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ADAM GARDINER  
RECORDER, SALT LAKE COUNTY, UTAH  
DRAPER CITY RECORDER  
1020 E PIONEER RD  
DRAPER UT 84081  
BY: SSA, DEPUTY - WI 41 P.

**When recorded, mail to:**

Draper City Recorder  
1020 East Pioneer Road  
Draper City, Utah 84081

Affects Parcel No(s): 34073000180000, 3312400290000, 3407176020000

**STORMWATER POLLUTION PREVENTION MAINTENANCE AGREEMENT**

This Stormwater Pollution Prevention Maintenance Agreement ("Agreement") is made and entered into this 22nd day of October, 2018, by and between Draper City, a Utah municipal corporation ("City"), and Highline Office 1, a limited liability company ("Owner").

**RECITALS**

WHEREAS, the City is authorized and required to regulate and control the disposition of storm and surface waters, as set forth in the Draper City Municipal Code Chapter 16-2, 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; or

WHEREAS, the Owner's existing property was completed after January 1, 2003; disturbed an area greater than or equal to one acre, or disturbed less than one acre and is part of a larger common plan of development or sale; and is served by a private on-site stormwater management facility; and

WHEREAS, in order to accommodate and regulate storm and surface water flow conditions, the Owner is required by federal, state, and local law 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, the 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 and Preservation Plan") is more particularly shown in Exhibit "B" on file with the County Recorder's Office; 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 and Preservation 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 and Preservation 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 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 systems and appurtenances 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. 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 by the Owner, or the Owner's officers, employees, agents, and representatives 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 of at least three business days. 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, but not less than sixty (60) days, to cure such defects or deficiencies. Such notice shall be confirmed delivery to the Owner or sent certified mail to the Owner at the address listed with the County Tax Assessor.

#### **Section 6**

Owner to Make Repairs. The Owner shall, at its sole cost and expense, make such repairs, inspections, 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, the City may correct a violation of the design standards or maintenance needs by performing all necessary work to place the facility in proper working condition. Prior to commencing work the City shall have complied with Section 5 and given Owner a second notice to cure or correct within 15 days served according to the delivery methods described in Section 5

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 equitable 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, inspections, 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. 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 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. The Owner hereby agrees to indemnify and hold the City and its officers, employees, agents and representatives from and against all actions, claims, lawsuits, proceedings, liability, damages, accidents, casualties, losses, claims, and expenses (including attorneys' fees and court costs) that directly result from the performance of this agreement, but only to the extent the same are caused by any negligent or wrongful act or omissions of the Owner, or the Owner's officers, employees, agents, and representatives.

### **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 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.

### **Section 15**

Exhibit B. Stormwater Maintenance and Preservation Plan (SWMP) must adapt to change in good judgment when site conditions and operations change and when existing programs are ineffective. Exhibit B shall be filed with this agreement at the County Recorder's Office.

**STORMWATER POLLUTION PREVENTION MAINTENANCE AGREEMENT**

SO AGREED this 22nd day of October 2018.

**PROPERTY OWNER**


By: Highling Office 1, L.C. Title: Manager

By: J. Ryan Bevan  Title: President Construction

STATE OF UTAH )

COUNTY OF SALT LAKE )  
:ss.

The above instrument was acknowledged before me by J. RYAN BEVAN, this 22 day of OCTOBER, 20 18.

  
\_\_\_\_\_  
Notary Public  
Residing in: DAVIS COUNTY, UT  
My commission expires: 10-16-20



**DRAPER CITY**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Mayor \_\_\_\_\_

Attest: \_\_\_\_\_  
City Recorder

STATE OF UTAH )

COUNTY OF \_\_\_\_\_ )  
:ss.

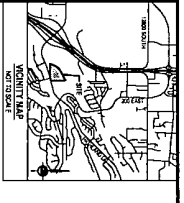
The above instrument was acknowledged before me by \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
Residing in: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Attachments:

Exhibit A: Plat and Legal Description

Exhibit B: Stormwater Maintenance and Preservation Plan

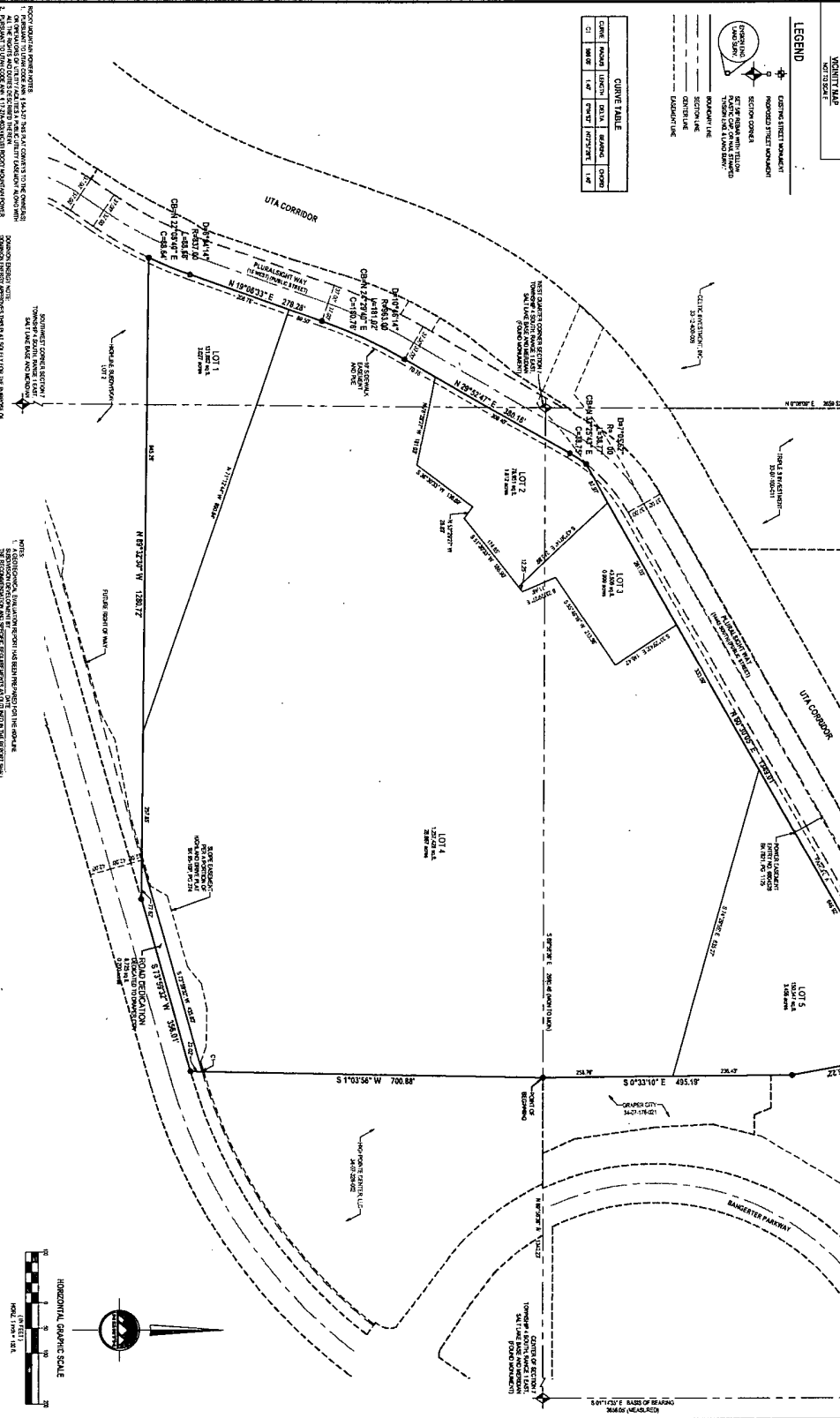


**CURVE TABLE**

CHANGING STREET	LENGTH	SOA	BEARING	CHORD
1	100.00	100.00	0° 00' 00"	100.00
2	100.00	100.00	0° 00' 00"	100.00
3	100.00	100.00	0° 00' 00"	100.00
4	100.00	100.00	0° 00' 00"	100.00
5	100.00	100.00	0° 00' 00"	100.00

### PLURALSIGHT SUBDIVISION

AMENDING LOT 3 OF HIGHLINE SUBDIVISION,  
 LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 7,  
 TOWNSHIP 4 SOUTH, RANGE 12 WEST,  
 DEER CREEK COUNTY, SALT LAKE COUNTY, UTAH  
 DATED 11/11/2010  
 SEPTEMBER 2018



**NOTICE TO CONTRACTORS:**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN.  
 4. THE CONTRACTOR SHALL MAINTAIN THE PROPOSED ROADWAY TO THE STANDARDS SPECIFIED IN THE UTA CORRIDOR DESIGN MANUAL.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL CURBS, GUTTERS, AND SIDEWALKS.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SIGNAGE AND MARKINGS.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL DRAINAGE SYSTEMS.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL FENCE LINES AND BARRIERS.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL LANDSCAPING AND PLANTING.  
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES AND STRUCTURES TO REMAIN.  
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SIGNAGE AND MARKINGS.  
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL DRAINAGE SYSTEMS.  
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL FENCE LINES AND BARRIERS.  
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES.  
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL LANDSCAPING AND PLANTING.

**PLANNING COMMISSION APPROVAL:**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY \_\_\_\_\_  
 SALT LAKE COUNTY PLANNING COMMISSION

**SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL:**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY \_\_\_\_\_  
 SALT LAKE COUNTY HEALTH DEPARTMENT

**CITY ENGINEER APPROVAL:**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY \_\_\_\_\_  
 SALT LAKE COUNTY ENGINEER

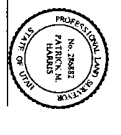
**CITY MANOR APPROVAL:**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY \_\_\_\_\_  
 SALT LAKE COUNTY MANOR

**CITY ATTORNEY APPROVAL:**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY \_\_\_\_\_  
 SALT LAKE COUNTY ATTORNEY

**DEED:**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY \_\_\_\_\_  
 SALT LAKE COUNTY DEED

**OWNER'S CERTIFICATE:**  
 I, the undersigned, being the owner of the above described property, do hereby certify that the above described property is as shown on the attached plat and that the same is in compliance with all applicable laws, ordinances, and regulations of the State of Utah and the County of Salt Lake County, Utah.  
 SIGNED: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**OWNER'S ACKNOWLEDGMENT:**  
 I, the undersigned, being the owner of the above described property, do hereby acknowledge that the above described property is as shown on the attached plat and that the same is in compliance with all applicable laws, ordinances, and regulations of the State of Utah and the County of Salt Lake County, Utah.  
 SIGNED: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 DATE: \_\_\_\_\_



