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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
RIVERTON CITY
ATTN: VIRGINIA LOADER
12830 S 1700 W
RIVERTON UT 84065
BY: JHA, DEPUTY - WI 30 P.

When recorded, mail to:

Riverton City Recorder
12830 South 1700 West
Riverton City, UT 84065

Affects Parcel No(s): _____

**STORMWATER
MAINTENANCE AGREEMENT**

This Stormwater Maintenance Agreement ("Agreement") is made and entered into this 2nd day of DECEMBER, 2013, by and between Riverton City, a Utah municipal corporation ("City"), and RW RIVERTON CLINIC, LLC a UTAH LIMITED LIABILITY COMPANY ("Owner").

RECITALS

WHEREAS, the City is authorized and required to regulate and control the disposition of storm and surface waters within the City, as set forth in the Riverton City Stormwater Ordinance, as amended ("Ordinance"), adopted pursuant to the Utah Water Quality Act, as set forth in *Utah Code Ann.* §§ 19-5-101, *et seq.*, as amended ("Act"); and

WHEREAS, the Owner hereby represents and acknowledges that it is the owner in fee simple of certain real property more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference ("Property"); and

WHEREAS, the Owner desires to build or develop the Property and/or to conduct certain regulated construction activities on the Property which will alter existing storm and surface water conditions on the Property and/or adjacent lands; and

WHEREAS, in order to accommodate and regulate these anticipated changes in existing storm and surface water flow conditions, the Owner desires to build and maintain at Owner's expense a storm and surface water management facility or improvements ("Stormwater Facilities"); and

WHEREAS, the Stormwater Facilities are more particularly described and shown in the final site plan or subdivision approved for the Property and related engineering drawings, and any amendments thereto, which plans and drawings are on file with the City and are hereby incorporated herein by this reference ("Development Plan"); and

WHEREAS, summary description of all Stormwater Facilities, details and all appurtenance draining to and affecting the Stormwater Facilities and establishing the standard operation and routine maintenance procedures for the Stormwater Facilities, and control measures installed on the Property, ("Stormwater Maintenance Plan") more particularly shown in Exhibit "B" and,

WHEREAS, a condition of Development Plan approval, and as required as part of the City's Small MS4 UPDES General Permit from the State of Utah, Owner is required to enter into this Agreement establishing a means of documenting the execution of the Stormwater Maintenance Plan and,

NOW, THEREFORE, in consideration of the benefits received and to be received by the Owner, its successors and assigns, as a result of the City's approval of the Stormwater Maintenance Plan, and the mutual covenants contained herein, the parties agree as follows:

Section 1

Construction of Stormwater Facilities. The Owner shall, at its sole cost and expense, construct the Stormwater Facilities in strict accordance with the development plans and specifications, and any amendments thereto which have been approved by the City.

Section 2

Maintenance of Stormwater Facilities. The Owner shall, at its sole cost and expense, adequately maintain the Stormwater Facilities. Owner's maintenance obligations shall include all system and appurtenance built to convey stormwater, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance, for purposes of this Agreement, is defined as good working condition so that the Stormwater Facilities are performing their design functions. The Owner shall, at its sole cost and expense, perform all work necessary to keep the Stormwater Facilities in good working condition.

Section 3

Annual Maintenance Report of Stormwater Facilities. The Owner shall, at its sole cost and expense, inspect the Stormwater Facilities and submit an inspection report and certification to the City annually. The purpose of the inspection and certification is to assure safe and proper functioning of the Stormwater Facilities. The annual inspection shall cover all aspects of the Stormwater Facilities, including, but not limited to, the parking lots, structural improvements, berms, channels, outlet structure, pond areas, access roads, vegetation, landscaping, etc. Deficiencies shall be noted in the inspection report. The report shall also contain a certification as to whether adequate maintenance has been performed and whether the structural controls are operating as

designed to protect water quality. The annual inspection report and certification shall be due by July 31st of each year and shall be on forms acceptable to the City.

Section 4

City Oversight Inspection Authority. The Owner hereby grants permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the Stormwater Facilities upon reasonable notice to the Owner. Such inspections shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by the City. The purpose of the inspection shall be to determine and ensure that the Stormwater Facilities are being adequately maintained, are continuing to perform in an adequate manner, and are in compliance with the Act, the Ordinance, and the Stormwater Facilities Maintenance Plan.

Section 5

Notice of Deficiencies. If the City finds that the Stormwater Facilities contain any defects or are not being maintained adequately, the City shall send Owner written notice of the defects or deficiencies and provide Owner with a reasonable time to cure such defects or deficiencies. Such notice shall be confirmed delivery to the Owner or sent certified mail to the Owner at the Property address.

Section 6

Owner to Make Repairs. The Owner shall, at its sole cost and expense, make such repairs, changes or modifications to the Stormwater Facilities as may be determined as reasonably necessary by the City within the required cure period to ensure that the Stormwater Facilities are adequately maintained and continue to operate as designed and approved.

Section 7

City's Corrective Action Authority. In the event the Owner fails to adequately maintain the Stormwater Facilities in good working condition acceptable to the City, after due notice of deficiencies as provided in Section 5, the City may issue a Citation punishable as a Misdemeanor. The City may also give written notice that the facility storm drain connection will be disconnected. Any damage resulting from the disconnected system will be the Owners responsibility. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Stormwater Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City. The actions described in this Section are in addition to and not in lieu of any and all legal remedies available to the City as provided by law for Owner's failure to remedy deficiencies or any other failure to perform under the terms and conditions of this Agreement.

Section 8

Reimbursement of Costs. In the event the City, pursuant to this Agreement, incurs any costs, or expends any funds resulting from enforcement or cost for labor, use of equipment, supplies, materials, and the like related to storm drain disconnection from the city system, the Owner shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City. After said thirty (30) days,

such amount shall be deemed delinquent and shall be subject to interest at the rate of ten percent (10%) per annum. Owner shall also be liable for any collection costs, including attorneys' fees and court costs, incurred by the City in collection of delinquent payments.

Section 9

Successor and Assigns. This Agreement shall be recorded in the Salt Lake County Recorder's Office and the covenants and agreements contained herein shall run with the land and whenever the Property shall be held, sold, conveyed or otherwise transferred, it shall be subject to the covenants, stipulations, agreements and provisions of this Agreement which shall apply to, bind and be obligatory upon the Owner hereto, its successors and assigns, and shall bind all present and subsequent owners of the Property described herein.

Section 10

Severability Clause. The provisions of this Agreement shall be severable and if any phrase, clause, sentence or provision is declared unconstitutional, or the applicability thereof to the Owner, its successors and assigns, is held invalid, the remainder of this Covenant shall not be affected thereby.

Section 11

Utah Law and Venue. This Agreement shall be interpreted under the laws of the State of Utah. Any and all suits for any claims or for any and every breach or dispute arising out of this Agreement shall be maintained in the appropriate court of competent jurisdiction in Salt Lake County, Utah.

Section 12

Indemnification. This Agreement imposes no liability of any kind whatsoever on the City, and the Owner agrees to hold the City harmless from any liability in the event the Stormwater Facilities fail to operate properly. The Owner shall indemnify and hold the City harmless for any and all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against the City from the construction, presence, existence, or maintenance of the Stormwater Facilities.

Section 13

Amendments. This Agreement shall not be modified except by written instrument executed by the City and the Owner of the Property at the time of modification, and no modification shall be effective until recorded in the Salt Lake County Recorder's Office.

Section 14

Subordination Requirement. If there is a lien, trust deed or other property interest recorded against the Property, the trustee, lien holder, etc., shall be required to execute a subordination agreement or other acceptable recorded document agreeing to subordinate their interest to the Agreement.

[Signature page to follow]

STORMWATER FACILITIES MAINTENANCE AGREEMENT

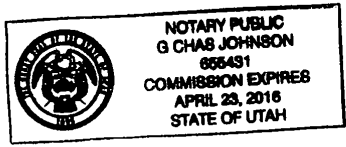
SO AGREED this 2nd day of DECEMBER 2013.

PROPERTY OWNER

By: Steven H. Hess Title: MANAGER

By: _____ Title: _____

STATE OF UTAH)
:ss.)
COUNTY OF SALT LAKE)



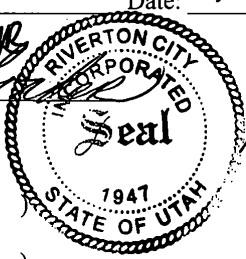
The above instrument was acknowledged before me by Steven H. Hess, this 3rd day of DECEMBER, 2014.

[Signature]
Notary Public
Residing in: Heaven, UT
My commission expires: 4/23/2016

RIVERTON CITY

By: Bill Applegarth Date: 4-21-14
Mayor of Riverton

Attest: [Signature]
City Recorder

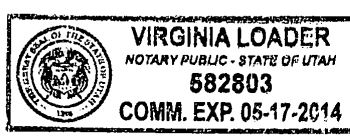


APPROVED AS TO FORM
[Signature]
Riverton City Attorney

STATE OF UTAH)
:ss.)
COUNTY OF SALT LAKE)

The above instrument was acknowledged before me by Bill Applegarth this 21st day of April, 2014.

[Signature]
Notary Public
Residing in: Riverton UT
My commission expires: 05-17-14



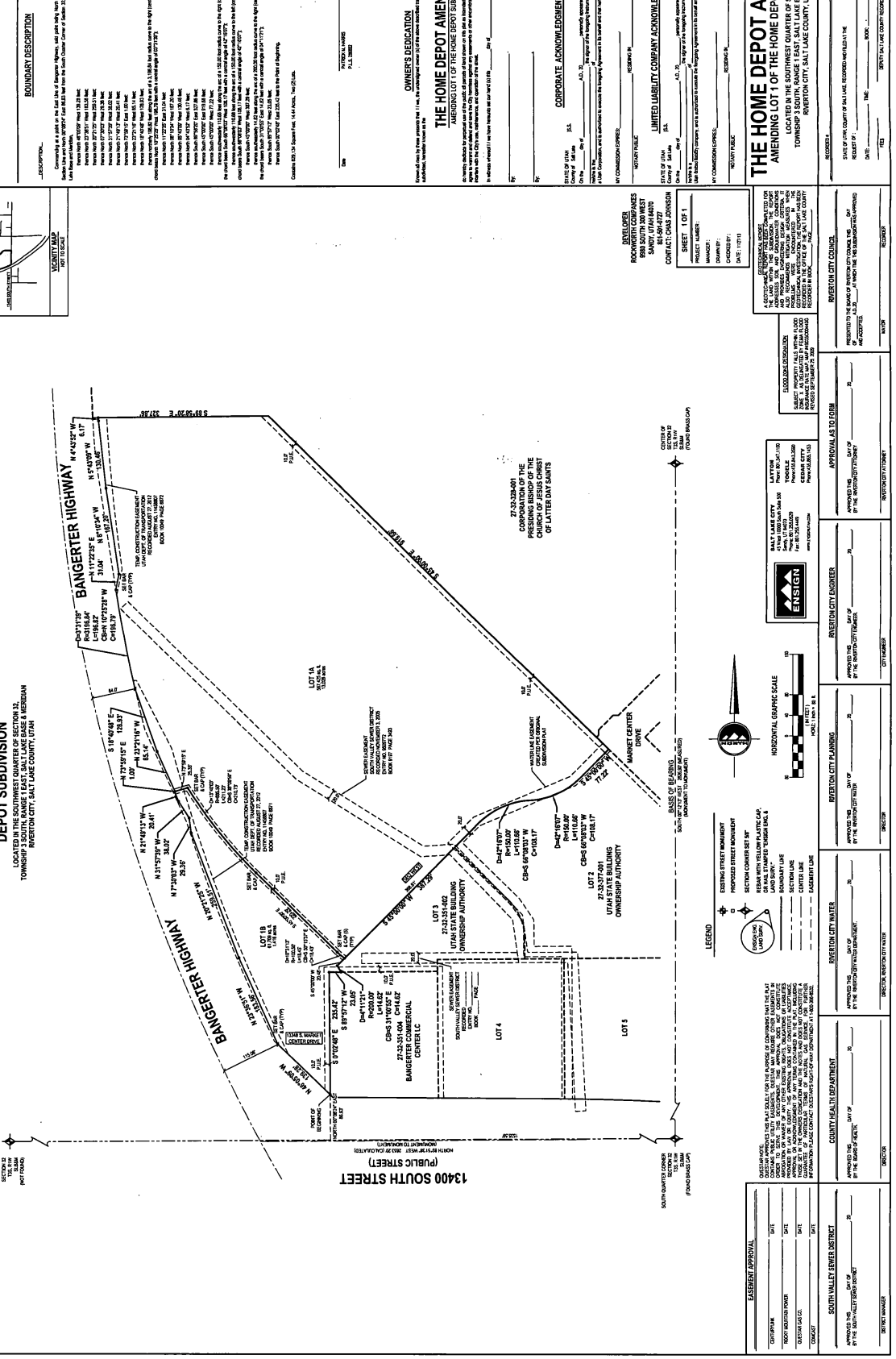
Attachments:

Exhibit A (Plat and Legal Description)

Exhibit B (Stormwater Maintenance Plan)

THE HOME DEPOT AMENDED AMENDING LOT 1 OF THE HOME DEPOT SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32
TOWNSHIP 3 SOUTH RANGE 1 EAST SALT LAKE BASSE & MERRIAM
RIVINGTON CITY, SALT LAKE COUNTY, UTAH



SURVIVOR'S CERTIFICATE

BOUNDARY DESCRIPTION

OWNERS DEDICATION

THE HOME DEPOT AMENDED

CORPORATE ACKNOWLEDGMENT

UNLIMITED LIABILITY COMPANY ACKNOWLEDGMENT

REVISIONS: [Table with columns for Date, Description, and Reviser]

APPROVALS: [Signatures and dates for City Engineer, City Planner, City Manager, etc.]

