

DOC # 20190051715

Agreement Page 1 of 19
Russell Shirts Washington County Recorder
12/10/2019 04:20:50 PM Fee \$ 0.00
By ST GEORGE CITY



When Recorded Return To:
City of St. George
City Attorney's Office
175 East 200 North
St. George, Utah 84770

SG-CIVI-2-CB, SG-CIVI-4-CB, SG-CIVI-5-CB,
SG-357-A-2-CB, SG-357-B-CB, SG-358-CB, and
SG-359-CB

**THIRD AMENDMENT TO
JOINT DEVELOPMENT AGREEMENT BETWEEN
SG BOULEVARD LAND, LLC, THE CITY OF ST. GEORGE,
AND THE NEIGHBORHOOD REDEVELOPMENT AGENCY OF THE CITY OF ST. GEORGE**

THIS THIRD AMENDMENT TO JOINT DEVELOPMENT AGREEMENT (the "Third Amendment") is made this 21 day of November, 2019, by the City of St. George (the "City"), the Neighborhood Redevelopment Agency of the City of St. George ("Agency"), and SG Boulevard Land, LLC, a Utah limited liability company ("Developer"). Each of the City, Agency and Developer are a "Party" and collectively, the "Parties" to this Third Amendment.

RECITALS

A. On or about March 15, 2017, the City, Agency and Developer entered into that certain Joint Development Agreement recorded March 17, 2017, as Entry Number 20170011162 in the official records of Washington County, Utah, and as amended by the First Amendment to Joint Development Agreement recorded July 13, 2018, as Entry Number 20180028871 in the official records of Washington County, Utah, and as amended by the Second Amendment to Joint Development Agreement recorded August 13, 2019, as Entry Number 20190032106 in the official records of Washington County, Utah (collectively, the "Original Joint Development Agreement"). The Original Joint Development Agreement as amended by this Third Amendment shall hereinafter be referred to as the "Joint Development Agreement". The land subject to the Joint Development Agreement is located in Washington County, State of Utah and is more fully described on Exhibit A attached hereto.

B. The Parties desire to amend the Joint Development Agreement to reflect minor adjustments to the Project (as defined in the Original Joint Development Agreement) including phased occupancy in Phases 1B, 1C and 2 of the Project.

AGREEMENT:

NOW, THEREFORE, the Owners hereby amend the Joint Development Agreement as follows:

1. Definitions. Capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in the Original Joint Development Agreement.

2. Phased Occupancy and Completion of Improvements. The Parties hereby amend the Original Joint Development Agreement to include the following sections as if originally included in the Original Joint Development Agreement:

2.1. O. [§315] Occupancy and Improvements.

a. Applicant desires to partially occupy the north building parking structure, Parcel No. SG-CIVI-2-CB, at 57 W. St. George Boulevard (the "North Apartment Building

Parking"), and City approves this request on condition that Applicant strictly complies with the conditions and requirements of this Agreement;

b. Applicant desires to occupy the hotel structure, Parcel No. SG-CIVI-1-CB, at 25 W. St. George Boulevard (the "Hotel Building"), and City approves this request on condition that Applicant strictly complies with the conditions and requirements of this Agreement;

c. City cannot grant approval until Applicant agrees to the conditions set forth herein;

d. Occupancy of North Apartment Building Parking Floor 3: Pursuant to the Second Amendment to Joint Development Agreement, City agreed to permit Developer to occupy floors 1 and 2 of the North Apartment Building Parking. Pursuant to this Third Amendment, City agrees to permit Developer to occupy floors 1-3 of the North Apartment Building Parking, if, and only if, Developer strictly complies with the conditions and requirements of this Agreement. Prior to November 25, 2019, Developer shall complete all improvements, and pass all inspections related to the North Apartment Building Parking Floor 3, including, but not limited to, all means of egress to a public way, and as depicted on Exhibit B. No occupancy permit for portions of the North Apartment Building Parking Floor 3 will be issued until Developer completes all requirements herein.

e. Future Occupancy of North Apartment Building and Parking Floor 4: City agrees to permit Developer to obtain a new building permit for portions of the North Apartment Building that are not completed, and are not occupied (the entirety of the apartment building and parking structure floor 4), if, and only if, Developer strictly complies with the terms and conditions in the proposed building permit and its attachments, incorporated herein as Exhibit C. Upon fulfillment of requirements for Parking Level 3, from the Second Amendment to Joint Development Agreement, attached Exhibit C will replace Building Permit No. 56932. Thereafter, no occupancy permits for any portion, or the entirety, of the apartment building and parking structure floor 4 will be issued until Developer strictly complies with the new building permit, and completes all improvements for the City View Project by March 1, 2020 (the "Completion Date"). Developer agrees, and specifically conditions any such certificate of occupancy, on completion of Lots 2 and 5, and the alley adjacent to Lot 5, including, but not limited to: (1) the entirety of the North Apartment Building and Parking Floor 4; (2) all private amenities and landscaping depicted in the approved site plans for Lot 2 and the North Apartment Building; and (3) the entirety of Lot 5, and the alley adjacent to Lot 5, including all improvements depicted on the Landscape Concept Plan as finally approved by City, and as depicted in draft form on Exhibit D.

f. Occupancy of Hotel Building: City agrees to permit Developer to utilize the Hotel Building temporarily, and only for employee training purposes, prior to occupancy and opening to the public (the "Temporary Use Permit") by November 25, 2019 (Phase 1B on Exhibit C), if, and only if, Developer strictly complies with the conditions and requirements of this Agreement. No public occupancy, use or hotel booking is permitted during the Temporary Use Permit period. Employees and trainers will access the Hotel Building only through the Completed Access Path or from public street entrances as shown on Exhibit B attached hereto designated as "Completed Access Path," "Access Path to Parking," and "Emergency Path of Egress". A final full occupancy permit for the Hotel Building will be issued after Developer completes Phase 1C and all requirements herein.

g. The designated egress for access between North Apartment Building Parking and the Hotel Building, is set forth on Exhibit B ("Completed Access Path"). The Completed Access Path shall be constructed in accordance with all laws, standards, and specifications, and to the satisfaction of City, in its sole discretion, to provide safe access, free of

construction debris and hazards. The Completed Access Path shall not provide any ingress, egress, or access of any type for construction, construction equipment, construction personnel, or their employees, independent contractors, guests, licensees, or invitees. Signage shall be installed to direct all Hotel Building employees, trainees, guests, licensees, or invitees, between the North Apartment Building Parking and the Hotel Building, and through the Completed Access Path. Strict compliance shall be monitored at all times by Developer.

h. All portions of the North Apartment Building and Lot 5 without an occupancy permit shall be restricted from access by all South Apartment Building residents, and their guests, licensees, or invitees and Hotel Building employees, trainees, guests, licensees, or invitees. All portions of the North Apartment Building Parking and Hotel Building with occupancy permits shall be restricted from access by all City View Project construction personnel, vehicles, equipment, storage, or supplies. A final occupancy permit for the North Apartment Building shall be issued after Developer completes Phase 2 and all requirements herein.

