



ENT 146671:2020 PG 1 of 60  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2020 Sep 24 12:39 pm FEE 48.00 BY MA  
 RECORDED FOR DR HORTON INC

**When recorded, mail to:**

Lehi City Recorder  
 153 North 100 East  
 Lehi City, UT 84043

Affects Parcel No(s): 58:023:0236, 58:024:0015, 58:024:0016, 58:023:0267,  
 65:573:0251, 65:573:0252, 58:23:0235, 58:023:0263, 58:023:0264, 58:023:0260,  
 58:023:0241, 58:023:0277, 58:023:0286, 58:023:0300

**LONG-TERM STORMWATER MANAGEMENT AGREEMENT**

This Long-Term Stormwater Management Agreement ("Agreement") is made and entered into this 24 day of SEPTEMBER, 2020, by and between Lehi City, a Utah municipal corporation ("City"), and DR HORTON INC, a DELAWARE CORPORATION ("Owner").

**RECITALS**

WHEREAS, the City is authorized and required to regulate and control the disposition of storm and surface waters within the City, as set forth in the Lehi 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

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, a 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" or "LTSWMP") are more particularly shown in Exhibit "B" on file with the Lehi City Recorder and,

WHEREAS, as 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, the Owner is required to enter into this Agreement establishing a means of documenting the execution of the Long-Term Stormwater Management Plan;

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 City annually. The purpose of the inspection and certification is to assure safe and proper functioning of the Stormwater Facilities. The annual inspection shall cover all aspects of the Stormwater Facilities, including, but not limited to, the parking lots, structural improvements, berms, channels, outlet structure, pond areas, access roads, vegetation, landscaping, etc. Deficiencies shall be noted in the inspection report. The report shall also contain a certification as to whether adequate

maintenance has been performed and whether the structural controls are operating as designed to protect water quality. The annual inspection report and certification shall be due by 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 (3) 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 Long-Term Stormwater Management 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 the 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 records of the Utah 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 the deficiencies as provided in Section 5 and failure to cure, then, upon Owner's failure to cure or correct within thirty (30) days following a second notice delivered to Owner, the City may issue a Citation punishable as a Misdemeanor in addition to any 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 the 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 the thirty (30) days, such amount shall be deemed delinquent and shall be subject to interest at the rate of ten percent (10%) per annum. The 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 Utah County Recorder's Office and the covenants and agreements contained herein shall run with the land. 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 Agreement 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 Utah 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 the 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. No modification shall be effective until recorded in the Utah 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 this 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 this Agreement at the County Recorder but is included by this reference and shall kept on file with the City Recorder. Revision applications must be filed with the City Stormwater Division and amended into the LTSWMP on file with the Lehi City recorder.

STORMWATER FACILITIES MAINTENANCE AGREEMENT

SO AGREED this 1 day of SEPTEMBER 2020.

PROPERTY OWNER

By: [Signature] Title: Division CFO

By: \_\_\_\_\_ Title: \_\_\_\_\_

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

The above instrument was acknowledged before me by Jonathan Thornley, this 2 day of September, 2020.

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



LEHI CITY  
By: [Signature] Mayor  
Attest: [Signature] City Recorder

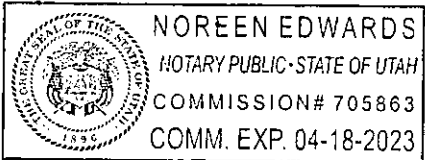
Date: 9/22/2020



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

The above instrument was acknowledged before me by Mark Johnson, this 24 day of September, 2020.

[Signature]  
Notary Public  
Residing in: Lehi, UT  
My commission expires: 4-18-23



Attachments:

Exhibit A: Plat and Legal Description

Exhibit B: Long-Term Stormwater Management Plan, on file with the Lehi City Recorder

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## EXHIBIT A

MD1 Parcel Number: 58:023:0236

MD1 Legal Description: COM S 89 DEG 51' 47" W 350.19 FT & N 1679.71 FT FR SE COR. SEC. 11, T5S, R1W, SLB&M.; W 351.84 FT; N 0 DEG 0' 8" W 614 FT; E 496.08 FT; ALONG A CURVE TO L (CHORD BEARS: S 11 DEG 38' 6" W 489.57 FT, RADIUS = 1246 FT); S 0 DEG 18' 19" W 89.73 FT; ALONG A CURVE TO R (CHORD BEARS: S 45 DEG 9' 9" W 63.47 FT, RADIUS = 45 FT) TO BEG. AREA 5.947 AC.

HD4 Parcel Number: 58:024:0015

HD4 Legal Description: COM AT SE COR. SEC. 11, T5S, R1W, SLB&M.; S 89 DEG 51' 47" W 129.03 FT; N 10 DEG 4' 41" W 141.81 FT; ALONG A CURVE TO R (CHORD BEARS: N 7 DEG 16' 21" W 24.55 FT, RADIUS = 250.75 FT); N 4 DEG 28' 0" W 301.92 FT; ALONG A CURVE TO L (CHORD BEARS: N 6 DEG 59' 31" W 109 FT, RADIUS = 1237 FT); E 955.34 FT; S 22 DEG 40' 3" E 182.97 FT; S 40 DEG 6' 13" W 55.08 FT; S 29 DEG 50' 43" W 45.33 FT; S 36 DEG 48' 20" W 111.34 FT; S 41 DEG 44' 7" W 129.89 FT; S 45 DEG 16' 15" W 92.68 FT; S 59 DEG 14' 33" W 137.52 FT; S 89 DEG 52' 38" W 436.89 FT TO BEG. AREA 11.426 AC.

MD5 Parcel Number: 58:024:0016

MD5 Legal Description: COM S 89 DEG 51' 47" W 244.96 FT & N 966.48 FT FR SW COR. SEC. 12, T5S, R1W, SLB&M.; ALONG A CURVE TO R (CHORD BEARS: N 3 DEG 14' 54" E 76.03 FT, RADIUS = 1163 FT); N 5 DEG 7' 17" E 124.56 FT; ALONG A CURVE TO L (CHORD BEARS: N 2 DEG 42' 48" E 103.95 FT, RADIUS = 1237 FT); N 0 DEG 18' 19" E 543.23 FT; ALONG A CURVE TO R (CHORD BEARS: N 1 DEG 52' 47" E 63.91 FT, RADIUS = 1163 FT); S 65 DEG 22' 5" E 392.6 FT; N 89 DEG 57' 25" E 1090.78 FT; S 18 DEG 9' 0" E 126.25 FT; S 89 DEG 57' 25" W 285.29 FT; S 123 FT; S 89 DEG 57' 25" W 51.72 FT; S 302 FT; S 30 DEG 18' 4" E 93.92 FT; ALONG A CURVE TO L (CHORD BEARS: S 53 DEG 51' 26" W 305.33 FT, RADIUS = 1500 FT); S 48 DEG 0' 57" W 91.17 FT; ALONG A CURVE TO R (CHORD BEARS: S 82 DEG 33' 58" W 343.68 FT, RADIUS = 303 FT); N 62 DEG 53' 1" W 196.64 FT; ALONG A CURVE TO L (CHORD BEARS: N 70 DEG 53' 31" W 292.57 FT, RADIUS = 1050 FT); N 78 DEG 54' 2" W 92.4 FT; ALONG A CURVE TO L (CHORD BEARS: S 32 DEG 48' 9" W 46.93 FT, RADIUS = 45 FT) TO BEG. AREA 23.568 AC.

Backbone Parcel Number: 58:023:0267

Backbone Legal Description: PUBLIC ROAD, PART OLD RANCH ROAD AND COLD SPRING DRIVE, DESCRIBED AS FOLLOWS;; COM S 89 DEG 51' 47" W 129.03 FT FR SE COR. SEC. 11, T5S, R1W, SLB&M.; S 89 DEG 51' 47" W 62.47 FT; N 379.96 FT; N 8 DEG 0' 0" W 43.68 FT; N 88 DEG 21' 5" W 63.03 FT; N 4 DEG 28' 0" W 33.74 FT; ALONG A CURVE TO L (CHORD BEARS: N 9 DEG 5' 55" W 186.38 FT, RADIUS = 1154 FT); ALONG A CURVE TO R (CHORD BEARS: N 13 DEG 8' 9" W 25.86 FT, RADIUS = 1246 FT); ALONG A CURVE TO L (CHORD BEARS: N 51 DEG 16' 14" W 45.05 FT, RADIUS = 36 FT); N 19 DEG 53' 29" W 65.93 FT; ALONG A CURVE TO L (CHORD BEARS: N 41 DEG 46' 1" E 53.7 FT, RADIUS = 36



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FT); ALONG A CURVE TO R (CHORD BEARS: N 0 DEG 40' 21" W 251.57 FT, RADIUS = 1246 FT); N 5 DEG 7' 17" E 124.56 FT; ALONG A CURVE TO L (CHORD BEARS: N 2 DEG 42' 48" E 96.98 FT, RADIUS = 1154 FT); N 0 DEG 18' 19" E 302.5 FT; ALONG A CURVE TO L (CHORD BEARS: N 44 DEG 50' 51" W 63.81 FT, RADIUS = 45 FT); W 903.83 FT; ALONG A CURVE TO L (CHORD BEARS: S 44 DEG 59' 0" W 36.78 FT, RADIUS = 26 FT); N 89 DEG 58' 19" W 62 FT; ALONG A CURVE TO L (CHORD BEARS: N 45 DEG 1' 0" W 36.76 FT, RADIUS = 26 FT); W 174.65 FT; ALONG A CURVE TO L (CHORD BEARS: S 86 DEG 26' 55" W 433.62 FT, RADIUS = 3500 FT); ALONG A CURVE TO L (CHORD BEARS: S 35 DEG 30' 29" W 38.27 FT, RADIUS = 26 FT); S 85 DEG 8' 49" W 62.47 FT; ALONG A CURVE TO L (CHORD BEARS: N 55 DEG 26' 3" W 35.83 FT, RADIUS = 26 FT); ALONG A CURVE TO L (CHORD BEARS: S 78 DEG 43' 36" W 279.19 FT, RADIUS = 3500 FT); S 76 DEG 26' 27" W 669.89 FT; ALONG A CURVE TO L (CHORD BEARS: S 67 DEG 21' 43" W 6 FT, RADIUS = 19 FT); N 10 DEG 19' 26" W 93.09 FT; N 76 DEG 26' 27" E 90.62 FT; N 80 DEG 5' 27" E 251.32 FT; N 76 DEG 26' 27" E 329.12 FT; ALONG A CURVE TO R (CHORD BEARS: N 78 DEG 29' 26" E 255.8 FT, RADIUS = 3576 FT); S 9 DEG 27' 35" E 15 FT; ALONG A CURVE TO R (CHORD BEARS: N 85 DEG 16' 12" E 587.27 FT, RADIUS = 3561 FT); E 174.59 FT; ALONG A CURVE TO L (CHORD BEARS: N 44 DEG 59' 0" E 36.78 FT, RADIUS = 26 FT); S 89 DEG 58' 19" E 62 FT; ALONG A CURVE TO L (CHORD BEARS: S 45 DEG 1' 0" E 36.76 FT, RADIUS = 26 FT); E 904.7 FT; ALONG A CURVE TO L (CHORD BEARS: N 45 DEG 9' 9" E 63.47 FT, RADIUS = 45 FT); N 0 DEG 18' 19" E 89.73 FT; ALONG A CURVE TO R (CHORD BEARS: N 13 DEG 58' 51" E 589.16 FT, RADIUS = 1246 FT); ALONG A CURVE TO L (CHORD BEARS: N 17 DEG 3' 33" E 424.44 FT, RADIUS = 1154 FT); N 88 DEG 30' 38" E 46.48 FT; N 81 DEG 49' 32" E 18.78 FT; N 89 DEG 48' 41" E 18.85 FT; ALONG A CURVE TO R (CHORD BEARS: S 16 DEG 45' 0" W 468.09 FT, RADIUS = 1237 FT); ALONG A CURVE TO L (CHORD BEARS: S 13 DEG 58' 51" W 549.92 FT, RADIUS = 1163 FT); S 0 DEG 18' 19" W 543.23 FT; ALONG A CURVE TO R (CHORD BEARS: S 2 DEG 42' 48" W 103.95 FT, RADIUS = 1237 FT); S 5 DEG 7' 17" W 124.56 FT; ALONG A CURVE TO L (CHORD BEARS: S 4 DEG 18' 16" E 380.94 FT, RADIUS = 1163 FT); ALONG A CURVE TO R (CHORD BEARS: S 9 DEG 5' 55" E 199.78 FT, RADIUS = 1237 FT); S 4 DEG 28' 0" E 301.92 FT; ALONG A CURVE TO L (CHORD BEARS: S 7 DEG 16' 21" E 24.55 FT, RADIUS = 250.75 FT); S 10 DEG 4' 41" E 141.81 FT TO BEG. AREA 9.394 AC.

Clubhouse Parcel Number #1: 65:573:0251

Clubhouse Legal Description #1: PARCEL B, COMMON AREA, PLAT MD 5, COLD SPRING RANCH, PHASE 1 SUB AREA 4.227 AC.

Clubhouse Parcel Number #2: 65:573:0252

Clubhouse Legal Description #2: PARCEL C, COMMON AREA, PLAT MD 5, COLD SPRING RANCH, PHASE 1 SUB AREA 1.121 AC.

HD1 Parcel Number: 58:023:0235

HD1 Legal Description: COM S 89 DEG 51' 47" W 205.98 FT & N 2293.36 FT FR SE COR. SEC. 11, T5S, R1W, SLB&M.; W 551.06 FT; N 232.52 FT; E 486.2 FT; N 28 DEG 4' 38" E 49.79 FT; ALONG A CURVE TO L (CHORD BEARS: N 14 DEG 2' 19" E 54.99 FT, RADIUS = 113.35 FT); N 124.3 FT; S 89 DEG 59' 20" E 190.38 FT; ALONG A CURVE TO R (CHORD

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BEARS: S 18 DEG 9' 31" W 380.83 FT, RADIUS = 1154 FT); ALONG A CURVE TO L (CHORD BEARS: S 25 DEG 18' 38" W 101.99 FT, RADIUS = 1246 FT) TO BEG. AREA 4.105 AC.

Backbone Phase 2 Parcel Number #1: 58:023:0263

Backbone Phase 2 Legal Description #1: COM S 89 DEG 51' 47" W 1342.67 FT & N 1321.08 FT FR SE COR. OF SEC. 11, T5S, R1W, SLB&M.; W 212.79 FT; ALONG A CURVE TO L (CHORD BEARS: S 84 DEG 52' 48" W 386.42 FT, RADIUS = 2165 FT); N 11 DEG 52' 52" W 282.52 FT; ALONG A CURVE TO R (CHORD BEARS: N 35 DEG 30' 29" E 38.27 FT, RADIUS = 26 FT); ALONG A CURVE TO R (CHORD BEARS: N 86 DEG 26' 55" E 433.62 FT, RADIUS = 3500 FT); E 174.65 FT; ALONG A CURVE TO R (CHORD BEARS: S 45 DEG 1' 0" E 36.76 FT, RADIUS = 26 FT); S 0 DEG 2' 0" E 274.02 FT TO BEG. AREA 4.367 AC.

Backbone Phase 2 Parcel Number #2: 58:023:0264

Backbone Phase 2 Legal Description #2: COM N 24.9 FT & E .11 FT FR SW COR. OF SW 1/4 OF SE 1/4 OF SEC. 11, T5S, R1W, SLB&M.; N 1295.2 FT; E 713.45 FT; S 11 DEG 52' 52" E 30.99 FT; ALONG A CURVE TO R (CHORD BEARS: N 83 DEG 6' 15" E 252.58 FT, RADIUS = 2165 FT); E 349.44 FT; S 934.29 FT; S 75 DEG 20' 0" W 85.58 FT; S 74 DEG 40' 0" W 1282.88 FT TO BEG. AREA 33.671 AC.