Riverton Medical Office
Portion of Parcel No. 27-32-351-001

Beginning at the intersection of the east line of Lot 1, The Home Depot as found and on file at the Salt Lake County Recorder's Office, Book 2005P, Page 357 and the south line of the Right of Entry and Occupancy Agreement with the Utah Department of Transportation as found and on file at the Salt Lake County Recorder's Office, Entry No. 11458807, Book 10049, Page 8863, said point of beginning being North 89°51'36" West 1535.59 feet along the section line and North 0°08'24" East 86.93 feet from the Center of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 46°05'09" West 139.28 feet along the south line to the east line of said Right of Entry and Occupancy Agreement;
thence North 23°36'51" West 183.56 feet along the west line of said Right of Entry and Occupancy Agreement;
thence North 20°21'25" West 259.51 feet along the west line of said Right of Entry and Occupancy Agreement;
thence North 07°30'03" West 29.36 feet along the west line of said Right of Entry and Occupancy Agreement;
thence North 31°57'39" West 38.02 feet along the west line of said Right of Entry and Occupancy Agreement;
thence North 21°49'13" West 20.41 feet along the west line of said Right of Entry and Occupancy Agreement;
thence North 73°59'15" East 26.35 feet;
thence Southeasterly 211.23 feet along the arc of a 885.50 feet radius curve to the left (center bears North 58°40'03" East and the chord bears South 38°09'59" East 210.73 feet with a central angle of 13°40'03");
thence South 45°00'00" East 220.29 feet;
thence Southeasterly 18.45 feet along the arc of 100.50 foot radius curve to the left (center bears North 44°59'59" East and the long chord bears South 50°15'37" East 18.43 feet with a central angle of 10°31'13");
thence South 45°00'00" West 20.47 feet;
thence Southeasterly 14.66 feet along the arc of 200.00 foot radius curve to the right (center bears South 56°53'27" West and the long chord bears South 31°00'31" East 14.66 feet with a central angle of 4°12'04") to the south line of Lot 1, The Home Depot;
thence North 89°57'12" West 23.07 feet along the south line to the east line of said Lot 1, The Home Depot;
thence South 0°02'48" East 235.42 feet along the east line of said Lot 1, The Home Depot to the point of beginning.

Contains 61,709 square feet. . 1.417 acres.

EXHIBIT B

Stormwater Maintenance Plan

for:

Riverton Medical Office Building
3852 West 13400 South
Riverton, UT, 84096

CONTENTS

SECTION 1: PURPOSE AND RESPONSIBILITY
SECTION 2: POLLUTANT SOURCES
SECTION 3: DESCRIPTION OF SITE SYSTEMS, OPERATIONS AND POLLUTION CONTROLS
SECTION 4: TRAINING
SECTION 5: RECORDKEEPING
SECTION 6 APPENDICES

SECTION 1: PURPOSE AND RESPONSIBILITY

As required by the Clean Water Act and resultant local regulations, including Riverton City's Municipal Separate Storm Sewer Systems (MS4) Permit, those who develop land are required to build and maintain systems to minimize litter and contaminants in runoff that pollute waters of the State.

The purpose of this Stormwater Maintenance Plan (SMP) is to manage operations at Riverton Medical Office Building in order to minimize pollutants in both stormwater and non-stormwater runoff, which drains to the Jordan River, and to minimize litter from blowing off the site. This SMP describes the systems, operations and the minimum standard operating procedures (SOPs) necessary to accomplish this purpose. Any other activities or site operations at this property, that contaminate water entering the City's stormwater system must be prohibited, unless SOPs are written to manage those activities or operations, and this SMP is amended to include those SOPs.

SECTION 2: POLLUTANTS AND SOURCES

| Pollutant Sources | Sediment | Nutrients | Heavy Metals | pH (acids and bases) | Pesticides & Herbicides | Oil & Grease | Bacteria & Viruses | Trash, Debris, Solids | Other pollutant | Notes |
|--|----------|-----------|--------------|----------------------|-------------------------|--------------|--------------------|-----------------------|-----------------|-------|
| Spills | | | | | | √ | | √ | √ | |
| Landscaping Maintenance Operations | √ | √ | | | √ | | √ | √ | | |
| Waste Management Operations | | √ | √ | √ | | | √ | √ | | |
| Stormwater Systems and Maintenance Operations | √ | √ | √ | √ | √ | √ | √ | √ | | |
| Parking and other Paved Areas and Maintenance Operations | √ | √ | √ | √ | √ | √ | √ | √ | | |
| Building Utility Systems and Maintenance Operations | | | | | | √ | | √ | | |
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SECTION 3: DESCRIPTION OF SITE SYSTEMS, AND OPERATIONS AND THEIR CONTRIBUTION OR PREVENTION OF POLLUTANTS

This section describes how the systems designed for the property will control the pollutant sources listed in Section 2, and how the property operations are managed to reduce the impact this site has on the environment. The operations described in this section are generally exposed to weather and if managed improperly, can contaminate the environment. This SMP does not describe the operations that generally occur indoors where pollutants are contained. Property manager should use good judgment and conduct operations appropriately, doing as much as possible indoors and properly managing operations that must be performed outdoors. The drawings for this property are included in Appendix A. The SOPs for the following operations exposed the weather are filed in Appendix B.

The following operations and site systems are exposed and the associated pollutants can enter the storm drain system or blow off the site. The following site design and SOPs together will prevent these pollutants from leaving this site. All other site operations are performed inside only where the waste material is disposed in accordance to the regulated receiving facilities.

Parking and Pavement Areas

The parking lot and paved areas of the site drain to curb & gutter which directs runoff to storm drain inlets. The drainage system captures stormwater runoff and other debris such as dirt and leaves which necessitates a sweeping program to remove debris and pollutants. This site has been designed to include a snout to capture floating material and heavier sediment particles. Snouts are only effective when regularly maintained and they do not block pollutants that are in solution and are only expected to be a secondary control. The SOP for Parking and Pavement Management is included in Appendix B.

Landscape Maintenance

This property will have grass, trees, and shrubbery which require regular maintenance including mowing, sweeping, and pruning will most likely fertilizer and pesticide applications. It is vital that the paved areas with direct connection to the storm drain system remain clear and clean of landscaping pollutants. During landscaping operations grass, tree, and shrubbery clippings, and fertilizers will end up on these paved areas. The SOP for Parking and Pavement Management written to minimize this problem is included in Appendix B.

Waste Management

This property has an outside dumpster enclosure that, if leaking, can drain into the storm drain system. The dumpster can leak and waste can spill over or be placed outside the bin. Also light papers and debris can be blown out of the dumpster cluttering the yard and surrounding area. The Waste Management SOP written to minimize this problem is included in Appendix B.

Storm Water Conveyance Systems

This site has a sump in each inlet and also has a sediment and grease separator (Snout). Any pollutants that make it to the storm drain system inlets are captured in the sumps and the debris and grease separator. These systems will only function properly when flow velocities are small and collection sumps and compartments are open. Therefore, this system requires regular maintenance to be effective. The SOP for the Stormwater Conveyance Systems is included in Appendix B.

Building Utility Systems

The building on this site will have an outside utility compartment located on the roof that is not covered and is directly connected to the roof drains. The chemicals in these utility units and maintenance of them are a contamination source that must be contained during normal operation and maintenance. The roof drains are designed to prevent pollutants because they are not directly connected to the storm drain system. The roof drains are discharged to landscape areas via down spouts. To minimize the impact of this problem refer to the Spill Response SOP in Appendix B.

Spill Response

All properties are prone to accidents and spills and these pollutants can get washed to the storm drain system. It is vital that these spills are properly cleaned and disposed of. The Spill Response SOP is written to explain how spills must be cleaned up. This is included in Appendix B.

SECTION 4: TRAINING

The operators of the property will ensure that their employees know and understand the SOPs so that the operations necessary on this property will effectively protect all water that could enter into the City's storm drain system. This training record is kept in Appendix C.

SECTION 5: RECORDKEEPING

The operators of the property will keep a record of operation activities in accordance with SOPs written specifically for this property to show compliance with the City's MS4 Permit. All information showing compliance with this Plan is also kept in Appendix C.

SECTION 6: APPENDICES

- Appendix A- Site As-built Drawings & Details
- Appendix B- SOPs
- Appendix C- SMP Recordkeeping Documents

APPENDIX A – SITE AS-BUILT DRAWINGS & DETAILS



RIVERTON HEALTH CLINIC

3852 WEST 13400 SOUTH
RIVERTON, UTAH



INDEX OF DRAWINGS

~~1-1 BOUNDARY TOPO SURVEY~~

1 of 1 SUBDIVISION PLAT

C-1.0 SITE DIMENSION PLAN

C-2.0 GRADING AND DRAINAGE PLAN

C-3.0 UTILITY PLAN

C-4.0 DETAILS SHEET

PP-1 SEWER PLAN AND PROFILE

L-1.0 LANDSCAPE PLAN

~~L-2.0 LANDSCAPE DETAILS~~

NOTICE TO DEVELOPER/CONTRACTOR

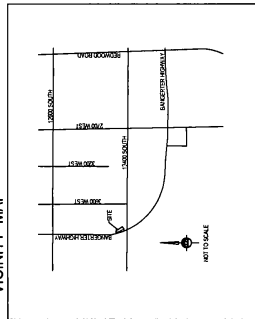
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DEVELOPER

PROGRESSIVE COMPANIES
890 SOUTH 300 WEST
SANDY, UTAH 84070
CONTACT: CHRIS JOHNSON

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH RIVERTON CITY STANDARDS AND REGULATIONS. REFER TO RIVERTON CITY GENERAL NOTES.
2. CALL BEFORE YOU DIG TO VERIFY.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND OTHER UTILITIES BEFORE CONSTRUCTION OF ANY IMPROVEMENTS.
4. UTILITIES SHALL BE DELETED FROM EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA.



UTILITY DISCLAIMER

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE LOCATION AND DEPTH OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND OTHER UTILITIES BEFORE CONSTRUCTION OF ANY IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND OTHER UTILITIES BEFORE CONSTRUCTION OF ANY IMPROVEMENTS.

ENGINEER/SURVEYOR:

CHRIS JOHNSON
PROFESSIONAL ENGINEER
SURVEYOR
12345
ENGINTECH.COM
PH: 801.224.1234



SALT LAKE CITY
 45 W. 1000 S., Suite 500
 Salt Lake City, UT 84119
 Phone: 801.256.4489
 Fax: 801.256.4489

LAYTON
 Phone: 801.547.1100

TOOLE
 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.851.1453

PHILIPPE
 Phone: 435.560.0187

WWW.ENSIGNUTL.COM

RIVERTON HEALTH CLINIC
 3852 WEST 13400 SOUTH
 RIVERTON, UTAH



SITE DIMENSION PLAN

DATE: 11/11/2024
 SHEET: 1 OF 1
 PROJECT: RIVERTON HEALTH CLINIC
 DRAWN BY: LAYTON
 CHECKED BY: TOOLE
 APPROVED BY: PHILIPPE

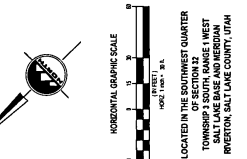
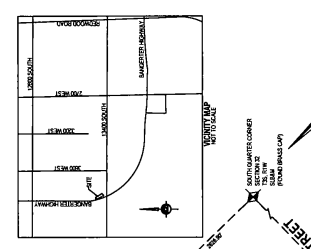
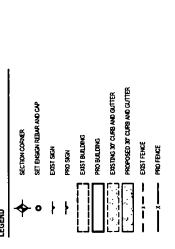
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AREA CALCULATION TABLE

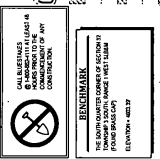
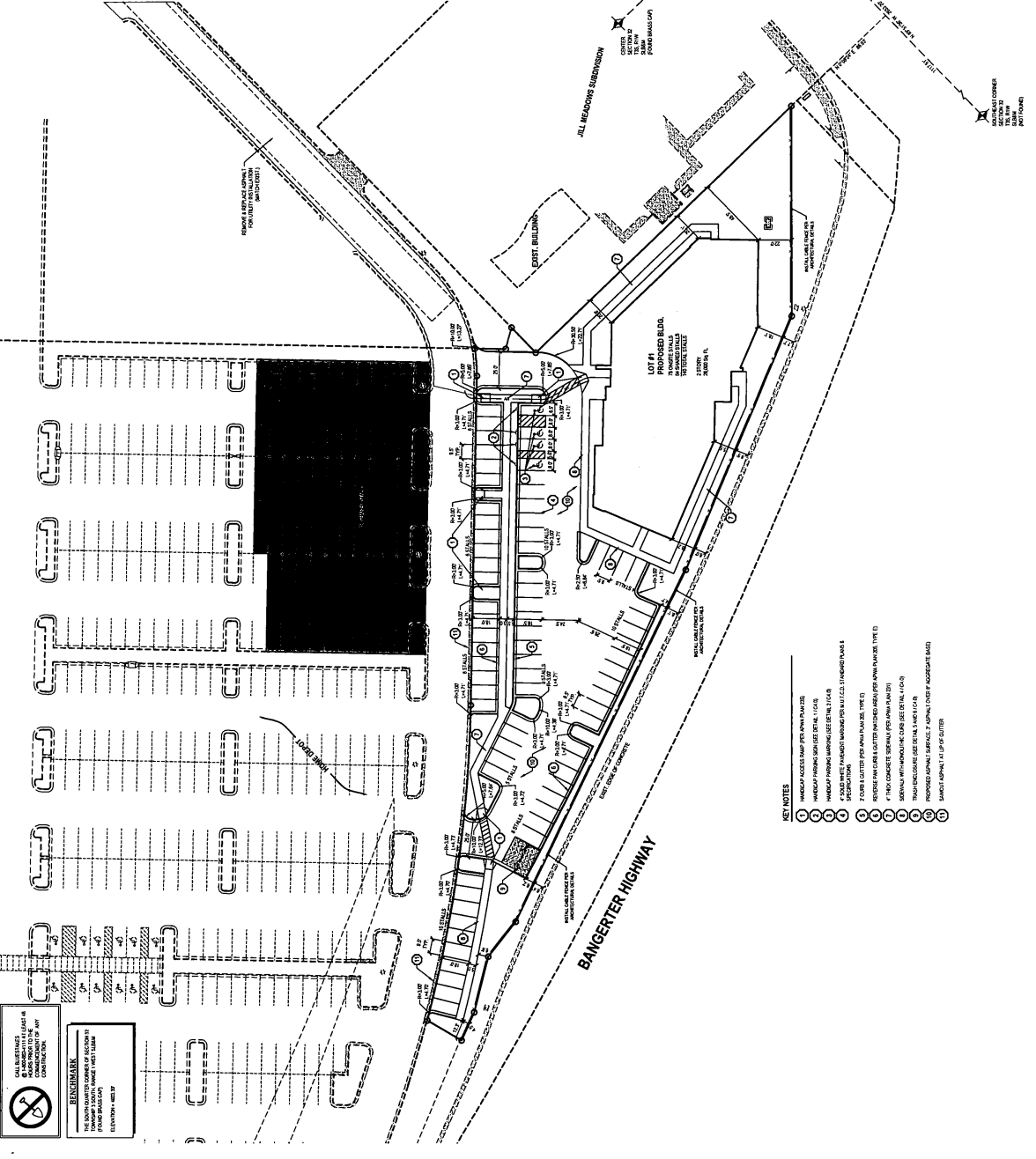
| ITEM | AREA (SQ. FT.) | PERCENT |
|-------------|----------------|---------|
| TOTAL AREA | 100,000 | 100% |
| CONCRETE | 10,000 | 10% |
| ASPHALT | 20,000 | 20% |
| LANDSCAPING | 70,000 | 70% |

ACCESSIBLE ROUTE NOTE
 1. ALL SIDEWALKS SHALL BE CONCRETE OR ASPHALT.
 2. ALL SIDEWALKS SHALL BE 48" WIDE.
 3. ALL SIDEWALKS SHALL BE 1/8" SLOPE.
 4. ALL SIDEWALKS SHALL BE 1/4" SLOPE.

- NOTE**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND SPECIFICATIONS.
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LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 33 S, RANGE 12 W, SALT LAKE BASE AND MERIDIAN, RIVERTON, SALT LAKE COUNTY, UTAH



- KEY NOTES**
1. HATCHED ACCESS RAMP PER UTAH PAV 200.
 2. HATCHED HATCHING SIGN PER UTAH PAV 200.
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SALT LAKE CITY
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 Phone: 801.547.1100

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 Phone: 435.865.1453

RICHFIELD
 Phone: 435.740.0187

WVH DESIGN/ARCHITECT

PROFESSIONAL ENGINEER
 STATE OF UTAH
 LICENSE NO. 38127

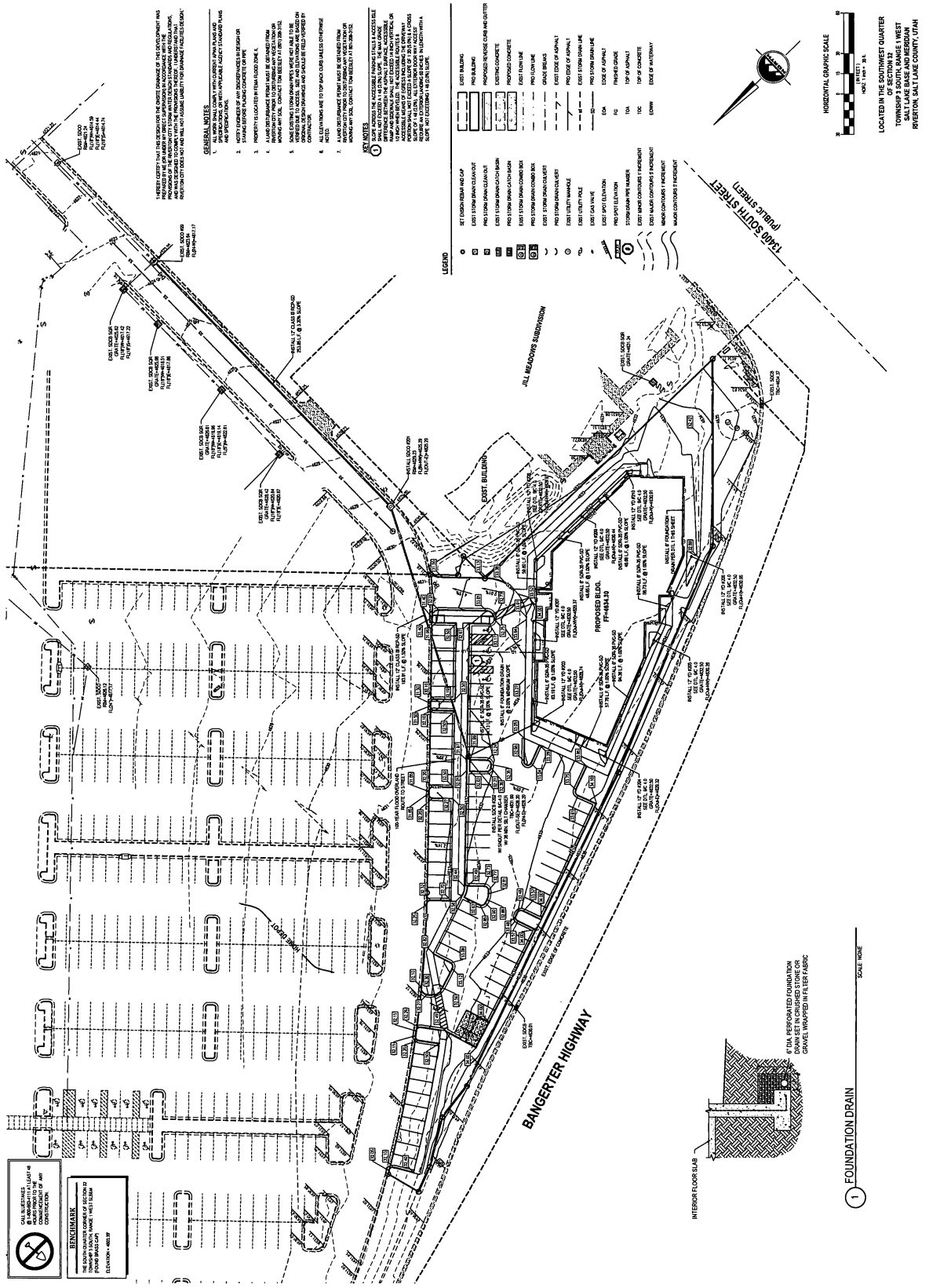
RIVERTON HEALTH CLINIC
 3852 WEST 13400 SOUTH
 RIVERTON, UTAH



SITE GRADING & DRAINAGE PLAN

C-2.0

PROJECT NUMBER: 10229
 SHEET NUMBER: C-2.0
 DATE: 08/20/18
 DRAWN BY: [Name]
 CHECKED BY: [Name]



