

THE BRIDGES AT WOLF CREEK

AMENDED PRUD SUBDIVISION APPLICATION



THE BRIDGES
WOLF CREEK RESORT
AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH



DATE:	MARCH 2024
PROJECT:	030-020020
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:	COVER PAGE
SHEET NUMBER:	C1.1

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A1.2	GROVE CABIN DETAIL

PLANNING ARCHITECTURE LANDSCAPE

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



PREPARED FOR:

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



LOCATION MAP





THE BRIDGES WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH

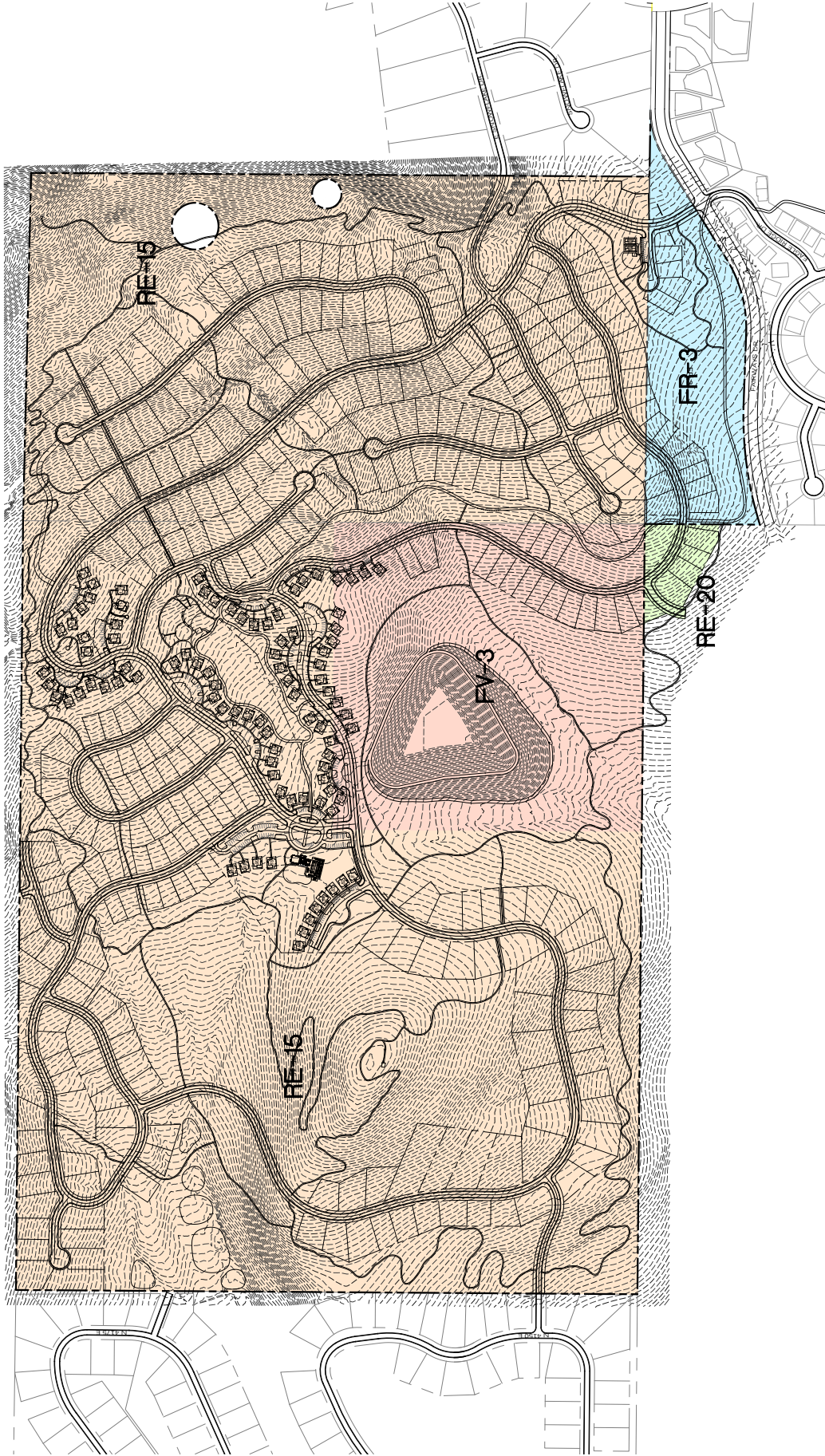


DATE:	MARCH 2024
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REVISIONS:	

SHEET TITLE: OVERALL
ZONING MAP

SHEET NUMBER:

P1.1



PRUD DEVELOPMENT DATA

TOTAL PRUD BOUNDARY AREA	305.72 ACRES
ZONE RE-15	250.38 ACRES
ZONE FR-3	40.08 ACRES
ZONE EV-3	4.08 ACRES
ZONE RE-20	2.25 ACRES





THE BRIDGES

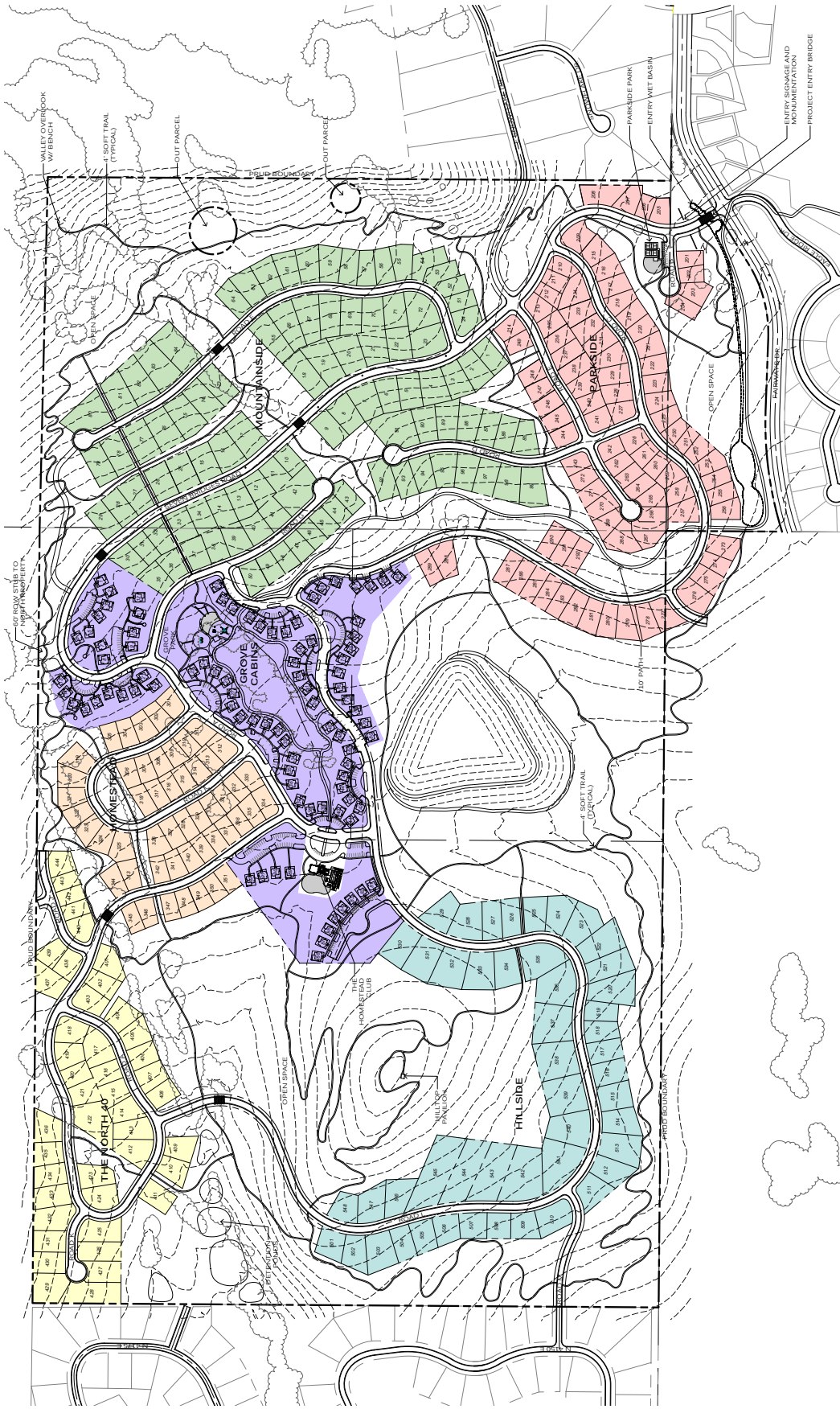
WOLF CREEK RESORT
AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH



DATE:	MARCH 2024
PROJECT:	920.0200.01
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REVISIONS:	

SHEET TITLE: **OVERALL SITE PLAN**
SHEET NUMBER:

P1.2



PRUD DEVELOPMENT DATA

TOTAL PRUD BOUNDARY AREA	395.72 ACRES	NET DEVELOPABLE AREA	272.51 ACRES
ZONE RE-15	250.38 ACRES	PROPOSED UNITS	426 UNITS
ZONE FR-3	13.01 ACRES	PARKSIDE	92 UNITS
ZONE RV-3	40.09 ACRES	MOUNTAIN SIDE	92 UNITS
ZONE RE-20	2.25 ACRES	GROVE CABINS	92 UNITS
ROAD ROW AREA	38.21 ACRES	THE NORTH 40	44 UNITS
		HILLSIDE	48 UNITS

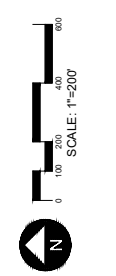
PROPOSED NET DENSITY
1 UNIT/0.64 ACRES

PROPOSED OPEN SPACE
169.28 ACRES

PROPOSED TRAILS
10' TRAIL: 5,917 LF
4' SOFT TRAIL: 35,884 LF

LOT LEGEND AND MIN. SETBACK STANDARDS

 THE NORTH 40 SINGLE FAMILY	 GROVE CABINS
FRONT: 25 REAR: 20	FRONT: 0 REAR: 0
 HILLSIDE SINGLE FAMILY	
FRONT: 15 REAR: 20	
 HOMESTEAD SINGLE FAMILY	
FRONT: 15 REAR: 20	
 MOUNTAIN SIDE SINGLE FAMILY	
FRONT: 25 REAR: 20	
 PARKSIDE SINGLE FAMILY	
FRONT: 15 REAR: 20	

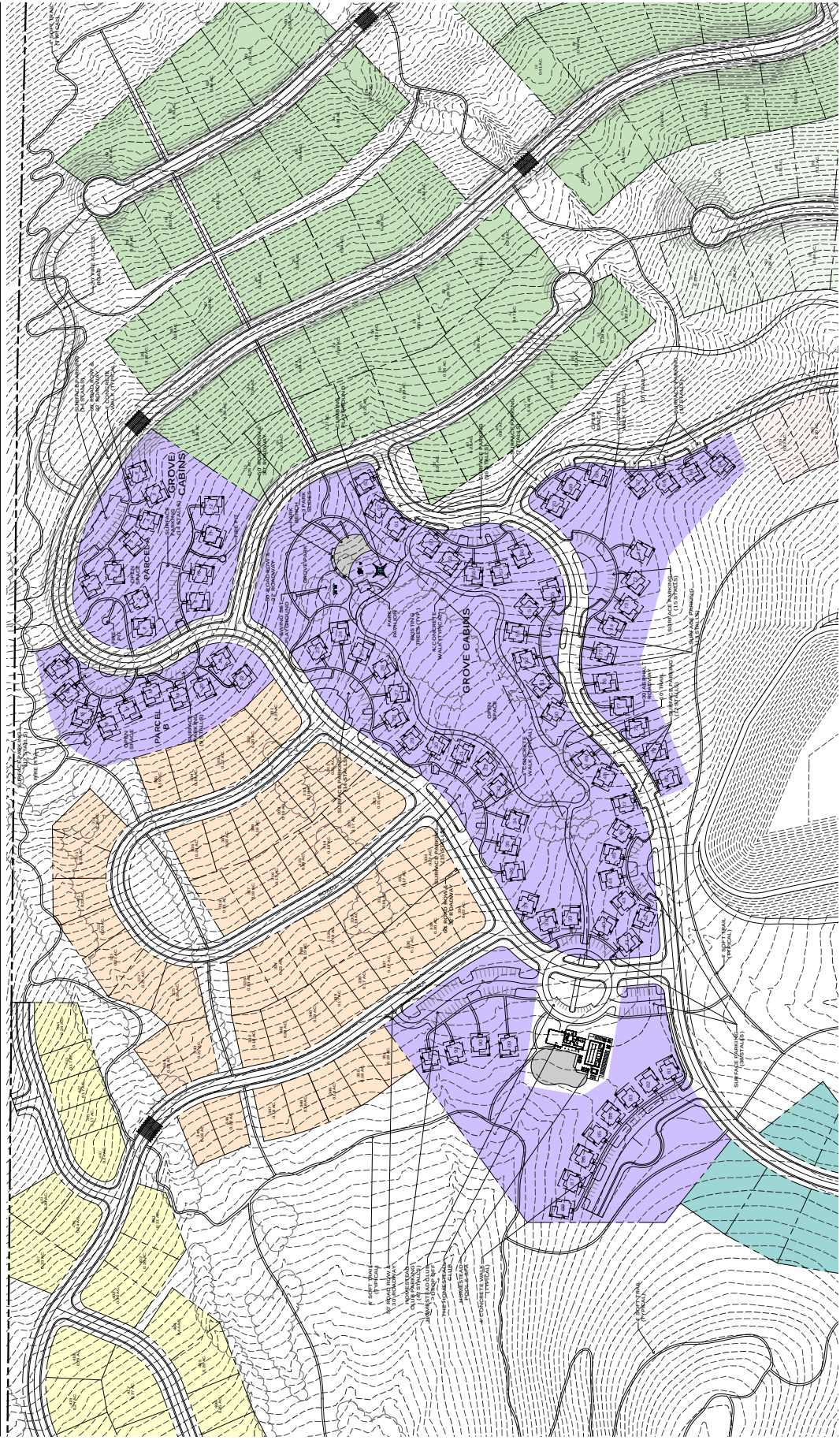




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WOLF CREEK RESORT
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WEBER COUNTY UTAH



DATE:	MARCH 2024
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SHEET TITLE:	CABINS
SITE PLAN:	
SHEET NUMBER:	P1.3



PRUD DEVELOPMENT DATA	
TOTAL PRUD BOUNDARY AREA	395.72 ACRES
ZONE RE-15	250.38 ACRES
ZONE RV-3	13.01 ACRES
ZONE RE-20	40.09 ACRES
ROAD ROW AREA	2.25 ACRES
	38.21 ACRES
NET DEVELOPABLE AREA	
PROPOSED UNITS	272.51 ACRES
PARKSIDE MOUNTAINSIDE GROVE CABINS	426 UNITS
HILLCOURT 40 HILLSIDE	91 UNITS
	90 UNITS
	92 UNITS
	44 UNITS
	48 UNITS
PROPOSED NET DENSITY	
PROPOSED OPEN SPACE	1 UNIT/0.64 ACRES
PROPOSED TRAILS	169.28 ACRES
10' TRAIL	5.917 LF
4' SOFT TRAIL	35.884 LF

LOT LEGEND AND MIN. SETBACK STANDARDS	
	HILLSIDE SINGLE FAMILY FRONT 15', REAR 20'
	HOMESTEAD SINGLE FAMILY FRONT 15', REAR 20'
	MOUNTAIN SIDE SINGLE FAMILY FRONT 15', REAR 20'
	PARKSIDE SINGLE FAMILY FRONT 15', REAR 20'
	GROVE CABINS FRONT 0', REAR 0'

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: 2.06 S/TALLS/UNIT

SCALE: 1"=100'



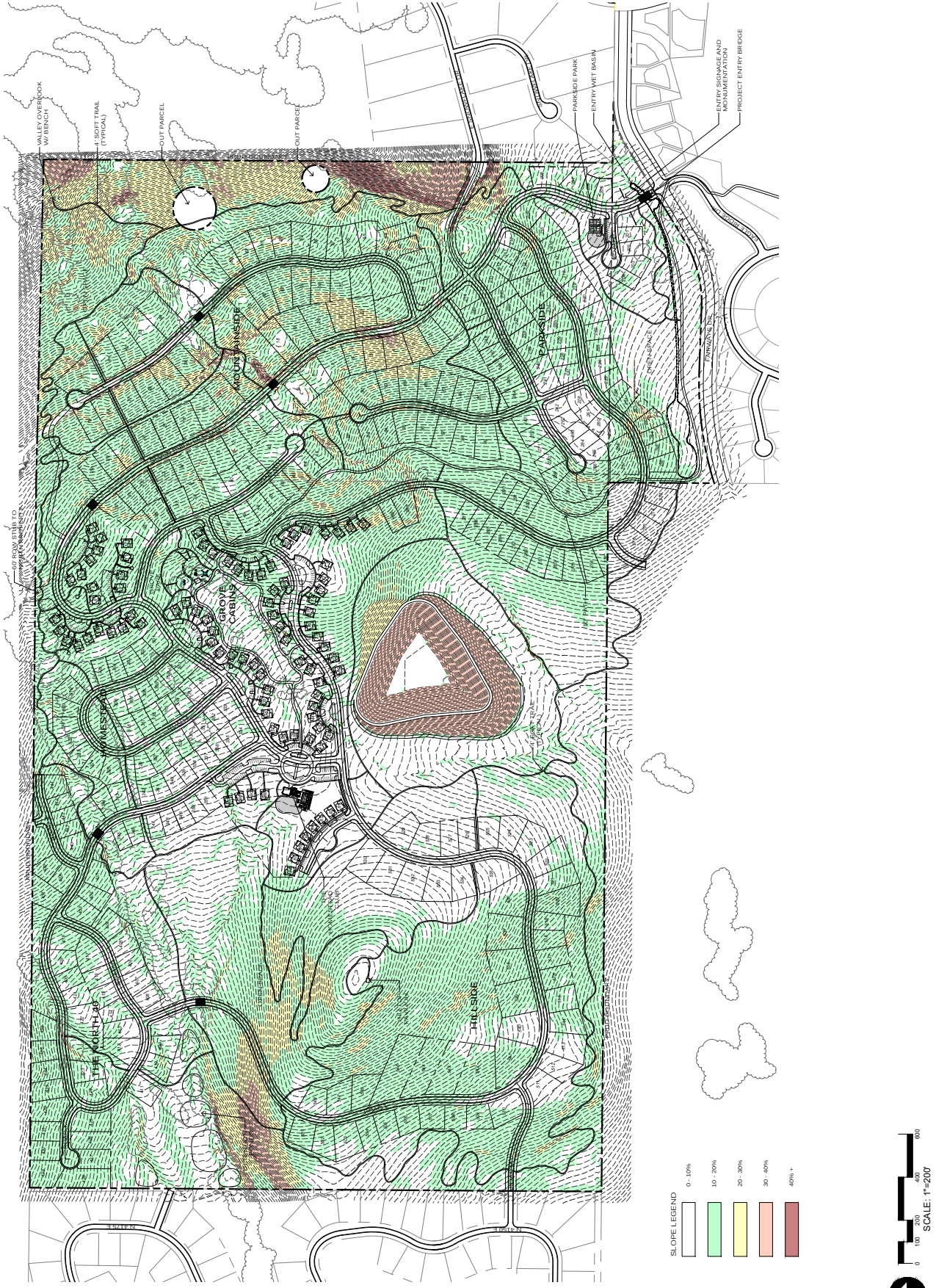
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SHEET TITLE: OVERALL SLOPE ANALYSIS
SHEET NUMBER: P1.4



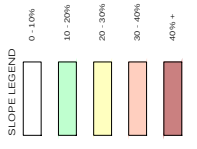
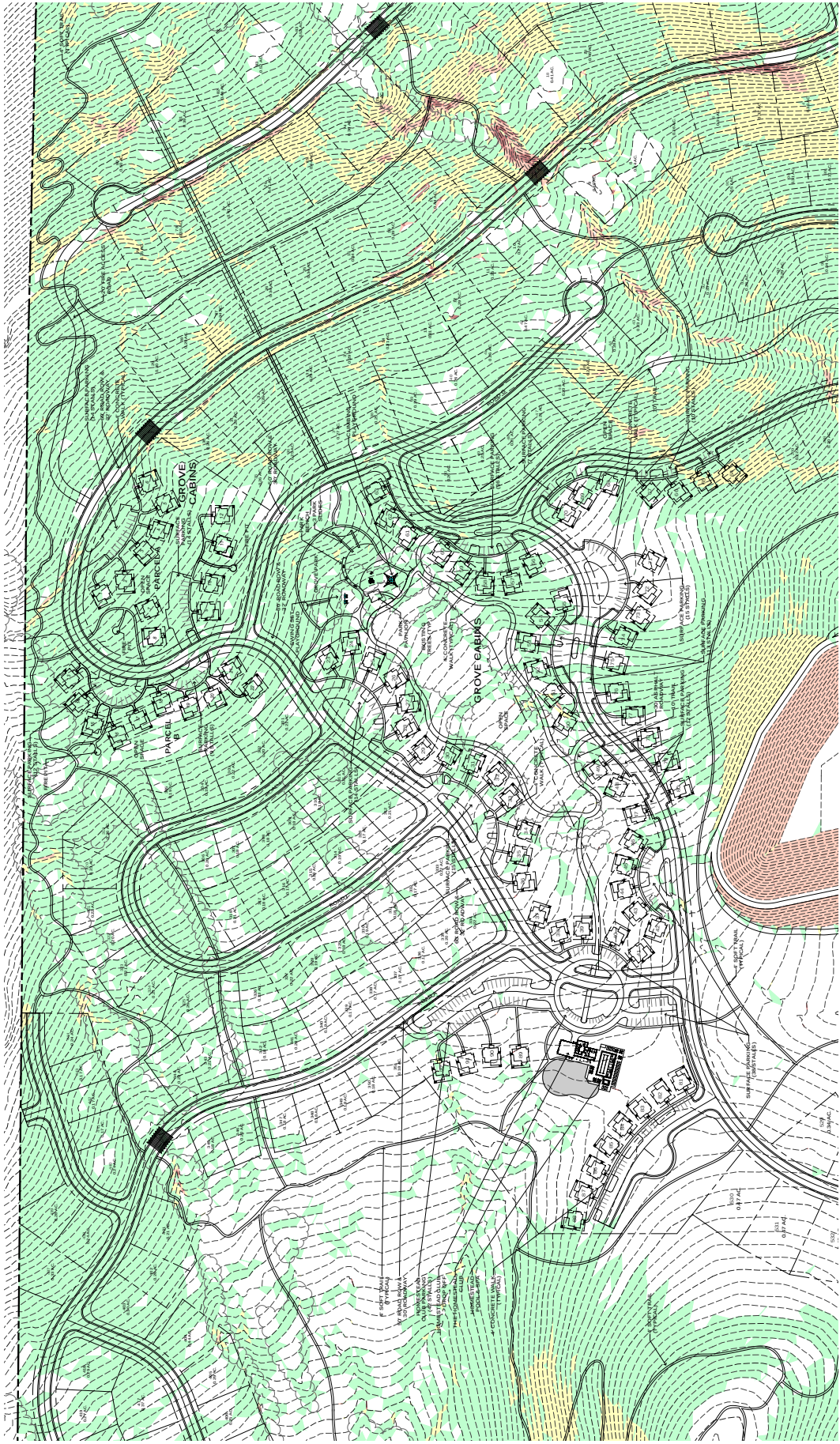


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SHEET TITLE: GROVE CABINS
 SLOPE ANALYSIS
 SHEET NUMBER: P1.5



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





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WOLF CREEK RESORT

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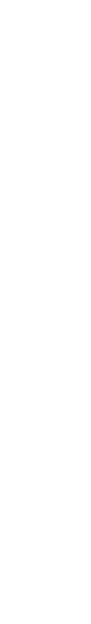
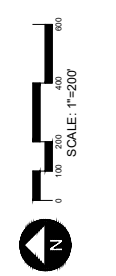
SHEET TITLE:	OVERALL AERIAL PLAN
SHEET NUMBER:	P1.6



