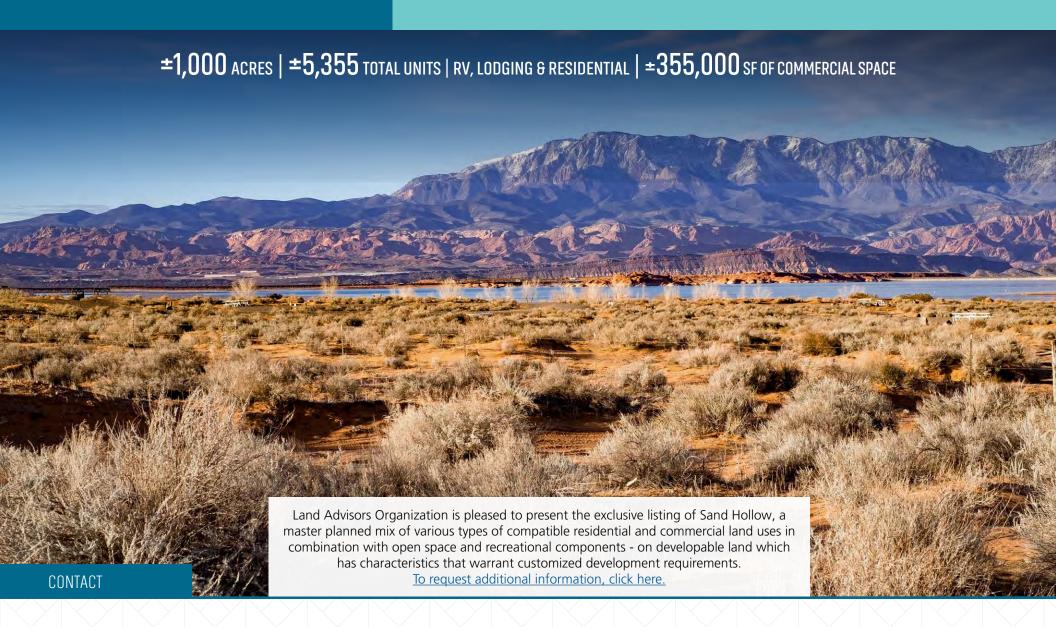
SAND HOLLOW MESA

EXCLUSIVE LISTING | HURRICANE, WASHINGTON COUNTY, UTAH

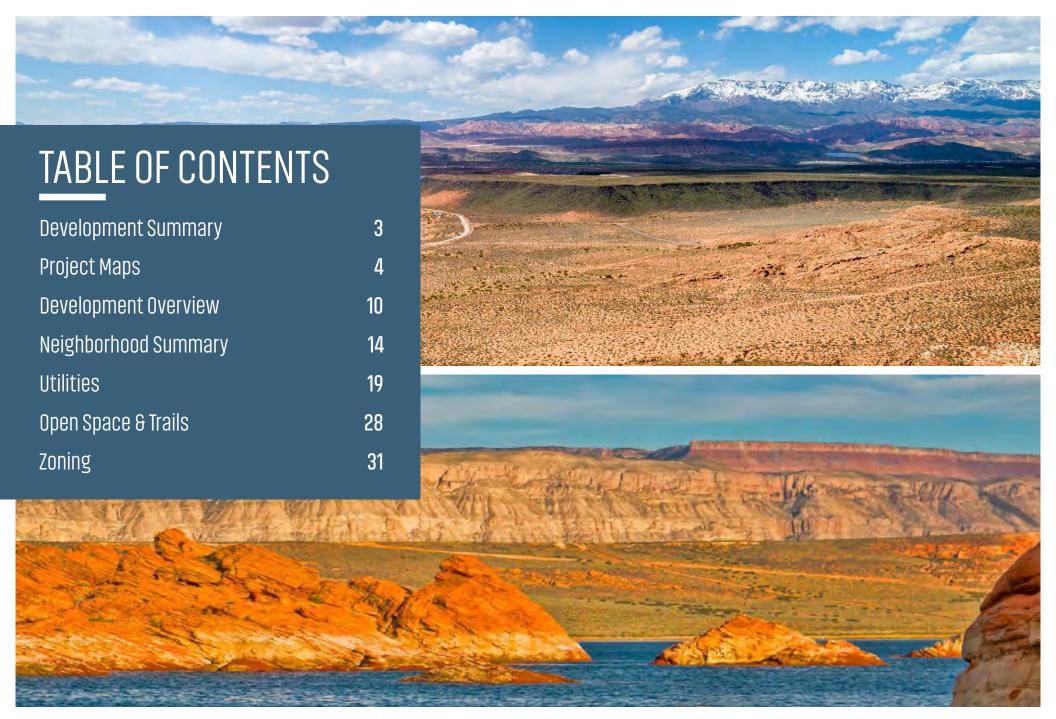




Zach Hartman

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DEVELOPMENT SUMMARY

PROPERTY AREA

Site Area (gross land area)	1,022.50 Acres		
Parkway	91.24 Acres		
Slope 30%	58.26 Acres	(Net Developed Land)	873 Acres
Net Developable Area	873.00 Acres		

DENSITY CALCULATION

Baseline for Density	873.00 Acres R-1-10 Zo	ne (Assume 3.5 DU/AC) 3,056 DU
PDO Density Bonus (Sec. 10-23-8C)		
(Not including commercial program)	3,056 DU +20%	3,667 DU

PROPOSED MASTER PLAN

Residential Program:

 Primary Dwellings Accessory Dwellings Commercial Program:

> Commercial Space Lodging Suites

• RV Parks Public Program:

• Net Open Space

• Street R.O.W Area

• Public Building Area

10 Mixed-Use Neighborhood Area

352.20 Acres 3,660 SU 277 DU (Not Included in Density Count)

28.50 Acres 355,000 SF 29.20 Acres 707 SUITES 39.50 Acres 711 Lots

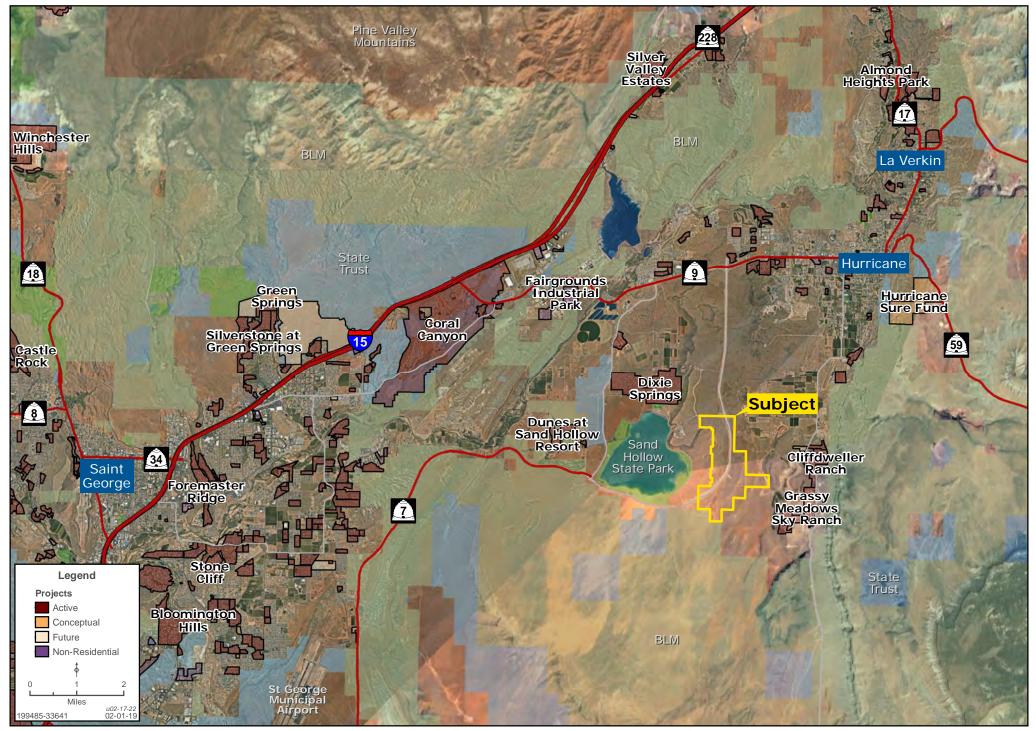
231.00 Acres (excluding 58 ac are of slopes >30%)

