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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: HNP, DEPUTY - WI 41 P.

When recorded, mail to:

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

Affects Parcel No(s): J1-28-351-012

**STORMWATER
MAINTENANCE AGREEMENT**

This Stormwater Maintenance Agreement ("Agreement") is made and entered into this 25th day of APRIL, 2013, by and between Riverton City, a Utah municipal corporation ("City"), and UNIVERSAL DEVELOPMENT, 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 25 day of APRIL 2013.

PROPERTY OWNER UNIVERSAL DEVELOPMENT, LC

By: [Signature] Title: MEMBER MANAGER

By: _____ Title: _____

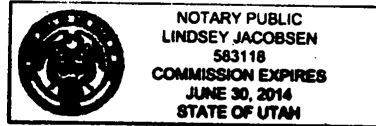
STATE OF UTAH)

:ss.

COUNTY OF SALT LAKE)

The above instrument was acknowledged before me by GERM KUNKER this 25th day of April, 2013.

[Signature]
Notary Public
Residing in: Salt Lake
My commission expires: June 30, 2014



RIVERTON CITY

By: [Signature] Mayor Bill Applegarth Date: 7/30/13

Attest: [Signature] City Recorder

APPROVED AS TO FORM
[Signature]
Riverton City Attorney

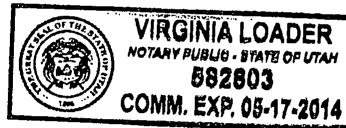
STATE OF UTAH)

:ss.

COUNTY OF SALT LAKE)

The above instrument was acknowledged before me by Bill Applegarth this 30th day of July, 2013.

[Signature]
Notary Public
Residing in: Riverton, UT
My commission expires: 05-17-2014



Attachments:

Exhibit A (Plat and Legal Description)

Exhibit B (Stormwater Maintenance Plan)

SCHEDULE "A" LEGAL DESCRIPTION

BEGINNING AT A POINT in the Northerly right of way line of a highway, State Route 71, known as Project HPP-STP-0071 (12) 0 which point is 1584 feet West along the Section Line and 75.95 feet North from the South quarter corner of said Section 28; Township 3 South, Range 1 West, and running thence West 198.00 feet along said Northerly right of way line; thence North 306.05 feet; thence East 198.00 feet; thence South 306.05 feet to the point of beginning.

Tax Identification Number is: 27-28-351-012

EXHIBIT A
Subdivision Plat

EXHIBIT B

Stormwater Maintenance Plan

for:

River Town Professional Plaza
3018 West 12600 South
Riverton, UT

The managing party for the property will be Riverton Professional Plaza Owners Association, as described in the Storm water Maintenance Plan Agreement. Lots that have yet to be leased or sold will remain under the responsibility of Riverton Professional Plaza Owners Association. Once plans for development of a lot are in place, a new Storm water Management Plan (SMP) and Standard Operating Procedures (SOPs) will be written to correspond with the proposed land use. Responsibility of storm water system maintenance for the property will be assigned through the creation of the individual SMP and SOPs, but Riverton Professional Plaza Owners Association will remain ultimately responsible for the system maintenance. The leasees will be responsible for adherence to their Storm water Maintenance Plan (SMP) and Standard Operating Procedures (SOPs). The following SMPs will govern the five lots listed below and described in the plat.

Lot 1 - To be developed

Lot 2 - To be developed

Lot 3 - To be developed

Lot 4- To be developed

Lot 5- To be developed

Lot A- Riverton Professional Plaza Owners Association

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 River Town Professional Plaza located at 3018 West 12600 South in Riverton UT, in order to minimize pollutants in both storm water and non-storm water runoff, which drains to the existing Riverton City storm drain system, 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.

The River Town Professional Plaza Owners Association will be responsible for the maintenance of the property and the SOP's necessary to protect the Riverton City storm drain system. The individual property owners in the association will be responsible for adhering to the SOP's to protect the storm drain system as well.

SECTION 2: POLLUTANTS AND SOURCES

The River Town Professional Plaza is a business park that will not be bringing in or dealing with any specific types of pollutants or sources. There will be no chemicals or other types of pollutants stored on the property. It will have standard landscaping and a parking area as the only 2 possible sources of indirect pollution.

Pollutant Sources	Sediment	Nutrients	Heavy Metals	pH (acids and bases)	Pesticides & Herbicides	Oil & Grease	Bacteria & Viruses	Trash, Debris, Solids	Other pollutant	Notes
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				✓			✓	✓		
Snow Removal Operations	✓	✓	✓	✓	✓	✓	✓	✓		
Spill Program									✓	

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 to the weather are filed in Appendix B.

Parking and Other Paved Areas and associated Maintenance Operations

The parking area is primarily asphalt, which drains to a detention facility and stormwater inlets in the center of the parking and connect to the city storm drain system on the west side of this site. Sediment, fluids, and debris that collect on parking pavements and how they are dealt with can be a significant source of pollution. The parking and other paved areas should be maintained regularly to minimize the accumulation of pollutants before they can be washed into the stormwater system. Maintenance involves regular surface maintenance and adequate trash receptacles to prevent littering. The parking area maintenance SOP is to be used with associated pavements.

Landscape Maintenance Operations

Thirty seven percent of this property is landscaped and will require regular maintenance. The landscaping is primarily rock mulch, turf, shrubbery, and trees around the buildings and parking area as well as parking islands. During the landscaping maintenance operations, organic materials, herbicides, pesticides, and fertilizers can be left behind or improperly applied. These pollutants will be carried by runoff if they are not picked up as part of the regular maintenance operation. The Landscaping Maintenance and Pesticides, Herbicides and Fertilizer SOPs are used to manage the pollutants associated with this operation.

Waste Management Operations

There is an 8-ft-tall walled area with dumpster. Good waste management systems, if managed improperly, can end up being the cause of the very pollution that they were intended to control. The dumpster can leak to the pavement and drain to the storm drain inlets. However, this pollution source is controlled by SOPs, a water quality device, and a detention pond. Maintaining the dumpster and trash receptacle devices by frequent waste disposal is essential to an effective operation. The General Waste Management SOP is used to manage the pollutants associated with this operation.

Storm water System and Maintenance Operations

The storm water system consists of an onsite storm drain system that includes catch basins, piping and a detention pond. Storm water inlets at the edge of the property direct all runoff through pipes that, during high-water events, will backup into a detention pond. The inlets in the parking area designed to detained water. The cleanout box, located before entering city storm drain system, has a storm water treatment unit. The detention pond manages runoff for a 10-year storm event and includes a surface route from the pond to the street. The stormwater treatment unit is designed to capture floating material and heavier sediment particles, but does not trap suspended or dissolved pollutants. The storm water system should be maintained regularly to remove the accumulated pollutants before they will be flushed through the system during the high-flow events. Effort should be made to reduce pollutants that collect in the storm water treatment system. The Stormwater System Maintenance of this site is managed by the BMP Maintenance SOP.

Building Utility and Maintenance Operations

All building utilities, such as air conditioners, are to be maintained according to manufacturer specifications to prevent leakage of pollutants. When the utility is maintained all oils, fluids or other pollutants are to be contained and disposed of properly. Cleaning of the building can produce water contaminated with cleaning products. No water from inside the building is to be disposed of outside. All water used to clean the buildings will be disposed of properly inside the building.

Snow Removal and Deicing Operations

Snow removal will happen in the parking area and sidewalks. Care will be taken to minimize the use of deicing salts to minimize pollutants in the snow runoff. This is managed by the Parking/Storage Area Maintenance SOP.

Spill Program

The property will not have any chemicals or other contaminants stored on site that could potentially spill. Although this is not a routine type of SOP, it should be highlighted in the training program that if something is brought onto the site and spilled, it should not be hosed down. It should be removed properly with the appropriate absorbent material which is to be disposed of properly. This is managed by the Parking/Storage Area Maintenance SOP.

General Site Up Keep

Staff is responsible to clean up after their operations as defined by the SOPs. However, loose debris will collect from outside and inside sources from normal use and by causes that cannot be practically controlled. General up keep should occur weekly and all staff should be engaged here. The owners association will be responsible for assigning this task and following the SOPs related to maintenance of the property.

SECTION 4: TRAINING

The operators of the property will ensure that their employees and maintenance subcontractors 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 and Details

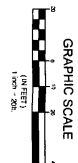
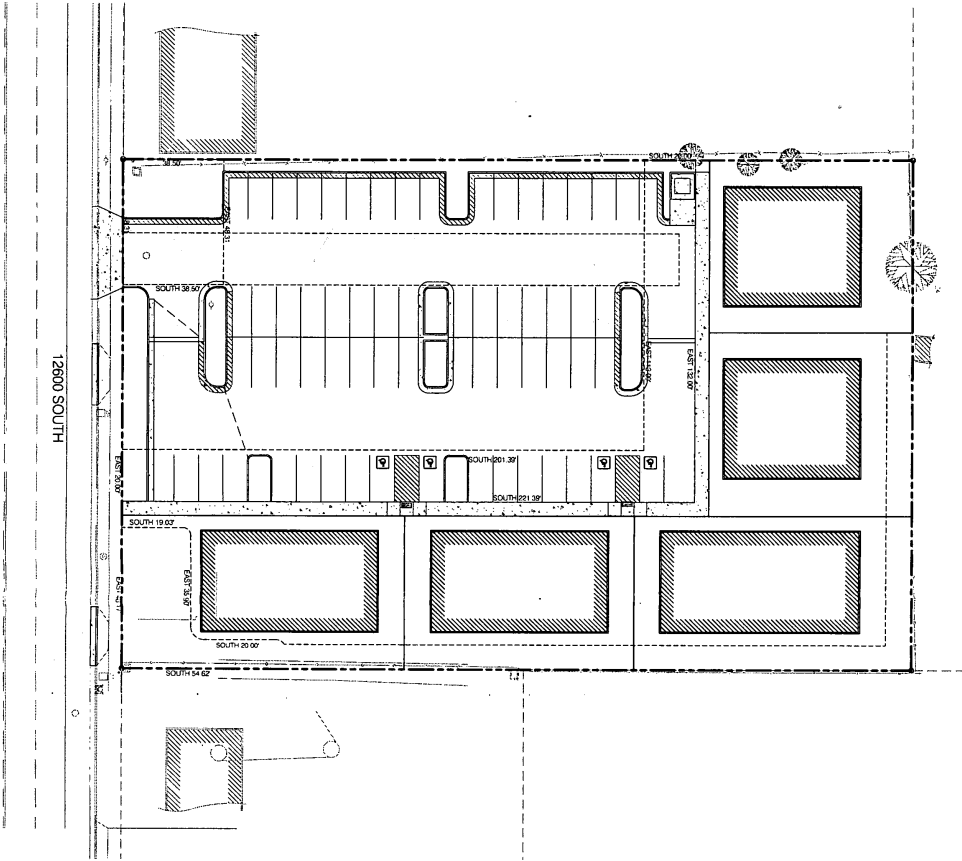
Appendix B- SOPs

Appendix C- SMP Recordkeeping Documents

APPENDIX A – SITE ASBUILT DRAWINGS AND DETAILS

RIVER TOWN PROFESSIONAL PLAZA

LOCATED IN SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN




VICINITY MAP
N.T.S

DEVELOPER/OWNER:
NAME: COPM KLINGER/VIK
ADDRESS: ADVANTAGE ONE LLC
ADDRESS: 7478 CAMPUS VIEW DRIVE, SUITE 101
JORDAN LANDING, WEST JORDAN, UTAH 84094
TELEPHONE: (801) 360-4676

- DRAWING INDEX
- GOV COVER SHEET
 - CGN.01 GENERAL NOTES, LEGEND & ABBREVIATIONS
 - CSP.01 SITE PLAN
 - CSP.02 12800 SOUTH STREET
 - CUP.01 UTILTY PLAN
 - CUP.02 SEWER / FLOOR
 - CCD.01 CEILING AND DRAINAGE PLAN
 - CDT.01 DETAILS & NOTES
 - CDT.02 DETAILS & NOTES
 - CDT.03 DETAILS & NOTES
 - CDT.04 DETAILS & NOTES
 - CDP.01 DEMOLITION PLAN

CIVIL CONSTRUCTION PLANS

 <p>BENCHMARK ENGINEERING & LAND SURVEYING</p> <p>PROFESSIONAL ENGINEERS AND SURVEYORS STATE OF UTAH</p> <p>2018 WEST 12800 SOUTH MERRION CITY, UTAH</p> <p>www.benchmarkcivil.com</p>		DATE	SCALE	STATUS
		NOV 14	AS SHOWN	ISSUED
NO	1	GOV	COVER SHEET	12/04/18
NO	2	CGN	GENERAL NOTES	12/04/18
NO	3	CSP	SITE PLAN	12/04/18
NO	4	CUP	UTILTY PLAN	12/04/18
NO	5	CCD	CEILING AND DRAINAGE PLAN	12/04/18
NO	6	CDT	DETAILS & NOTES	12/04/18
NO	7	CDT	DETAILS & NOTES	12/04/18
NO	8	CDT	DETAILS & NOTES	12/04/18
NO	9	CDP	DEMOLITION PLAN	12/04/18
<p>PROJECT: RIVER TOWN PROFESSIONAL PLAZA 3018 WEST 12800 SOUTH MERRION CITY, UTAH</p>				<p>DATE: 12/04/18</p> <p>SCALE: AS SHOWN</p> <p>STATUS: ISSUED</p>
<p>DATE: 12/04/18</p> <p>SCALE: AS SHOWN</p> <p>STATUS: ISSUED</p>				<p>DATE: 12/04/18</p> <p>SCALE: AS SHOWN</p> <p>STATUS: ISSUED</p>
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1 OF 12

CONVENTIONS

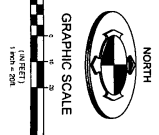
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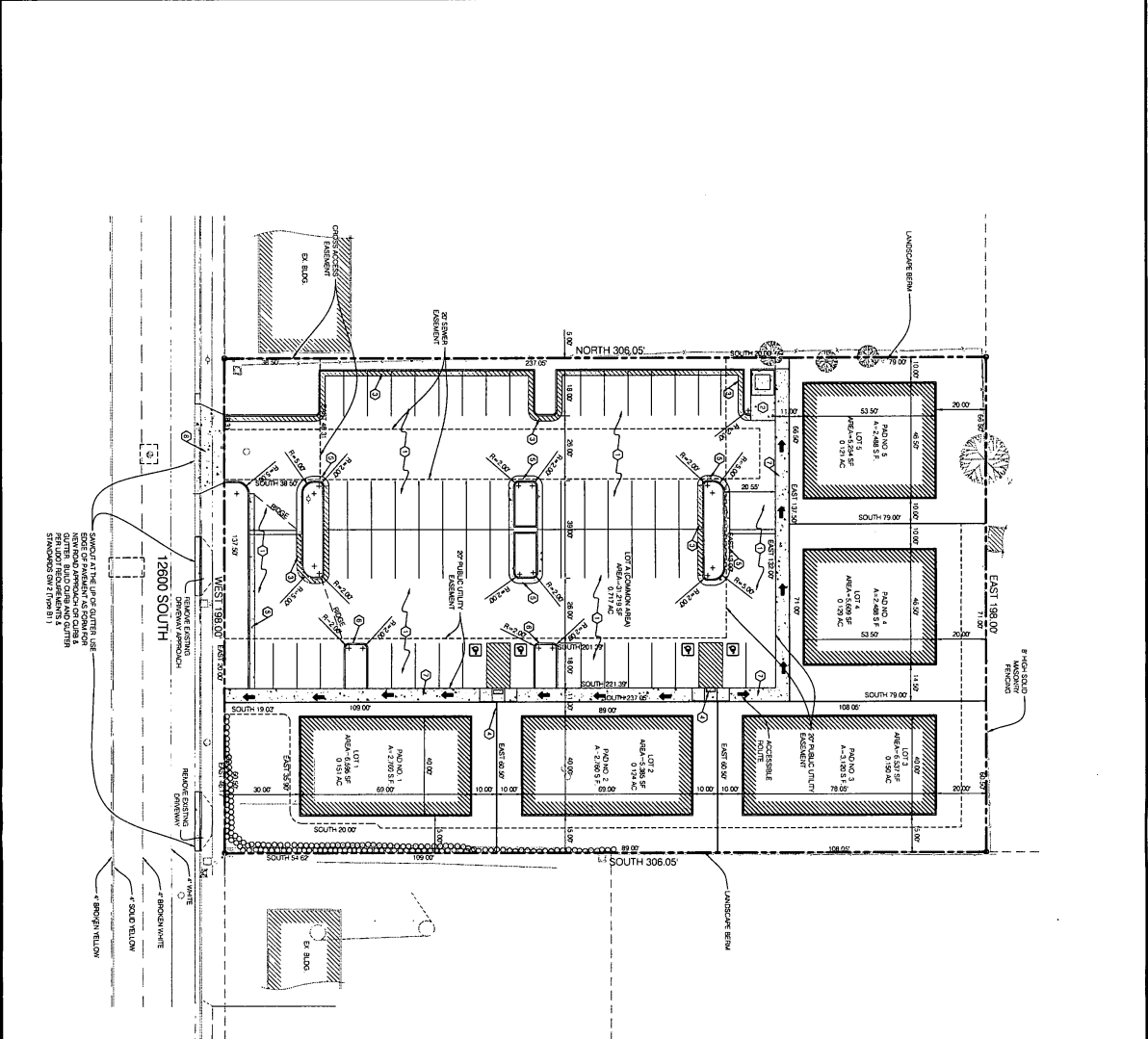
SYMBOLS table with columns for NEW and EXISTING, and rows for various symbols like spot heights, spot elevations, and spot elevations.

ABBREVIATIONS table with columns for NEW and EXISTING, and rows for various abbreviations like BENCH MARK, CENTERLINE, and CURB.

LINE TYPES table with columns for NEW and EXISTING, and rows for various line types like CENTERLINE, CURB, and DRIVEWAY.

LEGEND table with columns for NEW and EXISTING, and rows for various symbols and line types used in the drawing.

Project information block including: RIVER TOWN PROFESSIONAL PLAZA ADVANTAGE ONE, LLC; 3018 WEST 12600 SOUTH RIVERTOWN CITY, UTAH; BENCHMARK ENGINEERING & LAND SURVEYING; and a table with columns for FBARRPD, No., DATE, and DESCRIPTION.



CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERTON UTAH SUBDIVISION MAP ACT AND ALL OTHER APPLICABLE LAWS AND ORDINANCES. THE SUBDIVISION MAP ACT REQUIRES THAT THE SUBDIVISION MAP BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF UTAH. THE SUBDIVISION MAP ACT ALSO REQUIRES THAT THE SUBDIVISION MAP BE ACCURATELY REPRESENTED BY THE SUBDIVISION MAP. THE SUBDIVISION MAP ACT ALSO REQUIRES THAT THE SUBDIVISION MAP BE ACCURATELY REPRESENTED BY THE SUBDIVISION MAP. THE SUBDIVISION MAP ACT ALSO REQUIRES THAT THE SUBDIVISION MAP BE ACCURATELY REPRESENTED BY THE SUBDIVISION MAP.

NOTE: NO ADDITIONAL ACCESS SHALL BE REQUIRED AT THE ABOVE QUANTITIES LISTED. THE QUANTITIES LISTED ARE BASED ON THE ASSUMPTIONS AND STANDARDS ON 2 (TYPE B1).

NOTE: ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERTON UTAH SUBDIVISION MAP ACT AND ALL OTHER APPLICABLE LAWS AND ORDINANCES. THE SUBDIVISION MAP ACT REQUIRES THAT THE SUBDIVISION MAP BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF UTAH. THE SUBDIVISION MAP ACT ALSO REQUIRES THAT THE SUBDIVISION MAP BE ACCURATELY REPRESENTED BY THE SUBDIVISION MAP. THE SUBDIVISION MAP ACT ALSO REQUIRES THAT THE SUBDIVISION MAP BE ACCURATELY REPRESENTED BY THE SUBDIVISION MAP.

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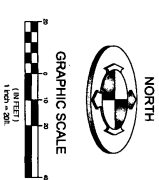
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NOTICE: THIS DOCUMENT IS A PRELIMINARY PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CITY OF RIVERTON, UTAH, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY OF RIVERTON, UTAH, SUBDIVISION MAP ACT AND ALL OTHER APPLICABLE LAWS AND ORDINANCES. THE CITY OF RIVERTON, UTAH, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY OF RIVERTON, UTAH, SUBDIVISION MAP ACT AND ALL OTHER APPLICABLE LAWS AND ORDINANCES. THE CITY OF RIVERTON, UTAH, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY OF RIVERTON, UTAH, SUBDIVISION MAP ACT AND ALL OTHER APPLICABLE LAWS AND ORDINANCES. THE CITY OF RIVERTON, UTAH, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY OF RIVERTON, UTAH, SUBDIVISION MAP ACT AND ALL OTHER APPLICABLE LAWS AND ORDINANCES.

ITEM	AREA (SQ. FT.)	%
LANDSCAPE	21,800	3.10
TOTAL	60,000	100

BUILDING	REQUIRE	ACTUAL	TOTAL
4 RESIDENTIAL	16	3	19
OFFICE BLDG (2 FT)	1	4	5
TOTAL	17	7	24



ITEM	DESCRIPTION
1	STANDARD CITY ADAPT. (REQUIRE) WITH STANDARD DUAL
2	CONCRETE FINISHES
3	CONCRETE FINISHES
4	CONCRETE FINISHES
5	CONCRETE FINISHES
6	CONCRETE FINISHES
7	CONCRETE FINISHES
8	CONCRETE FINISHES
9	CONCRETE FINISHES
10	CONCRETE FINISHES

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LEGEND:
 - ACCESSIBLE FRONT
 - STAIR



DATE: 12/08/08
 SHEET: 3 OF 12
 CSP-01
 SITE PLAN

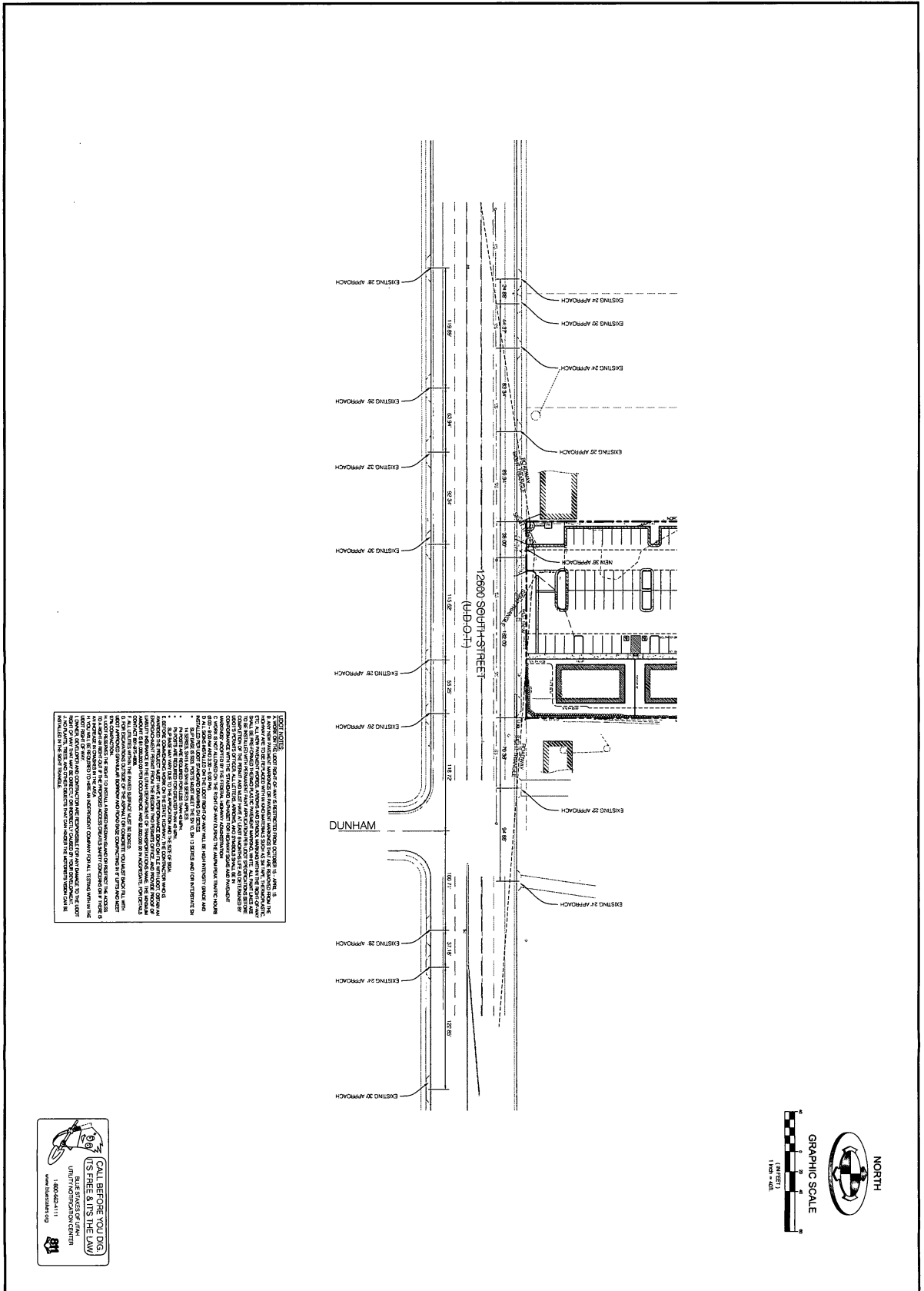
RIVER TOWN PROFESSIONAL PLAZA ADVANTAGE ONE, LLC
 3018 WEST 12600 SOUTH
 RIVERTON CITY, UTAH

BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
 100 SOUTH FIVE STREET SUITE 100
 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com

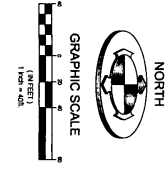


NO.	DATE	DESCRIPTION
1	09/15/12	PRELIMINARY PER RIVERTON CITY
2	12/08/08	REQUIRES PER RIVERTON CITY

SCALE: MEASURED 1" ON FULL SIZE SHEETS
 ADAPT. ACCORDINGLY FOR REDUCED SIZE SHEETS



NOTICE:
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12600 SOUTH STREET CSP 02 4 OF 12

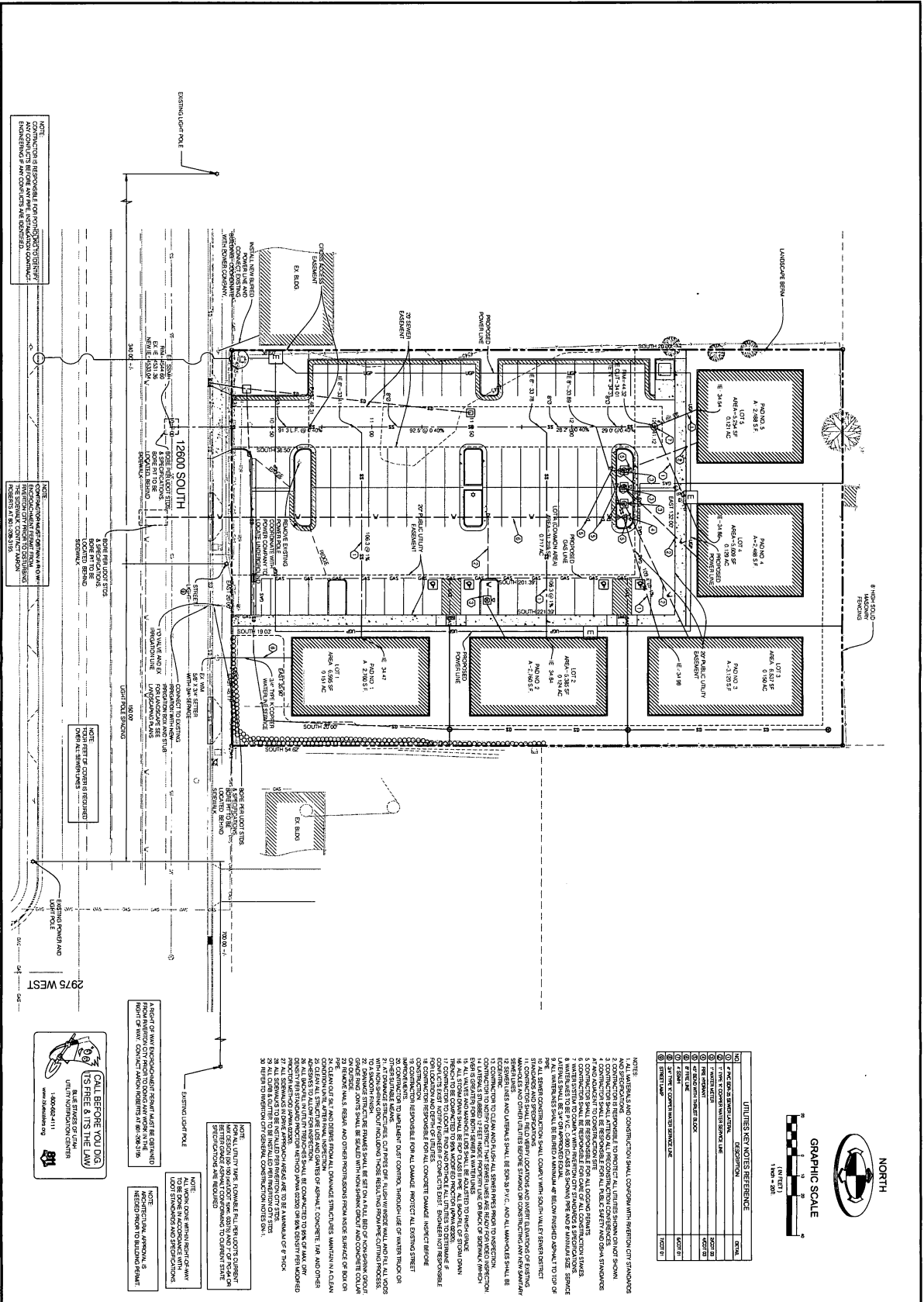
RIVER TOWN PROFESSIONAL PLAZA
 ADVANTAGE ONE, LLC
 3018 WEST 12600 SOUTH
 RIVERTON CITY, UTAH



BENCHMARK ENGINEERING & LAND SURVEYING
 9100 SOUTH STATE STREET SUITE # 100
 SALT LAKE CITY, UT 84114
 (801) 966-2700
 www.benchmarkcivil.com



REV#	DATE	DESCRIPTION
1	08/11/24	ISSUED PER REGION CITY
2	08/11/24	REVISED PER REGION CITY
SCALE: AS SHOWN ON ALL SHEETS ADAPT ACCORDINGLY FOR REDUCED SIZE SHEETS		



12600 SOUTH

2975 WEST

EXISTING LIGHT POLE

EXISTING POWER AND LIGHT POLE

EXISTING LIGHT POLE

EXISTING LIGHT POLE

UTILITY PLAN

CUP 01

5 OF 12

RIVER TOWN PROFESSIONAL PLAZA ADVANTAGE ONE, LLC

3018 WEST 12600 SOUTH

RIVERTON CITY, UTAH



BENCHMARK ENGINEERING & LAND SURVEYING

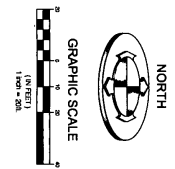
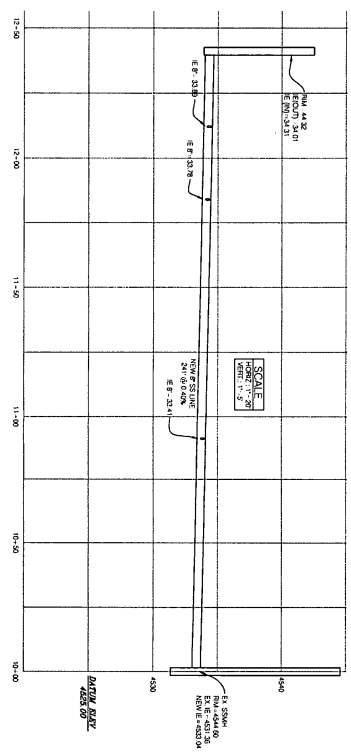
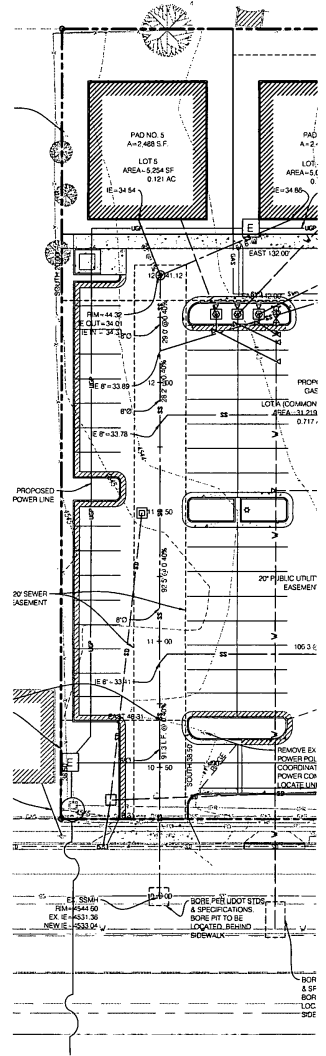
9102 SOUTH STATE STREET SUITE # 100

SANDY, UTAH 84070 (801) 542-7182

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NO.	DATE	DESCRIPTION
1	1/21/21	PREPARED FOR RIVERTON CITY
2	1/21/21	REVISIONS
3	1/21/21	REVISIONS
4	1/21/21	REVISIONS
5	1/21/21	REVISIONS
6	1/21/21	REVISIONS
7	1/21/21	REVISIONS
8	1/21/21	REVISIONS
9	1/21/21	REVISIONS
10	1/21/21	REVISIONS

SCALE: HORIZONTAL 1"=40'-0" VERTICAL 1"=10'-0"

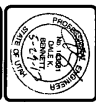


SEWER
PLAN AND
PROFILE
CUP-02
6 OF 12

**RIVER TOWN PROFESSIONAL PLAZA
ADVANTAGE ONE, LLC**
3018 WEST 12600 SOUTH
RIVERTON CITY, UTAH



**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
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REVISED	DATE	BY	DESCRIPTION
1	05/15/12	JPC	PRELIMINARY FOR RIVERTON CITY
2	05/15/12	JPC	PRELIMINARY FOR RIVERTON CITY

SCALE: AS SHOWN ON FULL SIZE SHEETS
AS NOTED OTHERWISE ON REDUCED SIZE SHEETS

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING UTILITIES AND CONDUCTING FIELD SURVEYS TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THIS PLAN.

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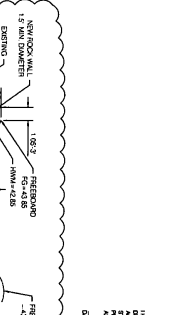
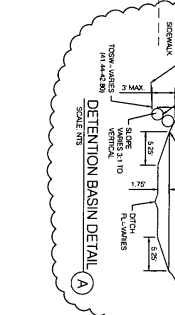
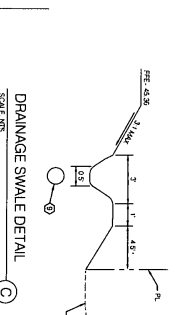
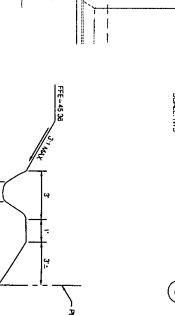
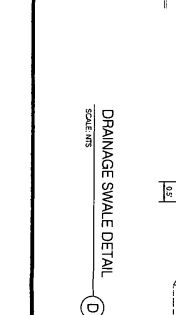
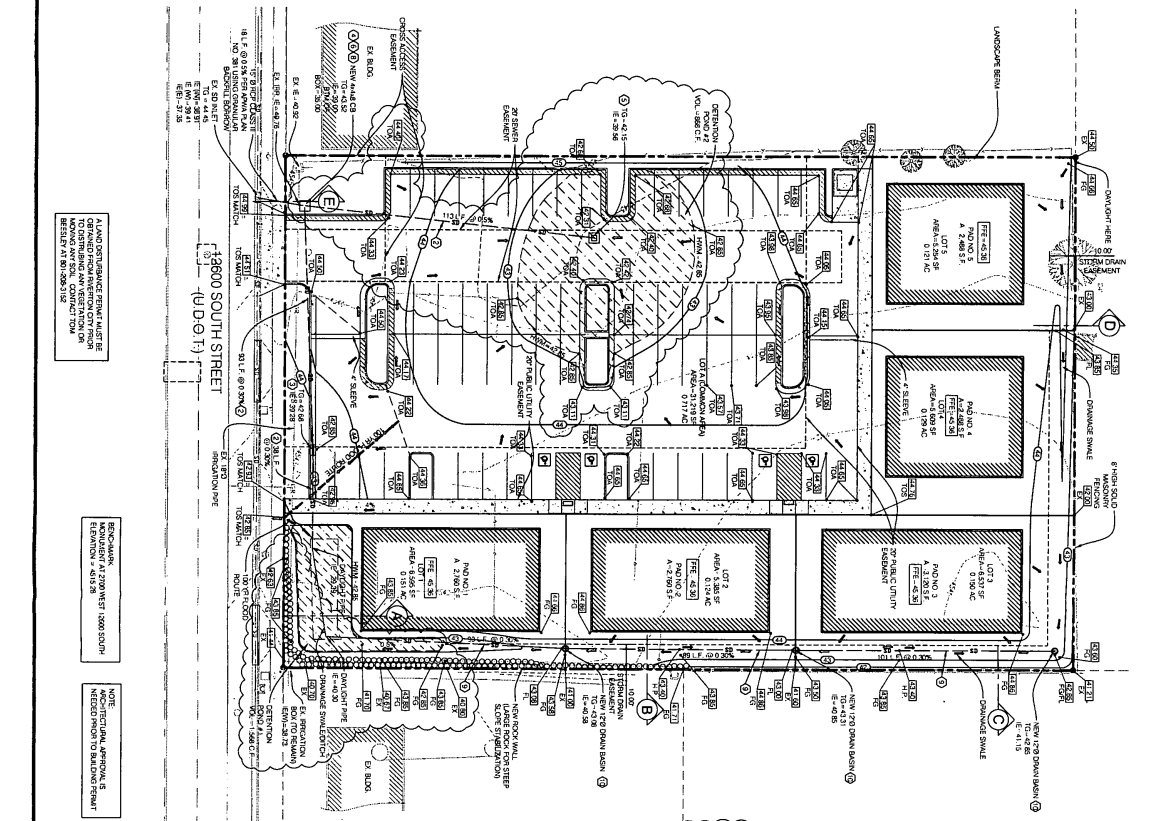
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GRADING AND DRAINAGE KEY NOTES REFERENCE

1	1.5% SLOPE
2	18" DIA. DRAIN PIPE
3	18" DIA. CURB
4	18" DIA. DRAIN MANHOLE
5	18" DIA. DRAIN MANHOLE
6	18" DIA. DRAIN MANHOLE
7	18" DIA. DRAIN MANHOLE
8	18" DIA. DRAIN MANHOLE
9	18" DIA. DRAIN MANHOLE
10	18" DIA. DRAIN MANHOLE
11	18" DIA. DRAIN MANHOLE
12	18" DIA. DRAIN MANHOLE
13	18" DIA. DRAIN MANHOLE
14	18" DIA. DRAIN MANHOLE
15	18" DIA. DRAIN MANHOLE
16	18" DIA. DRAIN MANHOLE
17	18" DIA. DRAIN MANHOLE
18	18" DIA. DRAIN MANHOLE
19	18" DIA. DRAIN MANHOLE
20	18" DIA. DRAIN MANHOLE

GRAPHIC SCALE

1" = 20'

1" = 20'

CALL BEFORE YOU DIG

1-800-4-A-DIG

UTAH DIVISION OF HERITAGE AND ARTS

1-800-4-A-DIG

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING UTILITIES AND CONDUCTING FIELD SURVEYS TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THIS PLAN.

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RIVER TOWN PROFESSIONAL PLAZA ADVANTAGE ONE, LLC
3018 WEST 12600 SOUTH
RIVERTON CITY, UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
1410 WEST 12600 SOUTH
RIVERTON, UTAH 84403
PHONE: (801) 424-1100
WWW.BENCHMARKCIVIL.COM

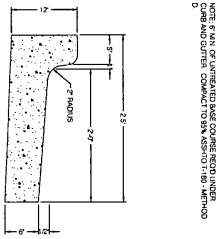
GRAINING & DRAINAGE PLAN
CGD 01
7 OF 12

SCALE MEASURED 1"=20' ON FULL SIZE SHEETS ADAPT ACCORDINGLY FOR REDUCED SIZE SHEETS

PROJECT: FBARPD
DATE: 12/15/22
SCALE: 1"=20'

SCALE MEASURED 1"=20' ON FULL SIZE SHEETS ADAPT ACCORDINGLY FOR REDUCED SIZE SHEETS

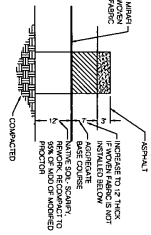
BK 10167 PG 2216



TYPICAL RELEASE CURB AND GUTTER

SCALE: N.T.S.

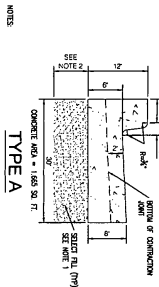
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STANDARD DUTY PAVEMENT

PAVEMENT SECTIONS

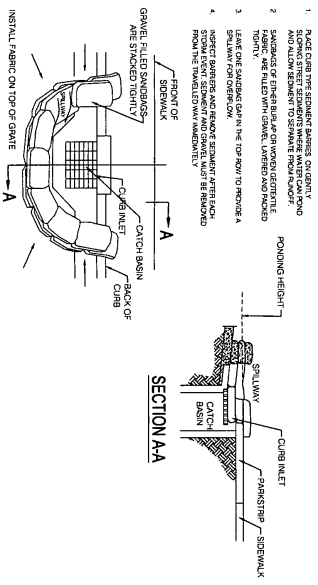
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STD. CURB & GUTTER

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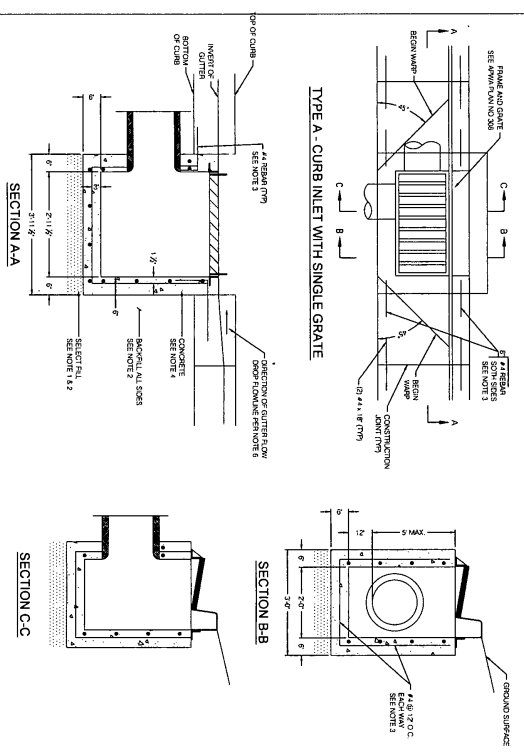
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SEDIMENT BARRIER

SCALE: N.T.S.

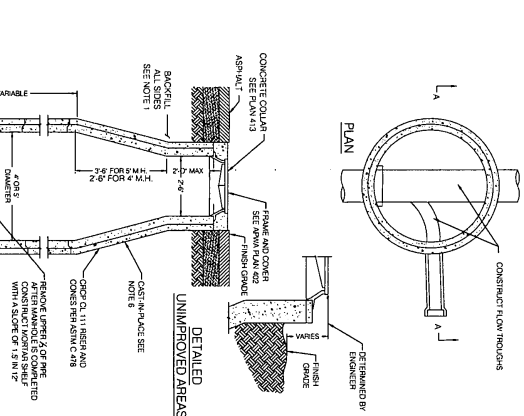
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CURB INLET W/ SINGLE GRATE

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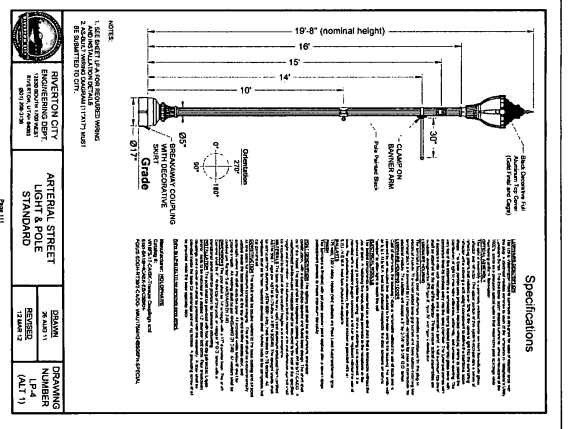
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SEWER MANHOLE

SCALE: N.T.S.

6

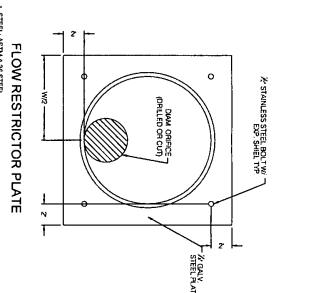


LIGHT POLE

SCALE: N.T.S.

7

RIVER TOWN PROFESSIONAL PLAZA ADVANTAGE ONE, LLC 3018 WEST 12600 SOUTH RIVERTON CITY, UTAH		BENCHMARK ENGINEERING & LAND SURVEYING 100 SOUTH STATE STREET SUITE 202 SANDY, UTAH 84070 (801) 542-7132 www.benchmarkck.com				<table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>05/15/12</td> <td>DMS</td> <td>REVISIONS PER RIVERTON CITY</td> </tr> <tr> <td>05/15/12</td> <td>DMS</td> <td>REVISIONS PER RIVERTON CITY</td> </tr> <tr> <td>12/04/09</td> <td>DMS</td> <td></td> </tr> </tbody> </table>		DATE	BY	DESCRIPTION	05/15/12	DMS	REVISIONS PER RIVERTON CITY	05/15/12	DMS	REVISIONS PER RIVERTON CITY	12/04/09	DMS	
DATE	BY	DESCRIPTION																	
05/15/12	DMS	REVISIONS PER RIVERTON CITY																	
05/15/12	DMS	REVISIONS PER RIVERTON CITY																	
12/04/09	DMS																		
DETAILS NOTES CDT.01 8 OF 12		SCALE: HEADINGS 1/4"=1'-0" ON FULL SIZE SHEETS ALWAYS ACCORDINGLY FOR REDUCED SIZE SHEETS																	



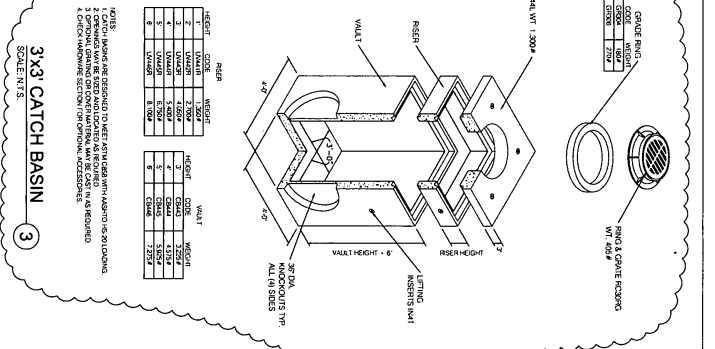
FLOW RESTRICTOR PLATE

- STEEL SHALL BE 304 STAINLESS STEEL.
- BOLETS USE 3/16\"/>
- CONTOUR COPY ALL WEAR PARTS WITH ORIGINAL TURNAMENT.

ORIFICE RESTRICTOR

SCALE: N.T.S.

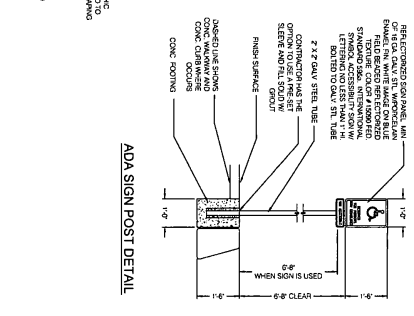
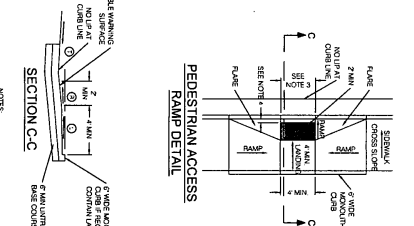
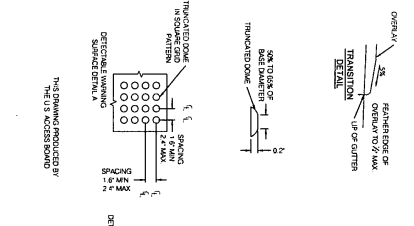
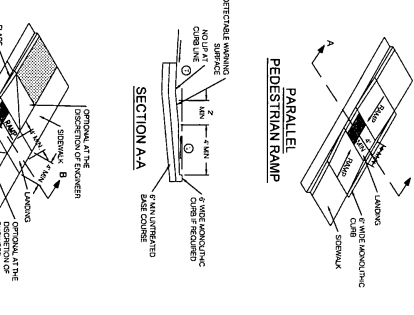
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HEIGHT	CODE	WEIGHT	HEIGHT	CODE	WEIGHT
1"	1	2.30	2"	2	4.50
2"	2	4.50	3"	3	6.75
3"	3	6.75	4"	4	9.00
4"	4	9.00	5"	5	11.25
5"	5	11.25	6"	6	13.50
6"	6	13.50	7"	7	15.75

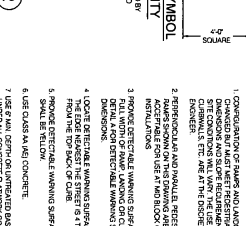
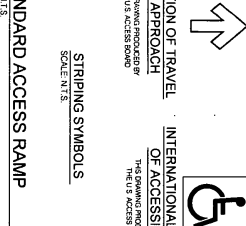
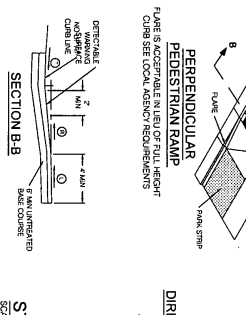
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3



NOTES:

- CONSIDERATION OF RAMP AND LANDING MAY BE NECESSARY TO MAINTAIN CLEARANCE BETWEEN CURBSIDE RAMP AND CURB TO MEET MINIMUM CLEARANCE REQUIREMENTS.
- PERPENDICULAR AND PARALLEL PEDESTRIAN RAMP AND LANDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE US ACCESS BOARD.
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5"	5	11.25	6"	6	13.50
6"	6	13.50	7"	7	15.75

SCALE: N.T.S.

4

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	1.20	CU YD
2	REINFORCING BARS	1.20	100 LB
3	TRANSITION	1.20	100 LB
4	TRANSITION	1.20	100 LB
5	TRANSITION	1.20	100 LB
6	TRANSITION	1.20	100 LB
7	TRANSITION	1.20	100 LB
8	TRANSITION	1.20	100 LB
9	TRANSITION	1.20	100 LB
10	TRANSITION	1.20	100 LB

SCALE: N.T.S.

