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Department of Public Works

**INSPECTION & STORM WATER  
MAINTENANCE AGREEMENT**



ENT 82289:2018 PG 1 of 25  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2018 Aug 29 9:52 am FEE 58.00 BY MG  
RECORDED FOR OREM CITY CORPORATION

Project Name and Address:

UPLACE - BIG O TIRES  
620 E 800 S  
OREM, UT

Parcel No(s): 57:094:0204

Lot No(s) (if applicable): LOT 204

This Agreement is executed in duplicate this 29 day of May, 2018, 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 UNIVERSITY MALL SHOPPING CENTER UTAH LIMITED LIABILITY with its principal offices located at/residing at \_\_\_\_\_ COMPANY (hereinafter referred to as "OWNER").

**RECITALS**

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

LOT 204 OF UNIVERSITY MALL PLAT A - LOT 201 - 205  
SUBDIVISION

Said property is located at the Orem street address of 620 E 800 S (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:

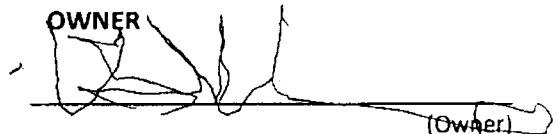
1. The Storm Water Facilities shall be constructed by the OWNER, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The OWNER, its successors and assigns, including any homeowners association, shall, at its own expense adequately maintain the Storm 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.
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.**
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 29<sup>TH</sup> day of MAY, 2018.

OWNER  
  
 (Owner)

LYNN S. WOODBURY  
 (Print Name)

STATE OF UTAH )

:SS.

COUNTY OF UTAH )

The above instrument was acknowledged before me by LYNN S. WOODBURY this 29<sup>TH</sup> day of MAY, 2018.

[Signature]  
Notary Public  
Residing in: SALT LAKE COUNTY  
My commission expires: 12/17/2021



CITY

[Signature]  
MAINTENANCE/DIVISION MANAGER

FOR CITY USE ONLY

Property description verified: [Signature] Date: 29 MAY 2018  
Long-Term Storm Water Maintenance Plan: Approved [Signature] Date: 6/12/18  
Agreement Reviewed & Approved by Storm Water Staff: [Signature] Date: 6/12/18

# EXHIBIT A

Plan

## EXHIBIT A

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*{For properties that are not a part of a residential or commercial subdivision, provide the parcel number and a legal description for the property.}*

Tax Parcel No: A portion of 57:082:0201

**LEGAL DESCRIPTION  
BIG O TIRES**

This legal description describes a portion of Lot 201 of the University Mall Plat A – Lot 201-203 Subdivision, according to the official plat thereof, as recorded May 17, 2016 in the Office of the Utah County Recorder as Entry No. 43635:2016, Map15051, situate in the Southeast Quarter (SE 1/4) of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian, and described as follows:

Beginning at a point on the south right-of-way line of 800 South Street, as shown on said Subdivision, said point being North 89°10'43" West 1,148.19 feet and South 00°49'17" West 70.45 feet from the east 1/4 corner of said Section 23; thence departing said south right-of-way line South 57.60 feet; thence West 18.53 feet; South 00°01'47" East 222.61 feet; thence West 127.17 feet; thence North 155.55 feet; thence North 00°48'43" West 126.90 feet to the said south right-of-way line of 800 South Street; thence along said south right-of-way line South 89°08'09" East 147.39 feet to the Point of Beginning.

OR

*{For properties that are a LOT in a commercial subdivision, provide the LOT and parcel number and refer to the newly recorded subdivision by the title it is recorded by in the Utah County Recorder's Office.}*

OR

*{For properties that are a private residential subdivision, refer to the newly recorded subdivision by the title it is recorded by in the Utah County Recorder's Office.}*



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Long Term Storm Water Maintenance Plan  
for:

Big O Tires at University Place Mall

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612 South 800 East



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Orem\_UIT\_84097



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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 Big O Tires at University Place Mall 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.

### Instructions:

Identify responsibility when multiple tenants are involved in one property. Identify how the operations of each tenant will be managed. Will the PLAN have separate SOPs for each tenant or will SOPs be written for the whole property.

The Big O Tires at University Place Mall will have a single tenant. The University Place Mall will require the tenant to operate in accordance with this PLAN.

