

SAND HOLLOW MESA

EXCLUSIVE LISTING | HURRICANE, WASHINGTON COUNTY, UTAH

±1,000 ACRES | ±5,355 TOTAL UNITS | RV, LODGING & RESIDENTIAL | ±355,000 SF OF COMMERCIAL SPACE



Land Advisors Organization is pleased to present the exclusive listing of Sand Hollow, a master planned mix of various types of compatible residential and commercial land uses in combination with open space and recreational components - on developable land which has characteristics that warrant customized development requirements.

[To request additional information, click here.](#)

CONTACT



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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

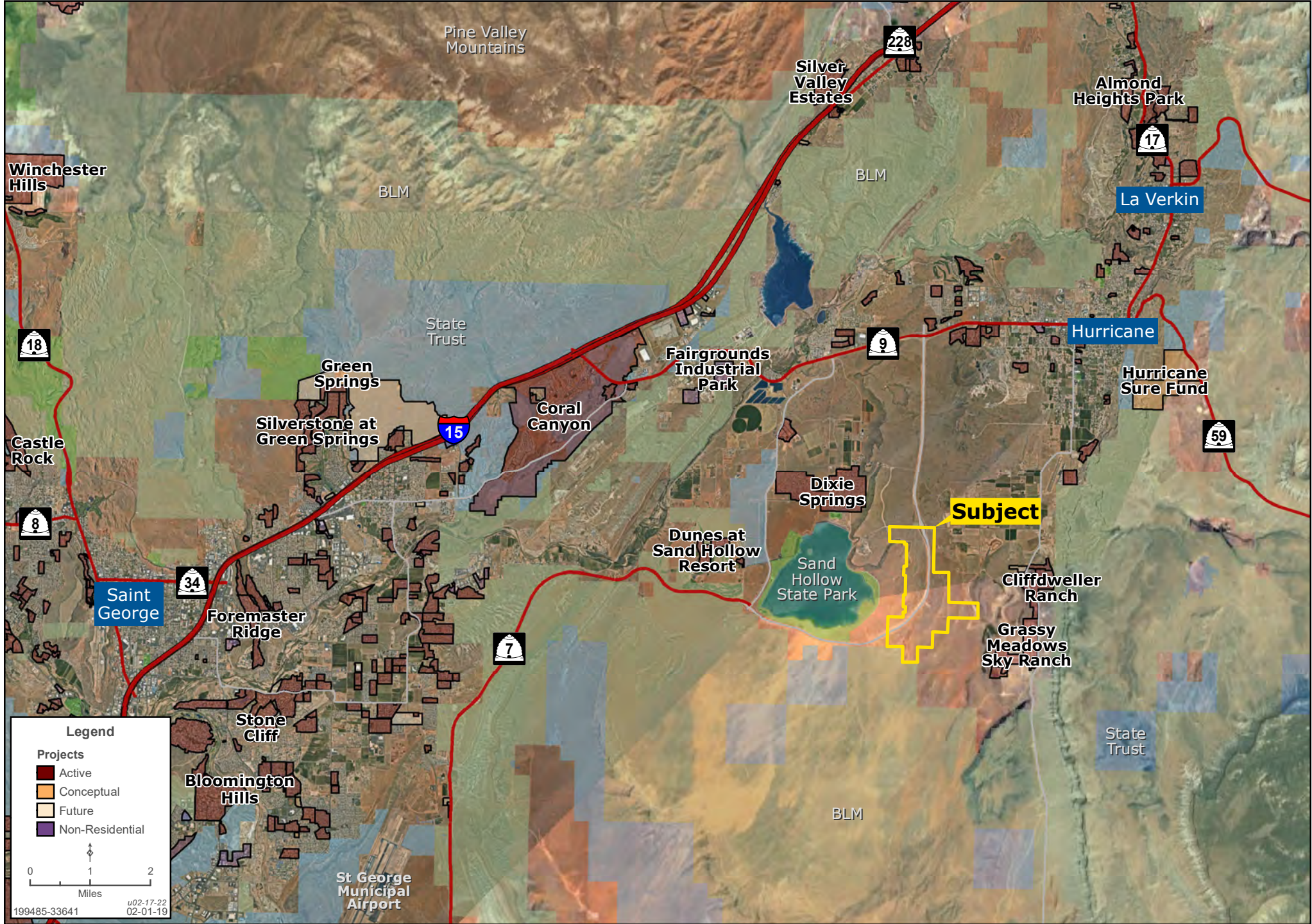
Baseline for Density	873.00 Acres R-1-10 Zone (Assume 3.5 DU/AC)	3,056 DU
PDO Density Bonus (Sec. 10-23-8C)		
(Not including commercial program)	3,056 DU +20%	3,667 DU

PROPOSED MASTER PLAN

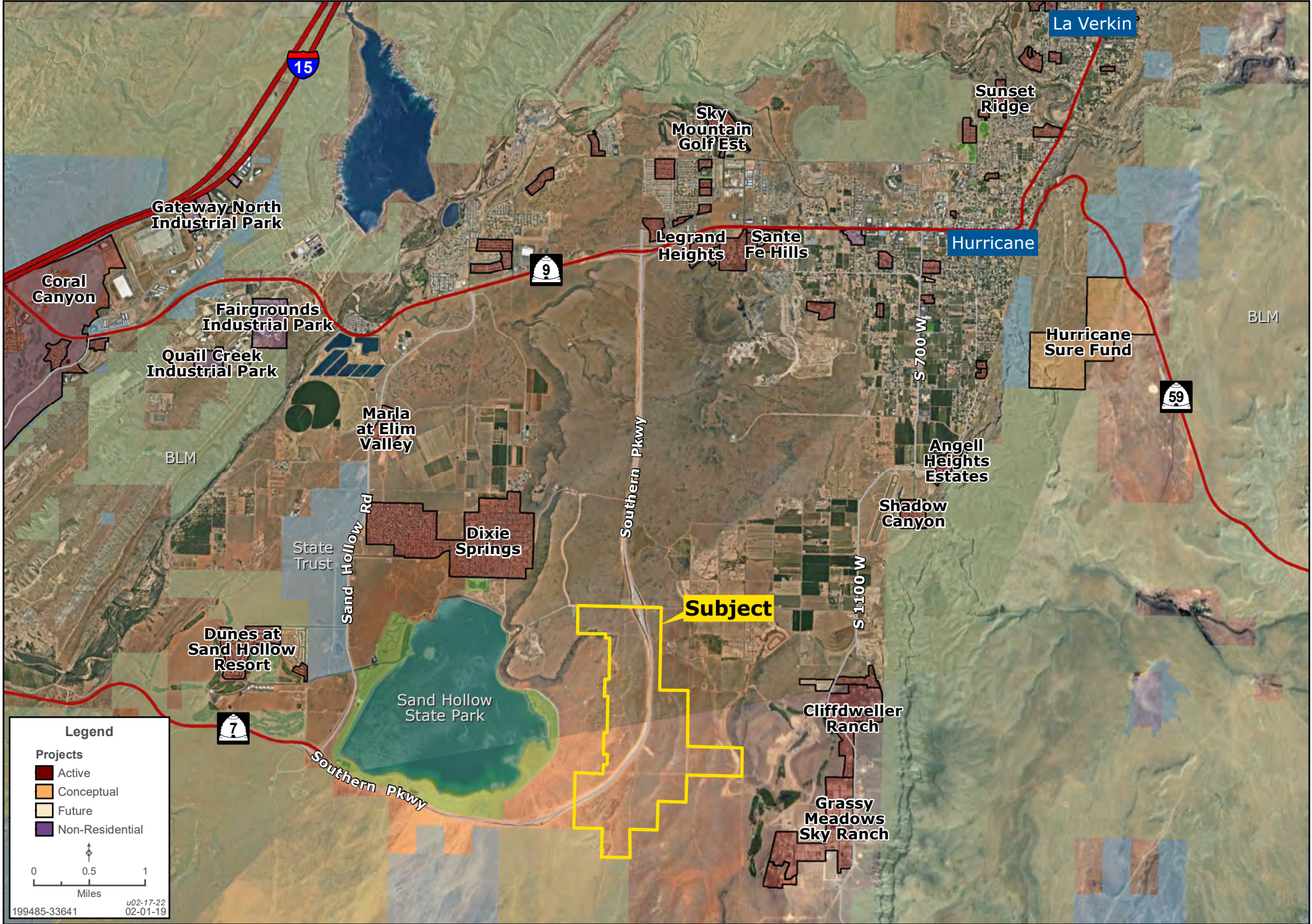
10 Mixed-Use Neighborhood Area		
Residential Program:		
• Primary Dwellings	352.20 Acres	3,660 SU
• Accessory Dwellings	(Not Included in Density Count)	277 DU
Commercial Program:		
• Commercial Space	28.50 Acres	355,000 SF
• Lodging Suites	29.20 Acres	707 SUITES
• RV Parks	39.50 Acres	711 Lots
Public Program:		
• Net Open Space	231.00 Acres (excluding 58 ac are of slopes >30%)	
• Street R.O.W Area	165.60 Acres	
• Public Building Area	26.90 Acres	



