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RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
DR HORTON  
AATN JONATHAN THORNLEY  
12351 S GATEWAY PARK PL  
DRAPER, UT 84020  
BY: ZHA, DEPUTY - WI 37 P.

**When recorded, mail to:**

Salt Lake County Recorder  
2001 South State Street, Suite #N1-600  
Salt Lake City, UT 84190

Affects Parcel No(s): 14314010030000, 14323260020000

**LONG TERM STORMWATER MANAGEMENT AGREEMENT**

This Long Term Stormwater Management Agreement ("Agreement") is made and entered into this 30<sup>th</sup> day of SEPTEMBER, 20 21, by and between MAGNA, a Utah municipal corporation ("City"), and DR HORTON INC., a DELEWARE CORP ("Owner").

**RECITALS**

WHEREAS, the City is authorized and required to regulate and control the disposition of storm and surface waters within the MS4, as set forth in the Magna 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 is required 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, ("Long Term Stormwater Management Plan") more particularly shown in Exhibit "B" on file with the City Recorder 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 Long Term Stormwater Management 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 Long Term Stormwater Management 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 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 MS4 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 June 30<sup>th</sup> 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 not less than three business days 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, 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 on the County Tax Assessor.

#### **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 and failure to cure, then, upon Owner's failure to cure or correct within thirty days following a second notice delivered to Owner, the City may issue a Citation punishable as a Misdemeanor in addition to any State or EPA fine. The City may also give written notice that the facility storm drain connection will be disconnected. Any damage resulting from the disconnection is subject to the foregoing cure periods. 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, 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 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 failure of Owner to comply with its obligations under this agreement relating to 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.

#### **Section 15**

Exhibit B. The Long Term Stormwater Management Plan (LTSWMP) must adapt to change in good judgment when site conditions and operations change and when existing programs are ineffective. Exhibit B will not be filed with the agreement at County Recorder but is included by reference and kept on file with the City Recorder. Revision applications must be filed with the City Magna and amended into the LTSWMP on file with the Magna City recorder.

**LONG TERM STORMWATER MANAGEMENT PLAN AGREEMENT**

SO AGREED this 5 day of October 2021.

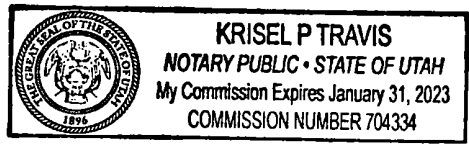
**PROPERTY OWNER**

By: [Signature] Adam Losev Title: Vice President  
By: \_\_\_\_\_ Title: \_\_\_\_\_

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

The above instrument was acknowledged before me by Adam R. Losev, this 5 day of October, 2021.

[Signature]  
Notary Public  
Residing in: Utah County  
My commission expires: Jan. 31, 2023



**MAGNA CITY**

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

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

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

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

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

pcmp \_\_\_\_\_

Attachments:

Exhibit A: Legal Description

Exhibit B: Long Term Stormwater Management Plan; Filed with Magna City Recorder

**Exhibit A**

All parcels of  
Gateway to Little Valley Township 1 South, Range 2 West



## **Exhibit B**

### **Introduction**

This Long Term Stormwater Management Plan (LTSMP) is being implemented in order to protect water quality. Post construction Stormwater controls are required to be installed and maintained under the Utah Pollution Discharge Elimination System and the Clean Water Act to keep water clean. Installing post construction controls will prevent the discharge of pollutants into the local streams, rivers, and lakes. In recent years, contaminated Stormwater from various construction sites and commercial facilities has been polluting water bodies throughout the state of Utah. By properly installing and maintaining post construction Stormwater controls pollutants will be contained and water quality will be improved.

This management plan is designed to prevent pollutants from entering the storm drain system and polluting our waters. This facility is responsible for ensuring that any water discharged from the facility is free of harmful pollutants, thereby assisting in the health and protection of waters in our community. This plan will address Stormwater controls at this facility. These controls will be monitored, maintained, and improved if needed to prevent pollutants from being discharged from this facility into the storm drain system or local waters. Additionally, the patrons or employees of this facility will be trained or made aware of the aforementioned issues and controls.

### **General Site Use and Description**

Gateway to Little Valley is a master subdivision consisting of 260 apartment units, 67 single family homes, 192 cottages, and 826 townhomes, exterior parking, landscaped common areas and park strips, and two clubhouses.

This facility is used for multi-family and single-family housing, including tenant leisure and parking.

### **TRAINING**

Ensure that all employees and maintenance contractors know and understand the SOPs specifically written to manage the property. Report any variances to the LTSMP contact listed on the Facility Map. File all training records in Exhibit C.

### **RECORDKEEPING**

Maintain records of operation activities in accordance with SOPs.

Mail a copy of the record to the city stormwater division annually.

### **SOPs: Facility Long Term Stormwater BMPs Information**

SOPs for the Long Term BMPs referenced on the map can be downloaded and viewed from the following site:

<https://tinyurl.com/y77dpz4h>

Not all SOPs found at the link above will apply to this facility. See map for BMPs used at this location.

**Facility Maps**

Include the overview of the facility with the location of all Long Term Stormwater BMPs



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4100 S 8400 W  
MAGNA, UTAH 84043  
PHONE: 801.255.0029

LAYTON  
PHONE: 801.561.1120

TOOELE  
PHONE: 435.461.3280

PROVO  
PHONE: 435.766.1403

RICHTFIELD  
PHONE: 435.896.2980

WWW.ENSGN.COM

GATEWAY TO LITTLE VALLEY  
4100 S 8400 W  
MAGNA, UTAH

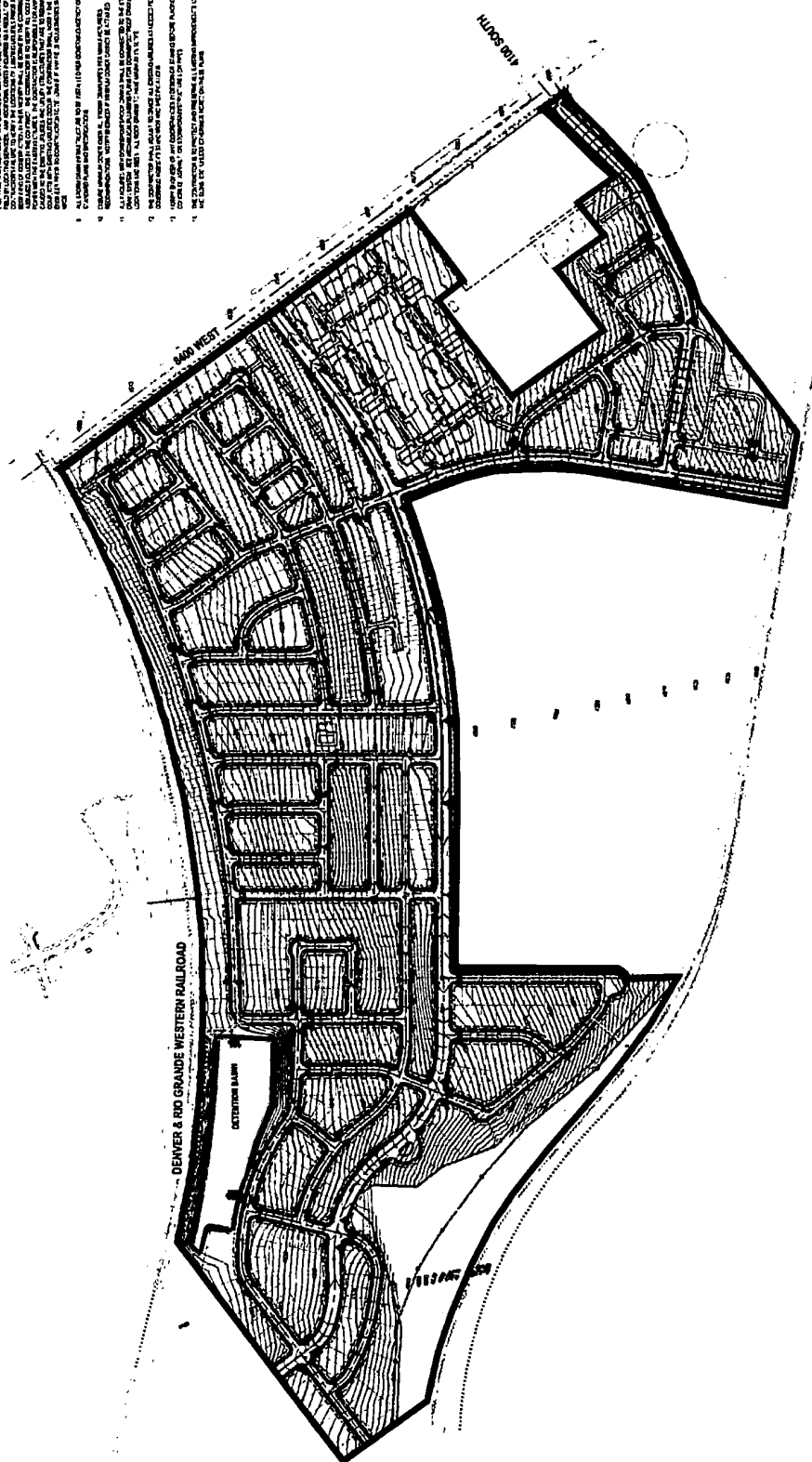
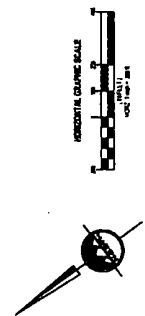