**OWNER'S DEDICATION:**  
 I, the undersigned, do hereby dedicate the above described property to the public use of the State of Utah and the County of Salt Lake County, Utah.  
 SIGNED: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**PLURALSIGHT SUBDIVISION**  
 AMENDING LOT 3 OF HIGHLINE SUBDIVISION,  
 LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 7,  
 TOWNSHIP 4 SOUTH, RANGE 12 WEST, SALT LAKE COUNTY, UTAH  
 DEER CREEK COUNTY, SALT LAKE COUNTY, UTAH



**Pluralsight Subdivision**

Beginning at a point being North 89°56'36" West 1,340.23 feet along the section line feet from the North Quarter Corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 01°03'56" West 700.88 feet to the Northerly Right-of-Way Line of Highland Drive;  
thence South 73°59'32" West 356.01 feet along the Northerly Right-of-Way Line of said Highland Drive;  
thence North 89°32'30" West 1,280.72 feet to the Easterly Right-of-Way Line of Pluralsight Way;  
thence Northeasterly 88.68 feet along the arc of a 837.00 foot radius curve to the left (center bears North 64°49'13" West and the chord bears North 22°08'40" East 88.64 feet with a central angle of 06°04'14") along the Easterly Right-of-Way Line of said Pluralsight Way;  
thence North 19°06'33" East 278.28 feet along the Easterly Right-of-Way Line of said Pluralsight Way;  
thence Northeasterly 181.02 feet along the arc of a 963.00 foot radius curve to the right (center bears South 70°53'27" East and the chord bears North 24°29'40" East 180.76 feet with a central angle of 10°46'14") along the Easterly Right-of-Way Line of said Pluralsight Way;  
thence North 29°52'47" East 380.16 feet along the Easterly Right-of-Way Line of said Pluralsight Way;  
thence Northeasterly 38.77 feet along the arc of a 313.00 foot radius curve to the right (center bears South 60°07'13" East and the chord bears North 33°25'43" East 38.75 feet with a central angle of 07°05'52") along the Easterly Right-of-Way Line of said Pluralsight Way;  
thence North 60°30'05" East 1,349.01 feet;  
thence South 10°31'41" East 256.22 feet;  
thence South 00°33'10" East 495.19 feet to the point of beginning.

Contains 1,671,022 Square Feet or 38.361 Acres and 5 Lots

## Stormwater Management Plan

for:

Pluralsight Office Building  
65 East Highland Drive  
Draper City, UT

## **CONTENTS**

SECTION 1: PURPOSE AND RESPONSIBILITY  
SECTION 2: POLLUTANT SOURCES AND POLLUTANTS ASSOCIATED WITH THE 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 Jordan Valley Municipalities (MS4) permit, those who develop land are required to build and maintain systems that will prevent contaminated water from reaching waters of the state.

This Stormwater Management Plan (SWMP) is necessary to prevent contaminated stormwater and non-stormwater, from draining to the City's storm drain system, which is connected to the state water system. This SWMP identifies the minimum standard operating procedures (SOPs) necessary to accomplish this purpose. Any other activities and site operations not identified in this SWMP that contaminates water entering the City's storm drain system must be prohibited, unless SOPs are written to manage those activities or operations, and this SWMP is amended to include those SOPs.

**SECTION 2: POLLUTANTS AND SOURCES**

	Sediment	Nutrients	Heavy Metals	pH (acids and bases)	Pesticides & Herbicides	Oil & Grease	Bacteria & Viruses	Trash, Debris, Solids	Other pollutant	Notes
<b>Pollutant Sources</b>										
Parking and Pavement Areas	√	√	√	√	√	√	√	√		
Landscaping Maintenance	√	√			√		√	√		
Waste Management		√	√	√			√	√		
Storm Water Conveyance Systems	√	√	√	√	√	√	√	√		
Spill Response			√			√		√	√	

### **SECTION 3: DESCRIPTION OF SITE SYSTEMS, AND OPERATIONS AND THEIR CONTRIBUTION OR PREVENTION OF POLLUTANTS**

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. The SOPs for the exposed operations are filed in Appendix B.

#### **Private Parking and Road Maintenance**

The parking and drive aisles on this site drain to the storm drain inlets located throughout the site. These inlets are very efficient at collecting water and unfortunately, other debris as well, such as dirt and leaves. This necessitates sweeping programs to remove these pollutants before they can enter into the stormwater system. Since the parking and drive aisles on this site are private, it is the responsibility of the owners and property management to schedule all maintenance and sweeping programs throughout the parking and drive aisle areas. The SOP for Private Parking and Road Maintenance is included in Appendix B.

#### **Landscape Maintenance**

This property has grass and shrubbery located around the buildings which will require regular maintenance, as well as curb islands located throughout the site. All of these areas will require regular maintenance. This involves mowing, sweeping, pruning, and the use of fertilizers, and pesticides. The resulting debris and waste from these maintenance activities will be carried into the stormwater system if not picked up during regular maintenance. The SOP for Landscape Maintenance is included in Appendix B.

#### **Waste Management**

The site has a large dumpster located just east of the northeast corner of the proposed office building. It will be the responsibility of the owners and property management to ensure all waste is disposed of properly. Inspecting, maintaining, and ensuring proper use of garbage dumpsters will be the responsibility the owners and property management. The Waste Management SOP designed to minimize this problem is included in Appendix B.

#### **Storm Water Storage and Conveyance Systems**

This site's stormwater system consists of mostly curb and gutter, inlets, and underground piping. All stormwater is directed to the existing storm water drainage system located in Pluralsight Way. Throughout the site there are various storm drain inlet boxes located in the asphalt and landscaping areas. These are designed to collect storm runoff from the site, to prevent flooding of any structural buildings on site. These inlet boxes must be protected and care should be taken to prevent dumping of any kind. These inlets are for storm drain runoff only and should not be used as a dumping area under any circumstances.

There are two separate underground detention galleries located on the site, it will be the responsibility of the owners and property management to inspect and maintain each of these galleries to ensure they are clean and able to operate properly. Each detention gallery also has a storm drain box with a sump designed to capture sediment before entering into the underground detention galleries. The owners and property management will need to inspect and maintain these boxes along with the detention galleries. The owners and property management must ensure all inlet boxes are cleared of all debris and obstructions that may prevent storm water flow. For the storm water system to operate properly all parts of the system must be clear to operate freely. Therefore, the entire storm water system will require regular routine maintenance to be effective. The Storm Water Storage and Conveyance Systems SOP is included 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 owners and property management 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 leave the site and enter into the City's storm drain system. This training record is kept in Appendix C.

#### **SECTION 5: RECORDKEEPING**

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

## **SECTION 6: APPENDICES**

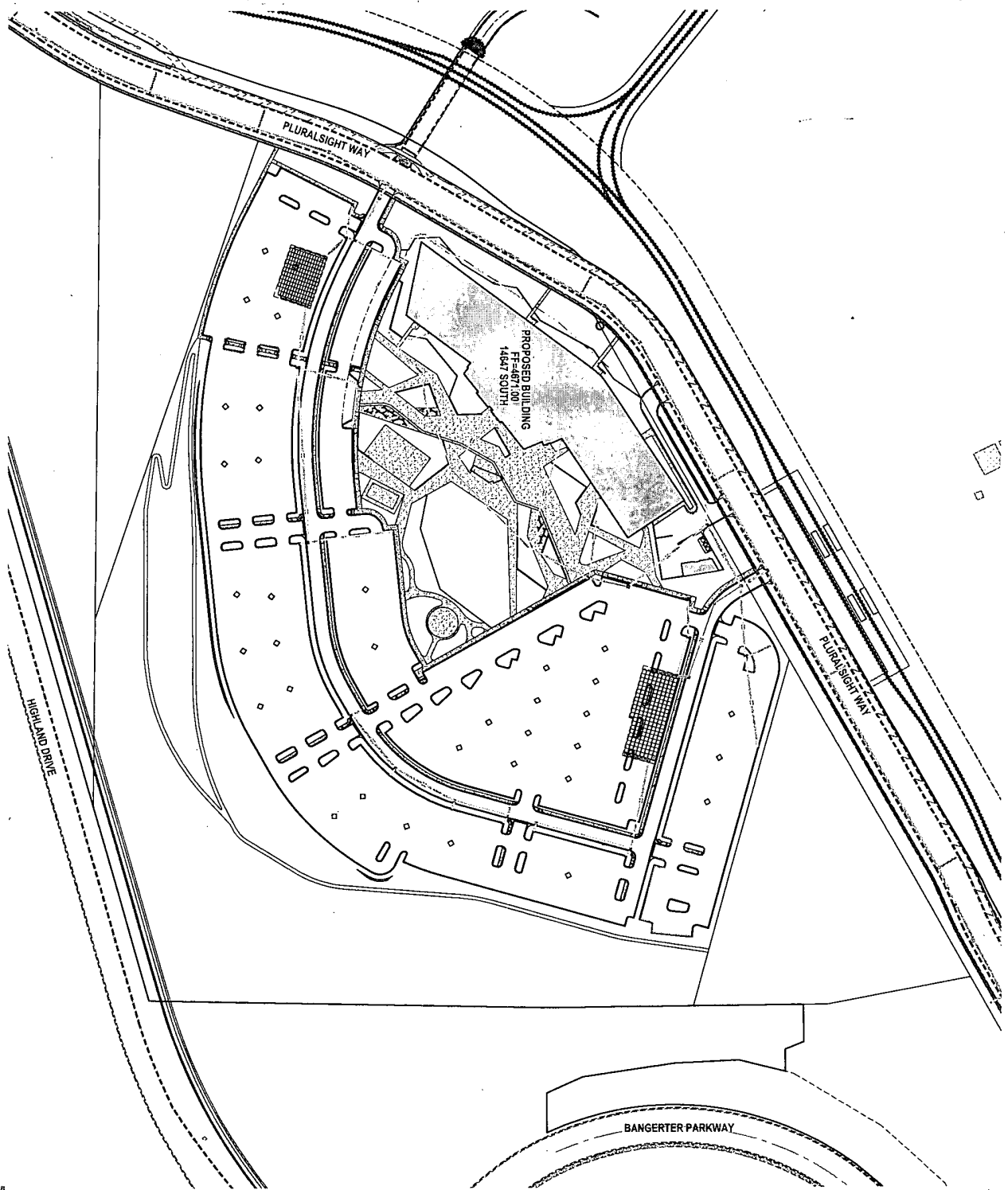
Appendix A- Site Drawings and Details

Appendix B- SOPs

Appendix C- SWMP Recordkeeping Documents



## APPENDIX A – SITE DRAWINGS AND DETAILS

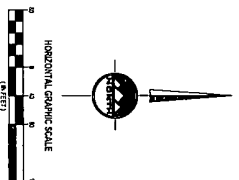


PROPOSED BUILDING  
 FT=4871.00  
 14647 SOUTH

PLURALSIGHT WAY

HIGHLAND DRIVE

BANGERT PARKWAY



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCIES' STANDARDS AND REGULATIONS.
  2. ALL IMPROVEMENTS SHALL COMPLY WITH ALL STANDARDS AND REGULATIONS.
  3. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER REPORT OF SOILS AND FOUNDATIONS, THE REQUIREMENTS OF THE STRUCTURAL ENGINEER REPORT OF STRUCTURAL ANALYSIS AND DESIGN, AND THE REQUIREMENTS OF THE CIVIL ENGINEER REPORT OF PLACEMENT OF IMPROVED FILL MATERIAL.
  4. THE CONTRACTOR SHALL SECURE PERMITS WITH THE LOCAL JURISDICTIONS.
  5. LANDSCAPE SHALL BE INSTALLED TO BE MAINTAINED AS A VISIBLE ELEMENT OF THE PROJECT AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S PLAN.
  6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL UTILITIES DAMAGED BY THE PROJECT.
  7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL UTILITIES DAMAGED BY THE PROJECT.
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**BENCHMARK**  
 THE BENCHMARK IS THE POINT OF REFERENCE FOR ALL ELEVATIONS SHOWN ON THIS PLAN.  
 ELEVATION: 4848.48

