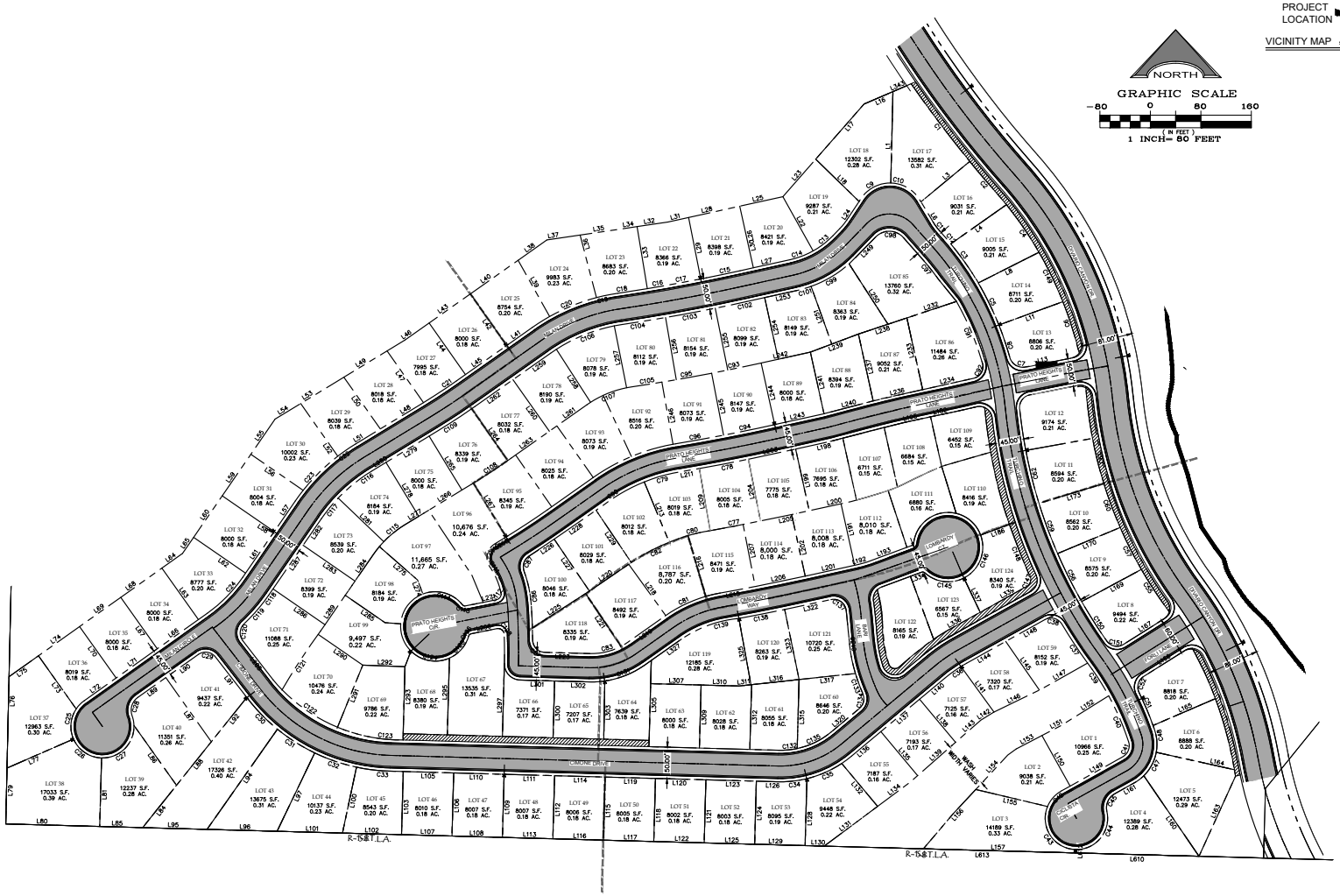
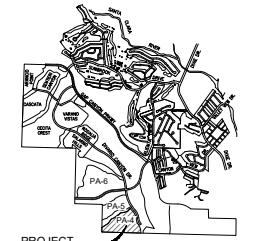
DIVARIO MASTER PLANNED COMMUNITY