OVERALL GRADING  
AND DRAINAGE PLAN

DATE	DESCRIPTION
11/11/11	ISSUED FOR PERMIT
11/11/11	ISSUED FOR PERMIT
11/11/11	ISSUED FOR PERMIT

C-200

- GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION CODE AND THE UTAH DEPARTMENT OF HERITAGE AND ARTS.
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**811**  
CALL BEFORE YOU DIG  
FOR UTILITY INFORMATION  
AND TO REPORT ANY  
CONSTRUCTION

**EXPERIENCE**  
FOR THE BEST RESULTS  
CALL US TODAY  
801.255.0029  
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# LEGEND

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— Property Boundary

 Retention Basin

 Rip Rap

 Storm Drain

Gateway to Little Valley

LTSMP Map

Latitude: 40.689243

Longitude: -112.098418

**EN SIGN**  
THE STANDARD IN ENGINEERING

844 N. LARSEN CITY  
SALT LAKE CITY, UT 84119  
Phone: 801.256.5509

LAYTON Phone: 801.541.1100  
TOWNSHIP Phone: 435.643.3920  
CEDAR CITY Phone: 435.866.1453  
PARK Phone: 435.866.2903

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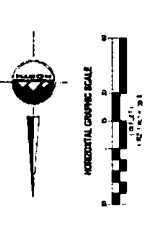
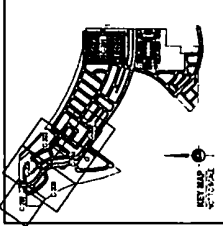
27 SOUTH STATE STREET  
SALT LAKE CITY, UT 84111

**GATEWAY TO LITTLE VALLEY  
PHASE 3  
4100 S 8400 W  
MAGNA, UTAH**



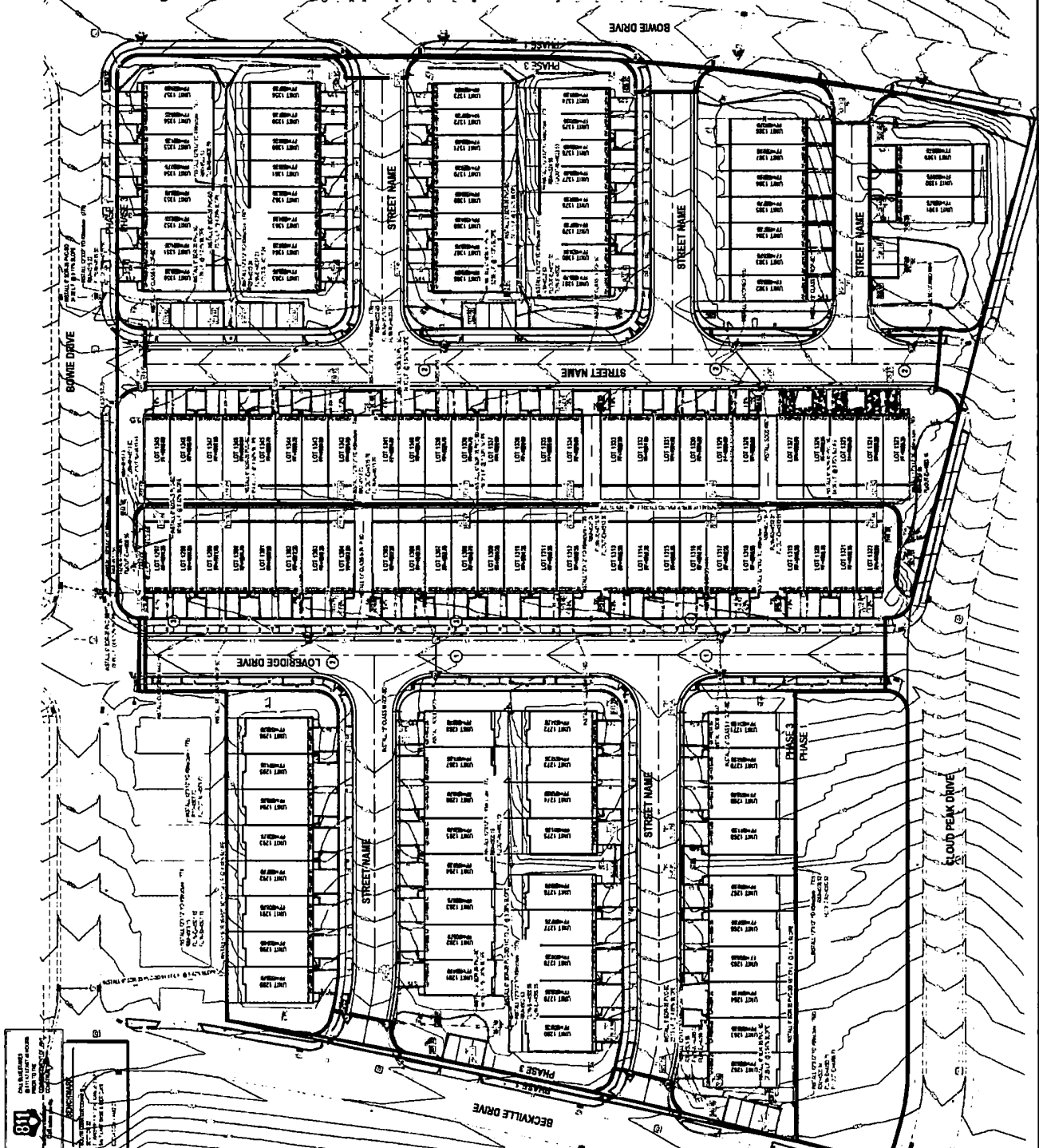
**GRADING AND  
DRAINAGE PLAN**

**C-201**



- GENERAL NOTES**
1. ALL NOTES TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND REVISIONS.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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  20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

- SCOPE OF WORK**
1. PREPARE GRADING AND DRAINAGE PLAN FOR THE PROJECT.
  2. DETERMINE EXISTING AND PROPOSED GRADES AND DRAINAGE PATTERNS.
  3. COMPUTE CUT AND FILL VOLUMES AND PREPARE QUANTITIES.
  4. DESIGN DRAINAGE SYSTEMS AND PREPARE DRAINAGE PLAN.
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  20. DESIGN DRAINAGE SYSTEMS AND PREPARE DRAINAGE PLAN.