165.60 Acres 26.90 Acres

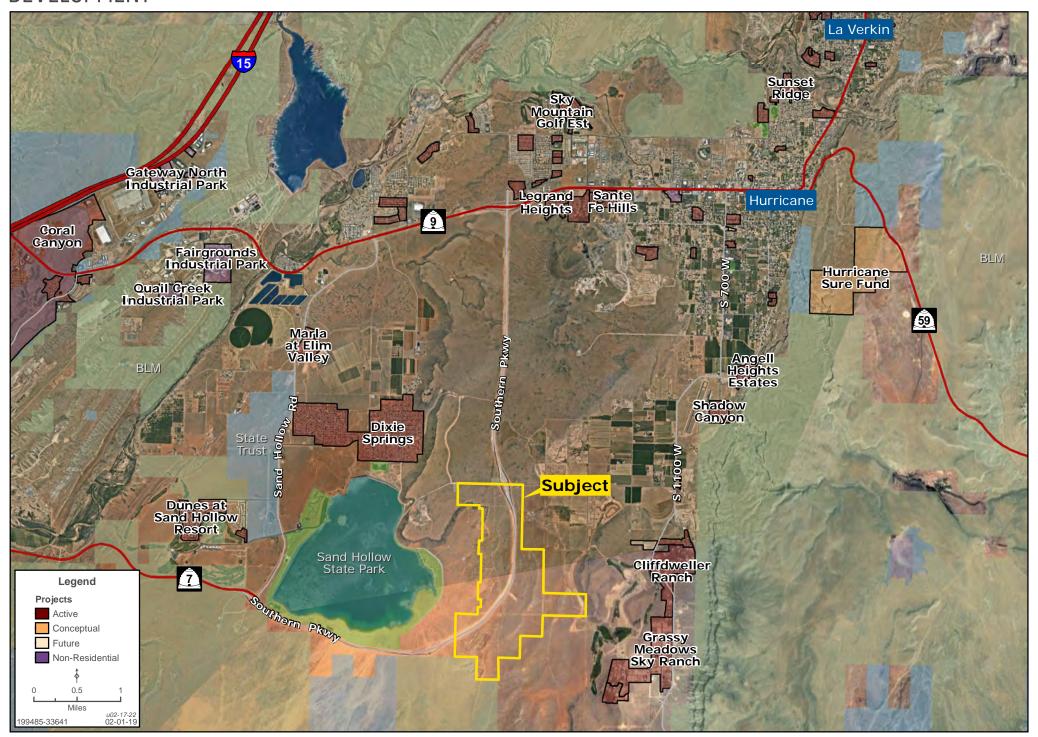




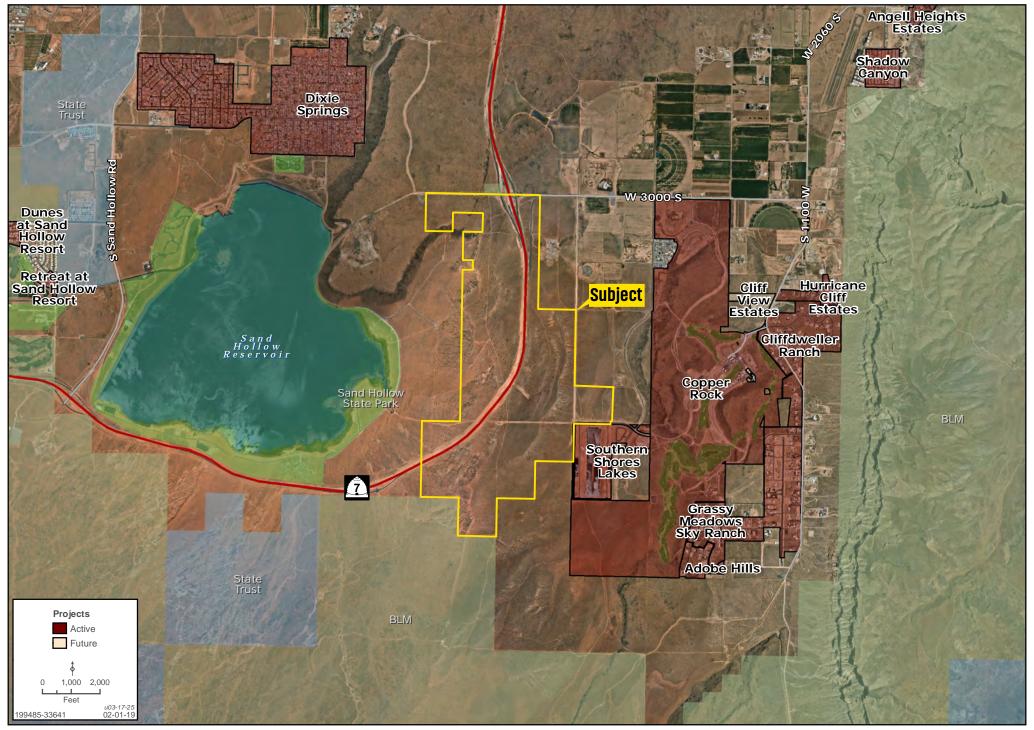
REGIONAL



DEVELOPMENT



AREA

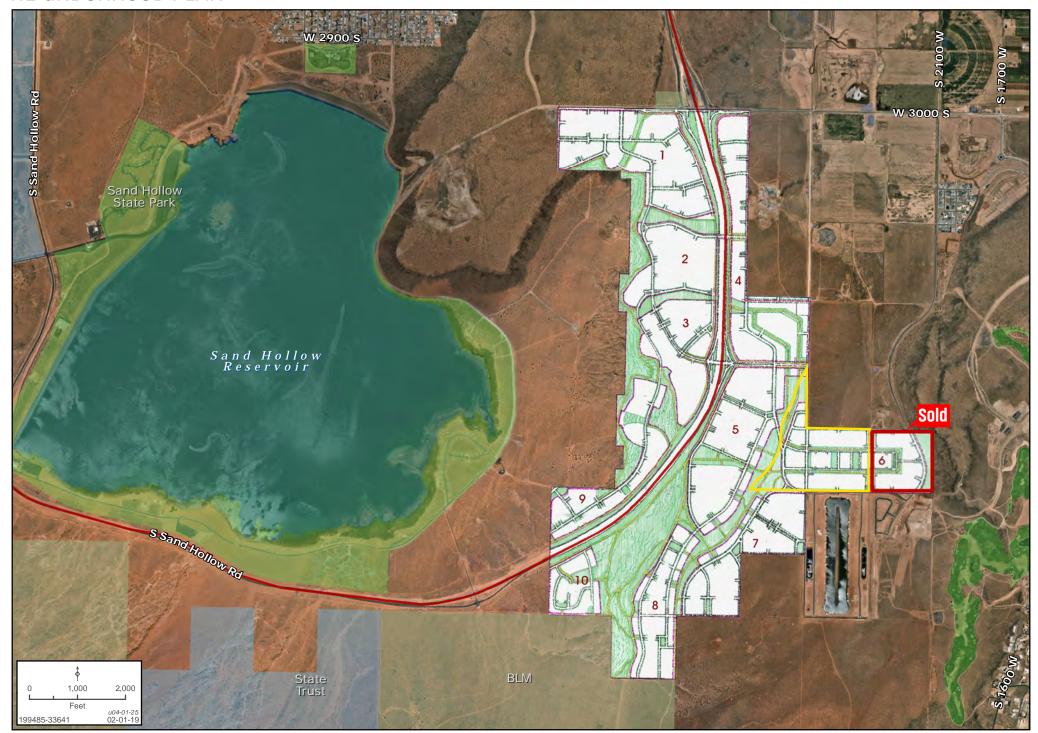


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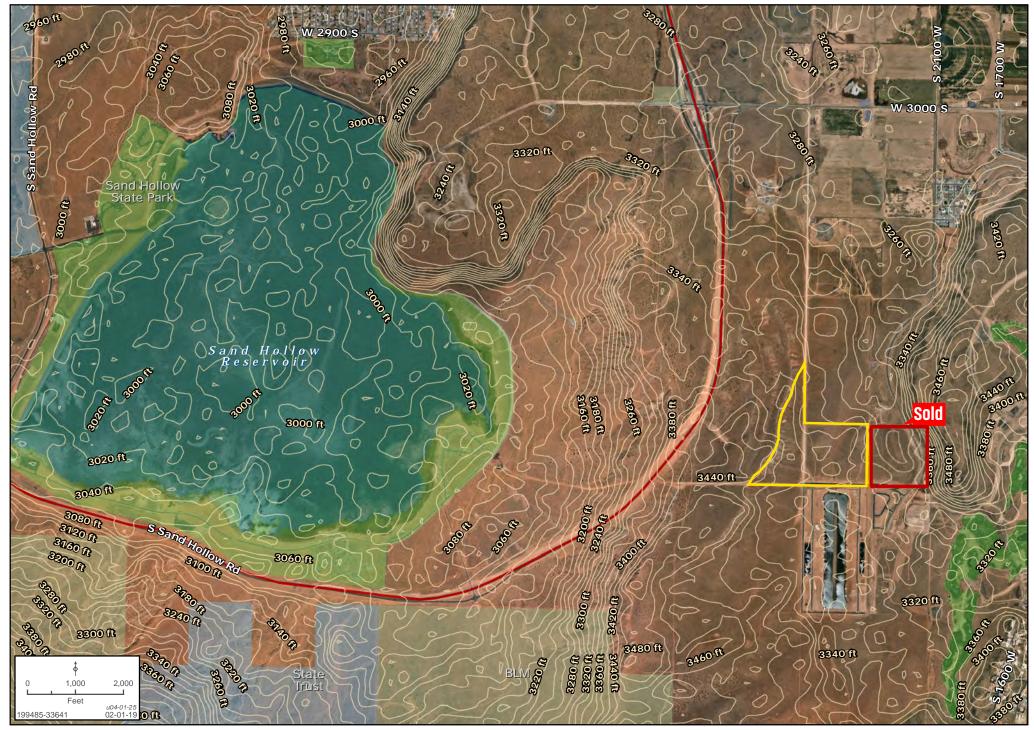
NEIGHBORHOOD 6 OUTLINE



NEIGHBORHOOD PLAN



TOPO MAP



DEVELOPMENT OVERVIEW

INSPIRATION FROM HURRICANE'S HISTORY AND ITS PIONEER LINEAGE

- The master plan design draws upon the traditions of southern Utah townscapes which have conferred to us a heritage of graceful places with beautiful streets and public places and framed by durable and restrained structures.
- These esteemed places are not only the treasures of custom and legacy, they provide
 the models for sustainable design and smart growth and are studied carefully to adopt
 their lessons.

THE GRAND LANDSCAPE OF THE SETTING AND ITS RECREATIONAL USES

- High points of the ground are preserved for open space and public uses
- An extensive network of open spaces brings the shape of topography into the neighborhood and provides numerous trailheads.

JOINING CIVIC LIFE WITH WORKPLACES AND HOMES

The master plan has organized ten mixed use Neighborhoods, allowing for a progression
of scale in businesses and services: larger enterprises in the Districts and smaller shops in
the Neighborhood centers. Consequently, a wide choice of commercial opportunities and
employment can be created.

WALKABLE NEIGHBORHOODS WHERE A MIX OF HOUSEHOLDS SOCIALIZE

- The basic unit of town planning is the Neighborhood. A community is best comprised of unique neighborhoods, each sensitive to its own setting, that are scaled by a (maximum) quarter of a mile (1,320 feet) from the neighborhood edge to the neighborhood center. This span equates to a five-minute walk, a comfortable distance for walking to purchase minor daily provisions or to reach a bus stop. The density of land use ranges from highest in the center of a neighborhood to lowest at the edge.
- Neighborhoods have a distinct center and identifiable edges. Regardless of density they
 are compact and visually coherent, with a variety of daily activities brought together for all
 residents of any age. This independence from car travel allows access and movement for all
 ages and abilities.

SMALL STREETS IN A NETWORK TO GENERATE OUIET. SLOWER TRAFFIC

- An interconnected, attractive network of short streets and small public spaces is comfortable, intimate, and interesting to pedestrians. Vehicle speed is slowed on short, compact, tree lined streets – and the community avoids auto-dominated, over-scaled roadways.
- Variety in street design is important to the character of a place: a hierarchy of specific street types is employed in the project's planning.

TO HURRICANE'S CURRENT RESIDENTS, ENHANCING THEIR QUALITY OF LIFE