**891**  
 CIVIL ENGINEERING  
 14647 SOUTH PLURALSIGHT WAY  
 DRAPER, UT 84040  
 PHONE: 801.225.0528

**OVERALL DRAINAGE PLAN**

2018-09-28 CITY REVIEW

**C-300**

**PLURALSIGHT OFFICE BUILDING**

14647 SOUTH PLURALSIGHT WAY  
 DRAPER, UT

**EN SIGN**  
 THE STANDARD IN ENGINEERING

SALT LAKE CITY  
 43 W. 1000 S. Suite 500  
 Sandy, UT 84070  
 PHONE: 801.225.0528

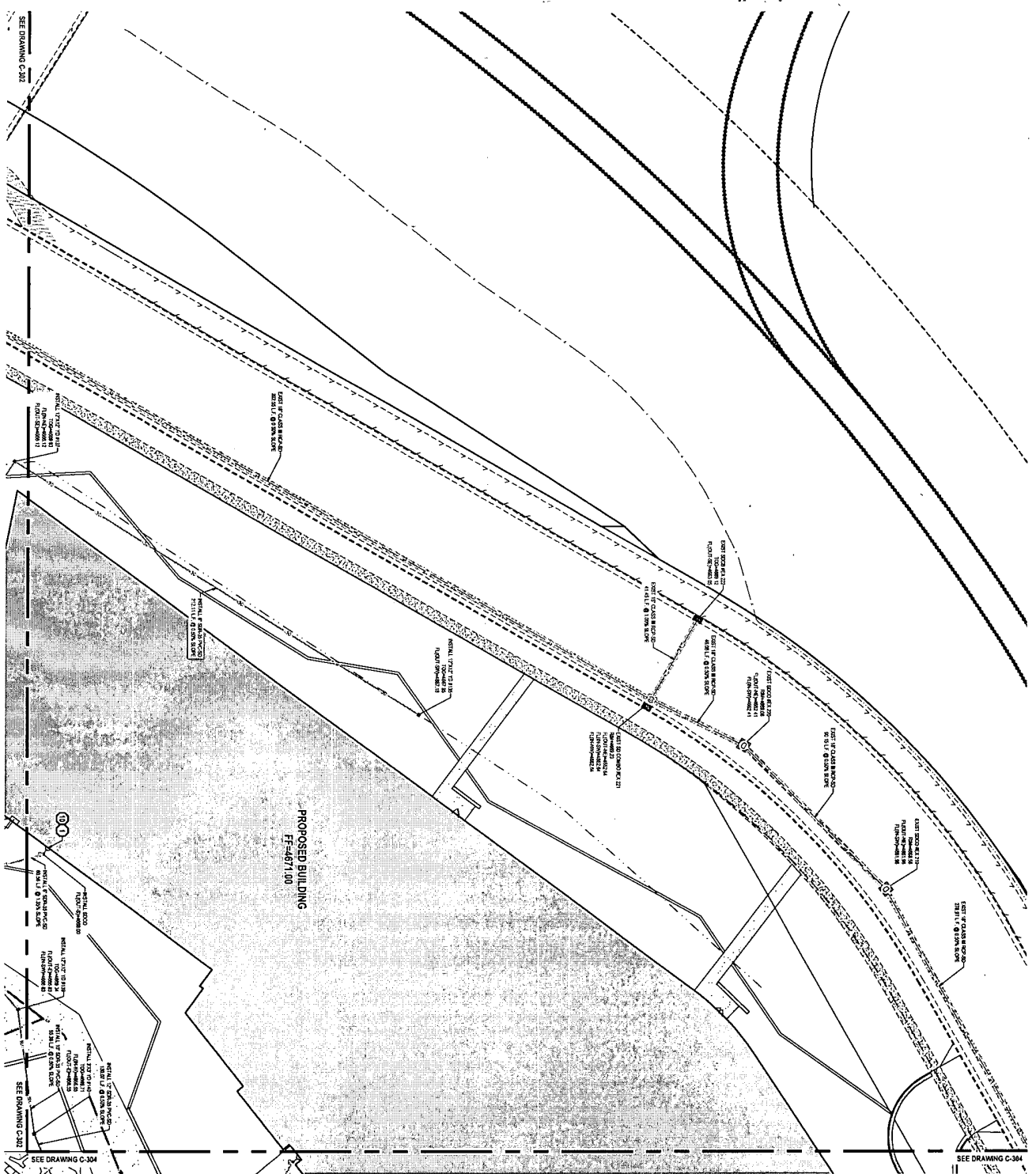
LAYTON  
 PHONE: 801.477.1100

TOOELE  
 PHONE: 435.843.3390

SHREVEPORT  
 PHONE: 504.636.1433

RICHFIELD  
 PHONE: 435.892.2983

WWW.ENSIGNENGINEERING.COM



**GENERAL NOTES**

1. ALL WORK TO BE ACCORDING TO THE STANDARD SPECIFICATIONS AND SPECIAL CONDITIONS.
2. ALL IMPROVEMENTS SHALL BE ACCORDING TO THE STANDARD SPECIFICATIONS AND SPECIAL CONDITIONS.
3. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE UTILITY CODES, LOCAL ORDINANCES, AND ANY APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

- SCOPE OF WORK**
1. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE STORM DRAINAGE SYSTEM, SANITARY DRAINAGE SYSTEM, AND GAS DRAINAGE SYSTEM.
  2. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE STORM DRAINAGE SYSTEM, SANITARY DRAINAGE SYSTEM, AND GAS DRAINAGE SYSTEM.
  3. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE STORM DRAINAGE SYSTEM, SANITARY DRAINAGE SYSTEM, AND GAS DRAINAGE SYSTEM.
  4. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE STORM DRAINAGE SYSTEM, SANITARY DRAINAGE SYSTEM, AND GAS DRAINAGE SYSTEM.
  5. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE STORM DRAINAGE SYSTEM, SANITARY DRAINAGE SYSTEM, AND GAS DRAINAGE SYSTEM.
  6. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE STORM DRAINAGE SYSTEM, SANITARY DRAINAGE SYSTEM, AND GAS DRAINAGE SYSTEM.
  7. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE STORM DRAINAGE SYSTEM, SANITARY DRAINAGE SYSTEM, AND GAS DRAINAGE SYSTEM.
  8. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE STORM DRAINAGE SYSTEM, SANITARY DRAINAGE SYSTEM, AND GAS DRAINAGE SYSTEM.
  9. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE STORM DRAINAGE SYSTEM, SANITARY DRAINAGE SYSTEM, AND GAS DRAINAGE SYSTEM.
  10. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE STORM DRAINAGE SYSTEM, SANITARY DRAINAGE SYSTEM, AND GAS DRAINAGE SYSTEM.
  11. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE STORM DRAINAGE SYSTEM, SANITARY DRAINAGE SYSTEM, AND GAS DRAINAGE SYSTEM.
  12. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE STORM DRAINAGE SYSTEM, SANITARY DRAINAGE SYSTEM, AND GAS DRAINAGE SYSTEM.
  13. PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE CONSTRUCTION OF THE STORM DRAINAGE SYSTEM, SANITARY DRAINAGE SYSTEM, AND GAS DRAINAGE SYSTEM.

**HORIZONTAL GRAPHIC SCALE**

1" = 10' 0"