18

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SALT LAKE CITY, UT 84119  
Phone: 801.256.5509






LAYTON Phone: 801.541.1100  
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# LEGEND







-  Mulch with Trees and Bushes (148)
-  Landscaping Turf (115)
-  Drainage Swale (6)
-  Property Boundary (1)
-  Storm Drain Inlet (37)



# LEGEND



-  Landscaping (20)
-  Mulch and Trees and Bushes (20)
-  Property Boundary (2)
-  Storm Drain Inlet (11)



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8451 LAKER CITY  
45 NW 10200 S., Suite 500  
Banyon, UT 84070  
Phone: 801.251.0259

LAYTON  
Phone: 801.547.1100

TOOELE  
Phone: 435.843.5599

CEDAR CITY  
Phone: 435.864.1151

ST. GEORGE  
Phone: 435.882.2893

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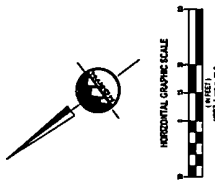
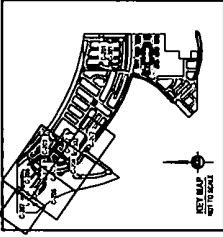
200 WEST 1000 SOUTH  
SUITE 500  
BANYON, UT 84070  
PHONE: 801.251.0259

**GATEWAY TO LITTLE VALLEY**  
**PHASE 3**  
4100 S 8400 W  
MAGNA, UTAH

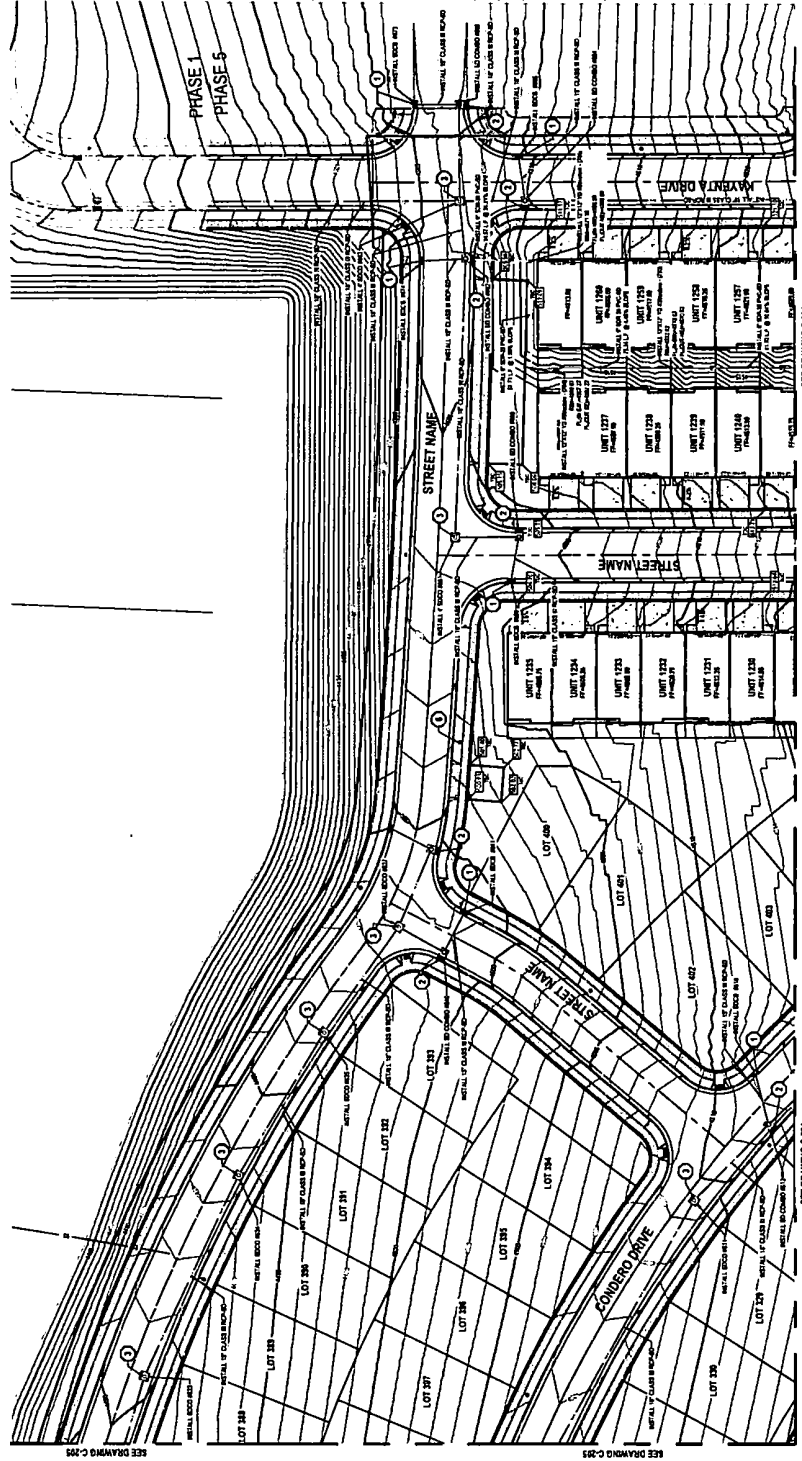


**GRADING AND DRAINAGE PLAN**

**C-203**



- GENERAL NOTES:**
- ALL WORK TO COMPLY WITH THE UTAH COUNTY ENGINEERING AND INSPECTION ACT.
  - ALL IMPROVEMENTS SHALL COMPLY WITH ALL ORDINANCES AND RECOMMENDATIONS.
  - ALL UTILITIES SHALL BE DEPTH MARKED AND RECORDED. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE UTAH COUNTY ENGINEERING AND INSPECTION ACT.
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






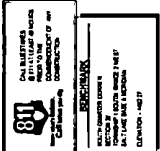
**811 CALL SERVICES**  
CALL 811 TO LOCATE UTILITIES PRIOR TO CONSTRUCTION OF ANY EXCAVATION OR CONSTRUCTION.

**BENCHMARK**  
BENCH-MARKED CORNER  
CORNER 1: 8451 LAKER CITY, WEST  
CORNER 2: 4100 S 8400 W, WEST  
ELEVATION: 11,462.77

# LEGEND

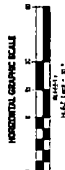
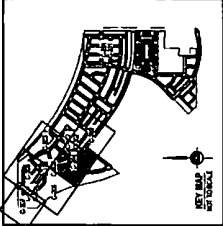


-  Landscaping (27)
-  Mulch, trees, and Bushes (25)
-  Hydoseeding (1)
-  Property Boundary (2)
-  Storm Drain Inlet (15)



