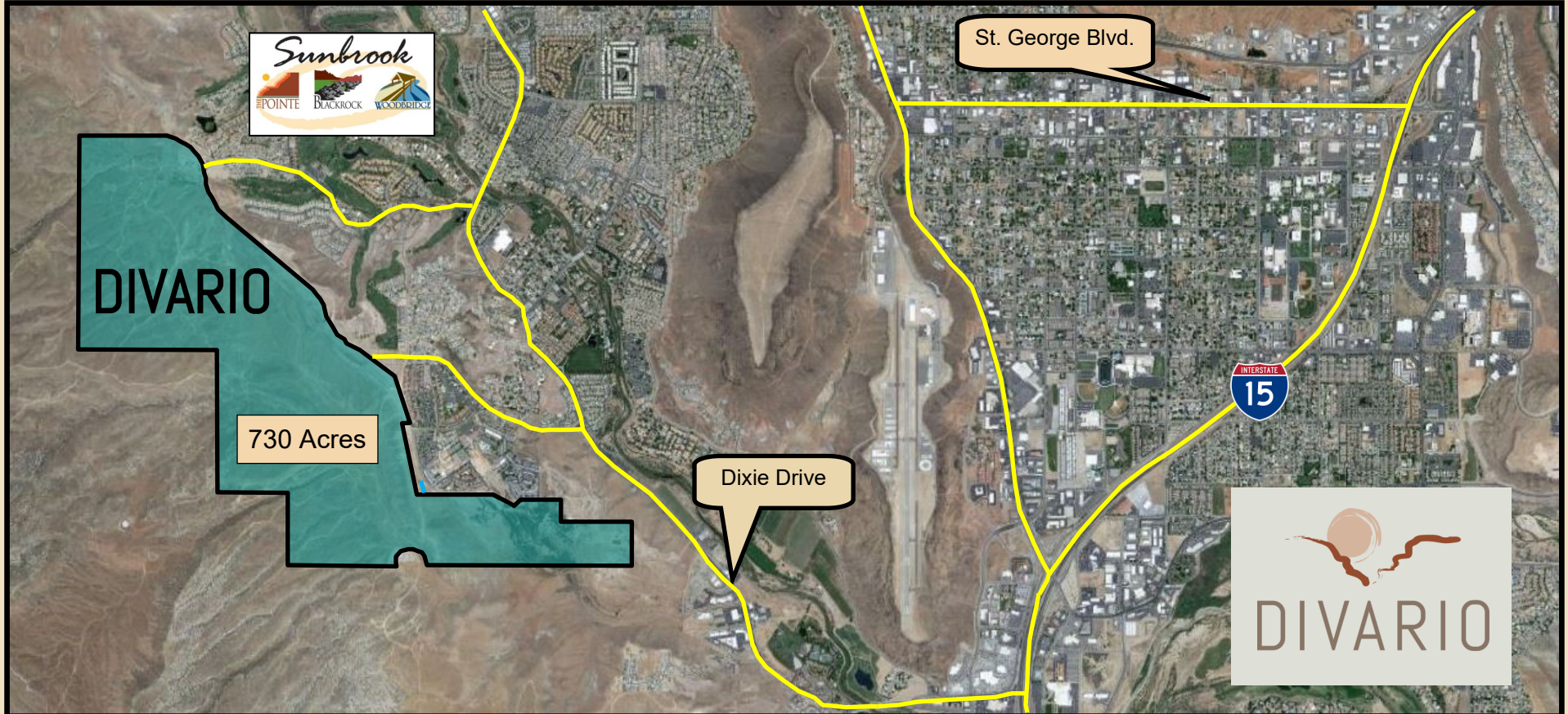


# DIVARIO PA-17 & 18 OFFERING: High Density Residential Development Ground



## Master Planned Community

- 3,196 Residential Units- Fully Entitled and Recorded City Development Agreement.
- Adjacent to Sunbrook Golf Course, Las Palmas Resort, The Highlands, WorldMark.
- Multiple Zoning Uses: High, Medium, and Low Density; 26 Acres Commercial.
- 4 to 15 Units Per Acre. Open Space Allocation for Hiking & Biking Trails, Parks.
- Back Drop of Pine Valley Mountains and Snow Canyon State Park.