**BENCHMARK**

VERTICAL DATUM: NAVD83

STATION: 14647

**811** CALL BEFORE YOU DIG

UTAH DEPARTMENT OF HERITAGE AND ARTS

PLURALSIGHT ENGINEERING

14647 SOUTH PLURALSIGHT WAY

DRAPER, UT 84043

PHONE: 801.541.1100

WWW.ENSIGN.COM

**EN SIGN**

THE STANDARD IN ENGINEERING

3421 LAKE CITY

SPRINGVILLE, UT 84662

PHONE: 801.226.0299

LAYTON

PHONE: 801.541.1100

TOOELE

PHONE: 435.543.3390

CEAR CITY

PHONE: 435.865.1453

RICHFIELD

PHONE: 435.826.2283

**C-301**

2018-23 CITY REVIEW

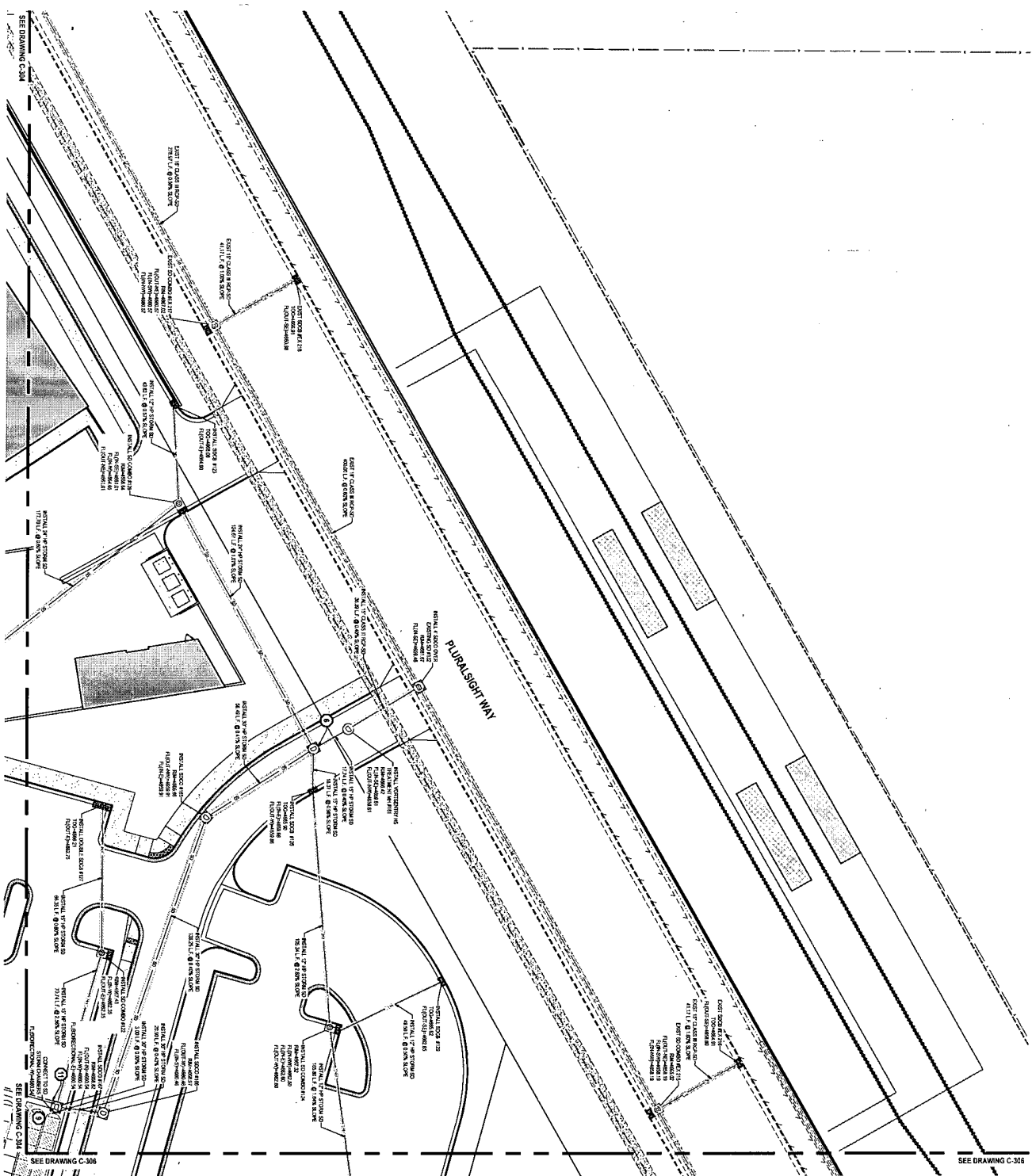
PLURALSIGHT ENGINEERING

14647 SOUTH PLURALSIGHT WAY

DRAPER, UT

**BK 10724 PG 2472**





SEE DRAWING C-306

SEE DRAWING C-306

- GENERAL NOTES**
1. ALL WORK TO BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION CODE AND SPECIFICATIONS.
  2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH CONSTRUCTION CODE AND SPECIFICATIONS.
  3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH CONSTRUCTION CODE AND SPECIFICATIONS.
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  20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UTAH CONSTRUCTION CODE AND SPECIFICATIONS.

- SCOPE OF WORK**
1. PROVIDE AND INSTALL ALL SEWER AND STORM DRAINAGE SYSTEMS AS SHOWN ON THESE PLANS.
  2. PROVIDE AND INSTALL ALL SEWER AND STORM DRAINAGE SYSTEMS AS SHOWN ON THESE PLANS.
  3. PROVIDE AND INSTALL ALL SEWER AND STORM DRAINAGE SYSTEMS AS SHOWN ON THESE PLANS.
  4. PROVIDE AND INSTALL ALL SEWER AND STORM DRAINAGE SYSTEMS AS SHOWN ON THESE PLANS.
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  18. PROVIDE AND INSTALL ALL SEWER AND STORM DRAINAGE SYSTEMS AS SHOWN ON THESE PLANS.
  19. PROVIDE AND INSTALL ALL SEWER AND STORM DRAINAGE SYSTEMS AS SHOWN ON THESE PLANS.
  20. PROVIDE AND INSTALL ALL SEWER AND STORM DRAINAGE SYSTEMS AS SHOWN ON THESE PLANS.

**HORIZONTAL GRAPHIC SCALE**

1" = 10' 0"

**BENCHMARK**

WEST TO WATER CONNECTION, ELEVATION: 4644.1

**891** SOIL ANALYSIS

SOIL ANALYSIS REPORT NO. 2018-09-28

DATE: 09/28/2018

PROJECT: PLURALSIGHT OFFICE BUILDING

LOCATION: 14647 SOUTH PLURALSIGHT WAY, DRAPER, UT

CLIENT: PLURALSIGHT

DESIGNER: ENESIGN

DATE: 09/28/2018

PROJECT: PLURALSIGHT OFFICE BUILDING

LOCATION: 14647 SOUTH PLURALSIGHT WAY, DRAPER, UT

CLIENT: PLURALSIGHT

DESIGNER: ENESIGN

DATE: 09/28/2018

**PLURALSIGHT OFFICE BUILDING**

14647 SOUTH PLURALSIGHT WAY  
DRAPER, UT

**ENESIGN**  
THE STANDARD IN ENGINEERING

SALT LAKE CITY  
500 W. 2000 S. SUITE 200  
SALT LAKE CITY, UT 84119  
PHONE: 801.226.0299

**LAYTON**  
1000 W. 1000 S. SUITE 1100  
LAYTON, UT 84041  
PHONE: 801.464.3300

**TOOELE**  
1000 W. 1000 S. SUITE 1100  
TOOELE, UT 84601  
PHONE: 435.963.1453

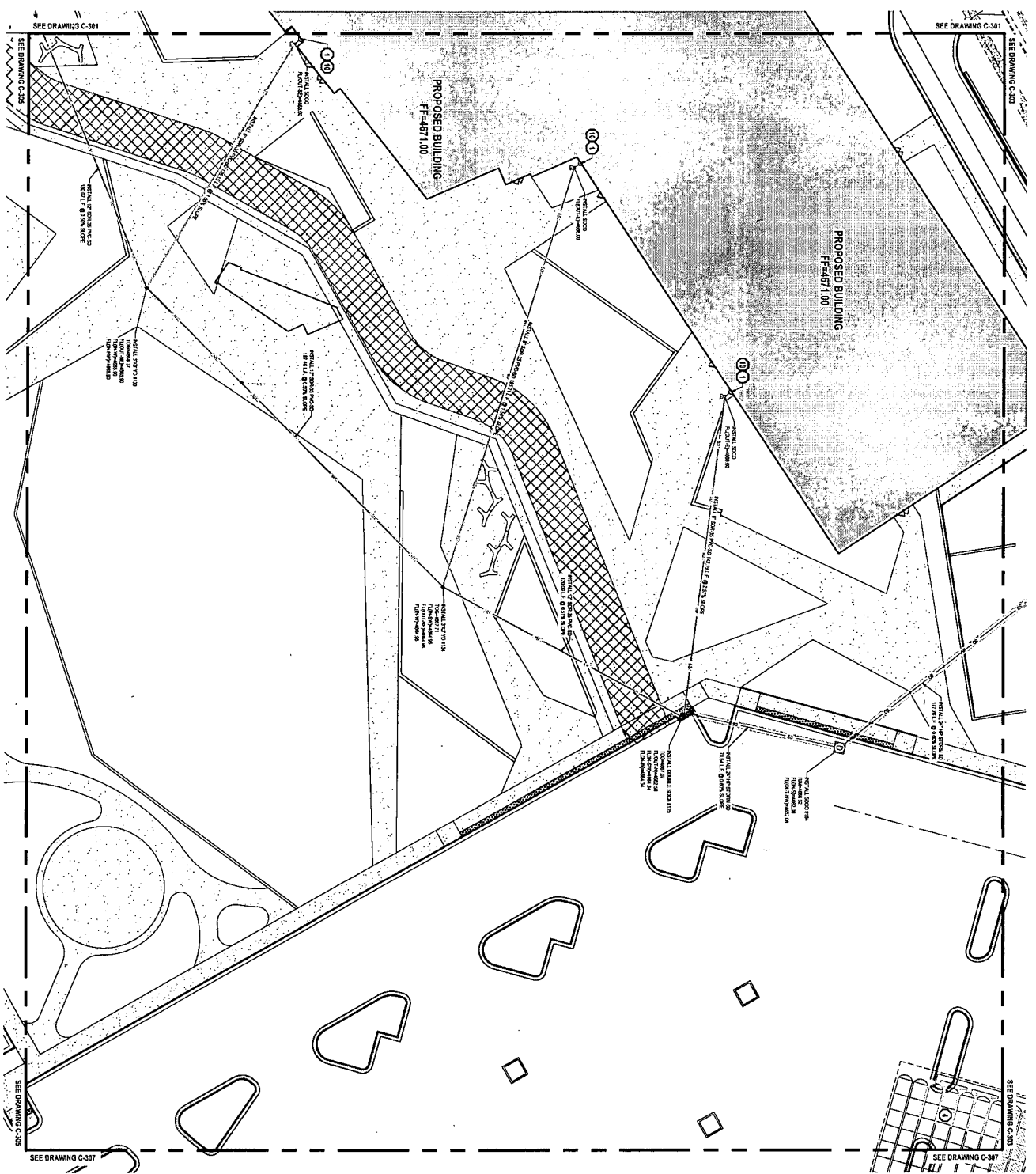
**RICHFIELD**  
1000 W. 1000 S. SUITE 1100  
RICHFIELD, UT 84701  
PHONE: 435.598.2883

**WWW.ENESIGN.COM**

**2018-09-28 CITY REVIEW**

**DRAINAGE PLAN**

**C-303**



**GENERAL NOTES**

- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR ROADWAY AND UTILITIES.
- ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED FINISH GRADE AND RECONSTRUCTED TO THE CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR ROADWAY AND UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEERING DEPARTMENT AND THE UTILITY COMPANIES.
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEERING DEPARTMENT AND THE UTILITY COMPANIES.

**SCOPE OF WORK**

- CONSTRUCT AND INSTALL THE PROPOSED IMPROVEMENTS AND UTILITIES AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.
- CONSTRUCT AND INSTALL THE PROPOSED IMPROVEMENTS AND UTILITIES AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.
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- CONSTRUCT AND INSTALL THE PROPOSED IMPROVEMENTS AND UTILITIES AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.

