



ENT 71683:2018 PG 1 of 39
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Jul 31 10:15 am FEE 86.00 BY MA
RECORDED FOR UTAH VALLEY SELF STORAGE

Department of Public Works

INSPECTION & STORM WATER MAINTENANCE AGREEMENT

Project Name and Address:

Utah Valley Self Storage

243 S Geneva Rd.

Orem, Utah 84058

Parcel No(s): 180080097, 180080094, 180080015, 180080093

Lot No(s) (if applicable): _____

This Agreement is executed in duplicate this 6th day of September, 2017, by and between the CITY OF OREM, a municipal corporation and political subdivision of the State of Utah, with its principal offices located at 56 North State Street, Orem, Utah 84057 (hereinafter referred to as the "CITY") and Five Crowns, a Limited Liability Company, with its principal offices located at/residing at 243 S Geneva Rd. (hereinafter referred to as "OWNER").

RECITALS

WHEREAS, OWNER is the owner of real property described as:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF OREM, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16, THENCE SOUTH 1112.52 FEET, THENCE EAST 37.17 FEET TO A POINT ON THE EAST LINE OF GENEVA ROAD (U-114, 1600 WEST) AND THE POINT OF BEGINNING; THENCE SOUTH 89°59'41" EAST 530.03 FEET; THENCE SOUTH 07°15'00" EAST 202.52 FEET; THENCE WEST 82.29 FEET; THENCE SOUTH 07°15'00" EAST 138.14 FEET; THENCE SOUTH 89°18'50" WEST 488.67 FEET TO A POINT ON THE EAST LINE OF GENEVA ROAD (U-114, 1600

WEST); THENCE NORTH 00°20'57" WEST 343.85 FEET ALONG SAID EAST LINE OF GENEVA ROAD (U-114, 1600 WEST) TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF THE UNION PACIFIC RAILROAD. Said property is located at the Orem street address of 243 S Geneva Road, Orem Utah 84058 (hereinafter called the "Property").

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

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

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

WHEREAS, the Storm Water 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; and

WHEREAS, a summary description of all Storm Water Facilities, details and all appurtenance draining to and affecting the Storm Water Facilities and establishing the standard operation and routine maintenance procedures for the Storm Water Facilities, and control measures installed on the Property, ("Long-Term Storm water Maintenance Plan" or "Plan") more particularly shown in Exhibit "A" and,

WHEREAS, a condition of development 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 Plan; and

WHEREAS, the CITY and the OWNER, its successors and assigns, including any homeowners association, agree that the health, safety, and welfare of the residents of Orem, Utah require that on-site Storm Water Facilities be constructed and maintained on the Property; and

WHEREAS, the CITY requires that Storm Water Facilities as shown on the Plan be constructed and adequately maintained by the OWNER, its successors and assigns, including any homeowners association.

COVENANTS

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The Storm Water Facilities shall be constructed by the OWNER, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The OWNER, its successors and assigns, including any homeowners association, shall, at its own expense adequately maintain the Storm Water Facilities in accordance with the approved operation and maintenance guidelines set forth for each facility. This includes all pipes and channels built to convey storm water, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions.
3. The OWNER, its successors and assigns, including any homeowners association, shall ensure the Storm Water Facilities are inspected by a qualified professional and shall submit an inspection report to the CITY. The inspection report shall be due annually thirty (30) days from the date of the final structural storm water management facilities construction inspection and as-built plans submitted. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure(s), pond/detention areas, access roads, etc. Deficiencies shall be noted in the inspection report.
4. The OWNER, its successors and assigns, including any homeowners association, hereby grant permission to the CITY, its authorized agents and employees, to enter upon the Property and to inspect the Storm Water Facilities whenever the CITY deems necessary. The purpose of inspection is to follow-up on reported or suspected deficiencies and/or respond to citizen complaints. The CITY shall provide the OWNER, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.
5. This Agreement hereby grants to the CITY any and all maintenance easements set forth herein or in the Plan as required to access and inspect the Storm Water Facilities.

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6. In the event the OWNER, its successors and assigns, including any homeowners association, fails to maintain the Storm Water Facilities in good working condition acceptable to the CITY, the CITY may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the OWNER, its successors and assigns, including any homeowners association. This provision shall not be construed to allow the CITY to erect any structural storm water management facilities. It is expressly understood and agreed that the CITY is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the CITY.
7. The OWNER, its successors and assigns, including any homeowners association, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the Storm Water Facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.
8. In the event the CITY, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the OWNER, its successors and assigns, including any homeowners association, shall reimburse the CITY upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the CITY hereunder. 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 collection costs, including attorneys' fees and court costs, incurred by the CITY in collection of delinquent payments.
9. This Agreement imposes no liability of any kind whatsoever on the CITY and the OWNER, its successors and assigns, including any homeowners association, agrees to hold the CITY harmless from any liability in the event the Storm Water Facilities fail to operate properly.
10. **This Agreement shall be recorded among the land records of Utah County, Utah, and shall constitute a covenant running with the land, and shall be binding on the OWNER, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners association. 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, including any homeowners association, and shall bind all present and subsequent owners of the Property described herein. Upon conveyance of the Property being completed, all covenants and obligations of the OWNER under this Agreement shall cease, but such covenants and obligations shall run with the land and shall be binding upon the subsequent owner of the Property.**

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11. The parties represent that each of them has lawfully entered into this Agreement, having complied with all relevant statutes, ordinances, resolutions, bylaws and other legal requirements applicable to their operation.
12. This Agreement shall be interpreted pursuant to the laws of the State of Utah.
13. Time shall be of the essence of this Agreement.
14. In the event that either party should be required to retain an attorney because of the default or breach of the other or to pursue any other remedy provided by law, then the non-breaching or non-defaulting party shall be entitled to a reasonable attorney's fee, whether or not the matter is actually litigated.
15. The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include the other gender. The paragraphs and section headings in this Agreement contained are for convenience only and do not constitute a part of the provisions hereof.
16. No oral modifications or amendments to this Agreement shall be effective, but this Agreement may be modified or amended by written agreement.
17. Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that both parties have participated in the preparation hereof.
18. This Agreement shall be binding upon the heirs, successors, administrators and assigns of each of the parties hereto.
19. 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.

SIGNED and ENTERED INTO this 22nd day of SEPTEMBER, 2017.

OWNER

GREGORY M. ELLSWORTH 
(Owner)

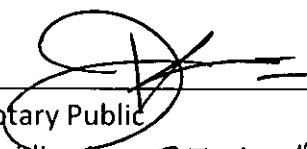
GREGORY M. ELLSWORTH
(Print Name)

STATE OF UTAH)

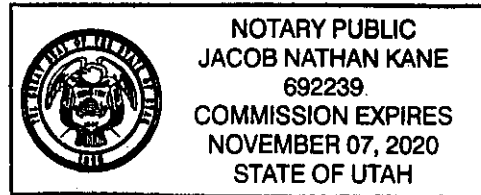
:SS.

COUNTY OF UTAH)

The above instrument was acknowledged before me by GREGORY M. ELLSWORTH, this 22nd day of SEPTEMBER, 2017.



Notary Public
Residing in: 77N. OREM, UTAH
My commission expires: 11/07/2020



CITY



MAINTENANCE DIVISION MANAGER

FOR CITY USE ONLY

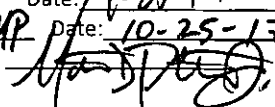
Property description verified: OK Date: 9-25-17
Long-Term Storm Water Maintenance Plan: Approved MP Date: 10-25-17
Agreement Reviewed & Approved by Storm Water Staff:  Date: 10-25-17

EXHIBIT A

Plan

EXHIBIT A

Parcels #180080097, 180080094, 180080015, 180080093- to be joined into one parcel.

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF OREM, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LESS AND EXCEPTING ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF THE UNION PACIFIC RAILROAD.

Long Term Storm Water Maintenance Plan
for:

Utah Valley Self Storage

243 S Geneva Rd.

Orem, Utah, 84058

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SECTION 2: POLLUTANT SOURCES

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SECTION 1: PURPOSE AND RESPONSIBILITY

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

The purpose of this Long Term Storm Water Management Plan (LTSWMP) is to manage operations at 243 S Geneva Rd. in order to minimize pollutants in both storm water and non-storm water runoff, and to minimize litter from blowing off the site. This LTSWMP describes the systems, operations and the minimum standard operating procedures (SOPs) necessary to accomplish this purpose. Any other activities or site operations at this property that contaminate water entering waters of the state must be prohibited, unless SOPs are written to manage those activities or operations, and this LTSWMP is amended to include those SOPs. A copy of this document is to be kept by the Owner-Five Crowns LLC, and the responsible party is Heather Jonson-801-224-9325, who is responsible for implementing and abiding by the SOPs listed within.

SECTION 2: POLLUTANTS AND SOURCES

Instructions:

- List site operations that can pollute the storm water.
- List site infrastructure that, when unmaintained, can pollute the storm water.
- Identify the pollutants typical with each site operation and site infrastructure.
- The list below is a guide only. Add and remove items as necessary that are applicable to your site.
- Special instruction language to Owner, staff and sub-contractors may need to be included in **Section 2** to ensure specific operations are always conducted indoors in controlled conditions. Reference operations required by other regulatory agencies or operations that warrant special direction to ensure those operations do not get exposed to the environment such as waste that must be contained, collected indoors and transferred to hazardous wastes facilities. Typically this will be waste that is prohibited from the site's outside dumpster and operations that must be performed indoors. Include this instruction in paragraph form before or after the table.

POLLUTANTS AND SOURCES

Pollutant Sources	Sediment	Nutrients	Heavy Metals	pH (acids and bases)	Pesticides & Herbicides	Oil & Grease	Bacteria & Viruses	Trash, Debris, Solids	Other pollutant	Notes
Spills	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Landscaping Maintenance Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Waste Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Storm Water Systems and Maintenance Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Parking & other Paved Areas & Maintenance Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building Utility Systems & Maintenance Operations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Inventory and Equipment Storage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

The site infrastructure and operations described in Section 2 are limited to controlling and containing pollutants and if managed improperly can contaminate the environment. The Long Term Storm Water Maintenance Plan includes standard operating procedures (SOPs) that are intended to compensate for the limitations of the site infrastructure. The responsible party must use good judgment and conduct operations appropriately, doing as much as possible indoors and responsibly managing operations that must be performed outdoors. The drawings describing the infrastructure are included in Appendix A.

Instructions:

- Describe site infrastructure, structural controls and any low impact designs (LIDs) that are included to control and contain pollutants. Identify the limitations of the infrastructure at controlling and containing pollutants.
- Describe operations both business functions and maintenance that will generate pollutants.
- Briefly identify the need for SOPs that are necessary to compensate for the limitations of the site infrastructure and operations. Create SOPs that will govern the site functions, and maintenance operations.