PRUD DEVELOPMENT DATA	
TOTAL PRUD BOUNDARY AREA	395.72 ACRES
ZONE RE-15	250.38 ACRES
ZONE FR-3	13.01 ACRES
ZONE RV-3	40.08 ACRES
ZONE RE-20	2.25 ACRES
ROAD ROW AREA	33.21 ACRES

NET DEVELOPABLE AREA	
PROPOSED UNITS	272.51 ACRES
PARKSIDE	426 UNITS
MOUNTAIN SIDE	92 UNITS
GROVE CABINS	92 UNITS
HILLSIDE	92 UNITS
THE NORTH HAVEN	44 UNITS
HILLSIDE	48 UNITS

PROPOSED NET DENSITY	
PROPOSED NET DENSITY	1 UNIT/0.64 ACRES
PROPOSED OPEN SPACE	169.28 ACRES
PROPOSED TRAILS	10' TRAIL
4' SOFT TRAIL	5,917 LF
	35,884 LF



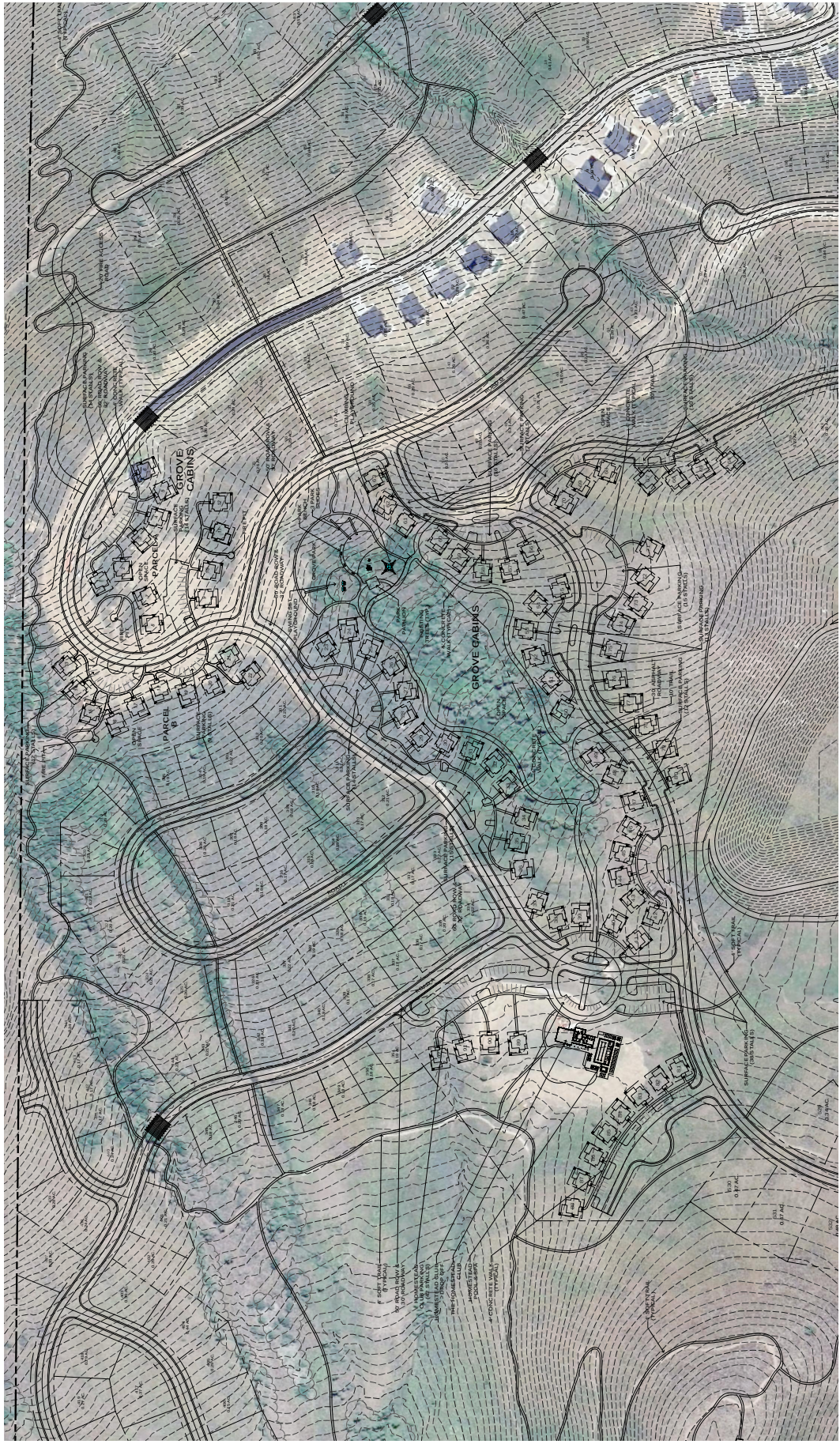


THE BRIDGES
WOLF CREEK RESORT
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REVISIONS:	

SHEET TITLE:	GROVE CABINS
AERIAL PLAN	
SHEET NUMBER:	P1.7



PRUD DEVELOPMENT DATA

TOTAL PRUD BOUNDARY AREA	395.72 ACRES
ZONE RE-15	250.38 ACRES
ZONE FR-3	13.01 ACRES
ZONE RV-3	40.09 ACRES
ZONE RE-20	2.25 ACRES
ROAD ROW AREA	38.21 ACRES

NET DEVELOPABLE AREA	272.51 ACRES
PROPOSED UNITS	426 UNITS
PARKSIDE	92 UNITS
MOUNTAINSIDE	90 UNITS
GROVE CABINS	92 UNITS
HILLSIDE	44 UNITS
THE COURTYARD	44 UNITS
HILLSIDE	48 UNITS

PROPOSED NET DENSITY	1 UNIT/0.64 ACRES
PROPOSED OPEN SPACE	169.28 ACRES
PROPOSED TRAILS	5.917 LF
10' TRAIL	35.884 LF
4' SOFT TRAIL	

NOTES:
 1. PARKING FOR THE GROVE CABINS IS PROVIDED AS SURFACE PARKING. 188 SURFACE STALLS ARE PROVIDED FOR THE 92 UNITS. PARKING RATIO: 2.05 STALLS/UNIT