- New development should not be isolated or limited in accessibility. All citizens will benefit by moving freely between new and old places.
- With vehicle movement dispersed throughout the street network, concentrated traffic on collector roads and their intersections is diminished. Pedestrian comfort at crossings is enhanced along with well designed (and shorter) cross walks.





DEVELOPMENT OVERVIEW

HANDSOME BUILDINGS (& FRONT ENTRIES) FOR MEMORABLE STREET FRONTAGE

- Design guidelines of the master plan shall control: all architectural conditions of building types and scale, their orientation to the street (and definition of the street space), front yards and driveways, entryways and verandas. The front doors of buildings face the social activity of streets, sidewalks, squares, and greens framing a continuous edge of the street room and demarcating public spaces as "places of shared use." The front walls of buildings are more visually interesting with well detailed front doors.
- Civic buildings require important sites, and their design requires special character in order to reinforce community identity.
- Vehicle parking, access drives, and service loading from trucks shall be placed behind the front facades of buildings, so that desirable street frontage is not compromised by parking lots.

PUBLIC SPACES TO SERVE THE ENTIRE COMMUNITY

- An "active" plaza, a "quiet" green, or a protected play area each have a distinct value for different residents. Green infrastructure draws businesses wishing to provide amenities for their workforce.
- Public building sites shall be reserved in the master plan (in tandem with public spaces) for future construction, in order to enhance the long-term civic life of the town. Municipal functions, education, worship, health and personal services, child care, socializing, and daily conveniences should be available within the neighborhood.

TRADITIONAL, DIGNIFIED ARCHITECTURE

- The plan for a large and diverse community should allow for a harmonious diversity of modestly scaled building types. The contemporary building methods are based on the traditional local vernacular:
 - modest buildings placed on compact and neighborly lots,
 - building methods by area craftsmen employing limited resources,
 - using a range of building materials locally available, and
 - architectural techniques suited (by necessity) to the local climate.

SUSTAINABLE AND EFFICIENT USE OF CITY AND REGIONAL RESOURCES

- By building the community in phased neighborhoods, infrastructure and services can be concentrated toward each neighborhood center. "Green" design and compact development pattern yield less cost for ongoing maintenance and for emergency services.
- Ideally, a complementary village can leverage Hurricane's fiscal Steadiness into a 'high performance' town for both civic and financial well being.

