

# THE BRIDGES AT WOLF CREEK

## AMENDED PRUD SUBDIVISION APPLICATION



**THE BRIDGES**  
**WOLF CREEK RESORT**  
 AMENDED PRUD SUBMITTAL  
 WEBER COUNTY UTAH

### 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**  
 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

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PLANNING

ARCHITECTURE LANDSCAPE

DATE: APRIL 2018

PROJECT: 000.0000.37

DRAWN BY: EL

REVIEW BY: EL

VERSION:

REVISIONS:

SHEET TITLE: COVER PAGE

SHEET NUMBER:

**C1.1**



**THE BRIDGES**  
**WOLF CREEK RESORT**  
 AMENDED PRUD SUBMITTAL  
 WEBER COUNTY UTAH

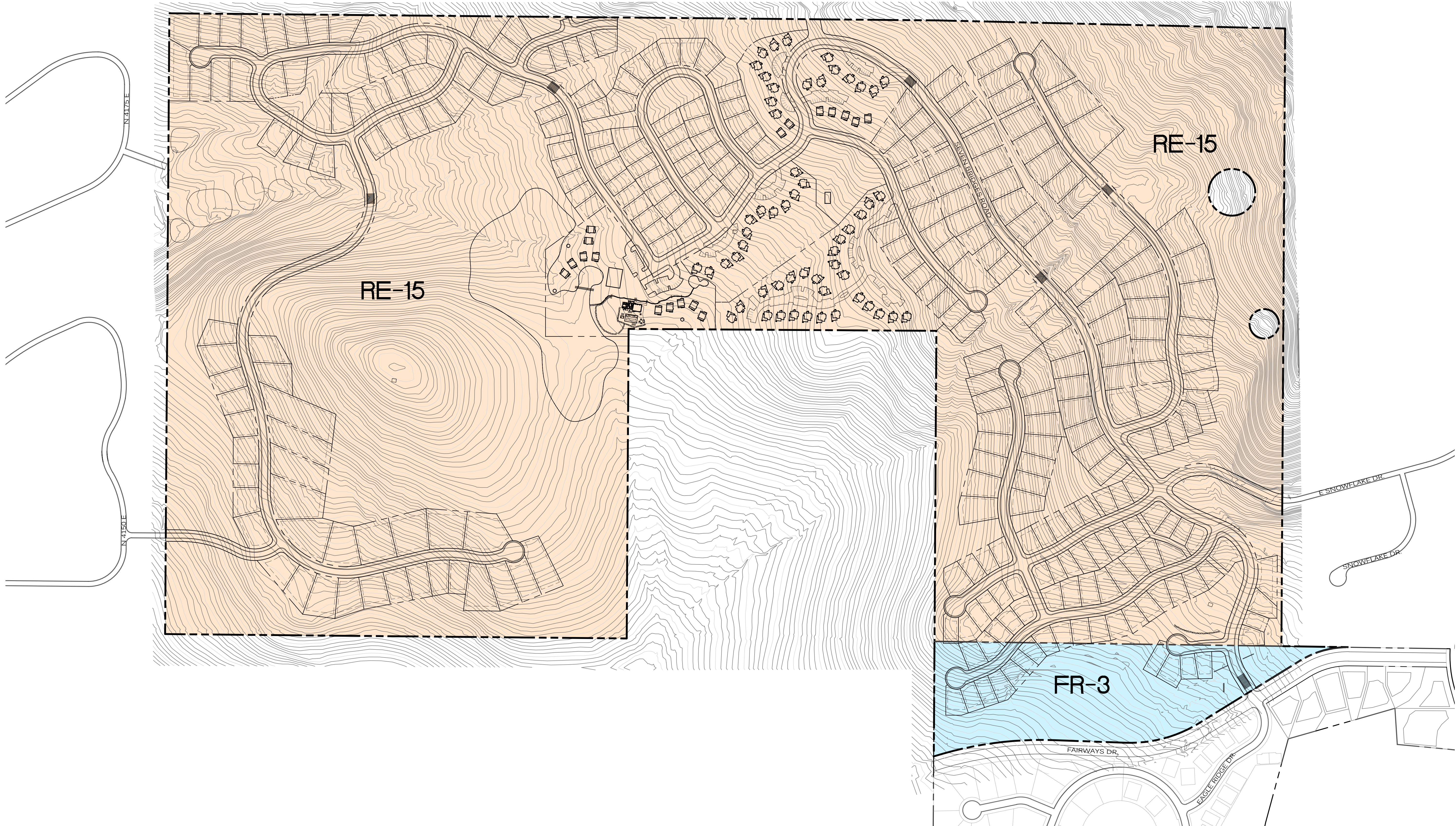


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PROJECT:	000.0000.37
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REVISIONS:	

SHEET TITLE:  
**OVERALL ZONING MAP**

SHEET NUMBER:

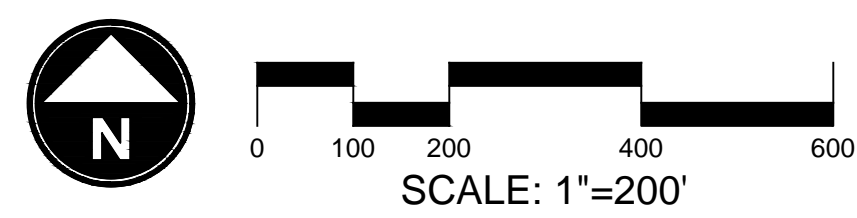
**P1.1**



**PRUD DEVELOPMENT DATA**

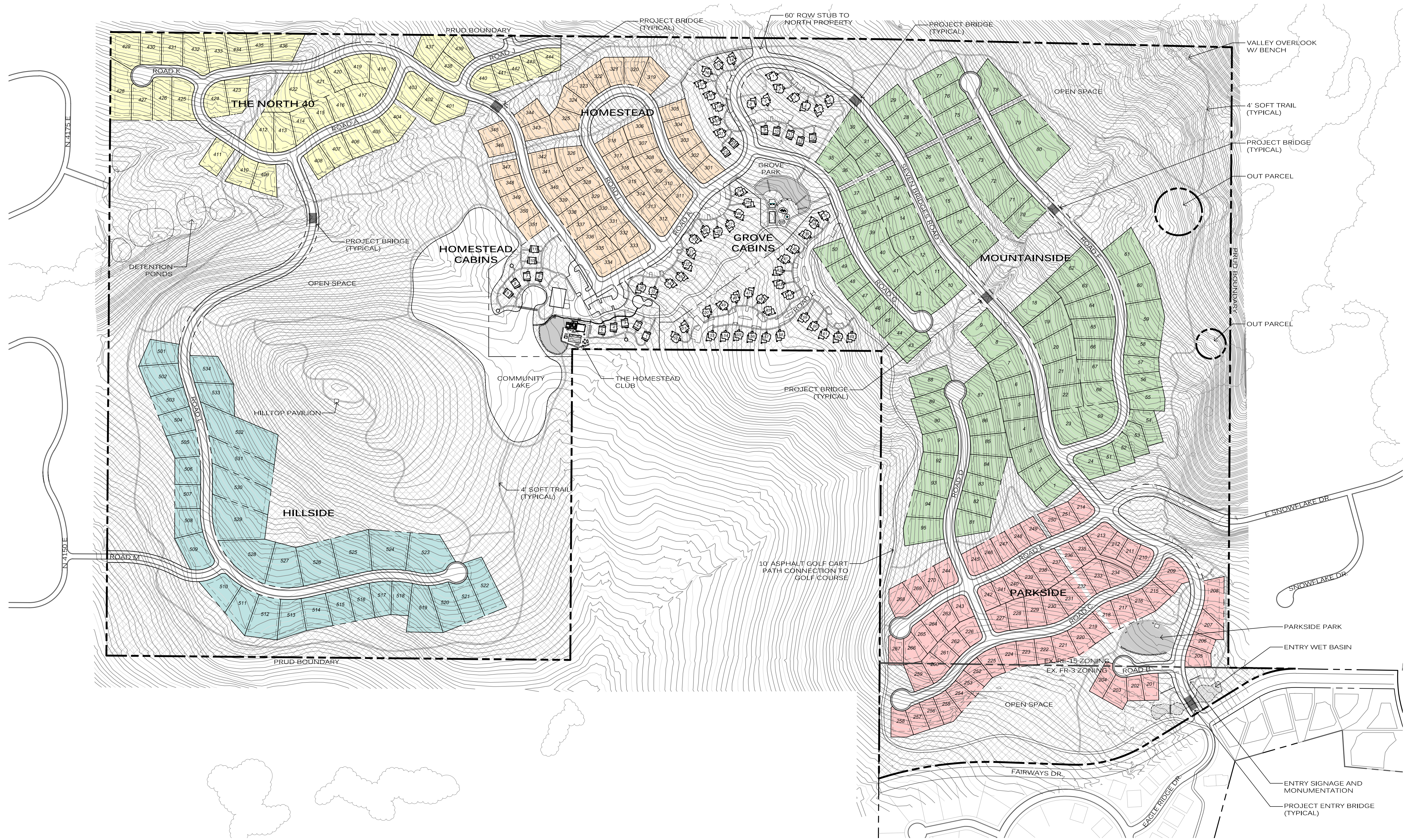
TOTAL PRUD BOUNDARY AREA 262.81 ACRES

ZONE RE-15 249.80 ACRES  
 ZONE FR-3 13.01 ACRES





**THE BRIDGES**  
**WOLF CREEK RESORT**  
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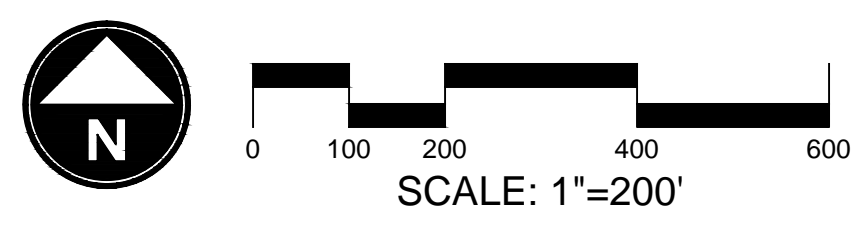


**LOT LEGEND AND MIN. SETBACK STANDARDS**

	<b>THE NORTH 40 SINGLE FAMILY</b> FRONT 15 SIDES 7.5 REAR 20		<b>HOMESTEAD CABINS</b> FRONT 0 SIDES 0 REAR 0
	<b>HILLSIDE SINGLE FAMILY</b> FRONT 15 SIDES 7.5 REAR 20		<b>GROVE CABINS</b> FRONT 0 SIDES 0 REAR 0
	<b>HOMESTEAD SINGLE FAMILY</b> FRONT 15 SIDES 7.5 REAR 20		
	<b>MOUNTAINSIDE SINGLE FAMILY</b> FRONT 15 SIDES 7.5 REAR 20		
	<b>PARKSIDE SINGLE FAMILY</b> FRONT 15 SIDES 7.5 REAR 20		

**PRUD DEVELOPMENT DATA**

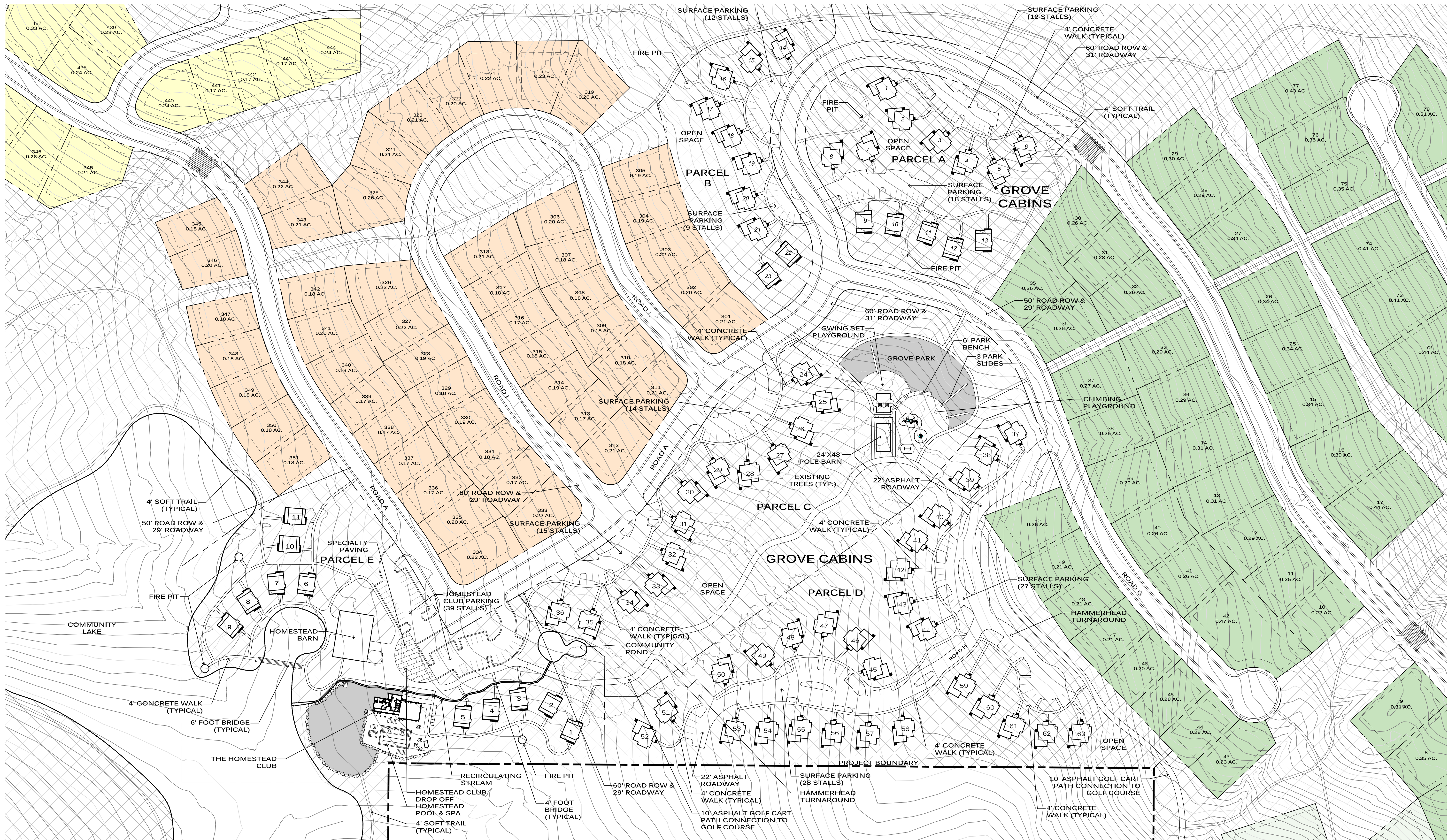
<b>TOTAL PRUD BOUNDARY AREA</b>	262.81 ACRES	<b>NET DEVELOPABLE AREA</b>	235.33 ACRES
<b>ZONE RE-15</b>	249.80 ACRES	<b>PROPOSED UNITS</b>	368 UNITS
<b>ZONE FR-3</b>	13.01 ACRES	<b>PARKSIDE</b>	70 UNITS
<b>ROAD ROW AREA</b>	26.63 ACRES	<b>MOUNTAINSIDE</b>	95 UNITS
<b>SLOPES &gt; 40%</b>	0.85 ACRES	<b>GROVE CABINS</b>	63 UNITS
		<b>HOMESTEAD CABINS</b>	11 UNITS
		<b>HOMESTEAD</b>	51 UNITS
		<b>THE NORTH 40</b>	44 UNITS
		<b>HILLSIDE</b>	34 UNITS
<b>PROPOSED NET DENSITY</b>		<b>PROPOSED OPEN SPACE</b>	142.98 ACRES
		<b>PROPOSED TRAILS</b>	
		10' ASPHALT	4,651 LF
		4' SOFT TRAIL	26,906 LF