CALL LETTERS
 ALL LETTERS ARE TO BE PLACED IN THE CENTER OF THE CHARACTER UNLESS OTHERWISE NOTED TO THE CONTRARY

BENCHMARK
 THE SOUTHWEST CORNER OF SECTION 22 POWER PLANT CAMP, TOWNSHIP 11N, RANGE 10E, UTM ZONE 18Q, ELEVATION: 4023.39'

- GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH DEPARTMENT OF HERITAGE AND ARTS DIVISION'S STANDARD PLAN FOR CONSTRUCTION.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH DEPARTMENT OF HERITAGE AND ARTS DIVISION'S STANDARD PLAN FOR CONSTRUCTION.
 3. PROPERTY LOCATED WITHIN FLOOD ZONE 1.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH DEPARTMENT OF HERITAGE AND ARTS DIVISION'S STANDARD PLAN FOR CONSTRUCTION.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH DEPARTMENT OF HERITAGE AND ARTS DIVISION'S STANDARD PLAN FOR CONSTRUCTION.
 6. ALL ELEVATIONS ARE TO TOP UNLESS OTHERWISE NOTED.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH DEPARTMENT OF HERITAGE AND ARTS DIVISION'S STANDARD PLAN FOR CONSTRUCTION.

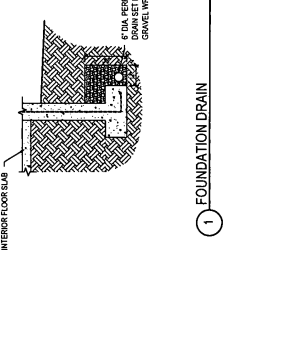
- LEGEND**
- EXISTING GRADE
 - PROPOSED GRADE
 - PROPOSED GRADE WITHIN 10' OF EXISTING GRADE
 - PROPOSED GRADE WITHIN 20' OF EXISTING GRADE
 - PROPOSED GRADE WITHIN 30' OF EXISTING GRADE
 - PROPOSED GRADE WITHIN 40' OF EXISTING GRADE
 - PROPOSED GRADE WITHIN 50' OF EXISTING GRADE
 - PROPOSED GRADE WITHIN 60' OF EXISTING GRADE
 - PROPOSED GRADE WITHIN 70' OF EXISTING GRADE
 - PROPOSED GRADE WITHIN 80' OF EXISTING GRADE
 - PROPOSED GRADE WITHIN 90' OF EXISTING GRADE
 - PROPOSED GRADE WITHIN 100' OF EXISTING GRADE
 - PROPOSED GRADE WITHIN 110' OF EXISTING GRADE
 - PROPOSED GRADE WITHIN 120' OF EXISTING GRADE
 - PROPOSED GRADE WITHIN 130' OF EXISTING GRADE
 - PROPOSED GRADE WITHIN 140' OF EXISTING GRADE
 - PROPOSED GRADE WITHIN 150' OF EXISTING GRADE
 - PROPOSED GRADE WITHIN 160' OF EXISTING GRADE
 - PROPOSED GRADE WITHIN 170' OF EXISTING GRADE
 - PROPOSED GRADE WITHIN 180' OF EXISTING GRADE
 - PROPOSED GRADE WITHIN 190' OF EXISTING GRADE
 - PROPOSED GRADE WITHIN 200' OF EXISTING GRADE

HORIZONTAL GRAPHIC SCALE

1" = 100'

0 10 20 30 40 50 60 70 80 90 100

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11N, RANGE 10E, UTM ZONE 18Q, SALT LAKE BASIN AND MERIDIAN, SALT LAKE COUNTY, UTAH