SUSTAINABLE AND EFFICIENT USE OF CITY AND REGIONAL RESOURCES

- All residents have the opportunity to walk to their employment (or transit to employment), and to their daily convenience purchases. Diversity of household income in the neighborhood makes for a more genuine population.
- Affordable dwellings are integrated into the pattern of higher priced houses using established design techniques, resulting in incremental and subtle inclusion of lower priced homes into the mix of larger homes.

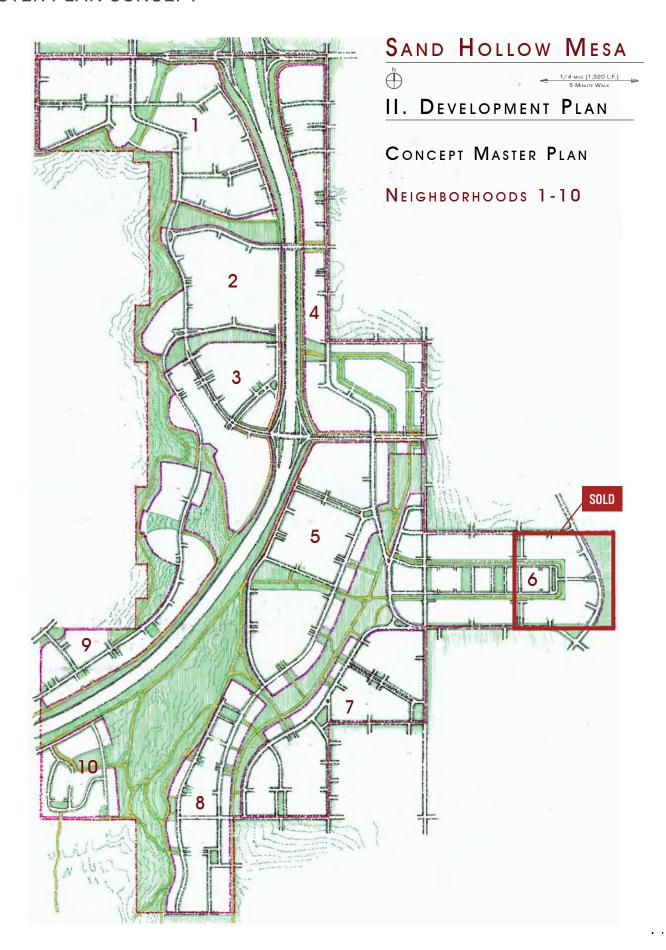






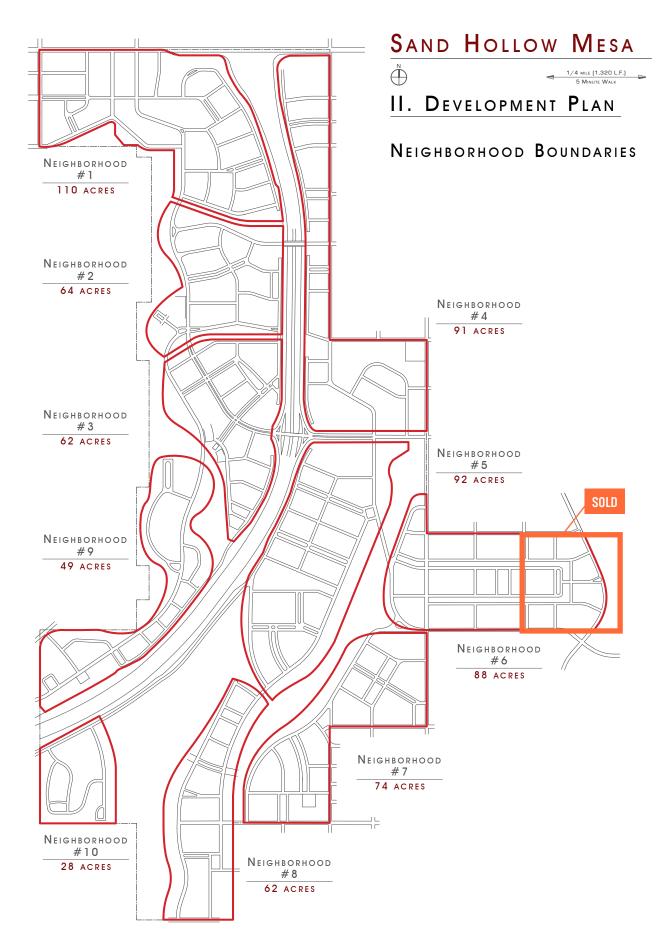


MASTER PLAN CONCEPT





DEVELOPMENT PLAN | NEIGHBORHOOD BOUNDARIES





NEIGHBORHOOD DETAILS

Neighborhood 1

110 ACRES

Public Settings	Civic Buildings, Public Spaces			18.2	Ac
Commercial	Retail, Business, Services / M.U			8.0	Ac
Lodging	Hotel, Guest House, B & B	24	Stes / Ac	6.0	Ac
Multifamily		22	DU / Ac.	13.0	Ac
Townhouse		12	DU / Ac.	18.3	Ac
Attached	Twin Home, Sideyard Cluster	6	DU / Ac.	12.2	Ac
Detached	Small, Moderate, Large Lot	4	DU / Ac.	9.0	Ac
RV Resort		18	Lots / Ac	0.0	Ac

Neighborhood 2

64 ACRES

Public Settings	Civic Buildings, Public Spaces		15.2 Ac
Commercial	Retail, Business, Services / M.U	J.	3.5 Ac
Lodging	Hotel, Guest House, B & B	24 Stes / Ac	4.5 Ac
Multifamily		22 DU / Ac.	8.0 Ac
Townhouse		12 DU / Ac.	11.5 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac.	4.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac.	2.5 Ac

Neighborhood 3

62 ACRES

Public Settings	Civic Buildings, Public Spaces		10.5 Ac
Commercial	Retail, Business, Services / Mix	red Use	9.1 Ac
Lodging	Hotel, Guest House, B & B	24 Stes / Ac	4.6 Ac
Multifamily		22 DU / Ac.	8.4 Ac
Townhouse		12 DU / Ac.	9.1 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac.	4.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac.	2.5 Ac

Neighborhood 4

91 ACRES

Public Settings	Civic Buildings, Public Spaces		8.2 Ac
Commercial	Retail, Business, Services / M.U	I	12.7 Ac
Lodging	Hotel, Guest House, B & B	22 Stes / Ac	-
Multifamily	Tiotol, Guost Tiouso, B a B	20 DU / Ac.	7.0 Ac
Townhouse		12 DU / Ac.	8.0 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac.	
Detached	Small, Moderate, Large Lot	4 DU / Ac.	2.0 Ac
RV Resort		18 Lots / Ac	24.5 Ac
1			

Neighborhood 5

92 ACRES

Public Settings	Civic Buildings, Public Spaces		14.5 Ac
Commercial	Retail, Business, Services / M.U.	J.	12.5 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac	3.0 Ac
Multifamily		20 DU / Ac.	10.0 Ac
Townhouse		12 DU / Ac.	12.3 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac.	7.5 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac.	11.0 Ac

Neighborhood 6 PARTIALLY SOLD

Public Settings Civic Buildings, Public Spaces		11.0 Ac	
Commercial	Retail, Business, Services / M.	U.	4.8 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac.	3.0 Ac
Multifamily		20 DU / Ac.	8.0 Ac
Townhouse		12 DU / Ac.	10.0 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac.	7.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac.	9.0 Ac

Neighborhood 7

RV Resort

74 ACRES

18 Lots / Ac. 15.0 Ac

88 ACRES

Public Settings	Civic Buildings, Public Spaces		8.2 Ac
Commercial	Retail, Business, Services / M.	U.	4.3 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac.	1.0 Ac
Multifamily		20 DU / Ac.	9.0 Ac
Townhouse		12 DU / Ac.	13.7 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac.	11.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac.	8.8 Ac

Neighborhood 8

62 ACRES

Public Settings	Civic Buildings, Public Spaces		7.5 Ac
Commercial			4.5 Ac
Lodging	Hotel, Guest House, B & B	22 Stes / Ac.	5.2 Ac
Multifamily		18 DU / Ac.	10.0 Ac
Townhouse		10 DU / Ac.	10.7 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac.	4.5 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac.	5.0 Ac

Neighborhood 9

49 ACRES

Public Settings	Civic Buildings, Public Spaces		5.8 Ac
Commercial	Retail, Business, Services / M.	U.	2.8 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac.	0.0 Ac
Multifamily		15 DU / Ac.	7.0 Ac
Townhouse		12 DU / Ac.	10.3 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac.	4.7 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac.	7.1 Ac
RV Resort		18 DU / Ac.	0.0 Ac

Neighborhood 10

28 ACRES

Public Settings	Civic Buildings, Public Spaces		4.0 Ac
Commercial	Retail, Business, Services / M.	U.	4.0 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac.	1.0 Ac
Multifamily		15 DU / Ac.	2.7 Ac
Townhouse		12 DU / Ac.	4.2 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac.	3.3 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac.	2.6 Ac



NEIGHBORHOOD SUMMARY

PARKWAY		91.2 AC			
OPEN LAND	Slopes > 30% (58.0 A	(C) 200.8 AC			
	Slopes < 30% (142.8				
STREETS		165.6 AC			
PUBLIC SPACES		78.2 AC			
		25.04.5			
PUBLIC BUILDINGS		26.9 AC			
COMMEDOIAL	D ' (D) 'I	42.7.46	217 740 CF		
COMMERCIAL	Business / Retail	43.7 AC	317,748 SF	707 Cuitas	
	Lodging	31.5 AC		707 Suites	
	RV	39.5 AC		711 Lots	
MIXED USE		31.8 AC	224,639 SF		344 DU
RESIDENTIAL	Stacked	83.1 AC			1,600 DU
	Attached/Sideyard	108.2 AC			1,172 DU
	Small Lot	61.7 AC			370 DU
	Modeate Lot	39.5 AC			142 DU
	Larege Lot	14.0 AC			25 DU
	Estate Lot	6.0 AC			6 DU
	Accessory Units			277 Units	
TOTAL LAND OWNERS	HIP	1,022 AC	542,387 SF	542,387 SF	3,667 DU



LOT SUMMARY

PRIMARY DWELLINGS Min. Lot Size Single family houses Rural Residence zone 20,000 SF Lots Edge Large Lot residence zone General 12,000 SF Lots Moderate Lot Residence zone 9,000 SF Lots Center Small Lot Residence zone 6,000 SF Lots Attached Residence zone 4,000 SF Lots 2,000 SF Lots Core Mixed Use zone **Attached Rowhouses** Min. Lot Size Townhouse, Duplex 1,500 SF Lots Multifamily - Stacked Units Min. Lot Size Mansion Apartments 5,000 SF Lots **Accessory Dwellings** Mews Court / Small Unit Min. Lot Size

Carriage Houses

1,500 SF Lots

LOT SIZES

Mixed Use: 2,000 SFRural: 20,000 SF

Large: 9,000-12,000 SFSmall: 4,000-6,000 SF

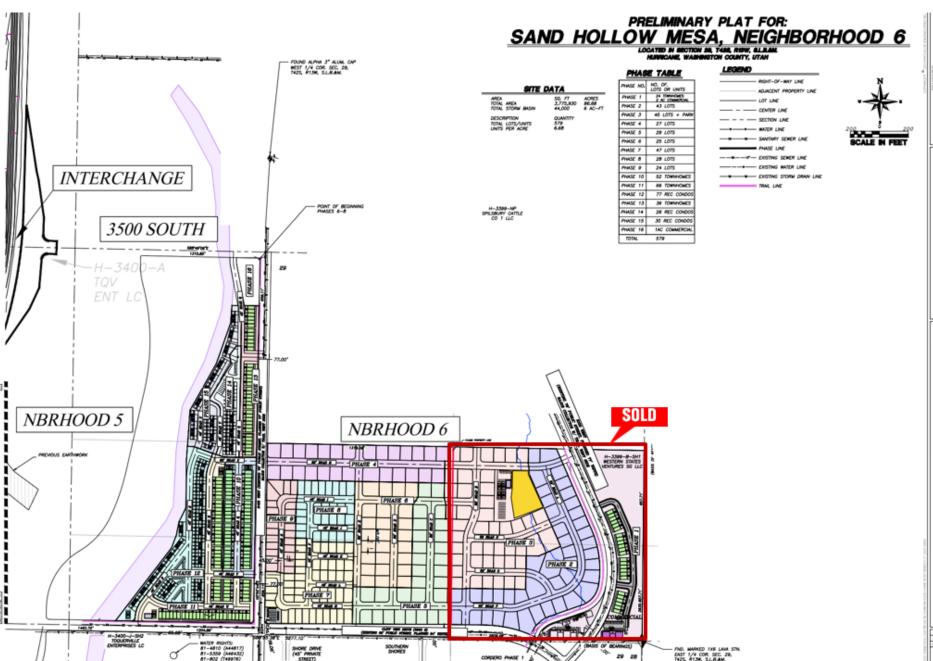


DWELLINGS SUMMARY

NEIGHBORHOOD	MIXED USE	RESIDENTIAL				COMMERCIAL				
		MLTIFAMILY	TOWNHOUSE		DETAC	CHED / SINGLE FA	MILY		LODGING	RV
1 - 110 AC	79	264	163	73	55	27	5	0	130	0
2 - 64 AC	35	177	97	24	29	11	0	0	104	0
3 - 62 AC	50	189	90	20	21	15	3	0	104	0
4 - 91 AC	46	121	76	17	29	19	5	0	77	441
5 - 92 AC	68	178	90	15	50	32	9	5	72	0
6 - 88 AC	34	148	66	32	44	22	5	2	66	270
7 - 74 AC	29	134	91	50	69	28	5	0	22	0
8 - 62 AC	32	149	73	22	32	18	5	2	114	0
9 - 49 AC	26	104	54	32	29	18	5	1	0	0
10 - 28 AC	23	22	20	8	26	13	2	0	18	0
Sub-Totals	422	1,487	820	294	383	202	42	9	707	711
% of Total	12%	41%	22%	8%	10%	6%	1%	0%		
TOTAL DWELLINGS								3,660		
TOTAL (BY TYPE)			2,730 75%					930 25%		