5

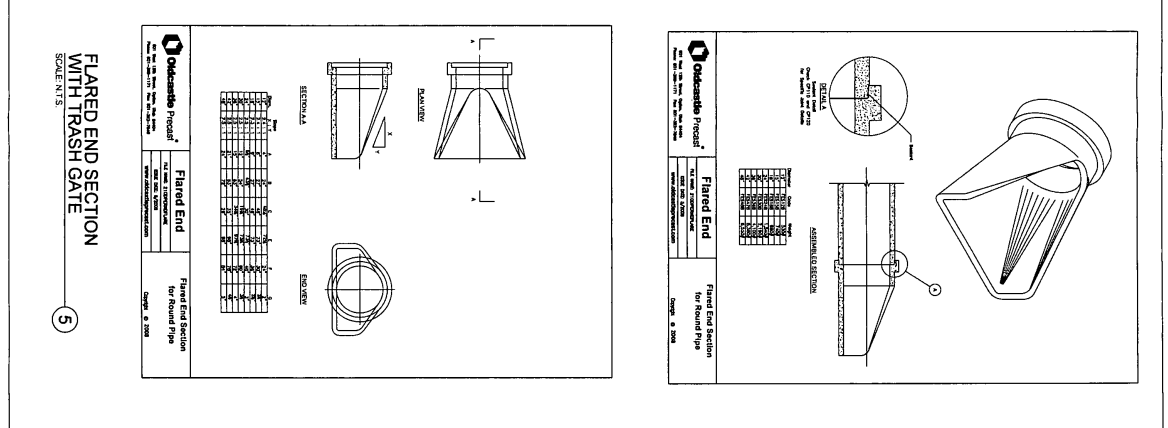
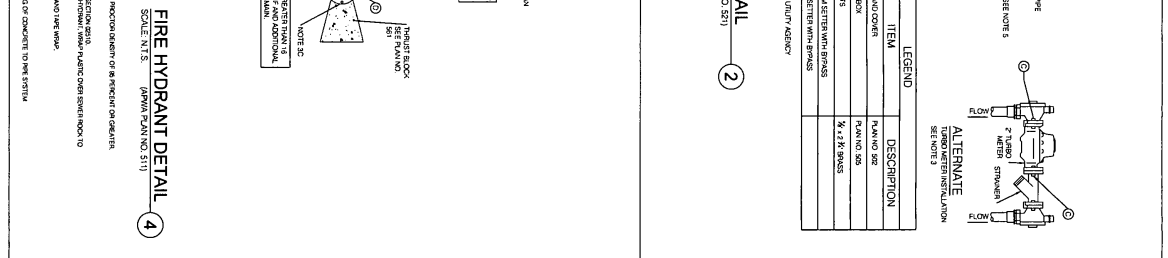
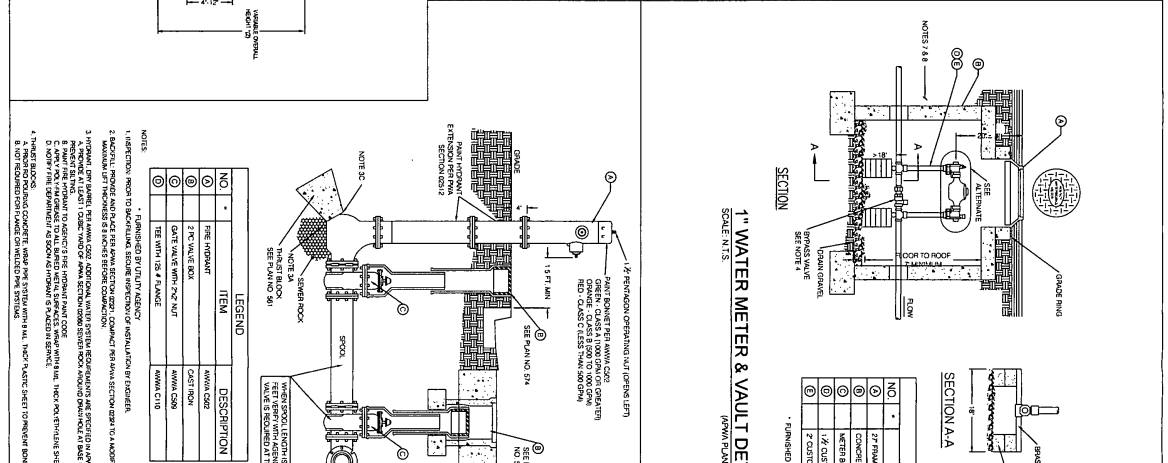
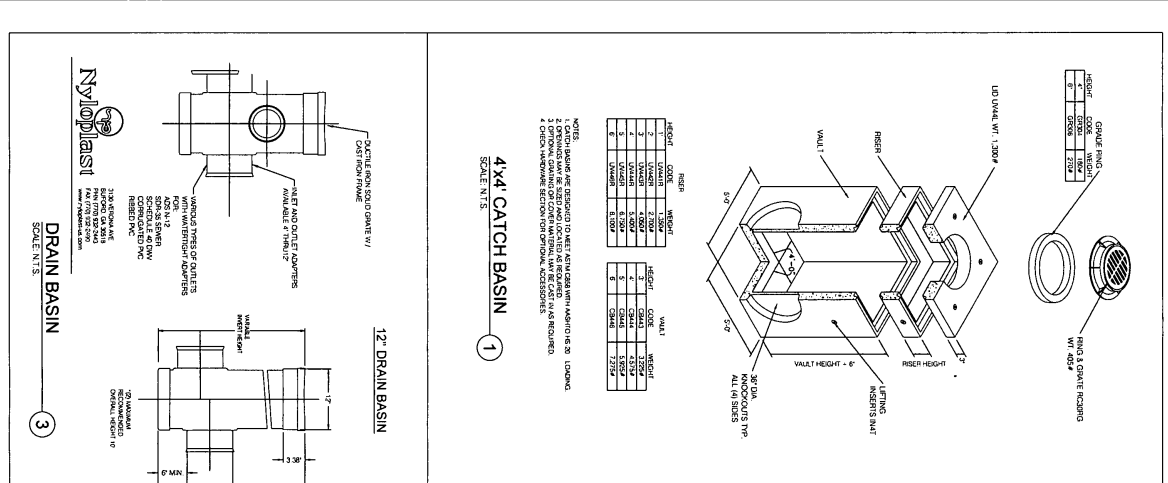
DETAILS AND NOTES
CDT 02
9 OF 12

RIVER TOWN PROFESSIONAL PLAZA
ADVANTAGE ONE, LLC
3018 WEST 12600 SOUTH
RIVERTON CITY, UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
3512 SOUTH 700 WEST, SUITE 100
SANDY, UTAH 84095 (801) 562-7152
www.benchmarkutah.com



NO.	DATE	DESCRIPTION
1	05/15/12	INCLUDES PER REVOLUTION CITY
2	06/04/12	INCLUDES PER REVOLUTION CITY
3	05/15/12	SCALE MEASURES 1/4"=1'-0" ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



FLARED END SECTION WITH TRASH GATE

SCALE: N.T.S.

12" DRAIN BASIN

SCALE: N.T.S.

4'x4' CATCH BASIN

SCALE: N.T.S.

1" WATER METER & VAULT DETAIL

SCALE: N.T.S.

FIRE HYDRANT DETAIL

SCALE: N.T.S.

Odyssey Pro

Flared End Section for Round Pipe

Scale: N.T.S.

BENCHMARK ENGINEERING & LAND SURVEYING

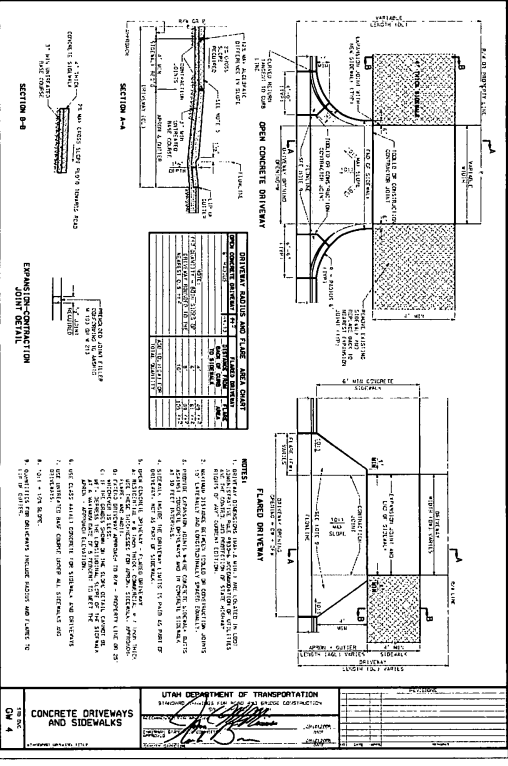
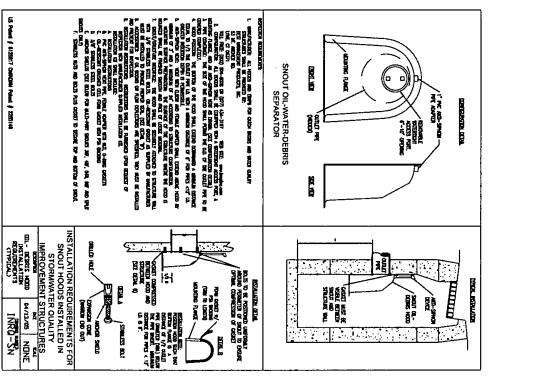
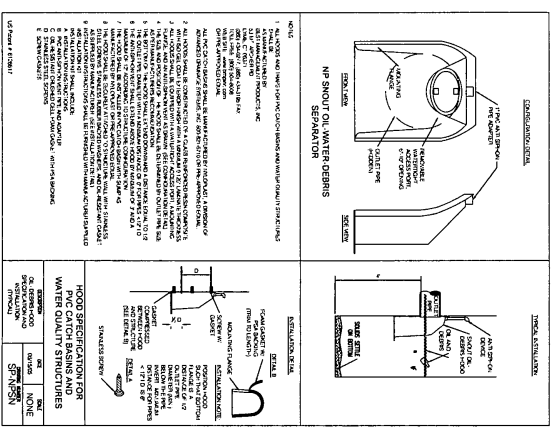
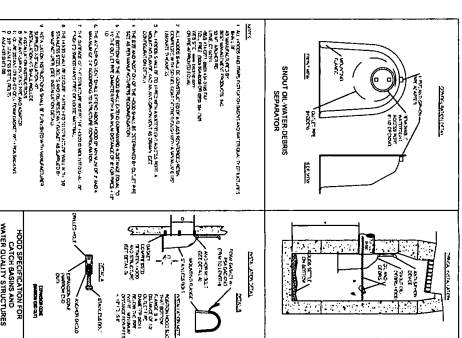
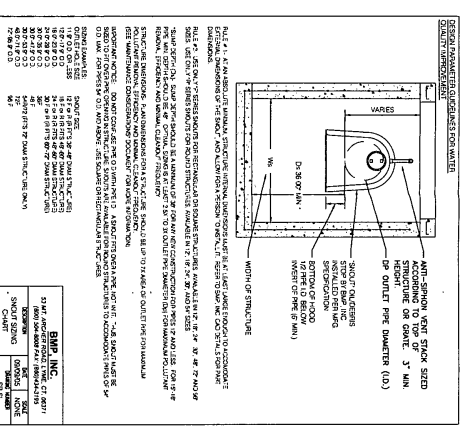
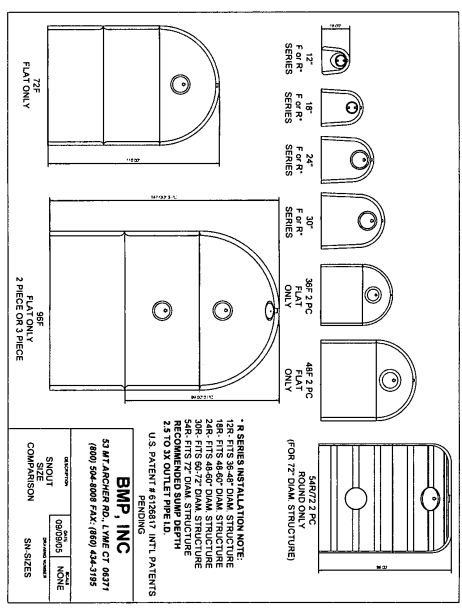
3018 WEST 12600 SOUTH
RIVERTON CITY, UTAH

BENCHMARK CIVIL

REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/12	ISSUES FOR REVISION CITY
2	08/15/12	ISSUES FOR REVISION CITY

SCALE: MEASURED 1"=10'-0" ON FULL SIZE SHEETS
ADAPT ACCORDINGLY FOR REDUCED SIZE SHEETS



SNOUT DETAILS
SCALE: N.T.S.