[Describe, site infrastructure, and operations in relation to their contribution or prevention of pollutants generated on this site. The listed infrastructure is typical for most sites, however, the designer is required to add the unique site infrastructure needing controls and may also remove any of standard infrastructure listed that does not apply. Generally most sites will have the following infrastructure and how it is operated and maintained will affect runoff.]

Landscape Maintenance Operations

[Describe the vegetative or xeriscape infrastructure and how its presence and maintenance impacts water quality. When the landscape design includes LID infrastructure, describe the benefits. Incorporating LID designs into landscape infrastructure that can reduce the level of controls necessary for SOPs.]

Approximately 10 percent of the site is made up of maintained landscape. The primary landscapes on site are grass, shrubbery, and trees. Upon completion of the site, the constructed retention pond on site will promote the establishment of riparian species around the pond as well. During typical landscaping maintenance activities, such as mowing and tree trimming, organic matter, pesticides, herbicides, nutrients and oil/gas are potential sources of pollution. These sources of pollution could be introduced into the stormwater system if not properly taken care of during maintenance activities. Immediate pickup and proper disposal of all materials is required during maintenance activities. To promote stormwater integrity, LID designs were considered, including reducing our development footprint and protecting existing vegetation. By protecting existing vegetation, areas around the site are afforded natural stormwater protection first, while still being protected by structural stormwater BMPs.

Long Term Storm Water Management Plan

Utah Valley Self Storage- August 2017

Storm Water System and Maintenance Operations

[Describe the storm water system including surface impoundment, conveyance system and structural water quality infrastructure and how its presence and maintenance impacts water quality. Incorporating LID and structural water quality device designs into storm water infrastructure can reduce the level of controls necessary for SOPs.]

All building roofs drain to asphalt and storm system inlets. Where feasible, stormwater flows into landscaping first prior to entering the system. Stormwater is collected and conveyed to the detention pond through the use of surface sheetflow, asphalt water ways, storm drains, and piping. To decrease stormwater effect on water quality, the site is graded to limit the conveyance of sediments into and through the system. Any sediment that does collect in the system can easily be removed from storm drain drop boxes and the detention pond. Stormwater that is conveyed to the detention pond is retained, up to the first .30 inch of precipitation, in the pond, prior to being discharged into a stormtech system. Discharge from the pond will go through a snout system designed to separate oils and debris from the stormwater. The stormtech system is anticipated to have an infiltration rate of 20 min/in. Stormwater that passes through the detention pond and the stormtech system will be discharged into the Orem City Stormwater System at a rate of no more than 60 GPM/Acre, per Orem City Standards.

Maintenance of the system is as follows: the stormtech system and storm drain drop boxes will be inspected annually, and cleaned out as necessary by vacuum truck. The detention pond and snout will be inspected quarterly, and cleaned regularly to prevent organic matter, trash, and debris from entering the system. All maintenance is performed according to the stated SOPs.

Snow, Salt and Ice Removal Management

[Describe the necessary snow and ice operation and how its necessity and maintenance impacts water quality. Incorporating LID designs into snow and ice removal infrastructure can reduce the level of controls necessary for SOPs.]

To prevent water quality impairment from Snow and Ice removal, the site is plowed immediately after a snow storm from the front to the back of the lot. By utilizing the back of the lot, snow and ice is allowed to melt in areas of existing vegetation. By utilizing these areas of existing vegetation, snow and ice melt is pre-filtered, prior to entering the stormwater system. Buildings are designed as such to minimize the amount of ice buildup on site, reducing the overall amounts of salt required to maintain the site for safe usage during the winter months. Due to the retention/detention capabilities of the pond, sediments and solids are able to fall out of suspension, prior to being discharged into the stormtech system and the Orem City Stormwater system.

Salt will not be allowed to be stored on site. The contracted snow removal company will bring in all salt used on-site in their operational vehicles and salt which is not distributed during ice removal operations will leave with the contracted snow removal companies vehicles. In accordance with Snow, Salt and Ice Removal SOPs.

Long Term Storm Water Management Plan

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Equipment Storage Buildings/Areas

[Describe any outside storage infrastructure or operations and how its necessity and maintenance impacts water quality. Incorporating LID designs into equipment storage infrastructure can reduce the level of controls necessary for SOPs.]

Following SOPs, equipment and materials are not allowed to be stored outside. There are no anticipated outside storage areas. All storage on site will be in covered storage units.

As the site is a Self Storage Facility, tenants have the ability to introduce outside sources of pollutants to the site. This risk will be minimized by the business policies seen on Page 9. These policies strictly prohibit the storage of toxic waste, medical or biologically harmful material, and oil/gas.

Tenants have the ability to introduce other potential pollutants to the site such as sediment, nutrients, heavy metals, PH, Pesticides and Herbicides and Trash/Debris. These potential pollutants will be minimized by business policies for noticing any leaks coming from a unit, proper waste management SOPs, weather resistant doors and access points, and covered storage.

The flooring of the units is graded flat to prevent potential leaking from a storage unit into the Storm system. Spill kits will be provided on site for the proper cleanup and disposal of potential pollutants.

Should any potential pollutants, such as sediments, oils or debris make it into the storm system, the grading of the site will allow sediments to settle out, and the detention pond will be installed with a snout system to prevent pollutants in the system from moving through the system.

Spills Prevention (oil, antifreezes ect..)

[Describe infrastructure limitations at controlling and containing spills. Incorporating LID design into the infrastructure intended to minimize spills reaching waterways can reduce the level of controls necessary for SOPs.]

Spill Kits will be made available on site to prevent spills from reaching waterways. The site is graded as such to slow the flow of spills, allowing for time to properly clean up spills prior to them entering the stormwater system. Trash receptacles are dispersed throughout the site to promote proper handling of waste. At the detention pond, a snout system will be utilized and maintained according to SOPs to prevent any oils and debris that enter the system from moving through the system.

Long Term Storm Water Management Plan

Utah Valley Self Storage- August 2017

Waste Management

[Describe any outside waste management infrastructure or operations and how its necessity and maintenance impacts water quality. Incorporating LID designs into equipment storage infrastructure can reduce the level of controls necessary for SOPs.]

A dumpster will be provided on site for the proper disposal of waste. Regular waste management services ensure the proper function and success of a stormwater system. Debris and trash can be prevented by proper utilization of trash receptacles can plug up the stormwater system, leading to poor performance and potential damage from stormwater. The dumpster on site has top lids to prevent trash from escaping the dumpster and is managed by Waste Management @ 888-496-8824. Please see the SOPs for proper waste management procedures.

Long Term Storm Water Management Plan

Utah Valley Self Storage- August 2017

Business Policies:

- No storing of toxic waste is allowed on site
- No storing of medical waste, or potentially biologically harmful material is allowed on site.
- No new or used oil or gas is allowed to be stored on site.
- All trash from units must be taken to waste receptacles on site.
- Any leaking substance noticed coming from a unit or near a unit must be cleaned up within 24hrs.

Long Term Storm Water Management Plan

Utah Valley Self Storage- August 2017

SECTION 4: TRAINING

The owners of this property shall ensure that the property operators know and understand their responsibility to train subcontractors that their employees and subcontractors know and understand the SOPs that are necessary to effectively maintain the property, in order to contain pollutants associated with operations related to the site. This training record is kept in Training Logs .

SECTION 5: RECORDKEEPING AND SITE INSPECTIONS

The owners of the property shall require a records to be kept. Operation activities in accordance with SOPs written specifically for this property. Mail a copy of the record to the Orem City Storm Water Section annually. (Attention to: Storm Water Project Manager 1450 W 550 N Orem UT, 84057 or E-mail a copy to swmp@orem.org)

SECTION 6: APPENDICES**Instructions:**

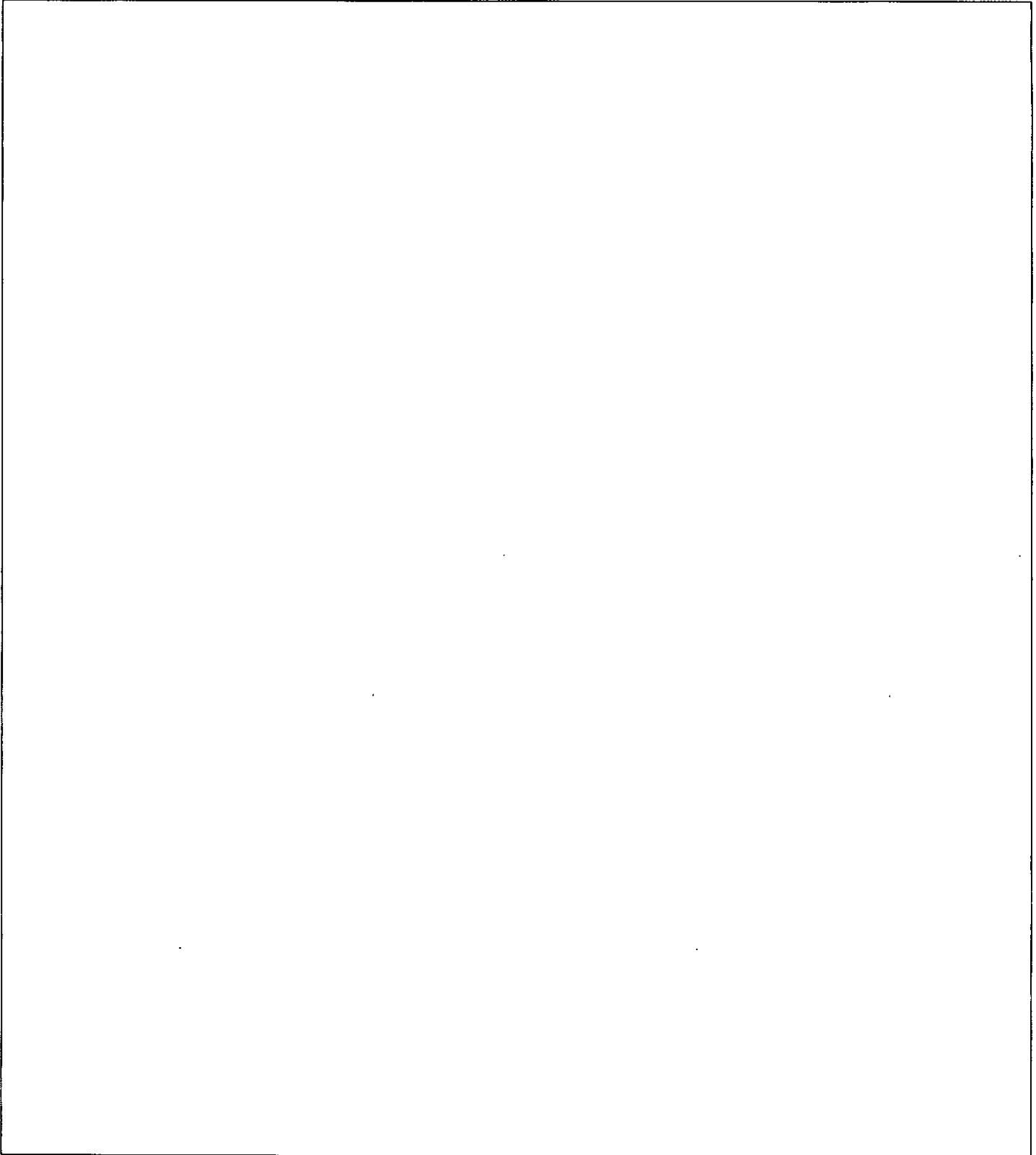
- Include all drawings, details, SOPs and other supporting information referenced in Sections 1-5, the information specified by the Appendix titles and any other specifics necessary to complete this Long Term Storm Water Management Plan.
- Ensure the LTSWMP is updated with any site plan as-built differences prior to releasing the project and Notice of Intent (NOI)

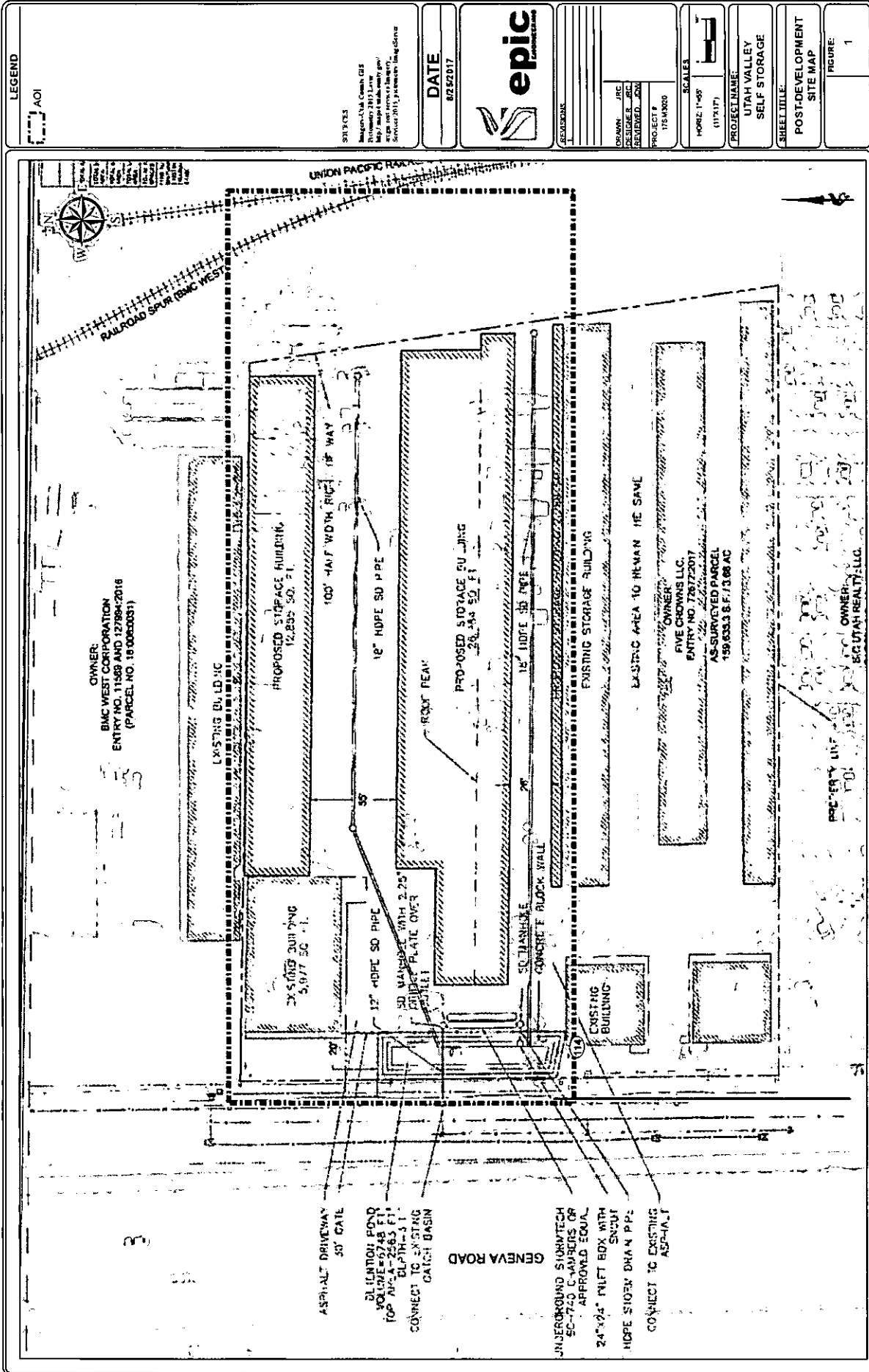
- Section 1. Appendix A- Site Drawings and Details
- Section 2. SOPs
- Section 3. Recordkeeping Documents

APPENDIX A - SITE MAP, BMP LOCATIONS

[Insert Site Drawings or Details]

Description: Site Map



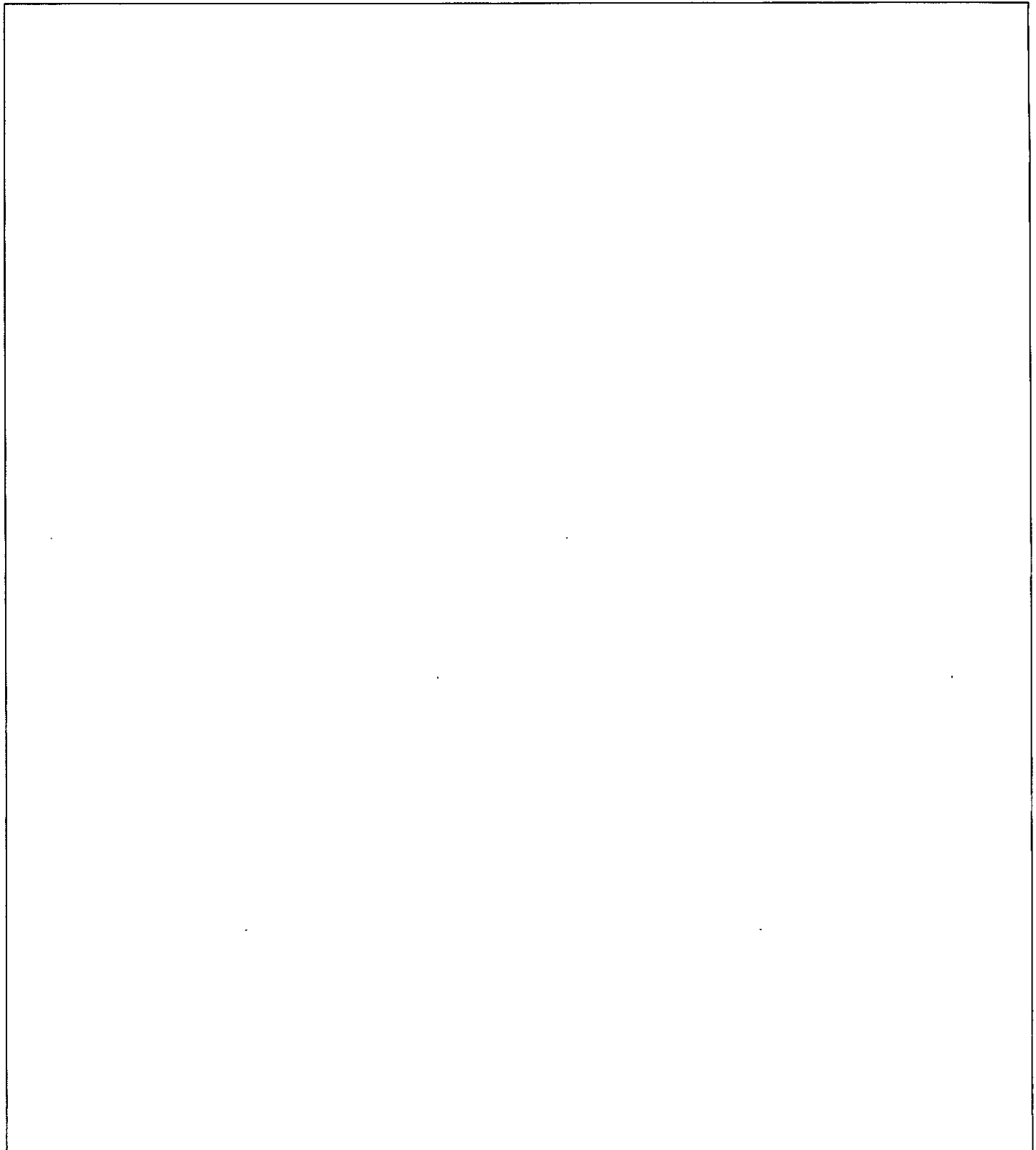


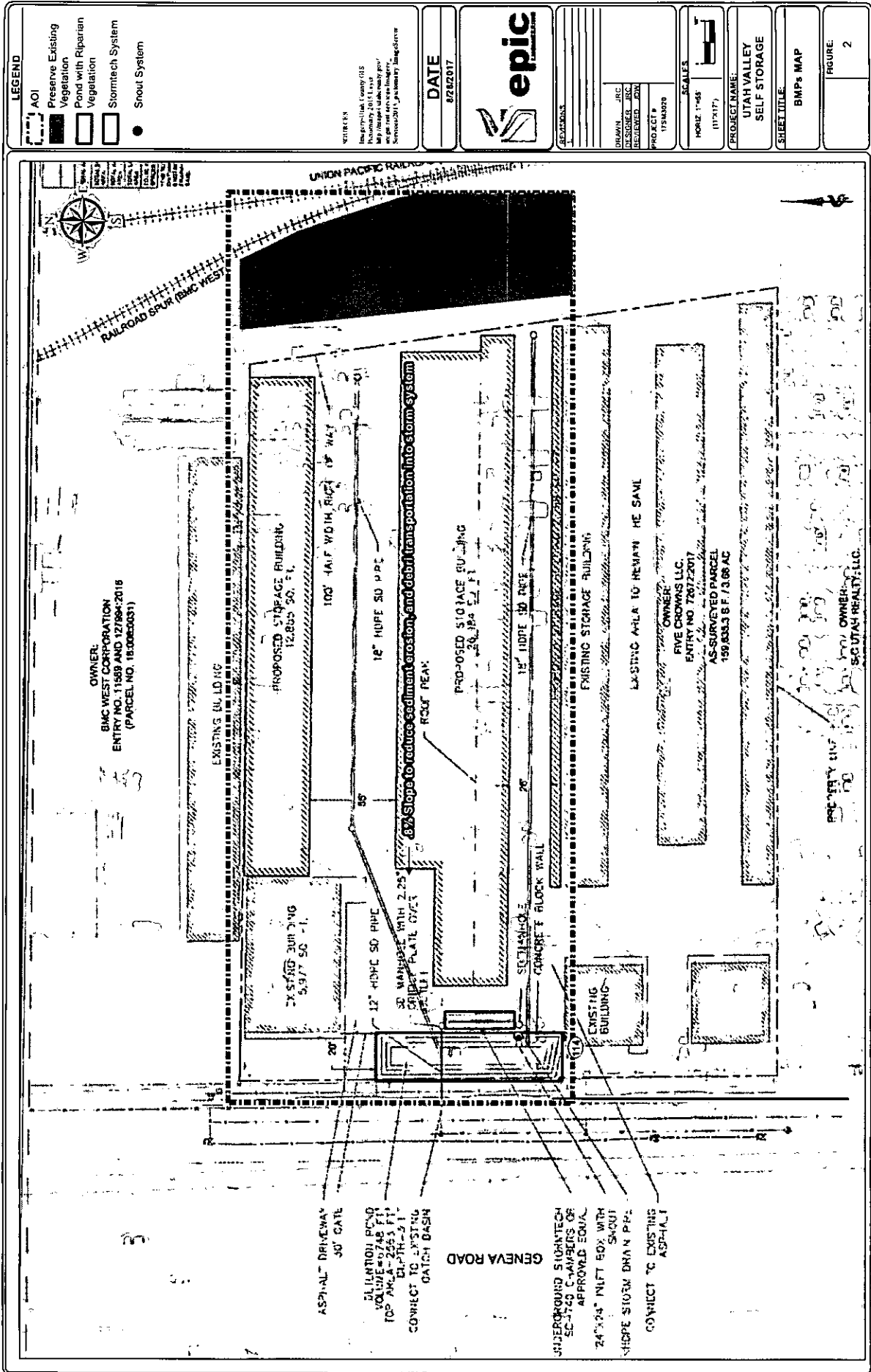
LEGEND AOI	SERVICES Design-Civil, Civil, GIS Planning, 2015 Lyle 1000 S. Main Street, Suite 100 Salt Lake City, UT 84143 Phone: 313.1000 Fax: 313.1000	DATE 02/20/17		DRAWN: JRC DESIGNED: JRC REVIEWED: JRC PROJECT # 175-W-000	SCALES HORIZ: 1"=40' (11/17/17)	PROJECT NAME: UTAH VALLEY SELF STORAGE	SHEET TITLE: POST-DEVELOPMENT SITE MAP	FIGURE: 1
	UNION PACIFIC RAILROAD SPUR (BMC WEST)	EXISTING BUILDING 5,977 SQ. FT.		PROPOSED STORAGE BUILDING 12,895 SQ. FT.	PROPOSED STORAGE BUILDING 28,448 SQ. FT.	EXISTING STORAGE BUILDING	EXISTING BUILDING	EXISTING BUILDING

APPENDIX A - SITE FACILITY DETAILS

[Insert Site Drawings or Details]

Description: BMP Locations

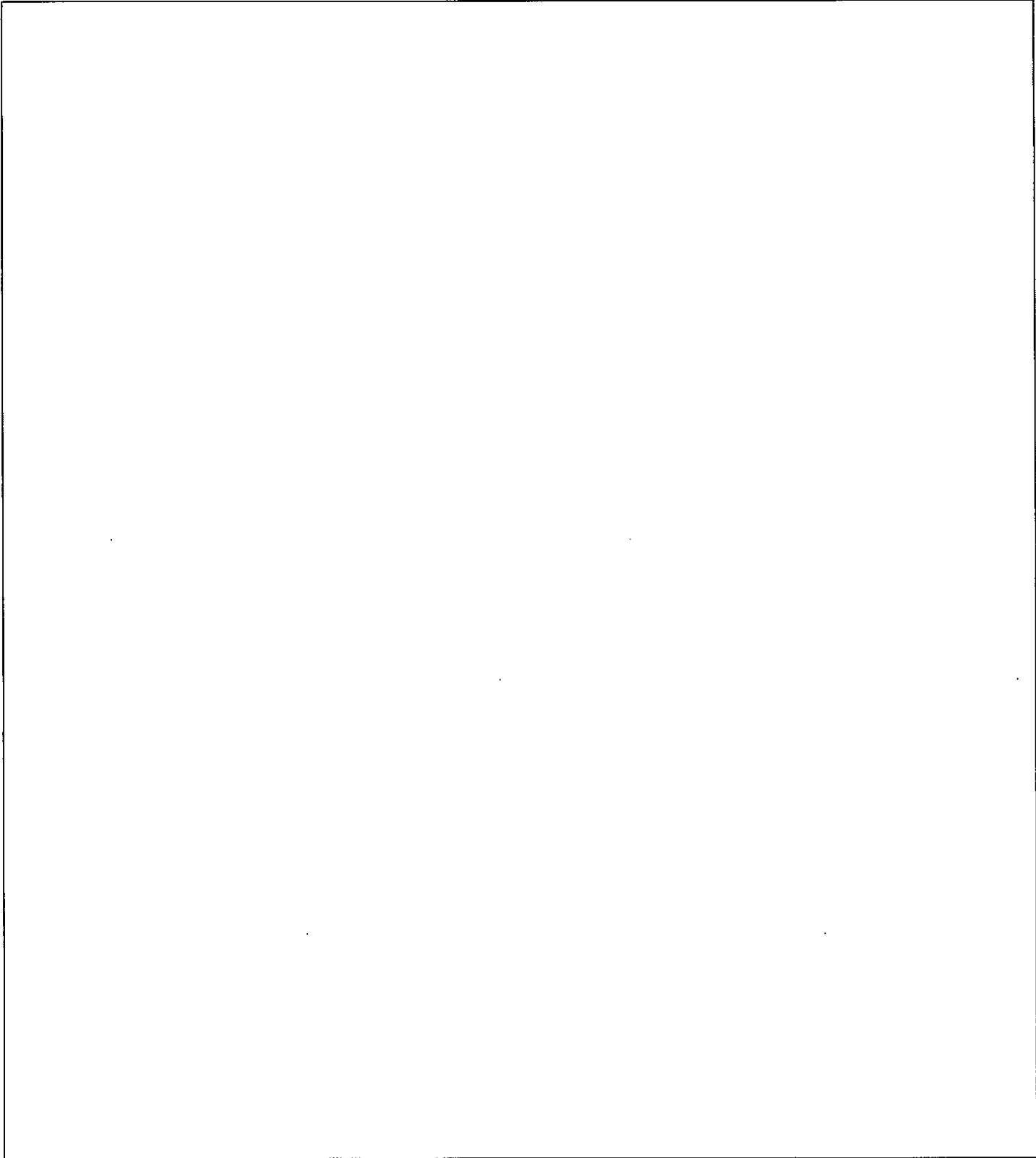




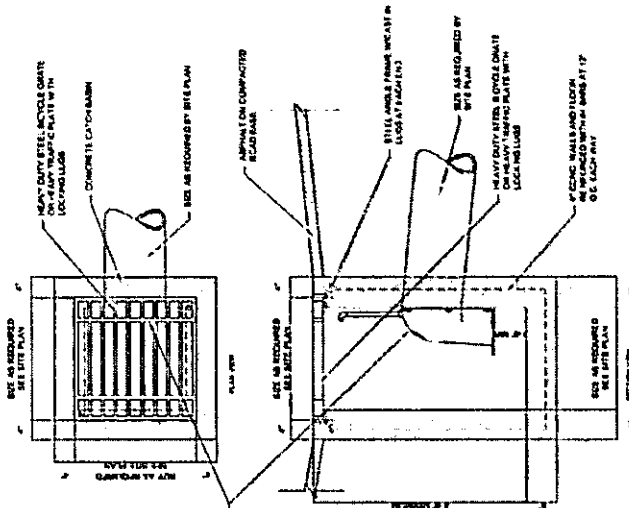
APPENDIX A - SITE FACILITY DETAILS

[Insert Site Drawings or Details]

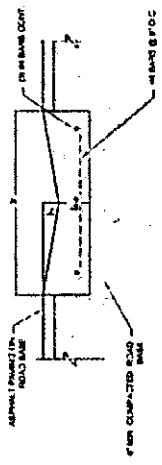
Description: Stormwater Pond Snout Detail and Waterway Detail



CONSTRUCTION NOTES	WARNING CALL BLUE STAGES		DRAWN: _____ DESIGNED: _____ CHECKED: _____ PROJECT: _____	DATE: _____ SCALE: _____ SHEET: _____ OF: _____ SHEETS	UTAH VALLEY SELF STORAGE	DETAILS	PLAN NO: _____ PRELIM. C3.3
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B CATCH BASIN W/ SNOUT



A WATER WAY

IF LIPS OF DUCTILE IRON WITH 1/2" THICKNESS ARE NOT AVAILABLE LOCATED IN THE ROAD AND A RECYCLABLE TEMPORARY SCHEDULE THE THICKNESS OF THE DUCTILE IRON SHALL BE 1/2" (SEE PLAN)

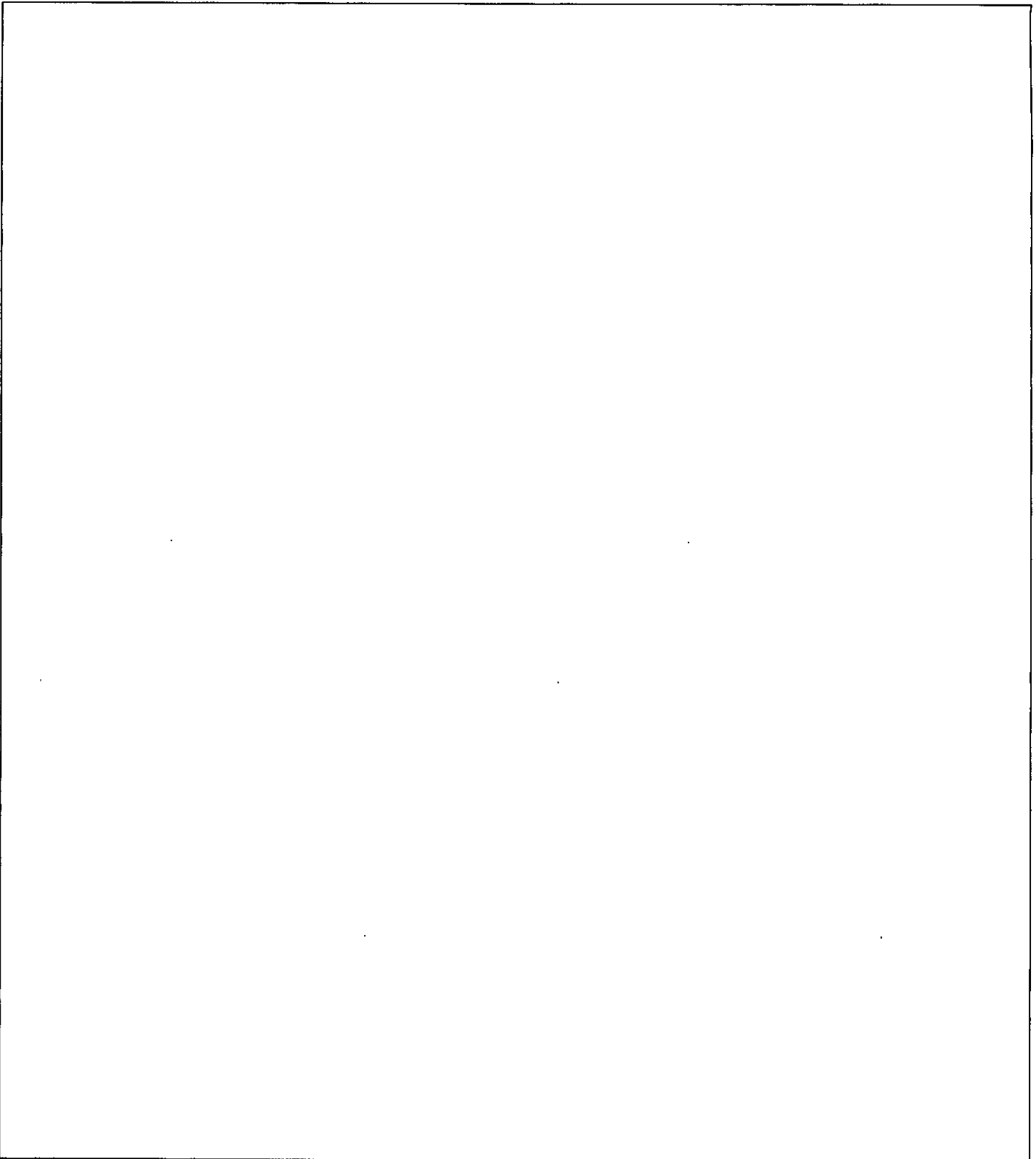
Long Term Storm Water Management Plan

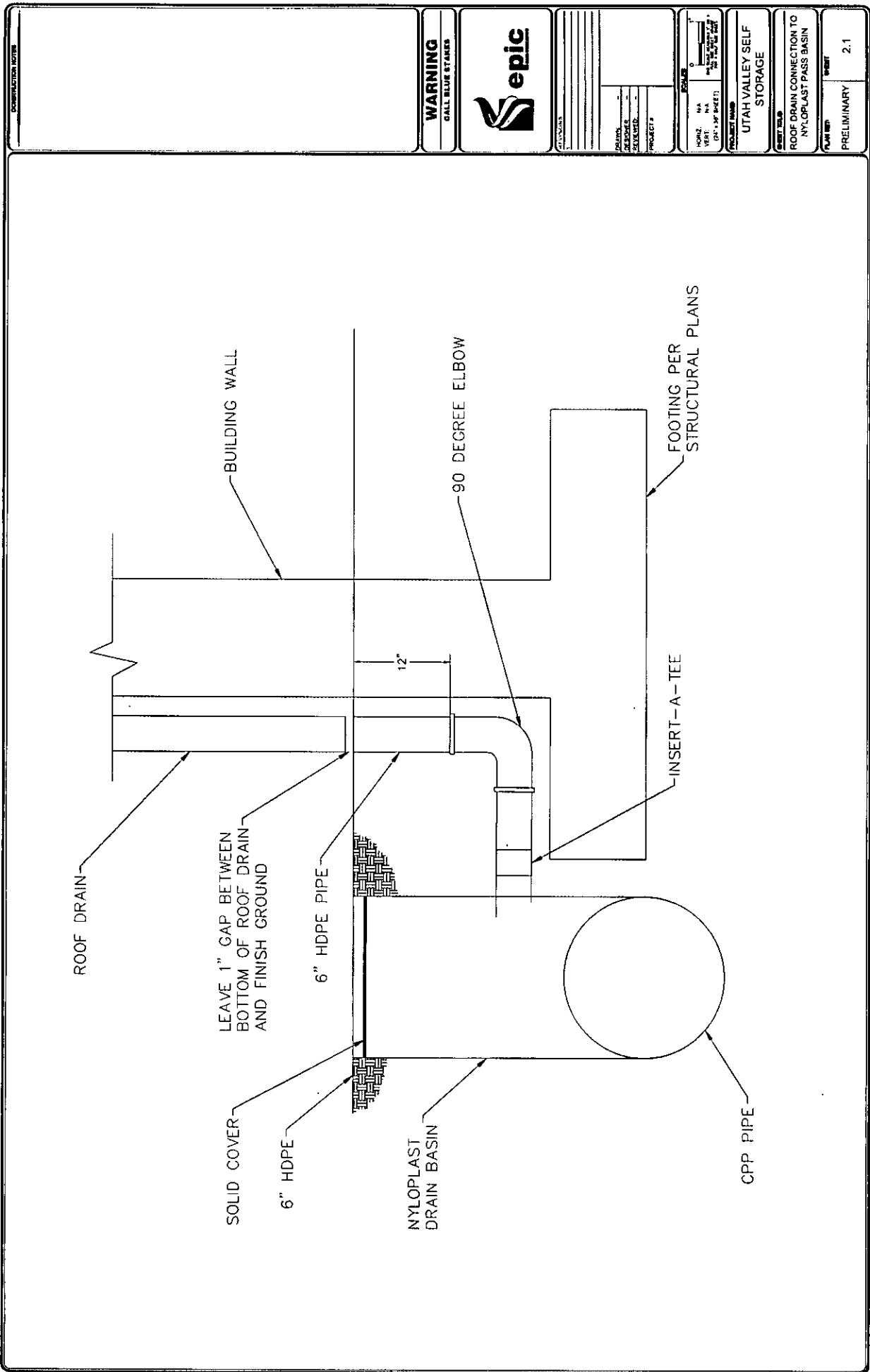
Utah Valley Self Storage- August 2017

APPENDIX A - SITE FACILITY DETAILS

[Insert Site Drawings or Details]

Description: Roof Drain Detail





CONSTRUCTION NOTE

WARNING
CALL BEFORE YOU DIG



DATE:	
DESIGNER:	
CHECKER:	
PROJECT #:	

SCALE:	0
HORIZ.:	1" = 10'
VERT.:	1" = 10'

UTAH VALLEY SELF STORAGE

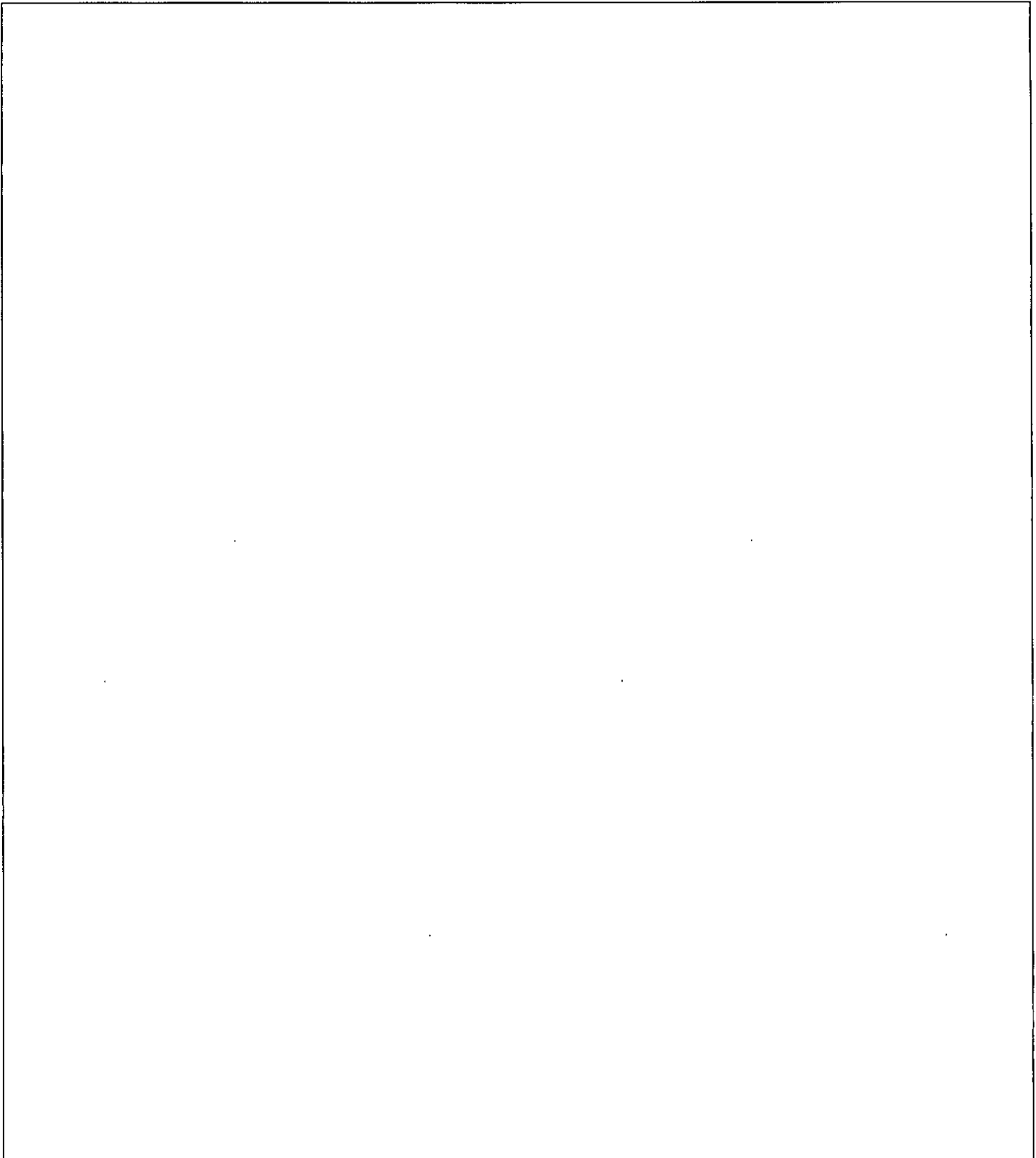
ROOF DRAIN CONNECTION TO NYLOPLAST PASS BASIN

PLAN NO.	2.1
PRELIMINARY	

APPENDIX A - SITE FACILITY DETAILS

[Insert Site Drawings or Details]

Description: Stormtech System Detail





ADVANCED DRAINAGE SYSTEMS, INC.