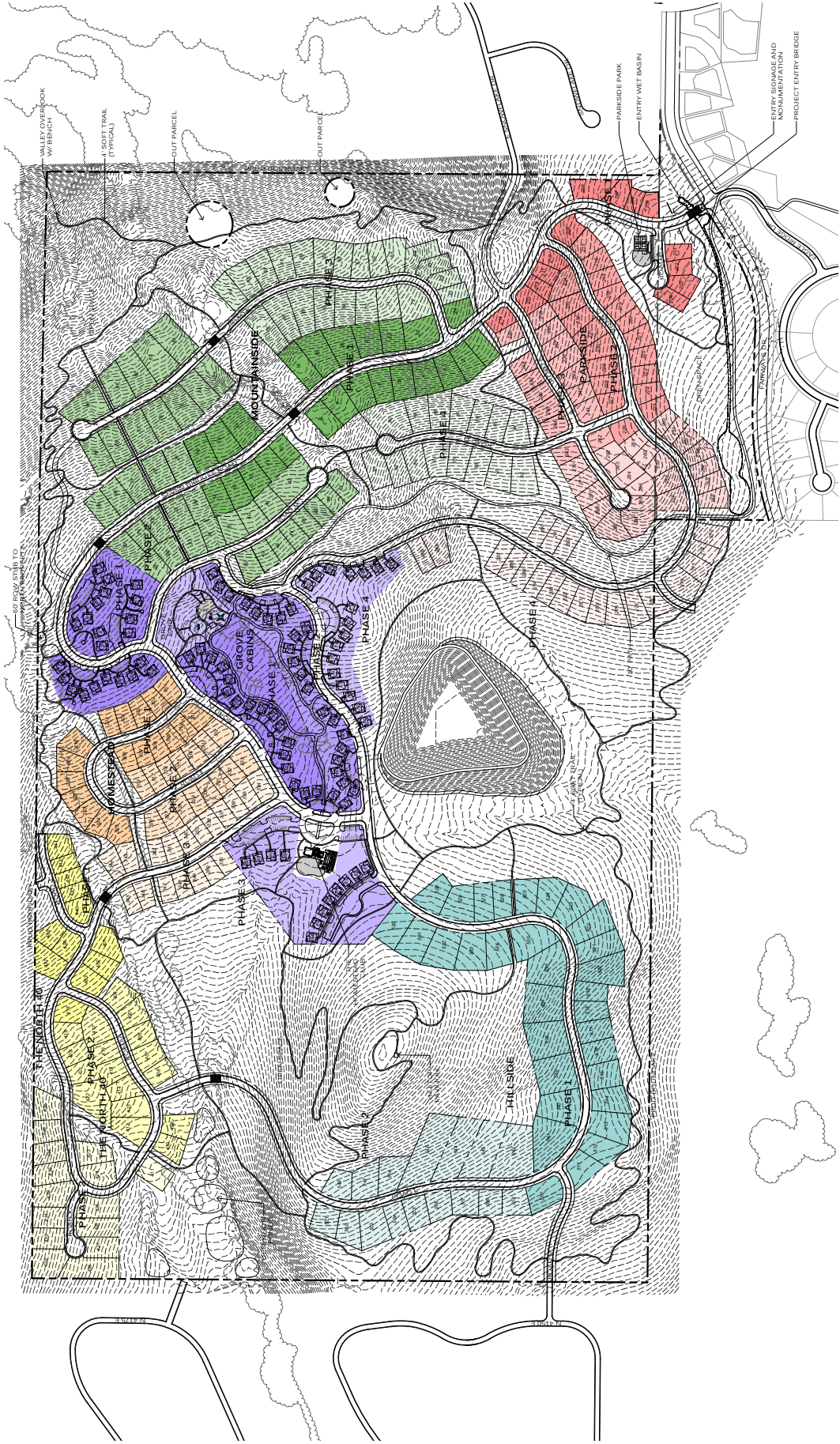




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DATE:	MARCH 2024
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SHEET TITLE: PHASING PLAN	
SHEET NUMBER: P1.8	



PHASING DEVELOPMENT DATA

PHASE 1	PHASE 2	PHASE 3	PHASE 4
PHASE 1	PHASE 2	PHASE 3	PHASE 4
PHASE 1	PHASE 2	PHASE 3	PHASE 4
PHASE 1	PHASE 2	PHASE 3	PHASE 4

PARKSIDE

MOUNTAIN SIDE

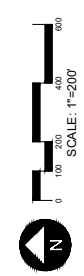
CABINS

HOMESTEAD

NORTH 40

HILLSIDE

NOTES:
1. PHASING IS SHOWN BY NEIGHBORHOOD. PHASING WILL GENERALLY START AT FAIRMANS 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.





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SHEET TITLE: **DETAIL SITE PLAN**
 SHEET NUMBER: **P1.9**





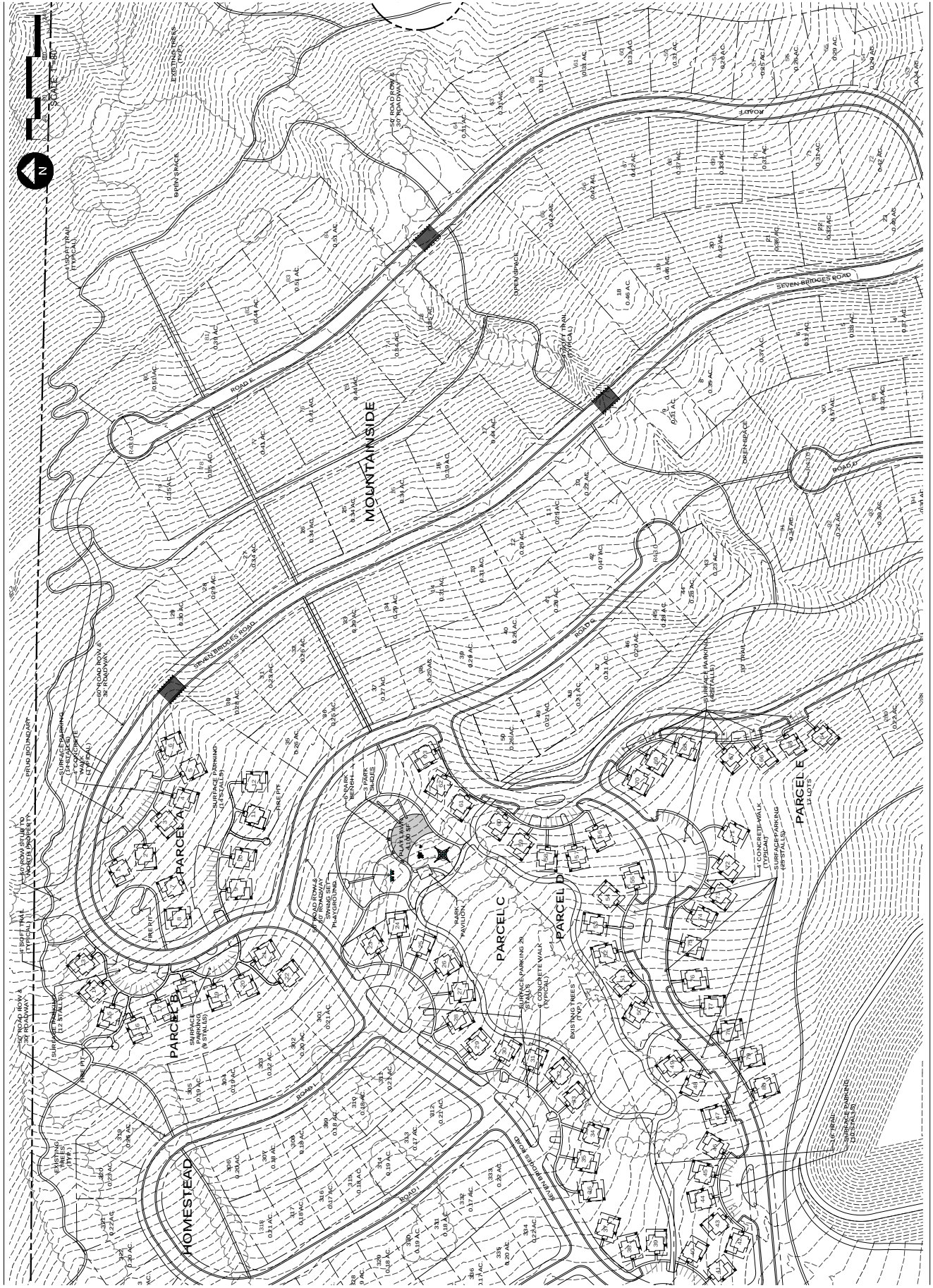
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SHEET TITLE:	DETAIL
SITE PLAN	
SHEET NUMBER:	P1.10