PA-4 - LUGANO LANDING

LOCATED IN SECTION XX, TOWNSHIP XX XXXXX, RANGE XX XXXX OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH





VICINITY MAP ST. GEORGE, UTAH

NORTH

SCALE: NTS

OWNER / DEVELOPER / CONTACT

THE DEVELOPER OF THIS PROJECT IS
730 ST. GEORGE, LLC
CONTACT: MARK TEEPEN
8716 SPANISH RIDGE AVE. #120
LAS VEGAS, NEVADA 89148
(702) 232-5799

PROJECT LOCATION

THE PROJECT IS LOCATED AT:
DIVARIO CANYON DRIVE

PROJECT ENGINEER

L.R. NELSON CONSULTING ENGINEERS, INC.
6765 WEST RUSSELL ROAD, SUITE 200
LAS VEGAS, NEVADA 89118-1811
CONTACT: CLAYTON L. NEILSEN
PHONE: (702)798-7978

GEOTECHNICAL ENGINEER

APPLIED GEOTECHNICAL ENGINEERING
CONSULTANTS, INC.
CONTACT: WAYNE ROGERS
158 WEST 1600 SOUTH
ST. GEORGE, UTAH 84770
(435) 673-6850

SITE DEVELOPMENT DATA

ACRES: 33.52
NUMBER OF LOTS: 124
DENSITY: 3.70 UNITS PER ACRES
66', 50' & 45' PUBLIC STREETS
ZONING: R-1-8
MIN LOT SIZE: 6,452 SF
SETBACKS:
25' FRONT
8' & 8' SIDES
10' REAR

NUMBER OF LOTS MORE THAN 10,000 SF - 23
NUMBER OF LOTS 9,000 SF - 9,999 SF - 12
NUMBER OF LOTS 8,000 SF - 8,999 SF - 75
NUMBER OF LOTS 5,800 SF - 7,999 SF - 14
TOTAL LOTS: 124 LOTS

10' LANDSCAPE STRIP OWNED AND MAINTAINED BY DIVARIO MASTER HOA

PLATTED LOTS DATA

ALLOWED # OF UNITS: 3,196
UNITS PLATTED: 197
UNITS PENDING PLATTING: 52
UNITS PROPOSED FOR PLATTING - PA-6: 189
UNITS PROPOSED FOR PLATTING - PA-5: 67
UNITS PROPOSED FOR PLATTING - PA-4: 124
UNITS REMAINING: 2,567

POWER

ST. GEORGE POWER SERVICES
175 EAST 200 NORTH
ST. GEORGE, UTAH 84790
(435) 674-4213

NATURAL GAS

DOMINION ENERGY
1155 EAST 350 NORTH
ST. GEORGE, UTAH 84770
(435) 673-7514

WATER

ST. GEORGE WATER SERVICES
175 EAST 200 NORTH
ST. GEORGE, UTAH 84790
(435) 674-4213

CATV SERVICE

TDS TELECOM
111 WEST 700 SOUTH
ST. GEORGE, UTAH 84770
(435) 628-3681

TELEPHONE

CENTURY LINK
596 N. 1400 E. (TRAILER)
ST. GEORGE, UTAH 84770
(435) 673-9639

DESIGNED BY: CLN	DRAWN BY: CLN	CHKD BY: CLN
JOB NUMBER: 2572-001-211	DATE: July 12, 2022	

NO.	REVISION	DATE	APPL

L. R. NELSON CONSULTING ENGINEERS, LLC
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2296 FAX

ST. GEORGE 730 LLC
C/O INVESTORS
REALITY GROUP

OVERALL SITE PLAN
FOR
DIVARIO MASTER PLANNED COMMUNITY
PA-4 LUGANO LANDING
ST. GEORGE UTAH

PROFESSIONAL ENGINEER
No. 265694
CLAYTON LEE NEILSEN
STATE OF UTAH

SHEET NUMBER
01
OF 8 SHEETS

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