NEIGHBORHOOD 6 PRELIMINARY PLAT



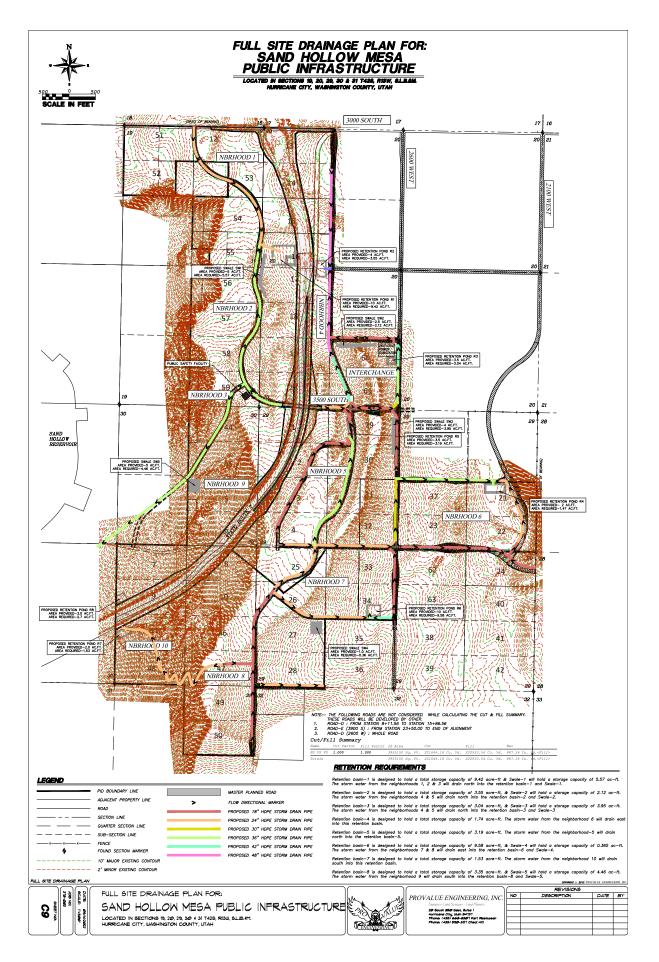






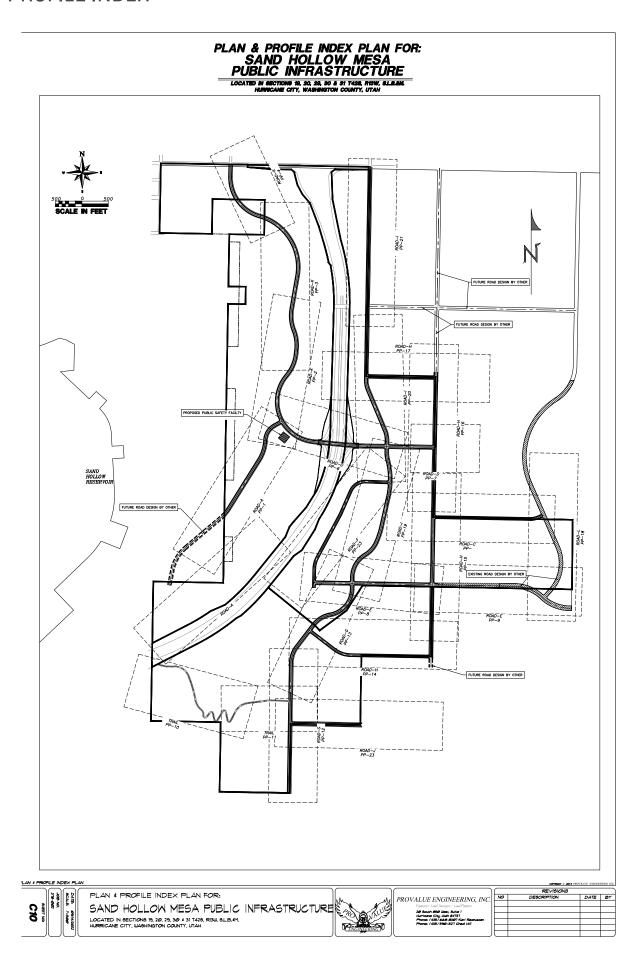


FULL SITE DRAINAGE PLAN



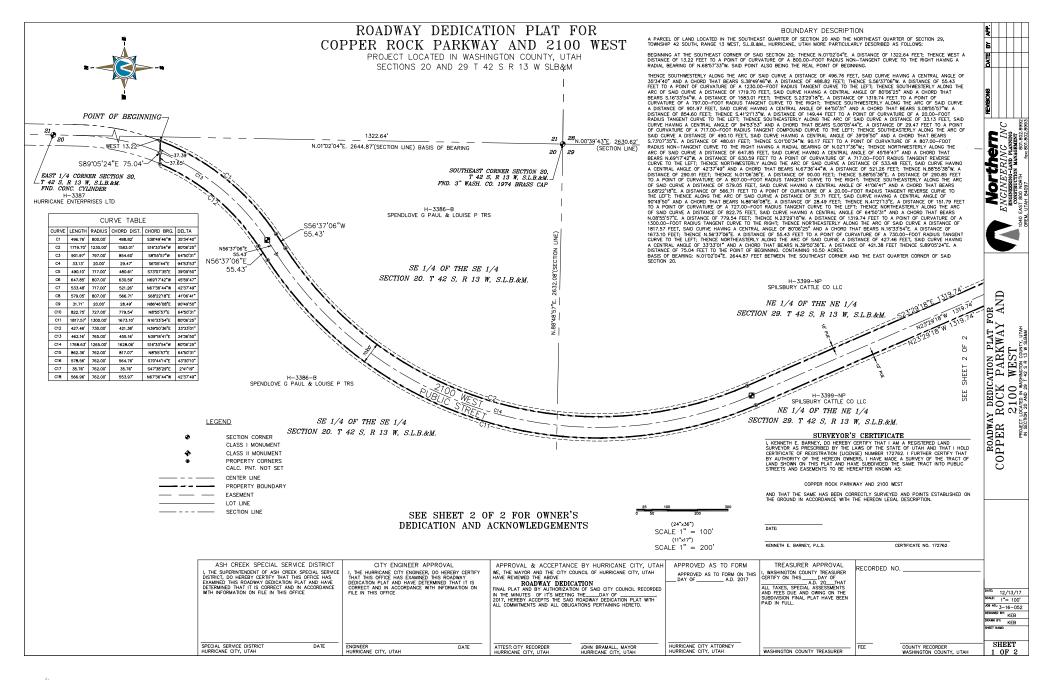


PLAN & PROFILE INDEX



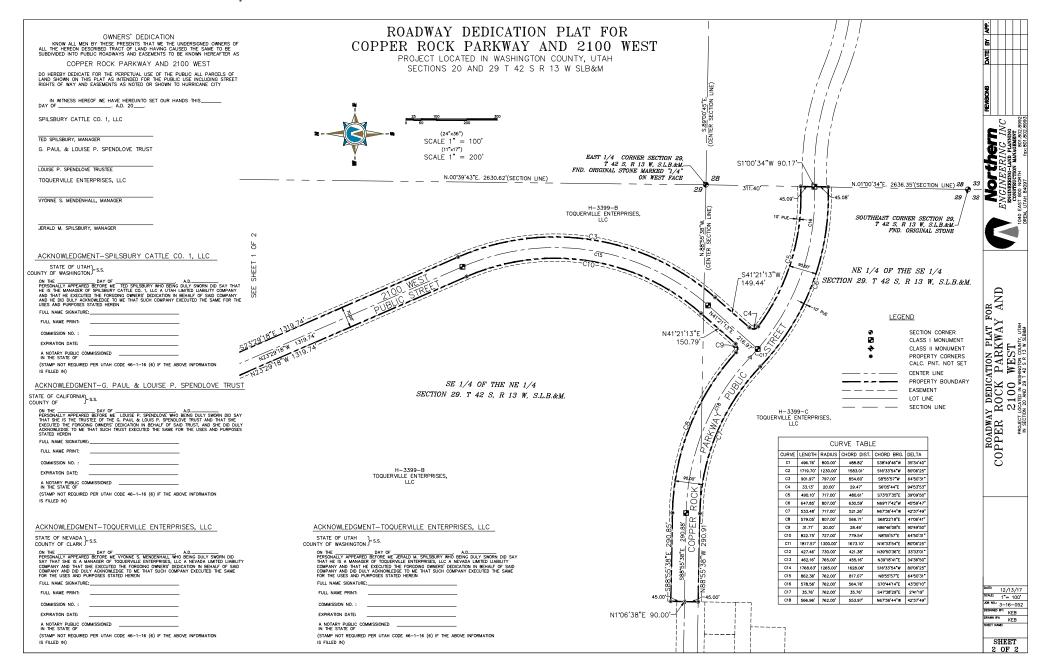


ROADWAY DEDICATION | 2100 WEST



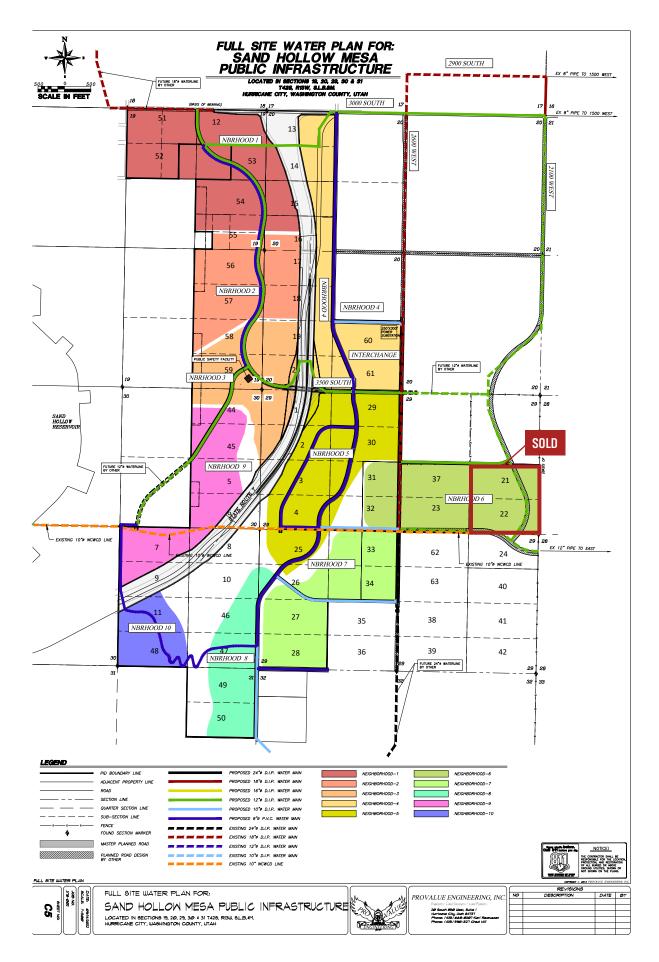


ROADWAY DEDICATION | COPPER ROCK PARKWAY



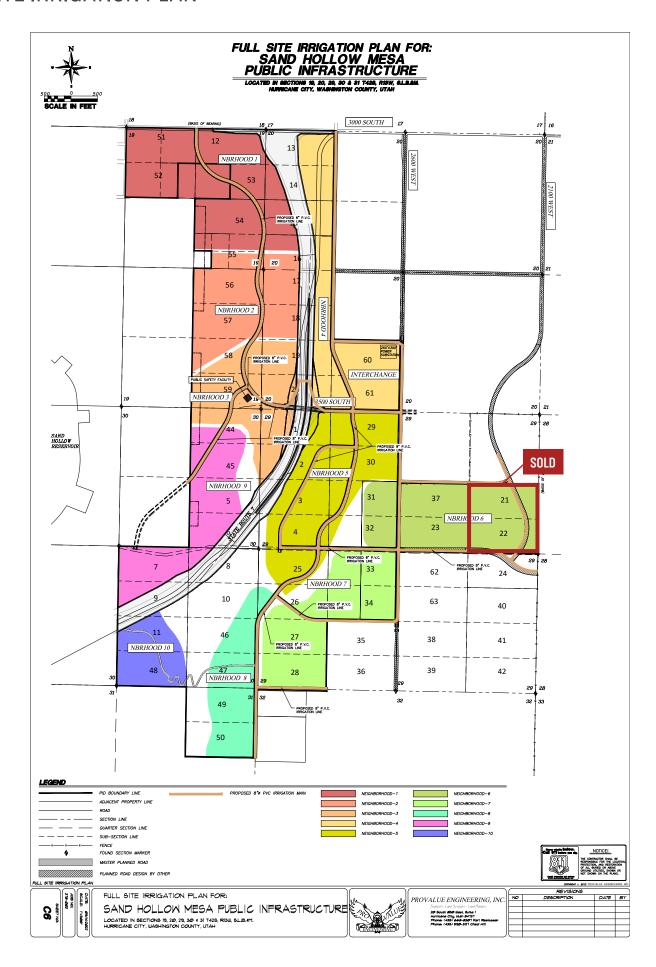


FULL SITE WATER PLAN



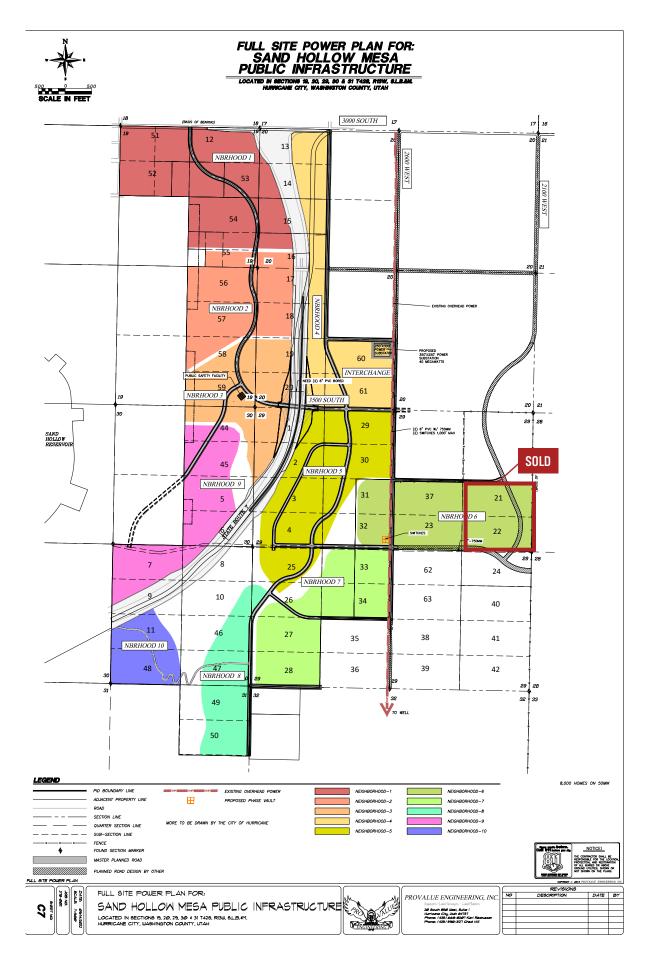


FULL SITE IRRIGATION PLAN



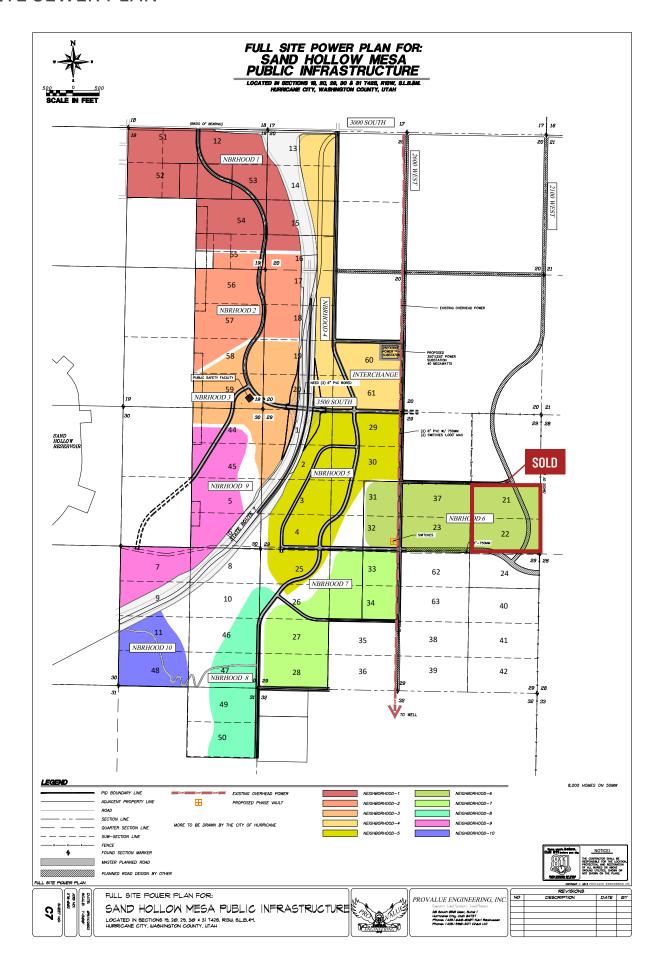