Marketed by:

**Rod Packer**

**435-680-2562**

[pack@sginet.com](mailto:pack@sginet.com)



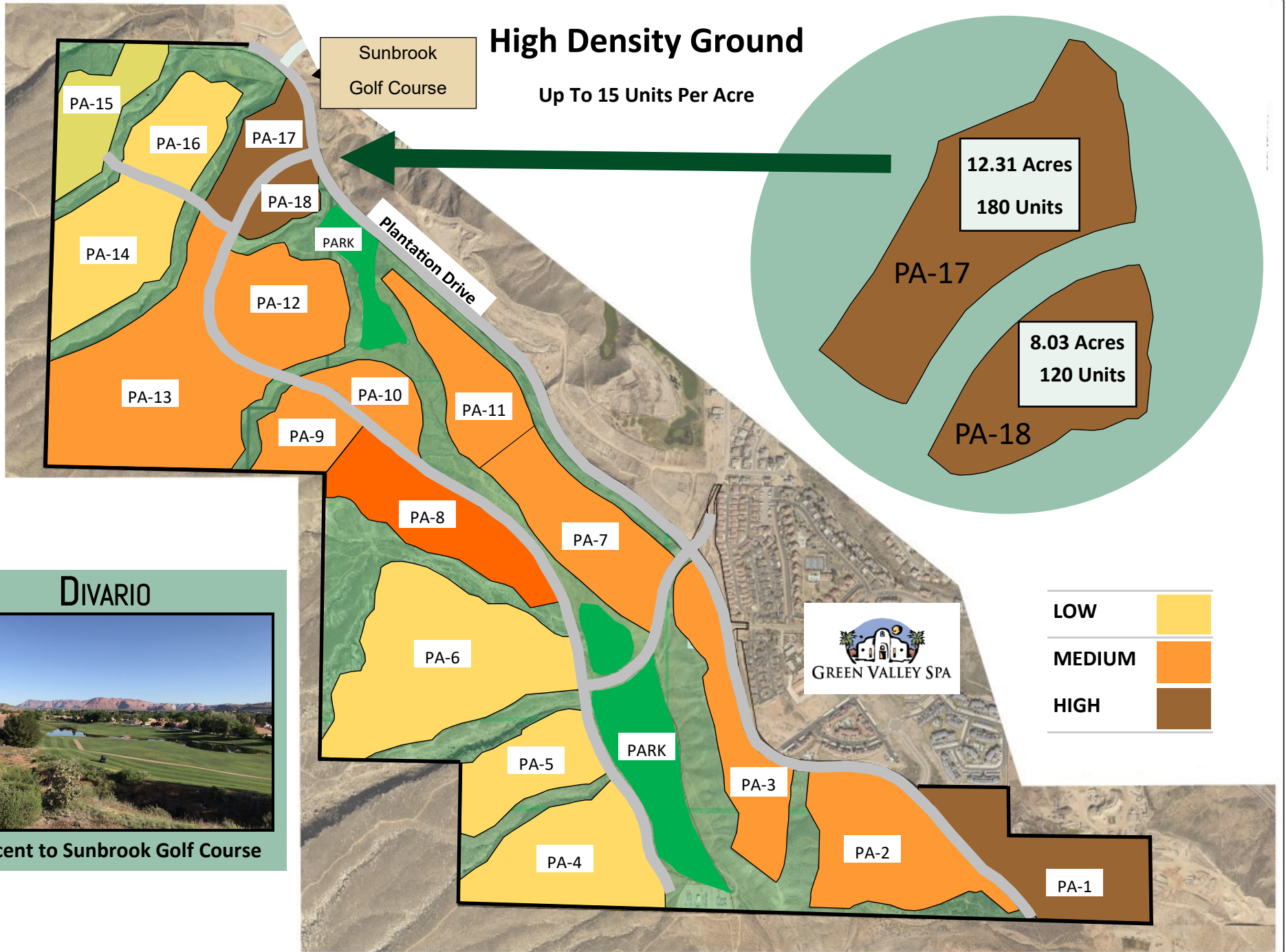
Views!