### Information for the current tenant:

Big O Tires

Owner: Scott Payne

Email: ScottPayne.300@gmail.com

Phone: 801-802-0541

**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.

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**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 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"/>	
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 type="checkbox"/>	<input type="checkbox"/>	
Waste Management	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Storm Water Systems and Maintenance Operations	<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"/>	
Parking & other Paved Areas & Maintenance Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Inventory and Storage	<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"/>	
Equipment Storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Outdoor Activities(tent sales, fund raisers etc.)	<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"/>	
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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"/>	

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

The site infrastructure and operations described in Section 3 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 4.

#### 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.]*

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#### Impervious Areas, Parking, Sidewalk and Patio

##### Site Impervious Infrastructure:

The site consists of a single story tire replacement shop, paved driveways, sidewalks, a storm drain system and landscaped areas. The parking and driveway surfaces may impact water quality by collecting oils and sediments from vehicles. Frequency of maintenance and cleaning will lessen the impact. Storm runoff from paved areas will flow over landscaped areas before entering a pre-treatment catch basin and infiltration sump. This will allow filtering of sediments and pollutants prior to entering the storm drain system.

The outside operations will consist of tire purchasing visitors parking, sweeping of parking and sidewalk areas, truck deliveries to tenant, occasional crack sealing and fog/slurry sealing of asphalt pavement driveways. Water quality will be impacted by the oils and dusts from parking and circulating vehicles and by oils from fog/slurry sealing.

#### Landscaping

##### Vegetative Infrastructure:

There are landscaped area throughout the site. Over fertilizing and over watering may impact water quality by introducing nutrients into the water and decomposing litter may add pollutants to the water. Trimming and maintenance of landscaped areas will be done in such a manner to prevent the accumulation of fallen vegetative matter.

## Waste Management

### Solid Waste Infrastructure:

The solid waste infrastructure consists of dumpsters and trash cans for trash and recyclables. The dumpsters and trash cans are emptied and collected by the retail building tenant's trash service provider. Mall maintenance personnel also collect litter from the mall parking lots and outdoor areas and place it in the mall's compactors. The dumpsters are required to have lids at all times.

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## Storm Water Management

### Storm Water System:

The pre-existing storm drain system consists of a catch basin west of the site. The catch basin is connected by a 15" pipe to the storm drain system that serves the Costco building and flows into an underground detention storage system before flowing into the mall storm drain system which ultimately connects to the Orem City storm drain system.

Storm runoff from paved areas will flow over landscaped areas before entering a pre-treatment catch basin and infiltration sump. This will allow filtering of sediments and pollutants prior to entering the storm drain and infiltration system. The pre-treatment catch basin has an elbow on the outlet pipe that acts as a trap for floating pollutants and sump that acts as a trap for heavy pollutants. The roof drains will be collected in a underground pipe connected to a bubble up box. Overflows from the bubble up box will flow over landscaped areas before entering the pre-treatment catch basin. The water will thus be treated the same way as the pavement runoff.

The infiltration and storage system is designed to contain and infiltrate more than the 10 year 24 hour storm.

<u>BMP</u>	<u>Inspection Frequency</u>	<u>Maintenance Trigger</u>
Filtering of Sediments/Pollutants by Landscaping	Monthly	Observable dirt, debris, or trash in landscaped areas
Pre-Treatment Catch Basin	Yearly, after end of summer	Sediment build up over 6" in bottom of box or over 2" thick floating pollutants
Roof Drain Bubble Up Box	Yearly, after end of summer	Sediment build up over 6" in bottom of box
Site Sweeping	Weekly	Observable dirt, trash, litter etc. in paved areas
Spill Monitoring	Ongoing/daily	Observation of a spill or leak

## Building Utility System

### Utility Infrastructure:

The building has the typical building utility services: water, sanitary sewer, gas, power and communications. Normal operation of the building utility services are not expected to generate storm water pollutants.

### **Snow and Ice Removal**



#### Snow and Ice Operations:

The parking and driveways will be plowed and salted when snow needs to be removed. Plowed snow will be stored in landscaped areas and in low use areas of the parking lot. Salt on the parking areas and driveways will be washed into the storm drain system with subsequent snow or rain. Small quantities of salt will be stored on site for use on sidewalks around the north end of the building. Salts need to be stored in a covered area or in a sealed container.

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### **Equipment Storage**



#### Outside Storage Infrastructure:

Outside storage will only be temporary staging of used tires. Dumpsters for trash and recycling will be outside in an enclosed area. The dumpster and tire staging area slopes to drain into a landscaped area allowing filtering of pollutants. New tires will be displayed outside of the building. Occasional larger car parts may be temporarily stored outside next to the building with monitoring to verify no leakage or drippage of oils or fluids. Oils, car fluids and other car parts will not be stored outside of the building.