FULL SITE POWER PLAN





FULL SITE SEWER PLAN



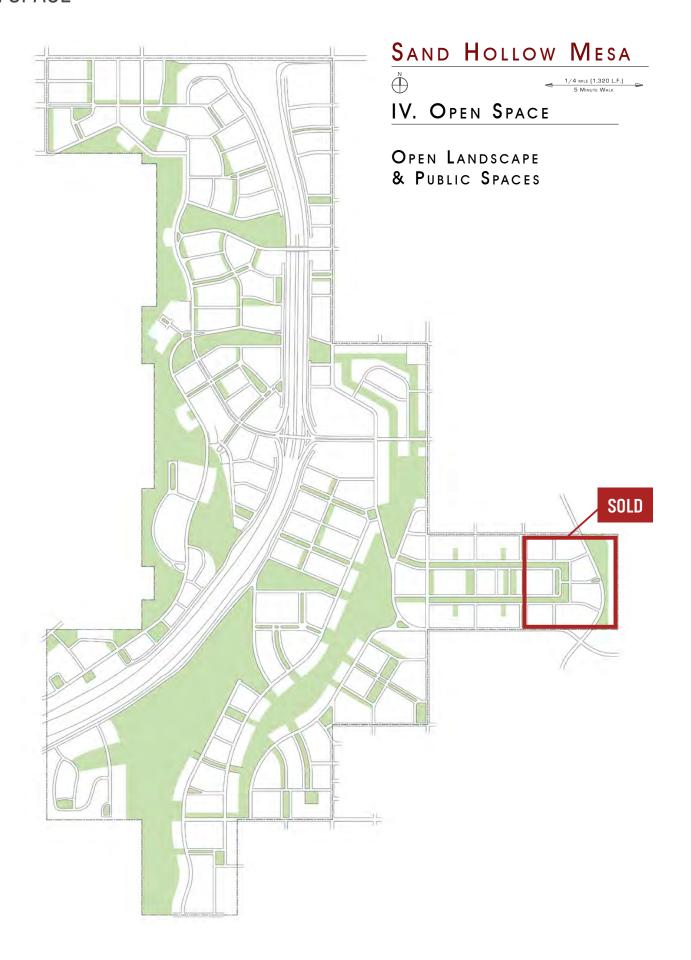


RECREATION





OPEN SPACE





TRAILS SUMMARY

WEST SIDE OF PARKWAY

Uses: Pedestrian & Cycle

TOTAL TRAILS	119,600 linear feet	22.77 miles
East & West Sides	21,200 linear feet	4.18 miles
PARKWAY CONCOURSE		
SUBTOTAL	61,250 linear feet	11.57 miles
Neighborhood 10	3,700 linear feet	0.70 miles
Neighborhood 8	11,350 linear feet	2.14 miles
Neighborhood 7	8,200 linear feet	1.55 miles
Neighborhood 6	10,650 linear feet	2.01 miles
Neighborhood 5	19,950 linear feet	3.77 miles