P1.10





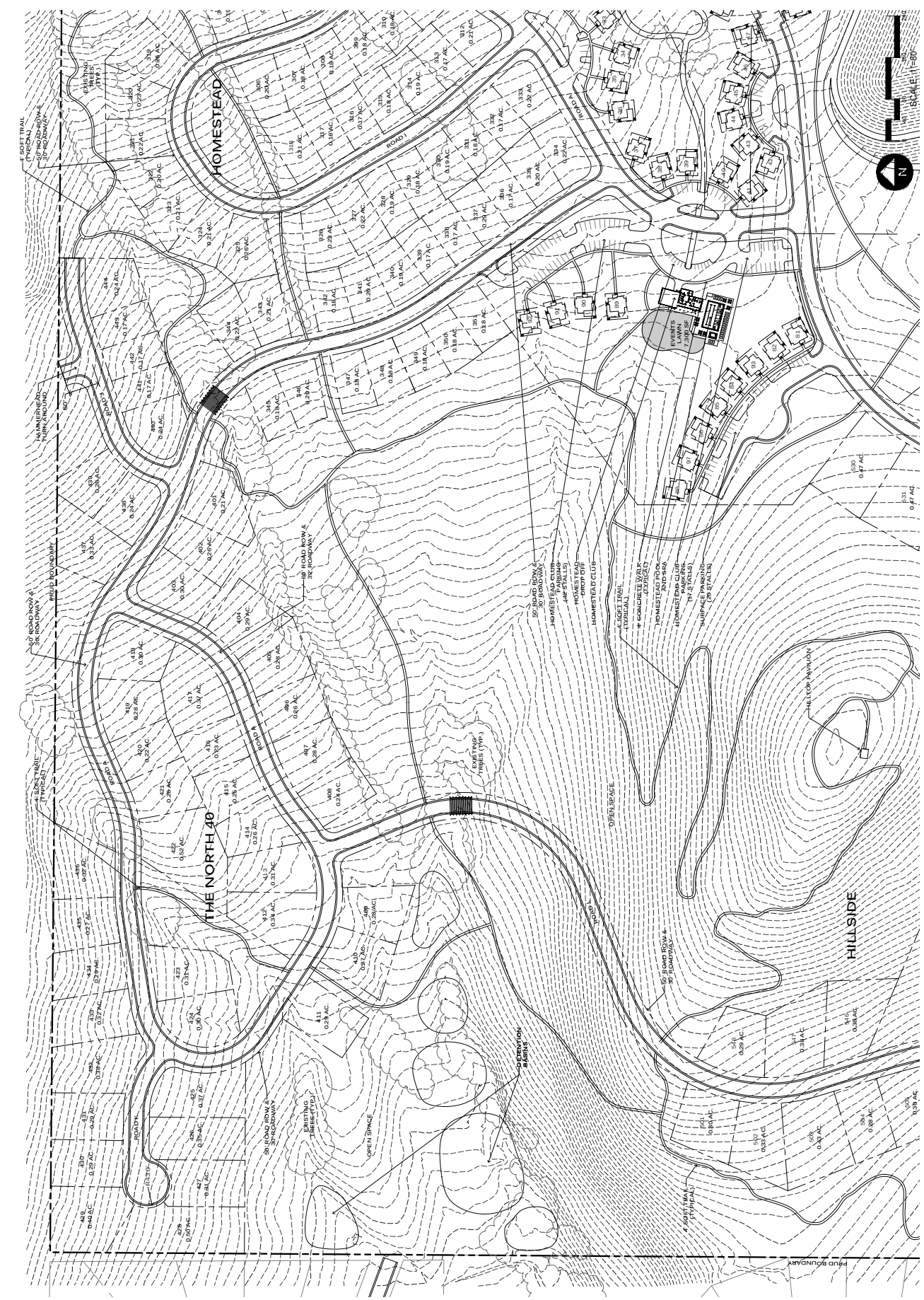
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SHEET TITLE: **DETAIL SITE PLAN**
 SHEET NUMBER: **P1.11**





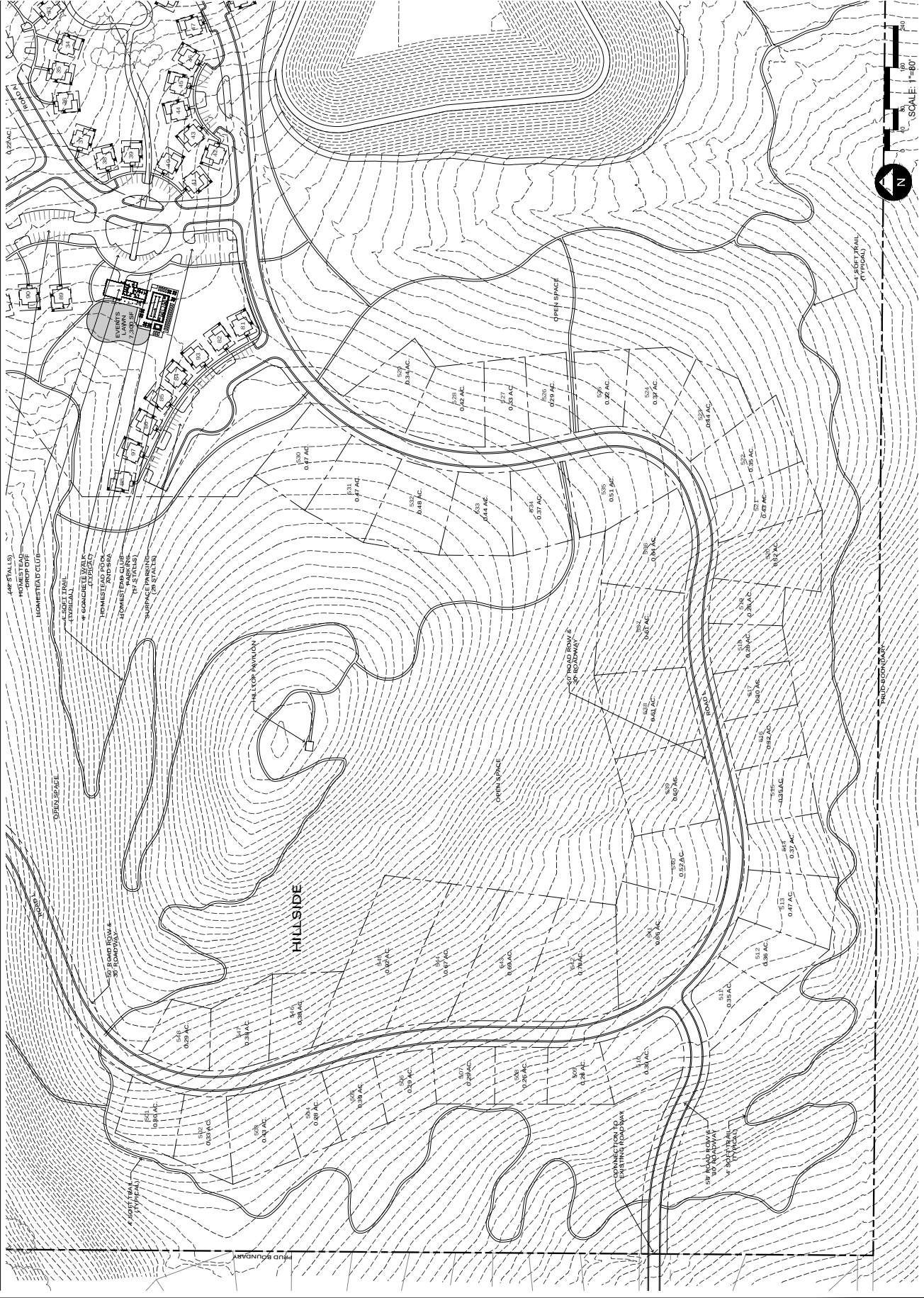
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WEBER COUNTY UTAH



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SHEET TITLE: **DETAIL**
SITE PLAN
SHEET NUMBER:

P1.12



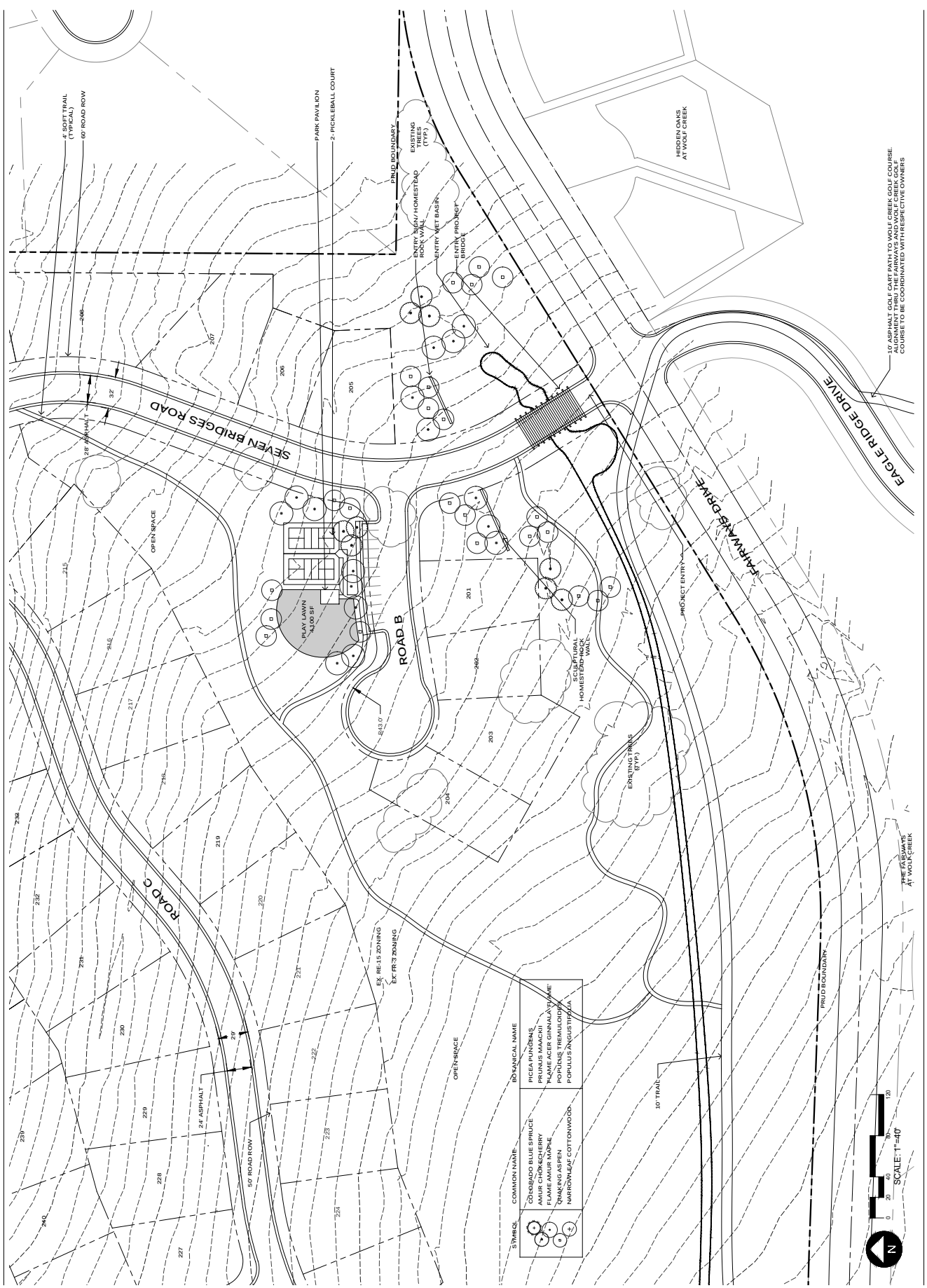


THE BRIDGES
WOLF CREEK RESORT
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DATE:	MARCH 2024
PROJECT:	020 000077
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SHEET TITLE: **ENTRY LANDSCAPE PLAN**
SHEET NUMBER: **L1.1**





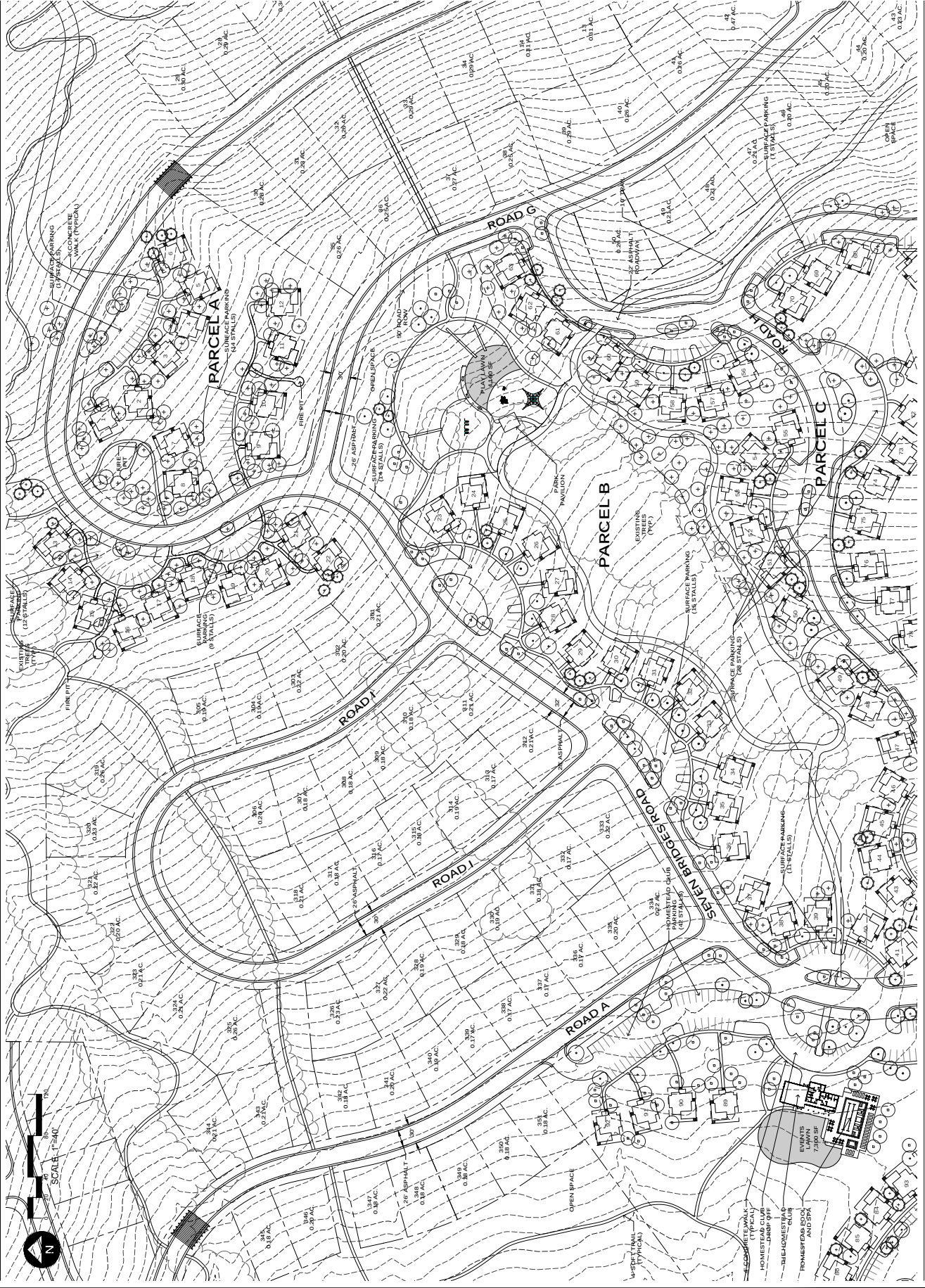
THE BRIDGES
WOLF CREEK RESORT
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 WEBER COUNTY UTAH



DATE:	MARCH 2024
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REVISIONS:	

SHEET TITLE: CABINS
 LANDSCAPE PLAN
 SHEET NUMBER:

L1.2

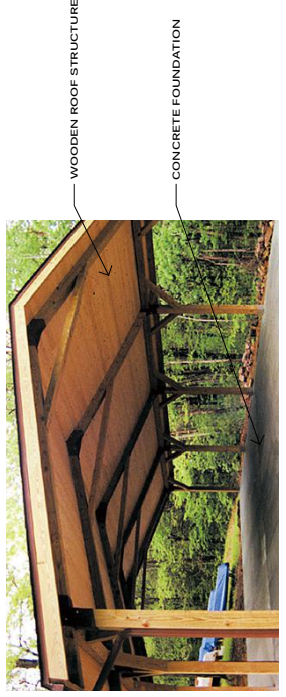




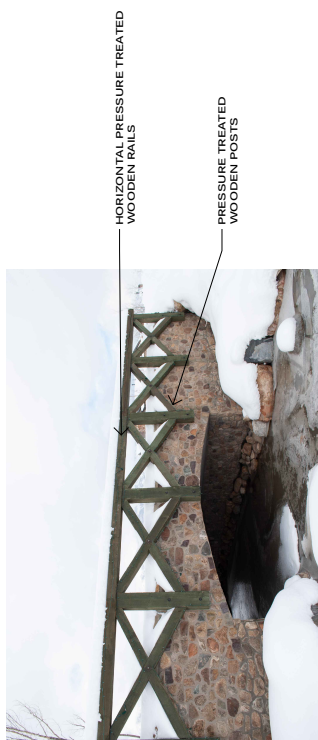
DATE:	MARCH 2024
PROJECT:	030.0200.01
DRAWN BY:	TK
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REVISIONS:	