Backbone Phase 3: 58:023:0260

Backbone Phase 3 Legal Description: COM S 89 DEG 51' 47" W 1368.9 FT & N 1682.14 FT FR SE COR. SEC. 11, T5S, R1W, SLB&M.; W 174.59 FT; ALONG A CURVE TO L (CHORD BEARS: S 85 DEG 16' 12" W 587.27 FT, RADIUS = 3561 FT); N 9 DEG 27' 35" W 15 FT; N 13 DEG 53' 12" W 988.65 FT; S 63 DEG 54' 35" E 383.08 FT; S 65 DEG 4' 0" E 751.34 FT; S 0 DEG 2' 0" E 414.89 FT; ALONG A CURVE TO R (CHORD BEARS: S 44 DEG 59' 0" W 36.78 FT, RADIUS = 26 FT) TO BEG. AREA 13.801 AC.

MD3 Parcel Number: 58:023:0241

MD3 Legal Description: A portion of the Southeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located S89°51'47"W along the section line 702.03 feet and North 1680.55 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 552.86 feet; thence along the arc of 26.00 foot radius curve to the right 40.83 feet through a central angle of 89°58'00" (chord: N45°01'00"W 36.76 feet); thence N0°02'00"W 588.02 feet; thence East 579.18 feet; thence S0°00'08"E 614.00 feet to the point of beginning.

Contains: ±8.16 Acres

HD2 Parcel Number: 58:023:0277

HD2 Legal Description: A portion of the Southeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, and more particularly described as follows:

Beginning at a point located S89°51'47"W along the section Line 1306.91 feet and North 760.72 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 25.95 feet; thence along the arc of a 2062.00 foot radius curve to the left 467.86 feet through a central angle of 13°00'01" (chord: S83°30'00"W 466.86 feet); thence along the arc of a 21.00 foot radius curve to the right 33.40 feet through a central angle of 91°07'09" (chord: N57°26'26"W 29.99 feet); thence N11°52'52"W 574.81 feet; thence along the arc of a 2165.00 foot radius non-tangent curve (radius bears: S10°14'24"E) to the right 386.93 feet through a central angle of 10°14'24" (chord: N84°52'48"E 386.42 feet); thence East 212.79 feet; thence S0°02'00"E 72.28 feet; thence along the arc of a 1031.00 foot radius curve to the left 246.12 feet through a central angle of 13°40'39" (chord: S6°52'20"E 245.54 feet); thence S13°42'39"E 58.97 feet; thence along the arc of a 469.00 foot radius curve to the right 112.23 feet through a central angle of 13°42'39" (chord: S6°51'20"E 111.96 feet); thence South 54.77 feet; thence along the arc of a 21.00 foot radius curve to the right 32.99 feet through a central angle of 90°00'00" (chord: S45°00'00"W 29.70 feet) to the point of beginning.

Contains: ±7.47 Acres

MD2.A Parcel Number: 58:023:0286

#### Legal Description:

A portion of the Southeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah more particularly described as follows: Beginning at a point located S89°51'47"W along the section line 326.08 feet and North 1012.97 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence northwesterly along the arc of a 19.00 foot radius non-tangent curve to the left (radius bears: N86°35'07"W) 27.67 feet through a central angle of 83°26'43" (chord: N38°18'28"W 25.29 feet); thence N80°01'50"W 51.76 feet; thence along the arc of a 15.00 foot radius curve to the left 25.17 feet through a central angle of 96°07'28" (chord: S51°54'26"W 22.32 feet); thence N77°11'57"W 38.46 feet; thence northwesterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: N85°54'16"W) 22.78 feet through a central angle of 87°01'29" (chord: N39°25'00"W 20.66 feet); thence N3°18'26"E 38.08 feet; thence northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: N6°55'49"E) 24.04 feet through a central angle of 91°48'32" (chord: N51°01'33"E 21.55 feet); thence N5°07'17"E 81.29 feet; thence along the arc of a 1031.00 foot radius curve to the left 5.95 feet through a central angle of 0°19'50" (chord: N4°57'23"E 5.95 feet); thence West 726.59 feet; thence S82°03'17"W 38.10 feet; thence northwesterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: S86°02'50"W) 22.53 feet through a central angle of 86°02'50" (chord: N46°58'35"W 20.47 feet); thence West 45.83 feet; thence along the arc of a 19.00 foot radius curve to the left 31.17 feet through a central angle of 94°00'10" (chord: S42°59'55"W 27.79 feet); thence northwesterly along the arc of a 969.00 foot radius non-tangent curve to the right (radius bears: N85°59'50"E) 67.13 feet through a central angle of 3°58'10" (chord:

N2°01'50"W 67.12 feet); thence N0°02'00"W 346.23 feet; thence along the arc of a 26.00 foot radius curve to the right 40.86 feet through a central angle of 90°02'00" (chord: N44°59'00"E 36.78 feet) to the south line of Cold Spring Drive; thence East 903.83 feet along said line; thence along the arc of a 45.00 foot radius curve to the right 70.93 feet through a central angle of 90°18'19" (chord: S44°50'51"E 63.81 feet) to the west line of Old Ranch Road; thence along said line the following four (4) courses: S0°18'19"W 302.50 feet; thence along the arc of a 1154.00 foot radius curve to the right 97.01 feet through a central angle of 4°48'59" (chord: S2°42'48"W 96.98 feet); thence S5°07'17"W 124.56 feet; thence along the arc of a 1246.00 foot radius curve to the left 37.12 feet through a central angle of 1°42'24" (chord: S4°16'05"W 37.11 feet) to the point of beginning.

HD1.2 Parcel Number: 58:023:0300

#### Legal Description:

A portion of the Northeast Quarter and the Southeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah more particularly described as follows:

Beginning at a point located S89°51'47"W along the section line 754.04 feet and North 2294.67 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 527.20 feet; thence N0°02'00"W 472.08 feet; thence N89°45'33"E 1047.45 feet; thence N6°25'53"E 16.54 feet; thence N88°30'38"E 194.42 feet to the west line of Old Ranch Road; thence southwesterly along said line and the arc of a 1154.00 foot radius non-tangent curve to the right (radius bears: N83°32'15"W) 115.17 feet through a central angle of 5°43'05" (chord: S9°19'17"W 115.12 feet); thence West 124.42 feet; thence North 69.68 feet; thence West 33.00 feet; thence South 53.69 feet; thence along the arc of a 15.00 foot radius curve to the right 13.76 feet through a central angle of 52°32'31" (chord: S26°16'15"W 13.28 feet); thence S45°07'13"E 5.03 feet; thence southwesterly along the arc of a 20.00 foot radius non-tangent curve to the right (radius bears: N39°22'52"W) 13.68 feet through a central angle of 39°12'02" (chord: S70°13'09"W 13.42 feet); thence S0°13'08"W 33.00 feet; thence southeasterly along the arc of a 15.00 foot radius non-tangent curve to the right (radius bears: S0°14'27"E) 23.62 feet through a central angle of 90°14'27" (chord: S45°07'13"E 21.26 feet); thence South 2.57 feet; thence along the arc of a 133.50 foot radius curve to the right 10.15 feet through a central angle of 4°21'22" (chord: S2°10'41"W 10.15 feet); thence N83°16'58"W 18.52 feet; thence southwesterly along the arc of a 115.00 foot radius non-tangent curve to the right (radius bears: N86°01'26"W) 48.37 feet through a central angle of 24°06'04" (chord: S16°01'36"W 48.02 feet); thence S28°04'38"W 57.98 feet; thence N61°55'22"W 11.48 feet; thence S89°57'32"W 417.67 feet; thence North 34.50 feet; thence West 56.00 feet; thence South 120.20 feet; thence southwesterly along the arc of a 15.00 foot radius non-tangent curve to the right (radius bears: N89°40'58"W) 15.00 feet through a central angle of 89°40'56" (chord: S45°09'30"W 21.15 feet); thence S0°00'17"E 33.00 feet; thence East 17.99 feet; thence South 96.00 feet to the point of beginning.

## EXHIBIT B

### Long-Term Stormwater Management Plan

for:

Cold Spring Ranch  
3600 West Cold Spring Drive  
Lehi, UT 84043

Owner: DR Horton  
12351 South Gateway Park Place  
Draper, UT 84020  
385-214-7665

Maintenance Contact: DR Horton  
12351 South Gateway Park Place  
Draper, UT 84020  
385-214-7665  
dlmartin2@drhorton.com

## **PURPOSE AND RESPONSIBILITY**

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

This Long-Term Stormwater Management Plan (LTSWMP) describes the systems, operations and the minimum standard operating procedures (SOPs) necessary to manage pollutants originating from or generated on this property. Any activities or site operations at this property that contaminate water entering the City's stormwater system and generate loose litter must be prohibited, unless SOPs are written to manage those activities or operations, and amended into this LTSWMP.

The Jordan River is presently impaired but does not have a Total Maximum Daily Load (TMDL). This LTSWMP is aimed at addressing these impairments in addition to all other pollutants that can be generated by this property.

## **CONTENTS**

SECTION 1: SITE DESCRIPTION, USE AND IMPACT  
SECTION 2: TRAINING  
SECTION 3: RECORDKEEPING  
SECTION 4 APPENDICES

## SECTION 1: SITE DESCRIPTION, USE AND IMPACT

The site infrastructure and operations described in this Section are limited at controlling and containing pollutants that if managed improperly can contaminate the environment. The LTSWMP includes standard operations procedures (SOPs) that are intended to compensate for the limitations of the site infrastructure. The property manager must use good judgment and conduct operations appropriately, doing as much as possible indoors and responsibly managing operations that must be performed outdoors.

### Instructions:

- The purpose of this section is to help the Operator understand that the property can impact water quality and why it is important to maintain the property according to this LTSWMP.
- Describe site infrastructure, structural controls and any low impact development designs (LIDs) necessary to control and contain pollutants. Identify the limitations of the infrastructure at controlling and containing pollutants. It is important the Operator, staff, service contractors and anyone else involved in onsite operations and activities understand the unique exposures, operations and infrastructure which impact the storm drain systems.
- Describe both business operations and maintenance activities that generate pollutants.
- Briefly identify the need for SOP that are necessary to compensate for the limitations of the site infrastructure and operations. Create SOPs to manage the site functions, and maintenance operations. Include the SOPs in Appendix B.
- Refer to the LTSWMP example provided as a separate download to create the site descriptions required in this Section.
- Generally most sites will have the following infrastructure listed in this Section, however, the designer is expected to add or remove descriptions to accurately represent the unique site infrastructure needing controls.

### Impervious Infrastructure, Including Parking, Sidewalk, and Flatwork

Any sediment, leaves, debris, spilt fluids or other waste that collects on our parking lots and sidewalks will be carried by runoff to our storm drain inlets. This waste material will settle in our storm drain system increasing maintenance costs and any waste dissolving in the runoff will pass through our system ultimately polluting the Jordan River. Maintenance involves regular sweeping, but it can also involve pavement washing to remove stains, slick spots, and improve appearance when necessary. The Pavement Maintenance and the Pavement Washing SOPs are used to manage the pollutants associated with our pavements.

### **Landscaping**

Our landscape operations, including mowing, pruning, hand digging etc., can result in grass clippings, sticks, branches, dirt, mulch, including fertilizers, pesticides and other pollutants to fall or be left on our paved areas. The primary pollutant impairing the Jordan River is organic material so it is vital that the paved areas with direct connection to the City storm drain systems remain clean of landscape debris. The Landscape Maintenance SOP is written to control and manage this potential pollution source affecting the Jordan River.

### **Storm Drain System**

The storm drain inlets direct all runoff to a stormwater treatment unit that is designed to capture floating material and heavier sediment particles, but does not trap suspended or dissolved pollutants. This device is susceptible to bypass and scour during large storm events and the dissolved pollutants can harm the Jordan River. Also, the stormwater treatment system holds water that can breed mosquitoes. It is important to regularly maintain this system to protect the Jordan River and prevent mosquito breeding. The Storm Drain Maintenance SOP is written to control and manage this system.

### **Waste Management**

The dumpster and trash receptacles with lids are intended to prevent precipitation exposure minimizing liquids that can leak to pavements and from haul trucks. Lids will also prevent the light weight trash carried off by wind. Good waste management systems, if managed improperly, can become the source of the very pollution that they were intended to control. The Waste Management SOP is written to control and manage the waste we generate.

### **Utility System**

The roof-top utility systems are exposed to our roof drains, which drain to our pavements. The heating and air conditioner units contains oils and other chemicals that can harm the Jordan River if allowed to drain off our property. Liquids and other waste generated by maintenance of this system can be appropriately managed by the Spill Containment and Cleanup SOP.

### **Snow and Ice Removal Management**

Salt is a necessary pollutant and is vital to ensuring a safe parking and pedestrian path system. However, the snow removal operations improperly managed will increase our salt impact to local water resources and to our own vegetation.

### **Equipment / Outside Storage**

N/A



## **SECTION 2: TRAINING**

Ensure that all employees and maintenance contractors know and understand the SOPs specifically written to manage and maintain the property. Maintenance contractors must use the stronger of their Company and the LTSWMP SOPs. File all training records in Appendix C.

## **SECTION 3: RECORDKEEPING**

Maintain records of operation and maintenance activities in accordance with SOPs. Mail a copy of the record to Lehi City Stormwater Division annually.

## SECTION 4: APPENDICES

**Instructions:**

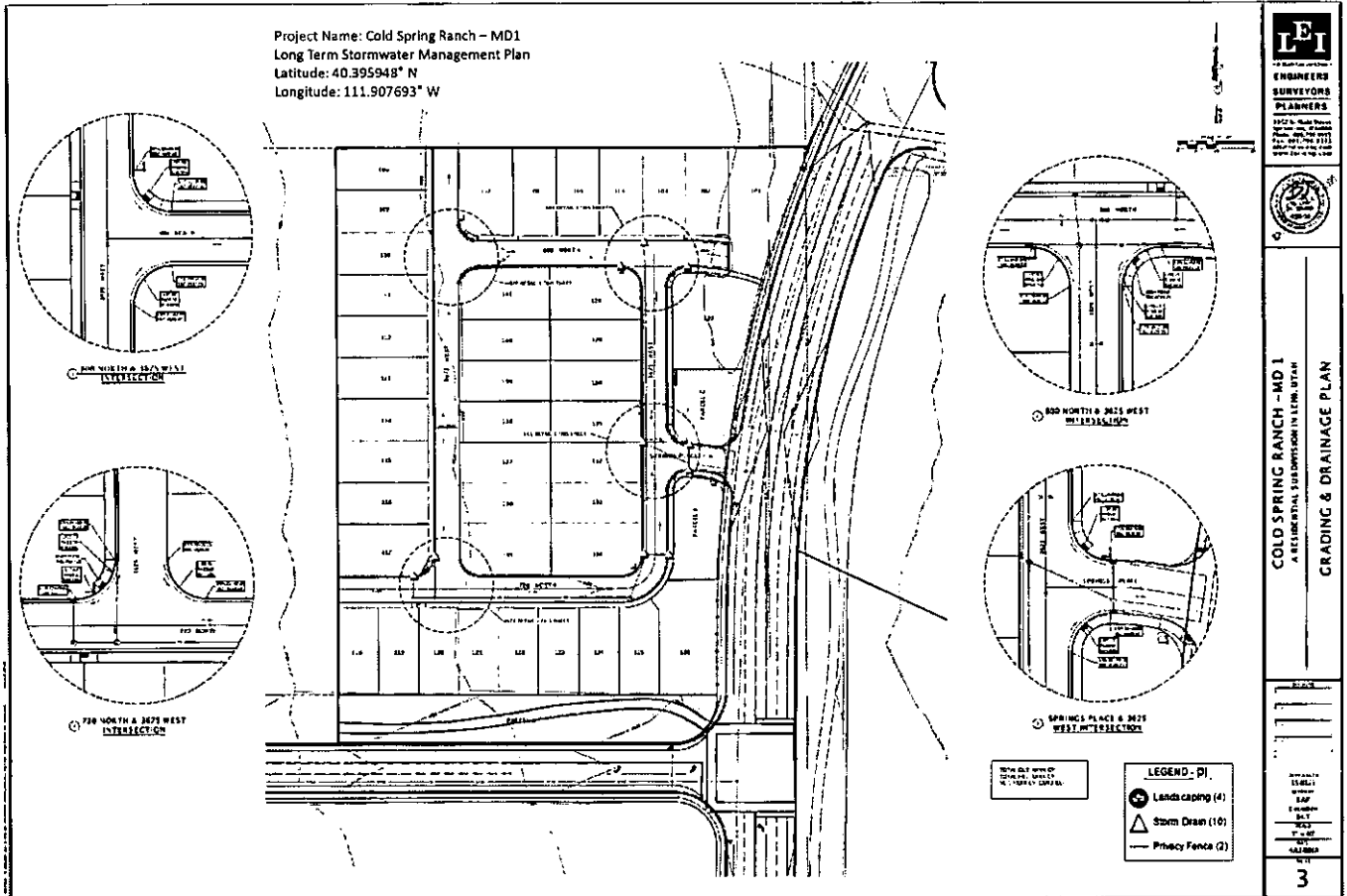
- Include all drawings, details, SOPs and other supporting information referenced in Sections 1.
- Ensure the LTSWMP is updated with any as-built plans, details and SOP changes prior to releasing the project, and NOI.

Appendix A- Site Drawings and Details

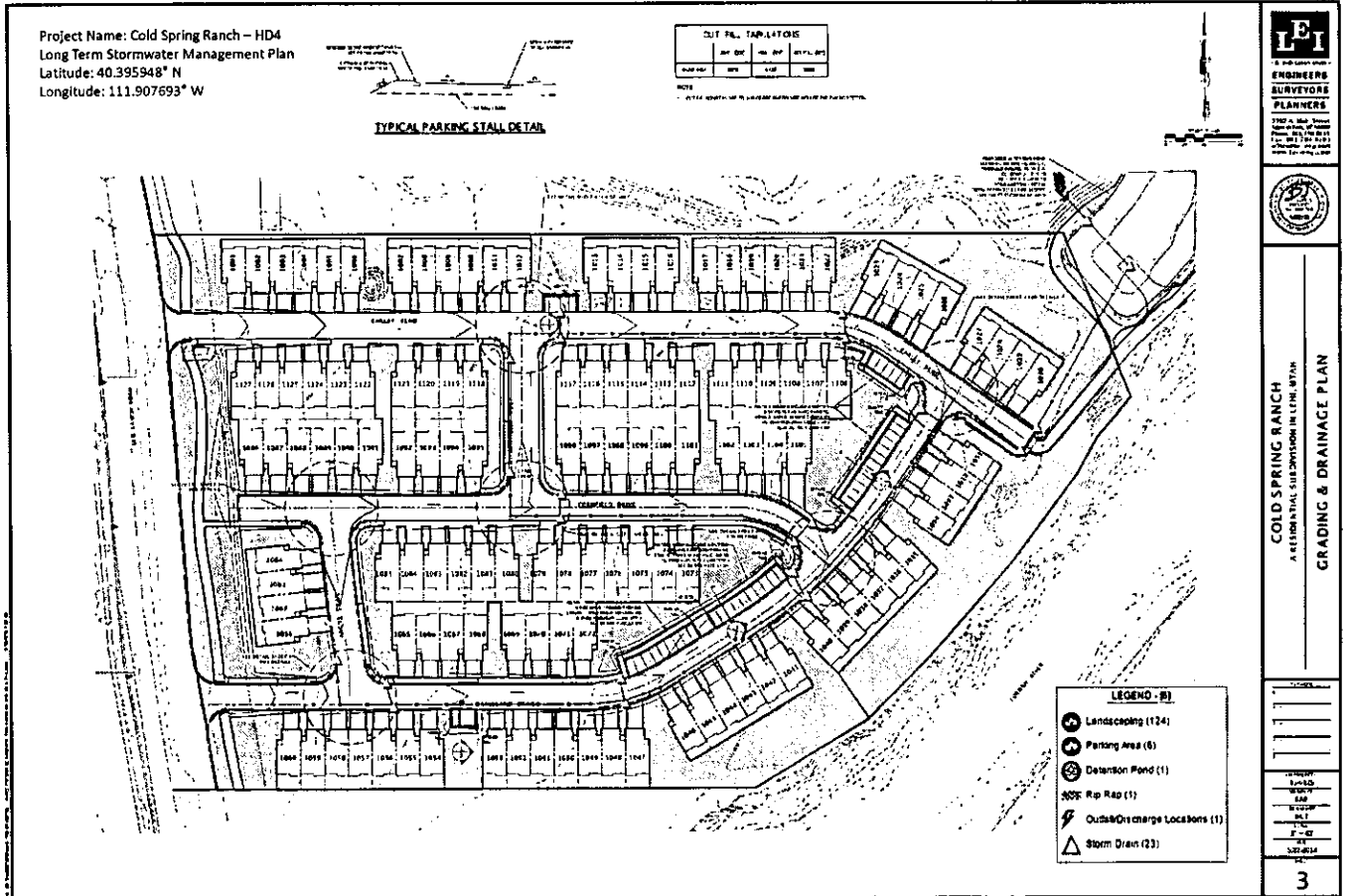
Appendix B- SOPs

Appendix C- Recordkeeping Documents

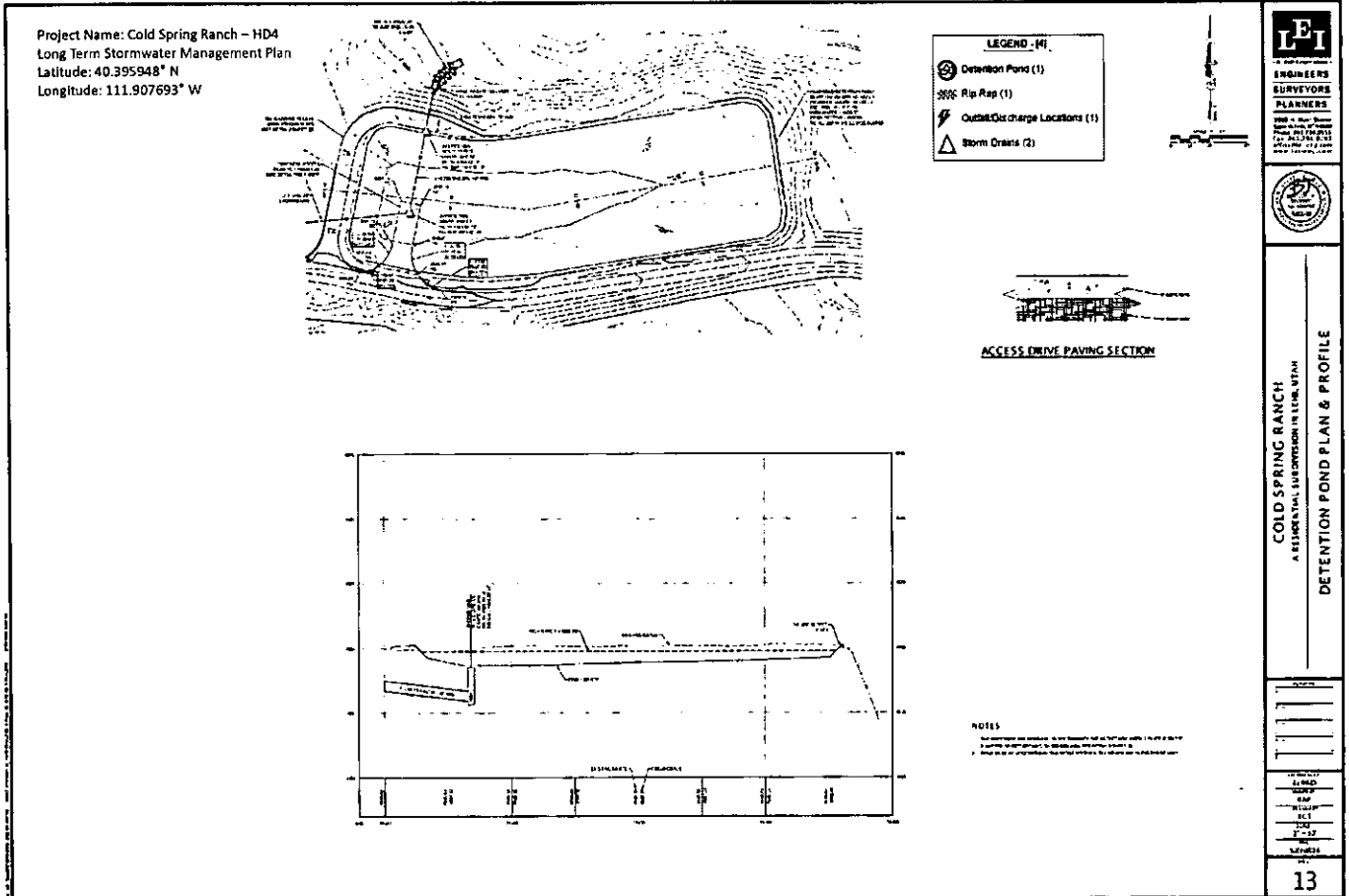
## APPENDIX A – SITE DRAWINGS AND DETAILS



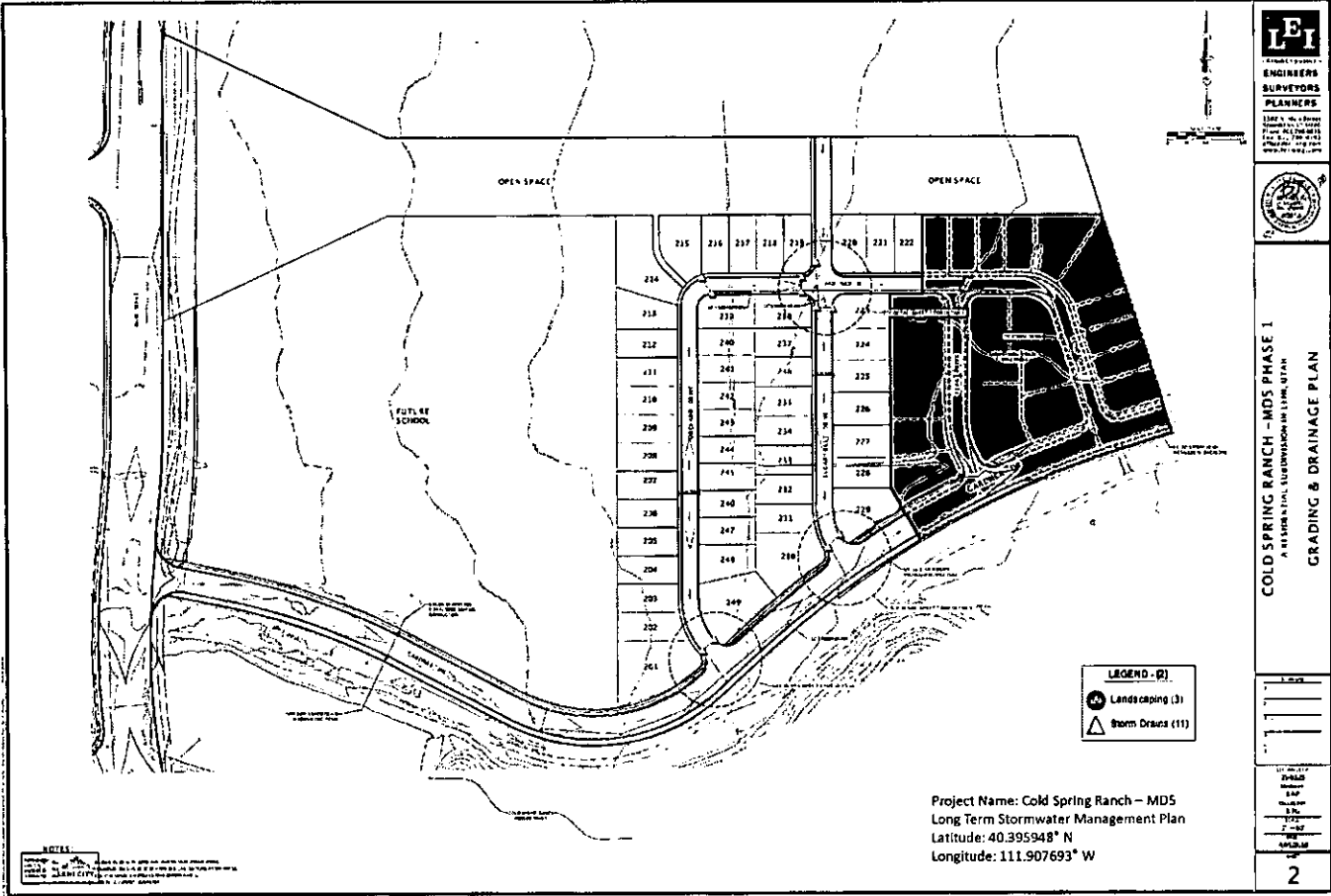
\*Note: Original civil files were used as a reference only. Modifications made by accenaGroup based on information provided by the operator and site conditions. This SWPPP Map is a living document subject to change based on site needs. BMPs that are no longer necessary will be de-activated and shown in gray on the maps. Please refer to the Site Maps section in complianceGO for the most up-to-date maps. For residential sites, individual lots will be updated with track out, waste collection, and materials storage BMPs as construction begins on each lot.



\*Note: Original civil files were used as a reference only. Modifications made by accenaGroup based on information provided by the operator and site conditions. This SWPPP Map is a living document subject to change based on site needs. BMPs that are no longer necessary will be de-activated and shown in gray on the maps. Please refer to the Site Maps section in complianceGO for the most up-to-date maps. For residential sites, individual lots will be updated with track out, waste collection, and materials storage BMPs as construction begins on each lot.



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\*Note: Original civil files were used as a reference only. Modifications made by accenaGroup based on information provided by the operator and site conditions. This SWPPP Map is a living document subject to change based on site needs. BMPs that are no longer necessary will be de-activated and shown in gray on the maps. Please refer to the Site Maps section in complianceGO for the most up-to-date maps. For residential sites, individual lots will be updated with track out, waste collection, and materials storage BMPs as construction begins on each lot.