DAVID M. SMITH  
 LICENSE NO. 10000  
 STATE OF UTAH  
 MECHANICAL ENGINEERING

SEE DRAWING C-202  
 SEE DRAWING C-203  
 SEE DRAWING C-204

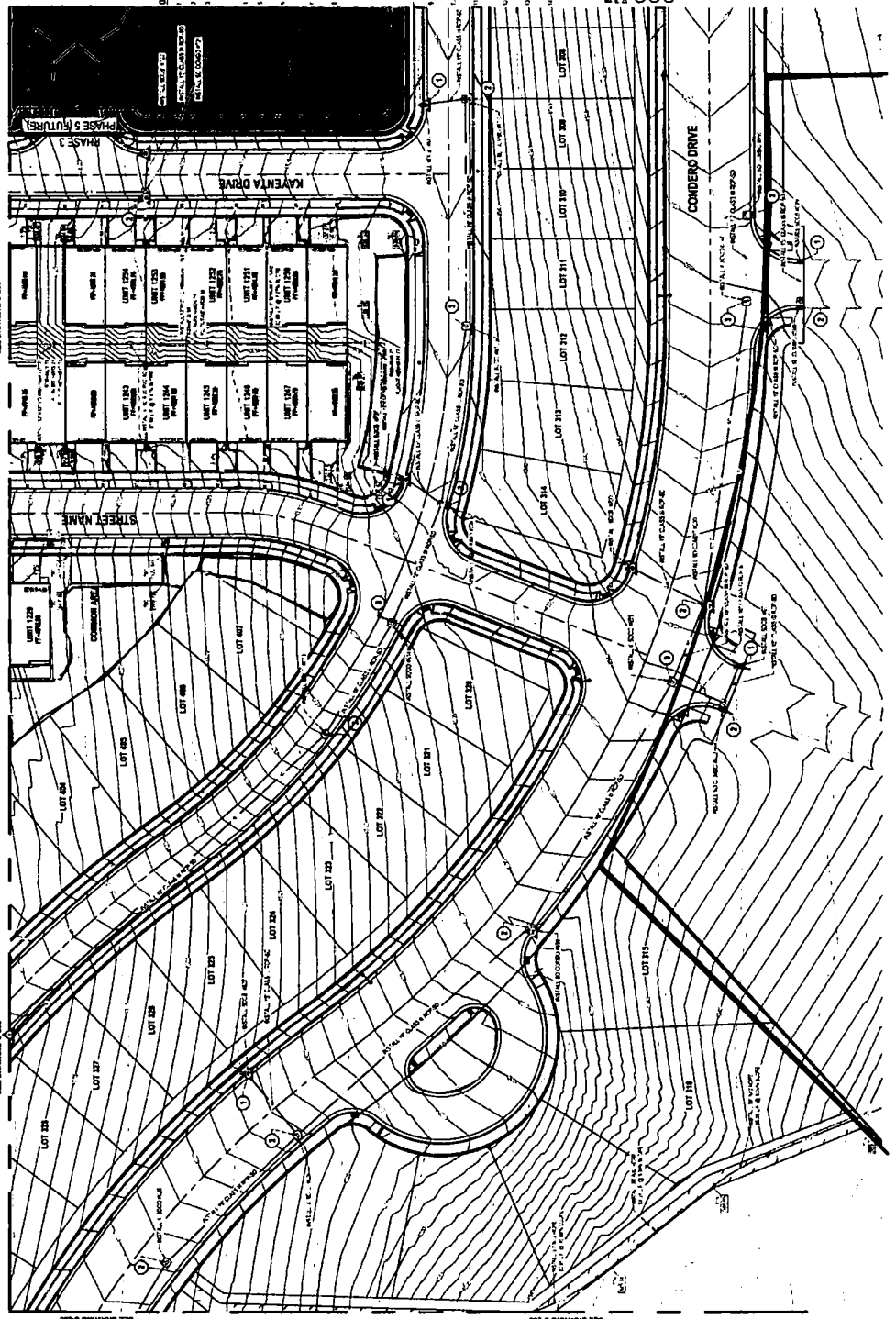


**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND THE UTAH NATIONAL BUILDING CODE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND THE UTAH NATIONAL BUILDING CODE.
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10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND THE UTAH NATIONAL BUILDING CODE.

**SCOPE OF WORK:**

1. PROVIDE GRADING AND DRAINAGE PLAN FOR THE ENTIRE PROJECT AREA.
2. PROVIDE GRADING AND DRAINAGE PLAN FOR THE ENTIRE PROJECT AREA.
3. PROVIDE GRADING AND DRAINAGE PLAN FOR THE ENTIRE PROJECT AREA.
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10. PROVIDE GRADING AND DRAINAGE PLAN FOR THE ENTIRE PROJECT AREA.



**EN SIGN**  
 THE STANDARD IN ENGINEERING

SALT LAKE CITY  
 43 W. 10200 S. SUITE 200  
 SALT LAKE CITY, UT 84120  
 Phone: 801.252.0529

LAYTON  
 Phone: 801.541.1100

TORRIBLE  
 Phone: 435.943.3500

CEDEAR CITY  
 Phone: 435.943.3500

RICHFIELD  
 Phone: 435.943.3500

PHOENIX  
 Phone: 435.962.2983

WWW.ENSIGNENGINEERING.COM

4100 S 8400 W  
 PHASE 3  
 MAGNA, UTAH



DAVID M. SMITH  
 LICENSE NO. 10000  
 STATE OF UTAH  
 MECHANICAL ENGINEERING

SEE DRAWING C-202  
 SEE DRAWING C-203  
 SEE DRAWING C-204



DAVID M. SMITH  
 LICENSE NO. 10000  
 STATE OF UTAH  
 MECHANICAL ENGINEERING

SEE DRAWING C-202  
 SEE DRAWING C-203  
 SEE DRAWING C-204





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 SEE DRAWING C-204

# LEGEND



-  Mulch, Trees, and Bushes (25)
-  Landscaping (27)
-  Property Boundary (1)
-  Storm Drain Inlet (13)

**EN SIGN**  
THE STANDARD IN ENGINEERING

BLAKE LARSEN, P.E.  
4300 S. 8400 W.  
SANDY, UT 84070  
PHONE: 801.252.0529

LAYTON  
PHONE: 801.341.1100

TORRELLI  
PHONE: 435.541.3300

CEDAR CITY  
PHONE: 435.863.1103

SLC OFFICE  
PHONE: 435.866.2643

WWW.ENSIGNENGINEERING.COM

2010 UTAH REGISTERED PROFESSIONAL ENGINEER  
STATE OF UTAH LICENSE NO. 48877  
EXPIRES 12/31/2012

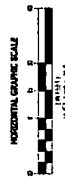
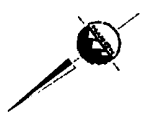
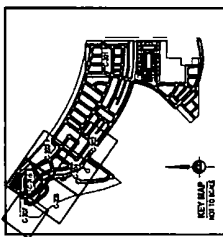
**GATEWAY TO LITTLE VALLEY  
PHASE 3  
4100 S 8400 W  
MAGNA, UTAH**



**GRADING AND  
DRAINAGE PLAN**

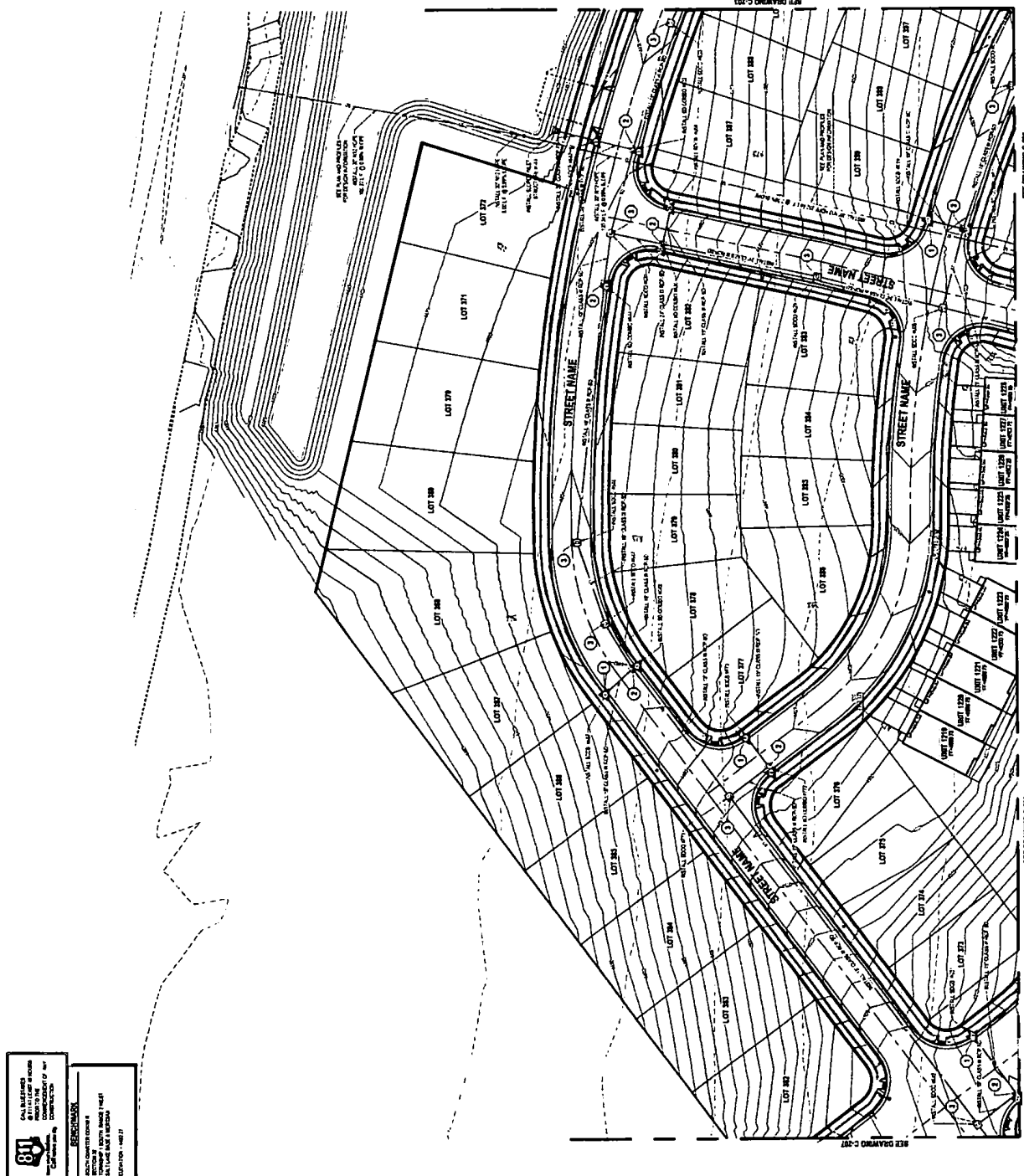
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11/11/11	ISSUED FOR PERMIT
11/11/11	ISSUED FOR PERMIT

