AMENITY VISION
(Conceptual Activities May Include)

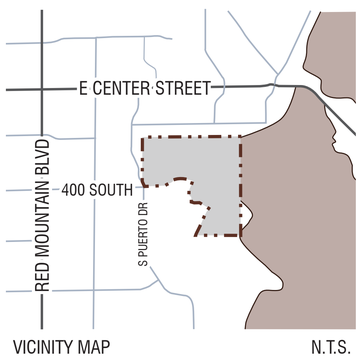
(A) ACTIVE AMENITY
- Clubhouse
- Pool/Spa
- Ball Courts
- Tot Lot
- Dog Park
- Trailhead/Staging Area

(B) RESORT AMENITY
- Clubhouse
- Meeting Rooms/Kitchen
- Fitness Center/Restrooms
- Covered Outdoor Areas
- Pool/Spa/Fountain Play Area
- BBQ/Seating Areas
- Gardens
- Pickle Ball Courts
- Tot Lot
- Dog Park

(C) URBAN PARK
- Jacuzzi
- Outdoor Living Room
- BBQ's
- Open-Air Structure
- Dog Play Area

(D) DESERT OASIS
- Small Pool
- BBQ Area
- Gathering Area

(E) LINEAR PASEO PARK
- Trails and Paths
- Nature Interpretive Area
- Par Course
- Dog Park
- Native Plant Gardens



VICINITY MAP N.T.S.



PROJECT SUMMARY
TOTAL SITE: 113 ACRES
TOTAL HOMES: 457 HOMES

WEST OF HAMBLIN PARKWAY: 214 HOMES
- 13 – 37,000 SF Lots
- 34 – 10,000 SF Lots
- 34 – 7,500 SF Lots
- 56 – 47'x85' Lots
- 77 – Stub Drive SFD

EAST OF HAMBLIN PARKWAY: 243 HOMES
- 23 – 47'x85' Lots
- 30 – Triplex Townhomes
- 90 – Motorcourt Towns Flats
- 100 – Elevator Flats

GROSS DENSITY: 4.0 HOMES/ACRE

STUB DRIVE SINGLE FAMILY
77 HOMES
- 1 & 2 Story
- 1,700 - 2,400 SF
- 2 - 4 Beds | 2 Car Garages

ELEVATOR FLATS
100 HOMES
- 3 Story
- 2,640 - 3,470 SF
- 2 - 5 Beds | 2 Car Garages

MOTORCOURT FLATS
90 HOMES
- 2 - 3 Story
- 1,695 - 2,782 SF
- 3 - 4 Beds | 2 Car Garage with Bonus | Roof Deck

TRIPLEX TOWNHOMES
30 HOMES
- 2 - 3 Story
- 2,350 - 3,800 SF
- 4 - 5 Beds | 2 Car Garage with Bonus | Roof Deck

Notes:
1.Site plan is for conceptual purposes only.
2.Site plan must be reviewed by planning, building, and fire departments for code compliance.
3.Base information per civil engineer.
4.Civil engineer to verify all setbacks and grading information
5.Building Footprints might change due to the final design elevation style.
6.Open space area is subject to change due to the balcony design of the elevation.
7.Building setbacks are measured from property lines to building foundation lines.

CONCEPT PLAN

THE RETREAT AT SNOW CANYON

IVINS, UTAH

EWD

0 75 150 300

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO