NOTICE OF REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, July 18, 2024, commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. **Mayor's recognitions and updates.**

2. **Consent Calendar.**

   a. **Consider approval to award a bid to Peak Asphalt for the chip seal oil supply.**

   BACKGROUND and RECOMMENDATION: This award is for 1,550 tons of chip seal oil for FY 25. This was a formal bid and two (2) bids were received. The price per ton increased by 4% from last year. Staff recommends awarding the bid to Peak Asphalt in the amount of $894,350.

   b. **Consider approval to award a bid to Interstate Rock Products for Chip Seal Aggregate.**

   BACKGROUND and RECOMMENDATION: This was a formal bid and one (1) bid was received. The unit cost increased by 4.0% over last year's bid. The bid includes 9,000 ton of chip seal aggregate at $39.80/ton. Staff recommends awarding the bid to Interstate Rock Products in the amount of $358,200.

   c. **Consider approval to award a bid to Western Rock Corporation to complete the Various Roadway Repair Project Ph 2.**

   BACKGROUND and RECOMMENDATION: This project was advertised for competitive bidding and two (2) bids were received. Staff recommends awarding the bid to Western Rock Corporation in the amount of $2,788,967.

   d. **Consider approval to award a bid to Caliber Contractor LLC, for the construction of the Tonaquint Cemetery Expansion project.**

   BACKGROUND and RECOMMENDATION: The design for the cemetery expansion was funded last year. Park Planning has worked with consultants to design an expansion that effectively uses the space remaining, while implementing an enjoyable user experience, with new areas that tie into the existing cemetery design. The expansion includes room for uprights, walking paths, plazas for columbarium structures, and an infant section. Staff recommends awarding the bid to Caliber Contractor LLC in the amount of $2,020,732.50.

e. **Consider approval of a change order to add bidding and construction administration to Sunrise Engineering's scope of work for the Tonaquint Cemetery Expansion.**

BACKGROUND and RECOMMENDATION: This expansion will serve the Tonaquint Cemetery and allow its continued use for the next few years. Sunrise is the engineering consultant for the design of the Tonaquint Cemetery Expansion project. Staff recommends approval of the change order in the amount of $32,400.

f. **Consider approval for the purchase of a closed SCADA serial network.**

BACKGROUND and RECOMMENDATION: The Supervisory Control and Data Acquisition (SCADA) serial communication system allows us to remotely operate and collect information on the City's electric system. Staff recommends approval to purchase the network in the amount of $123,990.29.

g. **Consider approval to purchase Self Contained Breathing Apparatus (SCBA) and related equipment from LN Curtis utilizing the National Purchasing Contract/sole source.**

BACKGROUND and RECOMMENDATION: This purchase is part of the Fire Department's ongoing effort for replacement of Self Contained Breathing Apparatus (SCBA) to replace older existing units that have become obsolete along with the Honeywell brand SCBA that have been discontinued. Staff recommends approval to purchase the equipment in the amount of $175,737.30.

h. **Consider approval to authorize the Mayor to sign the First Amendment to Services Agreement and Intermountain Contract #11294 for SGPD personnel in St. George Regional Hospital.**

BACKGROUND and RECOMMENDATION: The City has stationed SGPD officers in the St. George Regional Hospital emergency room since 2019. The original agreement expired June 2024 and so this amendment is necessary. Intermountain Health will reimburse the City 85% of the average officer's wage and benefits. This arrangement has been successful for both SGPD and Intermountain Health.

i. **Consider approval to have a bar service during the St. George Art Museum Gala taking place at the Art Museum on October 11, 2024.**

BACKGROUND and RECOMMENDATION: The St. George Art Museum is planning its first annual Gala to celebrate achievements, foster art appreciation, and generate funding. The event aims to bring together art enthusiasts and community leaders. This event will be entirely fenced off and secured; access will only be granted with a gala ticket purchase. The Hive 435 Taphouse will be providing beer/wine only for this event as a cash bar service. Staff recommends approval of the bar service at the St. George Art Museum Gala with the condition that the service provider obtain all necessary permits and licenses, and secure insurance with the appropriate endorsements prior to the event.

j. **Consider approval of minutes from the meetings held on June 13, 2024 (Regular Meeting); June 13, 2024 (Work Meeting); and June 20, 2024.**

3. **Consider approval of Ordinance No. 2024-038 amending an approved PD-C (Planned Development Commercial) on approximately .41 acres, for the purpose of adding a 5,086 square foot 2- story professional office building. (Case No 2024-PDA-008 - Sheffield Professional Office)**

BACKGROUND and RECOMMENDATION: This is a request for an amendment to the approved Boulder Creek Crossing PD-C (Planned Development Commercial). This request is to construct a new professional office building at the existing Boulder Creek Crossing Ph.2 lot 13 site. The site is approximately 0.41 acres total. The site is located at approximately 1450 South George Washington Pkwy. The two-story building will provide four (4) lease spaces. The proposed building footprint will be 2,536 sq. ft. on the main floor and 2,389 sq. ft. on the second floor for an overall total of 5,086 sq. ft. On June 25, 2024, the Planning Commission held a public hearing regarding the proposal and recommended approval 6-0 without conditions.

4. **Consider approval of Ordinance No. 2024-039 amending an approved PD-C (Planned Development Commercial) on approximately .97 acres for the purpose of adding a 2,990 square foot financial institution. (Case No. 2024-PDA-007 - America First Credit Union)**

BACKGROUND and RECOMMENDATION: This is a request for an amendment to the approved Desert Color PD-C (Planned Development Commercial). The applicant would like to add an America First Credit Union to a .97-acre parcel located at the northwest corner of Desert Color Parkway and Black Ridge Drive. The building will be 2,990 square feet with a maximum height of 25' and will include two covered drive-up isles with 4 total teller's stations. The proposed building design has been approved by the Desert Color Design Review Board. On June 25, 2024, the Planning Commission held a public hearing regarding the proposal and recommended approval 6-0 without conditions.

5. **Consider approval of Ordinance No. 2024-040 amending the City Zoning Map by amending the zone from A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-20 (Residential Estates, 20,000 square foot minimum lot size) on approximately 7.46 acres located at 2821 South Little Valley Road. (Case No. 2024-ZC-006 - Haguewood)**

BACKGROUND and RECOMMENDATION: The applicant is seeking to change the zone from A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-20 (Residential Estates, 20,000 square feet minimum lot size) in order to subdivide the property. This property is not part of a recorded subdivision plat. A home was constructed on the property in 2001. On June 25, 2024, the Planning Commission held a public hearing on the proposed zone change and recommended approval with a 6-0 vote.

6. **Consider approval of Ordinance No. 2024-041 amending the City Zoning Map by amending the zone from RE-37.5 (Residential Estates 37,500 square feet minimum lot size) to PD-C (Planned Development Commercial) on approximately 1.2 acres located on the northwest corner of Sugar Leo Road and Pioneer Road to establish a use list and approve a site plan for construction of a parking lot and placement of a future office building. (Case No. 2024-ZC-003 – Dixie Power)**

BACKGROUND and RECOMMENDATION: This is a request for a zone change in anticipation of a future office building. Dixie Power is requesting to change the zone from RE-37.5 (Residential Estates) to PD-C (Planned Development Commercial) to accommodate a new office building and parking lot. In this application they are only requesting the approval of the use list and the layout of the parking lot. On June 11,

2024, the Planning Commission held a public hearing in order to receive public input on the request. There was no public comment and the Planning Commission voted 5-0 to recommend approval of the application.

7. **Consider approval of Ordinance No. 2024-042 amending the City Zoning Map by amending the zone from OS (Open Space) and A-20 (Agriculture, 20-acre minimum lot size) to PD-C (Planned Development Commercial) on approximately 12.88 acres generally located on the west side of River Road between approximately 2700-2900 South for the purpose of building a grocery and hardware store on the property, with conditions from the Planning Commission. (Case No. 2024-ZC-004 - Lin's Market River Road)**

BACKGROUND and RECOMMENDATION: This project was scheduled in 2023 for a Planning Commission hearing, but due to some changes to the site plan was pulled from that meeting. Those changes have been resolved between the city and developer. On June 25th, 2024, the Planning Commission held a public hearing on the request. There were two comments received from the neighbors to the north supporting the project. The Planning Commission recommends approval 6-0 with conditions.

8. **Consider approval of Ordinance No. 2024-043 amending Title 10-8D-8(B) of City Code (PD-MU – Planned Development – Mixed-Use standards) to eliminate the 70-foot cap on height in the PD-MU (Planned Development Mixed Use) zone. (Case No. 2024-ZRA-010)**

BACKGROUND and RECOMMENDATION: On May 23, 2024, the Planning Commission and City Council held a joint work meeting and discussed the possibility of making the proposed code amendment. On June 25, 2024, the Planning Commission held a public hearing regarding the proposal and recommended approval 6-0 without conditions.

9. **Consider approval of Resolution No. 2024-024R to add Administrative Appeal Fee of $250 to the Master Fee Schedule.**

BACKGROUND and RECOMMENDATION: The City employs an Administrative Law Judge (ALJ) who charges $100/hr to hear administrative appeals. The average cost of an appeal for the past two years just for the ALJ is $2,622; this cost does not include other staff time. Staff recommends adopting a $250 fee to offset a small portion of the cost of these appeals.

10. **Appointments to Boards and Commissions of the City.**

11. **Reports from Mayor, Councilmembers, and City Manager.**

12. **Request a closed session to discuss litigation, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual.**

Christina Fernandez, City Recorder

July 12, 2024
Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office, 627-4674, at least 24 hours in advance if you have special needs.

Agenda Date: 07/18/2024 **Agenda Item Number:** 2a

Subject:

Consider approval to award a bid to Peak Asphalt for the chip seal oil supply.

Item at-a-glance:

Staff Contact: Jay Sandberg

Applicant Name: N/A

Reference Number: N/A

Address/Location:

N/A

Item History (background/project status/public process):

This award is for 1,550 tons of chip seal oil for FY 25. This was a formal bid and two bids were received. The price per ton increased by 4% from last year.

Staff Narrative (need/purpose):

Chip seal slows the deterioration of asphalt surfaces on older mainly high-traffic roadways by providing protection from the effects of oxidation due to water and sun and sealing cracks in the pavement. The City uses basalt chip that is very durable, and darker so striping is more visible and minimizes vibration for cyclists.

Name of Legal Dept approver: Daniel Baldwin

Budget Impact:

Cost for the agenda item: $894,350

Amount approved in current FY budget for item: $894,350

If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

N/A

Description of funding source:

City budgeted fundss

Recommendation (Include any conditions):

Approval

Chip Seal Oil Bid Tabulation
Inquiry No. 24-135 FY 2025

1.	NuRock Asphalt Coatings	1,550 ton $635/ton	$984,250.00
2.	Peak Asphalt Products	1,550 ton $577/ton	**$894,330.00**

Agenda Date: 07/18/2024 **Agenda Item Number:** 2b

Subject:

Consider approval to award a bid to Interstate Rock Products for Chip Seal Aggregate.

Item at-a-glance:

Staff Contact: Jay Sandberg

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

N/A

Item History (background/project status/public process):

This was a formal bid and one (1) bid was received. The unit cost increased by 4.0% over last year's bid. The bid includes 9,000 ton of chip seal aggregate at $39.80/ton (total amount $358,200.00).

Staff Narrative (need/purpose):

Chip seal slows the deterioration of asphalt surfaces on older mainly high-traffic roadways by providing protection from the effects of oxidation due to water and sun and sealing cracks in the pavement. The City uses a basalt chip that is very durable, and darker so striping is more visible and minimizes vibration for cyclists.

Name of Legal Dept approver: Daniel Baldwin

Budget Impact:

Cost for the agenda item: $358,200

Amount approved in current FY budget for item: 358,200

If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

N/A

Description of funding source:

City budgeted funds

Recommendation (Include any conditions):

Approval

Agenda Date: 07/18/2024 **Agenda Item Number:** 2c

Subject:

Consider approval to award a bid to Western Rock Corporation to complete the Various Roadway Repair Project Ph 2.

Item at-a-glance:

Staff Contact: Jay Sandberg

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

N/A

Item History (background/project status/public process):

This project was advertised for competitive bidding and two (2) bids were received.

Staff Narrative (need/purpose):

The project includes resurfacing of River Road from Enterprise Drive to 3850 South; Riverside Drive from Morningside Drive to 900 East, and Dixie Drive from Star Nursery to Canyon View Dr.

Name of Legal Dept approver: Daniel Baldwin

Budget Impact:

Cost for the agenda item: $2,788,967

Amount approved in current FY budget for item: $2,788,967

If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

N/A

Description of funding source:

City budgeted funds

Recommendation (Include any conditions):

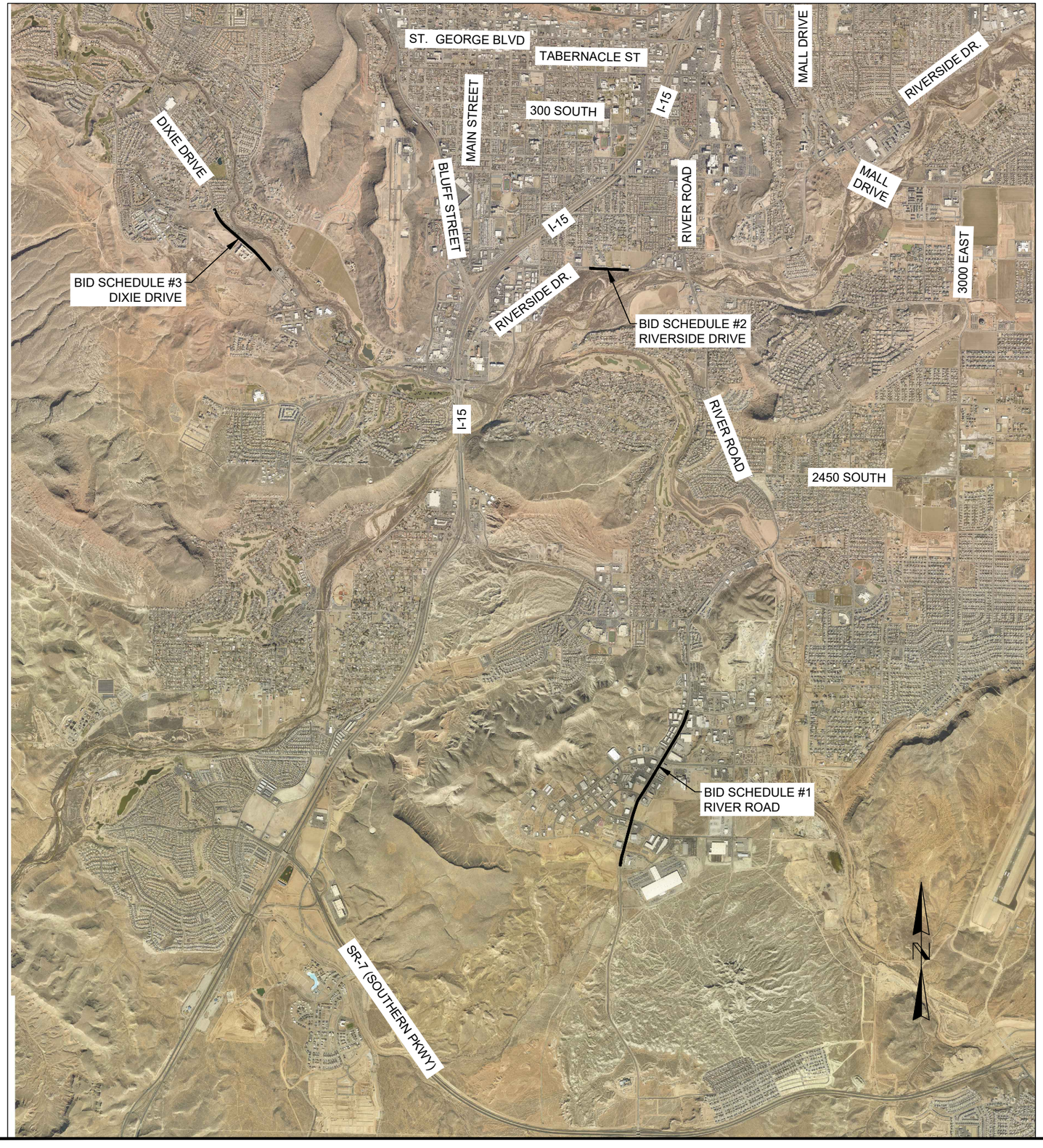
Approval

CITY OF ST. GEORGE

VARIOUS ROADWAY REPAIR - PHASE 2 PROJECT; INQUIRY NO. 24-128

BID TAB - JULY 2, 2024

				Engineer's Estimate		Staker & P / Western		Sunroc Corporation	
Item #	**Item**	**Quantity**	**Units**	**Unit Price**	**Price**	**Unit Price**	**Price**	**Unit Price**	**Price**
BID SCHEDULE 1									
1	MOBILIZATION	1	LUMP	$50,000.00	$50,000.00	$31,500.00	$31,500.00	$32,000.00	$32,000.00
2	TRAFFIC CONTROL	1	LUMP	$35,000.00	$35,000.00	$55,000.00	$55,000.00	$17,000.00	$17,000.00
3	ENVIRONMENTAL PROTECTION	1	LUMP	$6,000.00	$6,000.00	$3,400.00	$3,400.00	$2,400.00	$2,400.00
4	ROTOMILLING - 4 INCH TO 6 INCH	31,000	SQ YD	$4.00	$124,000.00	$4.20	$130,200.00	$3.95	$122,450.00
5	SOFT SPOT REPAIR	6,200	SQ YD	$35.00	$217,000.00	$24.70	$153,140.00	$28.00	$173,600.00
6	RECONSTRUCT STREET MONUMENT	3	EACH	$1,500.00	$4,500.00	$1,300.00	$3,900.00	$1,800.00	$5,400.00
7	RECONSTRUCT MANHOLE	10	EACH	$1,500.00	$15,000.00	$1,050.00	$10,500.00	$1,300.00	$13,000.00
8	RECONSTRUCT VALVE BOX	45	EACH	$1,000.00	$45,000.00	$725.00	$32,625.00	$880.00	$39,600.00
9	NEW VALVE BOX AND LID (CONTINGENCY ITEM)	23	EACH	$7,500.00	$172,500.00	$500.00	$11,500.00	$545.00	$12,535.00
10	HMA - 3/4 INCH	11,000	TON	$95.00	$1,045,000.00	$89.50	$984,500.00	$93.80	$1,031,800.00
11	PAVEMENT MARKING PAINT	120	GAL	$75.00	$9,000.00	$74.00	$8,880.00	$86.00	$10,320.00
	TOTAL BID SCHEDULE 1				**$1,723,000.00**		**$1,425,145.00**		**$1,460,105.00**
BID SCHEDULE 2									
1	MOBILIZATION	1	LUMP	$35,000.00	$35,000.00	$14,500.00	$14,500.00	$25,000.00	$25,000.00
2	TRAFFIC CONTROL	1	LUMP	$20,000.00	$20,000.00	$22,000.00	$22,000.00	$13,000.00	$13,000.00
3	ENVIRONMENTAL PROTECTION	1	LUMP	$3,000.00	$3,000.00	$1,350.00	$1,350.00	$1,700.00	$1,700.00
4	ROTOMILLING - 4 INCH TO 6 INCH	10,200	SQ YD	$4.00	$40,800.00	$4.70	$47,940.00	$4.95	$50,490.00
5	SOFT SPOT REPAIR	2,100	SQ YD	$35.00	$73,500.00	$27.00	$56,700.00	$29.00	$60,900.00
6	RECONSTRUCT MANHOLE	4	EACH	$1,500.00	$6,000.00	$1,050.00	$4,200.00	$1,300.00	$5,200.00
7	RECONSTRUCT VALVE BOX	9	EACH	$1,000.00	$9,000.00	$725.00	$6,525.00	$880.00	$7,920.00
8	NEW VALVE BOX AND LID (CONTINGENCY ITEM)	5	EACH	$7,500.00	$37,500.00	$500.00	$2,500.00	$545.00	$2,725.00
9	HMA - 3/4 INCH	3,600	TON	$95.00	$342,000.00	$92.00	$331,200.00	$98.15	$353,340.00
10	PAVEMENT MARKING PAINT	40	GAL	$75.00	$3,000.00	$74.00	$2,960.00	$86.00	$3,440.00
11	PAVEMENT MESSAGE (STOP LINE, CROSSWALKS - 12 INCH)	220	FEET	$7.00	$1,540.00	$16.00	$3,520.00	$18.50	$4,070.00
	TOTAL BID SCHEDULE 2				**$571,340.00**		**$493,395.00**		**$527,785.00**
BID SCHEDULE 3									
1	MOBILIZATION	1	LUMP	$45,000.00	$45,000.00	$20,500.00	$20,500.00	$29,000.00	$29,000.00
2	TRAFFIC CONTROL	1	LUMP	$25,000.00	$25,000.00	$33,000.00	$33,000.00	$15,000.00	$15,000.00
3	ENVIRONMENTAL PROTECTION	1	LUMP	$6,000.00	$6,000.00	$2,050.00	$2,050.00	$1,700.00	$1,700.00
4	ROTOMILLING - 4 INCH TO 6 INCH	20,900	SQ YD	$4.00	$83,600.00	$4.75	$99,275.00	$5.15	$107,635.00
5	SOFT SPOT REPAIR	4,200	SQ YD	$35.00	$147,000.00	$28.00	$117,600.00	$27.00	$113,400.00
6	RECONSTRUCT STREET MONUMENT	2	EACH	$1,500.00	$3,000.00	$1,300.00	$2,600.00	$1,800.00	$3,600.00
7	RECONSTRUCT MANHOLE	4	EACH	$1,500.00	$6,000.00	$1,050.00	$4,200.00	$1,300.00	$5,200.00
8	RECONSTRUCT VALVE BOX	14	EACH	$1,000.00	$14,000.00	$725.00	$10,150.00	$880.00	$12,320.00
9	NEW VALVE BOX AND LID (CONTINGENCY ITEM)	7	EACH	$7,500.00	$52,500.00	$500.00	$3,500.00	$545.00	$3,815.00
10	HMA - 3/4 INCH	6,100	TON	$95.00	$579,500.00	$92.50	$564,250.00	$98.40	$600,240.00
11	PAVEMENT MARKING PAINT	76	GAL	$75.00	$5,700.00	$74.00	$5,624.00	$86.00	$6,536.00
12	PAVEMENT MESSAGE	2	EACH	$250.00	$500.00	$79.00	$158.00	$220.00	$440.00
13	PAVEMENT MESSAGE (STOP LINE, CROSSWALKS - 12 INCH)	470	FEET	$7.00	$3,290.00	$16.00	$7,520.00	$18.50	$8,695.00
	TOTAL BID SCHEDULE 3				**$971,090.00**		**$870,427.00**		**$907,581.00**
	GRAND TOTAL				**$3,265,430.00**		**$2,788,967.00**		**$2,895,471.00**



CONSTRUCTION PLANS FOR VARIOUS ROADWAY REPAIR - PHASE 2

ST. GEORGE, UT
INQUIRY # 24-128
JUNE 2024

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET/INDEX TO SHEETS
UT-01	UTILITY CONTACTS/UTILITY NOTES
TS-01	TYPICAL SECTION
DT-01	SOFT SPOT REPAIR DETAIL SHEET
SM-01	SUMMARY SHEET
RD-01 TO RD-05	ROADWAY SHEET - RIVER ROAD
RD-06 TO RD-07	ROADWAY SHEET - RIVERSIDE DRIVE
RD-08 TO RD-10	ROADWAY SHEET - DIXIE DRIVE

REGISTERED PROFESSIONAL ENGINEER
No. 353590
PHIL B. GILES
5/20/2024
STATE OF UTAH

NO.	REVISIONS	BY	DATE

MAINLINE ENGINEERING
321 NORTH MALL DRIVE
SUITE T101
ST. GEORGE, UT 84790

CITY OF ST. GEORGE
PUBLIC WORKS
175 NORTH 200 EAST
ST. GEORGE, UT 84770

DATE	5/23/24
DRAWN BY	PBG
CHECKED BY	TAR

PROFESSIONAL ENGINEER

PROJECT	VARIOUS ROADWAY REPAIR - PHASE 2 PROJECT
CLIENT PROJ. #	24-128
MAINLINE PROJ. #	24-010
SHEET NAME	COVER SHEET INDEX TO SHEETS

SHEET 1

P:\2024\24-010 - St George - Various Asphalt Rehab\Plans\Title.dwg May 23, 2024 - 5:16pm

Agenda Date: 07/18/2024 **Agenda Item Number:** 2d

Subject:

Consider approval to award a bid to Caliber Contractor LLC, for the construction of the Tonaquint Cemetery Expansion project. Inquiry #24-123

Item at-a-glance:

Staff Contact: Paul Stead

Applicant Name: City of St. George

Reference Number: 24-123

Address/Location:

1777 South Dixie Dr

Item History (background/project status/public process):

The design for the cemetery expansion was funded last year. Park Planning has worked with consultants to design an expansion that effectively uses the space remaining, while implementing an enjoyable user experience, with new areas that tie into the existing cemetery design. The expansion includes room for uprights, walking paths, plazas for columbarium structures, and an infant section.

Staff Narrative (need/purpose):

The Tonaquint Cemetery is reaching capacity, with only 2500 lots remaining. This expansion will add plots in the unfinished edge of the cemetery along Dixie Drive and 1600 South to the existing edge of cemetery, as well as more cremation structures.

Name of Legal Dept approver: Alicia Galvany Carlton.

Budget Impact:

Cost for the agenda item: $2,020,732.50

Amount approved in current FY budget for item: $2,870,000

If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

This is within the approved budget.

Description of funding source:

40-4000-7782CapitalEquipmentPurchases

Recommendation (Include any conditions):

Approve

CITY OF ST. GEORGE

TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

INQUIRY NO. 24-123

ADVERTISING

2024

St.George

CITY COUNCIL

MICHELE RANDALL	MAYOR
JIMMIE HUGHES	COUNCIL MEMBER
DANNIELLE LARKIN	COUNCIL MEMBER
NATALIE LARSEN	COUNCIL MEMBER
MICHELLE TANNER	COUNCIL MEMBER
STEVE KEMP	COUNCIL MEMBER
JOHN WILLIS	CITY MANAGER

APPROVALS

05/28/2024

SHANE MOORE — DATE
PARKS AND COMMUNITY SERVICES DIRECTOR
CITY OF ST. GEORGE

28 May 2024

TAYLOR TORGERSEN, P.E. — DATE
PROJECT ENGINEER
SUNRISE ENGINEERING

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

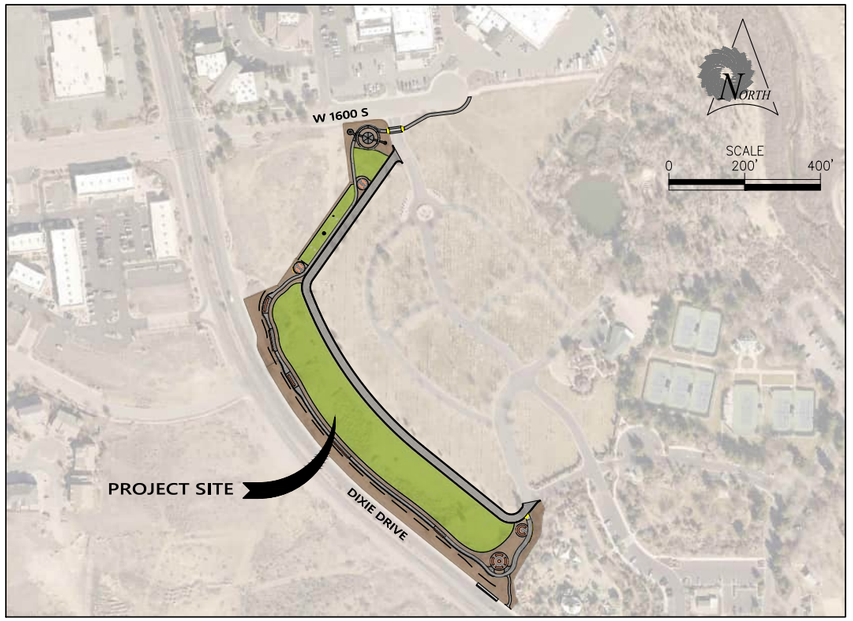
SUNRISE ENGINEERING
11 NORTH 300 WEST
WASHINGTON, UT 84780
TEL 435.652.8450 | sunrise-eng.com

Y:\St. George City\09090 Tonaquint Cemetery Expansion Improvements\08 Dwg\Sheet Sets\GENERAL SHEETS.dwg May 24, 2024 3:26pm ttorgersen

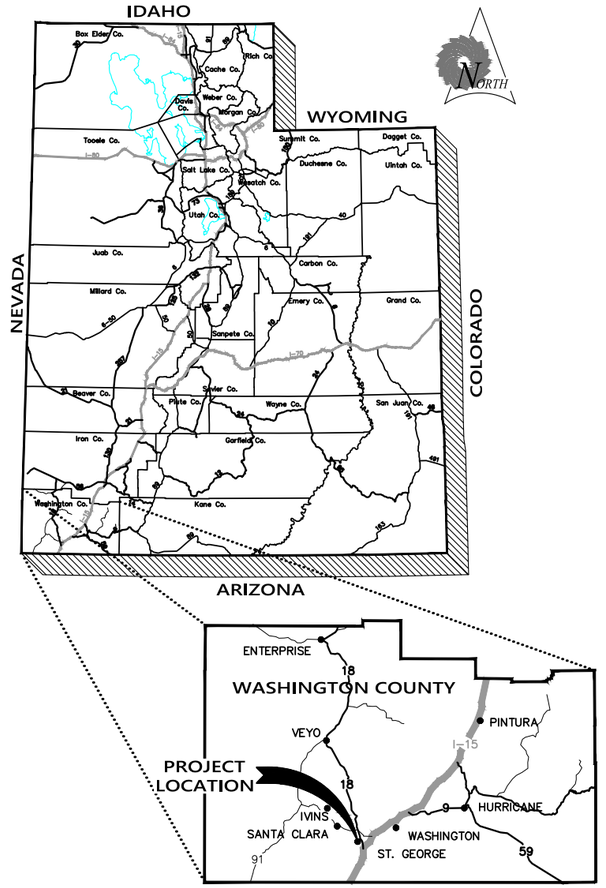
ABBREVIATIONS

AB	ANCHOR BOLT	JT.	JOINT
ALT.	ALTERNATE	J.B.	JUNCTION BOX
ALUM.	ALUMINUM	L	LENGTH
ACI	AMERICAN CONCRETE INSTITUTE	LN.	LINEAR
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LF	LINEAR FEET
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	MH	MANHOLE
∠	ANGLE	MFR.	MANUFACTURER
APPROX. or ~	APPROXIMATELY	MATL.	MATERIAL
ASSY.	ASSEMBLY	MAX.	MAXIMUM
@	AT (MEASUREMENTS)	MECH.	MECHANICAL
AVG.	AVERAGE	MJ	MECHANICAL JOINT
B.M.	BENCH MARK	MGD	MILLIONS OF GALLONS PER DAY
BSC	BITUMINOUS SURFACE COURSE	MIN.	MINIMUM
B.F.	BLIND FLANGE	N	NORTH
B.W.	BOTH WAYS	NAC	NEVADA ADMINISTRATIVE CODE
BOT.	BOTTOM	NDOT	NEVADA DEPARTMENT OF TRANSPORTATION
BLDG.	BUILDING	NDEP	NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION
BLM	BUREAU OF LAND MANAGEMENT	NO. OR #	NUMBER
BSDW	BUREAU OF SAFE DRINKING WATER (NV)	O.C.	ON CENTER
℄	CENTER LINE	OD	OUTSIDE DIAMETER
CO	CLEAN OUT	PERP.	PERPENDICULAR
CONC.	CONCRETE	PL.	PLATE
CONT.	CONTINUOUS	±	PLUS OR MINUS
CMP	CORRUGATED METAL PIPE	PE	POLYETHYLENE
CPLG.	COUPLING	PE. PIPE	POLYETHYLENE PIPE
CFS	CUBIC FEET PER SECOND	PVC	POLYVINYL–CHLORIDE
CU.	CUBIC	LB. OR #	POUND
CU. YD.	CUBIC YARD	PSI	POUNDS PER SQUARE INCH
DEG. OR °	DEGREE	PG	PRESSURE GAUGE
Δ	DELTA	ℙ	PROPERTY LINE
DET.	DETAIL	R	RADIUS
DIAG.	DIAGONAL	RED.	REDUCER
DIA. OR ø	DIAMETER	REM.	REMOVE
DIM	DIMENSION	REQ'D	REQUIRED
DIST.	DISTRIBUTION	REV.	REVISION
DWG	DRAWING	R/W	RIGHT–OF–WAY
DIP	DUCTILE IRON PIPE	SCH	SCHEDULE
EA.	EACH	SHT.	SHEET
E.F.	EACH FACE	SL	SLOPE
E.W.	EACH WAY	S	SOUTH
E	EAST	SPEC.	SPECIFICATION
ELL.	ELBOW	SQ.	SQUARE
ELEV. OR EL.	ELEVATION	SF	SQUARE FEET
EXIST.	EXISTING	SQ. IN.	SQUARE INCHES
FT OR '	FEET	ST. STL.	STAINLESS STEEL
FG	FINISHED GRADE	STD.	STANDARD
FS	FINISHED SURFACE	STA	STATION
FTG.	FITTING	STL.	STEEL
FLG	FLANGE	SYM.	SYMMETRICAL
FLEX.	FLEXIBLE	TYP.	TYPICAL
℄	FLOW LINE	UAC	UTAH ADMINISTRATIVE CODE
GALV.	GALVANIZED	UBC	UNTREATED BASE COURSE
GPM	GALLONS PER MINUTE	UDOT	UTAH DEPARTMENT OF TRANSPORTATION
G.V.	GATE VALVE	VERT.	VERTICAL
GA.	GAUGE	VOL.	VOLUME
HDPE	HIGH DENSITY POLYETHYLENE	WS	WATER SURFACE
H.W.L.	HIGH WATER LEVEL	WT.	WEIGHT
HORIZ.	HORIZONTAL	W	WEST
IN. OR "	INCH	W/REQ'D	WHERE REQUIRED
ID	INSIDE DIAMETER	W/	WITH

LOCATION MAP

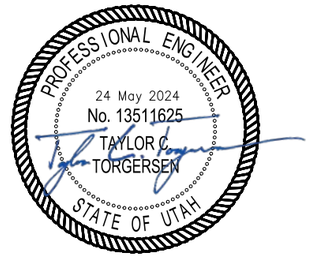


AREA MAP



SHEET INDEX

GENERAL SHEETS	DWG. NO	SHEET NO.
TITLE SHEET	G1	1
ABBREVIATIONS, LOCATION MAP, AREA MAP, & SHEET INDEX	G2	2
LEGEND	G3	3
STANDARD NOTES	G4	4
PROJECT NOTES & DESIGN CRITERIA	G5	5
SURVEY CONTROL	G6	6
INDEX	G7	7
DEMOLITION, SITE, AND GRADING PLANS		
DEMOLITION PLAN	DPIDX,DP1–DP4	8–12
SITE PLAN	SPIDX,SP1–SP4	13–17
GRADING PLAN	GP1–GP2	18–19
CROSS SECTIONS	CSIDX,CS1–CS2	20–22
ALIGNMENT AND PROFILE SHEETS	APIDX,AP1–AP10	23–33
UTILITY PLAN SHEETS		
MISC. UTILITIES	UTILIDX,UTIL1–UTIL3	34–37
DETAILS		
DETAILS	D1–D7	38–44
STACKED ROCKERY WALL DESIGN	MSE1	45
CONCRETE RETAINING WALL	ST1–ST3	46–48
ELECTRICAL		
SYMBOLS, NOTES, SCHEDULES, AND SPECIFICATIONS	E001–E003	49–51
OVERALL ELECTRICAL SITE PLAN	E101	52
ENLARGED ELECTRICAL AREA PLANS	E201–E204	53–56
DIAGRAMS	E301, E401–E402	57–59
LANDSCAPE & IRRIGATION PLANS		
LANDSCAPE PLANS & DETAILS	L1–L5, LD1–LD2	60–66
IRRIGATION PLANS & DETAILS	I1–I8, ID1–ID3	67–77



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CITY OF ST. GEORGE

TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

ABBREVIATIONS, LOCATION MAP, AREA MAP, & SHEET INDEX

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090	TCT	WHH	JRH	2 of 77	G2

MAY 2024

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SYMBOL LEGEND

EXISTING	PROPOSED	
SD	SD	STORM DRAIN MANHOLE
W	W	WATER MANHOLE
S	S	SEWER MANHOLE
IR	IR	IRRIGATION MANHOLE
MH	MH	MANHOLE
		CATCH BASIN
		AIR RELEASE VALVE
		VALVE
		FIRE HYDRANT
		WATER METER
BF	BF	BACKFLOW PREVENTER
		TEE
		ELBOW
		45D FITTING
		22.5D FITTING
		11.25D FITTING
		REDUCER
		SEWER CLEANOUT
		IRRIGATION VALVE
POC	POC	IRR POINT OF CONNECTION
GM	GM	GAS METER
		GAS RISER
GV	GV	GAS VALVE
		FIELD DRAIN
		POWER POLE
		GUY WIRE
E	E	ELECTRIC MANHOLE/VAULT/CABINET
		JUNCTION BOX
		POWER PEDESTAL
T	T	TRANSFORMER
		STREET LIGHT
		PARKING LOT LIGHT
		TRAIL LIGHT
		FIELD/COURT LIGHT
C	C	COMMUNICATIONS VAULT
		SIGN
		VEGETATION
		BRASS CAP MONUMENT
		BENCHMARK

LINETYPE LEGEND

EXISTING	PROPOSED	
x" sd	x" SD	STORM DRAIN LINE (SIZE AS SHOWN)
x" w	x" W	WATER LINE (SIZE AS SHOWN)
x" s	x" S	SEWER LINE (SIZE AS SHOWN)
x" irr	x" IRR	IRRIGATION LINE (SIZE AS SHOWN)
x" fd	x" FD	FIELD DRAIN LINE (SIZE AS SHOWN)
g	G	GAS LINE
e	E	ELECTRIC
uge	UGE	UNDERGROUND ELECTRIC
ohe	OHE	OVERHEAD ELECTRIC
tel	TEL	TELECOMMUNICATIONS
fo	FO	FIBER OPTIC
		BARBED WIRE FENCE
		CHAINLINK FENCE
		WOOD FENCE
x	X	MISC. FENCE
		ROCK WALL
		CMU OR CONCRETE WALL
eop	EOP	EDGE OF PAVEMENT
		MAJOR CONTOUR
		MINOR CONTOUR
hw	HW	HIGH WATER ELEVATION
		FLOWLINE
row	ROW	RIGHT-OF-WAY
		PERPETUAL EASEMENT
		PROPERTY LINE
		BOUNDARY LINE
		LOT LINE ON SECTION LINE
		SECTION LINE
		SETBACK LINE

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TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

LEGEND

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090	TCT	WHH	JRH	3 of 77	G3

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GENERAL NOTES

1. CONTRACTOR SHALL FOLLOW GUIDELINES AND REGULATIONS SET FORTH BY OSHA. ENGINEER AND OWNER WILL NOT BE RESPONSIBLE FOR JOB-SITE SAFETY PROCEDURES OR CONDITIONS.
2. ALL WORK AND MATERIALS SHALL BE INCORPORATED IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, OWNER STANDARD SPECIFICATIONS, AND LOCAL, STATE, AND FEDERAL CODES, AND SHALL OTHERWISE BE COMPLETED IN A NEAT, WORKMANLIKE MANNER. IN THE CASE OF A CONFLICTING REQUIREMENT, THE MORE STRINGENT SHALL GOVERN.
3. WORK INTENDED BY DRAWINGS AND SPECIFICATIONS BUT NOT SPECIFICALLY IDENTIFIED IN A PARTICULAR BID ITEM SHALL BE CONSIDERED INCIDENTAL TO THE OTHER BID ITEMS.
4. PER THE CONTRACT DOCUMENTS FOR THIS PROJECT, THE WARRANTY PERIOD FOR WORK ON THIS PROJECT SHALL BE 1 YEAR.
5. TIME IS OF THE ESSENCE WITH THIS PROJECT AND CONTRACTOR SHALL SELECT AND UTILIZE LABOR, EQUIPMENT, AND MATERIALS THAT MINIMIZE THE CONSTRUCTION TIMELINE. CONTRACTOR SHALL ALSO REGULARLY APPRISE OWNER OF ELEMENTS REQUIRING LONG LEAD, INSTALLATION, OR CURE TIMES.
6. CONTRACTOR SHALL NOTIFY OWNER'S INSPECTION DEPARTMENT 24 HOURS PRIOR TO CONSTRUCTION. CONSTRUCTION CONCEALED WITHOUT THE REQUIRED INSPECTION SHALL BE SUBJECT TO EXPOSURE AT CONTRACTOR'S EXPENSE.
7. NO CONSTRUCTION WORK WILL BE ALLOWED ON SATURDAYS, SUNDAYS, OR HOLIDAYS OBSERVED BY OWNER UNLESS OTHERWISE AGREED IN WRITING.
8. CONTRACTOR SHALL SUBMIT ALL COLOR SELECTIONS TO OWNER AS PART OF THE SUBMITTAL PROCESS AND OWNER WILL SELECT FINAL COLORS AS PART OF THAT PROCESS.
9. WHERE PROJECT GOES THROUGH OR ADJACENT TO PRIVATE PROPERTY, CONTRACTOR SHALL OBTAIN A PROPERTY OWNER'S RELEASE BEFORE RETENTION CAN BE RELEASED.
10. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING PERMITS, RENEWAL OF LAPSED PERMITS, AND OBTAINING ANY NEW PERMITS, INCLUDING, BUT NOT LIMITED TO, A DUST CONTROL PERMIT AND TRAFFIC CONTROL PERMITS AS REQUIRED BY OWNER. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL TERMS AND CONDITIONS IMPOSED BY THE PERMITTING AGENCIES.
11. DUST CONTROL AND WATERING SHALL BE PROVIDED BY CONTRACTOR PER THE BID SCHEDULE. WHERE A SPECIFIC BID ITEM IS NOT GIVEN IN THE BID SCHEDULE, DUST CONTROL AND WATERING SHALL BE CONSIDERED INCIDENTAL TO THE OTHER BID ITEMS. CONTRACTOR SHALL PROVIDE WATER FOR CONSTRUCTION IN THE QUANTITIES NECESSARY TO MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS FOR DUST CONTROL.
12. CONTRACTOR SHALL PROVIDE MEANS OF MANAGING ANY STORM WATER, GROUND WATER, OR NUISANCE SURFACE WATER WHICH MAY INTERFERE WITH THE WORK.
13. CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING PUBLIC STREETS. CONTRACTOR SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM. NO WORK WILL BE CONSIDERED COMPLETE UNTIL ALL PAVEMENTS HAVE BEEN SWEPT CLEAN OF DIRT AND DEBRIS.
14. ANY DEBRIS RESULTING FROM THE PROJECT SHALL BE DISPOSED OF BY CONTRACTOR. CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR DISPOSAL SITES AT WHICH SAID MATERIAL MAY BE LAWFULLY WASTED.
15. AN EFFORT HAS BEEN MADE TO SHOW EXISTING UTILITIES AND PROPOSED IMPROVEMENTS AS ACCURATELY AS POSSIBLE. ALL PIPELINE LOCATIONS, SIZES, AND TYPES ARE SHOWN ACCORDING TO THE INFORMATION AVAILABLE TO ENGINEER. ENGINEER DOES NOT GUARANTEE ELEVATIONS OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
16. ACTUAL FIELD CONDITIONS MAY VARY AND THE WORK REQUIRED MAY VARY BASED ON ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL EXERCISE CAUTION AND USE BEST AVAILABLE CONSTRUCTION TECHNIQUES TO DETERMINE ACTUAL LOCATION OF AND PROTECTION FOR ALL UNDERGROUND UTILITIES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS. ANY UTILITIES DISTURBED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT CONTRACTOR'S EXPENSE.
17. CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING INVOLVING UTILITY PROVIDERS AND PUBLIC WORKS DEPARTMENT(S) FOR THE PROJECT AREA TO DETERMINE UTILITY LINES, JUNCTION BOXES, TRANSFORMER LOCATIONS, AND EASEMENTS.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT UTILITY SERVICES ARE TERMINATED PRIOR TO COMMENCING CONSTRUCTION.
19. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF SERVICE AND/OR RELOCATION OF UTILITIES IN CONFLICT WITH PROPOSED CONSTRUCTION. ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
20. NORMAL POT-HOLING TO LOCATE UNDERGROUND UTILITIES SHALL BE INCLUDED AS PART OF THE PRICE OF CONSTRUCTION.
21. ALL PIPELINES AND UNDERGROUND UTILITIES SHALL BE INSTALLED AT LOCATIONS AND DEPTHS REQUIRED ON THE DRAWINGS AND/OR AS OTHERWISE DIRECTED BY ENGINEER.
22. ALL MANHOLES, VALVE BOXES, JUNCTION STRUCTURES, VAULTS AND CLEANOUTS THAT ARE LOCATED WITHIN THE ROADWAY LIMITS SHALL BE CONSTRUCTED TO AND COVERED WITH A STEEL PLATE AT SUBGRADE LEVEL UNTIL SUCH TIME AS THE AGGREGATE BASE AND PLANTMIX BITUMINOUS SURFACE HAS BEEN COMPLETED. THEREAFTER, THESE ITEMS SHALL BE ADJUSTED TO FINISHED GRADE.
23. UTILITY BOXES AND VAULTS LOCATED IN THE SIDEWALK AREA ARE TO BE CONSTRUCTED TO FINISHED DESIGN GRADE. THE ELEVATION SHALL BE CONSISTENT WITH THAT REQUIRED FOR OWNER'S STANDARD CONCRETE SIDEWALK CONSTRUCTION.
24. CONTRACTOR SHALL PROVIDE REASONABLE ACCOMMODATIONS FOR OWNER PERSONNEL TO OBTAIN GPS/GIS DATA ON ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE.
25. CURB AND GUTTER WITH A GRADE LESS THAN 0.5% SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
26. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT PRIOR TO STARTING WORK.
27. ALL CLEARING AND GRADING WORK SHALL BE IN STRICT CONFORMANCE WITH THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT.
28. FINAL GRADE OF DISTURBED AREAS IS SUBJECT TO ENGINEER'S AND OWNER'S APPROVAL AND IS TO BE DONE IN A NEAT WORKMANLIKE MANNER.
29. NO TRENCH MAY BE LEFT UNPAVED FOR MORE THAN 5 DAYS WITHOUT PRIOR APPROVAL FROM OWNER.
30. NO EXCAVATION OF ANY KIND SHALL BE LEFT OPEN OVERNIGHT.
31. CONTRACTOR IS RESPONSIBLE TO VERIFY TIE IN POINTS TO EXISTING IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER 5 WORKING DAYS PRIOR TO CONSTRUCTION IF EXISTING CONDITIONS ARE DIFFERENT FROM WHAT IS SHOWN ON THESE PLANS. CONTRACTOR SHALL COORDINATE FIELD MODIFICATIONS WITH OWNER PRIOR TO MAKING SUCH MODIFICATIONS IN THE FIELD.
32. ANY AMBIGUITIES, DISCREPANCIES, OBSTRUCTIONS, DEFICIENCIES, ETC. DISCOVERED ON THESE PLANS OR WITH THE PROPOSED IMPROVEMENTS ARE TO BE RESOLVED BY ENGINEER OR ITS APPOINTED REPRESENTATIVE. IF ANYONE OTHER THAN ENGINEER OR ITS APPOINTED REPRESENTATIVE MAKE ANY MODIFICATIONS, THEY ARE SOLELY RESPONSIBLE FOR THOSE MODIFICATIONS.
33. ANY EXISTING ITEM REMOVED TO FACILITATE CONSTRUCTION SHALL BE REPLACED IN THE SAME OR BETTER CONDITION AT CONTRACTOR'S EXPENSE.

SEWER NOTES

1. CONTRACTOR IS TO FIELD VERIFY LOCATIONS, INVERT ELEVATIONS, AND MATERIALS OF ALL EXISTING SEWER PIPES OR MANHOLES AT TIE-IN POINTS PRIOR TO COMMENCING ANY NEW SEWER CONSTRUCTION. SHOULD ANY LOCATION, ELEVATION, OR MATERIAL DIFFER FROM THAT SHOWN ON THESE PLANS, CONTRACTOR IS TO CONTACT ENGINEER FOR DIRECTION.
2. ALL PIPELINES SHALL BE INSTALLED AT LOCATIONS AND DEPTH REQUIRED ON THE PLANS AND/OR AS OTHERWISE DIRECTED BY ENGINEER. CONTRACTOR SHALL NOT MOVE THE PLANNED ALIGNMENT OF ANY IMPROVEMENTS WITHOUT THE WRITTEN CONSENT OF BOTH ENGINEER AND OWNER. STANDARD OFFSET DISTANCES FROM OTHER EXISTING UTILITIES SHALL BE MAINTAINED DURING CONSTRUCTION OF NEW LINES.
3. THE INLET AND OUTLET PIPE CONNECTIONS TO MANHOLES SHALL BE CONSTRUCTED BY USE OF FLEXIBLE COMPRESSION JOINTS NO CLOSER THAN 12 INCHES TO, AND NO FARTHER THAN 36 INCHES FROM, THE MANHOLE WALL. NO FLEXIBLE COMPRESSION JOINTS SHALL BE EMBEDDED IN THE MANHOLE BASE OR BENCH.
4. SEWER PIPE JOINT DEFLECTION SHALL NOT EXCEED PIPE MANUFACTURER'S RECOMMENDATION. PIPES SHALL NOT BE DEFLECTED AT JOINTS UNLESS CALLED FOR IN THESE PLANS.
5. ALL TESTS REQUIRED BY THE PROJECT SPECIFICATIONS SHALL BE PERFORMED IN THE PRESENCE OF OWNER/ENGINEER OR THEIR REPRESENTATIVE. ANY PIPE SEGMENT OR STRUCTURE FAILING TO PASS A TEST SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
6. ALL EXFILTRATION, INFILTRATION AND AIR TESTING OF LINES SHALL BE IN ACCORDANCE WITH OWNER STANDARDS.
7. UNLESS OTHERWISE SPECIFIED, FLOWABLE BACKFILL SHALL BE USED WHERE VERTICAL SEPARATION BETWEEN PIPES IS 9 INCHES OR LESS.
8. WHEN ADJUSTING MANHOLES, CONTRACTOR SHALL INSTALL PLYWOOD COVERS IN SANITARY SEWER MANHOLE INVERTS AS WELL AS STEEL PLATE COVERS OVER MANHOLES (AFTER MANHOLE RINGS/FRAMES ARE REMOVED) TO PREVENT DEBRIS FROM ENTERING SEWER MANHOLES AND CORRESPONDING LINES. DEBRIS IN MANHOLES SHALL BE REMOVED PRIOR TO PLYWOOD REMOVAL.
9. PLYWOOD AND STEEL COVERS FOR MANHOLES SHALL BE INSTALLED AND REMOVED IN THE PRESENCE OF OWNERS REPRESENTATIVE. ALL DEBRIS DROPPED INTO THE SEWER MANHOLES AND CORRESPONDING LINES SHALL BE RETRIEVED AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL CLEAN (E.G., JET VAC OR EQUIVALENT) DEBRIS OUT OF THE AFFECTED MANHOLES AND/OR SEWER LINES IN THE PRESENCE OF OWNER REPRESENTATIVE.

WATER NOTES

1. ALL FRAMES, COVERS, VALVE BOXES, MANHOLES, ETC. SHALL BE INSTALLED TO FINISHED GRADE OR SHALL BE ADJUSTED TO FINISHED GRADE PRIOR TO PLACING OF ASPHALT SURFACE COURSE BY CONTRACTOR AS PER OWNER'S STANDARDS.
2. ALL WATERLINES SHALL HAVE MINIMUM COVER AS SPECIFIED BY OWNER'S STANDARDS
3. CONTRACTOR MUST MAINTAIN A CONSTANT SLOPE OF WATER LINES TO HIGH/LOW POINTS.
4. DUCTILE IRON PIPE, WHEN REQUIRED, SHALL BE A MINIMUM THICKNESS CLASS 52.
5. PAVEMENT REPLACEMENT AND TRENCH REPAIR SHALL BE DONE TO OWNER'S STANDARDS.
6. ALL PIPELINES SHALL BE INSTALLED AT LOCATIONS AND DEPTH REQUIRED ON THE PLANS AND/OR AS OTHERWISE DIRECTED BY ENGINEER. CONTRACTOR SHALL NOT MOVE THE PLANNED ALIGNMENT OF ANY IMPROVEMENTS WITHOUT THE WRITTEN CONSENT OF BOTH ENGINEER AND OWNER. STANDARD OFFSET DISTANCES FROM OTHER EXISTING UTILITIES SHALL BE MAINTAINED DURING CONSTRUCTION OF NEW LINES.
7. NO WATER MAIN MAY BE SHUT DOWN TO MAKE CONNECTIONS WITHOUT PRIOR APPROVAL OF OWNER.
8. PIPE DETECTOR RIBBON AND LOCATOR BALLS SHALL BE INSTALLED ABOVE ALL WATER MAINS, SERVICE LATERALS THAT ARE 6 INCHES AND LARGER, AND ANY SERVICE LATERAL NOT INSTALLED PERPENDICULAR TO THE MAIN LINE.
9. ALL WATER MAINS SHALL BE FILLED, PRESSURE TESTED, AND DISINFECTED IN ACCORDANCE WITH SPECIFICATIONS AND/OR LOCAL/STATE REGULATIONS.

GRADING AND DRAINAGE NOTES

1. CONTRACTOR SHALL PROVIDE LEVEL BOTTOM IN ALL RETENTION BASINS AT ELEVATIONS AS SHOWN ON THE PLANS. SLOPE PROTECTION SHALL BE APPLIED TO PREVENT EROSION.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CONFIRMING DEPTHS OF ALL THE EXISTING UTILITY LINES WITHIN PROPOSED RETENTION BASIN AREAS. IF THE BASIN CANNOT BE CONSTRUCTED PER PLAN BECAUSE OF CONFLICTS, CONTRACTOR SHOULD DISCUSS MODIFICATION OF BASIN CONFIGURATION WITH THE INSPECTOR TO DETERMINE IF A PLAN REVISION OR FIELD CHANGE IS REQUIRED.
3. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, CONCRETE CHANNELS, OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
4. CONTRACTOR SHALL CERTIFY TO OWNER THAT ALL FILLS, FOUNDATIONS, AND SUBGRADES MEET THE MINIMUM COMPACTION REQUIREMENTS. CERTIFICATION SHALL BE MADE PRIOR TO POURING CONCRETE.

TRAFFIC CONTROL NOTES

1. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLAN TO OWNER AND/OR REGULATING AUTHORITY FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK IN ROADWAYS.
2. CONTRACTOR SHALL MAINTAIN TRAFFIC AND PEDESTRIAN ACCESS.
3. PROPER SIGNING AND FLAGGING SHALL BE REQUIRED.
4. CONTRACTOR SHALL PROVIDE, INSTALL, AND MAINTAIN ALL ROAD CONSTRUCTION BARRICADES, CHANNELING DEVICES, CONSTRUCTION SIGNS, AND FLAGGING PERSONNEL IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS.
5. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION EQUIPMENT FROM THE ROADWAY DURING NIGHT AND NON-CONSTRUCTION HOURS.
6. IF IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO PREVIOUS OR BETTER CONDITION TO THE SATISFACTION OF ENGINEER.
7. IF IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL, OR RELOCATION OF ANY EXISTING TRAFFIC CONTROL SIGNS OR ANY OTHER TRAFFIC CONTROL DEVICES, THEY SHALL BE MAINTAINED THROUGHOUT THE ENTIRE DURATION OF THE PROJECT AND RESTORED TO THE SATISFACTION OF ENGINEER BY A CERTIFIED DESIGNATED TRAFFIC CONTROL SUPERVISOR.

ADVERTISING

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CITY OF ST. GEORGE

TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

STANDARD NOTES

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
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PROJECT NOTES

1. CONTRACTOR TO INSTALL PROJECT SIGN PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR TO PREVENT DIRT AND FOREIGN MATTER FROM ENTERING MANHOLES, CATCH BASINS, INLETS, PIPE, ETC. THROUGHOUT DURATION OF CONSTRUCTION.
3. ALL MATERIALS, GRADING, EARTHWORK, ETC. SHALL MEET CITY OF ST. GEORGE STANDARD SPECIFICATIONS.
4. CONTRACTOR SHALL PROVIDE ALL CONNECTIONS, FITTINGS, HARDWARE, ETC. TO INSTALL A COMPLETE, FUNCTIONING SYSTEM AND SHALL INCLUDE ALL SUCH MISCELLANEOUS MATERIALS IN THE COST OF THE VARIOUS BID ITEMS.
5. CONSTRUCTION AND PLACEMENT OF ASPHALT, ROAD BASE, SUB BASE, STRUCTURAL FILL, ETC. SHALL MEET CITY OF ST. GEORGE STANDARD SPECIFICATIONS. ASPHALT, ROAD BASE, SUB BASE, STRUCTURAL FILL, ETC. SHALL BE FROM CITY APPROVED SOURCES.
6. FILL MATERIAL FOR MSE WALL AND CONCRETE RETAINING WALL SHALL BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
7. ANY ROADWAY ASPHALT MIX DESIGN USED FOR THIS PROJECT SHALL MEET CITY OF ST. GEORGE STANDARD SPECIFICATIONS, TABLE 4.6, CATEGORY II, "NON-RUT," REQUIREMENTS. ANY ASPHALT MIX DESIGN FOR TRAIL SHALL MEET CITY TRAIL MIX SPECIFICATION.
4. UNTREATED BASE COURSE (ROAD BASE) SHALL MEET REQUIREMENTS IN CITY OF ST. GEORGE STANDARD SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT (SEE APPENDICES).
5. STRUCTURAL FILL OR IMPORTED GRANULAR FILL MATERIAL SHALL MEET REQUIREMENTS IN SPECIAL PROVISIONS AND PROJECT GEOTECHNICAL REPORT.
6. EARTHWORK FOR EMBANKMENTS SHALL BE PERFORMED ACCORDING TO CITY OF ST. GEORGE STANDARD SPECIFICATIONS, SECTION 4.3 EARTHWORK.
7. ASPHALT SHALL BE COMPACTED TO AT LEAST 96 PERCENT OF THE MARSHALL MAXIMUM DENSITY.
8. RECOMPACTED ON-SITE SOILS SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 AND BASE COURSE SOILS SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
9. PRIOR TO GRADING, ALL AREAS WHERE IMPROVEMENTS ARE PLANNED SHOULD BE CLEARED OF VEGETATION, ORGANICS AND OTHER DELETERIOUS MATERIALS. ALL UNDOCUMENTED FILL AND ORIGINAL TOPSOIL BENEATH THE FILL WITHIN THESE AREAS SHOULD THEN BE COMPLETELY REMOVED.
10. ON-SITE SOILS ARE SUITABLE FOR USE AS STRUCTURAL FILL EXCEPT FOR TOPSOIL AND CLAY SOILS. TOPSOIL AND CLAY SOILS SHALL BE SEPARATED AND MAY BE STOCKPILED FOR SUBSEQUENT LANDSCAPING USE.
11. ALL FILL TO BE PLACED FOR SUPPORT OF FOOTINGS AND SLABS-ON-GRADE SHALL BE CONSIDERED STRUCTURAL FILL.
12. PERMANENT CUT OR FILL SLOPES IN SILTY SAND SOIL BE MAINTAINED AT A SLOPE OF THREE HORIZONTAL TO ONE VERTICAL (3H:1V) OR FLATTER UNLESS STRUCTURALLY RETAINED.
13. FOLLOWING OVER-EXCAVATION, CONTRACTOR TO COORDINATE WITH GEOTECHNICAL ENGINEER TO OBSERVE THE EXCAVATION TO DOCUMENT THE DEPTH OF OVER-EXCAVATION, AND DETERMINE IF SUBSURFACE CONDITIONS MATCH THOSE FOUND IN PROJECT'S GEOTECHNICAL INVESTIGATION. ALTERATIONS TO IMPROVEMENTS MAY BE REQUIRED IF SUBSTANTIALLY DIFFERENT CONDITIONS ARE ENCOUNTERED.
14. PRIOR TO ROADBASE OR STRUCTURAL FILL PLACEMENT, EXPOSED SUBGRADE AT BASE OF EXCAVATION(S) SHOULD BE PROOF-ROLLED WITH MODERATE- TO HEAVY-WEIGHT RUBBER-TIRED CONSTRUCTION EQUIPMENT. THIS PROCESS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER.
15. ALL CONCRETE MIXES USED SHALL BE DESIGNED IN ACCORDANCE WITH ACI 318 TABLE 19.3.1.1 FOR SULFATE EXPOSURE CLASS S2.
16. ALL BURIED PIPES SHALL BE PLASTIC (PVC OR HDPE) INSTEAD OF METAL, WHERE POSSIBLE.
17. ALL PIPELINES AND UNDERGROUND UTILITIES SHALL BE INSTALLED AT THE LOCATIONS AND DEPTHS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL NOT MOVE ALIGNMENT OR LOCATION OF ANY OF THE SHOWN OR INTENDED IMPROVEMENTS WITHOUT WRITTEN CONSENT OF OWNER. OWNER WILL COORDINATE WITH CONTRACTOR TO RELOCATE PLANNED IMPROVEMENTS WHICH CONFLICT WITH ACTUAL SITE CONDITIONS.

CITY OF ST. GEORGE WASTEWATER NOTES

1. NO SEWER UNDER 9' DEEP UNLESS APPROVED BY THE CITY OF ST. GEORGE.
2. ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.
3. BUILDINGS MAY REQUIRE INTERCEPTORS AT A LATER DATE.
4. ALL SEWER MANHOLES SHALL HAVE "CITY OF ST GEORGE" LOGO LIDS FOR FINAL INSPECTION.
5. 100' MAXIMUM SPACE BETWEEN SEWER LATERAL CLEANOUTS.
6. ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF ST. GEORGE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "UNIFOM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY THE CITY OF ST. GEORGE

CITY OF ST. GEORGE WATER NOTES

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE CITY OF ST. GEORGE WATER DEPARTMENT.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF ST. GEORGE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY THE CITY OF ST. GEORGE.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION. IF THE IN-FIELD CONDITION VARIES FROM DESIGN THE CONTRACTOR IS RESPONSIBLE FOR COSTS DUE TO CHANGES IN CONDITION. CITY MAPS ARE "BEST KNOWLEDGE" AND APPROXIMATE.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE "INTERNATIONAL PLUMBING CODE (IPC)" SECTION 608.16.5 AND FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
5. ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF ST. GEORGE BACKFLOW ORDINANCE 9-1-1997-5-6-5.
6. 14 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
7. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
8. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH ON EACH SIDE OF THE TRENCH.
9. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UNUSED STUB LINES THAT WILL BE ABANDONED.
10. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE CITY OF ST. GEORGE WATER SERVICES REPRESENTATIVE.
11. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. RISERS WILL NOT BE ALLOWED.
12. IRRIGATION WATER WORKS MAY REQUIRE ADDITIONAL APPROVALS FROM RESPECTIVE IRRIGATION COMPANIES.

ST. GEORGE ENERGY SERVICES (SGES) POWER NOTES

1. PRIMARY POWER FROM SWITCH TO SWITCH SHALL BE 750 WIRE IN 3" CONDUIT.
2. PRIMARY POWER FROM VAULT TO TRANSFORMER SHALL BE 1/0 WIRE IN 3" CONDUIT UNLESS OTHERWISE NOTED. ALL WIRE SHALL HAVE A TEMPERATURE RATING OF 90°C
3. SECONDARY POWER FROM TRANSFORMER TO METER (90°C TEMP. RATING):
   - 3.1. FOR RESIDENTIAL LOTS – WHERE LENGTH IS LESS THAN OR EQUAL TO 200-FT
     - 3.1.1. 100-150 AMPS = 1/0 IN 2 CONDUIT
     - 3.1.2. 200 AMPS = 4/0 IN 2" CONDUIT
     - 3.1.3. 400 AMPS = 350 MCM IN 3" CONDUIT
     - 3.1.4. 600 AMPS = 500 MCM IN 3" CONDUIT
     - 3.1.5. CONTACT SGES FOR LENGTHS > 200-FT IF NOT SPECIFIED PER PLAN.
   - 3.2. FOR C.T. CONNECTIONS (SERVICES > 400 AMPS) – SECONDARY CONDUIT AND WIRE SHALL BE SIZED BY BUILDING ELECTRICAL ENGINEER.
   - 3.3. FOR COMMERCIAL AND/OR APARTMENT COMPLEX ≤ 400 AMPS, OR > 400 AMPS WITH GANGPACK INDIVIDUAL METERS – SIZED BY SGES BASED ON LOAD CALCS.
4. CONTRACTOR TO FOLLOW ALL BLUE STAKES PROTOCOLS.
5. THE POWER DESIGN ON THIS UTILITY PLAN IS CONSIDERED BY ST. GEORGE ENERGY SERVICES (SGES) AS PRELIMINARY AND NON-BIDABLE UNTIL ACCOMPANIED BY A JUC APPROVAL STAMP.
6. ALL PRIMARY UNDERGROUND POWER WORK/INSTALLATION MUST BE COMPLETED BY A CONTRACTOR THAT HAS BEEN PREQUALIFIED BY SGES AND MEET ALL SGES STANDARDS. ALL OVERHEAD WORK/INSTALLATION MUST BE COMPLETED BY SGES.
7. ALL WORK DONE BY SGES WILL BE PREPAID BY THE DEVELOPER.
8. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO PROVIDE LOCATION AND ELEVATION OF ALL EXISTING AND DESIGN UNDERGROUND/OVERHEAD UTILITIES AND STRUCTURES THAT WILL IMPACT THE SGES POWER DESIGN.
9. ALL JUC TRENCHES WILL BE BACKFILLED AND COMPACTED IN 6"TO 8"LIFTS TO A COMPACTION OF 95% IN ROADWAYS/SIDEWALKS AND 90% BEHIND SIDEWALK. TESTING IS TO BE DONE AT MIDDLE AND TOP OF TRENCH.
10. ALL CHANGES TO EXISTING GRADES NEAR EXISTING POWER UTILITIES MUST BE APPROVED BY SGES PRIOR TO CONSTRUCTION.
11. ANY IN-FIELD CHANGES TO THE JUC APPROVED POWER DESIGN WILL BE AT THE DEVELOPER'S EXPENSE AND MUST BE PRE-APPROVED AND DOCUMENTED BY SGES PRIOR TO INSTALLATION.

COMMERCIAL PROJECT POWER NOTES

A. CONTRACTOR SHALL HAVE ADJACENT TBC LOCATION AND ELEVATION, AND ANY OTHER APPLICABLE IMPROVEMENTS, STAKED PRIOR TO PLACEMENT OF ELECTRICAL EQUIPMENT.
B. INSTALL NEW ELECTRICAL EQUIPMENT 6-FT. MIN. BEHIND TBC UNLESS OTHERWISE NOTED; INSTALL TOP OF GROUND SLEEVE 6-INCHES ABOVE ADJACENT TBC GRADE PER CURRENT SGES STANDARDS.
C. COORDINATE WITH SGES DEPARTMENT INSPECTOR FOR PHASE SEQUENCE NUMBERS AND TAPING INFORMATION TO BE LABELED ON NEW OR REPLACED TRANSFORMERS AND PULLED OR RE-PULLED WIRE.
D. ELECTRICAL ENGINEER SHALL PROVIDE AIC AND COMPLETE ALL NECESSARY CALCULATIONS IN ACCORDANCE TO CURRENT BUILDING CODES; INFORMATION TO BE INCLUDED WITH BUILDING PLANS. SGES WILL PROVIDE EXISTING EQUIPMENT INFORMATION AS NECESSARY.
E. METERS AND MAIN PANELS WITH DISCONNECTS SHALL BE MOUNTED OUTSIDE ON AN EXTERIOR BLDG. WALL, LOCATED TO BE VISIBLE & ACCESSIBLE TO THE POWER DEPARTMENT AND PUBLIC SAFETY ENTITIES.
F. EASEMENTS ARE REQUIRED FOR ALL ELECTRICAL EQUIPMENT, CONDUIT, AND WIRE TO POINT OF SERVICE.
G. METER BASES SHALL CONFORM TO A 5-JAW 12-S TYPE METER FOR SINGLE PHASE SERVICES BEING FED FROM A 3-PHASE TRANSFORMER.

INFOWEST, CATV/FIBER OPTIC NOTES

1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
2. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
3. INFOWEST WILL PROVIDE ALL CONDUITS. CALL 435-272-3559 OR EMAIL JUC@INFOWEST.COM FOR CONDUIT DELIVERY AT LEAST ONE (1) WEEK PRIOR TO OPENING THE TRENCH.
4. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM. DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF BUILDING.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLEY AT 435-272-3559 OR JUC@INFOWEST.COM.
6. RELOCATION OF EXISTING NEW OR EXISTING INFOWEST FACILITIES ARE BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

TDS CATV/BROADBAND NOTES

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
3. CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

CENTURYLINK NOTES

1. DEVELOPER TO PLACE CONDUIT IN ALL JUC TRENCH AND STUB UP AT ALL POWER LOCATIONS. CONTACT CENTURYLINK ENGINEER FOR PRINT IF NEEDED.
2. CENTURYLINK WILL PROVIDE ALL CONDUIT AND DELIVER TO JOB SITE. CALL 435-632-6553 SEVEN (7) DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
3. CONTRACTOR TO INSTALL CONDUIT AND PLACE PULL STRING IN ALL CONDUIT TO VERIFY CONDUIT INTEGRITY.
4. ALL CONDUIT IS 2" UNLESS OTHERWISE NOTED.
5. ANY QUESTIONS TO JUC APPROVED PLANS PLEASE CONTACT CENTURYLINK ENGINEER ZACH MATHEWS AT 435-673-9639.
6. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER. CENTURYLINK ENGINEER MUST BE CONTACTED A MINIMUM OF FOUR (4) WEEKS BEFORE RELOCATION IS REQUIRED
7. DEVELOPER IS RESPONSIBLE TO PROVIDE ALL STREET NAMES AND ADDRESSES WITHIN THREE (3) WEEKS OF UTILITY PLAN APPROVAL. FAILURE TO PROVIDE ADDRESSES WILL RESULT IN A DELAY OF SERVICE TO PROJECT.

DOMINION ENERGY NOTES

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRECONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP – ERIC WARD 435-669-2269.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E 350 N – ST GEORGE).
4. ALL OF THE UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE **DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION. **
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT JC HALL, 435-210-0729, AT LEAST TWO (2) WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. **IMPORTANT NOTICE** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE AND THE UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE:

    CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT 801-324-3370 OR BRYAN WARD 435-559-6547, AT LEAST 48 HOURS IN ADVANCE, BEFORE WORKING WITHIN 10 FEET OF A HIGH- PRESSURE GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.
12. ALL GAS LINE LOCATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.

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TAYLOR C TORGERSEN
STATE OF UTAH

St.George

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11 NORTH 300 WEST
WASHINGTON, UT 84780
TEL 435.652.8450 | sunrise-eng.com

CITY OF ST. GEORGE

TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

PROJECT NOTES & DESIGN CRITERIA

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090	TCT	WHH	JRH	5 of 77	G5

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SURVEY CONTROL

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090	TCT	WHH	JRH	6 of 77	G6

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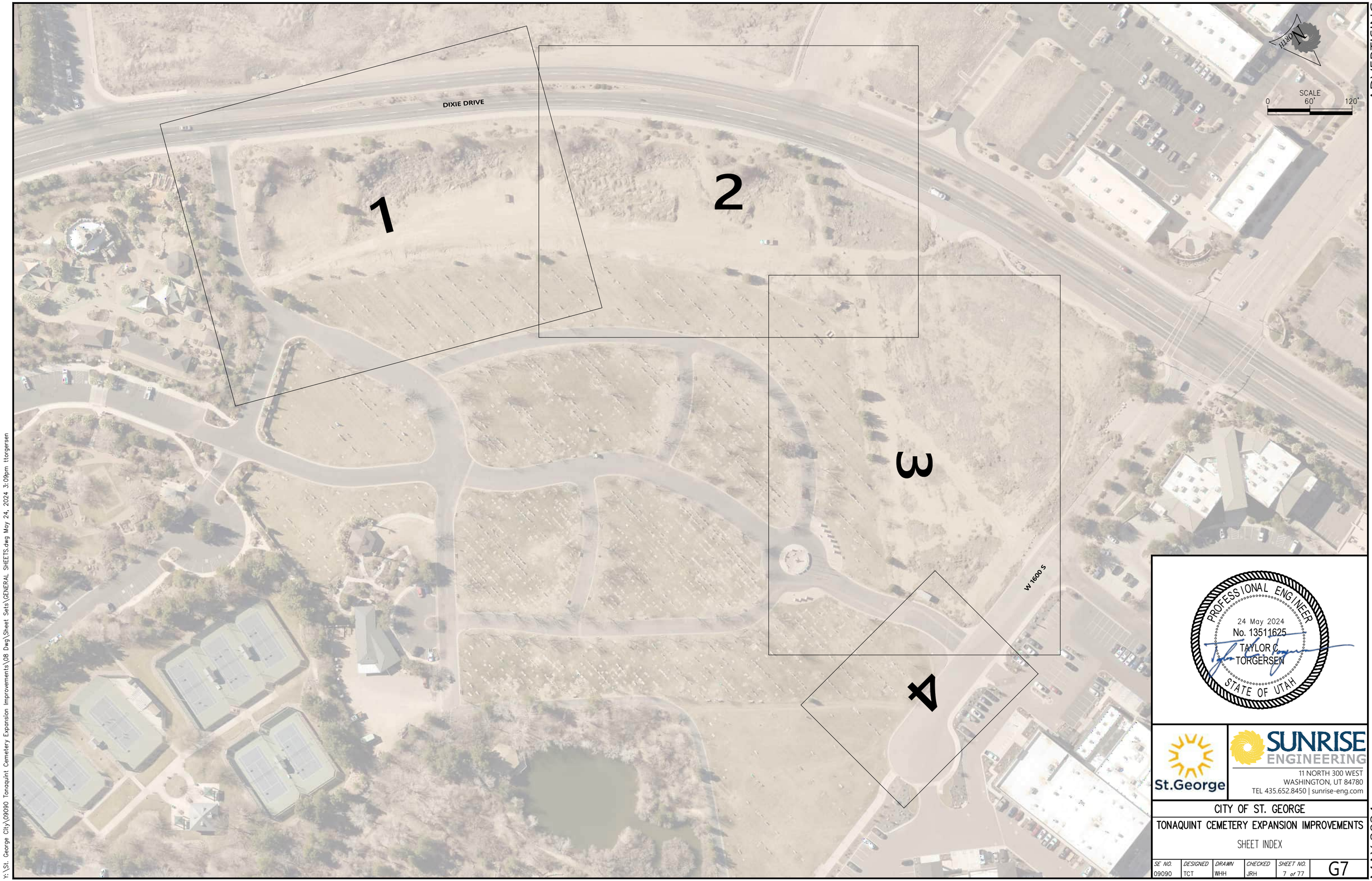

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SHEET INDEX

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090	TCT	WHH	JRH	7 of 77	G7

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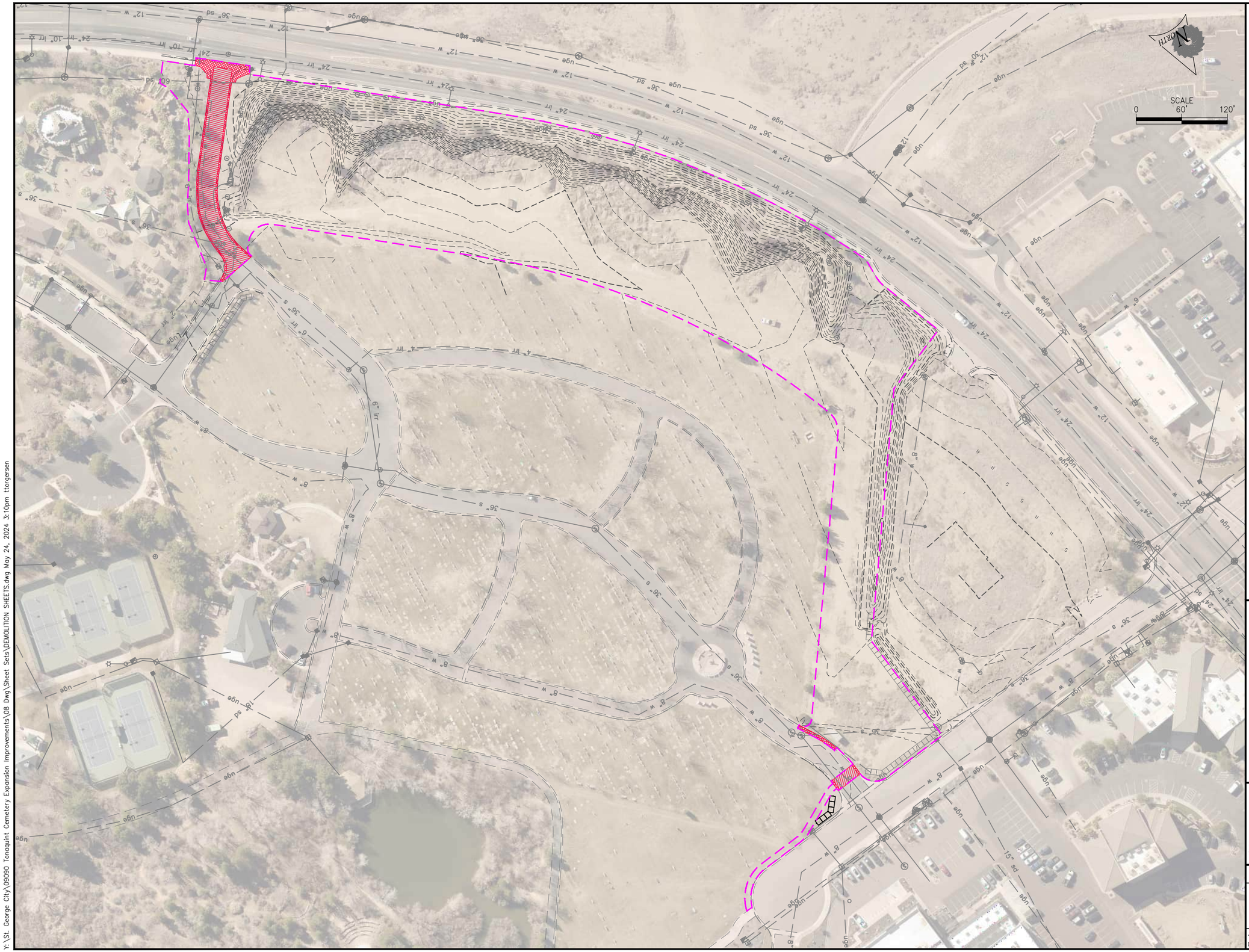

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3. CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING OR REPLACING AT OWN EXPENSE ANY STRUCTURES, FACILITIES OR VEGETATION DAMAGED OR DESTROYED WHICH ARE NOT INTENDED TO BE DAMAGED OR DESTROYED AS A RESULT OF WORK. ALL SUCH DAMAGED OR DESTROYED ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
4. VEGETATION, GROUND LITTER, AND DEBRIS COLLECTED DURING CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY CONTRACTOR. SUCH DEBRIS SHALL NOT BE INCORPORATED OR BURIED IN EARTHWORK.
5. CONTRACTOR SHALL INCORPORATE MEANS NECESSARY TO PRESERVE EXISTING PAVED SURFACES INCLUDING ROADWAYS & DRIVEWAYS FROM DAMAGE BY HEAVY CONSTRUCTION EQUIPMENT DURING THE PROJECT.
6. CONCRETE TO BE REMOVED SHALL BE REMOVED TO NEAREST WHOLE PANEL OR JOINT.
7. TEMPORARY CONSTRUCTION FENCING SHALL BE MAINTAINED IN GOOD CONDITION THROUGH THE DURATION OF THE PROJECT.

DEMOLITION PLAN NOTES

[1] CLEARING, GRUBBING, AND DEMOLITION

LEGEND

- REMOVE ASPHALT REQ'D
- REMOVE CONCRETE C&G/SIDEWALK REQ'D
- APPROX. PROJECT EXTENTS

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SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090	TCT	WHH	JRH	8 of 77	DPIDX

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SAWCUT AND REMOVE ASPHALT 2' OFF EXISTING EDGE OF CURB

PROTECT PARK FEATURES IN PLACE

PROTECT FENCING IN PLACE

PROTECT EXISTING ELECTRICAL EQUIPMENT IN PLACE

REMOVE EXISTING FIRE HYDRANT AND METER PER UTILITY SHEETS

PROTECT EXISTING STREET LIGHTS IN PLACE, TYP.

PROTECT TREES IN PLACE, TYP.

PROVIDE TEMPORARY FENCING ALONG CONSTRUCTION LIMITS, TYP.

NORTH

SCALE 0 20' 40'

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09090	TCT	WHH	JRH	9 of 77	DP1

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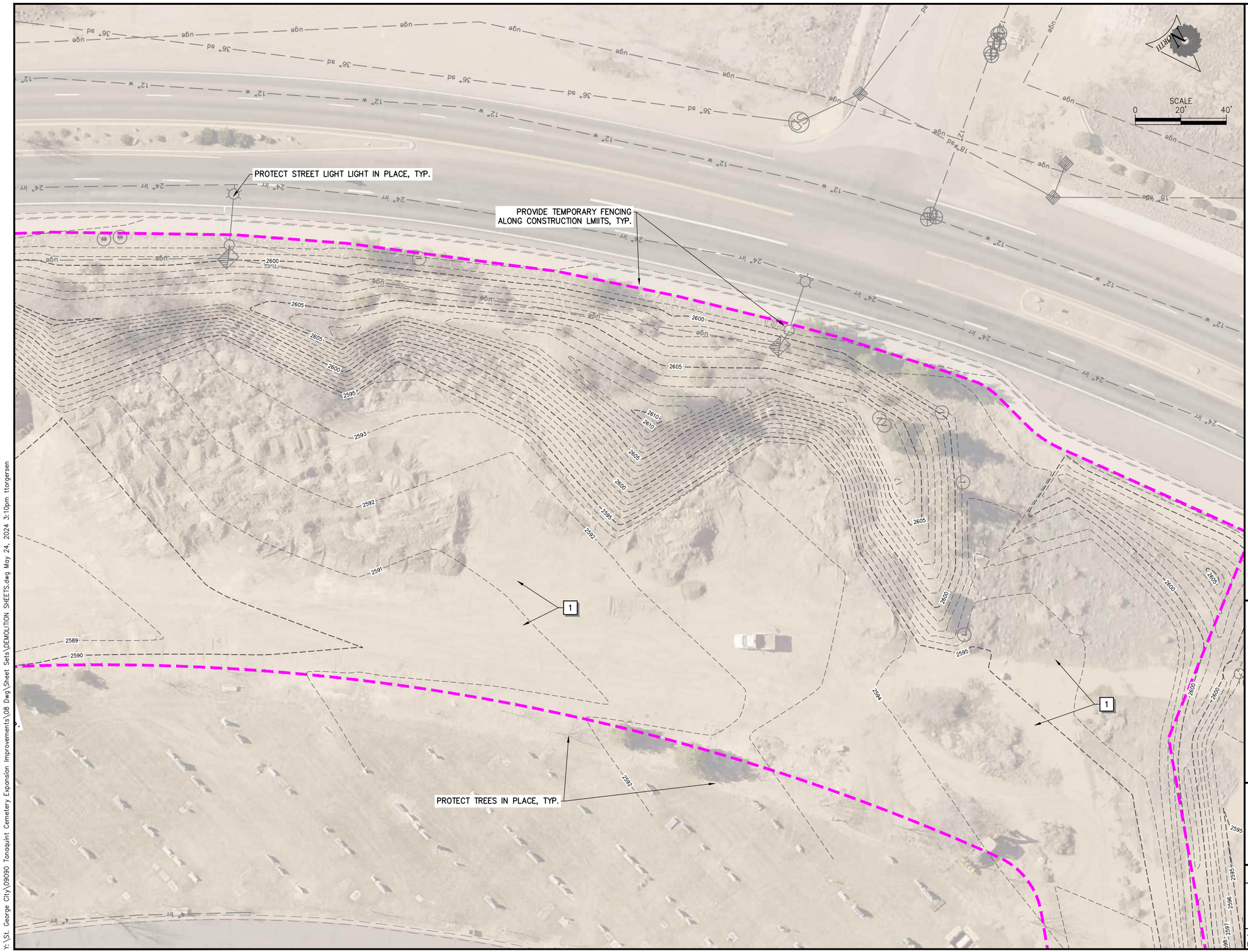

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DEMOLITION PLAN

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090	TCT	WHH	JRH	10 of 77	DP2

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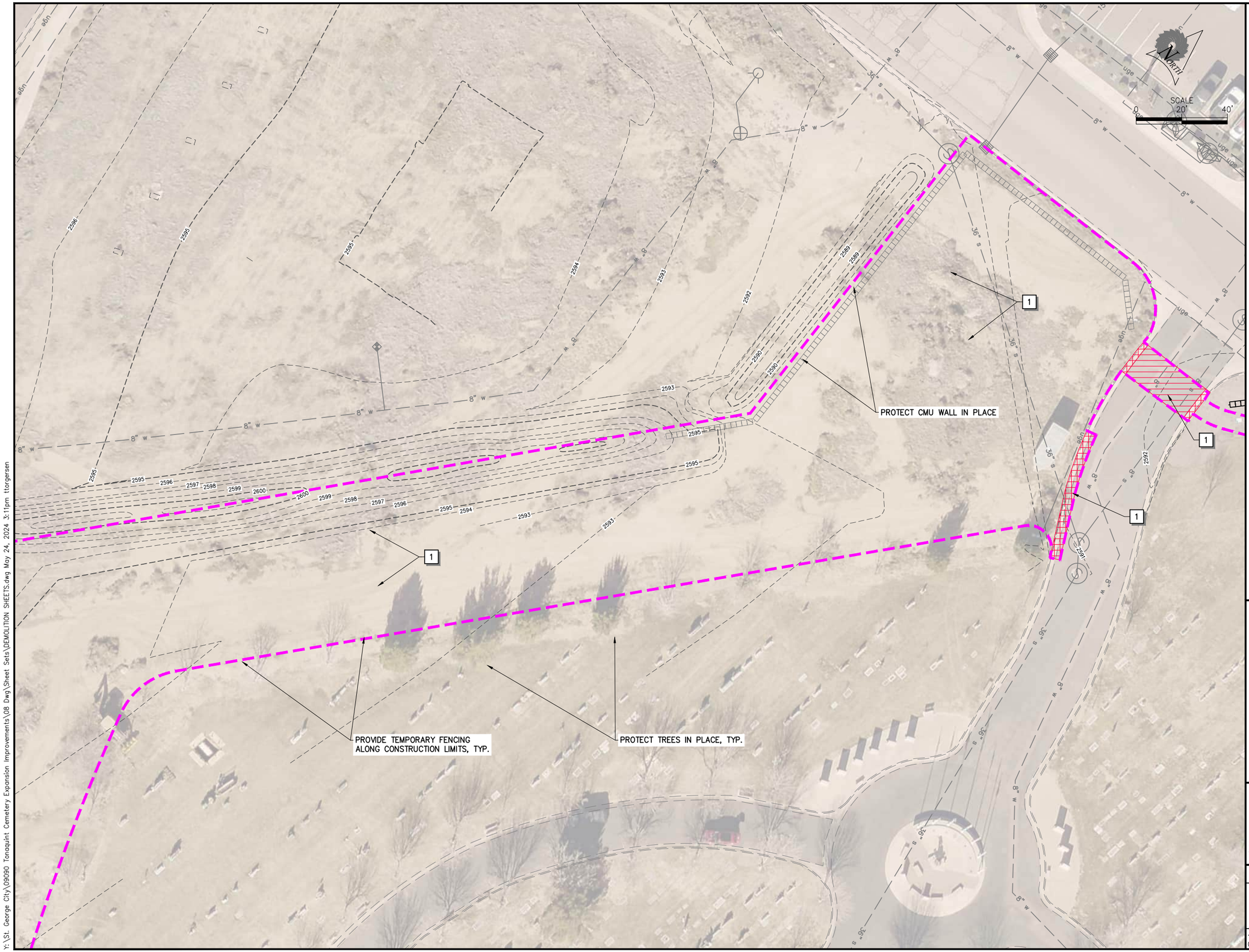

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LEGEND

REMOVE ASPHALT REQ'D

REMOVE CONCRETE C&G/SIDEWALK REQ'D

APPROX. PROJECT EXTENTS

PROFESSIONAL ENGINEER
24 May 2024
No. 13511625
TAYLOR C. TORGERSEN
STATE OF UTAH

St.George

SUNRISE ENGINEERING
11 NORTH 300 WEST
WASHINGTON, UT 84780
TEL 435.652.8450 | sunrise-eng.com

CITY OF ST. GEORGE

TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

DEMOLITION PLAN

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090	TCT	WHH	JRH	11 of 77	DP3

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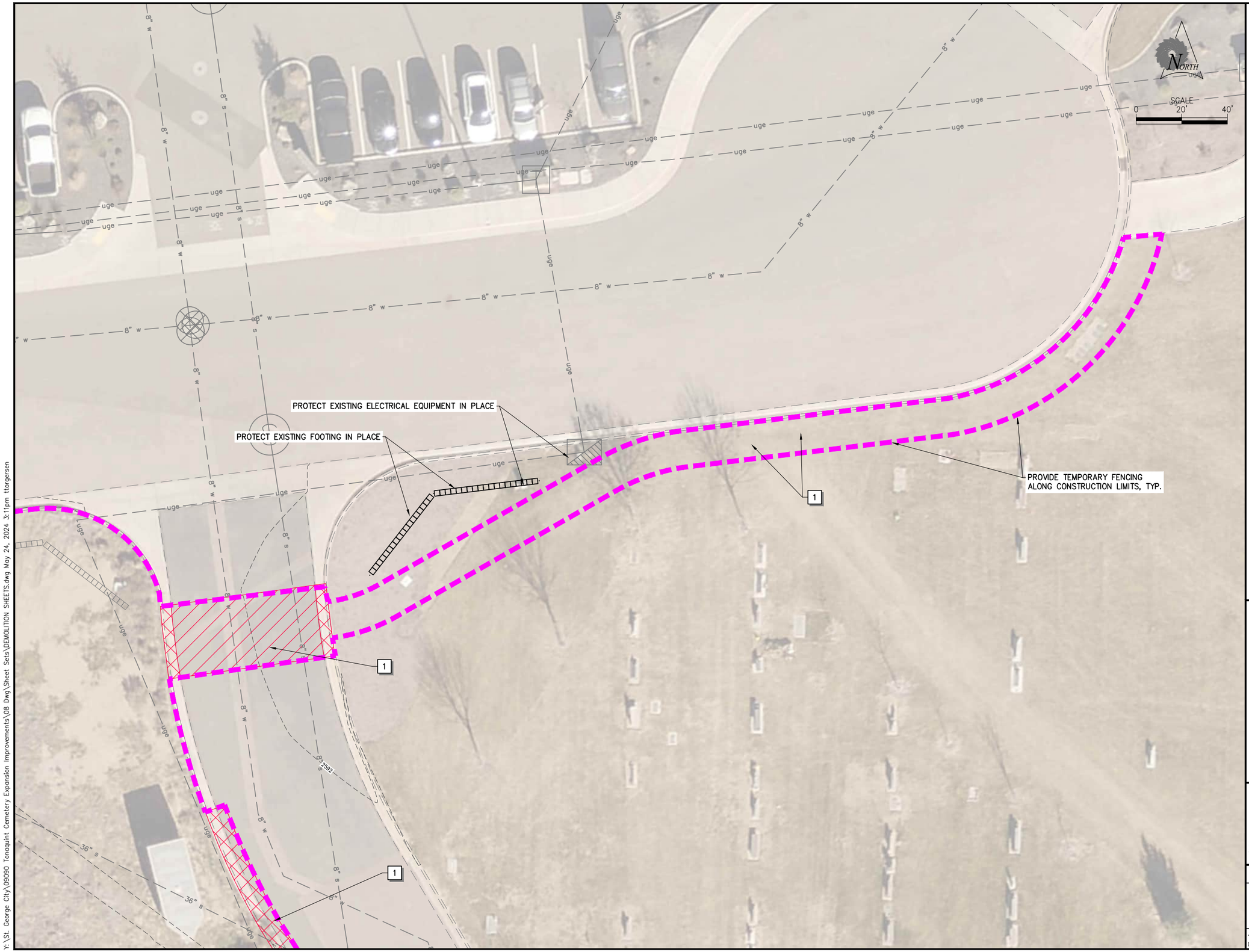

GENERAL NOTES

1. CONTRACTOR SHALL VISIT PROJECT SITE PRIOR TO BIDDING TO UNDERSTAND EXTENT OF CLEARING, GRUBBING, & DEMOLITION REQUIRED.
2. CONTRACTOR SHALL PERFORM ALL CLEARING, GRUBBING, DEMOLITION, REMOVAL, AND DISPOSAL NECESSARY FOR PROPER EXECUTION OF WORK INTENDED BY THE DRAWINGS AND SPECIFICATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING OR REPLACING AT OWN EXPENSE ANY STRUCTURES, FACILITIES OR VEGETATION DAMAGED OR DESTROYED WHICH ARE NOT INTENDED TO BE DAMAGED OR DESTROYED AS A RESULT OF WORK. ALL SUCH DAMAGED OR DESTROYED ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
4. VEGETATION, GROUND LITTER, AND DEBRIS COLLECTED DURING CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY CONTRACTOR. SUCH DEBRIS SHALL NOT BE INCORPORATED OR BURIED IN EARTHWORK.
5. CONTRACTOR SHALL INCORPORATE MEANS NECESSARY TO PRESERVE EXISTING PAVED SURFACES INCLUDING ROADWAYS & DRIVEWAYS FROM DAMAGE BY HEAVY CONSTRUCTION EQUIPMENT DURING THE PROJECT.
6. CONCRETE TO BE REMOVED SHALL BE REMOVED TO NEAREST WHOLE PANEL OR JOINT.
7. TEMPORARY CONSTRUCTION FENCING SHALL BE MAINTAINED IN GOOD CONDITION THROUGH THE DURATION OF THE PROJECT.

DEMOLITION PLAN NOTES

1 CLEARING, GRUBBING, AND DEMOLITION

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09090	TCT	WHH	JRH	12 of 77	DP4

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GENERAL NOTES

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SITE PLAN NOTES

1. LANDSCAPE CURB PER I/D2
2. TYPE HB30-7 CURB AND GUTTER PER STD DWG 100
3. RU30 CURB & GUTTER PER STD DWG 101
4. SPILL-ROLL CURB & GUTTER PER J/D2
5. ASPHALT TRAIL PER B/D2
6. ASPHALT ROADWAY PER H/D2
7. PED ACCESS RAMP PER STD DWG 121
8. RAISED CONCRETE CROSSWALK PER C/D3
9. CONCRETE FLATWORK PER E/D2
10. CONCRETE PLAZA FLATWORK PER F/D2
11. COLUMBARIUM/OSSUARIUM FOOTING PER C/D2 AND 102/ST3
12. SEAT WALL PER C/D5
13. MSE WALL PER B/D4 AND MSE1
14. CONCRETE RETAINING WALL PER ST SHEETS
15. CMU BLOCK WALL ON EXIST. FOOTING PER A/D6
16. STACKED STONE WALL PER A/D4
17. STONE STAIRWAY PER B/D4
18. SHADE STRUCTURE FOUNDATION PER A/D7
19. NATURAL LEDGE STONE VENEER A/D5

LEGEND

- NATURAL TURF PER LANDSCAPE SHEETS
- LANDSCAPE AREA PER LANDSCAPE SHEETS
- ASPHALT PAVEMENT
- CONCRETE FLATWORK
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09090	TCT	WHH	JRH	13 of 77	SPIDX

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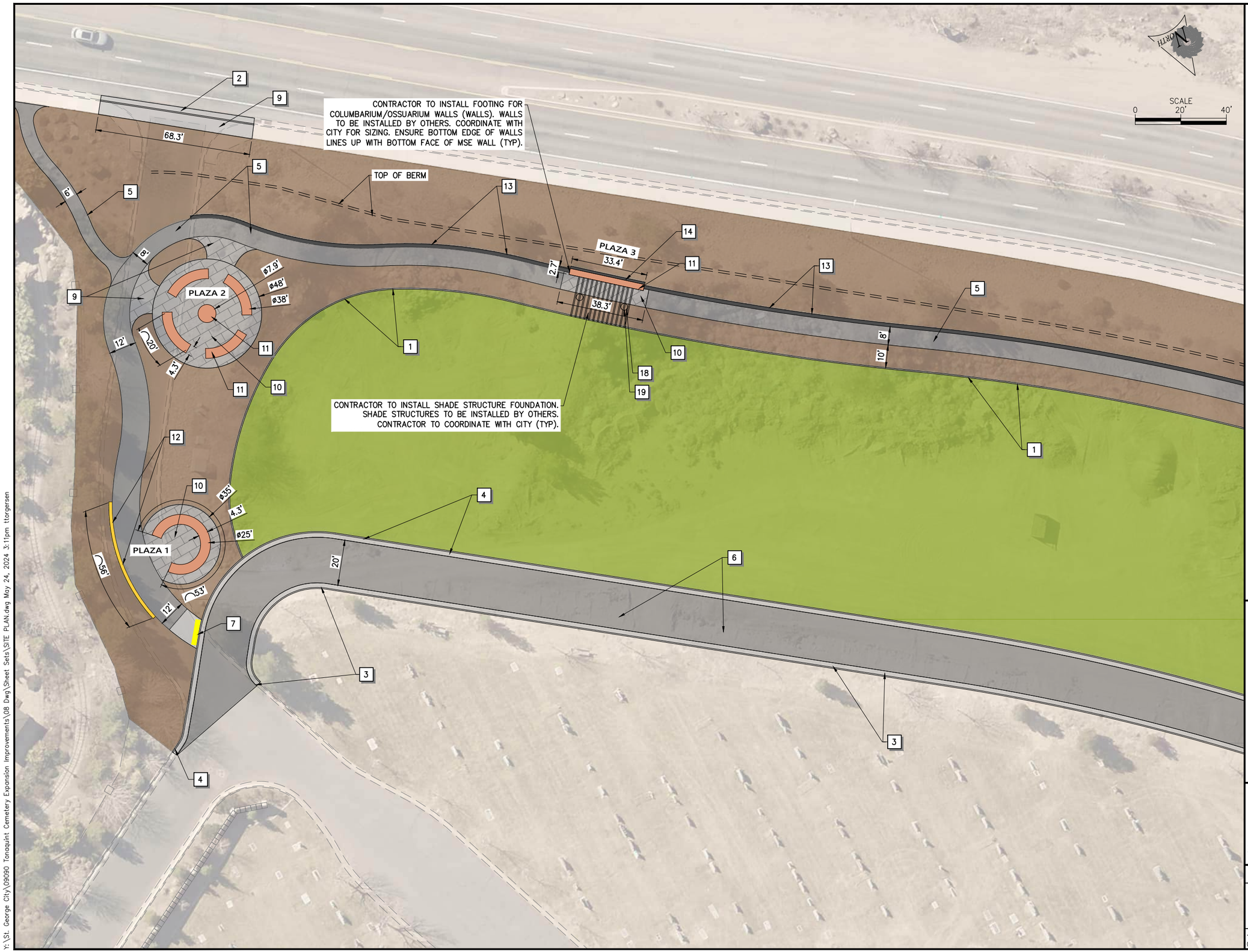

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09090	TCT	WHH	JRH	14 of 77	SP1

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09090	TCT	WHH	JRH	16 of 77	SP3

MAY 2024

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MAY 2024

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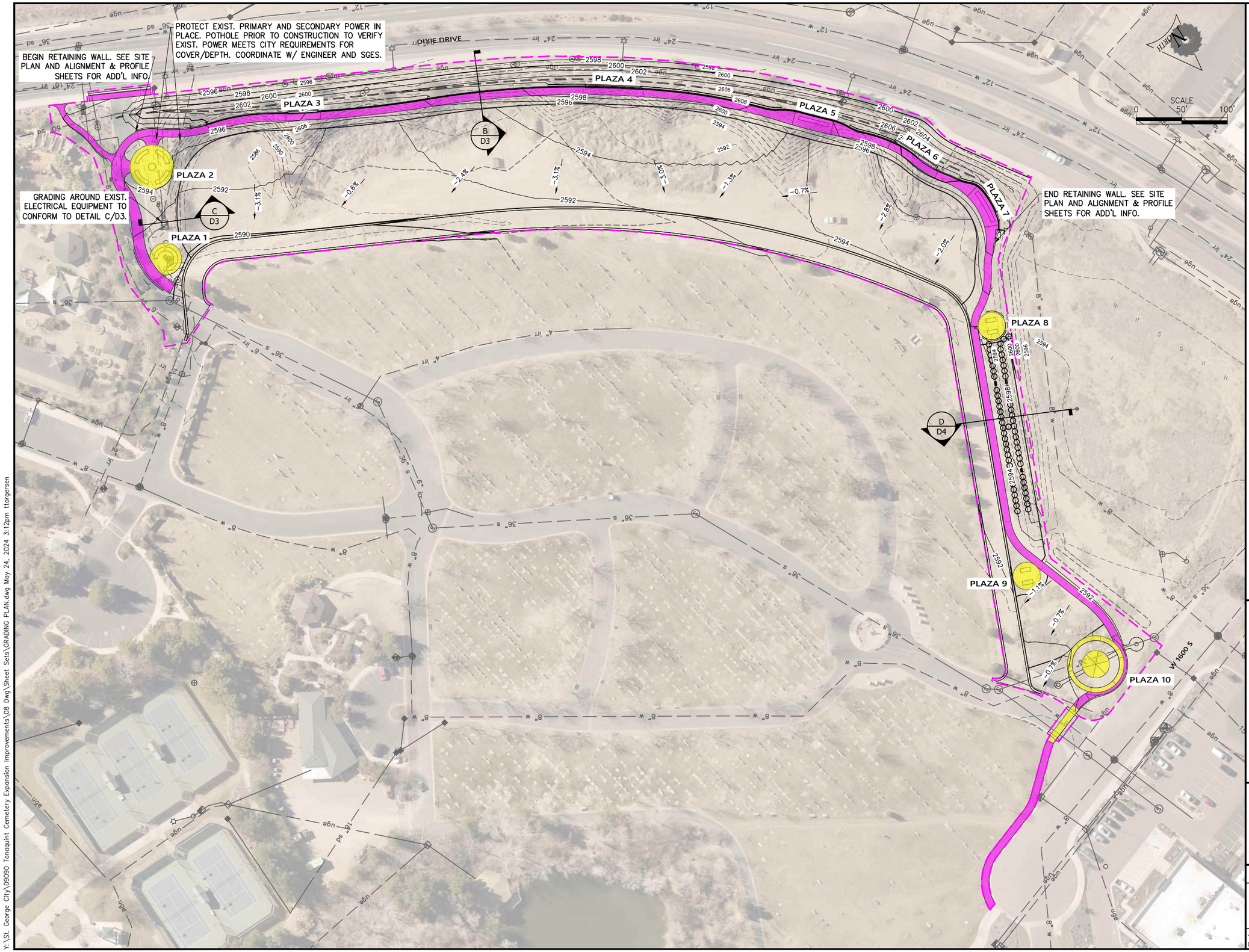

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2. CONTRACTOR SHALL ENSURE THAT LOCAL, STATE, AND FEDERAL ADA REQUIREMENTS ARE MET ON THE SITE.
3. SLOPES AND SLOPE ARROWS ARE FOR INFORMATIONAL PURPOSES ONLY AND HELP CONVEY THE DESIGN INTENT. CONTRACTOR SHALL USE GRADING DATA IN THE DRAWINGS FOR CONSTRUCTION OF THE IMPROVEMENTS.

LEGEND

- 2% MAX. IN ANY DIRECTION
- 5% MAX. RUNNING SLOPE, 2% MAX. CROSS SLOPE

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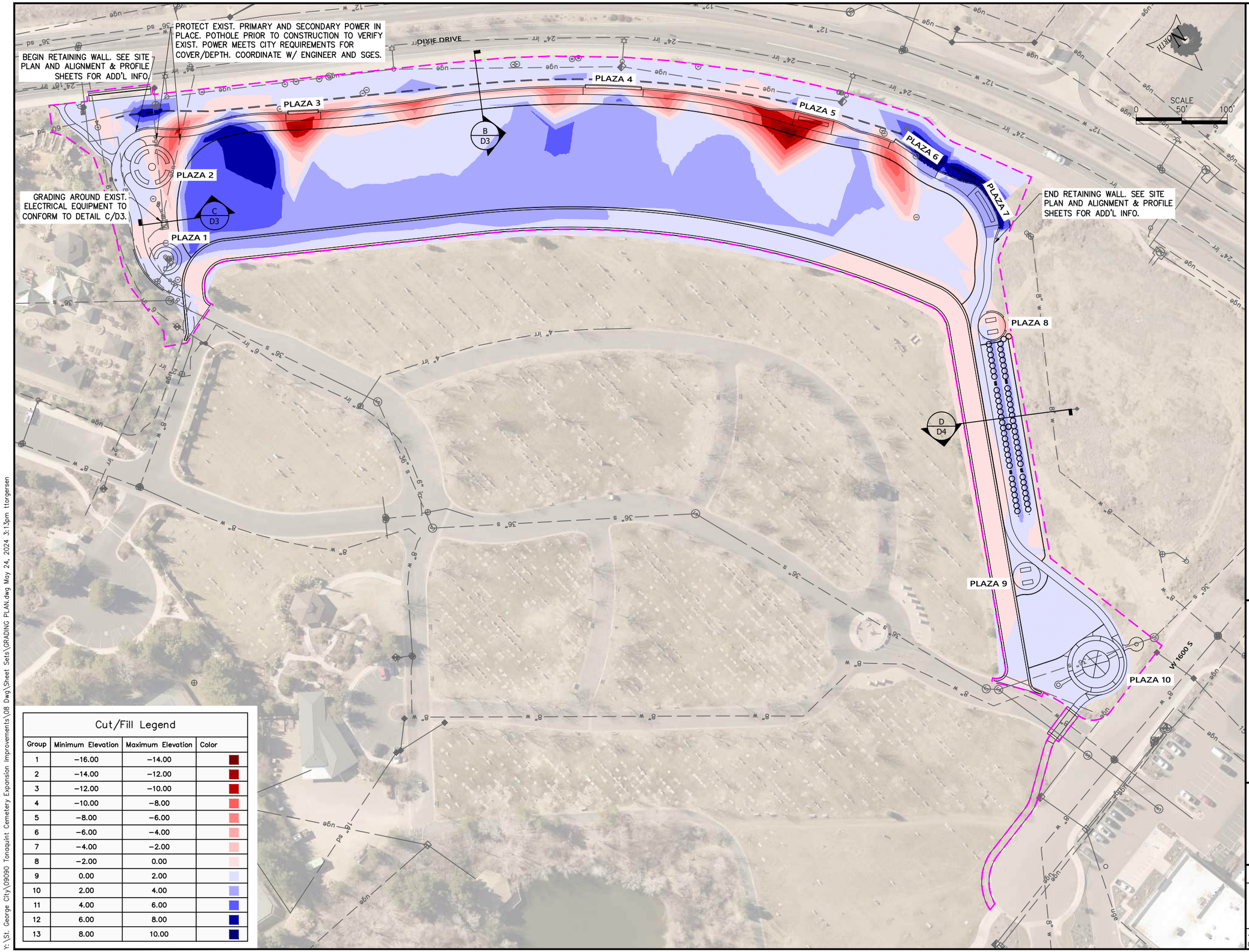

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4	−10.00	−8.00	
5	−8.00	−6.00	
6	−6.00	−4.00	
7	−4.00	−2.00	
8	−2.00	0.00	
9	0.00	2.00	
10	2.00	4.00	
11	4.00	6.00	
12	6.00	8.00	
13	8.00	10.00	

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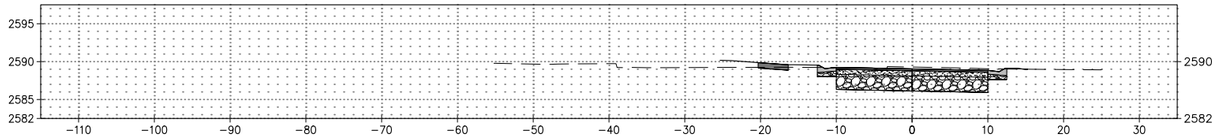

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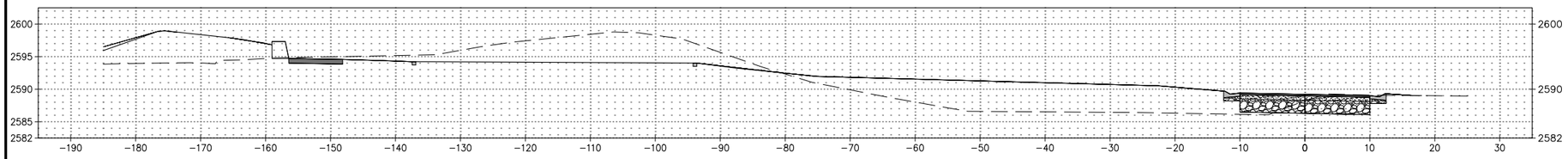

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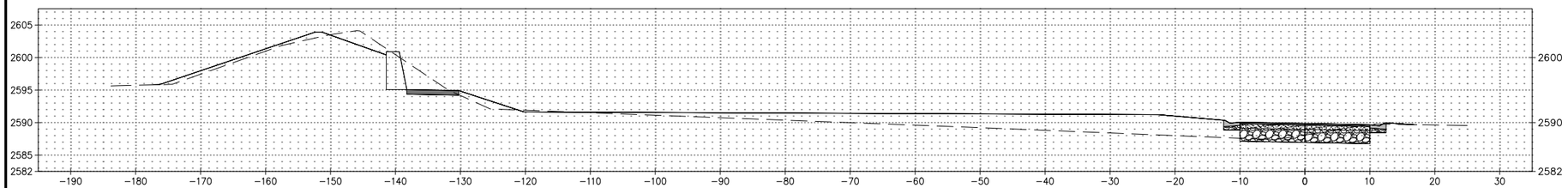

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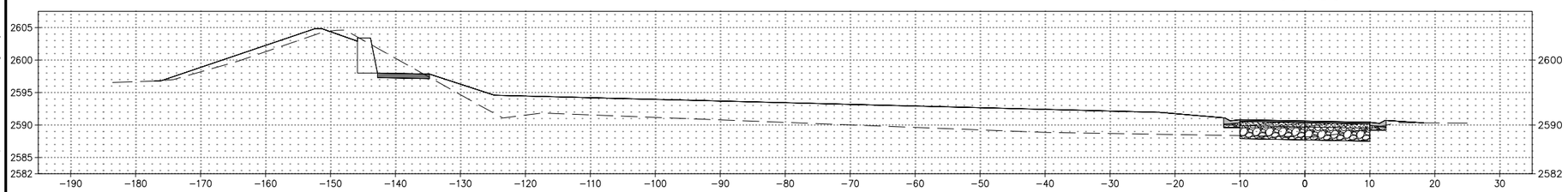

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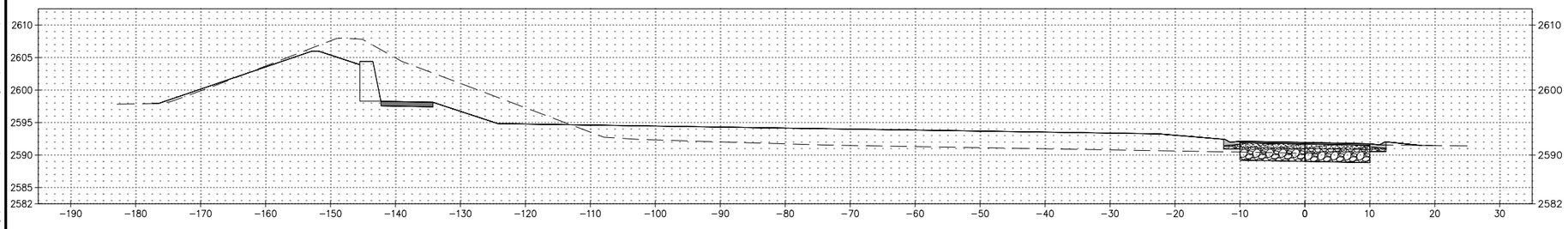

SCALE
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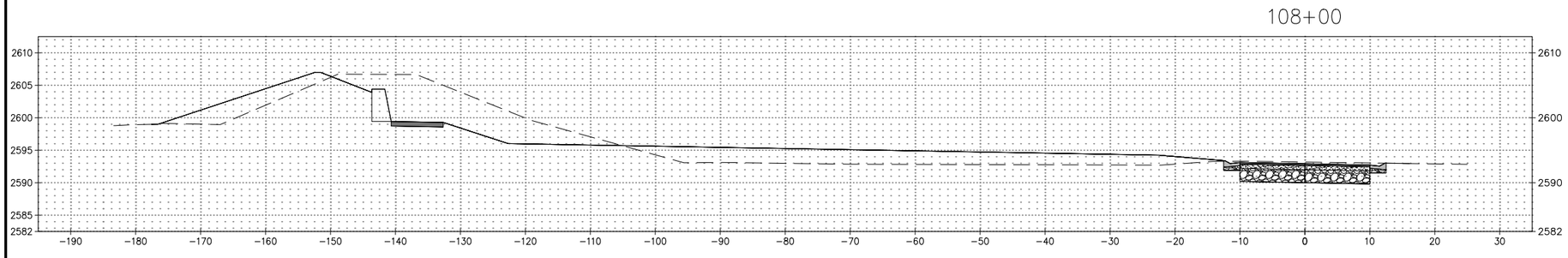

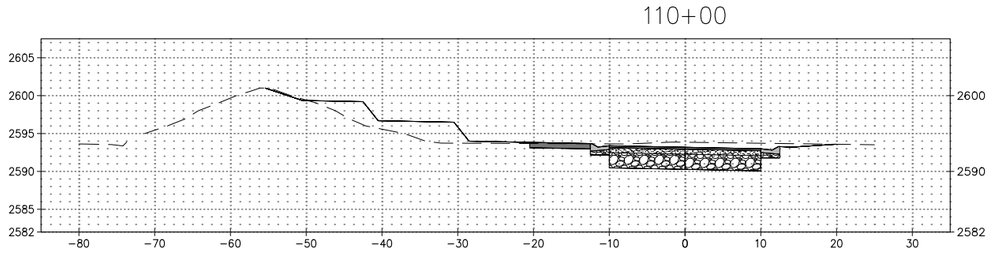

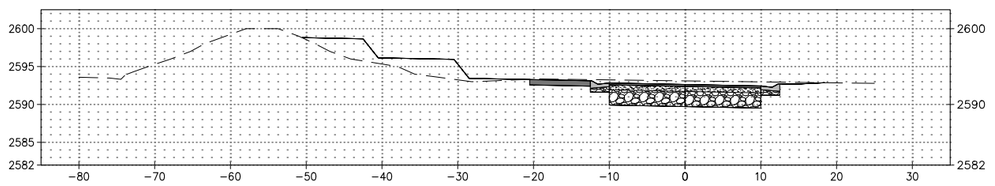

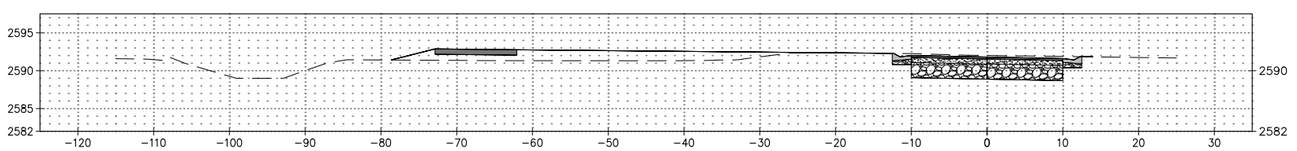

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Y:\St. George City\09090 Tonaquint Cemetery Expansion Improvements\08 Dwg\Sheet Sets\CROSS SECTIONS.dwg May 24, 2024 3:13pm ttorgersen

GENERAL NOTES

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PROFESSIONAL ENGINEER
24 May 2024
No. 13511625
TAYLOR C. TORGERSEN
STATE OF UTAH

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CITY OF ST. GEORGE

TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

ALIGNMENT & PROFILE OVERVIEW

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090	TCT	WHH	JRH	23 of 77	APIDX

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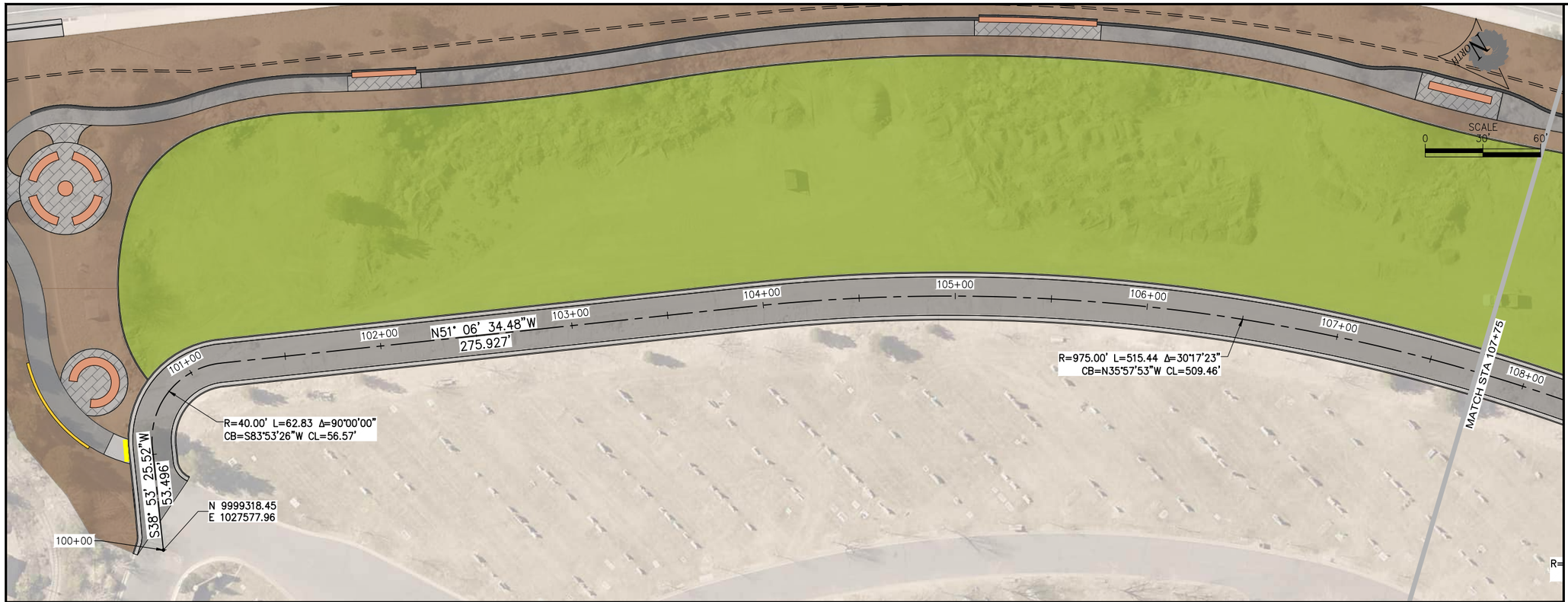

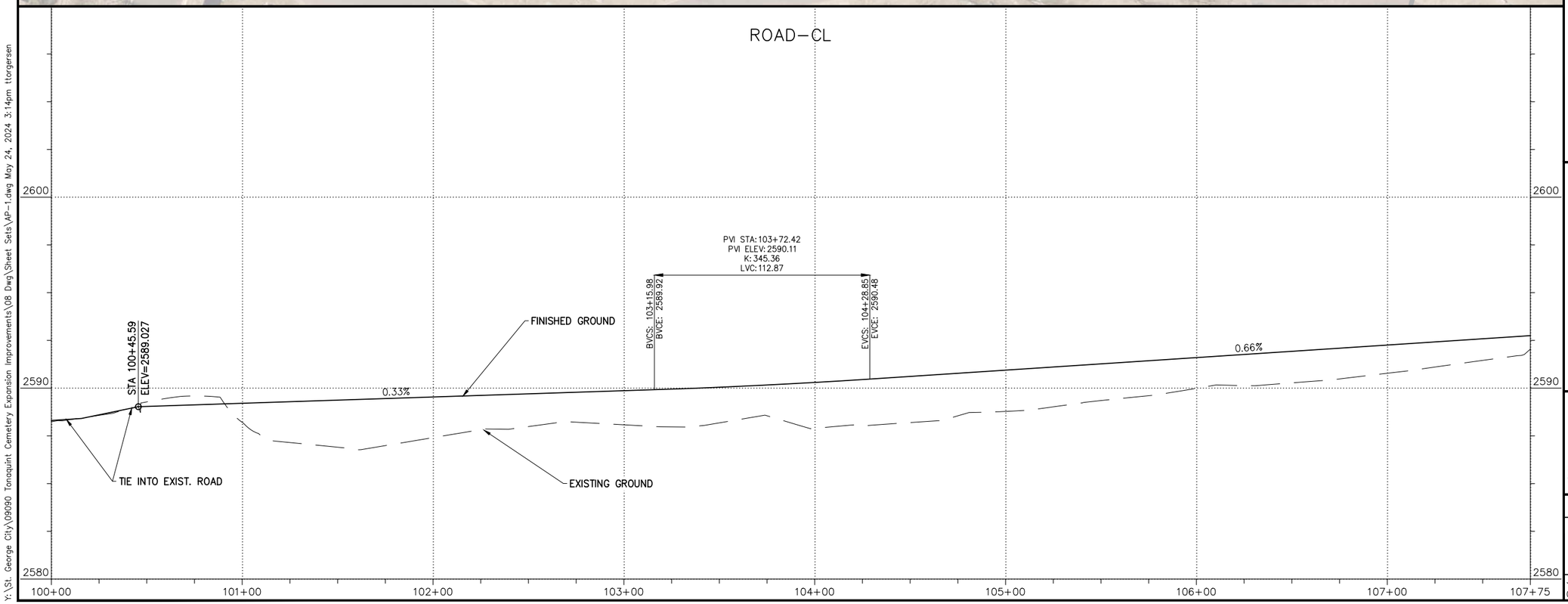

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TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

ALIGNMENT & PROFILE - ROADWAY

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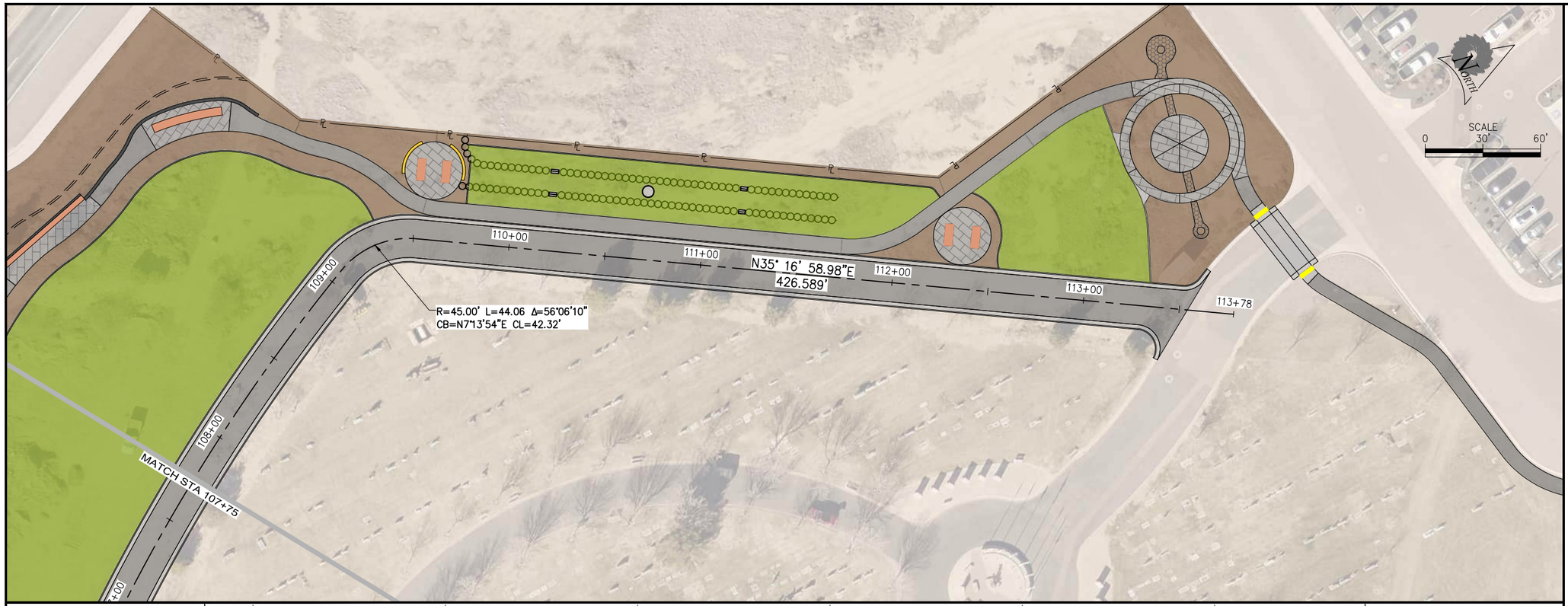

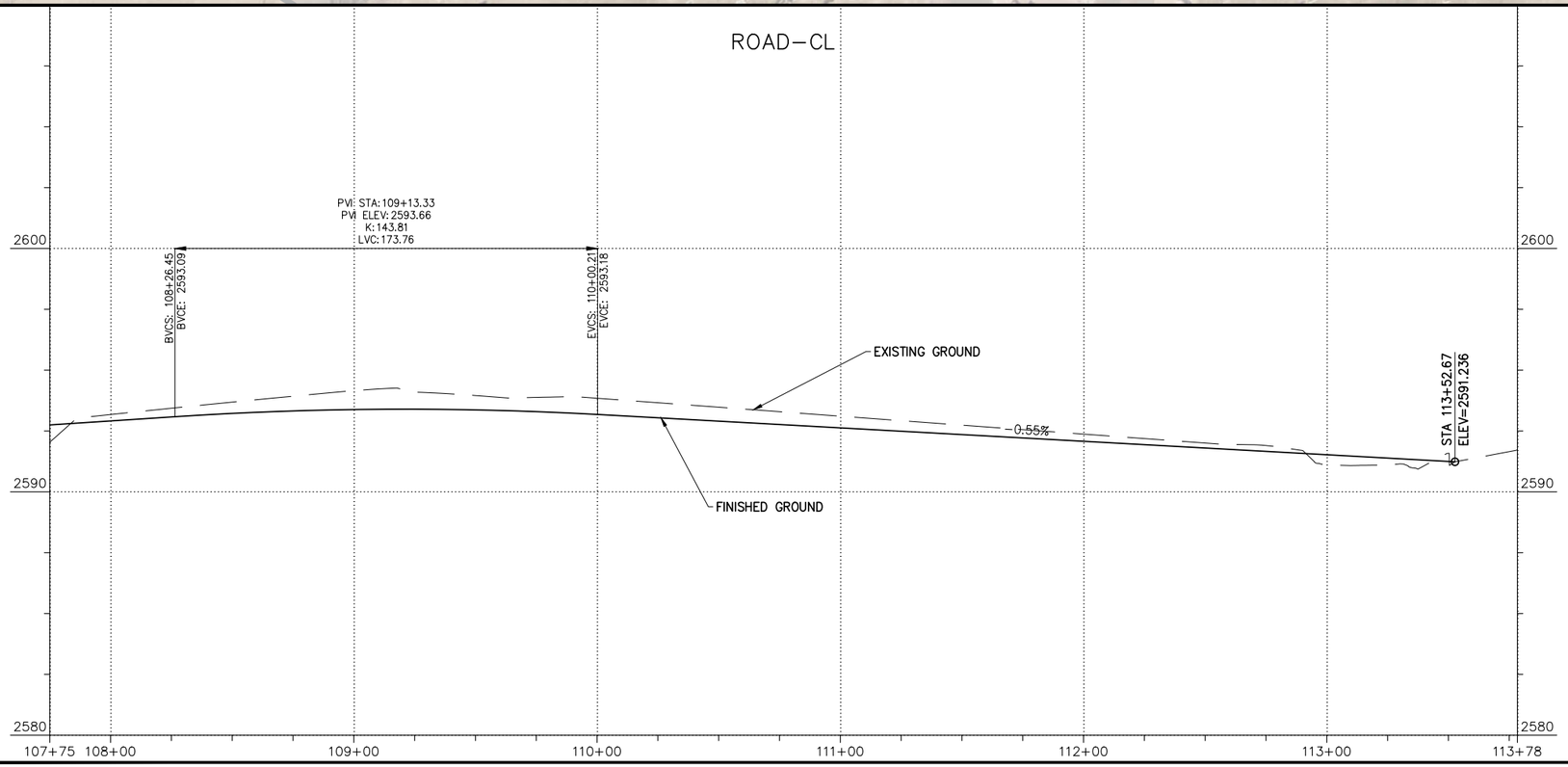

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ALIGNMENT & PROFILE – ROADWAY

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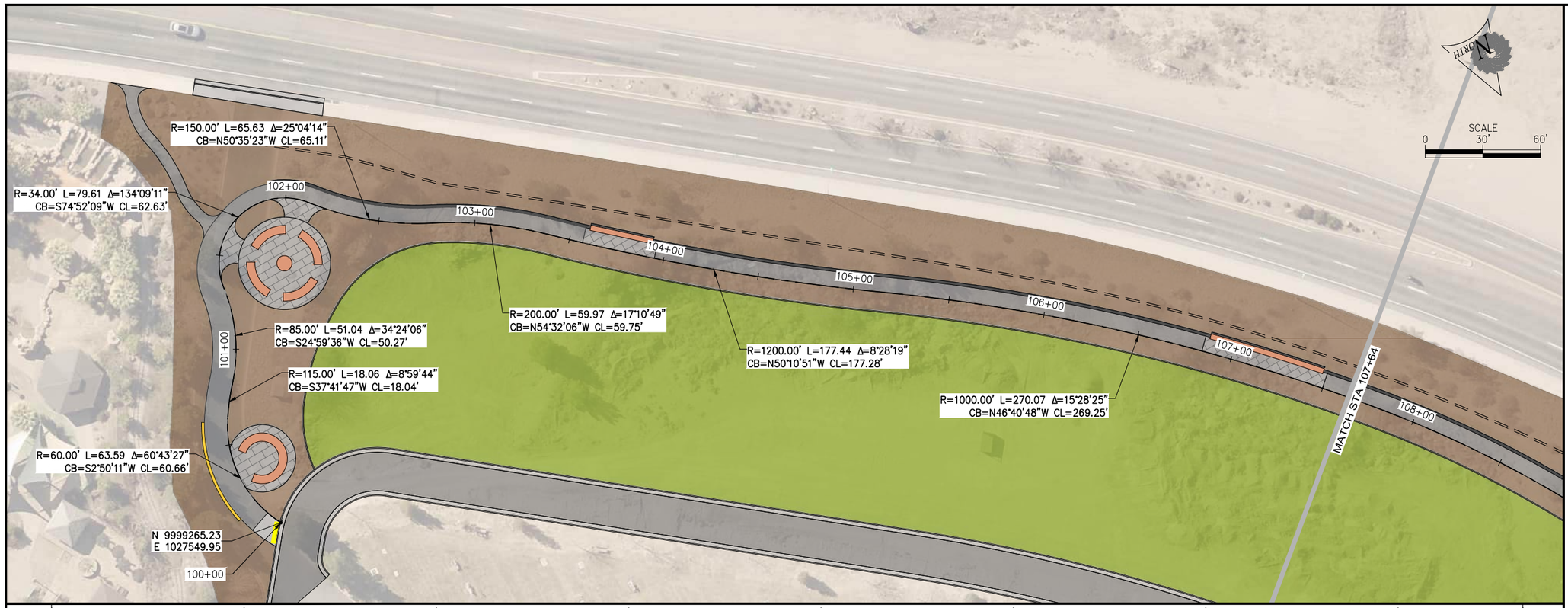

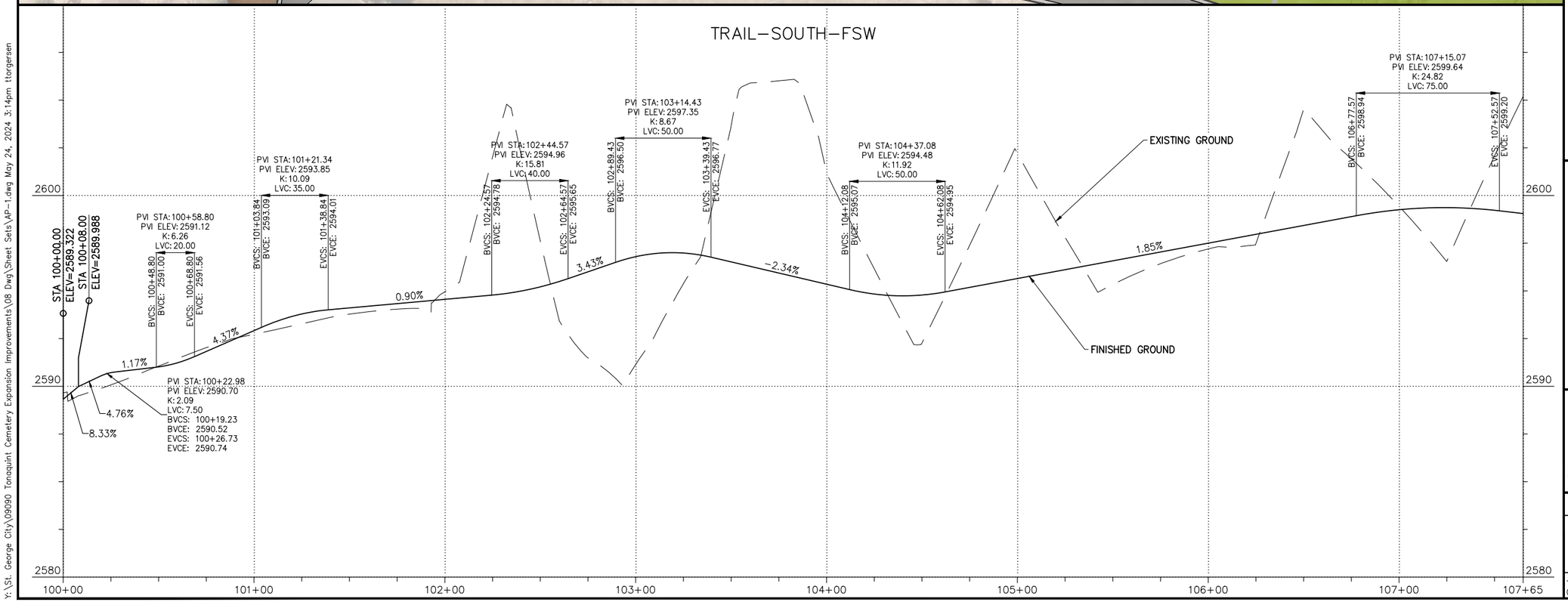

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TONAQUINT CEMETERY EXPANSION IMPROVEMENTS
ALIGNMENT & PROFILE – TRAILS AND WALKWAYS

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09090	TCT	WHH	JRH	26 of 77	AP3

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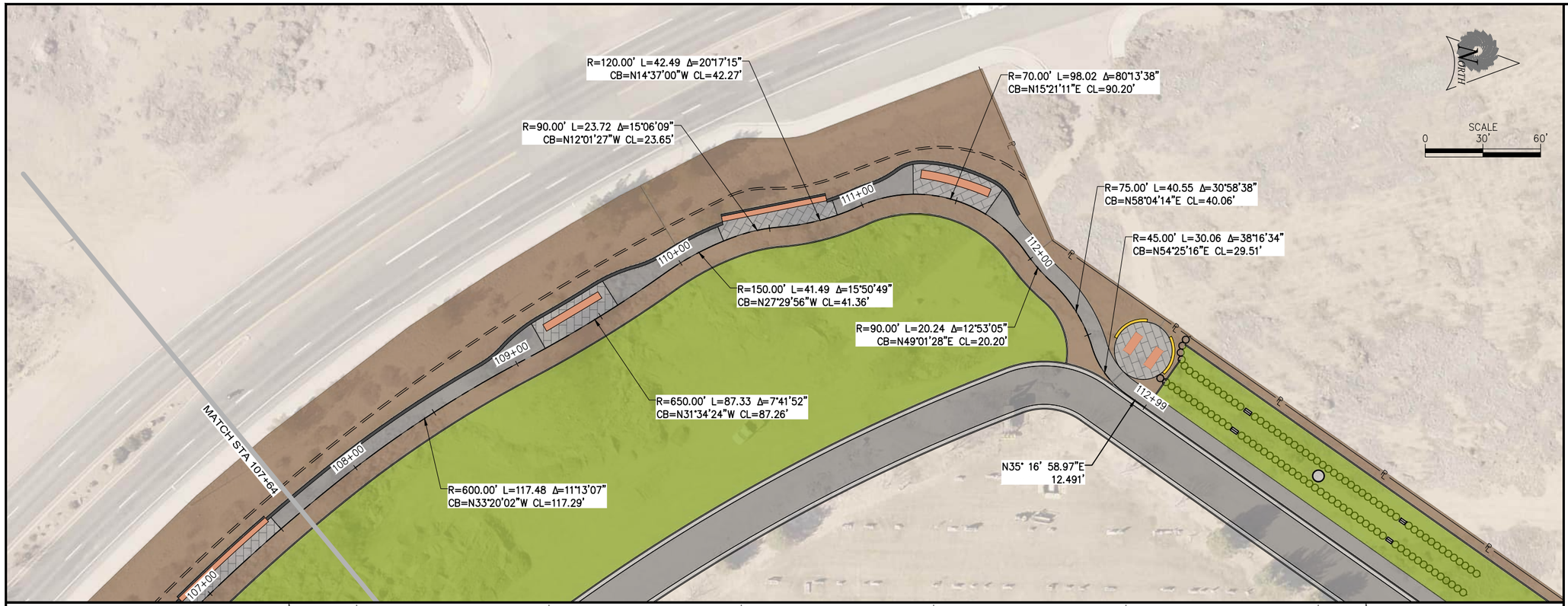

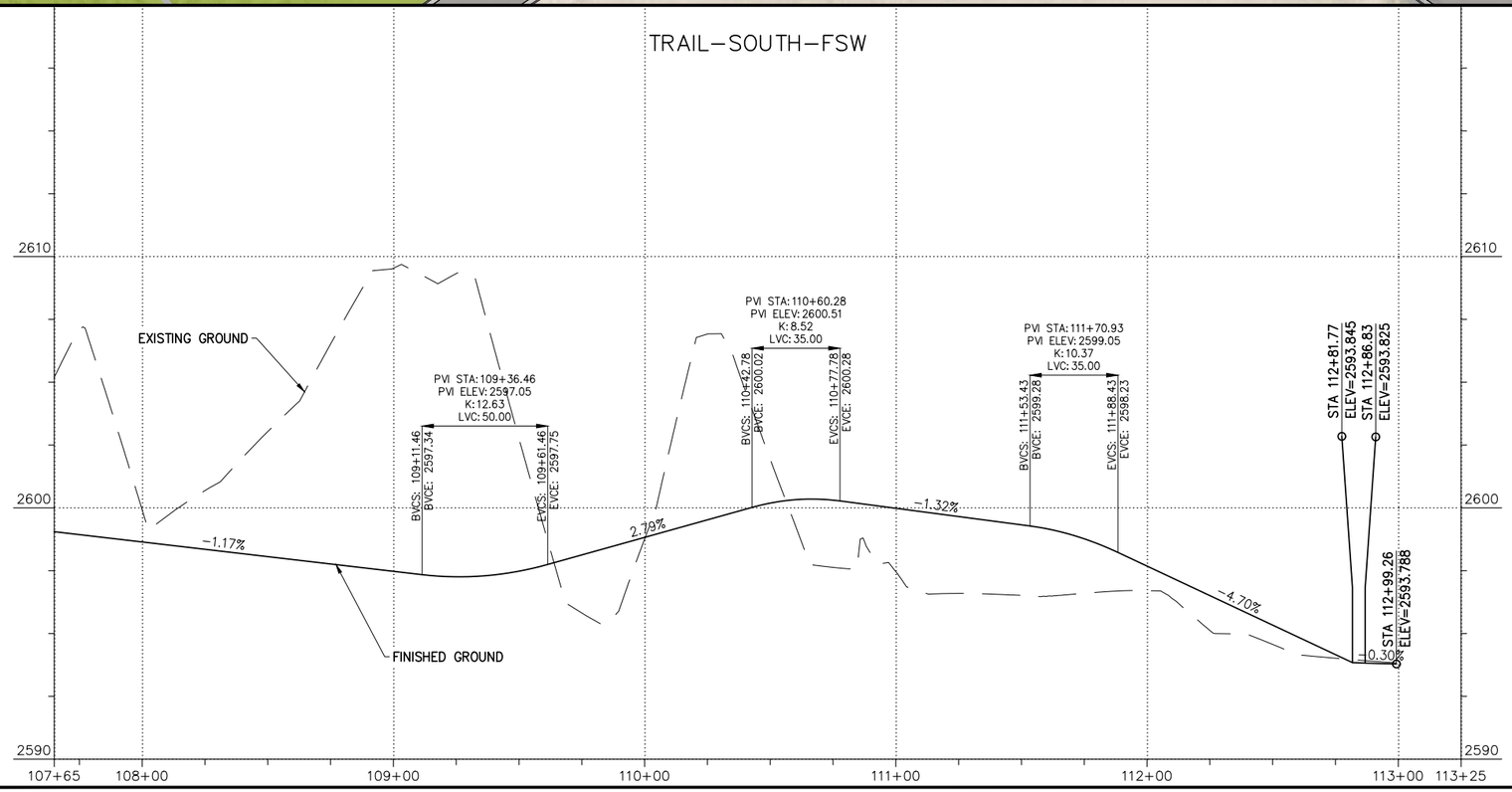

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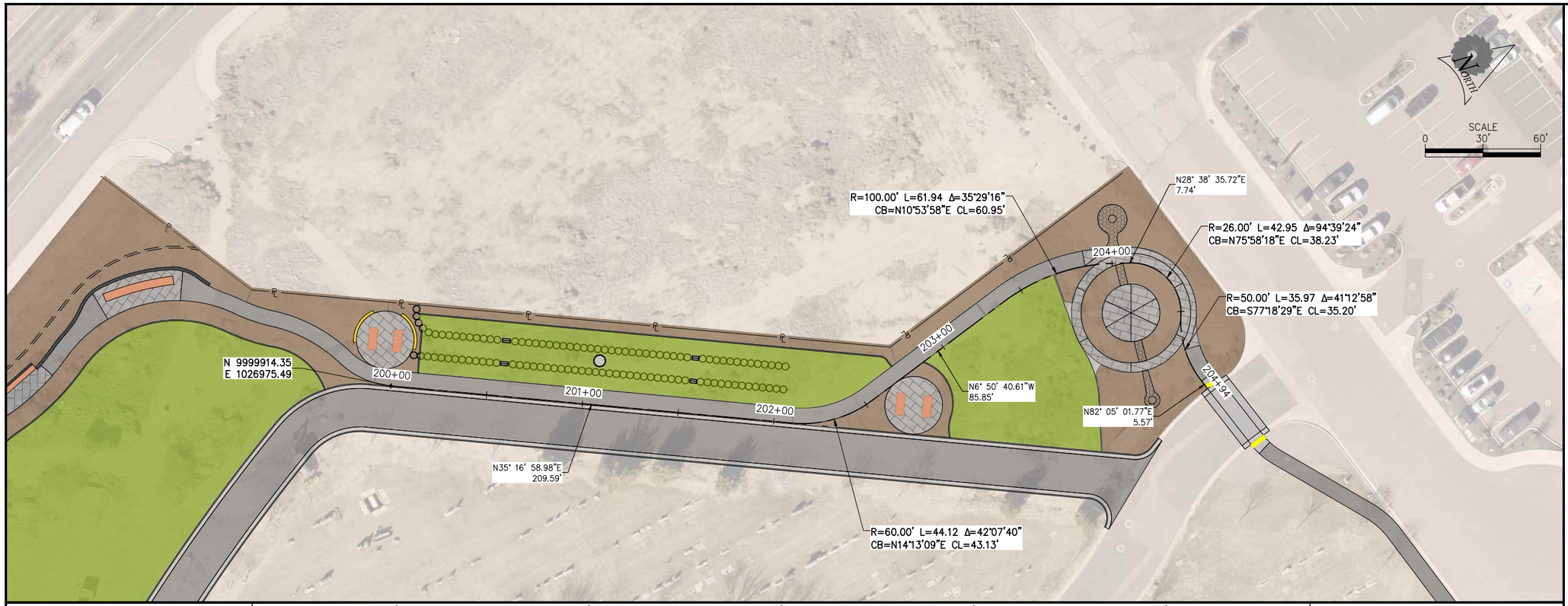

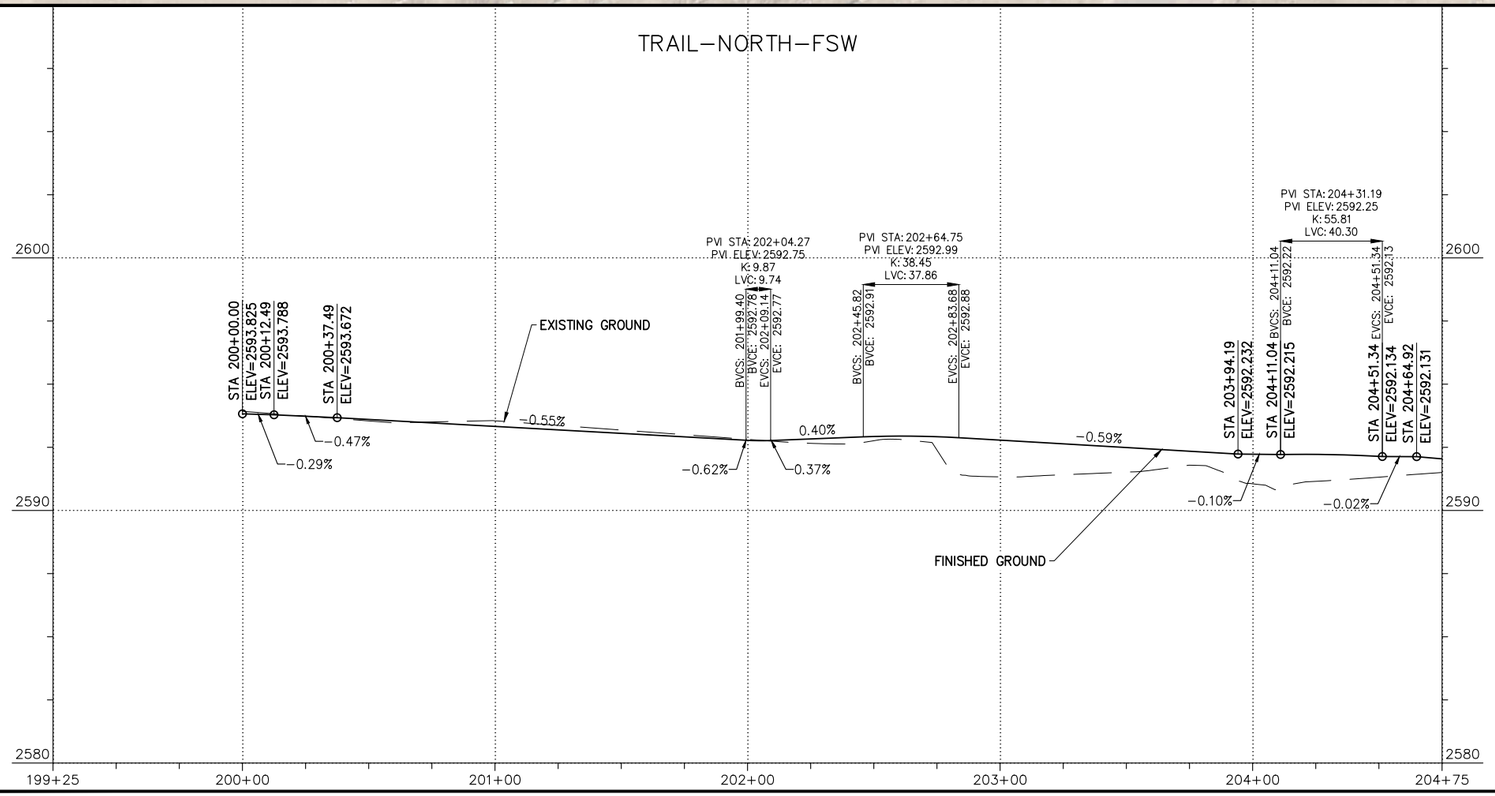

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09090	TCT	WHH	JRH	28 of 77	AP5

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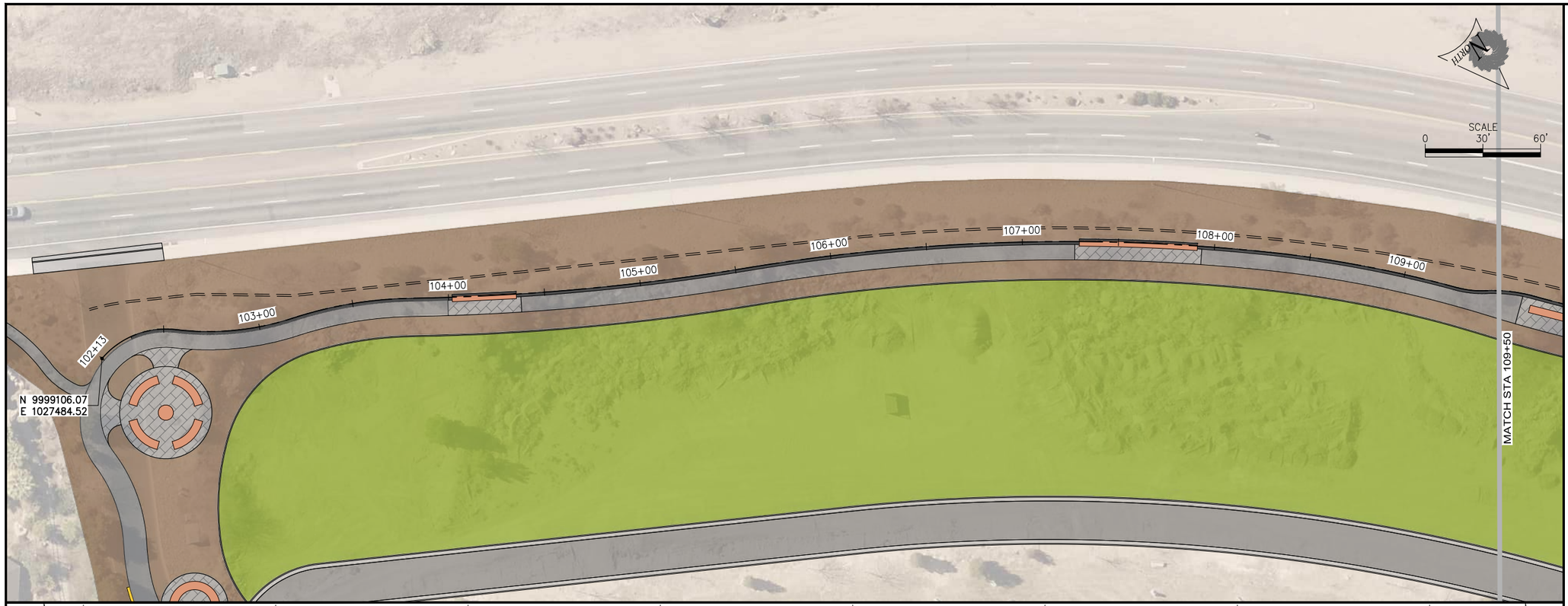

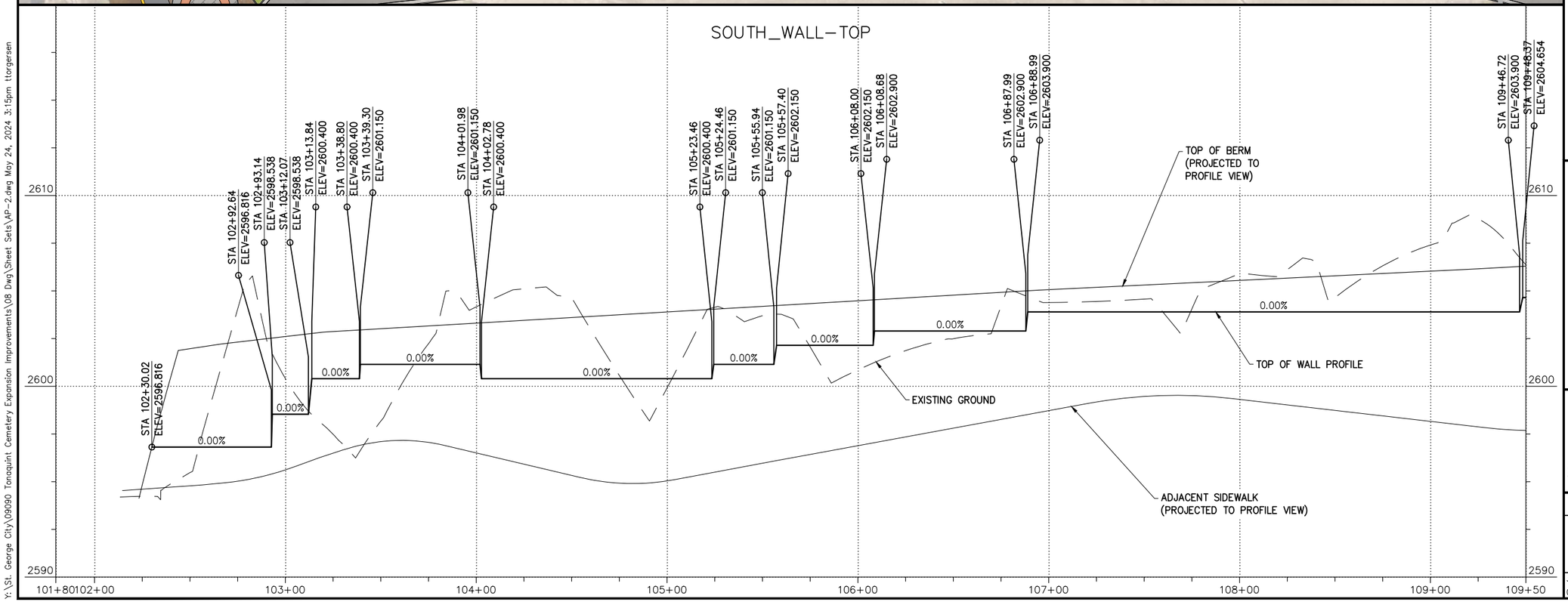

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TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

ALIGNMENT & PROFILE – RETAINING WALL

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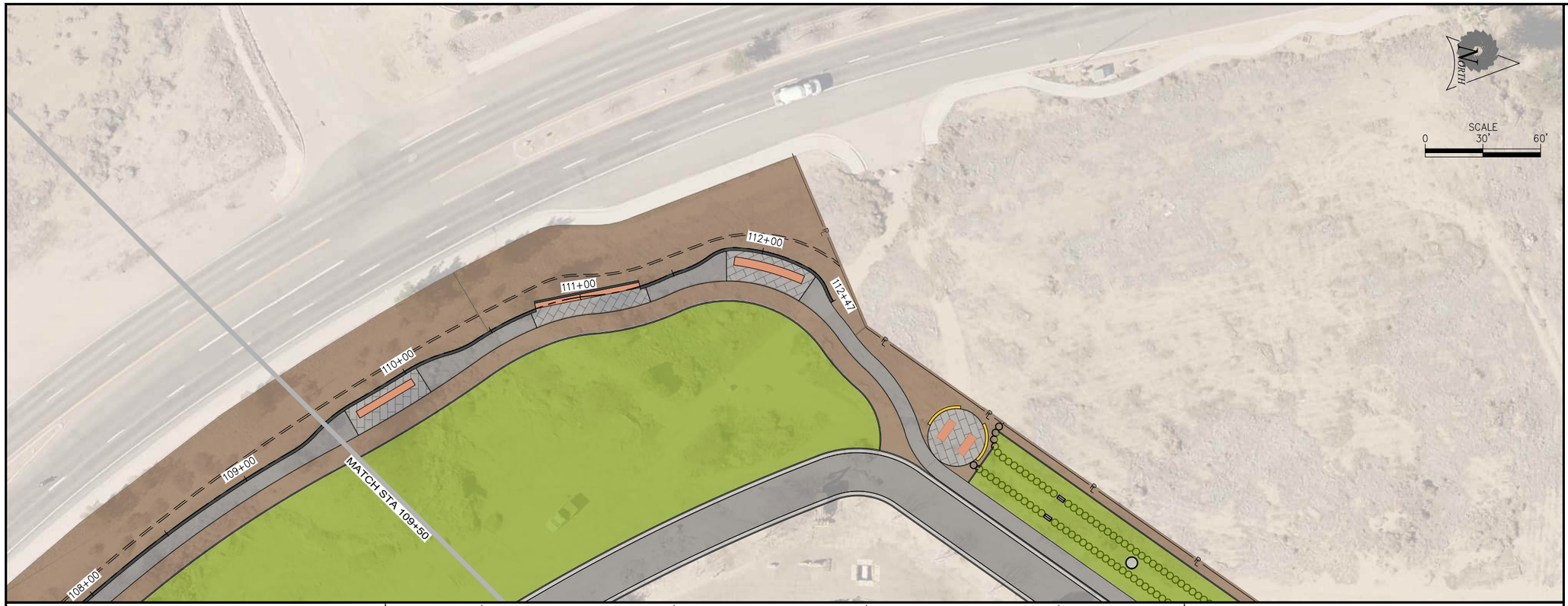

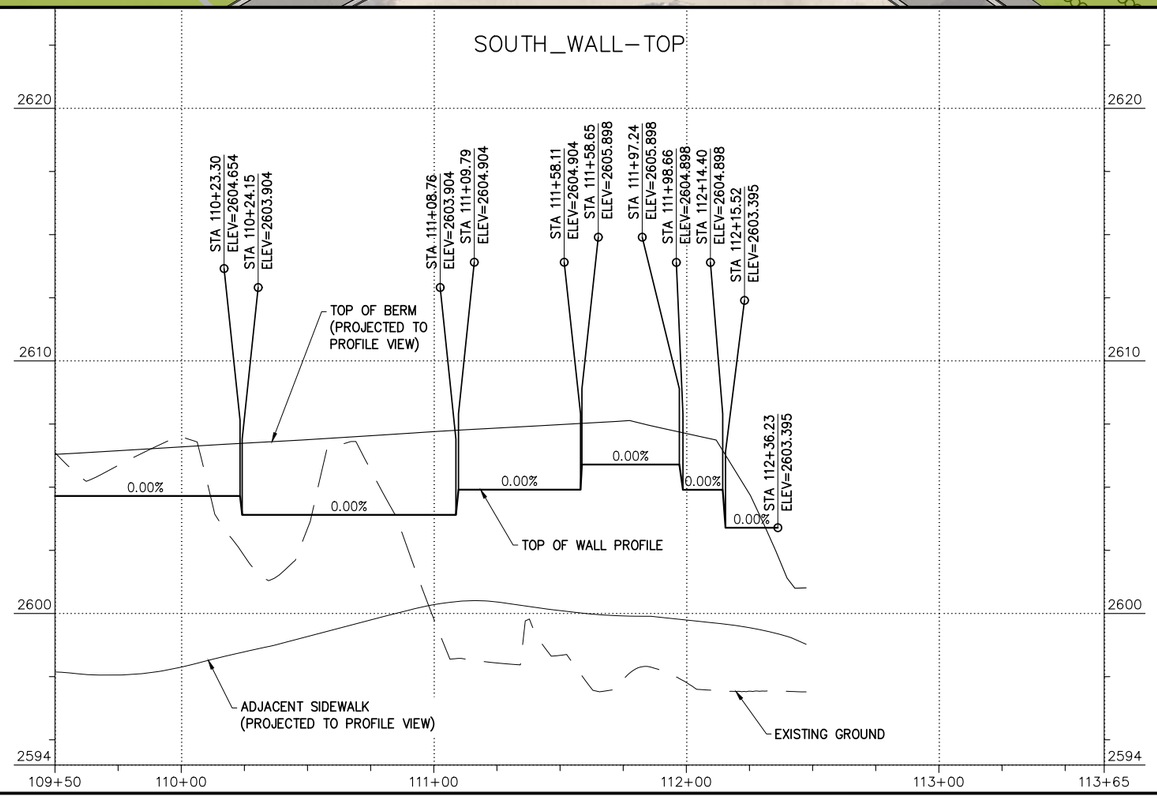

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ALIGNMENT & PROFILE – RETAINING WALL

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09090	TCT	WHH	JRH	30 of 77	AP7

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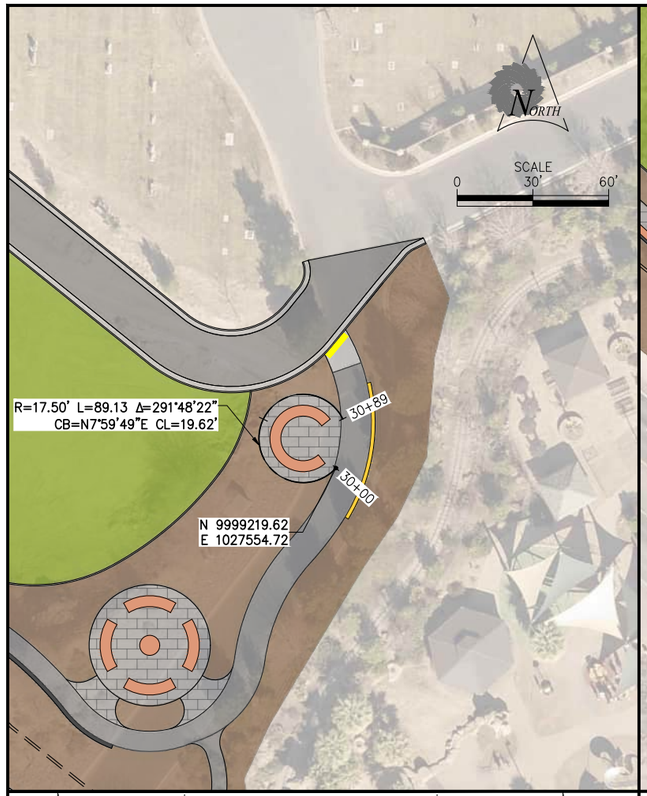

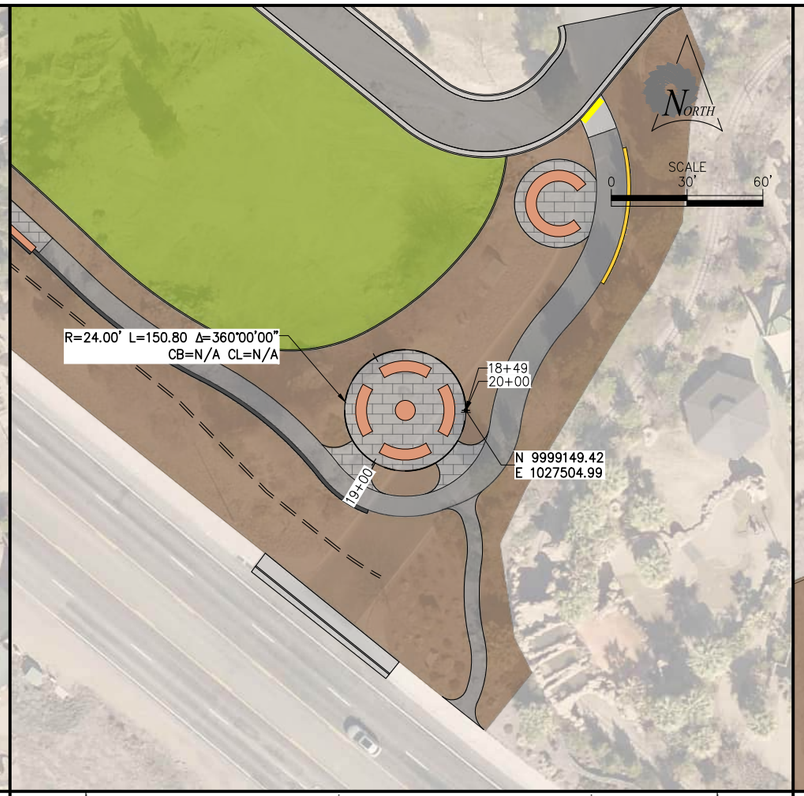

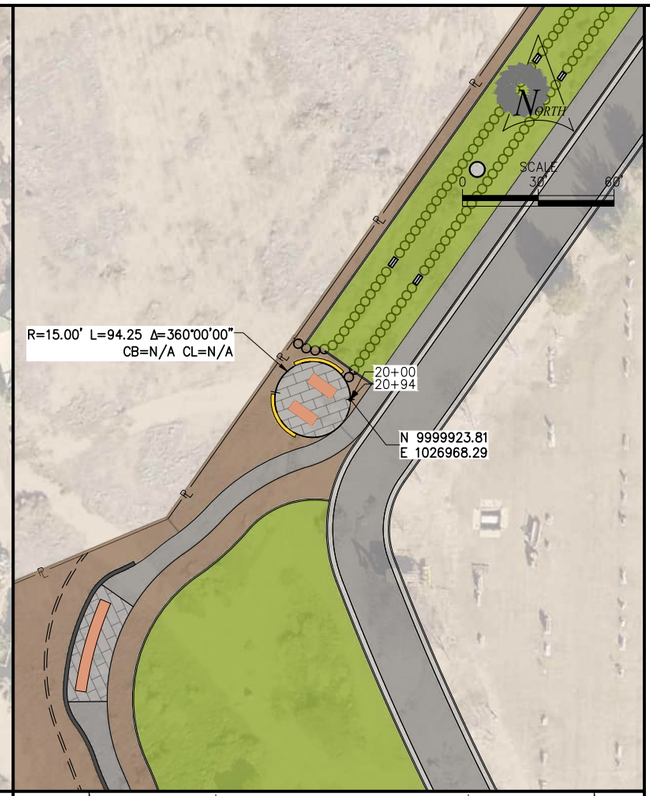

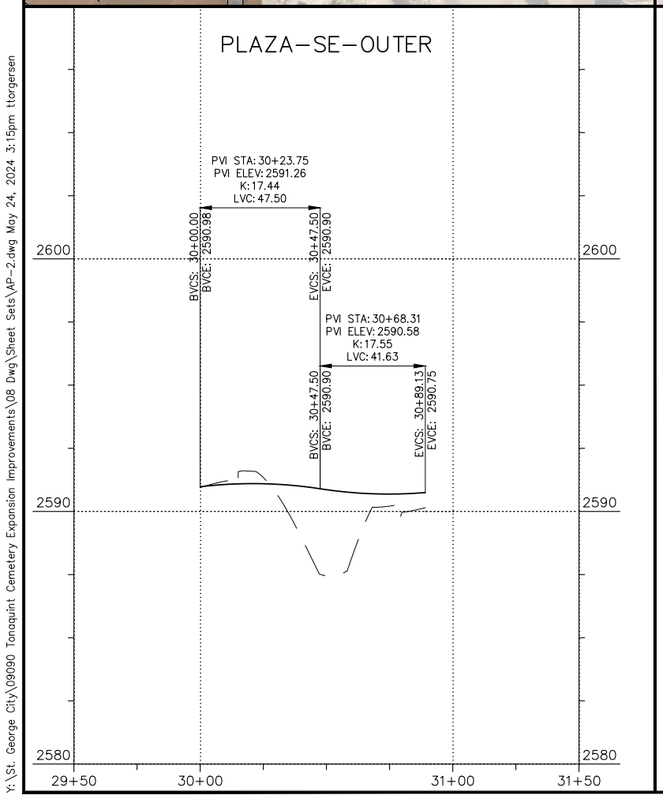

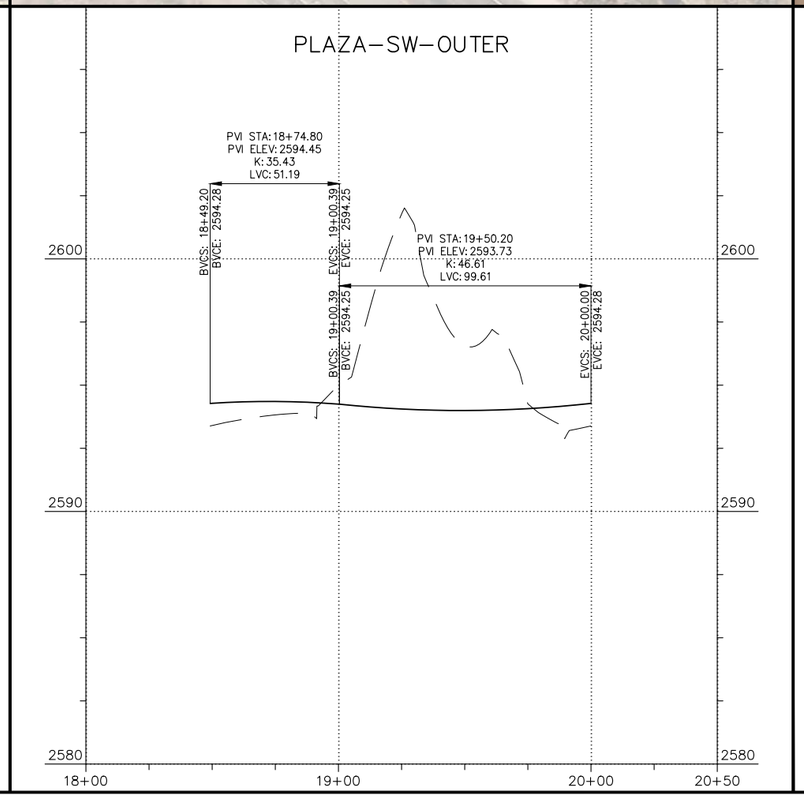

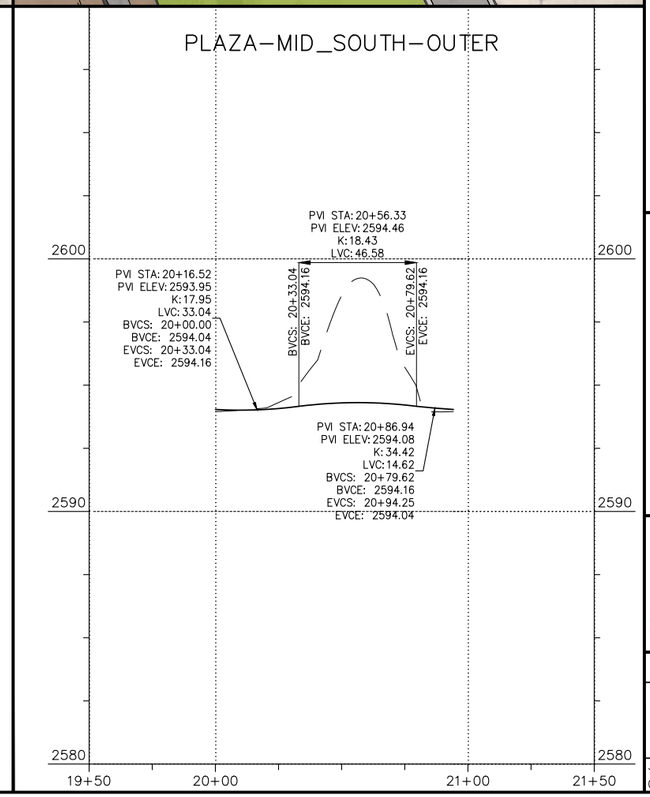

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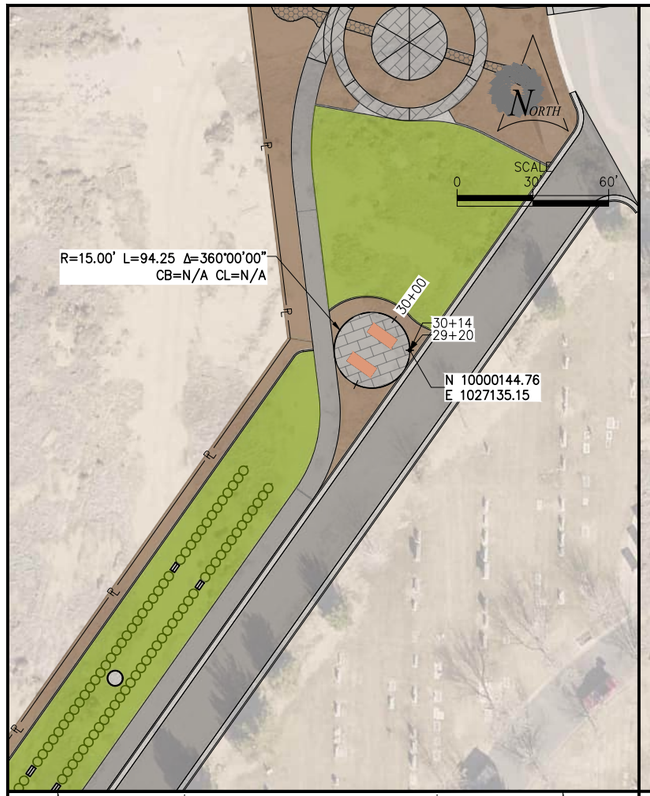

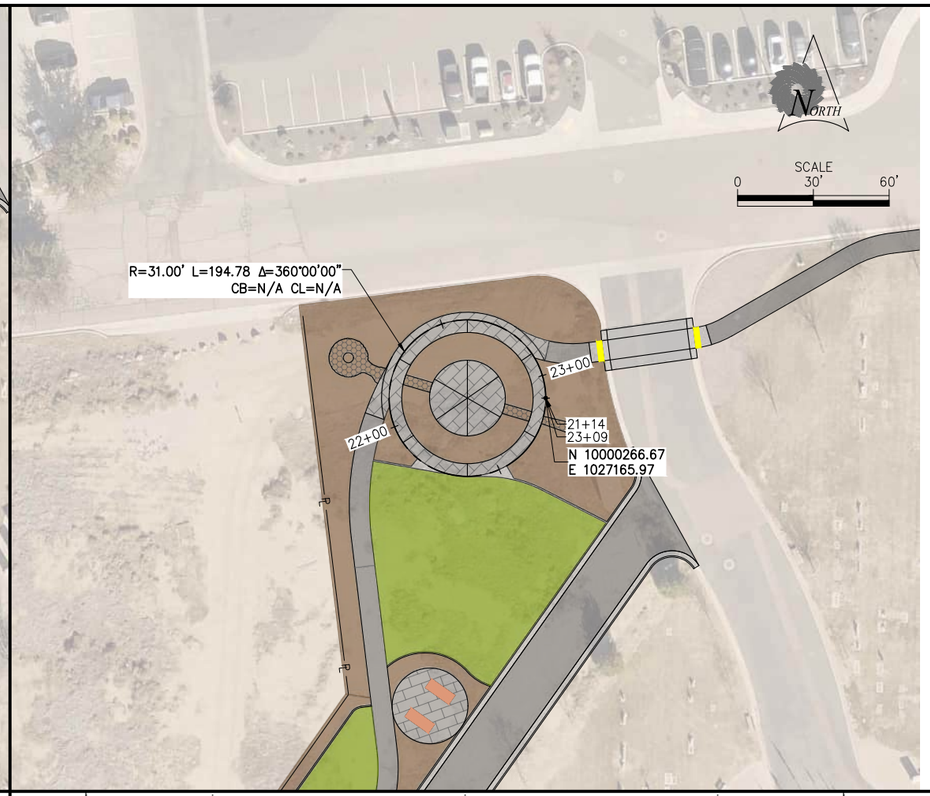

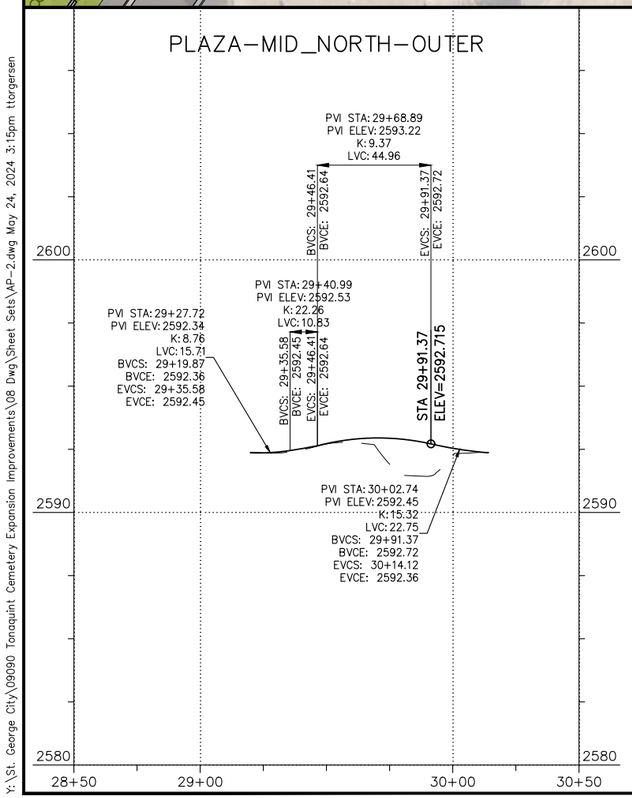

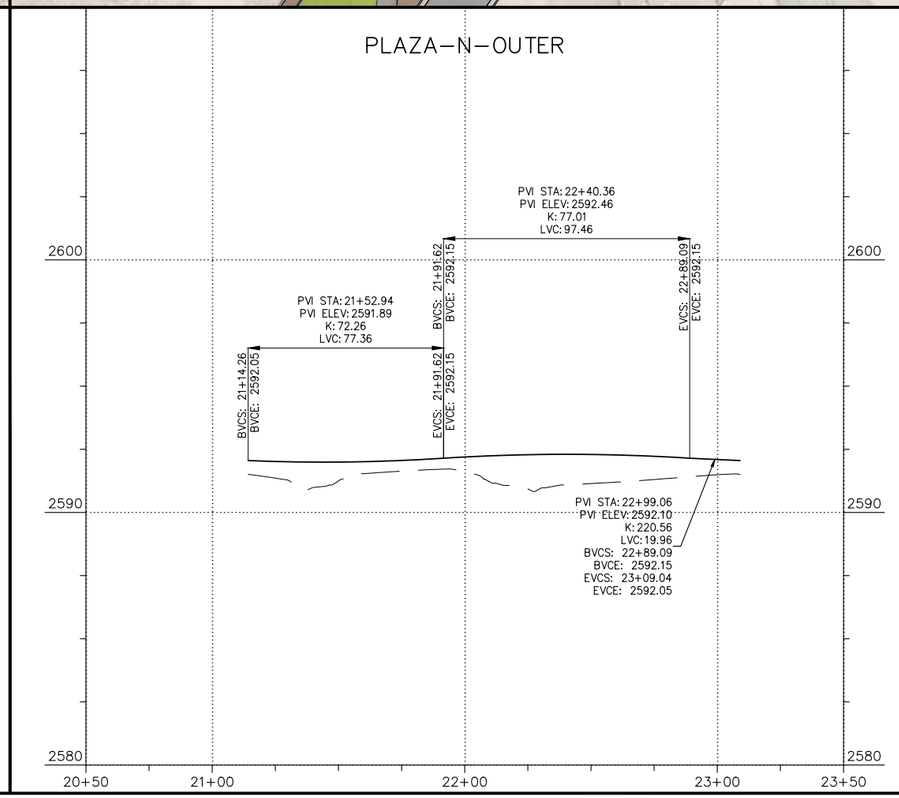

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ALIGNMENT & PROFILE – PLAZAS

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MAY 2024

ADVERTISING

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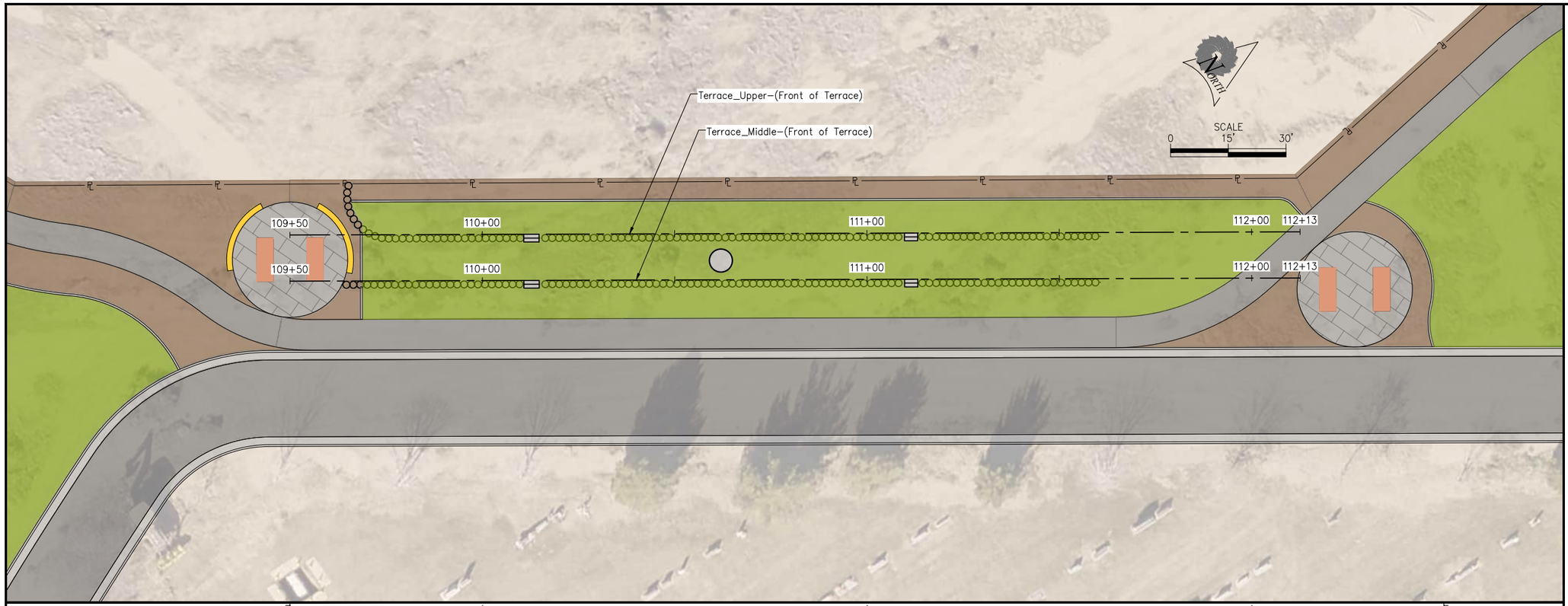

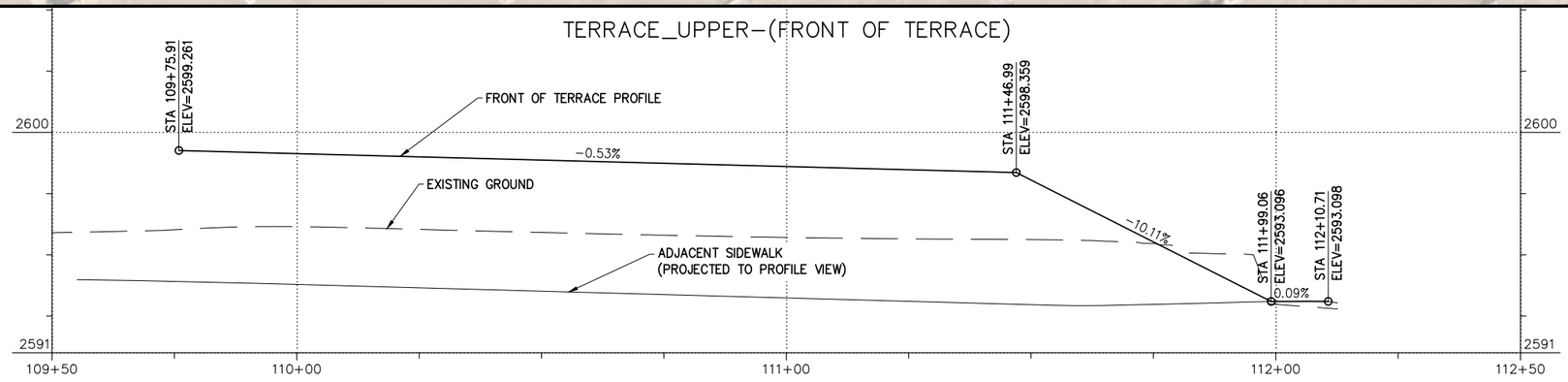

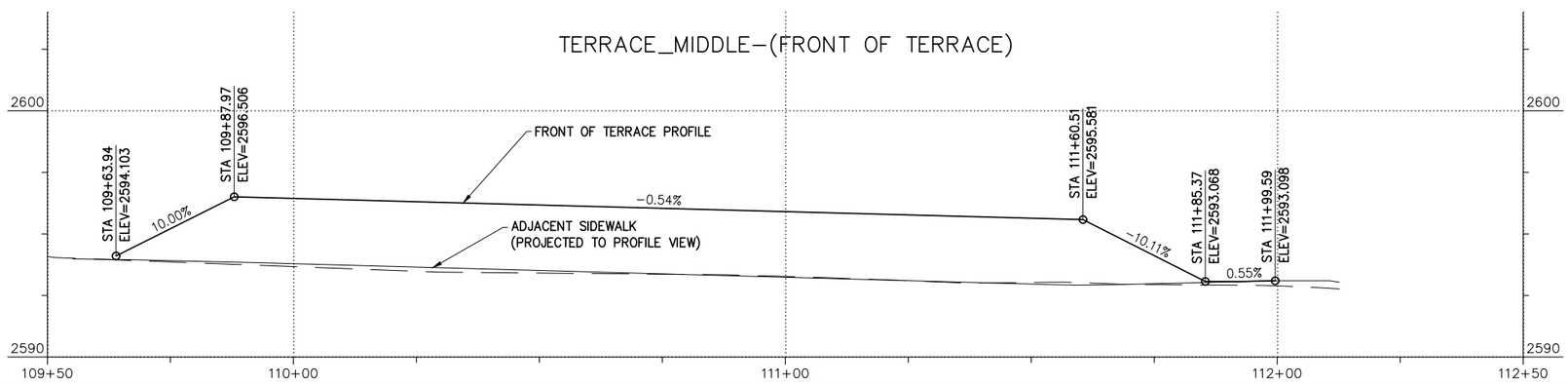

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ALIGNMENT & PROFILE - TERRACE

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.
09090	TCT	WHH	JRH	33 of 77

AP10

MAY 2024

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GENERAL NOTES

1. CONTRACTOR SHALL SEQUENCE CONSTRUCTION AND CHECK UTILITY ELEVATIONS SO AS TO ENSURE VERTICAL CLEARANCE OF CROSSING UTILITIES.
2. CONTRACTOR SHALL ENSURE THAT ALL FLOWLINES, TO DRAINAGE SYSTEM OR OTHERWISE, FUNCTION AS INTENDED. WHERE NECESSARY, ROUTE FLOWLINES AROUND OBSTRUCTIONS.
3. CONTRACTOR SHALL RAISE OR LOWER ALL EXISTING IRRIGATION, ELECTRICAL, OR OTHER UTILITY BOXES AS NEEDED TO MATCH ADJUSTED GRADES.

UTILITY NOTES

1. 4" HDPE FIELD DRAIN PIPE PER B/D5
2. 4" FIELD DRAIN INLET PER B/D5
3. 4" PVC IRRIGATION LINE
4. 4" IRRIGATION GATE VALVE
5. 6X4 TEE
6. 10X6 REDUCER
7. RAISE AND COLLAR MANHOLE

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TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

UTILITIES

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.
09090	TCT	WHH	JRH	34 of 77

UTILIDX

MAY 2024

ADVERTISING

Y:\St. George City\09090 Tonaquint Cemetery Expansion Improvements\08 Dwg\Sheet Sets\UTILITY SHEETS.dwg May 24, 2024 3:16pm ttorgersen

GENERAL NOTES

1. CONTRACTOR SHALL SEQUENCE CONSTRUCTION AND CHECK UTILITY ELEVATIONS SO AS TO ENSURE VERTICAL CLEARANCE OF CROSSING UTILITIES.
2. CONTRACTOR SHALL ENSURE THAT ALL FLOWLINES, TO DRAINAGE SYSTEM OR OTHERWISE, FUNCTION AS INTENDED. WHERE NECESSARY, ROUTE FLOWLINES AROUND OBSTRUCTIONS.
3. CONTRACTOR SHALL RAISE OR LOWER ALL EXISTING IRRIGATION, ELECTRICAL, OR OTHER UTILITY BOXES AS NEEDED TO MATCH ADJUSTED GRADES.

UTILITY NOTES

1. 4" HDPE FIELD DRAIN PIPE PER B/D5
2. 4" FIELD DRAIN INLET PER B/D5
3. 4" PVC IRRIGATION LINE
4. 4" IRRIGATION GATE VALVE
5. 6X4 TEE
6. 10X6 REDUCER
7. RAISE AND COLLAR MANHOLE

PROFESSIONAL ENGINEER
24 May 2024
No. 13511625
TAYLOR C. TORGERSEN
STATE OF UTAH

St.George

SUNRISE ENGINEERING
11 NORTH 300 WEST
WASHINGTON, UT 84780
TEL 435.652.8450 | sunrise-eng.com

CITY OF ST. GEORGE

TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

UTILITIES

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090	TCT	WHH	JRH	35 of 77	UTIL1

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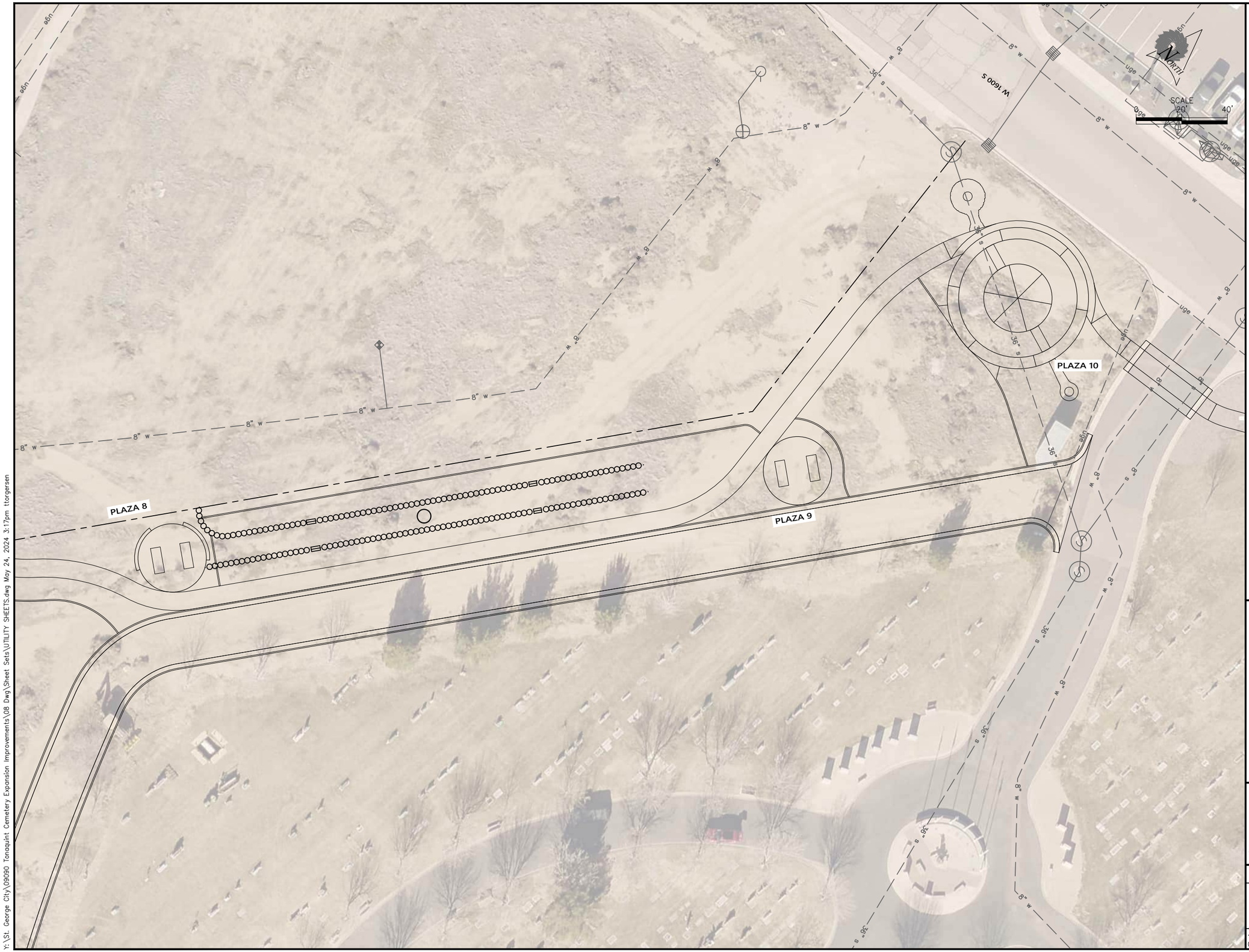

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MAY 2024

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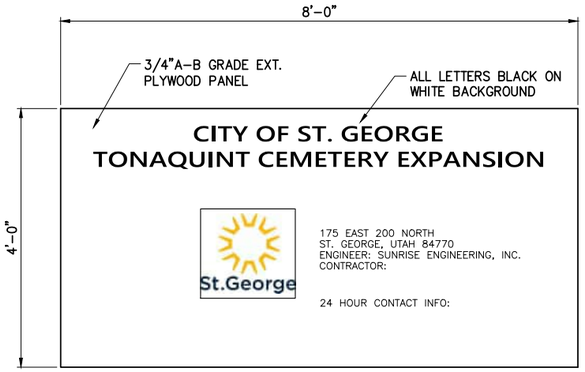
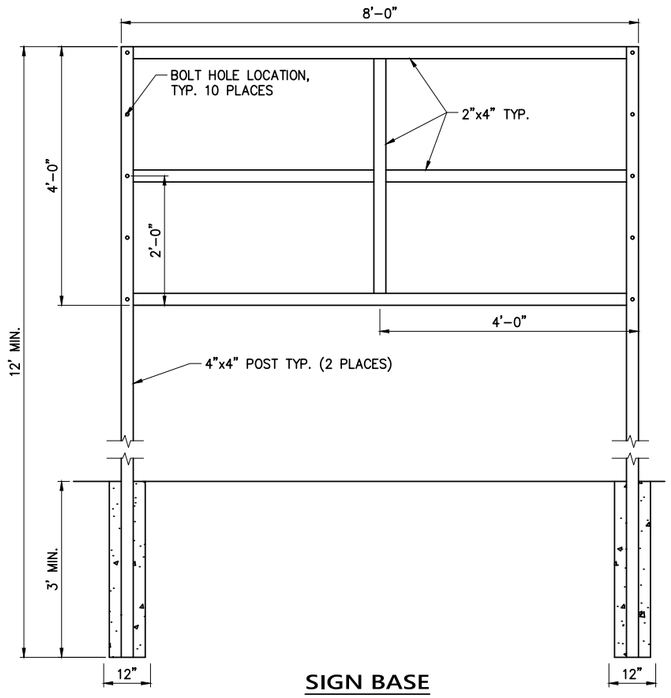


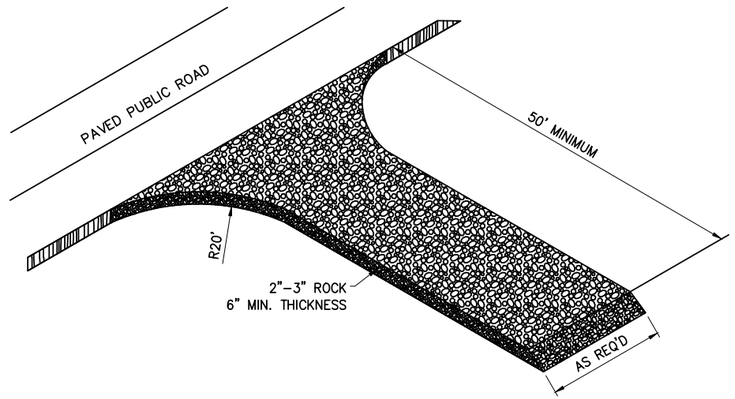
NOTE
THE ABOVE SIGN LAYOUT IS FOR REPRESENTATION ONLY. FOR EXACT LAYOUT SPECIFICATIONS, CONTACT SUNRISE ENGINEERING.

SIGN



SIGN BASE

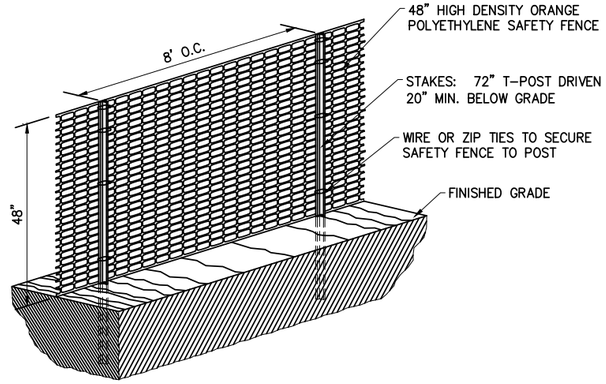
A ~ PROJECT SIGN
NOT TO SCALE



B ~ STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

NOTES

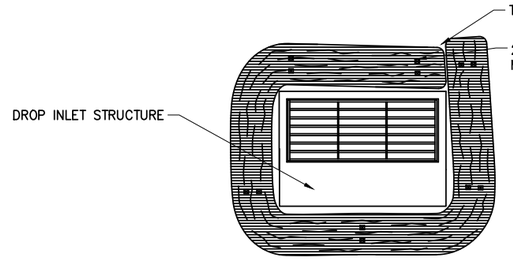
1. PLACE STABILIZED CONSTRUCTION ENTRANCES AT LOCATIONS SHOWN ON THE PLANS OR AS INDICATED IN THE APPROVED SWPPP.
2. MAINTAIN A PROPERLY FUNCTIONING CONSTRUCTION ENTRANCE THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS HAVE BEEN PAVED.
3. DO NOT ALLOW VEHICLES LEAVING THE CONSTRUCTION SITE TO TRACK MUD ONTO PAVED ROADS.



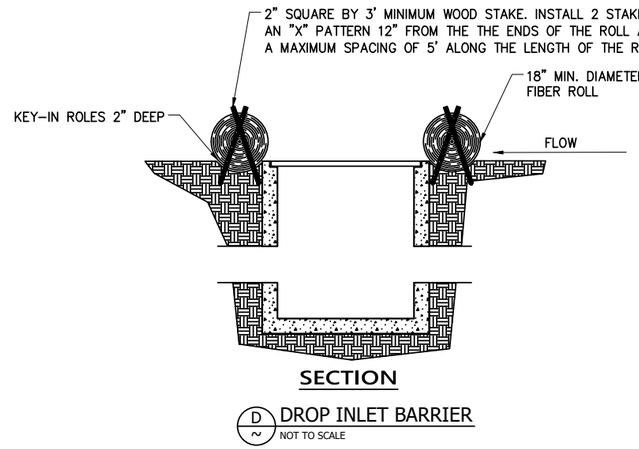
C TYP TEMPORARY FENCING
NTS

NOTES

1. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T–POSTS.
2. FENCING SHALL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE TO PROTECTIVE FENCING MUST BE APPROVED BY ENGINEER.
3. ALL SENSITIVE AREAS SHALL BE PROTECTED ACCORDING TO PLAN.



PLAN VIEW

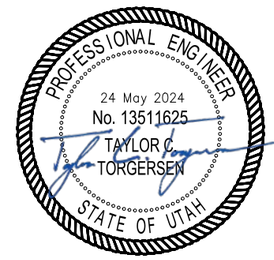


SECTION

D ~ DROP INLET BARRIER
NOT TO SCALE

NOTES

1. KEY–IN FIBER ROLLS 2" DEEP AROUND THE PERIMETER OF THE DROP INLET STRUCTURE AND STAKE AS SHOWN.
2. OVERLAP THE ENDS OF THE FIBER ROLL AT LEAST 18".
3. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOPS OF THE ROLLS ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
4. MAINTAIN A PROPERLY FUNCTIONING FIBER LOG BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
5. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.
6. PROTECT ALL STORM DRAIN INLETS WITH FIBER ROLLS, SILT FENCE, OR OTHER BEST MANAGEMENT PRACTICE DEVICES.
7. CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OF THE APPROVED SWPPP.



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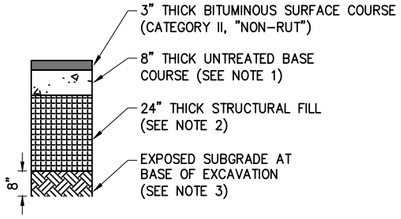
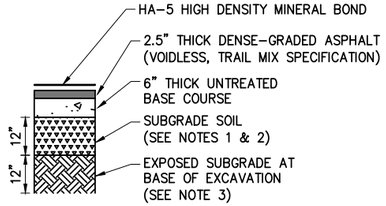


A ROADWAY PAVEMENT SECTION
NOT TO SCALE

NOTES

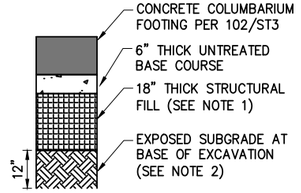
1. PRIOR TO ROAD BASE PLACEMENT, PROOF-ROLL EXPOSED SUBGRADE WITH MODERATE- TO HEAVY-WEIGHT RUBBER-TIRED CONSTRUCTION EQUIPMENT. PROOF-ROLLING TO BE OBSERVED BY GEOTECHNICAL ENGINEER. COORDINATE W/ CITY.
2. REMOVE UPPER 24" OF SUBGRADE SOIL AND REPLACE WITH STRUCTURAL FILL. EXTEND 2' BEYOND PAVEMENT AREAS.
3. EXPOSED SUBGRADE AT BASE OF EXCAVATION TO BE SCARIFIED TO A DEPTH OF 8", MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM, AND RECOMPACTED TO 90% OF MAXIMUM DRY DENSITY (ASTM D-1557).



B TRAIL PAVEMENT SECTION
NOT TO SCALE

NOTES

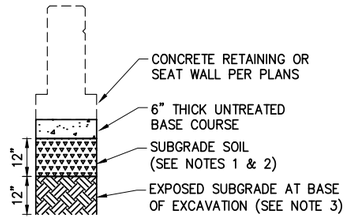
1. UPPER 12" OF SUBGRADE TO BE REMOVED, MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM, AND RECOMPACTED TO 95% OF MAXIMUM DRY DENSITY (ASTM D-1557).
2. ANY UNDOCUMENTED FILL OR TOPSOIL BELOW 12" SUGRADE REMOVAL DEPTH TO BE REMOVED.
3. EXPOSED SUBGRADE AT BASE OF EXCAVATION TO BE SCARIFIED TO A DEPTH OF 12", MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM, AND RECOMPACTED TO 90% OF MAXIMUM DRY DENSITY (ASTM D-1557).



C COLUMBARIUM/OSSUARIUM FOOTING SECTION
NOT TO SCALE

NOTES

1. REMOVE UPPER 18" OF SUBGRADE SOIL AND REPLACE WITH STRUCTURAL FILL. EXTEND EXCAVATION 3' BEYOND BUILDING FOOTPRINT AND ISOLATED FOOTING EDGES.
2. EXPOSED SUBGRADE AT BASE OF EXCAVATION TO BE SCARIFIED TO A DEPTH OF 12", MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM, AND RECOMPACTED TO 90% OF MAXIMUM DRY DENSITY (ASTM D-1557).



D RETAINING/SEAT WALL FOOTING SECTION
NOT TO SCALE

NOTES

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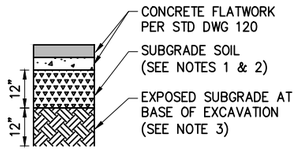

E CONCRETE FLATWORK SECTION
NOT TO SCALE

NOTES

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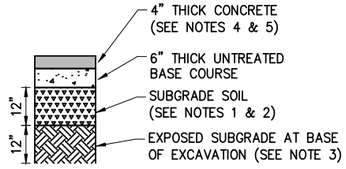

F CONCRETE PLAZA FLATWORK SECTION
NOT TO SCALE

NOTES

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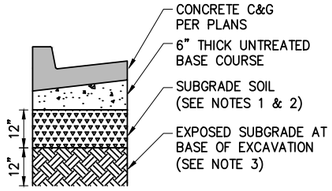
4. BID ITEM ALTERNATE: CONCRETE COLOR TO MATCH EXISTING CONCRETE FLATWORK ADJACENT TO SEXTON'S OFFICE. SEE B/D6.
5. BID ITEM ALTERNATE: CONCRETE STAMP PATTERN TO MATCH EXISTING CONCRETE FLATWORK ADJACENT TO SEXTON'S OFFICE. SEE B/D6.



G CONCRETE CURB & GUTTER SECTION
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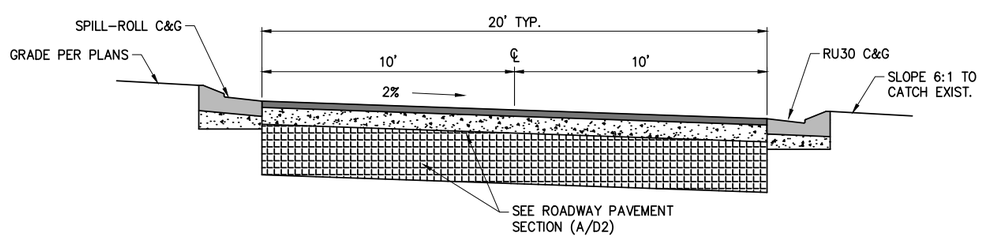
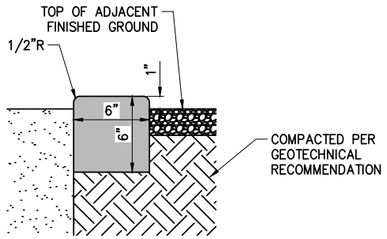


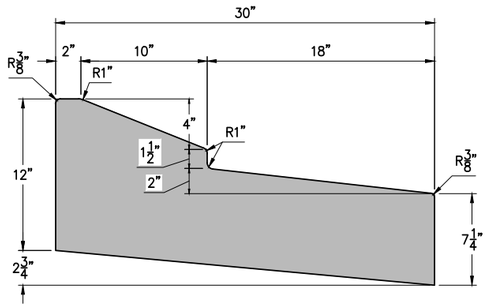
H TYPICAL SECTION - ROADWAY
NOT TO SCALE



I LANDSCAPE CURB
NOT TO SCALE

NOTES

1. EXPANSION JOINTS @ 20' O.C. MAX., SCORE JOINTS @ 5' O.C. MAX.



J SPILL-ROLL CURB DETAIL
NOT TO SCALE

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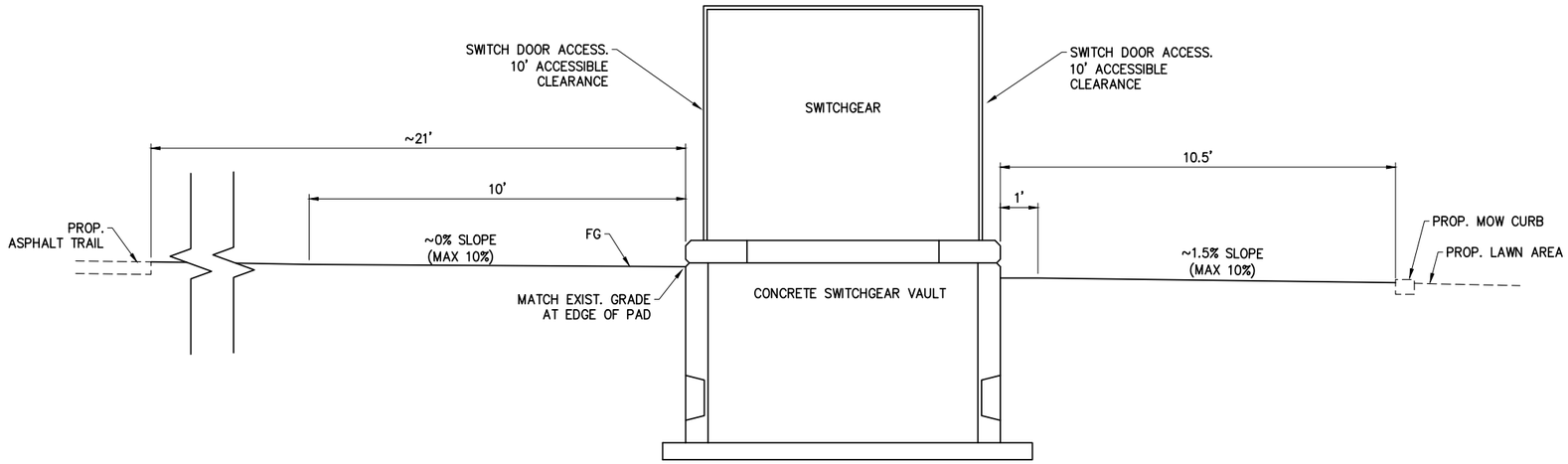
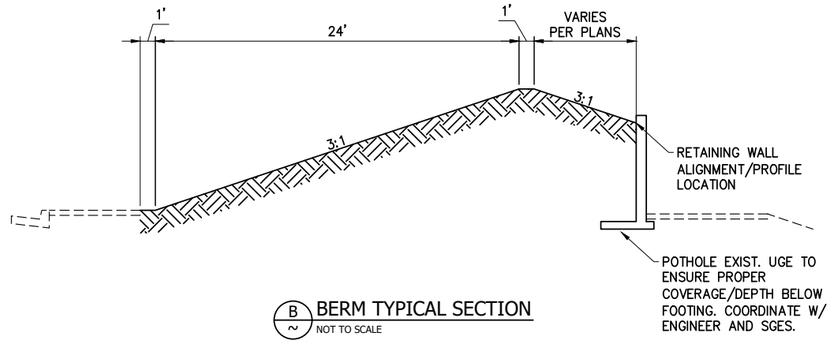


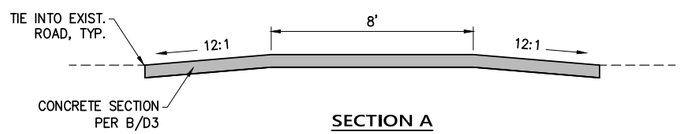
A SWITCHGEAR GRADING TYPICAL SECTION
NOT TO SCALE

NOTES

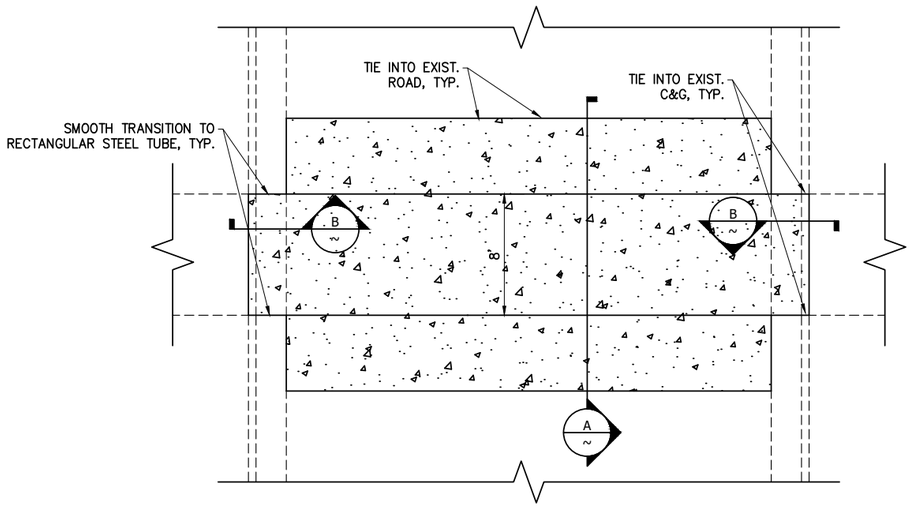
1. LANDSCAPING AROUND EXIST. ELECTRICAL EQUIPMENT TO CONFORM TO CURRENT SGES UNDERGROUND STANDARDS IN ACCORDANCE WITH SGES UNDERGROUND STANDARDS DETAILS D1–B, D3–A, AND D3–C. SEE LANDSCAPE/IRRIGATION PLANS FOR ADDITIONAL INFORMATION.



B BERM TYPICAL SECTION
NOT TO SCALE

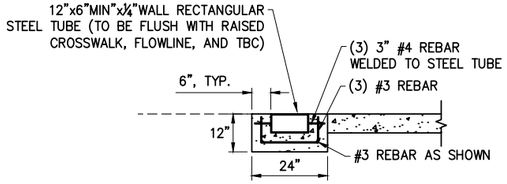


SECTION A

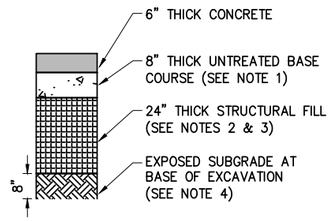


PLAN VIEW

C RAISED CONCRETE CROSSWALK
NOT TO SCALE



SECTION B



D RAISED CROSSWALK SECTION
NOT TO SCALE

NOTES

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2. REMOVE UPPER 24" OF SUBGRADE SOIL AND REPLACE WITH STRUCTURAL FILL. EXTEND 2' BEYOND PAVEMENT AREAS.
3. ON–SITE SOILS ARE ACCEPTABLE FOR USE AS STRUCTURAL FILL FOR PAVEMENTS PROVIDED THAT TOPSOIL AND CLAYS ARE NOT USED.
4. EXPOSED SUBGRADE AT BASE OF EXCAVATION TO BE SCARIFIED TO A DEPTH OF 8", MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM, AND RECOMPACTED TO 90% OF MAXIMUM DRY DENSITY (ASTM D–1557).

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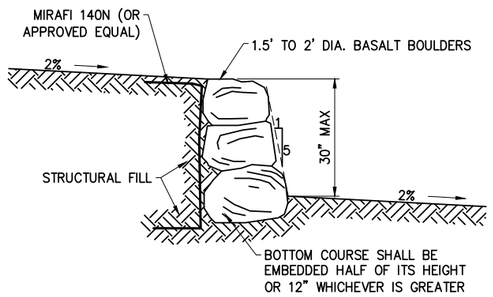
STACKED STONE LANDSCAPING WALL - REFERENCE IMAGES

STONE STAIRWAY - REFERENCE IMAGE

B TYP MSE WALL FACING DETAIL
NOT TO SCALE

NOTES

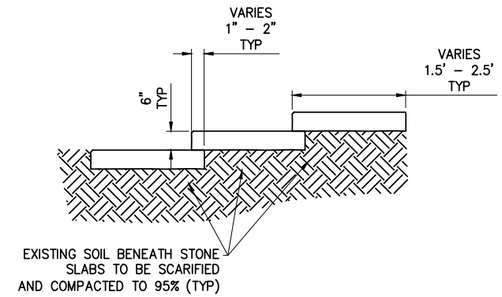
1. BOULDERS TO BE PLACED PER DETAIL PREPARED BY LANDMARK TESTING AND ENGINEERING – SEE SHEET MSE1.
2. BOULDERS TO BE PLACED AS TIGHTLY AS POSSIBLE AS SHOWN IN MSE WALL FACING DETAIL IMAGE.
3. THE ROCKERY FACE OF WALL SHALL MATCH MSE WALL FACING DETAIL IMAGE.
4. BOULDERS FOR MSE WALL SHALL BE BASALT.



A TYP STACKED STONE LANDSCAPING WALL
NOT TO SCALE

NOTES

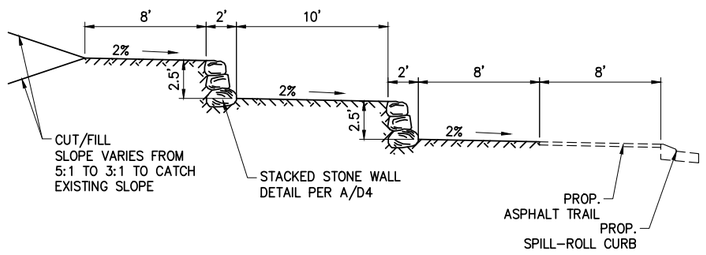
1. BOULDERS TO BE PLACED AS TIGHTLY AS POSSIBLE AS SHOWN IN THE STACKED STONE LANDSCAPING WALL REFERENCE IMAGES.
2. FACE OF BOULDERS TO BE SIMILAR IN FLATNESS AS SHOWN IN THE STACKED STONE LANDSCAPING WALL REFERENCE IMAGES.
3. BOULDERS FOR STACKED STONE LANDSCAPING WALL SHALL BE BASALT.
4. BACKFILL MATERIAL TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY (ASTM D–1557). MAX 8–INCH LOOSE LIFTS.



B TYP STONE STAIRWAY
NOT TO SCALE

NOTES

1. STONE SLABS TO BE SIMILAR IN STONE TYPE, STYLE, COLOR, SHAPE, ETC. AS SHOWN IN THE STONE STAIRWAY REFERENCE IMAGE.
2. STONE SLABS SHALL BE 60" WIDE.



D TYP TYPICAL SECTION - TERRACING
NOT TO SCALE

PROFESSIONAL ENGINEER
24 May 2024
No. 13511625
TAYLOR C. TORGERSEN
STATE OF UTAH

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CITY OF ST. GEORGE

TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

DETAILS

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090	TCT	WHH	JRH	41 of 77	D4

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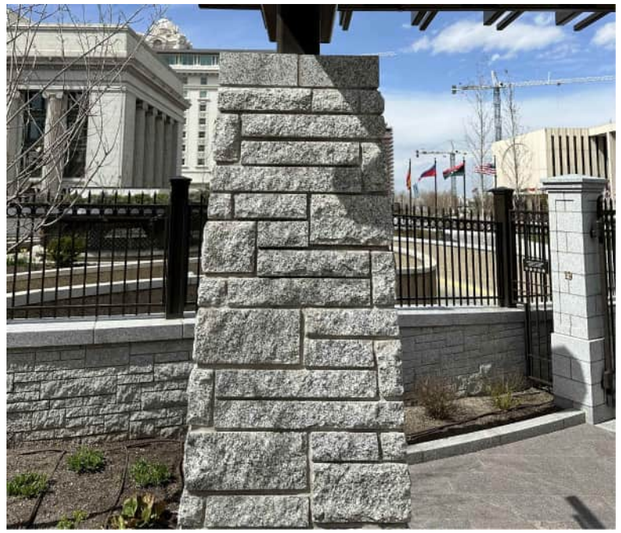
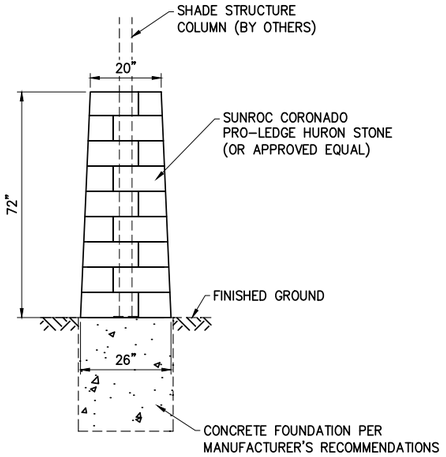


STONE WORK - REFERENCE IMAGE

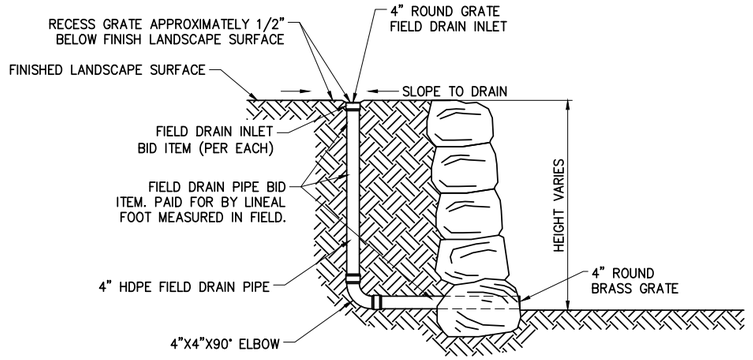
STONE TYPE - REFERENCE IMAGE



A TYP NATURAL LEDGE STONE VENEER
NOT TO SCALE

NOTES

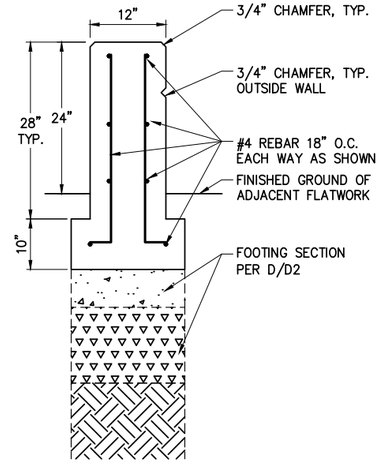
1. COLORS AND STONE SAMPLES TO BE SUBMITTED TO CITY FOR APPROVAL PRIOR TO CONSTRUCTION.
2. STONE WORK LAYOUT TO MATCH REFERENCE IMAGE.



B TYP MSE WALL FIELD DRAIN INLET
NOT TO SCALE

NOTES

1. GRATE ON FIELD DRAIN PIPE SHALL BE INSTALLED FLUSH WITH ROCKERY FACE AND GROUTED.
2. GRATE OPENING SHALL ACCOMMODATE A MINIMUM OF 50 GALLONS PER MINUTE WITH 1/2" OF HEAD.
3. INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



C ~ 24" TALL CONCRETE SEAT WALL
NOT TO SCALE

NOTES

1. PROVIDE 2" OF CONCRETE COVER OVER REBAR.
3. CONCRETE TO BE INTEGRALLY COLORED WITH 757-PECAN (OR APPROVED EQUAL). SUBMIT COLORS TO CITY FOR APPROVAL PRIOR TO CONSTRUCTION.
4. REMOVE ALL ROUGH EDGES AND FILL SNAP-TIE HOLES WITH COLORED GROUT.

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TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

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09090	TCT	WHH	JRH	42 of 77	D5

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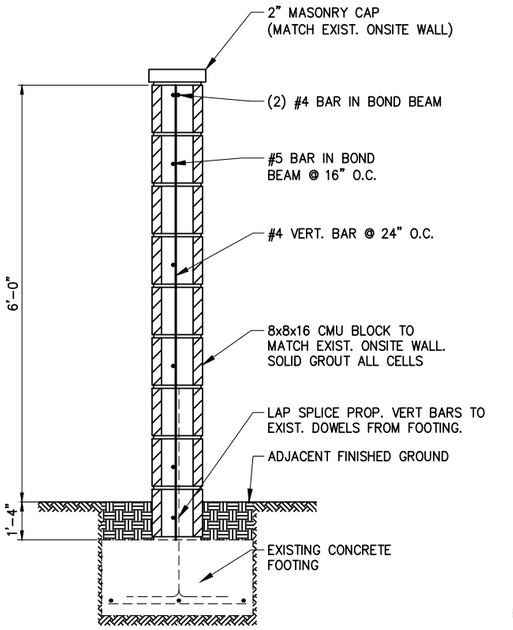
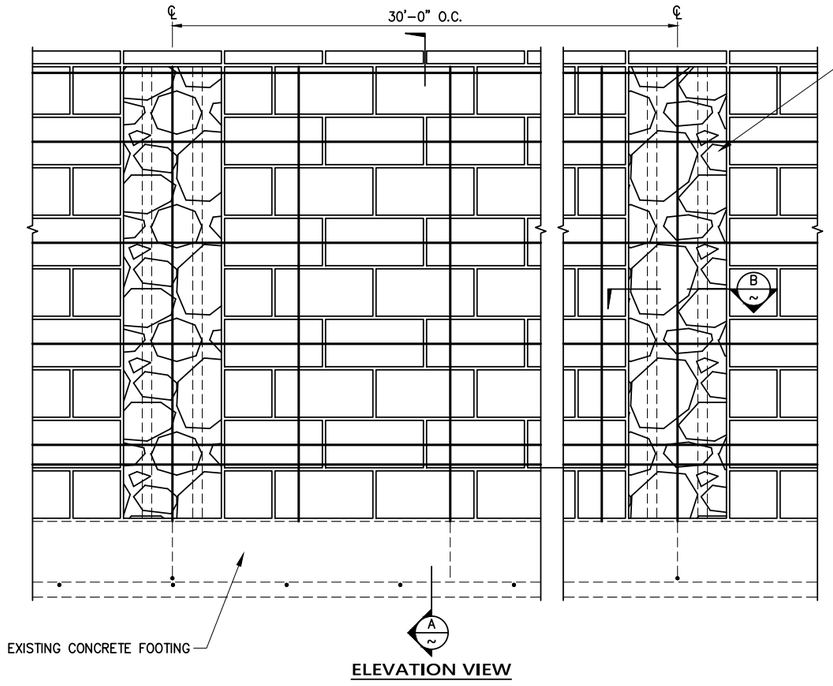
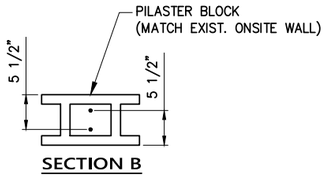


SECTION A



ELEVATION VIEW



SECTION B

A TYP CMU WALL ON EXISTING FOOTING
NOT TO SCALE

NOTES

1. f'm = 1,500 P.S.I
2. BLOCK COLOR SHALL MATCH EXIST. ONSITE WALL.
3. USE TYPE S MORTAR. COLOR SHALL MATCH BLOCK.
4. REBAR SHALL BE GRADE 60.
5. CONSTRUCTION SPECS SHALL BE LATEST ADOPTED IBC.
6. INSTALL CONSTRUCTION JOINT EVERY 25'.

B TYP COLORED AND STAMPED CONCRETE - REFERENCE IMAGES
NOT TO SCALE

NOTES

1. COLORED AND/OR STAMPED CONCRETE SHALL MATCH COLORS AND PATTERNS OF EXISTING CONCRETE FLATWORK ADJACENT TO THE TONAQUINT CEMETERY SEXTON'S OFFICE (SEE REFERENCE IMAGES). SUBMIT COLORS AND STAMP PATTERNS TO CITY FOR APPROVAL PRIOR TO CONSTRUCTION.
2. CONSTRUCT 4'X4' (MIN.) SAMPLE CONCRETE PANEL AT LEAST 30 DAYS PRIOR TO CONSTRUCTION FOR CITY APPROVAL. SAMPLE PANEL TO BE CONSTRUCTED USING MATERIALS, CONCRETE, FINISHING, WORKMANSHIP, CURING METHODS, ETC. TO BE USED THROUGHOUT PROJECT.
3. CONCRETE TO BE INTEGRALLY COLORED WITH 757-PECAN (OR APPROVED EQUAL).
4. STAMP RELEASE AGENT TO BE COLORED COCOA BROWN (OR APPROVED EQUAL).
5. CONCRETE STAMP TO USE COARSE SANDSTONE TEXTURE FROM PROLINE CONCRETE TOOLS, INC. (OR APPROVED EQUAL).

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CITY OF ST. GEORGE

TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

DETAILS

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
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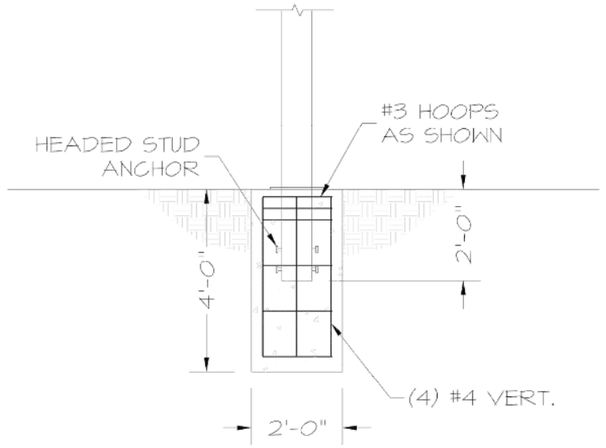
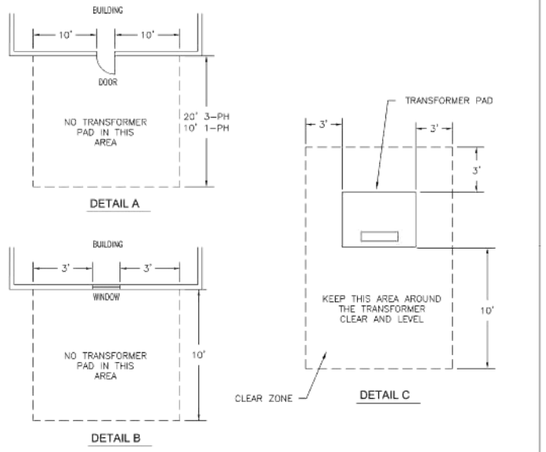


A SHADE STRUCTURE FOUNDATION DETAIL
NOT TO SCALE

NOTES

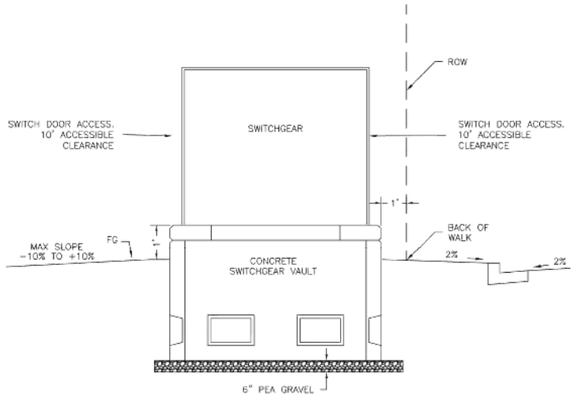
1. THIS DETAIL IS AN EXCERPT FROM THE SHADE STRUCTURE FOUNDATION DESIGN DOCUMENT PREPARED BY OTHERS. SEE APPENDICES FOR FULL DOCUMENT AND ADDITIONAL INFORMATION.



NOTES:

1. SITE PREPARATION. ALL SOIL BENEATH THE PAD SITE MUST BE COMPACTED AND LEVEL PRIOR TO SETTING OR POURING THE PAD TO PREVENT SETTLING. PROVIDE MATERIAL TESTING RESULTS TO SGES.
2. BARRIERS. IF THE TRANSFORMER PAD IS TO BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC, (PARKING LOTS, DRIVEWAYS, ETC.) CONTACT ST GEORGE ENERGY SERVICES DEPT. FOR PROTECTIVE BARRIER REQUIREMENTS.
3. PAD SHALL BE 10' MINIMUM FROM COMBUSTIBLE SURFACES INCLUDING EAVES.
4. REFER TO DETAILS A AND B FOR TRANSFORMER PAD INSTALLATION ADJACENT TO BUILDING DOORS AND WINDOWS.
5. REFER TO DETAIL C FOR CLEAR ZONE AROUND TRANSFORMER PAD.
6. NO ABOVE GROUND IRRIGATION SYSTEMS WITHIN 10' OF TRANSFORMER PAD. XERISCAPE LANDSCAPING REQUIRED IN THE CLEAR ZONE AROUND THE TRANSFORMER. LANDSCAPE ROCK SHALL BE NO LARGER THAN 1"MINUS.
7. INSTALL TRANFORMERS 12" BEHIND SIDEWALK. IN LOCATIONS WHERE THERE IS NO SIDEWALK, INSTALL TRANSFORMERS 6' BACK OF CURB.

REVISIONS: REV	DATE	BY	DESCRIPTION	APPROVED BY: – DRAWN BY: RMM DATE: – FILE: –	THREE PHASE TRANSFORMER AND PAD DETAILS CITY OF ST. GEORGE ENERGY SERVICES DEPARTMENT UNDERGROUND STANDARDS	DETAIL D1-B

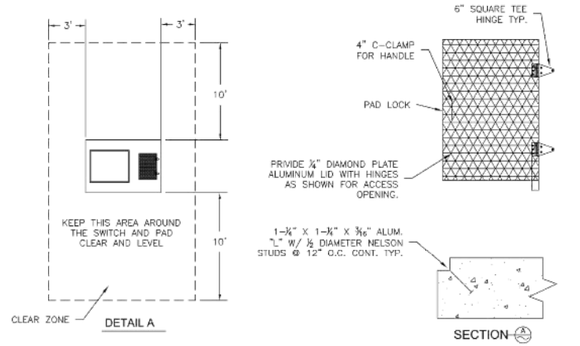


STANDARD GRADING AROUND SWITCHGEAR

NOTES:

1. SLOPE FINISH GROUND AWAY FROM SWITCHGEAR VAULT ALL DIRECTIONS.
2. STANDARD GRADING AROUND SWITCHGEAR. COORDINATE WITH SGES FOR VARIATIONS.
3. NO ABRUPT GRADE CHANGES WITHIN 10' OF SWITCHGEAR VAULT. SEE DETAIL D3-A FOR OTHER APPLICABLE NOTES.

REVISIONS: REV	DATE	BY	DESCRIPTION	APPROVED BY: – DRAWN BY: – DATE: – FILE: –	PAD MOUNT SWITCH GEAR DETAILS CITY OF ST. GEORGE ENERGY SERVICES DEPARTMENT UNDERGROUND STANDARDS	DETAIL D3-C
1	07/19	BB	NEW DETAIL ERASING AROUND SWITCH			



NOTES:

1. GROUNDING SHALL BE DONE BY CITY POWER CREWS.
2. BARRIERS. IF THE PAD MOUNT SWITCH GEAR IS TO BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC, (PARKING LOTS, DRIVEWAYS, ETC.) CONTACT ST GEORGE ENERGY DEPT. FOR PROTECTIVE BARRIER REQUIREMENTS.
3. PAINT LID WITH 2 COATS OF RED OXIDE STEEL PRIME. APPLY 1 COAT OF OIL BASE GRAY FINISH COAT.
4. CAULK JOINT LID CONTACT WITH CONTINUOUS GRAY SILICON CAULKING.
5. REFER TO DETAIL A FOR CLEAR ZONE AROUND PAD MOUNT SWITCH GEAR.
6. NO ABOVE GROUND IRRIGATION SYSTEMS WITHIN 10' OF PAD MOUNT SWITCH GEAR. XERISCAPE LANDSCAPING REQUIRED IN THE CLEAR ZONE AROUND THE PAD MOUNT SWITCH GEAR.
7. FINISH GRADE SHALL BE 12" FROM TOP OF THE BASEMENT LID.
8. PRIOR TO SETTING THE SWITCH BASEMENT, THE CONTRACTOR SHALL INSTALL 6" PAD OF PEA GRAVEL. THE PEA GRAVEL SHALL EXTEND 12" PAST THE BASEMENT WALL.

REVISIONS: REV	DATE	BY	DESCRIPTION	APPROVED BY: – DRAWN BY: – DATE: – FILE: –	PAD MOUNT SWITCH GEAR DETAILS CITY OF ST. GEORGE ENERGY SERVICES DEPARTMENT UNDERGROUND STANDARDS	DETAIL D3-A

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CITY OF ST. GEORGE

TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

DETAILS

SE NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	D7
09090	TCT	WHH	JRH	44 of 77	

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SHEET: MSE1

STACKED ROCKERY WALL DESIGN
Tonaquint Cemetary
One Tiered Wall - 8 ft
LANDMARK PROJECT NO. 230170

1) Prior to the placement of the fill, the existing embankment should be excavated to create benches to allow level lifts to key into the existing embankment. Benching is required for all slopes steeper than 6 horizontal to 1 vertical (6H:1V). Benches should be constructed as an incidental part of the placement and compaction of the fills. The maximum bench height should be limited to 3 feet, or less as dictated by conditions encountered during construction. Benching should include both soils and bedrock.

2) The existing soils should be removed from below the base of the rock facing and replaced with structural fill. The removal should extend 1 foot below and 1 foot to the front of the first level of facing rock. Alternatively, the rock face may supported on bedrock if encountered at a shallower depth. The base of the rock face should be embedded a minimum of 1 foot below the existing grade.

3) All fill should be considered structural fill. Granular fill should be well-graded, non-expansive, and free of organics and all deleterious materials. Soils used for granular, imported, structural fill should meet the following specifications:

GRADATION	PERCENT PASSING
6- inch	100
3-inch	70-100
No. 200 sieve	5-20
Liquid Limit	30 or less
Plasticity Index	10 or less
Maximum lift thickness	8-inch (loose)
Minimum compaction	95% ASTM D-1557
Compacted Moisture Content	within 2% of optimum

4) All structural fill should be evenly spread on a horizontal plane in eight-inch loose lifts. Each lift of structural fill material placed at the site should moisture conditioned to within 2 percent of the optimum moisture content and compacted to a minimum of 95 percent of the maximum dry density as determined by ASTM D-1557. Each 8-inch lift should be tested prior to proceeding with additional lifts. The type, length, location, and placement of geogrid should also be observed.

5) The onsite sands may be used as structural fill.

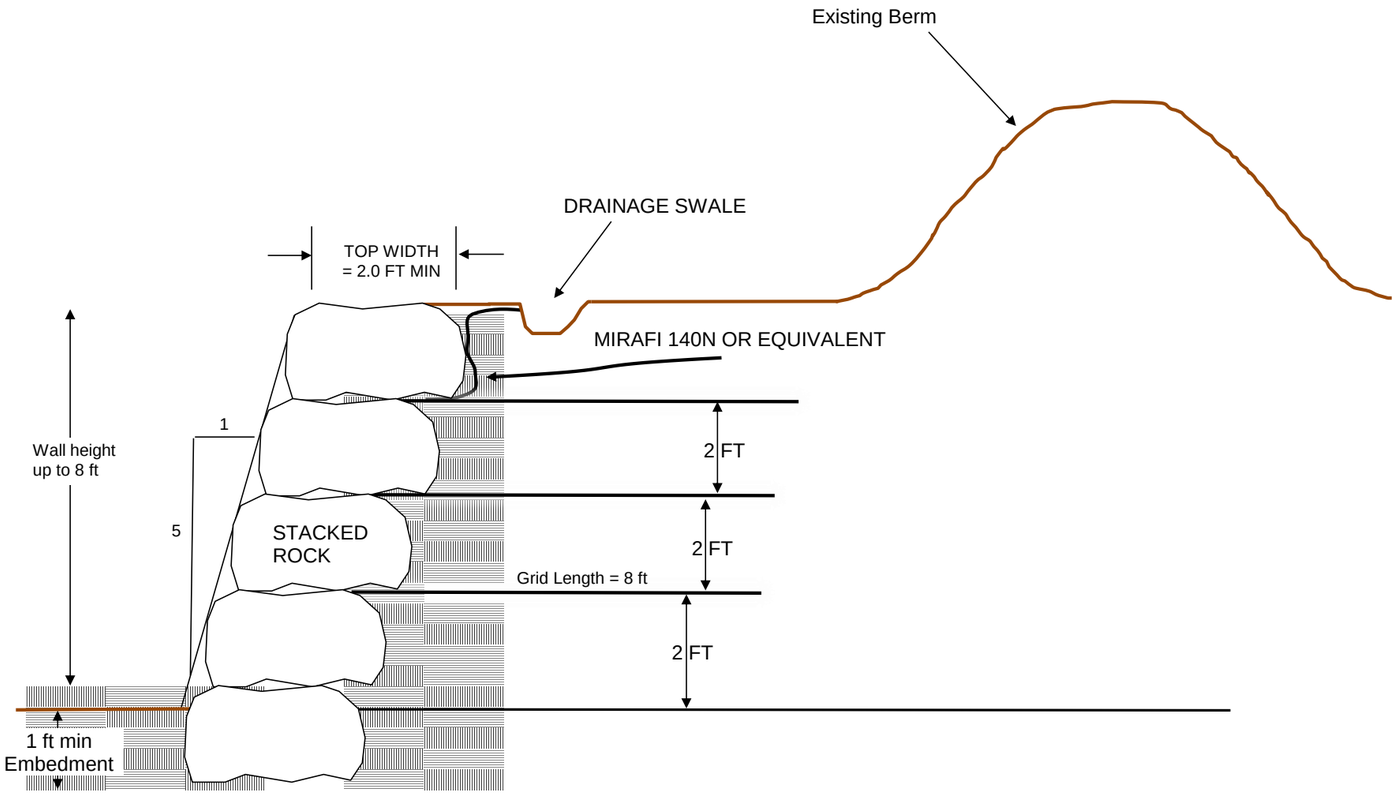
6) Geogrid reinforcement should be placed as shown on the detail to the right. Geogrid should be placed with the strong direction perpendicular to the face of the wall. Geogrid should be placed flat and level, with a minimum 1-foot overlap between sections of grid.

7) Geogrid should consist of Mirafi Miragrid 5XT, or equivalent. Filter fabric should be Mirafi 140N or equivalent and be placed between all geogrid layers.

8) Facing rock used for the project should be approved prior to its importation to the site. Facing rock should consist of hard, angular, and durable rock that consists of intact blocks without open fractures, foliation, or other planes of weakness. It should have a maximum loss of 10 percent at the end of a 5-cycle sodium soundness test (AASHTO T104). Hard basalt boulders are generally suitable for use as facing rock. Red sandstone boulders should be tested and approved prior to its use as facing rock as suitable and unsuitable rock is difficult to distinguish.

9) The rockery face should be carefully placed to satisfy the following criteria:
- Base rock should have a minimum dimension of 3 feet, and other facing rock should have a minimum dimension of 2 feet.
- Base rocks are larger than upper rocks.
- Rock should be placed with the long dimension in to the fill.
- Each rock is in contact with at least two rocks below it.
- The first contact point between an upper rock and a lower rock is located within 6 inches of the face of the rock.
- There are no “columns” of rocks; i.e., no continuous vertical seams exist.
- There are no continuous horizontal planes in the rockery.
- Rocks are inclined back into the slope at a 1 horizontal to 5 vertical grade.
- Rocks are free of obvious signs of distress, including significant weathering, fracturing, or disintegration.
- All voids greater than 150 mm (6 in) are chinked.
- Chink rocks, where present, cannot be removed by hand.
- There are no loose cap rocks or rocks that can otherwise be moved by hand.
- There is no soil spalling or piping through the voids in the facing rock.

10) The construction should be observed once per week by the geotechnical engineer to confirm design and construction details are being implemented as specified.



LANDMARK TESTING & ENGINEERING
795 East Factory Drive, St. George, Utah 84790
(435) 986-0566 Fax (435) 986-0568

STRUCTURAL SPECIFICATIONS & REQUIREMENTS

A. DESIGN CRITERIA:

1. BUILDING CODES:
   2021 INTERNATIONAL BUILDING CODE
   ACI 318-19 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY"
   ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES"
2. RISK CATEGORY II PER IBC TABLE 1604.5
3. DESIGN DEAD LOADS:
   N/A
4. LIVE LOAD:
   N/A
5. SNOW LOAD: PER ASCE 7-16
   IMPORTANCE FACTOR I_s = 1.0
   GROUND SNOW LOAD = 21 PSF
6. WIND LOADING: PER ASCE 7-16
   BASIC WIND SPEED V = 100 MPH
   FOR WIND PRESSURES USED IN DESIGN, SEE CALCULATIONS
7. SEISMIC LOADING: PER ASCE 7-16
   SITE CLASS D "STIFF SOIL", SEISMIC IMPORTANCE FACTOR I_e = 1.00
   SEISMIC SOIL FORCE PER CALCULATIONS

B. GENERAL REQUIREMENTS:

1. DIMENSIONS: CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD.
2. THE CONTRACTOR MUST SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS CLEARLY NOTED THAT SPECIFIC CHANGES ARE BEING REQUESTED.
3. LOADS FROM CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT LISTED IN THE DESIGN CRITERIA. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
4. THESE DOCUMENTS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS AS REQUIRED FOR THIS OR SIMILAR LOCALITIES. THEY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
5. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, LAGGING, SHORING, BRACING, FORM-WORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION.

C. FOUNDATION REQUIREMENTS:

1. FOUNDATIONS FOR THE STRUCTURES SHOWN IN THE PLANS WERE DESIGNED BASED ON THE GEOTECHNICAL INVESTIGATION REPORT "TONAQUINT CEMETARY EXPANSION", DATED APRIL 28, 2023. LOAD-BEARING VALUES OF THE SOILS ARE PROVIDED IN THE REPORT. CONTINUOUS AND SPREAD FOOTINGS DESIGNED FOR ALLOWABLE BEARING PRESSURE OF 2,000 PSF PER THE SOILS REPORT. IF SOIL CONDITIONS ARE FOUND TO BE DIFFERENT THAN THE TYPES LISTED ABOVE OR OF UNUSUAL MAKE-UP, OR SUB-STANDARD, PLEASE CONTACT THE ENGINEER OF RECORD.

D. CONCRETE REQUIREMENTS:

1. ALL CONCRETE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ACI 318 AND ACI 301, EXCEPT AS MODIFIED BY THE CONSTRUCTION DOCUMENTS.
2. CONCRETE SHALL HAVE THE FOLLOWING COMPRESSIVE STRENGTHS:

CONCRETE	MIN. f'c (28 DAYS)	SLUMP	W/C RATIO	CLASS
RETAINING WALLS, FNDN.	4,500 PSI	3" TO 5"	0.45	F1, S2

   SLUMP: CONCRETE w/ ADMIXTURES SHALL HAVE A MAXIMUM SLUMP OF 5".
   AIR: 4.0 TO 6.0
3. ADMIXTURES:
   3.1. AIR ENTRAINMENT ASTM C-260
   3.2. CALCIUM CHLORIDE NOT PERMITTED
   3.3. ALUMINUM PRODUCTS NOT PERMITTED

D. CONCRETE REQUIREMENTS CONTINUED:

4. CONCRETE MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY, STAMPED BY AN APPROPRIATELY LICENSED SPECIALTY ENGINEER, AND APPROVED BY THE ENGINEER OF RECORD. MIX DESIGNS SHALL INCLUDE THE PROJECT NAME AND INDICATE THEIR USE WITHIN THE STRUCTURE. MIX DESIGNS SHALL BE PROPORTIONED TO MINIMIZE SHRINKAGE AND HAVE PROVEN SHRINKAGE CHARACTERISTICS OF 0.05% OR LESS BASED ON TESTING PER ASTM C157.
5. IF USED, EARLY STRENGTH CONCRETE SHALL BE PROPORTIONED TO DEVELOP THE 28 DAY COMPRESSIVE STRENGTH AT THE AGE REQUIRED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT TEST DATA FOR REVIEW BY THE STRUCTURAL ENGINEER TO SUBSTANTIATE THE CONCRETE STRENGTH AT THE REQUIRED AGE.
6. ALL CONCRETE SHALL BE NORMAL WEIGHT OF 145 POUNDS PER CUBIC FOOT USING HARD ROCK AGGREGATES CONFORMING TO ASTM C33 U.N.O. WHERE LIGHTWEIGHT CONCRETE IS SPECIFIED, CONCRETE SHALL BE 110 POUNDS PER CUBIC FOOT USING AGGREGATES CONFORMING TO ASTM C330. LARGEST NOMINAL AGGREGATE SIZE SHALL BE 1-1/2" OR GREATER FOR SLABS ON GRADE AND 3/4" OR GREATER FOR ALL OTHER CONCRETE U.N.O.
7. PORTLAND CEMENT SHALL CONFORM TO ASTM C150. TYPE V CEMENT SHALL BE USED FOR CONCRETE IN CONTACT WITH EARTH. TYPE II CEMENT MAY BE USED ELSEWHERE. CEMENT SHALL BE TYPE V WITH POZZOLAN WHERE CONCRETE IS IN CONTACT WITH SOIL CONTAINING VERY SEVERE SULFATE EXPOSURE.
8. FLY ASH MAY BE USED IN CONCRETE, SUBJECT TO APPROVAL BY THE ARCHITECT AND ENGINEER, PROVIDED THE FOLLOWING CONDITIONS ARE MET:
   8.1. FLY ASH SHALL COMPLY WITH ASTM C618.
   8.2. CEMENT CONTENT SHALL BE REDUCED A MINIMUM OF 15 PERCENT UP TO A MAXIMUM OF 25 PERCENT WHEN COMPARED TO AN EQUIVALENT CONCRETE MIX DESIGN WITHOUT FLY ASH. FLY ASH CONTENT SHALL NOT COMPRISE MORE THAN 35 PERCENT OF THE TOTAL CEMENTITIOUS CONTENT. THE WATER-CEMENT RATIO SHALL BE CALCULATED BASED ON THE TOTAL CEMENTITIOUS MATERIAL IN THE MIX.
   8.3. CLASS F FLY ASH SHALL BE USED IN SULFATE RESISTANT CONCRETE WITH f'c EQUAL TO OR GREATER THAN 4000 PSI. CLASS C FLY ASH MAY BE USED ELSEWHERE.
9. WATER SOLUBLE CHLORIDE ION CONCENTRATIONS IN CONCRETE SHALL BE LIMITED PER ACI 318, SECTION 4.4.
10. ALL CONCRETE EXPOSED TO FREEZE/THAW CYCLES OR DEICING CHEMICALS SHALL CONFORM TO ACI 318, SECTION 4.2.
11. TIME BETWEEN CONCRETE BATCHING AND PLACEMENT SHALL BE IN ACCORDANCE WITH ASTM C94.
12. CONCRETE MIXING, PLACEMENT, AND QUALITY SHALL BE PER IBC SECTION 1905. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED. SLABS ON GRADE NEED TO BE VIBRATED ONLY AROUND AND UNDER FLOOR DUCTS OR SIMILAR ELEMENTS. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREGATION OF AGGREGATES. UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET.
13. PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH DUE TO COLD OR HOT WEATHER IN ACCORDANCE WITH ACI 305 AND 306. CONTRACTOR SHALL TAKE SPECIAL CURING PRECAUTIONS TO MINIMIZE SHRINKAGE CRACKING OF CONCRETE SLABS.
14. ALL REINFORCING STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE, EXCEPT VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE. DO NOT FIELD BEND BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE UNLESS SPECIFICALLY INDICATED OR APPROVED BY THE ENGINEER OF RECORD.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT AND LOCATION OF ANY AND ALL EMBED ITEMS INCLUDING PLATES, BOLTS, AND OTHER INSERTS SPECIFIED IN THE DRAWINGS.
16. ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCEMENT, DOWELS, BOLTS, ANCHORS, SLEEVES, ETC., SHALL BE SECURELY POSITIONED IN THE FORMS.
17. MECHANICAL, ELECTRICAL, AND PLUMBING PENETRATIONS / EMBEDDED CONDUITS SHALL COMPLY WITH THE FOLLOWING:
   17.1. ELECTRICAL CONDUITS MAY BE EMBEDDED IN STRUCTURAL CONCRETE ONLY AS NOTED IN TYPICAL DETAILS FOR WALLS AND CAST-IN-PLACE ELEVATED SLABS (EMBEDDED CONDUITS IN CONCRETE OVER STEEL DECK ARE NOT PERMITTED) OR WHERE SPECIFICALLY APPROVED IN WRITING BY THE ENGINEER. PIPING SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE U.N.O. EMBEDDED ITEMS SHALL NOT IMPAIR THE STRENGTH OF THE MEMBER.
   17.2. REFER TO TYPICAL DETAILS FOR ACCEPTABLE CONDUIT, PIPING, AND DUCT PENETRATIONS THRU SLABS AND WALLS. DO NOT CUT ANY REINF. THAT MAY INTERFERE WITH PERMITTED PENETRATIONS. OPENINGS SHALL NOT BE CORED WITHOUT PRIOR WRITTEN APPROVAL OF ENGINEER. PENETRATIONS THRU BEAMS AND COLUMNS ARE PERMITTED ONLY WHERE SPECIFICALLY DETAILED.
   17.3. CONTRACTOR SHALL SUBMIT SHOP DRAWING SHOWING SIZES AND DIMENSIONED LOCATIONS OF ALL PENETRATIONS AND EMBEDDED CONDUITS IN WALLS AND ELEVATED SLABS. SHOP DRAWING MUST BE APPROVED BY ENGINEER PRIOR TO CONCRETE PLACEMENT. PENETRATIONS AND EMBEDDED CONDUITS NOT SHOWN ON APPROVED SHOP DRAWING WILL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED IN WRITING BY THE ENGINEER.

D. CONCRETE REQUIREMENTS CONTINUED:

18. FORMWORK, SHORING, AND RESHORING SHALL BE DESIGNED PER ACI 347 RECOMMENDATIONS BY AN APPROPRIATELY LICENSED SPECIALTY ENGINEER EXPERIENCED IN THIS TYPE OF WORK AND SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR REVIEW. FOR MULTISTORY CONSTRUCTION, SHORING/RESHORING DESIGN SHALL DEMONSTRATE THAT SHORES/RESHORES WILL BE PROVIDED FOR A SUFFICIENT NUMBER OF FLOORS TO DISTRIBUTE IMPOSED CONSTRUCTION LOADS TO SEVERAL SLAB LEVELS WITHOUT CAUSING EXCESSIVE STRESSES AND SLAB DEFLECTIONS. FOR PURPOSES OF SHORING/RESHORING CALCULATIONS, MAGNITUDES OF REDUCED LIVE LOADS SHALL BE TAKEN TO BE 60% OF VALUES INDICATED IN BASIS FOR DESIGN U.N.O.
19. CONSTRUCTION JOINTS OR POUR JOINTS IN STRUCTURAL ELEMENTS (BEAMS, COLUMNS, ELEVATED SLABS, ETC.) NOT SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS REQUIRE PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING PROPOSED JOINTS TO ENGINEER FOR APPROVAL.
20. CONSTRUCTION JOINT SURFACES SHALL BE CLEANED AND LAITANCE REMOVED. HORIZONTAL JOINT SURFACES SHALL BE ROUGHENED TO 1/4" AMPLITUDE. THOROUGHLY WET ALL JOINT SURFACES AND REMOVE STANDING WATER IMMEDIATELY PRIOR TO NEW CONCRETE PLACEMENT.
21. CONCRETE SHALL BE CURED IN ACCORDANCE WITH ACI 318, SECTIONS 5.11.1 OR 5.11.2, WHICHEVER IS APPLICABLE, UNLESS ALTERNATE METHODS HAVE BEEN APPROVED BY THE ARCHITECT AND ENGINEER. WHERE CURING COMPOUNDS HAVE BEEN APPROVED FOR SLAB CURING, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPATIBILITY OF COMPOUNDS WITH ANTICIPATED FLOOR FINISH (e.g., RESILIENT TILE) PRIOR TO CURING COMPOUND APPLICATION.

E. REINFORCING STEEL REQUIREMENTS:

1. REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 318 AND CRSI'S MANUAL OF STANDARD PRACTICE.
2. REINFORCING STEEL SHALL CONFORM TO ASTM A615 OR ASTM A706 (A706 REQUIRED FOR ALL REINFORCING TO BE WELDED) AND SHALL BE GRADE 60 (fy = 60 KSI) DEFORMED BARS U.N.O. REINFORCING IN SLABS ON GRADE MAY BE GRADE 40 (fy = 40 KSI) DEFORMED BARS FOR ALL BARS #4 AND SMALLER U.N.O. ON PLANS OR DETAILS.
3. ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL NOT NOTED AS "CLEAR" OR "CLR." ARE TO CENTER OF STEEL. CLEAR COVER FOR NON-PRESTRESSED CONCRETE REINFORCING SHALL BE AS NOTED BELOW, U.N.O. ON PLANS OR DETAILS. CLEAR COVER FOR PRESTRESSED CONCRETE AND FOR PRECAST CONCRETE MANUFACTURED UNDER PLANT CONTROL CONDITIONS SHALL BE PER ACI 318, SECTIONS 7.7.2 AND 7.7.3, RESPECTIVELY.

EXPOSURE CONDITION:	COVER:
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
EXPOSED TO WEATHER (INCLUDES SLABS ON GRADE)	
NO. 5 AND SMALLER	1 1/2"
NO. 6 AND LARGER	2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND STRUCTURAL SLABS, WALLS, JOISTS	
NO. 11 AND SMALLER	3/4"

4. LAP SPLICES OF REINFORCING STEEL SHALL CONFORM TO TYPICAL REBAR LAP SCHEDULE U.N.O. NO TACK WELDING OF REINFORCING BARS ALLOWED. LATEST ACI CODE AND DETAILING MANUAL APPLY. AT WALLS AND FOOTINGS, PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZ. BARS AT ALL CORNERS AND INTERSECTIONS U.N.O. VERT. WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES. SPLICE TOP BARS AT CENTER LINE OF SPAN AND BOTTOM BARS AT THE SUPPORT IN SPANDRELS, BEAMS, GRADE BEAMS, ETC., U.N.O. ON PLANS OR DETAILS.
5. MECHANICAL SPLICE COUPLERS SHALL HAVE CURRENT ICC APPROVAL AND SHALL BE CAPABLE OF DEVELOPING 125% OF THE SPLICED BAR'S YIELD STRENGTH.
6. ALL REINFORCING SHALL BE BENT COLD. BARS SHALL NOT BE UN-BENT AND RE-BENT. FIELD BENDING OF REBAR SHALL NOT BE ALLOWED UNLESS SPECIFICALLY NOTED.
7. WELDING OF REINFORCING BARS, METAL INSERTS, AND CONNECTIONS SHALL BE MADE ONLY AT LOCATIONS SHOWN ON PLANS OR DETAILS. SEE WELDING SECTION OF G.S.N. FOR ADDITIONAL REQUIREMENTS.
8. REINFORCING BAR SPACINGS SHOWN ON PLANS ARE MAX. ON CENTER DIMENSIONS. DOWEL ALL VERT. REINFORCING TO FOUNDATION. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE. MIN. CLEAR SPACING BETWEEN PARALLEL REINFORCEMENT SHALL BE THE LARGER OF 1-1/2 TIMES NOMINAL BAR DIA. OR 1-1/3 TIMES MAX. AGGREGATE SIZE OR 1-1/2". CLEAR SPACING LIMITATION APPLIES ALSO TO CLEAR DISTANCE BETWEEN A CONTACT LAP SPLICE AND ADJACENT SPLICES OR BARS.
9. MIN. REINFORCING AT EDGES OF CONCRETE WALL OPENINGS SHALL BE (2) #5 BARS. EXTEND THE GREATER OF THE DEVELOPMENT LENGTH OF THE BAR PER TYPICAL REBAR LAP SCHEDULE OR 24" MIN. PAST EDGES OF OPENING U.N.O. HOOK ENDS AT INTERFERENCE WITH EXTENSION.

F. EARTHWORK REQUIREMENTS:

1. CONSULT THE CURRENT ADOPTED BUILDING CODE FOR RECOMMENDED EARTHWORK REQUIREMENTS.
2. ALL SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH COMPACTED STRUCTURAL FILL.
3. THE IN-PLACE DRY DENSITY OF THE COMPACTED STRUCTURAL FILL SHALL NOT BE LESS THAN 90 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT. THE CONTRACTOR SHALL HAVE ALL FILL TESTED.
4. ALL STRUCTURES SHALL HAVE STRUCTURAL FILL PLACED BENEATH FOOTINGS/SLABS.
5. ALLOWABLE DEAD PLUS LIVE LOAD SOIL PRESSURE = 1,500 PSF (ASSUMED).
6. TRENCHES AND EXCAVATIONS UNDER OR ADJACENT TO FOUNDATIONS SHALL BE PROPERLY BACKFILLED AND COMPACTED.
7. MITIGATE SOIL CORROSION POTENTIAL ON METAL CONSTRUCTION MATERIALS. CONSULT A QUALIFIED CORROSION ENGINEER FOR RECOMMENDATIONS FOR MITIGATING CORROSIVE EFFECTS, IF NECESSARY.
8. WATER PROOFING AS MAY BE REQUIRED AT SOIL FACE OF WALLS BELOW GRADE SHALL BE BY OTHERS.

G. QUALITY CONTROL AND INSPECTION REQUIREMENTS:

1. QUALITY CONTROL AND INSPECTIONS SHALL BE PERFORMED AS REQUIRED IN IBC 2018 CHAPTER 17. AS STATED IN IBC 2018 1704.2.1, "THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND ENGINEERS OF RECORD INVOLVED IN THE DESIGN OF THE PROJECT ARE PERMITTED TO ACT AS THE APPROVED AGENCY AND THEIR PERSONNEL ARE PERMITTED TO ACT AS THE SPECIAL INSPECTORS FOR THE WORK DESIGNED BY THEM, PROVIDED THEY QUALIFY AS SPECIAL INSPECTORS."

H. SPECIAL INSPECTION REQUIREMENTS:

1. SPECIAL INSPECTION AND QUALITY ASSURANCE, AS REQUIRED BY SECTION 1705 OF THE IBC, SHALL BE PROVIDED BY AN INDEPENDENT AGENCY EMPLOYED BY THE OWNER UNLESS WAIVED BY THE BUILDING OFFICIAL. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE REQUIRED INSPECTIONS. ALL TESTING AND INSPECTION REPORTS SHALL BE SENT TO THE ENGINEER OF RECORD FOR REVIEW. ITEMS REQUIRING SPECIAL INSPECTION AND QUALITY ASSURANCE ARE SHOWN IN THIS SECTION.

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TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

STRUCTURAL SPECIFICATIONS & REQUIREMENTS

SEI NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
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APRIL 2024

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STRUCTURAL SPECIFICATIONS & REQUIREMENTS CONTINUED...

H. SPECIAL INSPECTION REQUIREMENTS CONTINUED:

2. SOILS PER IBC SECTION 1705.6 AND TABLE 1705.6 BELOW:

   2.1. SPECIAL INSPECTION SHALL BE PROVIDED PRIOR TO POURING CONCRETE FOOTINGS.
   2.2. SPECIAL INSPECTION SHALL BE PROVIDED PRIOR TO PLACEMENT OF FILL AND DURING PLACEMENT OF FILL.

TABLE 1705.6
REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE OF INSPECTION OR TEST	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	–	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	–	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	–	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	–
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	–	X

3. CONCRETE CONSTRUCTION PER IBC SECTION 1705.3:
   3.1. SPECIAL INSPECTIONS NOT REQ'D. PER SECTION 1705.3, EXCEPTION 2.3 (STRUCTURAL DESIGN OF FOUNDATIONS IS BASED ON COMPRESSIVE STRENGTH f'_c = 2,500 psi)

J. DEFERRED SUBMITTAL REQUIREMENTS:

1. SHOP DRAWINGS OR REPORTS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION (AS APPLICABLE) U.N.O.

   REINFORCING STEEL
   CONCRETE MIX DESIGN

2. CONTRACTOR SHALL REVIEW AND STAMP SHOP DRAWINGS PRIOR TO SUBMITTING. CONTRACTOR'S REVIEW SHALL CHECK FOR COMPLETENESS/COMPLIANCE WITH CONTRACT DOCUMENTS.

3. SHOP DRAWINGS ARE REVIEWED BY ENGINEER ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR. SHOP DRAWINGS DO NOT SUPERSEDE OR REPLACE THE CONTRACT DRAWINGS OR SPECIFICATIONS. CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM CONTRACT DRAWINGS AND/OR SPECIFICATIONS WILL NOT BE ACCEPTED VIA SHOP DRAWING REVIEW. ALL SUCH MODIFICATIONS SHALL BE SUBMITTED SEPARATELY FOR ENGINEER'S REVIEW.

4. PREFABRICATED COMPONENTS, SPECIALTY ITEMS, OR DESIGN-BUILD ELEMENTS NOTED ON THE STRUCTURAL DRAWINGS, BUT WHICH REQUIRE THE MFR. OR SUPPLIER TO PROVIDE THE DESIGN, SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW AS A DEFERRED SUBMITTAL. DEFERRED SUBMITTALS REQ'D. BY THE STRUCTURAL ENGINEER OF RECORD SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

   N/A

5. DEFERRED SUBMITTALS SHALL INCLUDE CALCULATIONS AND DRAWINGS PREPARED AND STAMPED BY AN APPROPRIATELY LICENSED ENGINEER (SPECIALTY ENGINEER) SHOWING LOCATION AND MAGNITUDE OF LOADS, CONFIGURATION AND SIZE OF MEMBERS, AND COMPATIBILITY OF SUBMITTAL ITEM WITH THE PRIMARY STRUCTURAL SYSTEM.

6. THE PURPOSE OF THE STRUCTURAL ENGINEER'S REVIEW OF DEFERRED SUBMITTALS SHALL BE LIMITED TO DETERMINING THAT THE DRAWINGS AND CALCULATIONS HAVE BEEN PROPERLY SEALED, THAT THE LOAD CRITERIA IS IN GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND WITH THE REFERENCED BUILDING CODE, THAT CONNECTIONS TO THE PRIMARY STRUCTURE ARE COMPATIBLE WITH THE PRIMARY DESIGN, AND THAT THE PRIMARY STRUCTURE IS CAPABLE OF SUPPORTING THE IMPOSED LOADS.

7. THE STRUCTURAL ENGINEER WILL RELY UPON THE SPECIALTY ENGINEER'S SEAL AS CERTIFICATION THAT THE ITEMS DESIGNED BY THE SPECIALTY ENGINEER COMPLY WITH THE CRITERIA SET FORTH IN THE CONTRACT DOCUMENTS AND APPLICABLE CODES AND STANDARDS. THE STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ADEQUACY OF DESIGNS PROVIDED BY OTHERS.

8. FOR ALL SUBMITTALS, ANY CORRECTIONS NOTED WILL BE MARKED ON ONE (1) COPY SET ONLY AND RETURNED. ADDITIONAL COPIES OF ANY SUBMITTAL WILL BE RETURNED UNMARKED. CONTRACTOR SHALL BE RESPONSIBLE FOR REPRODUCING ENGINEER'S CORRECTIONS ON ADDITIONAL COPIES REQ'D. ONE COPY SET MAY BE RETAINED FOR THE ENGINEER'S RECORDS. ALLOW FIVE (5) TO TEN (10) WORKING DAYS FOR THE ENGINEER'S REVIEW.

9. REFER TO APPLICABLE G.S.N. SECTIONS FOR FURTHER REQUIREMENTS SPECIFIC TO INDIVIDUAL SUBMITTALS.

ABBREVIATIONS

A.C.I.	AMERICAN CONCRETE INSTITUTE	L.L.V.	LONG LEG VERTICAL
BOT.	BOTTOM	L.L.H.	LONG LEG HORIZONTAL
C.M.U.	CONCRETE MASONRY UNIT	K.S.	KING STUD
CLR.	CLEAR	MAX.	MAXIMUM
C.F.S.	COLD FORMED STEEL	MIN.	MINIMUM
COL.	COLUMN	N/A	NOT APPLICABLE
CONC.	CONCRETE	NO.	NUMBER
CONT.	CONTINUOUS	O.C.	ON CENTER
D.B.A.	DEFORMED BAR ANCHORS	O.M.F.	ORDINARY MOMENT FRAME
DIA.	DIAMETER	REINF.	REINFORCING
DBL.	DOUBLE	R.S.	ROUGH SAWN
D.F.	DOUGLAS FIR/LARCH	S.E.I.	SUNRISE ENGINEERING
E.F.	EACH FACE	SIM.	SIMILAR
E.W.	EACH WAY	S.M.F.	SPECIAL MOMENT FRAME
EXT.	EXTERIOR		
F.G.	FINISHED GRADE	S.O.G.	SLAB-ON-GRADE
GA.	GAUGE	STRUCT'L	STRUCTURAL
GLB.	GLU-LAMINATED BEAM	T.S.	TRIMMER STRUD
G.S.N.	STRUCTURAL REQUIREMENTS AND SPECIFICATIONS (GENERAL STRUCTURAL NOTES)	TYP.	TYPICAL
		U.N.O.	UNLESS NOTED OTHERWISE
H.S.A.	HEADED STUD ANCHORS	V.I.F.	VERIFY IN FIELD
HORIZ.	HORIZONTAL	WT.	WEIGHT
I.M.F.	INTERMEDIATE MOMENT FRAME	W/	WITH
IN.	INCHES	W/C	WATER TO CEMENT RATIO
I.C.C.	INTERNATIONAL CODE COUNCIL	(E)	EXISTING
L.F.R.S.	LATERAL FORCE RESISTING SYSTEM	(N)	NEW

90% DESIGN

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TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

STRUCTURAL SPECIFICATIONS & REQUIREMENTS CONTINUED

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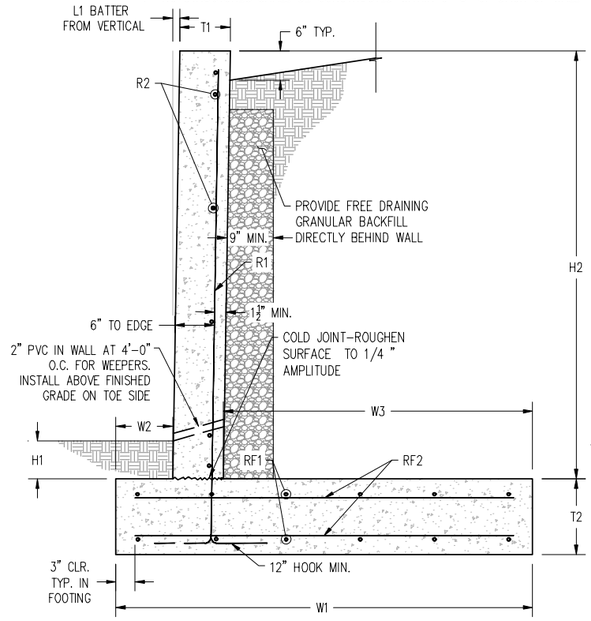
CONSTRUCTION NOTES:
1- CONCRETE COMPRESSIVE STRENGTH F'c = 4500 PSI
2- REBAR LAP FOR CONT. #5 BARS SHALL BE 30 INCHES MIN.
3- BACKFILL PER CIVIL BEHIND WALL
4- NO STRUCTURES SHALL BE CONSTRUCTED WITHIN 8'-0" OF BACK OF WALL



FOOTING TO BE PLACED ON COMPACTED FOUNDATION MATERIAL AS REQUIRED IN THE GEOTECHNICAL REPORT

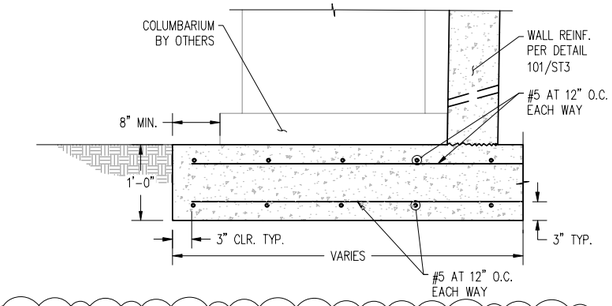
RETAINING WALL REINF. TABLE

SECTION #	STATION START	STATION FINISH	H1 FT	H2 FT	T1 IN	R1 REINF	R2 REINF	L1 IN
1	N/A	N/A	0'-6"	6'-0"	8	#5 AT 18" O.C.	#5 AT 18" O.C	0.75

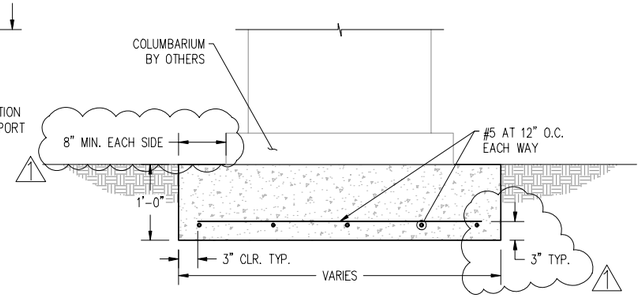
FOOTING REINF. TABLE

SECTION #	STATION START	STATION FINISH	W1 FT	W2 FT	W3 FT	T2 IN	RF1 REINF	RF2 REINF
1	N/A	N/A	5'-6"	0'-9"	4'-1"	12	#5 AT 12" O.C.	#5 AT 12" O.C.

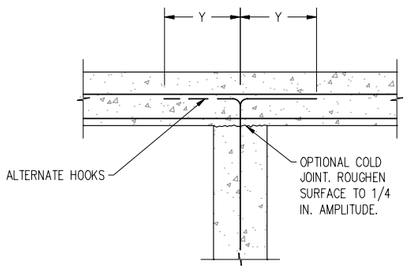
101 CONCRETE RETAINING WALL
NTS

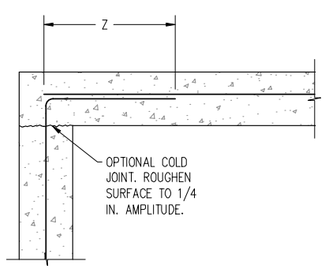


102a COLUMNBARIUM FOOTING - WALL ADJACENT
NTS



102b COLUMNBARIUM FOOTING - ISOLATED
NTS





BAR SIZE (#)	GRADE 40 Y	GRADE 40 Z	GRADE 60 Y	GRADE 60 Z
#4	12"	20"	12"	20"
#5	12"	20"	15"	26"
#6	13"	22"	18"	31"

1. REFER TO STD. HOOK DETAIL FOR LENGTH OF DIMENSION "X"
2. THIS DETAIL TO BE USED ONLY WHEN NO OHTER DETAIL IS INDICATED ON THE DRAWINGS.

104 HORIZ. REINF. AT WALL INTER.
NTS

CONCRETE LAP AND DEVELOPMENT SCHEDULE

BAR SIZE (#)	F'c = 4500 PSI TENSION LTE TOP (1)	LTE OTHER	LTS TOP (1)	LTS OTHER
#3	15	12	20	15
#4	20	16	26	20
#5	25	19	32	25
#6	30	23	39	30
#7	54	42	71	54
#8	62	48	81	62

A. ALL TABULATED VALUES ARE IN UNITS OF INCHES U.N.O.

B. AT CONTRACTOR'S OPTION, MECHANICAL SPLICE COUPLERS PER G.S.N. MAY BE USED IN LIEU OF LAP SPLICES

C. SEE G.S.N. FOR ACTUAL CONCRETE SPECIFICATIONS AND MIN. CLR. COVER / CLR. SPACING REQUIREMENTS

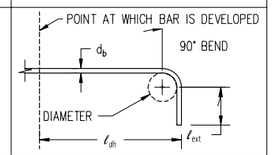
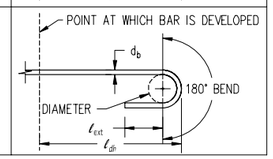
D. SCHEDULED VALUES ARE BASED ON CLASS "B" TENSION LAP SPLICES U.N.O., NORMAL WT. CONCRETE, AND UNCOATED GRADE 60 REINF. FOR OTHER CONDITIONS NOTED BELOW, MODIFY TABULATED VALUES AS INDICATED:

E. E.1. FOR DEVELOPMENT LENGTH AND CLASS "A" LAP SPLICES, WHERE SPECIFICALLY NOTED ON PLANS OR DETAILS, DIVIDE TABULATED VALUES BY 1.3. CLASS "A" SPLICES SHALL BE LOCATED SUCH THAT NO MORE THAN 1/2 OF THE TOTAL REINF. IS LAPPED WITHIN THE REQUIRED LAP LENGTH
E.2. FOR LIGHTWEIGHT CONCRETE, MULTIPLY TABULATED VALUES BY 1.3
E.3. FOR EPOXY COATED REBAR, MULTIPLY TABULATED VALUES BY 1.5
E.4. FOR GRADE 75 REINF., MULTIPLY TABULATED VALUES BY 1.25

F. LCE = COMPRESSION EMBEDMENT LENGTH
LCS = COMPRESSION LAP SPLICE LENGTH
LTE = TENSION EMBEDMENT LENGTH
LTS = TENSION LAP SPLICE LENGTH

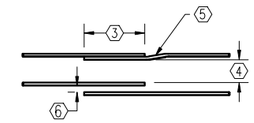
G. "TOP" BARS ARE HORIZONTAL BARS PLACED SUCH THAT MORE THAN 12 IN. OF FRESH CONCRETE IS CAST BELOW BAR. ALL BARS THAT ARE NOT "TOP" BARS ARE "OTHER" BARS UNLESS NOTED OTHERWISE ALL HOOKS SHALL EXTEND TO THE FAR FACE (LESS 2" COVER)

103 CONCRETE LAP AND DEVELOPMENT SCHEDULE
NTS

TYPE	BAR SIZE	MIN. INSIDE BEND DIA. (IN)	STRAIGHT EXTENSION(1) ℓ_{ext} (IN)	TYPE OF STANDARD HOOK
90 DEG. HOOK	#3 TO #8	$6d_b$	$12d_b$	
	#9 TO #11	$8d_b$		
	#14 & #18	$10d_b$		
180 DEG. HOOK	#3 TO #8	$6d_b$	GREATER OF $4d_b$ AND 2.5 IN.	
	#9 TO #11	$8d_b$		
	#14 & #18	$10d_b$		

(1) A STANDARD HOOK FOR DEFORMED BARS IN TENSION INCLUDES THE SPECIFIC INSIDE BEND DIAMETER AND STRAIGHT EXTENSION LENGTH. IT SHALL BE PERMITTED TO USE A LONGER STRAIGHT EXTENSION AT THE END OF A HOOK. A LONGER EXTENSION SHALL NOT BE CONSIDERED TO INCREASE THE ANCHORAGE CAPACITY OF THE HOOK.

105 STD. HOOK GEOMETRY
NTS (DEFORMED BARS IN TENSION IN CONCRETE)



CONCRETE LAP AND DEVELOPMENT NOTES

1. TOP BARS ARE HORIZ. BARS PLACED SUCH THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN MEMBER BELOW SPLICE
2. WHERE BARS OF UNEQUAL SIZE LAP ONE ANOTHER, USE TABULATED LAP LENGTH FOR SMALLER BAR U.N.O.
3. LAP SPLICE LENGTH PER SCHEDULE
4. CLEAR DISTANCE BETWEEN ADJACENT BARS OR SPLICES TO BE USED IN DETERMINING APPLICABLE LAP LENGTH FROM SCHEDULE
5. OPTIONAL OFFSET. SEE STANDARD REBAR BEND DETAILS FOR OFFSET REQUIREMENTS
6. FOR NON-CONTACT LAP SPLICES, MIN. CLEAR DISTANCE BETWEEN SPLICED BARS SHALL BE PER GENERAL STRUCTURAL NOTES. MAX. CLEAR DISTANCE SHALL BE 1/5 THE TABULATED LAP LENGTH OR (6"- "DB"), WHICHEVER IS LESS, WHERE "DB" = BAR DIA.

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CITY OF ST. GEORGE
TONAQUINT CEMETERY EXPANSION IMPROVEMENTS
STRUCTURAL DESIGN AND DETAILS

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090	EL	EL	SH	48 of 000	ST3

APRIL 2024

90% DESIGN

P:\Washington SE\Tonaquint Cemetery Retaining Wall\Civil Design Drawings - Typ. Structural\Sheets\TONAQUINT WALL-2 STRUCTURAL.dwg Apr 05, 2024 10:13am Emma.lyon

GENERAL NOTES

1. CONSULT ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
2. VERIFY ALL EQUIPMENT DIMENSIONS AND LOCATIONS BEFORE BEGINNING ROUGH IN. CONSULT ALL APPLICABLE CONTRACT DRAWINGS AND SHOP DRAWINGS TO INSURE NEC CODE CLEARANCES REQUIRED AROUND ALL ELECTRICAL EQUIPMENT.
3. CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS (VOLTAGE, PHASE, CONNECTION REQUIREMENTS, ETC.) OF ALL EQUIPMENT FURNISHED UNDER ALL DIVISIONS, INCLUDING ALL EXISTING EQUIPMENT TO BE RE-USED. REVIEW ALL SHOP DRAWINGS AND EXISTING EQUIPMENT BEFORE BEGINNING ROUGH IN.
4. SEE SECTION 265100 (16510) OF THE SPECIFICATION REQUIRED COORDINATION MEETINGS WITH MECHANICAL AND CEILING CONTRACTORS.
5. SEE APPLICABLE SHOP DRAWINGS FOR ROUGH IN LOCATION OF ALL EQUIPMENT, WIRING DEVICES, ETC. WHERE APPLICABLE MOUNT ALL WIRING DEVICES ABOVE BACK SPLASH EXCEPT THOSE SERVING UNDER COUNTER EQUIPMENT.
6. SEE SPECIFICATION FOR ENERGY SAVING LAMP AND BALLAST REQUIREMENTS.
7. FINISHES OF ALL LIGHT FIXTURES SHALL BE AS SELECTED BY ARCHITECT.
8. THE ELECTRICAL CONTRACTOR SHALL NOTIFY AND COOPERATE WITH THE MECHANICAL CONTRACTOR SUCH THAT NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO THE OPERATION OF THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE INSTALLED IN, ENTER OR PASS THRU ELECTRICAL ROOMS OR SPACES, OR ABOVE OR BELOW ELECTRICAL EQUIPMENT IN OTHER AREAS.
9. ELECTRICAL BOXES SHALL NOT BE LOCATED IN MASONRY COLUMNS IN BRICK WALLS OR IN GROUTED CELLS ADJACENT TO OPENINGS. COORDINATE LOCATION OF BOXES WITH MASONRY CONTRACTOR.
10. ALL PENETRATIONS OF FIRE RATED FLOORS, WALLS, AND CEILINGS SHALL BE SEALED WITH APPROVED MATERIAL TO MAINTAIN FIRE RATING OF SURFACE PENETRATED.
11. CONTRACTOR SHALL VERIFY FURNITURE LAYOUT PRIOR TO ANY FLOORBOX OR POKE-THRU INSTALLATION. COORDINATE EXACT LOCATION OF FLOOR BOX OR POKE-THRU WITH OWNER AND FURNITURE PROVIDER PRIOR TO ROUGH-IN.
12. CIRCUITS EXTENDING OVER 70' FOR 120 VOLT AND 115' FOR 277 VOLT 20 AMP CIRCUITS SHALL BE RUN WITH CONDUCTORS PER TABLE BELOW.

20 AMP MINIMUM BRANCH CIRCUIT CONDUCTOR SIZING		
MAXIMUM LENGTH	BRANCH CIRCUIT VOLTAGE	
CONDUCTOR LENGTH (FT)	120 VOLT	277 VOLT
<70	MIN. #12 AWG	MIN. #12 AWG
70 - 115	MIN. #10 AWG	MIN. #12 AWG
115 - 170	MIN. #8 AWG	MIN. #10 AWG
170 - 270	MIN. #6 AWG	MIN. #8 AWG
271 - 380	NOTE B	MIN. #8 AWG
>380	NOTE B	NOTE B

A. THESE ARE BASED ON MAXIMUM LENGTH OF CIRCUIT.

B. PERFORM VOLTAGE DROP CALCULATIONS AND PROVIDE CONDUCTOR SIZE TO KEEP BRANCH CIRCUIT VOLTAGE DROP LESS THAN 3% WITH A 15 AMP LOAD.

C. CONTRACTOR SHALL ENSURE THAT THE INSTALLATION OF EACH BRANCH CIRCUIT STAYS WITHIN 3% VOLTAGE DROP FOR A 15 AMP LOAD. IF NECESSARY, CONTRACTOR SHALL INCREASE WIRE AND CONDUIT SIZE TO MEET THE STANDARD AT NO ADDITIONAL COST TO OWNER.

INDEX OF ELECTRICAL DRAWINGS

E001 SYMBOLS AND NOTES
E002 SCHEDULES
E003 ELECTRICAL SPECIFICATIONS
E101 OVERALL SITE PLAN
E201 ENLARGED AREA 'A' SITE PLAN
E202 ENLARGED AREA 'B' SITE PLAN
E203 ENLARGED AREA 'C' SITE PLAN
E204 ENLARGED AREA 'D' SITE PLAN
E301 ONE-LINE DIAGRAM
E401 ELECTRICAL DIAGRAMS
E402 ELECTRICAL DIAGRAMS

SYMBOL SCHEDULE

NOTES:

1. SEE FIXTURE SCHEDULE FOR TYPE, MOUNTING AND WATTAGE.
2. HEIGHT MEASURED TO CENTER LINE OF THE BOX FROM THE FINISHED FLOOR.
3. REFER TO DRAWINGS FOR DIRECTIONAL ARROWS.
4. SUBSCRIPT INDICATES FIXTURES TO BE CONTROLLED.
5. NEMA TYPE 'ND' NON-FUSED UNLESS NOTED 'F' (FUSED). USE 'HD' 480V.
6. HEIGHT MEASURED TO TOP OF THE BOX FROM FINISHED FLOOR.
7. PROVIDE H.O.A. AND S.S. PUSHBUTTONS AS REQUIRED.
8. DOUBLE ARROWS INDICATE A DOUBLE FACE UNIT.
9. DEVICES NOTED WITH AN "A" ADJACENT TO IT INDICATES TO COORDINATE WITH MILLWORK SHOP DRAWINGS AND ELEVATIONS FOR HEIGHT.
10. SUBSCRIPT INDICATES NEMA CONFIGURATION.
11. SOLID BOX AROUND DEVICE INDICATES INSTALLED IN FLOOR, DASHED BOX AROUND DEVICE INDICATES INSTALLED IN CEILING.
12. COORDINATE WITH DOOR HARDWARE SUPPLIER.
13. FOR WATER COOLER LOCATION, SEE DIAGRAM R002. FOR ALL OTHER LOCATIONS MOUNT AT +16" TO BOTTOM OF THE BOX FROM FINISHED FLOOR, OR AS NOTED.
14. ARROWS SHOWN ON DEVICE INDICATE THE SENSOR AIMING LOCATION.
15. CAMERA NUMBERS ARE SHOWN INSIDE THE CAMERA SYMBOL. CAMERA TYPES ARE SHOWN IN CAMERA TAGS.
16. MOUNT ON TRACK OF OVERHEAD DOOR 6" FROM TOP OF DOOR UNLESS OVERHEAD DOOR IS ROLL UP DOOR, THEN MOUNT PER MANUFACTURER'S INSTRUCTIONS.
17. INSTALL DEVICES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
18. DASHED LINE INDICATES EQUIPMENT CLEARANCES. ARROW DENOTES FRONT OF RANK.
19. SPEAKER TO BE MOUNTED IN HORIZONTAL POSITION.
20. MOUNTING HEIGHTS IS TO BOTTOM OF DISPLAY.

* TYPICAL SYMBOL SCHEDULE. SOME SYMBOLS MAY NOT BE USED IN THIS SET OF DRAWINGS.

STANDARD MOUNTING HEIGHT UNLESS OTHERWISE NOTED ON PLANS

SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES
GENERAL			
	ONE CIRCUIT, HOME RUN TO PANEL		
	TWO CIRCUIT, HOME RUN TO PANEL		
	THREE CIRCUIT, HOME RUN TO PANEL		
	CONDUIT RUN CONCEALED IN WALL OR CEILING		
	CONDUIT RUN CONCEALED IN FLOOR OR GROUND		
	CONDUIT UP		
	CONDUIT DOWN		
	CONDUIT STUB LOCATION	CAP CONDUIT	
	CONDUIT/CIRCUIT CONTINUATION		
LIGHTING			
	CEILING LIGHT FIXTURE	CEILING	1,
	WALL LIGHT FIXTURE	AS NOTED	1,
	RECESSED DOWNLIGHT FIXTURE	CEILING	1,
	RECESSED WALL-WASH DOWNLIGHT FIXTURE	CEILING	1,
	LIGHT FIXTURE	AS NOTED	1,
	EGRESS LIGHT FIXTURE	AS NOTED	1,
	AREA LIGHT POLE AND FIXTURE	CONCRETE BASE	1., SEE DIAGRAM
	BOLARD	CONCRETE BASE	1,
	STEP LIGHT FIXTURE	AS NOTED	1,
	IN-GRADE LIGHT FIXTURE	CONCRETE BASE	1,
	FLOOD OR TRACK FIXTURE	AS NOTED	1,
	CEILING / WALL MOUNTED EXIT LIGHT	CEILING/ AS NOTED	1. 3. 8.
	EMERGENCY LIGHT FIXTURE	AS NOTED	1,
	COMBO EXIT / EMERGENCY LIGHT FIXTURE	AS NOTED	1,
PP	**POWER PACK**	**ABOVE CEILING**	**SEE DIAGRAM, SPEC.**
RC X	DIGITAL ROOM CONTROLLER (SUBSCRIPT INDICATES NUMBER OF RELAYS)	ABOVE CEILING	SEE DIAGRAM. SPEC.
POWER			
	DUPLEX RECEPTACLE UPPER OUTLET SWITCH CONTROLLED	+18" OR AS NOTED	2. 9.
	SIMPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.
T	TAMPER-PROOF RECEPTACLE	+18" OR AS NOTED	2. 9.
	DUPLEX RECEPTACLE	+18" OR AS NOTED	2. 9. 11.
U	DUPLEX RECEPTACLE WITH USB OUTLET	+18" OR AS NOTED	2. 9.
G	CONTROLLED DUPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.
A	DUPLEX RECEPTACLE		9.
G	**5mA GFCI CIRCUIT BREAKER PROTECTED RECEPTACLE**		**13.**
WP	WEATHERPROOF RECEPTACLE	+24" OR AS NOTED	2. 9.
IG	ISOLATED GROUND RECEPTACLE	+18" OR AS NOTED	2. 9.
	GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.
	DUPLEX RECEPTACLE EMERGENCY POWER (RED)	+18" OR AS NOTED	2. 9. 11.
	FOURPLEX RECEPTACLE	+18" OR AS NOTED	2. 9. 11.
	GROUND FAULT INTERRUPTER FOURPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.
	FOURPLEX RECEPTACLE EMERGENCY POWER (RED)	+18" OR AS NOTED	2. 9. 11.
	CONTROLLED FOURPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.
	TVSS PROTECTED RECEPTACLE	+18" OR AS NOTED	2. 9.
	SPECIAL PURPOSE OUTLET	+18" OR AS NOTED	2. 10. W/CAP.
	CORD DROP		SEE DIAGRAM
	CORD REEL		SEE DIAGRAM
	TOMBSTONE RECEPTACLE		
TELECOMMUNICATIONS			
W	WALL PHONE	+60" OR AS NOTED	2.
	DATA OUTLET , ONE CABLE	+18" OR AS NOTED	2. 9. 11.
	DATA OUTLET, TWO CABLES	+18" OR AS NOTED	2. 9. 11.
	DATA OUTLET, THREE CABLES	+18" OR AS NOTED	2. 9. 11.
X	DATA OUTLET , "X" INDICATES QUANTITY	+18" OR AS NOTED	2. 9. 11.
	DATA OUTLET , CEILING	AS NOTED	
WAP WAP	WIRELESS ACCESS POINT, TWO CABLES SOLID = WALL, DASHED = CEILING		11.
	TELEVISION OUTLET	+18" OR AS NOTED	2. 9. 11.

SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES
J F	JUNCTION BOX ('F' IN FLOOR)	AS NOTED	
	EQUIPMENT PANEL SEE DRAWINGS	+72"	6.
	CABLE TRAY (BASKET/LADDER)	AS NOTED	
	GROUND BUS BAR	+18"	6.
X	LIGHT FIXTURE (LETTER DESIGNATES TYPE)		
X X	EQUIPMENT NUMBER		
842	ARCHITECTURAL ROOM NUMBER		
X	DEVICE/EQUIPMENT (TEXT DESIGNATES TYPE) SEE SCHEDULE		
X	DEVICE/EQUIPMENT (TEXT DESIGNATES TYPE) SEE SCHEDULE/LEGEND		
EP	EMERGENCY LIGHTING CONTROL UNIT	ABOVE CEILING	SEE DIAGRAM, SPEC.
$	SINGLE POLE SWITCH	+46"	2. 4.
$3	THREE-WAY SWITCH	+46"	2. 4.
$4	FOUR-WAY SWITCH	+46"	2. 4.
$K	KEY OPERATED SWITCH	+46"	2. 4.
$P	SWITCH WITH PILOT LIGHT	+46"	2. 4.
$D	VARIABLE INTENSITY SWITCH	+46"	2. 4.
$TM	TIMER SWITCH	+46"	2. 4.
$	**MOMENTARY CONTACT SWITCH**	+46"	2. 4.
$ X	LOW VOLTAGE WALLSTATION (SUBSCRIPT INDICATES CONFIGURATION & CONTROL SEQUENCE)	+46"	2., SEE DIAGRAM, SPEC.
	DUAL TECH CEILING MOUNTED OCCUPANCY SENSOR (PROVIDE WITH ALL PP AND ROOM CONTROLLERS)	CEILING	SEE DIAGRAM, SPEC.
	DUAL TECH WALL MOUNTED OCCUPANCY SENSOR (SUBSCIPT D = DIMMING AND DAY-LIGHT CONTROL)	+46"	2. 4., SEE DIAGRAM, SPEC.
P	PHOTO-ELECTRIC CONTROL (LOCATE ON ROOF, FACE NORTH)	AS NOTED	MOUNT AS PER MFR.
	DIGITAL DAYLIGHT SENSOR	CEILING	SEE DIAGRAM, SPEC.
TC	TIME CLOCK	+60"	2.
R	RECEPTACLE SWITCH PACK	ABOVE CEILING	
R	RECEPTACLE SWITCH PACK	ABOVE CEILING	
	POWER POLE		
J	PLUGMOLD/SURFACE RACEWAY	+46" OR AS NOTED	2. SEE SPEC.
DP	FLAT PANEL DISPLAY WALL BOX, TVSS RECEPT., DATA AND OTHER DEVICES, REFER TO DIAGRAMS	AS NOTED	SEE DIAGRAM & SPEC. 26 2726
CP	CEILING PROJECTION SYSTEM CEILING BOX	ABOVE CEILING	SEE DIAGRAM AND SPEC.
C	CLOCK OUTLET	+90"	2.
	DOOR BELL CHIME	+90"	2.
FB	FLOOR BOX - SEE SCHEDULE	FLOOR	SEE DIAGRAM, SPEC.
PT	POKE THRU - SEE SCHEDULE	FLOOR	SEE DIAGRAM, SPEC.
	MOTOR OUTLET	TO SUIT EQUIP.	
	PUSHBUTTON	+46"	2.
	NON-FUSED DISCONNECT SWITCH	+60"	5. 6.
F	FUSED DISCONNECT SWITCH	+60"	5. 6.
B	BREAKER DISCONNECT SWITCH	+60"	5. 6.
$T	MANUAL STARTER THERMAL OVERLOAD SWITCH WITH PILOT LIGHT	+46"	2.
	MAGNETIC STARTER	+60"	6. 7.
	MAGNETIC STARTER / DISCONNECT COMBINATION	+60"	6. 7.
VFD	VARIABLE FREQUENCY DRIVE	+66"	6.
	PANEL BOARD	+72"	6.
	MAIN DISTRIBUTION PANEL		
M	UTILITY METER	+72"	6.
	TELEPHONE TERMINAL BOARD		
EQ	EQUIPMENT CEILING RACK	CEILING	
	EQUIPMENT 4-POST RACK/CABINET	AS NOTED	18. SEE SPEC.
	EQUIPMENT 2-POST	AS NOTED	18. SEE SPEC.
SPL	SPLITTER	ABOVE CEILING	
VIA	VIA	ABOVE CEILING	
BDA	FIBER BDA	ABOVE CEILING	
ANT XX	ANTENNA PS = PUBLIC SERVICE COM = CELLULAR/COMMERCIAL	CEILING	

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CITY OF ST. GEORGE

TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

SCHEDULE, SYMBOLS AND NOTES

SEI NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090		BNA	I.M.	of 000	E001

APRIL 2024

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LIGHT FIXTURE SCHEDULE

LIGHT FIXTURE ABBREVIATION SCHEDULE

PROJECT MANAGER: *IAN MADISON*

A.F.F. ABOVE FINISH FLOOR	CCBA CUSTOM PAINTED COLOR AS SELECTED BY THE ARCHITECT	CFBA CUSTOM FINISH AS SELECTED BY THE ARCHITECT
WALL@CLG WALL MOUNT AT CORNER OF WALL AND CEILING	SCBA STANDARD PAINTED COLOR AS SELECTED BY THE ARCHITECT	SFBA STANDARD FINISH AS SELECTED BY THE ARCHITECT

LIGHT FIXTURE GENERAL NOTES

1. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF LIGHT FIXTURES AND, CONFIRM CEILING TYPES WITH LIGHT FIXTURE TRIMS. BRING ALL DISCREPANCIES OF LOCATIONS AND QUANTITIES TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO BIDDING.
2. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS AND LOCATIONS OF LIGHT FIXTURES. BRING ALL DISCREPENCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING.
3. REFER TO THE SPECIFICATIONS FOR OTHER LIGHT FIXTURE, FUSING, LED DRIVERS, AND LAMP REQUIREMENTS AND ACCEPTABLE MANUFACTURERS.
4. CONFIRM AVAILABLE MOUNTING DEPTHS OF ALL LIGHT FIXTURES AND COMPARE WITH DEPTHS SHOWN ON SHOP DRAWINGS. BRING ALL POTENTIAL CONFLICT AREAS TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO RELEASE.
5. REFER TO LIGHTING PLANS FOR ALL LINEAR FIXTURE LENGTHS. THE CATALOG NUMBER IS BASED ON THE FIXTURE SPECIFIED AND MAY NOT REFLECT THE QUANTITY OR OVERALL LENGTH OF LINEAR FIXTURES REQUIRED. CONTRACTOR TO NOTE THAT VARIOUS FIXTURE LENGTHS MAY BE REQUIRED TO ACHIEVE THE OVERALL RUN LENGTH.
6. REFER TO LIGHTING PLANS FOR ALL UNDERCABINET FIXTURE LENGTHS. THE CATALOG NUMBER IS BASED ON THE FIXTURE SPECIFIED AND MAY NOT REFLECT THE QUANTITY OR OVERALL LENGTH OF THE UNDERCABINET FIXTURES REQUIRED. CONTRACTOR TO NOTE THAT VARIOUS FIXTURE LENGTHS MAY BE REQUIRED TO ACHIEVE THE OVERALL RUN LENGTH OR TO FIT WITHIN THE MILLWORK. COORDINATE FIXTURE LAYOUT WITH MILLWORK SHOP DRAWINGS PRIOR TO LIGHTING SUBMITTALS.
7. WHEN A CONTRADICTION EXISTS BETWEEN A SPECIFIC MODEL NUMBER AND THE DESCRIPTION, NOTIFY THE ELECTRICAL ENGINEER AND/OR LIGHTING DESIGNER.
8. PRIOR APPROVALS ARE REQUIRED BEFORE BIDDING THE PROJECT AND SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEER'S OFFICE AT LEAST (8) EIGHT WORKING DAYS BEFORE THE BID. PRIOR APPROVALS RECEIVED AFTER THIS TIME PERIOD SHALL BE REJECTED.
9. REFER TO SPECIFICATIONS 20 0500, 28 5100 & 26 5600 (16001, 16510 & 16551).
10. VALUE ENGINEERING CONDUCTED WITHOUT THE DESIGN TEAM(IE. ARCHITECT, ENGINEER & LIGHTING CONSULTANT/DESIGNER WILL NOT BE ALLOWED, REVIEWED OR APPROVED.

TYPE	DESCRIPTION	MFR.	CATALOG #	VOLTS	TOTAL WATTS	LAMP TYPE	DELIVERED LUMENS	COLOR TEMP	CRI
OB	36" TALL BOLLARD CORROSION RESISTANT ALUMINUM HOUSING FULL CUT-OFF, LATERAL THROW LISTED FOR WET LOCATIONS STANDARD FINISH BY OWNER	LUMIERE	303-B1-LEDB2-3000K-UNV-T2-DIM10-SCBA-36 OR OWNER APPROVED EQUAL	120	16	LED	1250	3000K	80
OGF	IN-GRADE LED FIXTURE WATER TIGHT MODULE, SILICONE GASKET SEAL MEDIUM FLOOD DISTRIBUTION, FLAT, SLIP-RESISTANT LENS GLARE SHIELD WITH FIELD MECHANICAL AIMING STANDARD FINISH BY OWNER	HYDREL	M9420C A LED P1 30K MVOLT MFL FLCAS 34B GS SCBA OR OWNER APPROVED EQUAL	120	20	LED	2100	3000K	70
OGN	IN-GRADE LED FIXTURE WATER TIGHT MODULE, SILICONE GASKET SEAL NARROW FLOOD DISTRIBUTION, FLAT, SLIP-RESISTANT LENS GLARE SHIELD WITH FIELD MECHANICAL AIMING STANDARD FINISH BY OWNER	HYDREL	M9420C A LED P1 30K MVOLT NFL FLCAS 34B GS SCBA OR OWNER APPROVED EQUAL	120	10	LED	1250	3000K	70
OGW	IN-GRADE LED FIXTURE WATER TIGHT MODULE, SILICONE GASKET SEAL WIDE FLOOD DISTRIBUTION, FLAT, SLIP-RESISTANT LENS GLARE SHIELD WITH FIELD MECHANICAL AIMING STANDARD FINISH BY OWNER	HYDREL	M9420C A LED P1 30K MVOLT WFL FLCAS 34B GS SCBA OR OWNER APPROVED EQUAL	120	20	LED	2000	3000K	70
OSL	RECESSED IN-WALL STEP LIGHT DIE CAST MARINE GRADE ALUMNUM HOUSING SILICONE GASKET, LISTED FOR WET LOCATIONS STANDARD FINISH BY OWNER	BEGA	24212 K30 SCBA OR OWNER APPROVED EQUAL	120	15	LED	1500	3000K	80
SL10	10FT TAPE LIGHT WITH ALUMINUM MOUNTING CHANNEL WITH FROSTED SQUARE LENS, LISTED FOR WET LOCATIONS COORDINATE MOUNTING NWITH TRELLIS STRUCTURES PROVIDE ALL POWER SUPPLIES, LEADS, CONNECTORS, ETC. FOR A COMPLETE INSTALLATION	KELVIX	TAPE LIGHT:UNI-WL-O-200-30K-24V CHANNEL: CH011-10FT-FRS-SF-EC OR OWNER APPROVED EQUAL	120	14	LED	1900	3000K	90
SL15	15FT TAPE LIGHT WITH ALUMINUM MOUNTING CHANNEL WITH FROSTED SQUARE LENS, LISTED FOR WET LOCATIONS COORDINATE MOUNTING NWITH TRELLIS STRUCTURES PROVIDE ALL POWER SUPPLIES, LEADS, CONNECTORS, ETC. FOR A COMPLETE INSTALLATION	KELVIX	TAPE LIGHT:UNI-WL-O-200-30K-24V CHANNEL: CH011-15FT-FRS-SF-EC OR OWNER APPROVED EQUAL	120	20	LED	2800	3000K	90
SL20	20FT TAPE LIGHT WITH ALUMINUM MOUNTING CHANNEL WITH FROSTED SQUARE LENS, LISTED FOR WET LOCATIONS COORDINATE MOUNTING NWITH TRELLIS STRUCTURES PROVIDE ALL POWER SUPPLIES, LEADS, CONNECTORS, ETC. FOR A COMPLETE INSTALLATION	KELVIX	TAPE LIGHT:UNI-WL-O-200-30K-24V CHANNEL: CH011-20FT-FRS-SF-EC OR OWNER APPROVED EQUAL	120	25	LED	3750	3000K	90
SL24	24FT TAPE LIGHT WITH ALUMINUM MOUNTING CHANNEL WITH FROSTED SQUARE LENS, LISTED FOR WET LOCATIONS COORDINATE MOUNTING NWITH TRELLIS STRUCTURES PROVIDE ALL POWER SUPPLIES, LEADS, CONNECTORS, ETC. FOR A COMPLETE INSTALLATION	KELVIX	TAPE LIGHT:UNI-WL-O-200-30K-24V CHANNEL: CH011-24FT-FRS-SF-EC OR OWNER APPROVED EQUAL	120	32	LED	4500	3000K	90
SL30	30FT TAPE LIGHT WITH ALUMINUM MOUNTING CHANNEL WITH FROSTED SQUARE LENS, LISTED FOR WET LOCATIONS COORDINATE MOUNTING NWITH TRELLIS STRUCTURES PROVIDE ALL POWER SUPPLIES, LEADS, CONNECTORS, ETC. FOR A COMPLETE INSTALLATION	KELVIX	TAPE LIGHT:UNI-WL-O-200-30K-24V CHANNEL: CH011-30FT-FRS-SF-EC OR OWNER APPROVED EQUAL	120	34	LED	5600	3000K	90

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SCHEDULES

SEI NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090		BNA	I.M.	of 000	E002

APRIL 2024

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ELECTRICAL SPECIFICATIONS

ELECTRICAL GENERAL PROVISIONS

DESCRIPTION OF WORK: EXTENT OF ELECTRICAL WORK IS INDICATED ON DRAWINGS. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION AND SERVICE NECESSARY FOR A COMPLETE ELECTRICAL SYSTEM. WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING ITEMS:

- ELECTRICAL CONNECTIONS FOR EQUIPMENT
- CONDUCTORS AND CABLES
- GROUNDING
- SUPPORTING DEVICES
- CONDUIT RACEWAYS
- ELECTRICAL BOXES AND FITTINGS
- ELECTRICAL IDENTIFICATION
- PANELBOARDS
- SERVICE ENTRANCE
- WIRING DEVICES
- OVERCURRENT PROTECTIVE DEVICES
- DEMOLITION
- INTERIOR AND EXTERIOR BUILDING LIGHTING

INTERPRETATION OF DRAWINGS AND SPECIFICATIONS: BEFORE BIDDING, CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE DRAWINGS, SPECIFICATIONS AND PROJECT SITE.

VISIT THE SITE DURING THE BIDDING PERIOD TO DETERMINE EXISTING CONDITIONS AFFECTING ELECTRICAL AND OTHER WORK, ALL COSTS ARISING FROM SITE CONDITIONS AND/OR PREPARATION SHALL BE INCLUDED IN THE BASE BID. NO ADDITIONAL CHARGES WILL BE ALLOWED DUE TO INADEQUATE SITE INSPECTION.

QUALITY ASSURANCE: PERFORM WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC). COMPLY WITH REQUIREMENTS FOR STATE AND LOCAL ORDINANCES. OBTAIN ALL PERMITS, INSPECTIONS, ETC FOR AUTHORITY HAVING JURISDICTION (AHJ). EMPLOY ONLY QUALIFIED CRAFTSMEN WITH AT LEAST THREE (3) YEARS OF EXPERIENCE. WORKMANSHIP SHALL BE NEAT, HAVE A GOOD MECHANICAL APPEARANCE AND CONFORM TO BEST ELECTRICAL STATE CONTRACTING LICENSE. PROVIDE EQUIPMENT AND MATERIALS THAT ARE UNDERWRITERS LABORATORIES INC. (UL) LISTED AND LABELED.

SUBMITTALS: AFTER THE CONTRACT IS AWARDED BUT PRIOR TO MANUFACTURE OR INSTALLATION OF ANY EQUIPMENT, PREPARE COMPLETE SHOP DRAWINGS.

- PROVIDE SUBMITTALS IN PORTABLE DOCUMENT FORMAT (PDF).
- DOCUMENTS MUST BE ELECTRONICALLY BOOKMARKED AND KEYWORD SEARCHABLE USING ADOBE ACROBAT (HTTP://ADOBE.COM/ACROBAT) OR BLUEBEAM REVU (HTTP://BLUEBEAM.COM) FOR EACH RELEVANT SECTION. (I.E. INCLUDE ELECTRONIC BOOKMARKS SEPARATION "LIGHT FIXTURES" FROM "PANELBOARDS".)
- ELECTRONICALLY HIGHLIGHT ALL OPTIONS FOR LIGHT FIXTURES, ELECTRICAL EQUIPMENT, ETC. MANUAL HIGHLIGHTING AND SCANNING OF THE DOCUMENTS IS NOT ACCEPTABLE AND WILL NOT BE REVIEWED.
- PROVIDE ONLY COMPLETED CUTSHEETS FOR ALL FIXTURE AND EQUIPMENT TYPES. BLANK CUTSHEETS SUBMITTED WITH A SCHEDULE ARE NOT ACCEPTABLE AND WILL NOT BE REVIEWED.
- A MAXIMUM OF ONE SUBMITTAL PER SPECIFICATION SECTION IS ALLOWED, IT IS NOT ACCEPTABLE TO PROVIDE PRODUCT BY PRODUCT SUBMITTAL. SINGLE PRODUCT SUBMITTALS WILL NOT BE REVIEWED.
  - o ELECTRICAL CONNECTIONS FOR EQUIPMENT
  - o CONDUCTORS AND CABLES
  - o GROUNDING
  - o SUPPORTING DEVICES
  - o CONDUIT RACEWAYS
  - o ELECTRICAL BOXES AND FITTINGS
  - o ELECTRICAL IDENTIFICATION
  - o PANELBOARDS
  - o SERVICE ENTRANCE
  - o WIRING DEVICES
  - o OVERCURRENT PROTECTIVE DEVICES
  - o DEMOLITION
  - o INTERIOR AND EXTERIOR BUILDING LIGHTING
- PRODUCTS: PRODUCTS ARE SPECIFIED BY MANUFACTURE NAME, DESCRIPTION AND/OR CATALOG NUMBER. PROVIDE PRODUCTS OF MANUFACTURERS SPECIFIED. SUBSTITUTIONS WILL BE CONSIDERED IF A DUPLICATE WRITTEN APPLICATION IS SUBMITTED. NO MATERIAL MAY BE SUBSTITUTED AFTER THE BID OPENING. PROVIDE BLOCK OUTS, SLEEVES, ETC. REQUIRED FOR INSTALLATION OF WORK SPECIFIED.
- RECORD DRAWINGS: MAINTAIN ON A DAILY BASIS, A COMPLETE SET OF RECORD DRAWINGS, REFLECTING AN ACCURATE DIMENSIONAL RECORD OF ALL BURIED OR CONCEALED WORK. MARK RECORD DRAWINGS TO SHOW THE PRECISE LOCATION OF CONCEALED WORK AND EQUIPMENT, INCLUDING CONCEALED OR EMBEDDED CONDUIT AND JUNCTION BOXES AND ALL CHANGES AND DEVIATIONS IN THE WORK FROM THAT SHOWN ON THE CONTRACT DOCUMENTS.
- OPERATION AND MAINTENANCE MANUALS: PROVIDE OPERATION AND MAINTENANCE DATA BOOKS FOR ALL EQUIPMENT AND MATERIALS FURNISHED UNDER THIS DIVISION.
- GUARANTEE: ENSURE THAT ELECTRICAL SYSTEMS INSTALLED UNDER THIS CONTRACT IS IN PROPER WORKING ORDER AND IN COMPLIANCE WITH DRAWINGS, SPECIFICATIONS, AND/OR AUTHORIZED CHANGES, WITHOUT ADDITIONAL CHARGE, REPLACE ANY WORK OR MATERIALS WHICH DEVELOP DEFECTS, EXCEPT FROM ORDINARY WEAR AND TEAR, WITHIN ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- FIRE PROTECTION SEALS: SEAL ALL PENETRATIONS FOR WORK OF THIS SECTION THROUGH FIRE RATED FLOORS, WALLS, CEILINGS TO PREVENT THE SPREAD OF SMOKE, FIRE, TOXIC GAS, OR WATER THROUGH THE PENETRATION EITHER BEFORE, DURING OR AFTER FIRE.
- POWER OUTAGES: ALL POWER OUTAGES REQUIRED FOR EXECUTION OF THIS WORK SHALL OCCUR DURING NON-STANDARD WORKING HOURS AND AT THE CONVENIENCE OF THE OWNER. INCLUDE ALL COSTS FOR OVERTIME WORK IN BID.
- EXCAVATING FOR ELECTRICAL WORK: LOCATE AND PROTECT EXISTING UTILITIES AND OTHER UNDERGROUND WORK. PERFORM EXCAVATION IN A MANNER WHICH PROTECTS WALLS, FOOTINGS AND OTHER STRUCTURAL MEMBERS.

ELECTRICAL CONNECTIONS FOR EQUIPMENT

- VERIFY EXACT LOAD AND LOCATION OF ALL EQUIPMENT BEFORE ROUGH-IN FOR EACH ELECTRICAL CONNECTION. PROVIDE COMPLETE ASSEMBLY OF MATERIAL, INCLUDING BUT NOT NECESSARILY LIMITED TO, RACEWAYS, CONDUCTORS, CORDS, CORD CAPS, PLUGS, WIRING DEVICES, PRESSURE CONNECTORS, TERMINALS (LUGS), ELECTRICAL INSULATION TAPE, HEAT-SHRINKABLE INSULATION TUBING, CABLE TIES, SOLDERLESS WIRE NUTS, AND OTHER ITEMS AND ACCESSORIES AS NEEDED TO COMPLETE SPLICES, TERMINATIONS, AND CONNECTIONS AS REQUIRED. FOR PERMANENTLY INSTALLED FIXED EQUIPMENT, PROVIDE FLEXIBLE SEAL-TITE CONNECTIONS. FOR MOVABLE AND/OR PORTABLE EQUIPMENT, PROVIDE WIRE DEVICE, CORD CAP, AND MULTI-CONDUCTOR CORD.

CONDUCTORS AND CABLES

- PROVIDE FACTORY FABRICATED CONDUCTORS FOR SIZES, RATINGS, MATERIAL, AND TYPES INDICATED FOR EACH SERVICE. PROVIDE COPPER CONDUCTORS, WITH THHN/THWN INSULATION. SIZE ALL CONDUCTORS IN ACCORDANCE WITH NEC: MINIMUM SIZE TO BE #12 AWG. PROVIDE STRANDED CONDUCTORS FOR #8 AWG AND LARGER.
- THE FOLLOWING COLOR SCHEME SHALL BE USED:

CONDUCTOR	240/120 V SYSTEM	208/120 V SYSTEM	480/277 V SYSTEM
PHASE A	BLACK	BLACK	BROWN
PHASE B	RED	RED	ORANGE
PHASE C	BLUE	BLUE	YELLOW
SHARED/SINGLE NEUTRAL	WHITE	WHITE	GRAY
NEUTRAL A (DEDICATED)	WHITE W/ BLACK STRIPE	WHITE W/ BLACK STRIPE	GRAY W/ BROWN STRIPE
NEUTRAL B (DEDICATED)	WHITE W/ RED STRIPE	WHITE W/ RED STRIPE	GRAY W/ ORANGE STRIPE
NEUTRAL C (DEDICATED)	WHITE W/ BLUE STRIPE	WHITE W/ BLUE STRIPE	GRAY W/ YELLOW STRIPE
EQUIPMENT GROUND	GREEN	GREEN	GREEN
ISOLATED GROUND	GREEN W/ YELLOW STRIPE	GREEN W/ YELLOW STRIPE	GREEN W/ YELLOW STRIPE

GROUNDING

- PROVIDE GROUNDING AND BONDING OF ALL ELECTRICAL AND COMMUNICATION APPARATUS, MACHINERY, APPLIANCES, BUILDING COMPONENTS, AND ITEMS REQUIRED BY THE NEC TO PROVIDE A PERMANENT, CONTINUOUS LOW IMPEDANCE, GROUNDING SYSTEM. PROVIDE AN NEC BONDING/GROUNDING CONDUCTOR IN ALL RACEWAYS USE FOR POWER DISTRIBUTION.

SUPPORTING DEVICES

- PROVIDE SUPPORTS, ANCHORS, SLEEVES AND SEALS AS REQUIRED FOR A COMPLETE RACEWAY SUPPORT SYSTEM, INCLUDING BUT NOT LIMITED TO: CLEVIS HANGERS, RISER CLAMPS, C-CLAMPS, BEAM CLAMPS, ONE- AND TWO-HOLE CONDUIT STRAPS, OFFSET CONDUIT CLAMPS, EXPANSION ANCHORS, TOGGLE BOLTS, THREADED RODS, U-CHANNEL STRUT SYSTEM, AND ALL OTHER ASSOCIATED ACCESSORIES. INSTALL IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND WITH RECOGNIZED INDUSTRY PRACTICES TO ENSURE SUPPORTING DEVICES COMPLY WITH REQUIREMENTS. PROVIDE RIGID ATTACHMENT OF ALL FLOOR MOUNTED EQUIPMENT TO THE FLOOR SLAB OR STRUCTURAL SYSTEM.

CONDUIT RACEWAYS

- PROVIDE METAL CONDUIT, TUBING, AND FITTINGS OF TYPES, GRADES, SIZES, AND WEIGHTS (WALL THICKNESS) AS REQUIRED; WITH MINIMUM TRADE SIZE OF 3/4". INSTALL ELECTRICAL RACEWAY SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND APPLICABLE REQUIREMENTS OF NEC AND NECA "STANDARD OF INSTALLATION" IN ACCORDANCE WITH THE FOLLOWING:
  - o FEEDERS: INSTALL FEEDERS RATED 100 AMPS AND GREATER, IN ELECTRICAL METALLIC CONDUIT (EMT); WHERE BURIED BELOW GRADE, INSTALL IN CONCRETE ENCASED NON-METALIC CONDUIT OR DUCT (SCHEDULE 40 PVC).
  - o BRANCH CIRCUITS, AND INDIVIDUAL EQUIPMENT CIRCUITS RATED LESS THAT 100 AMPS; INSTALL IN ELECTRICAL METALLIC TUBING (EMT). WHERE LOCATED IN POURED WALLS, BELOW CONCRETE SLAB-ON-GRADE, OR IN EARTH FILL, INSTALL IN NON-METALLIC PLASTIC DUCT (SCHEDULE 40 PVC). ENCASE NON-METALLIC PLASTIC DUCT 1-1/4" AND LARGER IN CONCRETE.
  - o PROVIDE RIGID METAL CONDUIT (RMC) FOR ALL BENDS IN BURIED CONDUIT GREATER THAN 30 DEGREES. PROVIDE PROTECTIVE COATING FOR RIGID METAL CONDUIT BENDS.
  - o INSTALL FLEXIBLE CONDUIT FOR CONNECTIONS TO MOTORS, TRANSFORMERS, AND OTHER ELECTRICAL EQUIPMENT WHERE SUBJECT TO MOVEMENT AND VIBRATIONS.
  - o PROVIDE "OZ" EXPANSION FITTINGS ON ALL CONDUITS CROSSING BUILDING EXPANSION JOINTS, BOTH IN SLAB AND SUSPENDED.
  - o DUCT BANKS" PROVIDE DUCT BANK CONSTRUCTION AS INDICATED USING 3000 PSI CONCRETE WITH RED MARKER DYE. INSTALL #4 REINFORCING BAR IN EACH CORNER OF DUCT BANK. PROVIDE MINIMUM OF 4" CONCRETE COVER ON ALL SIDES OF EXTERIOR CONDUITS.

ELECTRICAL BOXES AND FITTINGS

- PROVIDE ONE PIECE GALVANIZED FLAT ROLLED SHEET STEEL INTERIOR OUTLET WIRING BOXES, CORROSION-RESISTANT CAST-METAL WEATHERPROOF OUTLET WIRING BOXES, CODE GAUGE SHEET STEEL JUNCTION AND PULL BOXES, GALVANIZED CAST IRON CONDUIT BODIES, CORROSION-RESISTANT PUNCH-STEEL BOX KNOCKOUT CLOSURES, CONDUIT LOCKOUTS AND MALLEABLE STEEL CONDUIT BUSHINGS AND OFFSET CONNECTORS, AND ALL ACCESSORIES AS REQUIRED TO SUIT EACH RESPECTIVE LOCATION AND INSTALLATION. FASTEN BOXES RIGIDLY TO SUBSTRATES OR STRUCTURAL SURFACES TO WHICH ATTACHED, OR SOLIDLY EMBED ELECTRICAL BOXES IN CONCRETE OR MASONRY. USE BAR HANGERS FOR STUD CONSTRUCTION.
- FLOOR BOXES – PROVIDE LEVELING AND FULLY ADJUSTABLE FLOOR SERVICE RECEPTACLE OUTLETS AND FITTINGS OF TYPE AND RATINGS AS INDICATED ON THE DRAWINGS. ALL BOXES SHALL COMPLY WITH UL STANDARD UL514A.

ELECTRICAL IDENTIFICATION

- PROVIDE ELECTRICAL IDENTIFICATION PRODUCTS FOR BURIED ELECTRICAL LINES, ARC-FLASH HAZARD LABELS (ANSI Z535.4), SOURCE OF SUPPLY LABELS, AVAILABLE FAULT CURRENT LABELS AND EMERGENCY OPERATING SIGNS TO EQUIPMENT INSTALLED AS PART OF THIS PROJECT.
- COLOR ADHESIVE MARKING TAPE FOR RACEWAYS, WIRES AND CABLES: SELF-ADHESIVE VINYL TAPE NOT LESS THAN 3 MILLS THICK BY 1" TO 2" IN WIDTH.
- UNDERGROUND LINE MARKING TAPE: PERMANENT, BRIGHT COLORED, CONTINUOUS-PRINTED, PLASTIC TAPE COMPOUNDED FOR DIRECT-BURIAL SERVICE NOT LESS THAN 6" WIDE BY 4 MILLS THICK.
- ENGRAVED, PLASTIC LAMINATED LABELS, SIGNS AND INSTRUCTION PLATES: ENGRAVING STOCK PLASTIC LAMINATE, 1/16" MINIMUM THICKNESS FOR SIGNS UP TO 20" SQUARE, OR 8" IN LENGTH; 1/8" FOR LARGER SIZES. ENGRAVED LEGEND IN 1/4" HIGH WHITE LETTERS ON BLACK FACE.
- PROVIDE LABELS ON COVER PLATES INDICATING SOURCE OF POWER (I.E. PANEL – CIRCUIT #)

PANELBOARDS

- PROVIDE GALVANIZED SHEET STEEL CABINET TYPE ENCLOSURES, IN SIZES AND NEMA TYPES AS INDICATED, CODE-GAUGE MINIMUM 16 -GAUGE THICKNESS. PROVIDE DEAD FRONT SAFETY TYPE PANELBOARDS WITH DOOR-IN-DOOR HINGED FRONTS. EQUIP WITH COPPER (ALUMINUM) BUS BARS, FULL-SIZED NEUTRAL AND GROUND BUS. PROVIDE ENCLOSURES FABRICATED BY THE SAME MANUFACTURER AS OVERCURRENT DEVICES. BOLT ENGRAVED PLASTIC LAMINATE LABELS INDICATING PANEL NAME AND VOLTAGE ON THE INTERIOR AND EXTERIOR OF PANELBOARD.

SERVICE ENTRANCE

- PROVIDE SERVICE-ENTRANCE EQUIPMENT AND ACCESSORIES OF TYPES, SIZES, RATINGS, AND ELECTRICAL CHARACTERISTICS INDICATED.
  - o PROVIDE EACH SERVICE ENTRANCE SWITCHBOARD WITH SURGE PROTECTIVE DEVICE.
  - o PROVIDE METER SOCKETS WHICH COMPLY WITH THE REQUIREMENTS OF LOCAL UTILITY COMPANY.
  - o PROVIDE METERS, CURRENT AND POTENTIAL TRANSFORMERS, SELECTOR SWITCHES, WIRING, ETC. FOR A COMPLETE METERING SYSTEM.

WIRING DEVICES

- PROVIDE SPEC GRADE FACTORY-FABRICATED WIRING DEVICES, IN TYPE, AND ELECTRICAL RATINGS FOR APPLICATIONS INDICATING AND COMPLYING WITH NEMA STDS PUB NO. WD-1. PROVIDE HEAVY DUTY SPECIFICATION GRADE, 20-AMPERES RATED, GROUNDING TYPE CONVENIENCE OUTLETS. PROVIDE 20-AMPRESE RATED TOGGLE SWITCHES. CONSTRUCT WIRING DEVICE OF HEAVY-DUTY HIGH IMPACT NYLON AND PROVIDE COVER PATES TO MATCH. PROVIDE DEVICES AND COLORS SELECTED BY ARCHITECT.

OVERCURRENT PROTECTIVE DEVICES

- PROVIDE OVERCURRENT PROTECTIVE DEVICES OF THE SAME MANUFACTURER AS THE SWITCHBOARD AND/OR PANELBOARD MANUFACTURER. PROVIDE FACTORY ASSEMBLED DEVICES OF AMPERAGE, VOLTAGE, AND RMS INTERRUPTING RATING SHOWN. PROVIDE DEVICES AS FOLLOWS:
  - o MOLDED CASE THERMAL TRIP CIRCUIT BREAKERS:
    - PROVIDE FACTORY-ASSEMBLED BOLT-ON MOLDED CASE CIRCUIT BREAKER WITH PERMANENT THERMAL TRIP AND ADJUSTABLE INSTANTANEOUS MAGNETIC TRIP IN EACH POLE. SERIES RATING IS NOT ACCEPTABLE. CONSTRUCT BREAKERS FOR MOUNTING AND OPERATING IN ANY PHYSICAL POSITION AND IN AN AMBIENT TEMPERATURE OF 40 DEGREES C.
    - CIRCUIT BREAKERS 15 AMPS THROUGH 599 AMPS SHALL BE MOLDED CASE THERMAL CIRCUIT BREAKERS
  - o MOLDED CASE SOLID STATE CIRCUIT BREAKERS
    - PROVIDE FACTORY ASSEMBLED BOLT-ON MOLDED CASE CIRCUIT BREAKERS UL LISTED FOR APPLICATION AT 100% OF THEIR RATED CONTINUOUS AMPERE RATING.
    - CIRCUIT BREAKERS 600 AMPS THROUGH 1199 AMPS SHALL BE MOLDED CASE SOLID-STATE CIRCUIT BREAKERS.
    - SOLID-STATE TRIP MECHANISMS SHALL HAVE THE FOLLOWING FUNCTIONS: ADJUSTABLE LONG TIME AMPERE RATING; ADJUSTABLE LONG TIME DELAY; SHORT TIME PICK-UP; ADJUSTABLE SHORT TIME DELAY; ADJUSTABLE INSTANTANEOUS PICK-UP.
  - o INSULATED CASE CIRCUIT BREAKERS
    - PROVIDE FACTORY ASSEMBLED BOLT-ON INSULATED CASE CIRCUIT BREAKERS WITH SOLID-STATE TRIP APPLICATION AT 100% OF THEIR CONTINUOUS AMPERE RATING.
    - CIRCUIT BREAKERS 1200 AMPS AND LARGER SHALL BE INSULATED CASE CIRCUIT BREAKERS.

DEMOLITION

- PROVIDE DEMOLITION WORK AS INDICATED BY DRAWINGS. THE INTENT OF THE DRAWINGS IS TO INDICATE MAJOR ITEMS AFFECTED AND NOT TO SHOW EVERY DEVICE AFFECTED BY DEMOLITION WORK.
  - o THE NEW ELECTRICAL EQUIPMENT AND APPARATUS SHALL BE COORDINATED AND CONNECTED INTO THE EXISTING SYSTEM AS REQUIRED.
  - o THE EXISTING ELECTRICAL DEVICES, CONDUIT AND/OR EQUIPMENT THAT FOR ANY REASON OBSTRUCTS CONSTRUCTION SHALL BE RELOCATED.
  - o ALL EXISTING ELECTRICAL EQUIPMENT AND SYSTEMS IN PORTIONS OF THE BUILDING NOT BEING REMODELED SHALL BE KEPT OPERATIONAL, IN SERVICE AND IN WORKING CONDITION THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. RESTORE ANY CIRCUITS AND SYSTEMS INTERRUPTED.

INTERIOR AND EXTERIOR BUILDING LIGHTING

- PROVIDE LIGHTING FIXTURES COMPLETE WITH ALL COMPONENTS FOR EACH SIZE, TYPE, AND RATING INDICATED. THIS INCLUDES, BUT NOT LIMITED TO HOUSING, DRIVER, REFLECTORS, AND WIRING. SIZE FUSES PER BALLAST MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL NECESSARY SUPPORTS, BRACKETS, AND MISCELLANEOUS EQUIPMENT FOR THE MOUNTING OF FIXTURES. SUPPORT ALL GRID MOUNTED FIXTURES FROM THE BUILDING STRUCTURE WITH #12 GA. STEEL WIRE ATTACHED TO EACH CORNER; INDEPENDENT OF THE CEILING SYSTEM. PROVIDE BACKING SUPPORTS. PROVIDE GYPSUM BOARD PROTECTION AS REQUIRED TO MAINTAIN FIRE RATING OF EACH CEILING IN WHICH FIXTURES ARE INSTALLED. PROVIDE ALL EXTERIOR FIXTURES WITH DAMP OR WET LOCATION LABEL AS REQUIRED BY APPLICATION. PROVIDE CLASS 2 WIRING FOR ALL FIXTURES INDICATED TO HAVE 0-10 DIMMING.

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CITY OF ST. GEORGE

TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

ELECTRICAL SPECIFICATIONS

SEI NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090		BNA	I.M.	of 000	E003

APRIL 2024

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OVERALL ELECTRICAL SITE PLAN

1" =50'-0"

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OVERALL ELECTRICAL SITE PLAN

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090		BNA	I.M.	of 000	E101

APRIL 2024

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GENERAL SHEET NOTES

1. REFER TO JOINT UTILITY TRENCH DETAIL ON SHEET E401.
2. PROVIDE PULL ROPE IN ALL EMPTY, SPARE CONDUITS.

SHEET KEYNOTES

S1 LOCATION OF SOUTH SERVICE TRANSFORMER. REFER TO SOUTH SERVICE ONE-LINE DIAGRAM ON SHEET E301 FOR MORE INFORMATION.

S2 LOCATION OF PANEL 'B'. REFER TO ONE-LINE DIAGRAM FOR MORE INFORMATION. METER/BREAKER PANEL TO BE MOUNTED ON UNI-STRUT FRAME.

S3 MOUNT WEATHERPROOF RECEPTACLE TO SIDE OF PANEL.

S4 PROVIDE DIRECT BURIED, NEMA 3R PEDOC PEDESTAL WITH HINGED TOP AND EQUIP WITH GFCI RECEPTACLE AND CIRCUIT AS SHOWN. PROVIDE 142-C-HT-SCBA OR EQUAL. COORDINATE FINISH COLOR WITH OWNER.

S5 AT ALL IN-GRADE LIGHTS COORDINATE EXACT FIXTURE PLACEMENT WITH COLUMBARIUM SHOP DRAWINGS TO PROVIDE EVEN ILLUMINATION ON SURFACE.

S6 ROUTE CONDUIT FOR TRELLIS LIGHT FIXTURE INSIDE STEEL PIPE SUPPORT LEGS TO CONCEAL CONDUIT AS MUCH AS POSSIBLE. COORDINATE WITH TRELLIS SHOP DRAWINGS. LIGHT FIXTURE TO BE SURAFCE MOUNTED ALONG TRELLIS BEAMS.

S7 ON BACKSIDE OF UNI-STRUT FRAME MOUNT (2) PHOTOCELLS FOR LIGHTING CIRCUIT CONTROL. ONE PHOTOCELL TO CONTROL LIGHTING CIRCUIT B-2 AND THE OTHER PHOTOCELL TO CONTROL CIRCUIT B-4. PHOTOCELLS SHALL BE TORK 2101 OR EQUAL.

S8 PROVIDE (2) 1" CONDUITS TO PANEL 'B'. USE ON CONDUIT FOR CIRCUIT B-3 AND THE OTHER CONDUIT SHALL BE SPARE.

S9 ON TOP OF TRELLIS STRUCTURE PROVIDE PHOTOCELL TO CONTROL LIGHTING CIRCUIT B-3. PHOTOCELL TO BE TORK 2101 OR EQUAL.

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ENLARGED AREA 'A' PLAN

SEI NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090		BNA	I.M.	of 000	E201

APRIL 2024

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GENERAL SHEET NOTES

1. REFER TO JOINT UTILITY TRENCH DETAIL ON SHEET E401.
2. PROVIDE PULL ROPE IN ALL EMPTY, SPARE CONDUITS.
3. UTILIZE EXISTING SPARE BREAKERS IN PANEL A FOR PANEL A CIRCUITS SPECIFIED.

SHEET KEYNOTES

S1 PROVIDE DIRECT BURIED, NEMA 3R PEDOC PEDESTAL WITH HINGED TOP AND EQUIP WITH GFCI RECEPTACLE AND CIRCUIT AS SHOWN. PROVIDE 142-C-HT-SCBA OR EQUAL. COORDINATE FINISH COLOR WITH OWNER.

S2 ROUTE CONDUIT FOR TRELLIS LIGHT FIXTURE INSIDE STEEL PIPE SUPPORT LEGS TO CONCEAL CONDUIT AS MUCH AS POSSIBLE. COORDINATE WITH TRELLIS SHOP DRAWINGS. LIGHT FIXTURE TO BE SURFACE MOUNTED ALONG TRELLIS BEAMS.

S3 PROVIDE (2) 1" CONDUITS TO PANEL 'B'. USE ONE CONDUIT FOR CIRCUITS B-5 AND B-7 AND THE OTHER CONDUIT SHALL BE SPARE.

S4 ON TOP OF TRELLIS STRUCTURE PROVIDE PHOTOCELL TO CONTROL LIGHTING CIRCUIT B-7 OR A-6. PHOTOCELL TO BE TORK 2101 OR EQUAL.

S5 PROVIDE (3) 1" CONDUITS TO PANEL 'A'. USE TWO CONDUITS FOR CIRCUITS A-6 AND A-8 AND THE OTHER CONDUIT SHALL BE SPARE.

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ENLARGED AREA 'B' PLAN

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090		BNA	I.M.	of 000	E202

APRIL 2024

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PLAN NORTH

ENLARGED AREA 'C' PLAN

1" = 20'-0"

0 10' 20' 40'

GENERAL SHEET NOTES

1. REFER TO JOINT UTILITY TRENCH DETAIL ON SHEET E401.
2. PROVIDE PULL ROPE IN ALL EMPTY, SPARE CONDUITS.
3. UTILIZE EXISTING SPARE BREAKERS IN PANEL A FOR PANEL A CIRCUITS SPECIFIED.

SHEET KEYNOTES

S1 LOCATION OF EXISTING PANEL 'A'. REFER TO NORTH SERVICE ONE-LINE DIAGRAM AND PANELBOARD 'A' SCHEDULE FOR MORE INFORMATION.

S2 PROVIDE DIRECT BURIED, NEMA 3R PEDOC PEDESTAL WITH HINGED TOP AND EQUIP WITH GFCI RECEPTACLE AND CIRCUIT AS SHOWN. PROVIDE 142-C-HT-SCBA OR EQUAL. COORDINATE FINISH COLOR WITH OWNER.

S3 AT ALL IN-GRADE LIGHTS COORDINATE EXACT FIXTURE PLACEMENT WITH COLUMBARIUM SHOP DRAWINGS TO PROVIDE EVEN ILLUMINATION ON SURFACE.

S4 ROUTE CONDUIT FOR TRELLIS LIGHT FIXTURE INSIDE STEEL PIPE SUPPORT LEGS TO CONCEAL CONDUIT AS MUCH AS POSSIBLE. COORDINATE WITH TRELLIS SHOP DRAWINGS. LIGHT FIXTURE TO BE SURFACE MOUNTED ALONG TRELLIS BEAMS.

S5 PROVIDE (2) 1" CONDUITS TO PANEL 'A'. USE ON CONDUIT FOR CIRCUIT A-10 AND THE OTHER CONDUIT SHALL BE SPARE.

S6 ON TOP OF TRELLIS STRUCTURE PROVIDE PHOTOCELL TO CONTROL LIGHTING CIRCUIT A-10. PHOTOCELL TO BE TORK 2101 OR EQUAL.

S7 PROVIDE PHOTOCELL NEXT TO PANEL TO CONTROL LIGHTING CIRCUIT A-1. PHOTOCELL TO BE TORK 2101 OR EQUAL.

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CITY OF ST. GEORGE

TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

ENLARGED AREA 'C' PLAN

SEI NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090		BNA	I.M.	of 000	E203

APRIL 2024

P:\2023\446\DRAW\23446-E203.dwg Apr 05, 2024 8:03am nolson

PLAN NORTH

ENLARGED AREA 'D' PLAN

1" = 10'-0"

0 5' 10' 20'

GENERAL SHEET NOTES

1. REFER TO JOINT UTILITY TRENCH DETAIL ON SHEET E401.
2. PROVIDE PULL ROPE IN ALL EMPTY, SPARE CONDUITS.
3. UTILIZE EXISTING SPARE BREAKERS IN PANEL A FOR PANEL A CIRCUITS SPECIFIED.

SHEET KEYNOTES

S1 REPLACE EXISTING DOME TYPE SECONDARY BOX WITH A NEW TRAFFIC RATED FLUSH MOUNT BOX IN SAME LOCATION. COORDINATE NEW BOX REQUIREMENTS AND WORK WITH SGES.

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West Valley City, Utah 84120
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PROFESSIONAL ENGINEER
02/23/2024
No. 789217-2202
IAN MADISON
STATE OF UTAH

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CITY OF ST. GEORGE

TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

ENLARGED AREA 'D' PLAN

SEI NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090		BNA	I.M.	of 000	E204

APRIL 2024

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PANELBOARD SCHEDULE

PANEL EXISTING PANEL A TYPE [ ] 120/240 VOLTS 1 PH 3 W

MOUNTING: [ ] FLUSH [X] SURFACE

DIMENSIONS: [ ] W [ ] D (in.) [ ] H

LOCATION NORTH SERVICE

AMP 100

MAINS: [X] LUGS [ ] BREAKER [ ] SUBFEED LUGS [ ] ISO GROUND [ ] 200% NEUTRAL [ ] SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	L. PHASE LOAD A	L. PHASE LOAD B	R. PHASE LOAD A	R. PHASE LOAD B	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
PATHWAY LIGHTS	20	1	10	1	360		1200		2	20	1		EX PLAZA LIGHTING
EX SPRINKLER CONTROL	20	1		3		750		720	4	20	1		EX PLAZA OUTLETS
EX SPRINKLER CONTROL	20	1		5	750		351		6	20	1	6	PATHWAY LIGHTING
SPARE	20	1		7				360	8	20	1	4	PATH OUTLETS
SPARE	20	1		9			351		10	20	1	10	PATHWAY LIGHTING
SPARE	20	1		11				360	12	20	1	10	PATH OUTLET
SPACE ONLY				13					14	50	2		SPACE ONLY
SPACE ONLY				15					16	--	--		SPACE ONLY
SPACE ONLY				17					18				SPACE ONLY
					1110	750	1902	1440					
					3012	2190	TOTAL						CONNECTED LOAD TOTAL
					25	18	AMPS/PHASE						5202 W

* Provide 5 mA GFCI Circuit Breaker

EQUIP RATING 10,000 AMPS RMS SYM.

PANELBOARD SCHEDULE

PANEL B - NEMA 3R TYPE [ ] 120/240 VOLTS 1 PH 3 W

MOUNTING: [ ] FLUSH [X] SURFACE

DIMENSIONS: [ ] W [ ] D (in.) [ ] H

LOCATION SOUTH SERVICE

AMP 100

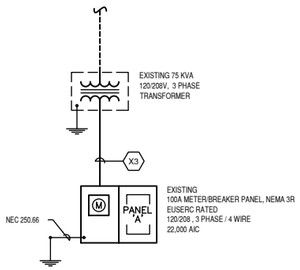
MAINS: [X] LUGS [ ] BREAKER [ ] SUBFEED LUGS [ ] ISO GROUND [ ] 200% NEUTRAL [ ] SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	L. PHASE LOAD A	L. PHASE LOAD B	R. PHASE LOAD A	R. PHASE LOAD B	CIR. NO.	AMPS	POLE	WIRE SIZE	ITEM
PANEL OUTLET	20	1	12	1	360		259		2	20	1	8	PATHWAY LIGHTING
PATHWAY LIGHTING	20	1	8	3		244		620	4	20	1	10	COLUMBARIUM LIGHTING
PATH OUTLET	20	1	6	5	360				6	20	1		SPARE
PATHWAY LIGHTING	20	1	8	7		241			8	20	1		SPARE
SPARE	20	1		9					10				SPACE ONLY
SPARE	20	1		11					12				SPACE ONLY
SPACE ONLY				13					14				SPACE ONLY
SPACE ONLY				15					16				SPACE ONLY
SPACE ONLY				17					18				SPACE ONLY
					720	485	259	620					
					979	1105	TOTAL						CONNECTED LOAD TOTAL
					8	9	AMPS/PHASE						2084 W

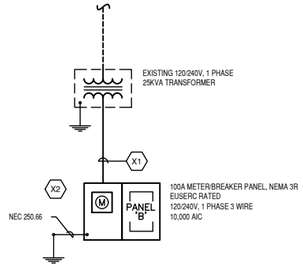
* Provide 5 mA GFCI Circuit Breaker

EQUIP RATING 10,000 AMPS RMS SYM.



1 NORTH SERVICE ONE-LINE DIAGRAM

NO SCALE



2 SOUTH SERVICE ONE-LINE DIAGRAM

NO SCALE

ST. GEORGE ENERGY SERVICES POWER NOTES

1. PRIMARY POWER FROM SWITCH TO SWITCH SHALL BE 750 WIRE IN 3" CONDUIT.
2. PRIMARY POWER FROM VAULT TO TRANSFORMER SHALL BE 4 WIRE IN 3" CONDUIT UNLESS OTHERWISE NOTED. ALL WIRE SHALL HAVE A TEMPERATURE RATING OF 90 DEGREES CELSIUS.
3. SECONDARY POWER FROM TRANSFORMER TO METER (90 DEGREES CELSIUS TEMP. RATING):
   a. FOR RESIDENTIAL - WHERE LENGTH IS LESS THAN OR EQUAL TO 200-FT.
      i. 100 - 150 AMPS = 1/0 IN 2" CONDUIT
      ii. 200 AMPS = 4/0 IN 2" CONDUIT
      iii. 400 AMPS = 350 MCM IN 3" CONDUIT
   b. FOR C.T. CONNECTIONS (SERVICES>400 AMPS) - SECONDARY CONDUIT AND WIRE SHALL BE SIZED BY BUILDING ELECTRICAL ENGINEER.
   c. FOR COMMERCIAL < 400 AMPS - SIZED BY SGES BASED ON LOAD CALC'S.
4. CONTRACTOR TO FOLLOW ALL BLUE STAKES PROTOCOLS.
5. THE POWER DESIGN ON THE UTILITY PLAN IS CONSIDERED BY ST. GEORGE ENERGY SERVICES (SGES) AS PRELIMINARY AND NON-BIDABLE UNTIL ACCOMPANIED BY A JUC APPROVAL STAMP.
6. ALL PRIMARY UNDERGROUND POWER WORK/INSTALLATION MUST BE COMPLETED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY SGES AND MEET ALL SGES STANDARDS. ALL OVERHEAD WORK/INSTALLATION MUST BE COMPLETED BY SGES.
7. ALL WORK DONE BY SGES WILL BE PREPAID BY THE DEVELOPER.
8. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO PROVIDE LOCATION AND ELEVATION OF ALL EXISTING AND DESIGN UNDERGROUND/OVERHEAD UTILITIES AND STRUCTURES THAT WILL IMPACT THE SGES POWER DESIGN.
9. ALL JUC TRENCHES WILL BE BACKFILLED AND COMPACTED IN 6" AND 8" LIFTS TO A COMPACTION OF 95% IN ROADWAYS/SIDEWALKS AND 90% BEHIND SIDEWALK. TESTING IS TO BE DONE AT MIDDLE AND TOP OF TRENCH.
10. ALL CHANGES TO EXISTING GRADES NEAR EXISTING POWER UTITIES MUST BE APPROVED BY SGES PRIOR TO CONSTRUCTION.
11. ANY IN FIELD CHANGES TO THE JUC APPROVED POWER DESIGN WILL BE AT THE DEVELOPER'S EXPENSE AND MUST BE PRE APPROVED AND DOCUMENTED BY SGES PRIOR TO INSTALLATION.

PROJECT POWER NOTES

A. CONTRACTOR SHALL HAVE ADJACENT TBC LOCATION AND ELEVATION, AND ANY OTHER APPLICABLE IMPROVEMENTS, STAKED PRIOR TO PLACEMENT OF ELECTRICAL EQUIPMENT.

B. INSTALL NEW ELECTRICAL EQUIPMENT 6-FT. MIN. BEHIND TBC UNLESS OTHERWISE NOTED; INSTALL TOP OF GROUND SLEEVE 6-INCHES ABOVE ADJACENT TBC GRADE PER CURRENT SGES STANDARDS.

C. COORDINATE WITH SGES DEPARTMENT INSPECTOR FOR PHASE SEQUENCE NUMBERS AND TAPING INFORMATION TO BE LABELED ON NEW OR REPLACED TRANSFORMERS, AND PULLED OR RE-PULLED WIRE.

D. ELECTRICAL ENGINEER SHALL PROVIDE AIC AND COMPLETE ALL NECESSARY CALCULATIONS IN ACCORDANCE TO CURRENT BUILDING CODES. INFORMATION TO BE INCLUDED WITH BUILDING PLANS. SGES WILL PROVIDE EXISTING EQUIPMENT INFORMATION AS NECESSARY.

E. METERS AND MAIN PANELS WITH DISCONNECTS SHALL BE MOUNTED OUTSIDE ON AN EXTERIOR BLD. WALL, LOCATED TO BE VISIBLE & ACCESSIBLE TO THE POWER DEPARTMENT AND PUBLIC SAFETY ENTITIES.

F. EASEMENTS ARE REQUIRED FOR ALL ELECTRICAL EQUIPMENT, CONDUIT, AND WIRE TO POINT OF SERVICE.

G. METER BASES SHALL CONFORM TO A 5-JAW 12-S TYPE METER FOR SINGLE PHASE SERVICES BEING FED FROM A 3-PHASE TRANSFORMER.

COPPER CONDUCTOR & CONDUIT SCHEDULE

TYPE	AMP.	COND. SIZE	CONDUCTOR QUAN.	CONDUCTOR SIZE	INSULATION	EQ. GND. COND.
20	30	3/4"	2	10	THHN THWN	10
30	30	3/4"	3	10	THHN THWN	10
40	30	3/4"	4	10	THHN THWN	10
28	40	1"	2	8	THHN THWN	10
38	40	1"	3	8	THHN THWN	10
48	40	1"	4	8	THHN THWN	10
26	55	1"	2	6	THHN THWN	8
36	55	1"	3	6	THHN THWN	8
46	55	1"	4	6	THHN THWN	8
24	70	1"	2	4	THHN THWN	8
34	70	1-1/4"	3	4	THHN THWN	8
44	70	1-1/4"	4	4	THHN THWN	8
23	85	1-1/4"	2	3	THHN THWN	8
33	85	1-1/4"	3	3	THHN THWN	8
43	85	1-1/2"	4	3	THHN THWN	8
32	95	1-1/2"	3	2	THHN THWN	6
42	95	1-1/2"	4	2	THHN THWN	6
31	110	1-1/2"	3	1	THHN THWN	6
41	110	2"	4	1	THHN THWN	6
51	88	2"	5 *	1	THHN THWN	6
31X	150	2"	3	1/0	THHN THWN	6
41X	150	2"	4	1/0	THHN THWN	6
51X	120	2"	5 *	1/0	THHN THWN	6
32X	175	2"	3	2/0	THHN THWN	6
42X	175	2"	4	2/0	THHN THWN	6
52X	140	2"	5 *	2/0	THHN THWN	6
33X	200	2"	3	3/0	THHN THWN	6
43X	200	2"	4	3/0	THHN THWN	6
53X	160	2-1/2"	5 *	3/0	THHN THWN	6
34X	230	2-1/2"	3	4/0	THHN THWN	4
44X	230	2-1/2"	4	4/0	THHN THWN	4
54X	184	2-1/2"	5 *	4/0	THHN THWN	4
325	255	3"	3	250	THHN THWN	4
425	255	3"	4	250	THHN THWN	4
525	204	3"	5 *	250	THHN THWN	4
335	310	3"	3	350	THHN THWN	3
435	310	3"	4	350	THHN THWN	3
535	248	3"	5 *	350	THHN THWN	3
350	380	4"	3	500	XHHW	3
450	380	4"	4	500	XHHW	3
550	304	4"	5 *	500	XHHW	3

COPPER CONDUCTOR & CONDUIT SCHEDULE FOR PARALLEL RUNS

TYPE	MAX. O.C. PROT.	COND. AMPS	SETS	CONDUCTOR QUAN.	CONDUCTOR SIZE	CONDUIT SIZE	EQ. GND. COND.
44X-2	400	460	2	4	4/0	2-1/2"	3
54X-2	400	368	2	5 *	4/0	3"	3
335-2	600	620	2	3	350	3"	1
435-2	600	620	2	4	350	3"	1
550-2	600	608	2	5 *	500	3"	1
350-2	800	760	2	3	500	4"	1/0
450-2	800	760	2	4	500	4"	1/0
535-3	800	744	3	5 *	350	4"	1/0
350-3	1000	1140	3	3	500	4"	2/0
450-3	1000	1140	3	4	500	4"	2/0
550-4	1000	1216	4	5 *	500	4"	2/0
335-4	1200	1240	4	3	350	3"	3/0
435-4	1200	1240	4	4	350	3"	3/0
550-4	1200	1216	4	5 *	350	3"	3/0
340-5	1600	1675	5	3	400	3"	4/0
440-5	1600	1675	5	4	400	3"	4/0
540-6	1600	1675	6	5 *	400	4"	4/0
440-6	2000	2010	6	4	400	4"	250
450-7	2500	2665	7	4	500	4"	350
450-8	3000	3040	8	4	500	4"	400
450-11	4000	4180	11	4	500	4"	500

NOTES:
IN PARALLEL RUNS SIZE GND. COND. IN ACCORDANCE WITH NEC PARA. 250-122.

GND. CONDUCTOR MAY BE DELETED ON SERVICE ENTRANCE CONDUCTORS

* 200% NEUTRAL, DERATED TO 80% BASED ON NEC 310.15.B(5)(C)

GENERAL SHEET NOTES

1. SEE APPROVED JUC PLAN FOR SECONDARY POWER CONDUIT AND CONDUCTOR REQUIREMENTS.

SHEET KEYNOTES

X1 PROVIDE (1) 2" CONDUIT WITH 2/0 TRIPLEX ALUMINUM CONDUCTOR. COORDINATE WITH SGES CONSTRUCTION STANDARDS.

X2 PROVIDE DIRECT CONNECT METER SOCKET WITH SELF CONTAINED 4 JAW, FORM #2S METER BASE AND 100A MAIN BREAKER PER SGES REQUIREMENTS.

X3 MAINTAIN EXISTING SERVICE CONDUCTORS, EXISTING METER AND PANEL AND SERVICE GROUND.

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CITY OF ST. GEORGE

TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

ONE-LINE DIAGRAM

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090		BNA	I.M.	of 000	E301

APRIL 2024

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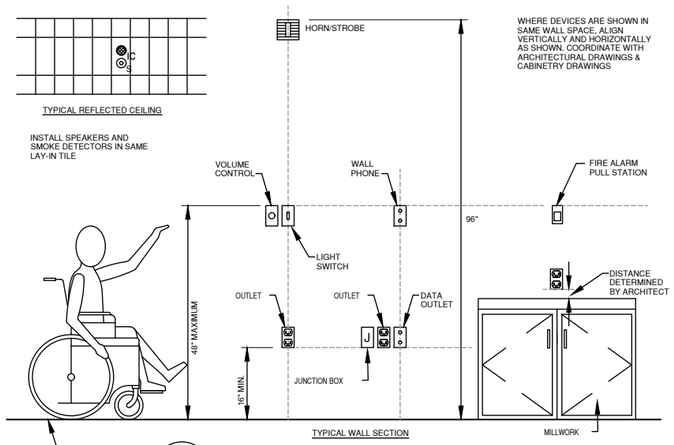

DIAGRAM R001 DEVICE MOUNTING HEIGHTS

NTS

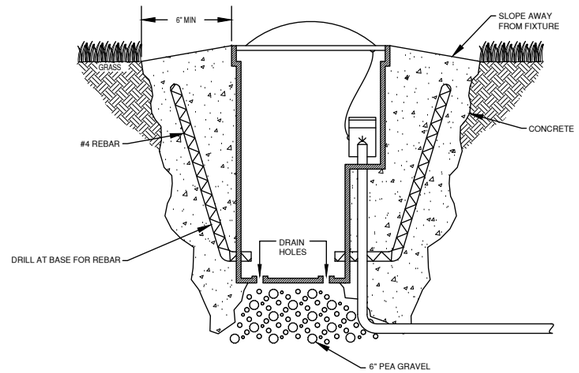

DIAGRAM B010 TYPE Q FIXTURE MOUNTING

NTS

NOTES:
1. SEE SPECIFICATION FOR ALL INSTALLATION REQUIREMENTS.
2. INSTALL DETECTABLE MARKING TAPE FOR ALL UNDERGROUND WIRING. SEE SPECIFICATION FOR MORE INFORMATION.

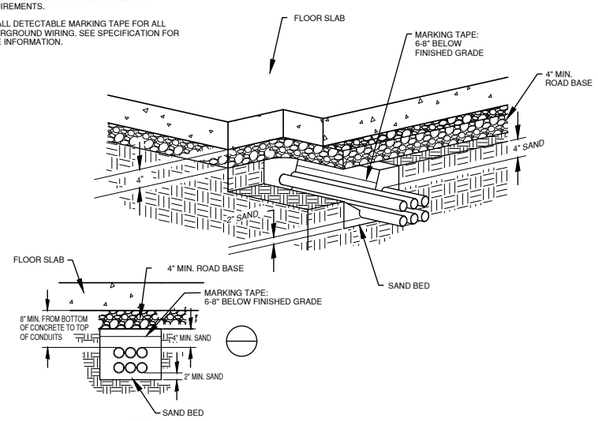

DIAGRAM U007 CONDUIT BELOW SLAB

NTS

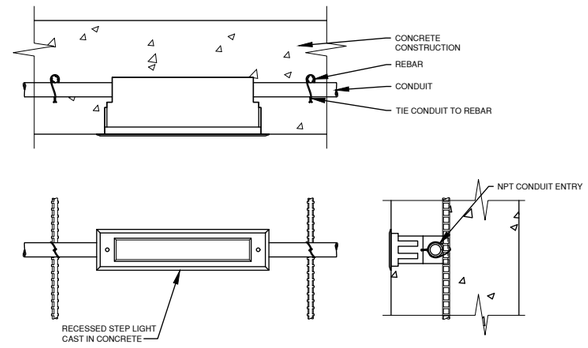

DIAGRAM B024 RECESSED STEP LIGHT

NTS

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CITY OF ST. GEORGE

TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

ELECTRICAL DIAGRAMS

SEI NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
09090		BNA	I.M.	of 000	E401

APRIL 2024

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NOTE:
COORDINATE TRANSFORMER PAD SIZE WITH POWER COMPANY REQUIREMENTS FOR 600V, 800 AMPS MAX.

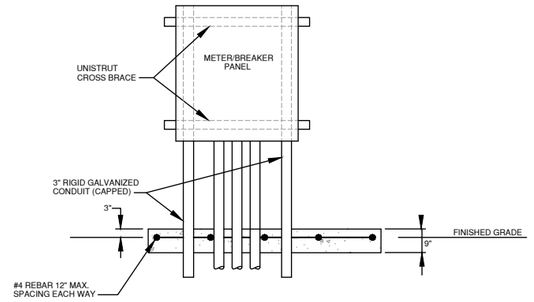


DIAGRAM Q001 UNI-STRUT FRAME
NTS

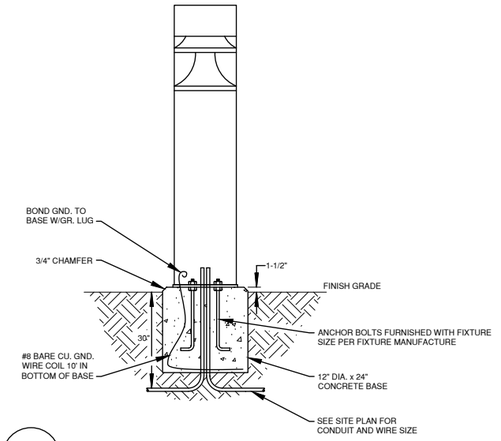
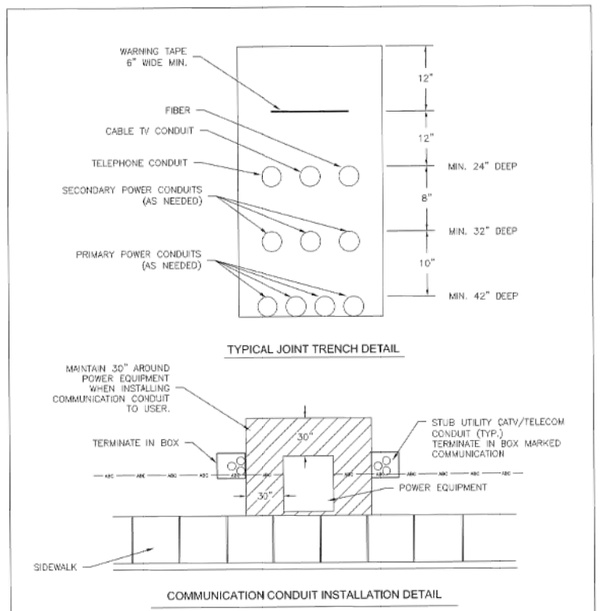


DIAGRAM B005 BOLLARD FIXTURE MOUNTING
NTS



TYPICAL JOINT TRENCH DETAIL

COMMUNICATION CONDUIT INSTALLATION DETAIL

NOTES:

1. TRENCHING, BEDDING, AND COMPACTION SHALL CONFORM TO CURRENT SGES AND CITY STANDARDS. ON POWER RELATED INSTALLATION, PROVIDE COMPACTION TEST RESULTS TO SGES.

2. ALL STUBBED CONDUIT SHALL TERMINATE IN A BOX PER CURRENT UNDERGROUND STANDARDS. POWER, FIBER AND TELECOMMUNICATIONS SHALL PROVIDE AND INSTALL THEIR OWN BOXES.

REVISIONS:				APPROVED BY: –	TYPICAL JOINT UTILITY TRENCH DETAIL CITY OF ST. GEORGE ENERGY SERVICES DEPARTMENT UNDERGROUND STANDARDS	DETAIL D18
REV	DATE	BY	DESCRIPTION	DRAWN BY: –		
1	07/19	BB	ADDED PRIMARY CONDUIT TO DETAIL	DATE: –		
				FILE: –		

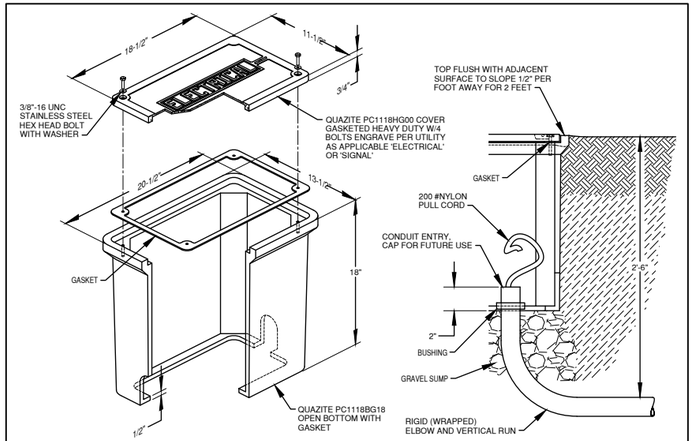


DIAGRAM L010 UNDERGROUND HANDHOLE (11"X18")
NTS

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CITY OF ST. GEORGE

TONAQUINT CEMETERY EXPANSION IMPROVEMENTS

ELECTRICAL DIAGRAMS

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09090		BNA	I.M.	of 000	E402

APRIL 2024

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LANDSCAPING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERCIS MEXICANA	MEXICAN REDBUD (MULTI)	24" BOX
	CERCIS MEXICANA 'STD'	MEXICAN REDBUD (STD)	24" BOX
	CHILOPSIS LINEARIS 'BURGUNDY LACE'	B. L. DESERT WILLOW (MULTI)	15 GAL.
	LAGERSTROEMIA SP. 'ARAPAHO' STD.	ARAPAHO RED CRAPE MYRTLE (STD.)	24" BOX
	MORUS ALBA	MULBERRY	24" BOX
	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE (MULTI)	15 GAL
	PINUS ELDARICA	MONDELL PINE	24" BOX
	PISTACIA CHINENSIS 'RED PUSH'	RED PUSH PISTACHE (STD)	24" BOX
	PLATANUS MEXICANA	MEXICAN SYCAMORE (STD)	24" BOX
	QUERCUS BUCKLEYI	RED ROCK OAK (STD)	24" BOX
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK (STD)	24" BOX
	ULMUS PARVIFOLIA	LACEBARK ELM (STD)	24" BOX
	VITEX AGNUS-CASTUS	CHASTE TREE (MULTI)	15 GAL
SHRUBS			
	HYMENOXYS ACULIS	PERKY SUE	1 GAL
	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	5 GAL
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD TEXAS SAGE	5 GAL
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL
	NERIUM OLEANDER 'PETITE RED'	DWARF RED OLEANDER	5 GAL
	PENSTEMON EATONII	FIRECRACKER PENSTEMON	1 GAL
	PENSTEMON PERRYI	PERRY'S PENSTEMON	1 GAL
	PEROVSKIA ATRIPLICFOLIA	RUSSIAN SAGE	1 GAL
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	5 GAL
	SPARTIUM JUNCEUM	SPANISH BROOM	5 GAL
	TEUCRIUM CHAMEDRYS	GERMANDER	1 GAL
	VIGUIERA STENOLOBA	SKELETON-LEAF GOLDENEYE	1 GAL
SUCCULENTS			
	DASYLIRON LONGISSIMUM	GRASS TREE	5 GAL
	DASYLIRION WHEELERI	GRAY DESERT SPOON	5 GAL
	HESPERALOE FUNIFERA	GIANT HESPERALOE	15 GAL
	HESPERALOE PARVIFOLIA	RED YUCCA	5 GAL
GRASSES & PERENNIALS			
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRAMA	5 GAL
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER GRASS	5 GAL
	CORTADERIA SELLOANA 'PUMILA'	DWARF PAMPAS GRASS	5 GAL
	DIETES HYBRID SP.	IRIS	1 GAL
	GAZANIA HYBRID SP.	GAZANIA	1 GAL
	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	5 GAL

LANDSCAPE MATERIALS

- BOULDER, LARGE - 4'- 6' DIAMETER, TAN LIMESTONE
- BOULDER, SMALL - 2'- 3' DIAMETER, TAN LIMESTONE
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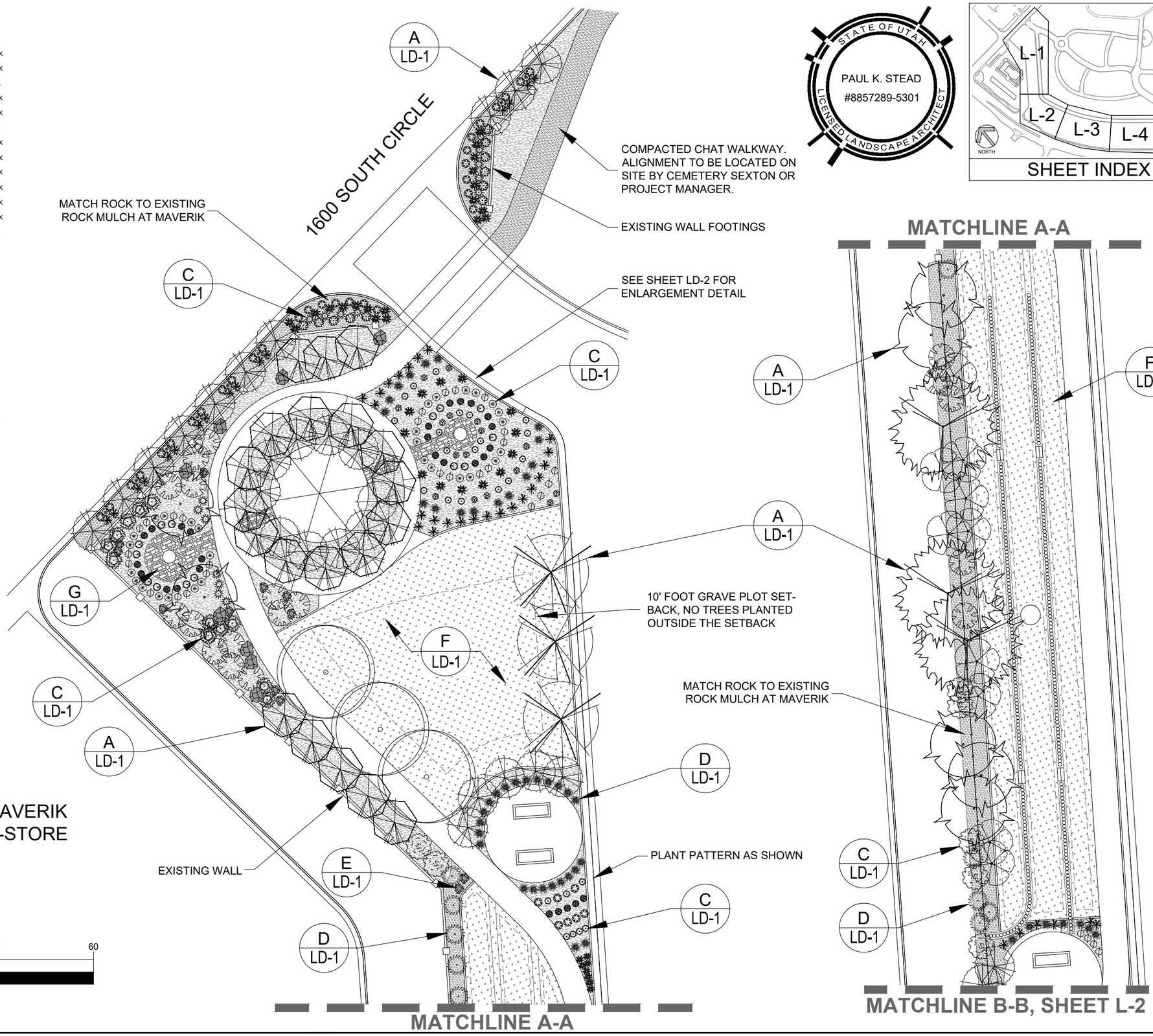

NORTH

30 0 15 30 60

(IN FEET)

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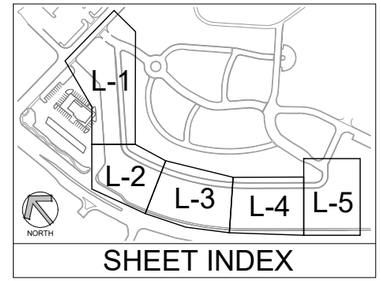
811 Know what's below. Call before you dig.



SHEET INDEX

STATE OF UTAH
PAUL K. STEAD
#8857289-5301
LICENSED LANDSCAPE ARCHITECT

DATE: 5/23/2024
DRAWN BY: CH
CHECKED BY: PS

REVISIONS: NO.	DATE	BY	DESCRIPTION

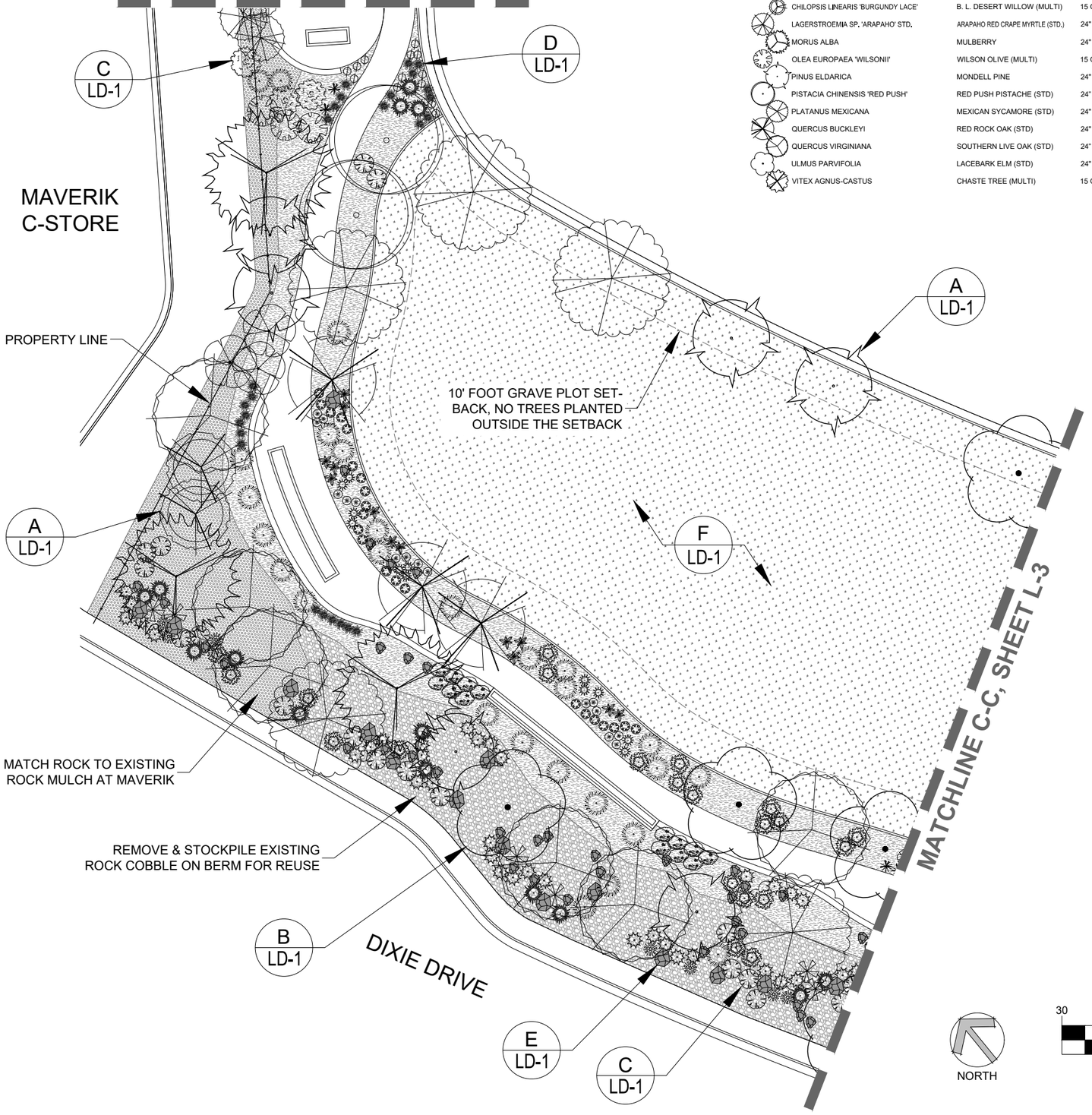
CITY OF ST. GEORGE
PARK PLANNING DIVISION
390 NORTH 3050 EAST
ST. GEORGE, UTAH 84790
(435) 627-4530

SIG

PLANTING PLAN
TONAQUINT CEMETERY EXPANSION - SECTION 10
1851 SOUTH DIXIE DRIVE
St. George, Utah 84770

SHEET
L-1

5/23/2024 5:03 PM G:\Shared drives\ParkPlanning\City Facilities\Cemeteries\Tonaquint Cemetery\SECTION 10 - 2024 EXPANSION\14-Construction Admin\Construction Drawings\CDs\TONAQUINT CEMETERY EXP_SEC10_PLANTING PLAN_5-24-2024.dwg



LANDSCAPING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERCIS MEXICANA	MEXICAN REDBUD (MULTI)	24" BOX
	CERCIS MEXICANA 'STD'	MEXICAN REDBUD (STD)	24" BOX
	CHILOPSIS LINEARIS 'BURGUNDY LACE'	B. L. DESERT WILLOW (MULTI)	15 GAL.
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	MORUS ALBA	MULBERRY	24" BOX
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	PINUS ELDARICA	MONDELL PINE	24" BOX
	PISTACIA CHINENSIS 'RED PUSH'	RED PUSH PISTACHE (STD)	24" BOX
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	ULMUS PARVIFOLIA	LACEBARK ELM (STD)	24" BOX
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	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	5 GAL
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	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL
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	PENSTEMON EATONII	FIRECRACKER PENSTEMON	1 GAL
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	PEROVSKIA ATRIPLICFOLIA	RUSSIAN SAGE	1 GAL
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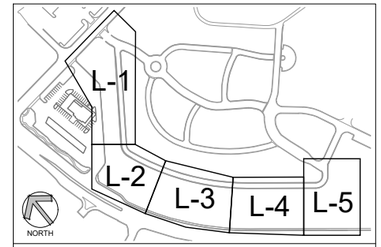

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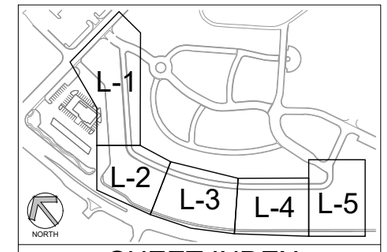

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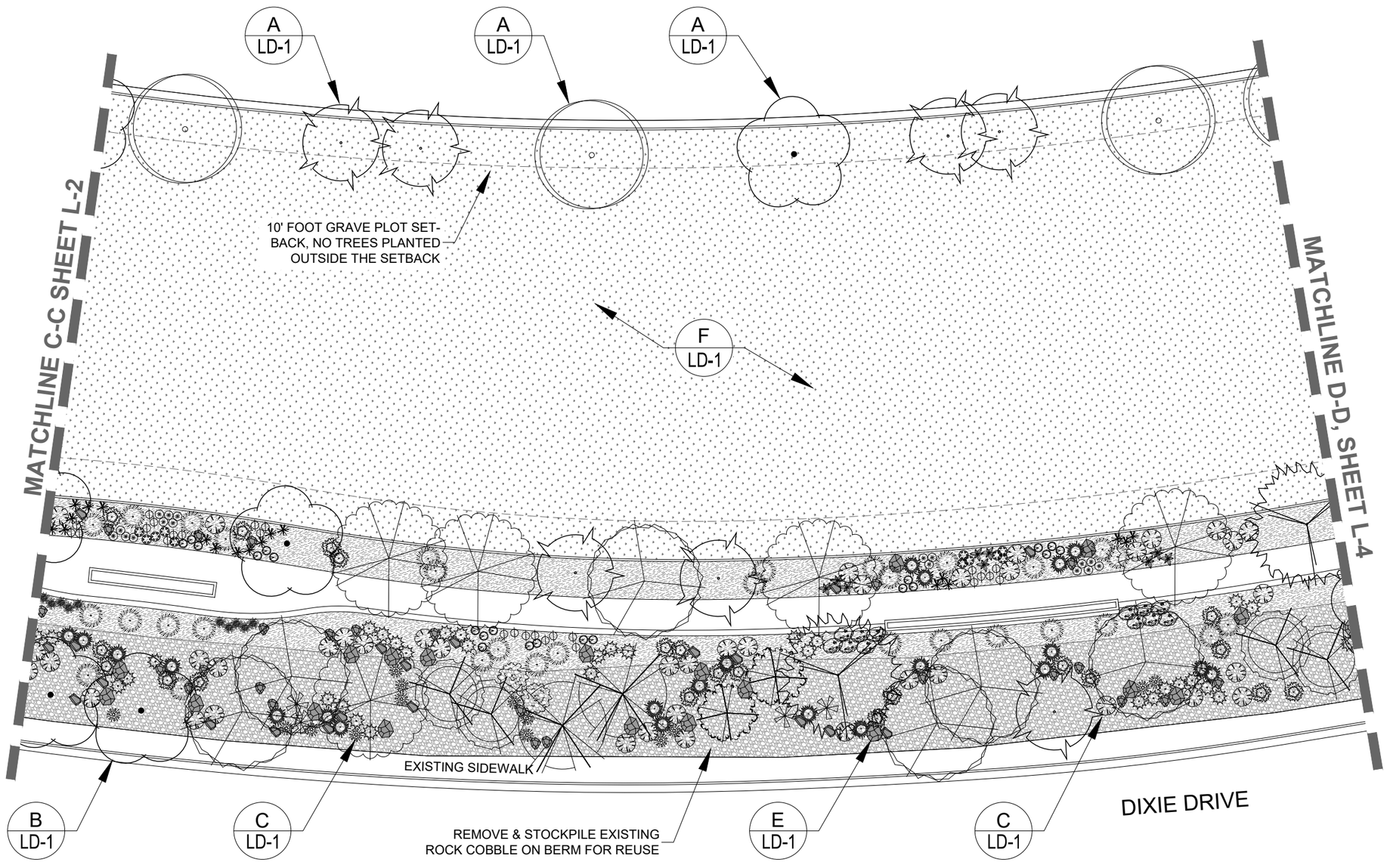

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LANDSCAPING LEGEND

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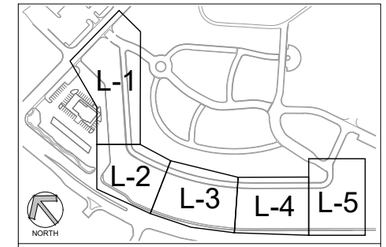

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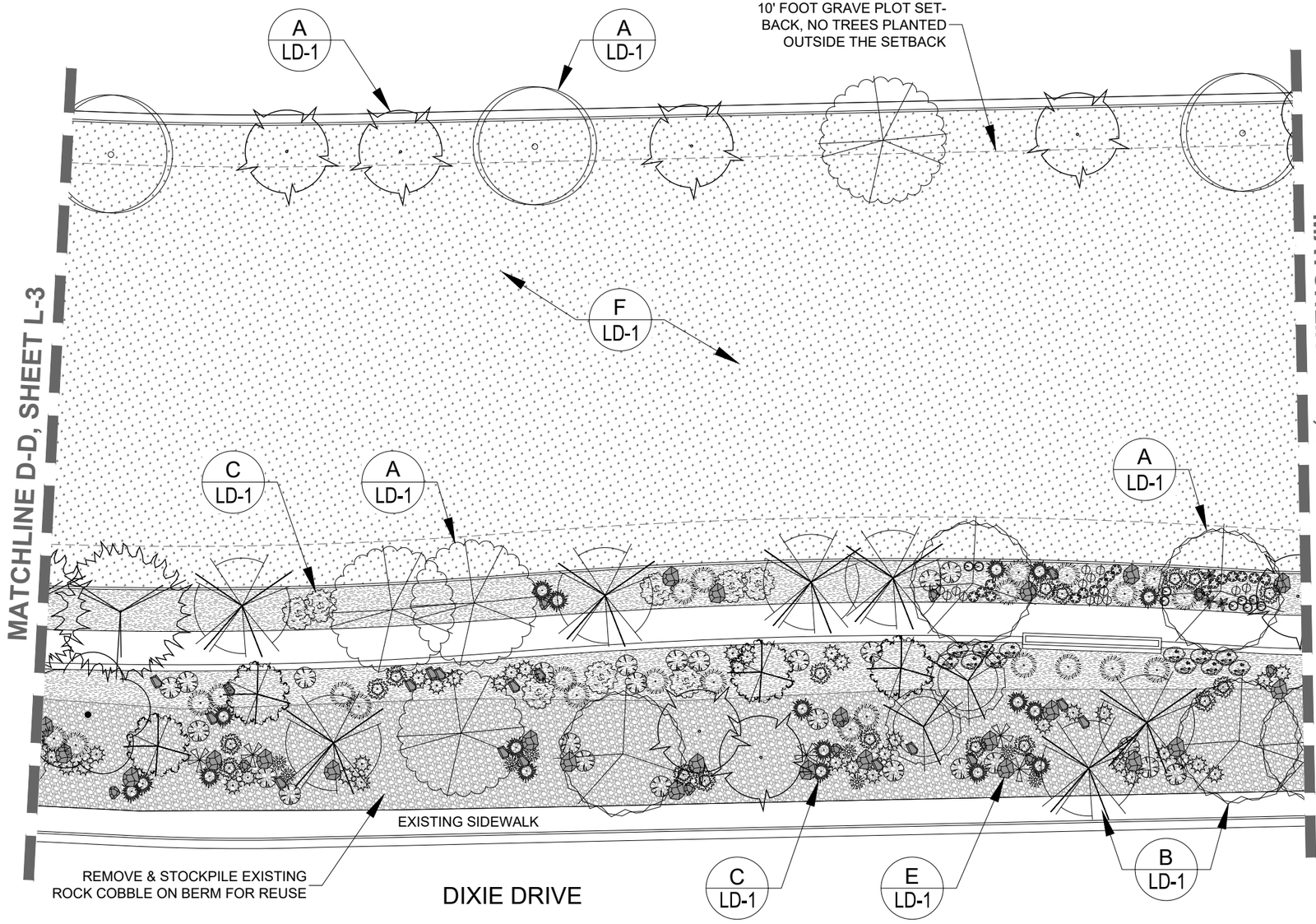

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PROTECT-IN-PLACE ALL EXISTING SHRUBS & TREES IN THIS AREA

PLANT PATTERN AS SHOWN, TYP. CONTACT THE PROJECT LANDSCAPE ARCHITECT FOR ENLARGEMENT DETAIL

10' FOOT GRAVE PLOT SET-BACK, NO TREES PLANTED OUTSIDE THE SETBACK

SEE NOTE ABOVE

PLANT PATTERN AS SHOWN

PROTECT-IN-PLACE ALL EXISTING SHRUBS & TREES IN THIS AREA ADJACENT TO THUNDER JUNCTION PARK. MATCH MULCH TO EXISTING.

C LD-1

EXISTING POST & RAIL WOOD FENCE, PROTECT-IN-PLACE

F LD-1

D LD-1

A LD-1

D LD-1

E LD-1

C LD-1

PROTECT-IN-PLACE ALL EXISTING SHRUBS & TREES IN THIS AREA ADJACENT TO THUNDER JUNCTION PARK. MATCH MULCH TO EXISTING.

EXISTING SIDEWALK

REMOVE & STOCKPILE EXISTING ROCK COBBLE ON BERM FOR REUSE

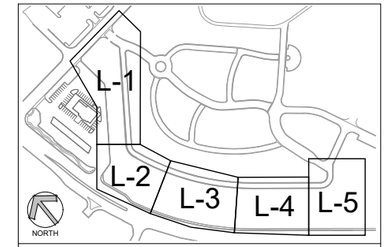
PROTECT-IN-PLACE EXISTING PISTACHE TREE

DIXIE DRIVE

MATCHLINE E-E, SHEET L-4

NOTE:

LANDSCAPE WORK AROUND PAD MOUNT ELECTRICAL EQUIPMENT SHALL CONFORM TO CURRENT SGES UNDERGROUND STANDARDS IN ACCORDANCE WITH DETAILS D1-B, D3-A, & D3-C (WEBSITE: SGCITY.ORG/ENERGYDEPARTMENT). LANDSCAPING WITHIN THE CLEAR ZONE AREA SHALL BE XERISCAPE, LANDSCAPE ROCK SHALL BE NO LARGER THAN 1" INCH MINUS, AND NO VEGETATION SHALL BE PLACED WITHIN THE CLEAR ZONE. FINISH GRADE AROUND EQUIPMENT SHALL CONFORM TO DETAILS D2 & D3-C. CONSIDER THAT MATURE VEGETATION SHALL NOT ENCROACH TO COVER, GROW INTO, OR OVER ELECTRICAL EQUIPMENT. MATURE VEGETATION SHALL NOT OBSTRUCT SGES ACCESS TO OR INTO EQUIPMENT. MAINTAIN 5-FT MIN. SEPARATION BETWEEN ELECTRICAL PAD MOUNT EQUIPMENT/ BURIED POWER, AND IRRIGATION LINES.



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- BOULDER, LARGE - 4'- 6' DIAMETER, TAN LIMESTONE
- BOULDER, SMALL - 2'- 3' DIAMETER, TAN LIMESTONE
- ROCK MULCH - CHERRY MIST; 3/4" - 1" NO FINES; 2" DEPTH IN PLANTING AREAS WHERE SHOWN *(MATCH TO EXISTING MAVERIK ROCK MULCH)*
- DARK BROWN BARK MULCH - 3" DEPTH WHERE SHOWN
- ROCK COBBLE (REUSE EXISTING FROM BERM DEMOLITION) - 6" DEPTH WHERE SHOWN
- FLAGSTONE PATH - 2' - 3' DIA. 2" THICK, COLOR - BUCKSKIN
- SODDED TURF - DWARF TALL FESCUE

Know what's below. Call before you dig.

NORTH

40 0 20 40 80

(IN FEET)

1 inch = 40 ft.

STATE OF UTAH
PAUL K. STEAD
#8857289-5301
LICENSED LANDSCAPE ARCHITECT

THUNDER JUNCTION ALL-ABILITIES PARK

DATE: 5/23/2024
DRAWN BY: CH
CHECKED BY: PS

REVISIONS: NO.	DATE	BY	DESCRIPTION

CITY OF ST. GEORGE
PARK PLANNING DIVISION
390 NORTH 3050 EAST
ST. GEORGE, UTAH 84790
(435) 627-4530

PLANTING PLAN
TONAQUINT CEMETERY EXPANSION - SECTION 10
1851 SOUTH DIXIE DRIVE
St. George, Utah 84770

SHEET
L-5

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MATERIAL SCHEDULE

(ALL QUANTITIES LISTED ARE FOR CONVENIENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES.)

MATERIAL	DESCRIPTION	SIZE	DEPTH	UNIT	QTY
BOULDER	SMALL BOULDER - TAN LIMESTONE	2' - 3' DIA	BURY BOTTOM ONE-QUARTER (1/4) OF ROCK	EA	144
BOULDER	LARGE BOULDER - TAN LIMESTONE	5' - 6' DIA	BURY BOTTOM ONE-QUARTER (1/4) OF ROCK	EA	81
COBBLE	STOCK PILE COBBLE FROM BERM DEMOLITION ON-SITE	EXISTING	6" DEPTH WHERE SHOWN	CY	450
ROCK MULCH	CHERRY MIST (MATCH EXISTING AT MAVERIK)	3/4" - 1"	2" DEPTH IN ALL PLANTING AREAS WHERE SHOWN	CY	40
MULCH	DARK BROWN SHREDDED BARK MULCH - CLEAN	N/A	3" DEPTH IN ALL PLANTING AREAS WHERE SHOWN	CY	330
FLAGSTONE	FLAGSTONE PAVERS, COLOR - BUCKSKIN	2' - 3' DIA	SEE DETAIL G	SF	435
PLANTING SOIL	PER SECTION 329100 - PLANTING SOIL FOR PLANTS	N/A	SEE PLANTING DETAILS	CY	294
ORGANIC MATERIAL	PER SECTION 329100 - PLANTING SOIL FOR TURF	N/A	AMEND TOPSOIL WITH 20% ORGANIC MATTER AT 9" DEPTH - SEE PLANTING DETAIL F	CY	605

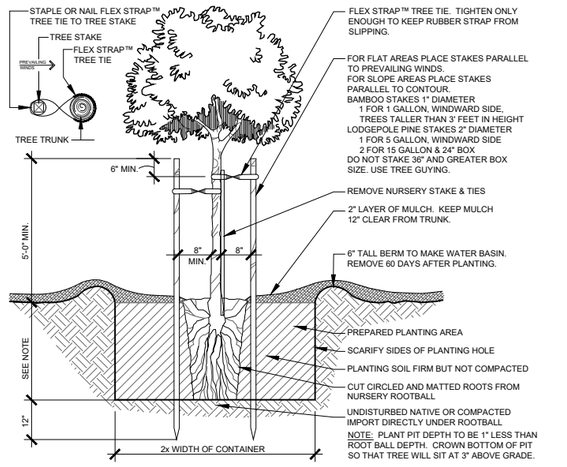
PLANT SCHEDULE

(ALL QUANTITIES LISTED ARE FOR CONVENIENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES.)

TYPE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	UNIT	QTY.
TREES	CERCIS MEXICANA STD.	MEXICAN REDBUD (STD)	24" BOX	AS SHOWN	EA	32
	CERCIS MEXICANA	MEXICAN REDBUD (MULTI)	24" BOX	AS SHOWN	EA	13
	CHILOPSIS LINEARIS 'BURGUNDY LACE'	B. L. DESERT WILLOW (MULTI)	15 GAL	AS SHOWN	EA	8
	LAGERSTROMIA SP. 'ARAPAHO RED' STD.	ARAPAHO RED CRAPE MYRTLE (STD)	24" BOX	AS SHOWN	EA	40
	MORUS ALBA	MULBERRY	24" BOX	AS SHOWN	EA	11
	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE (MULTI)	15 GAL	AS SHOWN	EA	21
	PINUS ELDARICA	MONDELL PINE	24" BOX	AS SHOWN	EA	34
	PISTACIA CHINENSIS 'RED PUSH'	RED PUSH PISTACHE	24" BOX	AS SHOWN	EA	19
	PLATANUS MEXICANA	MEXICAN SYCAMORE	24" BOX	AS SHOWN	EA	18
	QUERCUS BUCKLEYI	RED ROCK OAK	24" BOX	AS SHOWN	EA	16
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK (STD)	24" BOX	AS SHOWN	EA	17
	ULMUS PARVIFOLIA	LACEBARK ELM	24" BOX	AS SHOWN	EA	11
	VITEX AGNUS-CASTUS	CHASTE TREE	15 GAL	AS SHOWN	EA	9
PERENNIALS	DIETES HYBRID SP.	IRIS (VARIOUS COLORS)	1 GAL	AS SHOWN	EA	136
	GAZANIA HYBRID SP.	GAZANIA (VARIOUS COLORS)	1 GAL	AS SHOWN	EA	87
	HYMENOXYS ACUALIS	PERKY SUE	1 GAL	AS SHOWN	EA	69
	PENSTEMON EATONII	FIRECRACKER PENSTEMON	1 GAL	AS SHOWN	EA	44
	PENSTEMON PERRYI	PERRY'S PENSTEMON	1 GAL	AS SHOWN	EA	76
	PEROVSKIA ATRIPLICFOLIA	RUSSIAN SAGE	1 GAL	AS SHOWN	EA	25
	VIGUIERA STENOLOBA	SKELETON-LEAF GOLDENEYE	1 GAL	AS SHOWN	EA	40
SUCCULENTS	DASYLIRION LONGISSIMUM	GRASS TREE	5 GAL	AS SHOWN	EA	66
	DASYLIRION WHEELERI	GRAY DESERT SPOON	5 GAL	AS SHOWN	EA	29
	HESPERALOE FUNIFERA	GIANT HESPERALOE	15 GAL	AS SHOWN	EA	23
	HESPERALOE PARVIFOLIA	RED YUCCA	5 GAL	AS SHOWN	EA	144
SHRUBS	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	5 GAL	AS SHOWN	EA	11
	LEUCOPHYLLUM FRUTISCENS 'GREEN CLOUD'	GREEN CLOUD TEXAS SAGE	5 GAL	AS SHOWN	EA	119
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	AS SHOWN	EA	28
	NERIUM OLEANDER 'DWARF RED'	DWARF RED OLEANDER	5 GAL	AS SHOWN	EA	86
	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	5 GAL	AS SHOWN	EA	38
	SPARTIUM JUNCEUM	SPANISH BROOM	5 GAL	AS SHOWN	EA	22
	TEUCRIUM CHAMEDRYS	GERMANDER	1 GAL	AS SHOWN	EA	66
GRASSES	BOUTELOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	5 GAL	AS SHOWN	EA	40
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER GRASS	5 GAL	AS SHOWN	EA	95
	CORTADERIA SELLOANA 'PUMILA'	DWARF PAMPAS GRASS	5 GAL	AS SHOWN	EA	131
	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	5 GAL	AS SHOWN	EA	89
	SODDED TURF	DWARF TALL FESCUE	SOD	AS SHOWN	SF	108,500

LANDSCAPING AND PLANTING NOTES

1. THESE GENERAL NOTES ARE PROVIDED FOR CONVENIENCE ONLY. TECHNICAL SPECIFICATIONS ARE FULLY COVERED IN SECTIONS 328400, 329100, 329200A AND 329300.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN THE QUANTITIES AND SIZES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. ALL QUANTITIES SHOWN ON THE DRAWINGS ARE FOR CONVENIENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES.
4. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).
5. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT.
6. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE IN ITS CONTAINER. (i.e. DO NOT SET ROOT FLAIR OF PLANT BELOW TOP OF FINISHED GRADE)
7. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING AND WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
8. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
9. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
10. ALL PLANTS SHALL BE INSTALLED AT LEAST 24" FROM BACK OF CURB OR SIDEWALK EXCEPT FOR 1 GALLON PLANTS THAT MAY BE INSTALLED AT LEAST 18" FROM BACK OF CURB OR SIDEWALK.
11. THE CONTRACTOR SHALL PROVIDE PLANTING SOIL AS PER THE CONTRACT SPECIFICATIONS.
12. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS ON DRIP SYSTEM SHALL THEN BE WATERED ON A REGULAR SCHEDULE DURING THE FIRST GROWING SEASON.
13. THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL ON DRIP SYSTEM FOR ONE-YEAR AFTER DATE OF FINAL ACCEPTANCE.
14. PLANTING PITS- THE PLANTING SOIL SHALL HAVE A MINIMUM OF 20% ORGANIC MATERIAL. REFER TO SPECIFICATIONS.
15. FINISH GRADE OF ROCK MULCH WILL BE 1" BELOW TOP OF CURB OR SIDEWALK, EXCEPT WHERE INDICATED.
16. ALL WORK AND MATERIALS MUST MEET CITY OF ST. GEORGE STANDARDS.
17. LANDSCAPE TO BE INSTALLED BY A LANDSCAPE CONTRACTOR THAT MEETS STATE AND LOCAL LICENSE REQUIREMENTS.



A TREE PLANTING AND STAKING DETAIL
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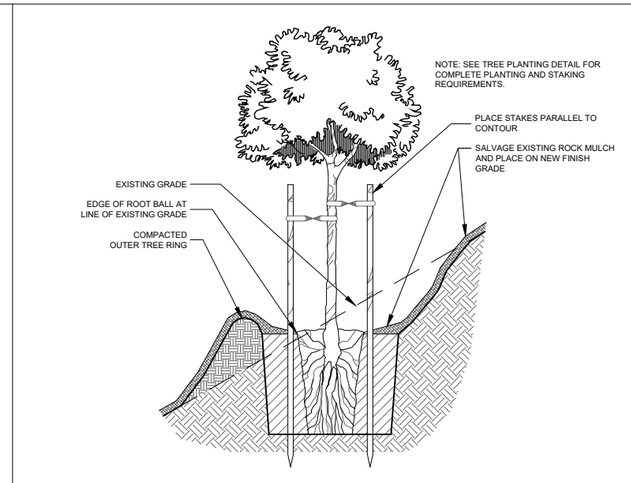

B TREE SLOPE PLANTING & STAKING DETAIL
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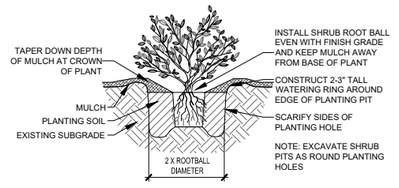

C SHRUB PLANTING DETAIL
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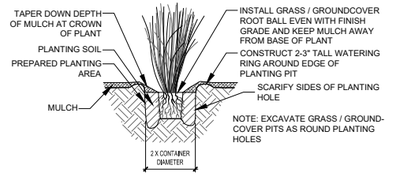

D GRASS PLANTING DETAIL
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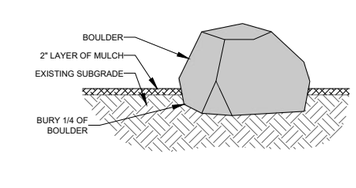

E BOULDER DETAIL
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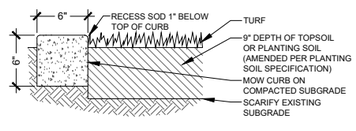
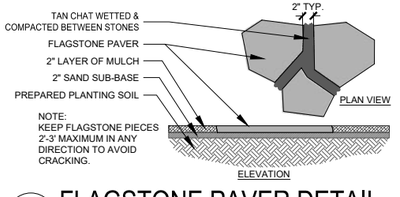


F MOW CURB & TURF DETAIL
SCALE: NO SCALE



G FLAGSTONE PAVER DETAIL
SCALE: NO SCALE

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

STATE OF UTAH
PAUL K. STEAD
#8857289-5301
LICENSED LANDSCAPE ARCHITECT

DATE: 5/23/2024
DRAWN BY: CH
CHECKED BY: PS

REVISIONS:

NO.	DATE	BY	DESCRIPTION

CITY OF ST. GEORGE
PARK PLANNING DIVISION
390 NORTH 3050 EAST
ST. GEORGE, UTAH 84790
(435) 627-4530

LANDSCAPE NOTES, DETAILS & SCHEDULE
TONAQUINT CEMETERY EXPANSION - SECTION 10
1851 SOUTH DIXIE DRIVE
St. George, Utah 84770

SHEET
LD-1

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SHRUBS

HYMENOXYS ACULIS	PERKY SUE	1 GAL
ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	5 GAL
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD TEXAS SAGE	5 GAL
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL
NERIUM OLEANDER 'PETITE RED'	DWARF RED OLEANDER	5 GAL
PENSTEMON EATONII	FIRECRACKER PENSTEMON	1 GAL
PENSTEMON PERRYI	PERRY'S PENSTEMON	1 GAL
PEROVSKIA ATRIPLICFOLIA	RUSSIAN SAGE	1 GAL
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	5 GAL
SPARTIUM JUNCEUM	SPANISH BROOM	5 GAL
TEUCRIUM CHAMEDRYS	GERMANDER	1 GAL
VIGUIERA STENOLOBA	SKELETON-LEAF GOLDENEYE	1 GAL

SUCCULENTS

DASYLIRON LONGISSIMUM	GRASS TREE	5 GAL
DASYLIRION WHEELERI	GRAY DESERT SPOON	5 GAL
HESPERALOE FUNIFERA	GIANT HESPERALOE	15 GAL
HESPERALOE PARVIFOLIA	RED YUCCA	5 GAL

GRASSES & PERENNIALS

BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRAMA	5 GAL
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER GRASS	5 GAL
CORTADERIA SELLOANA 'PUMILA'	DWARF PAMPAS GRASS	5 GAL
DIETES HYBRID SP.	IRIS	1 GAL
GAZANIA HYBRID SP.	GAZANIA	1 GAL
PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	5 GAL

FROM CENTER POINT #2:
- FIRST RING RADIUS IS AT 6.5' FEET
- ALL RINGS AFTER ARE OFFSET AT 3.5' FEET TYP.

FROM CENTER POINT #1:
- FIRST RING RADIUS IS AT 10' FEET
- SECOND RING RADIUS IS AT 12' FEET

#1

#2

NORTH

10 0 5 10 20

(IN FEET)

1 inch = 10 ft.

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

STATE OF UTAH
PAUL K. STEAD
#8857289-5301
LICENSED LANDSCAPE ARCHITECT

REVISIONS: NO.	DATE	BY	DESCRIPTION

DATE: 5/23/2024
DRAWN BY: CH
CHECKED BY: PS

CITY OF ST. GEORGE
PARK PLANNING DIVISION
390 NORTH 3050 EAST
ST. GEORGE, UTAH 84790
(435) 627-4530

PLANTING ENLARGEMENT DETAIL
TONAQUINT CEMETERY EXPANSION - SECTION 10
1851 SOUTH DIXIE DRIVE
St. George, Utah 84770

SHEET
LD-2

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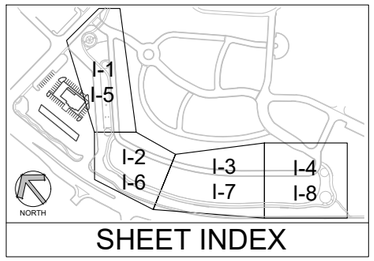

SHEET INDEX

TURF IRRIGATION LEGEND

HEAD SYMBOL LEGEND Q	H	F	MAKER	MODEL NUMBER - DESCRIPTION	NOZZLE	PATTERN	GPM Q	H	F	IN / HR	PSI	RADIUS	DETAIL
18	18	-	RAIN BIRD	1806-SAM-PRS-NP-18VAN 6" POP-UP	VAN - QUARTER, HALF, FULL	VARIABLE 0° - 360°	1.33	2.66	5.32	1.83	30	18'	F
10	10	16	RAIN BIRD	1806-SAM-PRS-NP-10VAN 6" POP-UP	VAN - QUARTER, HALF, FULL	VARIABLE 0° - 360°	0.75	1.45	2.60	2.89	30	10'	F
-	-	6	RAIN BIRD	8005-SS-NP-6 ROTOR	# 6 (LT. BLUE)	VARIABLE 0° - 360°	5.60			.53	50	45'	M
-	-	12	RAIN BIRD	8005-SS-NP-12 ROTOR	#12 (BEIGE)	VARIABLE 0° - 360°	11.1			.66	50	57'	M

NOTES:

1. LOCATION OF THE MAINLINES & CONTROLLER WIRE AS SHOWN ON PLAN IS DIAGRAMMATIC ONLY.
2. POC's, BALL VALVES, QUICK COUPLERS, VALVES, PULL BOXES, MAINLINES, & SLEEVES SHOWN ON THE PLAN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES TO ENSURE A WORKING AND COMPLETE IRRIGATION SYSTEM.
3. REFER TO SHEETS I-5 TO I-8 FOR SLEEVE LOCATIONS.

1600 SOUTH CIRCLE

29 / 1" 8 GPM SHRUBS

28 / 1" 9 GPM SHRUBS

27 / 1" 7 GPM SHRUBS

51 GPM TURF 24 / 2"

6 GPM SHRUBS 23 / 1"

MAVERIK C-STORE

MATCHLINE A-A

MATCHLINE A-A

MATCHLINE B-B

21 / 2" 31 GPM TURF

20 / 2" 31 GPM TURF

19 / 2" 43 GPM TURF

MATCHLINE B-B, SHEET I-2

IRRIGATION LEGEND

SYMBOL	MAKER	DESCRIPTION	DETAIL
C	RAIN BIRD	RAINBIRD ESP TWO-WIRE CONTROLLER, MODEL NO. ESP-LXD, WITH IQ RADIO CONTROLLER, MODEL NO. IQ-NCC-RS; PEDESTAL MODEL NO. LXMMSSPED	E
F	AMIAD	AMIAD STEEL BODY Y-FILTER, MODEL NO. 4" COMPACT IN-LINE MANUAL FILTER, WITH TAN COLOR INSULATED ENCLOSURE	B
MV	RAIN BIRD	3" MASTER VALVE, MODEL NO. 300-BPES-NP-HAN; WITH RAIN BIRD TWO-WIRE DECODER, MODEL NO. FD-TURF	B
FS	RAIN BIRD	4" FLOW SENSOR; MODEL NO. FS400P; WITH RAIN BIRD FLOW SENSOR DECODER, MODEL NO. SD-210-TURF	B
	RAIN BIRD	TURF VALVE. SIZE ON PLAN; MODEL NO. 200-PESB-R; WITH RAIN BIRD TWO-WIRE DECODER, MODEL NO. FD-TURF	C
	RAIN BIRD	CONTROL ZONE KIT, MODEL NO. XCZ-100-PRB-COM; WITH RAIN BIRD TWO-WIRE DECODER, MODEL NO. FD-TURF	G
	WEATHERMATIC	1" QUICK COUPLER, MODEL NO. 7645-QCVLNP	L
	APPROVED	1" SCH 80 PVC BALL VALVE	L, R
	APPROVED	LATERAL ISOLATION VALVE, LINE SIZE	P
	APPROVED	GATE VALVE, LINE SIZE	O, Q
PB	APPROVED	PULL BOX	N
	APPROVED	SCH 40 PVC SLEEVE. SIZE & NUMBER NOTED ON PLAN.	I
	APPROVED	SCH 40 PVC MAINLINE - PURPLE PIPE, SIZE NOTED ON PLAN	A,B,D,H,I, L,O,P,Q,R
	APPROVED	SCH 40 PVC LATERAL LINE, SIZE NOTED ON PLAN	C,F,G,H,I,M,P
	TORO	1" PE LAVENDER STRIPE HOSE, MODEL NO. T-EHPD2667-066A	G, H, I, J, K
CW	APPROVED	14 U.F. DIRECT BURIAL RED MAXI-WIRE CONTROLLER WIRE IN 1" GRAY SCH 40 PVC CONDUIT	B, C, E, G, H, I, N
	TORO	5/8" BROWN DRIP IN® PC, MODEL NO. PCB1810-12 WITH 1.0 GPH, 12" EMITTER SPACING	J

NOTE: SEE SHEETS ID-1 & ID-2 FOR IRRIGATION DETAILS

SINGLE OUTLET EMITTER SCHEDULE

ONE - (1) 2.0 GPH EMITTER PER 1 GAL. SHRUBS/GRASSES
TWO - (2) 2.0 GPH EMITTERS PER 5 GAL. SHRUBS/GRASSES
TWO - (2) 0.5 GPH EMITTERS PER 3 GAL. & 5 GAL. SUCCULENTS
THREE - (3) 0.5 GPH EMITTERS PER 15 GAL. SUCCULENTS

NORTH

20 GPM 0 / 2" — GALLONS PER MINUTE; VALVE #; VALVE SIZE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

Know what's below. Call before you dig.

STATE OF UTAH
PAUL K. STEAD
#8857289-5301
LICENSED LANDSCAPE ARCHITECT

DATE: 5/23/2024
DRAWN BY: CH
CHECKED BY: PS

REVISIONS: NO.	DATE	BY	DESCRIPTION

CITY OF ST. GEORGE
PARK PLANNING DIVISION
390 NORTH 3050 EAST
ST. GEORGE, UTAH 84790
(435) 627-4530

IRRIGATION PLAN - SHRUBS & TURF
TONAQUINT CEMETERY EXPANSION - SECTION 10
1851 SOUTH DIXIE DRIVE
St. George, Utah 84770

SHEET I-1

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TURF IRRIGATION LEGEND

HEAD SYMBOL LEGEND Q	H	F	MAKER	MODEL NUMBER - DESCRIPTION	NOZZLE	PATTERN	GPM Q	GPM H	GPM F	IN / HR	PSI	RADIUS	DETAIL
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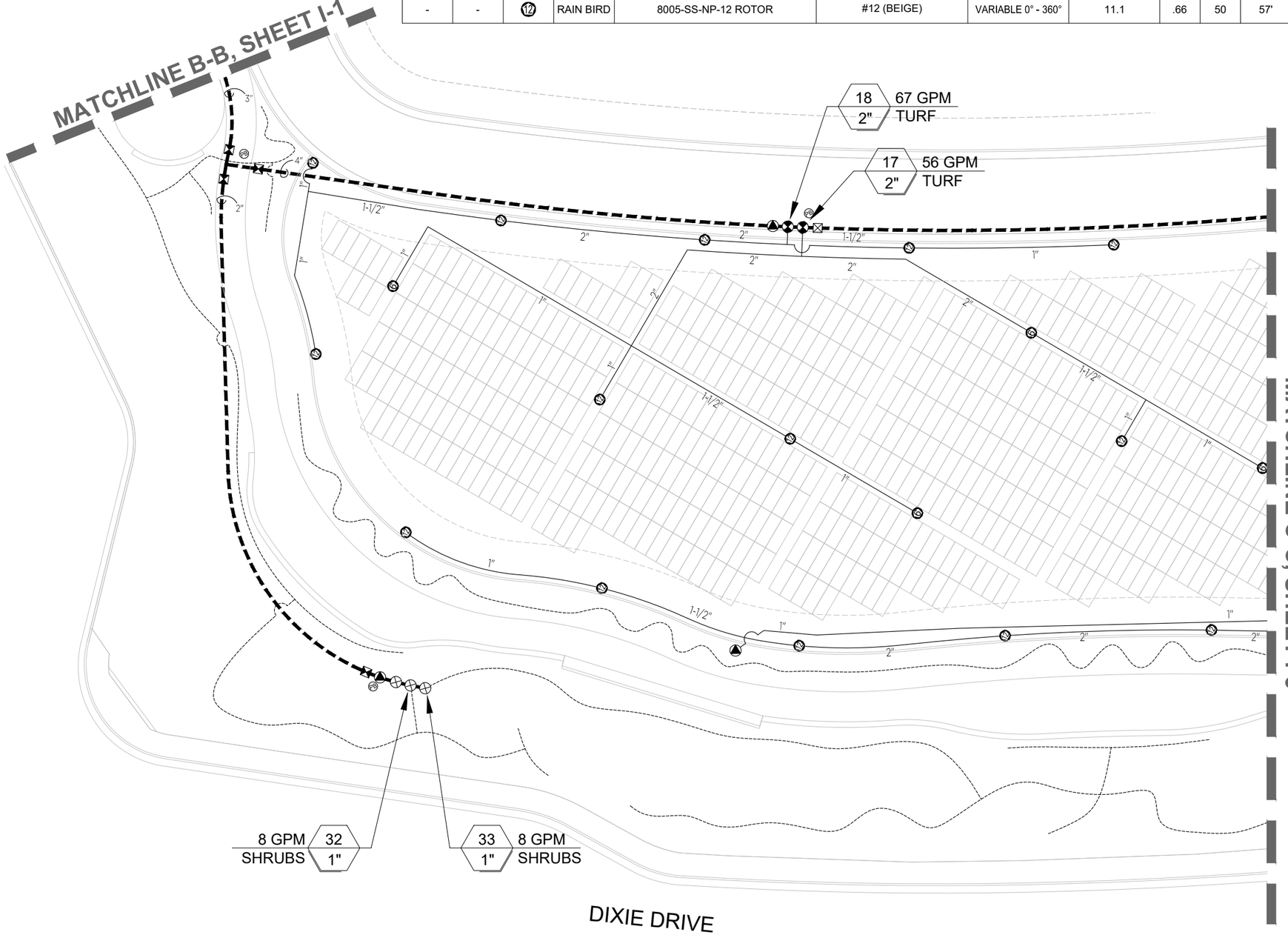
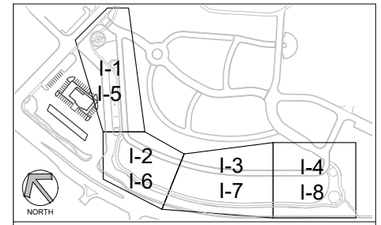
10	10	10	RAIN BIRD	1806-SAM-PRS-NP-10VAN 6" POP-UP	VAN - QUARTER, HALF, FULL	VARIABLE 0° - 360°	0.75	1.45	2.60	2.89	30	10'	F
-	-	6	RAIN BIRD	8005-SS-NP-6 ROTOR	# 6 (LT. BLUE)	VARIABLE 0° - 360°		5.60		.53	50	45'	M
-	-	12	RAIN BIRD	8005-SS-NP-12 ROTOR	#12 (BEIGE)	VARIABLE 0° - 360°		11.1		.66	50	57'	M





SHEET INDEX

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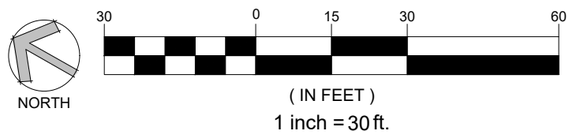
IRRIGATION LEGEND

SYMBOL	MAKER	DESCRIPTION	DETAIL
C	RAIN BIRD	RAINBIRD ESP TWO-WIRE CONTROLLER, MODEL NO. ESP-LXD, WITH IQ RADIO CONTROLLER, MODEL NO. IQ-NCC-RS; PEDESTAL MODEL NO. LXMMSSPED	E
F	AMIAD	AMIAD STEEL BODY Y-FILTER, MODEL NO., 4" COMPACT IN-LINE MANUAL FILTER, WITH TAN COLOR INSULATED ENCLOSURE	B
MV	RAIN BIRD	3" MASTER VALVE, MODEL NO. 300-BPES-NP-HAN; WITH RAIN BIRD TWO-WIRE DECODER, MODEL NO. FD-TURF	B
FS	RAIN BIRD	4" FLOW SENSOR; MODEL NO. FS400P; WITH RAIN BIRD FLOW SENSOR DECODER, MODEL NO. SD-210-TURF	B
	RAIN BIRD	TURF VALVE, SIZE ON PLAN; MODEL NO. 200-PESB-R; WITH RAIN BIRD TWO-WIRE DECODER, MODEL NO. FD-TURF	C
	RAIN BIRD	CONTROL ZONE KIT, MODEL NO. XCZ-100-PRB-COM; WITH RAIN BIRD TWO-WIRE DECODER, MODEL NO. FD-TURF	G
	WEATHERMATIC	1" QUICK COUPLER, MODEL NO. 7645-QCVLNP	L
	APPROVED	1" SCH 80 PVC BALL VALVE	L, R
	APPROVED	LATERAL ISOLATION VALVE, LINE SIZE	P
	APPROVED	GATE VALVE, LINE SIZE	O, Q
PB	APPROVED	PULL BOX	N
	APPROVED	SCH 40 PVC SLEEVE. SIZE & NUMBER NOTED ON PLAN.	I
	APPROVED	SCH 40 PVC MAINLINE - PURPLE PIPE, SIZE NOTED ON PLAN	A,B,D,H,I, L,O,P,Q,R
	APPROVED	SCH 40 PVC LATERAL LINE, SIZE NOTED ON PLAN	C,F,G,H,I,M,P
	TORO	1" PE LAVENDER STRIPE HOSE, MODEL NO. T-EHPD2667-066A	G, H, I, J, K
CW	APPROVED	14 U.F. DIRECT BURIAL RED MAXI-WIRE CONTROLLER WIRE IN 1" GRAY SCH 40 PVC CONDUIT	B, C, E, G, H, I, N
	TORO	5/8" BROWN DRIP IN® PC, MODEL NO. PCB1810-12 WITH 1.0 GPH, 12" EMITTER SPACING	J

NOTE: SEE SHEETS ID-1 & ID-2 FOR IRRIGATION DETAILS

SINGLE OUTLET EMITTER SCHEDULE

ONE - (1) 2.0 GPH EMITTER PER 1 GAL. SHRUBS/GRASSES
TWO - (2) 2.0 GPH EMITTERS PER 5 GAL. SHRUBS/GRASSES
TWO - (2) 0.5 GPH EMITTERS PER 3 GAL. & 5 GAL. SUCCULENTS
THREE - (3) 0.5 GPH EMITTERS PER 15 GAL. SUCCULENTS



Know what's below. Call before you dig.

20 GPM 0 2" — GALLONS PER MINUTE, VALVE #, VALVE SIZE

STATE OF UTAH
PAUL K. STEAD
#8857289-5301
LICENSED LANDSCAPE ARCHITECT

DATE: 5/23/2024
DRAWN BY: CH
CHECKED BY: PS

REVISIONS: NO.	DATE	BY	DESCRIPTION

CITY OF ST. GEORGE
PARK PLANNING DIVISION
390 NORTH 3050 EAST
ST. GEORGE, UTAH 84790
(435) 627-4530

SIG

IRRIGATION PLAN - SHRUBS & TURF
TONAQUINT CEMETERY EXPANSION - SECTION 10
1851 SOUTH DIXIE DRIVE
St. George, Utah 84770

SHEET
I-2

5/23/2024 12:44 PM G:\Shared drives\Park Planning\City Facilities\Cemeteries\Tonaquint Cemetery\SECTION 10 - 2024 EXPANSION\14-Construction Admin\Construction Drawings\CDs\TONAQUINT CEMETERY EXP_SEC10_IRRIGATION PLAN_5-5-2024.dwg

IRRIGATION LEGEND

SYMBOL	MAKER	DESCRIPTION	DETAIL
C	RAIN BIRD	RAINBIRD ESP TWO-WIRE CONTROLLER, MODEL NO, ESP-LXD, WITH IQ RADIO CONTROLLER, MODEL NO, IQ-NCC-RS; PEDESTAL MODEL NO, LXMMSSPED	E
F	AMIAD	AMIAD STEEL BODY Y-FILTER, MODEL NO, 4" COMPACT IN-LINE MANUAL FILTER, WITH TAN COLOR INSULATED ENCLOSURE	B
MV	RAIN BIRD	3" MASTER VALVE, MODEL NO. 300-BPES-NP-HAN; WITH RAIN BIRD TWO-WIRE DECODER, MODEL NO. FD-TURF	B
FS	RAIN BIRD	4" FLOW SENSOR; MODEL NO. FS400P; WITH RAIN BIRD FLOW SENSOR DECODER, MODEL NO. SD-210-TURF	B
	RAIN BIRD	TURF VALVE, SIZE ON PLAN; MODEL NO. 200-PESB-R; WITH RAIN BIRD TWO-WIRE DECODER, MODEL NO. FD-TURF	C
	RAIN BIRD	CONTROL ZONE KIT, MODEL NO. XCZ-100-PRB-COM; WITH RAIN BIRD TWO-WIRE DECODER, MODEL NO. FD-TURF	G
	WEATHERMATIC	1" QUICK COUPLER, MODEL NO. 7645-QCVLNP	L
	APPROVED	1" SCH 80 PVC BALL VALVE	L, R
	APPROVED	LATERAL ISOLATION VALVE, LINE SIZE	P
	APPROVED	GATE VALVE, LINE SIZE	O, Q
PB	APPROVED	PULL BOX	N
	APPROVED	SCH 40 PVC SLEEVE. SIZE & NUMBER NOTED ON PLAN.	I
	APPROVED	SCH 40 PVC MAINLINE - PURPLE PIPE, SIZE NOTED ON PLAN	A,B,D,H,I, L,O,P,Q,R
	APPROVED	SCH 40 PVC LATERAL LINE, SIZE NOTED ON PLAN	C,F,G,H,I,M,P
	TORO	1" PE LAVENDER STRIPE HOSE, MODEL NO. T-EHPD2667-066A	G, H, I, J, K
—CW—	APPROVED	14 U.F. DIRECT BURIAL RED MAXI-WIRE CONTROLLER WIRE IN 1" GRAY SCH 40 PVC CONDUIT	B, C, E, G, H, I, N
	TORO	5/8" BROWN DRIP IN® PC, MODEL NO. PCB1810-12 WITH 1.0 GPH, 12" EMITTER SPACING	J

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NORTH

30 0 15 30 60

(IN FEET)

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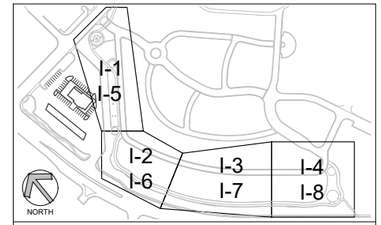
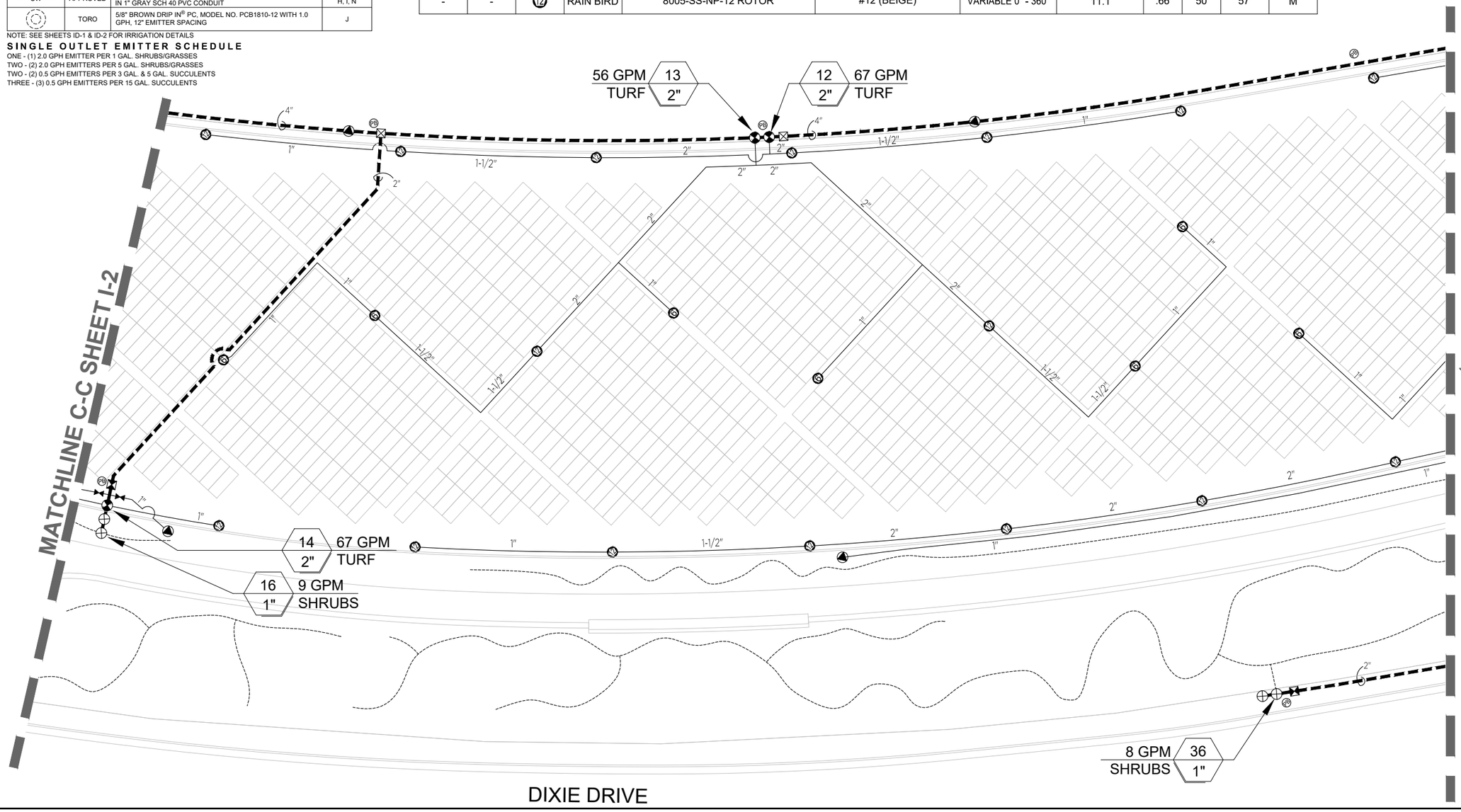


SHEET INDEX

TURF IRRIGATION LEGEND

HEAD SYMBOL LEGEND Q	H	F	MAKER	MODEL NUMBER - DESCRIPTION	NOZZLE	PATTERN	GPM Q	GPM H	GPM F	IN / HR	PSI	RADIUS	DETAIL
18	18	-	RAIN BIRD	1806-SAM-PRS-NP-18VAN 6" POP-UP	VAN - QUARTER, HALF, FULL	VARIABLE 0° - 360°	1.33	2.66	5.32	1.83	30	18'	F
10	10	10	RAIN BIRD	1806-SAM-PRS-NP-10VAN 6" POP-UP	VAN - QUARTER, HALF, FULL	VARIABLE 0° - 360°	0.75	1.45	2.60	2.89	30	10'	F
-	-	6	RAIN BIRD	8005-SS-NP-6 ROTOR	# 6 (LT. BLUE)	VARIABLE 0° - 360°	5.60			.53	50	45'	M
-	-	12	RAIN BIRD	8005-SS-NP-12 ROTOR	#12 (BEIGE)	VARIABLE 0° - 360°	11.1			.66	50	57'	M

GALLONS PER MINUTE
20 GPM — 0 — VALVE #
2" — VALVE SIZE



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LICENSED LANDSCAPE ARCHITECT

REVISIONS: NO.	DATE	BY	DESCRIPTION

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PARK PLANNING DIVISION
390 NORTH 3050 EAST
ST. GEORGE, UTAH 84790
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SIG

IRRIGATION PLAN - SHRUBS & TURF
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NORTH

40 0 20 40 80

(IN FEET)

1 inch = 40 ft.

GALLONS PER MINUTE
20 GPM 0 VALVE #
2" VALVE SIZE

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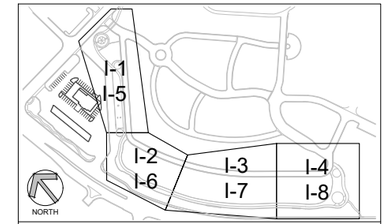
4. LANDSCAPE WORK AROUND PAD MOUNT ELECTRICAL EQUIPMENT SHALL CONFORM TO CURRENT SGES UNDERGROUND STANDARDS IN ACCORDANCE WITH DETAILS D1-B, D3-A, & D3-C (WEBSITE: SGCITY.ORG/ENERGYDEPARTMENT). LANDSCAPING WITHIN THE CLEAR ZONE AREA SHALL BE XERISCAPE, LANDSCAPE ROCK SHALL BE NO LARGER THAN 1" INCH MINUS, AND NO VEGETATION SHALL BE PLACED WITHIN THE CLEAR ZONE. FINISH GRADE AROUND EQUIPMENT SHALL CONFORM TO DETAILS D2 & D3-C. CONSIDER THAT MATURE VEGETATION SHALL NOT ENCROACH TO COVER, GROW INTO, OR OVER ELECTRICAL EQUIPMENT. MATURE VEGETATION SHALL NOT OBSTRUCT SGES ACCESS TO OR INTO EQUIPMENT. MAINTAIN 5-FT MIN. SEPARATION BETWEEN ELECTRICAL PAD MOUNT EQUIPMENT/ BURIED POWER, AND IRRIGATION LINES.



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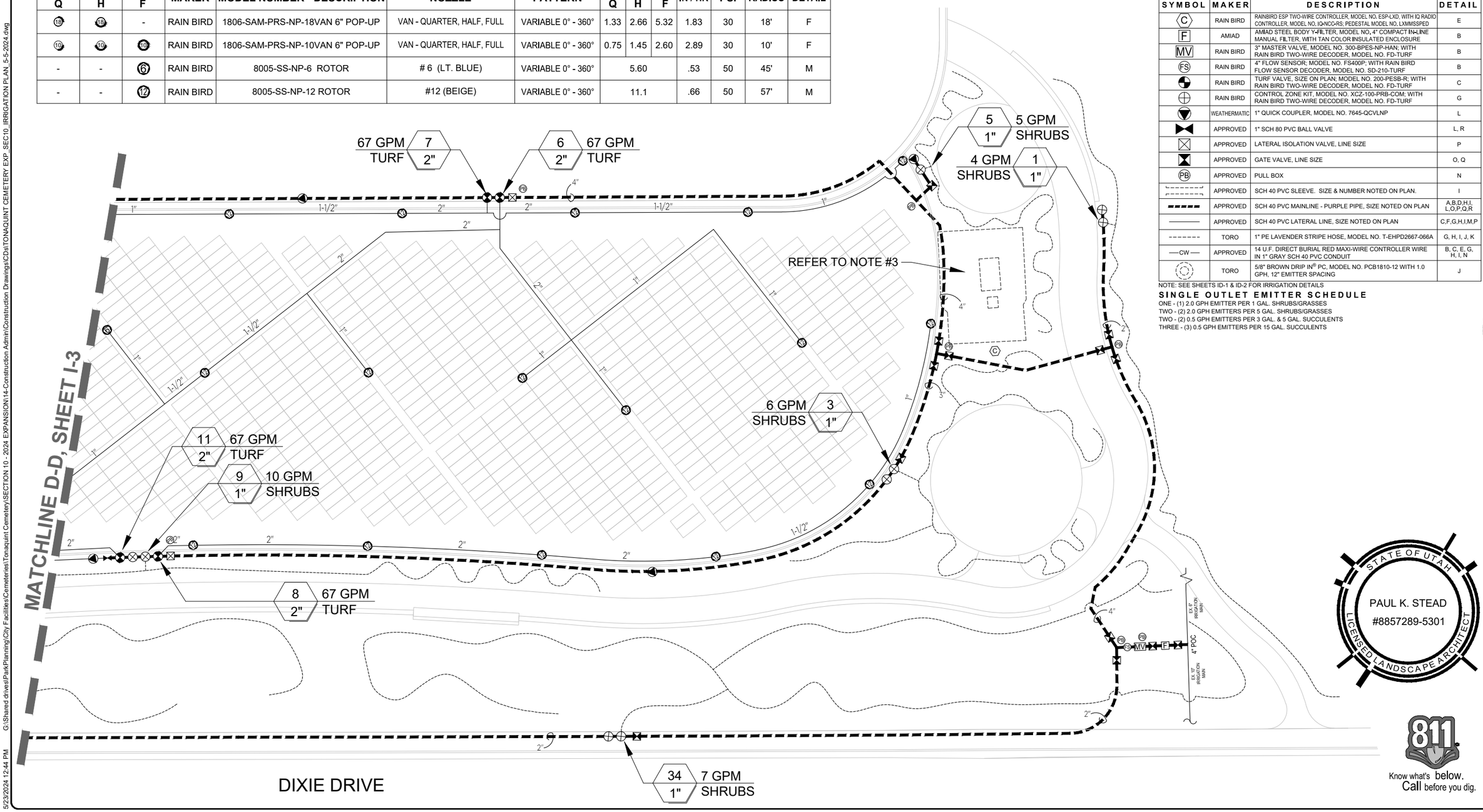

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	APPROVED	SCH 40 PVC MAINLINE - PURPLE PIPE, SIZE NOTED ON PLAN	A,B,D,H,I, L,O,P,Q,R
	APPROVED	SCH 40 PVC LATERAL LINE, SIZE NOTED ON PLAN	C,F,G,H,I,M,P
	TORO	1" PE LAVENDER STRIPE HOSE, MODEL NO. T-EHPD2667-066A	G, H, I, J, K
CW	APPROVED	14 U.F. DIRECT BURIAL RED MAXI-WIRE CONTROLLER WIRE IN 1" GRAY SCH 40 PVC CONDUIT	B, C, E, G, H, I, N
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PAUL K. STEAD
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390 NORTH 3050 EAST
ST. GEORGE, UTAH 84790
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SIG

IRRIGATION PLAN - SHRUBS & TURF
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I-4

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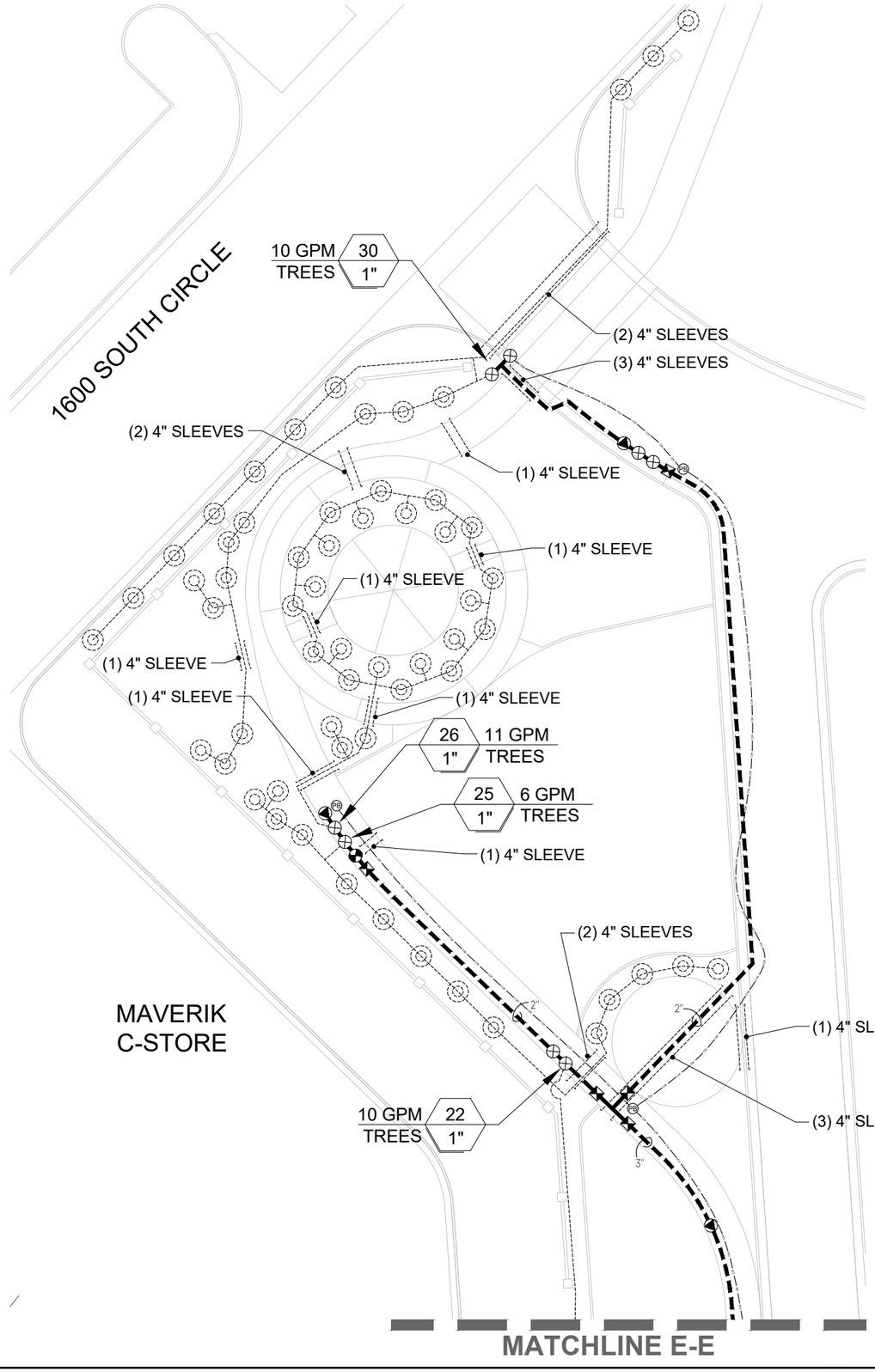

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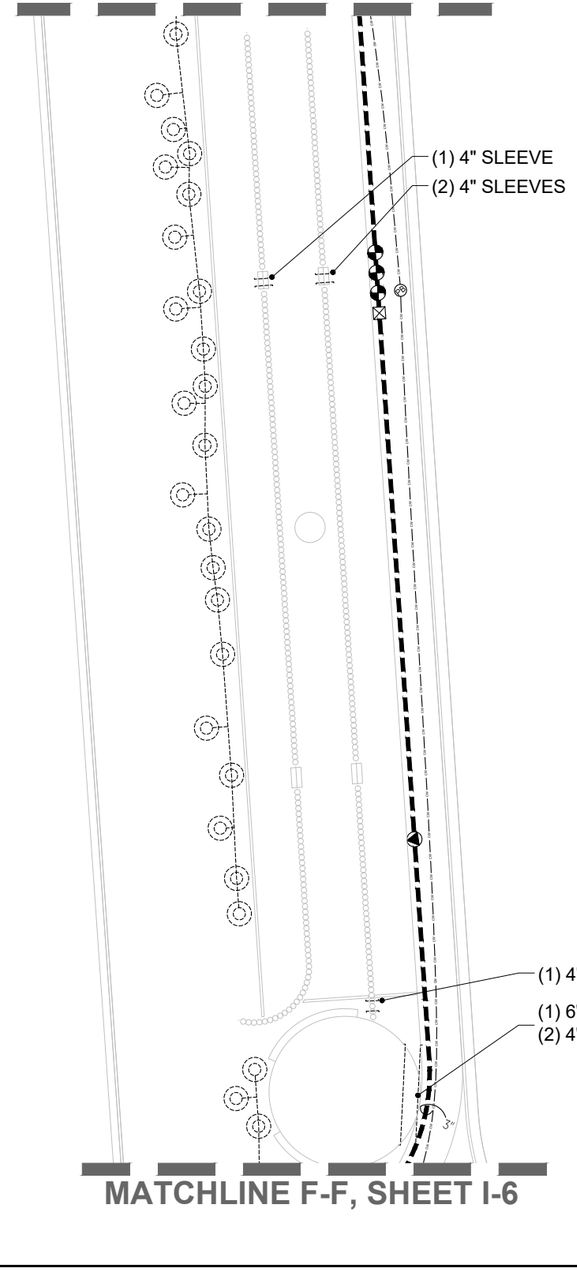

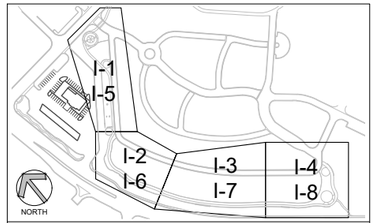

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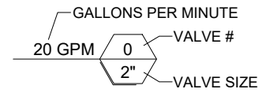

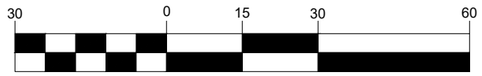

(IN FEET)
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IRRIGATION LEGEND

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PARK PLANNING DIVISION
390 NORTH 3050 EAST
ST. GEORGE, UTAH 84790
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IRRIGATION PLAN - TREES
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SHEET
I-5

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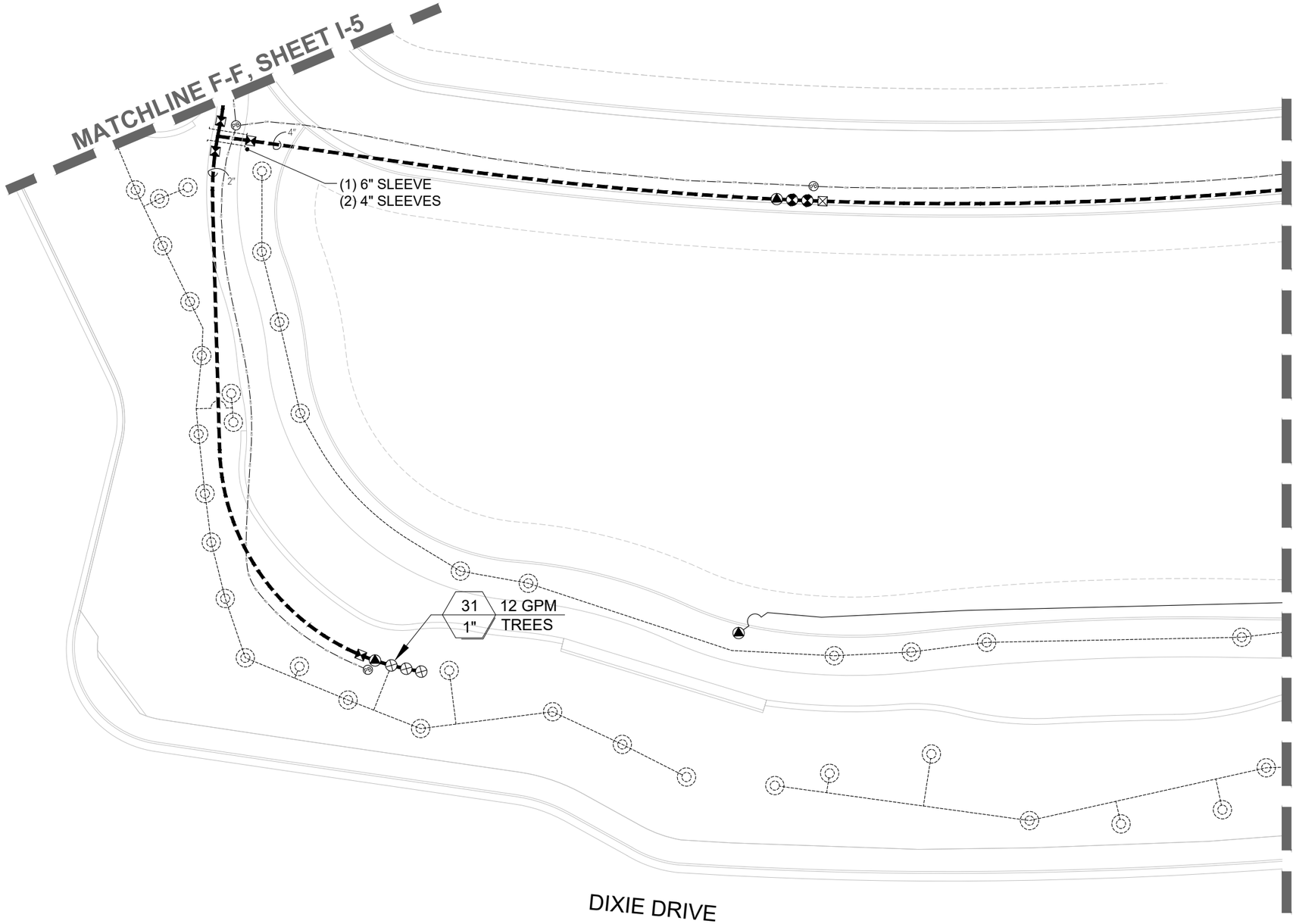

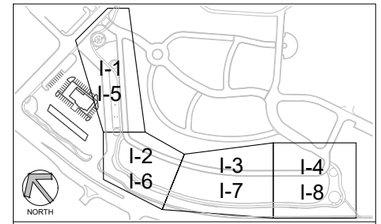

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SYMBOL	MAKER	DESCRIPTION	DETAIL
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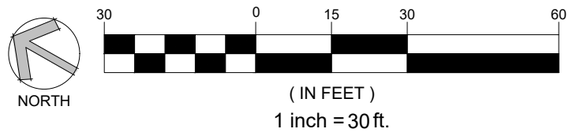
F	AMIAD	AMIAD STEEL BODY Y-FILTER, MODEL NO., 4" COMPACT IN-LINE MANUAL FILTER, WITH TAN COLOR INSULATED ENCLOSURE	B
MV	RAIN BIRD	3" MASTER VALVE, MODEL NO. 300-BPES-NP-HAN; WITH RAIN BIRD TWO-WIRE DECODER, MODEL NO. FD-TURF	B
FS	RAIN BIRD	4" FLOW SENSOR; MODEL NO. FS400P; WITH RAIN BIRD FLOW SENSOR DECODER, MODEL NO. SD-210-TURF	B
	RAIN BIRD	TURF VALVE, SIZE ON PLAN; MODEL NO. 200-PESB-R; WITH RAIN BIRD TWO-WIRE DECODER, MODEL NO. FD-TURF	C
	RAIN BIRD	CONTROL ZONE KIT, MODEL NO. XCZ-100-PRB-COM; WITH RAIN BIRD TWO-WIRE DECODER, MODEL NO. FD-TURF	G
	WEATHERMATIC	1" QUICK COUPLER, MODEL NO. 7645-QCVLNP	L
	APPROVED	1" SCH 80 PVC BALL VALVE	L, R
	APPROVED	LATERAL ISOLATION VALVE, LINE SIZE	P
	APPROVED	GATE VALVE, LINE SIZE	O, Q
PB	APPROVED	PULL BOX	N
	APPROVED	SCH 40 PVC SLEEVE. SIZE & NUMBER NOTED ON PLAN.	I
	APPROVED	SCH 40 PVC MAINLINE - PURPLE PIPE, SIZE NOTED ON PLAN	A,B,D,H,I, L,O,P,Q,R
	APPROVED	SCH 40 PVC LATERAL LINE, SIZE NOTED ON PLAN	C,F,G,H,I,M,P
	TORO	1" PE LAVENDER STRIPE HOSE, MODEL NO. T-EHPD2667-066A	G, H, I, J, K
CW	APPROVED	14 U.F. DIRECT BURIAL RED MAXI-WIRE CONTROLLER WIRE IN 1" GRAY SCH 40 PVC CONDUIT	B, C, E, G, H, I, N
	TORO	5/8" BROWN DRIP IN® PC, MODEL NO. PCB1810-12 WITH 1.0 GPH, 12" EMITTER SPACING	J

NOTE: SEE SHEETS ID-1 & ID-2 FOR IRRIGATION DETAILS

SINGLE OUTLET EMITTER SCHEDULE

ONE - (1) 2.0 GPH EMITTER PER 1 GAL. SHRUBS/GRASSES
TWO - (2) 2.0 GPH EMITTERS PER 5 GAL. SHRUBS/GRASSES
TWO - (2) 0.5 GPH EMITTERS PER 3 GAL. & 5 GAL. SUCCULENTS
THREE - (3) 0.5 GPH EMITTERS PER 15 GAL. SUCCULENTS



811
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GALLONS PER MINUTE
20 GPM
0
2"
VALVE #
VALVE SIZE

STATE OF UTAH
PAUL K. STEAD
#8857289-5301
LICENSED LANDSCAPE ARCHITECT

REVISIONS: NO.	DATE	BY	DESCRIPTION

DATE: 5/23/2024
DRAWN BY: CH
CHECKED BY: PS

CITY OF ST. GEORGE
PARK PLANNING DIVISION
390 NORTH 3050 EAST
ST. GEORGE, UTAH 84790
(435) 627-4530

IRRIGATION PLAN - TREES
TONAQUINT CEMETERY EXPANSION - SECTION 10
1851 SOUTH DIXIE DRIVE
St. George, Utah 84770

SHEET
I-6

5/23/2024 12:44 PM G:\Shared drives\Park Planning\City Facilities\Cemeteries\Tonaquint Cemetery\SECTION 10 - 2024 EXPANSION\14-Construction Admin\Construction Drawings\CDs\TONAQUINT CEMETERY EXP_SEC10_IRRIGATION PLAN_5-5-2024.dwg

IRRIGATION LEGEND

SYMBOL	MAKER	DESCRIPTION	DETAIL
C	RAIN BIRD	RAINBIRD ESP TWO-WIRE CONTROLLER, MODEL NO. ESP-LXD, WITH IQ RADIO CONTROLLER, MODEL NO. IQ-NCC-RS; PEDESTAL MODEL NO. LXMMSSPED	E
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	WEATHERMATIC	1" QUICK COUPLER, MODEL NO. 7645-QCVLNP	L
	APPROVED	1" SCH 80 PVC BALL VALVE	L, R
	APPROVED	LATERAL ISOLATION VALVE, LINE SIZE	P
	APPROVED	GATE VALVE, LINE SIZE	O, Q
PB	APPROVED	PULL BOX	N
	APPROVED	SCH 40 PVC SLEEVE. SIZE & NUMBER NOTED ON PLAN.	I
	APPROVED	SCH 40 PVC MAINLINE - PURPLE PIPE, SIZE NOTED ON PLAN	A,B,D,H,I, L,O,P,Q,R
	APPROVED	SCH 40 PVC LATERAL LINE, SIZE NOTED ON PLAN	C,F,G,H,I,M,P
	TORO	1" PE LAVENDER STRIPE HOSE, MODEL NO. T-EHPD2667-066A	G, H, I, J, K
CW	APPROVED	14 U.F. DIRECT BURIAL RED MAXI-WIRE CONTROLLER WIRE IN 1" GRAY SCH 40 PVC CONDUIT	B, C, E, G, H, I, N
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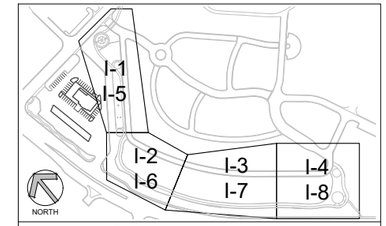
NOTES:

1. LOCATION OF THE MAINLINES & CONTROLLER WIRE AS SHOWN ON PLAN IS DIAGRAMMATIC ONLY.
2. POC's, BALL VALVES, QUICK COUPLERS, VALVES, PULL BOXES, MAINLINES, & SLEEVES SHOWN ON THE PLAN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES TO ENSURE A WORKING AND COMPLETE IRRIGATION SYSTEM.
3. REFER TO SHEETS I-5 TO I-8 FOR SLEEVE LOCATIONS.

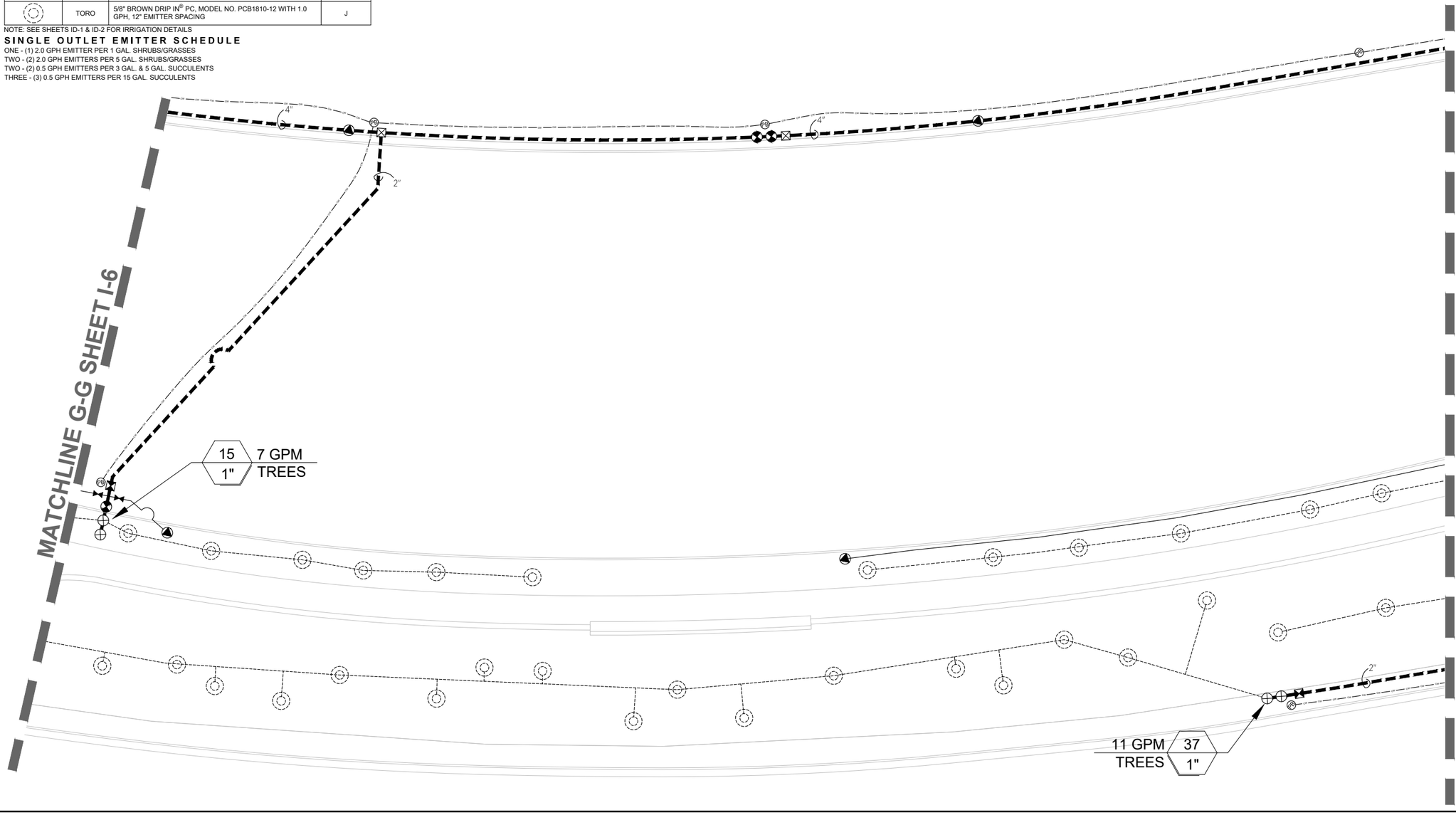


SHEET INDEX

GALLONS PER MINUTE
20 GPM 0 VALVE #
2" VALVE SIZE

NORTH

30 0 15 30 60
(IN FEET)
1 inch = 30 ft.



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STATE OF UTAH
PAUL K. STEAD
#8857289-5301
LICENSED LANDSCAPE ARCHITECT

REVISIONS: NO.	DATE	BY	DESCRIPTION

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DRAWN BY: CH
CHECKED BY: PS

CITY OF ST. GEORGE
PARK PLANNING DIVISION
390 NORTH 3050 EAST
ST. GEORGE, UTAH 84790
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SIG

IRRIGATION PLAN - TREES
TONAQUINT CEMETERY EXPANSION - SECTION 10
1851 SOUTH DIXIE DRIVE
St. George, Utah 84770

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IRRIGATION LEGEND

SYMBOL	MAKER	DESCRIPTION	DETAIL
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	APPROVED	1" SCH 80 PVC BALL VALVE	L, R
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	APPROVED	SCH 40 PVC MAINLINE - PURPLE PIPE, SIZE NOTED ON PLAN	A,B,D,H,I, L,O,P,Q,R
	APPROVED	SCH 40 PVC LATERAL LINE, SIZE NOTED ON PLAN	C,F,G,H,I,M,P
	TORO	1" PE LAVENDER STRIPE HOSE, MODEL NO. T-EHPD2667-066A	G, H, I, J, K
CW	APPROVED	14 U.F. DIRECT BURIAL RED MAXI-WIRE CONTROLLER WIRE IN 1" GRAY SCH 40 PVC CONDUIT	B, C, E, G, H, I, N
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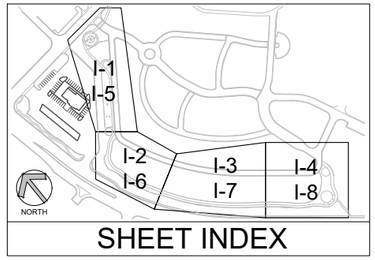
3. REFER TO SHEETS I-5 TO I-8 FOR SLEEVE LOCATIONS.
4. LANDSCAPE WORK AROUND PAD MOUNT ELECTRICAL EQUIPMENT SHALL CONFORM TO CURRENT SGES UNDERGROUND STANDARDS IN ACCORDANCE WITH DETAILS D1-B, D3-A, & D3-C (WEBSITE: SGCITY.ORG/ENERGYDEPARTMENT). LANDSCAPING WITHIN THE CLEAR ZONE AREA SHALL BE XERISCAPE, LANDSCAPE ROCK SHALL BE NO LARGER THAN 1" INCH MINUS, AND NO VEGETATION SHALL BE PLACED WITHIN THE CLEAR ZONE. FINISH GRADE AROUND EQUIPMENT SHALL CONFORM TO DETAILS D2 & D3-C. CONSIDER THAT MATURE VEGETATION SHALL NOT ENCROACH TO COVER, GROW INTO, OR OVER ELECTRICAL EQUIPMENT. MATURE VEGETATION SHALL NOT OBSTRUCT SGES ACCESS TO OR INTO EQUIPMENT. MAINTAIN 5-FT MIN. SEPARATION BETWEEN ELECTRICAL PAD MOUNT EQUIPMENT/ BURIED POWER, AND IRRIGATION LINES.

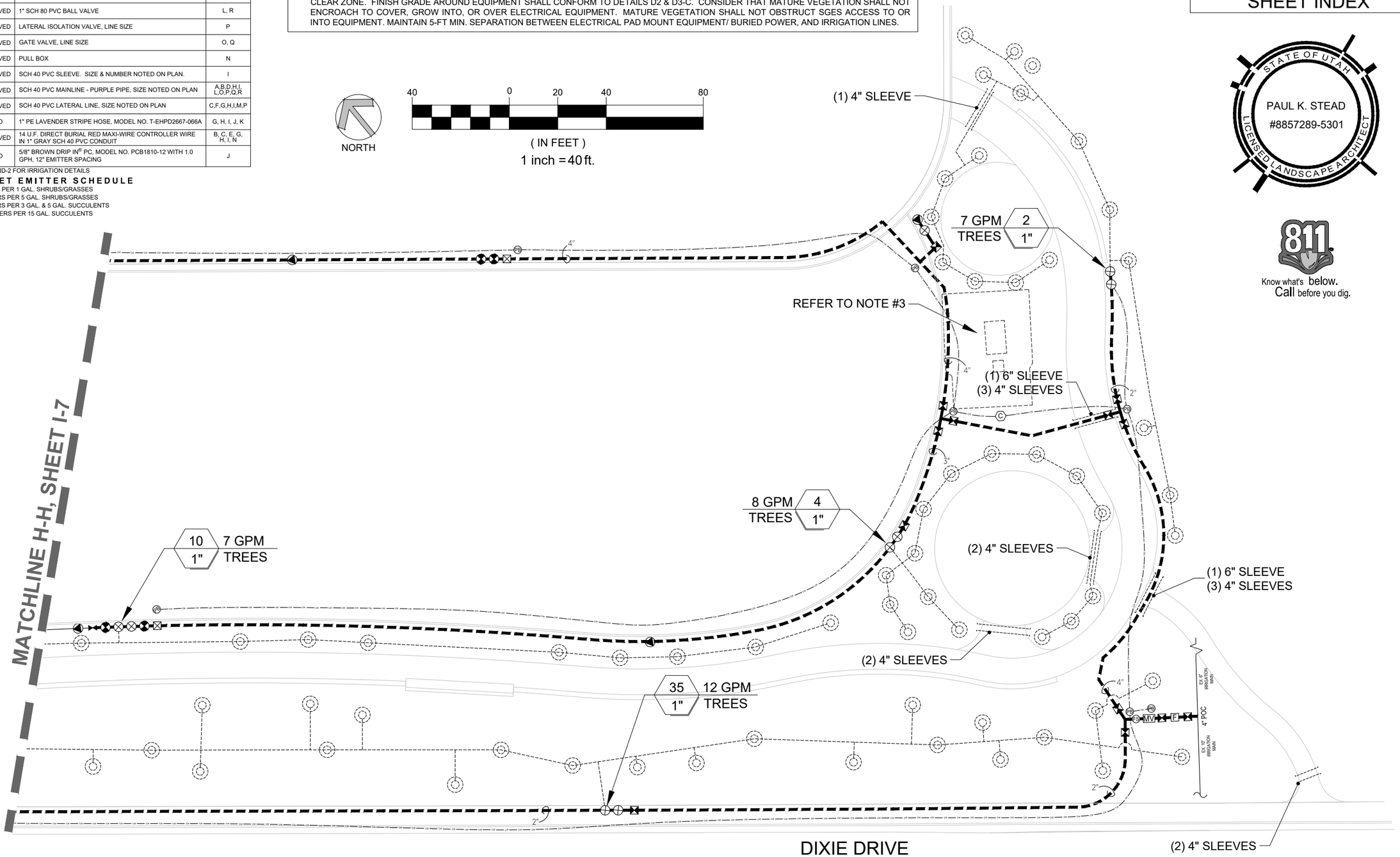
GALLONS PER MINUTE
20 GPM 0 VALVE #
2" VALVE SIZE



SHEET INDEX

NORTH

40 0 20 40 80
(IN FEET)
1 inch = 40 ft.



STATE OF UTAH
PAUL K. STEAD
#8857289-5301
LICENSED LANDSCAPE ARCHITECT

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DATE: 5/23/2024
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REVISIONS: NO.	DATE	BY	DESCRIPTION

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PARK PLANNING DIVISION
390 NORTH 3050 EAST
ST. GEORGE, UTAH 84790
(435) 627-4530

IRRIGATION PLAN - TREES
TONAQUINT CEMETERY EXPANSION - SECTION 10
1851 SOUTH DIXIE DRIVE
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DISTANCE CHART

REFER TO THE FOLLOWING TABLE THAT LISTS THE LENGTH (IN FEET) FOR EACH SIZE/TYPE FITTING WITHIN WHICH ALL JOINTS MUST BE RESTRAINED. ALL FITTINGS & JOINT RESTRAINTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS & SPECIFICATIONS.

AS AN EXAMPLE, IF YOU ARE INSTALLING A 3" MAINLINE WITH A DIRECTIONAL CHANGE OF 90°, REFER TO CHART UNDER PIPE SIZE TO 3" AND UNDER BENDS 90 YOU WILL SEE THE DISTANCE OF 11'. IF THERE IS ANY JOINT (VALVE, BELL, ETC.) YOU MUST INSTALL A JOINT RESTRAINT WITHIN 11' OF THE 90° MAINLINE DIRECTIONAL CHANGE.

PIPE	BENDS				REDUCERS			DEAD END	
SIZE	11°	22°	45°	90°	1 STEP	2 STEP	3 STEP	BLIND	SERV. B.
2"	1'	1'	2'	6'	-	-	-	19'	6'
2.5"	1'	2'	4'	9'	4'	-	-	23'	10'
3"	2'	3'	6'	11'	8'	10'	-	30'	15'
4"	2'	4'	9'	20'	14'	20'	31'	45'	25'
6"	3'	6'	13'	29'	30'	40'	53'	63'	40'
8"	4'	8'	15'	38'	33'	55'	63'	75'	70'
10"	5'	9'	19'	45'	36'	56'	75'	96'	90'
12"	5'	10'	21'	53'	38'	60'	83'	112'	110'

INSTALLATION CHART

REFER TO THE FOLLOWING TABLE WHICH LISTS THE NUMBER OF BOLTS, SIZE, AND TORQUE FOR EACH BOLT IN REFERENCE TO THE SIZE OF PIPE WHICH IS BEING RESTRAINED.

AS AN EXAMPLE, IF YOU HAVE A 3" PIPE, YOU WILL NEED 2 BOLTS THAT ARE 3/8 X 2.5" AND TIGHTEN THEM WITH A TORQUE WRENCH TO 20 FT-LBS.

CONTACT TONY GARNER @ (208) 631-7787, THE LEEMCO REPRESENTATIVE, FOR ALL QUESTIONS CONCERNING LEEMCO PRODUCTS. COORDINATE AN INSTALLATION CLINIC WITH TONY GARNER PRIOR TO INSTALLING THE MAINLINE.

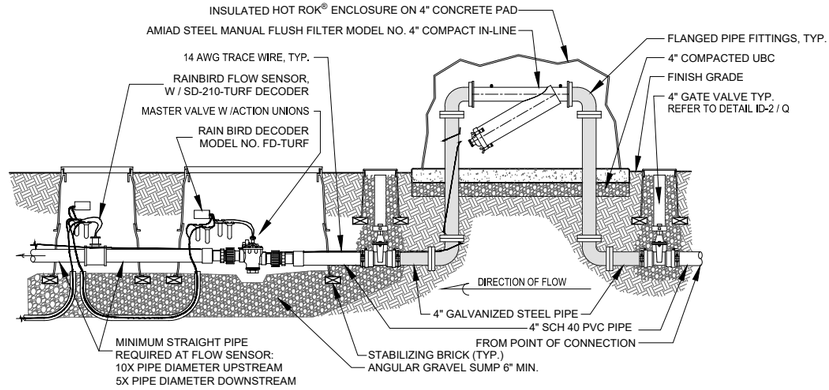
PIPE SIZE	NO. BOLTS	BOLT SIZE	TORQUE FT-LBS.
2"	2	3/8" x 2.5"	20
2.5"	2	3/8" x 2.5"	20
3"	2	3/8" x 2.5"	20
4"	2	1/2" x 3"	50
6"	2	1/2" x 3.5"	50
8"	4	1/2" x 4"	50
10"	4	5/8" x 5.5	100
12"	4	5/8" x 5.5	100

NOTES:

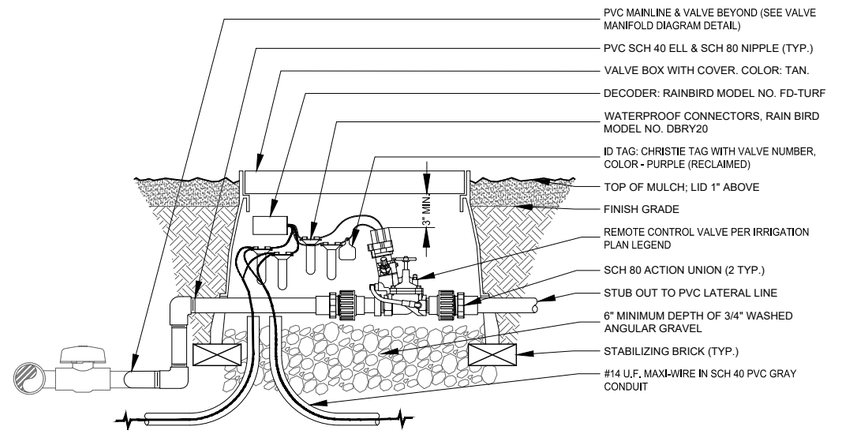
1. MAINLINES 2 INCHES IN DIAMETER AND LARGER SHALL RECEIVE MECHANICAL JOINT RESTRAINTS AND/OR DUCTILE IRON FITTINGS.
2. INSTALL MECHANICAL JOINT RESTRAINTS AND DUCTILE IRON FITTINGS PER MANUFACTURER'S RECOMMENDATION AND DISTANCE CHART.

A LEEMCO JOINT RESTRAINT & CHART DETAIL
SCALE: NO SCALE

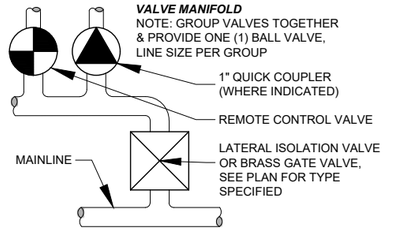
* ALL FITTINGS PVC PIPE TO BE SCH 80 ACTION UNIONS UNLESS OTHERWISE NOTED.



B IRRIGATION FRONT END CONNECTION
SCALE: NO SCALE



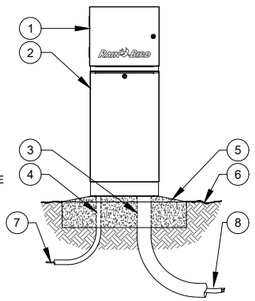
C REMOTE CONTROL TURF VALVE
SCALE: NO SCALE



D VALVE MANIFOLD DIAGRAM
SCALE: NO SCALE

1. RAINBIRD TWO-WIRE IRRIGATION CONTROLLER, MODEL NO. ESP-LXD WITH IQ RADIO, MODEL NO. IQ-NCC-RS
2. RAINBIRD STAINLESS STEEL PEDESTAL MODEL NO. LXMMSSPED
3. 2" INCH SCH 40 PVC CONDUIT
4. 1" INCH SCH 40 PVC CONDUIT FOR POWER SUPPLY CONNECTION
5. CONCRETE PAD: 34"x20"x6" (6" INCHES MIN. FOR APRON) SLOPE TO DRAIN
6. FINISH GRADE
7. POWER SUPPLY WIRE
8. 14 U.F. RED MAXI-WIRE CONTROLLER WIRE

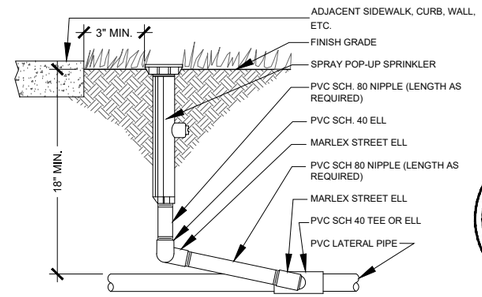
FRONT SECTION / ELEVATION
NOT TO SCALE



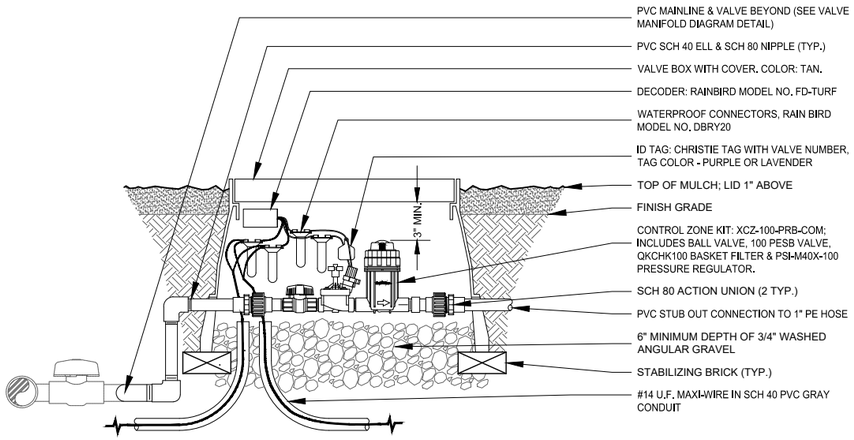
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.

RAIN BIRD CORPORATION
6991 EAST SOUTHPOINT RD
TUCSON, AZ 85756
TOLL FREE: 1-800-724-6247
PHONE: (520) 471-6100
www.rainbird.com

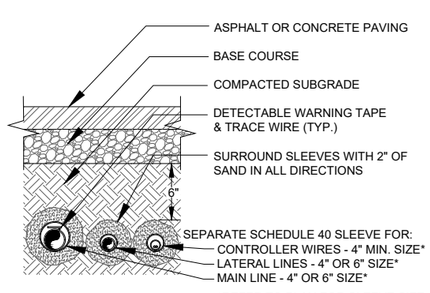
E RAIN BIRD IRRIGATION CONTROLLER
SCALE: NO SCALE



F TURF SPRAYER DETAIL
SCALE: NO SCALE

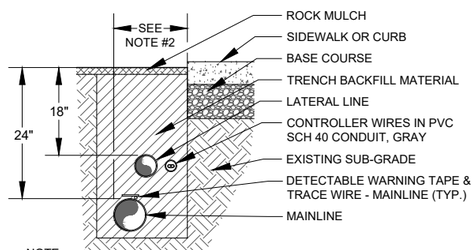


G REMOTE CONTROL DRIP IRRIGATION VALVE
SCALE: NO SCALE



NOTE:
1. WHEN MULTIPLE PIPES OCCUR IN ONE TRENCH ADD MULTIPLE SLEEVES.
2. WIRES & WIRE CONDUITS SHALL BE IN SEPARATE SLEEVE.

H SLEEVE SECTION
SCALE: NO SCALE



NOTE:
1. MAINLINE AND LATERAL LINES TO BE PLACED NO MORE THAN 12" FROM BACK OF SIDEWALK OR CURB IN PARK STRIPS AND MEDIANS.

I IRRIGATION TRENCH SECTION
SCALE: NO SCALE

811
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CHECKED BY: PS

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ST. GEORGE, UTAH 84790
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IRRIGATION DETAILS
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SHEET
ID-1

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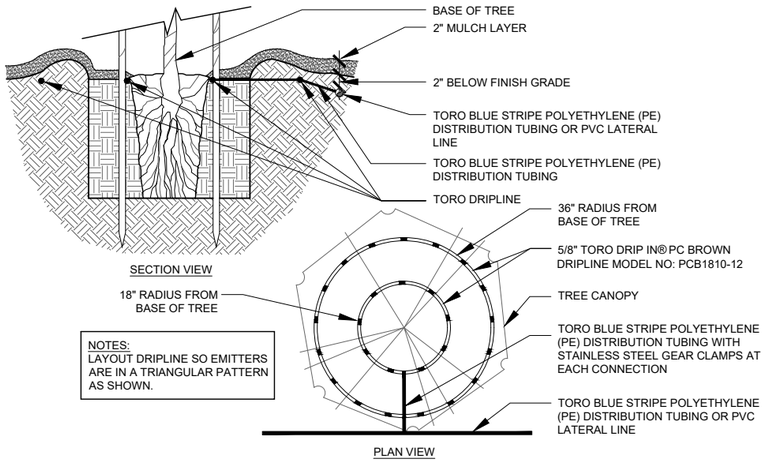
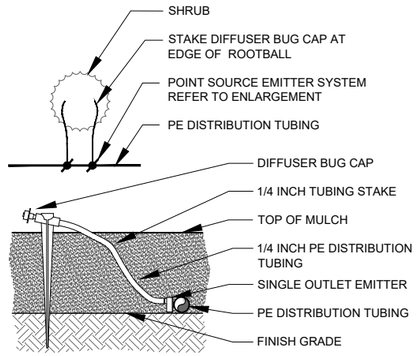
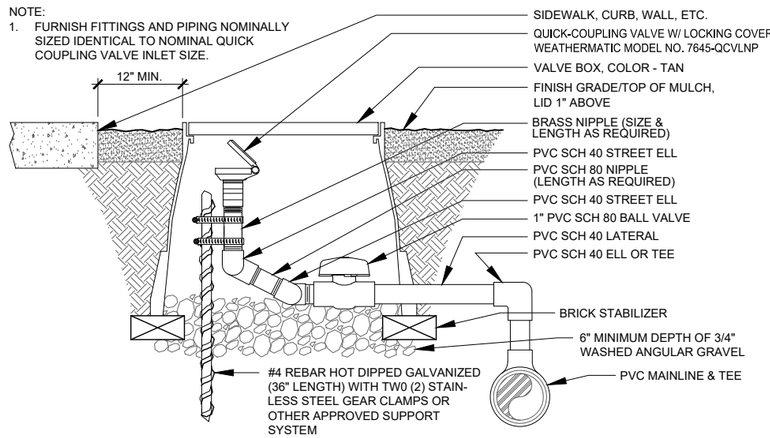


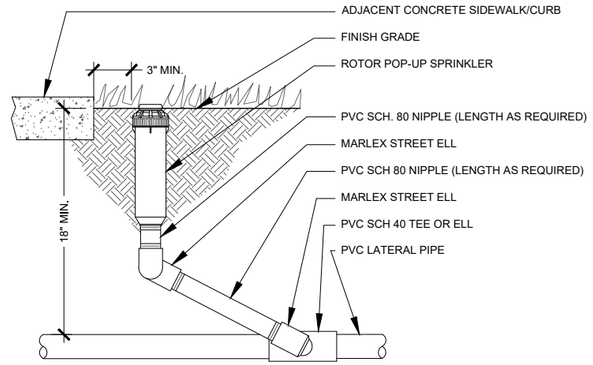
J TREE EMITTER LAYOUT DETAIL
SCALE: NO SCALE



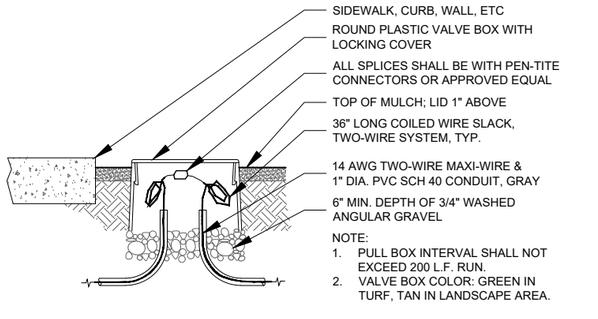
K SHRUB EMITTER LAYOUT DETAIL
SCALE: NO SCALE



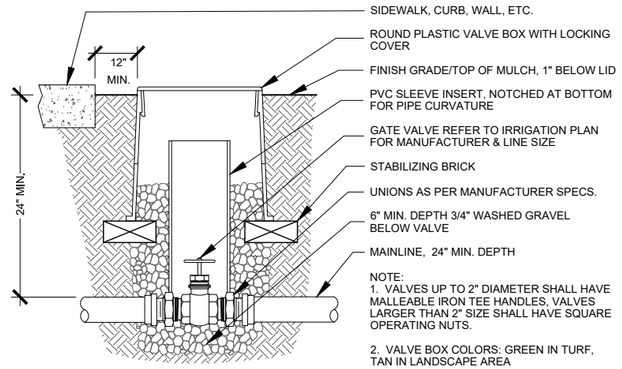
L QUICK COUPLER VALVE DETAIL
SCALE: NO SCALE



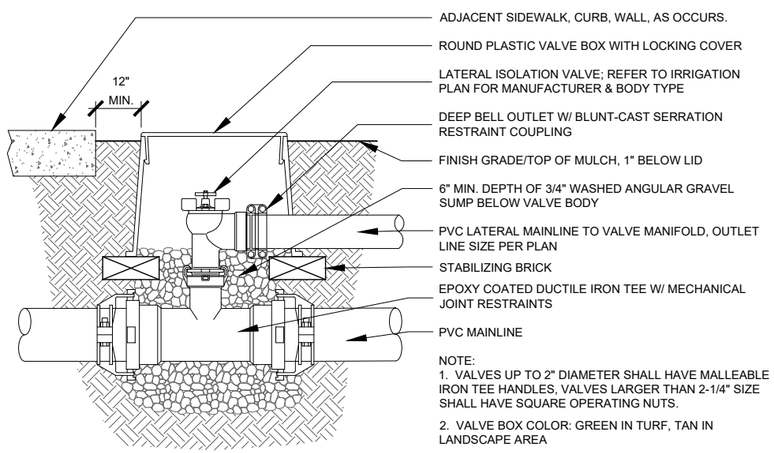
M TURF ROTOR DETAIL
SCALE: NO SCALE



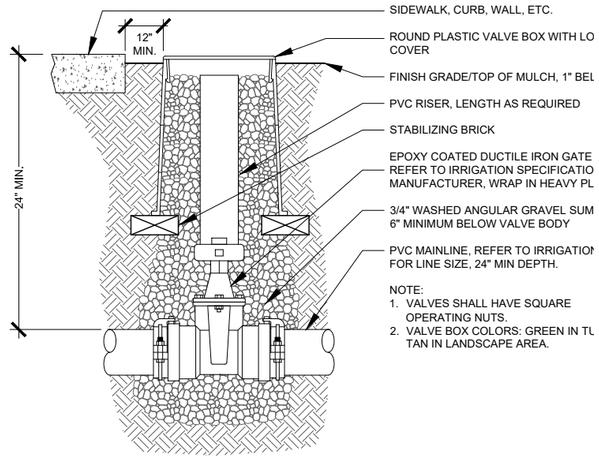
N PULL BOX
SCALE: NO SCALE



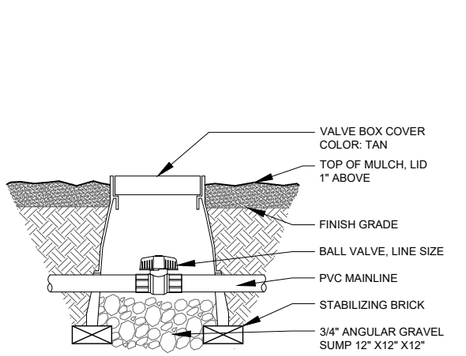
O BRASS GATE VALVE
SCALE: NO SCALE



P LATERAL ISOLATION VALVE
SCALE: NO SCALE



Q DUTILE IRON GATE VALVE
SCALE: NO SCALE



R SCH 80 PVC BALL VALVE
SCALE: NO SCALE

Know what's below.
Call before you dig.

STATE OF UTAH
PAUL K. STEAD
#8857289-5301
LICENSED LANDSCAPE ARCHITECT

REVISIONS: NO.	DATE	BY	DESCRIPTION

DATE: 5/23/2024
DRAWN BY: CH
CHECKED BY: PS

CITY OF ST. GEORGE
PARK PLANNING DIVISION
390 NORTH 3050 EAST
ST. GEORGE, UTAH 84790
(435) 627-4530

IRRIGATION DETAILS
TONAQUINT CEMETERY EXPANSION - SECTION 10
1851 SOUTH DIXIE DRIVE
St. George, Utah 84770

SHEET
ID-2

5/23/2024 12:44 PM G:\Shared drives\Park Planning\City Facilities\Cemeteries\Tonaquint Cemetery\SECTION 10 - 2024 EXPANSION\14-Construction Admin\Construction Drawings\CDs\TONAQUINT CEMETERY EXP_SEC10_IRRIGATION PLAN_5-5-2024.dwg

IRRIGATION SCHEDULE

(ALL QUANTITIES LISTED ARE FOR CONVENIENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES.)

ITEM DESCRIPTION	UNIT	QUANTITY
RAIN BIRD 3" MASTER VALVE; MODEL NO. 300BPES-NP-HAN (SECONDARY WATER)	EA	1
RAIN BIRD 4" FLOW SENSOR; MODEL NO. FS400P, WITH DECODER MODEL NO. SD-210-TURF	EA	1
AMIAD 4" STEEL MANUAL FLUSH FILTER, 300 MICRON, MODEL NO. 4" COMPACT IN-LINE, WITH INSULATED ENCLOSURE	EA	1
RAINBIRD ESP TWO-WIRE CONTROLLER; MODEL NO. ESP-LXD; WITH IQ RADIO CONTROLLER, MODEL NO. IQ-NCC-RS; STAINLESS STEEL PEDESTAL MODEL NO. LXMMSSPED	EA	1
RAIN BIRD TWO-WIRE IN-LINE SURGE PROTECTOR, MODEL NO. LSP-1-TURF (1 UNIT PER VALVE BANK)	EA	16
RAIN BIRD TWO-WIRE VALVE DECODER, MODEL NO. FD-TURF	EA	38
IRRIGATION CONTROLLER WIRE - 14 U.F. TWO-WIRE RED MAXI-WIRE	LF	2,850
1" SCH 40 GRAY PVC CONDUIT & FITTINGS	LF	2,850
RAIN BIRD 2" TURF VALVE; MODEL NO. 200PESB-R	EA	13
RAIN BIRD CONTROL ZONE KIT, MODEL NO. XCZ-100-PRB-COM	EA	24
2" MATCO-NORCA BRASS GATE VALVE	EA	12
3" MATCO-NORCA BRASS GATE VALVE	EA	4
4" NIBCO GATE VALVE (DUTILE IRON GATE VALVE)	EA	8
3" HARCO LATERAL ISOLATION VALVE, MODEL NO. LV-SERIES, STAINLESS STEEL BODY; OUTLET: LINE SIZE	EA	2
4" HARCO LATERAL ISOLATION VALVE, MODEL NO. LV-SERIES, EPOXY COATED DUCTILE IRON BODY; OUTLET: LINE SIZE	EA	3
1" SCH 80 PVC BALL VALVE	EA	9
1" WEATHERMATIC (SIGNATURE) QUICK COUPLER WITH 1" SCH 80 PVC BALL VALVE	EA	15
PULL BOX	EA	19
2" SCH 40 PVC MAINLINE, PURPLE PIPE (FOR SECONDARY OR REUSE WATER)	LF	1,100
3" SCH 40 PVC MAINLINE, PURPLE PIPE (FOR SECONDARY OR REUSE WATER)	LF	600
4" SCH 40 PVC MAINLINE, PURPLE PIPE (FOR SECONDARY OR REUSE WATER)	LF	1,150
14 AWG DIRECT BURIAL SOLID CORE TRACE WIRE, JACKET COLOR: PURPLE (ALL WATER TYPES)	LF	2,850
DETECTABLE WARNING TAPE, PURPLE (ALL WATER TYPES)	LF	2,850
1" SCH 40 PVC LATERAL LINE	LF	1,930
1-1/2" SCH 40 PVC LATERAL LINE	LF	1,160
2" SCH 40 PVC LATERAL LINE	LF	1,220
1" TORO LAVENDER STRIPE HOSE, MODEL NO. T-EHP2667-066A	LF	9,650
TORO 5/8" DRIP IN PC BROWN DRIPLINE; MODEL NO. T-PCB1810-12	LF	6,520
4" SCH 40 PVC SLEEVE	LF	650
6" SCH 40 PVC SLEEVE	LF	90
RAIN BIRD SPRAYER, 1800 SERIES, NON-POTABLE; MODEL NO. 1806-SAM-PRS-NP-(NOZZLE-SEE LEGEND)	EA	49
RAIN BIRD ROTOR, 8005 STAINLESS STEEL, NON-POTABLE; MODEL NO. 8005-SS-NP-(NOZZLE-SEE LEGEND)	EA	67
RAIN BIRD 1/4" DISTRIBUTION TUBING, MODEL NO. PT-025	LF	8,430
RAIN BIRD 0.5 GPH SINGLE OUTLET EMITTER, MODEL NO. XB-05PC (BLUE)	EA	550
RAIN BIRD 2.0 GPH SINGLE OUTLET EMITTER, MODEL NO. XB-20PC (RED)	EA	1,865
RAIN BIRD 1/4" TUBING STAKE WITH CAP, MODEL NO. TS-025 W/CAP	EA	2,415

SINGLE OUTLET EMITTER SCHEDULE

ONE - (1) 2.0 GPH EMITTER PER 1 GAL. SHRUBS/GRASSES
TWO - (2) 2.0 GPH EMITTERS PER 2 GAL. & 5 GAL. SHRUBS/GRASSES
TWO - (2) 0.5 GPH EMITTERS PER 3 GAL. & 5 GAL. SUCCULENTS
THREE - (3) 0.5 GPH EMITTERS PER 15 GAL. SUCCULENTS

IRRIGATION NOTES

1. THESE GENERAL NOTES ARE PROVIDED FOR CONVENIENCE ONLY. REFER TO SPECIFICATIONS, SECTION 328400 - PLANTING IRRIGATION FOR DETAILED INFORMATION.

2. THESE DRAWINGS ARE DIAGRAMMATIC ONLY AND ARE INTENDED TO CONVEY THE IDEA OF FULL COVERAGE OF THE IRRIGATION SYSTEM. PRINTS SHALL NOT BE SCALED. IRRIGATION LINES SHALL BE PLACED IN PLANTERS AND TURF AREAS, RATHER THAN UNDER PAVEMENT, WHERE POSSIBLE. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION LAYOUT OF THE SYSTEM IN ACCORDANCE WITH THE DRAWINGS TO PROPORTIONALLY COVER THE GIVEN AREAS AS SHOWN. THE LAYOUT MAY BE MODIFIED IF NECESSARY TO OBTAIN FULL COVERAGE TO SUIT THE MANUFACTURER'S STANDARD SPECIFIED HEADS. DO NOT DECREASE THE NUMBER OF IRRIGATION HEADS OR EMITTERS INDICATED UNLESS THE LANDSCAPE ARCHITECT IS NOTIFIED IN WRITING AND HAS ACCEPTED. THE SYSTEM SHALL BE TESTED FOR COMPLETE COVERAGE AND ALL NECESSARY AND PROPER ADJUSTMENTS HAVE BEEN MADE TO GET FULL AND PROPER COVERAGE PRIOR TO ACCEPTANCE BY THE OWNER.

3. ALL MAINLINE PIPE SHALL BE NEW SCHEDULE 40 PVC PIPE. ALL MAINLINE FITTINGS SHALL BE SCHEDULE 80 ASTM 2466 OR ASTM 2464 FITTINGS. ALL LATERAL LINE PIPE SHALL BE NEW SCHEDULE 40 PVC PIPE OR 1 INCH TORO T-EHD2667-066 DISTRIBUTION TUBING. FITTINGS ON ALL PVC LATERAL LINES SHALL BE SCHEDULE 40 ASTM 2466 FITTINGS UNLESS OTHERWISE SHOWN ON THE PLANS AND DETAILS.

4. LIVE SERVICE MAINLINES SHALL BE INSTALLED A MINIMUM OF 24" BELOW FINISH GRADE AND SHALL HAVE DETECTABLE WARNING TAPE AND PURPLE JACKETED SOLID CORE TRACE WIRE PLACED IN THE TRENCH WITH THE MAINLINES. BACKFILL THE TRENCH AROUND LIVE SERVICE MAINLINES ACCORDING TO CITY OF ST. GEORGE STANDARDS. LATERAL LINES SHALL BE PLACED A MINIMUM OF 18" BELOW FINISH GRADE.

5. SLEEVES SHALL BE INSTALLED A MINIMUM OF 24" BELOW FINISH GRADE. ALL SLEEVES SHALL HAVE DETECTABLE WARNING TAPE PLACED IN THE TRENCH WITH THE SLEEVES PRIOR TO BACKFILL. BACKFILL THE TRENCH AROUND SLEEVES ACCORDING TO CITY OF ST. GEORGE STANDARDS.

6. ALL MAINLINES SHALL SLOPE TO DRAIN. IF FIELD CONDITIONS NECESSITATE, ADD ADDITIONAL DRAINS. MAINLINE DRAINS SHALL BE INSTALLED FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM AND TIED TO ADJACENT STORM DRAIN SYSTEM. NO MAINLINE DRAINAGE SUMPS SHALL OCCUR ON SITE.

7. ALL VALVES SHALL BE LOCATED IN GROUPS AS SHOWN ON DRAWINGS IN LANDSCAPE AREAS. VALVES SHALL BE LOCATED A MINIMUM OF 12" AWAY FROM ANY BUILDING, FENCE, MOW STRIP, SIDEWALK OR CURB.

8. ALL VALVES ARE TO BE WIRED TO CONTROLLERS USING #14 U.F. WIRE AND WATER RESISTANT WIRE CONNECTORS. ALL WIRES SHALL BE INSTALLED IN GRAY PVC CONDUIT AND ALL VALVE WIRES UNDER PAVING SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES BURIED 24" DEEP.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING SITE ITEMS DAMAGED DURING THE COURSE OF CONSTRUCTION WHERE CONSTRUCTION ACTIVITIES HAVE DISTURBED THE SITE INSIDE OR OUTSIDE OF THE CONTRACT LIMITS. ALL AREAS SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION. REPAIRED AREAS SHALL BE CONSTRUCTED TO PROVIDE A SMOOTH TRANSITION IN GRADING AND MATERIALS FROM EXISTING TO NEW CONSTRUCTION.

10. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM SHOWING EXACT MEASURED AND DIMENSIONED LOCATIONS OF ALL VALVE BOXES, PULL BOXES, QUICK COUPLERS, CONTROLLERS, SLEEVES AND OTHER ITEMS. TIE DIMENSIONS TO PERMANENT FEATURES SUCH AS STRUCTURES.

11. ALL JOINTS ON IRRIGATION LINES 2" OR LARGER SHALL HAVE MECHANICAL JOINT RESTRAINTS OR DUCTILE IRON FITTINGS INSTALLED AT ALL 90° AND 45° JUNCTIONS, TEES, AND BENDS.

12. ALL WORK AND MATERIALS MUST MEET CITY OF ST. GEORGE STANDARDS.

13. IRRIGATION TO BE INSTALLED BY AN IRRIGATION / LANDSCAPE CONTRACTOR THAT MEETS STATE AND LOCAL LICENSE REQUIREMENTS.

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

STATE OF UTAH
PAUL K. STEAD
#8857289-5301
LICENSED LANDSCAPE ARCHITECT

DATE: 5/23/2024
DRAWN BY: CH
CHECKED BY: PS

REVISIONS: NO.	DATE	BY	DESCRIPTION

CITY OF ST. GEORGE
PARK PLANNING DIVISION
390 NORTH 3050 EAST
ST. GEORGE, UTAH 84790
(435) 627-4530

IRRIGATION NOTES & SCHEDULE
TONAQUINT CEMETERY EXPANSION - SECTION 10
1851 SOUTH DIXIE DRIVE
St. George, Utah 84770

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SUNRISE ENGINEERING
11 North 300 West, Washington, Utah 84780
TEL 435.652.8450 | FAX 435.652.8416

July 2, 2024

Paul Stead
City of St. George
390 North 3050 East
St. George, UT 84790

Re: Engineer's Recommendation for Award of Bid
Tonaquint Cemetery Expansion

Dear Mr. Stead,

After reviewing the Bids received on June 20th, 2024, for the Tonaquint Cemetery Expansion (Project), it was determined that Caliber Contractor LLC, (Caliber) was the low responsible, responsive Bidder for the Project per the Instruction to Bidders. We therefore recommend award of the contract to Caliber in the amount of $2,020,732.50.

If the City chooses to accept our recommendation, please execute a copy of the Notice of Award, forward it to Caliber for acknowledgement, and begin the process of securing and verifying Performance and Payment Bonds, Certificates of Insurance, and Certificates of Power of Attorney.

Please call me at (435) 652-8450 with any questions.

Sincerely,

Nathan Wallentine, P.E.
Project Engineer
Sunrise Engineering, Inc.

CITY OF ST. GEORGE
TONAQUINT CEMETERY EXPANSION
Tuesday, July 2, 2024

No.	Item	Quantity	Unit	Caliber Contractor LLC		Feller Enterprises		Interstate Rock Products		Sunroc Corporation		Progressive Contracting, Inc.	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
	BASE BID												
1	Mobilization	1	LS	$ 75,000.00	$ 75,000.00	$ 150,000.00	$ 150,000.00	$ 47,900.00	$ 47,900.00	$ 138,000.00	$ 138,000.00	$ 234,320.00	$ 234,320.00
2	Traffic Control	1	LS	$ 20,000.00	$ 20,000.00	$ 11,019.58	$ 11,019.58	$ 20,200.00	$ 20,200.00	$ 9,850.00	$ 9,850.00	$ 9,380.00	$ 9,380.00
3	SWPPP Compliance & Erosion Control	1	LS	$ 29,000.00	$ 29,000.00	$ 10,011.32	$ 10,011.32	$ 5,800.00	$ 5,800.00	$ 38,500.00	$ 38,500.00	$ 5,800.00	$ 5,800.00
4	Dust Control & Watering	1	LS	$ 15,000.00	$ 15,000.00	$ 9,098.11	$ 9,098.11	$ 33,300.00	$ 33,300.00	$ 5,000.00	$ 5,000.00	$ 13,920.00	$ 13,920.00
5	Owner-directed Subsurface Investigation & Utility Coordination	20	HR	$ 250.00	$ 5,000.00	$ 283.61	$ 5,672.20	$ 230.00	$ 4,600.00	$ 350.00	$ 7,000.00	$ 220.40	$ 4,408.00
6	Clearing, Grubbing, & Demolition	1	LS	$ 24,000.00	$ 24,000.00	$ 14,273.37	$ 14,273.37	$ 2,700.00	$ 2,700.00	$ 20,000.00	$ 20,000.00	$ 30,160.00	$ 30,160.00
7	Construction Staking	1	LS	$ 12,000.00	$ 12,000.00	$ 26,623.57	$ 26,623.57	$ 20,000.00	$ 20,000.00	$ 39,250.00	$ 39,250.00	$ 28,188.00	$ 28,188.00
8	Project Sign	1	LS	$ 2,000.00	$ 2,000.00	$ 2,203.91	$ 2,203.91	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,624.00	$ 1,624.00
9	Restoration of Surface Improvements	1	LS	$ 12,000.00	$ 12,000.00	$ 6,548.67	$ 6,548.67	$ 12,300.00	$ 12,300.00	$ 8,570.00	$ 8,570.00	$ 18,560.00	$ 18,560.00
10	Remove & Dispose of Asphalt	7,400	SF	$ 0.62	$ 4,588.00	$ 0.25	$ 1,850.00	$ 1.65	$ 12,210.00	$ 0.60	$ 4,440.00	$ 1.16	$ 8,584.00
11	Remove & Dispose of Concrete	2,500	SF	$ 3.50	$ 8,750.00	$ 0.75	$ 1,875.00	$ 2.25	$ 5,625.00	$ 2.20	$ 5,500.00	$ 1.16	$ 2,900.00
12	Remove & Salvage Existing Fire Hydrant	1	EA	$ 8,000.00	$ 8,000.00	$ 977.77	$ 977.77	$ 2,350.00	$ 2,350.00	$ 850.00	$ 850.00	$ 696.00	$ 696.00
13	Onsite Embankment Earthwork (Plan Quantity)	10,800	CY	$ 7.00	$ 75,600.00	$ 5.09	$ 54,972.00	$ 13.50	$ 145,800.00	$ 8.24	$ 88,992.00	$ 4.50	$ 48,600.00
14	Export Soil Material (Plan Quantity)	650	CY	$ 30.00	$ 19,500.00	$ 11.33	$ 7,364.50	$ 36.00	$ 23,400.00	$ 33.80	$ 21,970.00	$ 15.00	$ 9,750.00
15	Roadway Bituminous Surface Course (Category II, "Non-Rut") - 3" Thick	28,000	SF	$ 2.30	$ 64,400.00	$ 2.38	$ 66,640.00	$ 2.75	$ 77,000.00	$ 1.85	$ 51,800.00	$ 2.32	$ 64,960.00
16	Roadway Untreated Base Course - 8" Thick	28,000	SF	$ 2.00	$ 56,000.00	$ 1.65	$ 46,200.00	$ 2.05	$ 57,400.00	$ 1.25	$ 35,000.00	$ 1.05	$ 29,400.00
17	Roadway Sub Base Course (Structural Fill) - 24" Thick	28,000	SF	$ 2.50	$ 70,000.00	$ 1.89	$ 52,920.00	$ 4.15	$ 116,200.00	$ 3.30	$ 92,400.00	$ 3.60	$ 100,800.00
18	Landscape Curb w/ Base	1,500	LF	$ 19.00	$ 28,500.00	$ 26.94	$ 40,410.00	$ 13.50	$ 20,250.00	$ 21.90	$ 32,850.00	$ 21.46	$ 32,190.00
19	Type HB30-7 Curb and Gutter w/ Base	70	LF	$ 30.00	$ 2,100.00	$ 47.73	$ 3,341.10	$ 52.00	$ 3,640.00	$ 47.25	$ 3,307.50	$ 58.00	$ 4,060.00
20	PR24 Roll Curb w/ Base	1,280	LF	$ 20.00	$ 25,600.00	$ 43.16	$ 55,244.80	$ 33.00	$ 42,240.00	$ 28.50	$ 36,480.00	$ 43.00	$ 55,040.00
21	24" Spill-roll Curb w/ Base	1,405	LF	$ 22.00	$ 30,910.00	$ 44.41	$ 62,396.05	$ 33.00	$ 46,365.00	$ 29.00	$ 40,745.00	$ 43.00	$ 60,415.00
22	Concrete Pedestrian Access Ramp	3	EA	$ 1,750.00	$ 5,250.00	$ 2,415.45	$ 7,246.35	$ 3,200.00	$ 9,600.00	$ 2,650.00	$ 7,950.00	$ 5,120.00	$ 15,360.00
23	Concrete Flatwork w/ Base	450	SF	$ 5.50	$ 2,475.00	$ 9.05	$ 4,072.50	$ 7.50	$ 3,375.00	$ 11.50	$ 5,175.00	$ 13.00	$ 5,850.00
24	Concrete Plaza Flatwork w/ Base	8,100	SF	$ 6.50	$ 52,650.00	$ 9.19	$ 74,439.00	$ 7.50	$ 60,750.00	$ 12.00	$ 97,200.00	$ 14.00	$ 113,400.00
25	Raised Concrete Crosswalk	600	SF	$ 18.00	$ 10,800.00	$ 20.41	$ 12,246.00	$ 7.50	$ 4,500.00	$ 15.00	$ 9,000.00	$ 18.00	$ 10,800.00
26	Concrete Flatwork Trail w/ Base	13,250	SF	$ 5.50	$ 72,875.00	$ 6.39	$ 84,667.50	$ 12.00	$ 159,000.00	$ 8.35	$ 110,637.50	$ 12.50	$ 165,625.00
27	Columbarium/Ossuarium Footing	1,530	SF	$ 26.00	$ 39,780.00	$ 26.79	$ 40,988.70	$ 24.50	$ 37,485.00	$ 31.50	$ 48,195.00	$ 60.00	$ 91,800.00
28	CMU Block Wall on Existing Footing	46	LF	$ 58.00	$ 2,668.00	$ 79.74	$ 3,668.04	$ 65.50	$ 3,013.00	$ 77.00	$ 3,542.00	$ 278.00	$ 12,788.00
29	Seat Wall	96	LF	$ 112.00	$ 10,752.00	$ 314.87	$ 30,227.52	$ 110.00	$ 10,560.00	$ 133.00	$ 12,768.00	$ 300.00	$ 28,800.00
30	Concrete Retaining Wall	60	CY	$ 235.00	$ 14,100.00	$ 942.38	$ 56,542.80	$ 1,000.00	$ 60,000.00	$ 1,100.00	$ 66,000.00	$ 1,900.00	$ 114,000.00
31	MSE Retaining Wall	6,000	SF	$ 18.00	$ 108,000.00	$ 17.76	$ 106,560.00	$ 21.50	$ 129,000.00	$ 27.40	$ 164,400.00	$ 20.00	$ 120,000.00
32	Stacked Stone Landscaping Wall (30" Height)	390	LF	$ 18.00	$ 7,020.00	$ 79.28	$ 30,919.20	$ 55.50	$ 21,645.00	$ 77.50	$ 30,225.00	$ 57.00	$ 22,230.00
33	Stone Stairway	4	EA	$ 2,250.00	$ 9,000.00	$ 3,125.00	$ 12,500.00	$ 3,100.00	$ 12,400.00	$ 1,715.00	$ 6,860.00	$ 1,624.00	$ 6,496.00
34	Shade Structure Foundation	16	EA	$ 1,750.00	$ 28,000.00	$ 1,196.09	$ 19,137.44	$ 740.00	$ 11,840.00	$ 1,300.00	$ 20,800.00	$ 1,670.00	$ 26,720.00
35	Natural Ledge Stone Veneer	16	EA	$ 2,000.00	$ 32,000.00	$ 2,377.14	$ 38,034.24	$ 1,550.00	$ 24,800.00	$ 4,400.00	$ 70,400.00	$ 1,400.00	$ 22,400.00
36	Flowable Fill	10	CY	$ 330.00	$ 3,300.00	$ 233.30	$ 2,333.00	$ 120.00	$ 1,200.00	$ 170.00	$ 1,700.00	$ 268.00	$ 2,680.00
37	4" HDPE Field Drain Pipe	30	LF	$ 30.00	$ 900.00	$ 40.60	$ 1,218.00	$ 22.00	$ 660.00	$ 43.00	$ 1,290.00	$ 20.00	$ 600.00
38	4" Field Drain Inlet	2	EA	$ 500.00	$ 1,000.00	$ 201.45	$ 402.90	$ 620.00	$ 1,240.00	$ 1,250.00	$ 2,500.00	$ 290.00	$ 580.00
39	4" PVC Irrigation Line	10	LF	$ 37.00	$ 370.00	$ 73.04	$ 730.40	$ 49.00	$ 490.00	$ 43.00	$ 430.00	$ 35.00	$ 350.00
40	4" Irrigation Gate Valve Assembly	1	EA	$ 980.00	$ 980.00	$ 4,316.79	$ 4,316.79	$ 2,550.00	$ 2,550.00	$ 1,150.00	$ 1,150.00	$ 1,490.00	$ 1,490.00
41	6x4 Tee	1	EA	$ 1,300.00	$ 1,300.00	$ 1,245.14	$ 1,245.14	$ 850.00	$ 850.00	$ 1,350.00	$ 1,350.00	$ 1,440.00	$ 1,440.00
42	10x6 Reducer	1	EA	$ 5,000.00	$ 5,000.00	$ 1,248.17	$ 1,248.17	$ 850.00	$ 850.00	$ 900.00	$ 900.00	$ 1,440.00	$ 1,440.00
43	Raise & Collar Manhole	1	EA	$ 3,000.00	$ 3,000.00	$ 2,842.34	$ 2,842.34	$ 650.00	$ 650.00	$ 975.00	$ 975.00	$ 638.00	$ 638.00
44	Electrical Panel Equipment	1	LS	$ 25,000.00	$ 25,000.00	$ 7,434.44	$ 7,434.44	$ 7,950.00	$ 7,950.00	$ 8,200.00	$ 8,200.00	$ 7,760.00	$ 7,760.00
45	Electrical Site Conduit, Junction Boxes, Conductors, Tie-Ins, etc.	1	LS	$ 200,000.00	$ 200,000.00	$ 92,381.11	$ 92,381.11	$ 98,700.00	$ 98,700.00	$ 102,000.00	$ 102,000.00	$ 84,000.00	$ 84,000.00
46	Electrical Light Fixtures	1	LS	$ 120,000.00	$ 120,000.00	$ 201,494.44	$ 201,494.44	$ 215,000.00	$ 215,000.00	$ 222,000.00	$ 222,000.00	$ 210,100.00	$ 210,100.00
47	1 Gal - Iris (Various Colors)	136	EA	$ 19.00	$ 2,584.00	$ 22.83	$ 3,104.88	$ 31.50	$ 4,284.00	$ 22.00	$ 2,992.00	$ 21.00	$ 2,856.00
48	1 Gal - Gazania	87	EA	$ 19.00	$ 1,653.00	$ 22.83	$ 1,986.21	$ 31.50	$ 2,740.50	$ 22.00	$ 1,914.00	$ 21.00	$ 1,827.00
49	1 Gal - Perky Sue	69	EA	$ 19.00	$ 1,311.00	$ 22.83	$ 1,575.27	$ 31.50	$ 2,173.50	$ 22.00	$ 1,518.00	$ 21.00	$ 1,449.00
50	1 Gal - Firecracker Penstemon	44	EA	$ 19.00	$ 836.00	$ 22.83	$ 1,004.52	$ 31.50	$ 1,386.00	$ 22.00	$ 968.00	$ 21.00	$ 924.00
51	1 Gal - Perry's Penstemon	76	EA	$ 19.00	$ 1,444.00	$ 22.83	$ 1,735.08	$ 31.50	$ 2,394.00	$ 22.00	$ 1,672.00	$ 21.00	$ 1,596.00
52	1 Gal - Russian Sage	25	EA	$ 25.00	$ 625.00	$ 30.44	$ 761.00	$ 31.50	$ 787.50	$ 29.50	$ 737.50	$ 21.00	$ 525.00
53	1 Gal - Germander	66	EA	$ 19.00	$ 1,254.00	$ 22.83	$ 1,506.78	$ 31.50	$ 2,079.00	$ 22.00	$ 1,452.00	$ 21.00	$ 1,386.00
54	1 Gal - Skeleton-Leaf Goldeneye	40	EA	$ 19.00	$ 760.00	$ 22.83	$ 913.20	$ 31.50	$ 1,260.00	$ 22.00	$ 880.00	$ 21.00	$ 840.00
55	5 Gal - Blond Ambition Grama Grass	40	EA	$ 25.00	$ 1,000.00	$ 30.44	$ 1,217.60	$ 51.00	$ 2,040.00	$ 29.50	$ 1,180.00	$ 28.00	$ 1,120.00
56	5 Gal - Karl Foerster Grass	95	EA	$ 25.00	$ 2,375.00	$ 30.44	$ 2,891.80	$ 54.50	$ 5,177.50	$ 29.50	$ 2,802.50	$ 28.00	$ 2,660.00
57	5 Gal - Dwarf Yaupon Holly	11	EA	$ 25.00	$ 275.00	$ 30.44	$ 334.84	$ 51.00	$ 561.00	$ 29.50	$ 324.50	$ 28.00	$ 308.00
58	5 Gal - Green Cloud Texas Sage	119	EA	$ 25.00	$ 2,975.00	$ 30.44	$ 3,622.36	$ 51.00	$ 6,069.00	$ 29.50	$ 3,510.50	$ 28.00	$ 3,332.00
59	5 Gal - Shenandoah Switch Grass	89	EA	$ 25.00	$ 2,225.00	$ 30.44	$ 2,709.16	$ 51.00	$ 4,539.00	$ 29.50	$ 2,625.50	$ 28.00	$ 2,492.00
60	5 Gal - Dwarf Myrtle	28	EA	$ 25.00	$ 700.00	$ 30.44	$ 852.32	$ 51.00	$ 1,428.00	$ 29.50	$ 826.00	$ 28.00	$ 784.00
61	5 Gal - Dwarf Red Oleander	86	EA	$ 25.00	$ 2,150.00	$ 30.44	$ 2,617.84	$ 51.00	$ 4,386.00	$ 29.50	$ 2,537.00	$ 28.00	$ 2,408.00
62	5 Gal - Huntington Carpet Rosemary	38	EA	$ 25.00	$ 950.00	$ 30.44	$ 1,156.72	$ 51.00	$ 1,938.00	$ 29.50	$ 1,121.00	$ 28.00	$ 1,064.00
63	5 Gal - Spanish Broom	22	EA	$ 25.00	$ 550.00	$ 30.44	$ 669.68	$ 57.50	$ 1,265.00	$ 29.50	$ 649.00	$ 28.00	$ 616.00
64	5 Gal - Dwarf Pampas Grass	131	EA	$ 52.00	$ 6,812.00	$ 63.43	$ 8,309.33	$ 96.50	$ 12,641.50	$ 61.00	$ 7,991.00	$ 28.00	$ 3,668.00
65	5 Gal - Grass Tree	66	EA	$ 38.00	$ 2,508.00	$ 45.67	$ 3,014.22	$ 64.00	$ 4,224.00	$ 44.00	$ 2,904.00	$ 28.00	$ 1,848.00
66	5 Gal - Gray Desert Spoon	29	EA	$ 38.00	$ 1,102.00	$ 45.67	$ 1,324.43	$ 64.00	$ 1,856.00	$ 44.00	$ 1,276.00	$ 28.00	$ 812.00

No.	Item	Quantity	Unit	Caliber Contractor LLC		Feller Enterprises		Interstate Rock Products		Sunroc Corporation		Progressive Contracting, Inc.	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
67	5 Gal - Red Yucca	144	EA	$ 26.00	$ 3,744.00	$ 30.44	$ 4,383.36	$ 51.50	$ 7,416.00	$ 29.50	$ 4,248.00	$ 28.00	$ 4,032.00
68	15 Gal - Giant Hesperaloe	23	EA	$ 230.00	$ 5,290.00	$ 285.42	$ 6,564.66	$ 120.00	$ 2,760.00	$ 275.00	$ 6,325.00	$ 261.00	$ 6,003.00
69	15 Gal - Burgundy Lace Desert Willow (MULTI)	8	EA	$ 230.00	$ 1,840.00	$ 285.42	$ 2,283.36	$ 120.00	$ 960.00	$ 275.00	$ 2,200.00	$ 261.00	$ 2,088.00
70	15 Gal - Wilson Olive	21	EA	$ 230.00	$ 4,830.00	$ 285.42	$ 5,993.82	$ 120.00	$ 2,520.00	$ 275.00	$ 5,775.00	$ 261.00	$ 5,481.00
71	15 Gal - Chaste Tree (MULTI)	9	EA	$ 230.00	$ 2,070.00	$ 285.42	$ 2,568.78	$ 110.00	$ 990.00	$ 275.00	$ 2,475.00	$ 261.00	$ 2,349.00
72	24" Box - Mexican Redbud (Multi-Trunk)	13	EA	$ 455.00	$ 5,915.00	$ 570.83	$ 7,420.79	$ 350.00	$ 4,550.00	$ 550.00	$ 7,150.00	$ 522.00	$ 6,786.00
73	24" Box - Mexican Redbud (STD)	32	EA	$ 455.00	$ 14,560.00	$ 570.83	$ 18,266.56	$ 350.00	$ 11,200.00	$ 550.00	$ 17,600.00	$ 522.00	$ 16,704.00
74	24" Box - Arapaho Red Crape Myrtle (STD)	40	EA	$ 455.00	$ 18,200.00	$ 570.83	$ 22,833.20	$ 320.00	$ 12,800.00	$ 550.00	$ 22,000.00	$ 522.00	$ 20,880.00
75	24" Box - Mulberry	11	EA	$ 455.00	$ 5,005.00	$ 570.83	$ 6,279.13	$ 320.00	$ 3,520.00	$ 550.00	$ 6,050.00	$ 522.00	$ 5,742.00
76	24" Box - Mondell Pine	34	EA	$ 455.00	$ 15,470.00	$ 570.83	$ 19,408.22	$ 320.00	$ 10,880.00	$ 550.00	$ 18,700.00	$ 522.00	$ 17,748.00
77	24" Box - Red Push Chinese Pistache (STD)	19	EA	$ 455.00	$ 8,645.00	$ 570.83	$ 10,845.77	$ 350.00	$ 6,650.00	$ 550.00	$ 10,450.00	$ 522.00	$ 9,918.00
78	24" Box - Mexican Sycamore	18	EA	$ 455.00	$ 8,190.00	$ 570.83	$ 10,274.94	$ 320.00	$ 5,760.00	$ 550.00	$ 9,900.00	$ 522.00	$ 9,396.00
79	24" Box - Red Rock Oak	16	EA	$ 455.00	$ 7,280.00	$ 570.83	$ 9,133.28	$ 320.00	$ 5,120.00	$ 550.00	$ 8,800.00	$ 522.00	$ 8,352.00
80	24" Box - Southern Live Oak	17	EA	$ 455.00	$ 7,735.00	$ 570.83	$ 9,704.11	$ 320.00	$ 5,440.00	$ 550.00	$ 9,350.00	$ 522.00	$ 8,874.00
81	24" Box - Lacebark Elm	11	EA	$ 455.00	$ 5,005.00	$ 570.83	$ 6,279.13	$ 320.00	$ 3,520.00	$ 550.00	$ 6,050.00	$ 522.00	$ 5,742.00
82	Dwarf Tall Fescue Sod	127,600	SF	$ 0.95	$ 121,220.00	$ 1.14	$ 145,464.00	$ 0.89	$ 113,564.00	$ 1.10	$ 140,360.00	$ 1.04	$ 132,704.00
83	5' - 6' Diameter Tan Limestone Boulders	81	EA	$ 225.00	$ 18,225.00	$ 279.07	$ 22,604.67	$ 220.00	$ 17,820.00	$ 270.00	$ 21,870.00	$ 225.00	$ 18,225.00
84	2' - 3' Diameter Tan Limestone Boulders	144	EA	$ 190.00	$ 27,360.00	$ 234.68	$ 33,793.92	$ 140.00	$ 20,160.00	$ 230.00	$ 33,120.00	$ 215.00	$ 30,960.00
85	3/4" to 1" No Fines - Cherry Mist Rock Mulch (match to Maverik)	31	CY	$ 100.00	$ 3,100.00	$ 120.51	$ 3,735.81	$ 190.00	$ 5,890.00	$ 120.00	$ 3,720.00	$ 110.00	$ 3,410.00
86	2' to 3' Diameter Flagstone - Buckskin	410	SF	$ 8.00	$ 3,280.00	$ 8.25	$ 3,382.50	$ 24.00	$ 9,840.00	$ 8.00	$ 3,280.00	$ 7.50	$ 3,075.00
87	3" to 5" Cobble - On-site stockpile	40	CY	$ 50.00	$ 2,000.00	$ 57.08	$ 2,283.20	$ 180.00	$ 7,200.00	$ 55.00	$ 2,200.00	$ 52.00	$ 2,080.00
88	Dark Brown Bark Mulch	330	CY	$ 70.00	$ 23,100.00	$ 82.45	$ 27,208.50	$ 180.00	$ 59,400.00	$ 80.00	$ 26,400.00	$ 76.00	$ 25,080.00
89	Contractor Furnished Organic Compost (includes amendment quantity for turf area)	1,005	CY	$ 45.00	$ 45,225.00	$ 50.74	$ 50,993.70	$ 110.00	$ 110,550.00	$ 50.00	$ 50,250.00	$ 47.00	$ 47,235.00
90	Rain Bird ESP Two-Wire Controller; Model No. ESP-LXD with IQ Radio Controller, Model No. IQ-NCC-RS; Stainless Steel Pedestal, Model No. LXMMSSPED	1	EA	$ 6,000.00	$ 6,000.00	$ 6,976.83	$ 6,976.83	$ 3,900.00	$ 3,900.00	$ 6,750.00	$ 6,750.00	$ 6,380.00	$ 6,380.00
91	Irrigation Controller Wire - Direct Burial 14 U.F. Red Maxi-Wire Controller Wire	2,920	LF	$ 1.55	$ 4,526.00	$ 1.84	$ 5,372.80	$ 1.90	$ 5,548.00	$ 1.80	$ 5,256.00	$ 1.70	$ 4,964.00
92	1" Sch 40 Gray PVC Conduit & Fittings	2,920	LF	$ 2.55	$ 7,446.00	$ 3.11	$ 9,081.20	$ 3.80	$ 11,096.00	$ 3.00	$ 8,760.00	$ 2.85	$ 8,322.00
93	Rain Bird Two-Wire Decoder Programming Unit, Model No. DPU-210	1	EA	$ 660.00	$ 660.00	$ 761.11	$ 761.11	$ 5,300.00	$ 5,300.00	$ 750.00	$ 750.00	$ 696.00	$ 696.00
94	Rain Bird Two-Wire In-Line Surge Protector, Model No. LSP-1-TURF	16	EA	$ 145.00	$ 2,320.00	$ 177.59	$ 2,841.44	$ 300.00	$ 4,800.00	$ 175.00	$ 2,800.00	$ 162.00	$ 2,592.00
95	Rain Bird Two-Wire Valve Decoder, Model No. FD-TURF	41	EA	$ 125.00	$ 5,125.00	$ 152.22	$ 6,241.02	$ 300.00	$ 12,300.00	$ 150.00	$ 6,150.00	$ 140.00	$ 5,740.00
96	Rain Bird 3" Brass Master Valve; Model No. 300BPES-NP-HAN	1	EA	$ 880.00	$ 880.00	$ 1,014.81	$ 1,014.81	$ 1,800.00	$ 1,800.00	$ 980.00	$ 980.00	$ 928.00	$ 928.00
97	Rain Bird 4" Flow Sensor; Model No. FS400P	1	EA	$ 715.00	$ 715.00	$ 824.53	$ 824.53	$ 1,800.00	$ 1,800.00	$ 800.00	$ 800.00	$ 754.00	$ 754.00
98	Rain Bird Flow Sensor Decoder; Model No. SD-210-TURF	1	EA	$ 275.00	$ 275.00	$ 317.13	$ 317.13	$ 2,000.00	$ 2,000.00	$ 310.00	$ 310.00	$ 290.00	$ 290.00
99	Amiad 4" Steel Manual Flush Filter, 300 Micron, Model No. 4" Compact In-Line	1	EA	$ 3,500.00	$ 3,500.00	$ 3,805.54	$ 3,805.54	$ 4,750.00	$ 4,750.00	$ 3,700.00	$ 3,700.00	$ 3,480.00	$ 3,480.00
100	Insulated HOTROK Filter Enclosure with 4" Concrete Pad	1	EA	$ 7,200.00	$ 7,200.00	$ 8,245.34	$ 8,245.34	$ 2,550.00	$ 2,550.00	$ 8,000.00	$ 8,000.00	$ 7,540.00	$ 7,540.00
101	Rain Bird 2" Turf Valve, Model No. 200PESB-R	16	EA	$ 230.00	$ 3,680.00	$ 285.42	$ 4,566.72	$ 300.00	$ 4,800.00	$ 275.00	$ 4,400.00	$ 261.00	$ 4,176.00
102	Rain Bird Control Zone Kit; Model No. XCZ-100-PRB-COM	24	EA	$ 255.00	$ 6,120.00	$ 317.13	$ 7,611.12	$ 360.00	$ 8,640.00	$ 310.00	$ 7,440.00	$ 290.00	$ 6,960.00
103	3" HARCO Lateral Isolation Valve; Model No. LV-Series, Stainless Steel Body	2	EA	$ 355.00	$ 710.00	$ 443.98	$ 887.96	$ 1,450.00	$ 2,900.00	$ 430.00	$ 860.00	$ 406.00	$ 812.00
104	4" HARCO Lateral Isolation Valve; Model No. LV-Series, Ductile Iron Body	4	EA	$ 355.00	$ 1,420.00	$ 443.98	$ 1,775.92	$ 790.00	$ 3,160.00	$ 430.00	$ 1,720.00	$ 406.00	$ 1,624.00
105	1" Sch 80 PVC Ball Valve	9	EA	$ 22.00	$ 198.00	$ 25.37	$ 228.33	$ 29.50	$ 265.50	$ 25.00	$ 225.00	$ 24.00	$ 216.00
106	2" Matco-Norca Brass Gate Valve; Model No. 514T Series	12	EA	$ 130.00	$ 1,560.00	$ 158.56	$ 1,902.72	$ 250.00	$ 3,000.00	$ 150.00	$ 1,800.00	$ 145.00	$ 1,740.00
107	3" Matco-Norca Brass Gate Valve; Model No. 514T Series	4	EA	$ 725.00	$ 2,900.00	$ 887.96	$ 3,551.84	$ 1,300.00	$ 5,200.00	$ 860.00	$ 3,440.00	$ 812.00	$ 3,248.00
108	4" NIBCO Gate Valve; Epoxy Coated Ductile Iron Gate Valve, 200MD-Series Angle Valve	8	EA	$ 775.00	$ 6,200.00	$ 951.39	$ 7,611.12	$ 1,300.00	$ 10,400.00	$ 920.00	$ 7,360.00	$ 870.00	$ 6,960.00
109	1" Weathermatic Quick Coupler, Purple Cover; Model No. 7645-QCVLNP	15	EA	$ 150.00	$ 2,250.00	$ 183.93	$ 2,758.95	$ 77.50	$ 1,162.50	$ 180.00	$ 2,700.00	$ 169.00	$ 2,535.00
110	8" Round Valve Box, Color: TAN (Ball Valves)	9	EA	$ 50.00	$ 450.00	$ 57.08	$ 513.72	$ 59.50	$ 535.50	$ 55.00	$ 495.00	$ 53.00	$ 477.00
111	12" Round Valve Box, Color: TAN (Controller Wire Pull Boxes, Quick Couplers & Gate Valves)	54	EA	$ 70.00	$ 3,780.00	$ 82.45	$ 4,452.30	$ 59.50	$ 3,213.00	$ 80.00	$ 4,320.00	$ 75.00	$ 4,050.00
112	13"x 20" Retangular Valve Box, Color TAN	43	EA	$ 130.00	$ 5,590.00	$ 158.56	$ 6,818.08	$ 120.00	$ 5,160.00	$ 155.00	$ 6,665.00	$ 145.00	$ 6,235.00
113	Detectable Warning Tape, Purple	2,920	LF	$ 0.50	$ 1,460.00	$ 0.57	$ 1,664.40	$ 0.59	$ 1,722.80	$ 0.55	$ 1,606.00	$ 0.50	$ 1,460.00
114	14 U.F. Direct Burial Solid Core Trace Wire, Purple Insulation	2,920	LF	$ 0.90	$ 2,628.00	$ 1.08	$ 3,153.60	$ 0.59	$ 1,722.80	$ 1.00	$ 2,920.00	$ 1.00	$ 2,920.00
115	1" Sch 40 PVC Lateral Line	2,220	LF	$ 5.00	$ 11,100.00	$ 6.09	$ 13,519.80	$ 2.95	$ 6,549.00	$ 6.00	$ 13,320.00	$ 5.60	$ 12,432.00
116	1-1/2" Sch 40 PVC Lateral Line	1,640	LF	$ 7.00	$ 11,480.00	$ 7.93	$ 13,005.20	$ 2.95	$ 4,838.00	$ 7.65	$ 12,546.00	$ 7.25	$ 11,890.00

No.	Item	Quantity	Unit	Caliber Contractor LLC		Feller Enterprises		Interstate Rock Products		Sunroc Corporation		Progressive Contracting, Inc.	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
117	2" Sch 40 PVC Lateral Line	1,680	LF	$ 9.00	$ 15,120.00	$ 10.72	$ 18,009.60	$ 3.25	$ 5,460.00	$ 10.35	$ 17,388.00	$ 10.00	$ 16,800.00
118	2" Sch 40 PVC Mainline (Purple Pipe)	1,130	LF	$ 6.00	$ 6,780.00	$ 6.60	$ 7,458.00	$ 3.25	$ 3,672.50	$ 6.40	$ 7,232.00	$ 6.00	$ 6,780.00
119	3" Sch 40 PVC Mainline (Purple Pipe)	630	LF	$ 12.00	$ 7,560.00	$ 12.69	$ 7,994.70	$ 4.75	$ 2,992.50	$ 12.25	$ 7,717.50	$ 12.00	$ 7,560.00
120	4" Sch 40 PVC Mainline (Purple Pipe)	1,150	LF	$ 14.00	$ 16,100.00	$ 15.22	$ 17,503.00	$ 7.15	$ 8,222.50	$ 14.70	$ 16,905.00	$ 14.00	$ 16,100.00
121	LEEMCO Joint Restraints (3" & 4" Mainline Pipe)	1	LS	$ 20,000.00	$ 20,000.00	$ 23,280.96	$ 23,280.96	$ 4,150.00	$ 4,150.00	$ 23,875.00	$ 23,875.00	$ 22,640.00	$ 22,640.00
122	4" Sch 40 PVC Sleeves	740	LF	$ 14.00	$ 10,360.00	$ 15.22	$ 11,262.80	$ 5.35	$ 3,959.00	$ 14.70	$ 10,878.00	$ 14.00	$ 10,360.00
123	6" Sch 40 PVC Sleeves	120	LF	$ 18.00	$ 2,160.00	$ 20.30	$ 2,436.00	$ 22.00	$ 2,640.00	$ 19.60	$ 2,352.00	$ 19.00	$ 2,280.00
124	Rain Bird 1800 Series Sprayer, Model No. 1806-SAM-PRS-NP-	49	EA	$ 16.00	$ 784.00	$ 17.76	$ 870.24	$ 59.50	$ 2,915.50	$ 18.00	$ 882.00	$ 16.00	$ 784.00
125	Rain Bird 8005 Stainless Steel Rotors; Model No. 8005-SS-NP-	102	EA	$ 125.00	$ 12,750.00	$ 84.99	$ 8,668.98	$ 180.00	$ 18,360.00	$ 150.00	$ 15,300.00	$ 140.00	$ 14,280.00
126	TORO 1" Lavender Stripe Polyethylene Hose; Model No. T-EHP2667-066A	9,650	LF	$ 2.50	$ 24,125.00	$ 2.85	$ 27,502.50	$ 1.80	$ 17,370.00	$ 2.75	$ 26,537.50	$ 26.00	$ 250,900.00
127	TORO 5/8" Drip In PC Brown Dripline; Model No. T-PCB1810-12	6,510	LF	$ 1.65	$ 10,741.50	$ 1.84	$ 11,978.40	$ 1.80	$ 11,718.00	$ 1.80	$ 11,718.00	$ 1.70	$ 11,067.00
128	Rain Bird 1/4" Distribution Tubing; Model No. PT-025	8,428	LF	$ 0.75	$ 6,321.00	$ 0.82	$ 6,910.96	$ 0.89	$ 7,500.92	$ 0.80	$ 6,742.40	$ 1.00	$ 8,428.00
129	Rain Bird 0.5 GPH Single Outlet Emitter, Model No. XB-05PC (Blue)	547	EA	$ 0.75	$ 410.25	$ 0.82	$ 448.54	$ 5.95	$ 3,254.65	$ 0.80	$ 437.60	$ 1.00	$ 547.00
130	Rain Bird 2.0 GPH Single Outlet Emitter, Model No. XB-20PC (Red)	1,861	EA	$ 0.75	$ 1,395.75	$ 0.82	$ 1,526.02	$ 5.95	$ 11,072.95	$ 0.80	$ 1,488.80	$ 1.00	$ 1,861.00
131	Rain Bird 1/4" Tubing Stake with Cap, Model No. TS-025 W/CAP	2,408	EA	$ 0.75	$ 1,806.00	$ 0.82	$ 1,974.56	$ 2.40	$ 5,779.20	$ 0.80	$ 1,926.40	$ 1.00	$ 2,408.00
	BASE BID TOTAL				**$ 1,972,132.50**		**$ 2,206,879.41**		**$ 2,298,308.32**		**$ 2,402,758.70**		**$ 2,738,697.00**
	ALTERNATE NO. 1												
24	Colored Concrete Plaza Flatwork	8,100	SF	$ 7.50	$ 60,750.00	$ 10.59	$ 85,779.00	$ 11.50	$ 93,150.00	$ 9.80	$ 79,380.00	$ 8.20	$ 66,420.00
	ALTERNATE NO. 1 BID TOTAL				**$ 60,750.00**		**$ 85,779.00**		**$ 93,150.00**		**$ 79,380.00**		**$ 66,420.00**
	ALTERNATE NO. 2												
24	Colored and Stamped Concrete Plaza Flatwork	8100	SF	$ 12.50	$ 101,250.00	$ 10.95	$ 88,695.00	$ 14.00	$ 113,400.00	$ 10.90	$ 88,290.00	$ 9.20	$ 74,520.00
	ALTERNATE NO. 2 BID TOTAL				**$ 101,250.00**		**$ 88,695.00**		**$ 113,400.00**		**$ 88,290.00**		**$ 74,520.00**

BID SUMMARY						
BASE BID TOTAL	$ 1,972,132.50	$ 2,206,879.41	$ 2,298,308.32	$ 2,402,758.70	$ 2,738,697.00
ALTERNATE NO. 1 BID TOTAL	$ 60,750.00	$ 85,779.00	$ 93,150.00	$ 79,380.00	$ 66,420.00
ALTERNATE NO. 2 BID TOTAL	$ 101,250.00	$ 88,695.00	$ 113,400.00	$ 88,290.00	$ 74,520.00
TOTAL BASE BID & ALTERNATES 1-2	**$ 2,134,132.50**	**$ 2,381,353.41**	**$ 2,504,858.32**	**$ 2,570,428.70**	**$ 2,879,637.00**

Engineer, P.E.

Work in Progress Report
(WIP REPORT)

Job Name	Curent Contract Value	Projected Cost	Cost to date	Billing to date	% complete	Gross Profit	Estimated Profit	Under - billing	Over - Billing
Lot 413 The Retreat	$1,100,000	$820,027	$868,206	$998,437	91%	$130,231	$279,973		
Gubler Cabin	$1,350,000	$1,173,913	$570,778	$656,394	49%	$85,616	$176,087		
Springdale Town Plaza	$780,000	$ 580,000.00		$0	0%	$0	$200,000		

Totals	$3,230,000	$2,573,940	$1,438,984	$1,654,831	51%	$215,847	$656,060	$0	$0

Project: Tonaquint Cemetery Expansion
Inquiry No. **24-123**

Major Subcontractors Listing
Mark amount "NA" if not applicable. Provide only the subcontractor's name whose BID was used and who will be doing the work for each area of work at the time proposal is due. This will also become a schedule of values to check each monthly progress payment. If General Contractor will self-perform work, they shall list the employee of their firm who will act as foreman for said work.

GENERAL CONTRACTOR:
Subcontractor Name: Caliber Contractor LLC
Subcontractor Address: 852 w 400 s Hurricane Ut
Amount: $ 622,557.50

SITE CONCRETE
Subcontractor Name: Cwt Concrete
Subcontractor Address: 851 N Red Rock RD Suite 2H, St. George Ut
Amount: $ 254,975.00

MASONRY
Subcontractor Name: Rod Masonry
Subcontractor Address: 86 s 320 E. Ivins Ut
Amount: $ 24,000.00

ELECTRICAL
Subcontractor Name: Copper Ridge Electric
Subcontractor Address: PO Box 2156 St. George Ut
Amount: $ 210,000.00

EARTHWORK:
Subcontractor Name: Apex Excavating
Subcontractor Address: PO Box 323 Washington Ut
Amount: $ 263,000.00

LANDSCAPING AND IRRIGATION
Subcontractor Name: Raintree Landscaping
Subcontractor Address: 2188 E. 3670 S St. George Ut
Amount: $ 534,500.00

ASPHALT PAVING
Subcontractor Name: Alexander Asphalt
Subcontractor Address: 115 w 300 s Washington Ut
Amount: $ 63,100

SITE UTILITIES
Subcontractor Name: _____
Subcontractor Address: _____
Amount: $ _____

END OF SECTION

BID FORM

Project: Tonaquint Cemetery Expansion
Inquiry No: 24-123

Proposal of Caliber Contractor LLC ("BIDDER"), organized and existing under the laws of the State of Utah doing business as a corporation, partnership, or an individual (circle applicable status), to the City of St. George ("CITY"). Pursuant to and in compliance with the Public Notice, BIDDER hereby proposes to perform all Work for the above named Project in strict accordance with the Contract Documents, BIDDER'S Instructions, Drawings, Specifications, and other documents related thereto, the undersigned, having familiarized themselves with the existing conditions on the site and the conditions under which the work on the Drawings and in the Specifications is to be done, hereby proposes to furnish all labor, materials, equipment, incidental items, permits, fees, and services to perform all specified work on the above named project.

By submission of this BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies as to his own organization, that this BID has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this BID with any other BIDDER or with any competitor.

All Work shall be in strict accordance with the Contract Documents and documents issued thereto and shall be installed at the price/prices set forth in the Contract Documents. Bidder acknowledges that all Work shall be done subject to CITY'S approval. Decisions and questions as to the quality, suitability, and acceptability of the materials, interpretation of drawings and specifications, and acceptable fulfillment of the Contract by the BIDDER shall be made by CITY.

Of particular importance to be considered in the BID are the following:

CONTRACT TIME AND LIQUIDATED DAMAGES

The WORK is to be performed within the specified CONTRACT TIME. If the CONTRACTOR shall fail to complete the WORK within the CONTRACT TIME, or extension of time granted by the CITY, then the CONTRACTOR will pay the CITY LIQUIDATED DAMAGES assessed at the rates established as follows:

a. $250.00 (dollars) per day for each calendar day that the CONTRACTOR shall be in default after the CONTRACT TIME.

b. $250.00 (dollars) per day for failure to make repairs to deficiencies in the work within 10 days of notification to repair.

The rates specified in 'b.' above are cumulative and are in addition to LIQUIDATED DAMAGES assessed in association with the overall Contract Time as listed in 'a.' above. Additional information on LIQUIDATED DAMAGES is provided in the GENERAL CONDITIONS.

BIDDER acknowledges receipt of the following ADDENDUM:

1 Addendum No. 1 Dated 6-14-24

2 Addendum No. 2 Dated 6-14-24

_____ Addendum No. _____ Dated _____

BID SUMMARY

BASE BID TOTAL: $ 1,972,132.50

ALTERNATE 1 BID TOTAL: $ 62,775.00

ALTERNATE 2 BID TOTAL: $ 101,250.00

ALTERNATE 3 BID TOTAL: $ _____

TOTAL BASE & ALTERNATES 1-3: $ 2,136,157.50

Project: Tonaquint Cemetery Expansion
Inquiry No.: 24-123

BID SCHEDULE

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
	BASE BID				
1	Mobilization	1	LS	$ 75,000.00	$ 75,000.00
2	Traffic Control	1	LS	$ 20,000.00	$ 20,000.00
3	SWPPP Compliance & Erosion Control	1	LS	$ 29,000.00	$ 29,000.00
4	Dust Control & Watering	1	LS	$ 15,000.00	$ 15,000.00
5	Owner-directed Subsurface Investigation & Utility Coordination	20	HR	$ 250.00	$ 5,000.00
6	Clearing, Grubbing, & Demolition	1	LS	$ 24,000.00	$ 24,000.00
7	Construction Staking	1	LS	$ 12,000.00	$ 12,000.00
8	Project Sign	1	LS	$ 2,000.00	$ 2,000.00
9	Restoration of Surface Improvements	1	LS	$ 12,000.00	$ 12,000.00
10	Remove & Dispose of Asphalt	7,400	SF	$ 0.62	$ 4,588.00
11	Remove & Dispose of Concrete	2,500	SF	$ 3.50	$ 8,750.00
12	Remove & Salvage Existing Fire Hydrant	1	EA	$ 8,000.00	$ 8,000.00
13	Onsite Embankment Earthwork (Plan Quantity)	10,800	CY	$ 7.00	$ 75,600.00
14	Export Soil Material (Plan Quantity)	650	CY	$ 30.00	$ 19,500.00
15	Roadway Bituminous Surface Course (Category II, "Non-Rut") - 3" Thick	28,000	SF	$ 2.30	$ 64,400.00
16	Roadway Untreated Base Course - 8" Thick	28,000	SF	$ 2.00	$ 56,000.00
17	Roadway Sub Base Course (Structural Fill) - 24" Thick	28,000	SF	$ 2.50	$ 70,000.00
18	Landscape Curb w/ Base	1,500	LF	$ 19.00	$ 28,500.00
19	Type HB30-7 Curb and Gutter w/ Base	70	LF	$ 30.00	$ 2,100.00
20	PR24 Roll Curb w/ Base	1,280	LF	$ 20.00	$ 25,600.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
21	24" Spill-roll Curb w/ Base	1,405	LF	$ 22.00	$ 30,910.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
22	Concrete Pedestrian Access Ramp	3	EA	$ 1,750.00	$ 5,250.00
23	Concrete Flatwork w/ Base	450	SF	$ 5.50	$ 2,475.00
24	Concrete Plaza Flatwork w/ Base	8,100	SF	$ 6.50	$ 52,650.00
25	Raised Concrete Crosswalk	600	SF	$ 18.00	$ 10,800.00
26	Concrete Flatwork Trail w/ Base	13,250	SF	$ 5.50	$ 72,875.00
27	Columbarium/Ossuarium Footing	1,530	SF	$ 26.00	$ 39,780.00
28	CMU Block Wall on Existing Footing	46	LF	$ 58.00	$ 2,668.00
29	Seat Wall	96	LF	$ 112.00	$ 10,752.00
30	Concrete Retaining Wall	60	CY	$ 235.00	$ 14,100.00
31	MSE Retaining Wall	6,000	SF	$ 18.00	$ 108,000.00
32	Stacked Stone Landscaping Wall (30" Height)	390	LF	$ 18.00	$ 7,020.00
33	Stone Stairway	4	EA	$ 2,250.00	$ 9,000.00
34	Shade Structure Foundation	16	EA	$ 1,750.00	$ 28,000.00
35	Natural Ledge Stone Veneer	16	EA	$ 2,000.00	$ 32,000.00
36	Flowable Fill	10	CY	$ 330.00	$ 3,300.00
37	4" HDPE Field Drain Pipe	30	LF	$ 30.00	$ 900.00
38	4" Field Drain Inlet	2	EA	$ 500.00	$ 1,000.00
39	4" PVC Irrigation Line	10	LF	$ 37.00	$ 370.00
40	4" Irrigation Gate Valve Assembly	1	EA	$ 980.00	$ 980.00
41	6x4 Tee	1	EA	$ 1,300.00	$ 1,300.00
42	10x6 Reducer	1	EA	$ 5,000.00	$ 5,000.00
43	Raise & Collar Manhole	1	EA	$ 3,000.00	$ 3,000.00
44	Electrical Panel Equipment	1	LS	$ 25,000.00	$ 15,000.00
45	Electrical Site Conduit, Junction Boxes, Conductors, Tie-Ins, etc.	1	LS	$ 200,000.00	$ 200,000.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
46	Electrical Light Fixtures	1	LS	$ 120,000.00	$ 120,000.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
47	1 Gal - Iris (Various Colors)	136	EA	$ 19.00	$ 2,584.00
48	1 Gal - Gazania	87	EA	$ 19.00	$ 1,653.00
49	1 Gal - Perky Sue	69	EA	$ 19.00	$ 1,311.00
50	1 Gal - Firecracker Penstemon	44	EA	$ 19.00	$ 836.00
51	1 Gal - Perry's Penstemon	76	EA	$ 19.00	$ 1,444.00
52	1 Gal - Russian Sage	25	EA	$ 25.00	$ 625.00
53	1 Gal - Germander	66	EA	$ 19.00	$ 1,254.00
54	1 Gal - Skeleton-Leaf Goldeneye	40	EA	$ 19.00	$ 760.00
55	5 Gal - Blond Ambition Grama Grass	40	EA	$ 25.00	$ 1,000.00
56	5 Gal - Karl Foerster Grass	95	EA	$ 25.00	$ 2,375.00
57	5 Gal - Dwarf Yaupon Holly	11	EA	$ 25.00	$ 275.00
58	5 Gal - Green Cloud Texas Sage	119	EA	$ 25.00	$ 2,975.00
59	5 Gal - Shenandoah Switch Grass	89	EA	$ 25.00	$ 2,225.00
60	5 Gal - Dwarf Myrtle	28	EA	$ 25.00	$ 700.00
61	5 Gal - Dwarf Red Oleander	86	EA	$ 25.00	$ 2,150.00
62	5 Gal - Huntington Carpet Rosemary	38	EA	$ 25.00	$ 950.00
63	5 Gal - Spanish Broom	22	EA	$ 25.00	$ 550.00
64	5 Gal - Dwarf Pampas Grass	131	EA	$ 52.00	$ 6,812.00
65	5 Gal - Grass Tree	66	EA	$ 38.00	$ 2,508.00
66	5 Gal - Gray Desert Spoon	29	EA	$ 38.00	$ 1,102.00
67	5 Gal - Red Yucca	144	EA	$ 26.00	$ 3,744.00
68	15 Gal - Giant Hesperaloe	23	EA	$ 230.00	$ 5,290.00
69	15 Gal - Burgundy Lace Desert Willow (MULTI)	8	EA	$ 230.00	$ 1,840.00
70	15 Gal - Wilson Olive	21	EA	$ 230.00	$ 4,830.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
71	15 Gal - Chaste Tree (MULTI)	9	EA	$ 230.00	$ 2,070.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
72	24" Box - Mexican Redbud (Multi-Trunk)	13	EA	$ 455.00	$ 5,915.00
73	24" Box - Mexican Redbud (STD)	32	EA	$ 455.00	$ 14,560.00
74	24" Box - Arapaho Red Crape Myrtle (STD)	40	EA	$ 455.00	$ 18,200.00
75	24" Box - Mulberry	11	EA	$ 455.00	$ 5,005.00
76	24" Box - Mondell Pine	34	EA	$ 455.00	$ 15,470.00
77	24" Box - Red Push Chinese Pistache (STD)	19	EA	$ 455.00	$ 8,645.00
78	24" Box - Mexican Sycamore	18	EA	$ 455.00	$ 8,190.00
79	24" Box - Red Rock Oak	16	EA	$ 455.00	$ 7,280.00
80	24" Box - Southern Live Oak	17	EA	$ 455.00	$ 7,735.00
81	24" Box - Lacebark Elm	11	EA	$ 455.00	$ 5,005.00
82	Dwarf Tall Fescue Sod	127,600	SF	$ 0.95	$ 121,220.00
83	5' - 6' Diameter Tan Limestone Boulders	81	EA	$ 225.00	$ 18,225.00
84	2' - 3' Diameter Tan Limestone Boulders	144	EA	$ 190.00	$ 27,360.00
85	3/4" to 1" No Fines - Cherry Mist Rock Mulch (match to Maverik)	31	CY	$ 100.00	$ 3,100.00
86	2' to 3' Diameter Flagstone - Buckskin	410	SF	$ 8.00	$ 3,280.00
87	3" to 5" Cobble - On-site stockpile	40	CY	$ 50.00	$ 2,000.00
88	Dark Brown Bark Mulch	330	CY	$ 70.00	$ 23,100.00
89	Contractor Furnished Organic Compost (includes amendment quantity for turf area)	1,005	CY	$ 45.00	$ 45,225.00
90	Rain Bird ESP Two-Wire Controller; Model No. ESP-LXD with IQ Radio Controller, Model No. IQ-NCC-RS; Stainless Steel Pedestal, Model No. LXMMSSPED	1	EA	$ 6,000.00	$ 6,000.00
91	Irrigation Controller Wire - Direct Burial 14 U.F. Red Maxi-Wire Controller Wire	2,920	LF	$ 1.55	$ 4,526.00
92	1" Sch 40 Gray PVC Conduit & Fittings	2,920	LF	$ 2.55	$ 7,446.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
93	Rain Bird Two-Wire Decoder Programming Unit, Model No. DPU-210	1	EA	$ 660.00	$ 660.00
94	Rain Bird Two-Wire In-Line Surge Protector, Model No. LSP-1-TURF	16	EA	$ 145.00	$ 2,320.00
95	Rain Bird Two-Wire Valve Decoder, Model No. FD-TURF	41	EA	$ 125.00	$ 5,125.00
96	Rain Bird 3" Brass Master Valve; Model No. 300BPES-NP-HAN	1	EA	$ 880.00	$ 880.00
97	Rain Bird 4" Flow Sensor; Model No. FS400P	1	EA	$ 715.00	$ 715.00
98	Rain Bird Flow Sensor Decoder; Model No. SD-210-TURF	1	EA	$ 275.00	$ 275.00
99	Amiad 4" Steel Manual Flush Filter, 300 Micron, Model No. 4" Compact In-Line	1	EA	$ 3,500.00	$ 3,500.00
100	Insulated HOTROK Filter Enclosure with 4" Concrete Pad	1	EA	$ 7,200.00	$ 7,200.00
101	Rain Bird 2" Turf Valve, Model No. 200PESB-R	16	EA	$ 230.00	$ 3,680.00
102	Rain Bird Control Zone Kit; Model No. XCZ-100-PRB-COM	24	EA	$ 255.00	$ 6,120.00
103	3" HARCO Lateral Isolation Valve; Model No. LV-Series, Stainless Steel Body	2	EA	$ 355.00	$ 710.00
104	4" HARCO Lateral Isolation Valve; Model No. LV-Series, Ductile Iron Body	4	EA	$ 355.00	$ 1,420.00
105	1" Sch 80 PVC Ball Valve	9	EA	$ 22.00	$ 198.00
106	2" Matco-Norca Brass Gate Valve; Model No. 514T Series	12	EA	$ 130.00	$ 1,560.00
107	3" Matco-Norca Brass Gate Valve; Model No. 514T Series	4	EA	$ 725.00	$ 2,900.00
108	4" NIBCO Gate Valve; Epoxy Coated Ductile Iron Gate Valve, 200MD-Series Angle Valve	8	EA	$ 775.00	$ 6,200.00
109	1" Weathermatic Quick Coupler, Purple Cover; Model No. 7645-QCVLNP	15	EA	$ 150.00	$ 2,250.00
110	8" Round Valve Box, Color: TAN (Ball Valves)	9	EA	$ 50.00	$ 450.00
111	12" Round Valve Box, Color: TAN (Controller Wire Pull Boxes, Quick Couplers & Gate Valves)	54	EA	$ 70.00	$ 3,780.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
112	13"x 20" Retangular Valve Box, Color TAN	43	EA	$ 130.00	$ 5,590.00
113	Detectable Warning Tape, Purple	2,920	LF	$ 0.50	$ 1,460.00
114	14 U.F. Direct Burial Solid Core Trace Wire, Purple Insulation	2,920	LF	$ 0.90	$ 2,628.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
115	1" Sch 40 PVC Lateral Line	2,220	LF	$ 5.00	$ 11,100.00
116	1-1/2" Sch 40 PVC Lateral Line	1,640	LF	$ 7.00	$ 11,480.00
117	2" Sch 40 PVC Lateral Line	1,680	LF	$ 9.00	$ 15,120.00
118	2" Sch 40 PVC Mainline (Purple Pipe)	1,130	LF	$ 6.00	$ 6,780.00
119	3" Sch 40 PVC Mainline (Purple Pipe)	630	LF	$ 12.00	$ 7,560.00
120	4" Sch 40 PVC Mainline (Purple Pipe)	1,150	LF	$ 14.00	$ 16,100.00
121	LEEMCO Joint Restraints (3" & 4" Mainline Pipe)	1	LS	$ 20,000.00	$ 20,000.00
122	4" Sch 40 PVC Sleeves	740	LF	$ 14.00	$ 10,360.00
123	6" Sch 40 PVC Sleeves	120	LF	$ 18.00	$ 2,160.00
124	Rain Bird 1800 Series Sprayer, Model No. 1806-SAM-PRS-NP-	49	EA	$ 16.00	$ 784.00
125	Rain Bird 8005 Stainless Steel Rotors; Model No. 8005-SS-NP-	102	EA	$ 125.00	$ 12,750.00
126	TORO 1" Lavender Stripe Polyethylene Hose; Model No. T-	9,650	LF	$ 2.50	$ 24,125.00
127	TORO 5/8" Drip In PC Brown Dripline; Model No. T-PCB1810-12	6,510	LF	$ 1.65	$ 10,741.50
128	Rain Bird 1/4" Distribution Tubing; Model No. PT-025	8,428	LF	$ 0.75	$ 6,321.00
129	Rain Bird 0.5 GPH Single Outlet Emitter, Model No. XB-05PC (Blue)	547	EA	$ 0.75	$ 410.25
130	Rain Bird 2.0 GPH Single Outlet Emitter, Model No. XB-20PC (Red)	1,861	EA	$ 0.75	$ 1,395.75
131	Rain Bird 1/4" Tubing Stake with Cap, Model No. TS-025 W/CAP	2,408	EA	$ 0.75	$ 1,806.00
				TOTAL OF BASE BID	**$ 1,962,132.50**
	ALTERNATE NO. 1				
24	Colored Concrete Plaza Flatwork	8,100	SF	$ 7.50	$ 62,775.00
				TOTAL OF ALTERNATE NO. 1 BID	**$ 62,775.00**
	ALTERNATE NO. 2				
24	Colored and Stamped Concrete Plaza Flatwork	8,100	SF	$ 12.50	$ 101,250.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
				TOTAL OF ALTERNATE NO. 2 BID	**$ 101,250.00**

NOTICE:
THIS LICENSE MUST BE POSTED
IN A CONSPICUOUS PLACE

BUSINESS LICENSE

THIS CERTIFIES that the business or individual listed below is hereby granted a license to do business as stated at the specified business location for the dates indicated on this certificate.

NAME: CALIBER CONTRACTOR LLC

CITY OF ST. GEORGE
175 E 200 N
ST. GEORGE, UT 84770

St.George
THE BRIGHTER SIDE

LICENSE NO.: BL-00050232
DATE ISSUED: 03/06/2024

EXPIRES: **01/04/2025**

BUSINESS OWNER: CALIBER CONTRACTOR LLC
BUSINESS LOCATION: 157 E RIVERSIDE DR 2A
TYPE OF BUSINESS: GENERAL BUILDING CONTRACTOR

Angie Jessop

CITY LICENSE OFFICER

THIS LICENSE IS NOT TRANSFERABLE BETWEEN OWNERS AND/OR LOCATIONS

STATE OF UTAH
DEPARTMENT OF COMMERCE
ACTIVE LICENSE

CALIBER CONTRACTOR LLC
852 W 400 S
HURRICANE UT 84737

EFFECTIVE 12/04/2023
EXPIRATION 11/30/2025

REFERENCE NUMBER(S), CLASSIFICATION(S) & DETAIL(S)
12027679-5501 Contractor With LRF
B100, E100

DBAs: None Associated

IMPORTANT LICENSURE REMINDERS:

- Your license is valid until the expiration date listed on this form.
- Please note the address listed below. This is your public address of record for the division, and all future correspondence from the division will be mailed to this address. If you move, it is your responsibility to notify us directly of the change. Maintaining your current address with us is the easiest way to ensure continuous licensure.
- This license has been issued to the business entity. Any change in the license's original entity structure requires a new license (i.e. DBA to a Corporation, etc.). Please contact the division before you make such changes.

CALIBER CONTRACTOR LLC
852 W 400 S
HURRICANE UT 84737

Please visit our web site at www.dopl.utah.gov should you have any questions in the future.

STATE OF UTAH
DEPARTMENT OF COMMERCE

DIVISION OF PROFESSIONAL LICENSING

ACTIVE LICENSE

EFFECTIVE DATE: **12/04/2023**

EXPIRATION DATE: **11/30/2025**

ISSUED TO: **CALIBER CONTRACTOR LLC**
852 W 400 S
HURRICANE UT 84737

REFERENCE NUMBER(S), CLASSIFICATION(S) & DETAIL(S)
12027679-5501 Contractor With LRF
DBAs: None Associated
B100, E100

St.George
THE BRIGHTER SIDE

CERTIFICATION OF LEGAL WORK STATUS (Contractor)

Project: Tonaquint Cemetery Expansion
Inquiry No.: 24-123

Contractor certifies that it does not and will not during the performance of this contract knowingly employ, or subcontract with any entity which employs workers in violation of 8 USC § 1324a. Contractor agrees to require all subcontractors at the time they are hired for this project to sign a Certification of Legal Work Status and submit the Certification to City prior to any work being performed by the subcontractors. Contractor agrees to produce, at the City's request, documents to verify compliance with applicable State and Federal laws. If Contractor knowingly employs workers or subcontractors in violation of 8 USC § 1324a, such violation shall be cause for unilateral cancellation of the contract between Contractor and City. In addition, Contractor may be suspended from participating in future projects with the City for a period of one (1) year. In the event this contract is terminated due to a violation of 8 USC § 1324a by Contractor or a subcontractor of Contractor, Contractor shall be liable for any and all costs associated with such termination, including, but not limited to, any damages incurred by the City, excluding attorney fees. Contractor and City each agree to pay their own respective attorney fees. For purposes of compliance, the City requires Contractor and subcontractors to use E-Verify to verify the employment eligibility of all employees as allowed by law and the E-Verify procedures. Contractor and subcontractors must maintain authorized documentation of the E-Verify.

I certify that I have read, understand and agree to comply with the requirements herein.

Contractor Name: Kaden Peck

Company Address: 852 W. 400S Hurricane

Company's Unique E-Verification Number: _____

Signature

6/20/24
Date

President
Official Title

JANE EUBANKS
Notary Public - State of Utah
Comm. No. 728784
My Commission Expires on
Jan 13, 2027

STATE OF UTAH)
ss.
County of Washington)

On the 20th day of June 2024 before me, Jane Eubanks, a notary public, personally appeared Kaden Peck proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he/she executed the same voluntarily for its stated purpose.

Notary Public

CRUM & FORSTER
A FAIRFAX COMPANY

BID BOND

KNOW ALL BY THESE PRESENTS, That we Caliber Contractor LLC as Principal, hereinafter called the Principal, and the United States Fire Insurance Company, 305 Madison Avenue, Morristown NJ 07962, a corporation duly organized under the laws of the State of Delaware, as Surety, hereinafter called the Surety, are held and firmly bound unto City of St George as Obligee, hereinafter called the Obligee, in the sum of five percent of the total bid amount

Dollars ($ 5%), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for Tonaquint Cemetery Expansion

NOW, THEREFORE, If the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 19th day of June , 2024

Witness:

Caliber Contractor (Seal)
Principal

President
Title:

Witness:

United States Fire Insurance Company

By Carri Henson
Attorney-In-Fact:

Conforms with The American Institute of Architects, A.I.A. Document No. A-310

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

12613

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Brent Koplin, Mark Hunter, George Swan, Carri Herron

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Fifty Million Dollars ($50,000,000)**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

> Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:
>
> (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
> (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.
>
> Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey}
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

MELISSA H. D'ALESSIO
NOTARY PUBLIC OF NEW JERSEY
Commission # 50126833
My Commission Expires 4/7/2026

Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 19th day of June 20 24

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

requirements. BIDDER further understands that BIDDER'S ability to meet the criteria and provide the required services shall be judged solely by the City. BIDDER further certifies that, since the receipt of the Request for BIDS, no contact, discussion, or negotiation has been made nor will be made regarding this proposal for construction services with any City employee other than the contact people listed in the Request for BIDS. BIDDER understands that any such contact could disqualify this proposal. BIDDER further certifies that BIDDER is properly licensed to conduct business within the scope of this BID as required by the State of Utah. BIDDER certifies that all schedules and addenda contained herein shall be considered part of the entire Request for BIDS response and that the complete document submitted shall be considered a legally binding document.

The undersigned swears and deposes that the information provided herein is true, accurate, and complete so as not to be misleading.

Dated this 18 day of June 20 24

Respectfully Submitted:

Business Name: Caliber Contractor LLC Seal (if BID is by Corporation)

Business Address: 652 W. 400 S. Hurricane UT, 84737

Representative Name: Kaden Peck

Signature: [signature]

Title: President

Date: 6/19/24

Attest Signature: [signature]

Attest Name: _____

END OF SECTION

BIDDER'S GENERAL INFORMATION

Project: Tonaquint Cemetery Expansion
Inquiry No.: 24-123

Date: _____

To verify adequate qualifications and experience, BIDDER must submit this sheet, filled out in its entirety,
with their sealed BID. Attach additional sheets as required to completely fill out the required information.
Failure to complete any item, or failure to completely and truthfully provide the requested information, shall constitute grounds for the BID to be considered non-responsive and to cause its rejection.

(1) BIDDER'S Name and Address:
Kaden Peck
4052 W. 400 S Hurricane ut. 84737

(2) BIDDER'S Telephone Number / Facsimile Number:
801-874-4773

(3) BIDDER'S Email Address
Caliber Contractor1@gmail.com

(4) Contractor's License Primary Classification:
☑ B100 ☑ E100 ☐ Other: _____
State and License Number (ATTACH A COPY):
12027679-5501

Supplemental classifications held, if any (ATTACH A COPY IF NOT INCLUDED IN ABOVE):
E100

A City Business License from their Principal Place of Business in Utah (ATTACH A COPY):

(5) Work in Progress (WIP) limit*: $ 5,000,000 Current Status of WIP: $ 3,000,000

* attach a list of all projects currently in progress, including the owner, location, and phone number. State the percentage of work remaining for each project and the expected completion date.

(6) Provide a list of all construction contracts involving work of a similar scope and comparable value

completed over the past five (5) years. Include the following information for each project:

a. Name and location of project.
b. Name, address, and telephone number of the project Owner.
c. Brief description of the work involved.
d. Contract amount.
e. Contract date for completion.
f. Date of actual completion - reason for delay, if any.
g. Name, address, and phone number of Engineer / Architect / Landscape Architect.
h. Name of Owner's Inspecting Officer.
i. State your involvement in any litigation arising out of the project.
j. Status of current litigation, if any, associated with any project. If none, state N/A.

(7) Provide a list of the prospective subcontractors, materials suppliers and equipment suppliers you expect to use on this project. * City reserves the right to reject subcontractors and suppliers.

* CITY understands that the subcontractor's, materials suppliers and equipment suppliers provided may not be the final subcontractor's used. A final subcontractor's, material suppliers and equipment suppliers list must be presented by the successful BIDDER at the Pre-Construction Conference and will be updated at each subsequent construction meeting. BIDDER understands that CITY reserves the right to accept or reject proposed subcontractors.

Project: Tonaquint Cemetery Expansion
Inquiry No. **24-123**

Major Subcontractors Listing
Mark amount "NA" if not applicable. Provide only the subcontractor's name whose BID was used and who will be doing the work for each area of work at the time proposal is due. This will also become a schedule of values to check each monthly progress payment. If General Contractor will self-perform work, they shall list the employee of their firm who will act as foreman for said work.

GENERAL CONTRACTOR:
Subcontractor Name: Caliber Contractor LLC
Subcontractor Address: 852 w 400s Hurricane Utah
Amount: $_____

SITE CONCRETE
Subcontractor Name: Gut Concrete
Subcontractor Address: 851 N Red Rock RD suite 2A, St. George Ut
Amount: $ _____

MASONRY
Subcontractor Name: Red Masonry
Subcontractor Address: 865 320 E. Ivins Ut
Amount: $_____

ELECTRICAL
Subcontractor Name: Copper Ridge Electric
Subcontractor Address: PO Box 2156 St. George
Amount: $_____

EARTHWORK:
Subcontractor Name: Dixie Curb Cut & Excavation
Subcontractor Address: PO Box 1077 Washington Ut 84780
Amount: $_____

LANDSCAPING AND IRRIGATION
Subcontractor Name: Raintree Landscaping
Subcontractor Address: 2188 E 3670S St. George Ut
Amount: $_____

ASPHALT PAVING
Subcontractor Name: Alexander Asphalt
Subcontractor Address: 115 w 300 s Washington Ut.
Amount: $_____

SITE UTILITIES
Subcontractor Name: _____
Subcontractor Address: _____
Amount: $_____

END OF SECTION

Completed Jobs

Job Name	Curent Contract Value	Projected Cost	Cost to date	Billing to date	% complete	Gross Profit	Estimated Profit	Under - billing	Over - Billing
Lehi Custom Home	$669,000	$600,000	$600,000	$669,000	100%	$69,000	$69,000		
Bergesons Semi Custom Home	$415,000	$369,000	$369,000	$415,000	100%	$46,000	$46,000		
Bentleys Semi Custom Home	$305,000	$265,000	$273,000	$315,000	103%	$42,000	$40,000		$ 10,000.00
Kanab Duplex	$280,000	$252,000	$251,500	$280,000	100%	$28,500	$28,000		
Lindstrom Build	$580,000	$522,000	$512,400	$580,000	100%	$67,600	$58,000		
Lot 199 Dunes	$570,000	$513,000	$513,400	$570,000	100%	$56,600	$57,000		
Lot 30 Dunes	$550,000	$440,000	$445,512	$550,000	100%	$104,488	$110,000		
JC Snow Park	$130,000	$100,000	$ 100,000.00	$130,000	100%	$30,000	$30,000		
Lot 40 Dunes	$ 215,000.00	$ 140,000.00	$ 140,000.00	$ 215,000.00	100%	$204,024	$10,976		

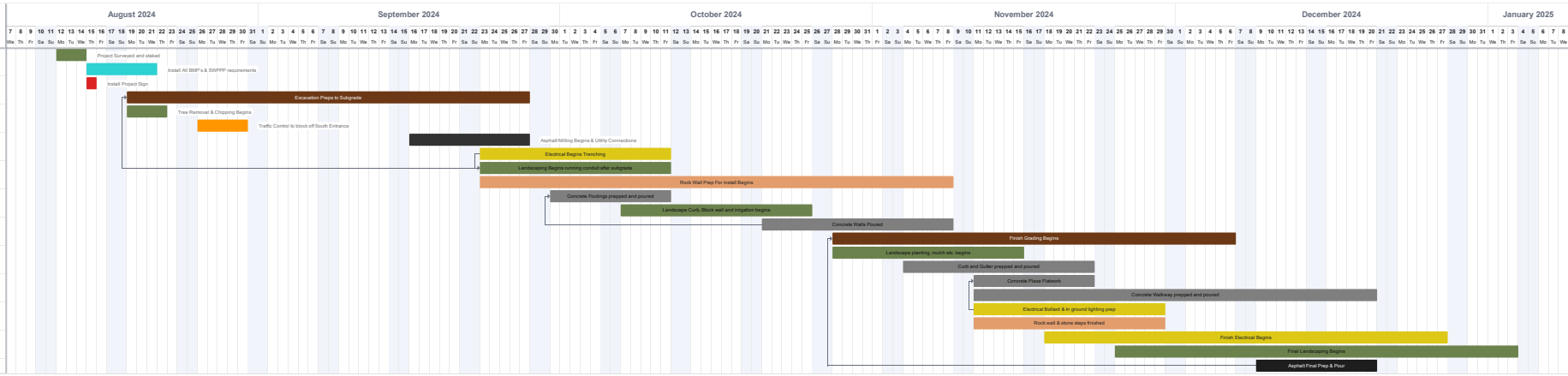
Totals	$3,714,000	$3,201,000	$3,204,812	$3,724,000	100%	$648,212	$448,976	$0	$10,000

Buildertrend

852 W 400 S, Hurricane, UT 84737-2402 · 8018744773

Schedule - Gantt - Tonaquint Cemetery Expansion

Title	Start	Workdays
Project Surveyed and staked	Aug 12, 2024	3 days
Install All BMP's & SWPPP requirements	Aug 15, 2024	5 days
Install Project Sign	Aug 15, 2024	1 day
Excavation Preps to Subgrade	Aug 19, 2024	30 days
Tree Removal & Chipping Begins	Aug 19, 2024	4 days
Traffic Control to block off South Entrance	Aug 26, 2024	5 days
Asphalt Milling Begins & Utility Connections	Sep 16, 2024	10 days
Electrical Begins Trenching	Sep 23, 2024	15 days
Landscaping Begins running conduit after subgr…	Sep 23, 2024	15 days
Rock Wall Prep For install Begins	Sep 23, 2024	35 days
Concrete Footings prepped and poured	Sep 30, 2024	10 days
Landscape Curb, Block wall and irrigation begins	Oct 7, 2024	15 days
Concrete Walls Poured	Oct 21, 2024	15 days
Finish Grading Begins	Oct 28, 2024	30 days
Landscape planting, mulch etc. begins	Oct 28, 2024	15 days
Curb and Gutter prepped and poured	Nov 4, 2024	15 days
Concrete Plaza Flatwork	Nov 11, 2024	10 days
Concrete Walkway prepped and poured	Nov 11, 2024	30 days
Electrical Bollard & In ground lighting prep	Nov 11, 2024	15 days
Rock wall & stone steps finished	Nov 11, 2024	15 days
Finish Electrical Begins	Nov 18, 2024	30 days
Final Landscaping Begins	Nov 25, 2024	30 days
Asphalt Final Prep & Pour	Dec 9, 2024	10 days



BID BOND

Project: Tonaquint Cemetery Expansion
Inquiry No. **24-123**

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, Caliber Contractor LLC as Principal, and United State Fire Insurance Company as Surety, are hereby held and firmly bound unto The City of St. George in the penal sum of 5% for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns. Signed, this 28th day of June, 2024. The Condition of the above obligation is such that whereas the Principal has submitted to City of St George a certain BID, attached hereto and hereby made a part hereof to enter into a contract in writing, for the construction of the above-named project.

NOW, THEREFORE,

(a) If said BID shall be rejected, or

(b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID,

THEN this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the CITY may accept such BID; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

_____

Principal

Surety

By: _____

United States Fire Insurance Company

305 Madison Ave

Morristown, NJ 07962

IMPORTANT - Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

12613

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Brent Koplin, Mark Hunter, George Swan, Carri Herron

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Fifty Million Dollars ($50,000,000)**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

> Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:
>
> (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
> (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.
>
> Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey}
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

MELISSA H. D'ALESSIO
NOTARY PUBLIC OF NEW JERSEY
Commission # 50125833
My Commission Expires 4/7/2025

Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 19th day of June 20 24

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

Buildertrend

852 W 400 S, Hurricane, UT 84737-2402 · 8018744773

Schedule - Gantt - Tonaquint Cemetery Expansion

Title	Start	Workdays
Project Surveyed and staked	Aug 12, 2024	3 days
Install All BMP's & SWPPP requirements	Aug 15, 2024	5 days
Install Project Sign	Aug 15, 2024	1 day
Excavation Preps to Subgrade	Aug 19, 2024	30 days
Tree Removal & Chipping Begins	Aug 19, 2024	4 days
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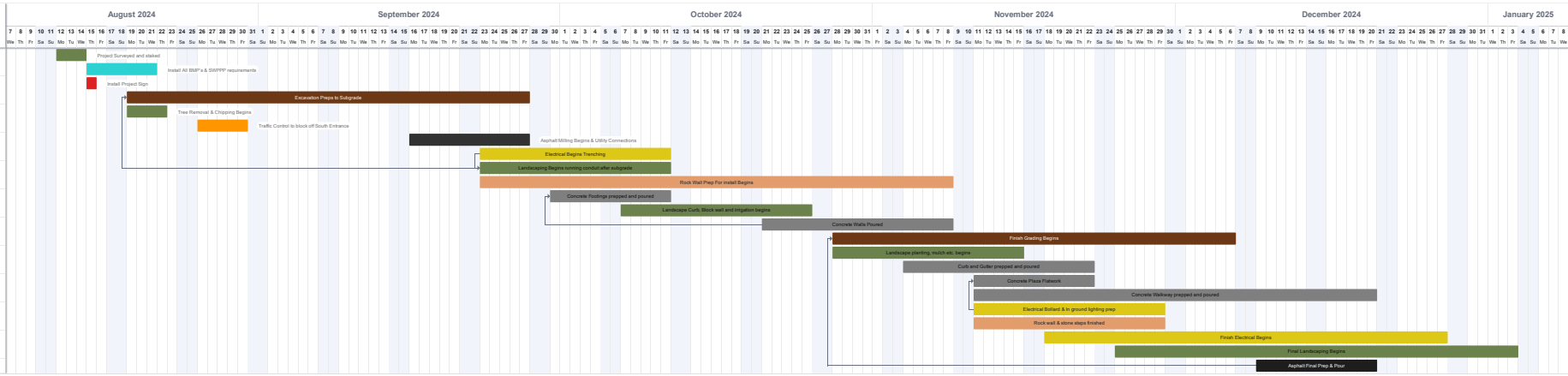

BID BOND

Project: Tonaquint Cemetery Expansion
Inquiry No. **24-123**

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, Caliber Contractor LLC as Principal, and United State Fire Insurance Company as Surety, are hereby held and firmly bound unto The City of St. George in the penal sum of 5% for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns. Signed, this 28th day of June, 2024. The Condition of the above obligation is such that whereas the Principal has submitted to City of St George a certain BID, attached hereto and hereby made a part hereof to enter into a contract in writing, for the construction of the above-named project.

NOW, THEREFORE,

(a) If said BID shall be rejected, or

(b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID,

THEN this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the CITY may accept such BID; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

_____

Principal

Surety

By: _____

United States Fire Insurance Company

305 Madison Ave

Morristown, NJ 07962

IMPORTANT - Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

12613

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Brent Koplin, Mark Hunter, George Swan, Carri Herron

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Fifty Million Dollars ($50,000,000)**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

> Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:
>
> (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
> (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.
>
> Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey}
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

MELISSA H. D'ALESSIO
NOTARY PUBLIC OF NEW JERSEY
Commission # 50125833
My Commission Expires 4/7/2025

Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 19th day of June 20 24

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

Work in Progress Report
(WIP REPORT)

Job Name	Curent Contract Value	Projected Cost	Cost to date	Billing to date	% complete	Gross Profit	Estimated Profit	Under - billing	Over - Billing
Lot 413 The Retreat	$1,100,000	$820,027	$868,206	$998,437	91%	$130,231	$279,973		
Gubler Cabin	$1,350,000	$1,173,913	$570,778	$656,394	49%	$85,616	$176,087		
Springdale Town Plaza	$780,000	$ 580,000.00		$0	0%	$0	$200,000		

Totals	$3,230,000	$2,573,940	$1,438,984	$1,654,831	51%	$215,847	$656,060	$0	$0

Project: Tonaquint Cemetery Expansion
Inquiry No. **24-123**

Major Subcontractors Listing
Mark amount "NA" if not applicable. Provide only the subcontractor's name whose BID was used and who will be doing the work for each area of work at the time proposal is due. This will also become a schedule of values to check each monthly progress payment. If General Contractor will self-perform work, they shall list the employee of their firm who will act as foreman for said work.

GENERAL CONTRACTOR:
Subcontractor Name: Caliber Contractor LLC
Subcontractor Address: 852 w 400 s Hurricane Ut
Amount: $ 622,557.50

SITE CONCRETE
Subcontractor Name: Cwt Concrete
Subcontractor Address: 851 N Red Rock RD Suite 2H, St. George Ut
Amount: $ 254,975.00

MASONRY
Subcontractor Name: Rod Masonry
Subcontractor Address: 86 s 320 E. Ivins Ut
Amount: $ 24,000.00

ELECTRICAL
Subcontractor Name: Copper Ridge Electric
Subcontractor Address: PO Box 2156 St. George Ut
Amount: $ 210,000.00

EARTHWORK:
Subcontractor Name: Apex Excavating
Subcontractor Address: PO Box 323 Washington Ut
Amount: $ 263,000.00

LANDSCAPING AND IRRIGATION
Subcontractor Name: Raintree Landscaping
Subcontractor Address: 2188 E. 3670 S St. George Ut
Amount: $ 534,500.00

ASPHALT PAVING
Subcontractor Name: Alexander Asphalt
Subcontractor Address: 115 w 300 s Washington Ut
Amount: $ 63,100

SITE UTILITIES
Subcontractor Name: _____
Subcontractor Address: _____
Amount: $ _____

END OF SECTION

Completed Jobs

Job Name	Curent Contract Value	Projected Cost	Cost to date	Billing to date	% complete	Gross Profit	Estimated Profit	Under - billing	Over - Billing
Lehi Custom Home	$669,000	$600,000	$600,000	$669,000	100%	$69,000	$69,000		
Bergesons Semi Custom Home	$415,000	$369,000	$369,000	$415,000	100%	$46,000	$46,000		
Bentleys Semi Custom Home	$305,000	$265,000	$273,000	$315,000	103%	$42,000	$40,000		$ 10,000.00
Kanab Duplex	$280,000	$252,000	$251,500	$280,000	100%	$28,500	$28,000		
Lindstrom Build	$580,000	$522,000	$512,400	$580,000	100%	$67,600	$58,000		
Lot 199 Dunes	$570,000	$513,000	$513,400	$570,000	100%	$56,600	$57,000		
Lot 30 Dunes	$550,000	$440,000	$445,512	$550,000	100%	$104,488	$110,000		
JC Snow Park	$130,000	$100,000	$ 100,000.00	$130,000	100%	$30,000	$30,000		
Lot 40 Dunes	$ 215,000.00	$ 140,000.00	$ 140,000.00	$ 215,000.00	100%	$204,024	$10,976		

Totals	$3,714,000	$3,201,000	$3,204,812	$3,724,000	100%	$648,212	$448,976	$0	$10,000

BID FORM

Project: Tonaquint Cemetery Expansion
Inquiry No: 24-123

Proposal of Caliber Contractor LLC ("BIDDER"), organized and existing under the laws of the State of Utah doing business as a corporation, partnership, or an individual (circle applicable status), to the City of St. George ("CITY"). Pursuant to and in compliance with the Public Notice, BIDDER hereby proposes to perform all Work for the above named Project in strict accordance with the Contract Documents, BIDDER'S Instructions, Drawings, Specifications, and other documents related thereto, the undersigned, having familiarized themselves with the existing conditions on the site and the conditions under which the work on the Drawings and in the Specifications is to be done, hereby proposes to furnish all labor, materials, equipment, incidental items, permits, fees, and services to perform all specified work on the above named project.

By submission of this BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies as to his own organization, that this BID has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this BID with any other BIDDER or with any competitor.

All Work shall be in strict accordance with the Contract Documents and documents issued thereto and shall be installed at the price/prices set forth in the Contract Documents. Bidder acknowledges that all Work shall be done subject to CITY'S approval. Decisions and questions as to the quality, suitability, and acceptability of the materials, interpretation of drawings and specifications, and acceptable fulfillment of the Contract by the BIDDER shall be made by CITY.

Of particular importance to be considered in the BID are the following:

CONTRACT TIME AND LIQUIDATED DAMAGES

The WORK is to be performed within the specified CONTRACT TIME. If the CONTRACTOR shall fail to complete the WORK within the CONTRACT TIME, or extension of time granted by the CITY, then the CONTRACTOR will pay the CITY LIQUIDATED DAMAGES assessed at the rates established as follows:

a. $250.00 (dollars) per day for each calendar day that the CONTRACTOR shall be in default after the CONTRACT TIME.

b. $250.00 (dollars) per day for failure to make repairs to deficiencies in the work within 10 days of notification to repair.

The rates specified in 'b.' above are cumulative and are in addition to LIQUIDATED DAMAGES assessed in association with the overall Contract Time as listed in 'a.' above. Additional information on LIQUIDATED DAMAGES is provided in the GENERAL CONDITIONS.

BIDDER acknowledges receipt of the following ADDENDUM:

1 Addendum No. 1 Dated 6-14-24

2 Addendum No. 2 Dated 6-14-24

_____ Addendum No. _____ Dated _____

BID SUMMARY

BASE BID TOTAL: $ 1,972,132.50

ALTERNATE 1 BID TOTAL: $ 62,775.00

ALTERNATE 2 BID TOTAL: $ 101,250.00

ALTERNATE 3 BID TOTAL: $ _____

TOTAL BASE & ALTERNATES 1-3: $ 2,136,157.50

Project: Tonaquint Cemetery Expansion
Inquiry No.: 24-123

BID SCHEDULE

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
	BASE BID				
1	Mobilization	1	LS	$ 75,000.00	$ 75,000.00
2	Traffic Control	1	LS	$ 20,000.00	$ 20,000.00
3	SWPPP Compliance & Erosion Control	1	LS	$ 29,000.00	$ 29,000.00
4	Dust Control & Watering	1	LS	$ 15,000.00	$ 15,000.00
5	Owner-directed Subsurface Investigation & Utility Coordination	20	HR	$ 250.00	$ 5,000.00
6	Clearing, Grubbing, & Demolition	1	LS	$ 24,000.00	$ 24,000.00
7	Construction Staking	1	LS	$ 12,000.00	$ 12,000.00
8	Project Sign	1	LS	$ 2,000.00	$ 2,000.00
9	Restoration of Surface Improvements	1	LS	$ 12,000.00	$ 12,000.00
10	Remove & Dispose of Asphalt	7,400	SF	$ 0.62	$ 4,588.00
11	Remove & Dispose of Concrete	2,500	SF	$ 3.50	$ 8,750.00
12	Remove & Salvage Existing Fire Hydrant	1	EA	$ 8,000.00	$ 8,000.00
13	Onsite Embankment Earthwork (Plan Quantity)	10,800	CY	$ 7.00	$ 75,600.00
14	Export Soil Material (Plan Quantity)	650	CY	$ 30.00	$ 19,500.00
15	Roadway Bituminous Surface Course (Category II, "Non-Rut") - 3" Thick	28,000	SF	$ 2.30	$ 64,400.00
16	Roadway Untreated Base Course - 8" Thick	28,000	SF	$ 2.00	$ 56,000.00
17	Roadway Sub Base Course (Structural Fill) - 24" Thick	28,000	SF	$ 2.50	$ 70,000.00
18	Landscape Curb w/ Base	1,500	LF	$ 19.00	$ 28,500.00
19	Type HB30-7 Curb and Gutter w/ Base	70	LF	$ 30.00	$ 2,100.00
20	PR24 Roll Curb w/ Base	1,280	LF	$ 20.00	$ 25,600.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
21	24" Spill-roll Curb w/ Base	1,405	LF	$ 22.00	$ 30,910.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
22	Concrete Pedestrian Access Ramp	3	EA	$ 1,750.00	$ 5,250.00
23	Concrete Flatwork w/ Base	450	SF	$ 5.50	$ 2,475.00
24	Concrete Plaza Flatwork w/ Base	8,100	SF	$ 6.50	$ 52,650.00
25	Raised Concrete Crosswalk	600	SF	$ 18.00	$ 10,800.00
26	Concrete Flatwork Trail w/ Base	13,250	SF	$ 5.50	$ 72,875.00
27	Columbarium/Ossuarium Footing	1,530	SF	$ 26.00	$ 39,780.00
28	CMU Block Wall on Existing Footing	46	LF	$ 58.00	$ 2,668.00
29	Seat Wall	96	LF	$ 112.00	$ 10,752.00
30	Concrete Retaining Wall	60	CY	$ 235.00	$ 14,100.00
31	MSE Retaining Wall	6,000	SF	$ 18.00	$ 108,000.00
32	Stacked Stone Landscaping Wall (30" Height)	390	LF	$ 18.00	$ 7,020.00
33	Stone Stairway	4	EA	$ 2,250.00	$ 9,000.00
34	Shade Structure Foundation	16	EA	$ 1,750.00	$ 28,000.00
35	Natural Ledge Stone Veneer	16	EA	$ 2,000.00	$ 32,000.00
36	Flowable Fill	10	CY	$ 330.00	$ 3,300.00
37	4" HDPE Field Drain Pipe	30	LF	$ 30.00	$ 900.00
38	4" Field Drain Inlet	2	EA	$ 500.00	$ 1,000.00
39	4" PVC Irrigation Line	10	LF	$ 37.00	$ 370.00
40	4" Irrigation Gate Valve Assembly	1	EA	$ 980.00	$ 980.00
41	6x4 Tee	1	EA	$ 1,300.00	$ 1,300.00
42	10x6 Reducer	1	EA	$ 5,000.00	$ 5,000.00
43	Raise & Collar Manhole	1	EA	$ 3,000.00	$ 3,000.00
44	Electrical Panel Equipment	1	LS	$ 25,000.00	$ 15,000.00
45	Electrical Site Conduit, Junction Boxes, Conductors, Tie-Ins, etc.	1	LS	$ 200,000.00	$ 200,000.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
46	Electrical Light Fixtures	1	LS	$ 120,000.00	$ 120,000.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
47	1 Gal - Iris (Various Colors)	136	EA	$ 19.00	$ 2,584.00
48	1 Gal - Gazania	87	EA	$ 19.00	$ 1,653.00
49	1 Gal - Perky Sue	69	EA	$ 19.00	$ 1,311.00
50	1 Gal - Firecracker Penstemon	44	EA	$ 19.00	$ 836.00
51	1 Gal - Perry's Penstemon	76	EA	$ 19.00	$ 1,444.00
52	1 Gal - Russian Sage	25	EA	$ 25.00	$ 625.00
53	1 Gal - Germander	66	EA	$ 19.00	$ 1,254.00
54	1 Gal - Skeleton-Leaf Goldeneye	40	EA	$ 19.00	$ 760.00
55	5 Gal - Blond Ambition Grama Grass	40	EA	$ 25.00	$ 1,000.00
56	5 Gal - Karl Foerster Grass	95	EA	$ 25.00	$ 2,375.00
57	5 Gal - Dwarf Yaupon Holly	11	EA	$ 25.00	$ 275.00
58	5 Gal - Green Cloud Texas Sage	119	EA	$ 25.00	$ 2,975.00
59	5 Gal - Shenandoah Switch Grass	89	EA	$ 25.00	$ 2,225.00
60	5 Gal - Dwarf Myrtle	28	EA	$ 25.00	$ 700.00
61	5 Gal - Dwarf Red Oleander	86	EA	$ 25.00	$ 2,150.00
62	5 Gal - Huntington Carpet Rosemary	38	EA	$ 25.00	$ 950.00
63	5 Gal - Spanish Broom	22	EA	$ 25.00	$ 550.00
64	5 Gal - Dwarf Pampas Grass	131	EA	$ 52.00	$ 6,812.00
65	5 Gal - Grass Tree	66	EA	$ 38.00	$ 2,508.00
66	5 Gal - Gray Desert Spoon	29	EA	$ 38.00	$ 1,102.00
67	5 Gal - Red Yucca	144	EA	$ 26.00	$ 3,744.00
68	15 Gal - Giant Hesperaloe	23	EA	$ 230.00	$ 5,290.00
69	15 Gal - Burgundy Lace Desert Willow (MULTI)	8	EA	$ 230.00	$ 1,840.00
70	15 Gal - Wilson Olive	21	EA	$ 230.00	$ 4,830.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
71	15 Gal - Chaste Tree (MULTI)	9	EA	$ 230.00	$ 2,070.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
72	24" Box - Mexican Redbud (Multi-Trunk)	13	EA	$ 455.00	$ 5,915.00
73	24" Box - Mexican Redbud (STD)	32	EA	$ 455.00	$ 14,560.00
74	24" Box - Arapaho Red Crape Myrtle (STD)	40	EA	$ 455.00	$ 18,200.00
75	24" Box - Mulberry	11	EA	$ 455.00	$ 5,005.00
76	24" Box - Mondell Pine	34	EA	$ 455.00	$ 15,470.00
77	24" Box - Red Push Chinese Pistache (STD)	19	EA	$ 455.00	$ 8,645.00
78	24" Box - Mexican Sycamore	18	EA	$ 455.00	$ 8,190.00
79	24" Box - Red Rock Oak	16	EA	$ 455.00	$ 7,280.00
80	24" Box - Southern Live Oak	17	EA	$ 455.00	$ 7,735.00
81	24" Box - Lacebark Elm	11	EA	$ 455.00	$ 5,005.00
82	Dwarf Tall Fescue Sod	127,600	SF	$ 0.95	$ 121,220.00
83	5' - 6' Diameter Tan Limestone Boulders	81	EA	$ 225.00	$ 18,225.00
84	2' - 3' Diameter Tan Limestone Boulders	144	EA	$ 190.00	$ 27,360.00
85	3/4" to 1" No Fines - Cherry Mist Rock Mulch (match to Maverik)	31	CY	$ 100.00	$ 3,100.00
86	2' to 3' Diameter Flagstone - Buckskin	410	SF	$ 8.00	$ 3,280.00
87	3" to 5" Cobble - On-site stockpile	40	CY	$ 50.00	$ 2,000.00
88	Dark Brown Bark Mulch	330	CY	$ 70.00	$ 23,100.00
89	Contractor Furnished Organic Compost (includes amendment quantity for turf area)	1,005	CY	$ 45.00	$ 45,225.00
90	Rain Bird ESP Two-Wire Controller; Model No. ESP-LXD with IQ Radio Controller, Model No. IQ-NCC-RS; Stainless Steel Pedestal, Model No. LXMMSSPED	1	EA	$ 6,000.00	$ 6,000.00
91	Irrigation Controller Wire - Direct Burial 14 U.F. Red Maxi-Wire Controller Wire	2,920	LF	$ 1.55	$ 4,526.00
92	1" Sch 40 Gray PVC Conduit & Fittings	2,920	LF	$ 2.55	$ 7,446.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
93	Rain Bird Two-Wire Decoder Programming Unit, Model No. DPU-210	1	EA	$ 660.00	$ 660.00
94	Rain Bird Two-Wire In-Line Surge Protector, Model No. LSP-1-TURF	16	EA	$ 145.00	$ 2,320.00
95	Rain Bird Two-Wire Valve Decoder, Model No. FD-TURF	41	EA	$ 125.00	$ 5,125.00
96	Rain Bird 3" Brass Master Valve; Model No. 300BPES-NP-HAN	1	EA	$ 880.00	$ 880.00
97	Rain Bird 4" Flow Sensor; Model No. FS400P	1	EA	$ 715.00	$ 715.00
98	Rain Bird Flow Sensor Decoder; Model No. SD-210-TURF	1	EA	$ 275.00	$ 275.00
99	Amiad 4" Steel Manual Flush Filter, 300 Micron, Model No. 4" Compact In-Line	1	EA	$ 3,500.00	$ 3,500.00
100	Insulated HOTROK Filter Enclosure with 4" Concrete Pad	1	EA	$ 7,200.00	$ 7,200.00
101	Rain Bird 2" Turf Valve, Model No. 200PESB-R	16	EA	$ 230.00	$ 3,680.00
102	Rain Bird Control Zone Kit; Model No. XCZ-100-PRB-COM	24	EA	$ 255.00	$ 6,120.00
103	3" HARCO Lateral Isolation Valve; Model No. LV-Series, Stainless Steel Body	2	EA	$ 355.00	$ 710.00
104	4" HARCO Lateral Isolation Valve; Model No. LV-Series, Ductile Iron Body	4	EA	$ 355.00	$ 1,420.00
105	1" Sch 80 PVC Ball Valve	9	EA	$ 22.00	$ 198.00
106	2" Matco-Norca Brass Gate Valve; Model No. 514T Series	12	EA	$ 130.00	$ 1,560.00
107	3" Matco-Norca Brass Gate Valve; Model No. 514T Series	4	EA	$ 725.00	$ 2,900.00
108	4" NIBCO Gate Valve; Epoxy Coated Ductile Iron Gate Valve, 200MD-Series Angle Valve	8	EA	$ 775.00	$ 6,200.00
109	1" Weathermatic Quick Coupler, Purple Cover; Model No. 7645-QCVLNP	15	EA	$ 150.00	$ 2,250.00
110	8" Round Valve Box, Color: TAN (Ball Valves)	9	EA	$ 50.00	$ 450.00
111	12" Round Valve Box, Color: TAN (Controller Wire Pull Boxes, Quick Couplers & Gate Valves)	54	EA	$ 70.00	$ 3,780.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
112	13"x 20" Retangular Valve Box, Color TAN	43	EA	$ 130.00	$ 5,590.00
113	Detectable Warning Tape, Purple	2,920	LF	$ 0.50	$ 1,460.00
114	14 U.F. Direct Burial Solid Core Trace Wire, Purple Insulation	2,920	LF	$ 0.90	$ 2,628.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
115	1" Sch 40 PVC Lateral Line	2,220	LF	$ 5.00	$ 11,100.00
116	1-1/2" Sch 40 PVC Lateral Line	1,640	LF	$ 7.00	$ 11,480.00
117	2" Sch 40 PVC Lateral Line	1,680	LF	$ 9.00	$ 15,120.00
118	2" Sch 40 PVC Mainline (Purple Pipe)	1,130	LF	$ 6.00	$ 6,780.00
119	3" Sch 40 PVC Mainline (Purple Pipe)	630	LF	$ 12.00	$ 7,560.00
120	4" Sch 40 PVC Mainline (Purple Pipe)	1,150	LF	$ 14.00	$ 16,100.00
121	LEEMCO Joint Restraints (3" & 4" Mainline Pipe)	1	LS	$ 20,000.00	$ 20,000.00
122	4" Sch 40 PVC Sleeves	740	LF	$ 14.00	$ 10,360.00
123	6" Sch 40 PVC Sleeves	120	LF	$ 18.00	$ 2,160.00
124	Rain Bird 1800 Series Sprayer, Model No. 1806-SAM-PRS-NP-	49	EA	$ 16.00	$ 784.00
125	Rain Bird 8005 Stainless Steel Rotors; Model No. 8005-SS-NP-	102	EA	$ 125.00	$ 12,750.00
126	TORO 1" Lavender Stripe Polyethylene Hose; Model No. T-	9,650	LF	$ 2.50	$ 24,125.00
127	TORO 5/8" Drip In PC Brown Dripline; Model No. T-PCB1810-12	6,510	LF	$ 1.65	$ 10,741.50
128	Rain Bird 1/4" Distribution Tubing; Model No. PT-025	8,428	LF	$ 0.75	$ 6,321.00
129	Rain Bird 0.5 GPH Single Outlet Emitter, Model No. XB-05PC (Blue)	547	EA	$ 0.75	$ 410.25
130	Rain Bird 2.0 GPH Single Outlet Emitter, Model No. XB-20PC (Red)	1,861	EA	$ 0.75	$ 1,395.75
131	Rain Bird 1/4" Tubing Stake with Cap, Model No. TS-025 W/CAP	2,408	EA	$ 0.75	$ 1,806.00
				TOTAL OF BASE BID	**$ 1,962,132.50**
	ALTERNATE NO. 1				
24	Colored Concrete Plaza Flatwork	8,100	SF	$ 7.50	$ 62,775.00
				TOTAL OF ALTERNATE NO. 1 BID	**$ 62,775.00**
	ALTERNATE NO. 2				
24	Colored and Stamped Concrete Plaza Flatwork	8,100	SF	$ 12.50	$ 101,250.00

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
				TOTAL OF ALTERNATE NO. 2 BID	**$ 101,250.00**

NOTICE:
THIS LICENSE MUST BE POSTED
IN A CONSPICUOUS PLACE

BUSINESS LICENSE

THIS CERTIFIES that the business or individual listed below is hereby granted a license to do business as stated at the specified business location for the dates indicated on this certificate.

NAME: CALIBER CONTRACTOR LLC

CITY OF ST. GEORGE
175 E 200 N
ST. GEORGE, UT 84770

St.George
THE BRIGHTER SIDE

LICENSE NO.: BL-00050232
DATE ISSUED: 03/06/2024

EXPIRES: **01/04/2025**

BUSINESS OWNER: CALIBER CONTRACTOR LLC
BUSINESS LOCATION: 157 E RIVERSIDE DR 2A
TYPE OF BUSINESS: GENERAL BUILDING CONTRACTOR

Angie Jessop

CITY LICENSE OFFICER

THIS LICENSE IS NOT TRANSFERABLE BETWEEN OWNERS AND/OR LOCATIONS

STATE OF UTAH
DEPARTMENT OF COMMERCE
ACTIVE LICENSE

CALIBER CONTRACTOR LLC
852 W 400 S
HURRICANE UT 84737

EFFECTIVE 12/04/2023
EXPIRATION 11/30/2025

REFERENCE NUMBER(S), CLASSIFICATION(S) & DETAIL(S)
12027679-5501 Contractor With LRF
B100, E100

DBAs: None Associated

IMPORTANT LICENSURE REMINDERS:

- Your license is valid until the expiration date listed on this form.
- Please note the address listed below. This is your public address of record for the division, and all future correspondence from the division will be mailed to this address. If you move, it is your responsibility to notify us directly of the change. Maintaining your current address with us is the easiest way to ensure continuous licensure.
- This license has been issued to the business entity. Any change in the license's original entity structure requires a new license (i.e. DBA to a Corporation, etc.). Please contact the division before you make such changes.

CALIBER CONTRACTOR LLC
852 W 400 S
HURRICANE UT 84737

Please visit our web site at www.dopl.utah.gov should you have any questions in the future.

STATE OF UTAH
DEPARTMENT OF COMMERCE

DIVISION OF PROFESSIONAL LICENSING

ACTIVE LICENSE

EFFECTIVE DATE: **12/04/2023**

EXPIRATION DATE: **11/30/2025**

ISSUED TO: **CALIBER CONTRACTOR LLC**
852 W 400 S
HURRICANE UT 84737

REFERENCE NUMBER(S), CLASSIFICATION(S) & DETAIL(S)
12027679-5501 Contractor With LRF
DBAs: None Associated
B100, E100

St.George
THE BRIGHTER SIDE

CERTIFICATION OF LEGAL WORK STATUS (Contractor)

Project: Tonaquint Cemetery Expansion
Inquiry No.: 24-123

Contractor certifies that it does not and will not during the performance of this contract knowingly employ, or subcontract with any entity which employs workers in violation of 8 USC § 1324a. Contractor agrees to require all subcontractors at the time they are hired for this project to sign a Certification of Legal Work Status and submit the Certification to City prior to any work being performed by the subcontractors. Contractor agrees to produce, at the City's request, documents to verify compliance with applicable State and Federal laws. If Contractor knowingly employs workers or subcontractors in violation of 8 USC § 1324a, such violation shall be cause for unilateral cancellation of the contract between Contractor and City. In addition, Contractor may be suspended from participating in future projects with the City for a period of one (1) year. In the event this contract is terminated due to a violation of 8 USC § 1324a by Contractor or a subcontractor of Contractor, Contractor shall be liable for any and all costs associated with such termination, including, but not limited to, any damages incurred by the City, excluding attorney fees. Contractor and City each agree to pay their own respective attorney fees. For purposes of compliance, the City requires Contractor and subcontractors to use E-Verify to verify the employment eligibility of all employees as allowed by law and the E-Verify procedures. Contractor and subcontractors must maintain authorized documentation of the E-Verify.

I certify that I have read, understand and agree to comply with the requirements herein.

Contractor Name: Kaden Peck

Company Address: 852 W. 400S Hurricane

Company's Unique E-Verification Number: _____

Signature

6/20/24
Date

President
Official Title

JANE EUBANKS
Notary Public - State of Utah
Comm. No. 728784
My Commission Expires on
Jan 13, 2027

STATE OF UTAH)
ss.
County of Washington)

On the 20th day of June 2024 before me, Jane Eubanks, a notary public, personally appeared Kaden Peck proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he/she executed the same voluntarily for its stated purpose.

Notary Public

CRUM & FORSTER
A FAIRFAX COMPANY

BID BOND

KNOW ALL BY THESE PRESENTS, That we Caliber Contractor LLC as Principal, hereinafter called the Principal, and the United States Fire Insurance Company, 305 Madison Avenue, Morristown NJ 07962, a corporation duly organized under the laws of the State of Delaware, as Surety, hereinafter called the Surety, are held and firmly bound unto City of St George as Obligee, hereinafter called the Obligee, in the sum of five percent of the total bid amount

Dollars ($ 5%), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for Tonaquint Cemetery Expansion

NOW, THEREFORE, If the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 19th day of June , 2024

Witness:

Caliber Contractor (Seal)
Principal

President
Title:

Witness:

United States Fire Insurance Company

By Carri Henson
Attorney-In-Fact:

Conforms with The American Institute of Architects, A.I.A. Document No. A-310

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

12613

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Brent Koplin, Mark Hunter, George Swan, Carri Herron

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Fifty Million Dollars ($50,000,000)**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

> Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:
>
> (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
> (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.
>
> Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey}
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

MELISSA H. D'ALESSIO
NOTARY PUBLIC OF NEW JERSEY
Commission # 50126833
My Commission Expires 4/7/2026

Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 19th day of June 20 24

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

requirements. BIDDER further understands that BIDDER'S ability to meet the criteria and provide the required services shall be judged solely by the City. BIDDER further certifies that, since the receipt of the Request for BIDS, no contact, discussion, or negotiation has been made nor will be made regarding this proposal for construction services with any City employee other than the contact people listed in the Request for BIDS. BIDDER understands that any such contact could disqualify this proposal. BIDDER further certifies that BIDDER is properly licensed to conduct business within the scope of this BID as required by the State of Utah. BIDDER certifies that all schedules and addenda contained herein shall be considered part of the entire Request for BIDS response and that the complete document submitted shall be considered a legally binding document.

The undersigned swears and deposes that the information provided herein is true, accurate, and complete so as not to be misleading.

Dated this 18 day of June 20 24

Respectfully Submitted:

Business Name: Caliber Contractor LLC Seal (if BID is by Corporation)

Business Address: 652 W. 400 S. Hurricane UT, 84737

Representative Name: Kaden Peck

Signature: [signature]

Title: President

Date: 6/19/24

Attest Signature: [signature]

Attest Name: _____

END OF SECTION

BIDDER'S GENERAL INFORMATION

Project: Tonaquint Cemetery Expansion
Inquiry No.: 24-123

Date: _____

To verify adequate qualifications and experience, BIDDER must submit this sheet, filled out in its entirety,
with their sealed BID. Attach additional sheets as required to completely fill out the required information.
Failure to complete any item, or failure to completely and truthfully provide the requested information, shall constitute grounds for the BID to be considered non-responsive and to cause its rejection.

(1) BIDDER'S Name and Address:
Kaden Peck
4052 W. 400 S Hurricane ut. 84737

(2) BIDDER'S Telephone Number / Facsimile Number:
801-874-4773

(3) BIDDER'S Email Address
Caliber Contractor1@gmail.com

(4) Contractor's License Primary Classification:
☑ B100 ☑ E100 ☐ Other: _____
State and License Number (ATTACH A COPY):
12027679-5501

Supplemental classifications held, if any (ATTACH A COPY IF NOT INCLUDED IN ABOVE):
E100

A City Business License from their Principal Place of Business in Utah (ATTACH A COPY):

(5) Work in Progress (WIP) limit*: $ 5,000,000 Current Status of WIP: $ 3,000,000

* attach a list of all projects currently in progress, including the owner, location, and phone number. State the percentage of work remaining for each project and the expected completion date.

(6) Provide a list of all construction contracts involving work of a similar scope and comparable value

completed over the past five (5) years. Include the following information for each project:

a. Name and location of project.
b. Name, address, and telephone number of the project Owner.
c. Brief description of the work involved.
d. Contract amount.
e. Contract date for completion.
f. Date of actual completion - reason for delay, if any.
g. Name, address, and phone number of Engineer / Architect / Landscape Architect.
h. Name of Owner's Inspecting Officer.
i. State your involvement in any litigation arising out of the project.
j. Status of current litigation, if any, associated with any project. If none, state N/A.

(7) Provide a list of the prospective subcontractors, materials suppliers and equipment suppliers you expect to use on this project. * City reserves the right to reject subcontractors and suppliers.

* CITY understands that the subcontractor's, materials suppliers and equipment suppliers provided may not be the final subcontractor's used. A final subcontractor's, material suppliers and equipment suppliers list must be presented by the successful BIDDER at the Pre-Construction Conference and will be updated at each subsequent construction meeting. BIDDER understands that CITY reserves the right to accept or reject proposed subcontractors.

Project: Tonaquint Cemetery Expansion
Inquiry No. **24-123**

Major Subcontractors Listing
Mark amount "NA" if not applicable. Provide only the subcontractor's name whose BID was used and who will be doing the work for each area of work at the time proposal is due. This will also become a schedule of values to check each monthly progress payment. If General Contractor will self-perform work, they shall list the employee of their firm who will act as foreman for said work.

GENERAL CONTRACTOR:
Subcontractor Name: Caliber Contractor LLC
Subcontractor Address: 852 w 400s Hurricane Utah
Amount: $_____

SITE CONCRETE
Subcontractor Name: Gut Concrete
Subcontractor Address: 851 N Red Rock RD suite 2A, St. George Ut
Amount: $ _____

MASONRY
Subcontractor Name: Red Masonry
Subcontractor Address: 865 320 E. Ivins Ut
Amount: $_____

ELECTRICAL
Subcontractor Name: Copper Ridge Electric
Subcontractor Address: PO Box 2156 St. George
Amount: $_____

EARTHWORK:
Subcontractor Name: Dixie Curb Cut & Excavation
Subcontractor Address: PO Box 1077 Washington Ut 84780
Amount: $_____

LANDSCAPING AND IRRIGATION
Subcontractor Name: Raintree Landscaping
Subcontractor Address: 2188 E 3670S St. George Ut
Amount: $_____

ASPHALT PAVING
Subcontractor Name: Alexander Asphalt
Subcontractor Address: 115 w 300 s Washington Ut.
Amount: $_____

SITE UTILITIES
Subcontractor Name: _____
Subcontractor Address: _____
Amount: $_____

END OF SECTION

Agenda Date: 07/18/2024 **Agenda Item Number:** 2e

Subject:

Consider approval of a change order to add bidding and construction administration to Sunrise Engineering's scope of work for the Tonaquint Cemetery Expansion.

Item at-a-glance:

Staff Contact: Paul Stead

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

1777 South Dixie Drive

Item History (background/project status/public process):

This expansion will serve the Tonaquint Cemetery and allow its continued use for the next few years. Sunrise is the engineering consultant for the design of the Tonaquint Cemetery Expansion project.

Staff Narrative (need/purpose):

The original PSA included engineering assistance through the design of the project. Their assistance is needed throughout the construction of the project.

Name of Legal Dept approver: Alicia Galvany-Carlton

Budget Impact:

Cost for the agenda item: $32,400

Amount approved in current FY budget for item: $2,900,000

If not approved in current FY budget or exceeds the budgeted amount, please explain

funding source:

This change order will bring Sunrise Engineering's PO above the $100,000 threshold with a total of $135,600. This amount is within the overall project budget.

Description of funding source:

This project comes out of the capital budget, 4000.

Recommendation (Include any conditions):

Staff recommends approval.

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CITY OF ST. GEORGE PROFESSIONAL SERVICES AGREEMENT FOR TONAQUINT CEMETERY EXPANSION WITH SUNRISE ENGINEERING

This Professional Services Agreement (hereinafter "Agreement") is made and entered into on 11/30/2022 by and between the City of St. George, a municipal corporation, with offices at 175 East 200 North, St. George, Utah 84770 (hereinafter called the "CITY"), and Sunrise Engineering, with offices at 11 North 300 West, Washington, Utah 84780 (hereinafter "CONSULTANT").

WITNESSETH THAT:

WHEREAS CITY desires professional services to be performed and has solicited CONSULTANT to provide designing and engineering services including design, survey and mapping, concept planning and electrical engineering for the Tonaquint Cemetery Expansion projects (hereinafter called the PROJECT); and

WHEREAS, CONSULTANT has submitted a proposal, which outlines the general scope of services to be provided and the fees for the PROJECT; and

WHEREAS CITY selected CONSULTANT to perform the services for the PROJECT;

NOW, THEREFORE, for the consideration hereinafter set forth, the parties hereto do mutually agree as follows:

1. **ENGAGEMENT OF CONSULTANT.**

1.1 CONSULTANT is a professional Engineer licensed by the State of Utah and the City of St. George. CONSULTANT has all licenses, permits, and approvals that are legally required for CONSULTANT to practice its profession and shall keep them in effect at all times during the term of this Agreement.

1.2 CONSULTANT states that it has the necessary knowledge, experience, abilities, skills, and resources to perform its obligations under this Agreement and agrees to perform its obligations under this Agreement in a professional manner, consistent with prevailing industry standards and practices as observed by competent practitioners of the profession in which CONSULTANT and its subcontractors or agents are engaged.

1.3 CONSULTANT certifies that it does not and will not during the performance of this contract knowingly employ, or subcontract with any entity which employs workers in violation of 8 USC §1324(a). CONSULTANT agrees to require all subcontractors at the time they are hired for this project to sign a Certification of

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Legal Work Status and submit the Certification to CITY prior to any work being performed by the subcontractors. CONSULTANT agrees to produce, at CITY'S request, documents to verify compliance with applicable State and Federal laws. If CONSULTANT knowingly employs workers or subcontractors in violation of 8 USC § 1324(a), such violation shall be cause for unilateral cancellation of the contract between CONSULTANT and CITY. In addition, CONSULTANT may be suspended from participating in future projects with CITY for a period of one (1) year. In the event this contract is terminated due to a violation of 8 USC § 1324(a) by CONSULTANT or a subcontractor of CONSULTANT, CONSULTANT shall be liable for any and all costs associated with such termination, including, but not limited to, any damages incurred by CITY excluding attorney fees. For purposes of compliance, CITY requires CONSULTANT and subcontractors to use E-Verify or other federally accepted forms of verification to verify the employment eligibility of all employees as allowed by law and the E-Verify procedures. CONSULTANT and subcontractors must maintain authorized documentation of the verification.

1.4 CONSULTANT shall not, either during or after the term of this Agreement, make public any reports or articles, or disclose to any third party any confidential information relative to the work of City or the operations or procedures of CITY without the prior written consent of CITY.

1.5 CONSULTANT further agrees that it shall not, during the term of this Agreement, take any action that would affect the appearance of impartiality or professionalism.

1.6 CONSULTANT, by execution of this Agreement, certifies that it does not discriminate against any person upon the basis of race, color, creed, national origin, age, sex, sexual orientation, gender identity, disability, or marital status in its employment practices.

1.7 CONSULTANT expressly acknowledges and agrees that nothing in this Agreement shall be deemed to relieve CONSULTANT from any obligation to comply with all applicable requirements of CITY during the term of this Agreement including the payment of fees and compliance with all other applicable ordinances, resolutions, regulations, policies, and procedures of CITY, except as modified or waived in this Agreement.

1.8 CONSULTANT shall comply with all applicable federal, state, and local laws, regulations, and ordinances that affect those employees or those engaged by CONSULTANT on the PROJECT, and will procure all necessary licenses, permits and insurance required.

1.9 CITY acknowledges that CONSULTANT may employ various specialized subcontractors for up to 15% of the services provided herein. CONSULTANT shall give written notice to CITY at least seven (7) days prior to CONSULTANT'S employment of the subcontractors to perform portions of the work provided for in this Agreement. It shall be solely CONSULTANT's responsibility to ensure that any of CONSULTANT'S subcontractors perform in compliance with the terms of

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this Agreement. Subcontractors may not be changed without ten (10) days prior written notice to CITY.

2. **PROJECT SERVICES DESCRIPTION.**

2.1 CITY makes no guarantee as to the total volume of work, if any, that will be needed under this Agreement. CONSULTANT will provide the services on an as needed basis as described in the attached Scope of Work (**"Exhibit A Scope of Services Addendum"**) which is made a part of this Agreement by this reference. As services are needed, CITY shall provide CONSULTANT with a description of the work needed which shall be known as a "Work Order" and CONSULTANT will provide CITY with a specific scope of work and cost for the Work Order, which if accepted by the CITY shall become part of this Agreement binding both parties. CITY may at any time, as the need arises, order changes within the scope of the services without invalidating the Agreement. If such changes increase or decrease the amount due under the Agreement, or in the time required for performance of the work, an equitable adjustment shall be authorized by change order.

2.2 CONSULTANT shall furnish all the material, supplies, tools, transportation, equipment, labor, subcontractor services and other services necessary for the completion of the work described in **"Exhibit A Scope of Services Addendum"** or in subsequent Work Orders.

2.3 CONSULTANT shall provide services in compliance with all applicable requirements of federal, state, and local laws, codes, rules, regulations, ordinances, and standards.

3. **TERM OF AGREEMENT.**

3.1 This Agreement shall be effective as of the date executed by all parties and shall continue for one year unless otherwise terminated as set forth in this Agreement. If a Work Order was started during this term but not completed, the terms of this Agreement shall continue through completion of the Work Order.

3.2 CONSULTANT agrees to perform services as expeditiously as is consistent with professional skill and care and the orderly progress of the PROJECT. CONSULTANT shall perform the services in a timely manner according to the schedule approved by CITY.

3.3 CONSULTANT shall perform its services upon notice from the CITY to proceed and in accordance with the schedule approved by CITY. In the event performance of its services is delayed by causes beyond the reasonable control of CONSULTANT, and without the fault or negligence of CONSULTANT, the time for the performance of the services shall be equitably adjusted by written amendment to reflect the extent of such delay. CONSULTANT shall provide CITY with written notice of delay, including a description of the delay and the steps contemplated or taken by CONSULTANT to mitigate the effect of such delay.

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4. **COMPENSATION.** For the performance of the services and completion of PROJECT set forth herein, CITY shall pay CONSULTANT as agreed in **"Exhibit A"** and each Work Order as applicable. The aggregate total of all Work Orders shall not exceed **(Ninety Eight Thousand Dollars), $(98,000.00)**.

5. **INVOICING, PAYMENT, NOTICES.**

5.1 CONSULTANT shall submit invoices, no more frequently than monthly, for the services rendered during the preceding period; invoices shall describe the services performed, list all subcontractors used and the amount owed or paid to them, list all suppliers used and the amount owed or paid to them, list the contract amount, list the current invoice amount based on percentage of task complete, list the previous invoice amount, list total invoices to date, and list the contract balance.

5.2 In executing the request for payment, CONSULTANT shall attest that payment has been made to all subcontractors involved with prior requests, unless CONSULTANT provides a detailed explanation why such payments have not occurred. CONSULTANT shall also sign a "Conditional Waiver and Release Upon Progress Payment" and a Certificate of Legal Work Status and submit them with each request for payment. CONSULTANT shall require each subcontractor to sign a "Conditional Waiver and Release Upon Progress Payment" and a Certificate of Legal Work Status at the time subcontractor is paid and shall provide a copy of both documents to CITY. CONSULTANT shall also sign a "Conditional Waiver and Release Upon Progress Payment" and a Certificate of Legal Work Status and submit them with each request for payment.

5.3 A "Waiver and Release Upon Final Payment" signed by CONSULTANT attesting that all subcontractors, laborers, and material suppliers involved with prior requests for payment have been paid, and that all subcontractors, laborers, and material suppliers upon which the final payment is based will be paid immediately unless CONSULTANT provides a detailed explanation why such payments have not occurred or will not occur. CONSULTANT shall also require each subcontractor to sign a "Waiver and Release Upon Final Payment" and a Certificate of Legal Work Status at the time subcontractor is paid its final payment and shall provide a copy of both documents to CITY.

5.4 If such liens, claims, security interests or encumbrances remain unsatisfied after payments are made, CONSULTANT shall refund to CITY all money that CITY may be compelled to pay in discharging such liens, including all costs except for attorneys' fees.

5.5 All invoices for reimbursable costs shall be taken from the books of account kept by CONSULTANT, and CONSULTANT shall maintain copies of payroll distribution, receipted bills, and other documents. CITY shall have the right to review all books and records kept by CONSULTANT and any subcontractors concerning the operation and services performed under this Agreement. CITY shall

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withhold payment for any expenditure not substantiated by CONSULTANT'S or subcontractor's books and records.

5.6 In the event CITY has made payment for expenditures that are not allowed, as determined by CITY'S audit, CONSULTANT shall reimburse CITY the amount of the un-allowed expenditures. If additional money is owed to CONSULTANT, the reimbursement may be deducted from the additional money owed.

5.7 CITY shall make no payment for any services not specified in this Agreement unless such additional services and the price thereof are agreed to in writing, prior to the time that such additional services are rendered.

5.8 Invoices shall be paid to CONSULTANT within thirty (30) days of presentation to CITY.

5.9 CITY may withhold 5% of billed amount as retention. Retention held shall be included in the final invoice after the contract is complete.

6. **CHARGES AND EXTRA SERVICE.**

6.1 CITY may make changes within the general scope of this Agreement. If CONSULTANT is of the opinion a proposed change causes an increase or decrease in the cost and/or the time required for performance of this Agreement, CONSULTANT shall notify CITY of that fact. An agreed-upon change will be reduced to writing signed by the parties hereto and will modify this Agreement accordingly. CONSULTANT may initiate such notification upon identifying conditions which may change the services agreed to on the effective date of this Agreement, as set forth in **Exhibit A**. However, CONSULTANT represents that to the best of its knowledge that it is not aware of any such conditions on the date hereof. Any such notification must be provided within thirty (30) days from the date of receipt by that party of the other party's written notification of a proposed change.

6.2 CITY may request CONSULTANT to perform extra services not covered by **Exhibit A**, and CONSULTANT shall perform such extra services and will be compensated for such extra services when they are reduced to a writing mutually agreed to and signed by the parties hereto amending this Agreement accordingly.

6.3 CITY shall not be liable for payment of any extra services, nor shall CONSULTANT be obligated to perform any extra services except upon such written amendment.