DRIVEWAY APPROACH PER UDOT STD. DWG GW-4

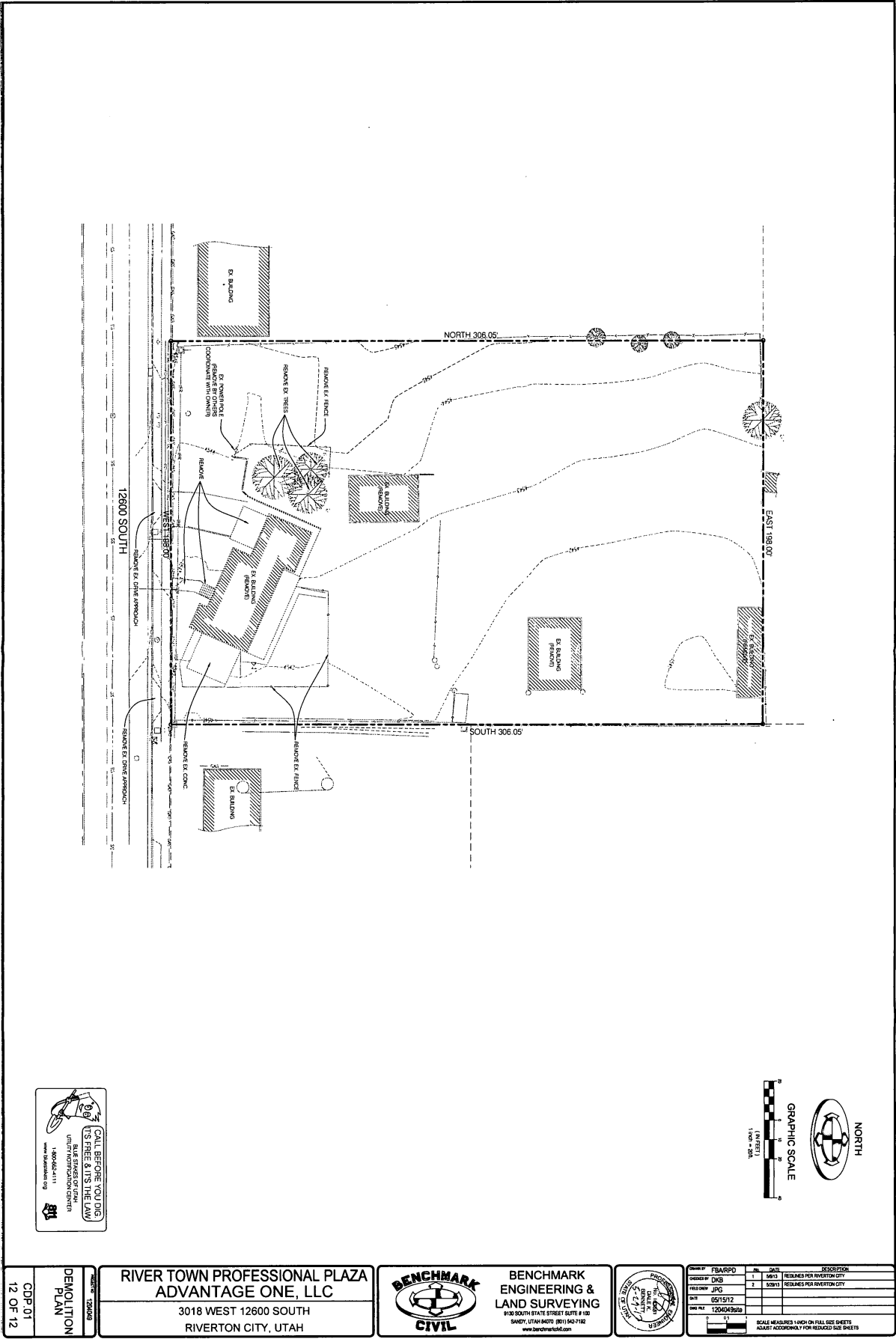
DETAILS AND NOTES
SCALE: N.T.S.

RIVER TOWN PROFESSIONAL PLAZA ADVANTAGE ONE, LLC
3018 WEST 12600 SOUTH
RIVERTON CITY, UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
1910 SOUTH STATE STREET SUITE 100
SANDY, UTAH 84085 (801) 542-1182
www.benchmarkcivil.com



NO.	DATE	REVISION
1	05/15/12	REVISED PER RIVERTON CITY
2	05/15/12	REVISED PER RIVERTON CITY



CALL BEFORE YOU DIG
 IT'S FREE & IT'S THE LAW
 BLUE STAPLES OF UTAH
 DIGIT INFORMATION CENTER
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NORTH

 GRAPHIC SCALE
 1" = 10'-0"

SHEET NUMBER
12600 SOUTH
 DEMOLITION
 PLAN
 CDDP 01
 12 OF 12

**RIVER TOWN PROFESSIONAL PLAZA
 ADVANTAGE ONE, LLC**
 3018 WEST 12600 SOUTH
 RIVERTON CITY, UTAH

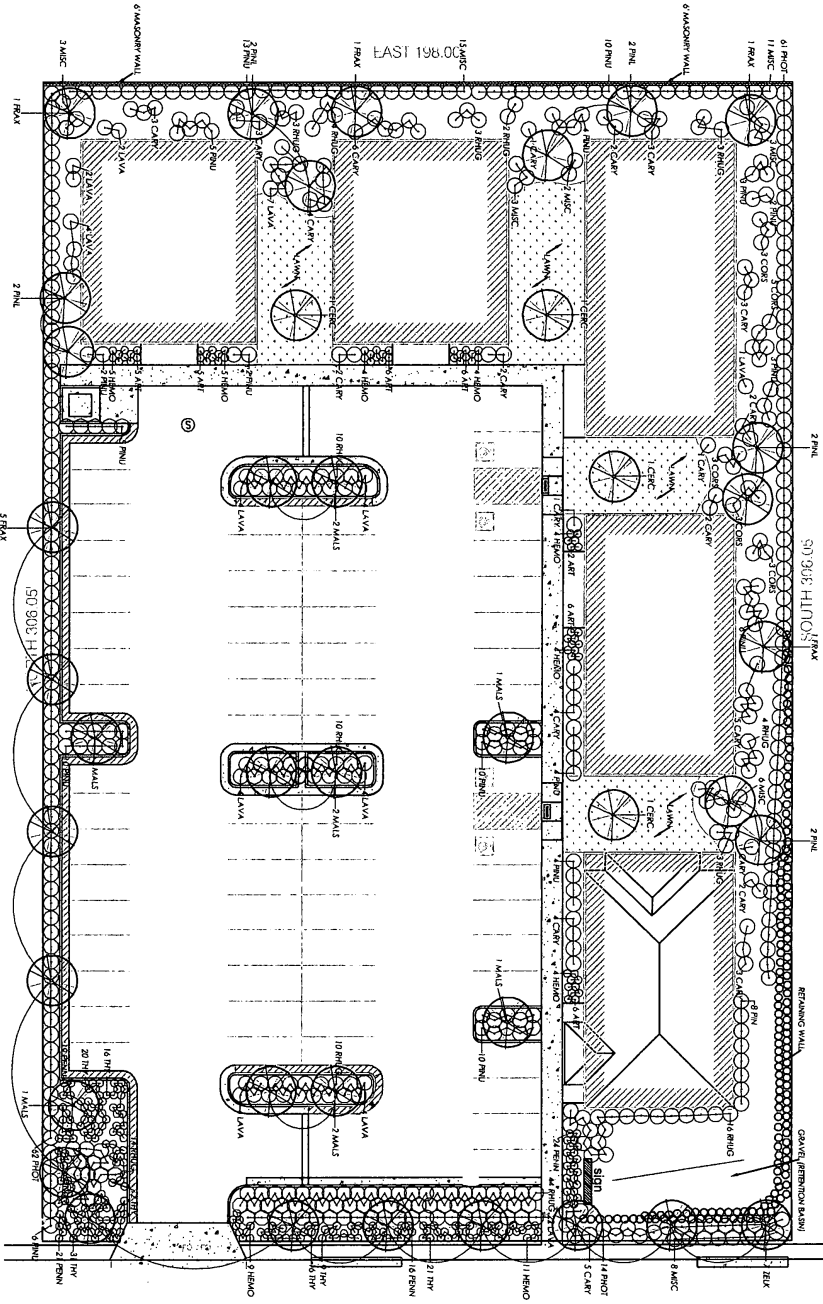
**BENCHMARK
 CIVIL**
**BENCHMARK
 ENGINEERING &
 LAND SURVEYING**
 9100 SOUTH STATE STREET SUITE # 100
 SALT LAKE CITY, UT 84119
 www.benchmarkcivil.com



REV#	DATE	DESCRIPTION
1	06/13/22	REVISIONS FOR RIVERTON CITY
2	08/11/22	REVISIONS PER RIVERTON CITY

DRAWN BY: JMG
 DATE: 05/15/22
 DWG NO.: 12600/01

SCALE: MEASURES 1"=10'-0" ON FULL SIZE SHEETS
 ADJUST APPROPRIATELY FOR REDUCED SIZE SHEETS



ABBR.	TREE NAME	COMMON NAME	SIZE	CODE	COMMON NAME	SIZE	CODE	COMMON NAME	SIZE	CODE
CIRC	Cercis canadensis 'Eastern'	Eastern Redbud	2' cal	HEMO	Cornus stolonifera			Red-Osier Dogwood	5#	
FXAX	Foxinus pennsylvanica 'Marshall's Seedless'	Marshall's Seedless Ash	4" cal	LAVA	Lavandula angustifolia 'Hidcote Blue'			Rochel City Dogfish	#1	
MALS	Malus 'Spring Snow'	Spring Snow Flowering Crabapple	2" cal	MISC	Miscanthus sinensis 'Yaku Jimo'			Hidcote Blue English Lavender	#1	
PHIL	Pinus leucodermis 'halderei'	Dwarf Austrian Pine	8'	PHEN	Fernisium adopercoides			Yaku Jimo Maiden Grass	5#	
ZELK	Zelkova serotina 'Village Green'	Village Green Zelkova	2" cal	PHOT	Phloxia fraseri			HAMBLEN MOUNTAIN GRASS	#1	
ABBR.	SHRUB/PERENNIAL NAME	COMMON NAME	SIZE	PHIU	Pinus mugo 'Furudo'			FRASER'S PHLOXIA	#5	
ART	Artemisia schmidtiana 'Silvermound'	Silvermound Artemisia	#1	RHUG	Rhus ornamental 'Goshaw'			Shrubby Swiss Mountain Pine	5#	
CARY	Caryopteris x clandonensis	Blue Mist Shrub	5#	RUD8	Rudbeckia fulgida 'Goldstrim'			Grow Low Sunroc	5#	
				THY	Thymus lanuginosus			Rock Eyed Susan	2#	
								Woody Thyme	1/4#	

Rivertowne Professional Plaza

3018 West 12600 South
Riverton, UT

VODA
VOLUME 101
3018 WEST 12600 SOUTH
RIVERTOWNE PROFESSIONAL PLAZA
RIVERTON, UT 84051
801-486-7134 www.vodaplanning.com

Planting Plan
101

Scale: 1" = 10'-0"

North Arrow

DATE: 23 JUN 2013

NO. _____

REVISION/ISSUE _____

DATE _____

APPENDIX B – SOPs

SOURCE CONTROL OF POLLUTION IN STORM WATER SYSTEM

Inspection and Maintenance



IMPLEMENTATION REQUIREMENTS

Maintenance

DESCRIPTION:

Regular inspections and maintenance of the storm water system are critical to the performance and effectiveness of the system. Without this, captured storm water pollutants can be re-entrained or pass through the system. This SOP refers to routine maintenance to ensure proper operation, and repair maintenance to fix problems prior to the next storm event.