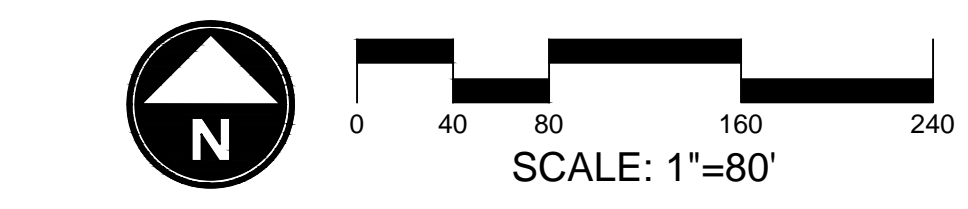
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SHEET TITLE:	<b>OVERALL SITE PLAN</b>
SHEET NUMBER:	<b>P1.2</b>



**THE BRIDGES**  
**WOLF CREEK RESORT**  
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 WEBER COUNTY UTAH



**NOTES:**  
 1. PARKING FOR HOMESTEAD CABINS WILL BE PROVIDED AT THE HOMESTEAD CLUB.  
 2. PARKING FOR THE GROVE CABINS IS PROVIDED AS SURFACE PARKING. 135 SURFACE STALLS ARE PROVIDED FOR THE 63 UNITS. PARKING RATIO: 2.1 STALLS/UNIT



**LOT LEGEND AND MIN. SETBACK STANDARDS**

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PROPOSED NET DENSITY	1 UNIT/ 0.64 ACRES		
PROPOSED OPEN SPACE	142.98 ACRES		
PROPOSED TRAILS			
10' ASPHALT	4,651 LF		
4' SOFT TRAIL	26,906 LF		

DATE:	APRIL 2018
PROJECT:	000.0000.37
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SHEET TITLE:	<b>CABINS SITE PLAN</b>
SHEET NUMBER:	<b>P1.3</b>



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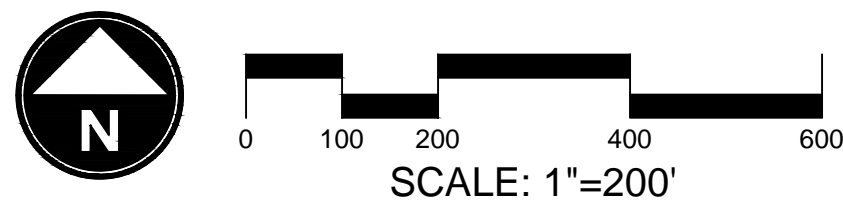
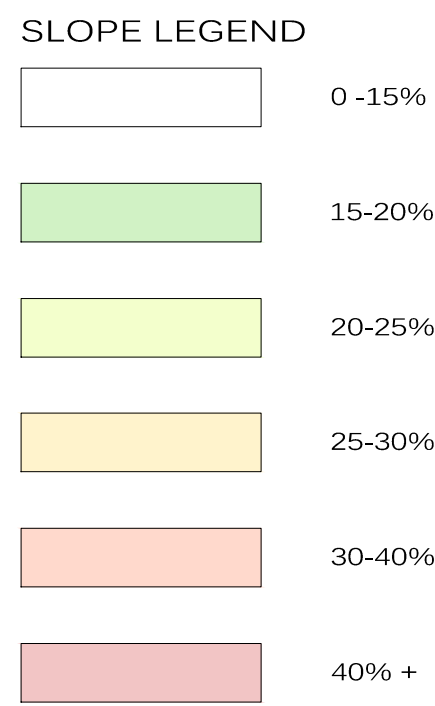


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**OVERALL SLOPE ANALYSIS**

SHEET NUMBER:

**P1.4**

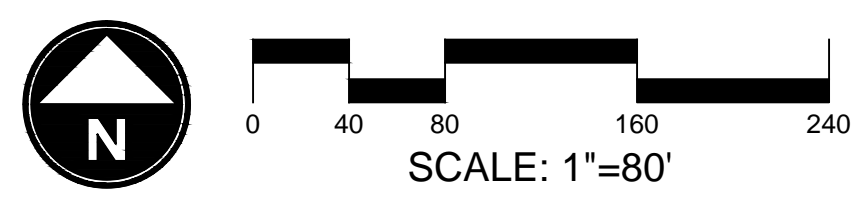
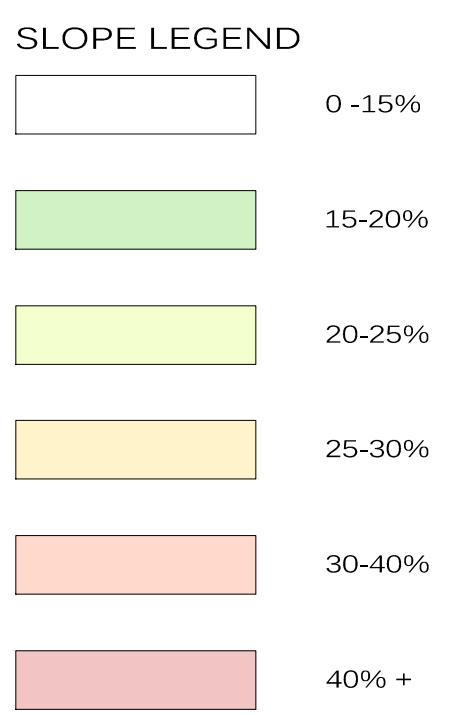




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REVISIONS:	

SHEET TITLE:  
**CABINS**  
**SLOPE ANALYSIS**  
 SHEET NUMBER:  
**P1.5**

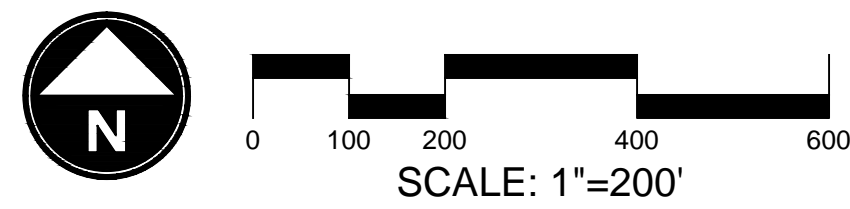


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**PRUD DEVELOPMENT DATA**

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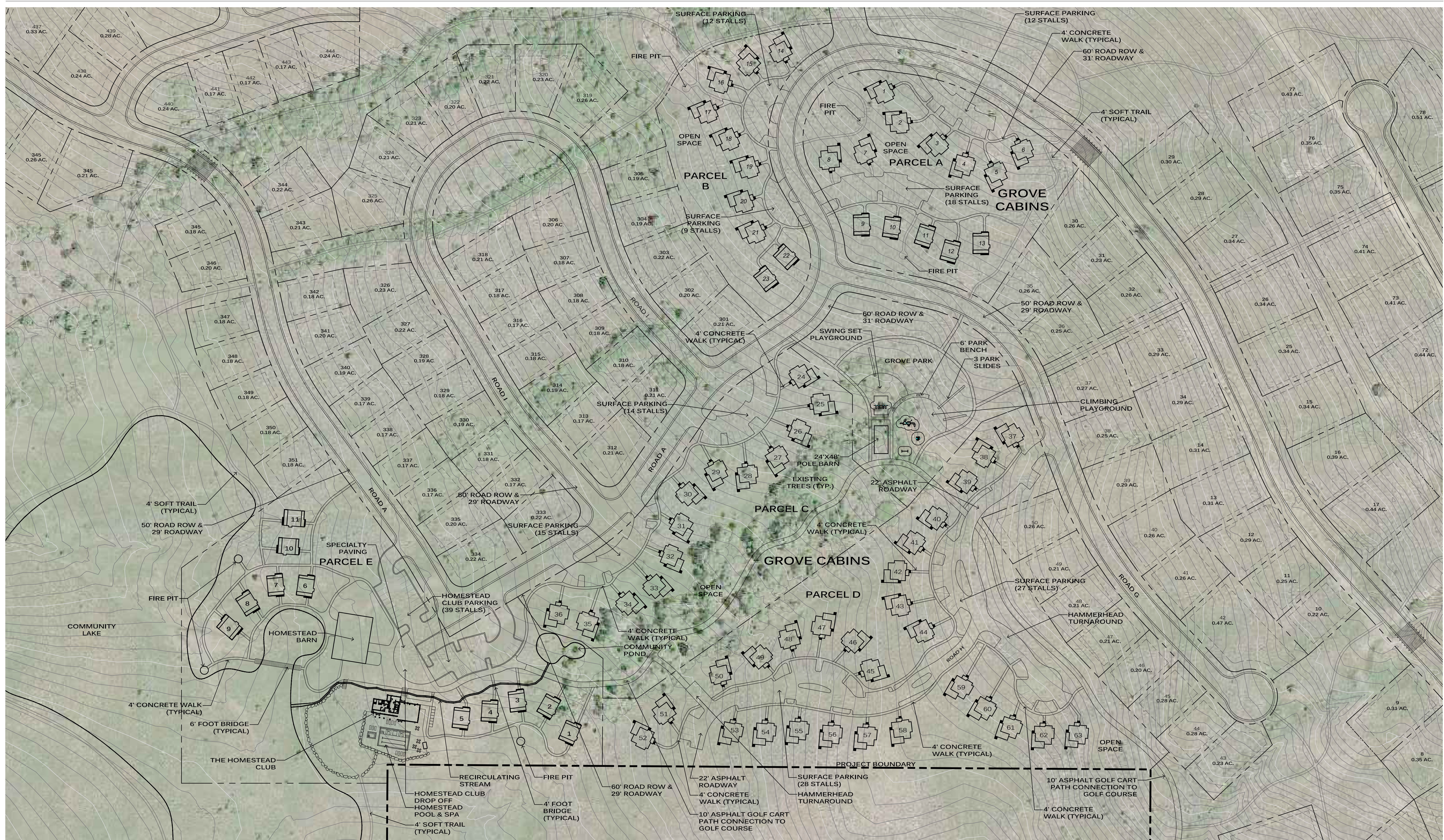
**OVERALL AERIAL PLAN**

SHEET NUMBER:

**P1.6**



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- NOTES:
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SHEET TITLE:	CABINS AERIAL PLAN
SHEET NUMBER:	P1.7





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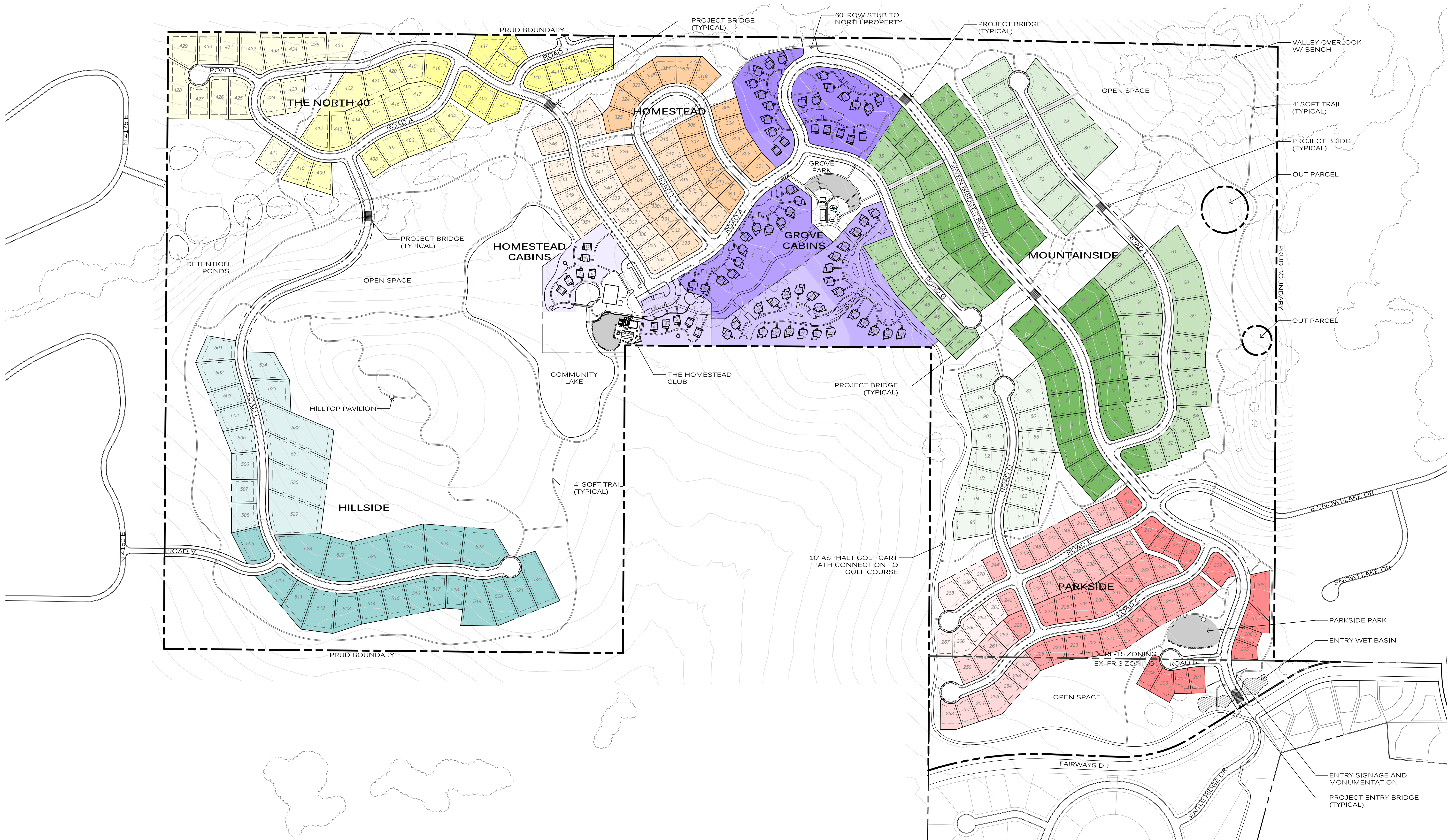


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 REVIEW BY: EL

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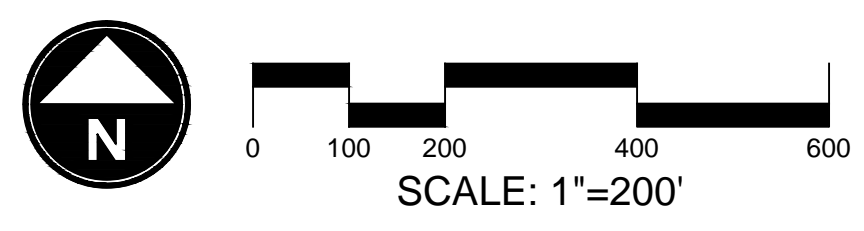
SHEET TITLE:  
**PHASING PLAN**

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					
<span style="color: red;">■</span> PARKSIDE PHASE 1	<span style="color: green;">■</span> MOUNTAIN SIDE PHASE 1	<span style="color: purple;">■</span> CABINS PHASE 1	<span style="color: orange;">■</span> HOMESTEAD PHASE 1	<span style="color: yellow;">■</span> NORTH 40 PHASE 1	<span style="color: teal;">■</span> HILLSIDE PHASE 1
<span style="color: red;">■</span> PARKSIDE PHASE 2	<span style="color: green;">■</span> MOUNTAIN SIDE PHASE 2	<span style="color: purple;">■</span> CABINS PHASE 2	<span style="color: orange;">■</span> HOMESTEAD PHASE 2	<span style="color: yellow;">■</span> NORTH 40 PHASE 2	<span style="color: teal;">■</span> HILLSIDE PHASE 2
<span style="color: red;">■</span> PARKSIDE PHASE 3	<span style="color: green;">■</span> MOUNTAIN SIDE PHASE 3	<span style="color: purple;">■</span> CABINS PHASE 3	<span style="color: orange;">■</span> HOMESTEAD PHASE 3	<span style="color: yellow;">■</span> NORTH 40 PHASE 3	
<span style="color: red;">■</span> PARKSIDE PHASE 4	<span style="color: green;">■</span> MOUNTAIN SIDE PHASE 4	<span style="color: purple;">■</span> CABINS PHASE 4			
<span style="color: red;">■</span> PARKSIDE PHASE 5	<span style="color: green;">■</span> MOUNTAIN SIDE PHASE 5	<span style="color: purple;">■</span> CABINS PHASE 5			
	<span style="color: green;">■</span> MOUNTAIN SIDE PHASE 6	<span style="color: purple;">■</span> CABINS PHASE 6			





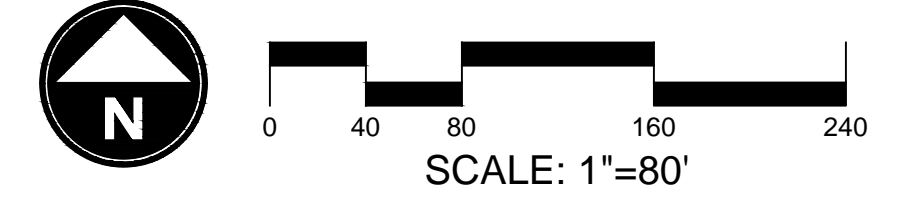
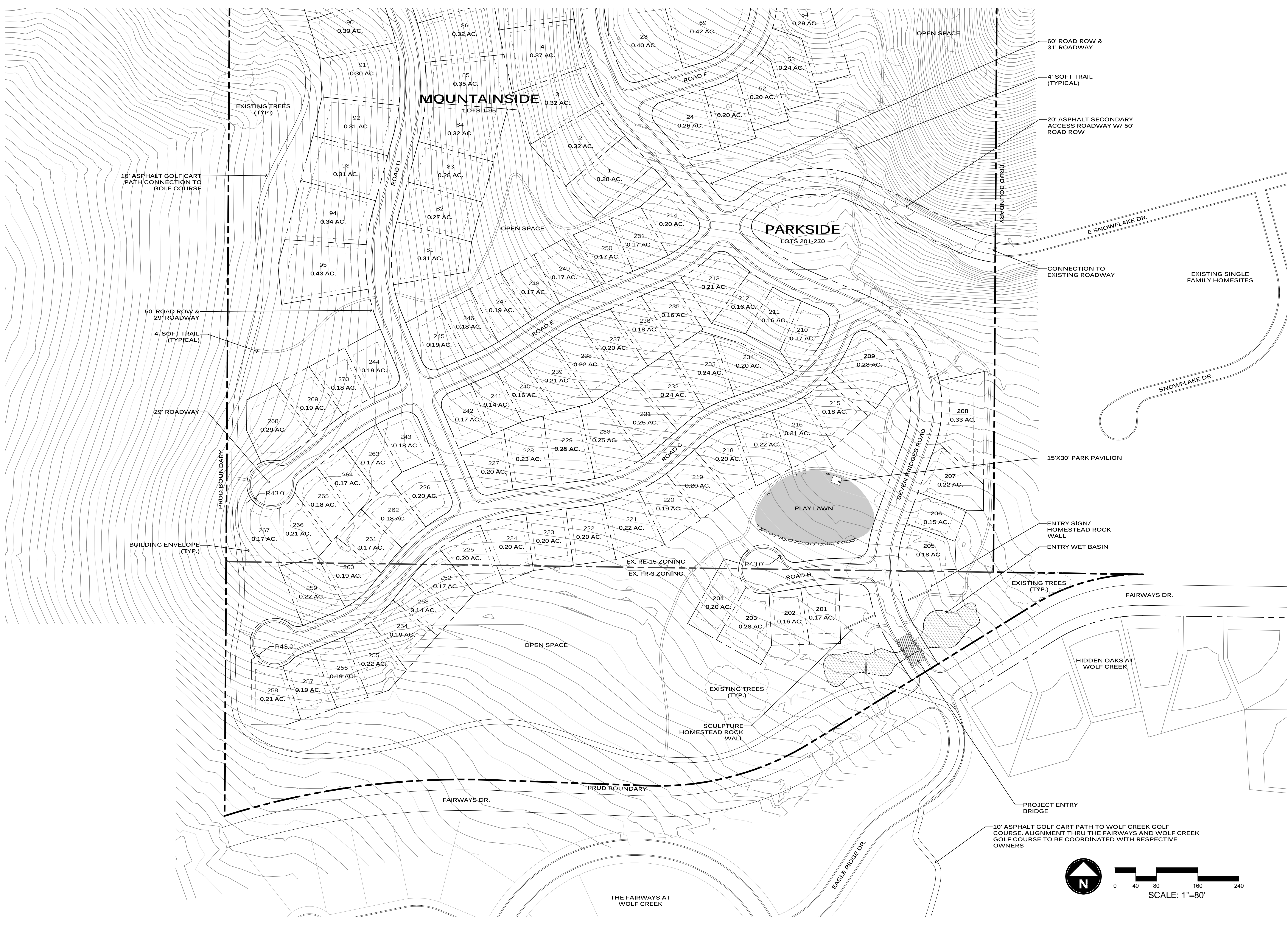
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REVISIONS:	

SHEET TITLE:  
**DETAIL SITE PLAN**

SHEET NUMBER:  
**P1.9**





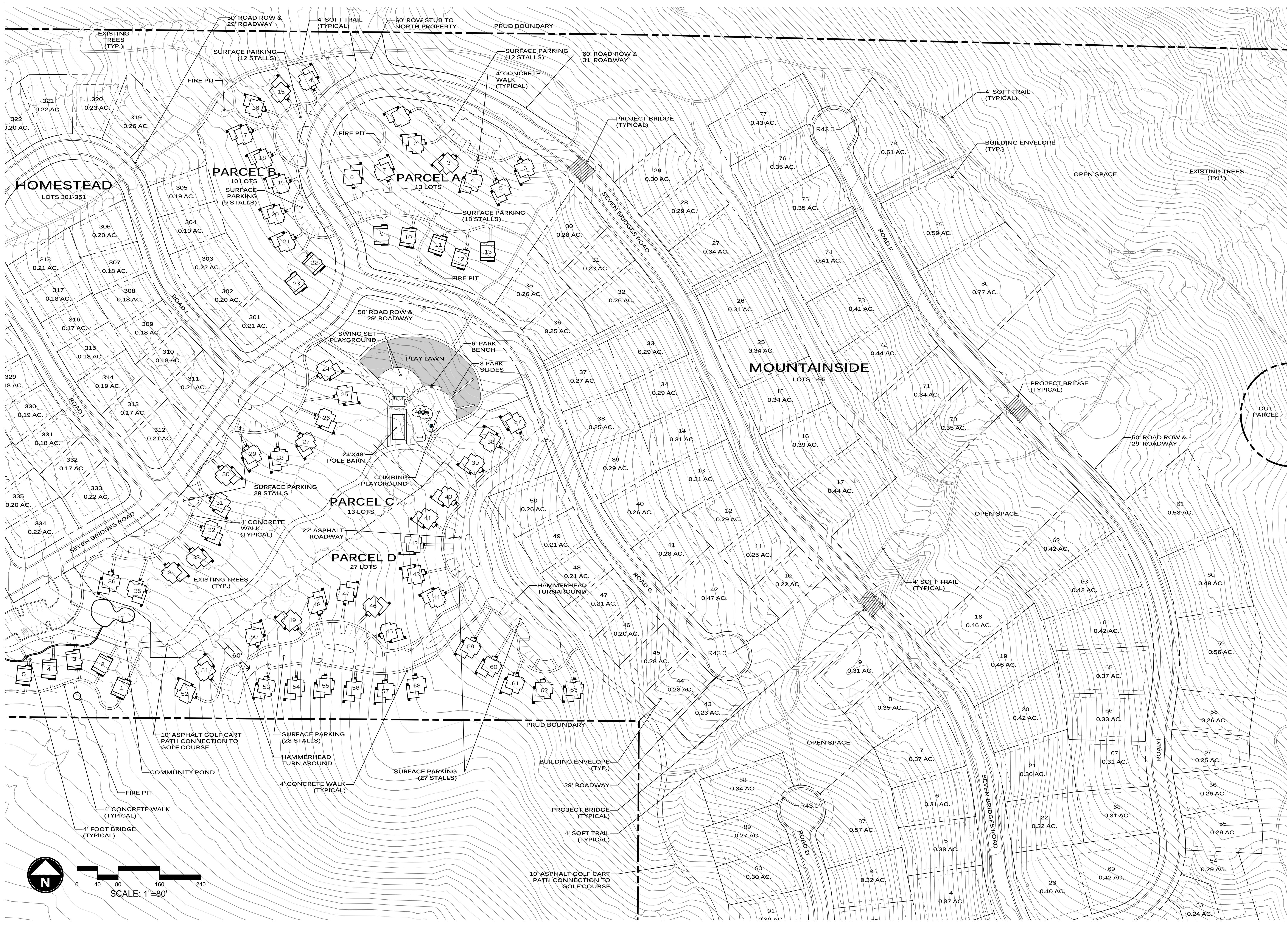
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REVISIONS:	