2.1.2. P. **[§316] Cost of Improvements.** The cost of Improvements (as defined below), their installation and completion, shall be completely and wholly borne by Developer and shall include:

a. All remaining "Improvements" on and adjacent to Lot 5 of the City View Subdivision (Parcel SG-CIVI-5-CB), which is the City's property, consisting of the following in this order:

- i. Pavement of alleyway south of the Hotel Building depicted in Phase 1C; and
 - ii. Landscaping in Phase 2 and Pavement of alleyway east of South Apartment Building; and
 - iii. All improvements depicted on the Landscape Concept Plan as finally approved by City, and as depicted in draft form on Exhibit D.
- b. The sidewalk leading from the surface parking adjacent to the North Parking Structure along the south side of Phase 1A to the South Building; and
- c. The block retaining wall associated with the above-mentioned sidewalk; and
- d. All improvements itemized in paragraph 2.1(e), above.

2.1.3. Q. **[§317] Building Permits.** Developer shall apply for and obtain a new Building Permit for the North Apartment Building and the fourth level of the North Parking Structure, and at all times stay compliant with the terms and conditions of the Building Permits and the terms of this Agreement.

2.1.4. R. **[§318] Time.** An occupancy permit for North Apartment Building shall not issue until such time as City determines all conditions and requirements in this Agreement have been met, in its sole discretion. The deadline for completing North Apartment Building, and the Improvements listed in §§ 315 and 316 above, is the Completion Date, and Developer will not receive any final occupancy permit until all Improvements listed in §§ 315 and 316 above are completed. If Developer does not meet the Completion Date deadline, Developer shall provide an additional completion bond for the balance of the improvements required to complete the North Apartment Building, and the Improvements listed in §§ 315 and 316 above. An occupancy

permit for the Hotel Building, and the North Apartment Building, shall not issue until such time as City determines all conditions and requirements in this Agreement have been met, in its sole discretion.

2.1.5. S. [§319] Acceptance. Developer shall not be relieved from the obligation to complete all conditions, and install all Improvements, until completed and installed to the satisfaction of City. Developer expressly acknowledges and agrees that nothing in this Agreement shall be deemed to relieve Developer from the obligation to pass all inspections, comply with applicable laws, including City Ordinances, and City of St. George Standard Specifications for Design and Construction, and all applicable requirements of the City necessary for approval of any development of Developer's property, and City View St. George, including the payment of fees, and compliance with all other applicable ordinances, resolutions, regulations, policies, and procedures of the City, and compliance with all laws, except as modified or waived in this Agreement.

2.1.6. U. [§321] Failure to Pay. Should Developer fail to perform its obligations pursuant to the terms of this Agreement, or reimburse City as herein agreed, Developer recognizes City's right to recover the costs necessary to complete the obligations and install the Improvements, or obtain reimbursement therefor, through foreclosure proceedings on the situs of City View St. George project, also described in Exhibit A.

2.1.7. V. [§322] Additional Requirements. No construction vehicles, equipment, or supplies shall be parked, or stored, in a manner that interrupts or obstructs in any way the occupancy of the North Apartment Building Parking, the Hotel Building, or the Completed Access Path, the Access Path to Parking, and the Emergency Path of Egress. Developer shall submit to inspections by City of the Property and the City View Project at all times, with or without notice.

2.1.8. W. [§323] Compliance. Developer shall monitor compliance with the terms of this Agreement, and every thirty (30) days provide City with a written report of Developer's progress toward completing the Improvements in a timely manner.

3. As-Built Construction Drawings. Developer shall deliver As-Built Construction Drawings within ten business days of the granting of the Certificate of Occupancy for the Hotel Building and the North Apartment Building, respectively.

4. Survival of Remaining Terms of Original Joint Development Agreement. Except as specifically amended herein, the Original Joint Development Agreement, the First and Second Amendments, and all of their terms and provisions, remain in full force and effect.

5. Effective Date. This Third Amendment shall be effective as of the date of recording in Washington County, Utah, of an original of this Third Amendment properly executed and acknowledged hereto.

[SIGNATURES FOLLOW ON NEXT PAGES]

IN WITNESS WHEREOF, the Parties have executed this Third Amendment as of the date first written above.

CITY OF ST. GEORGE:

Jonathan T. Pike
Signature
By: Jonathan T. Pike
Its: Mayor
Date: 11/21/19



ATTEST:

Christina Fernandez
Signature
By: Christina Fernandez
Title: City Recorder
Date: 11/21/19

NEIGHBORHOOD REDEVELOPMENT AGENCY OF THE CITY OF ST. GEORGE:

Jonathan T. Pike
Signature
By: Jonathan T. Pike
Its: Mayor Chairman
Date: 11/21/19



ATTEST:

Christina Fernandez
Signature
By: Christina Fernandez
Title: Secretary
Date: 11/21/19

APPROVED AS TO FORM:

V. Hales
Signature

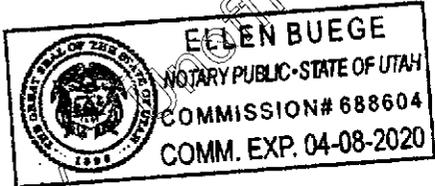
By: *Victoria H. Hales*

Its ~~Asst~~ CITY ATTORNEY

Date: 11/21/19

State of Utah)
) :ss.
County of Washington)

The foregoing instrument was acknowledged before me this 21 day of NOV., 2019, by Jonathan T. Pike duly acknowledged to me that having received proper authorization to do so, s/he signed this instrument.



[Signature]
Notary Public

SG BOULEVARD LAND, LLC, (DEVELOPER)



Signature

Name: Cameron Gunter

Its: MANAGER

Date:

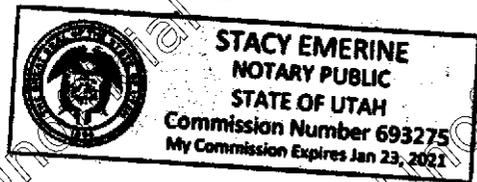
11-15-2019

State of Utah)
):ss.
County of Utah)

The foregoing instrument was acknowledged before me this 15th day of NOV, 2019, for and on behalf of SG BOULEVARD LAND, LLC by Cameron Gunter, its Manager, who duly acknowledged to me that having received proper authorization to do so, he signed this instrument for and in behalf of the limited liability company, and that the execution of the instrument is the act of the limited liability company for the purposes stated in it.