**BENCHMARK**  
 WEST DRAINAGE CORNER SECTION 7,  
 T12N R12E S14W  
 EXTENSION 1000.00'

**891** CIVIL ENGINEERING  
 4111 N. 1200 E. SUITE 200  
 DRAPER, UT 84040  
 PHONE: 801.226.5299  
 FAX: 801.226.5298  
 WWW.ENGINENING.COM

**DRAINAGE PLAN**

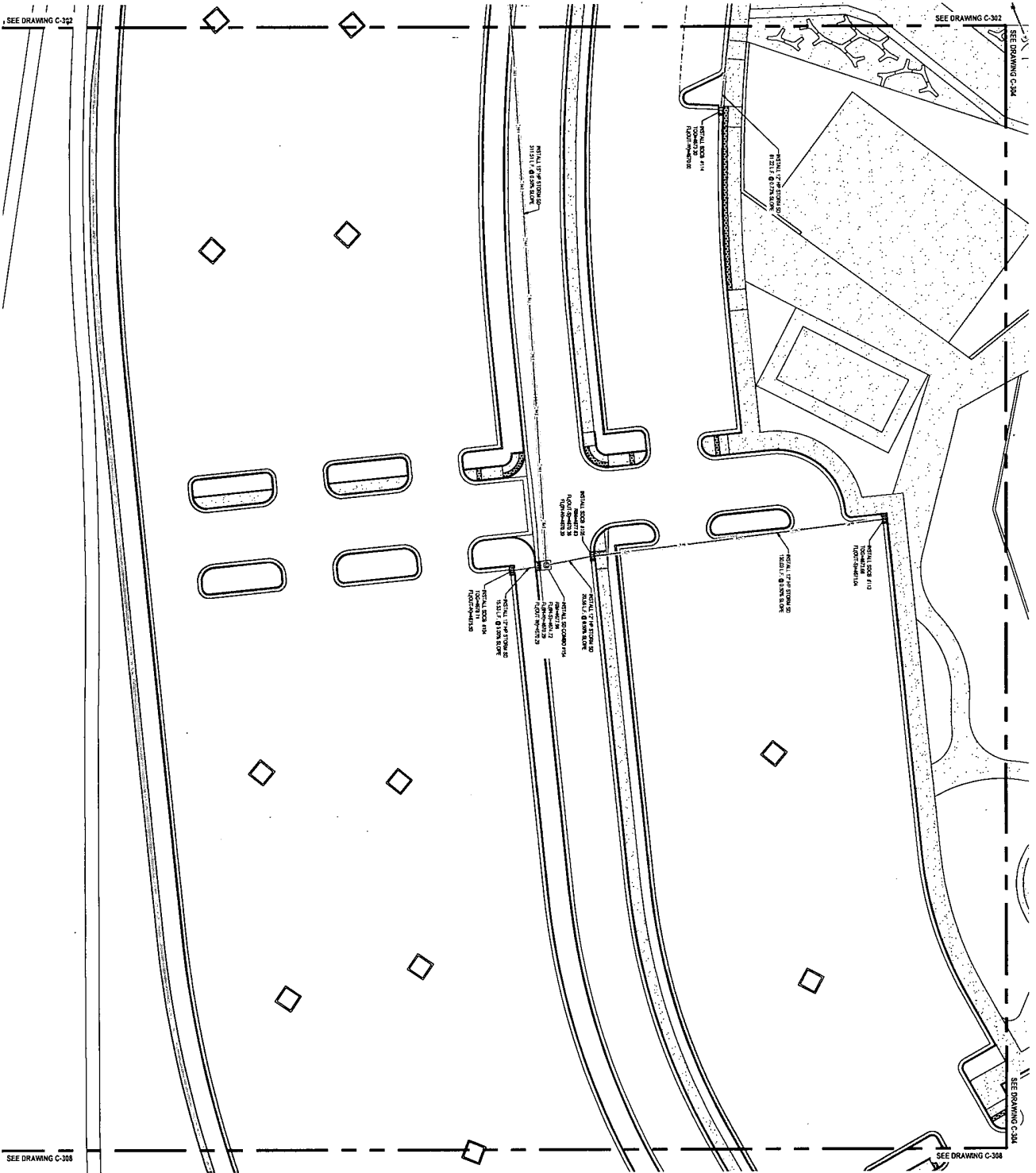
**C-304**

**PLURALSIGHT OFFICE BUILDING**  
 14647 SOUTH PLURALSIGHT WAY  
 DRAPER, UT

**ENGINENING**  
 THE STANDARD IN ENGINEERING

8441 LAKE CITY  
 43 W. 1000 S. SUITE 200  
 RICHFIELD, UT 84602  
 PHONE: 801.226.5299  
 FAX: 801.226.5298  
 WWW.ENGINENING.COM

**BK 10724 PG 2475**



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCIES' REQUIREMENTS AND SPECIFICATIONS.
  2. ALL IMPROVEMENTS SHALL COMPLY WITH ALL STANDARD AND RECOMMENDED PRACTICES.
  3. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL CONFEDERATION OF BUILDING OFFICIALS (ICBO) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, ORDINANCES AND REGULATIONS.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  5. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
  6. ALL UNEXPOSED WORK SHALL BE PROTECTED FROM DAMAGE AND WEATHER.
  7. ALL EXPOSED WORK SHALL BE PROTECTED FROM DAMAGE AND WEATHER.
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  30. ALL EXPOSED WORK SHALL BE PROTECTED FROM DAMAGE AND WEATHER.
- LEGEND**
- 1. MANHOLE
  - 2. CATCH BASIN
  - 3. STORMWATER PIPE
  - 4. STORMWATER MANHOLE
  - 5. STORMWATER CATCH BASIN
  - 6. STORMWATER PUMP
  - 7. STORMWATER VALVE
  - 8. STORMWATER CHECK VALVE
  - 9. STORMWATER AIR RELEASE VALVE
  - 10. STORMWATER FLOW METER
  - 11. STORMWATER METER
  - 12. STORMWATER METER
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  - 29. STORMWATER METER
  - 30. STORMWATER METER

**PLURALSIGHT OFFICE BUILDING**  
14647 SOUTH PLURALSIGHT WAY  
DRAPER, UT

**ENSIGN**  
THE STANDARD IN ENGINEERING  
3411 LANE CITY  
431 W. 1000 S. SUITE 200  
SANDY, UT 84070  
PHONE: 801.252.0529  
FAX: 801.257.1100

**TOOLE**  
PHONE: 435.843.3350  
CEGAR CITY  
PHONE: 435.862.1453  
RICHFIELD  
PHONE: 435.292.2833

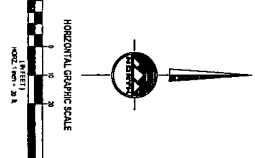
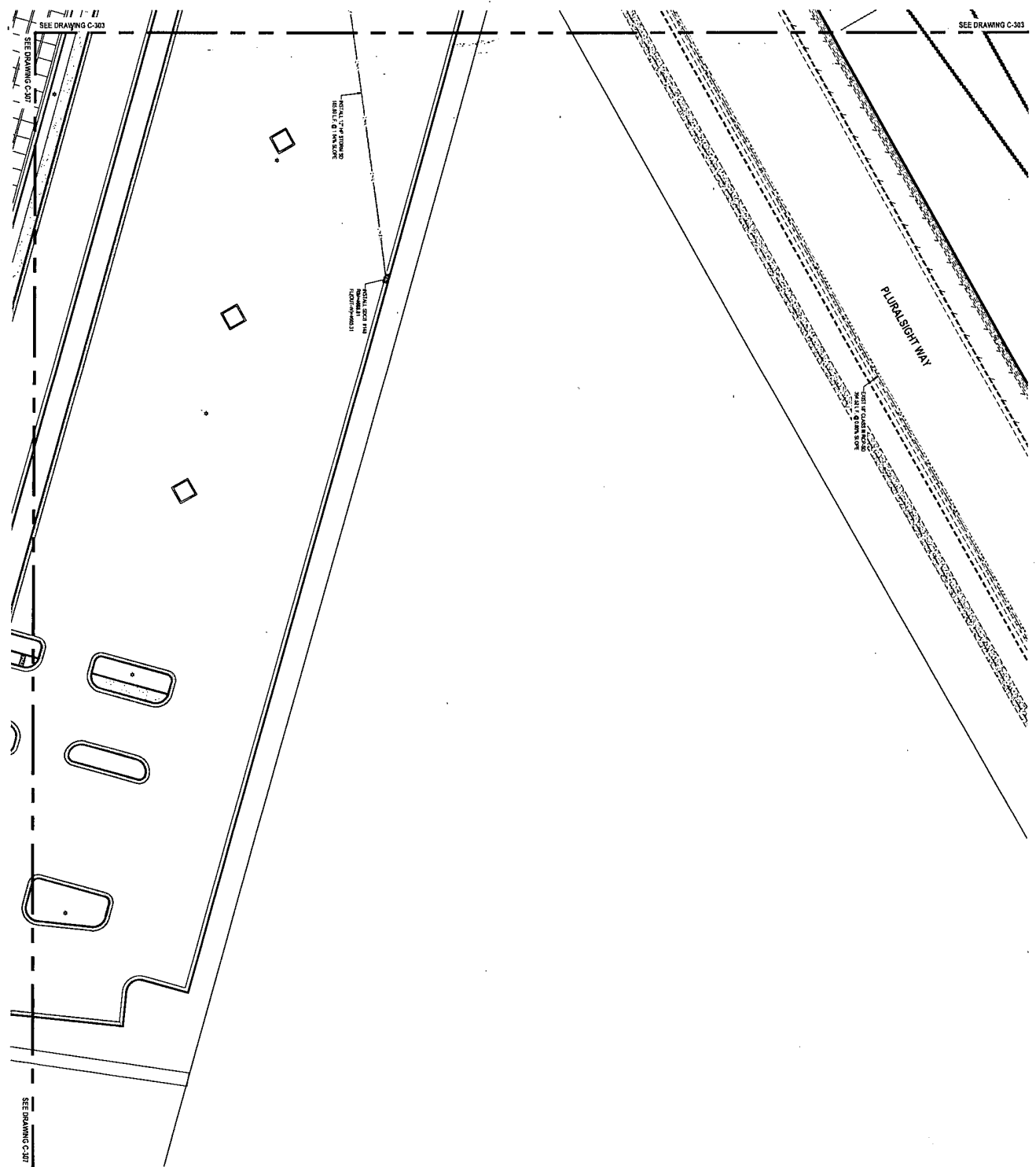
**WWW.ENGINERING.COM**  
2019 SOUTH MAIN STREET, SUITE 200  
SANDY, UT 84070  
PHONE: 801.257.1100  
FAX: 801.257.1101

**811**  
CALL BEFORE YOU DIG  
NEED TO LOCATE OR MARK UTILITIES?  
CALL 811

**2018-2019 CITY REVIEW**

**DRAINAGE PLAN**

**C-305**



**BENCHMARK**  
 WEST QUARTER CORNER SECTION 1,  
 T4N36R04E4  
 DISTANCE = 484.4

**891**  
 STATE OF UTAH  
 DIVISION OF CONSTRUCTION  
 COMMERCIAL

- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
  2. ALL IMPROVEMENTS MUST COMPLY WITH LOCAL STANDARDS AND SPECIFICATIONS.
  3. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE UTAH CONSTRUCTION CODES.
  4. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS OF AGENCIES IN THE LOCALITY.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS OF AGENCIES IN THE LOCALITY.
  6. UNDESIGNED AREAS BEING SURVEYED TO BE IMPROVED BY A PROPERTY OWNER SHALL BE SURVEYED BY AN ACCREDITED PROFESSIONAL SURVEYOR.
  7. ALL UNDESIGNED AREAS MUST BE SURVEYED AND FOUND TO BE ACCURATE AND CORRECT BEFORE ANY WORK IS PERMITTED TO BE CONSTRUCTED THEREON.
  8. ALL UNDESIGNED AREAS MUST BE SURVEYED AND FOUND TO BE ACCURATE AND CORRECT BEFORE ANY WORK IS PERMITTED TO BE CONSTRUCTED THEREON.
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- SCOPE OF WORK**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS OF AGENCIES IN THE LOCALITY.