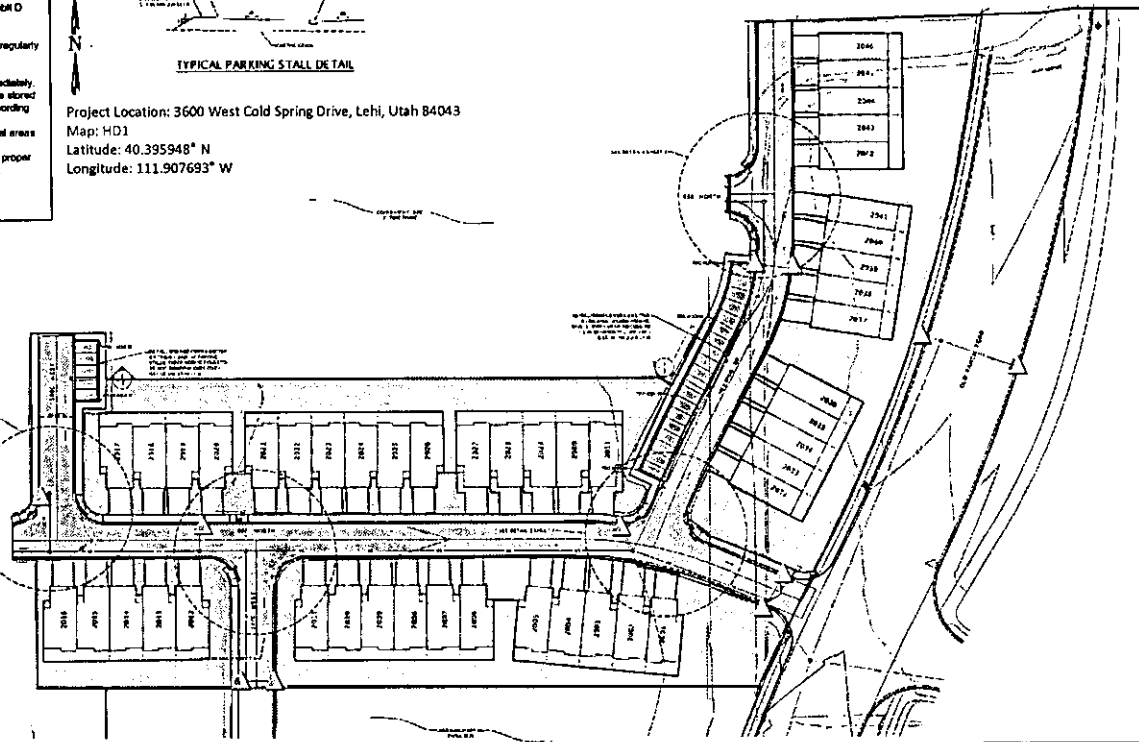
1. Complete inspections as prescribed in Exhibit C for all storm water controls.
2. Clean and maintain storm water controls as indicated; minimum annually.
3. Complete annual report in Exhibit D and submit to City storm water department.
4. Sweep and clear paved areas regularly and as needed.
5. If a fuel/oil spill occurs, follow procedures in Spills SOP immediately. If maintenance materials will be stored on site, store appropriately according Materials Storage SOP.
7. Keep waste and debris disposal areas clean and store in good repair.
8. Refer to Landscaping SOP for proper use and cleanup of pesticides, herbicides, and fertilizers.
9. SOPs can be viewed here: <http://www.lehi.gov/3000/AFWSRWA2>



Project Location: 3600 West Cold Spring Drive, Lehi, Utah 84043  
 Map: HD1  
 Latitude: 40.395948° N  
 Longitude: 111.907693° W

LEGEND - (5)

- Property Boundary (1)
- ⊙ Parking Stalls (2)
- ⊙ Parking/Road (1)
- ⊙ Landscaping (4)
- ▲ Storm Drain Inlet (11)



CUT/FILL SIMULATIONS	
1" = 10'	1" = 10'
1" = 10'	1" = 10'
1" = 10'	1" = 10'
1" = 10'	1" = 10'

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 PLANNERS

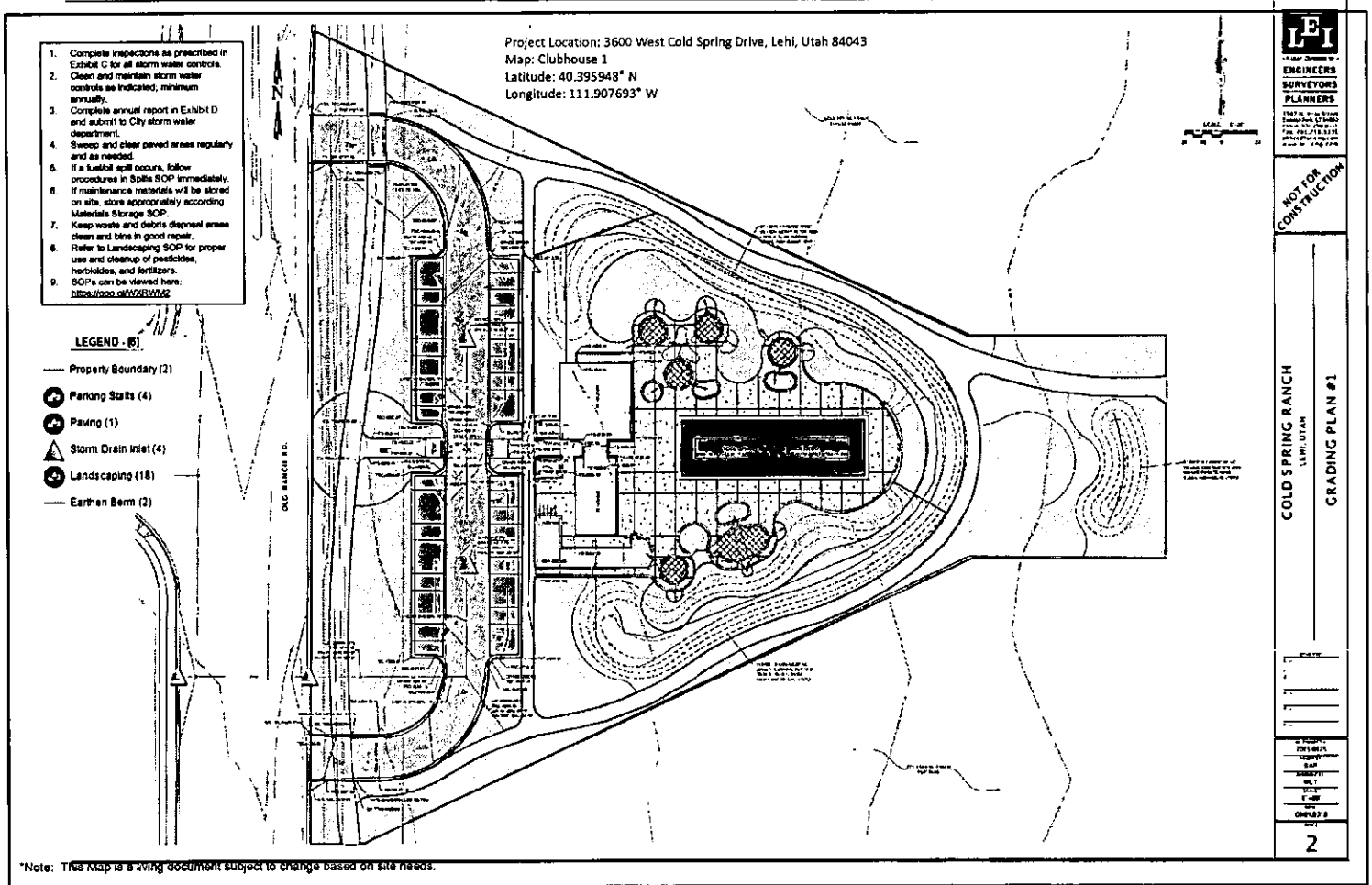
1000 W. 1000 S.  
 SUITE 200, LEHI, UTAH 84043  
 TEL: 435.762.9112  
 FAX: 435.762.9113  
 www.leieng.com

COLD SPRING RANCH - HD 1  
 A RESIDENTIAL SUBDIVISION IN LEHI, UTAH  
 GRADING & DRAINAGE PLAN

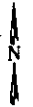
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PROJECT:	
SCALE:	
BY:	
CHECKED BY:	
DATE:	

\*Note: This Map is a living document subject to change based on site needs.





1. Complete inspections as prescribed in Exhibit C for all storm water controls.
2. Clean and maintain storm water controls as indicated, minimum weekly.
3. Complete annual report in Exhibit D and submit to City storm water department.
4. Sweep and clear paved areas regularly and as needed.
5. If a fuel/oil spill occurs, follow procedures in Spills SOP immediately.
6. If maintenance materials will be stored on site, store appropriately according Materials Storage SOP.
7. Keep waste and debris disposal areas clean and bins in good repair.
8. Refer to Landscaping SOP for proper use and cleanup of pesticides, herbicides, and fertilizers.
9. SOPs can be viewed here: <https://aop.wv.gov>



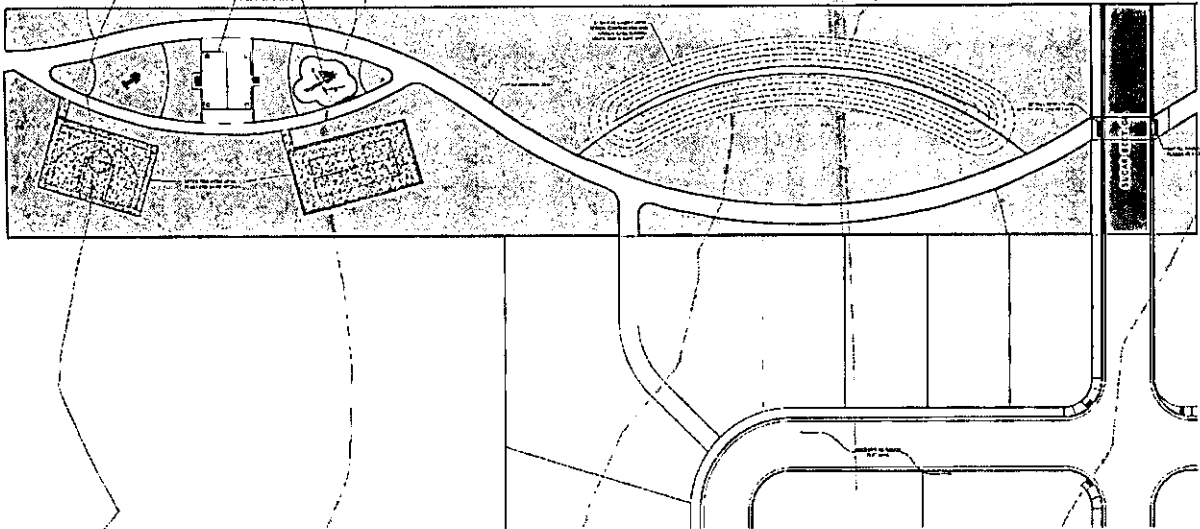
Project Location: 3600 West Cold Spring Drive, Lehi, Utah 84043  
 Map: Clubhouse 2  
 Latitude: 40.395948° N  
 Longitude: 111.907693° W



NOT FOR CONSTRUCTION

LEGEND - [K]

- Property Boundary (2)
- Landscaping (8)
- Earmen Berm (1)
- Paving (1)



\*Note: This Map is a living document subject to change based on site needs.

COLD SPRING RANCH  
 Clubhouse  
 GRADING PLAN #2

DATE: 2021.05.14  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]  
 SCALE: AS SHOWN

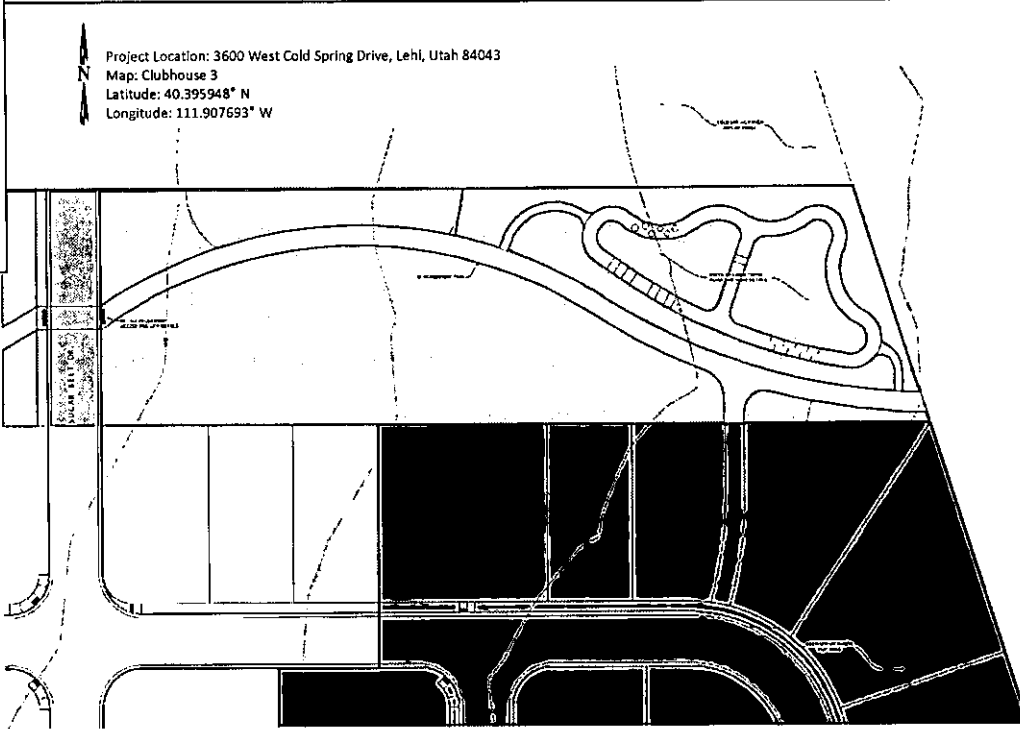
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1. Complete inspections as prescribed in Exhibit C for all storm water controls.
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3. Complete annual report in Exhibit D and submit to City storm water department.
4. Sweep and clear paved areas regularly and as needed.
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8. Refer to Landscaping SOP for proper use and cleanup of pesticides, herbicides, and fertilizers.
9. SOPs can be viewed here: <https://sop.cwprwag.com/>

**LEGEND - (B)**

- Property Boundary (1)
- Landscaping (8)
- Parking (1)

Project Location: 3600 West Cold Spring Drive, Lehi, Utah 84043  
 Map: Clubhouse 3  
 Latitude: 40.395948° N  
 Longitude: 111.907693° W



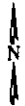
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 PLANNERS

NOT FOR CONSTRUCTION

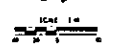
COLD SPRING RANCH  
 LEHI, UTAH  
 GRADING PLAN #3


\*Note: This Map is a living document subject to change based on site needs.

1. Complete inspections as prescribed in Exhibit C for all storm water controls.
2. Clean and maintain storm water controls as indicated, minimum annually.
3. Complete annual report in Exhibit D and submit to City storm water department.
4. Sweep and clear paved areas regularly and as needed.
5. If a fuel/oil spill occurs, follow procedures in Spills SOP immediately.
6. If maintenance materials will be stored on site, store appropriately according Materials Storage SOP.
7. Keep waste and debris disposal areas clean and bins in good repair.
8. Refer to Landscaping SOP for proper use and cleanup of pesticides, herbicides, and fertilizer.
9. SOPs can be viewed here <https://www.ci.wv.wa.gov>



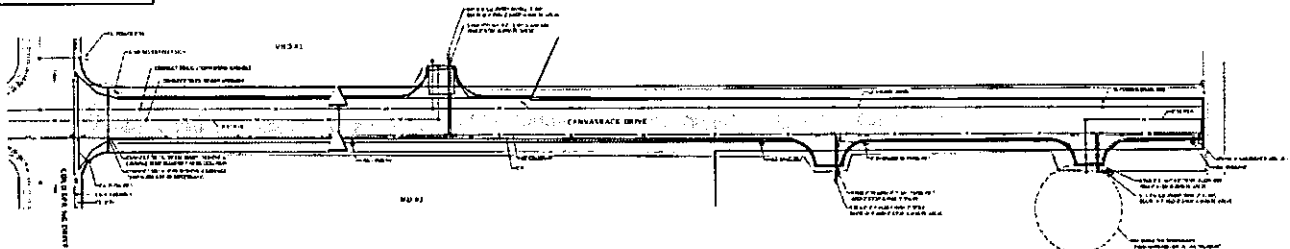
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 Latitude: 40.395948° N  
 Longitude: 111.907693° W



COLD SPRING RANCH - BACKBONE 3  
 LEHI, UTAH  
 UTILITY PLAN

DATE	
BY	
CHECKED BY	
DATE	
SCALE	AS SHOWN
PROJECT NO.	146671
DATE	04/20/20
BY	

201



**LEGEND - D)**

- Property Boundary (1)
- ⊕ Paving/Road (1)
- △ Storm Drain Inlet (2)

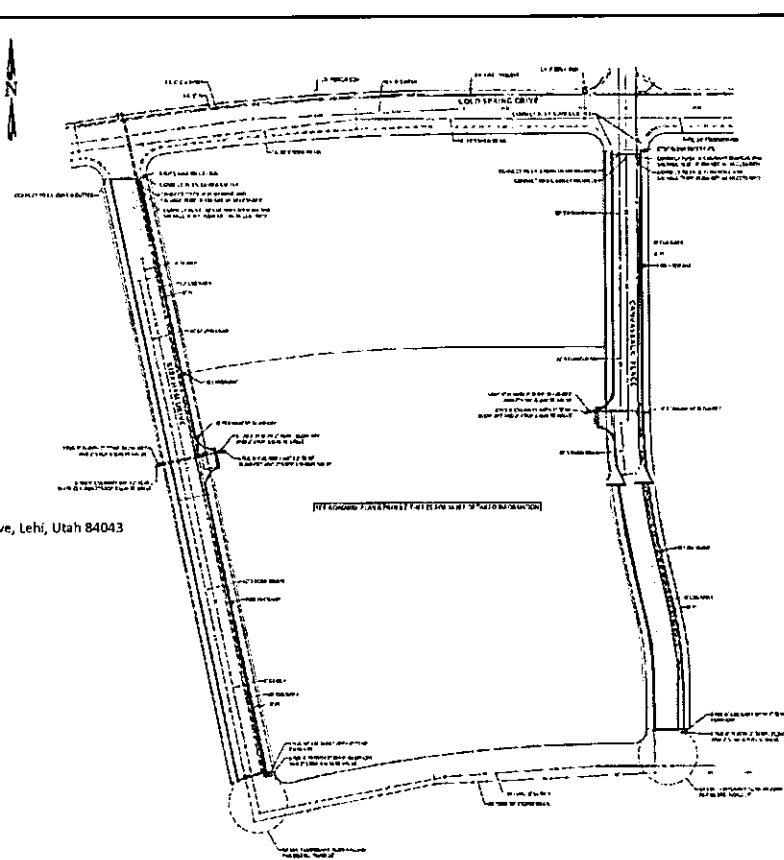
\*Note: This Map is a living document subject to change based on site needs.

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2. Clean and maintain storm water controls as indicated, minimum annually.
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9. SOPs can be viewed here: <http://sop.ci.wv.gov>

**LEGEND (3)**

- Property Boundary (2)
- ⊙ Paving/Road (2)
- △ Storm Drain Inlet (2)

Project Location: 3600 West Cold Spring Drive, Lehi, Utah 84043  
 Map: Backbone Phase 2  
 Latitude: 40.395948° N  
 Longitude: 111.907693° W



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1142 N. 1500 Street  
 Sandy, UT 84070  
 Phone: 801.781.1333  
 www.lpi.com

**COLD SPRING RANCH - BACKBONE 2**  
 LEHI, UTAH  
 UTILITY PLAN

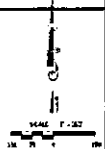
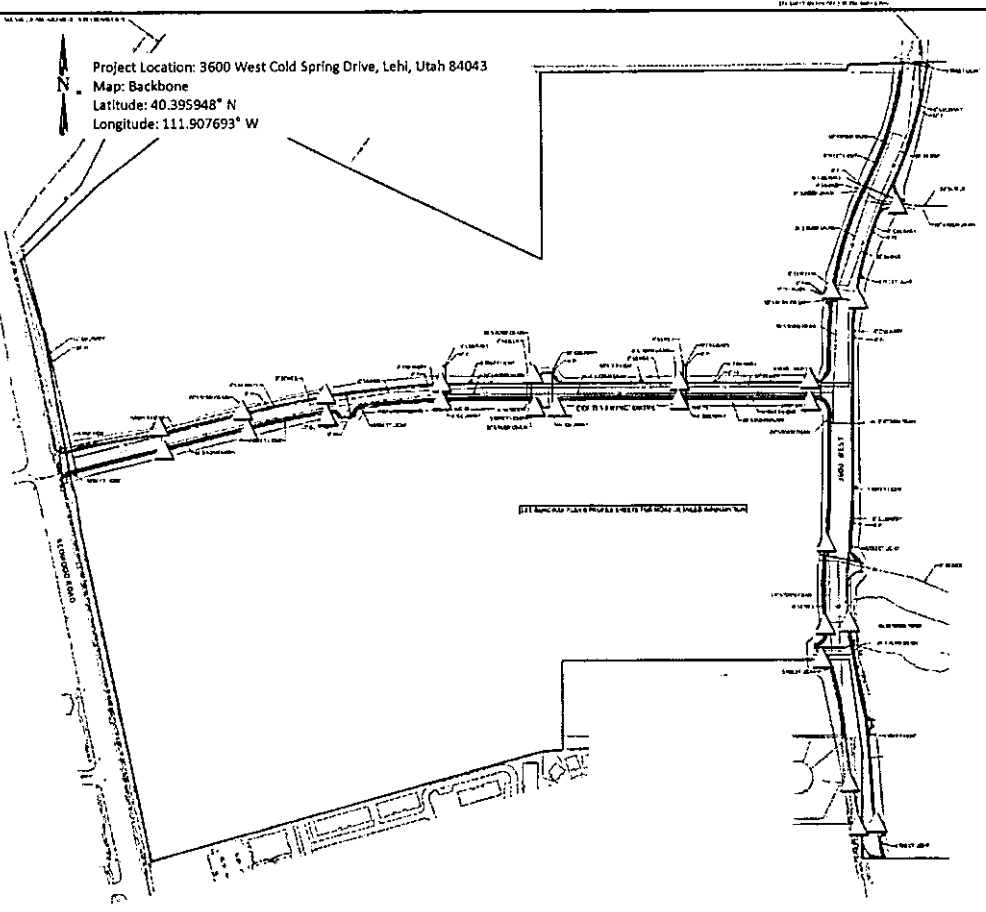
DATE	
BY	
CHECKED BY	
DESIGNED BY	
PROJECT NO.	
SHEET NO.	
TOTAL SHEETS	
DATE	


\*Note: This Map is a living document subject to change based on site needs.

1. Complete inspections as prescribed in Exhibit C for all storm water controls.
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7. Keep waste and debris disposal areas clean and bins in good repair.
8. Refer to Landscaping SOP for proper use and cleanup of pesticides, herbicides, and fertilizers.
9. SOPs can be viewed here: <https://sop.cityoflehi.com>

LEGEND - (3)

- Property Boundary (1)
- ⊕ Paving/Road (2)
- △ Storm Drain inlet (25)





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PLANNERS**

1182 N. 200th Street  
Lehi, UT 84043  
PH: 801.761.8300  
WWW.LEI-UTAH.COM

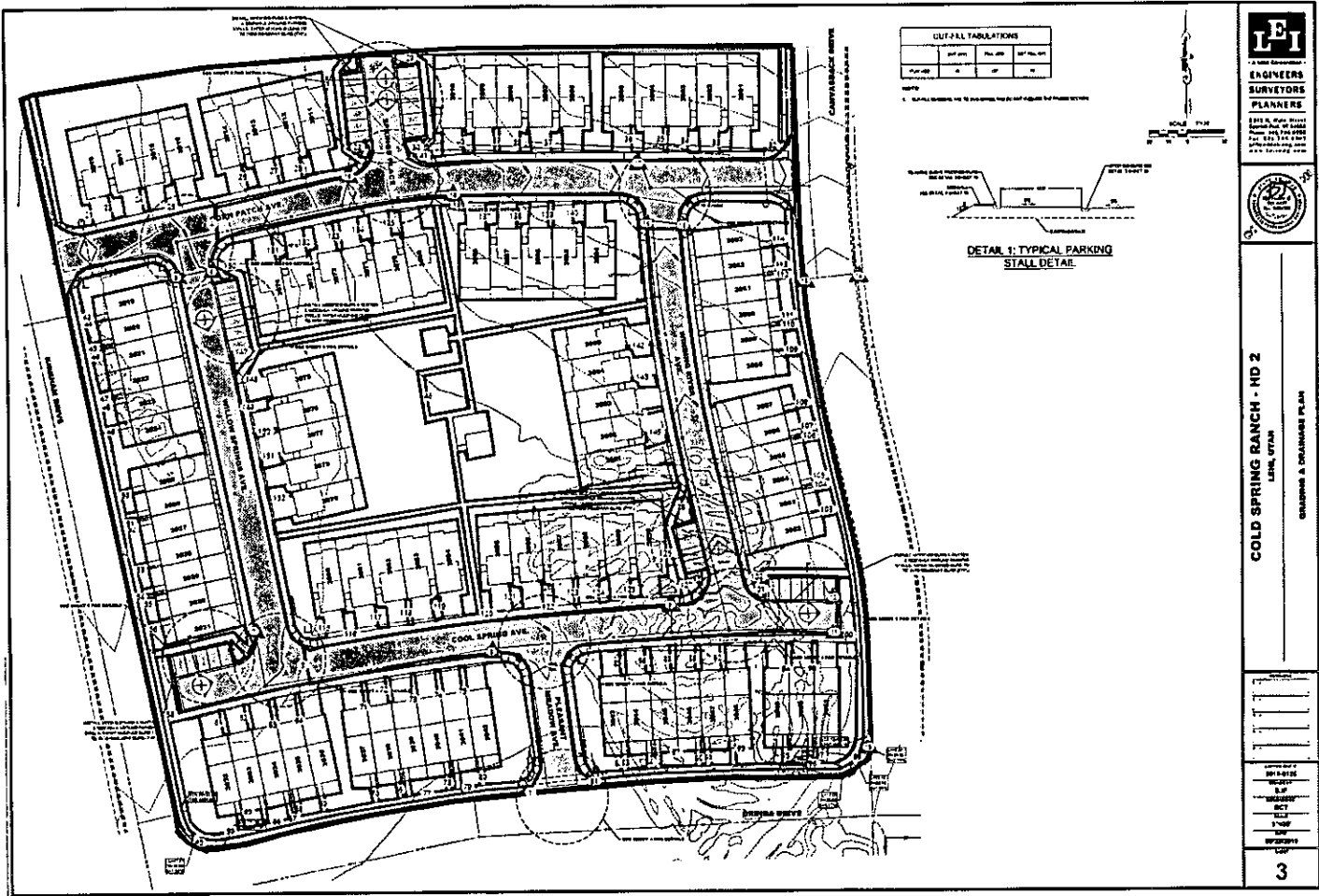
**NOT FOR  
CONSTRUCTION**

**COLD SPRING RANCH  
LEHI, UTAH  
UTILITY PLAN - WEST**

DATE	
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CHKD BY	
APP'D BY	
DATE	

**201**

\*Note: This Map is a living document subject to change based on site needs.



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



1915 S. Main Street  
 Salt Lake City, UT 84143  
 Tel: 313.214.4444  
 Fax: 313.214.4444  
 www.lei-engineers.com

**COLD SPRING RANCH - HD 2**  
 LEIN, UTM  
 DRAINAGE & DRAINAGE PLAN

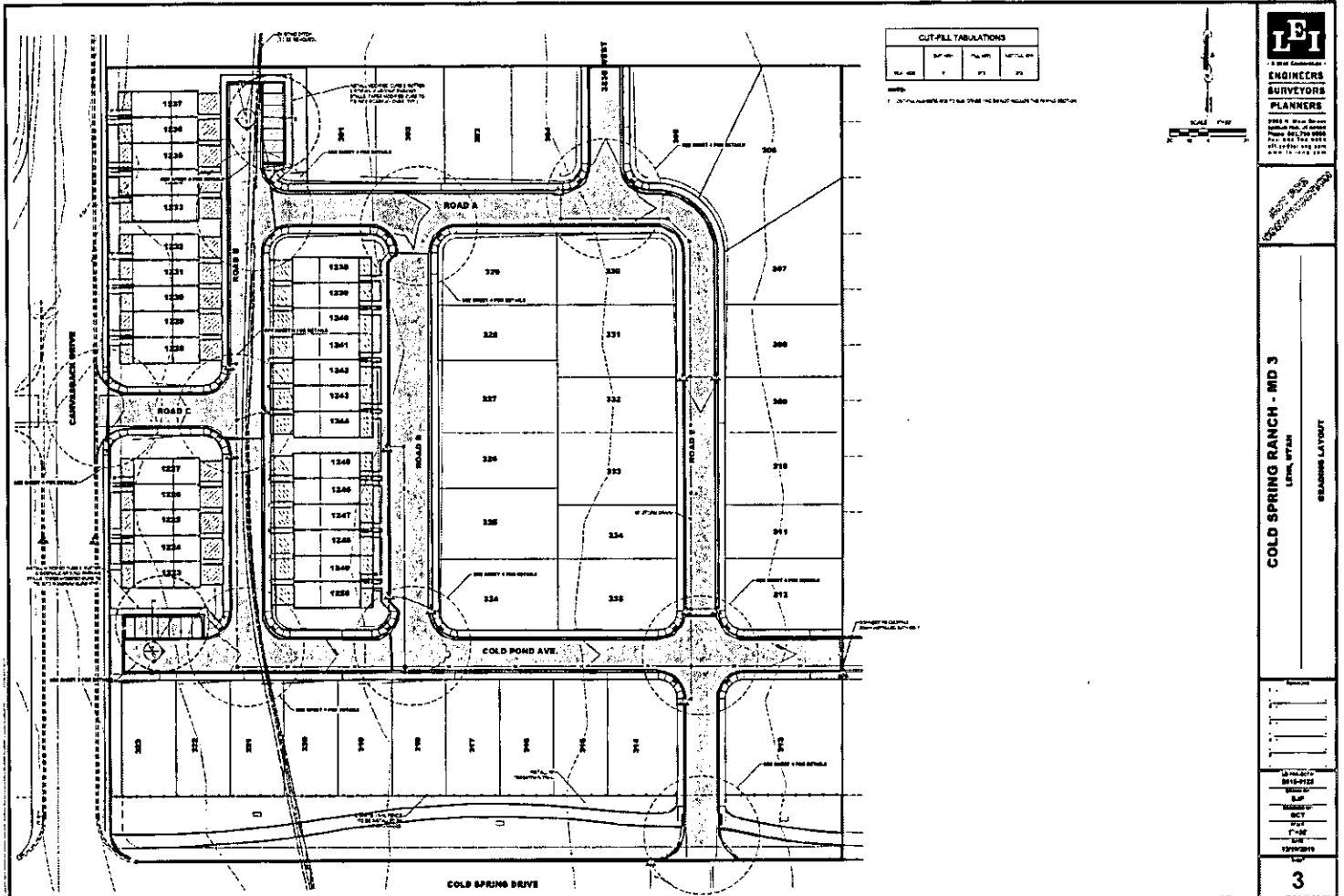
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# LEGEND






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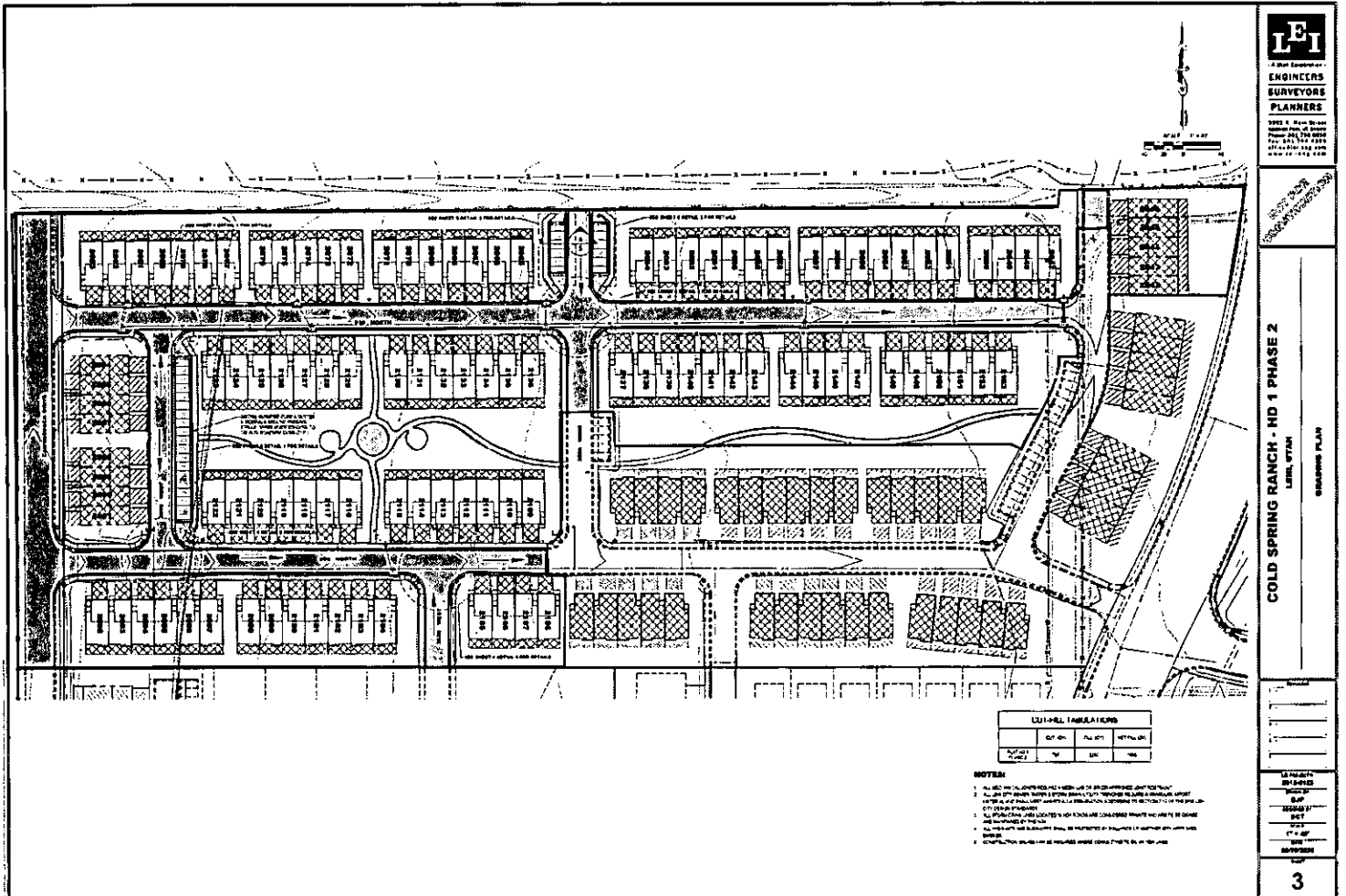
-  Landscaping (133)
-  Paving (3)
-  Property Boundary (1)
-  Storm Drain Inlet (15)