**DIVARIO — Sunbrook Drive & Plantation Drive**



# High Density Ground

Up To 15 Units Per Acre



## DIVARIO



Adjacent to Sunbrook Golf Course

PA-17

12.31 Acres

Up To 180 Units



PA-18

8.03 Acres

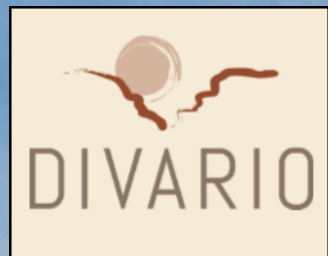
Up To 120 Units





PA-17





Property Lines Are Approximated

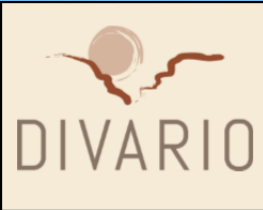




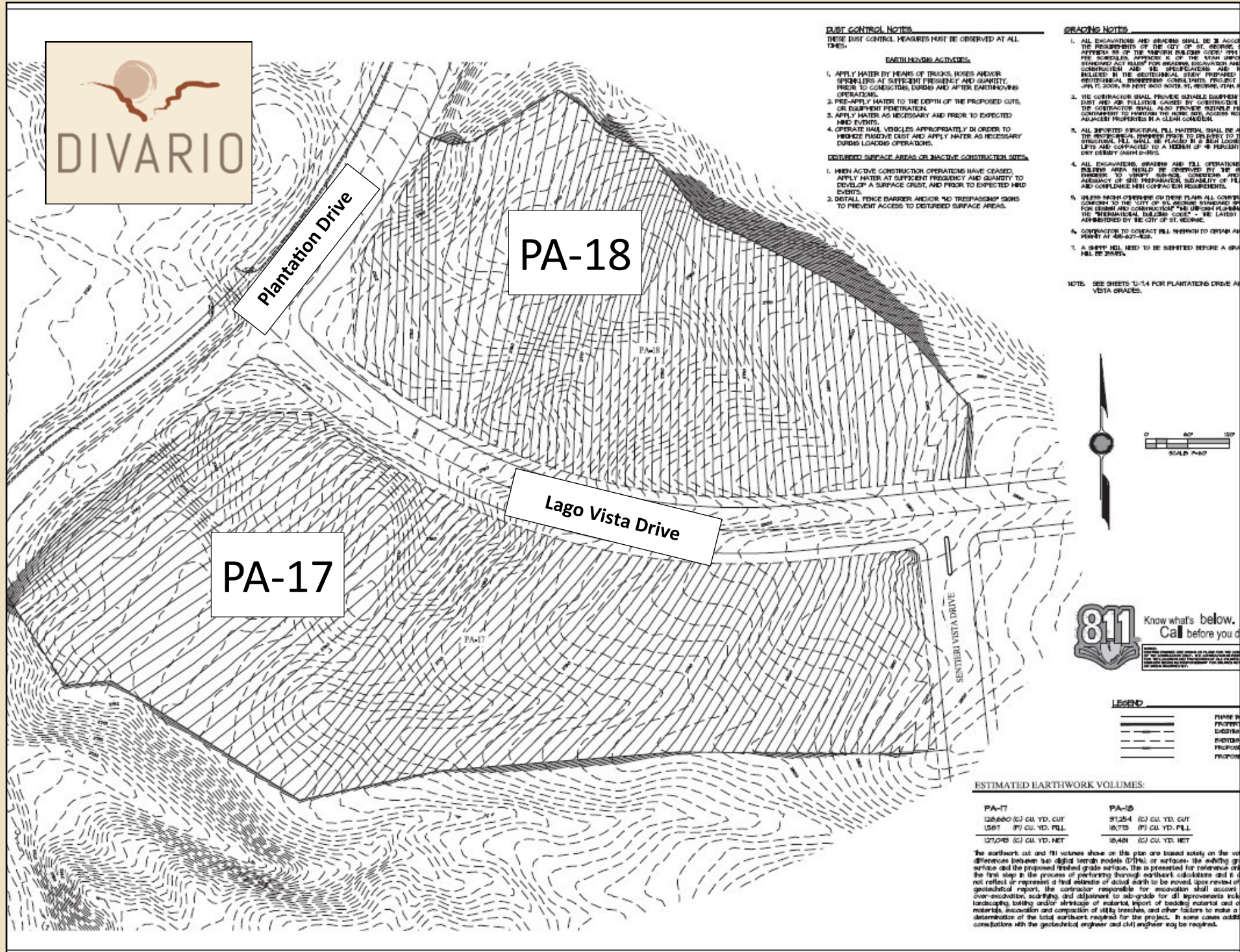
**PA-18**



Property Lines Are Approximated







**DUST CONTROL NOTES**

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES.

**EARTHMOVING ACTIVITIES**

1. APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY PRIOR TO CONSTRUCTION, DURMS AND AFTER EARTHMOVING OPERATIONS.
2. PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS, OR EQUIPMENT PENETRATION.
3. APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
4. OPERATE MAIL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE PASSENGER DUST AND APPLY WATER AS NECESSARY DURMS LOADING OPERATIONS.