7. **TO BE FURNISHED BY CITY.** Resources to be furnished by CITY to CONSULTANT, at no cost to CONSULTANT, consist of CITY staff assistance for oversight and meetings to help perform the services. CONSULTANT shall verify accuracy of the information provided, unless otherwise stated in the contract documents.

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8. **INSPECTIONS.** All work shall be subject to inspection and approval of CITY or its authorized representative.

9. **ACCURACY AND COMPLETENESS.**

9.1 CONSULTANT has total responsibility for the accuracy and completeness of its investigations, calculations, reports, plans and related designs, specifications and estimates prepared for the PROJECT and shall check all such material accordingly.

9.2 The plans will be reviewed by CITY for conformity with PROJECT objectives and compliance with CITY Standards.

9.3 Reviews by CITY do NOT include the detailed review or checking of major design components and related details or the accuracy with which such designs are depicted on the plans.

9.4 The responsibility for accuracy and completeness remains solely with CONSULTANT and shall be performed consistent with the standard of care.

10. **INDEPENDENT CONTRACTOR.**

10.1 CITY retains and engages CONSULTANT, as an independent contractor, to act for and represent it in all matters involved in the performance of services on the PROJECT, subject to the terms, conditions and stipulations as hereinafter stated.

10.2 It is understood and agreed that CONSULTANT will provide the services without supervision from CITY. CONSULTANT is an independent contractor and is not an employee, officer, or agent of CITY for any purposes related to the performance of this Agreement and is not an employee of CITY and is not entitled to any benefits from CITY.

10.3 Nothing in this agreement shall create nor be construed to constitute a partnership or joint venture between CONSULTANT and CITY.

10.4 CONSULTANT is advised to obtain and maintain in effect during the term of this Agreement medical insurance and disability insurance for all related work performed under this Agreement.

10.5 CONSULTANT acknowledges that CITY will not withhold any federal, state, or local taxes, including FICA, nor will CITY provide any unemployment compensation or worker's compensation coverage. As an independent contractor, CONSULTANT shall be responsible for all taxes, worker's compensation coverage and insurance coverage, and shall hold CITY harmless and indemnify CITY from and against any and all claims related to taxes, unemployment compensation, and worker's compensation.

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10.6 CONSULTANT shall secure, at its own expense all personnel required in performing the services under this Agreement. The employees of CONSULTANT shall not be considered employees of CITY nor have any contractual relationship with CITY. CONSULTANT and its employees shall not hold themselves out as, nor claim to be officers or employees of CITY by reason of this Agreement. The employees of CITY shall not be considered employees of CONSULTANT.

10.7 Neither party has the right to bind or obligate the other in any way. CONSULTANT shall not use the name, trademarks, copyrighted materials, or any information related to this Agreement in any advertising or publicity without CITY'S prior written authorization.

11. **INSURANCE.**

11.1 GENERAL: CONSULTANT shall secure and maintain insurance as required by laws and regulations and the terms of this agreement to protect against any liability, loss or expense which occurs or arises as a result of the performance of the services provided pursuant to this agreement or as changed as provided herein. CONSULTANT'S insurer must be authorized to do business in Utah and must have an A.M. Best rating of A VIII or better at the time this contract is executed.

11.2 COMMENCEMENT OF WORK: Neither CONSULTANT, its Suppliers nor any subcontractors shall enter the site of the work or commence work under this contract before CITY has received and accepted Certificate(s) of Insurance and Insurance Endorsements and has issued the Notice to Proceed, as applicable.

11.3 INSURANCE CERTIFICATES AND COVERAGE: Insurance certificates shall be issued on all policies required under this contract and shall be signed by an authorized representative of the insurance company. The insurance certificate or the coverage required shall include the following:

A. The name and address of the insured.

B. CITY shall be named as a Certificate Holder.

C. CITY shall be named as an additional primary insured on the General Liability Certificate with CITY listed as non-contributory on the General Liability certificate.

D. The location of the operations to which the insurance applies.

E. The number of the policy and the type or types of insurance in force thereunder on the date borne by the certificate.

F. The expiration date of the policy and the limit or limits of liability thereunder on the date borne by the certificate.

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G. A statement that all coverage is on an occurrence basis rather than a claims basis except for the Professional Errors and Omissions Malpractice Insurance coverage.

H. A provision that the policy or policies will not be canceled, denied renewal, or reduced in coverage until at least 30 days after written notice has been received by CITY.

I. Name, address, and telephone number of the insurance company's agent of process in Utah.

J. Other information to demonstrate compliance with additional requirements stipulated for the various types of insurance coverage.

11.4 COMPENSATION INSURANCE: CONSULTANT shall, as applicable, take out and maintain Workers' Compensation Insurance as required by the Labor Code for all its employees at the site of the work during the life of this contract. Coverage must be provided by a company authorized by the State of Utah to provide Workers' Compensation Insurance. The insurance shall include:

A. Insurance certificates shall provide a waiver of subrogation by the carrier to Certificate Holder.

B. CONSULTANT shall require each subcontractor to provide Workers' Compensation Insurance for its employees unless such employees are covered by CONSULTANT.

C. In the event any class of employees engaged in hazardous work under this contract is not protected by the Workers' Compensation Statute, CONSULTANT shall provide, and shall cause its subcontractors to provide, special insurance for the protection of such employees not otherwise protected.

11.5 COMMERCIAL GENERAL LIABILITY INSURANCE: CONSULTANT shall procure and maintain commercial general liability insurance for the duration of the contract against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONSULTANT, its agents, representatives, employees, or subcontractors. The insurance shall remain in effect during the term of this agreement and such that claims reported beyond the date of substantial completion of this agreement are covered and during the warranty period, to the extent that it relates to the activities covered by this Agreement, in such manner and amounts as set forth herein. The Insurance Endorsement shall evidence such provisions.

A. The minimum commercial general liability insurance shall be as follows:

i. Comprehensive general liability insurance for injuries, including

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accidental death, to any one person in any one occurrence in an amount not less than $1,000,000.00 Dollars.

ii. Comprehensive general liability insurance for injuries, including accidental death, to two or more persons in any one occurrence in an amount not less than $3,000,000.00 Dollars (umbrella coverage may be considered).

iii. Broad form property damage insurance in an amount not less than $300,000.00 Dollars.

B. Such policy shall include each of the following coverages (as applicable):

i. Comprehensive form.
ii. Premises - operations.
iii. Explosion and collapse hazard.
iv. Underground hazard.
v. Product/completed operations hazard.
vi. Contractual insurance.
vii. Broad form property damage, including completed operations.
viii. Independent contractors for vicarious liability.
ix. Personal injury.
x. Cross liability or severability of interest's clause shall be included unless a separate policy covering CITY is provided.

11.6 PROFESSIONAL LIABILITY ERRORS AND OMISSIONS INSURANCE:

A. CONSULTANT shall carry and maintain Professional Liability Errors and Omissions Insurance in an amount not less than $3,000,000.00 Dollars for all work performed under this Agreement.

B. CONSULTANT shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONSULTANT, its agents, representatives, employees, or subcontractors. With respect to General Liability, Professional liability coverage should be maintained for a minimum of five (5) years after contract completion.

C. If Professional Liability coverages are written on a claims-made form:

i. The retroactive date must be shown and must be before the date of the contract or the beginning of contract work.
ii Insurance must be maintained, and evidence of insurance must be provided, for at least five (5) years after completion of the contract of work.
iii. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the contract effective date, the CONSULTANT must purchase an

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extended period coverage for a minimum of five (5) years after completion of contract work.

iv. A copy of the policy must be submitted to CITY for review.

11.7 BUSINESS AUTOMOBILE COVERAGE: CONSULTANT shall carry and maintain business automobile insurance coverage on each vehicle used in the performance of the work in an amount not less than $1,000,000.00 Dollars for one person and $3,000,000.00 Dollars for more than one person and for property damage resulting from any one occurrence which may arise from the operations of CONSULTANT in performing the work.

Such business automobile insurance shall include each of the following types:

A. Comprehensive form, including loading and unloading.
B. Owned.
C. Hired.
D. Non-owned.

12. **INDEMNITY AND LIMITATION.**

12.1 Except as otherwise provided herein, CONSULTANT shall indemnify, defend, and hold harmless CITY, its elected officials, officers, employees, and representatives against any and all claims, suits, causes of action, demands, losses, costs, and damages and liability of every kind including but not limited to all fees and charges of professionals, except for attorney's fees, and all court or other dispute resolution costs for:

A. death or injuries to persons or for loss of or damage to property which directly or indirectly, in whole or in part are caused by, resulting from, or arising out of the intentional, reckless, negligent, or wrongful acts, errors or omissions, or other liability imposed by law of CONSULTANT, its officers, employees, agents, or representatives in the performance of services under this Agreement or any subcontractor, any supplier, any person or organization directly or indirectly employed by any of them to perform or furnish any of the work;

B. CONSULTANT's failure or refusal, whatever the reason, to pay subcontractors or suppliers for Work performed under the Agreement;

C. claims by any employee of the CONSULTANT, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, CONSULTANT'S indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CONSULTANT or any subcontractor under workmen's compensation acts, disability benefit acts or other employee benefits acts.

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12.2 CITY shall give CONSULTANT prompt written notice of any such claims or suits filed against CITY arising out of the services provided under this Agreement. CONSULTANT agrees to defend against any claims brought or actions filed against CITY arising out of the services provided under this Agreement. If CITY'S tender of defense, based upon the indemnity provision, is rejected by CONSULTANT or CONSULTANT'S insurer, and CONSULTANT is later found by a court of competent jurisdiction to have been required to indemnify the CITY, then, in addition to any other remedies the CITY may have, CONSULTANT shall pay the CITY'S reasonable costs and expenses, except for attorney's fees, incurred in obtaining such indemnification, defending themselves or enforcing the indemnification provision.

12.3 The insurance requirements in this agreement shall not be construed as limiting CONSULTANT'S liability. Irrespective of the requirements for CONSULTANT to carry insurance as provided herein, insolvency, bankruptcy, or failure of any insurance company to pay all claims accruing shall not be held to relieve CONSULTANT of any obligations under this agreement.

12.4 This section does not apply to a design professional services contract, design professional services, and design professionals.

13. **DOCUMENTS.**

13.1 All data used in compiling CONSULTANT's work, and the results of any tests or surveys, as well as all photographs, drawings, electronically stored records of work performed, renderings, specifications, schedules, CONSULTANT's work, data processing output, computations, studies, audits, research, reports, models and other items of like kind prepared by CONSULTANT, and its employees, shall be the sole and exclusive property of CITY, and CITY shall own all intellectual property rights thereto whether the specific work project for which they are made is undertaken or not. CONSULTANT may retain reproducible copies of all the foregoing documents for information and reference and customary marketing and public relations. The originals of all the foregoing documents shall be delivered to CITY promptly upon completion thereof. This provision may be enforced by an order of specific performance and is independent of any other provision of this Agreement. Compliance by CONSULTANT with this paragraph shall be a condition precedent to CITY's obligation to make final payment to CONSULTANT. If CITY has specific requirements on the information and manner the documentation is collected, CITY shall provide those specifics to CONSULTANT in writing.

13.2 Plans, specifications, maps, and record drawings prepared or obtained under this Agreement shall be provided to CITY in a format approved by CITY which shall generally be a hard copy and an electronic copy and shall become the property of CITY whether the work for which they are prepared is executed or not.

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13.3 The basic survey notes and sketches, charts, computations, and other data prepared under this Agreement shall be made available upon request to CITY without restriction or limitation on their use.

13.4 CITY shall have the right to use reports, designs, details, or products developed as part of this Agreement for purposes of maintenance, remodeling or reconstruction of existing facilities or construction of new facilities without additional compensation to CONSULTANT or without restriction or limitation on its use even if documents are considered copyrighted material.

13.5 CITY will hold harmless CONSULTANT for any use or reuse of these reports, designs, or details for purposes other than the project associated with this Agreement unless CITY obtains validation of that use or reuse from CONSULTANT.

14. **RECORDS.**

14.1 CONSULTANT shall maintain records, books, documents, and other evidence directly pertinent to the performance of services under this Agreement in accordance with generally accepted accounting principles and practices.

14.2 CONSULTANT agrees to keep proper books of records and accounts in which complete and correct entries will be made of payroll costs, travel, subsistence, and field expenses.

14.3 Said books shall, at all times, be available for at least three (3) years after final payment for reasonable examination by CITY.

15. **TERMINATION.**

15.1 CITY may terminate this Agreement by providing fourteen (14) days written notice prior to the effective termination date to CONSULTANT.

15.2 In the event of such termination, CITY shall pay CONSULTANT for all services actually rendered up to and including the date of termination.

15.3 CONSULTANT shall deliver to CITY copies of all drawings, reports, analyses, documents, and investigations, whether completed or not, that were prepared or were being prepared under the provisions of this Agreement.

16. **CONFLICT BETWEEN DOCUMENTS.** In the event of a conflict between this Agreement and any other documents with CONSULTANT, this Agreement shall govern.

17. **CONFLICT OF INTEREST.** CONSULTANT certifies that it has disclosed to CITY any actual, apparent or potential conflicts of interest that may exist relative to the services to be provided pursuant to this Agreement.

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17.1 CONSULTANT agrees to advise CITY of any actual, apparent or potential conflicts of interest that may develop after the date of execution of this Agreement.

17.2 CONSULTANT further agrees to complete any statements of economic interest required by either CITY ordinance or State law.

18. **NON-WAIVER.** No failure or waiver or successive failures or waivers on the part of either party hereto, their successors or permittee assigns, in the enforcement of any condition, covenant, or Article of this Agreement shall operate as a discharge of any such condition, covenant, or Article nor render the same invalid, nor impair the right of either party hereto, their successors or permitted assigns, to enforce the same in the event of any subsequent breaches by the other party hereto, its successors or permitted assigns.

19. **NOTIFICATION.** All notices required or permitted to be made by either party in connection with this Agreement shall be in writing, and shall be deemed to have been duly given: (a) five (5) business days after the date of mailing if sent by U.S. mail, postage prepaid, (b) when transmitted if sent by facsimile, provided a confirmation of transmission is produced by the sending machine and a copy of such facsimile is promptly sent by another means specified in this Section; or (c) when delivered if delivered personally or sent by express courier service. All notices shall be sent to the other party at its address as set forth below unless written notice is given by either party of a change of address:

CITY:	City of St. George 175 East 200 North St. George, Utah 84770	CONSULTANT:	Sunrise Engineering 11 North 300 West Washington, Utah 84780
Attention:	City Attorney	Attention:	Joseph K. Phillips, PE
Copy:	legal@sgcity.org		

20. **GOVERNING LAW AND VENUE.** This Agreement shall be construed according to the laws of the State of Utah. The parties agree that venue for all legal actions, unless they involve a cause of action with mandatory federal jurisdiction, shall be the Fifth District Court for the State of Utah. The parties further agree that the Federal District Court for the District of Utah shall be the venue for any cause of action with mandatory federal jurisdiction. The parties shall have all rights and remedies provided under applicable Federal or State law for a breach or threatened breach of this Agreement. These rights and remedies shall not be mutually exclusive, and the exercise of one or more of these rights and remedies shall not preclude the exercise of any other rights and remedies. Each party agree that damages at law may be an inadequate remedy for a breach or threatened breach of any provision hereof and the respective rights and obligations of the parties hereunder shall be enforceable by specific performance, injunction, or other equitable remedy. Nothing in this Agreement shall be construed to waive the sovereign immunity of the government parties.

21. **LEGAL FEES.** Should any party default on any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, (excluding reasonable attorney's fees,) which may arise or accrue from enforcing this Agreement or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by

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filing a lawsuit or otherwise. This obligation of the defaulting party to pay costs and expenses includes, without limitation, all costs, and expenses, (excluding reasonable attorney's fees) including appeals and bankruptcy proceedings. If either party commences legal action to interpret any term of this agreement, the prevailing party shall be entitled to recover all reasonable fees (excluding attorney's fees), court costs, and any other costs incurred in connection with such action. The parties agree that they shall each pay their own attorney's fees.

22. **MODIFICATION OF AGREEMENT.** CITY specifically reserves the right to modify or amend this Agreement and the total sum due hereunder either by enlarging or restricting the scope of the Work. All modifications shall be in writing and executed by both parties. Each Work Order adopted under this Agreement shall incorporate the terms and conditions of this Agreement and shall constitute a modification to this contract. A Work Order may amend the terms and conditions of this Agreement only as they apply to that particular Work Order and shall not have any general effect on this Agreement.

23. **RESERVED LEGISLATIVE POWERS.** Nothing in this Agreement shall limit the future exercise of the police power by CITY in enacting zoning, subdivision, development, transportation, environment, open space, and related land use plans, policies, ordinances, and regulations after the date of this Agreement, but which shall not be retroactively applied to or modify this Agreement.

24. **SUCCESSORS AND ASSIGNS.** CONSULTANT shall not assign, sublet, sell, transfer, or otherwise dispose of any interest in this Agreement without assigning the rights and the responsibilities under this Agreement and without the prior written approval of CITY. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and permitted assigns, but shall not inure to the benefit of any third party or other person.

25. **NO JOINT VENTURE, PARTNERSHIP OR THIRD-PARTY RIGHTS.** It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture, or other arrangement between the parties. No term or provision of this Agreement is intended to or shall, be for the benefit of any person, firm, organization, or corporation not a party hereto, and no such other person, firm, organization, or corporation shall have any right or cause of action hereunder.

26. **INTEGRATION.** This Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understanding of whatever kind or nature between CITY and CONSULTANT and supersedes and replaces all terms and conditions of any prior agreements, arrangements, negotiations, or representations, written or oral, with respect to this PROJECT.

27. **SEVERABILITY.** If any part or provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due to its scope or

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breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

28. **CONSTRUCTION.** Each of the parties hereto has had the opportunity to review this agreement with counsel of their choosing and the rule of contracts requiring interpretation of a contract against the party drafting the same is hereby waived and shall not apply in interpreting this agreement.

29. **SURVIVAL.** It is expressly agreed that the terms, covenants, and conditions of this Agreement shall survive any legal act or conveyance required under this Agreement.

30. **HEADINGS.** The section and other headings in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.

31. **COUNTERPARTS.** This Agreement may be signed in counterparts and each such counterpart shall constitute an original document. All such counterparts, taken together, shall constitute one and the same instrument. Any signature on this Agreement transmitted by facsimile, electronically in PDF format, or by other generally accepted means of conveying digital signatures (e.g. DocuSign) shall by deemed an original signature for all purposes and the exchange of copies of this Agreement and of signature pages by any such transmission, or by a combination of such means, shall constitute effective execution and delivery of this Agreement as to the Parties and may be used in lieu of the original for all purposes.

32. **AUTHORITY OF PARTIES.** The parties executing this Agreement hereby warrant and represent that they are duly authorized to do so in the capacity stated and that this Agreement constitutes a valid and binding Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by the CITY and CONSULTANT effective from the day and year first written above.

CITY OF ST. GEORGE

DocuSigned by:
Michele Randall 12/1/2022
45F03D8BD52747F...
Mayor Date

CONSULTANT Sunrise Engineering

DocuSigned by:
Joseph Phillips
21DFC44CD832426...
Joseph K. Phillips, PE

ATTEST:

DocuSigned by:
13455BEE25724B4...
Christina Fernandez, City Recorder

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

DocuSigned by:
009F025ECF9E411...
Ryan Dooley, Assistant City Attorney

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EXHIBIT A
SCOPE OF SERVICES ADDENDUM

This Exhibit A Scope of Services Addendum is attached to, and fully incorporated into, the Professional Services Agreement by and between the City of St. George (the "City") and the following individual or entity ("Contractor"):

Name: Sunrise Engineering

Address: 11 North 300 West, Washington, Utah 84780

Email: jphillips@sunrise-eng.com Phone Number: 435-652-8450

Scope of Services and/or Deliverables by Contractor:

- Management of Engineering Services
- Preliminary Design Phase
- Final Design Phase
- Permitting Phase
- Design Survey and Mapping
- Cemetery Concept Planning
- Electrical Engineering
-
-
-
-

Compensation: City shall pay Contractor the following sum:

- Lump Sum: $95,100.00
- Hourly Rates: $2,900.00
- Total: $98,000.00

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SUNRISE ENGINEERING
11 North 300 West, Washington, Utah 84780
TEL 435.652.8450 | **FAX** 435.652.8416

November 18, 2022

Mr. Shane Moore
Leisure Services Director
City of St. George
175 East 200 North
St. George, UT, 84770

Subject: Engineering Services Fee Proposal for Tonaquint Cemetery Expansion

Dear Mr. Moore,

Sunrise Engineering, Inc. (Sunrise) is pleased to submit this engineering services fee proposal for the project referenced above. We are appreciative of our ongoing work with the **City of St. George** (**City**) and look forward to working with you to bring this project to fruition.

1. BACKGROUND INFORMATION

City has furnished the following project information to Sunrise and Sunrise's Scope of Services is being proposed based on this background. As the project moves forward, some of the information may change or be refined, and additional information may become known, resulting in the possible need to change, refine, or supplement the Scope of Services. Details relative to **City**'s project include the following:

1. Project Name: **Tonaquint Cemetery Expansion**
2. Type of Facility: **Community Cemetery**
3. Size of Facility: **Approximately 5.7 Acres, 1120 Upright Plots, 2214 Flat Plots (see attached Preliminary Project Exhibit)**
4. Facility Location: **St. George**, **Washington**, **Utah**
5. Summary of Improvements: **The access to Dixie Drive at Thunder Junction will be abandoned and the current detention basin will be moved (if required) to the previous intersection at Dixie Drive. The new road will be aligned to the eastern edge of the existing cemetery boundary. The berm being constructed by Maverick at the northwest edge of the project site will tie directly into the proposed extension of the Dixie Drive berm. The berm along Dixie Drive will be reduced in height, but some of the existing trees on the western side of the berm may be saved. The cemetery wall will follow the edge of Maverick's detention basin and will be extended to the north end of Maverick's berm. The existing trees along the current western edge of the cemetery will be saved insofar as possible. A cremation garden will be incorporated along the southern edge of the project site (see attached Preliminary Project Exhibit).**
6. Construction Budget: **Approximately $1.6M**
7. Funding Sources: **Funding by Owner**
8. Relevant Studies, Reports, Plans: **Tonaquint Cemetery Expansion, Conceptual Expansion Plan for Section 9, January 11, 2022, Option 1, prepared by City of St. George; Construction Plans for the Maverick at 1600 South Dixie Drive, dated August 31, 2021, prepared by McNeil Engineering; Tonaquint Cemetery Cremation Garden Construction Drawings, dated April 30, 2014.**
9. Design CAD Standards: **Sunrise CAD Standards**
10. Bidding & Contract Documents: **St. George City Bidding & Contract Documents**

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11. Construction General Conditions: **St. George City General Conditions**
12. Project Specifications: **St. George City Standard Specifications**
13. Expected Construction Start: **July 1, 2023**
14. Number of Prime Construction Contracts: **One**
15. Expected Construction Duration: **150** Calendar Days **(see attached Preliminary Project Schedule)**
16. Owner-Engineer Base Agreement: **St. George City Standard Professional Services Agreement**

2. SCOPE OF SERVICES

Based on the Background Information and for the project summarized above, Sunrise proposes to perform the following engineering Scope of Services:

1. <u>Management of Engineering Services</u>

a) All phases of Sunrise's services will include management of Sunrise's project-specific responsibilities, including but not limited to the following management tasks:
   i) Develop and submit an engineering services schedule.
   ii) Coordinate services within Sunrise's internal team, including subconsultants.
   iii) Prepare for and participate in meetings with consultants and contractors working on other parts of the project that may affect or be affected by Sunrise's services or resulting construction.
   iv) Prepare and submit regular engineering services progress reports to **City**.
   v) Conduct ongoing management tasks, including:
      (1) Maintaining communications, records and files pertaining to Sunrise's services.
      (2) With respect to Sunrise's services and other directly relevant parts of the project, prepare for and participate in periodic progress meetings with **City**; and
      (3) Preparing agendas prior to and minutes following meetings conducted by Sunrise.

b) Sunrise will perform services as an experienced and qualified design professional. The standard of care for all professional engineering and related services performed or furnished by Sunrise under this proposal will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality.

c) Sunrise may retain subconsultants as Sunrise deems necessary to assist in the performance or furnishing of the services, subject to reasonable and timely objections by **City**.

2. <u>Preliminary Design Phase</u>

a) Upon authorization by **City**, Sunrise will:
   i) Review and assess available, relevant project information and data, including pertinent reports or studies and related instructions from **City**.
      (1) Based on review and assessment of available information and data, advise **City** of any need for **City** to obtain, furnish, or otherwise make available to Sunrise additional information.
   ii) Visit the site as needed to perform the Preliminary Design Phase.
   iii) Relative to design survey and mapping:
      (1) When surveys, topographic mapping, utility documentation, etc. are to be provided by **City**, coordinate with **City**'s utility engineer, utility consultant, or land surveyor for the necessary surveys, mapping, and documentation required for Sunrise's design purposes.
      (2) When surveys, topographic mapping, utility documentation, etc. are to be provided by Sunrise, perform such services as a supplemental Preliminary Design Phase task as described in this Scope of Services.
   iv) Relative to above-ground utilities:
      (1) Review above-ground utilities information obtained from others and from observations at the site.
      (2) Make recommendations to **City** regarding any further identification, investigation, or mapping of above-ground utilities at or adjacent to the site and necessary for Sunrise's design purposes.
   v) Relative to underground facilities:

(1) Review underground facilities data furnished by **City** or others and advise **City** on the need to further identify, investigate, or map underground facilities at or adjacent to the site.
   (a) In **City**'s behalf, and with **City**'s assistance, reach out to underground facility owners which evidently have underground facilities at or adjacent to the site for information on the vertical and horizontal alignments and quality of such underground facilities.
   (b) **City** acknowledges and accepts that the information received from underground facility owners may be incorrect, incomplete, outdated, or otherwise flawed, and that Sunrise, bidders, and the contractor bear and accept no risks associated with or resulting from such flawed information.

(2) Support **City**'s efforts to expose, investigate, or pothole underground facilities.

vi) Relative to mitigation of utilities conflicts:

(1) Identify potential conflicts between the project and above-ground utilities and underground facilities and identify the potential need for the relocation of existing above-ground utilities and underground facilities.

(2) Advise **City** regarding the need for resolution of such conflicts with utility and underground facilities owners and permit agencies, and support **City** in **City**'s efforts to resolve such conflicts.

vii) Prepare a permit summary document that identifies **City**'s permit duties, Sunrise's permit duties, and the contractor's permit duties, and the schedule for permitting activities.

viii) Perform or provide the following supplemental Preliminary Design Phase tasks or deliverables:

(1) Design Survey and Mapping

(a) Perform design survey and mapping of the site including the area likely to be affected by the project.

(b) Collect survey points sufficient to map existing hardscape and softscape boundaries, above-ground utilities, surface features, contour features, observed monuments, etc.

(c) Locate controlling monuments necessary to delineate controlling property or right-of-way lines.

(d) Collect data on storm drain, irrigation and wastewater utility flowlines, inverts and similar features, when surface elements of such features are visible and accessible.

(e) Set, at minimum, five control points for use in subsequent surveys and construction staking.

(f) Prepare a topographic base map representing the collected points and data to support the Preliminary Design and Final Design Phases.

(g) Deliver the parcel and topographic base map in State Plane coordinates.

(2) Cemetery Concept Planning

(a) Perform concept planning services with the primary objectives being to maximize burial options for the cemetery expansion while providing screening from the adjacent roadway and creating an authentic pleasing landscape.

(b) Explore three concept design options as quick study plan graphics with differing burial options that include traditional in-ground burial plots (where plots interface with the south border of the project), columbarium walls, in-ground cremation niches, and other burial or memorial options.

(i) Research columbaria and other burial/interment products. It is assumed that any elements proposed for the site will be pre-manufactured or "off-the-shelf" elements.

(ii) Explore layout options of pedestrian paths, seating nodes, and landscape screening berms/buffers.

(iii) Develop an image board of columbarium walls, memorials, and other proposed site improvements.

(iv) Develop a preliminary opinion of construction costs for cemetery-specific items.

(v) Provide three concept design options to City for review and comment.

(c) Develop a preferred concept option and master plan for the improvements.

(i) Integrate design review comments from City into a preferred design option or master plan.
(ii) Update the image board if required.
(iii) Refine and color render the concept plan and add labels.
(iv) Refine the opinion of construction costs for cemetery-specific items.

(d) Provide guidance on site materials and overall plant massing layout.

ix) Prepare a Preliminary Design Phase report summarizing, as appropriate, the Preliminary Design Phase deliverables identified heretofore and Sunrise's findings and recommendations for advancing the project to the Final Design Phase.

(1) The Preliminary Design Phase report will be in the format of a summary memorandum with attachments, or otherwise organized and assembled for ease and practicality of use.

(2) The Preliminary Design Phase report will consider the following matters to the extent applicable to the project:

(a) The project concept, intent, performance criteria, desired outcomes, **City**'s design and construction standards, and **City**-directed improvements and facility elements.

(b) Site conditions and characterization as known at the time of, or to be determined during, the Preliminary Design Phase, including topography; subsurface information; constituents of concern; cultural, historical, and archaeological resources at the site; wetlands information; and evaluations of flora and fauna that may be affected by the project.

(c) The time schedule for completion of the project and estimated schedule(s) for construction.

(d) Identification of major items of materials and equipment, rationale for selection with consideration of quality, suitability, pricing, sourcing, regulatory, and bidding issues affecting recommended selection.

(e) The impact of project strategies, technologies, and techniques, sustainable features, and enhanced resiliency selected by **City** for inclusion in the project.

(f) The impact of schedules and probable construction cost, including impact of multiple prime construction contracts, separate procurement of materials or equipment, and other alternate project delivery methods when necessary and authorized by **City**.

(g) Construction phase quality assurance and quality control needs affecting development of drawings and specifications and other final design and bidding phase documents.

(h) The effect of permits and authorizations by other entities and utility coordination needs.

x) Prepare a preliminary opinion of probable construction cost for the project based on the information contained in the Preliminary Design Phase documents and based on information provided by **City**, assist **City** in tabulating the various cost categories which comprise the total project costs.

xi) Prepare preliminary drawings representing roughly 30% design achievement.

xii) Furnish the Preliminary Design Phase report, preliminary opinion of probable construction cost, preliminary drawings, and any other Preliminary Design Phase deliverables to **City**, review the deliverables with **City**, and receive **City**'s comments.

xiii) Revise the Preliminary Design Phase report, preliminary opinion of probable construction cost, preliminary drawings, and any other deliverables in response to **City**'s comments, as appropriate, and submit revised deliverables to **City**.

b) Sunrise's services under the Preliminary Design Phase will be considered complete on the date when Sunrise has delivered to **City** the final Preliminary Design Phase deliverables, as revised.

3. <u>Final Design Phase</u>

a) After acceptance by **City** of the Preliminary Design Phase deliverables, issuance by **City** of any instructions for changes to the scope, extent, character, or design requirements of the project, and any changes to the Background Information, Sunrise and **City** will discuss, resolve, and document any necessary revisions to Sunrise's Scope of Services, compensation, and the time for completion of Sunrise's services resulting from such instructions or changes.

b) Upon authorization from **City**, Sunrise will prepare final drawings and specifications indicating the scope, extent, and character of the work to be performed and furnished by the contractor, in accordance with the Preliminary Design Phase deliverables.

c) As part of the preparation of the drawings and specifications, Sunrise will prepare interim drafts for **City**'s review and final drawings and specifications as follows:
   i) First Final Design Phase draft of drawings, specifications, and preliminary opinion of probable construction cost, representing approximately 60% design achievement.
   ii) Second Final Design Phase draft of drawings, specifications, and preliminary opinion of probable construction cost, addressing **City**'s comments and including appropriate design advancement, representing approximately 90% design achievement.
   iii) Final drawings and specifications (representing 100% design achievement) that address **City**'s comments, deliver the design, are suitable for estimating and pricing by prospective contractors, and are ready for construction. Also, deliver a final opinion of probable construction cost.

d) Perform or furnish the following other Final Design Phase services:
   i) Visit the site as needed to assist in preparing the final drawings and specifications.
   ii) Identify and indicate in the construction contract documents the permits and approvals for which contractor will be responsible; in addition, indicate those permits initially obtained by **City** for which contractor will be a co-permittee, together with associated requirements.
   iii) Advise **City** of recommended adjustments to the opinion of probable construction cost.
   iv) Assist **City** in assembling known reports and drawings of site conditions and in identifying the technical data contained in such reports and drawings upon which bidders or other prospective contractors may rely.
   v) Review the preliminary schedule for the construction phase and advise **City** when initial understanding of the construction contract times should be revised.

e) Perform or provide the following supplemental Final Design Phase tasks or deliverables:
   i) Electrical Engineering
      (1) Provide utility coordination for a new power service.
      (2) Coordinate with building or other architectural services to provide source power where applicable.
         (a) Include electrical space planning coordination for power panels and other features in control rooms, etc.
         (b) Design of electrical improvements within any buildings shall be by others.
      (3) Prepare an electrical engineering design for walkway lighting, power receptacles, interment lighting features, etc.
         (a) Prepare a power layout and circuiting design.
         (b) Provide an electrical and lighting fixture layout.
         (c) Design power distribution, panelboards, and switchgear, where applicable.
         (d) Provide construction drawings for improvements within the electrical scope of work.
            (i) Include plan specifications and electrical fixture/feature schedule including manufacturer, catalog number, lamp type, wattage, voltage characteristics for each fixture type, etc.
            (ii) Include consideration of conduit runs for any anticipated future power needs.
      (4) Participate in design and review meetings as reasonably required.
   ii) Sunrise will itemize bid schedule items and quantities related to its Scope of Services for City's use in assembling the total bid schedule for the project.
   iii) Sunrise will prepare special provisions for specific items related to its Scope of Services when standard specifications for such items do not exist within the Project Specifications. The extent of Sunrise's services related to preparing "specifications" is to prepare such special provisions.

f) Furnish for review by **City** the final drawings and specifications, the final opinion of probable construction cost, and any other Final Design Phase deliverables, and review the deliverables with **City**.

g) Revise the Final Design Phase deliverables in response to **City**'s comments, as appropriate, and submit revised deliverables.

h) Sunrise's services under the Final Design Phase will be considered complete on the date when Sunrise has delivered to **City** the final drawings and specifications, final opinion of probable construction cost, and any other Final Design Phase deliverables, as revised.

4. Permitting Phase

a) Concurrent with and following Sunrise's provision of the Final Design Phase deliverables, Sunrise will prepare and submit on **City**'s behalf applications for permits from and approvals of authorities having jurisdiction over the construction or operation of the project, including the following tasks:

i) Update the permit summary document created in the Preliminary Design Phase to include Final Design detail.

ii) Prepare technical criteria, written descriptions, and design data for the permitting applications, where required.

iii) Prepare and file the following permit applications, with required supporting documentation, for permits from or approvals of authorities having jurisdiction:

(1) St. George City Joint Utility Committee (JUC)

iv) Relative to permit applications filed, receive comments from authorities having jurisdiction and evaluate such authorities' comments, requirements and requested revisions, if any.

(1) Confer with **City** regarding required revisions, if any, to the application(s) or supporting documents, and make appropriate revisions to the application(s) and supporting documents such as technical criteria, written descriptions, design data, bidding/proposal documents, front-end construction contract documents, drawings or specifications as required by authorities having jurisdiction over the construction or operation of the project.

(2) Communicate with authorities having jurisdiction to understand the basis for comments and required revisions and to advocate for permitting or approval of the project.

v) File on **City**'s behalf revised applications and supporting documents required by authorities having jurisdiction.

b) **City** acknowledges that:

i) Sunrise does not guarantee issuance of any required permit or approval.

ii) Permitting processes are inherently subjective; multiple submittal iterations may be required to achieve permitted or approved status.

c) Fees charged by authorities having jurisdiction for such permits or approvals are the responsibility of **City** and will be paid directly by **City** or, if paid by Engineer, will be reimbursed by **City**.

3. ADDITIONAL SERVICES

City may authorize Sunrise to furnish or obtain from others Additional Services of the types listed below, which, unless expressly stated, are not included in the Scope of Services detailed above. If such Additional Services are performed by Sunrise, **City** shall compensate Sunrise under the hourly rate basis of compensation according to the attached fee schedule unless agreed to by **City** and Sunrise, as follows:

1. Additional Services Not Requiring City's Written Authorization

a) Sunrise will advise **City** that Sunrise is commencing to perform or furnish Additional Services of the types listed below. Sunrise shall cease performing or furnishing such Additional Services upon receipt of written notice to cease from **City**.

i) Substantive design and other technical services in connection with work change directives, change proposals, and change orders to reflect changes requested by **City**.

ii) Services essential to the orderly progress of the Bidding/Proposal and Construction Phases and not wholly quantifiable prior to those phases or otherwise dependent on the actions of prospective individual bidders or contractors, including:

(1) Revising drawings and specifications occasioned by the acceptance of substitute materials or equipment other than "or equal" items.
(2) Services after award of the construction contract in evaluating the acceptability of a proposed "or equal" or substitution which is found to be inappropriate for the project.
(3) Evaluation of an excessive number of proposed "or equals" or substitutions, whether proposed before or after award of the construction contract.
(4) Providing to the contractor or **City** additional or new information not previously prepared or developed by Sunrise for their use in applying for or obtaining permits and licenses, in responding to agency comments on such applications, or in the administration of any such permits or licenses.

iii) Services resulting from significant delays, changes, or price increases occurring as a direct or indirect result of materials, equipment, or energy shortages.
iv) Additional or extended services arising from (a) the presence at the site of any constituent of concern or items of historical or cultural significance, (b) emergencies or acts of God endangering the work, (c) damage to the work by fire or other causes during construction, (d) a significant amount of defective, neglected, or delayed work, (e) acceleration of the progress schedule involving services beyond normal working hours, or (f) default by the contractor.
v) Implementing coordination of Sunrise's services with other parts of the project that are not planned or designed by Sunrise, unless **City** furnished to Sunrise substantive information about such other parts of the project prior to the parties' entry into this proposal as identified in the Background Information.
vi) Services in connection with any partial utilization of the work by **City** prior to substantial completion.
vii) Evaluating unreasonable or frivolous requests for interpretation or information (RFIs), change proposals, or other demands from the contractor or others in connection with the work, or an excessive number of RFIs, change proposals, or demands.
viii) Reviewing a shop drawing or other contractor submittal more than three times, due to repeated inadequate submissions by the contractor.
ix) While at the site, compliance by Sunrise and its staff with those terms of **City** 's or the contractor's safety program provided to Sunrise after the effective date of this proposal that exceed those normally required of engineering personnel by federal, state, or local safety authorities for similar construction sites.
x) To the extent the project is subject to laws and regulations governing public or government records disclosure or non-disclosure, compliance with such laws and regulations.

2. <u>Additional Services Requiring City's Written Authorization</u>

a) If authorized in writing by **City**, Sunrise will perform or furnish Additional Services of the types listed below. Sunrise shall cease performing or furnishing such Additional Services upon receipt of written notice to cease from **City**.

i) Preparation of special and customized reporting, invoicing, and related support documentation in addition to that identified to be provided in the Scope of Services.
ii) Preparation of applications and supporting documents (in addition to those furnished under the Scope of Services) for private or governmental grants, loans, or advances in connection with the project.
iii) Preparation or review of environmental assessments and impact statements and assistance to or on behalf of **City** in obtaining approvals of authorities having jurisdiction over the anticipated environmental impact of the project.
iv) Services to make measured drawings of existing conditions or facilities, to conduct tests or investigations of existing conditions or facilities, or to verify the accuracy of drawings or other information furnished by **City** or others.
v) Services resulting from significant changes in the scope, extent, or character of the portions of the project designed or specified by Sunrise, or the project's design requirements, including, but not limited to, changes in size, complexity, **City**'s schedule, character of construction, or method of

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financing, and revising previously accepted studies, reports, drawings, specifications, or construction contract documents when such revisions are required by changes in laws and regulations enacted subsequent to the effective date of this proposal or are due to any other causes beyond Sunrise's control.

vi) Services required due to **City**'s providing incomplete or incorrect project information to Sunrise.

vii) Providing renderings or models for **City**'s use, including development, management, and other services in support of building information modeling or civil integrated management.

viii) Undertaking investigations and studies including, but not limited to:

(1) All-hazards risk assessments and other studies to evaluate the feasibility of enhancing the resiliency of the design.

(2) Detailed consideration of operations, maintenance, and overhead expenses.

(3) Feasibility studies (such as those that include projections of output capacity, utility project rates, project market demand, or project revenues) and cash flow analyses, provided that such services are based on the engineering and technical aspects of the project and do not include rendering advice regarding municipal financial products or the issuance of municipal securities.

(4) Building, property, or similar appraisals.

(5) Providing services necessary to assist **City** in obtaining licenses for proprietary systems or processes.

(6) Detailed quantity surveys of materials, equipment, and labor.

(7) Audits or inventories required in connection with construction performed or furnished by **City**.

ix) Furnishing the services of Sunrise's subconsultants for tasks other than those identified in the Scope of Services.

x) Services attributable to more prime construction contracts than specified in the Background Information.

xi) Services to arrange for performance of construction services for **City** by contractors other than the principal prime contractor and administering **City**'s contract for such services.

xii) Services during out-of-town travel required of Sunrise, other than for visits to the site or **City**'s office.

xiii) Preparing for, coordinating with, participating in, and responding to structured independent review processes, including, but not limited to, construction management, cost estimating, project peer review, value engineering, and constructability review requested by **City**.

xiv) Preparing additional bidding-related documents (or requests for proposals or other construction procurement documents), preparing pre-qualification procedures and documents, and participating in pre-qualifying prospective bidders, and preparing construction contract documents for alternate bids.

xv) Assistance in connection with bid protests, rebidding, or renegotiating contracts for construction, materials, equipment, or services.

xvi) Preparing conformed construction contract documents that incorporate and integrate the content of addenda and any amendments negotiated by **City** and the contractor.

xvii) Any services by Sunrise in connection with **City** or Sunrise providing a document to a requesting party not including **City**, Sunrise, or the contractor.

xviii) Providing Construction Phase services beyond the original date for completion and readiness for final payment of the contractor, but only if such services increase the total quantity of services to be performed in the Construction Phase, rather than merely shifting performance of such services to a later date.

xix) Preparing contract record drawings and furnishing such contract record drawings to **City**.

xx) Supplementing contract record drawings with information regarding the completed project, site, and immediately adjacent areas obtained from field observations, **City**, utility companies, and other reliable sources.

xxi) Conducting surveys, investigations, and field measurements to verify the accuracy of contract record drawing content obtained from the contractor, **City**, utility companies, and other sources.

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xxii) Preparation of operation, maintenance, and staffing manuals, unless provided for in the Scope of Services.
xxiii) Protracted or extensive assistance in refining and adjusting of project equipment and systems (such as initial startup, testing, and balancing).
xxiv) Assistance to **City** in training **City**'s staff to operate and maintain project equipment and systems.
xxv) Assistance to **City** in developing systems and procedures for (a) control of the operation and maintenance of project equipment and systems, and (b) related recordkeeping.
xxvi) Preparing to serve or serving as a consultant or witness for, or producing documents for or on behalf of, **City** in any litigation, arbitration, mediation, lien, or bond claim, or other legal or administrative proceeding involving the project (but not including disputes between **City** and Sunrise).
xxvii) Overtime work requiring higher than regular rates.
xxviii) Providing construction surveys and staking to enable the contractor to perform its work, unless otherwise identified in the Scope of Services.
xxix) Providing any type of property surveys or related engineering services needed for the transfer of interests in real property, providing construction and property surveys to replace reference points or property monuments lost or destroyed during construction, and providing other special field surveys, unless otherwise identified in the Scope of Services.
xxx) Extensive services required during any correction period, or with respect to monitoring the contractor's compliance with warranties and guarantees called for in the construction contract, except as identified in the Scope of Services.
xxxi) Other additional services performed or furnished by Sunrise not otherwise provided for in this proposal.

4. OWNER'S RESPONSIBILITIES

City agrees to perform, provide, or deliver the information, data, and services indicated below, together with all other information, data, and services necessary for delivery and completion of the project and not expressly included in the Scope of Service to be performed by Sunrise.

1. <u>City's General Responsibilities</u>

a) **City** will inform Sunrise of the policies, procedures, and requirements of **City** that are applicable to Sunrise's performance of services under this proposal.
b) **City** will examine alternative solutions, studies, reports, sketches, drawings, specifications, proposals, and other documents presented by Sunrise and render in writing timely decisions pertaining thereto.
c) **City** will arrange for safe access to and make all provisions for Sunrise to enter upon public and private property as required for Sunrise to perform services under this proposal.
d) City will give prompt written notice to Sunrise whenever **City** observes or otherwise becomes aware of:
   i) Any development that affects the scope or time of performance of Sunrise's services.
   ii) The presence at the site of any constituent of concern.
   iii) Any relevant, material defect or nonconformance in: (a) Sunrise's services, (b) the work, (c) the performance of any constructor, or (d) **City**'s performance of its responsibilities under this proposal.
e) **City** will advise Sunrise of the identity and scope of services of any independent consultants employed by **City** to perform or furnish services regarding the project, including, but not limited to, cost estimating, project peer review, value engineering, and constructability review.
f) If **City** designates a construction manager, site representative, or any individual or entity other than, or in addition to, Sunrise to represent **City** at the site, **City** will define the duties, responsibilities, and limitations of authority of such other party and the relation thereof to the duties, responsibilities, and authority of Sunrise.

g) **City** will attend and participate in the pre-bid conference, bid opening, pre-construction conferences, construction progress and other job-related meetings, and site visits to determine substantial completion and readiness of the completed work for final payment.

h) **City** will primarily communicate with any of Sunrise's subconsultants through Sunrise and will promptly inform Sunrise of the substance of any communications between **City** and Sunrise's subconsultants and will refrain from directing the services of Sunrise's subconsultants.

i) **City** will authorize Sunrise to provide Additional Services as required.

2. Project Information

a) **City** will provide Sunrise with **City**'s budget for the project, including type and source of funding to be used, and will inform Sunrise if the budget or funding sources change.

b) Except where included in the Scope of Service to be performed by Sunrise, **City** will provide Sunrise with information and data needed by Sunrise for the performance of the Scope of Services, including **City**'s design objectives and constraints, space, capacity, and performance requirements, flexibility and expandability needs, design and construction standards, budgetary limitations, property descriptions, zoning, deed and other land use restrictions, surveys, topographic mapping and utility documentation, property, boundary, easement, right-of-way and other special surveys or data, including establishing relevant reference points, studies, investigations, tests and reports related to the site, environmental, historical or cultural information relevant to the site or project, and any other information and data required for the project.

c) **City** will give instructions to Sunrise regarding **City**'s procurement of construction services (including instructions regarding advertisements for bids, instructions to bidders, and requests for proposals, as applicable) and **City**'s construction contract practices and requirements.

d) **City** will furnish to Sunrise **City**'s standard contract forms, general conditions, supplementary conditions, text, and related documents, insurance and bonding requirements, **City**'s safety and security programs applicable to the contractor, diversity and other social responsibility requirements, binding and contract requirements of funding, financing or regulatory agencies, and any other information necessary for Sunrise to assist **City** in preparing the bidding/proposal documents and front-end construction contract documents.

3. City-Furnished Services

a) Except where included in the Scope of Service to be performed by Sunrise, **City** will acquire or arrange for acquisition of the site(s) and any temporary or permanent rights of access, easements, or property rights needed for the project.

b) Except where included in the Scope of Service to be performed by Sunrise, **City** will provide, obtain, or arrange for all required reviews, approvals, consents, and permits from governmental authorities having jurisdiction, and such reviews, approvals, and consents from others as may be necessary for completion of each portion or phase of the project.

c) If there will be an advertisement soliciting bids for construction, **City** will place and pay for such advertisement.

d) Where required, **City** will provide all accounting, bond and financial advisory services, independent cost estimating, and insurance counseling services.

e) City will perform or provide the following supplemental City-Furnished Services tasks or deliverables:

i) Geotechnical investigation including performing site and laboratory work, geotechnical analysis, and delivery of a report which includes pertinent details and recommendations for site design.

ii) Landscape architecture including landscaping and irrigation design services, including drawings, specifications, bid item tabulations, preliminary costing, etc.

iii) City will prepare bidding/proposal documents and front-end construction contract documents and issue the project for public bid. Sunrise will itemize bid schedule items and quantities related to its Scope of Services for City's use in assembling the total bid schedule for the project.

iv) City will administer the Bidding/Proposal Phase and Construction Phase of the project unless Sunrise's Scope of Services is expanded by amendment to include such services.

f) **City** will provide the services of an independent testing laboratory to perform all inspections, tests, and approvals of samples, materials, and equipment required by the construction contract documents (other than those required to be furnished or arranged by the contractor), or to evaluate the performance of materials, equipment, and facilities of **City**, prior to their incorporation into the work with appropriate professional interpretation thereof.

g) **City** will provide all legal services, including attorney review of proposed construction contract documents, legal services required by **City**, legal services needed due to issues raised by the contractor, and project-related legal services reasonably requested or recommended by Sunrise.

h) **City** will provide auditing services, including those needed by **City** to ascertain how or for what purpose the contractor has used money paid to it.

5. COMPENSATION

City shall compensate Sunrise for Sunrise's performance of the Scope of Services as hereunder described:

1. **Table of Compensation**

Phase/Task/Deliverable	Reference	Amount	Basis of Compensation	Notes
Preliminary Design Phase	2.2	$28,900	Lump Sum	
Design Survey and Mapping	2.2.a.viii.1	$4,300	Lump Sum	
Cemetery Concept Planning	2.2.a.viii.2	$6,800	Lump Sum	
Final Design Phase	2.3	$49,500	Lump Sum	
Electrical Engineering	2.3.e.i	$5,600	Lump Sum	
Permitting Phase	2.4	$2,900	Hourly Rates	
Total	-	$98,000	-	-

2. **Lump Sum Basis of Compensation**
   a) **City** shall compensate Sunrise for performance of the Scope of Services for the lump sum amounts identified by Phase/Task/Deliverable in the Table of Compensation.
   b) Lump sum fees include compensation for Sunrise's services and services of Sunrise's subconsultants, if any. Appropriate amounts have been incorporated in the lump sum amounts to account for labor costs, overhead, profit, and expenses.
   c) The portion of the lump sum amount billed for Sunrise's services will be based upon Sunrise's estimate of the percentage of the total lump sum Phase/Task/Deliverable services performed during the billing period.
3. **Hourly Rates Basis of Compensation**
   a) **City** shall compensate Sunrise for performance of the Scope of Services for an amount equal to the hours charged to the hourly rate Phase/Task/Deliverables by Sunrise's personnel multiplied by the hourly rates and fees for the appropriate labor code or reimbursable expense identified on the attached fee schedule.
   b) Compensation items and totals based in whole or in part on hourly rates are estimates for planning purposes.
   c) The hourly rates and fees charged by Sunrise constitute complete compensation for Sunrise's services, including labor costs, material expenses, overhead, and profit.
   d) Sunrise may alter the distribution of compensation between individual hourly rate Phase/Task/Deliverables identified in the Table of Compensation to be consistent with services rendered, but compensation will not exceed the total estimated compensation amount unless approved by **City**.

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4. **Estimated Compensation Amounts**
   a) Sunrise's estimate of the amounts that will become payable for hourly rate Phase/Task/Deliverable items specified in the Table of Compensation are only estimates for planning purposes, are not binding on the parties, and are not the minimum or maximum amounts payable to Sunrise under this proposal.
   b) When estimated compensation amounts have been stated herein and it subsequently becomes apparent to Sunrise that the total compensation amount thus estimated will be exceeded, Sunrise will give **City** written notice thereof, allowing **City** to consider its options, including suspension or termination of Sunrise's services for **City**'s convenience. Upon notice, **City** and Sunrise will promptly review the matter of services remaining to be performed and compensation for such services. **City** shall either exercise its right to suspend or terminate Sunrise's services for **City**'s convenience, agree to such compensation exceeding said estimated amount, or agree to a reduction in the remaining services to be rendered by Sunrise, so that total compensation for such services will not exceed said estimated amount when such services are completed. If **City** decides not to suspend the Sunrise's services during the negotiations and Sunrise exceeds the estimated amount before **City** and Sunrise have agreed to an increase in the compensation due Sunrise or a reduction in the remaining services, then Sunrise will be paid for all services rendered hereunder.
5. **Billing Schedule**
   a) Invoices will be submitted no more than once monthly, unless otherwise agreed to by **City** and Sunrise. Invoices are due and payable within thirty (30) days of receipt thereof by **City**.

6. CONCLUSION

If **City** chooses to move forward with the project and Sunrise's engineering services as proposed herein, we recommend execution of a Professional Services Agreement, Purchase Order, or Task Order in a format agreeable to **City**.

Please contact me with any questions or concerns.

Sincerely,

Joseph K. Phillips, PE
Vice President
jphillips@sunrise-eng.com
435.652.8450

Attachments:

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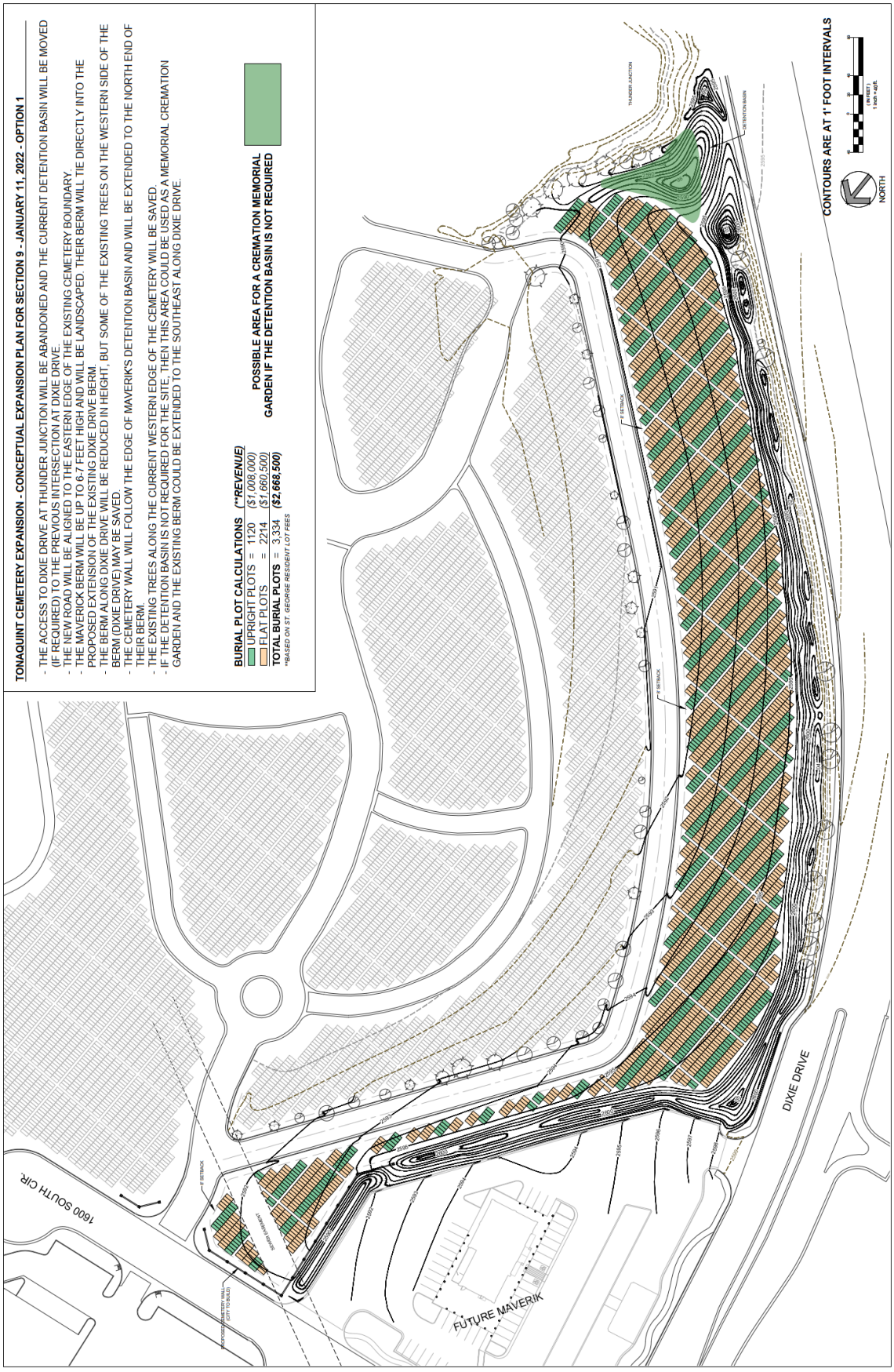
PRELIMINARY PROJECT EXHIBIT



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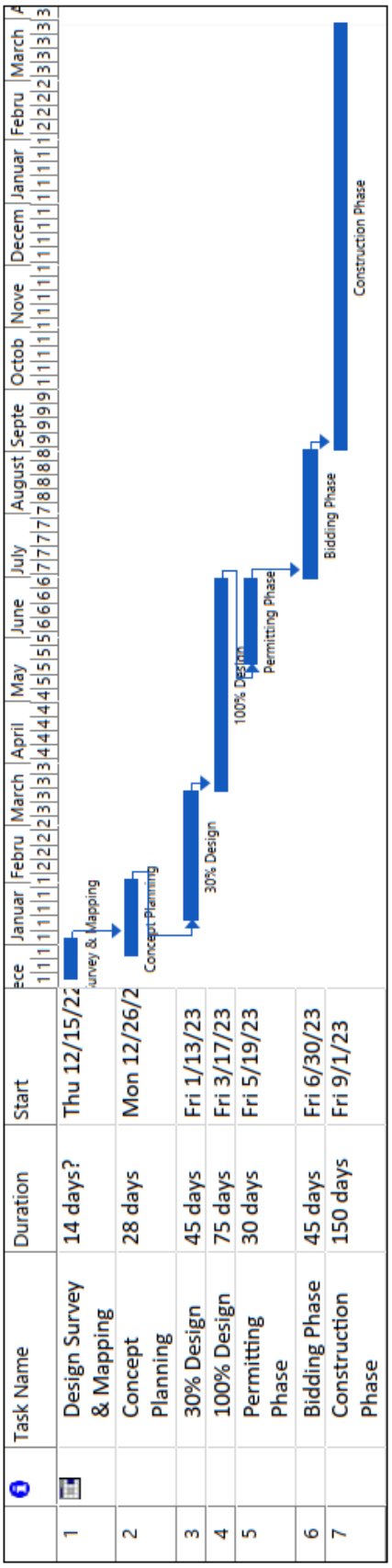
PRELIMINARY PROJECT SCHEDULE

	Task Name	Duration	Start
1	Design Survey & Mapping	14 days?	Thu 12/15/22
2	Concept Planning	28 days	Mon 12/26/22
3	30% Design	45 days	Fri 1/13/23
4	100% Design	75 days	Fri 3/17/23
5	Permitting Phase	30 days	Fri 5/19/23
6	Bidding Phase	45 days	Fri 6/30/23
7	Construction Phase	150 days	Fri 9/1/23



Wed 11/16/22

Page 1

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SUNRISE ENGINEERING
FEE SCHEDULE

Work Code	Work Classification	Hourly Rate	Work Code	Work Classification	Hourly Rate
101	Engineer Intern (E.I.T.) I	$115	500	Funding Specialist	$145
102	Engineer Intern (E.I.T.) II	$128	510	Plan Reviewer	$129
103	Engineer III	$146	511	Building Inspector I	$75
104	Engineer IV	$165	512	Building Inspector II	$100
105	Engineer V	$189	513	Building Inspector III	$125
110	Principal Engineer	$205	525	Building Official	$145
121	Electrical Engineer Intern (E.I.T.) I	$129	601	GIS Tech	$79
122	Electrical Engineer Intern (E.I.T.) II	$145	602	GIS Tech II	$95
123	Electrical Engineer III	$165	611	GIS Specialist I	$120
124	Electrical Engineer IV	$189	613	GIS Analyst	$145
125	Electrical Engineer V	$215	614	GIS Programmer	$155
126	Principal Electrical Engineer	$230	615	GIS Team Leader	$160
301	Engineering Tech I	$81	51	Administrative I	$46
302	Engineering Tech II	$98	52	Administrative II	$61
303	Engineering Tech III	$112	53	Administrative III	$76
304	Engineering Tech IV	$139	96	Public Information Manager	$130
311	Electrical Tech I	$100	701	Planner I	$95
312	Electrical Tech II	$115	702	Planner II	$110
313	Electrical Tech III	$135	703	Planner III	$125
314	Electrical Tech IV	$149	704	Planner IV	$140
315	Electrical Tech V	$165	705	Planner V	$155
351	Construction Observer I	$71	723	Water Rights Specialist III	$145
352	Construction Observer II	$88	921	Survey Tech	$89
353	Construction Observer III	$102	930	Survey CAD Tech	$139
354	Construction Observer IV	$118	935	One Man Survey Crew	$165
401	CAD Drafter I	$82	940	Survey Manager	$175
402	CAD Drafter II	$93	945	Registered Surveyor	$189
403	CAD Drafter/Designer III	$104	950	Principal Surveyor	$209
404	CAD Drafter/Designer IV	$118			

REIMBURSABLE EXPENSE SCHEDULE

Expense	Rate	Mark-Up
Mileage	$0.59 per mile	N/A
Field Vehicle (on site)	$60 per day	N/A
Per Diem Meals	$57 per day	N/A
Troxler Nuclear Density Gauge	$50 per day	N/A
High Density Scanner	$175 per hour	N/A
Material Testing Lab Work	Actual Cost	15%
Outside Consultants, Aerial Photography, etc.	Actual Cost	15%
Lodging	Actual Cost	10%
Other Expenses incurred	Actual Cost	10%

Fees automatically change after the beginning of the year and are subject to change on other occasions. STG 01-2022.3

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Client#: 1515 SUNRISEENG

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 11/30/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Moreton & Company
P.O. Box 58139
Salt Lake City, UT 84158-0139
801 531-1234

CONTACT NAME: Anne Marie Evans
PHONE (A/C, No, Ext): 801 531-1234 **FAX (A/C, No):** 801-531-6117
E-MAIL ADDRESS: aevans@moreton.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Arch Insurance Company	11150
INSURER B : Travelers Property Casualty Co. of Am	25674
INSURER C : Pacific Insurance Company	10046
INSURER D : Hanover Insurance Company	22292
INSURER E :	
INSURER F :	

INSURED
Sunrise Engineering, Inc.
25 East 500 North
Fillmore, UT 84631

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			ZAGLB9236405	10/01/2022	10/01/2023	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$300,000
							MED EXP (Any one person)	$10,000
							PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			ZACAT9249105	10/01/2022	10/01/2023	COMBINED SINGLE LIMIT (Ea accident)	$2,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB X OCCUR			CUP6S46464522	10/01/2022	10/01/2023	EACH OCCURRENCE	$5,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$5,000,000
	DED X RETENTION $0							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N			ZAWCI9423205	10/01/2022	10/01/2023	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N	N / A					E.L. EACH ACCIDENT	$1,000,000
	(Mandatory in NH)			Stop Gap: WA, WY			E.L. DISEASE - EA EMPLOYEE	$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$1,000,000
C	Professional Liab			13OH040659622	10/01/2022	10/01/2023	$5,000,000 Ea Clm/Aggr $75,000 Ded.	
D	Valuable Papers			RH4H38783002	10/01/2022	10/01/2023	$100,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: Tonaquint Cemetery Expansion. The City of St. George is listed as an additional primary insured with respect to Sunrise Engineering, Inc. participation in "Tonaquint Cemetery Expansion ". The City of St. George is Primary and Non Contributory for ongoing & completed operations. Waiver of Subrogation on all lines in favor of the certificate holder except Professional Liability. A 30 day Notice of Cancellation will be provided should any of the above described policies be cancelled before the expiration date. Umbrella coverage follows form.

CERTIFICATE HOLDER
City of St. George
175 East 200 North
Saint George, UT 84770

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Zachariah Blotcher

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POLICY NUMBER: ZAGLB9236405

COMMERCIAL GENERAL LIABILITY
CG 02 24 10 93

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EARLIER NOTICE OF CANCELLATION PROVIDED BY US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Number of Days' Notice 60

(If no entry appears above, information required to complete this Schedule will be shown in the Declarations as applicable to this endorsement.)

For any statutorily permitted reason other than nonpayment of premium, the number of days required for notice of cancellation, as provided in paragraph **2.** of either the CANCELLATION Common Policy Condition or as amended by an applicable state cancellation endorsement, is increased to the number of days shown in the Schedule above.

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POLICY NUMBER: ZAGLB9236405

COMMERCIAL GENERAL LIABILITY
CG 20 10 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
AS AGREED PER WRITTEN CONTACT OR WRITTEN AGREEMENT	
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

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A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

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POLICY NUMBER: ZAGLB9236405

COMMERCIAL GENERAL LIABILITY
CG 20 37 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
AS AGREED PER WRITTEN CONTRACT OR WRITTEN AGREEMENT	ALL PROJECTS

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

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A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

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POLICY NUMBER: ZAGLB9236405

COMMERCIAL GENERAL LIABILITY
CG 24 04 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s): AS AGREED PER WRITTEN CONTRACT OR WRITTEN AGREEMENT
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV – Conditions:**

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

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WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

ANY PERSON OR ORGANIZATION WHERE WAIVER OF OUR RIGHT TO RECOVER IS PERMITTED BY LAW AND IS REQUIRED BY WRITTEN CONTRACT PROVIDED SUCH CONTRACT WAS EXECUTED PRIOR TO DATE OF LOSS.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 10/01/2022 Policy No. ZAWCI943205 Endorsement No.
Insured SUNRISE ENGINEERING,INC. Premium INCL.
Insurance Company ARCH INSURANCE COMPANY

Countersigned By _____

© 1983 National Council on Compensation Insurance.

SUNRISE ENGINEERING

11 North 300 West, Washington, Utah 84780
Tel: 435.652.8450 | **Fax**: 435.652.8416

AMENDMENT TO OWNER-ENGINEER AGREEMENT

AMENDMENT NO. 2

to

PROFFESIONAL SERVICES AGREEMENT FOR TONAQUINT CEMETERY EXPANSION

Owner: City of St. George (CITY)
Engineer: Sunrise Engineering, LLC (CONSULTANT)
Project: Tonaquint Cemetery Expansion
Effective Date of Original Agreement: November 30, 2022
Nature of Amendment:

- ☐ Modifications to Background Information
- ☐ Modifications to Scope of Services
- ☒ Additional Services to be Performed by Engineer
- ☐ Modifications to Owner's Responsibilities
- ☒ Modifications to Compensation
- ☐ Modifications to Time for Rendering Services
- ☐ Modifications to Miscellaneous Terms and Conditions of the Agreement

MODIFICATIONS TO SCOPE OF SERVICES:

1. <u>Bidding/Proposal Phase</u>
   - **a)** Performance by CONSULTANT of all or a portion of the following tasks depends on CITY's role and involvement in the Bidding/Proposal Phase work. **This project assumes CITY will primarily lead and perform the work of the Bidding/Proposal Phase, with CONSULTANT acting in a secondary or supporting role.**
   - b) Upon authorization by CITY to proceed, and to the extent required by CONSULTANT's secondary role in the Bidding/Proposal Phase of the work, CONSULTANT will:
     - i) Assist CITY in advertising for and obtaining bids or proposals for the work, including the following:
       - (1) Assist CITY in issuing assembled bidding/proposal documents and proposed construction contract documents to prospective contractors.
         - **(a) The following method(s) will be used to distribute bidding documents:**
           - **(i) CITY's procurement website will be used for distributing bidding documents.**
       - (2) If applicable, maintain a record of prospective contractors to which documents have been issued.
       - (3) Attend pre-bid conferences, if any.
     - ii) Prepare and issue addenda as appropriate to clarify, correct, or change the issued documents.
     - iii) Evaluate and determine the acceptability of "or equals" and substitute materials and equipment proposed by prospective contractors, provided that such proposals are allowed by the bidding/proposal documents.
     - iv) Attend the bid opening, prepare bid tabulation sheets, and assist CITY in evaluating bids or proposals, assembling final construction contracts for the work for execution by CITY and the contractor, and in preparing notices of award to be issued by CITY for such contracts.
       - (1) Provide information or assistance needed by CITY during any review of bids, proposals, or negotiations with prospective contractors.

(2) Consult with CITY as to the qualifications of prospective contractors, subcontractors, suppliers, and other individuals and entities proposed by prospective contractors.
(3) If CITY engages in negotiations with bidders or proposers, assist CITY with respect to technical and engineering issues that arise during the negotiations.

c) The Bidding/Proposal Phase will be considered complete upon award of construction contracts for the work and commencement of the Construction Phase, or upon cessation of negotiations with prospective contractors.

2. <u>Construction Phase</u>

a) Performance by CONSULTANT of all or a portion of the following Construction Phase services depends on CITY's role and involvement in the Construction Phase work and the degree to which CITY assigns services to be performed by CONSULTANT.

i) This Amendment assumes CONSULTANT will perform Construction Phase services in a secondary or supporting role to CITY with CITY being primarily responsible for the performance of the Construction Phase services described below.

ii) When serving in a supporting role:

(1) CONSULTANT is not responsible or liable for Construction Phase services not actually performed by CONSULTANT or professional opinions and interpretations not actually rendered by CONSULTANT.

(2) CITY waives all claims against CONSULTANT and its officers, directors, members, partners, agents, employees, and subconsultants that may be connected in any way to Construction Phase administrative, engineering, or professional services except for those services actually performed or rendered by CONSULTANT or its subconsultants.

b) Upon successful completion of the Bidding/Proposal Phase, and upon authorization from CITY, CONSULTANT will, if serving in a primary role, or may, if serving in a supporting role and as directed by CITY, provide the following services:

i) Designate a project engineer to serve as CONSULTANT's primary representative to CITY and to lead CONSULTANT's services as an experienced and qualified design professional.

ii) Consult with CITY and act as CITY's representative as provided in this Amendment and the construction contract. The extent and limitations of the duties, responsibilities, and authority of CONSULTANT shall be as assigned in the construction general conditions.

iii) Receive, review, and, subject to the criteria of the construction contract, determine the acceptability of schedules that contractor is required to submit to CONSULTANT, and advise the contractor in writing of CONSULTANT's comments or acceptance of schedules. Schedules will be acceptable to CONSULTANT as to form and substance as follows:

(1) Progress Schedule: If it provides an orderly progression of the work to completion within the contract times. Such acceptance will not impose on CONSULTANT responsibility for the progress schedule, for sequencing, scheduling, or progress of the work, nor interfere with or relieve contractor from contractor's full responsibility therefore.

(2) Schedule of Submittals: if it provides a workable arrangement for reviewing and processing the required submittals.

(3) Schedule of Values: if it provides a reasonable allocation of the contract price to the component parts of the work.

iv) Provide CITY with copies of technical information and supporting data previously obtained or developed by CONSULTANT for CITY's use, or for CITY to provide to contractor, in obtaining required permits and licenses delegated to the contractor by CITY.

v) Participate in a pre-construction conference prior to commencement of work at the site.

vi) Participate in periodic progress meetings with CITY and the contractor.

vii) Relative to observations of the contractor's work while it is in progress:

(1) Make visits to the site at intervals appropriate to the various stages of the work, as CONSULTANT deems necessary, to observe as an experienced and qualified design professional, the progress of the contractor's executed work. Such visits and observations by

CONSULTANT are not intended to be exhaustive or to extend to every aspect of the work or to involve detailed inspections of the work beyond the responsibilities specifically assigned to CONSULTANT in this Amendment and the construction contract documents, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the work based on CONSULTANT's exercise of professional judgment. Based on information obtained during such visits and observations, CONSULTANT will endeavor to ascertain in general if the work is proceeding in accordance with the construction contract documents.

viii) If, based on CONSULTANT's observations or as indicated in documentation available to CONSULTANT, CONSULTANT believes that any part of the work is defective under the terms and standards set forth in the construction contract documents, CONSULTANT will issue written notice to contractor (with copy to CITY) of such defective work. Such notice will communicate the scope, extent (to CONSULTANT's understanding) of defect, and associated provisions of the construction contract documents.

(1) Provide recommendations to CITY regarding whether the contractor should correct such work or remove and replace such work, or whether CITY should consider accepting the defective work in accordance with the provisions of the construction contract documents. CONSULTANT will give notice to the contractor regarding whether the defective work should be repaired, replaced, or will be accepted by CITY.

(2) However, CONSULTANT's authority to provide this information to CITY or CONSULTANT's decision to exercise or not exercise such authority will not give rise to a duty or responsibility of CONSULTANT to contractors, subcontractors, material and equipment suppliers, their agents or employees, or any other person(s) or entities performing any of the work, including but not limited to any duty or responsibility for the contractors' or subcontractors' safety precautions and programs incident to the work.

ix) If CONSULTANT has express knowledge that a specific part of the work that is not defective under the terms and standards set forth in the construction contract documents is nonetheless not compatible with the design concept of the completed project as a functioning whole, then inform CITY of such incompatibility and provide recommendations for addressing such work.

x) Accept from the contractor and CITY submittal of matters in question concerning the requirements of the construction contract documents (sometimes referred to as requests for information or interpretation, or RFIs), or relating to the acceptability of the work under the construction contract documents. Render a written clarification, interpretation, or decision on the issue submitted, or initiate an amendment or supplement to the construction contract documents.

(1) If a submitted matter in question concerns CONSULTANT's performance of its duties and obligations, or terms and conditions of the construction contract documents that do not involve (a) the performance or acceptability of the work under the construction contract documents, (b) the design (as set forth in the drawings, specifications, or otherwise), or (c) other engineering or technical matters, then CONSULTANT will promptly give written notice to CITY and the contractor that CONSULTANT will not provide a decision or interpretation.

xi) Subject to any limitations in the construction contract documents, CONSULTANT may prepare and issue field orders requiring minor changes in the work.

xii) Relative to change orders, work change directives, change proposals and claims:

(1) Recommend change orders and work change directives to CITY, as appropriate, and prepare change orders and work change directives as required.

(2) Review each duly submitted change proposal from the contractor and either deny the change proposal in whole, approve it in whole, or deny it in part and approve it in part. Such actions will be in writing, with a copy provided to CITY and the contractor.

(3) Provide information or data to CITY regarding engineering or technical matters pertaining to claims.

xiii) Respond to any notice from the contractor of differing site conditions, including conditions relating to underground facilities such as utilities, and hazardous environmental conditions. Conduct

reviews and prepare findings, conclusions, and recommendations for CITY's use subject to limitations of CONSULTANT's obligations under this Amendment.

xiv) Review and accept or take other appropriate action with respect to contractor submittals, but only to determine if the items covered by the submittals will, after installation or incorporation in the work, comply with the design concept as a functioning whole and requirements of the construction contract documents. Such reviews and approvals or other action will not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto.

xv) Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by the contractor.

xvi) Relative to inspections and tests:

(1) Receive and review certificates of inspections, tests, and approvals required by laws and regulations, or the construction contract documents. CONSULTANT's review of such certificates will be for the purpose of determining whether the results certified indicate compliance with the construction contract documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the construction contract documents. CONSULTANT shall be entitled to rely on the results of such inspections and tests.

(2) Reply to contractor requests for written concurrence that specific portions of the work that are to be inspected, tested, or approved may be covered.

(3) Issue written requests to the contractor that specific portions of the work remain uncovered.

(4) As deemed reasonably necessary, request that the contractor uncover work that is to be inspected, tested, or approved.

(5) Pursuant to the terms of the construction contract, require additional inspections or testing of the work, whether the work is fabricated, installed, or completed.

xvii) Based on CONSULTANT's observations as an experienced and qualified design professional and on review of applications for payment and accompanying supporting documentation:

(1) Determine the amounts that CONSULTANT recommends the contractor be paid, including reductions in payment based on the provisions for reductions stated in the construction contract.

(a) Such recommendations of payment will be in writing and will constitute CONSULTANT's representation to CITY, based on such observations and review, that, within the limits of CONSULTANT's knowledge, information and belief, the contractor's work has progressed to the point indicated, the work is generally in accordance with the construction contract documents, and the conditions precedent to the contractor's being entitled to such payment appear to have been fulfilled in so far as it is CONSULTANT's responsibility to observe the work.

(b) In the case of unit price work, CONSULTANT's recommendations of payment will include final determinations of quantities and classifications of the work (subject to any subsequent adjustments allowed by the construction contract documents).

(2) By recommending payment, CONSULTANT shall not thereby be deemed to have represented that observations made by CONSULTANT to check the quality or quantity of the contractor's work as it is performed and furnished have been exhaustive, extended to every aspect of the contractor's work in progress, or involved detailed inspections of the work beyond the responsibilities specifically assigned to CONSULTANT in this Amendment. Neither CONSULTANT's review of the contractor's work for the purposes of recommending payments nor CONSULTANT's recommendation of any payment including final payment will impose on CONSULTANT responsibility to supervise, direct, or control the work, or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto, or the contractor's compliance with laws and regulations applicable to the contractor's furnishing and performing the work.

(3) CONSULTANT's recommendation for payment will also not impose responsibility on CONSULTANT to make any examination to ascertain how or for what purposes the contractor has used the money paid to the contractor by CITY; to determine that title to any portion of the work, including materials or equipment, has passed to CITY free and clear of any liens, claims, security interests, or encumbrances; or that there may not be other matters at issue between CITY and the contractor that might affect the amount that should be paid.

xviii) Receive from the contractor, review, and transmit to CITY maintenance and operating instructions, schedules, guarantees, bonds, certificates, or other evidence of insurance required by the construction contract documents, certificates of inspection, tests and approvals, and shop drawings, samples, etc.

xix) Receive from the contractor, review, and transmit to CITY the annotated record documents which are to be assembled by the contractor in accordance with the construction contract documents to obtain final payment. The extent of CONSULTANT's review of record documents will be to check that the contractor has submitted a complete set of those documents that the contractor is required to submit.

xx) After notice from the contractor that the contractor considers the entire work ready for its intended use, visit the site in company with CITY and the contractor to review the work and determine the status of completion. Follow the procedures in the construction contract regarding the preliminary certificate of substantial completion, punch list of items to be completed, CITY's objections, notice to the contractor, and issuance of a final certificate of substantial completion. Assist CITY regarding any remaining engineering or technical matters affecting CITY's use or occupancy of the work following substantial completion.

xxi) After notice from the contractor that the work is complete:

(1) Visit the site with CITY and the contractor to determine if the work is in fact complete and acceptable.

(2) Notify the contractor of any part of the work that is found during the visit to be incomplete or defective, and subsequently confirm that the contractor has corrected any such deficiencies.

(3) Follow the procedures in the construction contract regarding review and response to the contractor's application for final payment and accompanying documentation.

(4) When CONSULTANT is satisfied that the work is complete and acceptable, provide a notice to CITY and the contractor a notice of acceptability of work stating that the work is acceptable within the limits of CONSULTANT's knowledge, information, and belief, and based on the extent of the services provided by CONSULTANT under this Amendment.

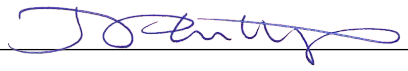
c) The Construction Phase will commence with the execution of the first construction contract for the project or any part thereof and will terminate upon written recommendation by CONSULTANT for final payment to the contractor.

d) If the duties, responsibilities, or authority of CONSULTANT in the construction contract, or other terms of the construction contract having a direct bearing on CONSULTANT are modified, or if CITY requires CONSULTANT's services for construction that extends longer than the anticipated construction contract times, then CITY shall compensate CONSULTANT for any related increases in the cost to provide Construction Phase services, pursuant to the provisions for compensating Additional Services.

MODIFICATIONS TO COMPENSATION:

Phase/Task/Deliverable	Original Amount	Prior Amendments	Current Amendment	Total Amount	Fee Type
Bidding/Proposal Phase	$0	$0	$6,400	**$6,400**	Hourly Rates
Construction Phase	$0	$0	$26,000	**$26,000**	Hourly Rates
Total	**$0**	**$0**	**$32,400**	**$32,400**	-

CITY and CONSULTANT hereby agree to modify the above-referenced Agreement as set forth in this Amendment.

Owner:	City of St. George	Engineer:	Sunrise Engineering, Inc.
By:		By:	April 23, 2024
Date:		Date:	
Name:		Name:	Joseph K. Phillips. P.E.
Title:		Title:	Vice President

Agenda Date: 07/18/2024 **Agenda Item Number:** 2f

Subject:

Consider approval for the purchase of a closed SCADA serial network.

Item at-a-glance:

Staff Contact: Bryan Dial

Applicant Name: Bryan Dial

Reference Number: N/A

Address/Location:

811 E Red Hills Pkwy

Item History (background/project status/public process):

The Supervisory Control and Data Acquisition (SCADA) serial communication system allows us to remotely operate and collect information on the City's electric system.

Staff Narrative (need/purpose):

The original serial communication system is 25 years old and needs to be replaced. SEL is the sole source for this purchase because the purchase must match existing equipment.

Name of Legal Dept approver: Alicia Carlton

Budget Impact:

Cost for the agenda item: $123,990.29

Amount approved in current FY budget for item: $615,000.00

If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

Amount is approved in the current FY budget.

Description of funding source:

Amount is approved in the current FY budget.

Recommendation (Include any conditions):

Staff recommends approval.

PUR – Purchase Requisition Form

Requestor & Signer Information

Request Date
07/09/2024

Department *
Energy Services

Division *
Electric Distribution

☑ **PO Request** ☐ **BPO Request** ☐ **Request for Payment**
(Invoice Attached)

Requested By: *
JACE LARSON

Requestor Email *
JACE.LARSON@SGCITY.ORG

Authorized Signer Name (up to $25,000) *
TOM BIRRELL

Authorized Signer Email *
TOM.BIRRELL@SGCITY.ORG

Department Head Name (required over $25,000)
BRYAN DIAL

Department Head Email
BRYAN.DIAL@SGCITY.ORG

City Manager Name (required when any procurement policies are waived)

City Manager Email

Purchasing Rep. Name
INVOICES

Purchasing Rep. Email
INVOICES@SGCITY.ORG

Procurement Type

Contract Requirements *

- (●) This does NOT Require a contract
- ( ) Contract Drafted by the City's Legal Department
- ( ) Contract Drafted by vendor; reviewed & approved by City's Legal Department

City Council Approval Date (if applicable):
07/18/2024 12:00:00 AM

Is this a Capital Purchase or Capital outlay Item? *
( ) Yes (●) No

Procurement Type *
SOLE SOURCE / O.E.M ITEM

SHIP TO ADDRESS: *
DIESEL PLANT
695 E WATERWORKS DR
ST. GEORGE, UT 84770

New or Existing Vendor? *
EXISTING PARTY

Vendor Information

Vendor Name Legal Name	DBA Name	Vendor ID
SCHWEITZER ENGINEERING LABORATORIES, INC.		1699

Please provide the legal name of the vendor

DBA / Common Name

Address
2350 NE HOPKINS COURT

City	State	Zip Code
PULLMAN	WA	99163

Country
USA

Is the Address correct? *
(•) Yes ( ) No

Sole Source

To ensure the fair and equitable treatment and to foster effective broad-based competition, a standard procurement process is followed whenever public funds are expended. Sole source contract awards do not involve a standard procurement process and should only be used when justified after reasonable research has been conducted to determine there are no other available sources that can provide the needed goods or services. Circumstances for which a sole source may be justified include:

a) An item for which there is no comparable product or service, such as a one-of-a-kind item available from only one vendor: or

b) A component or replacement part for which there is no commercially available substitute, and which can be obtained only directly from the manufacturer; O.E.M. or

c) An exclusive maintenance, services, or warranty agreement.

Utah Administrative Code R33-8-101a. See also St. George City Code 1-10-B-5

Date	Requested By:	Department	Vendor
07/09/2024	JACE LARSON	Energy Services	SCHWEITZER ENGINEERING LABORATORIES, INC.

Product Description *

SCADA Serial Mux Network continued.

Why is the service or product only available from this single supplier? *

Must match existing equipment.

Could the product be reasonably modified to allow for competition? *

○ Yes ◉ No

Detail all research performed to determine there is only one source for this item. Include a list of names and vendors contacted that may provide similar products and a summary of their response. *

Must match existing equipment.

Clear and convincing evidence has been presented to me that this is the sole source vendor for this purchase:

Department Head Signature:

Purchase Details

QTY *	Description *	Account Code *	Project Code	Unit Cost *
1	PN: 8065-11 | 4-Wire Voice Frequency (VF) Submodule for SEL ICON (4W)	53-5313-7444		$473.00

Comments / Special Instructions:

Freight / Shipping Cost *
$0.00

Purchase Total
$473.00

If purchase exceeds $5,000, it is expected that a minimum of 3 bids/ quotes be obtained and attached.

Vendor 2

Quote Amount

Vendor 3

Quote Amount

General Attachments: (1)

Quotes - You can submit multiple documents with the same button. Please use the correct button for each type of document (Quotes should be uploaded using the Quotes button etc.) *

PUR - Purchasing Quote - Reimbursement # For JACE LARSON

Supporting Documents

PSA / Contract

PUR – Purchase Requisition Form

Requestor & Signer Information

Request Date
07/09/2024

Department *
Energy Services

Division *
Electric Distribution

☑ **PO Request** ☐ **BPO Request** ☐ **Request for Payment** (Invoice Attached)

Requested By: *
JACE LARSON

Requestor Email *
JACE.LARSON@SGCITY.ORG

Authorized Signer Name (up to $25,000) *
TOM BIRRELL

Authorized Signer Email *
TOM.BIRRELL@SGCITY.ORG

Department Head Name (required over $25,000)
BRYAN DIAL

Department Head Email
BRYAN.DIAL@SGCITY.ORG

City Manager Name (required when any procurement policies are waived)

City Manager Email

Purchasing Rep. Name
INVOICES

Purchasing Rep. Email
INVOICES@SGCITY.ORG

Procurement Type

Contract Requirements *

- (●) This does NOT Require a contract
- ( ) Contract Drafted by the City's Legal Department
- ( ) Contract Drafted by vendor; reviewed & approved by City's Legal Department

City Council Approval Date (if applicable): *
07/18/2024 12:00:00 AM

Is this a Capital Purchase or Capital outlay Item? *
( ) Yes (●) No

Procurement Type *
SOLE SOURCE / O.E.M ITEM

SHIP TO ADDRESS: *
DIESEL PLANT
695 E WATERWORKS DR
ST. GEORGE, UT 84770

New or Existing Vendor? *
EXISTING PARTY

Vendor Information

Vendor Name Legal Name	DBA Name	Vendor ID
SCHWEITZER ENGINEERING LABORATORIES, INC.		1699

Please provide the legal name of the vendor

DBA / Common Name

Address
2350 NE HOPKINS COURT

City	State	Zip Code
PULLMAN	WA	99163

Country
USA

Is the Address correct? *
(•) Yes ( ) No

Sole Source

To ensure the fair and equitable treatment and to foster effective broad-based competition, a standard procurement process is followed whenever public funds are expended. Sole source contract awards do not involve a standard procurement process and should only be used when justified after reasonable research has been conducted to determine there are no other available sources that can provide the needed goods or services. Circumstances for which a sole source may be justified include:

a) An item for which there is no comparable product or service, such as a one-of-a-kind item available from only one vendor: or

b) A component or replacement part for which there is no commercially available substitute, and which can be obtained only directly from the manufacturer; O.E.M. or

c) An exclusive maintenance, services, or warranty agreement.

Utah Administrative Code R33-8-101a. See also St. George City Code 1-10-B-5

Date	Requested By:	Department	Vendor
07/09/2024	JACE LARSON	Energy Services	SCHWEITZER ENGINEERING LABORATORIES, INC.

Product Description *

SCADA Serial Mux Network

Why is the service or product only available from this single supplier? *

Must match existing equipment.

Could the product be reasonably modified to allow for competition? *

○ Yes ◉ No

Detail all research performed to determine there is only one source for this item. Include a list of names and vendors contacted that may provide similar products and a summary of their response. *

Must match existing equipment.

Clear and convincing evidence has been presented to me that this is the sole source vendor for this purchase:

Department Head Signature:

Purchase Details

QTY *	Description *	Account Code *	Project Code	Unit Cost *
1	PN: 505113WX4 | SEL-5051 Network Management System Client Software (One Time Fee)	53-5313-7444	505113WX4	$6,558.20
1	PN: 505213WX8 | SEL-5052 Network Management System Server Software (Licenses for up to 2 Virtual Machines)	53-5313-7444	505213WX8	$13,104.30
2	PN: 8001-01F | 19-inch Rack-Mount Chassis for SEL ICON (Includes Node Fee 505120XX4)	53-5313-7444	8001-01F	$2,541.00
6	PN: 8002-01F | 8-inch Panel or DIN-rail mount Cube Chassis for SEL ICON (Includes Node Fee 505120XX4	53-5313-7444	8002-01F	$1,914.22
6	PN: 915900328 | DIN Mounting Kit for ICON 8002-01 Cube Chassis	53-5313-7444	915900328	$139.15
6	PN: 8010-02 | 8-Inch Cube Chassis Power Module for SEL ICON (AC/DC 120-240V 63W, Terminal Block)	53-5313-7444	8010-02	$468.27
2	PN: 8011-02 | 19-Inch Rack Mount Power Module for SEL ICON (AC/DC 120-240V 92W, Terminal Block.)	53-5313-7444	8011-02	$531.19
6	PN: 8049-03 | Blank Cover for SEL ICON (8-Inch Cube Chassis Power Module)	53-5313-7444	8049-03	$158.51
16	PN: 8021-01 | Protected Line Module (PLM) for SEL ICON	53-5313-7444	8021-01	$1,984.40
8	PN: 8030-01 | Server Module (SRVR) for SEL ICON	53-5313-7444	8030-01	$797.39
8	PN: 8049-01 | Blank Cover for SEL ICON (Access Module)	53-5313-7444	8049-01	$20.23
13	PN: 8050-01 | Quattro Module for SEL ICON	53-5313-7444	8050-01	$278.30
31	PN: 8053-11 | SEL-8053 Async Data Submodule for SEL ICON (EIA-232, EIA-422, EIA-485)	53-5313-7444	8053-11	$381.15
20	PN: 8110-02 | SFP (OC-12, 1310 nm LC Connector = 40 km)	53-5313-7444	8110-02	$1,375.00
20	PN: 8099-01 | ICON Submodule Cover	53-5313-7444	8099-01	$20.23

Comments / Special Instructions:

Freight / Shipping Cost *
$0.00

Purchase Total
$123,517.29

If purchase exceeds $5,000, it is expected that a minimum of 3 bids/ quotes be obtained and attached.

Vendor 2

Quote Amount

Vendor 3

Quote Amount

General Attachments: (1)

Quotes - You can submit multiple documents with the same button. Please use the correct button for each type of document (Quotes should be uploaded using the Quotes button etc.) *

PUR - Purchasing Quote - Reimbursement # For JACE LARSON

Supporting Documents

PSA / Contract

Agenda Date: 07/18/2024 **Agenda Item Number:** 2g

Subject:

Consider approval to purchase Self Contained Breathing Apparatus (SCBA) and related equipment from LN Curtis utilizing the National Purchasing Contract/sole source.

Item at-a-glance:

Staff Contact: Robert Stoker, Fire Chief

Applicant Name: Robert Stoker, Fire Chief

Reference Number: LN Curtis Quotation 303115

Address/Location:

51 South 1000 East

Item History (background/project status/public process):

This purchase is part of the Fire Department's ongoing effort for replacement of Self Contained Breathing Apparatus (SCBA) to replace older existing units that have become obsolete along with the Honeywell brand SCBA that have been discontinued.

Staff Narrative (need/purpose):

Replacement of older Honeywell brand SCBAs currently in use in the fire department that have been discontinued due to the inability to meet National Fire Protection Association (NFPA) Standards. In February of 2020, Honeywell discontinued the production on NFPA certified SCBAs due to not meeting and passing the new NFPA 1981, 2018 certification requirements. The total cost of this years order is $175,737.30, this includes 17 SCBAs, 17 face masks, 39 cylinders, and 5 rapid intervention (RIT) units. The department has attempted to apply for FEMA Assistance to Firefighter Grant (AFG) for funding, however these units do not qualify for grants due to the requirements of the grant guidelines.

Name of Legal Dept approver: Ryan Dooley

Budget Impact:

Cost for the agenda item: $175,737.30

Amount approved in current FY budget for item: $183,146.00

If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

N/A

Description of funding source:

Current FY 25 Budget

Recommendation (Include any conditions):

Recommend approval

Agenda Date: 07/18/2024 **Agenda Item Number:** 2h

Subject:

Consider approval to authorize the Mayor to sign the First Amendment to Services Agreement and Intermountain Contract #11294 for SGPD personnel in St. George Regional Hospital.

Item at-a-glance:

Staff Contact: Kyle Whitehead

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

175 E 200 N.

Item History (background/project status/public process):

The City has stationed SGPD officers in the St. George Regional Hospital emergency room since 2019. The original agreement expired June 2024 and so this amendment is necessary to extend the term another 5 years. Intermountain Health will reimburse the City 85% of the average officer's wage and benefits. This arrangement has been successful for both SGPD and Intermountain Health.

Staff Narrative (need/purpose):

Attached is the original contact and the amendment that will extend the term for 5 years, as well as update the cost per officer that IH will pay to the City.

Name of Legal Dept approver: Ryan N. Dooley

Budget Impact: No Impact

Recommendation (Include any conditions):

Recommend authorizing the Mayor to sign the Contract.

Intermountain® Healthcare

Services Agreement

Intermountain's Billing Address:	City's Name & Address:
Intermountain Healthcare Accounts Payable PO Box 30184 Salt Lake City, UT 84130-0184	City of St. George, a Municipal Corporation of the State of Utah ATTN: City Attorney 175 N 200 E St. George, Utah 84770
Intermountain's Notice Information: IHC Health Services, Inc. Attention: Craig Allen, Glenn Buma, Dan Earle [Contract Owner] And to IHC Health Services, Inc. Supply Chain Organization Attention: Senior Executive Assistant 7302 South Bingham Junction Midvale, Utah 84047 E-mail: ContractAdministration@imail.org Send all invoices to: Intermountain_AP@dataimage.net	City's Notice Information (if different than above): Shawn Guzman, City Attorney And to Chief of Police City of St. George 175 East 200 North St. George, Utah 84770

IHC Health Services, Inc., a Utah nonprofit corporation ("Intermountain"), and City of St. George, a Municipal Corporation of the State of Utah ("City") (collectively referred to as the "Parties") enter this agreement (this "Agreement") for the provision of the "Services", as they are described in a statement of work ("SOW") under this Agreement. The term "City" includes each of City's employees, and agents when used in connection with an obligation under this Agreement.

This Agreement starts on the Effective Date of March 9, 2019 of this Agreement, and ends on June 30, 2024 (the "Term"), unless terminated earlier, or extended, under the terms of this Agreement.

The following attachments are part of this Agreement:

- Attachment A: Transaction Terms - Services
- Attachment B: General Terms
- Attachment C: Statement of Work

IHC Health Services, Inc.	**City of St. George, a Municipal Corporation of the State of Utah**
nannette.berensen@imail.org Digitally signed by nannette.berensen@imail.org DN: cn=nannette.berensen@imail.org Date: 2019.02.27 07:15:28 -07'00'	
Authorized Signature: _____	Authorized Signature: Jonathan T. Pike
Printed Name: _____	Printed Name: Jonathan T. Pike
Title: _____	Title: Mayor
Date: _____	Date: 2/27/19

CITY OF ST. GEORGE SEAL UTAH

Attest: Christina Fernandez
Christina Fernandez, City Recorder

ATTACHMENT A

Transaction Terms - Services

1. **CITY RESPONSIBILITIES**.

1.1 **Services**.

A. **Statement of Work**. City will provide the Services described in Attachment C, the initial SOW. If the Parties agree to add or revise Services, they will amend in writing the initial SOW or execute an additional SOW specifying those new or revised Services. The Parties may amend an SOW only by written agreement or as provided in 1.1 C. Each SOW will include the fees (the "Fees") and expenses ("Expenses") for that SOW's Services and will be in the form of the initial SOW or some other form agreed to by the Parties. The terms of this Agreement will apply to and govern each SOW.

B. **Schedule and Delivery**. Refer to Statement of Work Attachment C

C. **Specifications**. Refer to Statement of Work Attachment C

1.2 **Invoices**. Refer to Statement of Work Attachment C

1.3 **Staff**. City will provide the Services through its employees (collectively, the "Staff"). City and its Staff will have the appropriate training, licensure, certifications, and accreditations to provide the Services. If an SOW names specific Staff to provide Services, City will use that Staff as specified. Upon Intermountain's request, City will promptly replace any Staff providing Services provided that any such request does not violate any state of federal labor or anti-discriminations laws.

2. **COMPENSATION AND PAYMENT TERMS**.

2.1 **Fees and Expenses**. Intermountain will pay Fees to City only for Services performed. City shall be responsible for all expenses associated with the provision of the Services, and Intermountain will pay or reimburse Expenses only to the extent provided in this Agreement.

2.2 **Payment Terms**. Intermountain will pay a properly stated and undisputed invoice within 30 days of receiving the properly stated invoice includes supporting descriptions of any services, deliverables, calculations used to establish the amounts charged, and other relevant information reasonably requested by Intermountain.

2.3 **Intermountain Purchases**. Even though City may provide services to Intermountain or its facilities, City will sell Services only to Intermountain - not directly to any Intermountain facility. If City wants to persuade an Intermountain facility to purchase any of City's services (including Services), City must make that offer to Intermountain and not to the Intermountain facility; City may not contract directly with any Intermountain facility.

3. **TERMINATION OF SERVICES**. Refer to Statement of Work Attachment C

4. **WARRANTIES**.

4.1 **Warranties**. City warrants that it (a) complies with all applicable accreditation, certification, professional registration, and workers' compensation requirements, (b) has the experience and skill to perform the Services, (c) is adequately financed to meet any financial obligations required under this Agreement, and (d) has not made and will not make any representation, warranty, guarantee, or statement under this Agreement that contains an untrue

statement or omits a material fact. City further warrants that the Services comply with all applicable laws, and do not infringe on or violate the intellectual property rights of any third party.

4.2 **Survival**. This section survives this Agreement's termination.

ATTACHMENT B

General Terms

1. **DEFAULT AND REMEDIES**. If a Party fails to perform any obligation set forth in this Agreement and does not cure that failure within 60 days after receiving written notice from the other Party or makes a representation or warranty in this Agreement or other statement to Intermountain that is inaccurate or misleading, then the non-default Party may (1) immediately terminate this Agreement upon written notice to the defaulting Party, (2) require the defaulting Party to immediately return or destroy (as directed by the non-defaulting Party) of any Confidential Information, or (3) exercise any other remedy under this Agreement, under any other agreement between the Parties, or under applicable law.

2. **PATIENT SAFETY EXCEPTION**. As a healthcare organization, Intermountain must protect the safety, health, and well-being of its patients. Accordingly, if Intermountain determines that terminating this Agreement because of an Intermountain Default would jeopardize patient safety, health, or well-being, and that Intermountain cannot cure the Default within 60 days, then Intermountain will have the additional time needed to cure the Default so long as the Default does not jeopardize the safety, health, or well-being of City Officers.

3. **CONFIDENTIAL INFORMATION**. City will keep confidential all of Intermountain's Confidential Information and maintain it in a safe and secure place. "Confidential Information" means; proprietary and confidential information, trade secrets, know-how, software, technology, specifications, and non-public business or financial information; Intermountain's member, patient, customer and employee data; and any other information which reasonably should be understood to be confidential. Intermountain will keep confidential all of City's Confidential Information and maintain it in a safe and secure place. "Confidential Information" means proprietary and confidential information, trade secrets, know-how, software, technology, specifications, and non-public business or financial information; criminal histories or other law-enforcement related information and City employee data; and any other information which reasonable should be understood to be confidential. It is understood that this Agreement and other City records are subject to the Utah Government Records Access and Management Act (except as subject to "GRAMA") and may be subject to public disclosure. Intermountain is not a public entity, and therefore is not subject to GRAMA

4. **CONFIDENTIALITY OF PATIENT INFORMATION**. The Parties agree and acknowledge that Intermountain is subject to the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"). The Parties also agree that City is a law enforcement agency under HIPAA. As such, Intermountain has an obligation to safeguard protected health information ("PHI") of its patients and may only use or disclose PHI as permitted or required by HIPAA. City, as a law enforcement agency, retains all of its rights under HIPAA to request PHI for law enforcement purposes. City agrees and acknowledges that the Services contemplated here are for law enforcement purposes and the Services do not give City the authority to request or obtain regular access to PHI or to remove PHI from Intermountain's premises except as City is permitted by HIPAA for law enforcement related purposes. However, to the extent Staff is on-site at an Intermountain facility to provide Services under this agreement, and Intermountain determines that access to PHI is necessary to perform Staff's job duties, Intermountain designates Staff as a member of its "workforce" (as defined by HIPAA) for such purposes. This designation is solely for purposes of HIPAA compliance and shall not be construed as altering City's status as an independent contractor or a law enforcement agency in any way. City agrees and acknowledges that Staff must complete Intermountain's privacy training and comply with pertinent Intermountain policies and procedures.

5. **INSURANCE**. Throughout the Term, City will maintain the following insurance types and coverages: (a) Comprehensive General Liability Insurance: $2,000,000 per claim, $5,000,000 annual aggregate; (b) Auto Liability Insurance: $1,000,000 combined single limit; and (c) worker's compensation insurance covering its full liability under the appropriate state statutes. At Intermountain's request, City will provide Intermountain with evidence of insurance coverage as specified above.

6. **INDEMNIFICATION**. Refer to Statement of Work Attachment C

7. **LIMITATION OF LIABILITY**. IN NO EVENT WILL EITHER PARTY, OR ANY OF ITS SUBSIDIARIES, AFFILIATES, FACILITIES, DIRECTORS, OFFICERS, EMPLOYEES, AGENTS, OR ANY OF THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, BE LIABLE TO EITHER PARTY FOR SPECIAL, CONSEQUENTIAL, EXEMPLARY, PUNITIVE, INCIDENTAL OR OTHER INDIRECT DAMAGES, LOSSES, OR EXPENSES.

8. **USE OF SUBCONTRACTORS**. City shall not engage a subcontractor to help perform City's obligations under this Agreement

9. **COMPLIANCE**.

9.1 **General Compliance with Laws**. Both Parties will comply with all applicable federal, state, and local laws, statutes, regulations, rules, orders, and ordinances that are now in effect or enacted, amended, or promulgated on or after the Effective Date.

9.2 **Financial Relationships**. City is a Municipal Corporation of the State of Utah and (a) is not a physician-owned entity and (b) has no prohibited financial relationship with any physician who is in a position to generate business for Intermountain, or with an immediate family member of that physician. Intermountain defines a "physician-owned entity" as any entity in which a physician, or immediate family member of a physician, holds an ownership, investment, or royalty interest (if royalties are paid on any purchase resulting from the royalty holder's order). The Code of Federal Regulations (CFR) defines "financial relationship" (in 42 CFR 411.354) and "immediate family member" (in 42 CFR 411.351). City will notify Intermountain immediately in writing if any representation in this Section is, or becomes, inaccurate during the Term.

[Note: Physicians and their immediate family members may own investment securities of City if that investment complies with 42 CFR 411.356(a) or (b); and may have a compensation arrangement that both complies with 42 CFR 411.357(p) and does not take into account the volume or value of referrals or other business generated for Intermountain by a physician or a physician's immediate family members.]

9.3 **Exclusion or Sanction**. City warrants that neither it, or any of its affiliates or employees, excluded from participation in, or sanctioned under, any state or federal healthcare program, including those set forth in 42 U.S.C. §1320a-7b(f). City will notify Intermountain immediately in writing if the warranty in the preceding sentence is, or becomes, inaccurate during the Term.

9.4 **Access to Books and Records**. Intermountain is a provider under Federal Medicare programs and is subject to Section 952 of the Omnibus Reconciliation Act of 1980. That law requires Intermountain, as a provider, to include the following provision in its agreements with suppliers who receive $10,000 or more under an agreement with Intermountain. If requested by the Secretary of HHS, by the U.S. Comptroller, or by an authorized representative of either of them, City will make available to the requestor this Agreement and the City's books, documents, and records to allow the requestor to certify the nature and extent of the charges for products (or services) provided under this Agreement and charged to Medicare. City will continue to make those items available for four years after City furnishes the final products (or services) under this Agreement. If City contracts with another to carry out any of City's duties under this Agreement and the subcontractor is to receive $10,000 or more in value under that subcontract, then City will obtain a written contractual commitment from the subcontractor to comply with the obligations of this section of the Agreement. The obligations of this Section survive this Agreement's termination.

9.5 **Supplier Access Program**. All of City's representative(s) entering any Intermountain facility must comply with Intermountain's Supplier Access Program. This program requires each of these City representatives to check in with Intermountain on each visit to an Intermountain facility to receive an identification badge; and as applicable, log onto www.reptrax.com and complete the registration requirements.

9.6 **Remedies**. If City breaches any obligation of this Section 8, Intermountain may immediately terminate this Agreement upon written notice to City.

10. **ARBITRATION**. If the Parties cannot resolve a dispute through informal escalation processes, either Party may submit the dispute to binding arbitration. The arbitration will be held in Salt Lake City, Utah in accordance with the Utah Arbitration Act and the commercial arbitration rules of the American Arbitration Association. The Parties will share equally all administrative fees and arbitrator's fees, costs and expenses, but each Party will bear its own costs and expenses for witnesses and legal representation. A Party may enter a judgment on the arbitrator's award in any court having jurisdiction.

11. **INJUNCTIVE RELIEF**. Notwithstanding any other provision in this Agreement, the Parties acknowledge that certain breaches of this Agreement will result in damage to each Party not adequately redressed by monetary damages and legal remedies alone. Accordingly, if either Party discloses or threatens to disclose either Party Confidential Information or breaches any provision of this Agreement that might jeopardize patient care, or compromise the ability of City to perform law-enforcement related activities, the aggrieved Party is entitled to injunctive and other equitable relief without requirement of posting bond, including, without limitation, preliminary and permanent injunctions and specific performance. In addition to injunctive relief, Intermountain may pursue any right or remedy under this Agreement or applicable law.

12. **ASSIGNMENT**. Neither Party may assign this Agreement, or any of its rights or obligations under this Agreement, (whether in connection with a merger, consolidation, sale, or otherwise) without the other Party's prior written consent, and a Party's attempt to so assign is null and void and is a default under this Agreement.

13. **GOVERNING LAW; VENUE; ATTORNEYS' FEES**. Utah laws, excluding its conflict-of-law provisions, govern this Agreement, and both Parties submit to the exclusive jurisdiction of state and federal courts in Utah. Except as noted above for arbitration proceedings, the prevailing Party in any litigation proceedings is entitled to recover its reasonable attorneys' fees, other fees, and costs incurred in the litigation, in addition to any other relief to which that Party may be entitled.

14. **TERMINATION WITHOUT CAUSE**. Intermountain may terminate this Agreement, without cause and without penalty, upon 18 months prior written notice to City.

15. **NO PUBLICITY**. Without receiving prior written approval from Intermountain's Vice President over Communications, City will not use Intermountain as a business reference in any form.

16. **NOTICES**. Each notice under this Agreement must be in writing, addressed to the appropriate party as set forth on the cover page of this Agreement, and delivered to the other Party by email and by either overnight courier or first-class U.S. Mail (postage prepaid and return receipt requested).

17. **RELATIONSHIP; THIRD PARTY BENEFICIARIES**. The Parties are independent contractors, and this Agreement does not constitute - and must not be construed to create - a partnership, agency, joint venture, or employment relationship. Nothing in this Agreement gives one Party the right, power, or authority to bind the other. Unless it states otherwise, this Agreement does not create any right in, or inure to the benefit of, any third parties.

18. **CUMULATIVE REMEDIES; SURVIVAL**. All remedies provided in this Agreement, at law, or in equity, are cumulative and do not limit a Party's other available rights or remedies. In addition to the provisions that are expressly made to survive this Agreement, the provisions of this Agreement that by their nature are intended to survive, will survive this Agreement's termination.

19. **MISCELLANEOUS**. This Agreement contains the entire agreement and understanding between the parties relating to the subject matter of this Agreement. This Agreement binds the Parties, their representatives, successors, and assigns. The Parties may amend this Agreement only in a written document signed by both Parties. No failure by either party to enforce or exercise any right under this Agreement shall constitute a waiver. If a provision of this Agreement is invalid or unenforceable, then the remainder of this Agreement will remain in full force and effect. Each section heading in this

Agreement is for convenience only and does not modify or restrict any term of this Agreement. The Parties may sign this Agreement in any number of counterparts, each of which when signed and delivered will be deemed an original, and all of which together will constitute one and the same instrument. The Parties may sign and deliver this Agreement by facsimile or other electronic means, such as e-mail. A duly authorized representative of each Party will sign this Agreement, and each signature constitutes conclusive proof of that person's authority to bind the Party represented by that person.

ATTACHMENT C
SOW

Statement of Work No. 1

Date of this SOW: March 9, 2019

This Statement of Work ("SOW") is governed by the Services Agreement dated March 9, 2019 by and between IHC Health Services, Inc. ("Intermountain") and City of St. George ("City"). The Parties agree as follows:

1. **Background and Overview**: City of St. George, Utah, which has a police department which is a recognized law enforcement agency of the State of Utah ("Agency") and IHC Health Services, Inc. ("Intermountain"). Intermountain intends to provide funding for the deployment of some of the Agency's Law Enforcement Officers ("Officers") at the Dixie Regional Medical Center River Road campus ("Campus"). Intermountain employs security officers to provide security for Dixie Regional Medical Center River Road campus and shall continue to do so under the direction and control of Intermountain, and these officers are referred to herein as "Intermountain Security Officers." Intermountain and the Agency have the following understanding in connection with deployment of the Agency's Officers at Intermountain's Dixie Regional Medical Center River Road campus ("Campus"):

   A. Compliance with Utah law
   The Agency agrees that Officers provided by the Agency shall be Law Enforcement Officers in accordance with the applicable provisions of Utah Code Ann. §§ 53-13-101 et seq.

   B. Training and qualifications
   Agency shall deploy Officers pursuant to this Agreement that are certified at all times with Utah Peace Officer Training and Standards ("POST") and receive training as may be required by Agency.

2. **Description of Services:**

   A. **Nature of employment; Number of Officers upon full Deployment**

   a.1 A total of five (5) Officers shall be allocated by City to provide services under this Agreement and Intermountain agrees to reimburse Agency pursuant to the terms and provisions of this Agreement.

   a.2 All Officers provided under this Agreement shall remain at all times employees of Agency and shall perform under the direction, policies and procedures of Agency. In the event that a crime is committed on Campus, the Officer shall respond (including notifying Agency per protocol of the Agency) as needed.

   a.3 Agency shall provide one Officer 24 hours per day, 365 days per year, unless otherwise agreed to in writing by both Parties. Deployment of the Officer shall be primarily in the Emergency Room on Campus; however, the Officer may make rounds on Campus or respond to other areas on Campus as needed (including notifying Agency per protocol of the Agency). The Parties recognize that it will take a minimum of twelve (12) months to hire and deploy the Officers necessary to fully implement this Agreement and that Officers will be deployed by Agency as they become available. Agency will update Intermountain on a monthly basis on the status of the deployment of Officers until full staffing by Agency as required by this Agreement is achieved.

   a.4 Intermountain understands and agrees that if a critical emergency occurs and need arises for an Officer to assist Agency, as determined by the Agency's Chief (or Chief's designee), an Officer

deployed on campus may be required to leave the Campus to respond as required. If an Officer is required to leave the Campus by the Agency's Director or designee, the period of absence may be short or lengthy depending upon the nature of the Agency's urgent need. In the event that such a critical need arises, Officer shall immediately notify Intermountain Security Officers and credit for the Officers loaded hourly rate charged to Intermountain under this Agreement shall be given to Intermountain for an absence of a duration of two hours or more.

a.5 The Parties agree that the purpose of this Agreement is to provide law enforcement services on the Intermountain Campus located within the Agency's jurisdiction. Nothing in this Agreement shall relieve any law enforcement agency, other than the St. George Police Department, from remaining at all times with an individual that is either in the custody of the law enforcement agency or transported by the law enforcement agency to the Intermountain Campus for medical treatment. A law enforcement agency may not use the transport of an individual by a licensed ambulance service, when the individual is either in the custody of the law enforcement agency or will be placed into custody after treatment, as relieving the law enforcement agency of the requirement to be present during treatment. Intermountain agrees to institute appropriate written policies requiring law enforcement agencies to remain with individuals that are in their custody or will be placed in their custody while on Campus for treatment.

B. Deployment of Officers; Reimbursement to AG; Work Weeks; Overtime; Workstation

b.1 Officer(s) shall be deployed on Campus beginning February 23, 2019. Exact dates and times for the Officer's schedule shall be mutually agreed upon by Agency and Intermountain in writing.

b.2 Reimbursement for Officers deployed under Subsection b.1 shall be at a rate set forth in Exhibit "A". The work periods for payment of the Officers and calculation for overtime shall be on a two-week basis beginning on February 23, 2019.

b.3 Each Officer shall be assigned to work no more than 86 hours per pay period, unless overtime is pre-approved by Agency. Emergent situations resulting in overtime for the officer shall not require pre-approval.

b.4 Intermountain agrees to provide a desk or work station, visible to the public entering the emergency room on Campus, a land-line telephone connected to the Campus phone system, and a wired or wireless secure connection to the internet for use by the Officer while on duty. The Parties recognize that the placement of such desk and workstation is critical to the safety and security of the Officers and patients of Intermountain and therefore the placement and design of the desk or workstation shall be mutually agreed upon by Agency and Intermountain.

3. **Schedule**: See note a.3 note for schedule

4. **Fees: See Exhibit A**

Intermountain agrees to pay Agency as set forth in Exhibit A of this Agreement. All payments due to Agency shall be paid within thirty (30) days of the invoice date. Failure to timely pay for the services provided by Agency, as set forth in Exhibit A, shall result in a late fee 1.75% on the delinquent amount until that amount is paid in full. In addition, failure by Intermountain to pay two or more invoices amounts charged by Agency may result in the termination of services by Agency in addition to any other remedy or remedies available to Agency for the recovery of any amount under the terms of this Agreement.

5. **Expenses: N/A**

6. **Other Terms and Conditions**:

1. **Workers' Compensation**: All Officers assigned to the Campus pursuant to the terms of this Agreement shall remain an employee of the Agency for purposes of Workers' Compensation benefits and coverage.

2. **Indemnification**

2.a Intermountain and Agency shall each secure and maintain their own comprehensive general liability insurance. The above-described insurance may be provided through properly reserved self-insurance in such form and amounts as shall be reasonably necessary for the performance of the obligations hereunder. Upon request, each party shall provide to the other certificates of proof of the insurance coverage required herein.

2.b Agency expressly agrees to indemnify, defend and hold harmless Intermountain, its officers, agents, and employees from and against any and all demands, loss, liability, judgments, expenses, claims, costs, suits and damages, including attorney's fees, arising out of (a) a breach of this Agreement, and (b) the negligent or other wrongful acts, errors or omissions of the Agency, its officers, employees, or agents under this Agreement. Intermountain expressly agrees to indemnify, defend and hold harmless the Agency, its officers, agents, and employees from and against any and all demands, loss, liability, judgments, expenses, claims, costs, suits and damages, including attorney's fees, arising out of the negligent or other wrongful acts, errors or omissions of Intermountain, its officers, employees, or agents under this Agreement. The parties further agree to notify each other of any claims or actions under which one party may have to indemnify the other within thirty (30) days of receiving such claim or action.

2.c Agency is a governmental entity and states that it is subject to the Utah Governmental Immunity Act, Utah Code Annotated Section 63G-7-101 et seq., as amended (the "Act"). Nothing in this Agreement shall be construed as a waiver of any rights or defenses applicable to Agency under the Act, including without limitation, the provisions of Section 63G-7-604 regarding limitation of judgments and Notice of Claim requirements, as may be amended from time to time. Notwithstanding Agency's assertion that the Act applies to it, nothing in this Agreement shall be construed as a waiver by Intermountain of any of its rights under the law to indemnification: common law, statutory or otherwise, or its right to challenge the applicability of the Act to Agency or assert any other legal rights. If it is determined that Agency's liability is limited under the Act, Intermountain's responsibility to pay any indemnification to Agency shall be limited to the same amount.

3. Privacy Laws & Regulations

Both Agency and Intermountain are subject to certain privacy requirements under federal and state law. Each Party to this Agreement shall abide by the applicable policies and procedures adopted by the Party regarding privacy of information.

4. **Term and Termination**

4.1 The Parties, having recognized that deployment of Officers under this Agreement shall require an up-front cost to Agency for the equipment and training of the Officers and that these costs will be amortized over a five (5) year period, agree that the initial term of this Agreement shall be five

years from the Deployment Date. The Deployment Date shall be defined as the date upon which all five Officers required under this Agreement have been deployed under the terms of this Agreement. In no case shall the Deployment Date be longer than twelve months after the date of the deployment of the first Officer under Section 4 of this Agreement.

4.2 This Agreement may be terminated by either Party upon eighteen (18) months' notice, provided in writing to the other Party. However, in no case, except in the case of a breach of this Agreement by either Party, shall this Agreement be terminated prior to the expiration of the initial five (5) year term.

5. **GRAMA Requirements**

It is understood that this Agreement and other Agency records are subject to the Utah Government Records Access and Management Act ("GRAMA") and may be subject to public disclosure. Intermountain is not a public entity, and therefore is not subject to GRAMA.

6. **Authority**

The individuals signing below for the respective parties each warrant and represents that they are authorized to sign this Agreement on behalf of the party for which they sign, and thereby to bind that party to this Agreement.

7. **Notice**

All notices required under this Agreement shall be directed as set forth in Section 16 of the Services Agreement.

8. **Governing Law and Venue**

This Agreement shall be construed according to the laws of the State of Utah. The parties agree that venue for all legal actions, unless they involve a cause of action with mandatory federal jurisdiction, shall be the Fifth District Court for the State of Utah. The parties further agree that the Federal District Court for the District of Utah shall be the venue for any cause of action with mandatory federal jurisdiction.

CITY OF ST. GEORGE,

A Utah Municipal Corporation

Authorized Signature: _____

Name (print): Jonathan T. Pike

Title: Mayor

Date: 2/27/19

ATTEST:

Authorized Signature: _____

Christina Fernandez, City Recorder

APPROVED AS TO FORM:

By: _____ 2-27-19

Shawn M. Guzman, City Attorney

IHC Health Services, Inc.

nannette.berensen@imail.org Digitally signed by nannette.berensen@imail.org DN: cn=nannette.berensen@imail.org Date: 2019.02.27 07:16:01 -07'00'

Authorized Signature: _____

Name (print): _____

Title: _____

Date: _____

EXHIBIT A

1. Cost Per Officer; Billing Period; Agency Contribution

1.1 The initial cost per Officer-amortized over a 5-year period at current rates (as of July 2018) totals $101,000 dollars per year:

Salary/Benefits	87,363
Vehicle	10,240
Equipment	2,600
Maintenance	800
Total Annual Payment Per Officer:	**$ 101,003**

1.2 The Agency, recognizing the benefit to the Agency of providing Officers for the Intermountain Campus, agrees to contribute 15% towards the annual cost per officer. At the current cost, the Agency annual contribution per Officer shall be $15,150.45. The Agency contribution shall be reflected as a credit on each invoice provided to Intermountain.

1.3 The cost per Officer shall be invoiced by Agency to Intermountain in 4-week billing periods, which shall coincide with 2 two-week pay periods, with the first billing period beginning February 23, 2019. Agency shall send invoices to Intermountain as directed in the Notice provisions of Section 16 of the Services Agreement unless otherwise notified in writing by Intermountain or Agency.

1.4 Should Intermountain dispute the amount of the invoice, Intermountain shall notify Agency in writing of the nature of the dispute, along with the disputed amount and any supporting documentation, no later than fourteen (14) days after the receipt of the invoice by Intermountain. Intermountain shall pay the undisputed amount by the due date. Agency shall notify Intermountain within writing of its decision regarding the disputed amount.

First Amendment to
Services Agreement
and Intermountain Contract #11294

This 1st AMENDMENT TO the Services Agreement (this "Amendment") is dated as of the last signature date of this Amendment (the "Amendment Effective Date") by and between IHC Health Services, Inc. ("Intermountain") and City of St. George, a Municipal Corporation of the State of Utah ("City").

WHEREAS, Intermountain and City entered into that Services Agreement (the "Agreement") with an Effective Date of March 9, 2019 and hereby agree to amend the Agreement pursuant to the terms and conditions of this Amendment;

NOW, THEREFORE, Intermountain and City agree as follows:

1. **Term**. The Term of the Agreement is hereby extended to June 30, 2029. The parties ratify and acknowledge that the Agreement has been in effect since the original commencement date of the Agreement through the Amendment Effective Date.

2. **Statement of Work**. The term of the Statement of Work ("SOW") in **Attachment C** to the Agreement, dated March 9, 2019, is hereby extended to June 30, 2029. Sections 1.1 and 1.2 of **Exhibit A** to the SOW are hereby deleted in their entirety and replaced with the following:

1.1 The initial cost per Officer at current rates (as of June 2024) totals $148,457 per year.

As of the Amendment Effective Date, Intermountain's total annual payment per Officer, including Salary and Benefits, shall be $126,188. This represents 85% of the average cost per Officer. Intermountain agrees to match City's annual wage increase, if any, of up to 5% per year throughout the Term of this Agreement.

Intermountain hereby agrees to pay the following other expenses as a one-time fee due upon the execution of this Amendment:

Vehicle: $30,000
Equipment: $2,600
Maintenance: $4,000

Total other expenses: $36,600

1.2 The Agency, recognizing the benefit to the Agency of providing Officers for the Intermountain Campus, agrees to contribute 15% towards the annual cost per Officer.

3. **St. George Regional Hospital**. As of the Amendment Effective Date, all references in the Agreement to "Dixie Regional Medical Center River Road campus" shall be deemed to refer to "St. George Regional Hospital River Road Campus" ("Campus").