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**DETAIL  
SITE PLAN**

SHEET NUMBER:  
**P1.10**





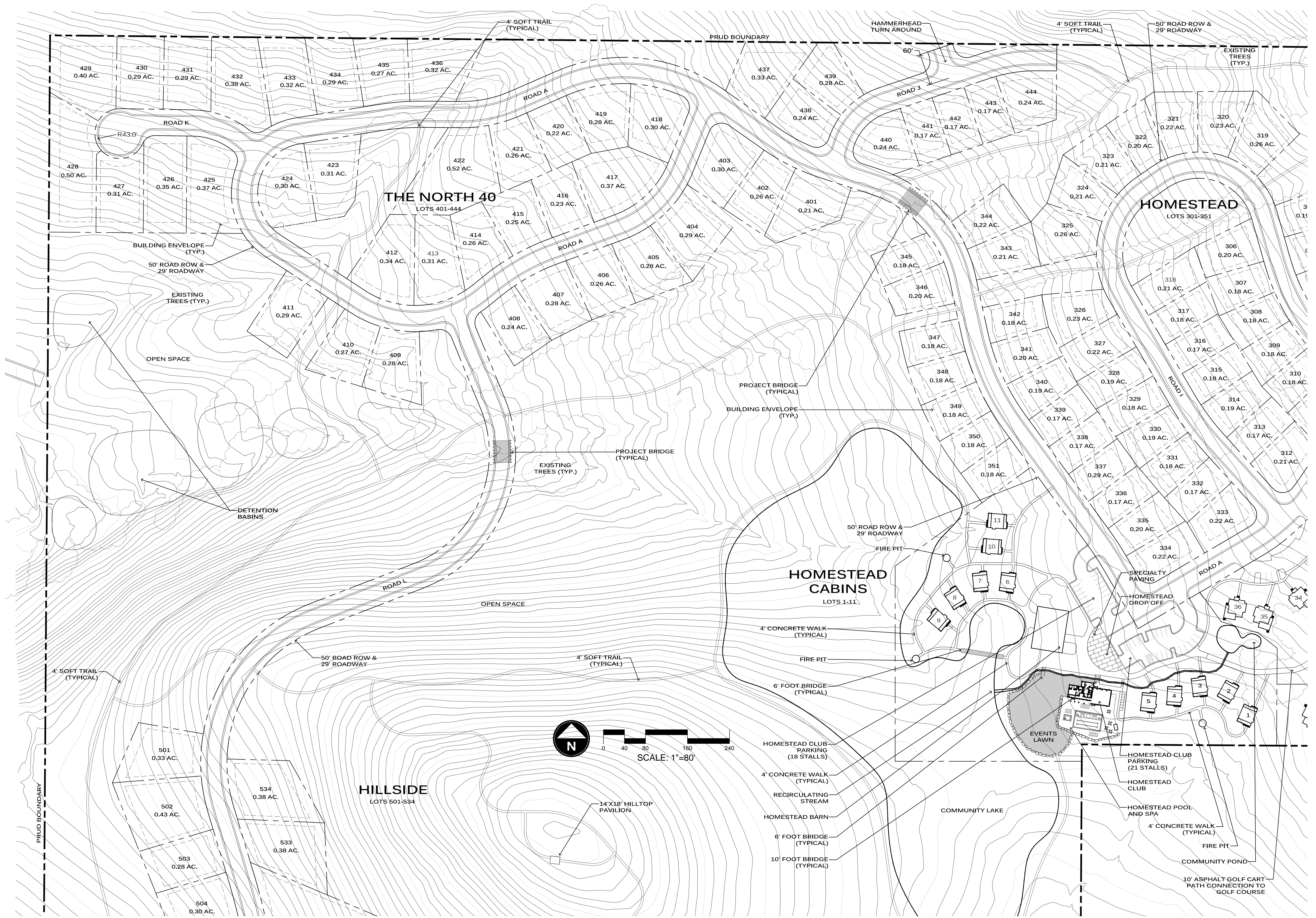
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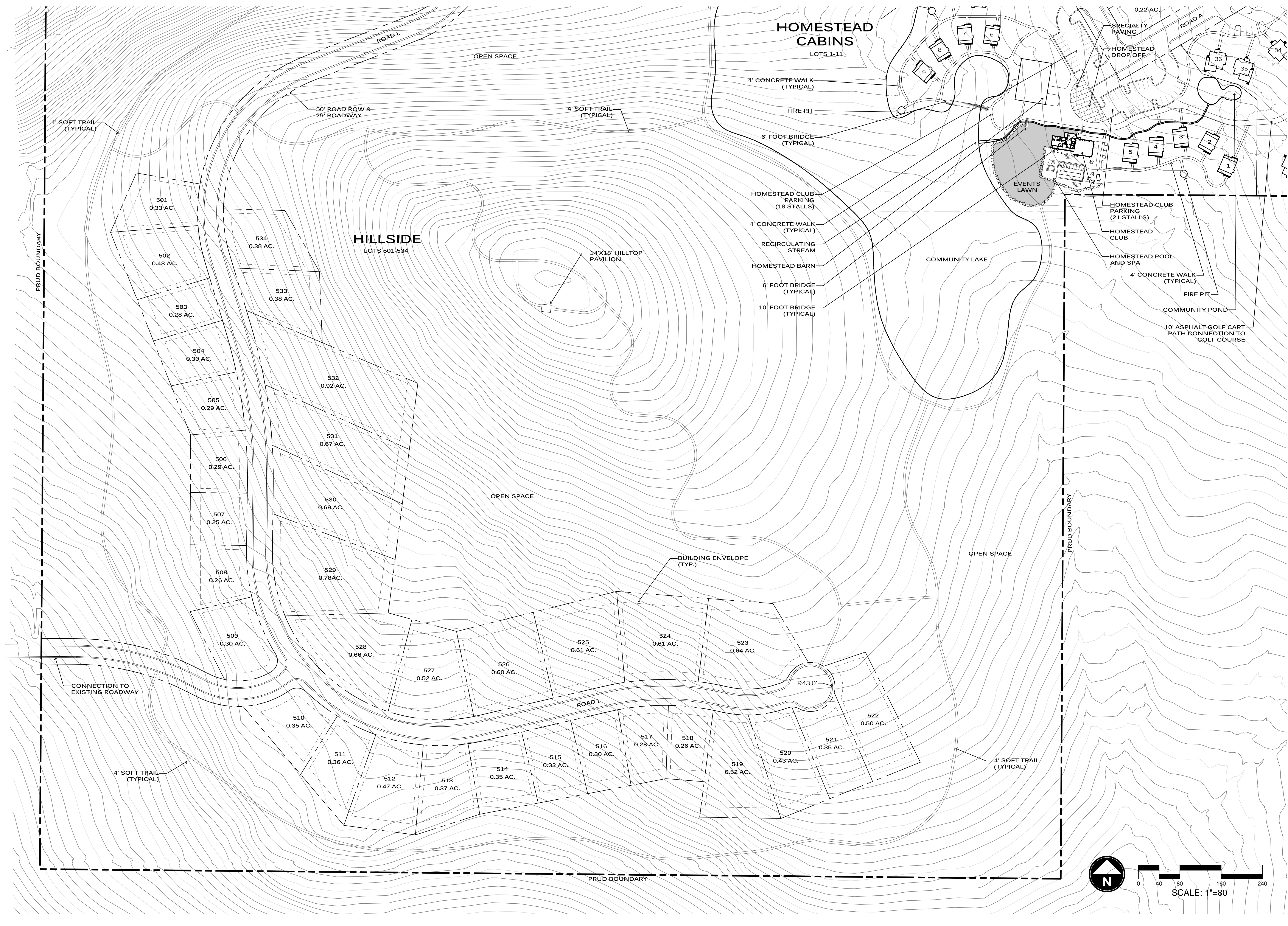


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VERSION:	
REVISIONS:	

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**DETAIL  
SITE PLAN**

SHEET NUMBER:  
**P1.11**





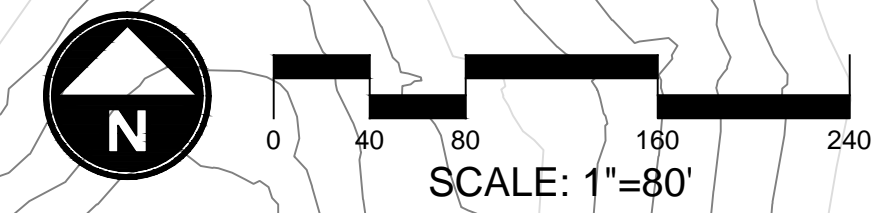
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REVISIONS:	

SHEET TITLE:  
**DETAIL  
 SITE PLAN**

SHEET NUMBER:  
**P1.12**





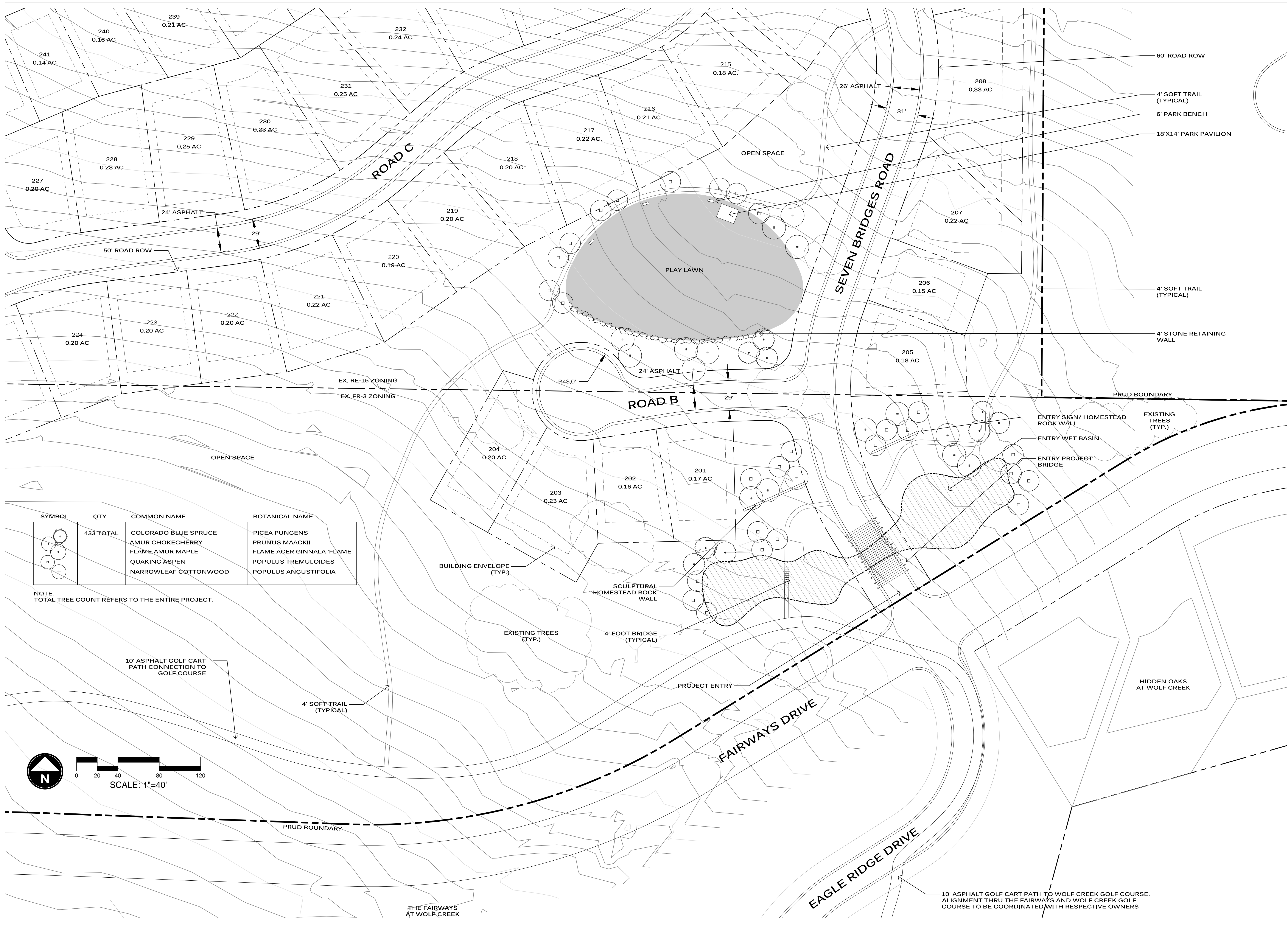
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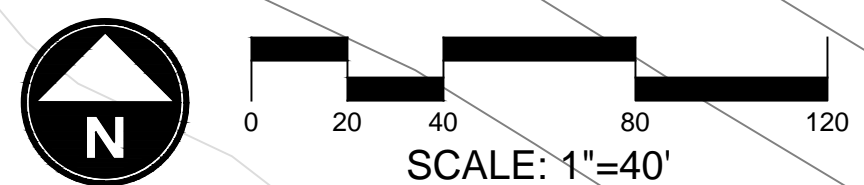
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**ENTRY  
 LANDSCAPE PLAN**

SHEET NUMBER:  
**L1.1**



SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME
	433 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.



10' ASPHALT GOLF CART PATH TO WOLF CREEK GOLF COURSE. ALIGNMENT THRU THE FAIRWAYS AND WOLF CREEK GOLF COURSE TO BE COORDINATED WITH RESPECTIVE OWNERS



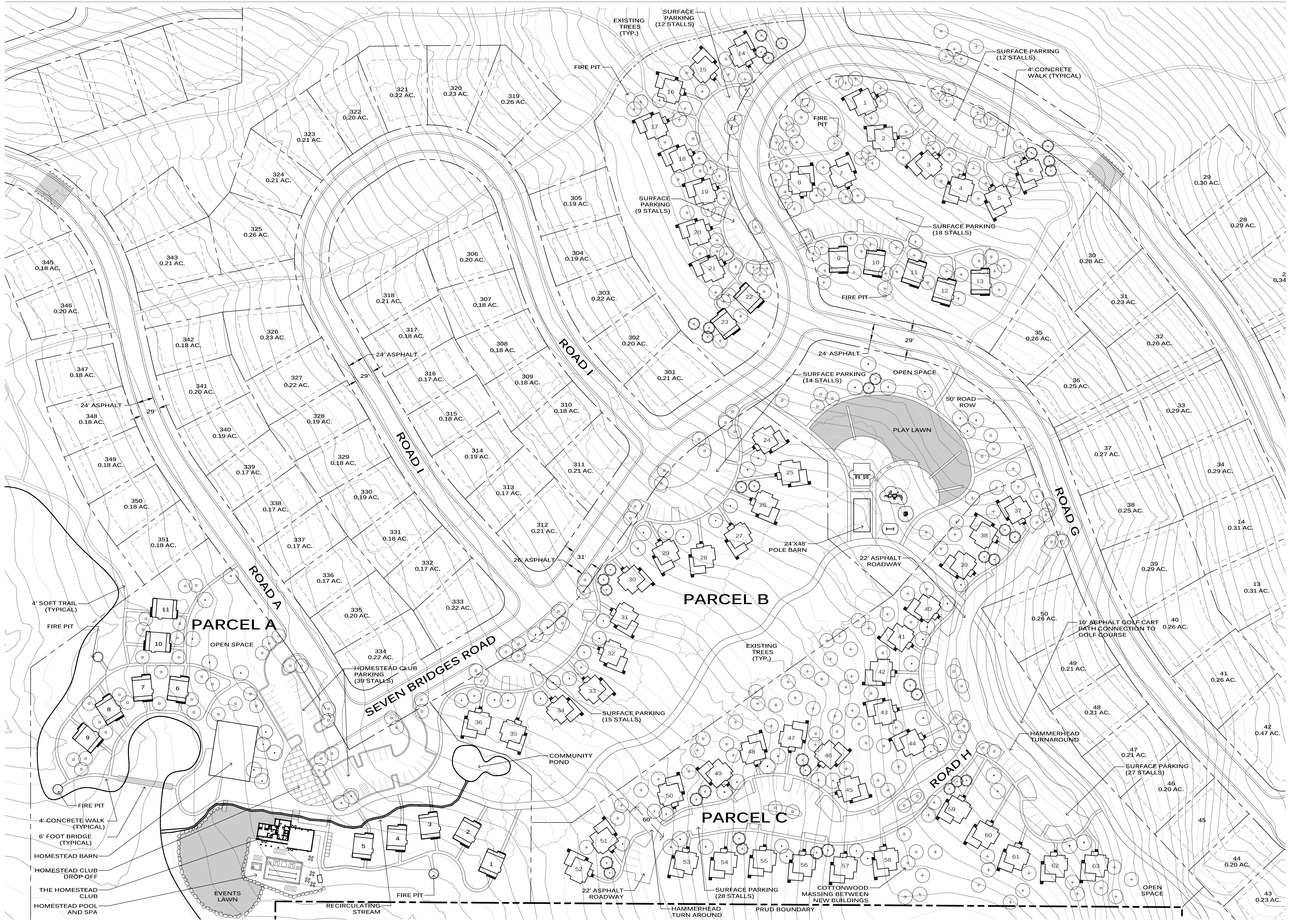
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SHEET TITLE:  
**CABINS**  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**L1.2**