Neighborhood 4	7,400 linear feet	1.40 miles
Uses: Pedestrian, Cycle, ATV		
EAST SIDE OF PARKWAY		
	37,130 inteat rect	7.62 1111163
SUBTOTAL	37,150 linear feet	7.02 miles
Neighborhood 9	6,900 linear feet	1.30 miles
Neighborhood 3	8,300 linear feet	1.57 miles
Neighborhood 2	8,200 linear feet	1.55 miles
Neighborhood 1	13,750 linear feet	2.60 miles

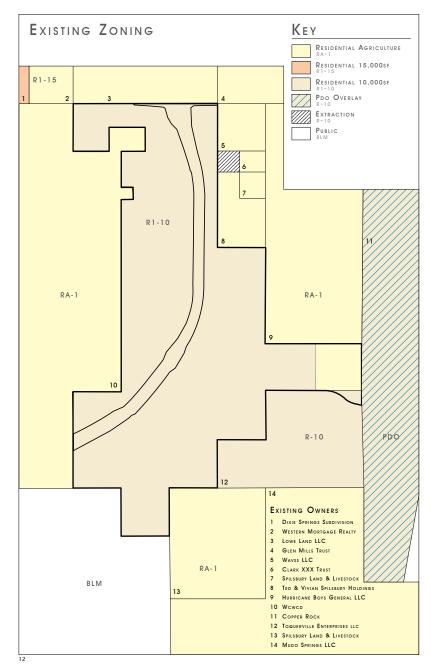


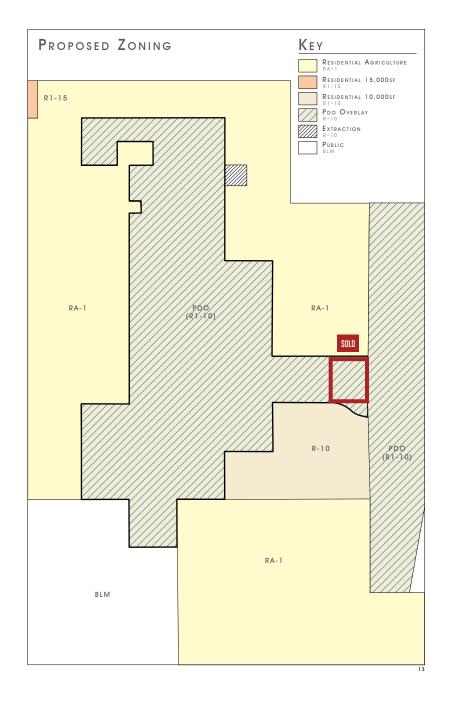
TRAILS SYSTEM



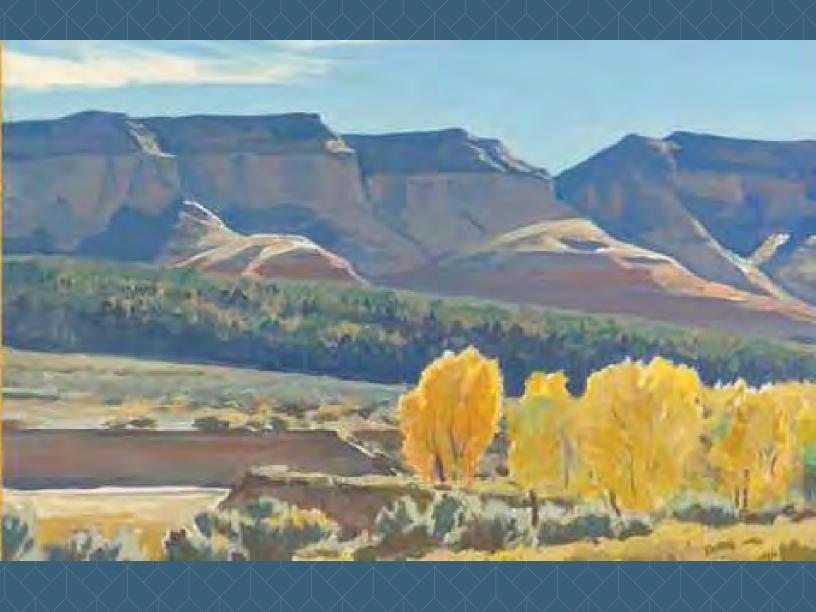


ZONING









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