**C-205**



- GENERAL NOTES**
- ALL WORK TO BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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- SCOPE OF WORK:**
- PROVIDE ALL NECESSARY GRADING AND DRAINAGE WORK AS SHOWN ON THESE PLANS.
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




**811**  
UTAH UTILITY LOCATIONS  
CONNECTIONS  
CONNECTIONS

**811**  
UTAH UTILITY LOCATIONS  
CONNECTIONS  
CONNECTIONS

# LEGEND



-  Landscaping (15)
-  Property Boundary (1)
-  Storm Drain Inlet (13)



4100 S 8400 W  
MAGNA, UTAH

WWW.SUBDIVISIONS.COM  
 1000 WEST 1000 SOUTH  
 SALT LAKE CITY, UT 84119  
 (801) 488-8888

LAUTON  
 Phone: 801.541.1120

TOBBLE  
 Phone: 801.541.1120

CEMARE & CATTY  
 Phone: 801.541.1120

BECKFIELD  
 Phone: 801.541.1120

GENERAL PHASING  
 PLAN

C-003



GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE GENERAL CONDITIONS OF CONTRACT AND SPECIFICATIONS.  
 2. ALL IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE GENERAL CONDITIONS OF CONTRACT AND SPECIFICATIONS.  
 3. ALL IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE GENERAL CONDITIONS OF CONTRACT AND SPECIFICATIONS.  
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 7. ALL IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE GENERAL CONDITIONS OF CONTRACT AND SPECIFICATIONS.

**PHASING**  
 PHASE 1: 53.18 ACRES  
 PHASE 2: 41.12 ACRES  
 PHASE 3: 43.24 ACRES

**NET PRODUCT SUMMARY TABLE**

PRODUCT	PHASE 1	PHASE 2	PHASE 3	TOTAL
LOT	17	9	13	39
STREETS	10	10	10	30
UTILITIES	10	10	10	30
LANDSCAPING	10	10	10	30
CONCRETE	10	10	10	30
TOTAL	57	39	53	149

PHASE 1: 53.18 ACRES  
 PHASE 2: 41.12 ACRES  
 PHASE 3: 43.24 ACRES

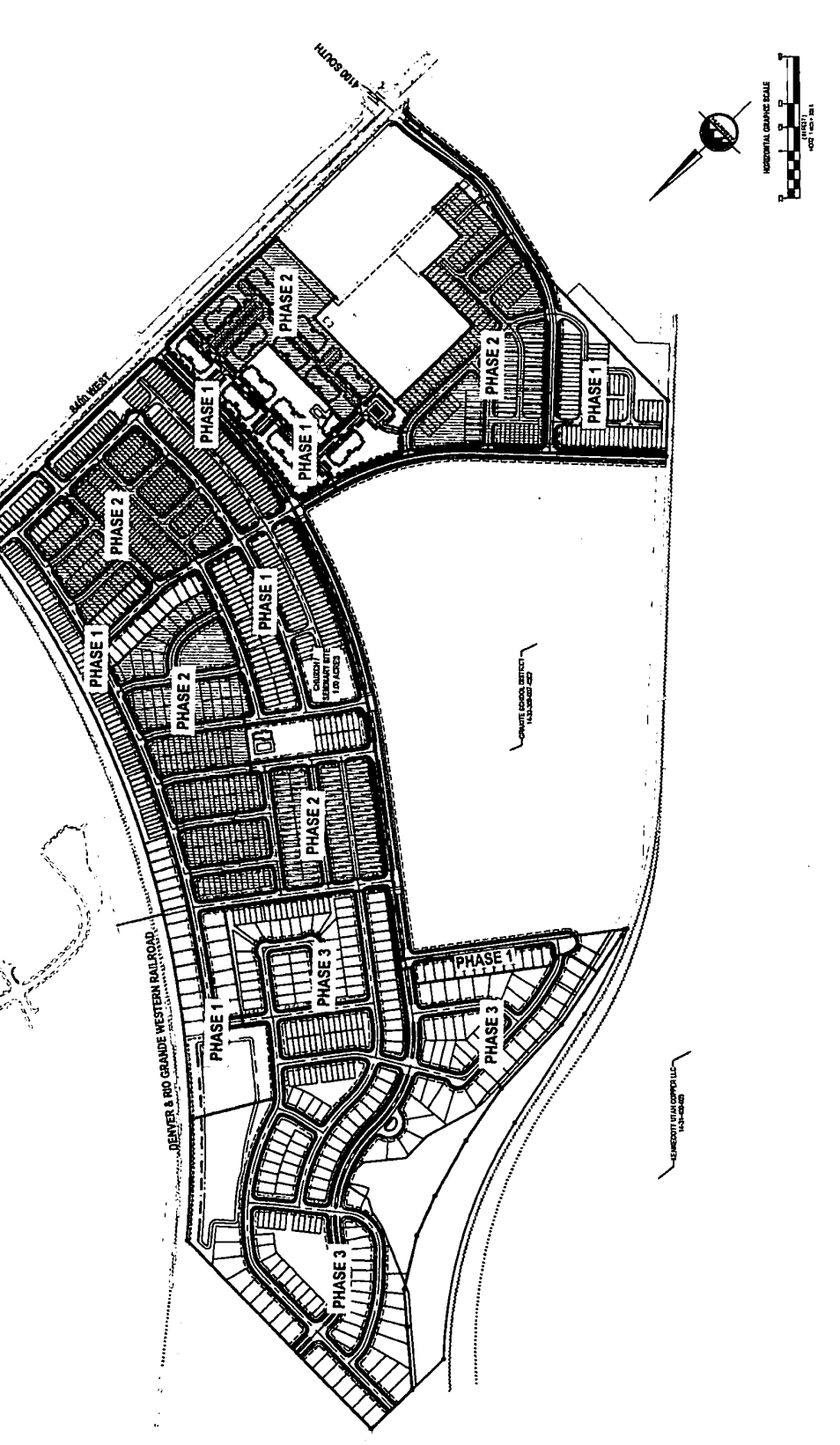
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PHASE 1  
 PHASE 2  
 PHASE 3