- FIRE PIT
- 4' CONCRETE WALK (TYPICAL)
- 6' FOOT BRIDGE (TYPICAL)
- HOMESTEAD BARN
- HOMESTEAD CLUB DROP-OFF
- THE HOMESTEAD CLUB
- HOMESTEAD POOL AND SPA



### TYPICAL PROJECT BRIDGE



- HORIZONTAL PRESSURE TREATED WOODEN RAILS
- PRESSURE TREATED WOODEN POSTS

### TYPICAL PEDESTRIAN BRIDGE



- RUSTED METAL HAND RAIL
- PRESSURE TREATED WOODEN DECK BOARDS

### TYPICAL PAVILION



- WOODEN ROOF STRUCTURE
- CONCRETE FOUNDATION

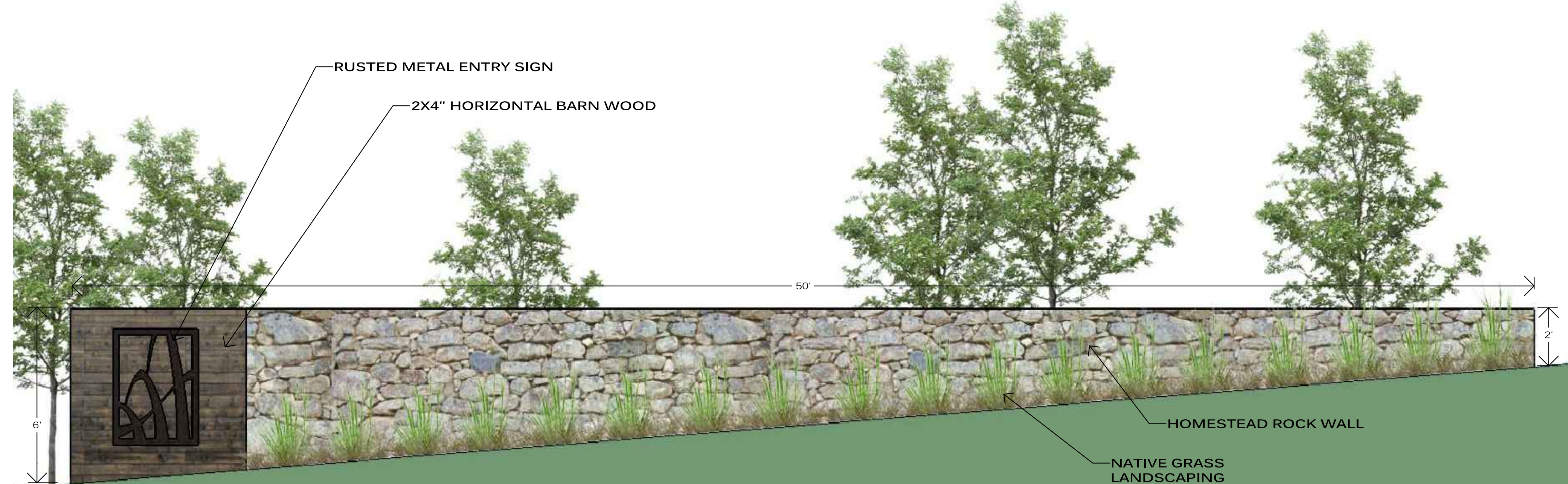


- LANDSCAPE TO ACCENT BRIDGE
- HORIZONTAL PRESSURE TREATED WOODEN RAILS
- PRESSURE TREATED WOODEN POSTS
- ASPHALT ROADWAY

### MATERIALS



### ENTRY MONUMENT WALL



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SHEET TITLE: **SITE ELEMENTS**

SHEET NUMBER:

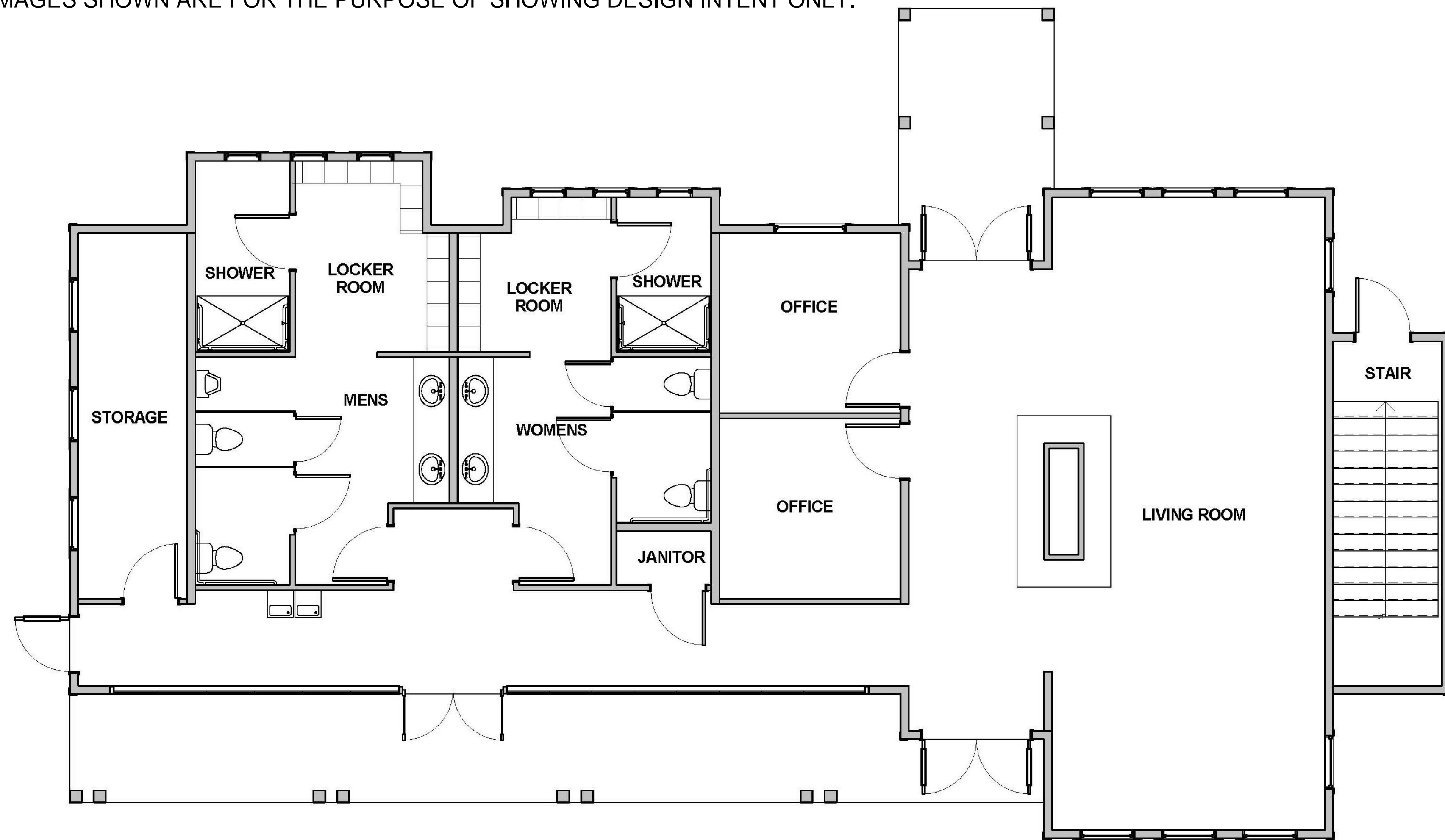
**L1.3**



# HOMESTEAD CLUB

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

## MATERIALS/ ARCHITECTURAL PRECEDENTS

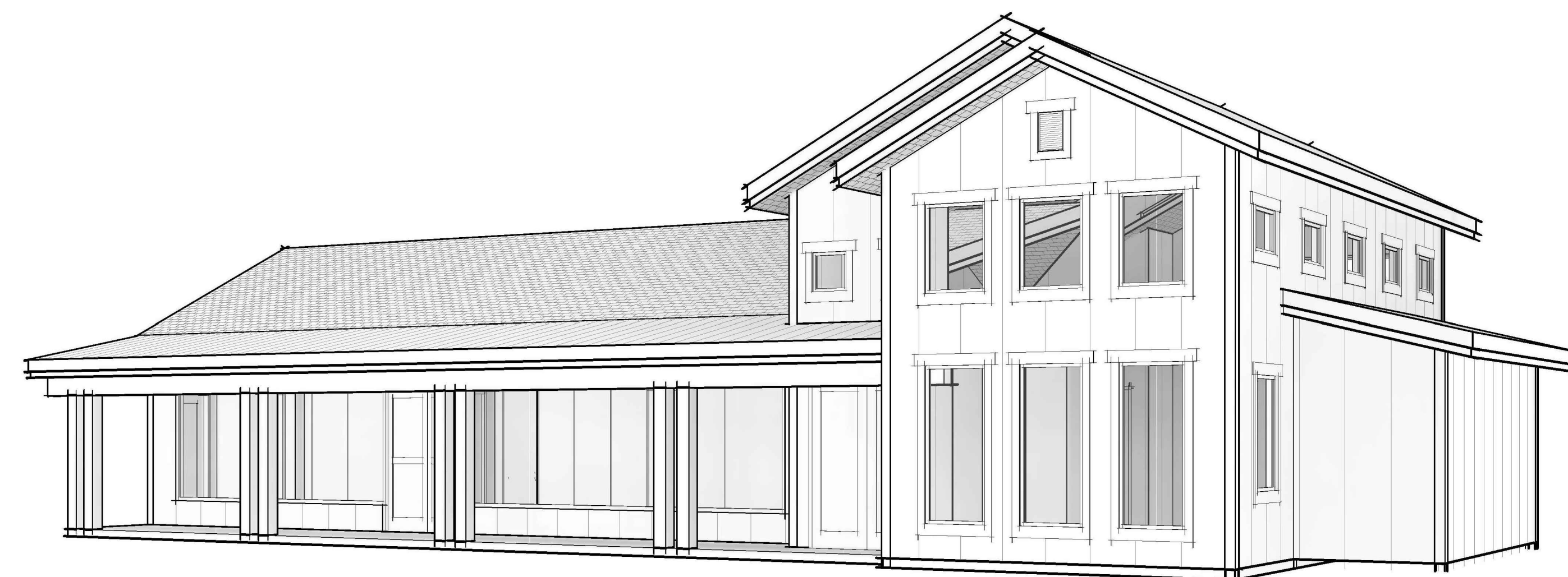


MAIN FLOOR

2,823 SQ. FT.



VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTHWEST



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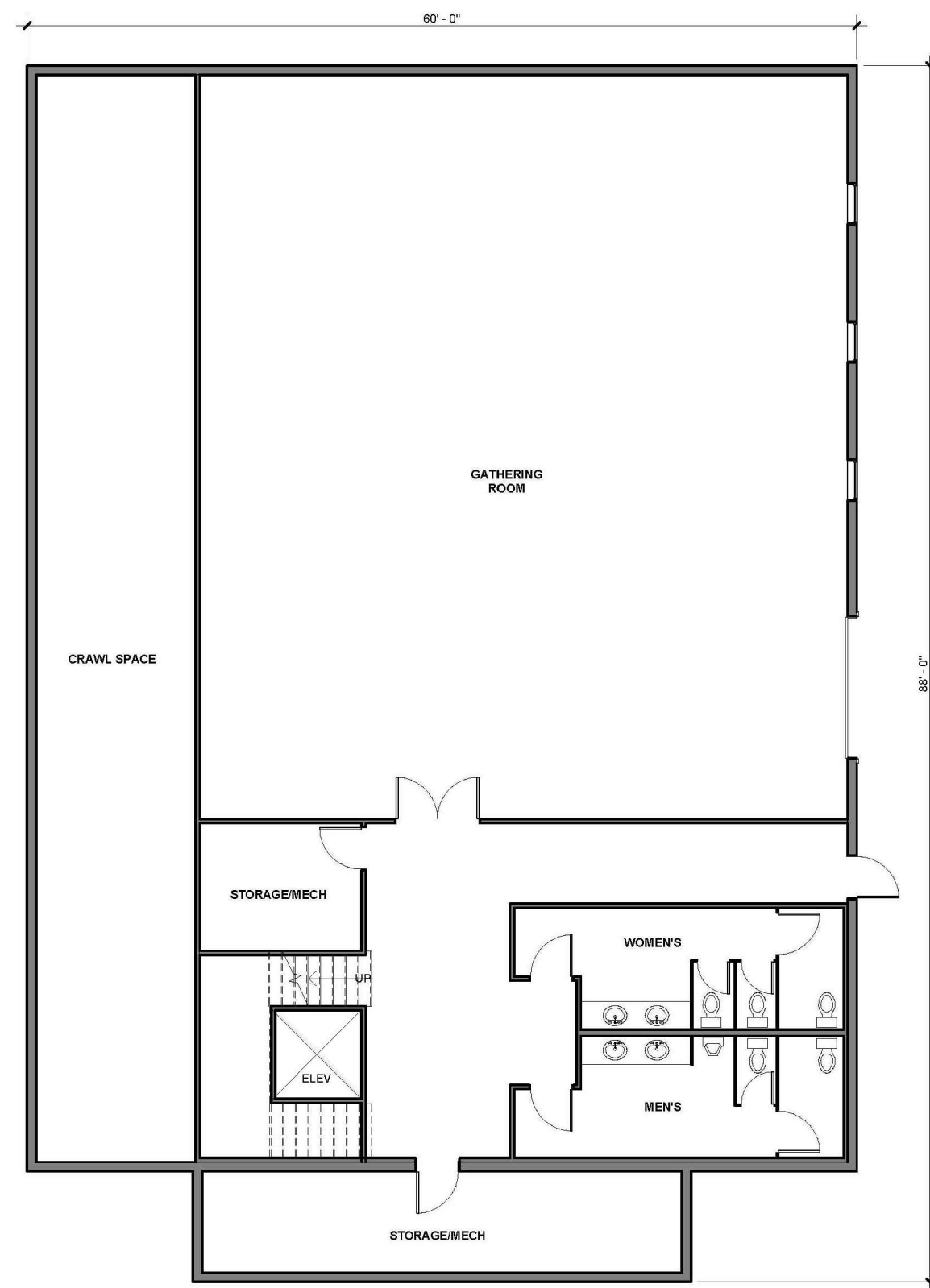
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**HOMESTEAD CLUB  
 DETAIL**