4. **Equal Opportunity; Affirmative Action**. Intermountain is an equal opportunity employer and federal contractor. Consequently, the parties agree that, to the extent applicable, they

will comply with the following, which are incorporated herein by reference: 41 CFR 60-1.4(a), 41 CFR 60-300.5(a), 41 CFR 60-741.5(a), and Executive Order 13496 (29 CFR Part 471, Appendix A to Subpart A), relating to the notice of employee rights under federal labor laws, specifically:

(a) Intermountain and Company shall abide by the requirements of 41 CFR 60-300.5(a), as applicable. This regulation prohibits discrimination against qualified protected veterans, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans.

(b) Intermountain and Company shall abide by the requirements of 41 CFR 60-741.5(a), as applicable. This regulation prohibits discrimination against qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified individuals with disabilities.

5. **Miscellaneous**. Except as specifically modified by this Amendment, all other terms set forth in the Agreement remain unchanged and in full force and effect. All capitalized terms used and not defined herein have the meanings given them in the Agreement. This Amendment may be executed by facsimile signature or other electronic transmission such as via email and in one or more counterparts.

City of St. George, a Municipal Corporation of the State of Utah **{{Sig_es_:signer1:signature}}** (Signature) **{{Name1_es_:signer1:fullname}}** (Printed Name) **{{Ttl1_es_:signer1:title}}** (Title) **{{Dte1_es_:signer1:date}}** (Date)	***IHC HEALTH SERVICES, INC.*** **{{Sig_es_:signer2:signature}}** (Signature) **{{Name1_es_:signer2:fullname}}** (Printed Name) **{{Ttl1_es_:signer2:title}}** (Title) **{{Dte1_es_:signer2:date}}** (Date)

Agenda Date: 07/18/2024 **Agenda Item Number:** 2i

Subject:

Consider approval to have a bar service during the St. George Art Museum Gala taking place at the Art Museum on October 11, 2024.

Item at-a-glance:

Staff Contact: Shane Moore

Applicant Name: City of St.George

Reference Number: N/A

Address/Location:

47 N 200 E

Item History (background/project status/public process):

The St. George Art Museum is planning its first annual Gala to celebrate achievements, foster art appreciation, and generate funding. The event aims to bring together art enthusiasts and community leaders. This event will be entirely fenced off and secured; access will only be granted with a gala ticket purchase. The Hive 435 Taphouse will be providing beer/wine only for this event as a cash bar service.

Staff Narrative (need/purpose):

The St. George Art Museum Gala is a cultural event that brings together art enthusiasts to celebrate and support the museums mission. The additional revenue generated will play a vital role in funding the museums programs and exhibitions, ultimately benefiting our entire community.

Name of Legal Dept approver: Ryan Dooley

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approval of the bar service at the St. George Art Museum Gala with the condition that the service provider obtain all necessary permits and licenses, and secure insurance with the appropriate endorsements prior to the event.

Red Line: Fenced Boundary
Blue Line: Natural Boundary
N Main St
N Main St
N Main St
N Main St
N Main St
232
58
55
St. George
Musical Theater
Opera House
City of St George
St. George Art Museum
200 N St
200 N St
Google

ST GEORGE
ART MUSEUM

WESTERN REVIVAL
GALA FUNDRAISER

"Enjoy an evening of Western fun"

Western Artworks on display form our Permanent Collection
Matt Clark Sculpture garden
Partake in an Art Auction with a real Auctioneer
Learn to Line Dance with Eric Dodge
Dinner Service and Refreshments

Friday, October 11th from 6-8

47 East 200 North St. George, UT

(435) 627-4525

SGARTMUSEUM.COM

ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
JUNE 13, 2024, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp

STAFF MEMBERS PRESENT:

City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Operations Director Marc Mortensen
Director of Golf Mike Jurca
Budget and Financial Planning Director Robert Myers
Assistant Public Works Director Wes Jenkins
Fire Marshall Brett Remund
Energy Services Director Bryan Dial
Community Development Director Carol Winner
Planner Dan Boles
Planner Mike Hadley

OTHERS PRESENT:

Applicant Glen Bingham
Applicant Adam Allen

CALL TO ORDER:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Reverend Joyce De Toni Hill with Shepherd of the Hills United Methodist Church and The Pledge of Allegiance to the Flag was led by Councilmember Kemp.

Link to call to order, invocation, and flag salute: 00:00:00

Link to Operations Director Marc Mortensen introducing Mike Jurca, the new Director of Golf Operations: 00:01:48

CONSENT CALENDAR:

a. Consider approval of an Agreement with Peak Transit for a GPS Bus Tracking, Automated Passenger Counting, and Customer Service Mobile Ticketing App services.

BACKGROUND and RECOMMENDATION: The City requested proposals from qualified contractors/vendor for services including GPS bus tracking, automated passenger counting, and customer service mobile ticketing software. Three proposals were received with one of those only providing services for the GPS bus tracking. The GPS bus tracking service, which also includes audible bus stop announcements, and the automated passenger

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counting service are two categories that help the service comply with federal guidelines. The customer service ticketing app is targeted to provide a way for riders to purchase a tickets for the Zion Route service, but also will be used to purchase bus fares on the rest of the main transit system. The proposals were analyzed and compared for the services being provided, costs of equipment, and annual fees. It is recommended to enter into an agreement with Peak Transit to provide services as follows: 1) GPS Bus Tracking: Equipment & Hardware - $115,950, Annual Subscription - $19,650; 2) Automatic Passenger Counting: Equipment & Hardware - $75,750, Annual Subscription - $1,800; and 3) Customer Service Mobile Ticketing App: Setup & Deployment - $11,328, Annual Subscription - $11,484. It is anticipated that the annual subscription would be continued for the next three years with options to renew the subscription annually.

b. Consider approval of the 9th Amendment to the Jviation Agreement dated September 23, 2021.

BACKGROUND and RECOMMENDATION: This project is for AIP Project No. 3-49-0060-048-2024 Reconstruct Taxiway A and A2 - Design. An application for this project has been submitted. This grant has not yet been received. Staff recommends approval.

c. Consider approval of the minutes from the meetings held on April 25, 2024; May 2, 2024; May 9, 2024; May 16, 2024 (work meeting); May 16, 2024 (regular meeting); May 23, 2024 (work meeting); and May 23, 2024 (regular meeting).

Link to presentation from City Manager John Willis, including a correction to item 1b: 00:03:54

Agenda Packet [Page 40]

Link to motion: 00:04:33

MOTION:
A motion was made by Councilmember Kemp to approve the consent calendar as presented.

SECOND:
The motion was seconded by Councilmember Larkin.

VOTE:
Mayor Randall called for a vote, as follows:

Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

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PUBLIC HEARING/FISCAL YEAR 2024-25 BUDGET:

Public hearing to receive input on the Fiscal Year 2024-25 Budget.

BACKGROUND and RECOMMENDATION: State Law requires the City to hold a public hearing to receive citizen input prior to final adoption of the budget which must occur before June 30th each year. This year the City will hold two public hearings to gather citizen input on the FY 2024-25 Budget. Tonight's item will be this year's first public hearing with the second public hearing planned to be held on June 20, 2024. Final adoption of the FY 2024-25 Budget is planned for on June 20, 2024 following the second public hearing. A copy of the FY 2024-25 Budget was presented to the City Council during the May 2nd City Council meeting and has been publicly available on the city's website and in the City Recorder's Office since that time. Staff recommends holding a public hearing to receive input on the Fiscal Year 2024-25 Budget.

Link to introduction from City Manager John Willis and presentation from Budget and Financial Planning Director Robert Myers, including comments from Mayor Randall and the City Council: 00:04:56

Agenda Packet [Page 99]

Link to public hearing, including comments from resident True Love (Tayor Alan Cluff Parr): 00:20:45

Link to Mayor Randall closing the public hearing: 00:26:32

PUBLIC HEARING/VACATE A PORTION OF 250 WEST STREET/ORDINANCE:

Public hearing and consideration of Ordinance No. 2024-030 vacating a portion of 250 West Street located between approximately 850 South and 900 South Street.

BACKGROUND and RECOMMENDATION: This roadway was dedicated to the City as a public street with the recordation of the 1948 Addition to Worthen Subdivision. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: 00:26:42

Agenda Packet [Page 108]

Link to public hearing; no comments were made: 00:28:29

Link to motion: 00:28:49

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2024-030 vacating a portion of 250 West Street located between approximately 850 South and 900 South Street.

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SECOND:
The motion was seconded by Councilmember Larsen.
VOTE:
Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATE EASEMENT/ORDINANCE:
Public hearing and consideration of Ordinance No. 2024-031 vacating a portion of a public utility and drainage easement located along the northwesterly lot line of Lot 38, Anasazi Ridge at Entrada Phase 3.

BACKGROUND and RECOMMENDATION: The subdivision plat for Lot 38, Anasazi Ridge at Entrada Phase 3 was approved by City Council on the 20th day of January, 2011 and recorded in the Office of the Washington County Recorder's Office on the 10th day of February, 2011. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: 00:29:23

Agenda Packet [Page 113]

Link to public hearing, including comments from residents Paul Klein, Kristy Klein, and discussion between the City Council, Mr. Klein, and Mr. Jenkins: 00:30:22

Link to Mayor Randall closing the public hearing: 00:38:20

Link to comments from the City Council, City Attorney Ryan Dooley, and Mr. Jenkins: 00:38:20

Link to comments from Councilmember Larkin and motion: 00:40:51

MOTION:
A motion was made by Councilmember Larkin to approve Ordinance No. 2024-031 vacating a portion of a public utility and drainage easement located along the northwesterly lot line of Lot 38, Anasazi Ridge at Entrada Phase 3.
SECOND:
The motion was seconded by Councilmember Larsen.
VOTE:
Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye

DRAFT

Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATE EASEMENT/ORDINANCE:

Public hearing and consideration of Ordinance No. 2024-032 vacating a portion of a public utility easement located west of Lot 1, Morwood Subdivision.

BACKGROUND and RECOMMENDATION: This subdivision plat was approved by City Council on the 4th day of August 1994 and recorded in the Office of the Washington County Recorder on the 15th day of November 1994. The parcel number is SG-6-2-23-1128. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: 00:41:54

Agenda Packet [Page 118]

Link to public hearing, including comments from resident Jerry Alldredge, Mayor Randall, applicant Glen Bingham, and Mr. Jenkins: 00:43:10

Link to Mayor Randall closing the public hearing: 00:47:25

Link to discussion between the City Council, City Manager John Willis, City Attorney Ryan Dooley, Mayor Randall, applicant Glen Bingham, and Mr. Jenkins: 00:47:33

Link to motion: 00:54:36

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2024-032 vacating a portion of a public utility easement located west of Lot 1, Morwood Subdivision.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – nay
Councilmember Tanner – aye
Councilmember Kemp – nay

The motion carried.

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AMEND PROHIBITED USE OF IGNITION SOURCES/FIREWORKS MAP/ORDINANCE: Consider approval of Ordinance No. 2024-033 amending the prohibited use of ignition sources/fireworks map.

BACKGROUND and RECOMMENDATION: The Fire Department has identified areas around the City which are susceptible to fire hazards. Those areas have been mapped and are hereby submitted to the Council for restriction of fireworks and other ignition sources. The map also identifies public parks that are approved for personal firework use. Staff recommends approval of the ordinance approving the updated map.

Link to introduction from City Manager John Willis and presentation from Fire Marshall Brett Remund, including discussion between Mayor Randall, City Manager John Willis, and Fire Marshall Remund: 00:55:19

Agenda Packet [Page 123]

Link to motion: 00:59:22

MOTION:
A motion was made by Councilmember Kemp to approve Ordinance No. 2024-033 amending the prohibited use of ignition sources/fireworks map.

SECOND:
The motion was seconded by Councilmember Larkin.

VOTE:
Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

AUTHORIZE TAX CERTIFICATE AND AGREEMENT WITH UAMPS/RESOLUTION: Consider approval of Resolution No. 2024-018R authorizing a Tax Certificate and Agreement for UAMPS' Firm Power Supply Project and related matters.

BACKGROUND and RECOMMENDATION: The City of St. George is participating in two solar projects with UAMPS, Red Mesa & Steel Solar, which now have the opportunity to receive a reduction in energy costs with a prepay agreement. UAMPS, in collaboration with the Southeast Energy Authority and J. Aron & Company, is leveraging tax-exempt bonds to prepay for electricity, resulting in energy cost savings for their members over a 30-year term. These prepay transactions exploit the cost differential between the tax-exempt issuer's funds and the taxable supplier's funds, resulting in an initial energy discount of at least 8%. UAMPS will assign its existing electricity purchase agreements into this prepay arrangement, ensuring that the discounted energy serves their members' retail customers. UAMPS has already

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integrated the Nebo Power Plant agreement and seeks to include additional PPAs, including the above-mentioned solar projects, allowing operational flexibility.

Link to introduction from City Manager John Willis and presentation from Energy Services Director Bryan Dial, including discussion between the City Council, and Mr. Dial: 01:00:00

Agenda Packet [Page 127]

Link to motion: 01:01:48

MOTION:
A motion was made by Councilmember Larsen to approve Resolution No. 2024-018R authorizing a Tax Certificate and Agreement for UAMPS' Firm Power Supply Project and related matters.

SECOND:
The motion was seconded by Councilmember Kemp.

VOTE:
Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2024-034 amending the city zoning map by amending the zone from A-20 (Agriculture, 20 acres per lot) and A-1 (Agriculture, 1 acre per lot) to PD-R (Planned Development Residential) on approximately 64.83 acres generally located east of Little Valley Road, between 2450 South and Seegmiller Drive, with conditions from Planning Commission. (Case No 2024-ZC-001)

BACKGROUND and RECOMMENDATION: The applicant is proposing PD-R (Planned Development Residential) zoning for the purpose of allowing a 262-unit single-family development to be known as Suniva. The subject property is currently zoned A-20 and A-1, both of which are agricultural zoning designations. Over the years, portions of the property have been used to raise crops and portions have been grazed by animals and it has been used for general agricultural activities. The applicant now desires to construct 262 homes on the property. The Planning Commission held a public hearing on May 14, 2024 to receive input on the proposed subdivision. A single comment was made at the meeting. The Planning Commission forwarded a positive recommendation to the City Council with a 7-0 vote.

DRAFT

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between the City Council, Assistant Public Works Director Wes Jenkins, applicant Adam Allen, and Mr. Boles: 01:02:21

Agenda Packet [Page 135]

Link to comments from Councilmember Kemp and motion: 01:13:45

MOTION:
A motion was made by Councilmember Kemp to approve Ordinance No. 2024-034 amending the city zoning map by amending the zone from A-20 (Agriculture, 20 acres per lot) and A-1 (Agriculture, 1 acre per lot) to PD-R (Planned Development Residential) on approximately 64.83 acres generally located east of Little Valley Road, between 2450 South and Seegmiller Drive, with conditions from Planning Commission.

SECOND:
The motion was seconded by Councilmember Larsen.

VOTE:
Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – abstain
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The motion carried.

AMEND CITY CODE/ORDINANCE:

Consider approval of Ordinance No. 2024-035 amending Title 10-10-1, Airport Vicinity Zones, of the City Code, to add various permitted uses associated with movie studios to the C-RM (Mixed-use Commercial) and the ASBP (Airport Supporting Business Park) zones. (Case No. 2024-ZRA-009)

BACKGROUND and RECOMMENDATION: In 2024 (Case No. 2024-GPA-007) the City Council reviewed a General Plan Amendment for the Territory Studios and approved a Commercial area on 115 acres. This area is part of the Desert Canyons Master Plan. The applicant is requesting that the proposed uses be added to the C-RM (Mixed Use Commercial) and ASBP (Airport Supporting Business Park) use table under airport vicinity zones. The Planning Commission forwarded a positive recommendation to the City Council with a 7-0 vote.

Link to introduction from City Manager John Willis and presentation from Planner Mike Hadley: 01:15:08

Agenda Packet [Page 185]

Link to motion: 01:16:30

DRAFT

MOTION:

A motion was made by Councilmember Larsen to approve Ordinance No. 2024-035 amending Title 10-10-1, Airport Vicinity Zones, of the City Code, to add various permitted uses associated with movie studios to the C-RM (Mixed-use Commercial) and the ASBP (Airport Supporting Business Park) zones.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2024-036 amending the city zoning map from PD-R (Planned Development Residential) to C-RM (Mixed Use Commercial) on approximately 50.8 acres generally located southeast off exit 7 along Southern Parkway and northeast of Airport Road, with conditions from Planning Commission. (Case No. 2024-ZC-002)

BACKGROUND and RECOMMENDATION: In 2024 (Case No. 2024-GPA-007) the City Council reviewed a General Plan Amendment for the Territory Studios and approved a Commercial area on 115 acres. This is the next step for the Territory Studios property to rezone a portion currently zoned PD-R (Planned Development Residential) to the C-RM (Commercial Mixed Use). The applicant is proposing to zone change a portion of the proposed larger project site from PD-R (Planned Development Residential) to C-RM (Mixed Use Commercial). There is 50.8 acres of the overall 115 acres in the project that is proposed to be rezoned. With the rezone the entire project area will be zoned with the C-RM (Mixed Use Commercial) designation. The rezone is in anticipation of movie studio facility to be developed. The Planning Commission forwarded a positive recommendation to the City Council with a 7-0 vote.

Link to introduction from City Manager John Willis and presentation from Planner Mike Hadley, including discussion between the City Council and Mr. Hadley: 01:17:12

Agenda Packet [Page 208]

Link to motion: 01:20:02

MOTION:

A motion was made by Councilmember Tanner to approve Ordinance No. 2024-036 amending the city zoning map from PD-R (Planned Development

DRAFT

Residential) to C-RM (Mixed Use Commercial) on approximately 50.8 acres generally located southeast off exit 7 along Southern Parkway and northeast of Airport Road, with conditions from Planning Commission.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY:

No appointments were made.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Councilmember Tanner: 01:20:50

Link to reports from Councilmember Larkin: 01:21:10

Link to reports from Mayor Randall: 01:21:43

Link to reports from Councilmember Larsen: 01:22:49

ADJOURN TO A CLOSED SESSION:

Request a closed session to discuss litigation, security, property Acquisition or sale or the character and professional competence or physical or mental health of an individual.

Link to motion: 01:23:20

MOTION:

A motion was made by Councilmember Larsen to discuss litigation and the character and professional competence or physical or mental health of an individual.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

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Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

The meeting adjourned following the closed meeting.

_____
Christina Fernandez, City Recorder

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ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
JUNE 13, 2024, 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM

PRESENT:

Mayor Michele Randall
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp

EXCUSED:

Councilmember Jimmie Hughes

STAFF MEMBERS PRESENT:

City Manager John Willis
City Attorney Ryan Dooley
City Recorder Chrsitina Fernandez
Police Chief Kyle Whitehead
Victim Services Advocate Alissa Urzi
Police Captain Jordan Minnick
Police Captain Curtis Spragg
Police Lieutenant Aaron Bergquist
Animal Services Supervisor April Jewell
Operations Director Marc Mortensen
Facilities Manager Carlos Robles
Administrative Services Director Trevor Coombs

OTHERS PRESENT:

Ben Rogers with Desert Edge Architects
Mike Barnard with Shelter Planners of America – via Zoom

CALL TO ORDER:

Link to call to order: 00:00:00

UPDATE FROM ALISSA URZI WITH VICTIM SERVICES:

Link to introduction from City Manager John Willis and presentation from Alissa Urzi with Victim Services, including comments from Mayor Randall: 00:00:30

DISCUSSION REGARDING THE ST. GEORGE ANIMAL SHELTER:

Link to introductions from City Manager John Wilis and Operations Director Marc Mortensen and presentation from Ben Rogers and Mike Barnard with Shelter Planners of America, including discussion between the City Council, Facilities Manager Carlos Robles, Administrative Services Director Trevor Coombs, Animal Services Supervisor April Jewell, Police Captain Curtis Spragg, Mayor Randall, Police Chief Kyle Whitehead, City Manager John Willis, Water Services Director Scott Taylor, Mr. Mortensen, and Mr. Rogers: 00:07:56

Agenda Packet [Page 5]

DRAFT

ADJOURN TO A CLOSED MEETING:

Request a closed session to discuss litigation, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual.

A closed meeting was not held.

ADJOURN AND RECONVENE IN A REGULAR MEETING OF THE CITY COUNCIL:

Link to motion: 00:51:52

MOTION:

A motion was made by Councilmember Kemp to adjourn.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

_____
Christina Fernandez, City Recorder

DRAFT

ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
JUNE 20, 2024, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Mayor Michele Randall
Councilmember Jimmie Hughes – arrived at 5:10
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp

STAFF MEMBERS PRESENT:

City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Parks and Community Services Director Shane Moore
Community Arts Manager Peyton Lee
Several employees from Parks and Community Services
Planner Brenda Hatch
Administrative Services Director Trevor Coombs
Assistant Budget Director Chad Moultrie
Budget and Financial Planning Director Robert Myers
Human Resources Director Pennie Hancock
Planner Dan Boles

CALL TO ORDER:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Sue Fulmer with the Center for Spiritual Living and The Pledge of Allegiance to the Flag was led by Councilmember Larsen.

Link to call to order, invocation, and flag salute: 00:00:00

MAYOR'S RECOGNITIONS AND UPDATES:

Link to Councilmember Larkin reading a proclamation proclaiming July, 2024 as Parks and Recreation Month; the proclamation was accepted by Community Arts Manager Peyton Lee and employees from Parks and Community Services: 00:03:35

CONSENT CALENDAR:

a. Consider approval of the Commission on Criminal and Juvenile Justice (CCJJ) Fiscal Year 2025 grant award.

BACKGROUND and RECOMMENDATION: The Commission on Criminal and Juvenile Justice (CCJJ) has awarded the Washington County Drug Task Force $100,000.00 in FY2025 funding to be approved for use by the Police Department. This is an annual award to fund the Washington County Drug Task Force. Staff recommends approval.

b. Consider approval to purchase of Musco lights, poles, beacons and bases, for the Little Valley Skate Park on State Contract.

BACKGROUND and RECOMMENDATION: A skate park is being designed at Little

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Valley Park. Musco lights are used throughout The Fields at Little Valley, at the Pickleball courts and soccer fields. It makes sense to tie into the existing system for the skate park as well. This proposal includes both materials and installation of the lights. Staff recommends approval.

c. Consider approval for the purchase of Musco lights, poles, beacons and bases, for the Little Valley Soccer Fields 4, 5 & 6 on State Contract.

BACKGROUND and RECOMMENDATION: Fields 4, 5 and 6 were constructed in 2008 and have served residents for 16 years. They are well maintained and are well used. This proposal includes both materials and installation of the lights. Staff recommends approval.

d. Consider approval to accept the Utah Outdoor Recreation Grant for the construction portion of the Little Valley Skate Park.

BACKGROUND and RECOMMENDATION: This grant is from the State of Utah through the Division of Outdoor Recreation. It is the Utah Outdoor Recreation Grant Tier 1. The grant required a 50% match, which we will have for the construction of this project. This money will aid in the construction of the Las Colinas Park, that is to be built in FY25. This is a reimbursement grant. The Park Planning Division has 28 months to use these funds. Staff recommends approval.

e. Consider approval to accept the Utah Outdoor Recreation Grant for the construction portion of the Las Colinas Park.

BACKGROUND and RECOMMENDATION: This grant is from the State of Utah through the Division of Outdoor Recreation. It is the Utah Outdoor Recreation Grant Tier 1. The grant required a 50% match, which we will have for the construction of this project. This money will aid in the construction of the Las Colinas Park, that is to be built in FY25 and FY 26. This is a reimbursement grant. The Park Planning Division has 28 months to use these funds. Staff recommends approval.

f. Consider approval to accept the Utah Outdoor Recreation Grant for the construction portion of the Curly Hollow Adventure Park.

BACKGROUND and RECOMMENDATION: This grant is from the State of Utah through the Division of Outdoor Recreation. It is the Utah Outdoor Recreation Grant Regional Asset Tier. A qualification for this tier was the total project amount had to exceed $3,000,000. The grant required a 50% match, which we will have for the construction of this project. This money will aid in the construction of the Curly Hollow Adventure Park, that is to be built in FY25 and FY 26. This is a reimbursement grant. The Park Planning Division has 28 months to use these funds. Staff recommends approval.

g. Consider approval of a Professional Services Agreement with Sunrise Engineering for the re-design, bidding and construction management of the Curly Hollow Adventure Park.

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BACKGROUND and RECOMMENDATION: This is a re-design of the Curly Hollow Community (now Adventure) Park. The previous design was too spread out and didn't provide enough amenities for the estimated cost. After much deliberation staff decided to revisit the design. the concept is included in the documents attached. Staff recommends approval.

h. Consider approval of Revision 1 to Amendment #8 to the contract dated September 23, 2021 for Jviation for the Airport Parkway Extension Project.

BACKGROUND and RECOMMENDATION: The Airport Parkway was not completed during the initial construction of the airport in 2010-2011. With the rapid airport growth that the airport is experiencing, and the expected continued growth, the airport Parkway needs to be extended and completed. Amendment #8 to the Jviation Agreement dated 9/23/21 was approved on 1/18/24. This revision to the amendment Part B - Special Services includes Materials Testing in the amount of $30,000. Staff recommends approval.

i. Consider approval of a Professional Services Agreement with Jviation for Engineering Services at the St George Regional Airport.

BACKGROUND and RECOMMENDATION: A request for RFQ was posted. Two companies replied: Jviation and VBFA. Qualifications were rated based on the criteria (see attached ratings forms) Jviation was selected. A letter went out to Jviation and VBFA with the results. Staff recommends approval.

j. Consider approval of Task Order #1 to the Jviation PSA for the Aircraft Traffic Control Tower Phase II Design and Bidding Support.

BACKGROUND and RECOMMENDATION: On July 25, 2022, the Federal Aviation Administration completed a benefit cost (B/C) ratio analysis and has accepted St George Regional Airport as a candidate in the FAA Contract Tower (FCT) Program. As a result, a permanent structured control tower that meets FCT Program requirement will need to be in place before Air Traffic Control (ATC) services can begin. To remain in the FCT program, St George Regional Airport will need to provide a control tower that has successfully completed an Operational readiness Inspection by July 2027. Staff recommends approval.

k. Consider approval of Task Order #2 to the new Jviation PSA agreement for the Terminal Expansion Project.

BACKGROUND and RECOMMENDATION: The St. George Regional Airport (SGU) continues to experience significant growth in passenger traffic that at times reaches near capacity levels for certain terminal facilities. As a result, further detailed planning analyses need to be completed on the elected terminal expansion and development concept identified in the SGU Master Plan. Staff recommends approval.

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l. Consider approval of an Amended Infrastructure Agreement between the City of St. George and Red Sands F-1 LC.

BACKGROUND and RECOMMENDATION: The Old Farm Subdivision Infrastructure agreement was recorded 12/18/2023 and needs to be amended to include additional improvements to raise 2450 south to provide a smoother roadway transition and complete roadway improvements along 2450 South. Staff recommends approval.

m. Consider approval of a reimbursement agreement for Chander Drive Roadway Improvements - Tonaquint Ridge & Tonaquint Cove with Tonaquint Ridge, Inc.

BACKGROUND and RECOMMENDATION: Tonaquint Ridge Inc. is constructing a portion of roadway improvements for Tonaquint Ridge Phases 4-6 along Chandler Drive. The city would like Tonaquint Ridge to construct the remaining improvements along Chandlar Drive which includes, sidewalk, curb, gutter, park strip and asphalt trail to complete Chandler Drive roadway improvements to serve the public. Staff recommends approval.

n. Consider approval of employment contracts for certain appointed positions.

BACKGROUND and RECOMMENDATION: Employment contracts for appointed positions are proposed to memorialize understanding as part of the ongoing reorganization of city management.

o. Consider approval to continue sponsorship of the annual Juan Festival event organized by Canyon Media on October 12, 2024 at JC Snow Park.

BACKGROUND and RECOMMENDATION: This event started in 2017. The sponsorship includes: 1) Fee waiver of the Special Even application fee ($150); 2) Fee waiver for the sub license fee ($5 per vendor); 3) Fee waiver of the Park reservation fee ($400); 4) Setup big stage; 5) Police officers to provide security; 6) Extra trash can and liners; and 7) Police to set up a booth for interaction with public. Staff recommends approval.

p. Consider approval to continue to waive fees for the Bloomington Community Picnic organized by The Church of Jesus Christ of Latter-Day Saints Bloomington Stake on September 24, 2024 at Bloomington Park.

BACKGROUND and RECOMMENDATION: This is an annual event that the community of Bloomington has held for many years. There is a BBQ and activities free to the public. The fee waiver includes: 1) Special Event application fee ($150); and 2) Park Reservation fee ($400). Staff recommends waiving the fees.

Link to presentation from Mayor Randall: 00:08:18

Agenda Packet [Page 8]

DRAFT

Link to motion: 00:08:40

MOTION:
A motion was made by Councilmember Kemp to approve the consent calendar as presented.
SECOND:
The motion was seconded by Councilmember Larsen.
VOTE:
Mayor Randall called for a vote, as follows:

Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PURCHASE AGREEMENT:
Consider approval of an agreement to purchase real property from Tonaquint, Inc for a City Cemetery.

BACKGROUND and RECOMMENDATION: The City of St. George desires to acquire 16.32 acres from Tonaquint Inc. for an additional cemetery. As the appraisal has not yet been received, staff recommends approval to purchase the property with the condition that the appraisal does not exceed the purchase price of $2,200,000.

Link to introduction from City Manager John Willis and presentation from Parks and Community Services Director Shane Moore, including discussion between Mayor Randall, the City Council, and Mr. Moore: 00:08:55

Agenda Packet [Page 327]

Link to motion: 00:11:24

MOTION:
A motion was made by Councilmember Larsen to approve the agreement to purchase real property from Tonaquint, Inc for a City Cemetery.
SECOND:
The motion was seconded by Councilmember Larkin.
VOTE:
Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

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PUBLIC HEARING/CDBG 2024-2028 CONSOLIDATD PLAN AND 2024 ANNUTAL ACTION PLAN:

Public hearing and consideration of the CDBG 2024-2028 Consolidated Plan and 2024 Annual Action Plan.

BACKGROUND and RECOMMENDATION: The 2024-2028 Consolidated Plan outlines proposed projects to be funded by the City's CDBG program to address identified needs during the next five years. This plan also includes the first program year 2024 Annual Action Plan. A public notice was posted to the Spectrum as well as the City and State websites. The plan has been on the City website as well as the State's public notice website since May 28, 2024 for a 30-day public comment period, currently no comments have been received. The public comment period will end on June 27, 2024.

Link to introduction from City Manager John Willis and presentation from Planner Brenda Hatch, including discussion between the City Council, City Manager John Willis, Mayor Randall, and Ms. Hatch: 00:11:50

Agenda Packet [Page 328]

Link to public hearing; no comments were made: 00:15:55

Link to motion: 00:16:20

MOTION:
A motion was made by Councilmember Larkin to adopt the CDBG 2024-2028 Consolidated Plan and 2024 Annual Action Plan.

SECOND:
The motion was seconded by Councilmember Kemp.

VOTE:
Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/NON-RECIPROCAL TRANSFERS FOR UNBILLED UTILITY SERVICES FROM THE ELECTRIC, WATER, AND SEWER FUNDS TO OTHER CITY FUNDS:

Public hearing to review and take public comment regarding non-reciprocal transfers for unbilled utility services from the Electric, Water, and Sewer Funds to other City Funds.

BACKGROUND and RECOMMENDATION: The City of St. George has funds that operate as business-type funds, providing water, energy, and sewer collection and

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treatment services to customers and charging fees based upon consumption (usage) at rates established by the St. George City Council. Most city-owned facilities are charged for these services, but some services are provided directly back to ourselves at no cost. No action is required.

Link to introduction from City Manager John Willis and presentation from Administrative Services Director Trevor Coombs, including discussion between the City Council and Mr. Coombs: 00:16:40

Agenda Packet [Page 513]

Link to public hearing, including comments from residents John Parker and Brett Tolley; following the comments, Mayor Randall closed the public hearing: 00:23:51

Link to comments from Administrative Services Director Trevor Coombs and discussion between the Council and Mr. Coombs: 00:26:30

PUBLIC HEARING/PROPOSED TRANSFERS FROM ENTERPRISE FUNDS TO OTHER FUNDS:

Public hearing to review and take public comment regarding the proposed transfers from Enterprise Funds to Other Funds included in the recommended fiscal year 2024-25 budget.

BACKGROUND and RECOMMENDATION: The General Fund provides administrative and overhead support to the enterprise (business-type) funds. These services include utility billing, payment collection, and customer service functions, as well as indirect costs for human resources, legal, technology, fleet maintenance, and other administrative services. If these functions were not provided by the General Fund, the enterprise funds would need to hire additional employees and pay the direct personnel, materials and supplies, and equipment costs and/or hire consultants and pay their fees. Staff recommends holding the public hearing.

Link to introduction from City Manager John Willis and presentation from Budget and Financial Planning Director Robert Myers: 00:31:46

Agenda Packet [Page 514]

Link to public hearing; no comments were made: 00:33:52

AMEND AND ADOPT FEES FOR VARIOUS SERVICES AND RECREATIONAL ACTIVITIES/RESOLUTION:

Consider approval of Resolution No. 2024-019R amending and adopting fees for various services and recreational activities.

BACKGROUND and RECOMMENDATION: Each year the city reviews its services and fees associated to ensure sufficiency of fee coverage. The City has recognized some areas where fee increases are necessary to cover related costs. Increased fees will become effective on July 1, 2024. Staff recommends approval of the resolution. Staff recommends approval of the resolution.

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Link to introduction from City Manager John Willis and presentation from Assistant Budget Director Chad Moultrie, including discussion between the City Council and Mr. Moultrie: 00:34:26

Agenda Packet [Page 518]

Link to motion: 00:37:55

MOTION:
A motion was made by Councilmember Kemp to approve Resolution No. 2024-019R amending and adopting fees for various services and recreational activities as presented.

SECOND:
The motion was seconded by Councilmember Tanner.

VOTE:
Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/FINAL ADOPTION OF THE FY2024-25 BUDGET/RESOLUTION:
Public hearing to receive input on the Fiscal Year 2024-25 Budget and consideration of Resolution No. 2024-020R for final adoption of the FY 2024-25 Budget.

BACKGROUND and RECOMMENDATION: State Law requires at least one public hearing to receive citizen input before formally adopting the City's final annual budget, and also requires the budget be adopted on or before June 30th. This year the city will hold two public hearings to take citizen input. The first hearing was held on June 13, 2024 and this hearing will be the second public hearing. The Fiscal Year 2024-25 City Manager Recommended Budget was presented during the May 2nd City Council meeting and has been available on the City's website and in the City Recorder's Office since that time. This year the City Council held multiple full day work meetings on the FY 2024-25 budget beginning with the Goals and Budget Retreats on January 23rd and February 15th and ending with review of the Fiscal Year 2024-25 City Manager Recommended Budget on May 16th. Tonight's item will be to hold the second public hearing on the FY 2024-25 Budget and to consider final adoption of the FY 2024-25 Budget. Staff recommends holding the public hearing on the Fiscal Year 2024-25 Budget and at the conclusion of the public hearing approval of the resolution to adopt the Final Fiscal Year 2024-25 Budget.

Link to introduction from City Manager John Willis and presentation from Budget and Financial Planning Director Robert Myers, including discussion between Mayor Randall, the City Council, and Mr. Myers: 00:38:37

DRAFT

Agenda Packet [Page 584]

Link to public hearing; including comments from resident True Love and Mayor Randall; following the comments, Mayor Randall closed the public hearing: 00:58:27

Link to motion: 01:01:45

MOTION:
A motion was made by Councilmember Kemp to approve Resolution No. 2024-020R for final adoption of the FY 2024-25 Budget.
SECOND:
The motion was seconded by Councilmember Larkin.
VOTE:
Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – nay
Councilmember Kemp – aye

The motion carried.

ADOPT RAX RATE FOR THE 2024 TAX YEAR (2025 FISCAL YEAR) AND LEVY TAXES UPON ALL REAL AND PERSONAL PROPERTY WITHIN THE CITY OF ST. GEORGE/RESOLUTION:

Consider approval of Resolution No. 2024-021R adopting the tax rate for the 2024 tax year (2025 fiscal year) and levying taxes upon all real and personal property within the City of St. George.

BACKGROUND and RECOMMENDATION: State Law requires that the city adopt the Certified Tax Rate (CTR) on or before June 22nd of each year. The Certified Tax Rate is the property tax rate that if adopted would raise the same amount of property tax revenue as was budgeted for the City in the prior fiscal year from existing residents. The Certified Tax Rate is deposited into the City's General Fund and is used to fund core city services provided to our residents including police, fire, 911 dispatch, street and traffic signal maintenance, parks and trails maintenance and general administration and support. The Certified Tax Rate is calculated by the State Property Tax Commission and Washington County Clerk Auditor's Office and is provided to the City each year in early June. For TY 2024 (FY 2025) the Certified Tax Rate is 0.000681. Staff recommends approval of the resolution adopting the TY 2024 (FY 2025) Certified Tax Rate.

Link to introduction from City Manager John Willis and presentation from Budget and Financial Planning Director Robert Myers, including discussion between the City Council and Mr. Myers: 01:02:29

Agenda Packet [Page 997]

DRAFT

Link to motion: 01:03:50

MOTION:
A motion was made by Councilmember Larkin to approve Resolution No. 2024-021R adopting the tax rate for the 2024 tax year (2025 fiscal year) and levying taxes upon all real and personal property within the City of St. George.

SECOND:
The motion was seconded by Councilmember Larsen.

VOTE:
Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/REVIEW AND APPROVE AMENDMENTS TO THE FISCAL YEAR 2023-24 BUDGET/RESOLUTION:

Public hearing and consideration of Resolution No. 2024-022R to review and approve amendments to the Fiscal Year 2023-24 Budget.

BACKGROUND and RECOMMENDATION: State statute requires a public hearing when changes are requested to the City's budget. Staff typically bring budget openings forward to the City Council for consideration on a quarterly basis based on changes that occur during the fiscal year. Staff recommends taking public comment and approval of the resolution.

Link to introduction from City Manager John Willis and presentation from Budget and Financial Planning Director Robert Myers: 01:04:22

Agenda Packet [Page 1,000]

Link to public hearing; no comments were made: 01:13:49

Link to motion: 01:14:10

MOTION:
A motion was made by Councilmember Larsen to approve Resolution No. 2024-022R to review and approve amendments to the Fiscal Year 2023-24 Budget.

SECOND:
The motion was seconded by Councilmember Tanner.

VOTE:
Mayor Randall called for a roll call vote, as follows:

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Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

INCREASE IN PICK-UP OF PUBLIC SAFETY AND FIREFIGHTER EMPLOYEE RETIREMENT CONTRIBUTIONS/RESOLUTION:

Consider approval of Resolution No. 2024-023R authorizing increase in pick-up of Public Safety and Firefighter employee retirement contributions.

BACKGROUND and RECOMMENDATION: This resolution authorizes the City per amendments by Utah State Legislature to pick up the required .83% increase in the employee portion of the Public Safety and Firefighter Tier II Noncontributory Retirement System. Staff recommends approval.

Link to introduction from City Manager John Willis and presentation from Human Resources Director Pennie Hancock: 01:14:40

Agenda Packet [Page 1,005]

Link to motion: 01:15:28

MOTION:

A motion was made by Councilmember Tanner to approve Resolution No. 2024-023R authorizing increase in pick-up of Public Safety and Firefighter employee retirement contributions.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

APPROVAL OF RAP TAX ARTS GRANTS:

Consider approval of the St. George Arts Commission's RAP Tax Arts Grants distribution list.

BACKGROUND and RECOMMENDATION: Each year since the approval of the county RAP Tax. The St. George Arts Commission receives, and reviews grant applications from local cultural non-profits. The St. George Arts Commission met on Thursday,

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May 23, 2024, and Wednesday, June 5, 2024, to discuss applications for RAP Tax Grants in the 2024-2025 fiscal year. The Commission received and reviewed 28 applications for funds this year totaling $422,382 in requests and has recommended allocations totaling $250,000.

Link to introduction from City Manager John Willis and presentation from Community Arts Manager Peyton Lee, including discussion between the City Council, and Ms. Lee: 01:15:56

Agenda Packet [Page 1,008]

Link to motion: 01:20:27

MOTION:
A motion was made by Councilmember Larkin to approve the St. George Arts Commission's RAP Tax Arts Grants distribution list for 2024.

SECOND:
The motion was seconded by Councilmember Kemp.

VOTE:
Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

HILLSIDE DEVELOPMENT PERMIT:

Consider approval of a hillside permit on approximately 2.59 acres located on the east side of 1470 East at approximately 300 South for the purpose of adding a 92-room hotel on the site, with conditions from the Planning Commission. (Case No. 2024-HS-005 - @Home Best Western)

BACKGROUND and RECOMMENDATION: This application went to the Hillside Review Board (HRB) on February 28, 2024. After some clarification was made in the geotechnical report, the board reconvened and recommended approval of the permit. The Planning Commission also heard the request and recommends approval with a condition.

Agenda Packet [Page 1,015]

AND

Consider approval of Ordinance No. 2024-037 amending an approved PD-C (Planned Development Commercial) on approximately 2.59 acres located on the east side of 1470 East at approximately 300 South, for the purpose of

DRAFT

adding a 92-room hotel on the site, with conditions from the Planning Commission. (Case No. 2024-PDA-005 - @Home Best Western)

BACKGROUND and RECOMMENDATION: In 1998, the Planned Development Commercial zone was approved on this site as part of the approval of the Target and Lowes development on River Road. Other amendments have also taken place in this over the years. On May 28, 2024, the Planning Commission held a public hearing on the proposal and recommends approval with conditions. There is a hillside permit associated with the PD amendment. A preliminary plat was approved by Planning Commission.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between the City Council and Mr. Boles: 01:20:48

Agenda Packet [Page 1,258]

Link to motion: 01:28:12

MOTION:
A motion was made by Councilmember Larsen to approve the hillside permit on approximately 2.59 acres located on the east side of 1470 East at approximately 300 South for the purpose of adding a 92-room hotel on the site, with conditions from the Planning Commission.

SECOND:
The motion was seconded by Councilmember Hughes.

VOTE:
Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

Link to motion: 01:28:53

MOTION:
A motion was made by Councilmember Tanner to approve Ordinance No. 2024-037 amending an approved PD-C (Planned Development Commercial) on approximately 2.59 acres located on the east side of 1470 East at approximately 300 South, for the purpose of adding a 92-room hotel on the site, with conditions from the Planning Commission.

SECOND:
The motion was seconded by Councilmember Kemp.

VOTE:
Mayor Randall called for a roll call vote, as follows:

DRAFT

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

APPOINTMENTS:

Appointments to Boards and Commissions of the City.

No appointments were made.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

No reports were given.

ADJOURN TO A CLOSED MEETING:

Request a closed session to discuss litigation, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual.

A closed meeting was not held.

ADJOURN:

Link to motion: 01:29:52

MOTION:

A motion was made by Councilmember Larsen to adjourn and move into the Neighborhood Redevelopment Agency meeting.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

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Christina Fernandez, City Recorder

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Agenda Date: 07/18/2024 **Agenda Item Number:** 03

Subject:

Consider approval of Ordinance No. 2024-038 amending an approved PD-C (Planned Development Commercial) on approximately .41 acres, for the purpose of adding a 5,086 square foot 2- story professional office building. (Case No 2024-PDA-008 -Sheffield Professional Office)

Item at-a-glance:

Staff Contact: Mike Hadley

Applicant Name: MRW/Clay Lister

Reference Number: 2024-PDA-008

Address/Location:

West of River Rd and south of George Washington Pkwy.

Item History (background/project status/public process):

This is a request for an amendment to the approved Boulder Creek Crossing PD-C (Planned Development Commercial). This request is to construct a new professional office building at the existing Boulder Creek Crossing Ph.2 lot 13 site. The site is approximately 0.41 acres total. The site is located at approximately 1450 South George Washington Pkwy. The two-story building will provide four (4) lease spaces. The proposed building footprint will be 2,536 sq. ft. on the main floor and 2,389 sq. ft. on the second floor for an overall total of 5,086 sq. ft. On June 25, 2024, the Planning Commission held a public hearing regarding the proposal and recommended approval 6-0 without conditions.

Staff Narrative (need/purpose):

This proposal is for a Planned Development Amendment to a PD-C (Planned Development Commercial) to the Boulder Creek Crossing development. The applicants are seeking approval for a professional office building on the site.

Name of Legal Dept approver: Jamie Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

On June 25, 2024, the Planning Commission held a public hearing on this request. The Planning Commission recommends approval of the Planned Development Amendment to the Desert Color PD-C (Planned Development Amendment) as proposed without conditions.

St.George
Community Development

Planned Development Amendment

PLANNING COMMISSION AGENDA REPORT: 06/25/2024
CITY COUNCIL AGENDA REPORT: 07/18/2024

Sheffield Office Zone Change Amendment (Case No. 2024-PDA-008)		
Request:	An ordinance amending an approved PD-C (Planned Development Commercial) on approximately .41 acres, located west of River Rd and south of George Washington Pkwy for the purpose of adding a 5,086 square foot two story professional office building for a project to be known as Sheffield Professional Office	
Applicant:	Sheffield Professional Office	
Representative:	MRW/Clay Lister	
Location:	West of River Rd and south of George Washington Pkwy.	
General Plan:	Commercial (COM).	
Existing Zoning:	Planned Development Residential (PD-C) Boulder Creek Crossing.	
Surrounding Zoning:	North	R-1-10 (Single Family Residential, 10,000 sq ft lots)
	South	Open Space
	East	PD-C (Planned Development Commercial)
	West	R-1-10 (Single Family Residential, 10,000 sq ft lots)
Land Area:	Approximately 0.41 acres	

BACKGROUND:
This request is for a PDA (Planned Development Amendment) to construct a new professional office building at the existing Boulder Creek Crossing Ph.2 lot 13 site. The site is approximately 0.41 acres total; the site is located at approximately 1450 South George Washington Pkwy.

The two-story building will provide four (4) lease spaces. The proposed building footprint will be 2,536 sq ft on the main floor and 2,389 sq ft on the second floor for an overall total of 5,086 sq ft.

The applicant has provided staff with site plan, a conceptual landscape plan and elevations of the proposed two-story building. The following table outlines the details of those plans.

Please see the zoning requirement details below:

Zoning Requirements			
Regulation	**Section Number**	**Proposal**	**Staff Comments**
Setbacks		Setbacks will be confirmed with Site Plan review.	The required setbacks will be: Front (interior lot): 0' Side (west): 0' Side (east): 0' Rear (north): 20'
Temporary Buildings, including Cargo Containers	10-8-4	None	N/A
Pedestrian Circulation Plan	10-8-6	The site plan provided shows shared access with the surrounding proposed development.	This meets requirements.
Uses	10-8D-2	The use is the same as the existing uses.	The use was established with the original approval of PD-C .
Height and Elevation	10-8D-2	The proposed maximum height is 33-6" to top of parapet (two story).	The PD-C zone allows for a 50' height. This meets regulations.
Phasing Plan	10-8D-2	No phasing proposed.	N/A
Landscape Plan	10-8D-2	A conceptual landscape plan has been provided.	This will be verified for code compliance at the time of site plan approval.

Utilities	10-8D-2	None shown	All utilities will be determined and designed during the JUC process. We will ensure this is completed during the site plan approval process.
Signs	10-8D-2	No signage is being proposed with this phase.	Any signage will meet the requirements of the sign code.
Lighting	10-8D-2	A photometric plan has been provided.	A photometric plan has been submitted as part of the site plan submittal.
Solid Waste	10-8D-6	The site plan does show the location for solid waste.	The waste location will be required to have solid wall surrounding it.
Buffer Protection of Residential Property	10-8D-6	The site plan shows a landscaped, buffer adjacent to the residential property to the west.	There is 6' masonry wall on the west property line next to R-1-10 zoning. This meets the requirements.
Overlay Zones	10-13	None	N/A
Parking	10-19-5	The applicant is showing 20 parking stalls for the building.	They are required to have 20 parking spaces for the building. This meets requirements.
EVCS And Bike Parking	10-19-6	They are not showing bike racks or electric vehicle charging station.	Regulations require 2 bike spaces and conduit for 1 EVCS.

RECOMMENDATION:
Staff recommends approval of this planned development amendment with no conditions:

PLANNING COMMISSION:
The Planning Commission held a public hearing on this proposal on June 25, 2024. There was no public comment at the meeting. The Planning Commission did have discussion on the proposed location of the dumpster and the elevations on the west side of the building. After discussion the Planning Commission recommended approval of the Sheffield Professional Office to the City Council with a unanimous vote of 6-0 Council with the condition recommended by staff in the staff report.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table the proposed zone change amendment to a specific date.

POSSIBLE MOTION:

"I move that we approve the proposed Sheffield office building Planned Development Commercial amendment as presented, based on the findings and subject to the conditions listed in the staff report. Case no. 2024-PDA-008".

FINDINGS FOR APPROVAL:

1. The use was established with the approval of the PD-C zone.
2. The proposed zone change meets the zone-change application requirements found in Section 10-7F.

Exhibit A
Applicant's Narrative

March 21, 2024

City of St. George Zoning Department

Subject: **Sheffield Office Building**
Located at approx. 1475 E 1450 South
St. George City, Utah

ZONE CHANGE AMENDMENT PROJECT DESCRIPTION:

Sheffield Office Building will be designed as a Professional Office space and consists of one, two story, building with up to (4) lease spaces. The building will have a proposed footprint of 2,536 square feet on the main level and second floor of 2,389 square feet. The proposed improvements include the building, street access, utilities, necessary driveways, parking and landscaping. Please see the Conceptual Site Plan and Conceptual landscape plan submitted with this letter for more information on site design.

The occupancy of the proposed buildings will be 'B' occupancies as defined by the 2021 International Building Code. Proposed allowed uses for this project are as follows:

1. Office space, i.e. health care, professional services, etc.

The building will be developed as shell building to be further improved and used by future tenants. For building footprint versus site area percentages please see the Site Data table provided on the Conceptual Site Plan submitted with this letter.

Thank you for working with us to get this project moving forward.

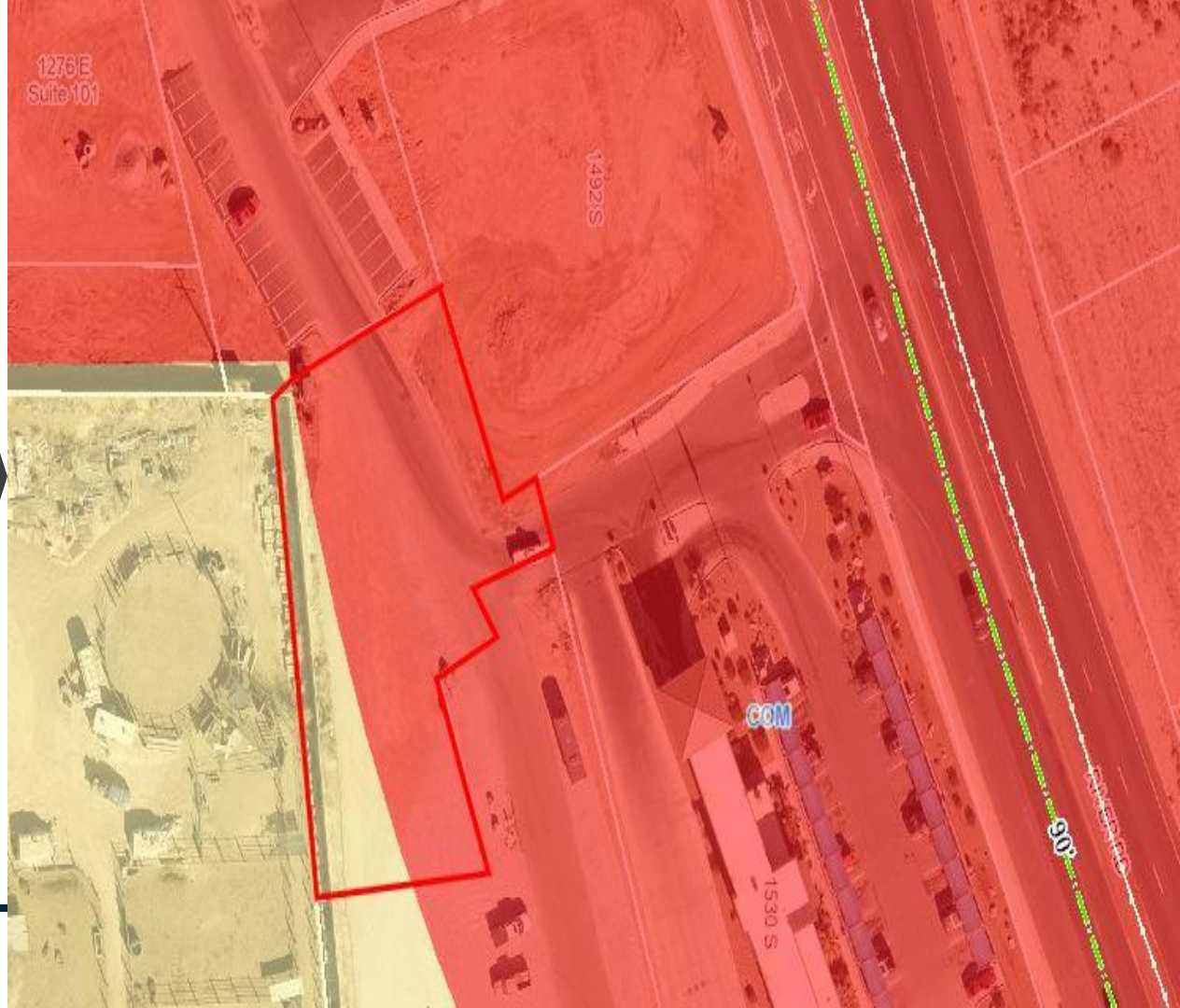
Jeff J. Mathis
Architect
MRW Design Associates

Exhibit B
PowerPoint Presentation

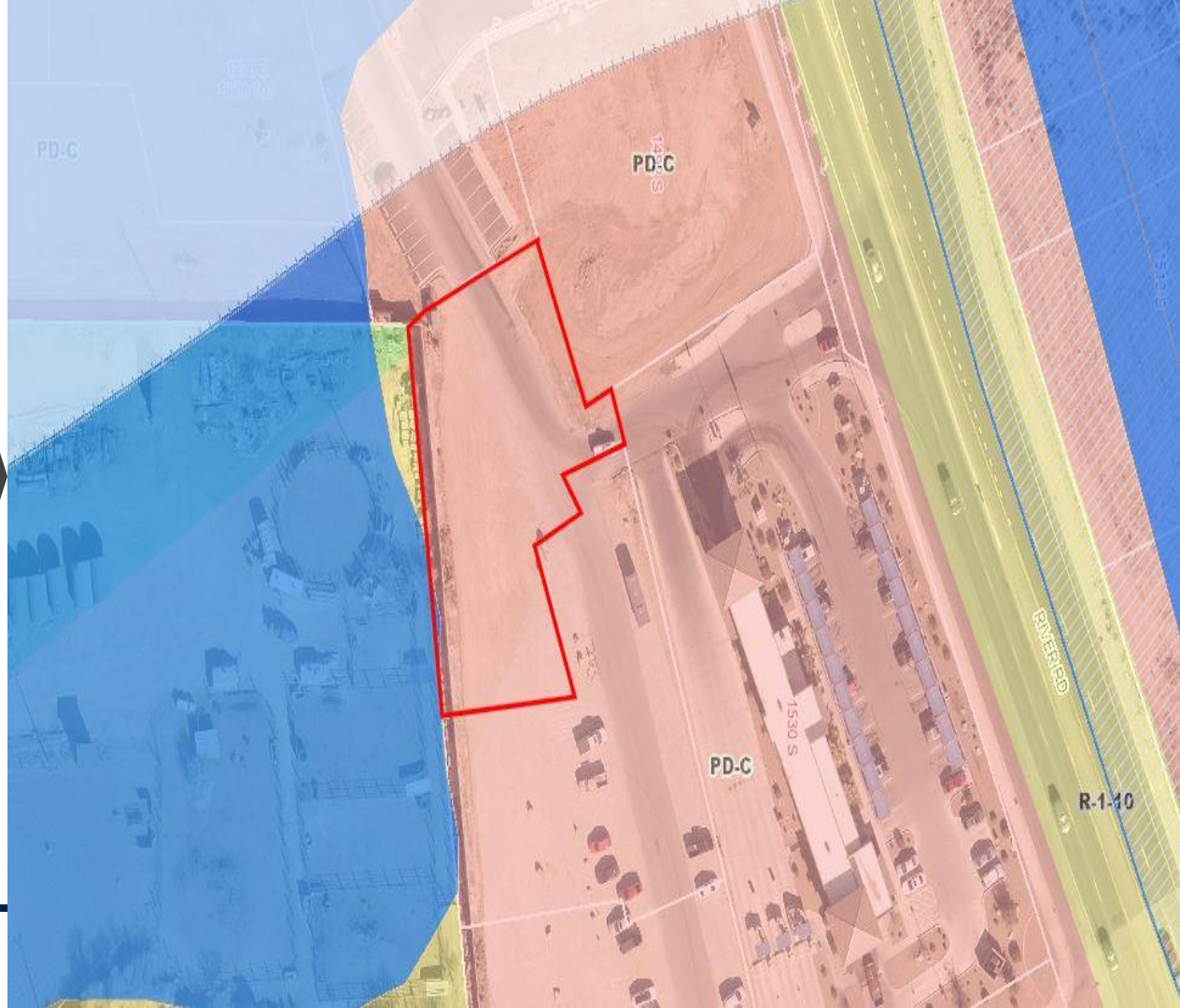
Sheffield Office 2024-PDA-008

Aerial Map

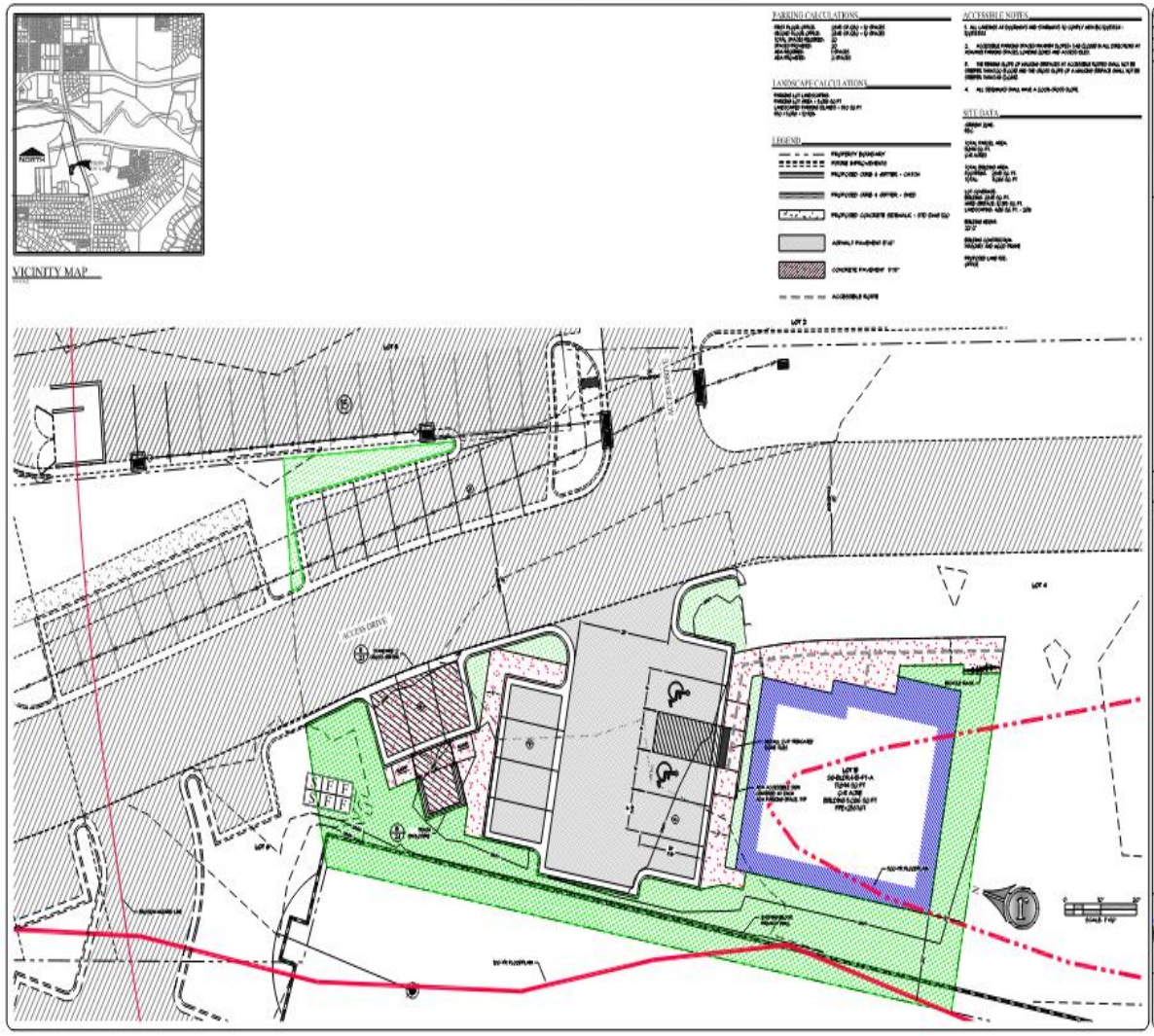
General Plan Map



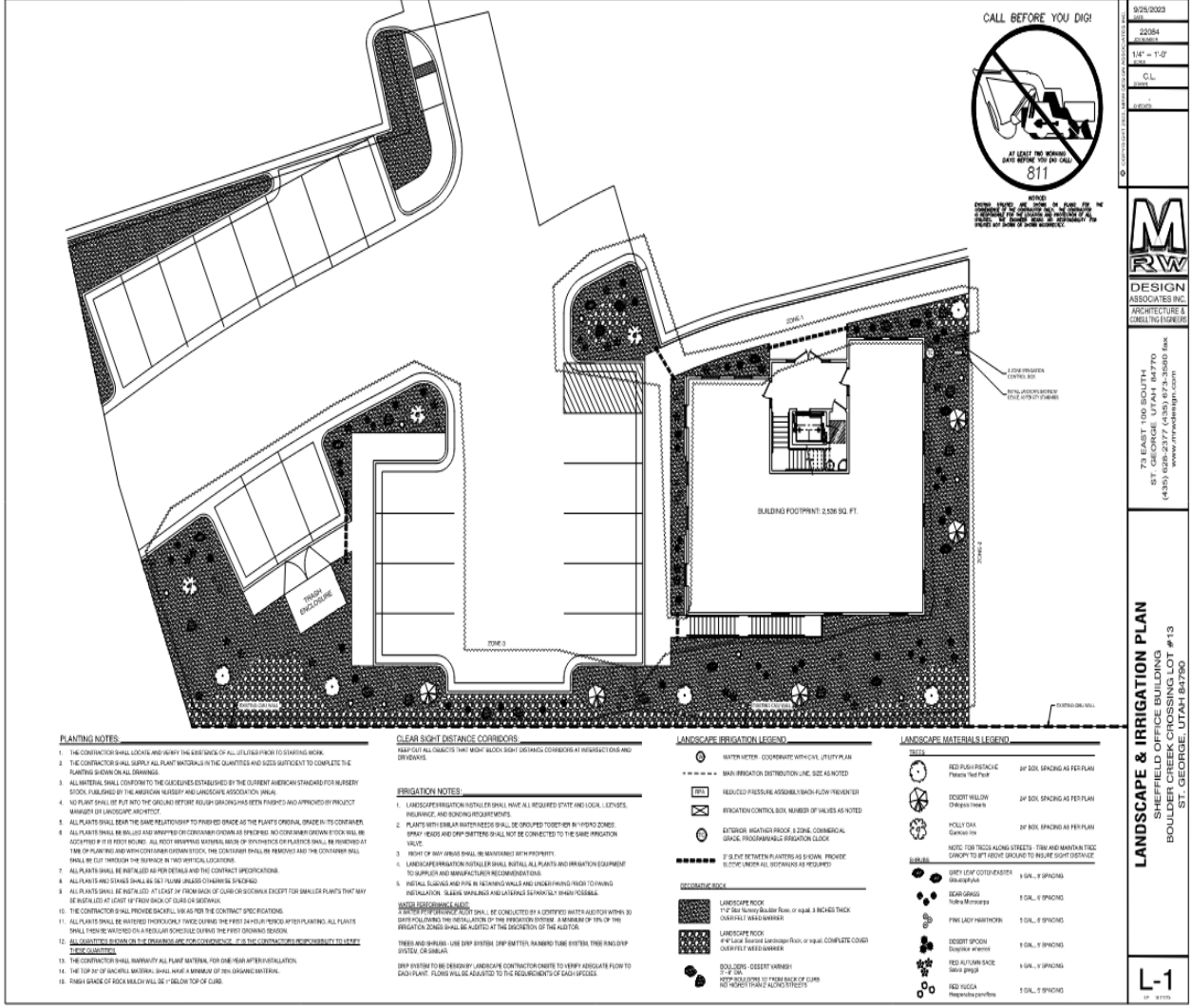
Zoning Map



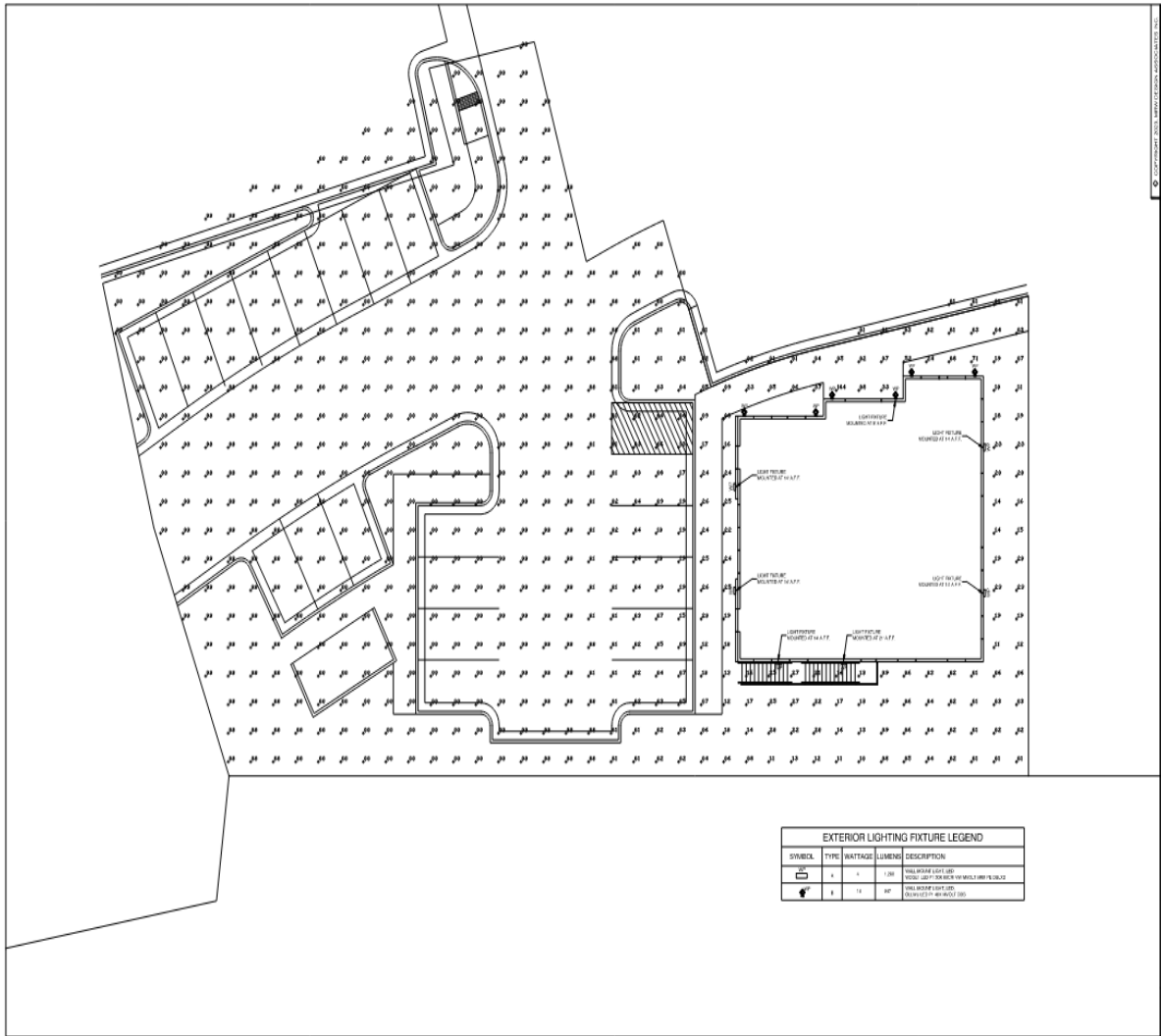
Sheffield Office Site Plan



Landscape Plan

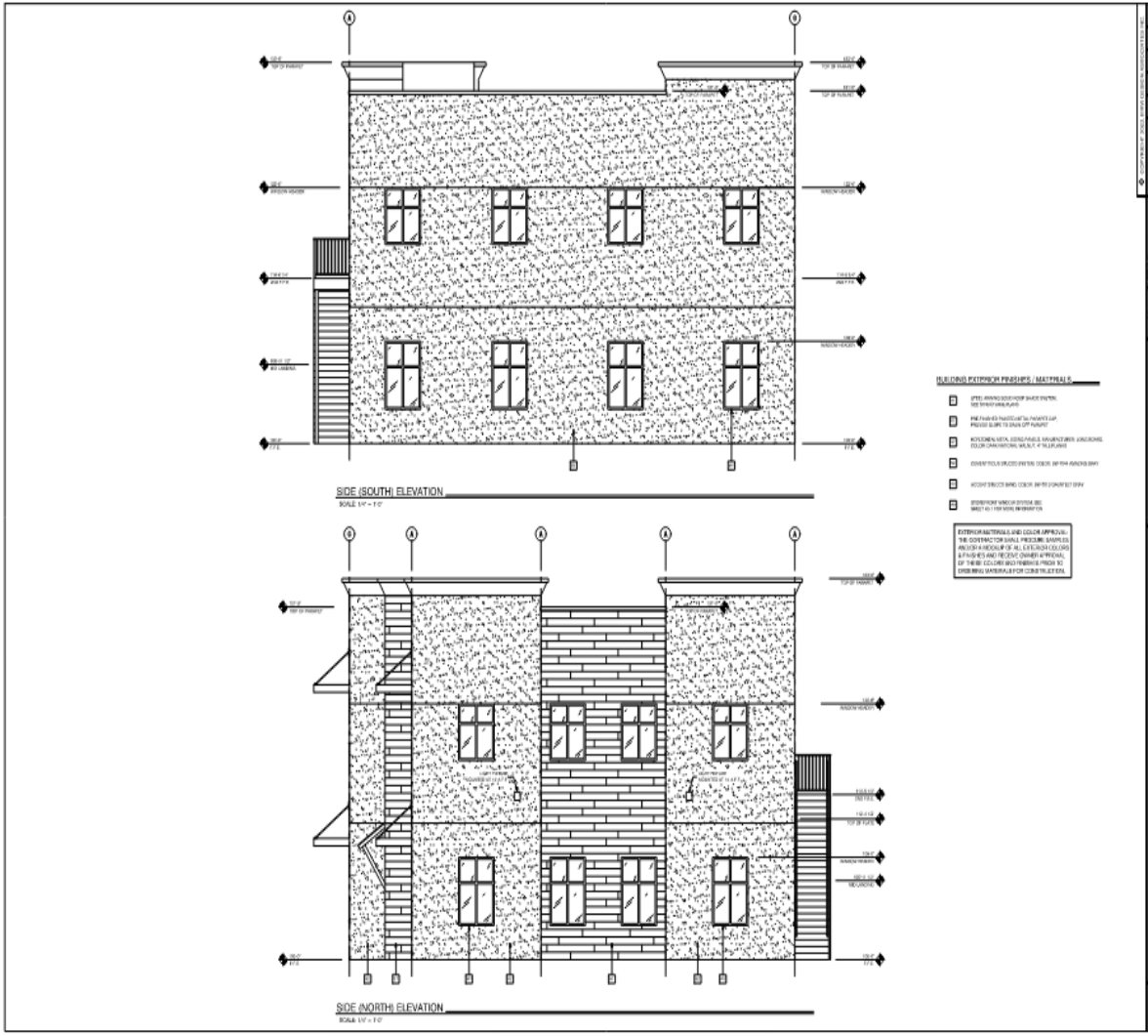


Photometric Plan



East & West Elevations

North & South Elevations



Elevations

Condition of Approval

1. A site plan meeting all regulations of the code and consistent with this plan is required prior to construction

Materials Board

ORDINANCE NO._____

AN ORDINANCE AMENDING AN APPROVED PD-C (PLANNED DEVELOPMENT COMMRECIAL) ON APPROXIMATELY .41 ACRES, LOCATED WEST OF RIVER ROAD AND SOUTH OF GEORGE WASHINGTON PKWY FOR THE PURPOSE OF BUIDING A PROFESSIONAL OFFICE BUILDING FOR A PROJECT TO BE KNOWN AS SHEFFIELD OFFICE BUILDING.

(Sheffield Office Building)

WHEREAS, the property owner has requested to amend the PD-C (Planned Development Commercial) on approximately .41 acres, located west of River Road and south of George Washington Pkwy to build a Professional Office building; and

WHEREAS, the City Council held a public meeting on this request on July 18, 2024; and

WHEREAS, the Planning Commission held a public hearing on this request on June 25, 2024 and recommended approval with a 6-0 vote.

WHEREAS, the City Council has determined that the requested change to the previously approved Planned Development Commercial is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The approved planned development amendment within the PD-C Zone for the property described in Exhibit “A”, shall be amended upon the Effective Date of this Ordinance to reflect the approval of an additional building as shown in Exhibit “B”. The planned development amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit “A”, and parcel exhibit, incorporated herein as Exhibit “B”.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below, and upon posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 18th day of July 2024.

CITY OF ST. GEORGE:

_____
Michele Randall, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

_____
Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

Councilmember Hughes _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____

Exhibit “A”

PD Zone Change – Lot 13 Boulder Creek Crossing Phase 1 Partial Amendment “A”

All of Lot 13, Boulder Creek Crossing Phase 1 Partial Amendment “A”, according to the official plat thereof, on file as entry number 2021 0041196 in the Office of the Recorder of Washington County, State of Utah.

Exhibit “B” – Parcel Exhibit

Agenda Date: 07/18/2024 **Agenda Item Number:** 04

Subject:

Consider approval of Ordinance No. 2024-039 amending an approved PD-C (Planned Development Commercial) on approximately .97 acres for the purpose of adding a 2,990 square foot financial institution. (Case No. 2024-PDA-007 - America First Credit Union)

Item at-a-glance:

Staff Contact: Mike Hadley

Applicant Name: Rick Magness/AWA Engineering

Reference Number: 2024-PDA-007

Address/Location:

Northwest corner of Desert Color Pkwy and Black Mountain Dr.

Item History (background/project status/public process):

This is a request for an amendment to the approved Desert Color PD-C (Planned Development Commercial). The applicant would like to add an America First Credit Union to a .97-acre parcel located at the northwest corner of Desert Color Parkway and Black Ridge Drive. The building will be 2,990 square feet with a maximum height of 25 and will include two covered drive-up isles with 4 total tellers stations. The proposed building design has been approved by the Desert Color Design Review Board. On June 25, 2024, the Planning Commission held a public hearing regarding the proposal and recommended approval 6-0 without conditions.

Staff Narrative (need/purpose):

This proposal is for a Planned Development Amendment to a PD-C (Planned Development Commercial) in the Desert Color master community. The proposed America First Credit Union will offer residents in the Desert Color development another option for banking servicers located closer to where they live.

Name of Legal Dept approver: Jamie Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

On June 25, 2024, the Planning Commission held a public hearing on this request. No public comment was given. The Planning Commission recommends approval of the Planned Development Amendment to the Desert Color PD-C (Planned Development Amendment) as proposed without conditions

St.George
Community Development

Planned Development Amendment

PLANNING COMMISSION AGENDA REPORT: 06/25/2024
CITY COUNCIL AGENDA REPORT: 07/18/2024

America First Credit Union Planned Development Amendment (Case No. 2024-PDA-007)		
Request:	An ordinance amending an approved PD-C (Planned Development Commercial) on approximately .97 acres, located on the northwest corner of Desert Color Parkway and Black Mountain Drive for the purpose of adding a 2,990 square foot financial institution for a project to be known as America First Credit Union.	
Applicant:	Rick Magness – AWA Engineering.	
Location:	Northwest corner of Desert Color Pkwy and Black Mountain Dr	
General Plan:	TC (Town Center)	
Existing Zoning:	PD-C (Planned Development Commercial)	
Surrounding Zoning:	North	PD-C (Planned Development Commercial)
	South	PD-C (Planned Development Commercial)
	East	PD-C (Planned Development Commercial)
	West	PD-C (Planned Development Commercial)
Land Area:	Approximately .97 acres	

BACKGROUND:
This is a request for an amendment to the approved Desert Color PD-C (Planned Development Commercial). The applicant would like to add an America First Credit Union to a .97-acre parcel located at the northwest corner of Desert Color Parkway and Black Ridge Drive. The building will be 2,990 square feet with a maximum height of 25' and will include two covered drive-up isles with 4 total teller's stations. The proposed building design has been approved by the Desert Color Design Review Board. The signs for this project will be approved at a later date.

The site offers 49 parking spaces, which exceeds the requirement (one stall per every 250 square feet) by 37 stalls and this includes ADA parking stalls. In addition, the site also provides pedestrian access onto Desert Color Parkway. The landscape standards require an average landscape strip along Desert Color Parkway and Black Ridge Drive of 15' which the proposed landscaping does comply.

PLANNING COMMISSION:
The Planning Commissionheld a public hearing and reviewed this application on June 25, 2024. There were no public comments during the public hearing and the Planning Commission recommended approval to the City Council with a unanimous vote of 6-0 and no conditions.

RECOMMENDATION:
The Planning Commission recommends approval to the City Council with the following condition:

1. The street tree landscape requirement is met along Desert Color Parkway and Black Mountain Drive.

ALTERNATIVES:
1. Approve as presented.
2. Approve with conditions.
3. Deny this request.
4. Table the proposed planned development amendment to a specific date.

POSSIBLE MOTION:
I move we approve Ordinance No. 2024-xx, amending an approved PD-C (Planned Development Commercial) on approximately .97 acres, located on the northwest corner of Desert Color Parkway and Black Mountain Drive for the purpose of adding a 2,990 square foot financial institution for a project to be known as America First Credit Union with conditions in the staff report.

FINDINGS FOR APPROVAL:
1. The proposed use is a permitted use found in this PD-C zone.
2. The proposed planned development amendment meets the requirements found in Section 10-8D-2B.

Exhibit A
Applicant's Narrative

May 16th, 2024

St. George City
Community Development Department
Attn: Dan Boles
175 East 200 North
St. George, UT 84770

RE: Planned Development Amendment Narrative Letter for a proposed America First Credit Union (AFCU) office building with Automated Teller Machine (ATM) drive-through at the NW corner of Black Mountain Drive and Signal Desert Color Parkway within the Desert Color Commercial Development

Mr. Boles,

America First Credit Union (AFCU) is requesting Planned Development Amendment consideration for a proposed AFCU office with drive-through ATM's within the Desert Color development located at the NW corner of Black Mountain Drive and Desert Color Parkway.

Background

The current site is vacant and part of the Desert Color development.

Overall site area: ± 0.97 acre

Perimeter rights-of-way include Black Mountain Drive (south), Desert Color Parkway (west, Private Commercial Drive (east)

Current Zoning: PD-C (Planned Development)

Proposed General Uses

The proposed credit union office and drive-through are allowed uses within the existing PD-C zone. America First Credit Union will provide financial services to the surrounding area. Primary hours of operation are generally 9:00am to 6:00pm weekdays, with 24-hour drive-through services.

Site Plan

The proposed office will be located at the SE corner of the site, with parking and drive-through ATM's located internal to the site; within the Desert Color retail designated area.

Building / Elevations

The office building and drive-through design and elevations will be consistent with the Desert Color commercial development while maintaining the AFCU corporate brand. Building and drive-thru

elevations and materials will be consistent with the surrounding commercial development while

maintaining the AFCU brand.

- Corporate branding for AFCU includes blue banding and an integration of brick, concrete, ACM paneling, windows and metal accents. The combination of these materials provides an updated design with a unique building element.
- Muted platinum brick color, as well as the large windows, reflect the surrounding area and "blend-in" to the adjacent development.

Landscaping

Landscape planning is proposed and will be provided in accordance with the Desert Color plant palate and city approvals.

Transportation / Access

Primary access will be from a commercial access on Black Mountain Drive located at the SW corner of the site. , as well as internal parking lot circulation.

Existing offsite improvements along Black Mountain Drive and Desert Color Parkway will not require any additional improvements with the proposed AFCU.

Parking Analysis

Parking Required: 1/250 s.f. = 12 stalls
Parking Provided: 42 stalls

Signage

Project signage will comply with Desert Color design guidelines and approved city code. Signage includes wall signage, as well as a monument sign.

Lighting

Parking lot lighting will be consistent with Desert Color criteria and will provide LED lighting and cut-off optics for both pole and wall pack lighting that will provide sufficient night vision and security lighting without excessive lighting cast beyond the project boundary.

The proposed development meets or exceeds city codes and Desert Color CC&R's.

AFCU looks forward to providing financial services in the Desert Color area.

Thanks in advance for your consideration and approval of this project.

Regards,

Rick Magness

Rick Magness, AICP
Entitlement Manager / Land Planner
rickm@awaeng.com
(702) 370-6962

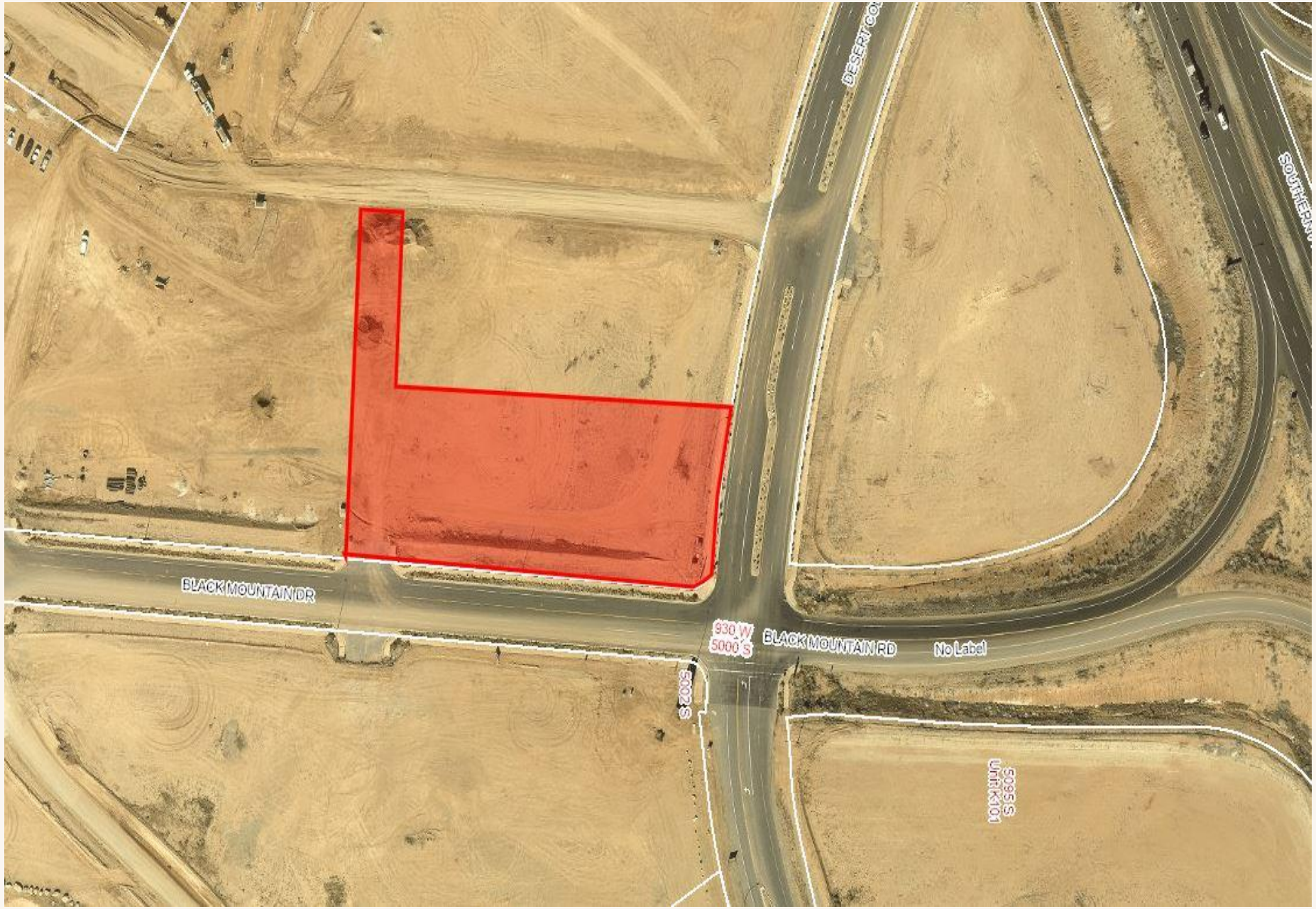
Exhibit B
PowerPoint Presentation

America First Credit Union

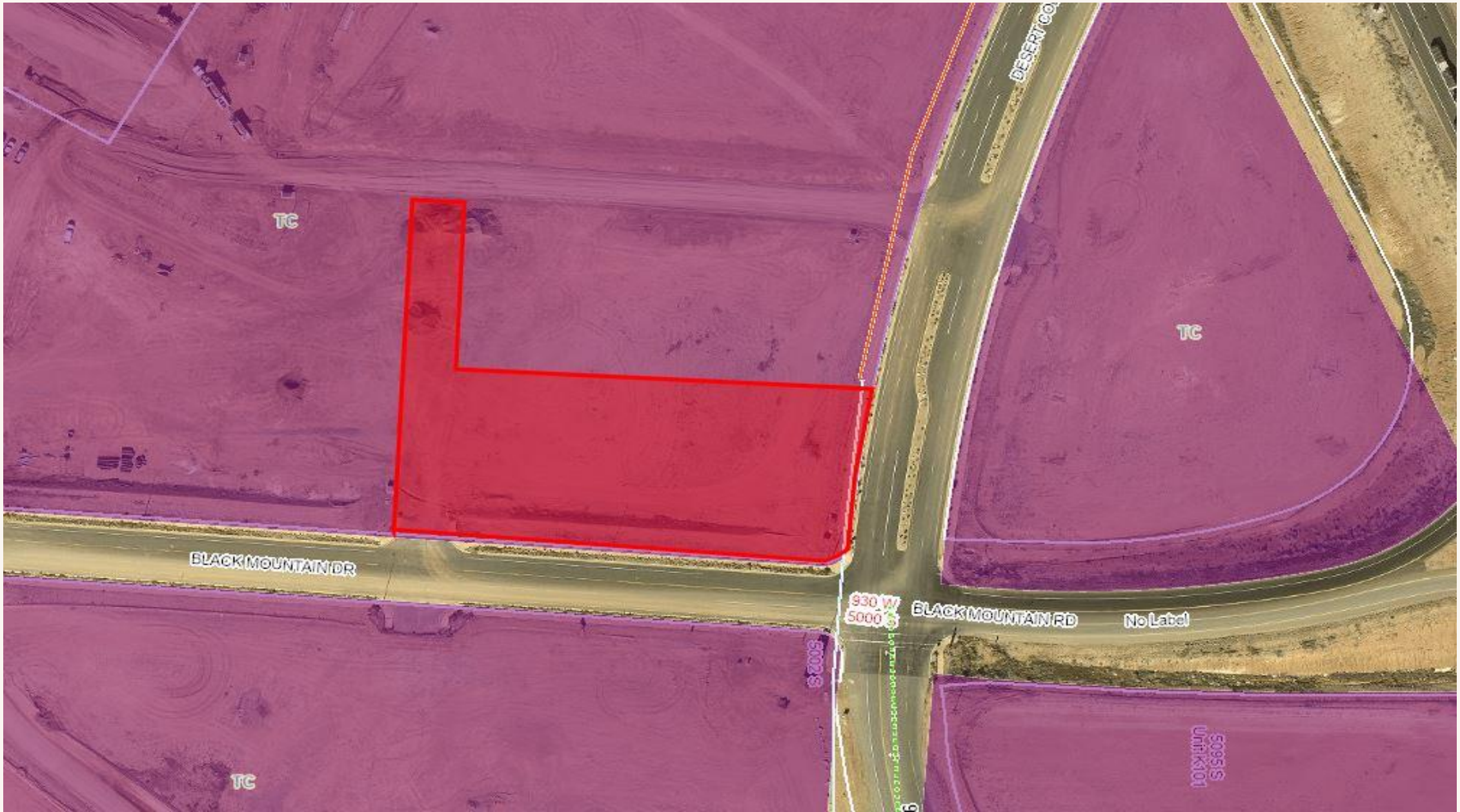
Planned Development Amendment

2024-PDA-007

Location


BLACK MOUNTAIN DR
930 W
5000 S
BLACK MOUNTAIN RD
No Label
5095 S
Unit K101

Land Use


TC
BLACK MOUNTAIN DR
930 W
5000 S
BLACK MOUNTAIN RD
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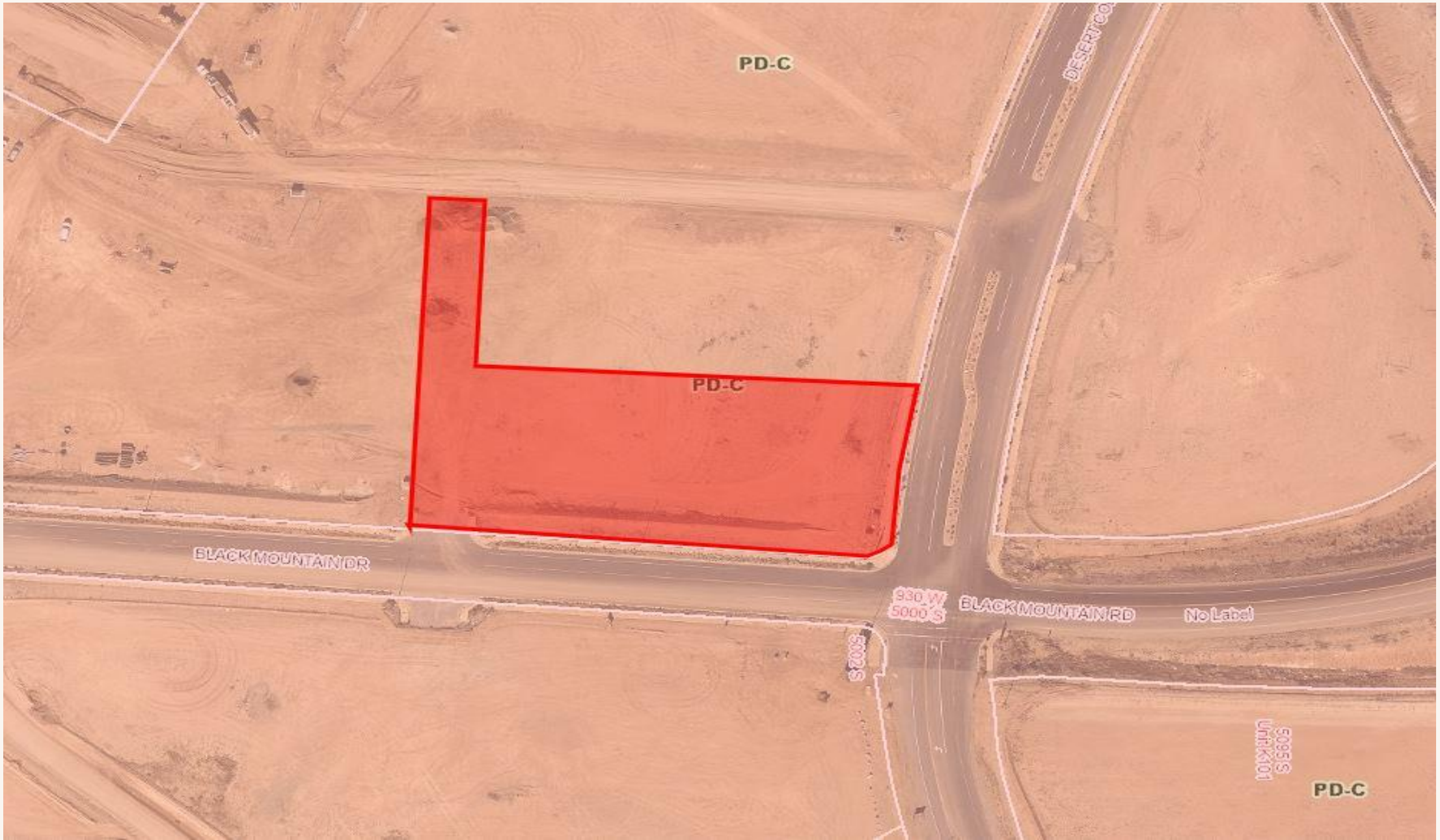
TC
TC
5095 S
5095 S
Unit K101

Zoning


PD-C
PD-C
BLACK MOUNTAIN DR
930 W
5000 S
BLACK MOUNTAIN RD
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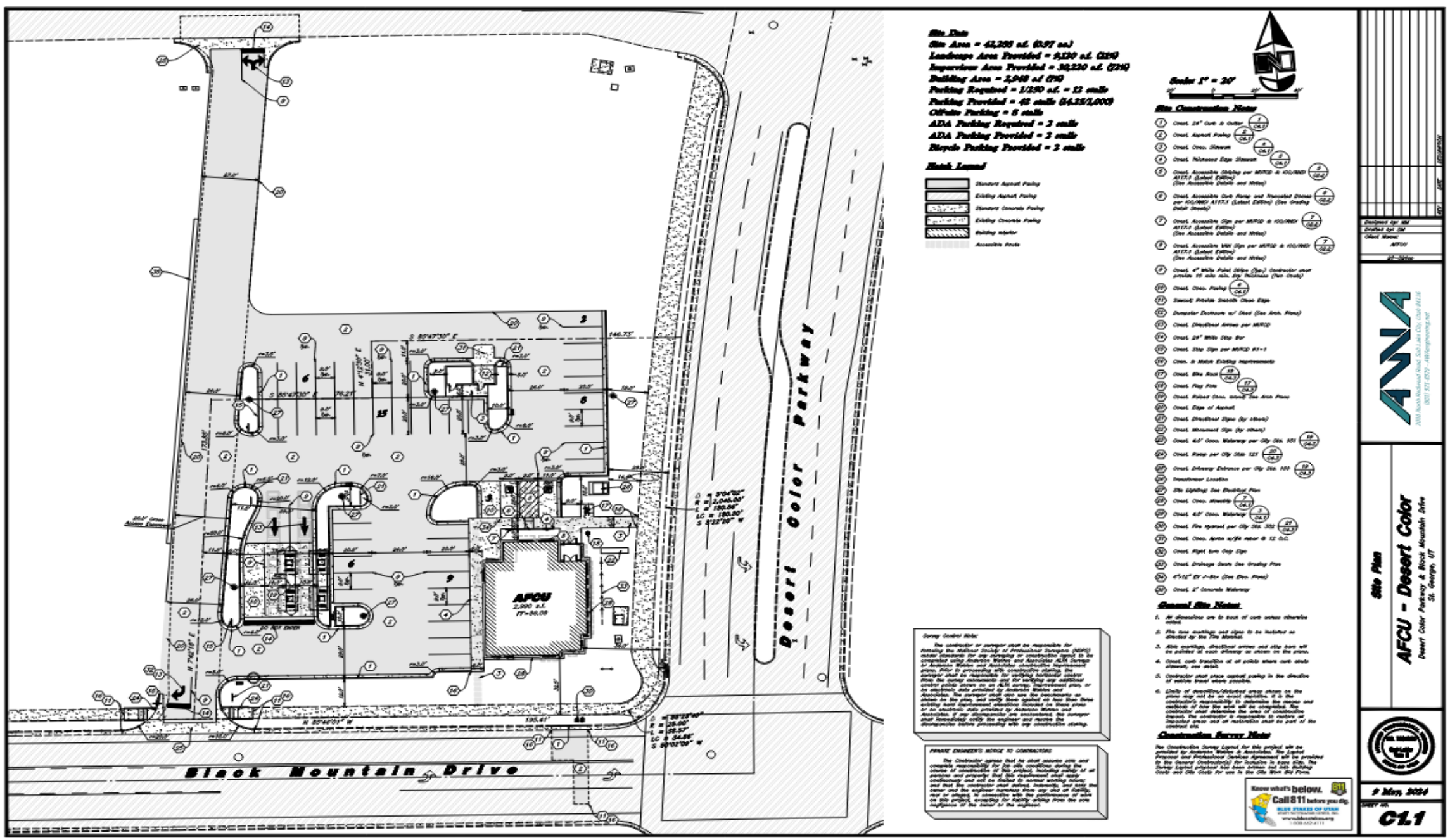
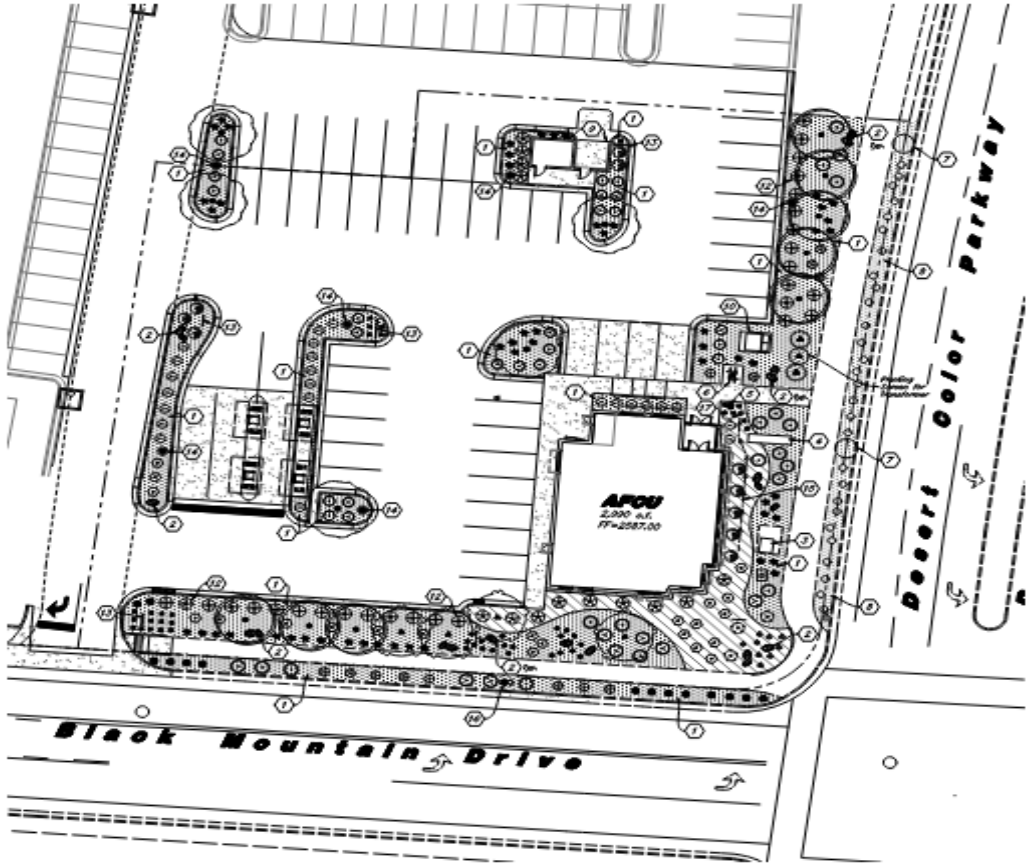
Unit K101
PD-C

SITE PLAN


Site Data
Site Area = 42,250 s.f. (0.97 ac)
Landscape Area Provided = 9,120 s.f. (22%)
Impervious Area Provided = 30,220 s.f. (72%)
Building Area = 2,940 s.f. (7%)
Parking Required = 1/250 s.f. = 12 stalls
Parking Provided = 42 stalls (34,255/1,000)
Offsite Parking = 6 stalls
ADA Parking Required = 2 stalls
ADA Parking Provided = 2 stalls
Bicycle Parking Provided = 2 stalls
Basic Layout
Standard Asphalt Paving
Existing Asphalt Paving
Standard Concrete Paving
Existing Concrete Paving
Building Interior
Accessible Route
Scale 1" = 20'
Site Construction Notes
General Site Notes
Construction Survey Note
Know what's below. Call 811 before you dig.
AFCU
2,990 s.f.
FF=94.08
Desert Color Parkway
Black Mountain Drive
Site Plan
AFCU - Desert Color
Desert Color Parkway & Black Mountain Drive
St. George, UT
9 May, 2024
C1.1

LANDSCAPE PLAN



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	6	*Cercis canadensis* 'Oklahoma' / Oklahoma Redbud *	1 1/2" Cal. Min. / 6-8' Ht.
	3	*Khaya senegalensis* / African Mahogany	1 1/2" Cal. Min. / 6-8' Ht.
	4	*Prunus cerasifera* 'Krauter Vesuvius' / Purple Leaf Plum	1 1/2" Cal. Min. / 6-8' Ht.
SHRUBS			
	14	*Agave utahensis* / Utah Agave	5 gal
	3	*Convolvulus gilliesii* / Yellow Bird of Paradise	5 gal
	3	*Dalea/Eriogonum wrightii* / Grey Desert Spoon	5 gal
	22	*Hesperaloe parviflora* / Red Yucca	5 gal
	10	*Juniperus horizontalis* 'Blue Chip' / Blue Chip Juniper	5 gal
	13	*Leucophyllum langmaniae* 'Rio Bravo' / Rio Bravo Texas Ranger	5 gal
	24	*Leucophyllum zygophyllum* 'Cimarron' / Cimarron Texas Ranger	5 gal
	25	*Nandina domestica* 'Moyer' / Dwarf Heavenly Bamboo	5 gal
	10	*Rhaphiolepis indica* 'Clara' / Indian Hawthorn	5 gal
	13	*Rosa x 'Noare'* / Flower Carpet Red Groundcover Rose	5 gal
	26	*Rosmarinus officinalis* 'Tuscan Blue' / Tuscan Blue Rosemary	5 gal
ORNAMENTAL GRASSES			
	33	*Muhlenbergia rigens* / Deer Grass	1 gal
PERENNIALS			
	15	*Hymenoxys argentea* / Parky Sun	1 gal
	20	*Lavandula angustifolia* 'Hidcote Blue' / Blue Lavender	1 gal
	9	*Penstemon eaton2* / Firecracker Penstemon	1 gal

* Street Tree has been selected From the Desert Color Tree List and City List

MATERIAL SCHEDULE

Symbol	Comments	Details
	Decorative Stone #1 – Install a Three (3) Inch Depth Over Dura88 Pro2 Weed Barrier Fabric Sheet for Stone in all Specified Shrub Areas and Planted Color to Installation Apply an Application of Pre-Emergent Herbicide Prior to Installing Stone Stone Shall be Angular and 1" in Diameter and Match Stone Color Used in the Adjacent Planting and Mulches Stone Shall be Free + Loose Stones, Provide a Sample for Approval	3/L3.1
	Decorative Stone #2 (Accent) – Install a Eight (8) Inch Depth Over Dura88 Pro2 Weed Barrier Fabric Sheet for Stone in all Specified Shrub Areas and Planted Color to Installation Apply an Application of Pre-Emergent Herbicide Prior to Installing Stone Stone Shall be Angular and 2–4" in Diameter and Match Stone Color Used in the Adjacent Planting and Mulches Stone Shall be Free + Loose Stones, Provide a Sample for Approval	3/L3.1
	Landscape Boulder – Landscape and Retaining Boulders Shall be 3–4' in Diameter and Match Stone Used in Other Mulched Boulders Shall be Placed after Installation Boulders Shall be Partially Into the Ground Have (3) Anchor and Not Set On Top of Stone	4/L3.1

Landscape Data
Site Area = 43,560 sf. (1.00 ac)
Landscape & Irrigated Area Provided = 8,000 sf. (18%)
Street Color Pkwy. Street Frontage = 200 Lf.
Street Trees Required (1 per 30 Lf. of Frontage) = 7 Trees
Street Trees Provided = 7 Trees (6 Elm and 1 Hackberry to Redesign) *
Black Mtn. Blvd. Street Frontage = 200 Lf.
Street Trees Required (1 per 30 Lf. of Frontage) = 7 Trees
Street Trees Provided = 7 Trees (6 Elm) *
1 Tree per 4000 sf of 10 x 10=100 sf. = 1 Tree @ Threshold
Building 1st Area = 10,000 sf.
Building 1st Landscape Required = 20 sf. (2%)
Building 1st Landscape Provided = 1,500 sf. (15%)
20% of the Landscape Area shall be covered with Foliage within 3 Years of Planting

* Note: Street Trees Were Not Selected From the Desert Color Approved Street Tree List. Trees Were Chosen Together as Owners Flexibility to Building Plan Penalty Visible

Landscape Notes

1. All New Landscape Material Shall be Fully Irrigated by a New Automatic Irrigation System. Provide Source Info. Shall be Used to Irrigate Street Trees.
2. See Sheet L3.1 for Landscape Details.
3. Asphalt Landscape Material as Needed to Allow Access to all New and Existing Utilities.
4. All Areas Disturbed by Construction Shall be Landscaped and Not Left Unsolved.
5. No Edging Shall be Used Between Different Decorative Stone.
6. Majority of Plant Material has been Selected From the Desert Color Plant List. A Few Plants are in Need of Approval for Use.
7. Existing Landscape in the Parkside Along Desert Color Parkway Shall Remain and be Protected. Landscape and Irrigation Damaged Due to Construction Shall be Replaced with Equal Plant and Irrigation Material.

Landscape Installation Keynotes

1. Install Metal Planter with Decorative Stone, Weed Barrier and Proposed Plant Material – See Material Sch. for More Detail on Stone Type
2. Install Landscape Boulder and Pavers Min 24mm – See Material Sch. for More Detail
3. Existing Electrical Transformer. Adjust Plant Material as Needed to not Block Access Doors
4. AFCU Monument Sign by Separate Permit
5. Flag Pole – See Civil Plans
6. Bike Rack – See Civil Plans
7. Existing Street Tree to Remain
8. Existing Street Planter to Remain
9. Dumpster Enclosure and Maintenance Shop with Metal Screening
10. New Electrical Transformer. Adjust Plant Material as Needed to not Block Access Doors
11. Existing Light Pole to Remain
12. Plant Hedge for Parking Lot Screening
13. Directional Sign by Separate Permit
14. Light Pole – See Site Electrical for More Detail. Provide Screen Plant Material Around Light Poles
15. Landscape Swale – See Grading Plan for More Detail. Swale Shall Drain Positive
16. Fire Hydrant – See Utility Plan for More Detail. Evenly Space Plant Material Around Hydrant Leaving Adequate Access
17. Landscape Berm – See Civil Utility Plan for more Detail and Installation Notes. Grade to Drain at Landscape Material and Edge of Landscape. Adjust Top Elevation Such That Top of Stone is Slightly Below Top of Bio

General Landscape Notes

1. Plant material quantities are provided for bidding purposes only. It is the contractor responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor shall notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity discrepancy or availability problem with specified materials. The contractor shall provide additional quantities of plants equal to the greater count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to the utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occur as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory condition. Do not proceed until condition have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup shall meet OSHA standards at all times. All construction shall have adequate liability, performance, injury and property damage insurance. Cleanup shall be performed daily and all hardscape areas shall be cleaned free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any erroneous substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee 90% of plants.
13. The contractor shall install all landscape material per plan, notes and details.
14. All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
15. Plant names are abbreviated on the drawings, see plant schedule for species, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
16. No grading or soil placement shall be undertaken when soils are wet or frozen.
17. Verify and utilize existing topsoil if available for shrub areas. If topsoil is not available, imported topsoil shall be used for shrub areas. The topsoil must be a premium quality soil, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the existing and/or imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
18. Prior to placement of topsoil in all landscape areas, remove all construction debris and trash. All landscape areas to be planted shall be loosened to a minimum depth of 6 inches in order to create a transition layer between existing and new soils.
19. Provide an 8 inch depth of existing or imported topsoil in shrub areas.
20. All plant material tubs shall be dug below the diameter of the rootball and 2 inches deeper. Excavated material shall be removed from the site and replaced with plant suitable mixture. The top of the root ball shall be planted flush with the finish grade.
21. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil conditioner, and shall be mixed at the planting site. Dump "over" of plant material immediately after planting. Add backfill mixture to depressions as needed.
22. All new plants shall be bullet and barlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees to be staked and tagged shall have the ropings, burlap or plastic cut and pulled away from the tree exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.
23. Upon completion of grading operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dura88 Pro2 Weed Barrier (Black Woven Fabric). Stone shall be evenly spread to a uniform prepared grade free of weeds. The top of stone should be slightly below mulch grade and concrete areas.
24. All deciduous trees shall be staked per tree staking detail. It is the contractors responsibility to ensure that trees are in a timely manner once staked trees have taken root. Guidelines are due to be 911. Choose Bay #CCSU.
25. Landscape boulders shall be recessed into decorative stone at a three (3) inch depth and matched after installation. Boulders shall not be placed adjacent to parking stalls where a potential vehicle door or bumper could hit boulders. Boulders shall be a minimum of four (4) feet away from back of curb.
26. Landscape Installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty periods. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond Installer's control. Warranty period shall be 12 months and begin at date of final project acceptance.

Know what's below. Call 811 before you dig. BLUE STAKES OF UTAH

NO.	DATE	REVISIONS
		Designed by: MM
		Drafted by: DM
		Sheet Name: AFCU

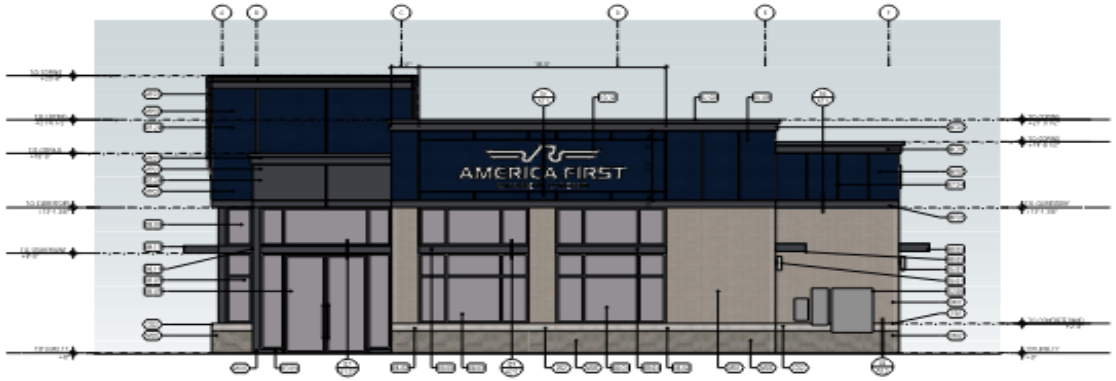
ANA
3302 North Redwood Road Salt Lake City, Utah 84116
(801) 521-3020 - ANAengineering.net

Landscape Plan
AFCU – Desert Color
Desert Color Parkway & Black Mountain Drive
St. George, UT

9 May, 2024

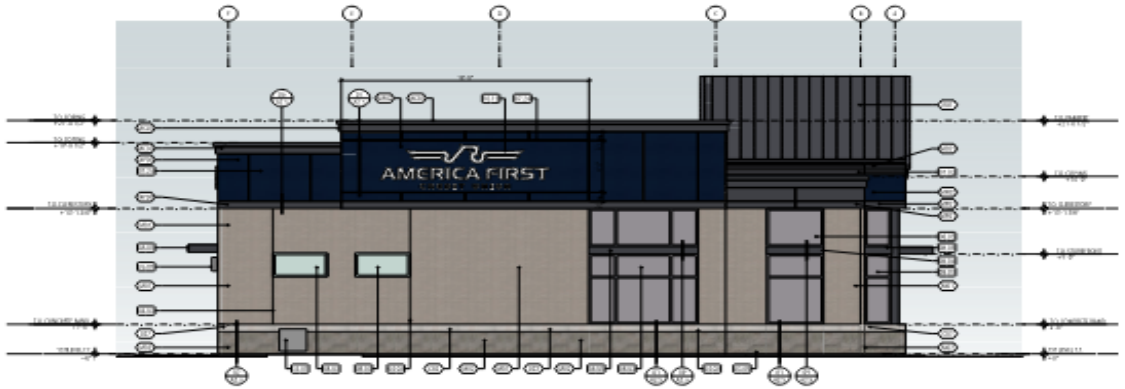
SHEET NO.
L1.1

ELEVATIONS



NORTH ELEVATION

A



SOUTH ELEVATION

B

STUDIO 333

STUDIO 333 ARCHITECTS
333 24TH STREET
OGDEN, UT 84401
801.394.3033

AMERICA FIRST CREDIT UNION - DESERT COLOR BRANCH
DESERT COLOR PARKWAY & BLACK MOUNTAIN DRIVE, ST. GEORGE, UTAH

100% SD REVIEW
DATE: 12.12.23
PROJECT NUMBER: 2328

EXTERIOR ELEVATIONS A2.1

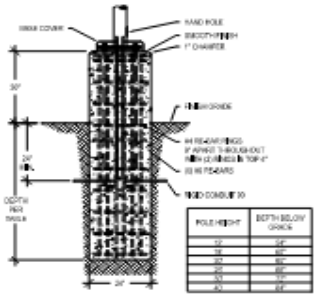
RENDERING

AMERICA FIRST CREDIT UNION - DESERT COLOR BRANCH
ST. GEORGE, UTAH
AMERICA FIRST
CREDIT UNION

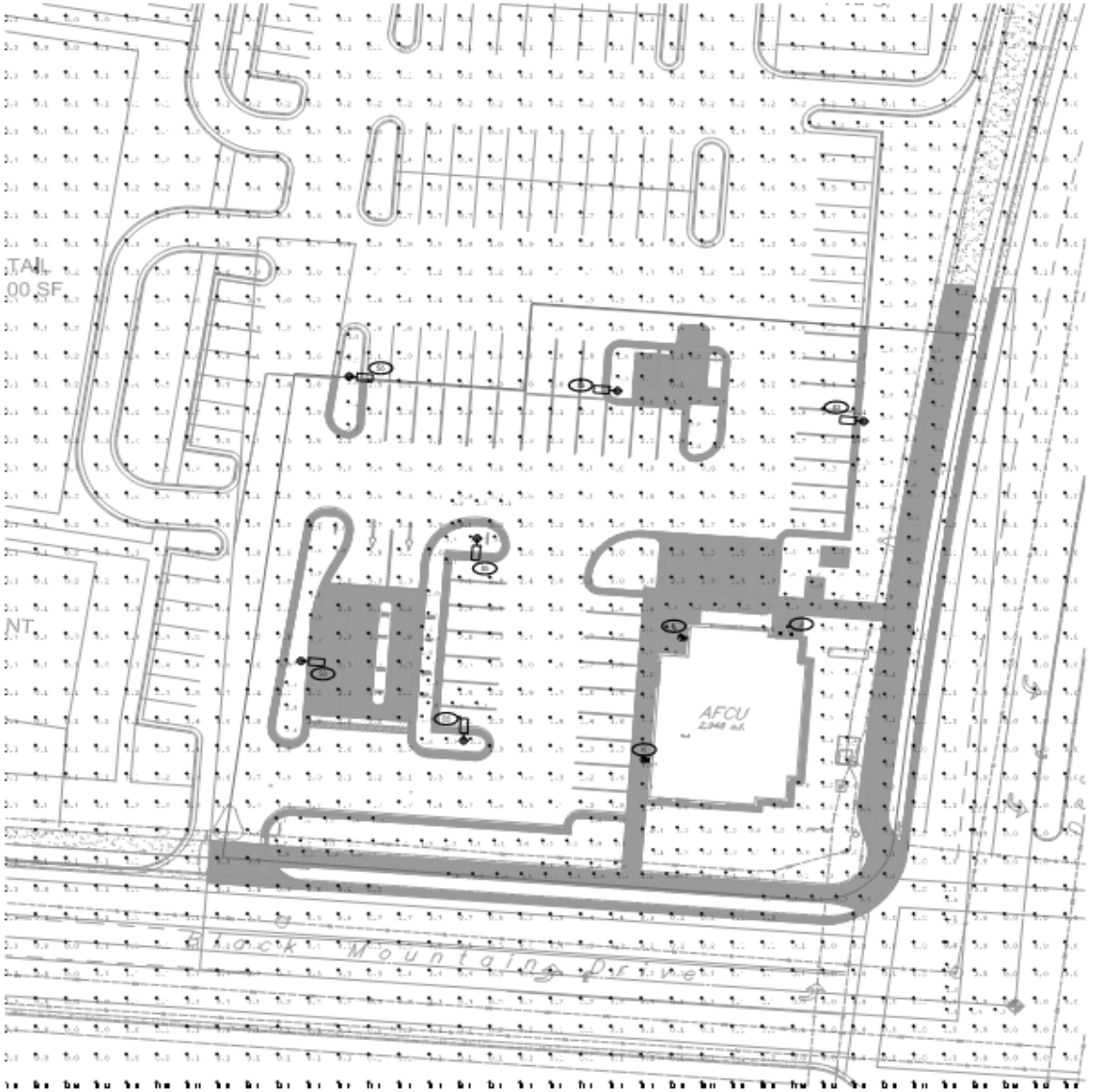
PHOTOMETRIC PLAN

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	LAMP/BALLASTER	INPUT (W)	VOLTAGE	MANUFACTURER	CATALOG #
I	DOUBLE FIXTURE OVER DATA – SHALLOW FLOOD MOUNT FIXTURE	LED	12	120	RAB	WDGFLOOD 60LED/NW/BLK PIR
	WITH 2' HORIZONTAL MOUNT ARM 2' LENGTH x 2' HEIGHT HOUSE	1320 LUMENS				
	HOUSING: STEEL PANEL	2000 KELVIN				
	TWIST LOCK: HYDROSEAL WATERPROOF RATING	60CRI				
	MOUNTING: RECESSED					
	OPTICS: EMERGENCY BATTERY BACKUP					
K	DESCRIPTION: EXTERIOR FLUSH PANEL MOUNTED HOUSE	LED	37	120	3000K	LDK-DSF-HOUSE/DOOR/SCENE-2207-MDS
	LED: 1" FROST WALL MOUNT 1/2" WIDTH x 1/2" DEPTH x 1/2" HEIGHT	3777 LUMENS				
	HOUSING: ALUMINUM	3000 KELVIN				
	FINISH: COLOR BY ARCHITECT	90CRI				
	MOUNTING: WALL SURFACE					
	OPTICS: TYPE III DISTRIBUTION					
	OPTICS: VISTA LOCK DR. COLD WEATHER BATTERY PACK					
M	DESCRIPTION: LED PARKING LOT FIXTURE – TYPE III	LED	151	120	DESIGN LIGHTS	PRV-PSC-T4-SA-NW-GY-DCTA
	LED: 3M 5010 LENGTH 3 LED/FT WIDTH 3 LED/FT HEIGHT	17391 LUMENS				
	HOUSING: CAST ALUMINUM	3000 KELVIN				
	FINISH: POWDER COAT, COLOR BY ARCHITECT					
	OPTICS: TYPE III DISTRIBUTION					
	POLE: 25' ROUND POLE, 30" HIGH CONCRETE BASE					
N	DESCRIPTION: LED PARKING LOT FIXTURE – TYPE V	LED	151	120	DESIGN LIGHTS	PRV-PSC-T5-SA-NW-GY-DCTA
	LED: 3M 5010 LENGTH 3 LED/FT WIDTH 3 LED/FT HEIGHT	15357 LUMENS				
	HOUSING: CAST ALUMINUM	3000 KELVIN				
	FINISH: POWDER COAT, COLOR BY ARCHITECT					
	OPTICS: TYPE V DISTRIBUTION					
	POLE: 25' ROUND POLE, 30" HIGH CONCRETE BASE					



2 E1.1 POLE BASE DETAIL
SCALE: NTS



1 E1.1 PHOTOMETRIC SITE PLAN
SCALE: APPROX. 1" = 30'-0"

ANDERSON WAHLEN & ASSOCIATES

SITE PHOTOMETRIC PLAN

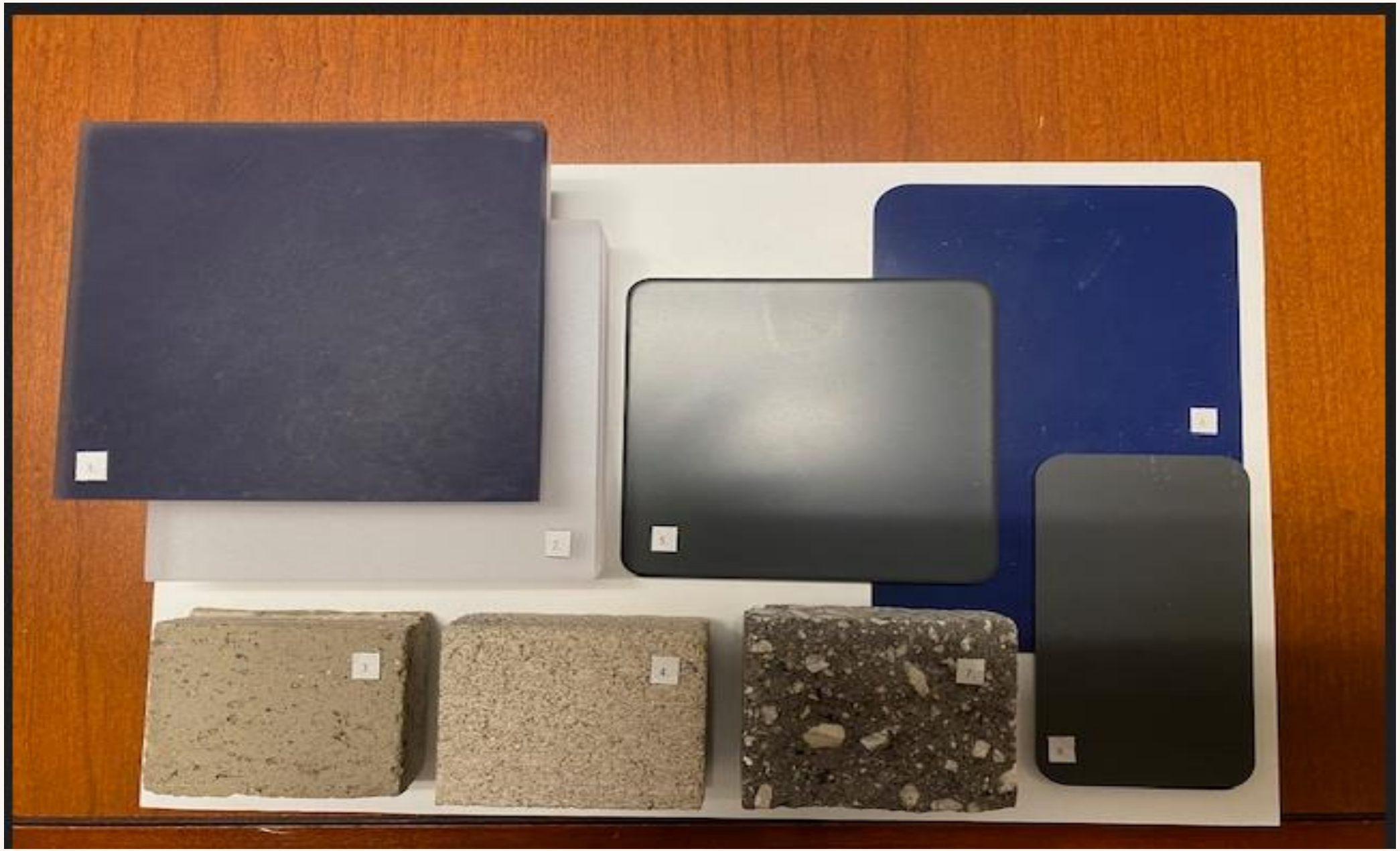
AFCU – Desert Color

DESERT COLOR PARKWAY & BLACK MOUNTAIN DRIVE,
ST GEORGE, UTAH

30 Jan, 2024

SHEET NO.
E1.1

MATERIALS BOARD



ORDINANCE NO._____

AN ORDINANCE AMENDING AN APPROVED PD-C (PLANNED DEVELOPMENT COMMRECIAL) ON APPROXIMATELY .97 ACRES, LOCATED AT NORTHWEST CORNER OF DESERT COLOR PARKWAY AND BLACK MOUNTAIN DR FOR THE PURPOSE OF BUIDING AN AMERICA FIRST CREDIT UNION FOR A PROJECT TO BE KNOWN AS AMERICA FIRST CREDIT UNION.