# LEGEND

-  Landscaping (61)
-  Parking (2)
-  Paving (4)
-  Property Boundary (1)
-  Storm Drain Inlet (17)



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3902 S. Main Street  
 Newport News, VA 23602  
 Tel: 804.744.2200  
 Fax: 804.744.2202  
 www.lei.com

**COLD SPRING RANCH - ND 1 PHASE 2**  
 LAYOUT PLAN  
 EXHIBIT PLAN







LULU-HILL TABULA RABO			
DATE	BY	CHK	APP

- NOTES:**
- ALL AREAS NOT SHOWN ARE TO BE MAINTAINED AS OPEN SPACE.
  - ALL AREAS SHOWN WITH A HATCH PATTERN ARE TO BE MAINTAINED AS OPEN SPACE.
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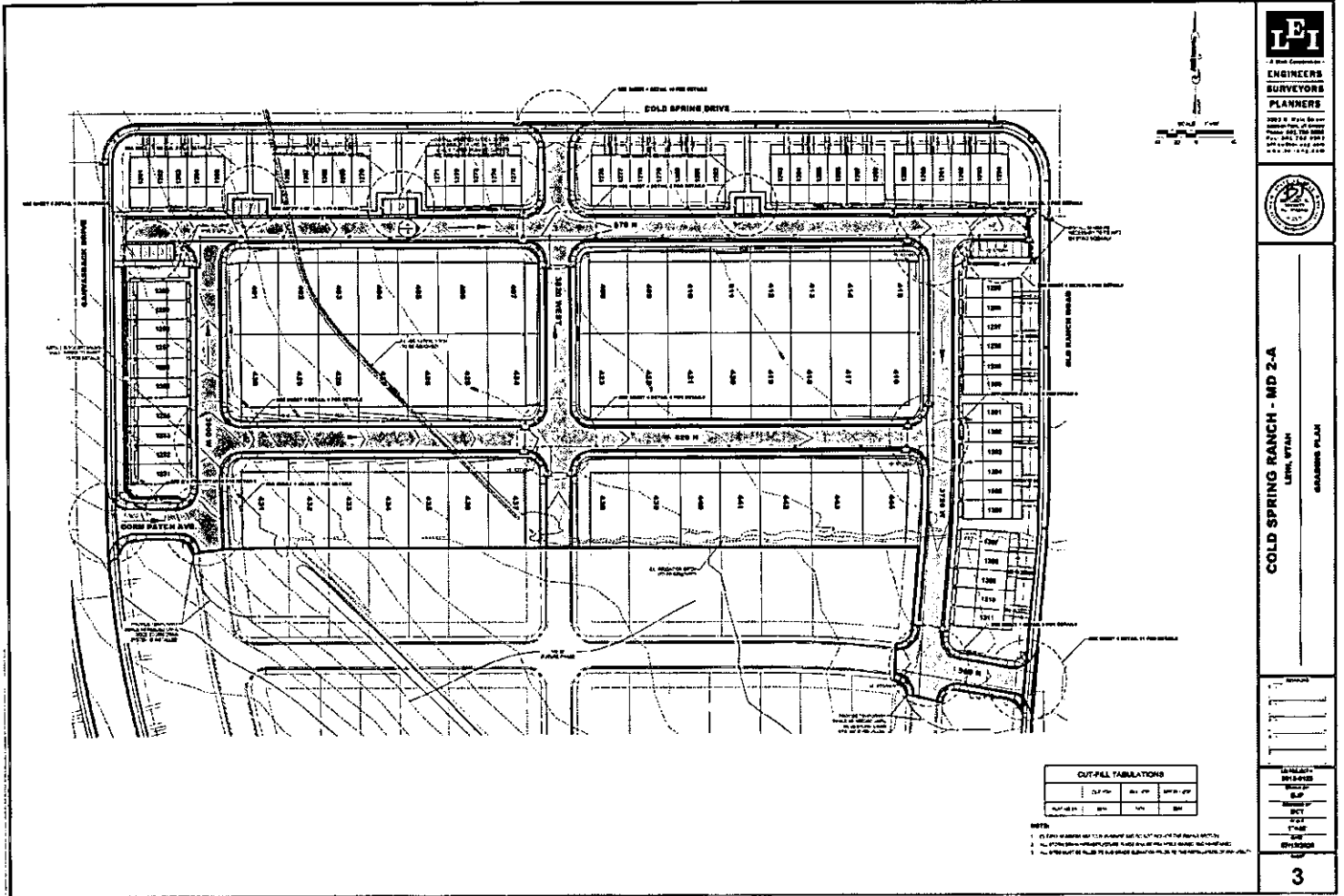
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 CHECKED BY: J. SMITH  
 APPROVED BY: J. SMITH

# LEGEND



-  Gravel (1)
-  Landscaping (100)
-  Paving (5)
-  Parking (3)
-  Property Boundary (1)
-  Storm Drain Inlet (13)

ENT 146671:2020 PG 36 of 60



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 SURVEYORS  
 PLANNERS



**COLD SPRING RANCH - MD 2-A**  
 LAYOUT PLAN  
 GRADING PLAN

**CUT-FILL TABULATIONS**







NO.	DESCRIPTION	AMOUNT	DATE
1	CUT	1000	10/1/20
2	FILL	2000	10/1/20
3	RETAINMENT	500	10/1/20

- NOTES:**
1. ALL ELEVATIONS ARE TO THE FINISHED GRADE UNLESS OTHERWISE NOTED.
  2. ALL CUTS SHALL BE PROTECTED WITH 4:1 SLOPES UNLESS OTHERWISE NOTED.
  3. THE PROPOSED GRADING SHALL BE SUBJECT TO THE REQUIREMENTS OF THE LOCAL AGENCIES.

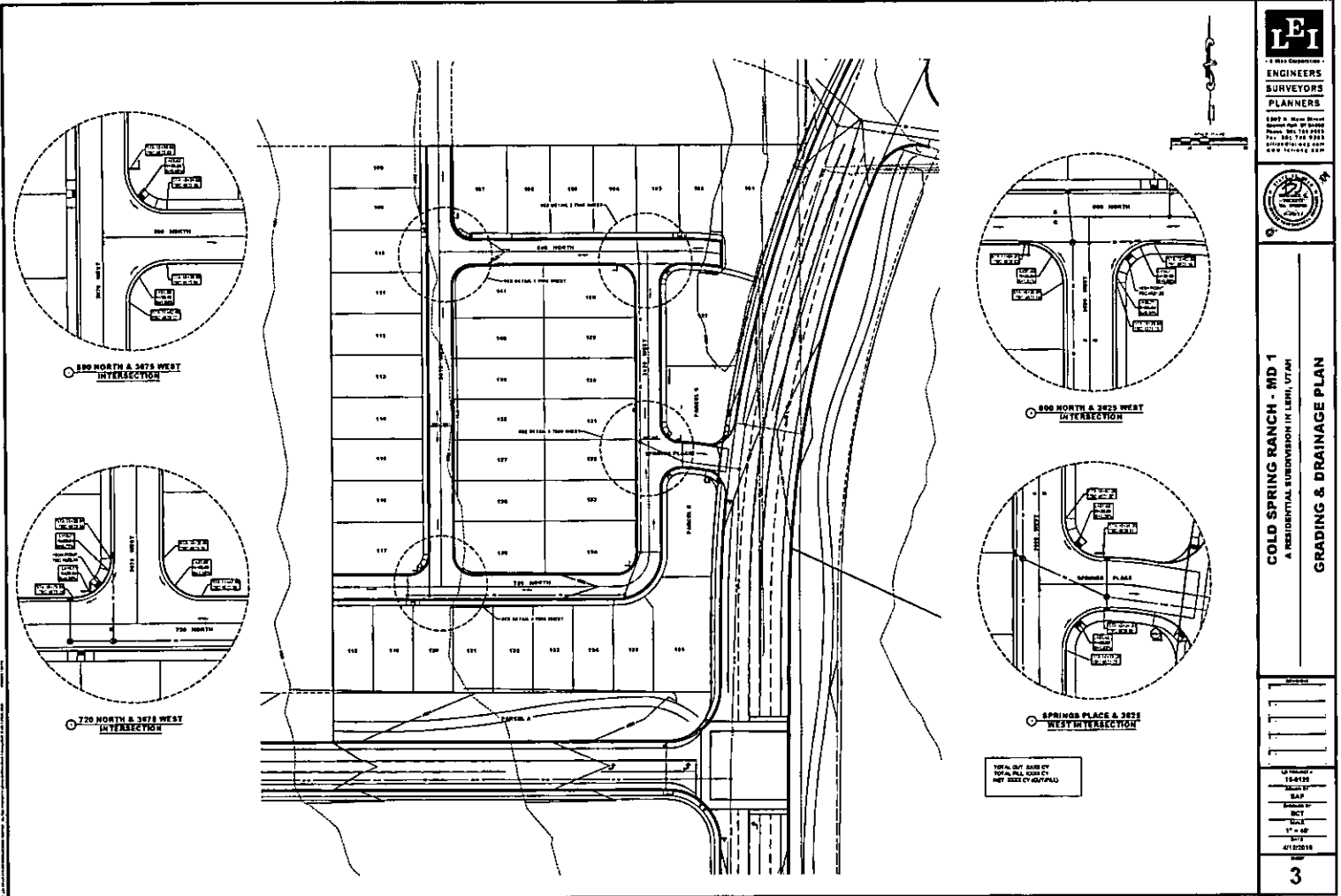
DATE: 10/1/20  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

# LEGEND



-  Landscaping (146)
-  Retaining Wall (1)
-  Paving (2)
-  Parking Lot (5)
-  Property Boundary (1)
-  Storm Drain Inlet (23)

ENT 146671:2020 PG 38 of 60



**LEI**  
 A Utah Corporation  
**ENGINEERS  
 SURVEYORS  
 PLANNERS**

1907 S. Main Street  
 Suite 200, Provo, UT 84601  
 Phone: 801.733.8222  
 Fax: 801.733.8223  
 Email: info@leiprovo.com  
 www.leiprovo.com



**COLD SPRING RANCH - MD 1**  
 A RESIDENTIAL SUBDIVISION IN LEHI, UTAH  
**GRADING & DRAINAGE PLAN**

NO.	REVISION

3

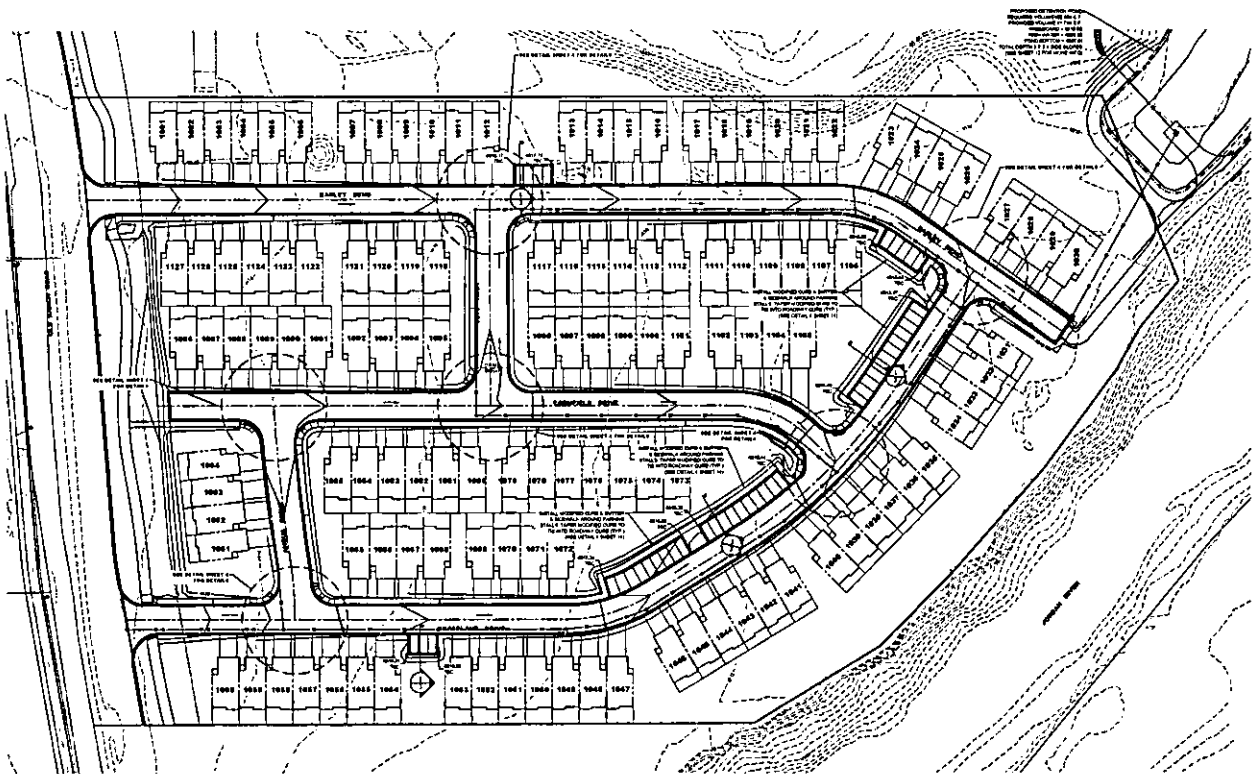
TOTAL CUT BASED ON  
 TOPG. FOR ROADWAY  
 NET SIZE OF GRADFIELD



TYPICAL PARKING STALL DETAIL

CUT-FILL TABLE			
PLAN	CUT	FILL	OFF FILL
PLAN 100	30%	30%	30%

NOTES:  
1. CUT/FILL NUMBERS ARE TO SUBGRADE AND DO NOT INCLUDE THE FINISH SURFACE.