### **Yard Sale Events, Fund Raisers or Related Outdoor**



#### Outside Operations:

No yard sales, fund raisers or related outdoor events are expected to take place.

### **Site Infrastructure Relevant to Preventing the Affects of**



#### Spill Infrastructure:

Spills in the parking lot and driveways will flow into the landscaped areas before entering the storm drain system. Any flows going beyond the landscaped areas will be trapped in the pretreatment catch basins if the spill is hydrocarbon and lighter than water and would float in the catch basin. If the volume is larger than the catch basin's storage volume the excess will get in the infiltration sump and potentially into the ground water. Non-floatable spills would displace the water in the pretreatment catch basin and be contained up to the catch basin volume.

Functions and Operations

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Necessary to Protect Water Quality:

1. Sweeping of parking areas and driveways on a regular basis to remove sediments, salts and litter. Increase sweeping frequency just before the rainy season.
2. Hand collection of litter on the ground, parking areas and landscaped areas.
3. Observation of effect of watering of landscaping to determine the minimal amount of water needed to maintain healthy landscaping. Irrigate only at rate soil can infiltrate the water to prevent runoff.
4. Fertilization of landscaping at the minimal rate to maintain healthy landscaping and not exceeding manufacturer's recommendations.
5. Repair damage to landscaping to avoid bare soil areas that may generate sediment runoff.
6. Do not use impermeable plastic under mulch, only use permeable fabrics.
7. Mulch mow grasses if possible. do not allow grass clippings to wash into drainage pathways. Remove paper and litter prior to mowing. Protect catch basins where applicable. Sweep or blow clippings to grass areas, off the impervious surfaces.
8. Repair damaged and leaking irrigation systems. Conduct regular inspections of irrigation system to observe damage.
9. Only use pesticides if there is an actual pest problem.
10. Know the weather conditions. Do not use pesticides if rain is expected within a 24-hour period. Apply pesticides only when wind speeds are low (less than 5 mph).
11. Do not mix or prepare pesticides for application near storm drains, preferably mix inside a protected area with impervious secondary containment (preferably indoors) so that spills or leaks will not contact soils.
12. Sweep or blow pavements or sidewalks where fertilizers or other solid chemicals have fallen, back onto grassy areas before applying irrigation water.
13. Conducting pavement crack sealing and tog/slurry sealing operations at times when weather will allow volatile oils to dissipate before rainfall can wash oils into the Storm drain system. Cover/protect catch basins and manholes. Apply materials in a smooth and uniform manner. Slurry material should not run onto pavement surface, curb and gutter or waterways.
14. Prohibit washing of vehicles.
15. Regular Inspection of pretreatment catch basins and sumps to observe level of trapped pollutants.
16. Regular cleaning of trapped pollutants in pretreatment catch basins and sumps to maintain storage. Inspect yearly at the end of summer and clean out trapped pollutants when sediments accumulate over 6" deep in the bottom of the box and when the floating pollutants are over 2" thick.
17. Clean using a high powered vacuum truck to start sucking out standing water and sediment. Use a high pressure washer to clean any remaining material out of catch basin, while capturing the slurry with the vacuum. After catch basin is clean send the rodder of the vacuum truck downstream to clean pipe and pull back sediment that might have gotten downstream of pipe.
18. Regular emptying and collection of trash from on-site trash receptacles.
19. Regular inspection of trash/recycling/composting room for functioning of floor drains and loose trash.
20. Prohibit storage of any materials within the site area.
21. Maintain spill containment and cleaning supplies in mall maintenance yard or room. Train employees on spill containment and cleaning. Post contact information for spill containment and cleaning contractor in maintenance yard and room. Prohibit disposal of liquid wastes in trash receptacles and trash compactors.
22. Inspect parking areas for stains/leaks on regular basis. Clean up spills/leaks using dry methods.
23. Calibrate de-icing spreaders to minimize amount of de-icing material used and still be effective. Provide de-icing vehicles with spill cleanup kits in case of hydraulic line rupture or other spills. As soon as weather conditions allow, follow-up with street sweeping to remove remaining deicer from roadways.
24. Do not pile snow in front of storm sewer inlets to allow inflow of snowmelt runoff.