**CONNECTION**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS OF AGENCIES IN THE LOCALITY.

**UTILITIES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS OF AGENCIES IN THE LOCALITY.

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**PLURALSIGHT OFFICE BUILDING**  
 14647 SOUTH PLURALSIGHT WAY  
 DRAPER, UT

**ENSIGN**  
 THE STANDARD IN ENGINEERING

**SALT LAKE CITY**  
 14647 SOUTH PLURALSIGHT WAY  
 DRAPER, UT 84040  
 Phone: 801.255.0029

**CEGAR CITY**  
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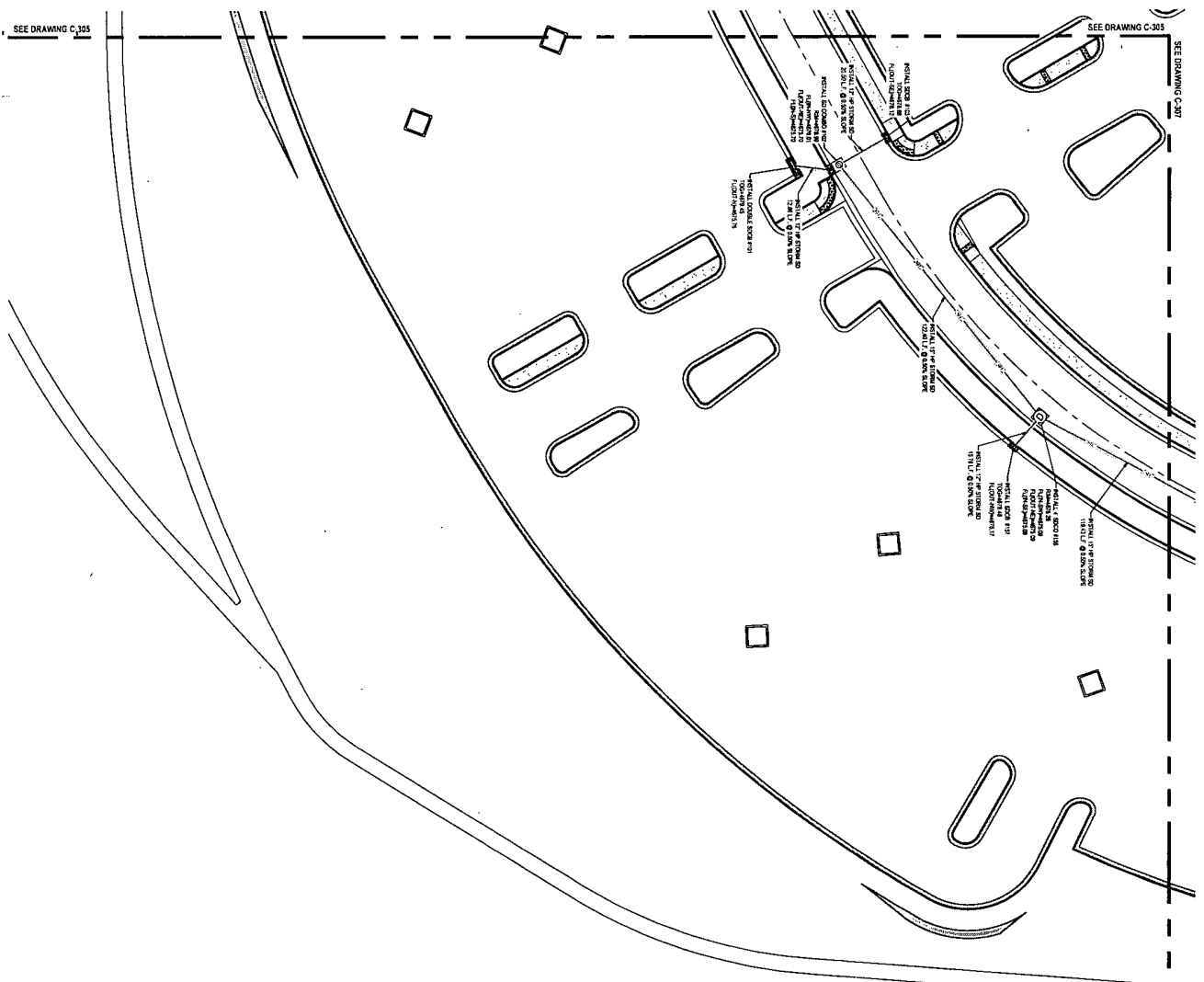
**2018-09-28 CITY REVIEW**

**DRAINAGE PLAN**

**C-306**







SEE DRAWING C-305

SEE DRAWING C-305

**GENERAL NOTES**

- ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, LATEST EDITION, AS APPLICABLE.
- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL GREENING CONSTRUCTION AND MAINTENANCE PRACTICES (IGCM) AND THE INTERNATIONAL GREENING CONSTRUCTION AND MAINTENANCE PRACTICES (IGCM) AND THE INTERNATIONAL GREENING CONSTRUCTION AND MAINTENANCE PRACTICES (IGCM).
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**BENCHMARK**  
 THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, LATEST EDITION, AS APPLICABLE.

**831**  
 DATA SUBJECTS  
 SHALL BE THE PROPERTY OF THE  
 ENGINEER AND SHALL NOT BE  
 REPRODUCED OR TRANSMITTED IN  
 ANY FORM OR BY ANY MEANS,  
 ELECTRONIC OR MECHANICAL,  
 INCLUDING PHOTOCOPYING, RECORDING,  
 OR BY ANY INFORMATION STORAGE  
 AND RETRIEVAL SYSTEM, WITHOUT  
 THE WRITTEN PERMISSION OF THE  
 ENGINEER.

**DRAINAGE PLAN**

**2018-09-28 CITY REVIEW**

**C-308**

**PLURALSIGHT OFFICE BUILDING**  
 14647 SOUTH PLURALSIGHT WAY  
 DRAPER, UT

**EN SIGN**  
 THE STANDARD IN ENGINEERING

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 SALT LAKE CITY,  
 UT 84103  
 Phone: 801.225.0529

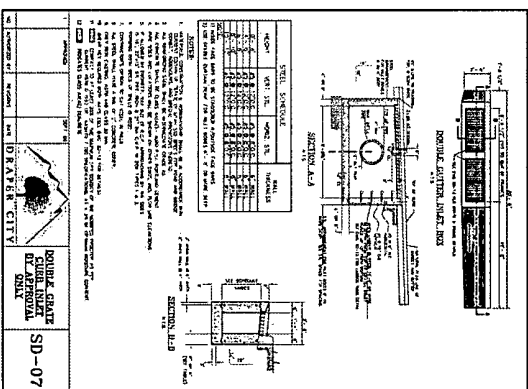
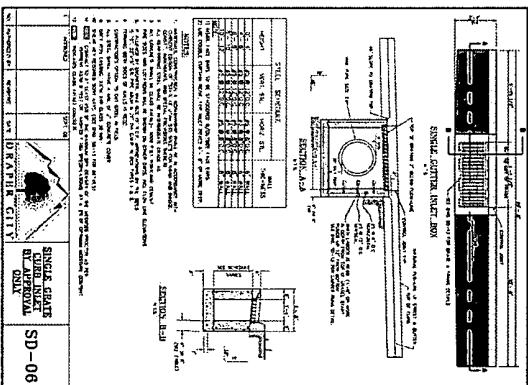
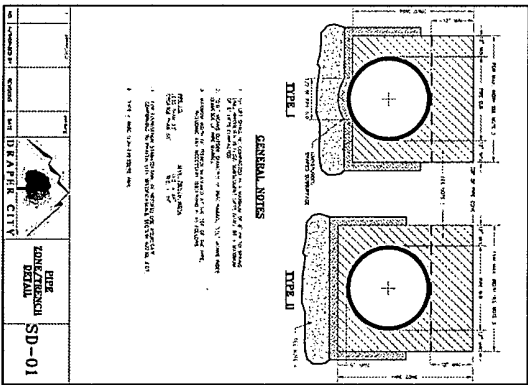
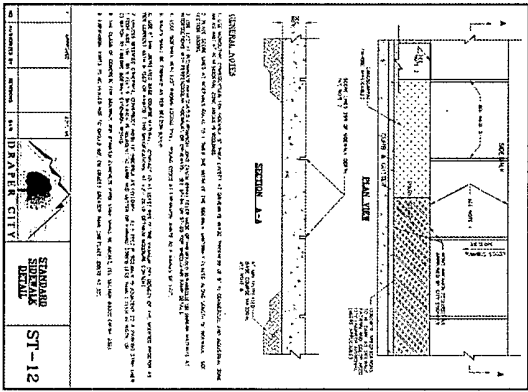
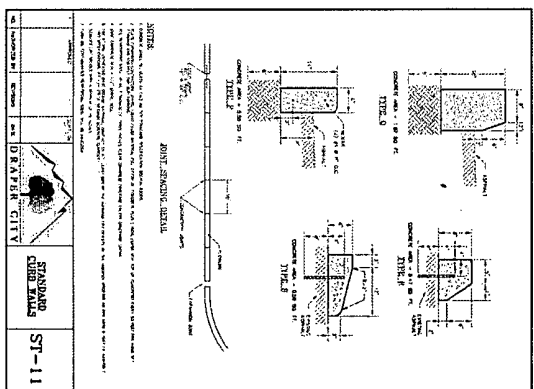
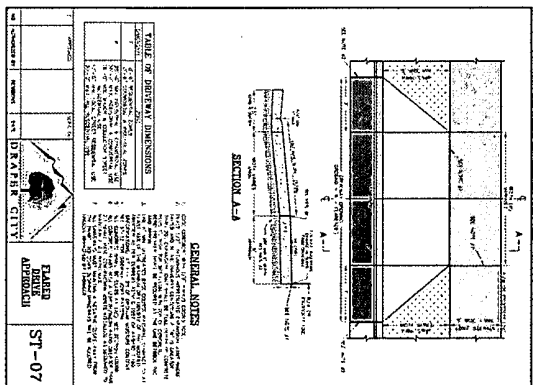
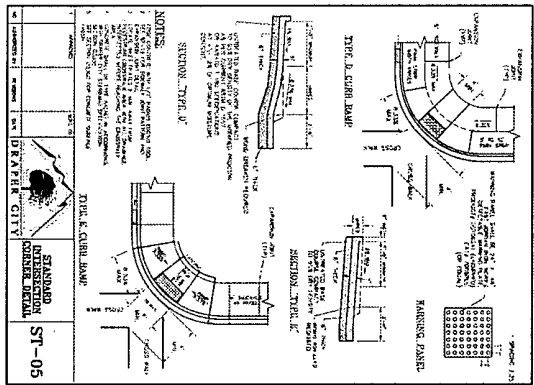
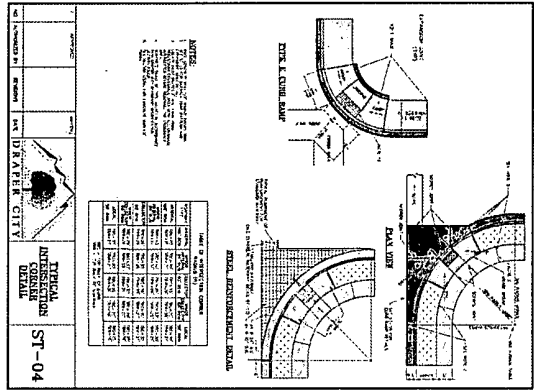
LAYTON  
 Phone: 801.547.1100