(America First Credit Union)

WHEREAS, the property owner has requested to amend the PD-C (Planned Development Commercial) on approximately .97 acres, located at the Northwest Corner of Desert Color Pkwy and Black Mountain Dr to build a America First Credit Union; and

WHEREAS, the City Council held a public meeting on this request on July 18, 2024; and

WHEREAS, the Planning Commission held a public hearing on this request on June 25, 2024 and recommended approval with a 6-0 vote.

WHEREAS, the City Council has determined that the requested change to the previously approved Planned Development Commercial is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The approved planned development amendment within the PD-C Zone for the property described in Exhibit “A”, shall be amended upon the Effective Date of this Ordinance to reflect the approval of an additional building as shown in Exhibit “B”. The planned development amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit “A”, and parcel exhibit, incorporated herein as Exhibit “B”.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below, and upon posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 18th day of July 2024.

CITY OF ST. GEORGE:

_____
Michele Randall, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

_____
Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

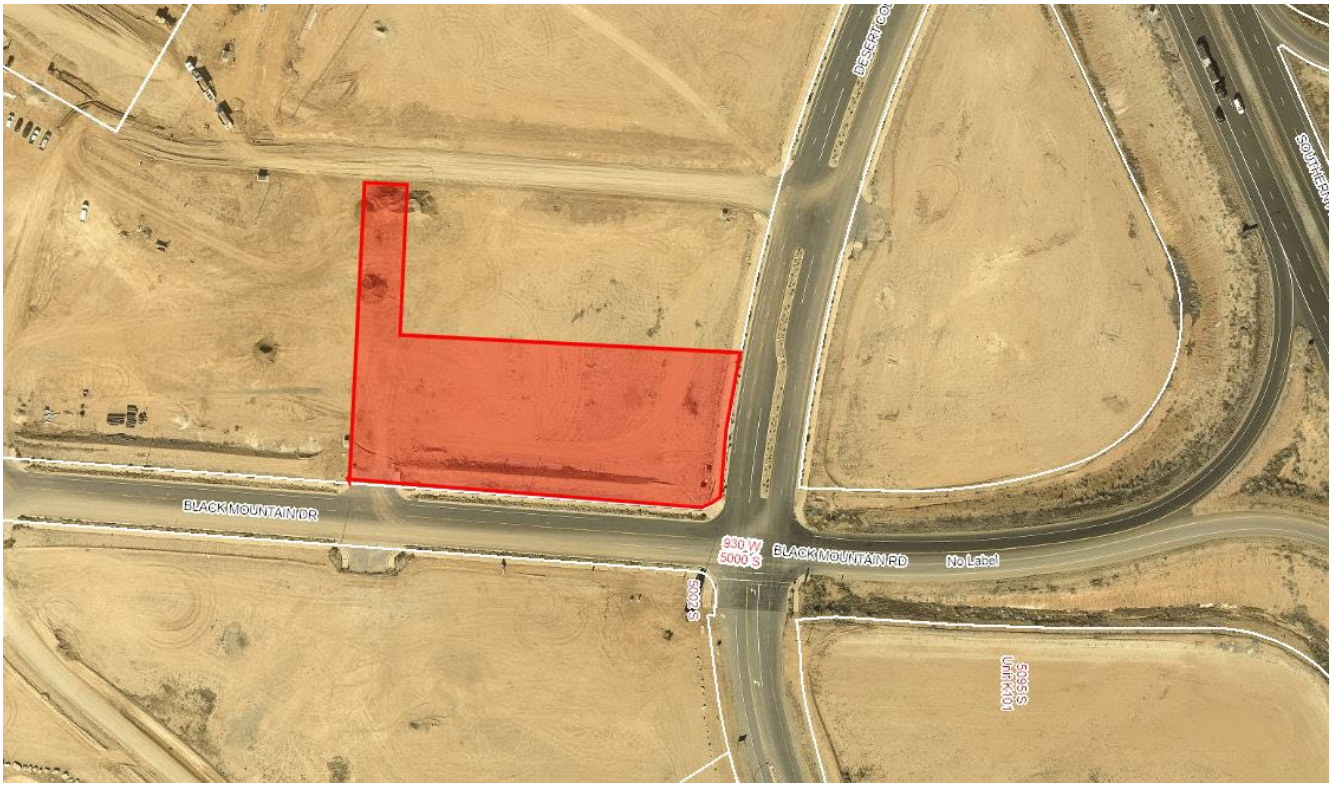
Councilmember Hughes _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____

Exhibit “A” – Legal Descriptions America First Credit Union

BEGINNING AT A POINT THAT LIES SOUTH 89°03'28" EAST ALONG THE SECTION LINE 167.45 FEET AND SOUTH 7.88 FEET, FROM THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 85°47'30" EAST 76.21 FEET; THENCE NORTH 04°12'30" EAST 31.00 FEET; THENCE SOUTH 85°47'30" EAST 146.73 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DESERT COLOR PARKWAY, A PUBLIC ROAD DEDICATED AS DOCUMENT NO. 20190002195, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTHERLY ALONG A 2045.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 08°22'20" WEST A DISTANCE OF 180.80 FEET), CENTER POINT LIES SOUTH 79°05'39" EAST THROUGH A CENTRAL ANGLE OF 05°04'02", A DISTANCE OF 180.86 FEET AND 2) SOUTHWESTERLY ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 50°02'09" WEST A DISTANCE OF 34.86 FEET), CENTER POINT LIES NORTH 84°09'41" WEST THROUGH A CENTRAL ANGLE OF 88°23'40", A DISTANCE OF 38.57 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLACK MOUNTAIN DRIVE, A PUBLIC ROAD DEDICATED AS DOCUMENT NO. 20090041241, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE NORTH 85°46'01" WEST ALONG SAID LINE 195.41 FEET; THENCE NORTH 07°42'18" EAST 173.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,288 SQUARE FEET OR 0.97 ACRES.

Exhibit “B” – Parcel Exhibit



Agenda Date: 07/18/2024 **Agenda Item Number:** 05

Subject:

Consider approval of Ordinance No. 2024-040 amending the City Zoning Map by amending the zone from A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-20 (Residential Estates, 20,000 square foot minimum lot size) on approximately 7.46 acres located at 2821 South Little Valley Road. (Case No. 2024-ZC-006 - Haguewood)

Item at-a-glance:

Staff Contact: Brenda Hatch

Applicant Name: American Land Consulting

Reference Number: 2024-ZC-006

Address/Location:

2821 South Little Valley Road

Item History (background/project status/public process):

On June 25, 2024, the Planning Commission held a public hearing on the proposed zone change and recommended approval with a 6-0 vote.

Staff Narrative (need/purpose):

The applicant is seeking to change the zone from A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-20 (Residential Estates, 20,000 square feet minimum lot size) in order to subdivide the property. This property is not part of a recorded subdivision plat. A home was constructed on the property in 2001.

Name of Legal Dept approver: N/A

Budget Impact: No Impact

Recommendation (Include any conditions):

The Planning Commission recommended approval of this zone change with a 6-0 vote.

St.George
Community Development

Zone Change

PLANNING COMMISSION AGENDA REPORT: **06/25/2024**
CITY COUNCIL AGENDA REPORT: **07/18/2024**

Haguewood Zone Change (Case No. 2024-ZC-006)		
Request:	Consider a request to amend the City Zoning Map by amending the zone from A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-20 (Residential Estates, 20,000 square foot minimum lot size) on approximately 7.46 acres located at 2821 South Little Valley Road.	
Applicant:	American Land Consulting LLC	
Location:	2821 South Little Valley Road	
General Plan:	LDR (Low Density Residential)	
Existing Zoning:	A-1 (Agricultural, 40,000 square foot minimum lot size)	
Surrounding Zoning:	North	A-1 (Agricultural, 40,000 square foot minimum lot size), RE-20 (Residential Estates, 20,000 square feet minimum lot size)
	South	RE-20 (Residential Estates, 20,000- square foot minimum lot size)
	East	RE-20 (Residential Estates, 20,000- square foot minimum lot size)
	West	RE-12.5 (Residential Estates, 12,500- square foot minimum lot size)
Land Area:	Approximately 7.46 acres	

BACKGROUND:
The applicant is seeking to change the zone from A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-20 (Residential Estates, 20,000 square feet minimum lot size) in order to subdivide the property. This property is not part of a recorded subdivision plat. A home was constructed on the property in 2001.

The applicant, in deciding what zoning would be most appropriate for this area, took into consideration how the surrounding area has been developed. The land directly west of the property has been developed as RE-12.5 (Residential Estates, 12,500 square foot minimum lot size). To the north and south of the property has been developed as RE-20 (20,000 square foot minimum lot size). The RE zones allow for limited animal rights in keeping with the agricultural zones but allowing for a smaller, more manageable lot size. The RE zone is also consistent with the underlying General Plan on this property, which is LDR.

NOTICING:
Notice letters were sent to property owners within a 500 ft. radius of the rezone and notices were posted in four (4) public places on the City website, State website, and on two (2) bulletin boards in the City.

RECOMMENDATION:
On June 25, 2024, the Planning Commission held a public hearing on the proposed zone change and recommended approval with a 6-0 vote.

ALTERNATIVES:
1. Approve as presented.
2. Deny the rezone application.
3. Continue the proposed zone change to a later date.

POSSIBLE MOTION:
“I move that we approve the zone change for Haguewood, case number 2024-ZC-006, based on the findings noted in the staff report.”

FINDINGS FOR APPROVAL:
1. The proposed zone change is consistent with the general plan.
2. There is consistent zoning in the surrounding area to the proposed zone change.
3. The zone change will be followed by a plat to subdivide the property.

Exhibit A
Public Comment

St.George
THE BRIGHTER SIDE

Brenda Hatch <brenda.hatch@sgcity.org>

Zoning issue

1 message

Perry Atkin <[redacted]> Fri, Jun 21, 2024 at 3:54 PM
To: Brenda.hatch@sgcity.org

Hi Brenda,

I would like to submit my zoning concerns for 2821 S. Little Valley Rd. We own 2631 E Poplar Ct directly south of the current agricultural zoned property.

We purchased this property only because current zoning adjacent to us was agriculture and I believe zoned 1 house per acre. And the horse property was the only reason we purchased here and key to our decision process. Our kids, and especially our daughter, have anxiety which is helped a ton by simply viewing horses and other animals out their back window and seeing them while outside over the fence. This calming and private area would be dramatically changed by allowing residential to our north.

I am against allowing small lots under half acres. This property should remain agricultural or at least require 1 acre or greater lots.

Please find solution that maintains 1 acre or more per house and ideally horse property for sheep and farm animals. Don't ruin all of St. George farms by bending to the $$$ and developers.

Sincerely,
Perry Atkin
[redacted]

[redacted]

2 attachments

image0.jpeg
2213K

image1.jpeg
2878K

Exhibit B
PowerPoint Presentation

HAGUEWOOD
2024-ZC-006

AERIAL MAP

VALLEY SH
MIST CIR
GRASS VALLEY DR
MEADOW MIST WAY
MAGNOLIA LN
2830 S ST
2880 E ST
2860 S ST
2860 S CIR
POPLAR CT
MOUNTAIN LEDGE DR
MOUNTAIN LEDGE CIR
2350 E ST
GENTRY CT
OLIVEWOOD LN
WILLOW TREE LN
3000 S CIR
LITTLE VALLEY RD
POPLAR LN
SYCAMORE LN

GENERAL PLAN MAP

ZONING MAP

A-1
A-1
RE-12.5
RE-20
R-1-12
RE-12.5
RE-12.5
2830 S ST
2860 S ST
2860 S CIR
MOUNTAIN LEDGE DR
MOUNTAIN LEDGE CIR
GENTRY CT
MEADOW MIST WAY
GRASS VALLEY DR
MAGNOLIA LN
2880 E ST
POPLAR CT
ROWAN
WILLOW TREE LN
SYCAMORE LN
OLIVEWOOD LN
POPLAR LN
LITTLE VALLEY RD
2350 E ST

RECOMMENDATION

On June 25, 2024, the Planning Commission held a public hearing on the proposed zone change and recommended approval with a 6-0 vote.

Findings For Approval:

1. The proposed zone change is consistent with the general plan.
2. There is consistent zoning in the surrounding area to the proposed zone change.
3. The zone change will be followed by a plat to subdivide the property.

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM A-1 (AGRICULTURAL, 40,000 SQUARE FOOT MINIMUM LOT SIZE) TO RE-20 (RESIDENTIAL ESTATES, 20,000 SQUARE FOOT MINIMUM LOT SIZE) ON APPROXIMATELY 7.46 ACRES LOCATED AT 2821 SOUTH LITTLE VALLEY ROAD.

(Haguewood)

WHEREAS, the property owner has requested a zone change from A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-20 (Residential Estates, 20,000 square foot minimum lot size) on approximately 7.46 acres located at 2821 South Little Valley Road.

WHEREAS, the City Council held a public meeting on this request on July 18, 2024, to consider the amendment and adoption of a zone change; and

WHEREAS, the Planning Commission held a public hearing on the zone change on June 25, 2024, and recommended approval with a 6-0 vote.

WHEREAS, the City Council has determined that the requested zone change to RE-20 (Residential Estates, 20,000 square foot minimum lot size) is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The City Zoning Map shall be amended upon the Effective Date of this Ordinance to reflect the zone change from A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-20 (Residential Estates, 20,000 square foot minimum lot size). The zoning map amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit “A,” and parcel exhibit, incorporated herein as Exhibit “B”.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. The effective date of the zone change shall be the date upon which approval for a final site plan is received.

APPROVED AND ADOPTED by the St. George City Council, this 18th day of July 2024.

CITY OF ST. GEORGE:

_____
Michele Randall, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

_____
Jami Brackin, Deputy City Attorney

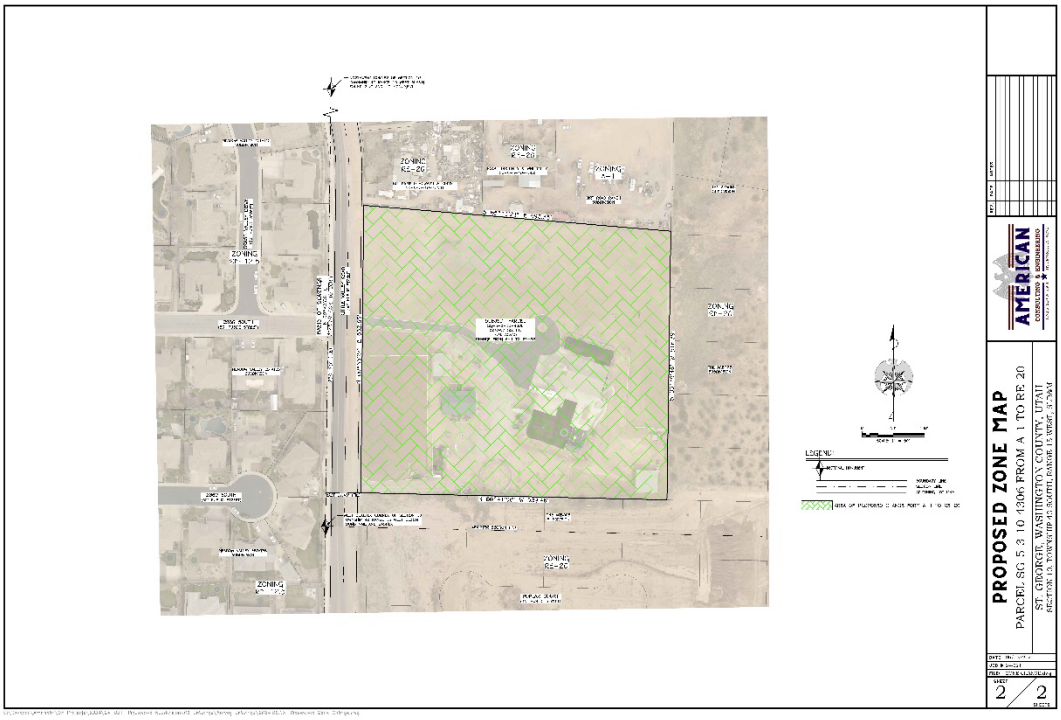
VOTING OF CITY COUNCIL:

Councilmember Hughes _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____

Exhibit “A” – Legal Description

Beginning at a point that lies North 00°43'06" East 64.53 feet; and East 67.43 feet from the West Quarter Corner of Section 10, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence North 00°33'24" East 552.65 feet; thence South 85°10'41" East 593.30 feet; thence South 00°49'46" West 516.39 feet; thence North 88°40'44" West 589.25 feet to the point of beginning.

Exhibit “B” – Parcel Exhibit



Agenda Date: 07/18/2024 **Agenda Item Number:** 06

Subject:

Consider approval of Ordinance No. 2024-041 amending the City Zoning Map by amending the zone from RE-37.5 (Residential Estates 37,500 square feet minimum lot size) to PD-C (Planned Development Commercial) on approximately 1.2 acres located on the northwest corner of Sugar Leo Road and Pioneer Road to establish a use list and approve a site plan for construction of a parking lot and placement of a future office building. (Case No. 2024-ZC-003 - Dixie Power)

Item at-a-glance:

Staff Contact: Brenda Hatch

Applicant Name: Dixie Power

Reference Number: 2024-ZC-003

Address/Location:

On the northwest corner of Sugar Leo Road and Pioneer Road

Item History (background/project status/public process):

On June 11, 2024, the Planning Commission held a public hearing in order to receive public input on the request. There was no public comment and the Planning Commission voted 5-0 to recommend approval of the application.

Staff Narrative (need/purpose):

This is a request for a zone change in anticipation of a future office building. Dixie Power is requesting to change the zone from RE-37.5 (Residential Estates) to PD-C (Planned Development Commercial) to accommodate a new office building and parking lot. In this application they are only requesting the approval of the use list and the layout of the parking lot.The project is divided into two phases. Phase 1 will provide 18 overflow parking spaces for Dixie Powers current office building located at 145 West Brigham Road and will have cross access between the two sites. This phase is slated to begin within the next few months. Phase 1 will be accessed from the current parking lot. Phase 2 will include a new office building, additional parking, and a small garage area that will accommodate the expansion of their facilities. Phase 2 does not yet have a determined timeline. The building will require a Planned Development Amendment that will be heard by both the Planning Commission and the City Council.

Name of Legal Dept approver: N/A

Budget Impact: No Impact

Recommendation (Include any conditions):

Planning Commission recommends approval of item number one (this zone change), phase 1 and 2 to the extent of the parking lot, leaving for an amendment, the building and the finalization of the parking lot as a condition of this approval.

St.George
Community Development

Zone Change

PLANNING COMMISSION AGENDA REPORT: 06/11/2024
CITY COUNCIL AGENDA REPORT: 07/18/2024

Dixie Power Lot SG-BR-1-58 Zone Change (Case No. 2024-ZC-003)		
Request:	Consider a request to amend the City Zoning Map by amending the zone from RE-37.5 (Residential Estates 37,500 square feet minimum lot size) to PD-C (Planned Development Commercial) on approximately 1.2 acres located on the northwest corner of Sugar Leo Road and Pioneer Road to establish a use list and approve a site plan for construction of a parking lot and placement of a future office building.	
Applicant:	Dixie Power; Representative Craig Coats Alliance Consulting	
Location:	Located on the northwest corner of Sugar Leo Road and Pioneer Road	
General Plan:	COM (Commercial)	
Existing Zoning:	RE-37.5 (Residential Estates 37,500 minimum square foot lots)	
Surrounding Zoning:	North	PD-C (Planned Development-Commercial)
	South	RE-37.5 (Residential Estates 37,500 square feet minimum lot size)
	East	I-15 (Interstate 15)
	West	RE-37.5 (Residential Estates 37,500 square feet minimum lot size)
Land Area:	Approximately 1.2 acres	

Dixie Power Lot SG-BR-1-58

BACKGROUND:
This is a request for a zone change in anticipation of a future office building. Dixie Power is requesting to change the zone from RE-37.5 (Residential Estates) to PD-C (Planned Development Commercial) to accommodate a new office building and parking lot. In this application they are only requesting the approval of the use list and the layout of the parking lot.

The project is divided into two phases. Phase 1 will provide 18 overflow parking spaces for Dixie Power's current office building located at 145 West Brigham Road and will have cross access between the two sites. This phase is slated to begin within the next few months. Phase 1 will be accessed from the current parking lot. Phase 2 will include a new office building, additional parking, and a small garage area that will accommodate the expansion of their facilities. Phase 2 does not yet have a determined timeline. The building will require a Planned Development Amendment that will be heard by both the Planning Commission and the City Council.

Zoning Requirements			
Regulation	**Section Number**	**Proposal**	**Staff Comments**
Setbacks		Not applicable as no building is currently proposed.	The required setbacks are: Front/ Street Side: 20' Side/ Rear: 10'
Uses	10-8D-2	Office	The proposed use for this PD-C will be Office.
Height and Elevation	10-8D-2	Currently no building is proposed.	The maximum height allowed in a PD-C is 50'.
Landscape Plan	10-8D-2	See attached plan	The plans will be required to meet the landscape regulations.
Utilities	10-8D-2	None shown	All utilities will be determined and designed during the JUC process. We will ensure this is completed during the site plan approval process.
Signs	10-8D-2	None shown	Any signs will need to meet the sign regulations found in Title 9-13.
Lighting	10-8D-2	None shown	The lighting will need to be at or below 1.0-foot candles at the property line with dark sky lighting.
Lot Coverage	10-8D-6	Currently a building is not proposed.	The PD-C zone allows building coverage up to 50%.
Solid Waste	10-8D-6	Solid waste is shown on the plans	Solid waste appears to meet requirements, it must be screened by a sight obscuring fence or solid wall.
Buffer Protection of Residential Property	10-8D-6	The applicant is showing a 10 ft buffer	A 10 ft landscape buffer is shown between the residential to the east, in some areas the buffer is

			20 ft.
Parking	10-19-5	The parking lot will have 51 stalls.	This amount of parking would allow for a 12,000 square ft building in the future.
EVCS And Bike Parking	10-19-6	None shown	They will be required to have conduit to one parking space for a future EVCS and a bike rack that holds at least two bikes.

RECOMMENDATION:
Planning Commission recommends approval of item number one (this zone change), phase 1 and 2 to the extent of the parking lot, leaving for an amendment, the building and the finalization of the parking lot as a condition of this approval.

ALTERNATIVES:
1. Approval as presented.
2. Approve with conditions.
3. Deny the application.
4. Continue the proposed zone change to a later date.

PC RECCOMENDATION:
On June 11, 2024, the Planning Commission held a public hearing in order to receive public input on the request. There was no public comment and the Planning Commission voted 5-0 to recommend approval of the application.

SAMPLE MOTION:
"I move that approve the Dixie Power lot SG-BR-1-58 zone change request application number 2024-ZC-003, based on the findings listed in the staff report."

FINDINGS FOR APPROVAL:
1. The proposed uses are permitted uses found in the PD-C zone.
2. The proposed zone change meets the initial zone-change application requirements found in Section 10-8D-2A.
3. Vacant sites that are less desirable for residences (such as busy intersections) might be suitable for individual commercial or business establishments.
4. Approval of the project is in the best interest of the health, safety, and general welfare of the City of St. George.

Exhibit A
Applicant's Narrative

May 10, 2024

City of St. George
175 East 200 North
St. George , UT 84770

RE: Dixie Power Zone Change Parcel SG-BR-1-58

St. George City Planning Department

Dixie Power is requesting a zone change for the parcel identified as SG-BR-1-58, situated at the intersection of Pioneer Road and Sugar Leo Road in St. George, Utah. The current zoning is Residential 37.5 (R-37.5). Dixie Power proposes to change this zoning designation to Planned Development-Commercial (PD-C) to accommodate the expansion of their facilities. The general plan has this parcel designated for future commercial use and is located due south of the existing Dixie Power Offices, making it an ideal site for Dixie Power's expansion to better serve their growing number of employees.

To meet their employee office needs, the proposed parcel will primarily consist of new office spaces. It is not anticipated to have Dixie Power customers utilizing this space. The proposed office building is anticipated to mirror the architectural style of the existing Dixie Power building, ensuring a cohesive facility. When the time comes to commence the construction of the building, detailed elevations will be submitted to the city for approval, ensuring compliance with the design standards. In addition to the office space, the future building will include a small garage area within the building footprint. This garage will serve a dual purpose: it will provide necessary storage for small community event trailers and protect these valuable assets from weather conditions.

The Dixie Power facility expansion project will be executed in two phases: Phase 1 involves constructing a northern parking lot to accommodate the existing Dixie Power building as an overflow starting in the next few months. Phase 2 timeline has not been determined but could start in less than five years.

The proposed zone change from Residential (R 37.5) to Planned Development-Commercial (PD-C) is crucial for the expansion of Dixie Power's facilities. This development will not only accommodate the future growth of Dixie Power Employees but also enhance the area.

Best regards,

Craig Coats
Alliance Consulting, LLC

Exhibit B
Use List

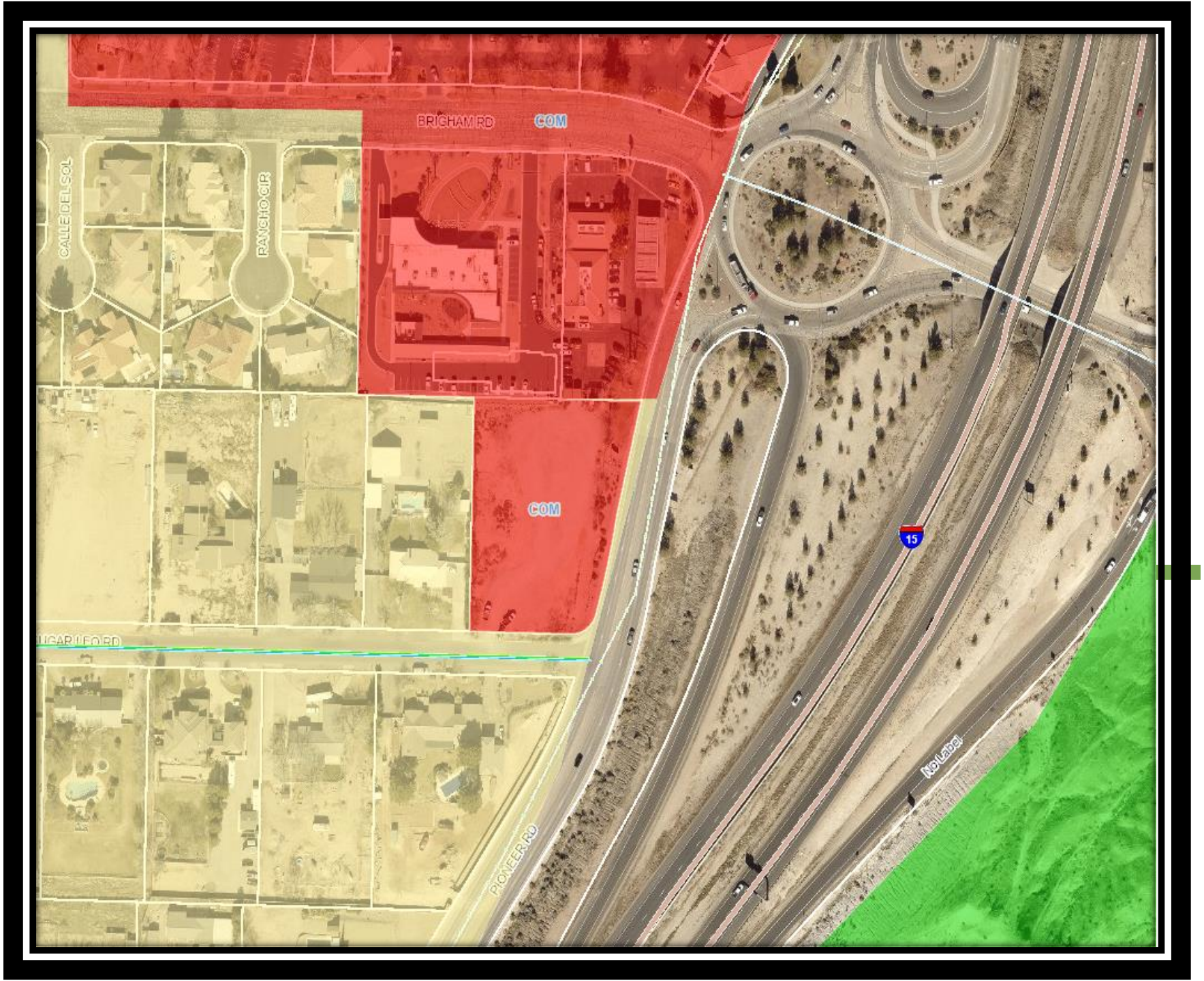
Use List

Office

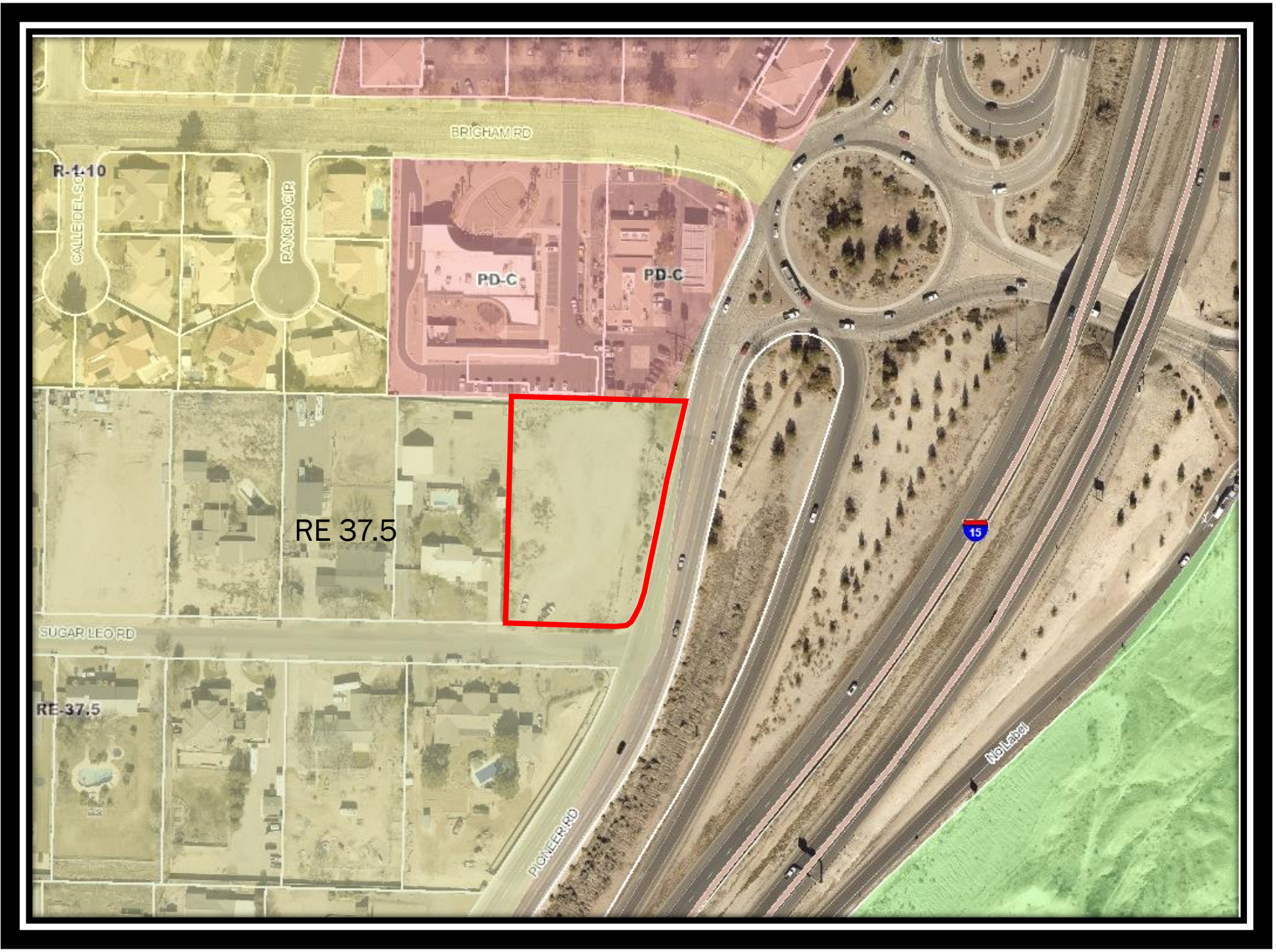
Exhibit C
PowerPoint Presentation

Dixie Power
Lot SG-BR-1-58
2024-ZC-003

W BRIGHAM RD
BLOOMINGTON RBT
BRIGHAM RD
S PIONEER RD
I-15 EXIT 4 SB ON RAMP
I-15 EXIT 4 NB OFF RAMP
15



General Plan

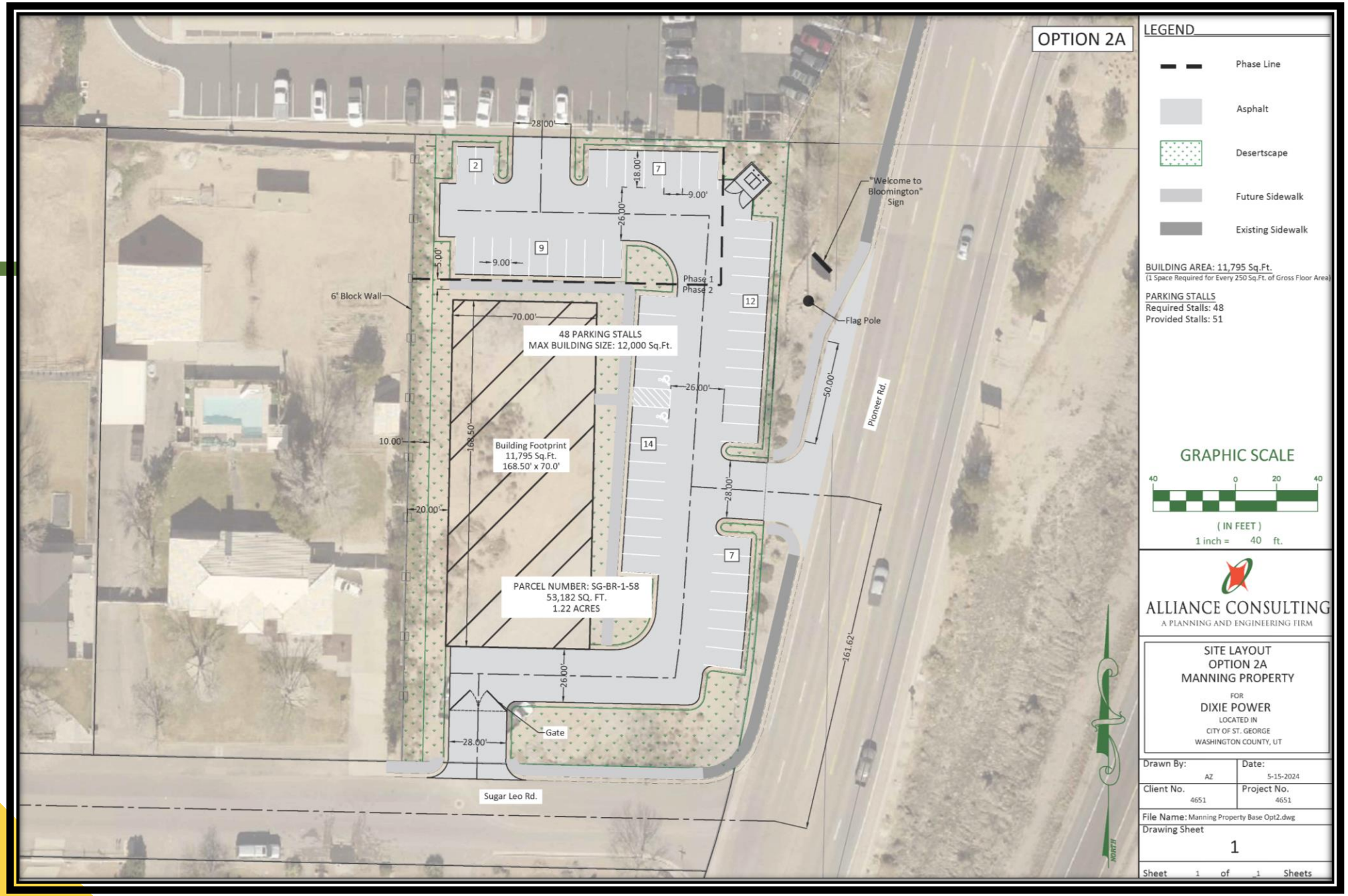


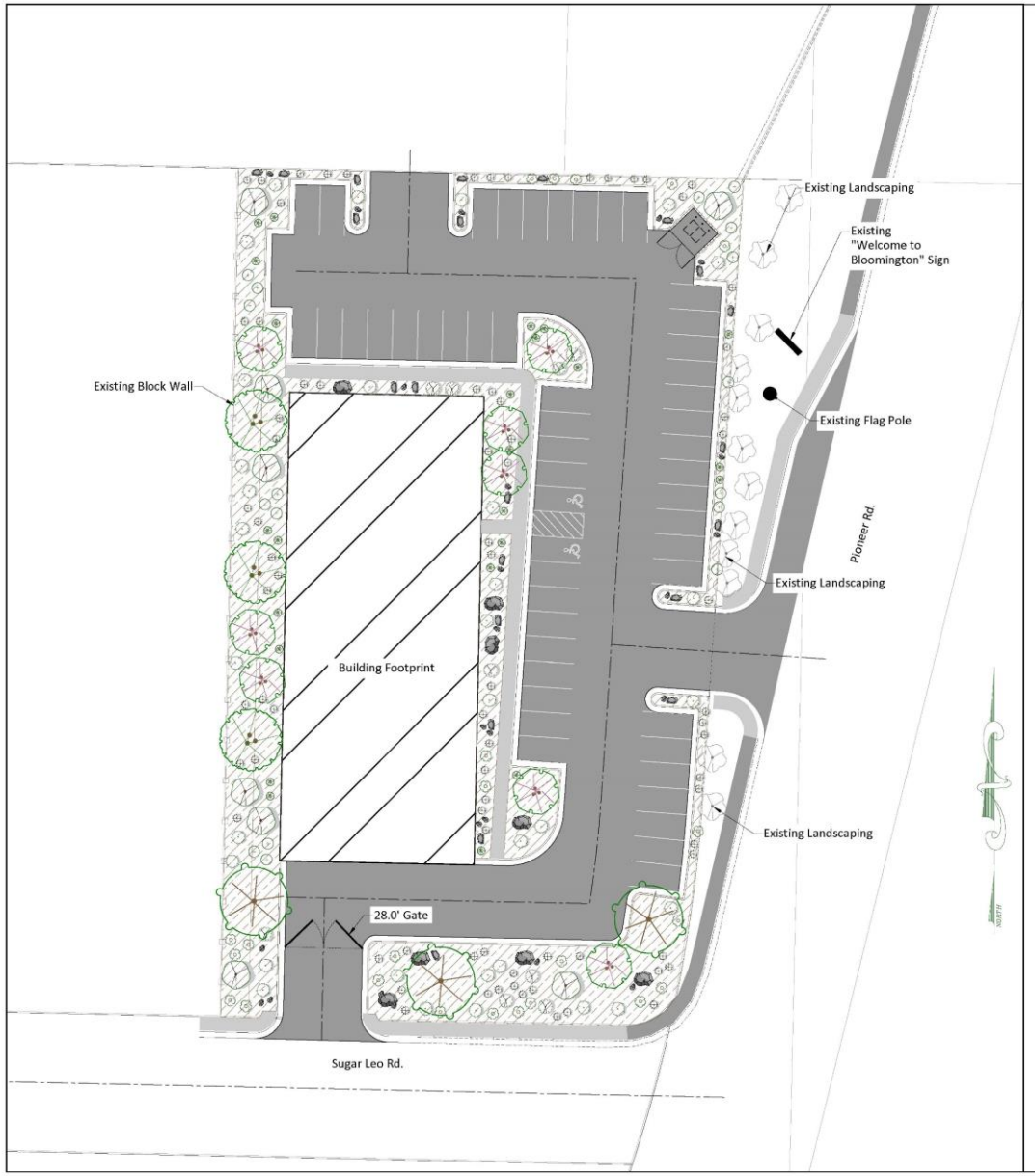
Current Zoning

Use List

Office

Site Plan


OPTION 2A
LEGEND
Phase Line
Asphalt
Desertscape
Future Sidewalk
Existing Sidewalk
BUILDING AREA: 11,795 Sq.Ft.
(1 Space Required for Every 250 Sq.Ft. of Gross Floor Area)
PARKING STALLS
Required Stalls: 48
Provided Stalls: 51
GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.
ALLIANCE CONSULTING
A PLANNING AND ENGINEERING FIRM
SITE LAYOUT
OPTION 2A
MANNING PROPERTY
FOR
DIXIE POWER
LOCATED IN
CITY OF ST. GEORGE
WASHINGTON COUNTY, UT
Drawn By: AZ
Date: 5-15-2024
Client No. 4651
Project No. 4651
File Name: Manning Property Base Opt2.dwg
Drawing Sheet 1
Sheet 1 of 1 Sheets
"Welcome to Bloomington" Sign
Flag Pole
Pioneer Rd.
6' Block Wall
48 PARKING STALLS
MAX BUILDING SIZE: 12,000 Sq.Ft.
Building Footprint
11,795 Sq.Ft.
168.50' x 70.0'
PARCEL NUMBER: SG-BR-1-58
53,182 SQ. FT.
1.22 ACRES
Phase 1
Phase 2
Gate
Sugar Leo Rd.
NORTH



PLANT_SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Chilopsis linearis 'Burgundy Lace'	Burgundy Lace Desert Willow	15 gal.	8
	Dalbergia sissoo	Rosewood	24" Box	3
	Prosopis glandulosa 'Maverick' TM	Honey Mesquite	24" Box Multi	3
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
	Artemisia filifolia	Sand Sagebrush	5 gal.	17
	Cercocarpus ledifolius	Curl-leaf Mountain Mahogany	15 gal.	8
	Chamaebatiaria millefolium 'Fernbush'	Fernbush	5 gal.	32
	Ericameria nauseosa	Rubber Rabbitbrush	5 gal.	9
	Purshia tridentata	Antelope Bitterbrush	5 gal.	23
CACTI/AGAVE	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
	Dasylirion longissimum	Toothless Desert Spoon	5 gal.	24
GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
	Muhlenbergia rigens	Deer Grass	5 gal.	80

REFERENCE_NOTES_SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	LANDSCAPE BOULDERS - 2' LARGEST DIAMETER	24
	LANDSCAPE BOULDERS - 4' LARGEST DIAMETER	22
	LANDSCAPE BOULDERS - 6' LARGEST DIAMETER	8
SYMBOL	**LANDSCAPE DESCRIPTION**	**QTY**
	1" DECORATIVE GRAVEL MULCH - 'ALL SEASONS'	14,000 SF

Date: 6-5-2024

REVISIONS

No.	Date	by	Description

File Name
Manning Property_Landscaping.dwg

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.
If Printed 11x17 use Half Scale

ALLIANCE CONSULTING
A PLANNING AND ENGINEERING FIRM

UTAH
2303 N CORAL CANYON BLVD
SUITE 201,
WASHINGTON, UT 84780
435-673-8060

NORTH DAKOTA
621 26th STREET W.
WILLISTON, ND 58801
701-572-8100

DIXIE POWER
MANNING PROPERTY
CONCEPT LANDSCAPING PLAN
FOR
DIXIE POWER
LOCATED IN SEC 12
TOWNSHIP 43 SOUTH RANGE 16 WEST SLB&M
CITY OF ST.GEORGE, WASHINGTON COUNTY, UTAH

NOT FOR CONSTRUCTION REVIEW ONLY

Drawn By:	Scale:
AZ	1"=20'
Client No.	Project No.
4651	4651

Drawing Sheet
C1.1

Sheet 1 of 1 Sheets

Conceptual Landscape Plan

RECOMMENDATION:

Planning Commission recommends approval of item number one (this zone change), phase 1 and 2 to the extent of the parking lot, leaving for an amendment, the building and the finalization of the parking lot as a condition of this approval.

ALTERNATIVES:

1. Approval as presented.
2. Approve with conditions.
3. Deny the application.
4. Continue the proposed zone change to a later date.

SAMPLE MOTION:

“I move that approve the Dixie Power lot SG-BR-1-58 zone change request application number 2024-ZC-003, based on the findings listed in the staff report.”

FINDINGS FOR APPROVAL:

1. The proposed uses are permitted uses found in the PD-C zone.
2. The proposed zone change meets the initial zone-change application requirements found in Section 10-8D-2A.
3. Vacant sites that are less desirable for residences (such as busy intersections) might be suitable for individual commercial or business establishments.
4. Approval of the project is in the best interest of the health, safety, and general welfare of the City of St. George.

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM RE-37.5 (RESIDENTIAL ESTATES 37,500 SQUARE FEET PER LOT) TO PD-C (PLANNED DEVELOPMENT COMMERCIAL) ON APPROXIMATELY 1.2 ACRES, LOCATED AT THE NORTHWEST CORNER OF SUGAR LEO ROAD AND PIONEER ROAD FOR THE PURPOSE OF ESTABLISHING A USE LIST AND APPROVAL OF A CONCEPTUAL SITE PLAN FOR CONSTRUCTION OF A PARKING LOT AND PLACEMENT OF A FUTURE OFFICE BUILDING, WITH A CONDITION FROM PLANNING COMMISSION.

(Dixie Power)

WHEREAS, the property owner has requested a zone change from RE-37.5 (Residential Estates 37,500 square feet per lot) to PD-C (Planned Development Commercial) on 1.2 acres located at the northwest corner of Sugar Leo Road and Pioneer Road for the purpose of establishing a use list and approval of a conceptual site plan for the construction of a parking lot and placement of a future office building.

WHEREAS, the City Council held a public meeting on this request on July 18, 2024, to consider the amendment and adoption of a zone change; and

WHEREAS, the Planning Commission held a public hearing on the zone change on June 11, 2024, and recommended approval with a 5-0 vote with the following condition:

1. Before a building is built they come back with a Planned Development Amendment.

WHEREAS, the City Council has determined that the requested zone change to PD-C is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The City Zoning Map shall be amended upon the Effective Date of this Ordinance to reflect the zone change from RE-37.5 (Residential Estates 37,500 square feet per lot) to PD-C (Planned Development Commercial). The zoning map amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit “A,” and parcel exhibit, incorporated herein as Exhibit “B”. The project must comply with all conditions, requirements, and restrictions as approved by City Council and shall reflect the approval of a parking lot and building pad as shown in Exhibit “C”.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. The effective date of the zone change shall be the date upon which approval for a final site plan is received.

APPROVED AND ADOPTED by the St. George City Council, this 18th day of July 2024.

CITY OF ST. GEORGE:

_____
Michele Randall, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

_____
Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

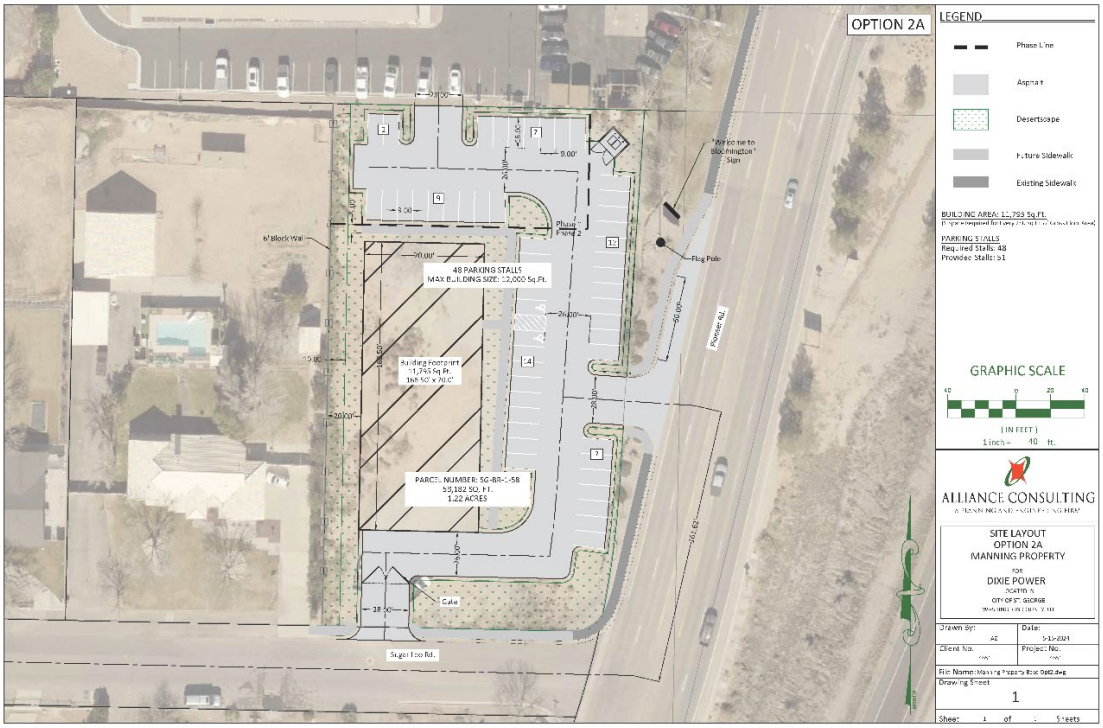
Councilmember Hughes _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____

Exhibit “A” – Legal Description

All of Lot 58 of the Bloomington Ranches Subdivision Phase 1

Exhibit “B” – Parcel Exhibit

Exhibit “C” – Site Plan



Agenda Date: 07/18/2024 **Agenda Item Number:** 07

Subject:

Consider approval of Ordinance No. 2024-042 amending the City Zoning Map by amending the zone from OS (Open Space) and A-20 (Agriculture, 20 acre minimum lot size) to PD-C (Planned Development Commercial) on approximately 12.88 acres generally located on the west side of River Road between approximately 2700-2900 South for the purpose of building a grocery and hardware store on the property, with conditions from the Planning Commission. (Case No. 2024-ZC-004 - Lin's Market River Road)

Item at-a-glance:

Staff Contact: Dan Boles

Applicant Name: AWA Engineering / Rick Magness

Reference Number: 2024-ZC-004

Address/Location:

The property is located on the west side of River Road between approximately 2700 - 2900 South

Item History (background/project status/public process):

This project was scheduled in 2023 for a Planning Commission hearing, but due to some changes to the site plan was pulled from that meeting. Those changes have been resolved between the city and developer. On June 25th, 2024, the Planning Commission held a public hearing on the request. There were two comments received from the neighbors to the north supporting the project. The Planning Commission recommends approval 6-0 with conditions.

Staff Narrative (need/purpose):

This is a request for a zone change on approximately 12.88 acres. The zoning on the property is currently OS (Open Space) and A-20 (Agriculture 20 acre minimum lot size). The applicant is proposing to change the zoning on the site to PD-C (Planned Development Commercial). They are also seeking review and approval of a grocery store along with a use list for the development.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

On June 25, 2024, the Planning Commission held a public hearing in order to hear the request for a zone change on the property. The Planning Commission heard from neighbors to the north in support of the change and forwarded a positive recommendation for the change with the following conditions:1.It appears the existing sewer line is not within the shown easement. An easement dedicated with the plat will need to cover the existing sewer line as well as provide a location for a replacement sewer line to be installed with or during the construction of the project.2.Extend the 72 storm drain through the site to the Ft Pierce wash and grant a 40 easement for the storm drain.3.Based on the site layout, need to relocate existing irrigation line and establish a new 25 easement. 4.Provide an erosion hazard study as they are in the erosion hazard zone.5.Theres a 15 utility easement long River Road where there are utilities. They will have to maintain the elevation of the easement at River Road easement before dropping down into the site. 6.The developer will be required to add the fourth arm of the traffic signal as part of this development. 7.Buildings on lots 2-5 will need to pursue a PD amendment to approve elevations.8.A block wall will not be required as there is a rockery wall already in place. A minimum of 10 landscape buffer will be required as well as a continuous horizontal tree screen with trees that are a minimum of 48 box size. 9.A shared parking agreement, consistent with section 10-19-7 of the St. George city code will need to be recorded on the property.10.That the use list is double checked and revised as needed to make sure all of the uses reflected uses in the zoning code.

St.George
Community Development

Zone Change

PLANNING COMMISSION AGENDA REPORT: 06/25/2024
CITY COUNCIL AGENDA REPORT: 07/18/2024

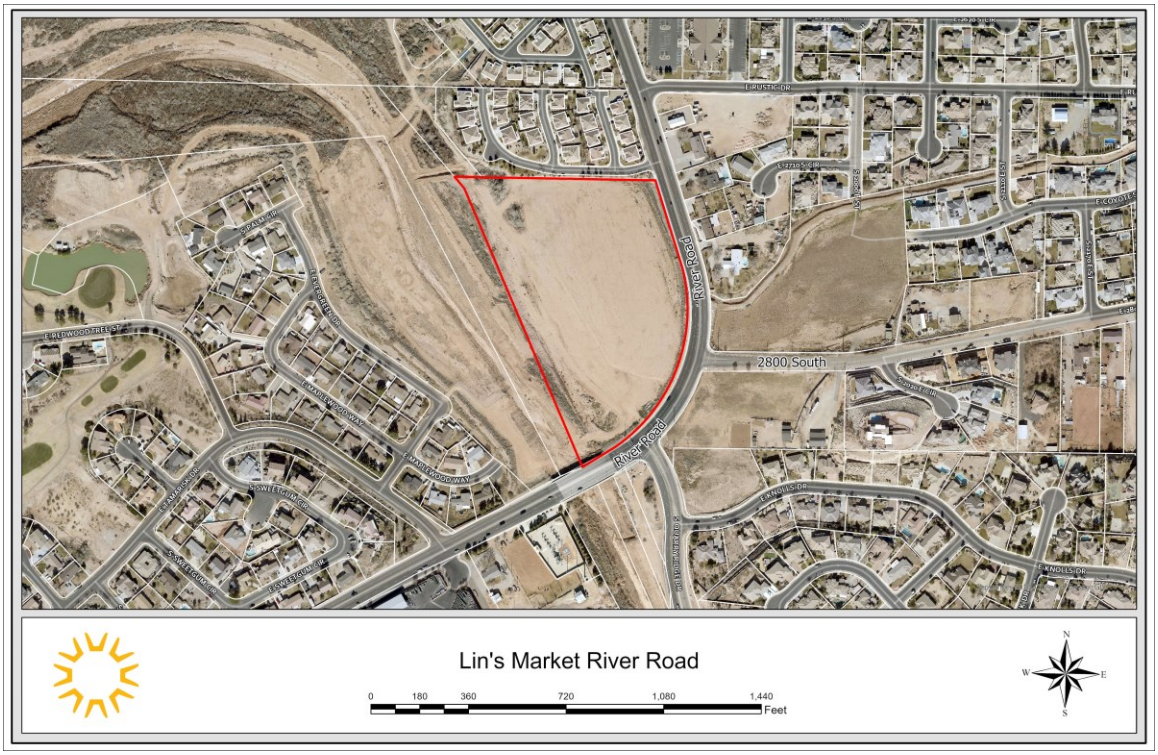
ZONE CHANGE
Lin's Market River Road
Case No. 2024-ZC-004

Project Name: Lin's Market River Road

Location: The property is located on the west side of River Road between approximately 2700 - 2900 South

Background: This property has been the subject of at least two requests for a change in General Plan designation. In 2019, a portion (approximately 2.85 acres) of the southern end of the property was changed from FP (Flood Plain) and MDR (Medium Density Residential) to COM (Commercial). In 2020, a larger piece of the property was included in the request for a COM designation which was eventually approved in 2022. In the end the entire property (approximately 12.88 acres) was included in the Commercial land use designation.

In May of 2023, the subject application was notified to the neighbors and was moving toward a public hearing at the Planning Commission. The application was pulled from the agenda at that time in order to work out some access concerns that the applicant and the city had. Very little has changed since last year but one of the access points has been removed.



Current Project: This is a request for a zone change on approximately 12.88 acres. The zoning on the property is currently OS (Open Space) and A-20 (Agriculture 20 acre minimum lot size). The applicant is proposing to change the zoning on the site to PD-C (Planned Development Commercial). They are also seeking review and approval of a grocery store along with a use list for the development. Included are the site plan showing the grocery store as well as pads for future development.

Acreage: Approximately 12.88 acres

Representative: AWA Engineering / Rick Magness

Current Zone: OS (Open Space) & A-20 (Agriculture, 20 acre minimum lot size)

General Plan: COM (Commercial)

Adjacent Zones: North – PD-R (Planned Development Residential
South – OS (Open Space)
East – RE-12.5 (Residential Estates, 12,500 ft² minimum lot size, R-1-10 (Residential, Single Family 10,000 ft² minimum lot size), A-20 (Agriculture, 20 acre minimum lot size), A-1 (Agriculture, 1 acre minimum lot size).
West – OS (Open Space)

Site Plan: The proposed conceptual site plan shows a single building being proposed at this time which is situated on the northern portion of the property adjacent to the Riverfront subdivision. The site plan also depicts four pad buildings to be reviewed and approved in the future. The pad buildings are located adjacent to River Road. There is a Parcel "A" which is also shown on the far south west corner of project. This lot will not be built on as it's in the floodway.

Access to the property will come exclusively from River Road. The farthest south ingress/egress point (Quarry Ridge Dr) is shown as a full access and will be integrated into the traffic lights at that intersection. Another access point is shown on the northern end of the property between pads two and three.

The Parking for the buildings is almost entirely centralized and will be used in common. To the greatest extent possible, each pad is parked to meet individual needs but there will have to be a shared parking agreement recorded on the property to allow cross parking as required in the zoning code. Those pads will be required to come back to Planning Commission and City Council as a PD amendment in the future for a more detailed review. The buildings shown are just there for illustrative purposes.

Buildings: For the purposes of this application, Planning Commission will be reviewing the zoning on the entire property. As far as the buildings go, the only one under review is the grocery store building. That building is approximately 35'4" to the highest point. The standard for a building in the PD-C zone is 50', with which the proposed building is in compliance.

The building is just over 71,000 ft². The applicant is proposing a variety of materials such as cultured stone, stucco, aluminum store fronts, and concrete masonry block.

Parking: The applicant provided the following information regarding parking:

Building	Sq Ft	Use	Ratio	Required	Total
Lot 1	71,303	Grocery Store	1:250	285	285
Lot 2	3,700	Bank	1:250	15	15
Lot 3	4,940	Multi-tenant / Restaurant	1:100/1:250	10+25	35
Lot 4	4,860	Multi-tenant / Restaurant	1:100/1:250	10+24	34
Lot 5	6,133	Multi-tenant / Restaurant	1:100/1:250	12+31	43
				Total:	412
				Provided:	440

The majority of the parking is in the center of the site surrounded by the grocery store and the pad buildings. This lends itself well to the ability for these buildings to share the parking between themselves. That said, the applicant has also tried to include as much parking on the site as possible.

Staff reviewed the parking as a single project (grocery/hardware store), as a phase but also as a whole project and believe that the applicant has parked the site adequately and according to the city parking ordinance requirements.

Landscaping: City Code requires 15' average along the public street, as well as 5% of the parking lot. That can be an average but may not be less than six feet in width. It appears that they will be able to meet both of those standards though they will need to provide staff with exact measurements during the site plan phase of the application.

The applicant is also providing a buffer between the property to the south and the north. They are showing a conceptual landscape plan that will landscape the property between the proposed grocery store and the Riverfront subdivision on the north. A six foot tall masonry wall with ten feet of landscaping is typically required on the north property line. There is an existing wall that exists on the property to the north. The applicant is proposing that the existing retaining wall serve as the required wall. To be clear, if this is approved, no new privacy wall would be constructed.

Privacy Wall: As part of the site plan application, staff noted that a six foot high wall is required between the residential property to the north of the grocery store. Because of an elevation change between the office building and the residences to the north, the applicant is requesting a legislative exemption from the requirements of installing the privacy wall.

Uses: The applicant has provided a use list to be approved as part of this zone change application. That use list has been pared down as much as possible though the Planning Commission should review the use list and make comments as needed.

Signs: Signs will be reviewed and approved as part of future application.

Comments: Staff recommends approval of the application with consideration of the following comments:

1. Roadway(s) - The developer will be responsible for installing roadway improvements as necessary along River Road as determined by the city engineer.

2. Design – Conceptual building elevations, colors, and materials have been provided for review and discussion.

3. SPR – Future site plan review applications and plans shall be submitted and approved by staff. A site plan application will need to be submitted prior to construction on the site.

4. Phasing – Approvals for the pad sites will need to be reviewed in future Planned Development amendment applications.

5. Lighting – A full photometric plan will be required to accompany the site plan.

6. Landscaping - With the submittal of a site plan application, a full landscape and irrigation plan will be required. A conceptual landscape plan has been submitted for initial review and attached to this staff report.

7. Buildings – Elevations and a rendering of the buildings have been submitted and attached to this staff report.

Department Comments:

Sewer/Water

1. No comments were received from sewer or water.

Power

1. No comments were received from the power department.

Engineering

1. It appears the existing sewer line is not within the shown easement. An easement dedicated with the plat will need to cover the existing sewer line as well as provide a location for a replacement sewer line to be installed with or during the construction of the project.
2. Extend the 72" storm drain through the site to the Ft Pierce wash and grant a 40' easement for the storm drain.
3. Based on the site layout, need to relocate existing irrigation line and establish a new 25' easement.
4. Provide an erosion hazard study as they are in the erosion hazard zone.
5. There's a 15' utility easement long River Road where there are utilities. They will have to maintain the elevation of the easement at River Road easement before dropping down into the site.
6. The developer will be required to add the fourth arm of the traffic signal as part of this development.

Parks

1. Parks did not have any comments on this project.

Fire

1. No comments on this application.

Planning

1. Buildings on lots 2-5 will need to pursue a PD amendment to approve elevations.
2. A block wall will not be required as there is a rockery wall already in place. A minimum 10' landscape buffer will be required.
3. A shared parking agreement, consistent with section 10-19-7 of the St. George city code will need to be recorded on the property.

PC Hearing: On June 25, 2024, the Planning Commission held a public hearing in order to hear the request for a zone change on the property. The Planning Commission heard from neighbors to the north in support of the change and forwarded a positive recommendation for the change with the following additional two conditions:

1. That the use list is double checked and revised as needed to make sure all of the uses reflected uses in the zoning code.
2. That within the required 10' landscape buffer on the north property line, there is a continuous horizontal tree screen with trees that are a minimum of 48" box size.

Planning Commission also approved a preliminary plat at the public meeting on June 25th.

Alternatives:

1. Approve as presented.
2. Approve with conditions.
3. Deny the application.
4. Continue the proposed zone change to a later date.

Possible Motion:
"I move that we approve the zone change from OS (Open Space) & A-20 (Agriculture, 20 acre minimum lot size) to PD-C (Planned Development Commercial) as presented including the proposed use list, case no. 2024-ZC-004, based on the findings and subject to the conditions and comments listed in the staff report, including the additional conditions from Planning Commission, (and as modified by the following comments and conditions…)"

Findings for Approval:

1. The proposed zoning is consistent with the general plan designations on the property.
2. There will be adequate parking on site to facilitate the development.
3. That approval of the zoning map amendment is in the best interest of the health, safety and welfare of the citizens of St. George.

Exhibit A
Applicant's Narrative &
PD-C Use List

Revised 6/28/24
May 25th, 2024

St. George City
Attn: Dan Boles, AICP
175 East 200 North
St. George, UT 84770

RE: Zone Change request from Open Space to Planned Commercial Development for a proposed shopping center anchored by a grocery store with perimeter retail pad sites west of River Road and 2800 South.

Mr. Boles,

AWA Engineering represents the developer, CJM LLLP (CJM) who proposes a zone change for a proposed commercial development including a Lin's grocery store and hardware store as a first phase of development. Additional parcels will be developed in later phases.
CJM is a small, family-owned development group whose operations span a 5-state area including Colorado, Wyoming, and Nevada, but whose development is primarily concentrated in Southern Idaho and Utah. The typical CJM development is anchored by a 40,000-65,000 square foot building with a grocery store, hardware store, pharmacy, and quick service restaurant with a drive thru. CJM has an affiliated company that operates these stores, which means CJM remains invested and a long-term part of the surrounding community.

Proposed Development
First and foremost, CJM's proposal at this location would involve the same anchor concept. Roughly 70% of the store space would be used for grocery, operating under a name brand familiar to residents of St. George. Roughly 20% would be a hardware store, partnering with a well-known national brand. The remaining 10% would be comprised of a mix of retail pharmacy and quick service food option(s). As shown on the site plan, this anchor building would be positioned in the northwest corner of the lot.

Ultimately, the goal is to fill offering gaps in the surrounding community. Some of that occurs naturally as tenants approach CJM looking to lease space. In other instances, CJM will take a more active role in recruiting certain offerings that would be a good fit. When fully developed, the center should bring a variety of services and offerings to this otherwise densely populated residential area.

Site Background
The current site is an undeveloped parcel
Assessor Parcel Number: SG-5-3-9-4302
Overall site area: 12.88 acres
Perimeter right-of-way: River Road
Current Zoning: Open Space (OS)
A portion of the west property is within a Regulatory Floodway

Proposed General Uses

The proposed development proposes the following allowable uses:

EXHIBIT A – PROPOSED ALLOWABLE FUTURE USES

As noted in the Narrative, no uses are currently set in stone other than grocery, hardware, pharmacy, and quick service restaurants. In the interest of maintaining flexibility and bringing the best mix of uses possible, CJM proposes the ability to have the following uses on the property, all of which are permitted or conditional in C-2 or C-3 Zones (as defined in the St. George City Code):

- Animal boarding/care for small animals only and boarded for less than 30 days a year provided, conducted completely within enclosed building.
- Antique store
- Automobile part sales (new parts only); provided, conducted within completely enclosed building
- Building material sales
- Catering establishment
- City, all facilities
- Convenience markets with gas pumps/gas stations
- Counseling center, mental health, alcohol, drugs (nonresidential, less than 24 hours)
- Department store
- Educational institution, schools, college, learning centers, trade schools (no residential or 24 hour facilities)
- Fence, sales/service
- Furniture/appliance sales (new) and repair
- Garden supplies and plant material sales
- Greenhouse/nursery soil and lawn service
- Gunsmith
- Landscape rock sales, ancillary to a permitted use
- Locksmith
- Microbrewery or micro-winery (with restaurant or bar establishment)
- Office
- Office supply, office machines sales and service
- Off-premises beer retailer
- Permanent cosmetics, a secondary use to an establishment employing cosmetologists/barbers, aestheticians, electrologists, or nail technicians licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations
- Personal care services
- Personal instruction services
- Pet grooming
- Printing, lithographing, publishing or reproduction sales and service
- Restaurant
- Athletic and sporting goods store

- Supermarket/grocery store
- Thrift shop/secondhand store/consignment store (no outside storage and no drop-off items during the hours the business is closed)
- Auto Repair
- Tire Sales
- Drive-thru sales
- Seed and Feed Store
- Janitorial Service / Supply
- Pest Control Service
- Sign Sales
- Financial, Medical, Professional Services
- Lodging, temporary, limited to Hotel/Motel
- Paint or Wallpaper store
- Retail sale of goods with some operations outdoors

Site Plan

The site utilizes existing utilities, infrastructure, floodway, and topography to locate the anchor grocery and hardware stores at the north end of the site. Retail pad sites are located adjacent to River Road. Site parking is generally located in the center of the site, with perimeter parking lots providing parking for the proposed uses.
First and foremost, CJM's proposal at this location would involve the same anchor concept. Roughly 70% of the store space would be used for grocery, operating under a name brand familiar to residents of St. George. Roughly 20% would be a hardware store, partnering with a well-known national brand. The remaining 10% would be comprised of a mix of retail pharmacy and quick service food option(s). As shown on the site plan, this anchor building would be positioned in the northwest corner of the lot.

Once parking, water detention, and landscaping requirements are met, CJM would seek to develop the remaining land as pad sites with both single-user and multi-tenant buildings, depending on tenant availability and interest.

Common uses of these pad sites in other similar CJM centers are quick service restaurants with drive-thru, dine-in restaurants, banks/credit unions, auto parts/tire retail, hair/nail salons, dentist/orthodontist offices, full-service tunnel car washes, tax/financial services, and fuel stations, to name a few.

Building / Elevations

Building and drive-thru elevations feature a combination of materials consistent with the surrounding environment while maintaining the overall commercial center theme. Materials include brick, precast concrete, ACM panels with metal coping trim and roof color.

Landscaping

On-site landscaping will be provided along River Road, as well as interior to the site. Properly spaced trees along the northern border will properly screen the commercial uses of the existing homes to the north. All landscaping will be uniform and comply with the city code. The proposed landscape area is 21.4% (2.2 acres) of the site area.

Signage
A comprehensive sign plan will be developed and presented to the city later.

Transportation / Parking / Access
Two accesses are proposed to the overall commercial development: both off River Road.

- Three-quarter access on the east side of the property.
- Full signalized access at the south end of the property.
- Shared access agreements will be executed for all lots.

Parking Analysis

- Total Parking Required: 415 Stalls
- Total Parking Provided: 430 Stalls

CJM and AWA Engineering look forward to providing neighborhood commercial services in this area of St. George.

Thank you in advance for your consideration and approval.

Regards,

Rick Magness

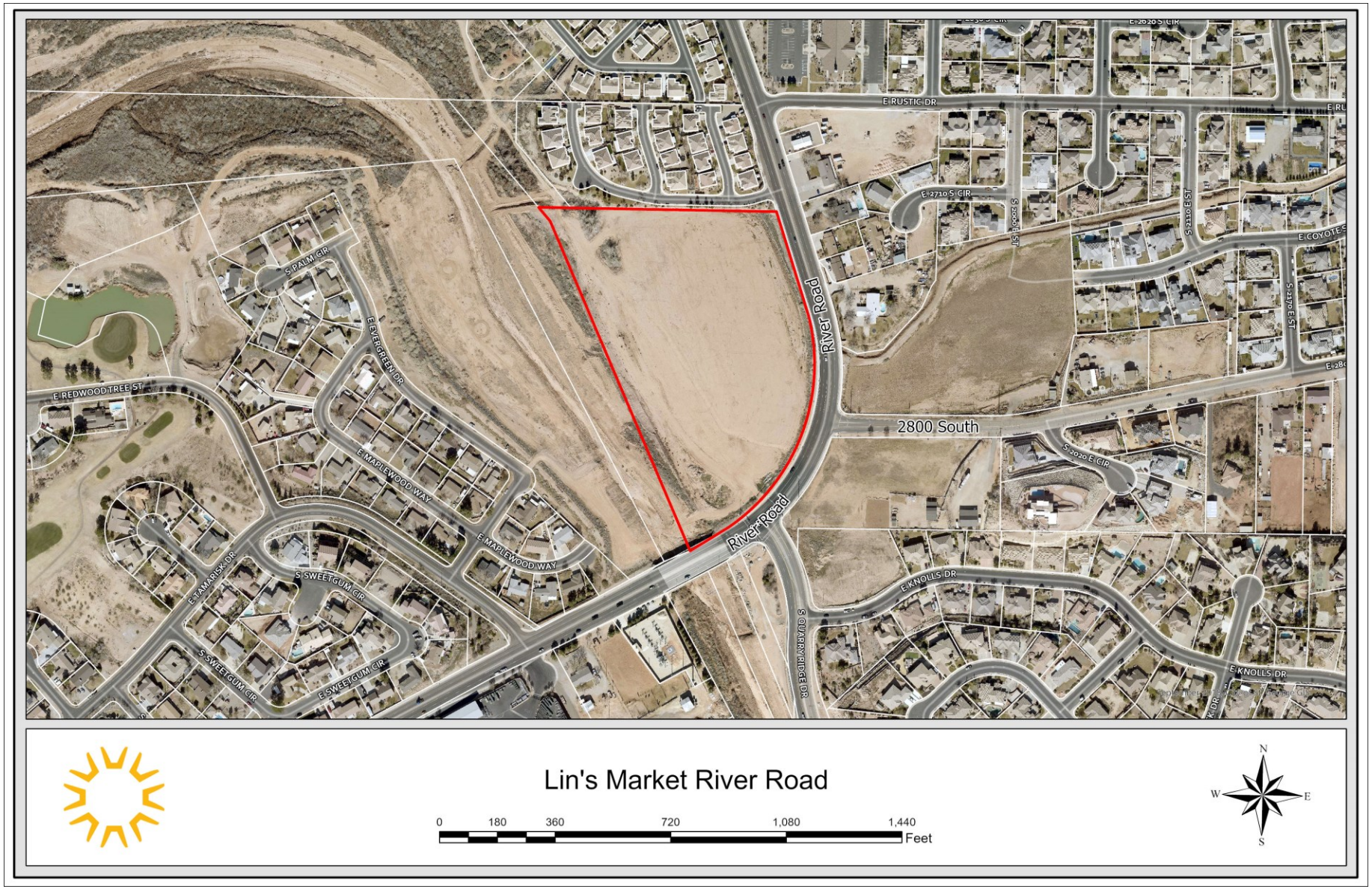
Rick Magness, AICP
Entitlement Manager / Land Planner
rickm@awaeng.com
(702) 370-6962

Exhibit B
PowerPoint Presentation

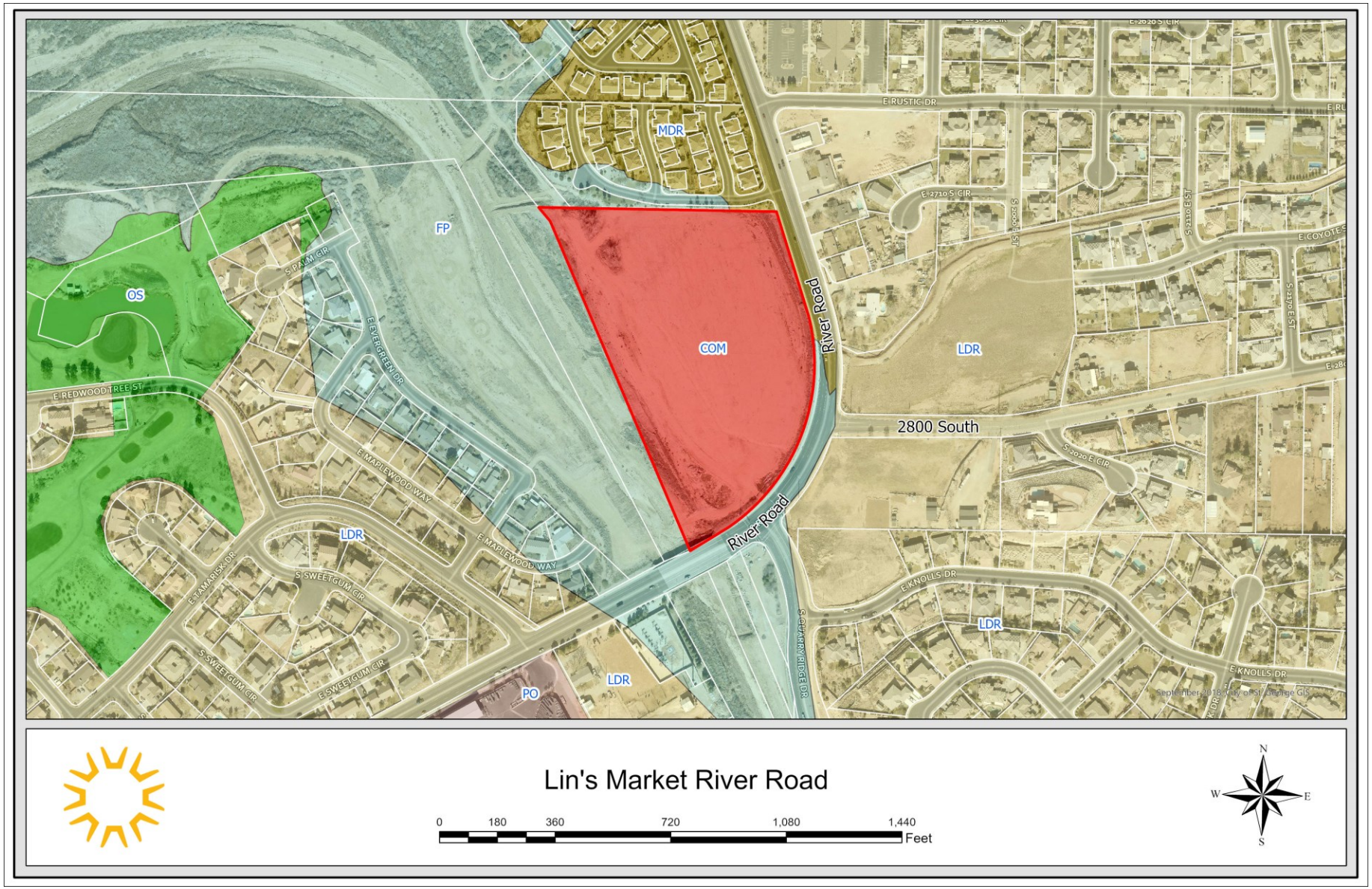
Lin’s Market River Road

2023-ZC-004

Aerial Map


River Road
2800 South
E RUSTIC DR
E 2710 S CIR
S PALM CIR
E EVERGREEN DR
E REDWOOD TREE ST
E MAPLEWOOD WAY
E TAMARISK DR
S SWEETGUM CIR
E KNOLLS DR
S QUARRY RIDGE DR
S 2020 E CIR
E COYOTE
Lin's Market River Road
0 180 360 720 1,080 1,440
Feet
N
W
E
S

Land Use Map


MDR
FP
OS
COM
LDR
PO
River Road
2800 South
E RUSTIC DR
E REDWOOD TREE ST
E MAPLEWOOD WAY
E KNOLLS DR
S SWEETGUM CIR
Lin's Market River Road
0
180
360
720
1,080
1,440
Feet
N
W
E
S

Zoning Map

OS
PD-R
R-1-10
A-20
OS
River Road
RE-12.5
2800 South
A-1
River Road
R-1-8
A-1
RE-12.5
PD-AP
E RUSTIC DR
E REDWOOD TREE ST
E MAPLEWOOD WAY
E KNOLLS DR
S SWEETGUM CIR
Lin's Market River Road
0 180 360 720 1,080 1,440
Feet
N
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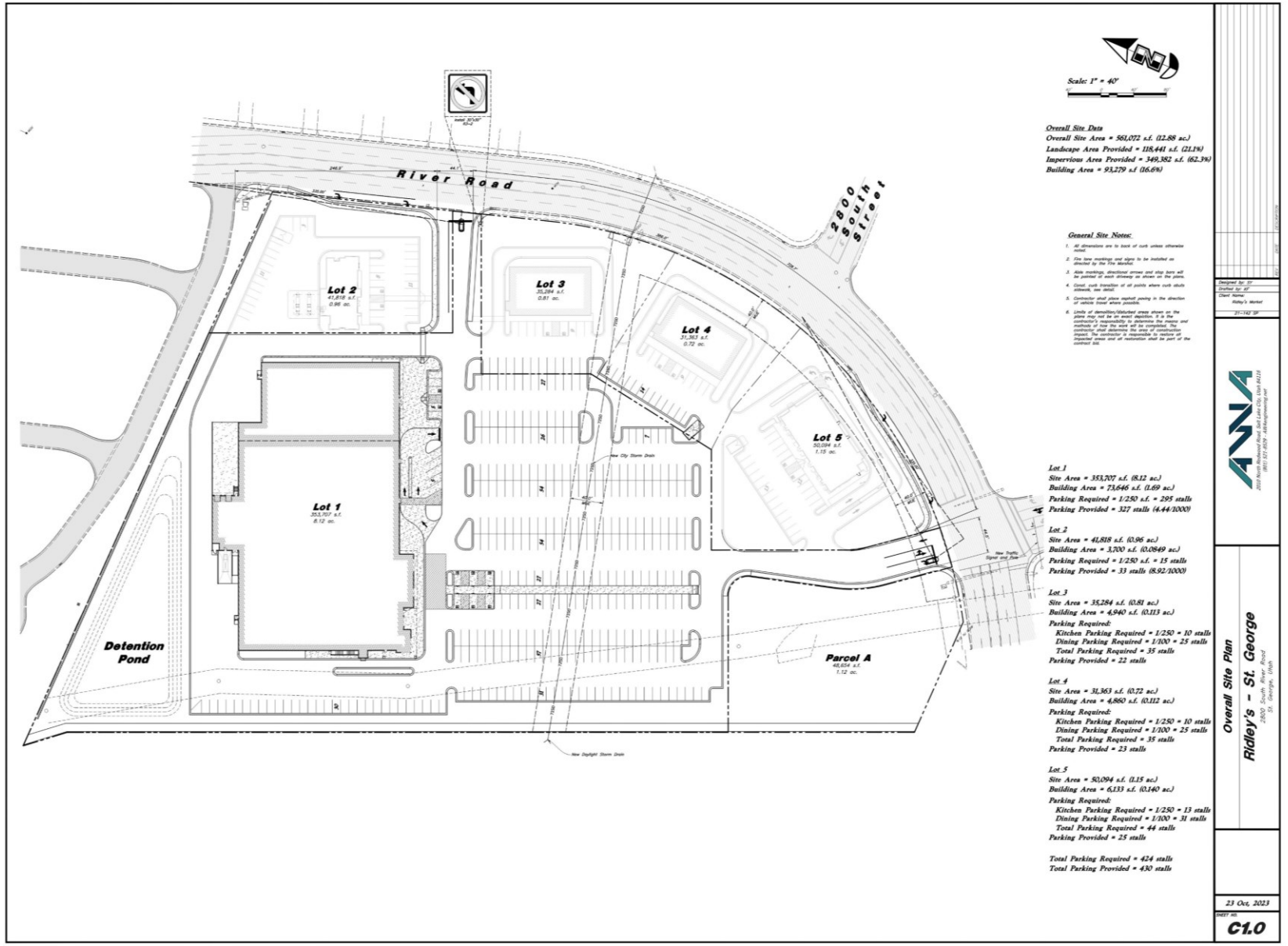
E
S

Proposed Site Plan



Parking

Lot 1

Site Area = 353,707 s.f. (8.12 ac.)
Building Area = 73,646 s.f. (1.69 ac.)
Parking Required = 1/250 s.f. = 295 stalls
Parking Provided = 327 stalls (4.44/1000)

Lot 2

Site Area = 41,818 s.f. (0.96 ac.)
Building Area = 3,700 s.f. (0.0849 ac.)
Parking Required = 1/250 s.f. = 15 stalls
Parking Provided = 33 stalls (8.92/1000)

Lot 3

Site Area = 35,284 s.f. (0.81 ac.)
Building Area = 4,940 s.f. (0.113 ac.)
Parking Required:
Kitchen Parking Required = 1/250 = 10 stalls
Dining Parking Required = 1/100 = 25 stalls
Total Parking Required = 35 stalls
Parking Provided = 22 stalls

Lot 4

Site Area = 31,363 s.f. (0.72 ac.)
Building Area = 4,860 s.f. (0.112 ac.)
Parking Required:
Kitchen Parking Required = 1/250 = 10 stalls
Dining Parking Required = 1/100 = 25 stalls
Total Parking Required = 35 stalls
Parking Provided = 23 stalls

Lot 5

Site Area = 50,094 s.f. (1.15 ac.)
Building Area = 6,133 s.f. (0.140 ac.)
Parking Required:
Kitchen Parking Required = 1/250 = 13 stalls
Dining Parking Required = 1/100 = 31 stalls
Total Parking Required = 44 stalls
Parking Provided = 25 stalls

Total Parking Required = 424 stalls
Total Parking Provided = 430 stalls

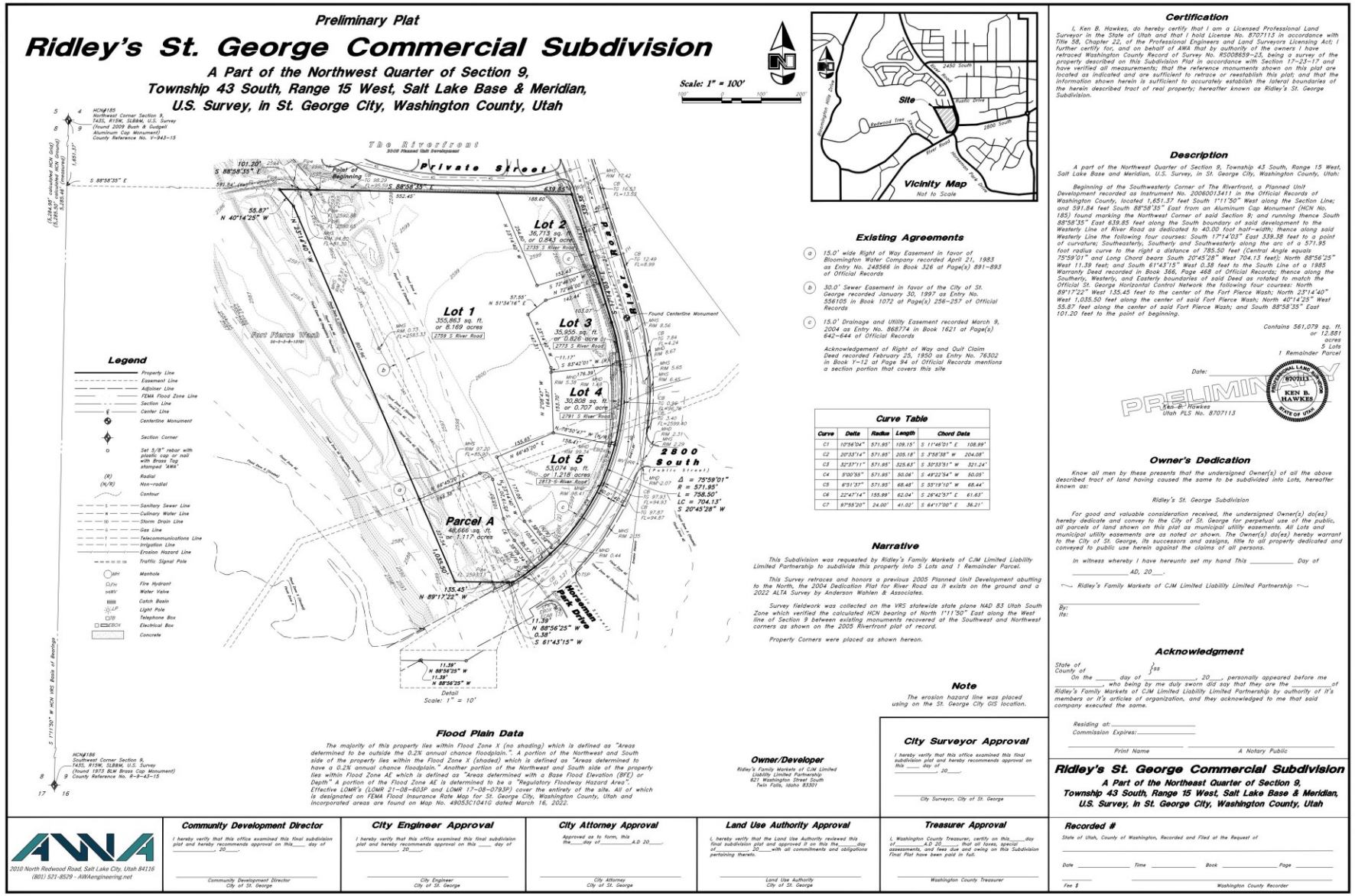
Landscaping

Elevations

NORTH ELEVATION
SCALE: 3/32" = 1'-0"
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"
WEST ELEVATION
SCALE: 3/32" = 1'-0"
EAST ELEVATION
SCALE: 3/32" = 1'-0"
MFR.: DRYVIT
MATERIAL: EIFS STUCCO
COLOR: COPPERTONE
TEXTURE: LYMESTONE
MFR.: GENERIC
MATERIAL: ALUMINUM
COLOR: DARK BRONZE
TEXTURE: SMOOTH
MFR.: CULTURED STONE
MATERIAL: CONCRETE
COLOR: INTAGLIO
TEXTURE: LEDGESTONE
MFR.: SUNROC MANSONRY
MATERIAL: CONCRETE MASONRY
COLOR:TAN
TEXTURE: SPLIT FACE
PATTERN: RUNNING BOND
MFR.: SUNROC MANSONRY
MATERIAL: CONCRETE MASONRY
COLOR: DEEP BROWN
TEXTURE: SPLIT FACE
PATTERN: RUNNING BOND
MFR.: SUNROC MANSONRY
MATERIAL: CONCRETE MASONRY
COLOR: WHITE
TEXTURE: HONED
PATTERN: RUNNING BOND
MFR.: SHERWIN WILLIAMS
MATERIAL: ACRYLIC PAINT
COLOR: GARRET GRAY SW6075
TEXTURE: SATIN
DESIGN SEQUENCE
350 South 200 East, #106
Salt Lake City, Utah 84111
P: 801.596.0691
DESIGNUTAH.COM
GROCERY ANCHOR
S. RIVER ROAD & E. 2800 S
ST. GEORGE, UTAH
MARK
DATE
DESCRIPTION
DATE: FEBRUARY 27, 2024
AGENCY PROJECT NO:
DESIGN SEQUENCE PROJECT NO: 23/9.01
CAD DWG FILE NO:
DRAWN BY: KV
DESIGNED BY: KV
DWG TYPE:
ARCHITECTURAL PHASE:
SHEET TITLE
EXTERIOR ELEVATIONS
A2.1

Materials Board

Approved Plat



Preliminary Plat

Ridley's St. George Commercial Subdivision

A Part of the Northwest Quarter of Section 9,
Township 43 South, Range 15 West, Salt Lake Base & Meridian,
U.S. Survey, in St. George City, Washington County, Utah

Scale: 1" = 100'

Vicinity Map
Not to Scale

Existing Agreements

(a) 15.0' wide Right of Way Easement in favor of Bloomington Water Company recorded April 21, 1983 as Entry No. 248566 in Book 326 at Page(s) 891–893 of Official Records

(b) 30.0' Sewer Easement in favor of the City of St. George recorded January 30, 1997 as Entry No. 536105 in Book 1072 at Page(s) 256–257 of Official Records

(c) 15.0' Drainage and Utility Easement recorded March 9, 2004 as Entry No. 868774 in Book 1621 at Page(s) 642–644 of Official Records

Acknowledgement of Right of Way and Quit Claim Deed recorded February 25, 1950 as Entry No. 76302 in Book Y-12 at Page 94 of Official Records mentions a section portion that covers this site

Curve Table

Curve	Delta	Radius	Length	Chord Data
C1	10°56'04"	571.95'	109.15'	S 11°46'01" E 108.99'
C2	20°53'14"	571.95'	208.18'	S 3°58'38" W 204.08'
C3	32°37'11"	571.95'	325.67'	S 30°35'31" W 321.24'
C4	5°00'55"	571.95'	50.06'	S 49°22'34" W 50.05'
C5	6°51'37"	571.95'	68.48'	S 55°19'10" W 68.44'
C6	22°47'14"	155.99'	62.04'	S 26°42'37" E 61.63'
C7	97°55'20"	24.00'	41.02'	S 64°17'00" E 36.21'

Narrative

This Subdivision was requested by Ridley's Family Markets of CJM Limited Liability Limited Partnership to subdivide this property into 5 Lots and 1 Remainder Parcel.

This Survey retraces and honors a previous 2005 Planned Unit Development abutting to the North, the 2004 Dedication Plat for River Road as it exists on the ground and a 2022 ALTA Survey by Anderson Wahlen & Associates.

Survey fieldwork was collected on the VRS statewide state plane NAD 83 Utah South Zone which verified the calculated HCN bearing of North 1°11'50" East along the West line of Section 9 between existing monuments recovered at the Southwest and Northwest corners as shown on the 2005 Riverfront plat of record.

Property Corners were placed as shown hereon.

Note

The erosion hazard line was placed using on the St. George City GIS location.

Flood Plain Data

The majority of this property lies within Flood Zone X (no shading) which is defined as "Areas determined to be outside the 0.2% annual chance floodplain." A portion of the Northwest and South side of the property lies within the Flood Zone X (shaded) which is defined as "Areas determined to have a 0.2% annual chance floodplain." Another portion of the Northwest and South side of the property lies within Flood Zone AE which is defined as "Areas determined with a Base Flood Elevation (BFE) or Depth" A portion of the Flood Zone AE is determined to be a "Regulatory Floodway Hazard Area". Effective LOMR's (LOMR 21-08-603P and LOMR 17-08-0793P) cover the entirety of the site. All of which is designated on FEMA Flood Insurance Rate Map for St. George City, Washington County, Utah and Incorporated areas are found on Map No. 49053C1041G dated March 16, 2022.

Owner/Developer

Ridley's Family Markets of CJM Limited Liability Limited Partnership
621 Washington Street South
Twin Falls, Idaho 83301

Certification

I, Ken B. Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the owners I have retraced Washington County Record of Survey No. R5008659–25, being a survey of the property described on this Subdivision Plat in accordance with Section 17–23–17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Ridley's St. George Subdivision.

Description

A part of the Northwest Quarter of Section 9, Township 43 South, Range 15 West, Salt Lake Base and Meridian, U.S. Survey, in St. George City, Washington County, Utah:

Beginning at the Southwesterly Corner of The Riverfront, a Planned Unit Development recorded as Instrument No. 20060013411 in the Official Records of Washington County, located 1,651.37 feet South 1°11'50" West along the Section Line; and 591.84 feet South 88°58'35" East from an Aluminum Cap Monument (HCN No. 185) found marking the Northwest Corner of said Section 9; and running thence South 88°58'35" East 639.85 feet along the South boundary of said development to the Westerly Line of River Road as dedicated to 40.00 foot half-width; thence along said Westerly Line the following four courses: South 17°14'03" East 339.38 feet to a point of curvature; Southeasterly, Southerly and Southwesterly along the arc of a 571.95 foot radius curve to the right a distance of 785.50 feet (Central Angle equals 75°59'01" and Long Chord bears South 20°45'28" West 704.13 feet); North 88°56'25" West 11.39 feet; and South 61°43'15" West 0.38 feet to the South Line of a 1985 Warranty Deed recorded in Book 366, Page 468 of Official Records; thence along the Southerly, Westerly, and Easterly boundaries of said Deed as rotated to match the Official St. George Horizontal Control Network the following four courses: North 89°17'22" West 135.45 feet to the center of the Fort Pierce Wash; North 23°14'40" West 1,035.50 feet along the center of said Fort Pierce Wash; North 40°14'25" West 55.87 feet along the center of said Fort Pierce Wash; and South 88°58'35" East 101.20 feet to the point of beginning.

Contains 561,079 sq. ft. or 12.881 acres
5 Lots
1 Remainder Parcel

Date: _____

PRELIMINARY

Ken B. Hawkes
Utah PLS No. 8707113

Owner's Dedication

Know all men by these presents that the undersigned Owner(s) of all the above described tract of land having caused the same to be subdivided into Lots, hereafter known as:

Ridley's St. George Subdivision

For good and valuable consideration received, the undersigned Owner(s) do(es) hereby dedicate and convey to the City of St. George for perpetual use of the public, all parcels of land shown on this plat as municipal utility easements. All Lots and municipal utility easements are as noted or shown. The Owner(s) do(es) hereby warrant to the City of St. George, its successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons.

In witness whereby I have hereunto set my hand This _____ Day of _____ AD, 20___.

Ridley's Family Markets of CJM Limited Liability Limited Partnership

By: _____
Its: _____

Acknowledgment

State of _____
County of _____ ss

On the ____ day of _____, 20___, personally appeared before me _____, who being by me duly sworn did say that they are the _____ of Ridley's Family Markets of CJM Limited Liability Limited Partnership by authority of it's members or it's articles of organization, and they acknowledged to me that said company executed the same.

Residing at: _____
Commission Expires: _____

Print Name — A Notary Public

Ridley's St. George Commercial Subdivision
A Part of the Northeast Quarter of Section 9,
Township 43 South, Range 15 West, Salt Lake Base & Meridian,
U.S. Survey, in St. George City, Washington County, Utah

City Surveyor Approval

I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this ____ day of _____, 20___.

City Surveyor, City of St. George

Community Development Director

I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this ____ day of _____, 20___.

Community Development Director
City of St. George

City Engineer Approval

I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this ____ day of _____, 20___.

City Engineer
City of St. George

City Attorney Approval

Approved as to form, this ____ day of _____, A.D. 20___.

City Attorney
City of St. George

Land Use Authority Approval

I, _____, hereby verify that the Land Use Authority reviewed this final subdivision plat and approved it on this the ____ day of _____, 20___, with all commitments and obligations pertaining thereto.

Land Use Authority
City of St. George

Treasurer Approval

I, Washington County Treasurer, certify on this ____ day of _____, A.D. 20___, that all taxes, special assessments, and fees due and owing on this Subdivision Final Plat have been paid in full.

Washington County Treasurer

Recorded #

State of Utah, County of Washington, Recorded and Filed at the Request of _____

Date _____ Time _____ Book _____ Page _____

Fee $ _____ Washington County Recorder

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM OS (OPEN SPACE) AND A-20(AGRICULTURE, 20 ACRE MINIMUM LOT SIZE) TO PD-C (PLANNED DEVELOPMENT COMMERCIAL) ON APPROXIMATELY 12.88 ACRES GENERALLY LOCATED ON THE WEST SIDE OF RIVER ROAD BETWEEN APPROXIMATELY 2700-2900 SOUTH FOR THE PURPOSE OF BUILDING A GROCERY AND HARDWARE STORE ON THE PROPERTY FOR A PROJECT TO BE KNOWN AS LIN'S MARKET RIVER ROAD, WITH CONDITIONS FROM THE PLANNING COMMISSION. CASE NO. 2024-ZC-004

(LIN'S MARKET RIVER ROAD)

WHEREAS, the property owner has requested a zone change from OS (Open Space) and A-20 (Agriculture, 20 acre minimum lot size) to PD-C (Planned Development Commercial) on approximately 12.88 acres located on the west side of River Road between 2700 and 2900 South for the purpose of building a grocery store and hardware store; and

WHEREAS, the City Council held a public meeting on this request on July 18, 2024; and

WHEREAS, the Planning Commission held a public hearing on the request on June 25, 2024; and recommended approval with a 6-0 vote with the following conditions:

1. It appears the existing sewer line is not within the shown easement. An easement dedicated with the plat will need to cover the existing sewer line as well as provide a location for a replacement sewer line to be installed with or during the construction of the project.
2. Extend the 72" storm drain through the site to the Ft Pierce wash and grant a 40' easement for the storm drain.
3. Based on the site layout, need to relocate existing irrigation line and establish a new 25' easement.
4. Provide an erosion hazard study as they are in the erosion hazard zone.
5. There's a 15' utility easement long River Road where there are utilities. They will have to maintain the elevation of the easement at River Road easement before dropping down into the site.
6. The developer will be required to add the fourth arm of the traffic signal as part of this development.
7. Buildings on lots 2-5 will need to pursue a PD amendment to approve elevations.
8. A block wall will not be required as there is a rockery wall already in place. A minimum of 10' landscape buffer will be required as well as a continuous horizontal tree screen with trees that are a minimum of 48" box size.
9. A shared parking agreement, consistent with section 10-19-7 of the St. George city code will need to be recorded on the property.
10. That the use list is double checked and revised as needed to make sure all of the uses reflected uses in the zoning code.

WHEREAS, the City Council has determined that the requested amendment to the Zoning Map is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Adoption. The City Zoning Map shall be amended upon the Effective Date of this Ordinance to reflect the zone change from OS (Open Space) and A-20 (Agriculture, 20 acre minimum lot size) to PD-C (Planned Development Commercial). The zone amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit "A," and parcel exhibit, incorporated herein as Exhibit "B". The project must comply with all conditions, requirements, and restrictions as approved by City Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect upon publication and the final approval by the land use authority of a final plat or site plan. In the event a final plat or site plan is not approved within one year of the adoption of this Ordinance, this Ordnance shall be considered null and void and of no effect.

APPROVED AND ADOPTED by the St. George City Council, this 18th day of July 2024.

ST. GEORGE CITY:

_____
Michele Randall, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

_____
Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

Councilmember Hughes _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____

Exhibit “A” – Legal Description

A part of the Northwest Quarter of Section 9, Township 43 South, Range 15 West, Salt Lake Base and Meridian, U.S. Survey, in St. George City, Washington County, Utah:

Beginning at the Southwesterly Corner of The Riverfront, a Planned Unit Development recorded as Instrument No. 20060013411 in the Official Records of Washington County, located 1,651.37 feet South 1°11'50" West along the Section Line; and 591.84 feet South 88°58'35" East from a Brass Cap Monument found marking the Northwest Corner of said Section 9; and running thence South 88°58'35" East 639.85 feet along the South boundary of said development to the Westerly Line of River Road as dedicated to 40.00 foot half-width; thence along said Westerly Line the following four courses: South 17°14'03" East 339.38 feet to a point of curvature; Southeasterly, Southerly and Southwesterly along the arc of a 571.95 foot radius curve to the right a distance of 785.50 feet (Central Angle equals 75°59'01" and Long Chord bears South 20°45'28" West 704.13 feet); North 88°56'25" West 11.39 feet; and South 61°43'15" West 0.38 feet to the South Line of a 1985 Warranty Deed recorded in Book 366, Page 468 of Official Records; thence along the Southerly, Westerly, and Easterly boundaries of said Deed as rotated to match the Official St. George Horizontal Control Network the following four courses: North 89°17'22" West 135.45 feet to the center of the Fort Pierce Wash; North 23°14'40" West 1,035.50 feet along the center of said Fort Pierce Wash; North 40°14'25" West 55.87 feet along the center of said Fort Pierce Wash; and South 88°58'35" East 101.20 feet to the point of beginning.

Contains 561,079 sq ft
or 12.881 acres

Exhibit “B” – Parcel Exhibit

Exhibit “C” - Site Plan

Agenda Date: 07/18/2024 **Agenda Item Number:** 08

Subject:

Consider approval of Ordinance No. 2024-043 amending Title 10-8D-8(B) of City Code (PD-MU Planned Development Mixed-Use standards) to eliminate the 70 foot cap on height in the PD-MU (Planned Development Mixed Use) zone. (Case No. 2024-ZRA-010)

Item at-a-glance:

Staff Contact: Dan Boles

Applicant Name: City of St. George

Reference Number: 2024-ZRA-010

Address/Location:

N/A

Item History (background/project status/public process):

On May 23, 2024, the Planning Commission and City Council held a joint work meeting and discussed the possibility of making the proposed code amendment. On June 25, 2024, the Planning Commission held a public hearing regarding the proposal and recommended approval 6-0 without conditions.

Staff Narrative (need/purpose):

The zoning code (Title 10) was revised in its entirety in 2019 with additional changes in 2020. One of those changes made in 2020 was an amendment to allow the City Council to approve structures that exceeded the height of certain zones if a series of findings were made and with a recommendation from the Planning Commission. The PD-MU zone still has a cap on the height even with the findings. In other words, the ordinance caps the height of a structure at 55 feet unless the findings are made, in which case the structure may go as tall as 70 feet. In either case, the height is capped in the PD-MU zone. This proposal would bring the PD-MU zone in line with the other PD zones and eliminate the cap on height should the City Council make the findings.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

On June 25, 2024, the Planning Commission held a public hearing on this request. No public comment was given. The Planning Commission recommends approval of the Zoning Regulation Amendments to section 10-8D-8(B) as proposed without conditions.

St.George
Community Development

Zoning Regulation Amendment

PLANNING COMMISSION AGENDA REPORT: 06/25/2024
CITY COUNCIL AGENDA REPORT: 07/18/2024

AMENDMENTS TO TITLE 10-8D-8(B) PD Mixed Use - Height Regulations
This section of the St George municipal code sets forth the maximum height allowed in the Planned Development Mixed Use (PD-MU) zone.

REQUEST:
This is a request to amend a portion of the city zoning ordinance, Title 10-8D-8(B), to amend standards for height restrictions as it pertains to the PD-MU zone only. The applicant is the City of St. George. Case No. 2024-ZRA-010.

BACKGROUND:
The zoning code (Title 10) was revised in its entirety in 2019. As with all major code revisions, one round of general changes was made within six months or so to make some updates to the code that were either mistakes or just not workable. One of those changes made in 2020 was an amendment to allow the City Council to approve structures that exceeded the height of certain zones if a series of findings were made and with a recommendation from the Planning Commission. Most of those zones that were given that consideration do not cap the height if the findings could be made. The PD-MU zone still has a cap on the height even with the findings. In other words, the ordinance caps the height of a structure at 55 feet unless the findings are made, in which case the structure may go as tall as 70 feet. In either case, the height is capped in the PD-MU zone. Other zones, such as PD-C limits the height of a structure to 50' and then if the findings are made, there isn't a limit. This allows the Planning Commission and City Council flexibility to approve a taller building at the same time does not bind them as the findings must be made and this is a legislative decision which has much more leverage than an administrative decision.

Proposed Changes:
The proposed revisions are attached as Exhibit A.

- The additions are underlined in blue
- The removals are crossed out in ~~red~~

RECOMMENDATION:
On June 25, 2024, the Planning Commission held a public hearing on this request. No public comment was given. The Planning Commission recommends approval of the Zoning Regulation Amendments to section 10-8D-8(B) as proposed in Exhibit A, attached to this staff report.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed zoning regulation amendment to a specific date.

POSSIBLE MOTION:

"I move that we approve the changes to Title 10 as proposed by staff and contained in exhibit 'A', case no. 2024-ZRA-010, based on the findings listed in the staff report."

FINDINGS:

1. It is in the best interest of the city to update city zoning regulations periodically.
2. The proposed revisions will give potential projects in the PD-MU zone the same ability to grant greater height as in other similar zones.

EXHIBIT A

PROPOSED CHANGES TO TITLE 10

10-8D-8:

PD-MU – PLANNED DEVELOPMENT – MIXED-USE STANDARDS:

In addition to the provisions in sections 10-8D-1 through 10-8D-3, the following provisions apply for projects that combine commercial and residential uses within the same building or project:

A. *Minimum Zone Requirements:* Each planned development commercial/residential mixed-use application shall include a minimum of one-half (½) acre.

B. *Height Regulations:* No structure shall be erected to a height less than ten feet (10') and no structure shall be greater than fifty-five feet (55'). The city council, after recommendation from the planning commission, may approve increased building height ~~up to seventy feet (70')~~ upon making a finding, as part of a zone change approval, that the increase in height will fit harmoniously into the neighborhood, minimizing any negative impacts, after considering the following:

1. Proposed setbacks provide an appropriate buffer to neighboring properties;
2. Increased landscaping enhances the project and reduces any negative impacts;
3. Site layout and design enhance the project and reduce any negative impacts;
4. The massing and building scale is appropriate for the location;
5. The proposed height increase is appropriate for the area; and
6. The increase in height is consistent with any applicable master plan.

C. *Area, Coverage, Density, Yard, Common Area and Landscaping Requirements:* The minimum lot area, maximum lot coverage, yard and common open space/landscaping requirements are as follows:

Lot Area Minimum/ Maximum Density	Maximum lot area coverage	Minimum Area Common Open Space/Landscaped Area	Minimum Yard Setbacks		
			Front and Street Side	Side	Rear

Lot Area Minimum/ Maximum Density	Maximum lot area coverage	Minimum Area Common Open Space/Landscaped Area	Minimum Yard Setbacks		
			Front and Street Side	Side	Rear
1/2 Acre/40 DUA	70%	20%	0 – 10' max	Adjacent to single-family zone: 20' if height is less than 30'; 30' if height is 30' or greater Otherwise: 0' – 10' 0' internal setback between PD-C-zoned buildings	Adjacent to single-family zone: 20' if height is less than 30'; 30' if height is 30' or greater Otherwise: 0' commercial 0' manufacturing

D. Mixed commercial and residential use is permitted in the PD-MU zone only as set forth herein:

1. All development projects seeking a PD-MU zone shall be new construction, and shall submit a detailed site plan pursuant to section 10-8D-2 showing the entire development project and showing the added specificity requirements of this section. In granting such approval, the land use authority may impose and enforce such specific conditions as to the site plan, orientation of the buildings to the public street, phasing, building construction, and maintenance as it deems necessary to protect the health, safety and welfare of the residents of the city. All development projects shall comply with the site plan as approved and adopted by the land use authority.

2. The entire ground floor of any building in the project shall only have commercial uses, except as provided in this section.

3. Residential use shall be located above the ground floor commercial use. Allowed residential density shall be determined by the detailed site plan and subject to all approvals in subsection D6 of this section.

4. The requirement that the ground floor be limited to only commercial use may be altered to allow residential use or a parking structure, if all of the following conditions are met:

a. The view of the ground floor is obstructed from the public street by the building's location in the interior of the project, or its obstruction from street view by other buildings in the project;

b. A minimum of fifty percent (50%) of the ground floor area within the project shall be for commercial uses; and

c. For buildings that are perpendicular to the street so that the majority of the building is not adjacent to the street, the end of the building adjacent to the street must have commercial uses on the ground floor, but may have residential use or a parking structure on the remainder of the ground floor that is not oriented toward the public street, if the project complies with the other conditions provided in this section.

5. If the project is built in phases, each phase shall be all commercial or may include a mix of commercial and residential use. No phase shall be solely residential, unless fifty percent (50%) of the required commercial area has been built in previous phases.

6. All projects must meet the design standards set forth below:

a. Minimum height of ground level commercial use shall be twelve feet (12') floor to ceiling;

b. The front building façade and main entrance to all buildings shall be oriented toward and parallel to the public street. The setbacks for buildings adjacent to a public street shall be a minimum of zero feet (0') to a maximum of twenty feet (20') from the property line except:

(1) The setbacks may be increased as necessary to allow room for outdoor seating areas, landscaping, or other similar pedestrian and customer amenities,

(2) Interior buildings may be allowed without frontage on a public street if it is not possible to fit a building parallel to the street, all other requirements have been met, and the depth and size of the property and best use of the property would prevent all buildings from having frontage on a public street;

c. All buildings adjacent to a public street shall have primary frontage oriented toward the public street, and shall have a design typical of a commercial building front with integrated style features compatible with other street-facing buildings in the project, including a significant entryway;

d. Building façades shall have architectural variations such as:

(1) Contrasting building materials and textures,

(2) Variations in rooflines, colors, reveals and belt courses,

(3) Recessed windows and doors, strongly expressed window mullions, and awnings,

(4) Varying building setbacks from property lines, alcoves, outdoor sitting areas, and small public plazas,

(5) Corner towers, cupolas, corner clock towers, corner spires, balconies and colonnades;

e. Buildings located on corners shall have the front façade wrap around the corner to the full depth of the building;

f. Awnings will be allowed; provided, that the building is designed to allow awnings, and/or awnings are part of the initial design. Awnings shall have a minimum eight-foot (8') head clearance and shall not project away from the building more than one-half (½) the distance from the building to the street, or no more than six feet (6'), whichever distance is less. Awnings shall be constructed of metal and/or high quality fire-resistant architectural fabrics. Vinyl awnings are prohibited;

g. Parking lots shall be located in the interior of a project and not adjacent to a public street, except that access driveways with parking spaces on one (1) or both sides, with a maximum width of seventy feet (70'), are permitted. For buildings fronting a public street, all parking shall be located to the rear or side of buildings, or may be located

below-grade (underneath building). Buildings located in the interior of the project may have the parking area on any side of the building, as per the approved site plan. Underground parking is permitted only if such parking is accessible from the side or rear of the development and not from the primary street. All projects must comply with the parking requirements for commercial and residential uses specified in chapter 19 of this title;

h. Parking structures are permitted only if the parking structures do not front the public street and are not taller than the proposed buildings;

i. *Minimum Ground Floor Glass:* The ground floor of the building elevation fronting the street on all mixed-use buildings shall contain not less than forty percent (40%) nonreflective glass surface (i.e., windows);

j. *Landscaped Open Space:* Mixed-use developments shall provide a minimum of twenty percent (20%) of the total site area in landscaping, which may include recreation facilities such as playgrounds, outdoor pools, tennis courts, and basketball courts. No more than one-half (½) of the total required landscape area may consist of recreation facilities. Other than the minimum landscape area requirements, which are set above, the landscape standards in chapter 23 of this title shall apply;

k. *Solid Waste Storage Facilities:* All solid waste storage facilities shall be located at the rear of the main building or else behind a sight-obscuring fence or wall that will prevent the facility from being seen from a public street. Chain link fencing with sight-obscuring slats is not permitted;

l. *Protection of Residential Property:* A minimum six-foot (6') high solid masonry wall and a minimum ten-foot (10') wide planting strip along the adjoining property line is required for development that adjoins any lot or parcel of ground in any residential zone.

EXHIBIT B

POWERPOINT PRESENTATION

PD-Mixed Use
Height Regulations

PD-Residential & PD-Commercial/Manufacturing

C. *Height Regulations:* No residential dwelling shall be erected to a height less than ten feet (10') and no structure shall be greater than forty feet (40'). The city council, after recommendation from the planning commission, may approve increased building height upon making a finding, as part of a zone change approval, that the increase in height will fit harmoniously into the neighborhood, minimizing any negative impacts, after considering the following:

1. Proposed setbacks provide an appropriate buffer to neighboring properties;
2. Increased landscaping enhances the project and reduces any negative impacts;
3. Site layout and design enhance the project and reduce any negative impacts;
4. The massing and building scale is appropriate for the location;
5. The proposed height increase is appropriate for the area; and
6. The increase in height is consistent with any applicable master plan.

B. *Height Regulations:* No structure shall be erected to a height less than ten feet (10') and no structure shall be greater than fifty feet (50'). The city council, after recommendation from the planning commission, may approve increased building height upon making a finding, as part of a zone change approval, that the increase in height will fit harmoniously into the neighborhood, minimizing any negative impacts, after considering the following:

1. Proposed setbacks provide an appropriate buffer to neighboring properties;
2. Increased landscaping enhances the project and reduces any negative impacts;
3. Site layout and design enhance the project and reduce any negative impacts;
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5. The proposed height increase is appropriate for the area; and
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PD-Residential & PD-Commercial/Manufacturing

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4. The massing and building scale is appropriate for the location;
5. The proposed height increase is appropriate for the area; and
6. The increase in height is consistent with any applicable master plan.

PD-Mixed Use

B. *Height Regulations:* No structure shall be erected to a height less than ten feet (10') and no structure shall be greater than fifty-five feet (55'). The city council, after recommendation from the planning commission, may approve increased building height up to seventy feet (70') upon making a finding, as part of a zone change approval, that the increase in height will fit harmoniously into the neighborhood, minimizing any negative impacts, after considering the following:

1. Proposed setbacks provide an appropriate buffer to neighboring properties;
2. Increased landscaping enhances the project and reduces any negative impacts;
3. Site layout and design enhance the project and reduce any negative impacts;
4. The massing and building scale is appropriate for the location;
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PD-Mixed Use

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1. Proposed setbacks provide an appropriate buffer to neighboring properties;
2. Increased landscaping enhances the project and reduces any negative impacts;
3. Site layout and design enhance the project and reduce any negative impacts;
4. The massing and building scale is appropriate for the location;
5. The proposed height increase is appropriate for the area; and
6. The increase in height is consistent with any applicable master plan.

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 10-8D-B, PD-MU – PLANNED DEVELOPMENT – MIXED-USE STANDARDS, OF THE ST GEORGE CITY CODE, IN ORDER TO ELIMINATE THE 70 FOOT CAP ON HEIGHT IN THE PD-MU (PLANNED DEVELOPMENT MIXED USE) ZONE. CASE No. 2024-ZRA-010

WHEREAS, the City Council has determined that it is in the best interest of the City and the public to amend provisions of city code, Title 10-8D-B PD-MU – Planned Development – Mixed-Use, to eliminate the height cap in the PD-MU (Planned Development – Mixed-Use) zone; and

WHEREAS, after careful consideration, the city council has determined that amending Title 10-8D-8 is in the best interest of the health, safety and welfare of the citizens of St. George; and

WHEREAS, the Planning Commission held a public hearing on June 25, 2024, and thereafter forwarded a recommendation for approval of the requested code amendment to the City Council; and

NOW, THEREFORE, BE IT ORDAINED, by the St. George city council, as follows:

Section 1. Repealer. Any provision of the St. George city code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The St. George city code is hereby amended by adopting changes and revisions to Title 10 for the protection of the City and the public, as set forth in Exhibit 'A' attached hereto and incorporated herein.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon execution below and upon posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 18th day of July 2024.

ST. GEORGE CITY:

_____
Michele Randall, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

_____
Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

Councilmember Hughes _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____

EXHIBIT A

TITLE 10-8D-B

B. *Height Regulations:* No structure shall be erected to a height less than ten feet (10') and no structure shall be greater than fifty-five feet (55'). The city council, after recommendation from the planning commission, may approve increased building height ~~up to seventy feet (70')~~ upon making a finding, as part of a zone change approval, that the increase in height will fit harmoniously into the neighborhood, minimizing any negative impacts, after considering the following:

1. Proposed setbacks provide an appropriate buffer to neighboring properties;
2. Increased landscaping enhances the project and reduces any negative impacts;
3. Site layout and design enhance the project and reduce any negative impacts;
4. The massing and building scale is appropriate for the location;
5. The proposed height increase is appropriate for the area; and
6. The increase in height is consistent with any applicable master plan.

Agenda Date: 07/18/2024 **Agenda Item Number:** 09

Subject:

Consider approval of Resolution No. 2024-024R to add Administrative Appeal Fee of $250 to the Master Fee Schedule.

Item at-a-glance:

Staff Contact: Ryan N. Dooley

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

175 E 200 N

Item History (background/project status/public process):

The City contracts with an Administrative Law Judge (ALJ) who charges $100/hr to hear administrative appeals. The average cost of an appeal for the past two years just for the ALJ is $2,622; this cost does not include other staff time. Staff recommends adopting a $250 fee to offset a small portion of the cost of these appeals.

Staff Narrative (need/purpose):

Staff performed a comprehensive review of the appeals process and adopted several changes to the City Code to reflect those changes. The City has seen an increase in appeals and there is no fee associated with Administrative Appeals. The appeals are heard by a contract Administrative Law Judge who currently charges the City $100/hr. The average cost of appeal for the past two years just for the ALJ is $2622; this does not include other staff time. Staff time is approximately: Employee Avg Hours per appeal Hourly Cost total CostAttorney II 5 $79.36 $396.8Recorder 2 $65.36 $130.72Dept Employee1 $43.26 $43.26Total City Staff Cost$570.78Staff recommends adopting a $250 fee to offset the cost of these appeals.

Name of Legal Dept approver: Ryan N. Dooley

Budget Impact: No Impact

Recommendation (Include any conditions):

Recommend approval of the Resolution to add an Administrative Appeal Fee of $250.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ST. GEORGE, UTAH AMENDING THE MASTER FEE SCHEDULE BY ADOPTING A FEE FOR ADMINISTRATIVE APPEALS

WHEREAS, the City of St. George charges fees for various services; and

WHEREAS, the City of St. George has determined the need to amend fees to assist in offsetting the cost to provide some of the services provided by the City; and

WHEREAS, the City contracts with an Administrative Law Judge (ALJ) who hears administrative appeals and who currently charges the City $100/hr; and

WHEREAS, the average cost of an administrative appeal for the past two years is approximately $2,622 and this cost only includes the ALJ's time and costs (i.e. postage) and does not include other staff time; and

WHEREAS, the City has seen a significant increase in administrative appeals and presently there is no fee associated with an administrative appeal; and

WHEREAS, it is necessary to amend the Master Fee Schedule by adopting an Administrative Appeals Fee of $250 excluding employee appeals.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of St. George hereby authorizes an Administrative Appeal Fee of $250, excluding employee appeals, and the Master Fee Schedule is amended to reflect this fee.

PASSED AND ADOPTED by the City Council of the City of St. George this 18th day of July, 2024.

CITY OF ST. GEORGE:

_____
Michele Randall, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

_____
Ryan N. Dooley, City Attorney

VOTING OF CITY COUNCIL:

Councilmember Hughes _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____