SHEET TITLE:	SITE ELEMENTS
SHEET NUMBER:	L1.3

TYPICAL PAVILION



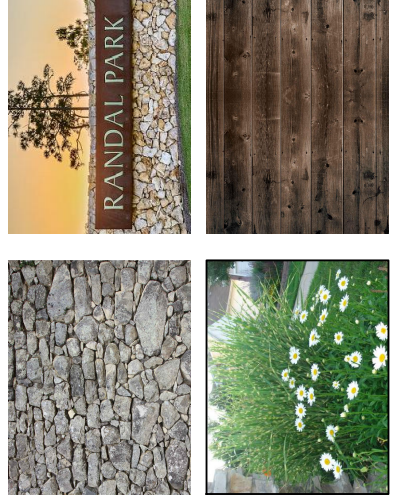
PROJECT BRIDGE



ENTRY MONUMENT WALL

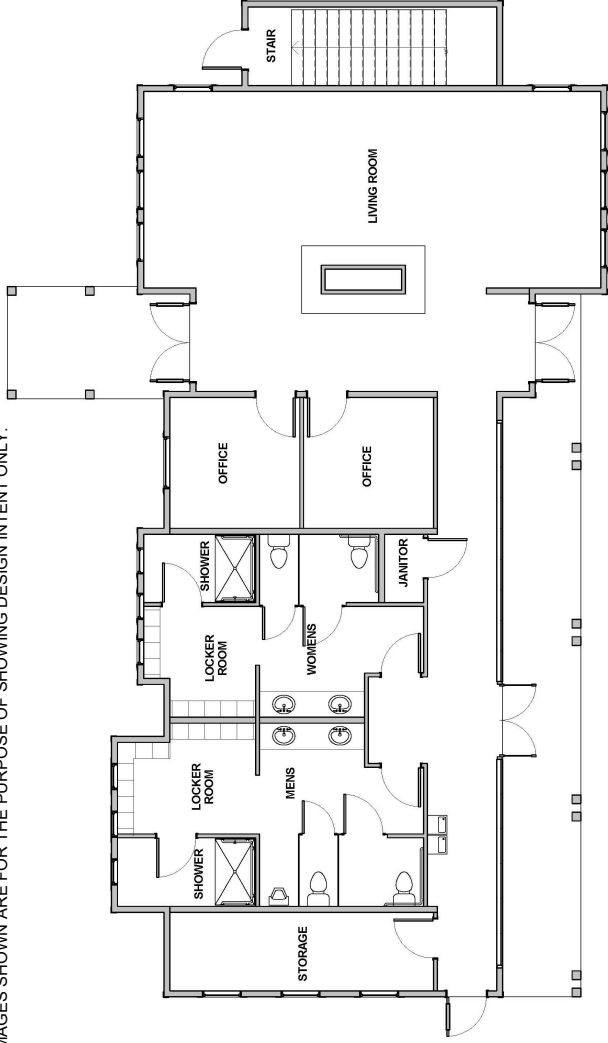


MATERIALS



HOMESTEAD CLUB

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



MAIN FLOOR

2,823 SQ. FT.

MATERIALS/ ARCHITECTURAL PRECEDENTS

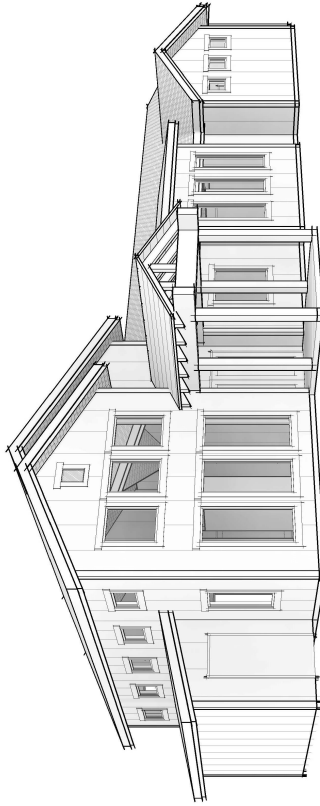


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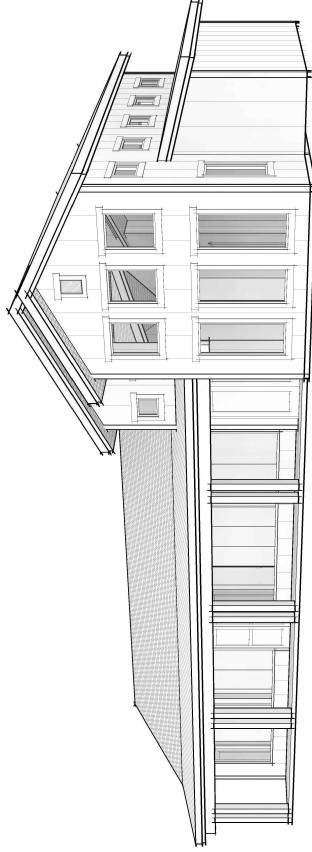


DATE:	MARCH 2024
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SHEET TITLE:	HOMESTEAD CLUB
DETAIL:	DETAIL
SHEET NUMBER:	A1.1



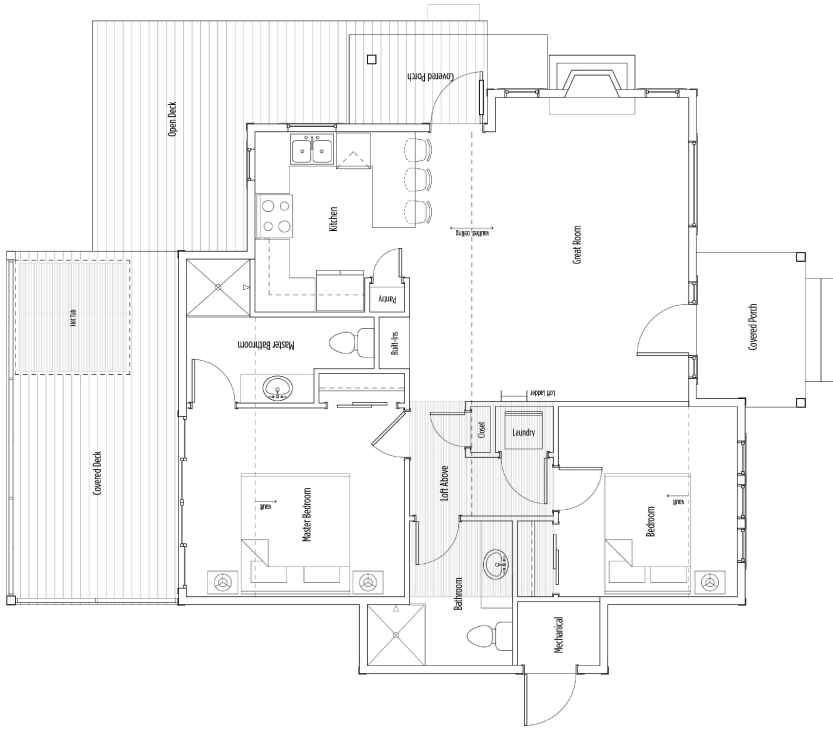
VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTHWEST

GROVE CABIN

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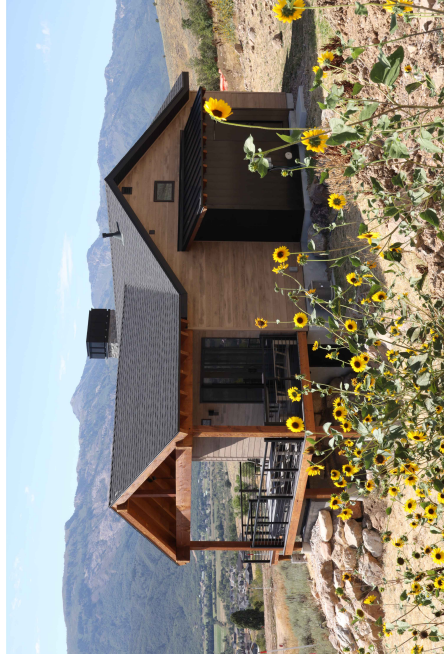


GROVE CABIN MAIN FLOOR

NOT TO SCALE



FRONT VIEW



SIDE VIEW



THE BRIDGES
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DATE:	MARCH 2024
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REVISIONS:	

SHEET TITLE:
GROVE CABIN
DETAIL

SHEET NUMBER:
A1.2