IMPLEMENTATION:

- All storm water system elements should be inspected on a regular basis for continued collection of sediment and trash and structural integrity.
 - Elements involving landscaping, such as the detention basin and drain basins, should be inspected monthly during nonfreezing weather.
 - The pollutants collected in SNOOT equipped structures will consist of floatable debris and oils on the surface of the captured water, and grit and sediment on the bottom of the structure. Use appropriate methods of removing and disposing of pollutants.
 - Elements such as the catch basins and snout should be inspected quarterly and the out fall catch basin with the snout should be cleaned when the sump is half full or at least once a year with a vacuum truck.
- Some structural elements may require more frequent inspection to ensure proper operation, such as the inlets that may become dogged with grass clippings or trash. Inspection schedule should be updated if it is determined to be needed more often.
- All elements should be checked after each storm event. In some cases, such as vegetative or infiltration elements, the after storm inspection should occur after the expected drawdown period to allow the inspector to see if the elements are draining properly.
- Inspections and follow-up actions need to be documented. Development of inspection checklists are beneficial.

MAINTENANCE:

- Routine maintenance and non-routine repair should be conducted according to a schedule or as soon as a problem is identified, as many stormwater system elements are ineffective if not installed and maintained properly.
- The snout should be cleaned when the sump is half full (when 2 feet of material collects in a 4 foot sump, clean it out) or at least once a year with a vacuum truck.
- To maintain the SNOOT hoods themselves, an annual inspection of the anti-siphon vent and access hatch are recommended. A simple flushing of the vent, or a gentle rodding with a flexible wire are all that's typically needed to maintain the anti-siphon properties. Opening and closing the access hatch once a year ensures a lifetime of trouble-free service.

POLLUTION MINIMIZATION Landscape Maintenance



IMPLEMENTATION REQUIREMENTS Maintenance

DESCRIPTION:

Proper landscape maintenance is important to reduce nutrient and chemical loading to the storm drain system, reduce nuisance flows and standing water in storm water systems, and to maintain healthy vegetation. Examples of maintenance activities that can be a source of storm water pollutants include mowing, aeration, fertilization and irrigation.

IMPLEMENTATION:

- Remove lawn clipping and debris out of the gutters, off sidewalks and parking areas immediately following mowing and over fertilization.
- Remove fertilizers off hard surfaces (parking lot and sidewalks) immediately following application; water turf following fertilization; avoid fertilizing before heavy rainfall forecast
- Remove pesticides on the hard surfaces immediately following application
- Maintain irrigation system to prevent waste and minimize pollutants that could enter the storm drain from faulty irrigation equipment.
- Do not hose down hard surfaces. Use dry cleanup methods such as sweeping to remove powdered pollutants from hard surfaces.

MAINTENANCE:

- Clean up immediately after landscape maintenance activities with dry cleanup methods.
- Maintain irrigation system to prevent pollutants from entering the storm drain system.

POLLUTION CONTROL

Pesticides, Herbicides and Fertilizers



IMPLEMENTATION REQUIREMENTS

- Maintenance
- Training

DESCRIPTION:

Various chemicals used for landscape maintenance must be properly applied, stored, handled and disposed of to prevent contamination of surface and ground waters. These chemicals include pesticides, herbicides, fertilizers, fuel, etc. Misuse of pesticides and herbicides can result in adverse impacts to aquatic life, even at low concentrations. Misuse of fertilizer can result in increased algae growth in waterbodies due to excessive phosphorus and nitrogen loading.

IMPLEMENTATION:

- Application of fertilizers, pesticides, and other chemicals according to manufacturer's directions.
- Application of pesticides and herbicides only when needed and use in a manner to minimize off-target effects.
- Accurately diagnose the pest; know characteristics of the application site, including soil type and depth to groundwater.
- Employ application techniques that increase efficiency and allow the lowest effective application rate.
- Keep pesticide and fertilizer equipment properly calibrated according to the manufacturer's instructions and in good repair.
- All mixing and loading operations must occur on an impervious surface.
- Do not apply pesticides or herbicides during high temperatures, windy conditions or immediately prior to heavy rainfall or irrigation.
- If stored on site, storage areas should be secure and covered, preventing exposure to rain and unauthorized access.
- Store chemicals in their original containers, tightly closed, with labels intact. Regularly inspect them for leaks.

MAINTENANCE:

- Use should be in compliance with manufacturer's instructions.
- If fertilizers, pesticides and other chemicals spill on hard surfaces clean them up with dry methods and do not use water to clean the surface. Use methods that prevent water contamination and dispose of properly.

Parking/Storage Area Maintenance



IMPLEMENTATION REQUIREMENTS

- Maintenance
- Training

Description

Parking lots can contribute a number of substances, such as trash, suspended solids, hydrocarbons, oil and grease, and heavy metals that can enter receiving waters through stormwater runoff or non-stormwater discharges. The following protocols are intended to prevent or reduce the discharge of pollutants from parking areas and include using good housekeeping practices, following appropriate cleaning BMPs, and training association members and employees.

Targeted Constituents

Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Oxygen Demanding

Pollution Prevention

- Keep accurate maintenance logs to evaluate BMP implementation.

Protocols

General

- Keep the parking and storage areas clean and orderly. Remove debris in a timely fashion.
- Don't allow piles of salt or other contaminants to be stored without being in a containment facility.
- Don't use more salt than is necessary to remove ice during the winter months.
- Snow should be stored in landscaping areas when possible to minimize pollutants from the hard surfaces in the storm drain system.

Controlling Litter

- Provide an adequate number of litter receptacles.
- Clean out and cover litter receptacles frequently to prevent spillage.
- Provide trash receptacles in parking lots to discourage litter.
- Routinely sweep, shovel and dispose of litter in the trash.

Surface cleaning

- Use dry cleaning methods (e.g. sweeping or vacuuming) to prevent the discharge of pollutants into the storm water conveyance system.
- Establish frequency of public parking lot sweeping based on usage and field observations of waste accumulation.
- Sweep all parking lots at least once before the onset of the winter season and if possible after the snow melts.
- If water is used follow the procedures below:
 - Block the storm drain or contain runoff.
 - Wash water should be collected and pumped to the sanitary sewer or discharged to a pervious surface, do not allow wash water to enter storm drains.
 - Dispose of parking lot sweeping debris and dirt at a landfill.
- When cleaning heavy oily deposits:
 - Use absorbent materials on oily spots prior to sweeping or washing with water containment. Dispose of used absorbents or contained water appropriately.

Inspection

- Have designated personnel conduct inspections of the parking facilities and storm water conveyance systems associated with them on a regular basis.
- Inspect cleaning equipment/sweepers for leaks on a regular basis.

Training

- Train association members, employees and contractors in proper techniques for spill containment and cleanup.

Spill Response and Prevention

- Use spill control & cleanup in the event an unintended spill should occur on the property.
- If liquid, contain spills as soon as possible.
- Cleanup any type of spill immediately and use dry methods such as absorbent material or sweeping if possible.
- Cover and seal storm drain inlet if water is required to remove the spill.

- Properly dispose of spill cleanup material according to type of spill.

Requirements

Maintenance

- Sweep parking lot to minimize pollutants going into storm water.
- Clean out oil/water/sand separators regularly, especially after heavy storms.
- Clean parking facilities on a regular basis to prevent accumulated wastes and pollutants from being discharged into conveyance systems during rainy conditions. This will minimize cleaning required of catch basin with snout.

Parking Surface Repair

Description

Parking lots surfaces can become damaged and need repair. Repair operations can contribute pollutants to the storm water system if not properly contained. The following protocols are intended to prevent or reduce the discharge of pollutants from parking repair areas.

Protocols

- Pre-heat, transfer or load hot bituminous material away from storm drain inlets. Also use appropriate barriers during repairs around inlets.
- Apply concrete, asphalt, and seal coat during dry weather to prevent contamination from contacting storm water runoff.
- Cover and seal nearby storm drain inlets (with waterproof material or mesh) and manholes before applying seal coat, slurry seal, etc., where applicable. Leave covers in place until job is complete and until all water from emulsified oil sealants has drained or evaporated. Clean any debris from these covered manholes and drains for proper disposal.
- Use only as much water as necessary for dust control, to avoid runoff.
- Catch drips from paving equipment that is not in use with pans or absorbent material placed under the machines. Dispose of collected material and absorbents properly.

Maintenance

- Seal all storm drain inlets to prevent contamination of the storm drain system.
- Contain all contaminants and dispose of properly.
- Do repairs during dry weather.

General Waste Best Management Practices

It is illegal to allow anything other than rain water to be discharged to a storm drain. To prevent trash from polluting our environment, incorporate BMPs into your business operations.

Dumpsters and Trash Receptacles

- Regularly inspect dumpsters and trash compactors for leaks and broken parts, and if found, repair or replace.
- Keep dumpster and common areas of your business clear of trash and keep dumpster lids closed.
- Provide trash receptacles for your customers and encourage their use.
- Ensure the size of your dumpster is appropriate for the trash load of your business.
- Properly bag trash before putting it in the dumpster.
- Do not hose out dumpsters. Apply absorbent over any fluids spilled in dumpster. If trash dumpster area requires cleaning, use dry clean-up methods or a permitted mobile washer. Mobile washers must follow these minimum SOP's

Outdoor Areas

- Discourage illegal dumping by posting "No Dumping" signs, providing adequate lighting, and/or fencing in open areas.
- Sweep your business sidewalks and parking areas and keep storm drains clear of trash.
- Require contractors to follow these SOP's

During Business Activities

- Train association members and employees to keep trash off the sidewalks and parking areas and out of storm drains.
- Communicate proper trash BMPs. Include trash control requirements in association and lease documents.

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
		Q	1 Stormwater System						
		Q	Detention structures						
		M,S	Drain Basins						
		M,S	Inlet grates						
		Q	Sediment Traps						
		A	Snout						
		M	Landscape						
		W	2 Parking Area						
		W	Sidwalks						
		W	3 Dumpster						
		M	Leaks						
		Q	Functioning lid						

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

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

See reference URL for City program: <http://goo.gl/7yxaR>

Annual SOP Training

SOP #	SOP	Trainer	Employees Trained / Service Contractors Informed of SOP	Date