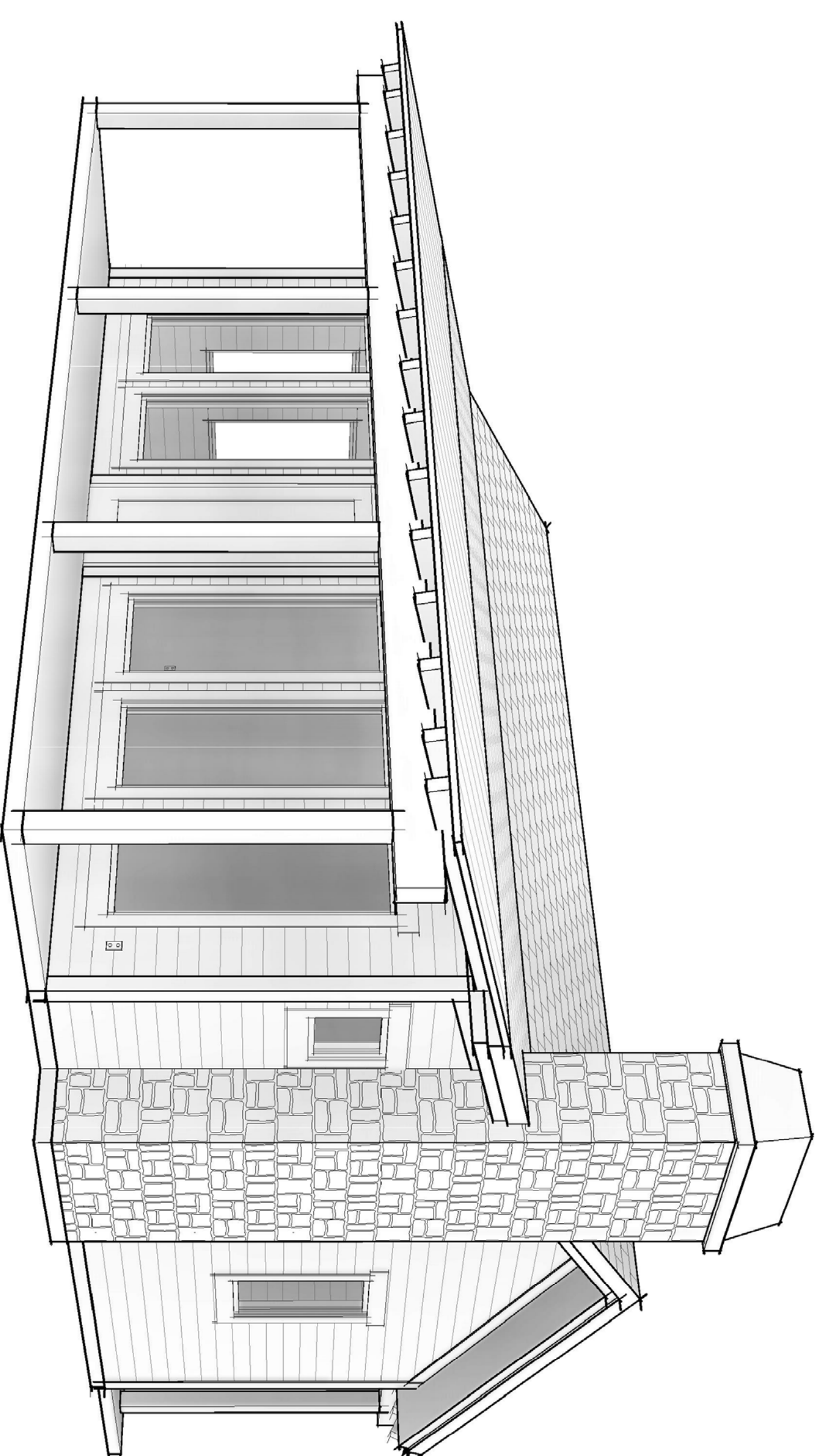
HOMESTEAD CABIN MAIN FLOOR

NOT TO SCALE

MATERIALS



FRONT VIEW



REAR VIEW

DATE:	MAY 31, 2016
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