SHEET NUMBER:

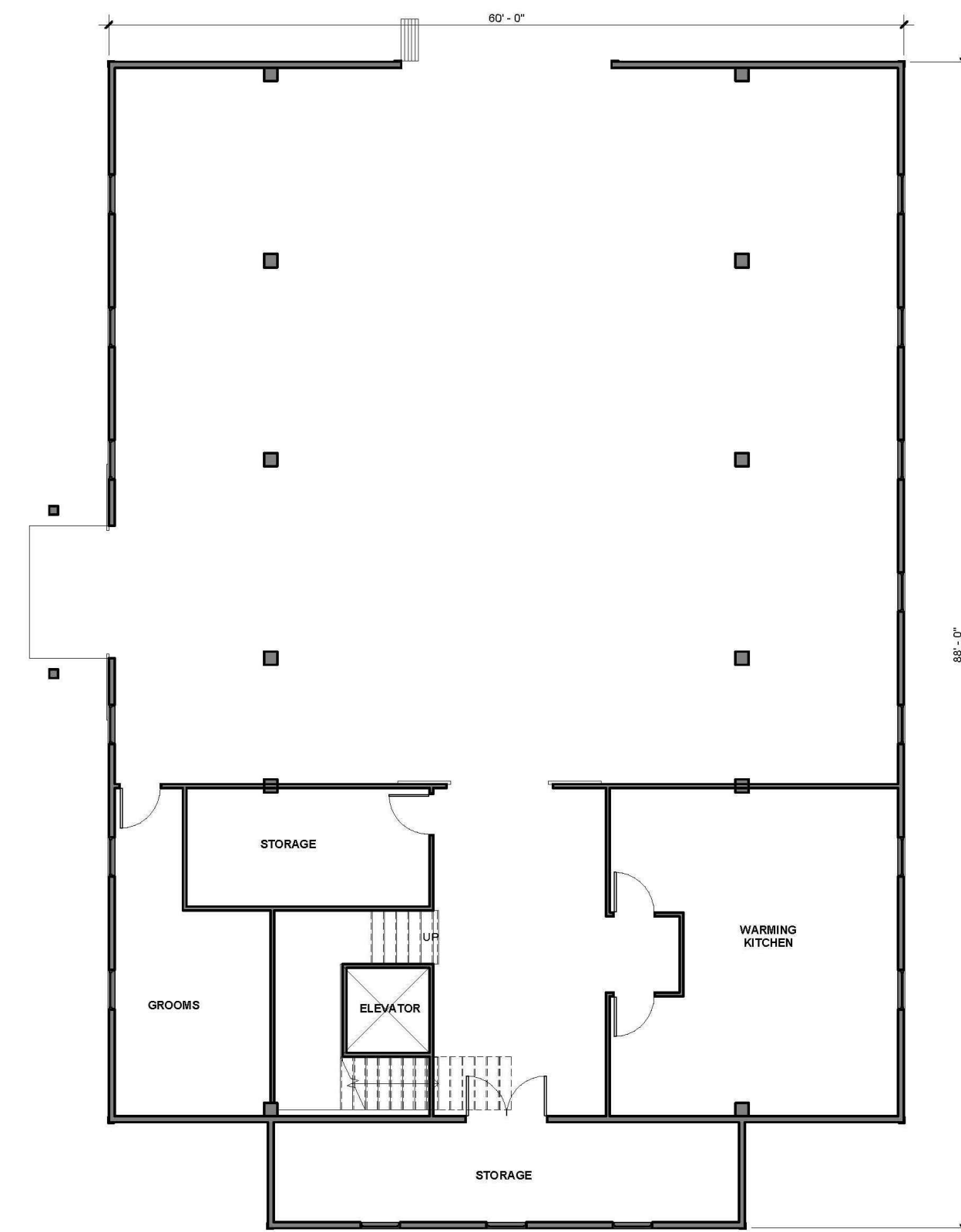
**A1.1**

# HOMESTEAD BARN

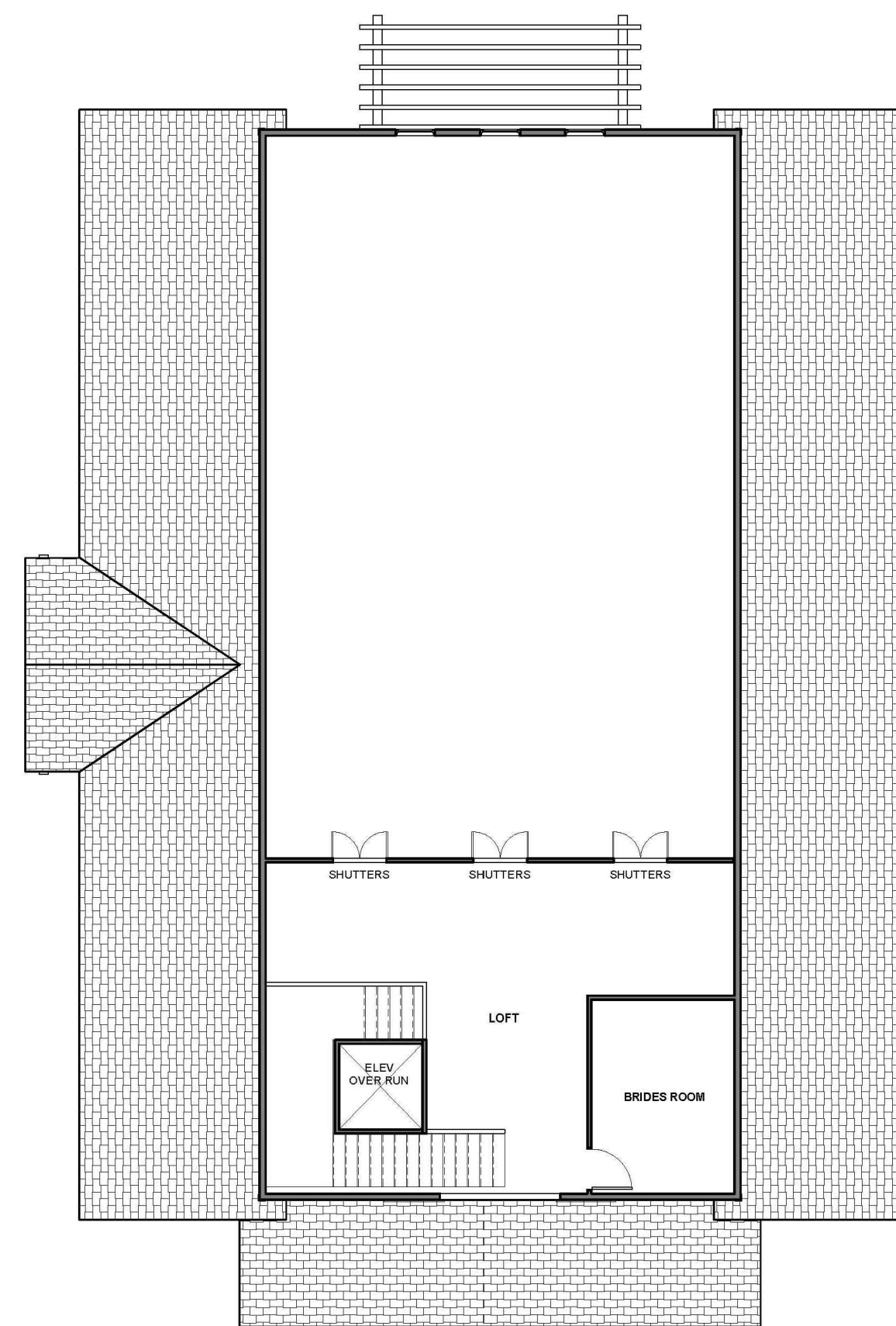
NOTES: IMAGES SHOWN ARE FOR THE PURPOSE OF SHOWING DESIGN INTENT ONLY.



**BASEMENT FLOOR**  
3,962 SQ. FT.

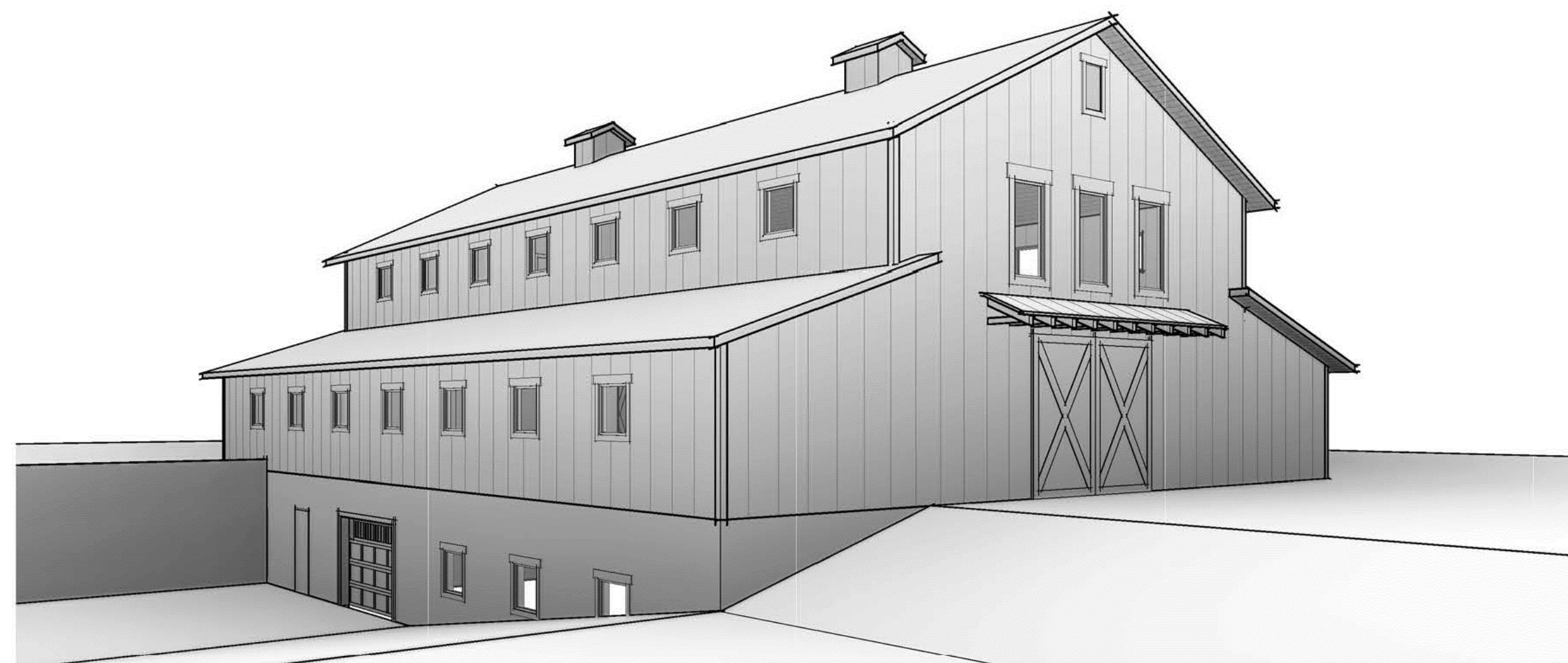


**MAIN FLOOR**  
5,110 SQ. FT.

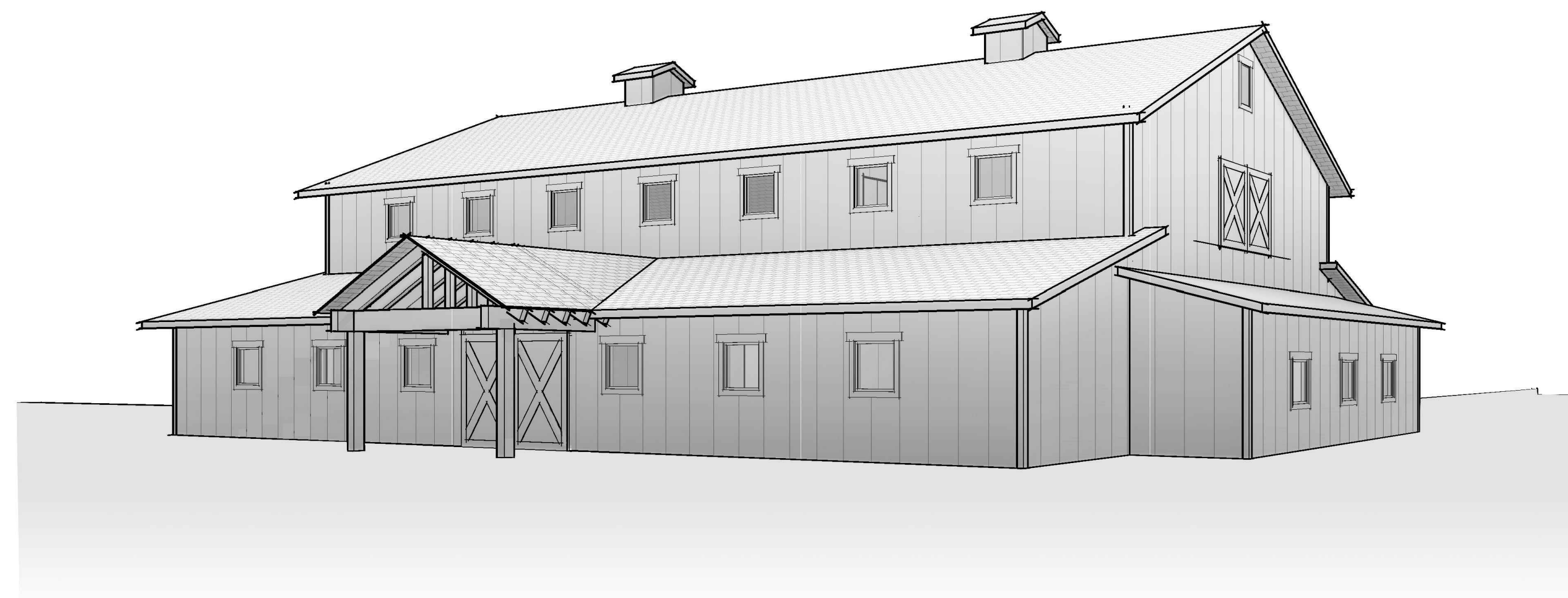


**LOFT**  
868 SQ. FT.

## MATERIALS/ ARCHITECTURAL PRECEDENTS



VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHEAST



**THE BRIDGES**  
WOLF CREEK RESORT  
AMENDED PRUD SUBMITTAL  
WEBER COUNTY UTAH



DATE:	APRIL 2018
PROJECT:	000.0000.37
DRAWN BY:	EL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