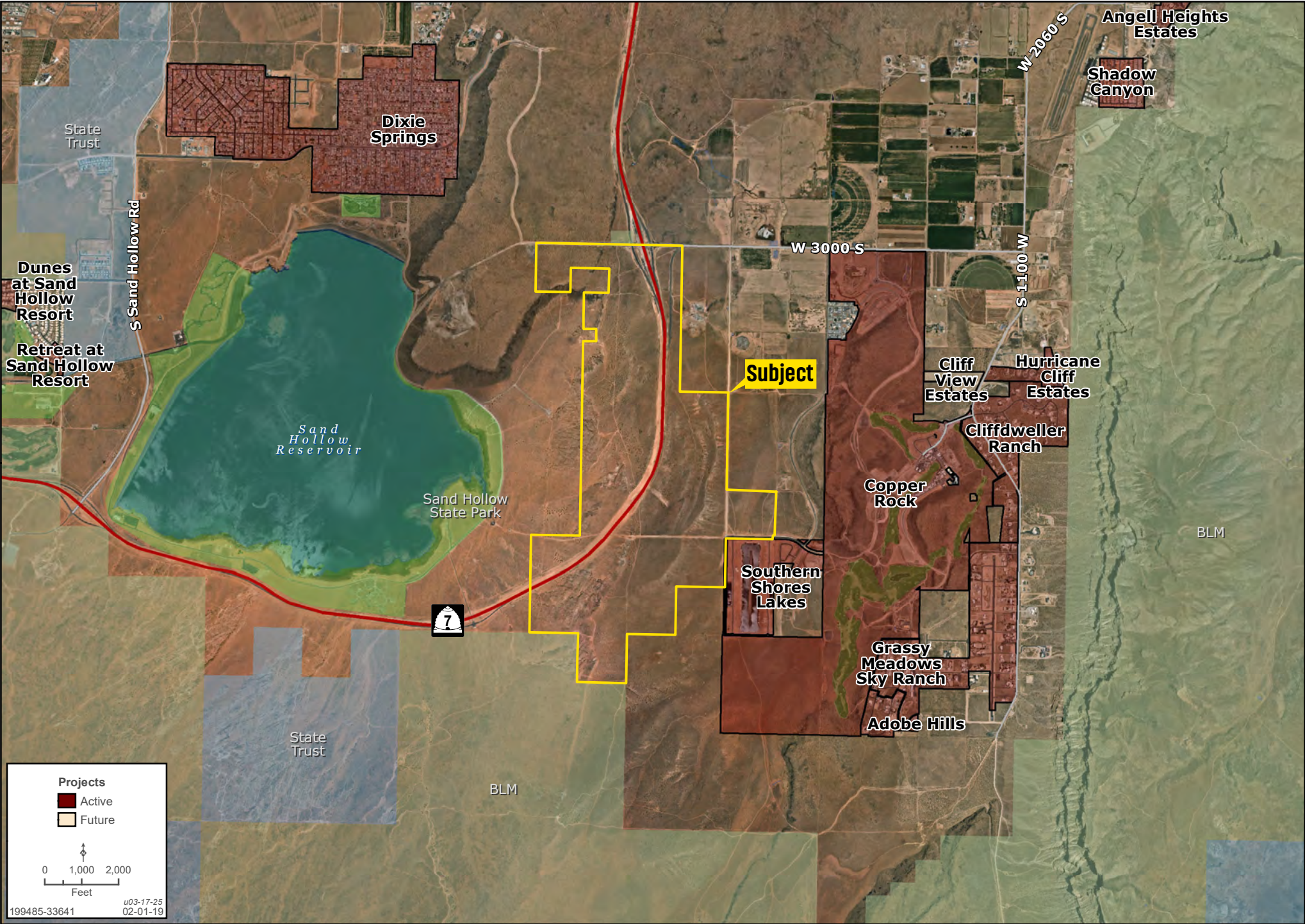
REGIONAL



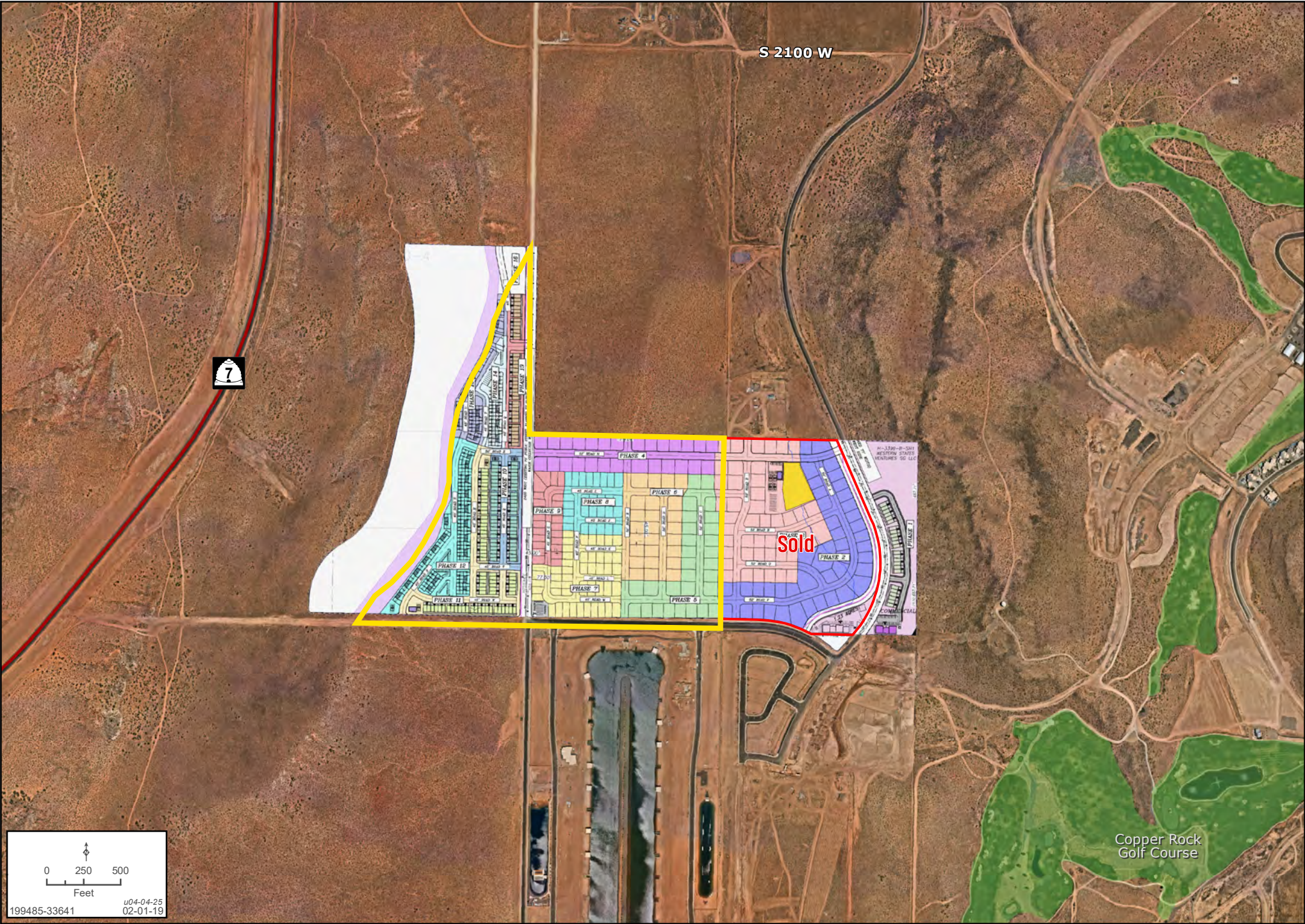
DEVELOPMENT



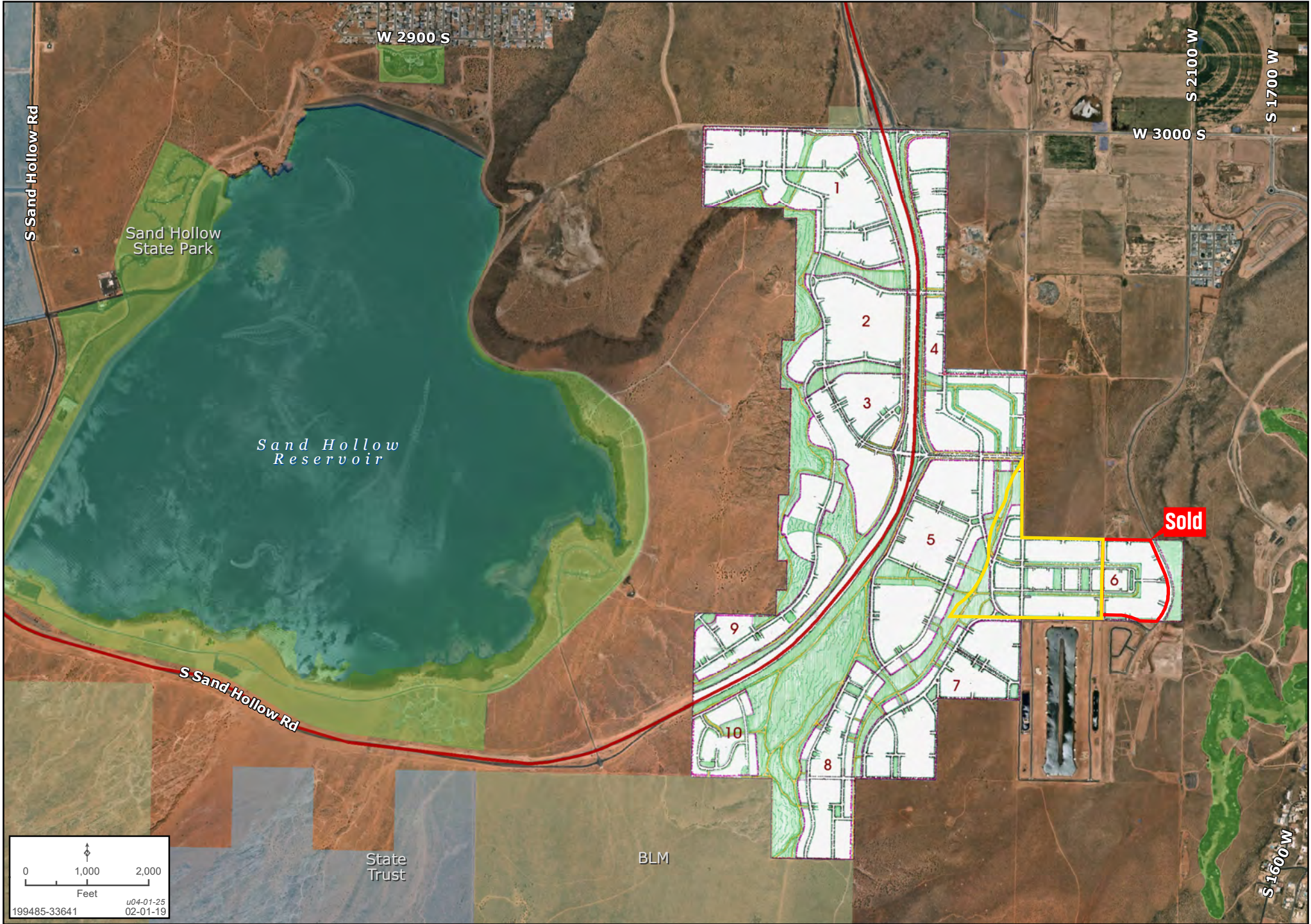
AREA



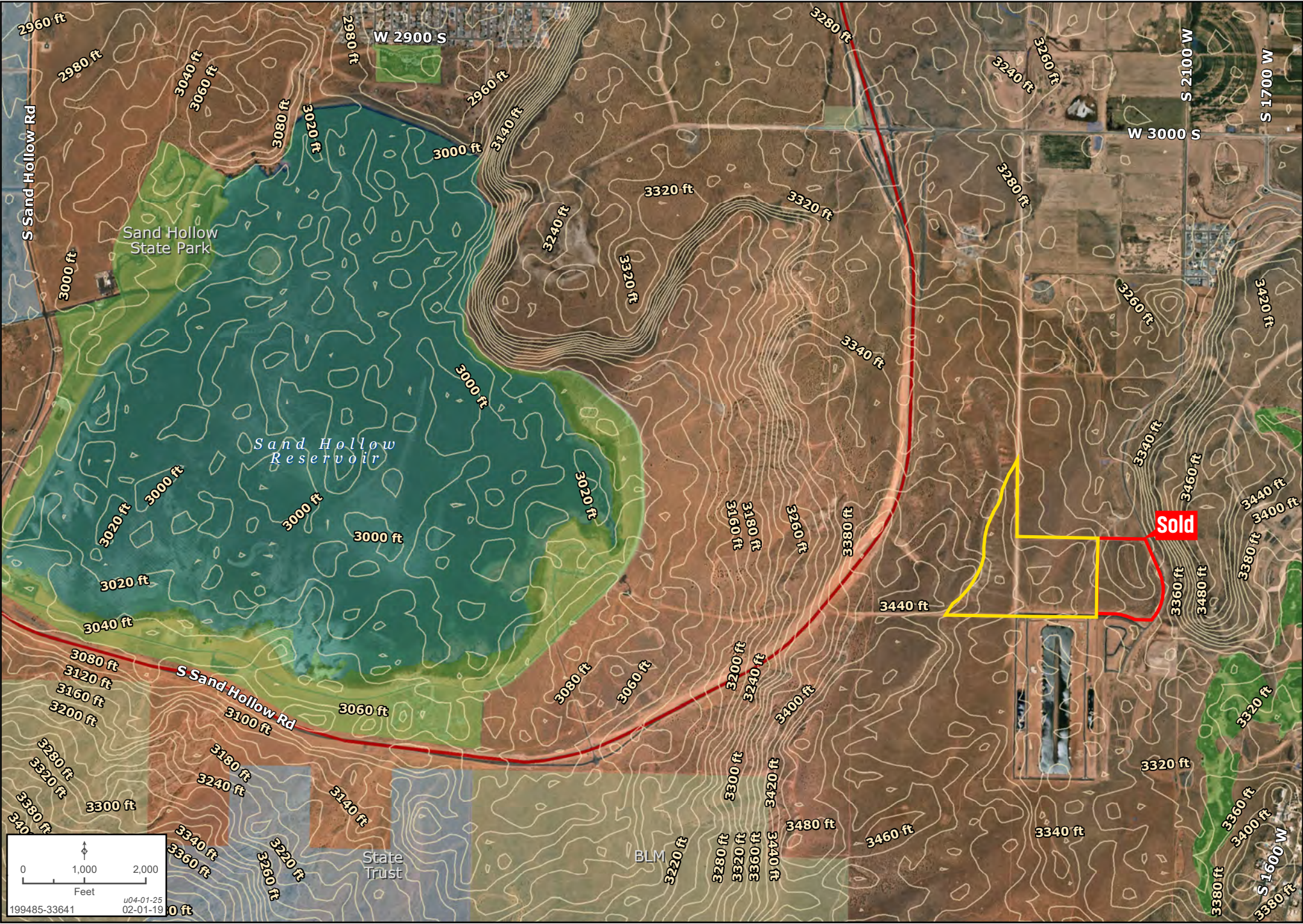
NEIGHBORHOOD 6 OUTLINE



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 townscape - 