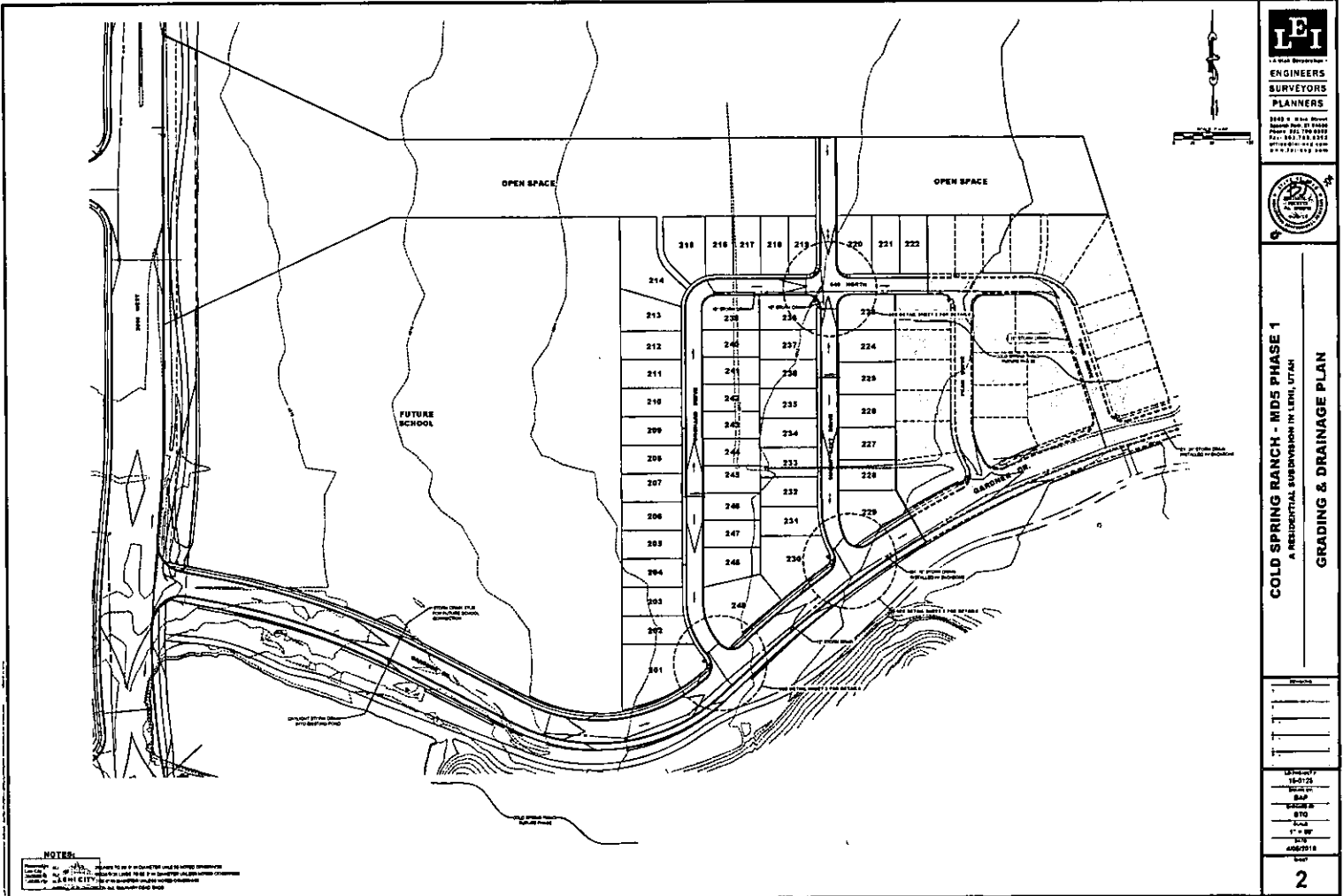
**LEI**  
A BLACK COMPANY  
ENGINEERS  
SURVEYORS  
PLANNERS  
2800 N. 4000 EAST  
SUITE 200, WALKER, UTAH 84601  
TEL: 435.739.3333  
WWW.LEI-UTAH.COM



**COLD SPRING RANCH**  
A RESIDENTIAL SUBDIVISION IN LEHI, UTAH  
**GRADING & DRAINAGE PLAN**

DATE	
BY	
CHECKED	
SCALE	
PROJECT	
DATE	



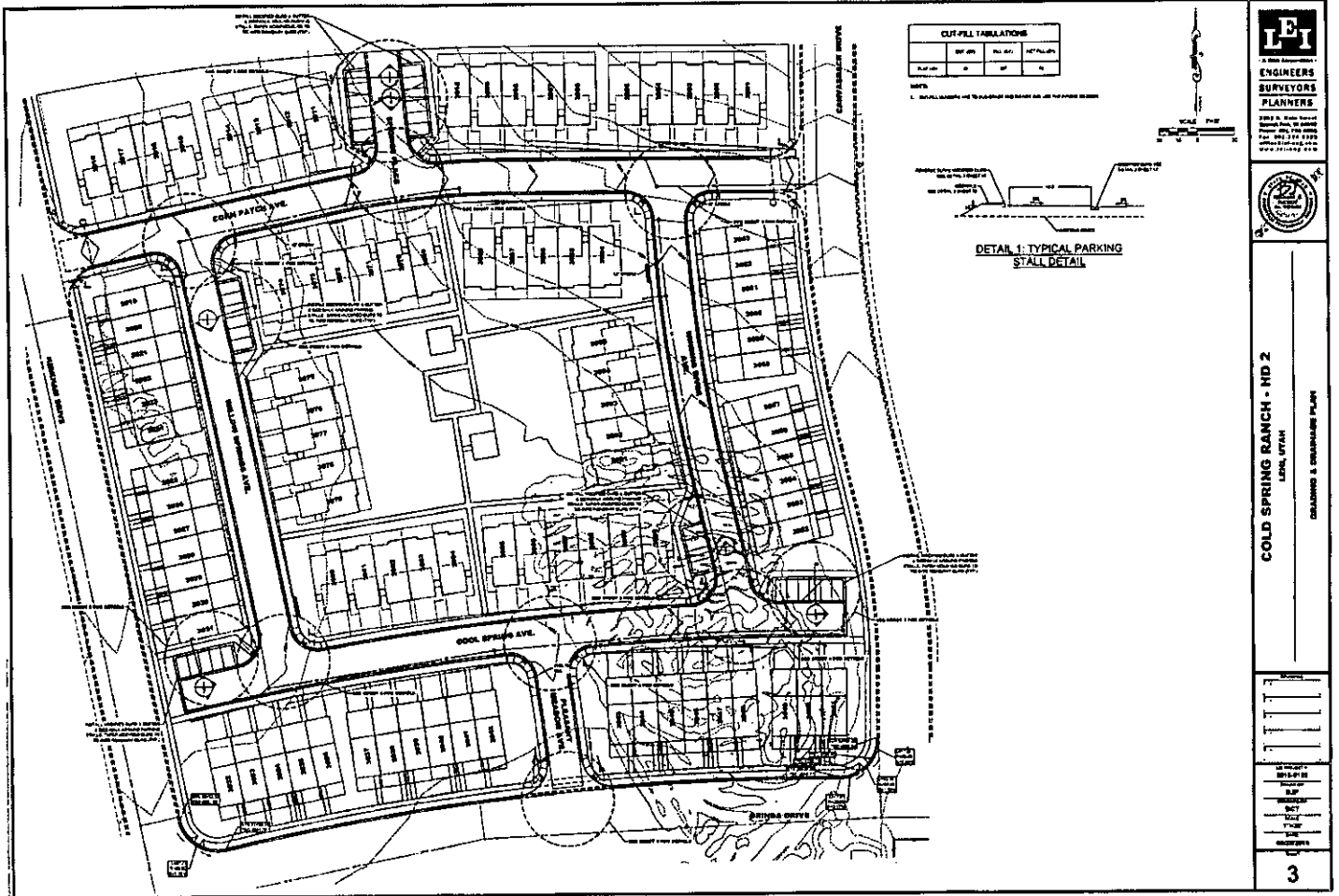


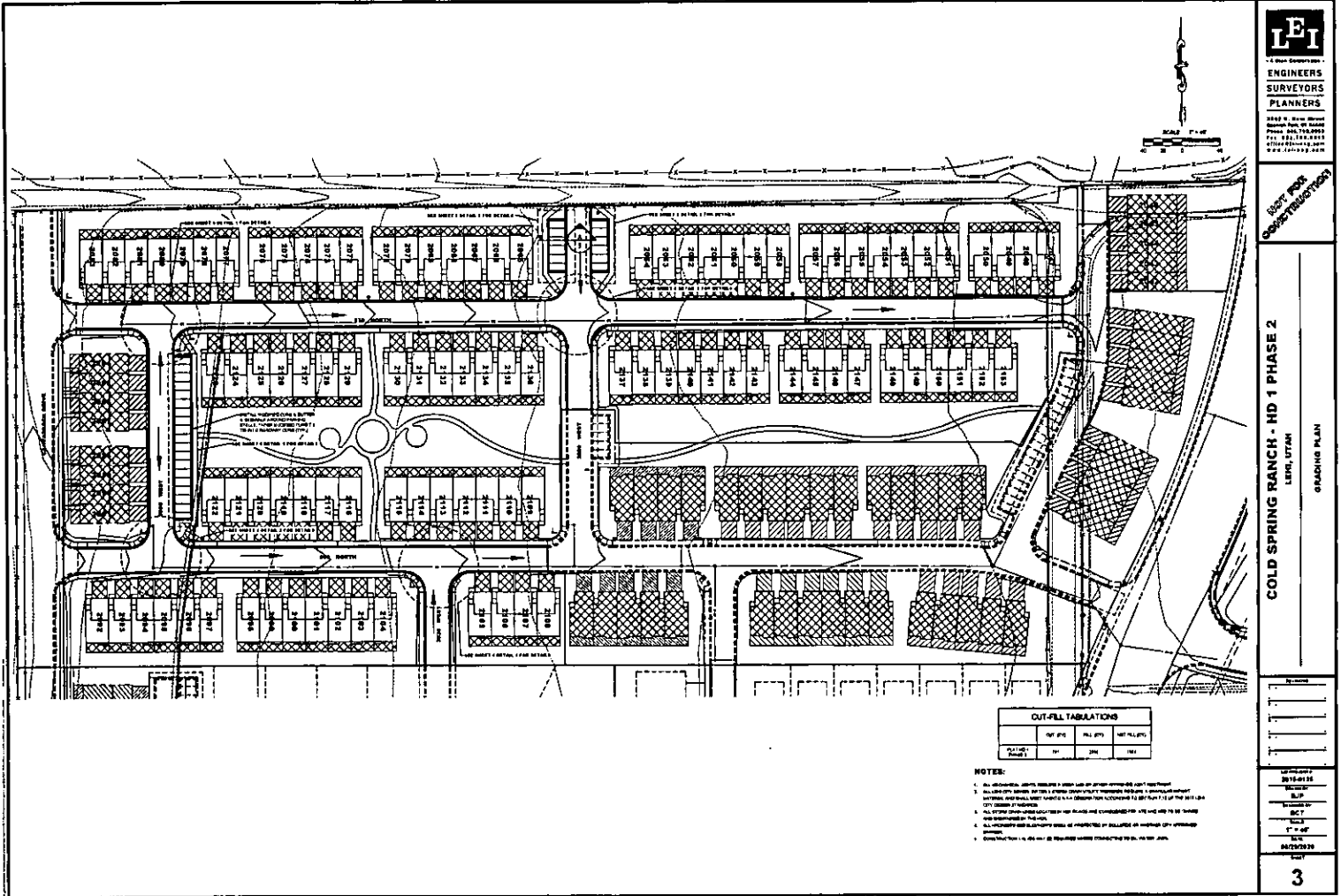
**LEI**  
 ENGINEERS  
 SURVEYORS  
 PLANNERS



**COLD SPRING RANCH - RDS PHASE 1**  
 A RESIDENTIAL SUBDIVISION IN LEHI, UTAH  
**GRADING & DRAINAGE PLAN**

DATE: 10/15/20  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]  
 SHEET NO: 41 OF 60





**LEI**  
 ENGINEERS  
 SURVEYORS  
 PLANNERS

2502 N. Main Street  
 Boise, ID 83725  
 Phone: 208.333.8888  
 Fax: 208.333.8889  
 Office Hours: 9:00 AM - 5:00 PM  
 www.leiinc.com

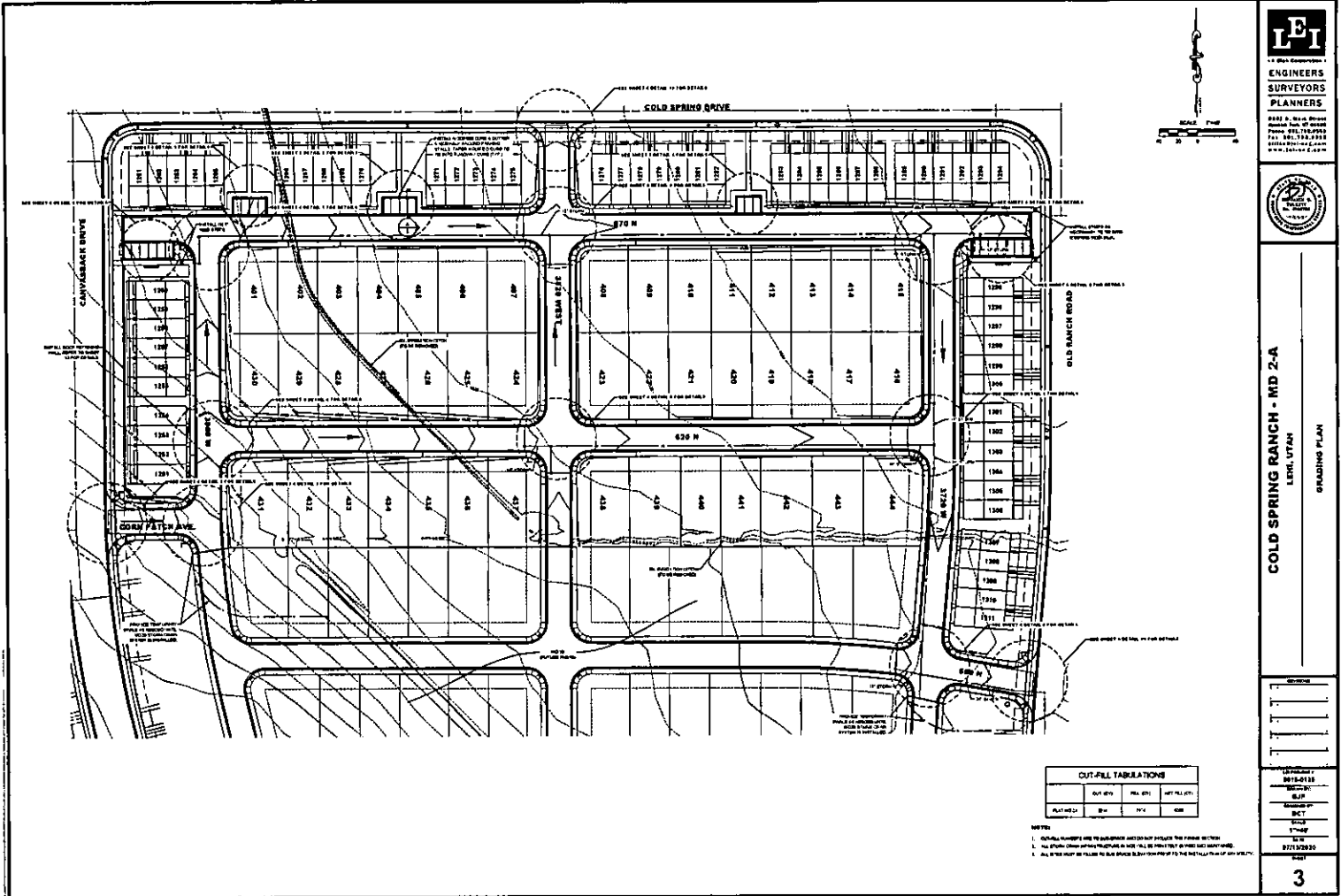
PROPERTY OF  
 COLD SPRING RANCH

**COLD SPRING RANCH - HD 1 PHASE 2**  
 LEIN, UTAM  
 GRADING PLAN

OUT-FILL TABULATIONS			
PLAN AREA	NET STA	FILL STA	NET FILL STA
1	100	200	100
2	100	200	100
3	100	200	100
4	100	200	100

- NOTES:**
1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  2. ALL LOT DIMENSIONS ARE TO BE VERIFIED BY THE SURVEYOR PRIOR TO CONSTRUCTION. THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOISE.
  3. ALL LOT DIMENSIONS SHALL BE TO THE CENTER OF THE LOT UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE LOT UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE LOT UNLESS OTHERWISE NOTED.