UTAH VALLEY STORAGE OREM, UTAH

STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740, SC-310, OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), *STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS*.
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE.
 - a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
 - b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET, THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
 - c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.
STORMTECH RECOMMENDS BACKFILL METHODS:
• STONES LOCATED BETWEEN THE CHAMBER ROWS
• BACKFILL ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION, STONE OR SUBGRADE.
• BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4"-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXISTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

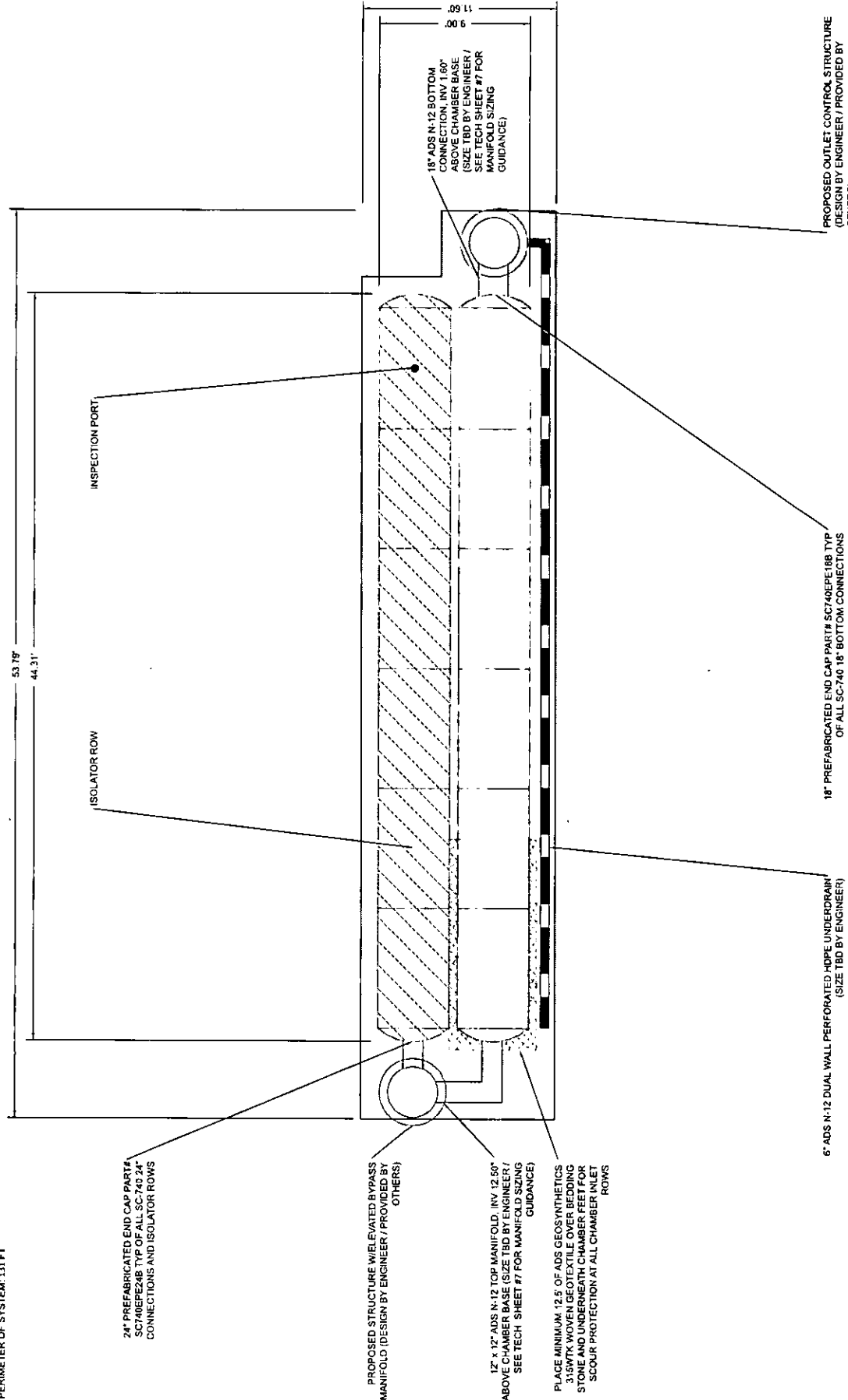
NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-780 CONSTRUCTION GUIDE".
 2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.
- CONTACT STORMTECH AT 1-888-892-2894 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

COMPUTER GENERATED CONCEPTUAL LAYOUT - NOT FOR CONSTRUCTION

CONCEPTUAL LAYOUT

- (1) STORMTECH SC-740 CHAMBERS
- (2) STORMTECH SC-740 END CAPS
- (3) STORMTECH SC-740 END CAPS
- INSTALLED WITH 6" COVER STONE, 6" BASE STONE, 40% STONE VOID
- AREA OF SYSTEM: 606 FT²
- PERIMETER OF SYSTEM: 131 FT



UTAH VALLEY STORAGE OREM, UTAH		DATE: 08/14/2017	DRAWN: DE	CHECKED: --
PROJECT #:	TOOL:			
REV	DRW	CHK	DESCRIPTION	



NOT TO SCALE

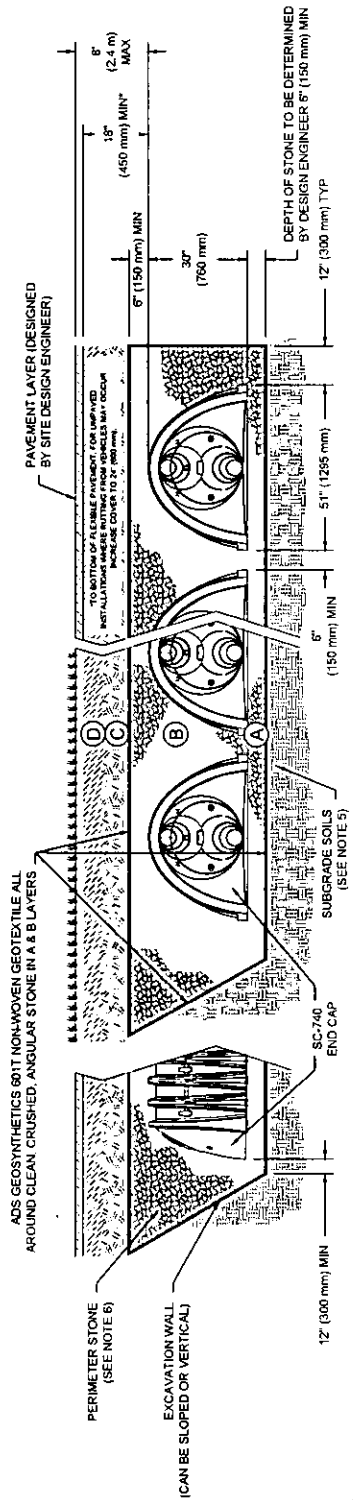
4640 TRUENAN BLVD
HILLIAND, OH 43026
1-800-733-7473

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE OBLIGATION OF THE DESIGN ENGINEER TO VERIFY THAT THE PROJECT(S) DESCRIBED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF LAYER 'C' AND EXTENDS TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL COVERS THE CHAMBERS. IS REQUIRED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M14S ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. **

PLEASE NOTE
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE."
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

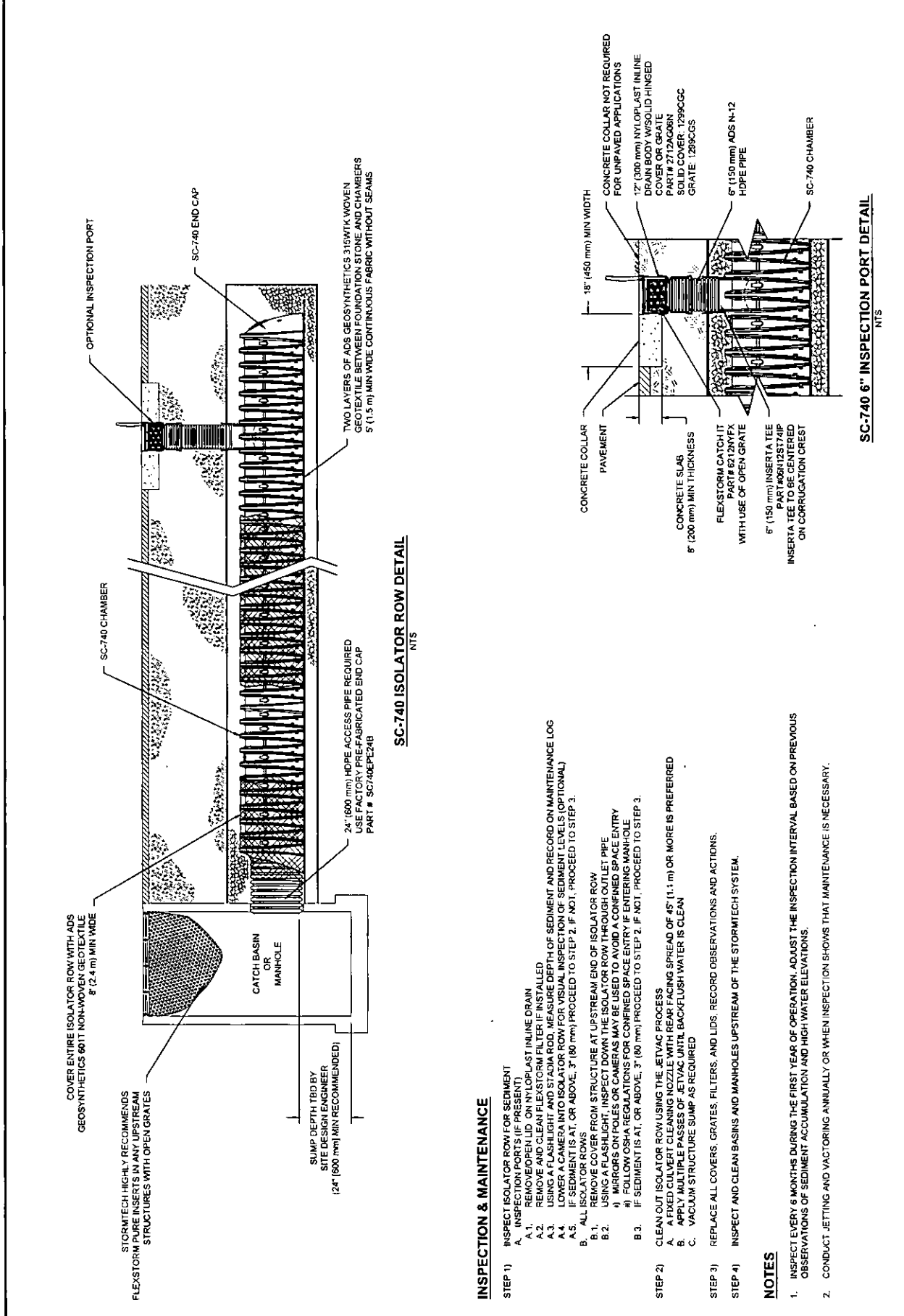


NOTES:

- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" OR ASTM F2822 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