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 QUIET, 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.

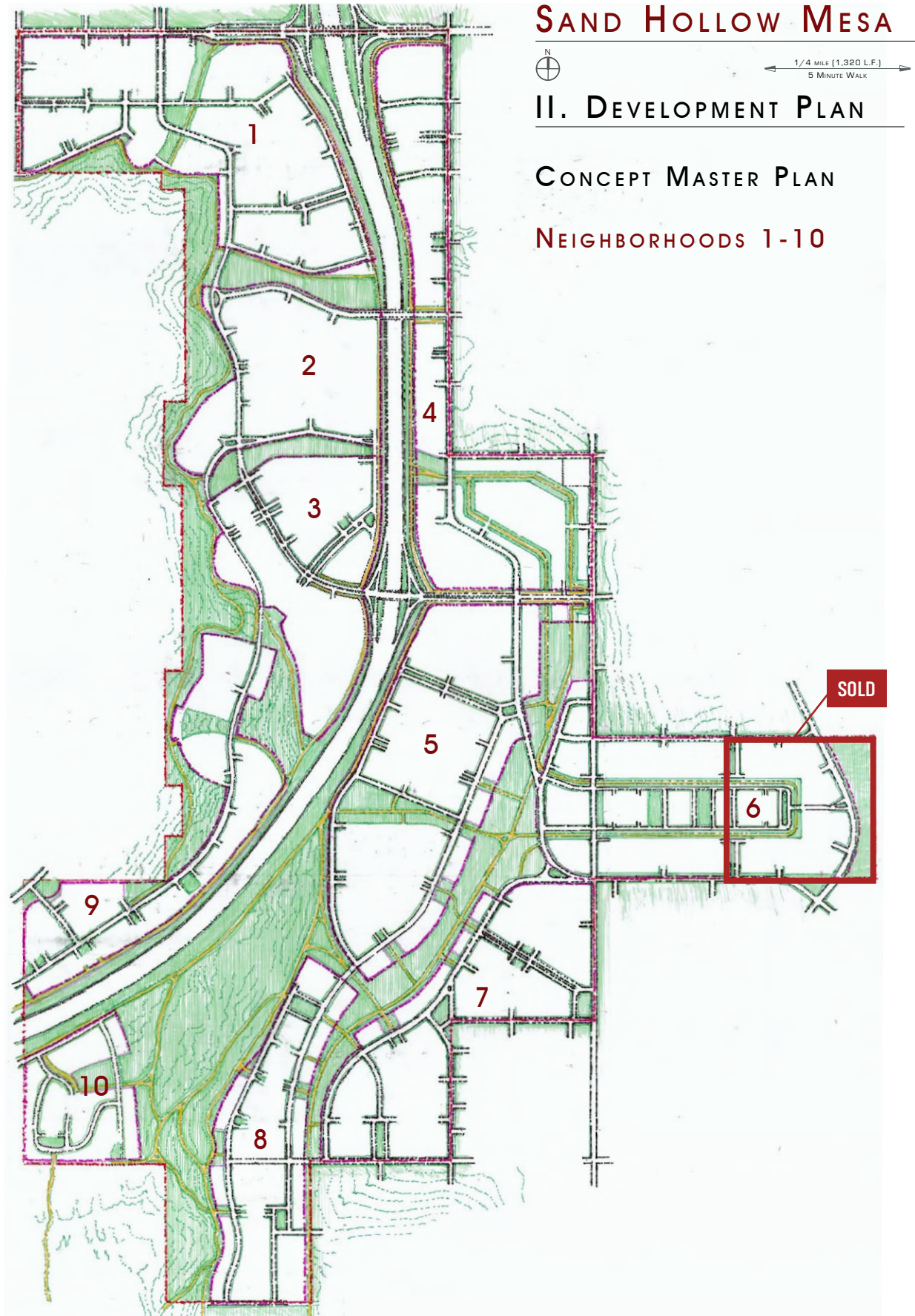
SUSTAINABLE AND EFFICIENT USE OF CITY AND REGIONAL RESOURCES

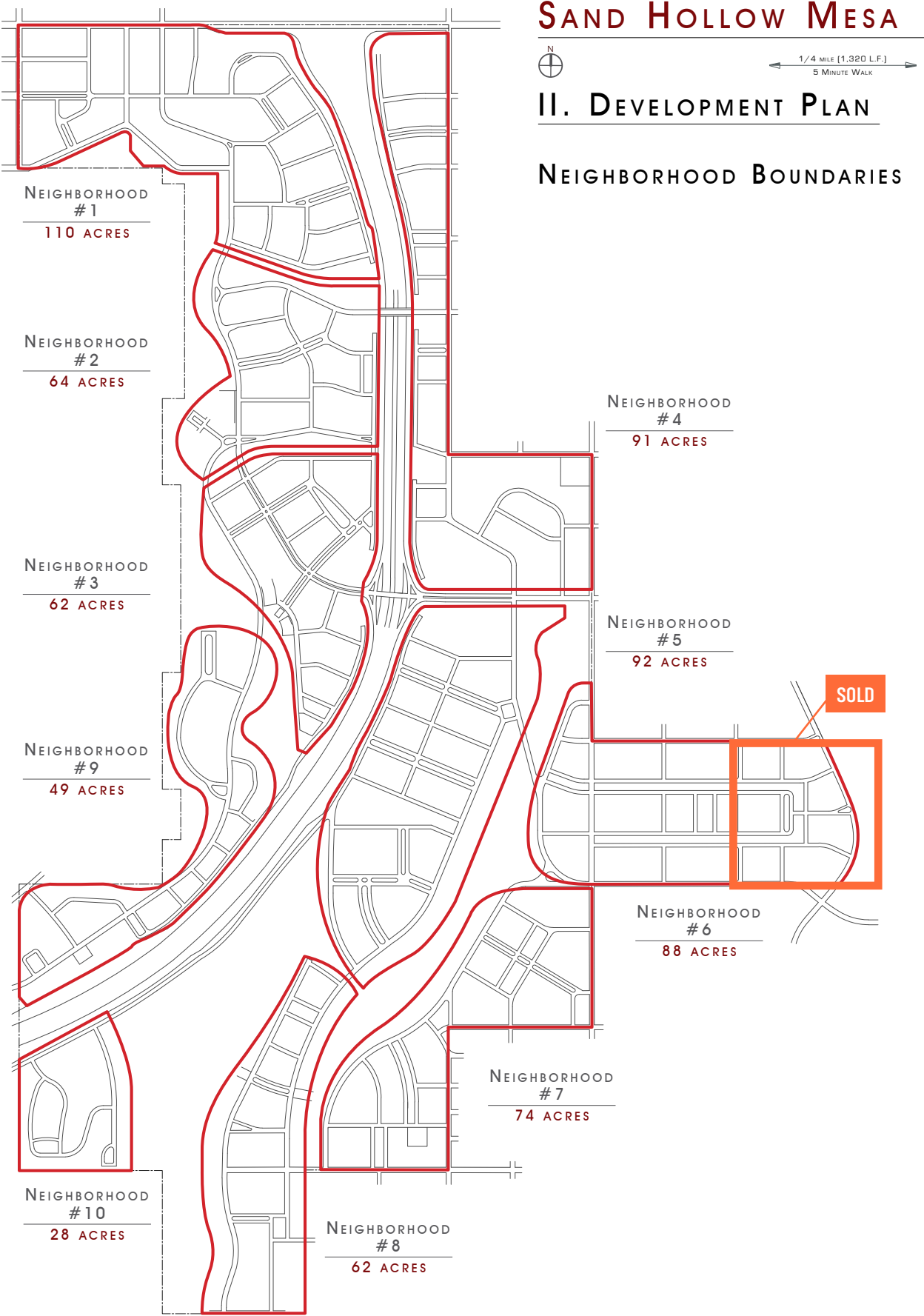
- By building the community in phased neighborhoods, infrastructure and services can be concentrated toward each neighborhood center. “Green” design and compact development pattern yield less cost for ongoing maintenance and for emergency services.
- Ideally, a complementary village can leverage Hurricane’s 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.