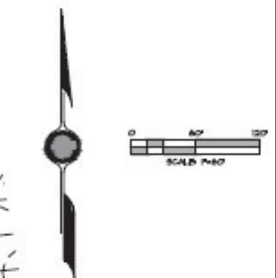
**CONTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES**

1. WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST, AND PRIOR TO EXPECTED WIND EVENTS.
2. INSTALL FENCE BARRIERS AND/OR NO TRESPASSING SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

**GRADING NOTES**

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORD WITH THE REQUIREMENTS OF THE CITY OF ST. GEORGE, ATTACHED 98 OF THE AMERICAN PUBLISHED CODES WITH PER SCHEDULED APPROACH 10 OF THE STATE UNIFORM STANDARD ACT RELIANT FOR EXCAVATION, EROSION/CONTROL AND CONSTRUCTION AND BE SPECIFICALLY AND IN ACCORD WITH THE GEOTECHNICAL STUDY PREPARED BY GEOTECHNICAL ENGINEERING CONSULTANTS PROJECT DATE: 10/2008, AND PERIST 8007 NORTH 91, PERIST, 01/14/11.
2. THE CONTRACTOR SHALL PROVIDE STABLE EROSION CONTROL AND AIR POLLUTION CONTROL BY CONSTRUCTING THE CONTRACTOR SHALL ALSO PROVIDE STABLE TO BE COMPATIBLE TO PROTECT THE ADJACENT PROPERTIES AND ADJACENT PROPERTIES IN A CLEAR CONDUIT.
3. ALL EXPOSED SUBSTRATE FILL MATERIAL SHALL BE AT THE PROPOSED FINISH SURFACE TO BE EXPOSED TO STRUCTURAL FILL SHALL BE PLACED IN 4" TO 6" LAYER LOTS AND COMPACTED TO A DENSITY OF 95 PERCENT DRY WEIGHT (AASH T-99).
4. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS SHALL BE MONITORED BY OBSERVED BY THE ENGINEER TO VERIFY SURFACE GRADATIONS AND ADEQUACY OF THE PREPARATION, STABILITY OF FILL AND COMPLIANCE WITH CONSTRUCTION REQUIREMENTS.
5. WHEN WORK OPERATIONS ON THESE PLANS ALL CORNER CORNER TO THE CITY OF ST. GEORGE, STANDARDS FOR CONSTRUCTION AND CONSTRUCTION AND APPROVED PLANS BY THE "INTERNATIONAL MEASUREMENT CODE" - THE LATEST AUTHORITY BY THE CITY OF ST. GEORGE.
6. CONTRACTOR TO CONTACT THE ENGINEER TO OBTAIN A PERMIT AT 438-627-433.
7. A 30"X30" HOLE NEED TO BE IDENTIFIED BEFORE A GRADE HILL TO BE DRIVEN.

NOTE: SEE SHEETS 13-14 FOR PLANTATIONS DRIVE AND VISTA GRADIES.



**811** Know what's below. Call before you dig.

811 is a free service that allows you to find out what underground utilities are located on your property before you dig. Call 811 at least 48 hours before you start any excavation project. This service is available 24 hours a day, 7 days a week. For more information, visit www.811.com.

**LEGEND**

	FRAME IN PROGRESS
	EXISTING
	PROPOSED
	PROPOSED

**ESTIMATED EARTHWORK VOLUMES:**

PA-17	PA-18
12660 (C) CU. YD. CUT	31254 (C) CU. YD. CUT
1507 (F) CU. YD. FILL	16735 (F) CU. YD. FILL
12705 (C) CU. YD. NET	16419 (C) CU. YD. NET

The earthwork cut and fill volumes shown on this plan are based solely on the vertical differences between two digital terrain models (DTMs) or surfaces: the existing ground surface and the proposed finished grade surface. This is presented for reference and is the first step in the process of performing thorough earthwork calculations and it does not reflect or represent a final estimate of actual earth to be moved. Upon review of a geotechnical report, the contractor responsible for excavation shall account for over-excavation, scarification and adjustment to sub-grade for all improvements including landscaping, planting and/or shrinkage of material, import of bedding material and of materials, excavation and compaction of utility trenches, and other factors to make a determination of the total earthwork required for the project. In some cases additional consultation with the geotechnical engineer and civil engineer may be required.