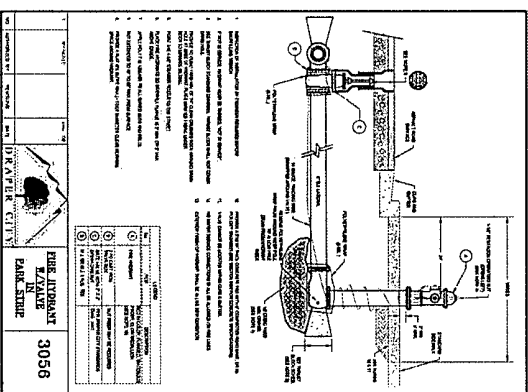
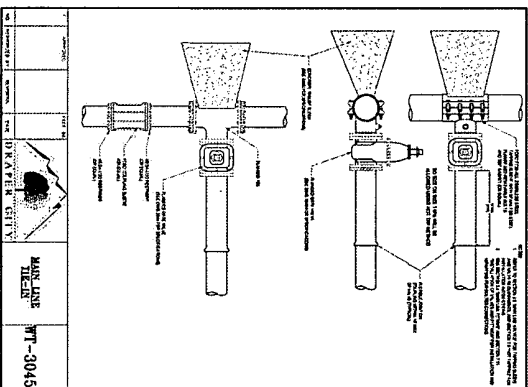
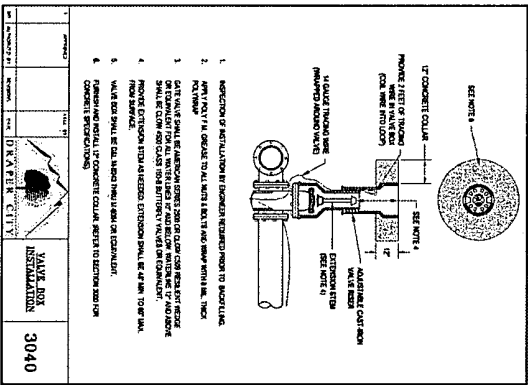
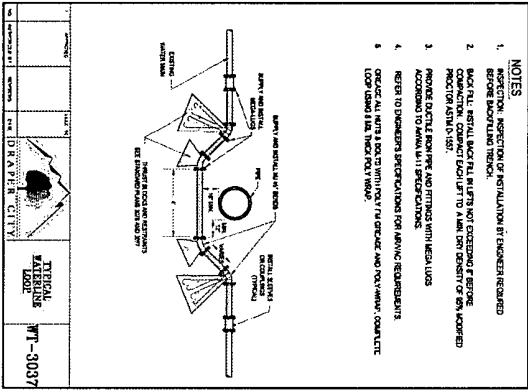
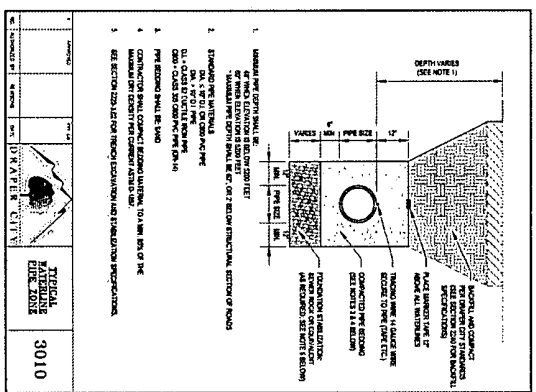
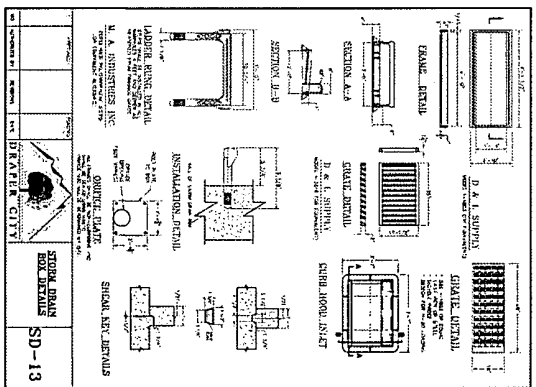
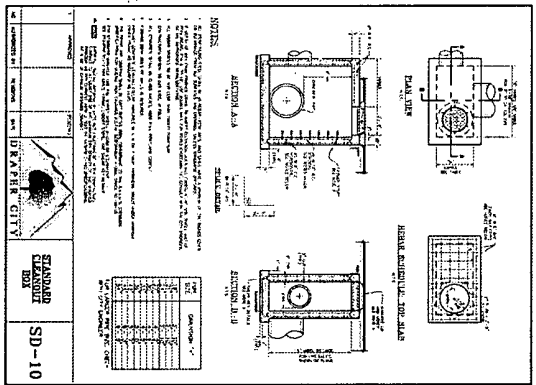
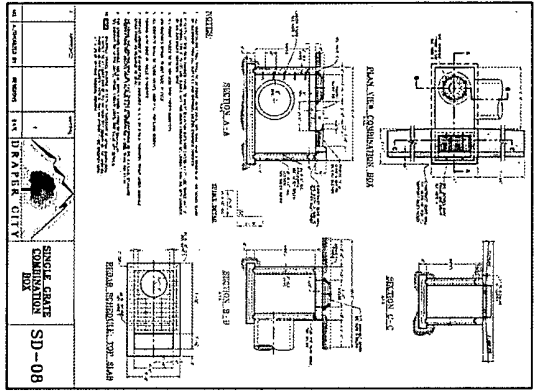
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### ACCEPTABLE ALL MATERIALS STORMTECH MC-3000 CHIMNEY SYSTEM

DATE	DESCRIPTION	APPROVED BY	REVISIONS
11/11/13	Issue for bid	StormTech	1

NOTES:  
 1. All dimensions are in inches, unless otherwise specified.  
 2. All materials shall be as specified in the Schedule of Materials.  
 3. The chimney shall be installed in accordance with the manufacturer's instructions.  
 4. The chimney shall be installed on a solid, non-combustible, level surface.  
 5. The chimney shall be installed on a roof with a minimum pitch of 1/4" per foot.

**ACCEPTABLE ALL MATERIALS STORMTECH MC-3000 CHIMNEY SYSTEM**

DATE	DESCRIPTION	APPROVED BY	REVISIONS
11/11/13	Issue for bid	StormTech	1

MC-3000  
STANDARD CROSS SECTION

Scale: 1/8" = 1'-0"

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DATE	DESCRIPTION	APPROVED BY	REVISIONS
11/11/13	Issue for bid	StormTech	1

MC-300  
STANDARD CROSS SECTION

Scale: 1/8" = 1'-0"

### MC-3000 TECHNICAL SPECIFICATIONS

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**MC-3000 TECHNICAL SPECIFICATIONS**

Scale: 1/8" = 1'-0"

MC-3000  
ISOLATOR ROW DETAIL

### MC-300 TECHNICAL SPECIFICATIONS

NOTES:  
 1. All dimensions are in inches, unless otherwise specified.  
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 3. The chimney shall be installed in accordance with the manufacturer's instructions.  
 4. The chimney shall be installed on a solid, non-combustible, level surface.  
 5. The chimney shall be installed on a roof with a minimum pitch of 1/4" per foot.

**MC-300 TECHNICAL SPECIFICATIONS**

Scale: 1/8" = 1'-0"

MC-300  
ISOLATOR ROW DETAIL

### MC-3000 TECHNICAL SPECIFICATIONS

SIZE	DESCRIPTION	HEIGHT	DIA.	WIND	WIND	WIND	WIND	WIND	WIND
12"	12" Dia. 12' High	12'	12"	120	120	120	120	120	120
18"	18" Dia. 18' High	18'	18"	180	180	180	180	180	180
24"	24" Dia. 24' High	24'	24"	240	240	240	240	240	240
30"	30" Dia. 30' High	30'	30"	300	300	300	300	300	300
36"	36" Dia. 36' High	36'	36"	360	360	360	360	360	360
42"	42" Dia. 42' High	42'	42"	420	420	420	420	420	420
48"	48" Dia. 48' High	48'	48"	480	480	480	480	480	480
54"	54" Dia. 54' High	54'	54"	540	540	540	540	540	540
60"	60" Dia. 60' High	60'	60"	600	600	600	600	600	600
66"	66" Dia. 66' High	66'	66"	660	660	660	660	660	660
72"	72" Dia. 72' High	72'	72"	720	720	720	720	720	720
78"	78" Dia. 78' High	78'	78"	780	780	780	780	780	780
84"	84" Dia. 84' High	84'	84"	840	840	840	840	840	840
90"	90" Dia. 90' High	90'	90"	900	900	900	900	900	900

### MC-300 TECHNICAL SPECIFICATIONS

SIZE	DESCRIPTION	HEIGHT	DIA.	WIND	WIND	WIND	WIND	WIND	WIND
12"	12" Dia. 12' High	12'	12"	120	120	120	120	120	120
18"	18" Dia. 18' High	18'	18"	180	180	180	180	180	180
24"	24" Dia. 24' High	24'	24"	240	240	240	240	240	240
30"	30" Dia. 30' High	30'	30"	300	300	300	300	300	300
36"	36" Dia. 36' High	36'	36"	360	360	360	360	360	360
42"	42" Dia. 42' High	42'	42"	420	420	420	420	420	420
48"	48" Dia. 48' High	48'	48"	480	480	480	480	480	480
54"	54" Dia. 54' High	54'	54"	540	540	540	540	540	540
60"	60" Dia. 60' High	60'	60"	600	600	600	600	600	600
66"	66" Dia. 66' High	66'	66"	660	660	660	660	660	660
72"	72" Dia. 72' High	72'	72"	720	720	720	720	720	720
78"	78" Dia. 78' High	78'	78"	780	780	780	780	780	780
84"	84" Dia. 84' High	84'	84"	840	840	840	840	840	840
90"	90" Dia. 90' High	90'	90"	900	900	900	900	900	900

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 GEAR CITY  
 Phone: 435.835.1433  
 RICHFIELD  
 Phone: 435.893.2983

## PLURALSIGHT OFFICE BUILDING

14647 SOUTH PLURALSIGHT WAY  
 DRAPER, UT

**2016-05-28**

**REVISION**

**DETAILS**

**C-605**

## APPENDIX B – SOPs

## **PRIVATE PARKING AND ROAD 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. Inform employees and tenants of proper parking and road maintenance to reinforce proper housekeeping.
- b. Restrict parking in areas to be swept prior to and during sweeping using regulations as necessary.