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 6 *PARTIALLY SOLD*

88 ACRES

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
RV Resort		18 Lots / Ac. 15.0 Ac

Neighborhood 2

64 ACRES

Public Settings	Civic Buildings, Public Spaces	15.2 Ac
Commercial	Retail, Business, Services / M.U.	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 7

74 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 3

62 ACRES

Public Settings	Civic Buildings, Public Spaces	10.5 Ac
Commercial	Retail, Business, Services / Mixed 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 8

62 ACRES

Public Settings	Civic Buildings, Public Spaces	7.5 Ac
Commercial	Retail, Business, Services / M.U.	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 4

91 ACRES

Public Settings	Civic Buildings, Public Spaces	8.2 Ac
Commercial	Retail, Business, Services / M.U.	12.7 Ac
Lodging	Hotel, Guest House, B & B	22 Stes / Ac 3.2 Ac
Multifamily		20 DU / Ac. 7.0 Ac
Townhouse		12 DU / Ac. 8.0 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 3.5 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.0 Ac
RV Resort		18 Lots / Ac 24.5 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 5

92 ACRES

Public Settings	Civic Buildings, Public Spaces	14.5 Ac
Commercial	Retail, Business, Services / M.U.	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 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 AC)	200.8 AC		
	Slopes < 30% (142.8 AC)			
STREETS		165.6 AC		
PUBLIC SPACES		78.2 AC		
PUBLIC BUILDINGS		26.9 AC		
COMMERCIAL	Business / Retail	43.7 AC	317,748 SF	
	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
	Moderate Lot	39.5 AC		142 DU
	Large Lot	14.0 AC		25 DU
	Estate Lot	6.0 AC		6 DU
	Accessory Units			277 Units
TOTAL LAND OWNERSHIP		1,022 AC	542,387 SF	542,387 SF 3,667 DU



LOT SUMMARY

PRIMARY DWELLINGS

Single family houses

		Min. Lot Size
Edge	Rural Residence zone	20,000 SF Lots
General	Large Lot residence zone	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
Core	Mixed Use zone	2,000 SF Lots

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

	Min. Lot Size
Mews Court / Small Unit	Min. Lot Size
Carriage Houses	1,500 SF Lots

LOT SIZES

- Mixed Use: 2,000 SF
- Rural: 20,000 SF
- Large: 9,000-12,000 SF
- Small: 4,000-6,000 SF



DWELLINGS SUMMARY

NEIGHBORHOOD MIXED USE		RESIDENTIAL							COMMERCIAL	
		MLTIFAMILY	TOWNHOUSE	DETACHED / SINGLE FAMILY					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%

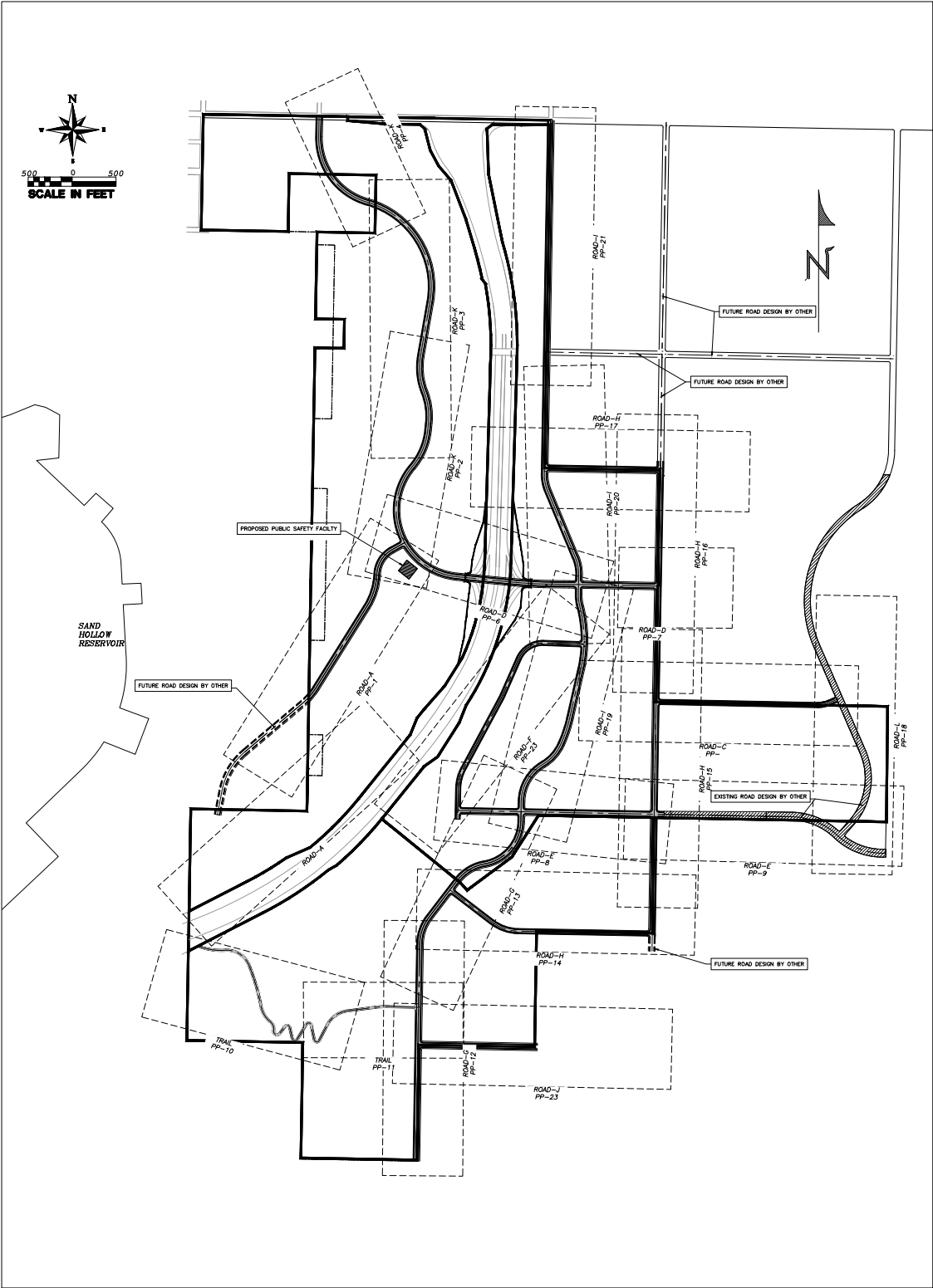
930
25%







PLAN & PROFILE INDEX PLAN FOR:
SAND HOLLOW MESA
PUBLIC INFRASTRUCTURE
LOCATED IN SECTIONS 15, 20, 25, 30 & 31 T42S, R15W, S.L.B.#1,
HURRICANE CITY, WASHINGTON COUNTY, UTAH