Notary Public



**EXHIBIT A
LEGAL DESCRIPTION OF THE SITE**

PARCELS PREVIOUSLY OWNED BY THE CITY OF ST. GEORGE TRANSFERRED TO DEVELOPER

- SG-CIVI-1-CB** Lot 1, City View Final Plat Subdivision, St. George, Utah, according to the Official Plat thereof on file and of record in the Washington County Recorder's Office, Utah
- SG-CIVI-2-CB** Lot 2, City View Final Plat Subdivision, St. George, Utah, according to the Official Plat thereof on file and of record in the Washington County Recorder's Office, Utah
- SG-CIVI-3-CB** Lot 3, City View Final Plat Subdivision, St. George, Utah, according to the Official Plat thereof on file and of record in the Washington County Recorder's Office, Utah
- SG-CIVI-4-CB** Lot 4, City View Final Plat Subdivision, St. George, Utah, according to the Official Plat thereof on file and of record in the Washington County Recorder's Office, Utah
- SG-CIVI-5-CB** Lot 5, City View Final Plat Subdivision, St. George, Utah, according to the Official Plat thereof on file and of record in the Washington County Recorder's Office, Utah

PARCELS OWNED BY GREEN GATE VILLAGE INVESTORS, LLP

- SG-357-A-2** ST GEORGE CITY SUR PLAT A BLK 25 (SG) Lot: 3 AND:- Lot: 4 N 80 FT W1/2 LOT 3 & E 33 FT N 80 FT LOT 4 BLK 25 PLAT A SGCS
- SG-357-B** ST GEORGE CITY SUR PLAT A BLK 25 (SG) Lot: 3, Subdivision: ST GEORGE CITY SUR PLAT A BLK 25 (SG) Lot: 4 S 184 FT OF W1/2 LOT 3 & S 184 FT OF E1/2 LOT 4 BLK 25 PLAT A SGCS
- SG-358** ST GEORGE CITY SUR PLAT A BLK 25 (SG) Lot: 3 E1/2 LOT 3 BLK 25 PLAT A SGCS.
- SG-359** ST GEORGE CITY SUR PLAT A BLK 25 (SG) Lot: 4 S 184 FT OF W1/2 LOT 4 BLK 25 PLAT A SGCS

EXHIBIT B
 Phasing Boundaries and Access Paths
 (4 pages)

FENCE TO BE IN PLACE
 WHEN ALLEYWAY BLOCKED
 FOR CONSTRUCTION

MAIN STREET

ST. GEORGE BLVD.

NORTH
 APARTMENT
 BUILDING
 PARKING

SOUTH
 APARTMENT
 BUILDING

TABERNACLE STREET

SEE ATTACHED PLAN FOR
 STRIPING DIMENSIONS &
 AVAILABLE PARKING STALLS

182 PARKING STALLS AVAILABLE
 14 = LEASING OFFICE
 51 = PARKING GARAGE LEVEL 1
 62 = PARKING GARAGE LEVEL 2
 55 = PARKING GARAGE LEVEL 3

- KEY:
- ☐ PHASE 1A - COMPLETED 07.26.19
 - ▒ PHASE 1B - COMPLETED 11.27.19
 - PHASE 1C - COMPLETED 12.31.19
 - PHASE 2 - COMPLETED 03.29.20