SALT LAKE CITY
 45 W. 1000 S., SUITE 500
 SALT LAKE CITY, UT 84143
 PHONE: 801.252.4488
 FAX: 801.252.4489

LAYTON
 Phone: 801.547.1100

TOOELE
 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.845.1453

RICHFIELD
 Phone: 435.290.0187

WEST VALLEY
 Phone: 435.290.0187

PROVO
 Phone: 435.290.0187

ORANGEVILLE
 Phone: 435.290.0187

ST. GEORGE
 Phone: 435.290.0187

SPRINGDALE
 Phone: 435.290.0187

WINTER HAVEN
 Phone: 435.290.0187

WINTERSVILLE
 Phone: 435.290.0187

WYOMING
 Phone: 435.290.0187

YUKON
 Phone: 435.290.0187

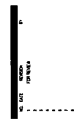
UTAH COUNTY
 Phone: 435.290.0187

WASATCH COUNTY
 Phone: 435.290.0187

BEHAVIORAL COMPANY
 PHONE: 435.290.0187
 FAX: 435.290.0187

RIVERTON HEALTH CLINIC

3852 WEST 13400 SOUTH
 RIVERTON, UTAH



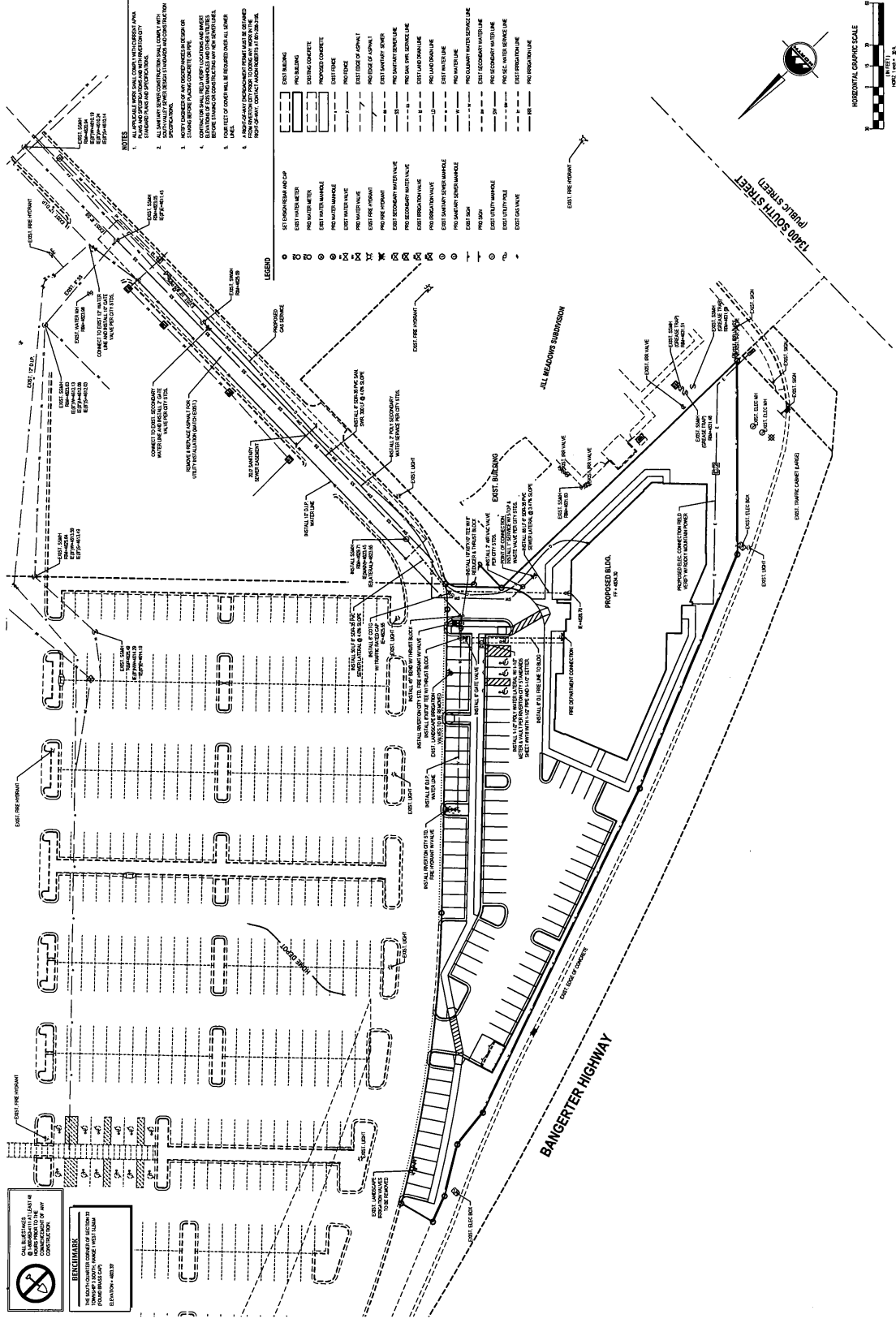
SITE UTILITY PLAN



C-3.0

HORIZONTAL GRAPHIC SCALE
 1" = 10' - 0"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 37N, RANGE 11E, SALT LAKE BASE AND MERIDIAN, RIVERTON, SALT LAKE COUNTY, UTAH



CALL LEGENDS
 ALL UTILITIES SHOWN ARE SUBJECT TO FIELD VERIFICATION BY THE ENGINEER.

BENCHMARK
 THE EXACT QUALITY CONTROL POINT IS LOCATED AT THE INTERSECTION OF THE PROPERTY LINE AND THE PROPERTY LINE. ELEVATION: 4823.7



CALL MARKERS
CALL MARKERS SHALL NOT BE USED IN CONSTRUCTION.

BENCHMARK
THE EXACT QUANTITIES OF BENCHMARK SHALL BE AS SHOWN ON THE PLAN. BENCHMARK SHALL BE AS SHOWN ON THE PLAN. BENCHMARK SHALL BE AS SHOWN ON THE PLAN.



SALT LAKE CITY
45 W. 1000 S., SUITE 500
SALT LAKE CITY, UT 84119
PHONE: 801.486.0200
FAX: 801.486.0209

LANTON
PHONE: 801.447.1100

TOOLE
PHONE: 435.843.3990

CEGAR CITY
PHONE: 435.865.1453

RICHFIELD
PHONE: 435.849.0187

WWW.ENSIGNUTAH.COM

ROCKWORTH CONTRACTORS
1000 W. 1000 S., SUITE 500
SALT LAKE CITY, UT 84119
PHONE: 801.486.0200
FAX: 801.486.0209

RIVERTON HEALTH CLINIC
3852 WEST 13400 SOUTH
RIVERTON, UTAH



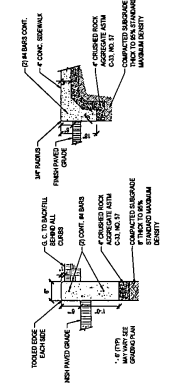
SCALE: NONE

DETAILS SHEET

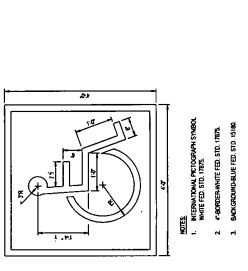
PROJECT NO.:
SHEET NO.:
DATE: 12/31/2024

C-4.0

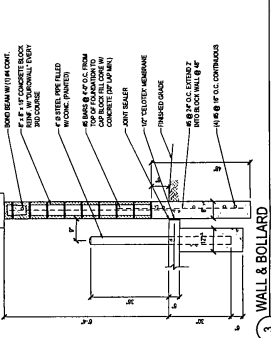
NOTE: ALL CIVIL/SITE CONSTRUCTION ITEMS NOT SPECIFICALLY SHOWN AND OUTSIDE OF CITY JURISDICTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH APWA STANDARD PLANS & SPECIFICATIONS, 2012 EDITION



1 ACCESSIBLE SIGN

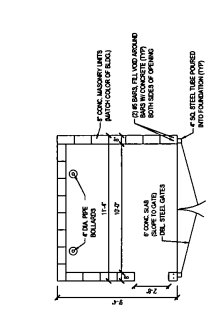


2 HANDICAP PARKING MARKING

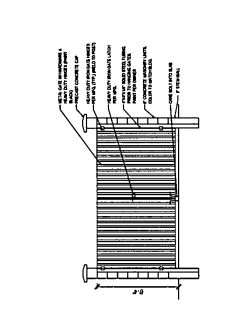


3 WALL & BOLLARD

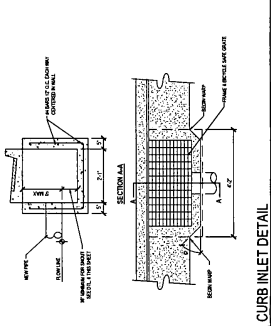
4 HIGHBACK AND MONOLITHIC CURBS (TYP.)



5 TRASH ENCLOSURE (TYP.)

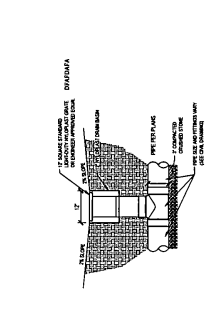


6 TRASH ENCLOSURE ELEVATION (TYP.)



7 CURB INLET DETAIL

8 SNOUT



9 12\"/>



SCALE: NONE

APPENDIX B – SOPs

PARKING AND PAVEMENT AREAS (SOP)

General:

This SOP is not expected to cover all necessary procedure actions. This SOP is allowed to be changed in good judgment when it is necessary for the proper protection and containment of pollutants. Any Changes of routine operations must be amended in this SOP.

1. Preparation
 - a. Conduct regular employee training to reinforce proper housekeeping.
 - b. Restrict parking in areas to be swept prior to and during sweeping using regulations as necessary.
2. Process
 - a. Sweep parking areas, as needed, or as directed (see section 3 below for disposal).
 - b. Hand sweep sections of gutter if soil and debris accumulate.
 - c. Pick-up litter as required to keep parking areas clean and orderly.
3. Clean-up
 - a. Dispose of sweepings properly (appropriate solid waste facility, e.g. onsite dumpster).
 - b. Street sweepers to be cleaned out in a manner as instructed by the manufacturer and in a location that swept materials cannot be introduced into a storm drain.
4. Documentation
 - a. Document completed cleanup activities in "SMP Inspection Report".