PLAN & PROFILE INDEX PLAN

PLAN & PROFILE INDEX PLAN FOR:
SAND HOLLOW MESA PUBLIC INFRASTRUCTURE
LOCATED IN SECTIONS 15, 20, 25, 30 & 31 T42S, R15W, S.L.B.#1,
HURRICANE CITY, WASHINGTON COUNTY, UTAH

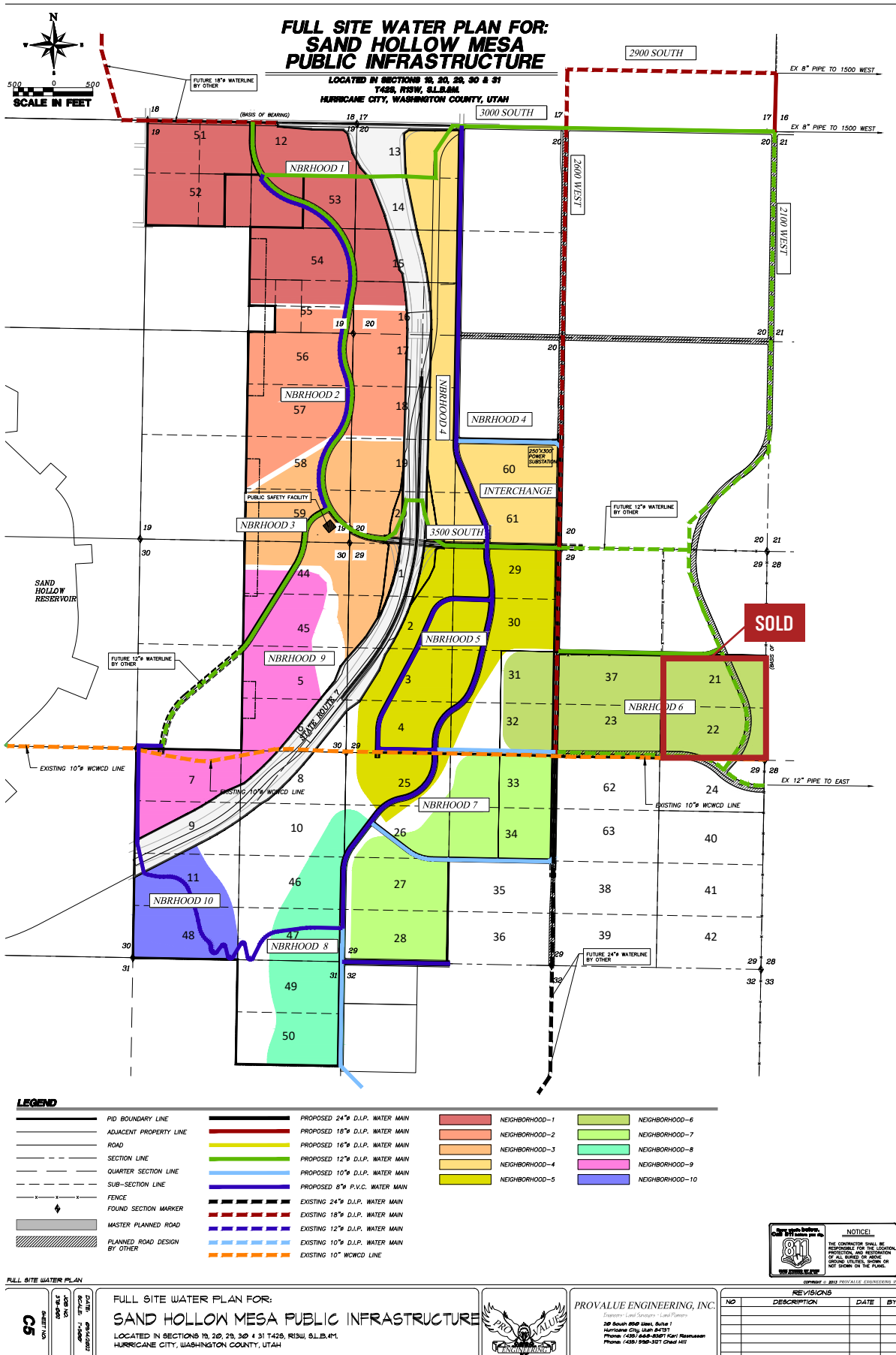


PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
30 South 900 West, Suite 1
Hurricane City, Utah 84751
Phone: (435) 958-5877 Fax: (435) 958-5877
ProVal: (435) 958-3071 Chad Hill