- TEMPORARY FENCING
- - - EMERGENCY ACCESS ROAD
- ////// STRIPING @ PATH OF EGRESS

- EMERGENCY PATH OF EGRESS
- ACCESS PATH TO PARKING
- HOTEL ADA ROUTE

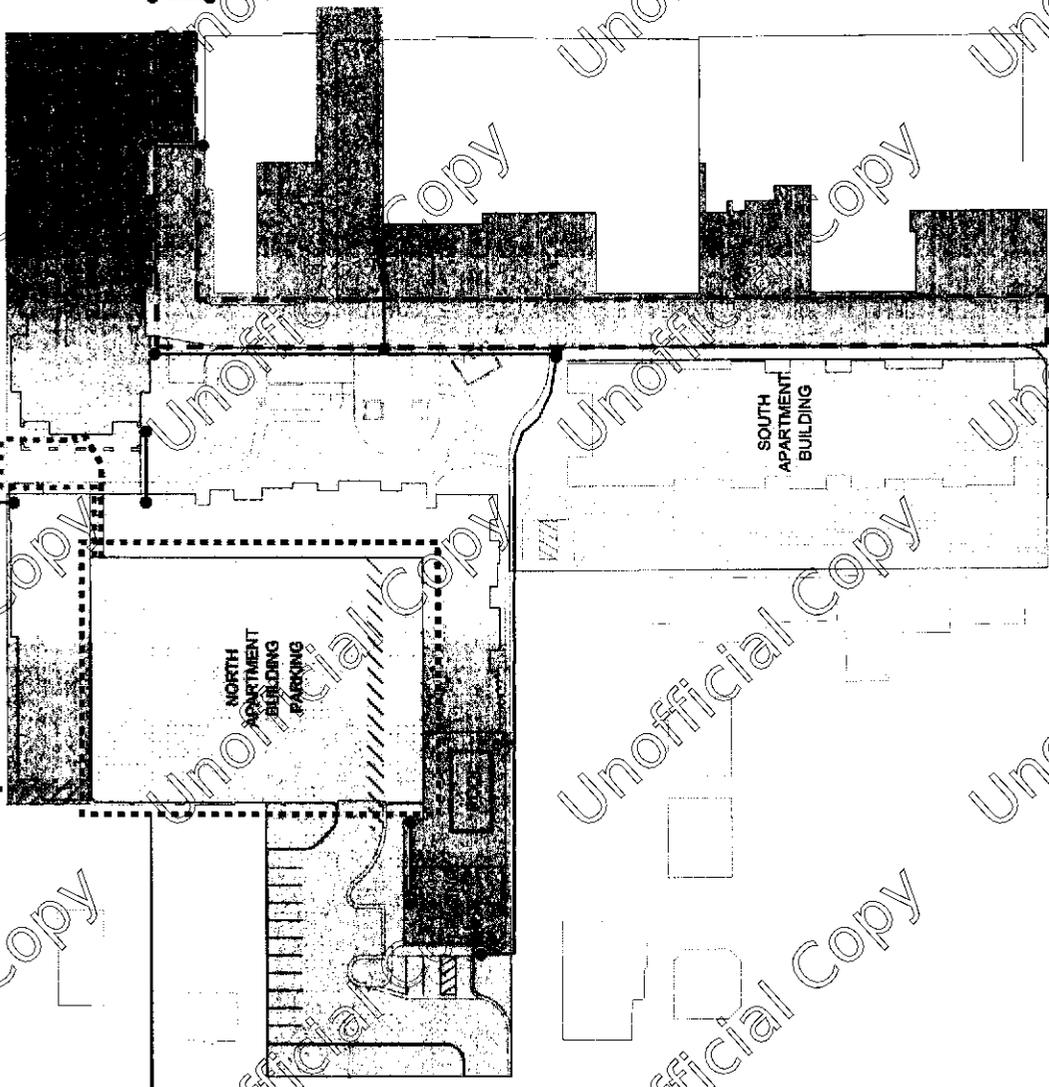
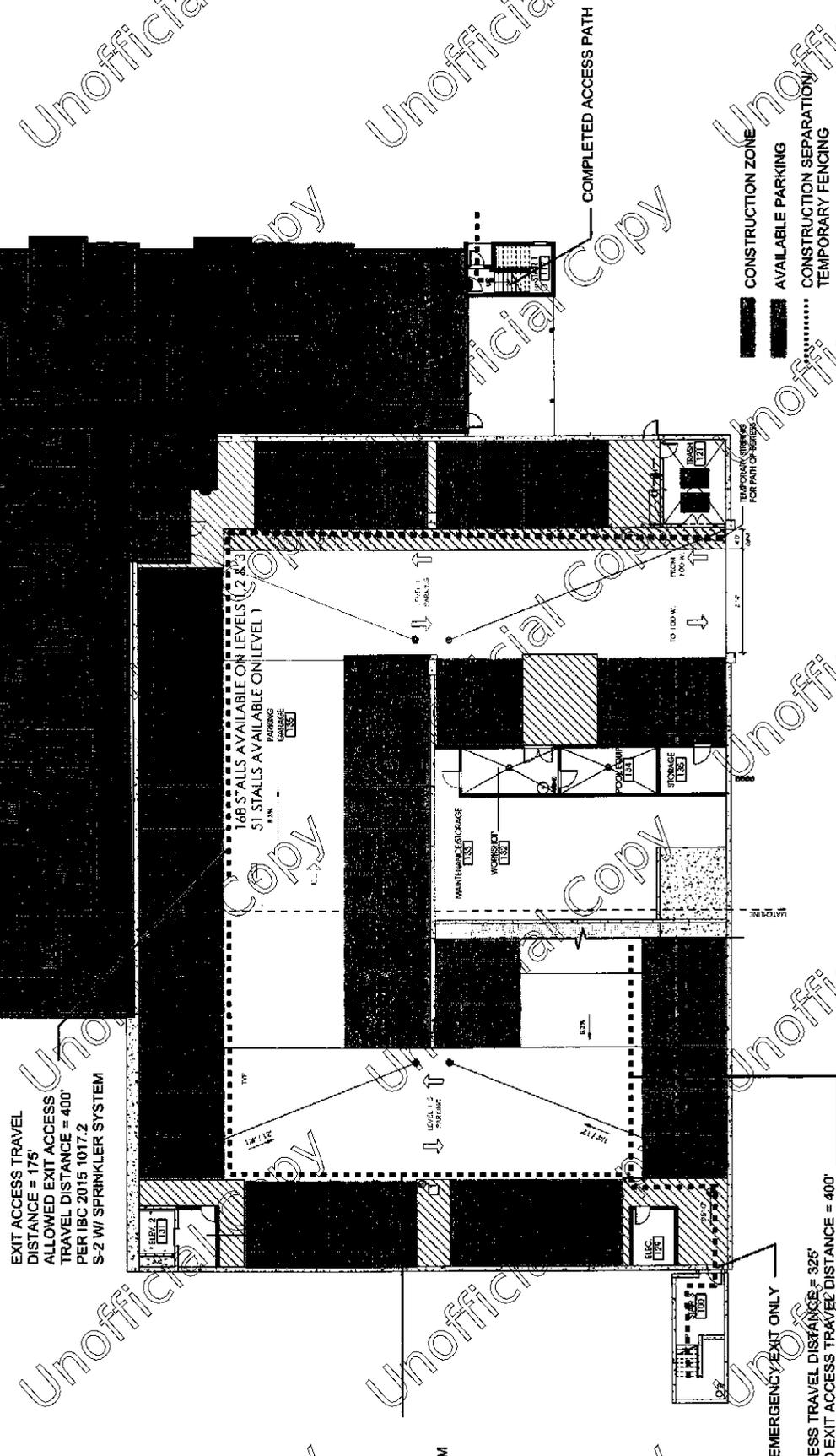


EXHIBIT B
PHASING BOUNDARIES AND ACCESS PATHS



- CONSTRUCTION ZONE
- AVAILABLE PARKING
- CONSTRUCTION SEPARATION
- TEMPORARY FENCING
- PATH OF EGRESS
- STRIPING @ PATH OF EGRESS

● "CONSTRUCTION AREA NO PUBLIC ACCESS" SIGN

EXIT ACCESS TRAVEL
DISTANCE = 175'
ALLOWED EXIT ACCESS
TRAVEL DISTANCE = 400'
PER IBC 2015 1017.2
S-2 W/ SPRINKLER SYSTEM