**ENSGN**  
THE STANDARD IN ENGINEERING

845 N. A. STATE CITY  
454 N. 1000 S. WEST 100  
SALT LAKE CITY, UT 84119  
Phone: 801.552.0279

LAYTON  
Phone: 801.561.1100

TORRELL  
Phone: 435.433.2959

RICHTERFIELD  
Phone: 435.388.2983

WWW.ENSGN.COM  
4100 S 8400 W  
MAGNA, UTAH

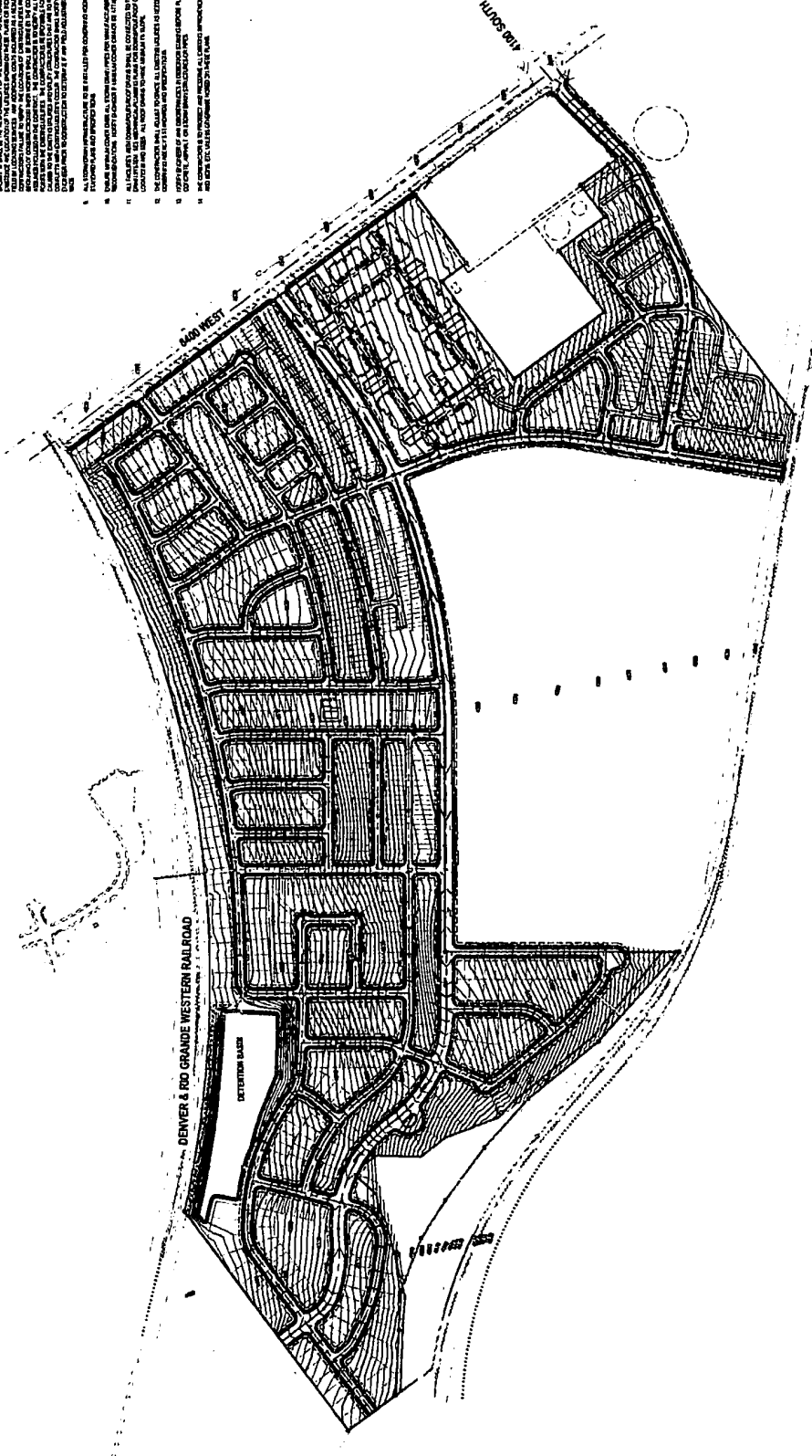
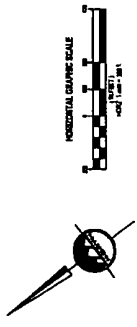
**GATEWAY TO LITTLE VALLEY**



OVERALL GRADING  
AND DRAINAGE PLAN

C-200

- GENERAL NOTES:**
1. ALL WORK IS TO BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION ACT AND REGULATIONS.
  2. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION ACT AND REGULATIONS.
  3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE UTAH CONSTRUCTION ACT AND REGULATIONS.
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  13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE UTAH CONSTRUCTION ACT AND REGULATIONS.
  14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE UTAH CONSTRUCTION ACT AND REGULATIONS.



**811**  
CALL BEFORE YOU DIG  
FOR UTILITY INFORMATION  
AND TO REPORT ANY  
DAMAGE TO UTILITIES

**800-451-7243**

**800-451-7243**

**800-451-7243**

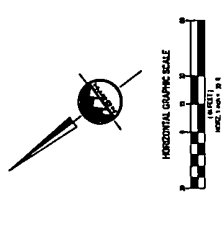
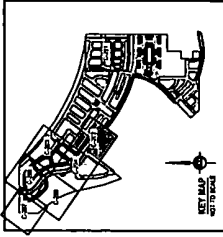
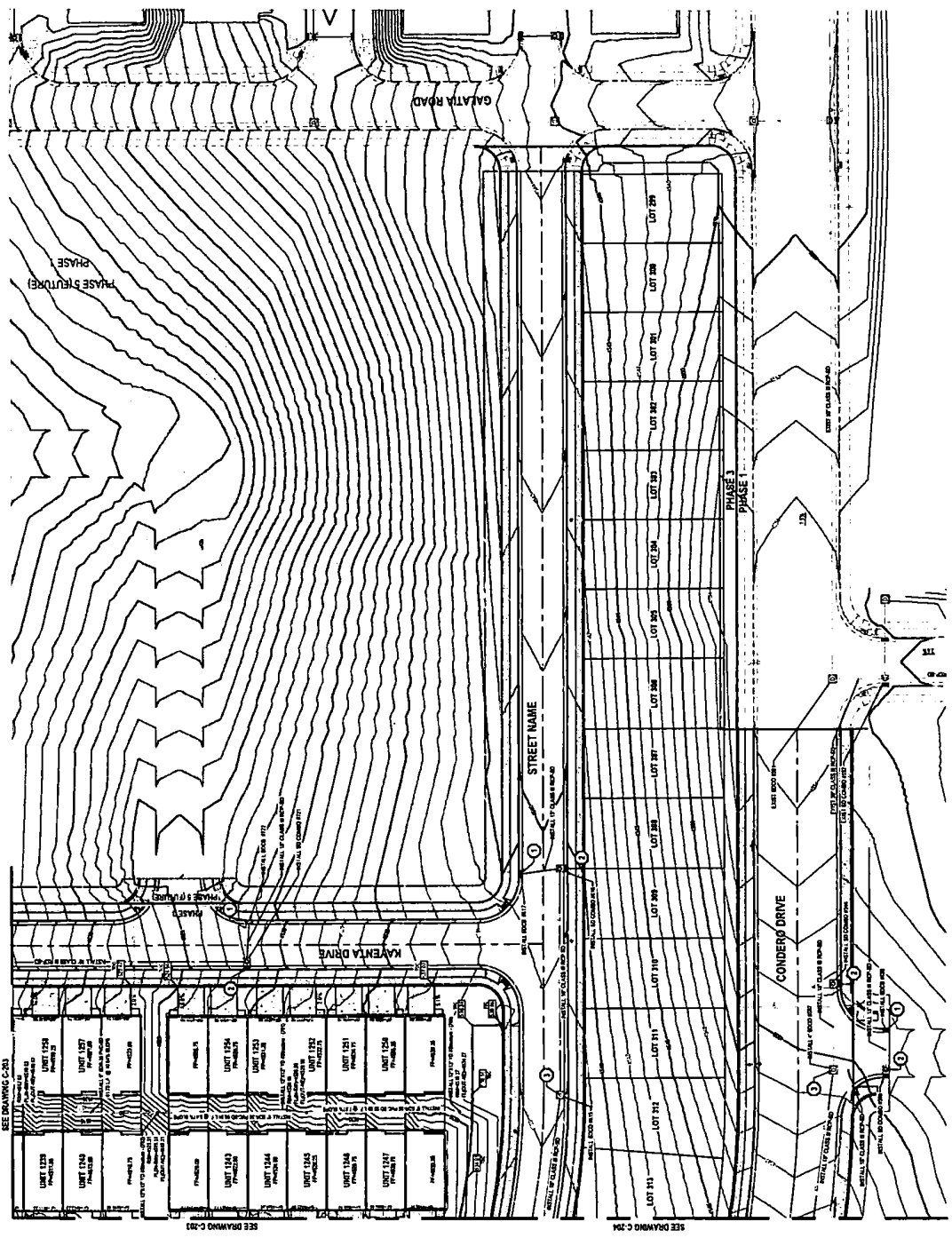
**800-451-7243**