REVISIONS			
NO	DESCRIPTION	DATE	BY

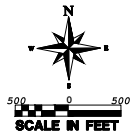






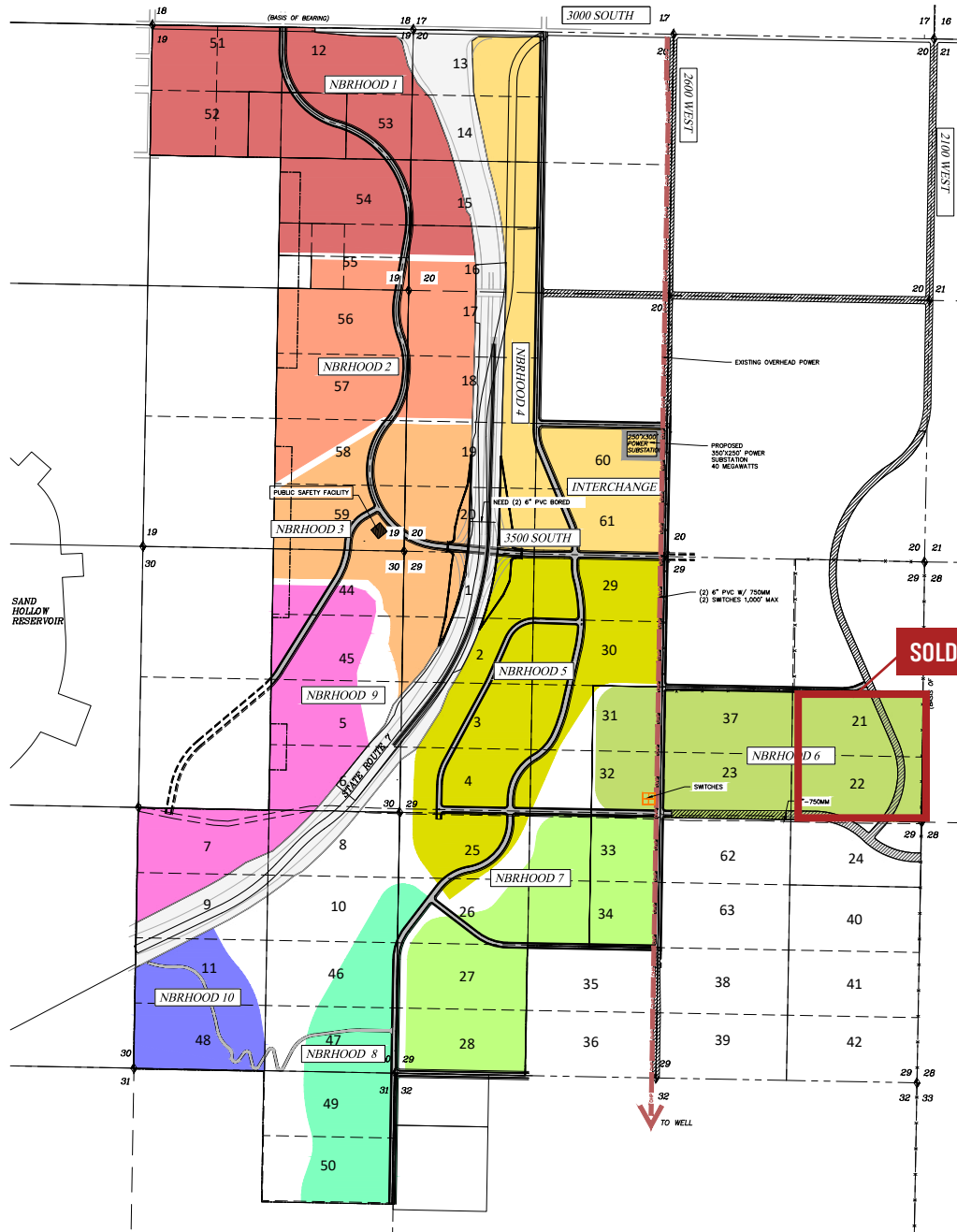


FULL SITE POWER PLAN



FULL SITE POWER PLAN FOR: SAND HOLLOW MESA PUBLIC INFRASTRUCTURE

LOCATED IN SECTIONS 19, 20, 29, 30 & 31 T43S, R13W, S1.B.4M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

	PID BOUNDARY LINE		EXISTING OVERHEAD POWER		NEIGHBORHOOD-1		NEIGHBORHOOD-6
	ADJACENT PROPERTY LINE		PROPOSED PHASE VAULT		NEIGHBORHOOD-2		NEIGHBORHOOD-7
	ROAD				NEIGHBORHOOD-3		NEIGHBORHOOD-8
	SECTION LINE		MORE TO BE DRAWN BY THE CITY OF HURRICANE		NEIGHBORHOOD-4		NEIGHBORHOOD-9
	QUARTER SECTION LINE				NEIGHBORHOOD-5		NEIGHBORHOOD-10
	SUB-SECTION LINE						
	FENCE						
	FOUND SECTION MARKER						
	MASTER PLANNED ROAD						
	PLANNED ROAD DESIGN BY OTHER						

8,000 HOMES ON 50MW

FULL SITE POWER PLAN

SHEET NO. 7
DATE: 09/14/2022
SCALE: 1"=100'

FULL SITE POWER PLAN FOR:
SAND HOLLOW MESA PUBLIC INFRASTRUCTURE
LOCATED IN SECTIONS 19, 20, 29, 30 & 31 T43S, R13W, S1.B.4M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



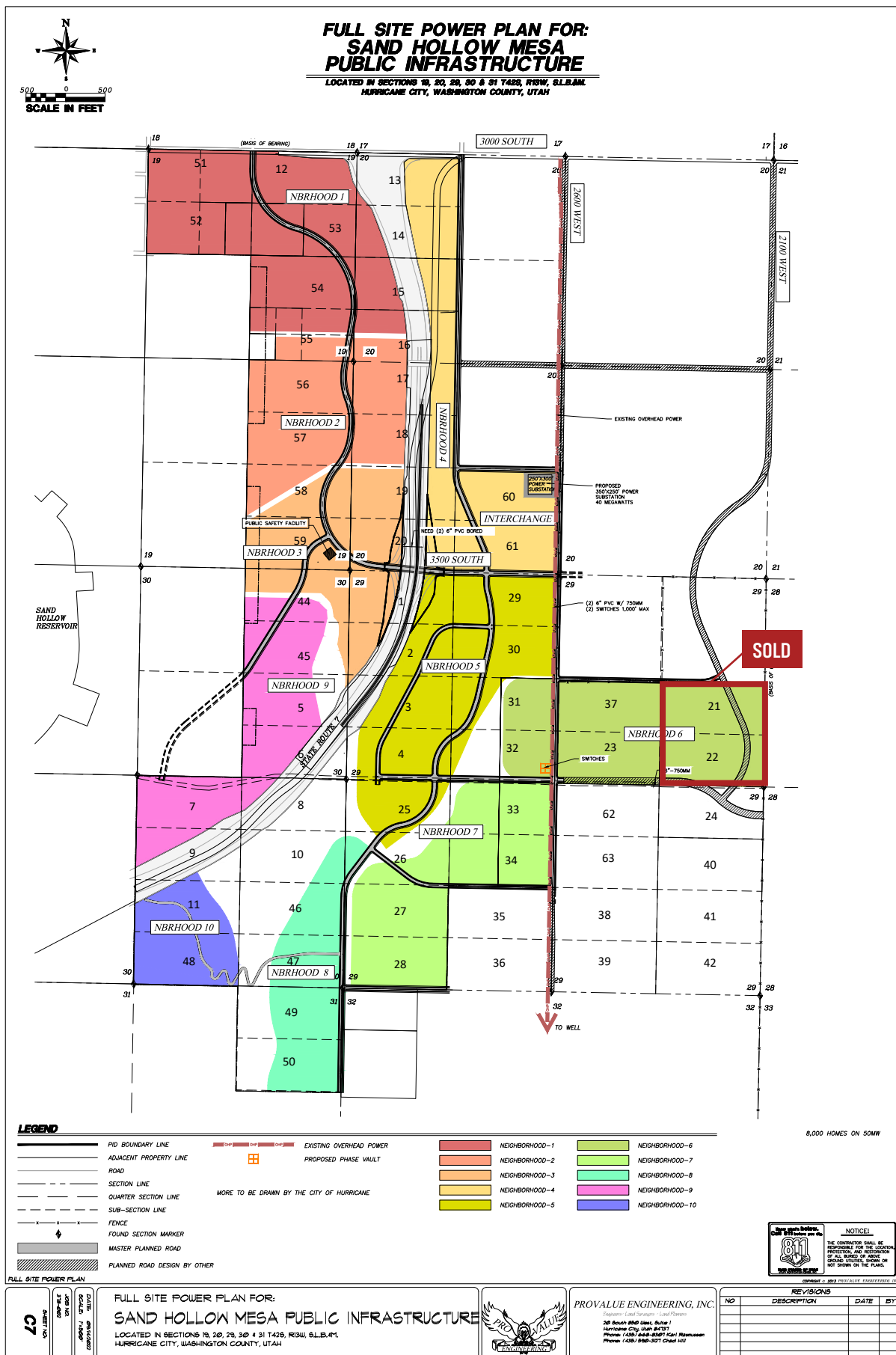
PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 8500 West, Suite 1
Hurricane City, Utah 84757
Phone: 435-844-8807 Fax: 435-844-8808
Phone: 1-435-398-3571 (toll free)