547 ± 1: 200 GSF
18,790 SF/200
94 OCCUPANTS
2 EXITS REQUIRED

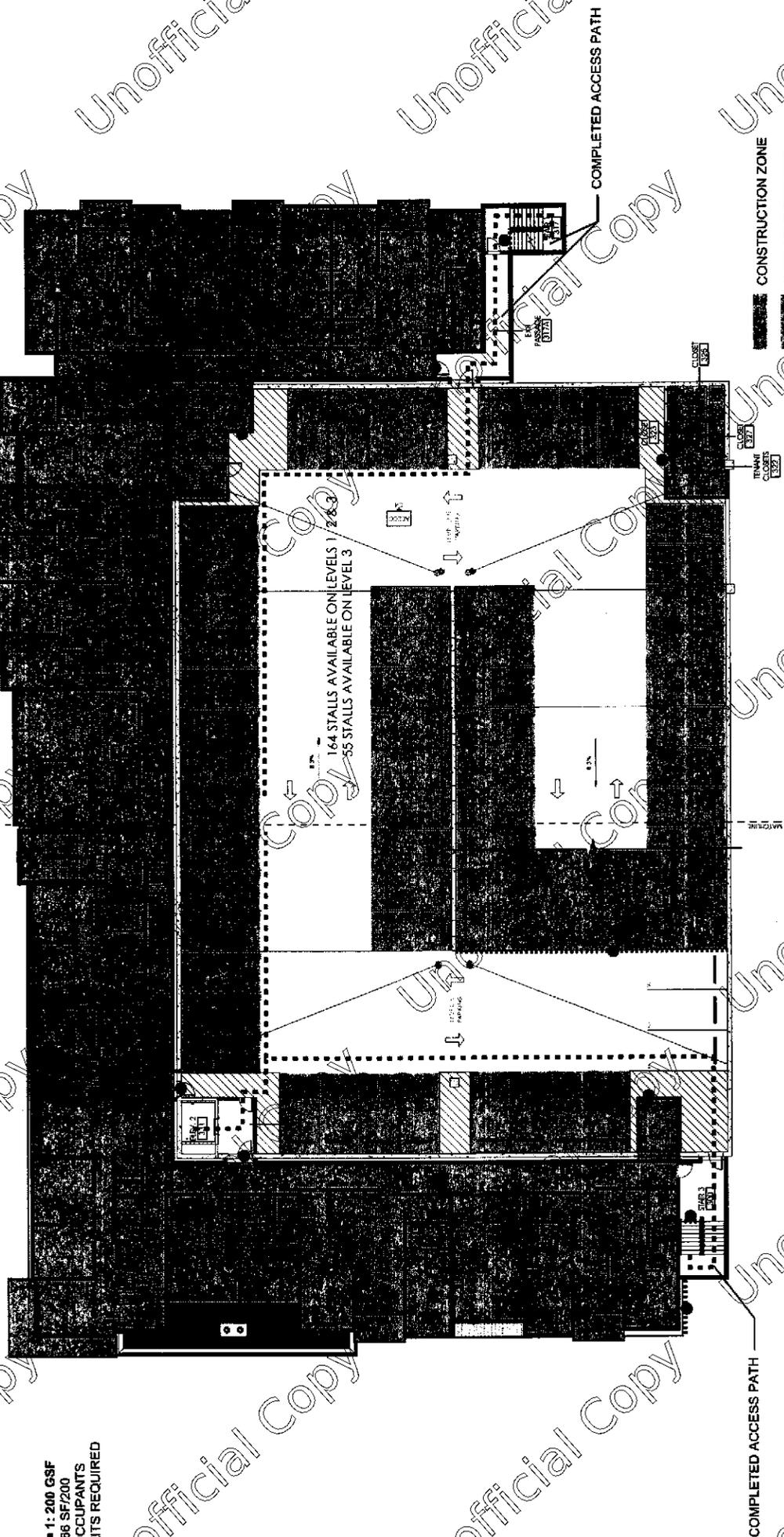
EXIT ACCESS TRAVEL
DISTANCE = 175'
ALLOWED EXIT ACCESS
TRAVEL DISTANCE = 400'
PER IBC 2015 1017.2
S-2 W/ SPRINKLER SYSTEM

DOOR IS EMERGENCY EXIT ONLY
EXIT ACCESS TRAVEL DISTANCE = 325'
ALLOWED EXIT ACCESS TRAVEL DISTANCE = 400'
PER IBC 2015 1017.2
S-2 W/ SPRINKLER SYSTEM

168 STALLS AVAILABLE ON LEVEL 2
51 STALLS AVAILABLE ON LEVEL 1

WORKSHOP
STORAGE
STORAGE
STORAGE

TO 100 W
TO 100 S



S-2 = 1: 200 GSF
 15,066 SF/200
 76 OCCUPANTS
 2 EXITS REQUIRED

- CONSTRUCTION ZONE
- AVAILABLE PARKING
- CONSTRUCTION SEPARATION/ TEMPORARY FENCING
- PATH OF EGRESS
- 'CONSTRUCTION AREA NO PUBLIC ACCESS' SIGN
- STRIPING @ PATH OF EGRESS

Unofficial Copy

**EXHIBIT C
BUILDING PERMITS**

EXHIBIT C

BECOMES PERMIT WHEN SIGNED & PAID

ST. GEORGE BUILDING PERMIT APPLICATION

ALL ITEMS WITH ASTERISK * MUST BE FILLED OUT

*Date of Application 11/18/19		Date Received NOV 18 2019		Date Issued		Permit Number	
*Name of Applicant NASATCH COMMERCIAL BUILDERS, LLC				*Main Floor Sq Ft		BUILDING FEE SCHEDULE	
*Phase 1		*Lot# 2		*Subd. Name & Number CITY VIEW		*Total Sq Ft	
Bldg Address 57 W ST. GEORGE BOULEVARD				*Rough Basement Sq Ft		Special Approvals	
*Cost of Construction				*Assessor Parcel No CG - 2-2-2-2-2		*Finish Basement Sq Ft	
Single Family <input type="checkbox"/> Condo <input type="checkbox"/> MFG <input type="checkbox"/> Commercial <input type="checkbox"/>				*2nd Floor Sq Ft		City Zoning Approval	
Apartments <input checked="" type="checkbox"/> Townhomes <input type="checkbox"/>				*Garage/Carport Sq Ft		Board of Adjustment / PC	
Owner/Builder <input type="checkbox"/> Custom <input type="checkbox"/> Spec <input type="checkbox"/> Other <input type="checkbox"/>				Type of Bldg Const		Health Department	
*# of Units 44 (NORTH BUILDING)				*No of Bldgs		Fire Department	
*Owner of Property SG BOULEVARD MULTIFAMILY, LLC				*No of Stories		Soil Report	
*Mailing Address 180 N. UNIVERSITY AVE STE 200 PROVO, UT 84601				*No of Bedrooms		Flood Plain	
Architect/Engineer AIC ARCHITECTS / BUSH & GUNDEL				*No of Baths		SWPPP	
*General Contractor NASATCH COMMERCIAL BUILDERS				*No of Dwellings		Sewer or Septic Tank	
Business Address 40 E. GALLATIN AVE, STE 200				Type of Construction		City Engineer (off site)	
*E-Mail jlyon@nasatchcb.com				Frame <input checked="" type="checkbox"/> Brick <input checked="" type="checkbox"/> Stucco <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/>		Max Occ Load	
*Electrical Contractor HUNT ELECTRIC				Brick <input type="checkbox"/> Block <input type="checkbox"/> Concrete <input type="checkbox"/> Steel <input type="checkbox"/>		Fire Sprinkler Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Business Address 1863 ALEXANDER ST.				1. Impact		2. Connection	
*Plumbing Contractor LARSEN PLUMBING				1. Electrical (Amps)		3. Permit Fee	
Business Address 713 E. FAYETTE DR.				Water			
*Mechanical Contractor PRECISION HVAC				Sewer Local Collection			
Business Address 6337 SHAGLAND DR, HOLLAND, UT				Sewer Regional			
Other Contractor				Park & Rec			
Type of Improvements NEW CONSTRUCTION				Streets			
No. Offstreet Parking Spaces		Covered		Drainage			
Minimum Setbacks In Feet From Property Lines		Un-Covered		Fire			
Front		Side		Police			
Side		Rear		SUBTOTAL			
Rear				2. Water Meter (Size)			
				Electrical Overhead /UG			
				Other			
				SUBTOTAL			
				3. Bldg. Permit			
				Plan Check			
				Ut. D.O.C.			
				HCP			
				Other			
				SUBTOTAL			
				TOTAL			