**101**  
 CALL US TODAY  
 801-225-0529  
 801-225-0529  
 801-225-0529  
 801-225-0529

**BENCHMARK**  
 801-225-0529  
 801-225-0529  
 801-225-0529  
 801-225-0529



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE COMMUNITY DEVELOPMENT AND IMPROVEMENTS ACT.
  2. ALL IMPROVEMENTS MUST COMPLY WITH ALL ORDINANCES AND REGULATIONS.
  3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE DESIGNER, ENGINEER, ARCHITECT, AND OTHER PROFESSIONALS CONSULTED AND APPROVED BY THE LOCAL GOVERNMENT.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
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**EN SIGN**  
 THE STANDARD IN ENGINEERING

8451 LAKE CITY  
 45 W. 800 S. S. 100, 200  
 SALT LAKE CITY, UT 84119  
 Phone: 801.225.0529

LAYTON  
 Phone: 801.547.1100

TOOELE  
 Phone: 435.843.1399

CEDAR CITY  
 Phone: 435.863.1103

RICHFIELD  
 Phone: 435.863.2283

WWW.ENSIGNENGINEERING.COM

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**PHASE 3 (FUTURE)**

**KAVENTA DRIVE**

**GALATIA ROAD**

**CONDERS DRIVE**

**STREET NAME**

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**LOT 1508**



**GATEWAY TO LITTLE VALLEY**  
**PHASE 3**  
 4100 S 8400 W  
 MAGNA





**108**  
 CONSULTING ENGINEERS  
 108 EAST 100 SOUTH, SUITE 100  
 SALT LAKE CITY, UTAH 84111  
 TELEPHONE: 325-1111  
 FAX: 325-1112

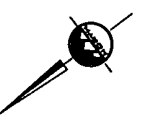
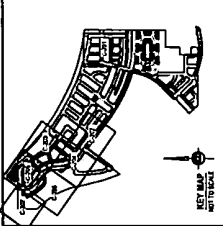
**EN SIGN**  
 THE STANDARD IN ENGINEERING  
 SALT LAKE CITY  
 45 W. 1000 S., Suite 500  
 Salt Lake City, UT 84119  
 Phone: 801.251.0279  
 FAX: 801.251.0278  
 LAYTON  
 Phone: 801.547.1100  
 TOOELE  
 Phone: 435.841.3390  
 CEDAR CITY  
 Phone: 435.265.1453  
 HERRINGVILLE  
 Phone: 435.286.2800  
 WWW.ENSIGNENGINEERING.COM  
 108 EAST 100 SOUTH, SUITE 100  
 SALT LAKE CITY, UTAH 84111  
 TELEPHONE: 325-1111  
 FAX: 325-1112

**GATEWAY TO LITTLE VALLEY**  
**PHASE 3**  
 4100 S 8400 W  
 MAGNA, UTAH



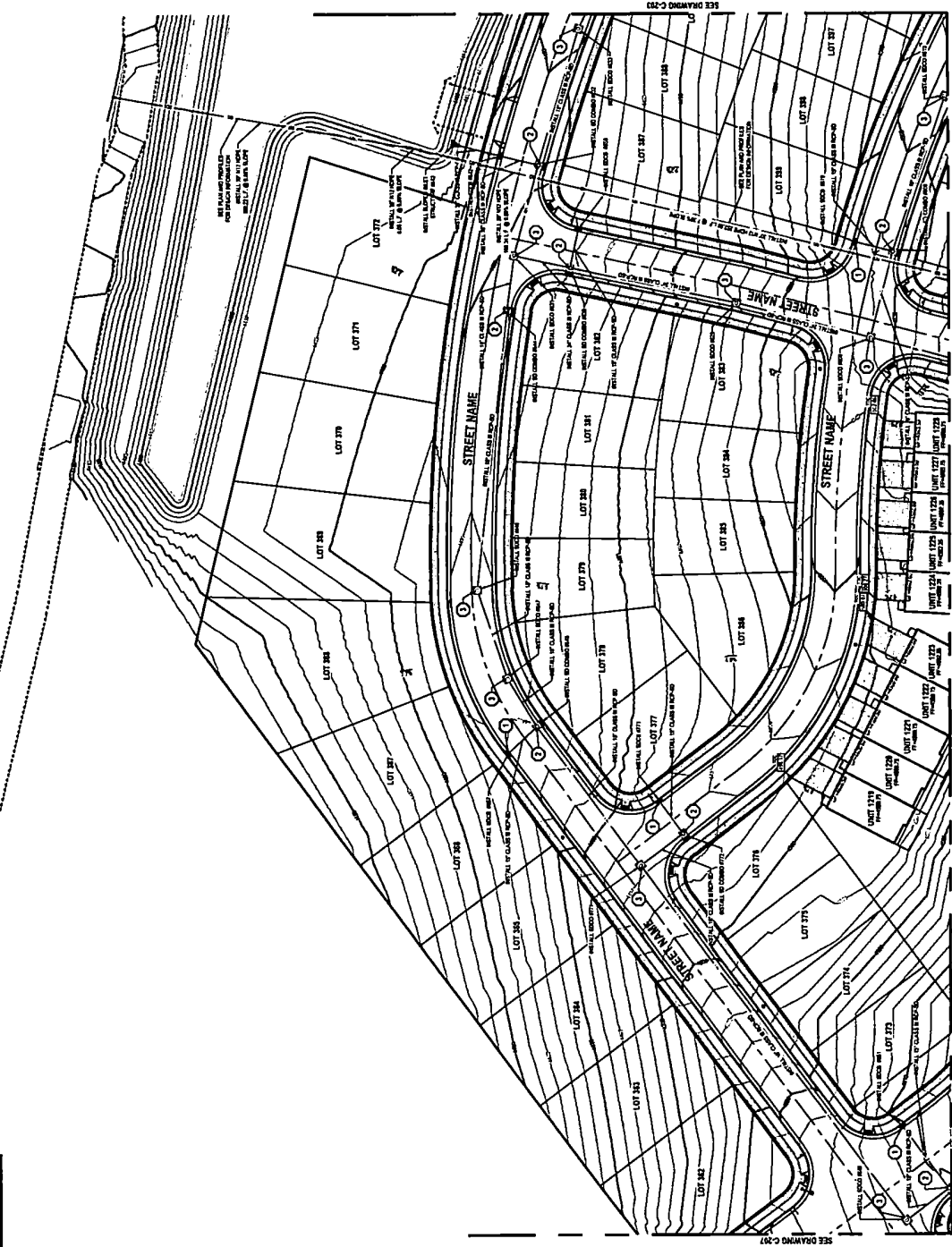
**GRAVING AND DRAINAGE PLAN**

**C-205**



- GENERAL NOTES:**
- ALL WORK TO CONFORM WITH THE ENGINEERING SPECIFICATIONS AND REQUIREMENTS.
  - ALL IMPROVEMENTS MUST COMPLY WITH ALL ORDINANCES AND REGULATIONS.
  - ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) AND THE UTAH DEPARTMENT OF HERITAGE AND ARTS (UDHA) AS APPLICABLE TO THIS PROJECT.
  - ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
  - ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN CLEARANCE OVER ALL IMPROVEMENTS.
  - ALL UTILITIES SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN THEIR ORIGINAL CAPACITY.
  - ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN CLEARANCE OVER ALL IMPROVEMENTS.
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  - ALL UTILITIES SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN THEIR ORIGINAL CAPACITY.