### 2. Process

- a. Ensure that designated parking areas and drive aisles are clean and clear of debris and sediments.
- b. Hand sweep sections of gutters in parking areas if soil and debris accumulate.
- c. Pick-up litter as required to keep parking and roadway areas clean and orderly.

### 3. Clean-up

- a. Dispose of debris and other materials removed from drive aisles and parking areas properly. Proper disposal of debris and other materials includes placing said materials in the designated receptacles provided on site. Materials such as oil, batteries, and other hazardous waste must be disposed of at a hazardous waste facility. (Many local auto parts stores will dispose of used oil and vehicle batteries.)
- b. Do not store waste in locations where storm water could transport fines or liquids into the storm drain system.

### 4. Documentation

- a. Document completed cleanup activities in "SWMP Inspection Report".

### 5. Frequency

- a. Drive aisles should be swept once every two months and more frequently if inspections deem it necessary. Fall months will require street sweeping a minimum of once a month to prevent plant foliage from entering the storm drain system.
- b. Parking areas should be swept monthly or when inspections deem it necessary.

### 6. Inspections

- a. Inspections should occur once a month. Fall months will require a weekly inspection to ensure no plant foliage is in danger of entering or blocking the storm drain system.
- b. Inspections should identify any debris, trash or sediment on roadways and parking areas.
- c. Use inspections to ensure all SOPs are being followed.
- d. Use inspection results to alter maintenance frequency if necessary.

## 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. ("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 in designated dumpsters provided on site.
- b. Dispose of large clippings in approved locations or containers per waste management sop.
- c. Sweep or blow pavements or sidewalks where fertilizers or other solid chemicals have fallen, back onto grassy areas before applying irrigation water. Insure that all fertilizers or other solid chemicals are completely cleaned off pavements or sidewalks following every application.
- d. Triple rinse pesticide and herbicide containers and use rinse water as product. Dispose of unused pesticide as hazardous waste. Do not rinse onto pavements or hardscape areas which may cause a downstream impact.
- e. Always follow all federal and state regulations governing use, storage and disposal of fertilizers, herbicides or pesticides and their containers. ("Read the Label")



4. Documentation
  - a. Document completed cleanup activities in "SWMP Inspection Report".
  - b. Keep copies of MSDS sheets for all pesticides, fertilizers and other hazardous products used.
5. Frequency
  - a. Landscape maintenance should occur weekly during spring and summer months or whenever inspections deem it necessary.
  - b. During fall months leaves and foliage should be collected when inspections deem it necessary.
6. Inspections
  - a. Inspections should occur after each maintenance event.
  - b. Inspections should identify any leaves, clippings, or trimmings left in runoff areas.
  - c. Inspections should identify any possible fertilizers, pesticides or chemicals that may enter storm water system.
  - d. Use inspections to ensure all SOPs are being followed.
  - e. Use inspection results to alter maintenance frequency if necessary.

## 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. Proper disposal of trash includes placing waste materials in the designated dumpster receptacles provided on site. Materials such as oil, batteries (no alkaline), ink jet cartridges, cell phones, paint, etc., are considered household hazardous waste and must be disposed of at the Household Hazardous Waste (HHW) facility at the Trans-Jordan Landfill.
  - b. During collection hours ensure that tenants and employees do not park vehicles near collection container.
2. Process
  - a. Perform regular inspections of dumpster containers for leaks, and have repairs made immediately by responsible party.
  - b. Request/use trash dumpsters with lids and without drain holes.
  - c. Do not overfill container so that the lid will not close.
  - d. Keep lid on container closed to prevent trash from blowing out or container filling with water.
3. Clean-up
  - a. Keep areas around garbage container clean of all garbage and debris. (Keep it in the dumpster.)

- b. Have garbage container emptied regularly to keep from overflowing. Special caution should be used for all lightweight trash because in the case of strong winds, this lightweight trash may be blown out of the garbage container. In this case, clean-up may be needed in roadways and/or landscape areas due to wind-blown debris.
      - c. Wash out dumpsters as needed to keep odors from becoming a problem. Wash water must not enter into any storm drain system.
4. Documentation
  - a. Document completed cleanup activities in "SWMP Inspection Report".
5. Frequency
  - a. Waste management should be ongoing at all times. Tenants and employees should ensure all waste is disposed of in dumpster containers and ready for pickup.
6. Inspections
  - a. Inspections should occur once a month.
  - b. Inspections should identify any damage to garbage containers, any cracks or holes which may allow waste to leak into roadways. (Replace container when necessary)
  - c. Inspections should ensure garbage containers are being used properly without overflowing container and lid is closed.
  - d. Use inspections to ensure all SOPs are being followed.

## **STORM WATER 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. Inform owners, management, tenants and employees that the storm drain systems are not to be altered or obstructed in any way.
  - b. Clean sediment and trash off inlet grates.
  - c. Do visual inspection on outside of grate.
  - d. Check for broken parts of the system that may need to be replaced.
  - e. Do visual inspection inside cleanout boxes. (DO NOT ENTER ANY MANHOLE OR CLEANOUT BOX)
2. Process
  - a. Remove any large loose debris and sorbent materials with hand tools.
  - b. Clean system (pipes and boxes) using a high-powered vacuum truck to suck out standing water and sediment.

- c. Use a high-pressure washer to break up any remaining material in the catch basins and cleanout boxes, while capturing resulting slurry with vacuum.
  - d. Once catch basins and clean out boxes are clean, clean any sediment that may remain within the pipes.
3. Clean-up
    - a. When vacuum truck is full of sediment take it to designated locations to dump all sediment out of the truck into a drying bed.
    - b. Wash down area before leaving the designated dump location.
  4. Documentation
    - a. Document completed cleanup activities in "SWMP 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 encountered.
  5. Frequency
    - a. Use inspection results and clean storm drain system when necessary. The Water Quality Unit should be pumped every 18 months or less if inspection deems it necessary.
  6. Inspections
    - a. Inspections should occur three times a year or after a large storm event for the storm drain system.
    - b. Inspections should identify any flow obstructions, or damage to the system.
    - c. Inspections should identify any sediment buildup in pipes and clean out boxes. If more than 2" of sediment and debris is present in pipes or boxes then maintenance is needed.
    - d. Use inspections to ensure all SOPs are being followed.
    - e. Use inspection results to determine maintenance frequency.

## **STORAGE CHAMBER (UNDERGROUND DETENTION) (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. Do visual inspection using inspection port located above chambers on isolator row.
  - b. Check for sediment build up within the system.
  - c. If sediment is present, use a stadia rod to determine sediment depth.
  - d. If necessary to enter any manhole or clean out box, follow all local and OSHA rules for entering a confined space.
2. Process

- a. Clean system (isolator row) using a high-pressure washer with a hose and nozzle that is placed in the gallery row and pulled back towards clean out boxes with sumps to gather sediment. (See Stormtech maintenance guide for further details.)
  - b. Use a high-pressure washer to break up any remaining material in the catch basins and cleanout boxes at the end of the isolator row, while capturing resulting slurry with vacuum.
3. Clean-up
    - a. When vacuum truck is full of sediment take it to designated locations to dump all sediment out of the truck into a drying bed.
    - b. Wash down area before leaving the designated dump location.
  4. Documentation
    - a. Document completed cleanup activities in "SWMP 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 encountered.
  5. Frequency
    - a. Use inspection results and clean storm drain system when necessary.
  6. Inspections
    - a. Inspections should occur twice a year for the first year or after a large storm event for the underground chamber system.
    - b. Inspections should identify any damage to the system.
    - c. Inspections should identify any sediment buildup in pipes and clean out boxes. If more than 2" of sediment and debris is present in pipes or boxes then maintenance is needed.
    - d. Use inspections to ensure all SOPs are being followed.
- Use inspection results to determine maintenance frequency.

## **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 Material Safety Data Sheet (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 (location to be determined by owners and property management)
- e. Have proper Personal Protective Equipment (PPE) available and wear it prior to handling chemicals as necessary or as required.

- f. Inform tenants and employees of proper cleanup of spills that occur on the property.
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. The dry method includes using sorbent materials, broom and shovel, and vacuum operations. If using water and/or detergents to clean the spilled material, this waste must be vacuumed or effectively picked up by other methods.
    - c. Dispose of contaminated material at appropriate facility. Appropriate facilities include dumpsters so long as waste is solid at time of disposal. Liquid waste may be disposed in the sanitary sewer system after the following conditions have been met:
      - i. Dry cleanup methods have been used to remove the bulk of the spill and disposed per the Waste Management SOP.
      - ii. The liquid waste amounts are small and diluted with water. This is intended for spill cleanup waste only and never for the disposal of unused or spent liquids.
4. Documentation
    - a. Document completed cleanup activities in "SWMP Inspection Report".
5. Frequency
    - a. Spill response should occur after every spill event.
6. Inspections
    - a. Inspections should occur after every spill response event.
    - b. Use inspections to ensure all SOPs are being followed.

## APPENDIX C – SWMP RECORDKEEPING DOCUMENTS

**EXAMPLE: SWMP INSPECTION, MAINTENANCE AND CORRECTION  
 REPORT**

Inspection Frequency	Operation/Program	Action Type Inspection / Maintenance	Date (Inspection/ Maintenance Performed)	Report: (inspection and correction results)
M	Private parking and Road maintenance	Maintenance		
WS	Private parking and Road maintenance	Inspection		
WS	Landscape Maintenance	Maintenance		
X	Landscape Maintenance	Inspection/ Maintenance		
M	Waste Management	Maintenance		
S	Storm water storage and Conveyance systems	Inspection/ Maintenance		
B	Storm water storage and Conveyance systems	Inspection/ Maintenance		
S	Spill Response	Inspection/ Maintenance		
B	Storage Chambers	Inspection/ Maintenance		
S	Storage Chambers	Inspection/ Maintenance		
		{Duplicate or expand form as necessary to document history}		

Key: B=Bi-annually, WS=Weekly Seasonal, M=Monthly, S=following appreciable storm/spill event, X=add frequency unique to your property infrastructure

X Year Annual Conclusion:

**SWMP INSPECTION, MAINTENANCE AND CORRECTION REPORT**

Inspection Frequency	Operation/Program	Action Type Inspection / Maintenance	Date (Inspection/Maintenance Performed)	Report: (inspection and correction results)

Key: B=Bi-annually, WS=Weekly Seasonal, M=Monthly, S=following appreciable storm/spill event, X=add frequency unique to your property infrastructure

\_\_\_\_\_ Year Annual Conclusion:



Annual SOP Training

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