This application does not become a permit until signed below

Plan Chk OK By		Date	
Signature of approval		Date	

SPECIAL CONDITIONS / COMMENTS

*Min. Floor Elevation to be no less than 12 inches above back of curb or crown of road

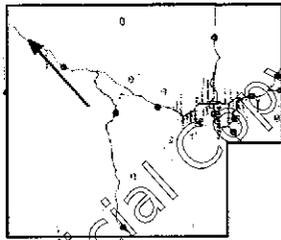
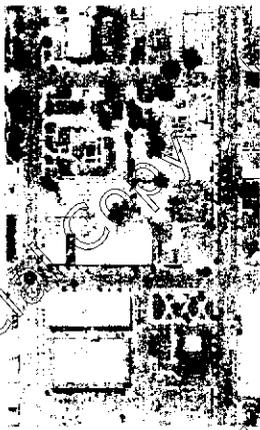
TO SEPARATE NORTH APARTMENT BUILDING & PARKING LEVEL 4 FROM PARKING LEVEL 3 AND EGRESS PATH TO HOTEL

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction of work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of contractors and that I make this statement under penalty of perjury.

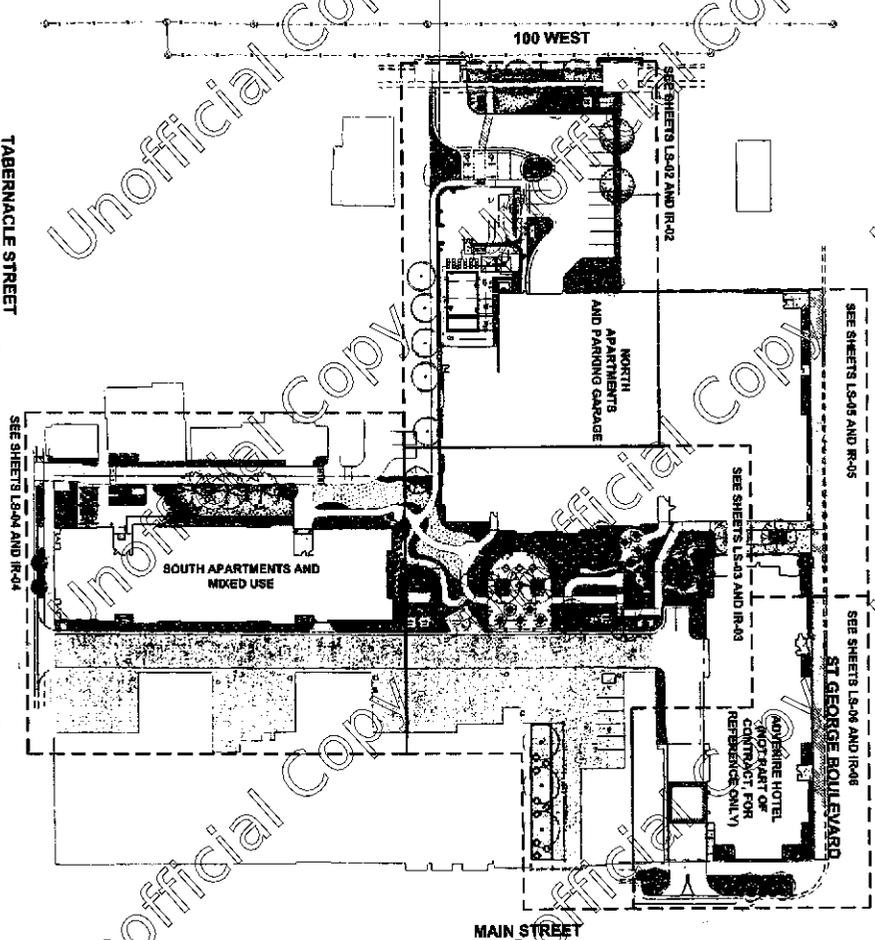
* Signature of Contractor or Authorized Agent	Date
<i>[Signature]</i>	11/18/19
* Signature of Owner (if owner)	Date

EXHIBIT A

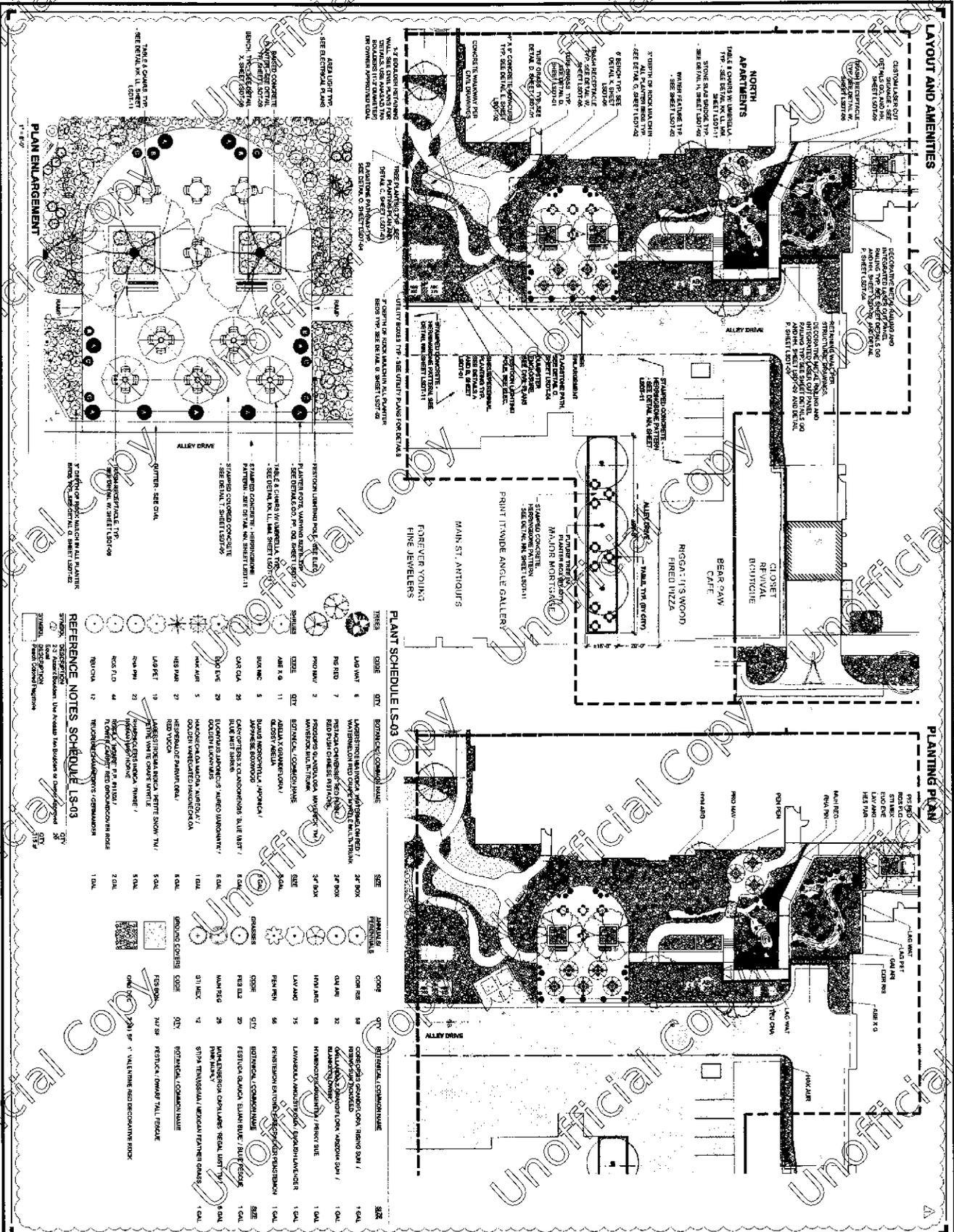
LANDSCAPE AND IRRIGATION PLANS
CITY VIEW DEVELOPMENT
ST. GEORGE BOULEVARD AND MAIN STREET
ST. GEORGE, UTAH