<p>4440 TRUENMAN BLVD HILLIAR, OH 43026 1-800-733-7473</p> <p>ADS ADVANCED DESIGN SYSTEMS, INC.</p>		<p>70 RIVINGTON ROAD, SUITE 3 ROCKY HILL, CT 06067 860-429-1314 860-402-2981 WWW.STORMTECH.COM</p> <p>Stormtech STORMWATER COLLECTION CHAMBERS</p>	
<p>THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCTS (S) SPECIFIED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LOCAL, STATE, FEDERAL, AND PROJECT REQUIREMENTS. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCTS (S) SPECIFIED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LOCAL, STATE, FEDERAL, AND PROJECT REQUIREMENTS.</p>	<p>DATE: 08/14/2017 DRAWN: DE CHECKED: —</p>	<p>PROJECT # 1061</p>	<p>UTAH VALLEY STORAGE</p>

PROJECT # 7001 CHECKED: --		DATE: 06/14/2017 DRAWN: DE		UTAH VALLEY STORAGE OREM, UTAH	
DESCRIPTION		REV	DRW	CHK	
TO RENOVO ROAD STATE 2 (MOUNTAIN VIEW) PROJECT REVISIONS AND PROJECT REQUIREMENTS 800-429-8188 (MOUNTAIN VIEW) PROJECT REVISIONS AND PROJECT REQUIREMENTS STORMTECH HILLIARD, OH 43026 1-800-733-7473 4640 TRUENAN BLVD ADVANCED STORMWATER SYSTEMS INC.					
THE DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO THE DESIGN ENGINEER AND THE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCTS (DETAILED) AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LOCAL, STATE, FEDERAL AND PROJECT REQUIREMENTS.					SHEET 4 OF 5



INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
 - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - A.5. IF SEDIMENT IS AT, OR ABOVE, 3' (90 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - B. ALL ISOLATOR ROWS
 - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
 - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - B.3. MIRRORS OR POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - B.4. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING ANY HOLE
 - B.5. IF SEDIMENT IS AT, OR ABOVE, 3' (90 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEANOUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS. RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

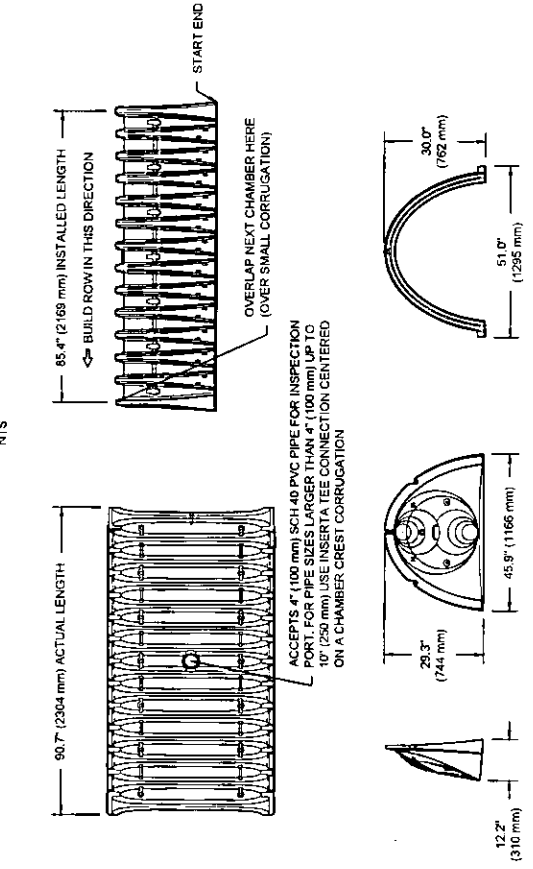
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

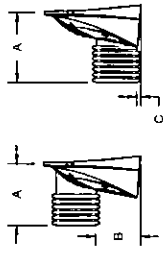
UTAH VALLEY STORAGE	DATE: 08/14/2017 DRAWN: DE	PROJECT # Tool CHECKED: —	75 WOOD ROAD, SUITE 3 ROCKY HILL, CT 06067 1-800-733-7473 4640 TRUENAN BLVD HILLIARD, OH 43020
DESCRIPTION	REV	DRW	CHK

SHEET 5 OF 5

SC-740 TECHNICAL SPECIFICATION



NOMINAL CHAMBER SPECIFICATIONS:
 SIZE (W X H X INSTALLED LENGTH): 51.0" X 30.0" X 85.4" (1295 mm X 762 mm X 2169 mm)
 CHAMBER STORAGE: 45.9 CUBIC FEET (1,30 m³)
 MINIMUM INSTALLED STORAGE*: 74.9 CUBIC FEET (2,12 m³)
 WEIGHT: 75.0 lbs (33.6 kg)
 *ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



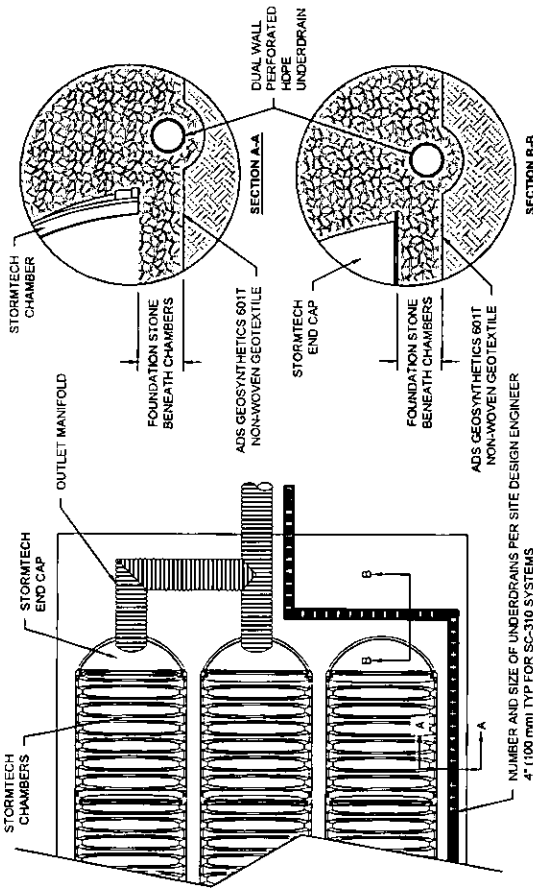
PART #	STUB	A	B	C
SC740EP001 / SC740EP061PC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	0.5" (13 mm)
SC740EP008 / SC740EP088PC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	—
SC740EP001 / SC740EP081PC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	0.6" (15 mm)
SC740EP101 / SC740EP101PC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	0.7" (18 mm)
SC740EP108 / SC740EP108PC	15" (375 mm)	16.4" (417 mm)	9.0" (229 mm)	1.2" (30 mm)
SC740EP127 / SC740EP127PC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	1.3" (33 mm)
SC740EP159 / SC740EP159PC	24" (600 mm)	18.5" (470 mm)	—	1.6" (41 mm)
SC740EP181 / SC740EP181PC	—	—	—	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EP008 ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-882-2684.

* FOR THE SC740EP008 THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

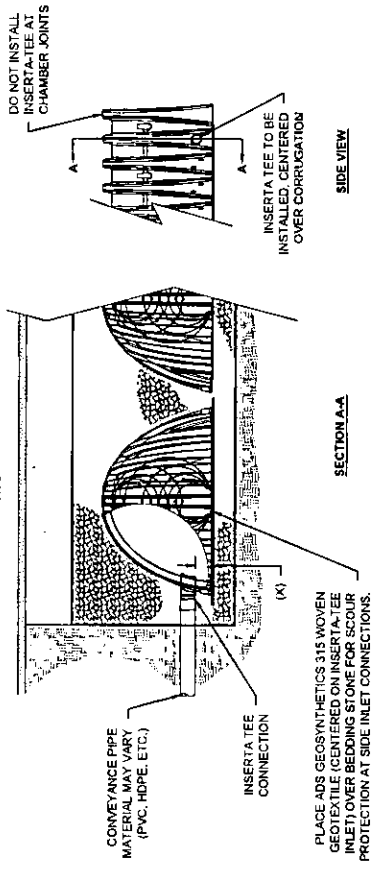
NOTE: ALL DIMENSIONS ARE NOMINAL

UNDERDRAIN DETAIL



NUMBER AND SIZE OF UNDERDRAINS PER SITE DESIGN ENGINEER
 4" (100 mm) TYP FOR SC-310 SYSTEMS
 6" (150 mm) TYP FOR SC-740, DC-780, MC-3500 & MC-4500 SYSTEMS

INSERTA TEE DETAIL



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	6" (150 mm)

NOTE: INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 PIPS CASKETS & SOLVENT WELD, N-12, PP STORM, C-500 OR DUCTILE IRON CONTACT STORMTECH FOR MORE INFORMATION.

Long Term Storm Water Management Plan

Utah Valley Self Storage- August 2017

<p>Click to add logo</p>	<p align="center">STANDARD OPERATING PROCEDURE</p> <p align="center">PROGRAM:</p> <p align="center"><u>Landscape Maintenance Operations</u></p>	<p>SOP NUMBER:</p> <p align="center">1</p>	<p>ISSUE DATE:</p> <p align="center">Aug 28, 2017</p>
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LTSWMP REQUIREMENT:

Pavement Maintenance Operations

1. Provide instruction for the collection and removal of debris from pavements to minimize amounts that can be washed to storm water systems by precipitation, and other non-storm water sources.
2. Provide instruction that directs the property owner to ensure maintenance staff and subcontractors dispose of the waste to licensed facilities.
3. Provide instruction that directs the property owner to document inspections and establish maintenance frequency as a function of the inspection observation.

TARGETED POLLUTANTS:

- Nutrients
- Heavy Metals
- Toxic Materials
- Organics
- Oil & Grease

GENERAL:

Routine landscape maintenance operations have the potential to impact water quality by potentially introducing nutrients, heavy metals, toxic materials, oil & grease, and especially organics. Typical activities include mowing and application of fertilizers, pesticides and herbicides.

1. RATIONALE:

All employees or contracted companies providing landscaping services will be responsible for the requirements found in this SOP to minimize and prevent water quality impairment. All employees and contracted companies will be trained on SOPs for the site.

2. PROCESS:

- Clean all landscaped sites of debris, especially paper and plastic, prior to any mowing activities.
- After mowing and trimming, all clippings must be collected and disposed of off site, or disposed in trash containers onsite.
- All unused chemical containers will be labeled and sealed, no open containers are allowed on site.
- All applications of chemicals must be completed neatly and efficiently, no application of chemicals is allowed during gusty or windy conditions.
- No equipment cleaning is allowed on site.
- No clippings, leaves, debris or trash may be left on site or blown into the storm system.
- All spills must be cleaned up immediately using dry methods. Spills may not be cleaned up with water.

3. CLEAN UP

- Clean up of debris and clippings will be accomplished via sweeping, the usage of blowers will not be allowed. All clippings must be bagged if disposed of on site, debris taken off site may be placed in a trailer, so long as clipping and debris are covered.
- All spills must be cleaned up using dry methods. Rags and absorbent materials should be used and disposed of properly according to the manufacturers recommendations and guidelines for disposal.