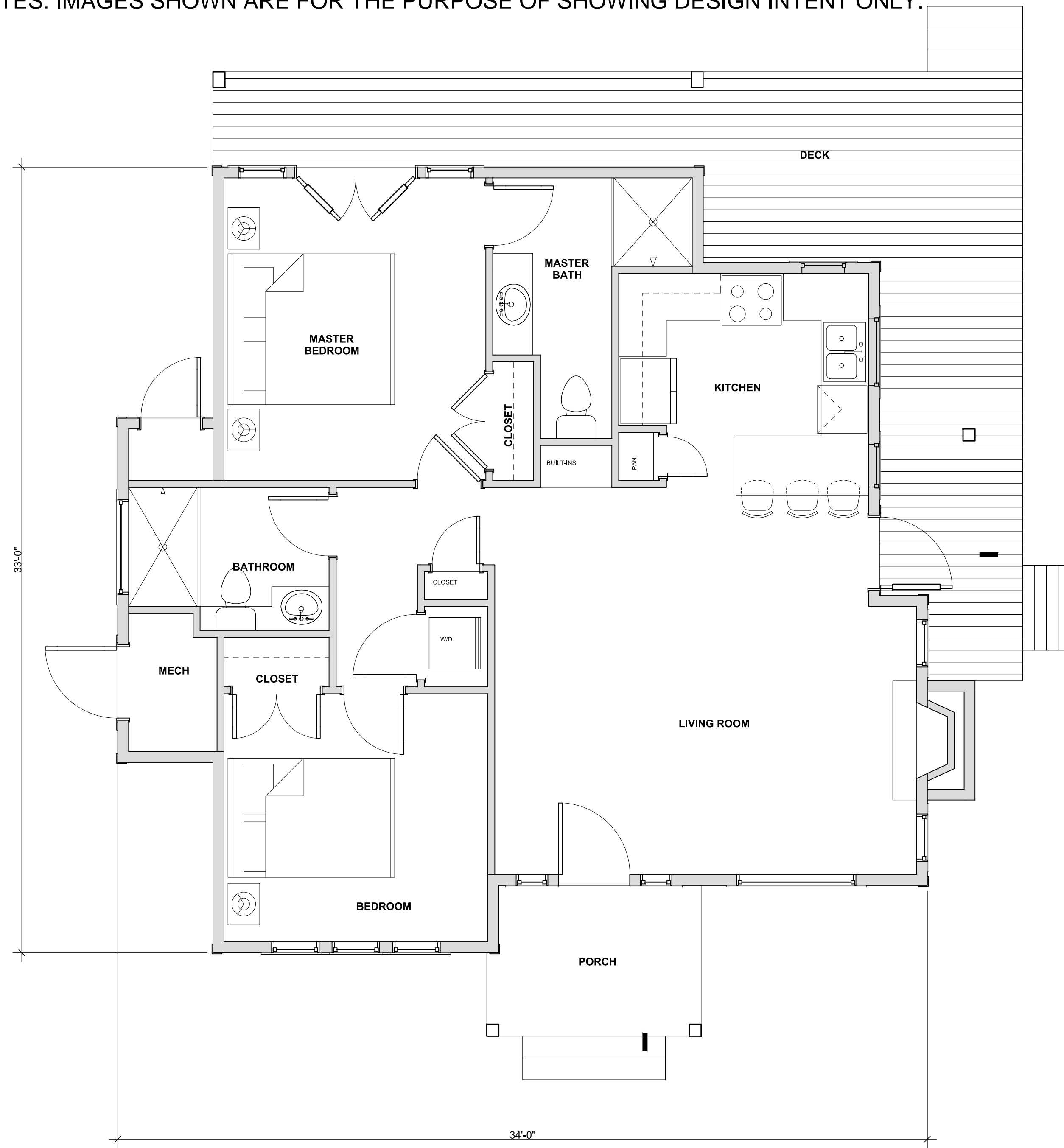
SHEET TITLE:  
**HOMESTEAD BARN DETAIL**

SHEET NUMBER:

**A1.2**

# GROVE CABIN

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

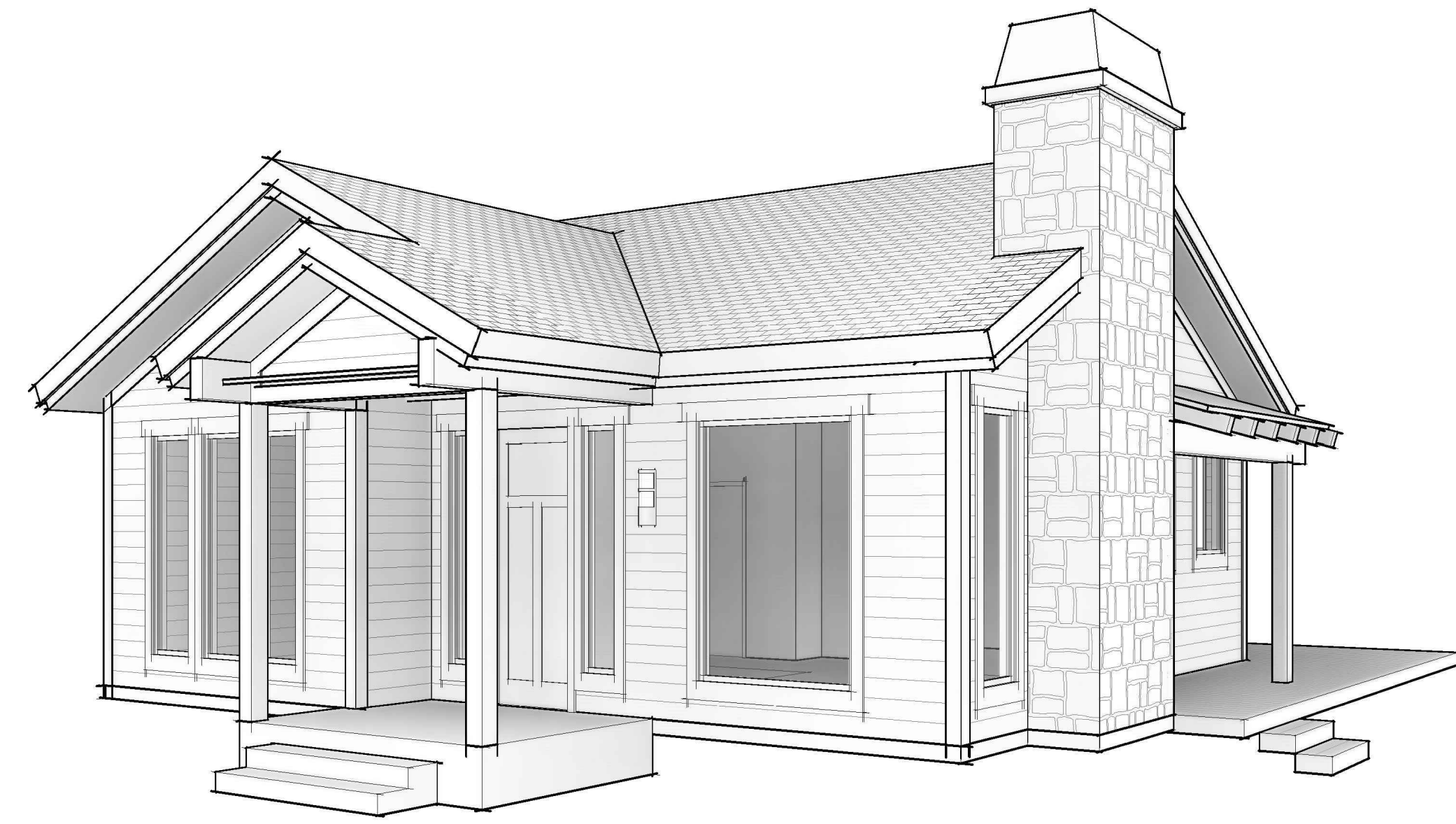


GROVE CABIN MAIN FLOOR

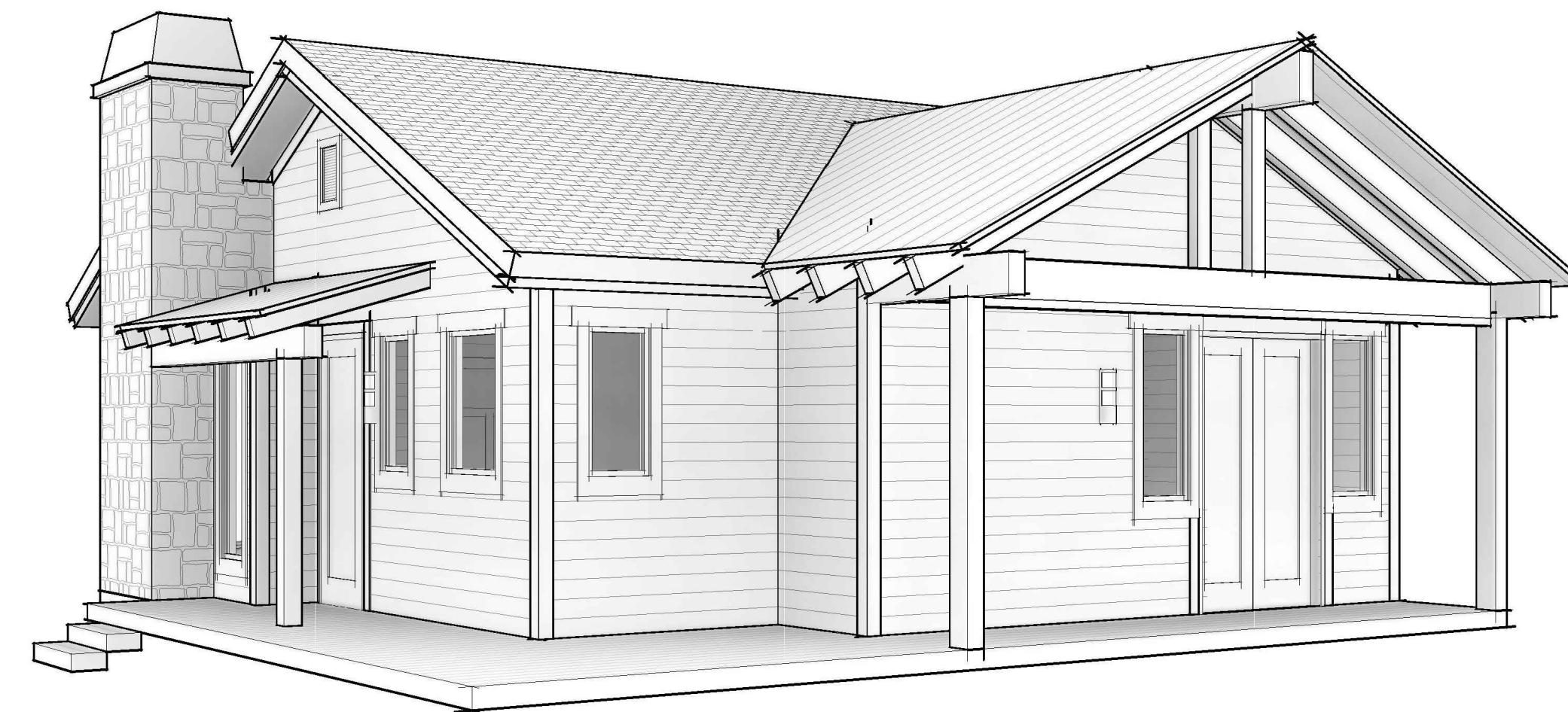
NOT TO SCALE



MATERIALS



FRONT VIEW



REAR VIEW



ILLUSTRATIVE



**THE BRIDGES**  
 WOLF CREEK RESORT  
 AMENDED PRUD SUBMITTAL  
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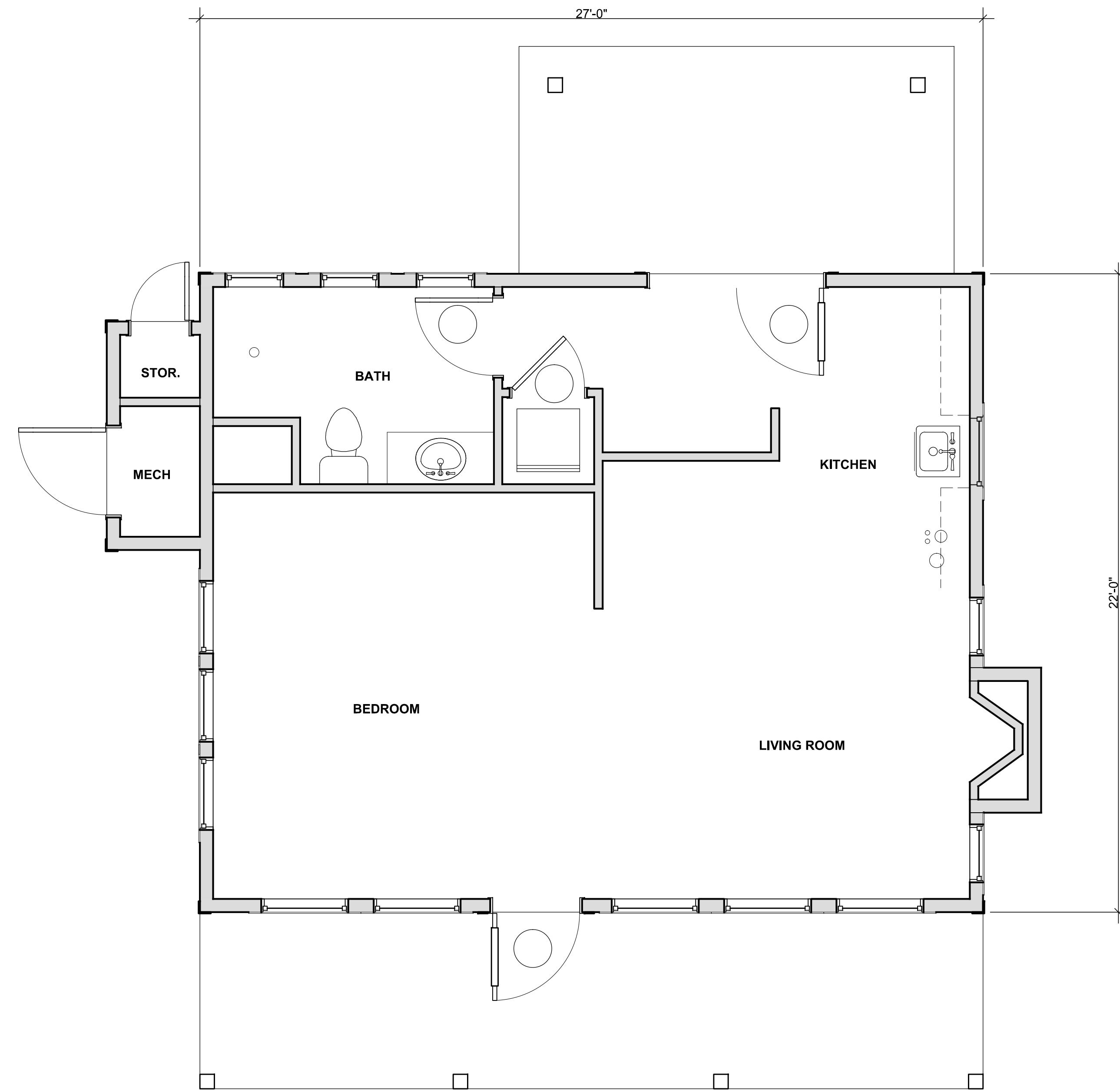
SHEET TITLE:  
**GROVE CABIN  
 DETAIL**

SHEET NUMBER:

**A1.3**

# HOMESTEAD CABIN

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

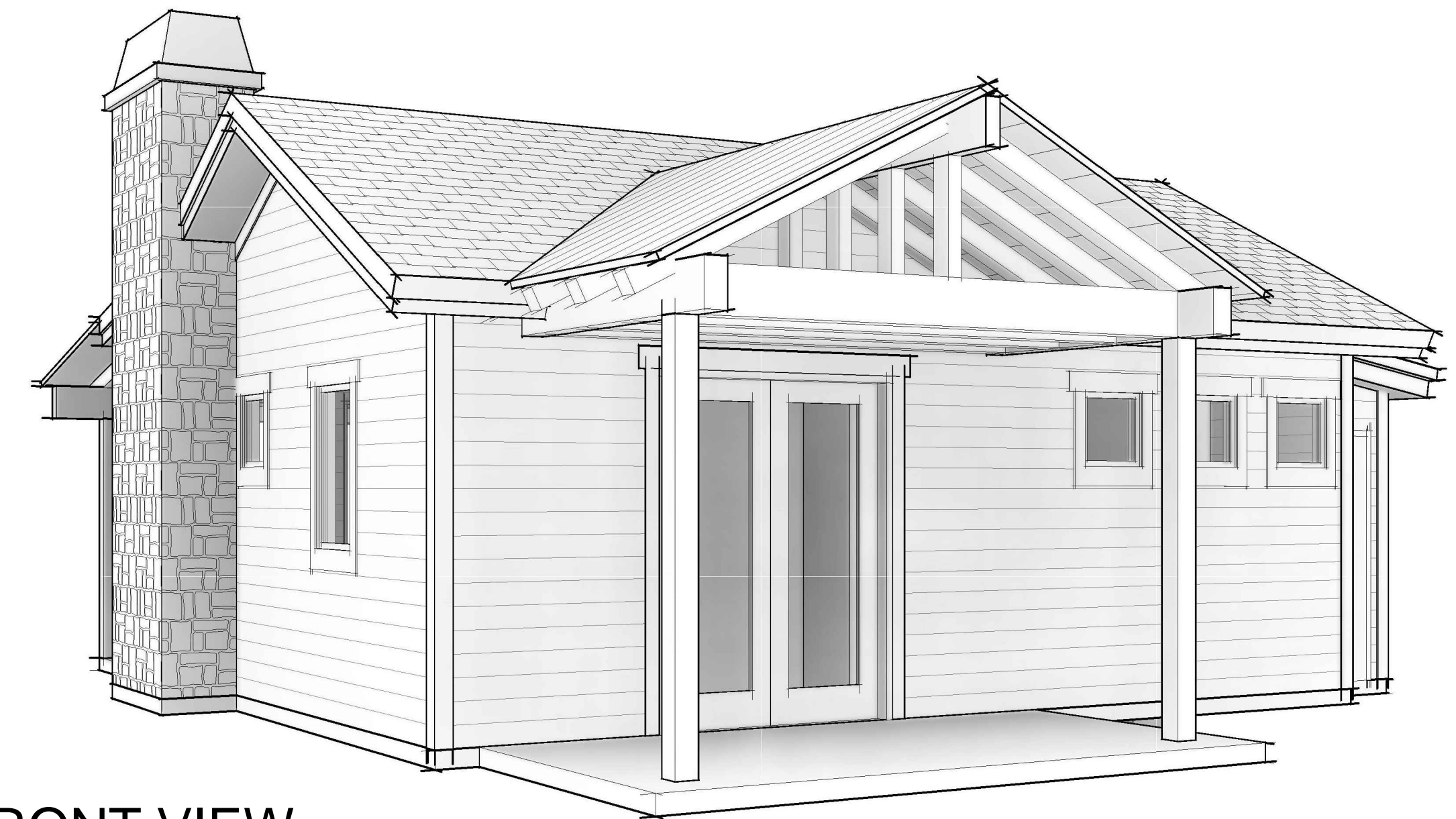


HOMESTEAD CABIN MAIN FLOOR

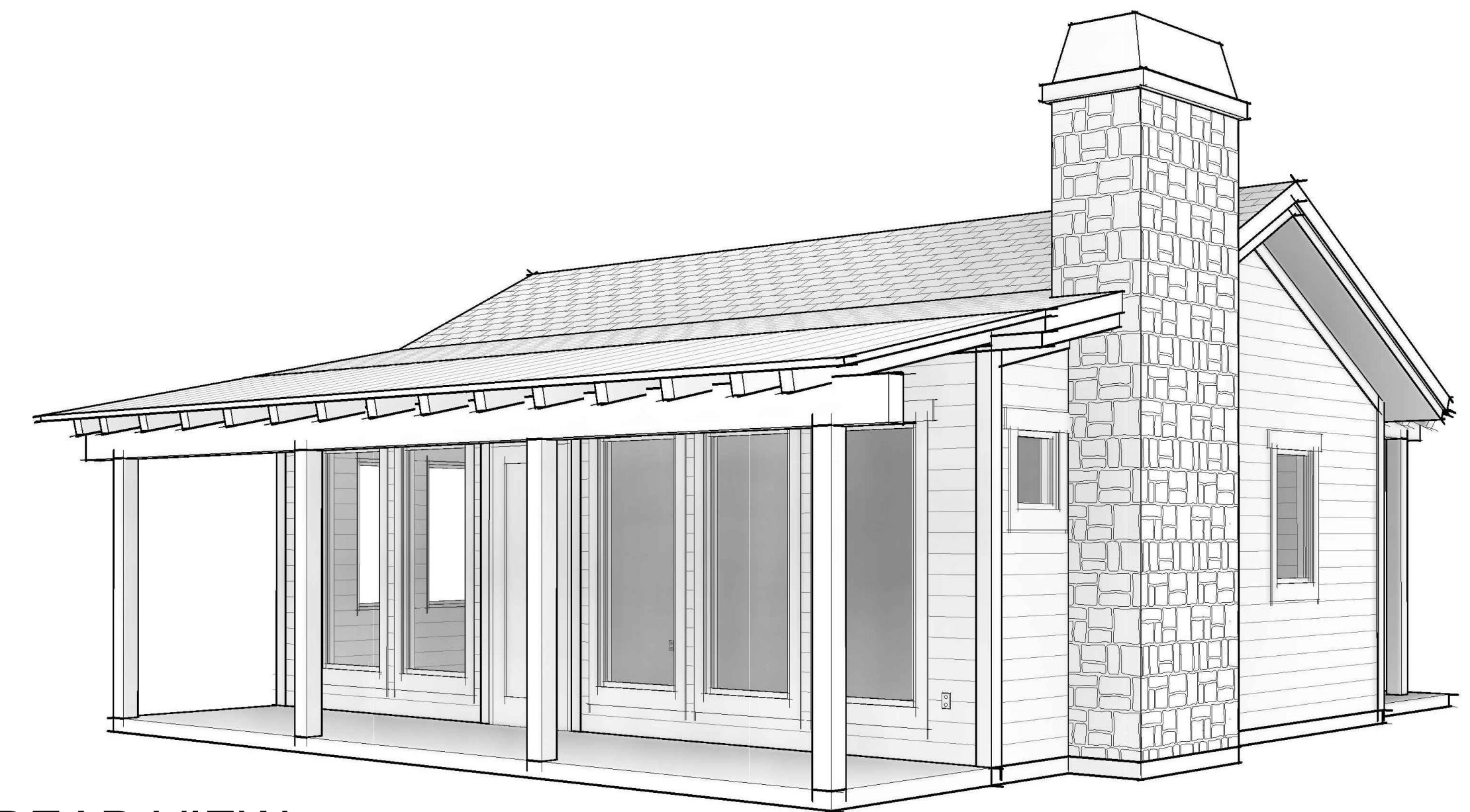
NOT TO SCALE



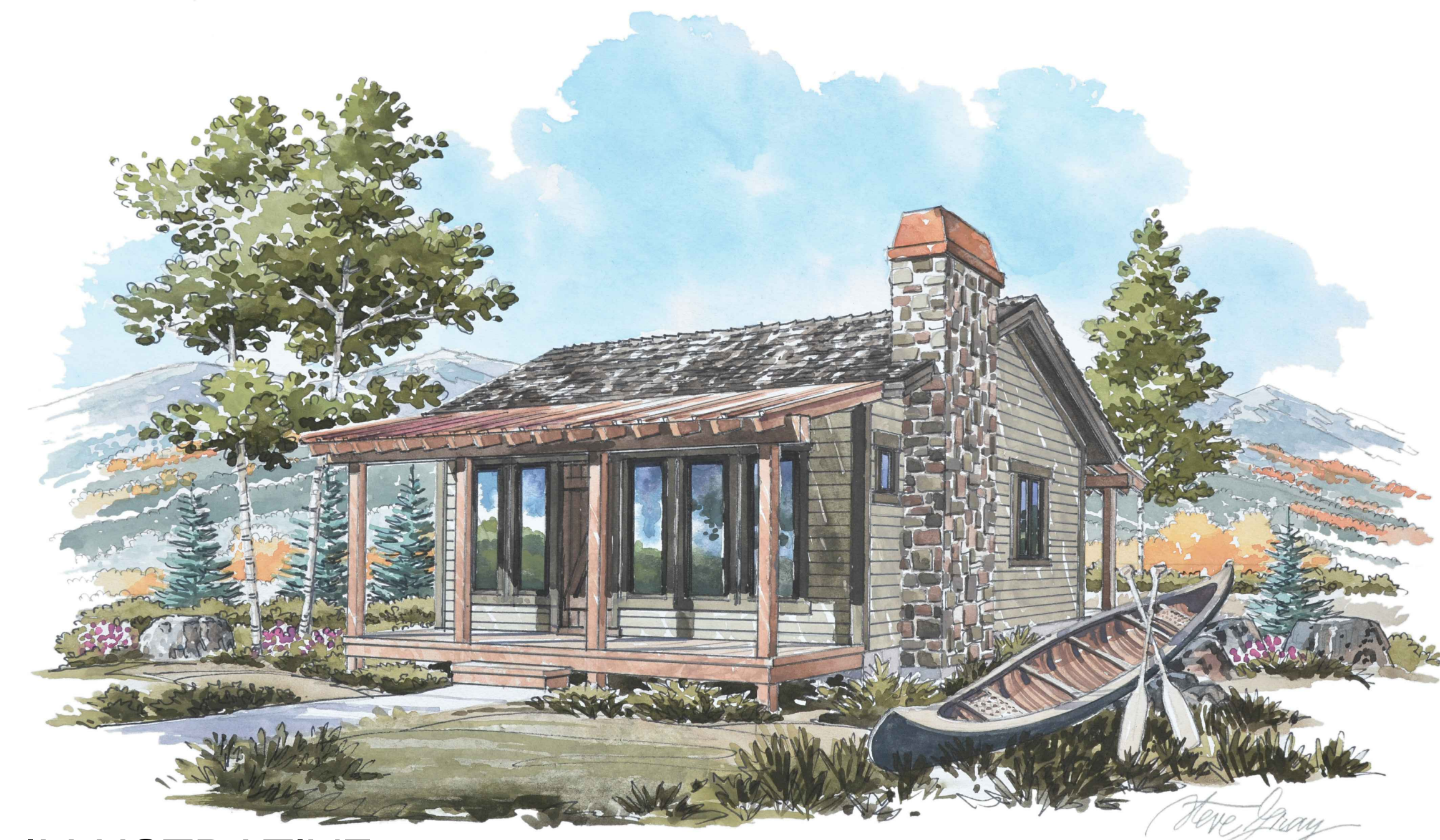
MATERIALS



FRONT VIEW



REAR VIEW



ILLUSTRATIVE



**THE BRIDGES**  
**WOLF CREEK RESORT**  
 AMENDED PRUD SUBMITTAL  
 WEBER COUNTY UTAH



DATE:	APRIL 2018
PROJECT:	000.0000.37
DRAWN BY:	EL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:  
**HOMESTEAD CABIN  
 DETAIL**

SHEET NUMBER:

**A1.4**