- PAGE INDEX**
- 1. LS-01 - LANDSCAPE OVERVIEW SHEET
 - 2. LS-01 B - SITE INFORMATION AND TABULATIONS
 - 3. LS-02 - LANDSCAPE AND PLANTING PLAN (MONTH APARTMENTS)
 - 4. LS-02 - LANDSCAPE AND PLANTING PLAN (OPEN SPACE)
 - 5. LS-04 - LANDSCAPE AND PLANTING PLAN (SOUTH APARTMENTS)
 - 6. LS-05 - LANDSCAPE AND PLANTING PLAN (ST. GEORGE BLVD)
 - 7. LS-06 - LANDSCAPE AND PLANTING PLAN (HOTEL, FOR REFERENCE ONLY)
 - 8. IS-01 TO IS-07 - IRRIGATION DETAILS
 - 9. IS-01 - IRRIGATION OVERVIEW
 - 10. R-02 - IRRIGATION PLAN (MONTH APARTMENTS)
 - 11. R-03 - IRRIGATION PLAN (OPEN SPACE)
 - 12. R-04 - IRRIGATION PLAN (SOUTH APARTMENTS)
 - 13. R-05 - IRRIGATION PLAN (ST. GEORGE BLVD)
 - 14. R-06 - IRRIGATION PLAN (HOTEL, FOR REFERENCE ONLY)
 - 15. R-07-01 TO R-07-04 - IRRIGATION DETAILS



 <p>PEG PROFESSIONAL ENGINEER 1975 N UNIVERSITY AVE. SUITE 2000 ST. GEORGE, UTAH 84201</p>		<p>HPPEC PROJECT ENGINEERING CONSULTANTS 385 STEVENSON BLVD. SUITE 200 ST. GEORGE, UTAH 84202 OFFICE: 801-468-3240 INFO@HPPEC.US.COM</p>	
<p>CITY VIEW MIXED USE SITE ST. GEORGE BLVD AND MAIN STREET ST. GEORGE, UTAH</p>		<p>DATE: 12-10-2019 PROJECT NO: UT-16-050</p>	
<p>DATE: 12-10-2019 PROJECT NO: UT-16-050</p>		<p>DATE: 12-10-2019 PROJECT NO: UT-16-050</p>	
<p>DATE: 12-10-2019 PROJECT NO: UT-16-050</p>		<p>DATE: 12-10-2019 PROJECT NO: UT-16-050</p>	



PROJECT ENGINEERING CONSULTANTS
 886 WEST 3000 SOUTH
 WEST JORDAN, UTAH 84088
 OFFICE: 801-438-4240
 INFO@PEC.US, PDM

PEC

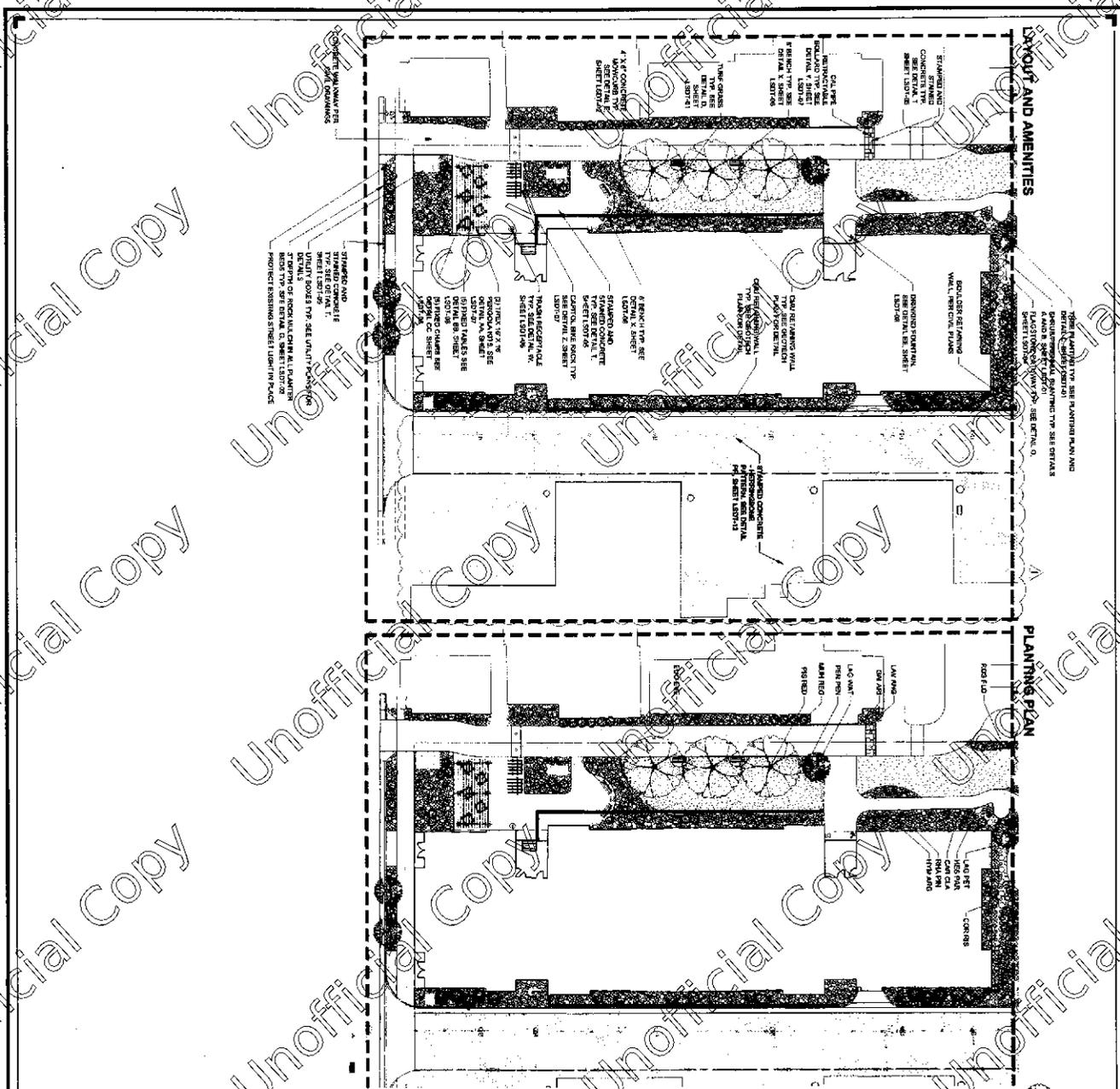
REG. PROFESSIONAL ENGINEER
 1810 N UNIVERSITY AVE. SUITE 2000
 PROVO, UTAH 84601