Long Term Storm Water Management Plan

Utah Valley Self Storage- August 2017

<p>Click to add logo</p>	<p align="center">STANDARD OPERATING PROCEDURE</p> <p align="center">PROGRAM:</p> <p align="center">Storm Water System and Maintenance Operations</p>	<p>SOP NUMBER:</p> <p align="center">2</p>	<p>ISSUE DATE:</p> <p align="center">Aug 28, 2017</p>
<p>LTSWMP REQUIREMENT:</p> <p>Pavement Maintenance Operations</p> <ol style="list-style-type: none"> 1. Provide instruction for the collection and removal of debris from pavements to minimize amounts that can be washed to storm water systems by precipitation, and other non-storm water sources. 2. Provide instruction that directs the property owner to ensure maintenance staff and subcontractors dispose of the waste to licensed facilities. 3. Provide instruction that directs the property owner to document inspections and establish maintenance frequency as a function of the inspection observation. 		<p>TARGETED POLLUTANTS:</p> <p>Nutrients Heavy Metals Toxic Materials Organics Oil & Grease</p>	
<p>GENERAL:</p> <p>Routine stormwater system maintenance operations are critical to the proper function, efficacy and longevity of a stormwater system. Typical maintenance activities do have the potential to impact water quality by potentially introducing nutrients, heavy metals, toxic materials, oil & grease, and organics.</p> <p>1. RATIONALE:</p> <ul style="list-style-type: none"> -The stormwater system has been designed to Orem City Standards to meet all standards and specifications, while considering LIDs and industry standard BMPs. -Oftentimes stormwater system maintenance is neglected until a disastrous event occurs, the purpose of these SOPs is to ensure that the stormwater system functions as designed. <p>2. PROCESS:</p> <ul style="list-style-type: none"> -The site has been graded to prevent sediment erosion on site, should sediment be transported to the storm system, catch boxes have been installed on site. Clean out, will occur quarterly, and should be accomplished via vacuum truck, this will allow the safe and proper removal of sediments and debris. -The stormwater retention/detention pond has been designed to hold the first .3" of precipitation prior to discharge into the stormtech system. The grading on site is such, that each catch box is expected to collect sediment and debris prior to entering the pond. Sediment that does reach the pond, will be allowed to settle out, prior to being discharged. -The stormwater pond is designed with a snout system to filter out oils, greases and debris. The snout system must be inspected quarterly and cleaned out as necessary. -Roof drain cleanouts must be inspected quarterly and cleaned out as necessary. <p>INSPECTION, MAINTENANCE AND CORRECTION REPORT located at the back of this report, MUST be filled out at every inspection.</p> <p>3. Inspections:</p> <ul style="list-style-type: none"> -The site will be inspected weekly by the property manager(s) to ensure that the site is kept clean and debris free, according to the SOPs. -The site including the stormwater system will be inspected prior to a rain event of .5" if possible. The site will be inspected after a .5" rain event to identify inadequacies that can be repaired or resolved for future events. -Annual inspection reports must be submitted to Orem City Stormwater Project Manager, see section 5 above. 			

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<p>Click to add logo</p>	<p align="center">STANDARD OPERATING PROCEDURE</p> <p align="center">PROGRAM:</p> <p align="center">Snow, Salt and Ice Removal Management</p>	<p>SOP NUMBER:</p> <p align="center">3</p>	<p>ISSUE DATE:</p> <p align="center">Aug 28, 2017</p>
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<p>SMP REQUIREMENT:</p> <ol style="list-style-type: none"> 1. Provide instruction to prevent salt from draining into the storm water system. 2. What Areas Are Plowed or Shoveled. 3. What is Your Responsibility 4. Provide instruction that directs the property owner to document inspections, establish maintenance frequency and determine effectiveness as a function of the inspection observation. 	<p>TARGETED POLLUTANTS:</p> <ul style="list-style-type: none"> Nutrients Heavy Metals Toxic Materials Organics Oil & Grease
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GENERAL:

Snow and Ice Removal is critical to the safety of the site, and to the proper function of the storm water system. The site has been designed to use LIDs to handle Snow and Ice accumulation, and to prevent high quantities of salt from entering the stormwater system.

1. RATIONALE:

- During winter snow removal activities, high concentrations of salt can enter stormsystems, increasing the salinity of water exiting water treatment facilities. This can have detrimental effects on ecosystems and habitats that rely on a fine saline balance. The design of this site's stormwater system allows for natural methods of salt processing, by utilizing existing vegetation to prefilter the snow and ice prior to entering the system.
- Buildings are designed as such to minimize the amount of ice buildup on site, reducing the overall amounts of salt required to maintain the site for safe usage during the winter months.
- Salt will not be stored on site. All salt must be brought in by contracted snow removal company and any salt not dispersed during snow and ice removal operations must be removed from the site by the contracted snow removal company.

2. PROCESS:

- To prevent accumulation of snow and minimize the amounts of salt needed to keep the site safe for operation, the site will be plowed immediately after a snow storm, no later than 24 hours after a snow storm. All snow and ice is plowed from the front of the lot, to the back of the lot. The back of the lot is made up of existing vegetation that will not be effected by construction and installation of the new storm water system.
- By utilizing these areas of existing vegetation, snow and ice melt is pre-filtered, prior to entering the stormwater system.
- Due to the retention/detention capabilities of the pond, sediments and solids are able to fall out of suspension, prior to being discharged into the stormtech system and the Orem City Stormwater system.

3. Inspections:

- Roof drains must be inspected quarterly, prior to the onset of winter to ensure safe operation and to minimize ice build up.
- Stormwater system must be maintained according to SOP 2, Storm Water System and Maintenance Operations.
- The area at the back of the site, identified in the BMP map located in Appendix A, must be kept clear to ensure snow and ice may be placed at the back of the lot.
- Annual inspection reports must be submitted to Orem City Stormwater Project Manager, see section 5 above.

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Click to add logo	STANDARD OPERATING PROCEDURE	SOP NUMBER:	ISSUE DATE:
	PROGRAM: Waste Management	4	Aug 28, 2017

<p>SMP REQUIREMENT:</p> <ol style="list-style-type: none"> 1. Provide specific instruction unique to site waste management and operations. 2. Provide adequate on site waste management to prevent pollution 	<p>TARGETED POLLUTANTS:</p> <ul style="list-style-type: none"> Nutrients Heavy Metals Toxic Materials Organics Oil & Grease
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GENERAL:

Regular on site waste management services are essential to the proper function, efficacy and longevity of a stormwater system. Proper disposal of waste and availability of waste services such as containers and receptacles can prevent the introduction of pollutants such as trash/debris into the stormsystem.

1. RATIONALE:

- To ensure cleanliness on site and to enforce proper disposal of waste on site to prevent pollutants from entering the system. These procedures cover trash, debris, and materials that should be placed in a dumpster. These SOPs do not cover hazardous materials such as biological waste or oil and grease. These materials are prohibited from storage by company policy as seen on Page 9.
- Dumpster is protected on the sides by walls, and fencing in front.

2. PROCESS:

- A dumpster will be provided on site for general waste disposal.
- Dumpster is a top load style with tops that will remain closed when not in use to prevent trash and debris from being blown out, or water from entering and leaking from the dumpster.
- Onsite staff ensure proper usage of dumpster and are responsible for following these SOPs
- Dumpster is on a routine service schedule to empty the dumpster to prevent overflowing of refuse.

3. Inspections:

- Inspect dumpsters daily to ensure that no leakage is coming from the containers.
- Random inspections of dumpster ensure that no improper waste is being disposed of.
- Dumpster site is under 24-hr surveillance, any disposal of prohibited waste will be investigated and corrective actions taken to prevent improper disposal.
- The responsible dumpster service provider is Waste Management Utah, 888-496-8824.

Recorded Documents

Record keeping forms following this page

INSPECTION, MAINTENANCE AND CORRECTION REPORT

(THIS REPORT MUST HAVE A METHOD OF IDENTIFYING PROBLEMS AND SHOW THE MAINTENANCE RECORDS FOR EACH OPERATION OR SYSTEM THAT HAS A POTENTIAL TO POLLUTE THE ENVIRONMENT. YOU MAY USE THIS TEMPLATE OR USE ONE OF YOUR OWN BUT IT MUST INCORPORATE THE ABOVE MINIMUM REQUIREMENTS. SUBMIT THIS REPORT TO THE CITY ANNUALLY.)

THE CITY AND EPA EXPECTS IS THAT PROPERTY OWNERS EFFECTIVELY CONTAIN POLLUTANTS AND TO FIX PROBLEMS WHEN THEY ARE DISCOVERED

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Utah Valley Self Storage- August 2017

Facility Operation and Maintenance Inspection Report for Storm Water Management Facilities

Inspector Name: _____ Facility Name & Address: Utah Valley Self Storage 243 S Geneva Inspection Date: _____

Frequency of inspection Weekly Monthly Annually Quarterly Storm Event

Storm water system

Item Inspected	Maintenance Needed?	Observations and Remarks	
1. Remove sediment from catch basins	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
2. Cleaning storm drain pipes	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
3. Maintenance of drainage swales	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
4. Remove sediment from manholes	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
5. Remove sediment from sumps	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
6. Repair oil/water separator	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
7. Repair sand filters	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	

Parking lot and roads maintenance

Item Inspected	Maintenance Needed?	Observations and Remarks	
1. Sweeping of parking lot	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
2. Sweeping of streets	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
3. Cleaning of garbage enclosure	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
4. Cleaning of non-hazardous spills	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
5. Managing fertilizer use	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
6. Managing pesticide use	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
7. Management of landscaping wastes (grass clippings, leaves, etc.)	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	

Detention Facilities

Item Inspected	Maintenance Needed?	Observations and Remarks	
1. Landscaping maintenance	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
2. Remove sedimentation	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
3. Remove debris	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
4. Repair side slopes	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
5. Repair rip-rap protection	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
6. Repair control structure	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
7. Cleaning of outfall	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
8. Removal of floatable debris	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
9. Maintenance of inlets	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
10. Maintenance of outlets	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information provided is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Inspector Signature: _____

Date: _____

SIGNED and ENTERED INTO this 6th day of September, 2017.

OWNER

Heather K. Janson (Owner)

Heather K Janson
(Print Name)

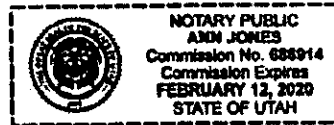
STATE OF UTAH)

:SS.

COUNTY OF UTAH)
Washington

The above instrument was acknowledged before me by Heather Janson this 6
day of Sept, 2017.

Ann Jones
Notary Public
Residing in: Washington
My commission expires: 2-12-20



CITY

MAINTENANCE DIVISION MANAGER

FOR CITY USE ONLY

Property description verified: _____ Date: _____
Long-Term Storm Water Maintenance Plan: Approved _____ Date: _____
Agreement Reviewed & Approved by Storm Water Staff: _____ Date: _____

Inspection and Storm Water Maintenance Agreement