NO.	DESCRIPTION	DATE	BY



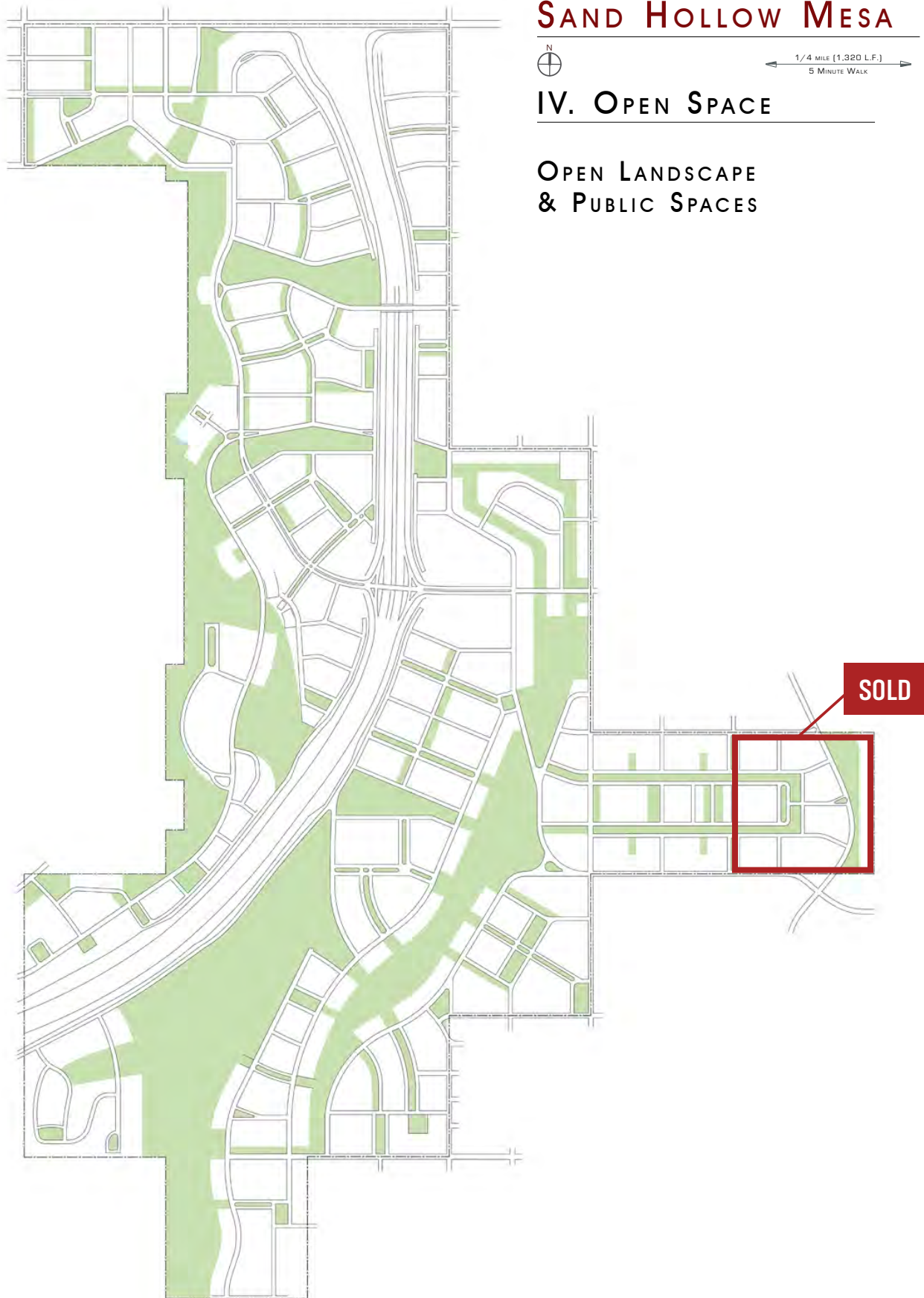
NOTICE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND RESTORATION OF ALL RECORDS OF RECORDATION (R.O.R.) LOCATIONS, SHOWN OR NOT SHOWN ON THE PLANS.

FULL SITE SEWER PLAN



RECREATION





TRAILS SUMMARY

WEST SIDE OF PARKWAY

Uses: Pedestrian & Cycle

Neighborhood 1	13,750 linear feet	2.60 miles
Neighborhood 2	8,200 linear feet	1.55 miles
Neighborhood 3	8,300 linear feet	1.57 miles
Neighborhood 9	6,900 linear feet	1.30 miles

SUBTOTAL	37,150 linear feet	7.02 miles
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EAST SIDE OF PARKWAY

Uses: Pedestrian, Cycle, ATV

Neighborhood 4	7,400 linear feet	1.40 miles
Neighborhood 5	19,950 linear feet	3.77 miles
Neighborhood 6	10,650 linear feet	2.01 miles
Neighborhood 7	8,200 linear feet	1.55 miles
Neighborhood 8	11,350 linear feet	2.14 miles
Neighborhood 10	3,700 linear feet	0.70 miles

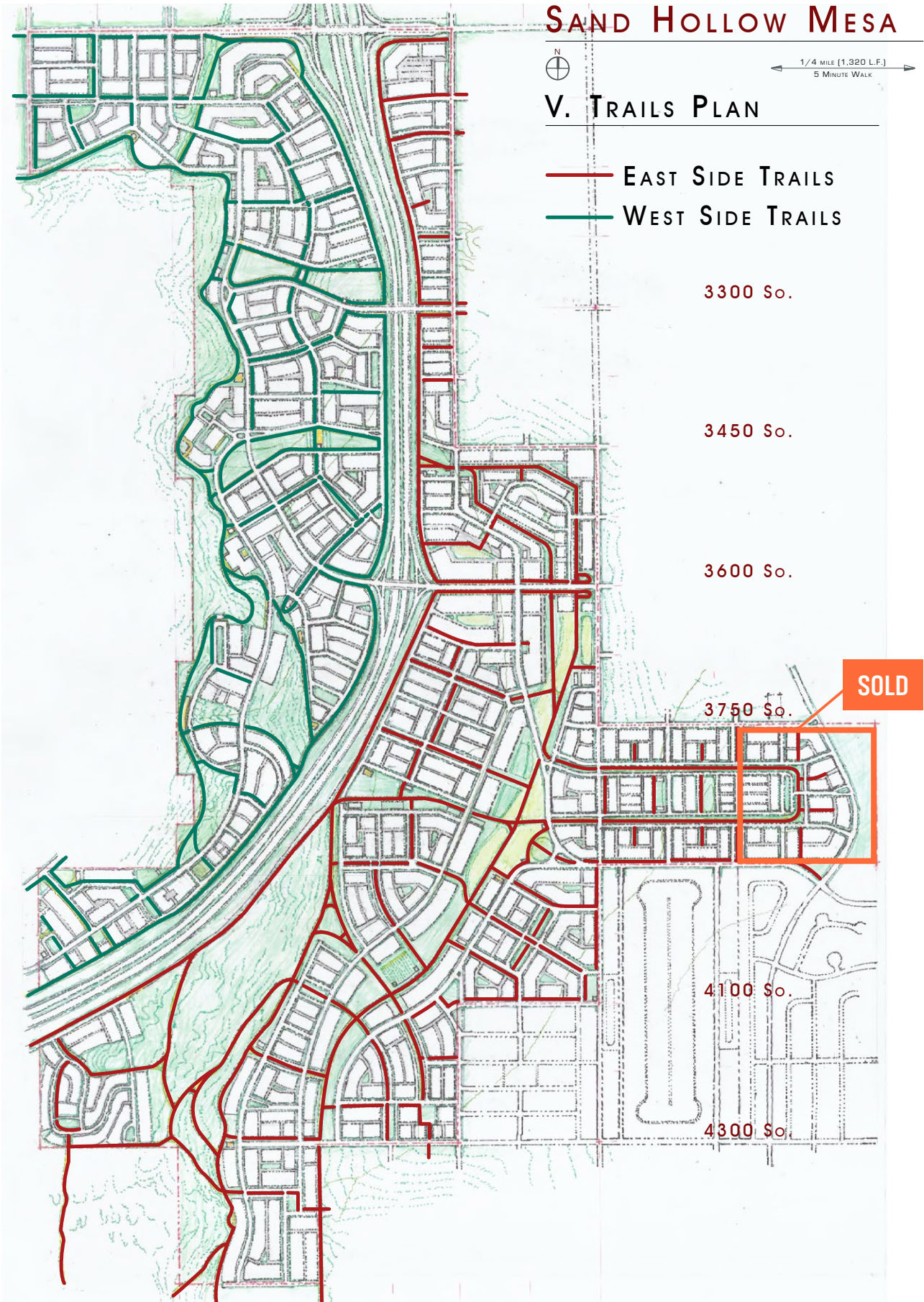
SUBTOTAL	61,250 linear feet	11.57 miles
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PARKWAY CONCOURSE

East & West Sides	21,200 linear feet	4.18 miles
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TOTAL TRAILS	119,600 linear feet	22.77 miles
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ZONING