DATE: 08/10/2020  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1" = 40'  
 SHEET NO: 3



**LEI**  
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 www.leui.com



**COLD SPRING RANCH - MD 2-A**  
 LEHI, UTAH  
 GRADING PLAN

**CUT-FILL TABLE**

PLAN ELEV.	CUT	FILL	MAX. CUT	MAX. FILL
1211.00	0.00	0.00	0.00	0.00
1212.00	0.00	0.00	0.00	0.00
1213.00	0.00	0.00	0.00	0.00
1214.00	0.00	0.00	0.00	0.00
1215.00	0.00	0.00	0.00	0.00
1216.00	0.00	0.00	0.00	0.00
1217.00	0.00	0.00	0.00	0.00
1218.00	0.00	0.00	0.00	0.00
1219.00	0.00	0.00	0.00	0.00
1220.00	0.00	0.00	0.00	0.00
1221.00	0.00	0.00	0.00	0.00
1222.00	0.00	0.00	0.00	0.00
1223.00	0.00	0.00	0.00	0.00
1224.00	0.00	0.00	0.00	0.00
1225.00	0.00	0.00	0.00	0.00
1226.00	0.00	0.00	0.00	0.00
1227.00	0.00	0.00	0.00	0.00
1228.00	0.00	0.00	0.00	0.00
1229.00	0.00	0.00	0.00	0.00
1230.00	0.00	0.00	0.00	0.00
1231.00	0.00	0.00	0.00	0.00
1232.00	0.00	0.00	0.00	0.00
1233.00	0.00	0.00	0.00	0.00
1234.00	0.00	0.00	0.00	0.00
1235.00	0.00	0.00	0.00	0.00
1236.00	0.00	0.00	0.00	0.00
1237.00	0.00	0.00	0.00	0.00
1238.00	0.00	0.00	0.00	0.00
1239.00	0.00	0.00	0.00	0.00
1240.00	0.00	0.00	0.00	0.00
1241.00	0.00	0.00	0.00	0.00
1242.00	0.00	0.00	0.00	0.00
1243.00	0.00	0.00	0.00	0.00
1244.00	0.00	0.00	0.00	0.00
1245.00	0.00	0.00	0.00	0.00
1246.00	0.00	0.00	0.00	0.00
1247.00	0.00	0.00	0.00	0.00
1248.00	0.00	0.00	0.00	0.00
1249.00	0.00	0.00	0.00	0.00
1250.00	0.00	0.00	0.00	0.00

- NOTES:
1. CUT-FILL NUMBERS AND THE QUALITY CONTROL POINTS ARE SHOWN WITHIN THE PLAN.
  2. THE SPOTS SHOWN WITHIN THE PLAN ARE THE SPOTS THAT WERE USED TO DETERMINE THE GRADING.
  3. ALL SPOTS MUST BE RECHECKED BY THE SURVEYOR TO THE FIELD TO VERIFY THE SPOTS.

DATE: 08/11/2020  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: 2019-0118  
 SHEET NO: 44 OF 60  
 SCALE: AS SHOWN  
 3

## APPENDIX B – SOPs

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## **Pavement Maintenance Operations**

### **General:**

These SOPs are not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in these SOPs.

### **1. Purpose and Selection:**

- a) Reduce stormwater pollution by sweeping and removing pollutants that will be carried to City stormwater systems during stormwater runoff or by non-stormwater runoff.
- b) The sweeper is intended for removing materials that collect on pavements by use and the natural degradation of pavements, ie. materials that collect, drop from vehicles, and the natural erosion and breaking up of pavements.

### **2. Regular Procedure:**

- a) Remain aware of debris and sweep minor debris if needed by hand.
- b) Generally, sweeping should occur during autumn when leaf fall is heavy and again in early spring after winter thaw. Sometimes sweeping machinery will be necessary with accumulations are spread over pavements.
- c) Manage outside activities that leave waste or drain pollutants to our pavements. This involves outside functions including but not limited to yard sales, yard storage, fund raisers like car washes, etc.

### **4. Disposal Procedure:**

- a) Service contractor will dispose at licensed facilities.
- b) Dispose of hand collected material in dumpster.

### **5. Training:**

- a) Annually and at hire.

## Landscape Maintenance Operations

### General:

This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

**Rule: Prevent any solids, liquids or any light weight material from being carried away from the construction or maintenance envelop by wind or water.**

### 1. Application:

- a) This SOP should provide sufficient direction for many of the general operations, e.g., fertilizer and pesticide applications, mowing, weeding, tree trimming, digging, sprinkler repairs, mulch management, etc.

### 2. Maintenance Procedure:

- a) Grooming
  - Lawn Mowing – Immediately following operation, sweep or blow clippings onto vegetated ground.
  - Fertilizer Operation – Prevent overspray. Sweep or blow fertilizer onto vegetated ground immediately following operation.
  - Pesticide Operations – Prevent overspray. Use spot treatment immediately following operation sweep or blow dry pesticide onto vegetated ground.
- b) Remove or contain all erodible or loose material prior to forecast wind and precipitation events or before non-stormwater will pass through the project site. For light weight debris, maintenance can require immediately attention for wind events and many times daily maintenance or as needed for precipitation or non-stormwater events.
- c) Landscape project materials and waste can usually be contained or controlled by operational best management practices.
  - Operational; including but not limited to:
    - Strategic staging of materials eliminating exposure, such as not staging on pavement;
    - Avoiding multiple day staging of landscaping backfill and spoil on pavements; and
    - Haul off spoil as generated or daily.
- d) Cleanup:
  - Use dry cleanup methods, e.g. square nose shovel and broom. It is usually sufficient when no more material can be swept onto the square nosed shovel.
  - Power blowing tools.

**3. Waste Disposal:**

- a) Dispose of waste according to General Waste Management SOP, unless superseded by specific SOPs for the operation.

**4. Equipment:**

- a) Tools sufficient for proper containment of pollutants and cleanup.
- b) Push broom and square blade shovel should be a minimum.

**5. Training:**

- a) Annually and at hire.
- b) Landscape Service Contractors must have equal or better SOPs.



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## Waste Management Operations

### General:

This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

### 1. Application:

- a) This SOP is intended for all Staff, for the proper disposal of common everyday waste.

### 2. Waste Collection Devices (Exposed units):

- a) The site contains 2 types of waste management containers:
  - 6yd dumpster with lid; and
  - Receptacles with lids.

### 3. Waste Disposal Restrictions for all Waste Scheduled for the North Pointe Solid Waste SSD Landfill:

- a) Know the facility disposal requirements and restrictions. It should not be assumed that all waste disposed in collection devices will be disposed at the North Pointe Landfill.
- b) Review North Pointe Landfill regulations for additional restrictions and understand what waste is prohibited in the North Pointe Landfill.
- c) Lookup and follow disposal procedures for disposal of waste at other EPA approved sites. The Utah County Health Department is a good resource, 801-851-7000.

### 4. General Staff Maintenance Practices:

- a) Prevent dumpsters and receptacles from becoming a pollution source by:
  1. Closing lids;
  2. Repositioning tipped receptacles upright;
  3. Reporting full or leaking and unsecured dumpsters and receptacles to the company provider or repair it in house. Determine source liquids and prevent it; and
  4. Reporting any eminent pollutant hazard related to dumpsters and receptacles to the owner.

### 5. Training:

- a) Annually and at hire.

## Storm Drain Maintenance Operations

### General:

These SOPs are not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in these SOPs.

### 1. Procedure:

- a) Inspect for need:
  1. Schedule cleaning for boxes and pipe that contain 2" or more of sediment and debris.
  2. Remove debris by vacuum-operated machinery.
  3. When accumulations are mostly floating debris, this material can be removed with a net.
  4. Inspect standing water for mosquito larvae and contact the South Salt Valley Mosquito Abatement District when necessary.

### 2. Disposal Procedure:

- a) Dispose of waste at regulated facilities.
- b) Floating materials and floating absorbent materials may be disposed in dumpster when dried out. Dry dirt and slurry may also be disposed in the dumpster.
- c) Disposal of hazardous waste:
  1. Dispose of hazardous waste at regulated disposal facilities, see Waste Management and Spill Control SOP
- d) Disposal of waste collected from sanitary sewer device at regulated facilities.

### 3. Training:

- a) Annually and at hire.

## **Pavement Washing Operations**

### **General:**

These SOPs are not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in these SOPs.

### **1. Procedure:**

- a) Prevent waste fluids and any detergents if used from entering storm drain system. The following methods are acceptable for this operation:
  - Dam the inlet using a boom material that seals itself to the pavement and pick up the wastewater with shop-vacuum or absorbent materials.
  - Collect wastewater with shop-vacuum simultaneous with the washing operation.
  - Collect wastewater with vacuum truck or trailer simultaneous with the washing operation.
- b) This procedure must not used to clean the initial spills. First apply the Spill Containment and cleanup SOP.

### **2. Disposal Procedure:**

- a) Small volumes can usually be drained to the local sanitary sewer. Contact the South Valley Sewer District.
- b) Large volumes must be disposed at regulated facilities.

### **2. Pavement Cleaning Frequency:**

- a) There is no regular pavement washing regimen. Pavement washing is determined by conditions that warrant it, including but not limited to prevention of slick or other hazardous conditions or restoring the acceptable appearance of pavements.

### **3. Training:**

- a) Annually and at hire.

## **Snow and Ice Removal Management**

### **General:**

This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

### **1. Application:**

- a) Parking and sidewalk winter management operations.

### **2. De-Icing Procedure:**

- a) Do not store or allow salt or equivalent to be stored on outside paved surfaces.
- b) Minimize salt use varying salt amounts relative to hazard potential.
- c) Sweep excessive piles left by the spreader.
- d) Watch forecast and adjust when warm ups are expected the same day.

### **3. Training:**

- a) Annually and at hire.
- b) Require snow and ice service contractors to follow the stronger of this SOP and their company SOPs.

## General Construction Maintenance

### General:

This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

**Rule: Prevent any solids, \*liquids or any light weight material from being carried away from the construction or maintenance envelop by wind or water.**

**\*liquids - including culinary water and irrigation water that are polluted with material that will damage the environment.**

### 1. Application:

- a) This SOP should provide sufficient direction for many of the general operations, e.g., building maintenance, curb/sidewalk/flatwork, overlay/patching, landscape renovations, miscellaneous maintenance/repairs, etc.

### 2. Construction Procedure:

- a) Remove or contain all erodible or loose material prior to forecast wind and precipitation events or before non-stormwater will pass through the project site. For light-weight debris, maintenance can require immediately attention for wind events and many times daily maintenance or as needed for precipitation or non-stormwater events.
- b) Project materials and waste can be contained or controlled by operational or structural best management practices.
  - Operational; including but not limited to:
    - Strategic staging of materials eliminating exposure, such as not staging on pavement;
    - Avoiding multiple day staging of backfill and spoil;
    - Haul off spoil as generated or daily.
  - Structural; including but not limited to:
    - Inlet protection, e.g. wattles, filter fabric, drop inlet bags, boards, planks;
    - Gutter dams, e.g. wattles, sandbags, dirt dams;
    - Boundary containment, e.g. wattles, silt fence;
    - Dust control, e.g. water hose;
    - Waste control, e.g. construction solid or liquid waste containment, dumpster, receptacles.
- c) Inspect often to insure the structural best management practices are in good operating condition and at least prior to the workday end. Promptly repair damaged best management practices to achieve effective containment.

- d) Cleanup:
  - Use dry cleanup methods, e.g. square nose shove and broom.
  - Wet methods are allowed if wastewater is prevented from entering the stormwater system, e.g. wet/dry vacuum, disposal to our landscaped areas.
- e) Cleanup Standard:
  - When a broom and a square nosed shovel cannot pick any appreciable amount of material.

**3. Waste Disposal:**

- a) Dispose of waste according to General Waste Management SOP, unless superseded by specific SOPs for the operation.
- b) Never discharge waste material to storm drains.

**4. Equipment:**

- a) Tools sufficient for proper containment of pollutants and cleanup.
- b) Push broom and square blade shovel should be a minimum.

**5. Training:**

- b) Annually and at hire.

---

## Spill Control

### General:

This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

### 1. Rational:

- a) All properties are susceptible to spills whether it is a result of operations or by customers. Insufficient response, inadequate containment materials, and improper spill cleanup methods will result in pollutants in our waterways. Once the pollutants reach our storm drain system, or even the detention pond, they are difficult and expensive to remove.

### 2. Containment Procedure:

- a) Priority is to dam and contain flowing spills.
- b) Use spill kits booms if available or use any material available; including but not limited to, nearby sand, dirt, landscaping materials, etc.
- c) Hazardous or unknown waste emergencies:
  1. Emergency HAZMAT, DWQ, UCHD, City: Emergency constitutes large quantities of flowing uncontained liquid. Generally burst or tipped tanks.
  2. Emergency UCHD, City: Emergency constitutes potential for waste to be carried by water.
  3. Contacts:
    - HAZMAT - 911
    - DWQ – 801-231-1769, 801-536-4123
    - UCHD – 801-851-7000
    - City – 385-201-1700

### 3. Cleanup Procedure:

- a) NEVER WASH SPILLS TO THE STORM DRAIN SYSTEMS.
- b) Clean per SDS requirements but generally most spills can be cleaned up according to the following:
  - Absorb liquid spills with spill kit absorbent material, sand or dirt until liquid is sufficiently converted to solid material.
  - Remove immediately using dry cleanup methods, e.g. broom and shovel, or vacuum operations.
  - Cleanup with water and detergents may also be necessary depending on the spilled material. However, the waste from this operation must be vacuumed or effectively picked up by dry methods. See Pavement Washing SOP.

- Repeat process when residue material remains.

**4. DISPOSAL:**

- a) Follow SDS requirements but usually most spills can be disposed per the following b. & c.
- b) Generally most spills absorbed into solid forms can be disposed to the dumpster and receptacles. Follow Waste Management SOP.
- c) Generally, liquid waste from surface cleansing processes may be disposed to the sanitary sewer system after the following conditions have been met:
  - Dry cleanup methods have been used to remove the bulk of the spill and disposed per the Waste Management SOP.
  - The liquid waste amounts are small and diluted with water. This is intended for spill cleanup waste only and never for the disposal of unused or spent liquids.

**5. Documentation:**

- a) Document all spills in Appendix C.

**6. SDS sheets:**

- a) SDS Manual is filed in break room.

**7. Materials:**

- a) Generally, sand or dirt will work for most clean-up operations. However, it is the responsibility of the owner to select the absorbent materials and cleanup methods that are required by the SDS Manuals for chemicals used by the company.

**8. Training:**

- a) Annually and at hire.



## APPENDIX C – PLAN RECORDKEEPING DOCUMENTS

**MAINTENANCE/INSPECTION SCHEDULE**

Frequency	Site Infrastructure
	Replace text with the infrastructure / system that must be maintained; repeat

Inspection Frequency Key: A=annual, Q=Quarterly, M=monthly, W=weekly, S=following appreciable storm event, U=Unique infrastructure specific (specify)

**RECORD INSPECTIONS IN THE MAINTENANCE LOG**

Inspection Means: Either; Traditional walk through, Awareness/Observation, and during regular maintenance operations while noting efficiencies/inefficiencies/concerns found, etc.

Long-Term Stormwater Management Plan  
Cold Spring Ranch | 01/2020

**MAINTENANCE LOG**

Date	Maintenance Performed/Spill Events Performed Maintenance per SOPs	Observation Notes, including but not limited to: Inspection results, Observations, System Performance (effectiveness/inefficiencies), SOP Usefulness, Concerns, Necessary Changes...	Initials

Contact the Stormwater Division for an example of a maintenance/inspection log xxx-xxx-xxxx

Annual Summary of LITSWMP effectiveness, inefficiencies, problems, necessary changes etc.

\*You may create your own form that provides this same information or request a word copy of this document.

**Annual SOP Training Log per Section 2**

SOP	Trainer	Employee Name / Maintenance Contractor Co	Date

\*You may create your own form that provides this same information or request a Word copy of this document.