- SCOPE OF WORK:**
- ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN CLEARANCE OVER ALL IMPROVEMENTS.
  - ALL UTILITIES SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN THEIR ORIGINAL CAPACITY.
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  - ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN CLEARANCE OVER ALL IMPROVEMENTS.



**Long Term Stormwater BMP Details**

Include all details of the Long Term Stormwater BMPs

**Exhibit C: Inspections/Maintenance**

Inspections will be located on complianceGO

1. Inspections will be performed by:

Name: Dave Martin  
 Title: Project Manager  
 Company: DR Horton  
 Telephone Number: 385-214-7665  
 Email: dlmartin2@drhorton.com

2. Maintenance will be performed by:

Name: Dave Martin  
 Title: Project Manager  
 Company: DR Horton  
 Telephone Number: 385-214-7665  
 Email: dlmartin2@drhorton.com

3. Long Term Stormwater BMPs need to be inspected by a qualified person during installation to ensure the control is properly installed. This will be performed by a qualified person from the City or the design engineer.

4. List below the schedule for inspections of each of the BMPs listed in Exhibit B:

List of BMPs	Describe the inspection and maintenance schedule
Parking Lots Cleaning and Maintenance	Weekly walk-through and twice annual comprehensive
Winter Snow and Ice Controls and Salt Storage	Weekly during winter months, and once annually in the spring during cleanup (after termination of snow conditions)
Trash and Debris	Twice Annually
Mulches and Soils	Twice Annually
Mowing and Trimming	Walkthrough and cleanup following regular maintenance
Leaves – Autumn Cleanup	Once annually, in the fall (prior to cold weather conditions)
Fertilizer	Walkthrough and cleanup following each application
Storm Inlets	Twice Annually

Long Term Stormwater Management Plan (LTSMP)

**Inspection Report**

Site Name:		Date of Evaluation					
Site Address:							
Facility Contact information							
	NAME and MAILING ADDRESS		Phone		E- MAIL ADDRESS		
SITE CONTACT:							
INSPECTOR CONTACT:							
Controls Inspected:							
Are SOP's for Stormwater Post Construction Inspections implemented and available for review? YES NO Circle Answer							
Orifice Required for site YES Circle Answers		NO		Orifice Size: Hooded outlet cover (snout) Required for site YES NO			
Items Inspected	Checked		Maintenance Required?		Is there excessive accumulation of		Observations and Remarks
	Yes	No	Yes	No	Yes	No	
1. Dumping Evidence							
2. Spill Evidence							
3. General Site Exposure							
4. Other Pollution Sources							
5. Stormwater Storage condition and capacity (detention/retention ponds)							
6. Inlets and catch basins							
7. Conveyance System							
8. Manholes							
9. Parking							
10. Waste Collection							
11. Landscaping							
12. Pre-Treatment devices							
13. Sumps							
14. Flow Control devices							
15. Site Specific SOP Items							
16. Other							
Notes:							
Print Name:				Date:			
Signature:				Title or Position			



**BMP Measurement Log**

These logs are for BMPs that depend on measurement for cleanout and for Stormwater capacity.

<u>Control Name and Number</u>	<u>Date</u>	<u>Inspection Method</u>	<u>Result</u>

## **LTSMP Certification**

For LTSMPs that are being managed on compliance|**GO** the LTSMP Certification will be located in the documents tab in compliance|**GO**.

### Common Pollutants from Stormwater Discharges

Pollutants	Sources	Consequences of Pollutant
<b>Sediment</b>	Erosion or soils that are not stabilized.	Destruction of aquatic habitat for fish and plants, transportation of attached oils, nutrients and other chemical contamination, increased flooding. Sediment can transport other pollutants that are attached to it including nutrients, trace metals, and hydrocarbons. Sediment is the primary component of total suspended solids (TSS), a common water quality analytical parameter.
<b>Nutrients (Phosphorus, Nitrogen Potassium, Ammonia)</b>	Fertilizers; Plant Debris (grass clippings, leaves); Animal Waste; Sediment	Harmful algal blooms, reduced oxygen in the water, changes in water chemistry and pH. Nutrients can result in excessive or accelerated growth of vegetation, resulting in impaired use of water in lakes and other receiving waters.
<b>Hydrocarbons (Petroleum Products, Benzene, Toluene, Ethyl benzene, Xylene)</b>	Oils; Gasoline; Diesel Fuel; Antifreeze; Plant and Animal Oils;	These pollutants are toxic to humans and wildlife at very low levels. Carcinogenic. Teratogenic.
<b>Heavy Metals</b>	Manufacturing; Industrial Wastes; Vehicles and Equipment; Storage; Batteries; Paints	Metals including lead, zinc, cadmium, copper, chromium and nickel are commonly found in storm water. Metals are of concern because they are toxic to all life at very low levels. Carcinogenic. Teratogenic
<b>Toxic Chemicals (Chlorides) – including Pesticides &amp; Herbicides, Detergents, Soaps</b>	Industrial Chemicals; Pesticides; Herbicides; Detergents; Soaps;	Chemicals are of concern because they are toxic to all life at very low levels. Carcinogenic. Teratogenic.
<b>Trash, Debris, Solids</b>	Wastes	Aesthetically unpleasant. Risk of decay product toxicity. Risk of aquatic animal entrapment or ingestion and death.
<b>Pathogens – Bacteria and Viruses</b>	Animal Waste; Human Waste	Human health risks due to disease and toxic contamination of aquatic life.
<b>Salt</b>	Salt Piles; Car Washing; Snow Removal	Salt can infiltrate into groundwater and contaminate it. Vegetation is damage or killed by salt causing oxygen to be taken out of the water. Aquatic life can be killed or have stunted growth due to salt. Salt also traps food and nutrients preventing fish and animal life from accessing those nutrients
<b>Temperature (Thermal Pollution)</b>	Industrial Waste Water; Removal of Vegetation near streams; lack of vegetation surrounding roads and parking lots	High water temperatures can kill or harm cold water fish. This occurs by slowing of metabolism in fish which causes malnutrition; oxygen depletion in the water; forced migration of the aquatic life

**Amendment Log**

Date	Description of the Amendment	PCMP Section	Amendment Prepared by

**Training Log**

Date	Description of the Training	Attendees Name

**Exhibit D: Annual report**

Site Name:		Annual Report for Dates:		
Site Address:				
Facility Contact information				
	NAME and MAILING ADDRESS	Phone	E- MAIL ADDRESS	
SITE CONTACT:				
INSPECTOR CONTACT:				
Inspection Dates:				
1 <sup>st</sup> Inspection	2 <sup>nd</sup> Inspection	3 <sup>rd</sup> Inspection	4 <sup>th</sup> Inspection	5 <sup>th</sup> Inspection
Pollutants Found:	Found During Inspection #:	How were Pollutants controlled/disposed?		
Are Controls Functioning Properly?		Yes	No	
Notes:				
Print Name:		Date:		
Signature:		Title or Position		
*Include Training Logs and Inspection Reports with Annual Report when submitting.				