CITY OF WEST JORDAN
 MIXED USE SITE
 87 SECOND BLVD AND MAIN STREET
 ST. GEORGE, UTAH 84770

DATE: 6-12-2018
 SHEET: 17 OF 19
 PROJECT: UT-16-050

LANDSCAPE AND PLANTING
 (OPEN SPACE)

SCALE: 1" = 20'



PLANT SCHEDULE LS-04

SYMBOL	CODE	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	QTY
UAG 04T	UAG 04T	Upright Juniper (Common Name)	3' - 4'	3"	4
RD 02D	RD 02D	Red Pine (Common Name)	3' - 5'	3"	3
DOBE	DOBE	DOGWOOD (Common Name)	5' - 6'	5"	1
AR 5 G	AR 5 G	Arise 5' Green (Common Name)	5'	5"	16
BLU 04C	BLU 04C	Blue 4' Cedar (Common Name)	4'	4"	13
GR 04A	GR 04A	Green 4' Cedar (Common Name)	4'	4"	9
COY 04A	COY 04A	Coyote 4' Cedar (Common Name)	4'	4"	13
BLU 04B	BLU 04B	Blue 4' Cedar (Common Name)	4'	4"	9
COY 04B	COY 04B	Coyote 4' Cedar (Common Name)	4'	4"	9
GR 04B	GR 04B	Green 4' Cedar (Common Name)	4'	4"	9
BLU 04D	BLU 04D	Blue 4' Cedar (Common Name)	4'	4"	9
COY 04D	COY 04D	Coyote 4' Cedar (Common Name)	4'	4"	9
GR 04D	GR 04D	Green 4' Cedar (Common Name)	4'	4"	9
UAG 04C	UAG 04C	Upright Juniper (Common Name)	3' - 4'	3"	4
RD 04C	RD 04C	Red Pine (Common Name)	3' - 5'	3"	3
DOBE	DOBE	DOGWOOD (Common Name)	5' - 6'	5"	1
AR 5 G	AR 5 G	Arise 5' Green (Common Name)	5'	5"	16
BLU 04C	BLU 04C	Blue 4' Cedar (Common Name)	4'	4"	13
GR 04A	GR 04A	Green 4' Cedar (Common Name)	4'	4"	9
BLU 04B	BLU 04B	Blue 4' Cedar (Common Name)	4'	4"	9
COY 04B	COY 04B	Coyote 4' Cedar (Common Name)	4'	4"	9
GR 04B	GR 04B	Green 4' Cedar (Common Name)	4'	4"	9
BLU 04D	BLU 04D	Blue 4' Cedar (Common Name)	4'	4"	9
COY 04D	COY 04D	Coyote 4' Cedar (Common Name)	4'	4"	9
GR 04D	GR 04D	Green 4' Cedar (Common Name)	4'	4"	9
UAG 04C	UAG 04C	Upright Juniper (Common Name)	3' - 4'	3"	4
RD 04C	RD 04C	Red Pine (Common Name)	3' - 5'	3"	3
DOBE	DOBE	DOGWOOD (Common Name)	5' - 6'	5"	1
AR 5 G	AR 5 G	Arise 5' Green (Common Name)	5'	5"	16
BLU 04C	BLU 04C	Blue 4' Cedar (Common Name)	4'	4"	13
GR 04A	GR 04A	Green 4' Cedar (Common Name)	4'	4"	9
BLU 04B	BLU 04B	Blue 4' Cedar (Common Name)	4'	4"	9
COY 04B	COY 04B	Coyote 4' Cedar (Common Name)	4'	4"	9
GR 04B	GR 04B	Green 4' Cedar (Common Name)	4'	4"	9
BLU 04D	BLU 04D	Blue 4' Cedar (Common Name)	4'	4"	9
COY 04D	COY 04D	Coyote 4' Cedar (Common Name)	4'	4"	9
GR 04D	GR 04D	Green 4' Cedar (Common Name)	4'	4"	9

REFERENCE NOTES SCHEDULE LS-04

1. All plants shall be installed in accordance with the specifications and quantities shown on this schedule.

2. All plants shall be installed in accordance with the specifications and quantities shown on this schedule.

3. All plants shall be installed in accordance with the specifications and quantities shown on this schedule.

PROJECT ENGINEERING CONSULTANTS
 886 WEST 3000 SOUTH
 WEST JOHANN UTAH 84088
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 INFO@PEC.US.DDM

PEC

CITY VIEW MIXED USE SITE
 ST. GEROME BLVD AND MAIN STREET
 ST. GEROME, UTAH

DATE: 6-12-2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 11-08-2018

LANDSCAPE AND PLANTING PLAN (SOUTH APARTMENTS)

SCALE: 1" = 20'

UT 18-050

DATE: 11-08-2018