LANDSCAPE MAINTENANCE (SOP)

General:

This SOP is not expected to cover all necessary procedure actions. This SOP is allowed to be changed in good judgment when it is necessary for the proper protection and containment of pollutants. Any Changes of routine operations must be amended in this SOP.

1. Preparation
 - a. Train employees on proper use of equipment and chemicals.
 - b. Make sure your state Chemical Handling Certification is complete and up-to-date before handling any chemicals.
 - c. Calibrate fertilizer and pesticide application equipment to avoid excessive application.
 - d. Use pesticides only if there is an actual pest problem.
 - e. Time and apply the application of fertilizers, herbicides or pesticides to coincide with the manufacturer's recommendation for best results ("Read the Label").
 - f. Know the weather conditions. Do not use pesticides if rain is expected within a 24-hour period. Apply pesticides only when wind speeds are low (less than 5 mph).
2. Process

- a. Keep clippings away from storm drain system.
 - b. Follow the manufacturer's recommendations for mixing, application and disposal of fertilizer and pesticides. (i°Read the Label;±).
 - c. Do not mix or prepare pesticides for application near storm drains, preferably mix inside a protected area with impervious secondary containment so that spills or leaks will not contact soils.
 - d. Employ techniques to minimize off-target application (e.g. spray drift, over broadcasting.) of pesticides and fertilizers.
3. Clean-up
- a. Sweep or blow small clippings into landscape areas, or collect and properly dispose of.
 - b. Dispose of large clippings in approved locations or containers.
 - c. Sweep or blow pavements or sidewalks where fertilizers or other solid chemicals have fallen, back onto grassy areas before applying irrigation water.
 - d. Triple rinse pesticide and herbicide containers, and use rinse water as product. Dispose of unused pesticide as hazardous waste.
 - e. Always follow all federal and state regulations governing use, storage and disposal of fertilizers, herbicides or pesticides and their containers. ("Read the Label")
 - f. Never wash waste material to storm drain system.
4. Documentation
- a. Document completed cleanup activities in "SMP Inspection Report".
 - b. Keep copies of MSDS sheets for all pesticides, fertilizers and other hazardous products used.

WASTE MANAGEMENT (SOP)

General:

This SOP is not expected to cover all necessary procedure actions. This SOP is allowed to be changed in good judgment when it is necessary for the proper protection and containment of pollutants. Any Changes of routine operations must be amended in this SOP.

1. Preparation
 - a. Train employees on proper trash disposal.
 - b. Locate dumpsters and trash cans in convenient, easily observable areas.
 - c. Provide properly-labeled recycling bins to reduce the amount of garbage disposed.
 - d. Whenever possible store garbage containers beneath a covered structure or inside to prevent contact with storm water or otherwise prevent waste from being carried offsite by the weather.
2. Process
 - a. Inspect garbage bins for leaks regularly, and have repairs made immediately by responsible party.

- b. Request/use dumpsters, and trash cans with lids and without drain holes.
 - c. Locate dumpsters within designated enclosure.
3. Clean-up
 - a. Keep areas around dumpsters clean of all garbage.
 - b. Have garbage bins emptied regularly to keep from overflowing.
 - c. Wash out bins or dumpsters as needed to keep odors from becoming a problem.
 - d. Spray down enclosure so that water is discharged to landscape adjacent to enclosure.
4. Documentation
 - a. Document completed cleanup activities in "SMP Inspection Report".

STORMWATER STORAGE AND CONVEYANCE SYSTEMS (SOP)

General:

This SOP is not expected to cover all necessary procedure actions. This SOP is allowed to be changed in good judgment when it is necessary for the proper protection and containment of pollutants. Any Changes of routine operations must be amended in this SOP.

1. Preparation
 - a. Clean sediment and trash off grate.
 - b. Do visual inspection on outside of grate.
 - c. Visually inspect box with "Snout" storm water treatment device.
 - d. Make sure nothing needs to be replaced.
 - e. Do inside visual inspection to see what needs to be cleaned.
2. Process
 - a. Capture floatable materials in storm drain box with "Snout" storm water treatment device.
 - b. Clean using a high powered vacuum truck to start sucking out standing water and sediment.
 - c. Use a high pressure washer to break up any remaining material in the catch basin, while capturing the slurry with the vacuum.
 - d. After catch basin is clean, clean out any sediment that might have entered the pipe.
 - e. Systematically clean catch basins per maintenance plan.
3. Clean-up
 - a. When vacuum truck is full of sediment take it to the designated location to dump all the sediment out of truck into a drying bed.
 - b. Wash down area before leaving the designated dump location.
4. Documentation
 - a. Document completed cleanup activities in "SMP Inspection Report".
 - b. Record the amount of waste collected and number of catch basins cleaned and the area they were cleaned in. Keep any notes or comments of any problems.

SPILL RESPONSE (SOP)

General:

This SOP is not expected to cover all necessary procedure actions. This SOP is allowed to be changed in good judgment when it is necessary for the proper protection and containment of pollutants. Any Changes of routine operations must be amended in this SOP.

1. Preparation
 - a. Understand MSDS sheets for handling of product.
 - b. Supervisors insure that employees handling and transporting chemicals are trained on the proper procedures.
 - c. Determine proper place of handling.
 - d. Have necessary containment and spill kits at handling place
 - e. Have proper PPE available and wear it prior to handling chemicals as necessary or as required.
2. Process
 - a. Wear proper PPE for the chemical being used, transported or handled.
 - b. Begin transfer or handling process.
 - c. Discontinue process if spills occur.
 - d. Disconnect and store handling equipment.
3. Clean-up
 - a. Do not wash spill down the storm drain.
 - b. Clean up spills with proper material using dry methods or other means that will pick the spill up.
 - c. Dispose of contaminated material at appropriate facility (call Utah DEQ if unsure where to dispose of contaminated material, 801-536-4300.
4. Documentation
 - a. Document completed cleanup activities in "SMP Inspection Report".

APPENDIX C – SMP RECORDKEEPING DOCUMENTS

SMP OPERATIONS AND MAINTENANCE INSPECTION REPORT

Inspector Name _____ Community _____

Inspection Date _____ Address _____

| Date Inspection Due | Date Inspection Performed | Frequency | Maintenance Items | Checked Maintenance | | | | Date Maintenance Completed | Observations & Remarks |
|---------------------|---------------------------|-----------|--|---------------------|--|--|--|----------------------------|------------------------|
| | | M,S | 1 Stormwater System | | | | | | |
| | | | Inlet grates | | | | | | |
| | | | Sediment Traps | | | | | | |
| | | | "Snout" Water quality device | | | | | | |
| | | | Adequate ground cover | | | | | | |
| | | A, M, W | 2 Parking and pedestrian areas tributary to stormwater systems | | | | | | |
| | | | Sweeping | | | | | | |
| | | W | 3 Dumpster | | | | | | |
| | | | Leaks | | | | | | |
| | | | Functioning lid | | | | | | |
| | | A | 4 Spill control | | | | | | |
| | | | Inspect items | | | | | | |

Inspection Frequency Key A=annual M=monthly W=weekly S=following appreciable storm event

****Operator may duplicate sheet or add rows to account for inspection frequency****