#### 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

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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](mailto: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

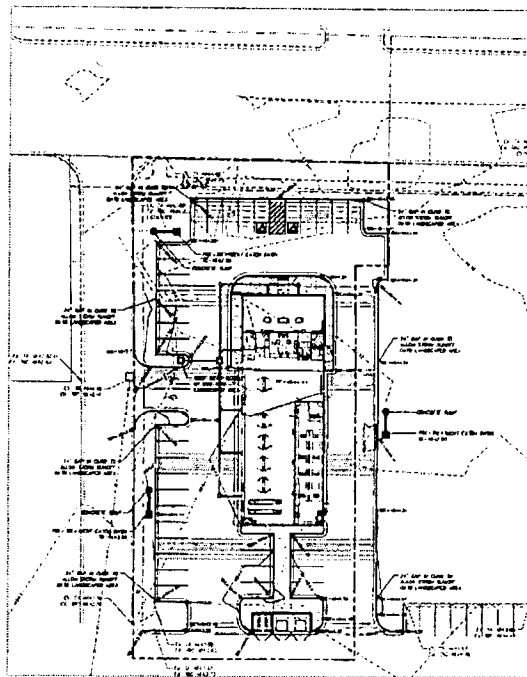
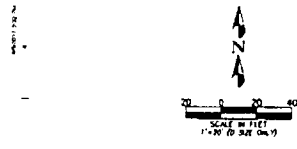


# APPENDIX A - SITE MAP, BMP LOCATIONS

[Insert Site Drawings or Details]

Description: Site Grading Plan

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- LEGEND**
  - EXISTING GRADE
  - PROPOSED GRADE
  - PROPOSED ASPHALT DRIVE
  - PROPOSED CONCRETE DRIVE
  - PROPOSED SIDEWALK
  - PROPOSED BIKEWAY
  - PROPOSED PLANTING
  - PROPOSED LIGHT FIXTURES
  - PROPOSED SIGNAGE
  - PROPOSED FENCE
  - PROPOSED WALL
  - PROPOSED CURB
  - PROPOSED DRAINAGE
  - PROPOSED EROSION CONTROL
  - PROPOSED BARRIER
  - PROPOSED SAFETY
  - PROPOSED SECURITY
  - PROPOSED ACCESS
  - PROPOSED EGRESS
  - PROPOSED ENTRY
  - PROPOSED EXIT
  - PROPOSED STAIR
  - PROPOSED RAMP
  - PROPOSED PLATFORM
  - PROPOSED DECK
  - PROPOSED PORCH
  - PROPOSED PATIO
  - PROPOSED TERRACE
  - PROPOSED BALCONY
  - PROPOSED ROOF
  - PROPOSED GROUND COVER
  - PROPOSED TREES
  - PROPOSED SHRUBS
  - PROPOSED PERENNIALS
  - PROPOSED ANNUALS
  - PROPOSED HERBACEOUS
  - PROPOSED GRASS
  - PROPOSED MULCH
  - PROPOSED SOIL
  - PROPOSED COMPOST
  - PROPOSED FERTILIZER
  - PROPOSED IRRIGATION
  - PROPOSED WATER
  - PROPOSED ELECTRIC
  - PROPOSED GAS
  - PROPOSED HEATING
  - PROPOSED COOLING
  - PROPOSED VENTILATION
  - PROPOSED INSULATION
  - PROPOSED SOUND
  - PROPOSED LIGHTING
  - PROPOSED SECURITY
  - PROPOSED ACCESS
  - PROPOSED EGRESS
  - PROPOSED ENTRY
  - PROPOSED EXIT
  - PROPOSED STAIR
  - PROPOSED RAMP
  - PROPOSED PLATFORM
  - PROPOSED DECK
  - PROPOSED PORCH
  - PROPOSED PATIO
  - PROPOSED TERRACE
  - PROPOSED BALCONY
  - PROPOSED ROOF
  - PROPOSED GROUND COVER
  - PROPOSED TREES
  - PROPOSED SHRUBS
  - PROPOSED PERENNIALS
  - PROPOSED ANNUALS
  - PROPOSED HERBACEOUS
  - PROPOSED GRASS
  - PROPOSED MULCH
  - PROPOSED SOIL
  - PROPOSED COMPOST
  - PROPOSED FERTILIZER
  - PROPOSED IRRIGATION
  - PROPOSED WATER
  - PROPOSED ELECTRIC
  - PROPOSED GAS
  - PROPOSED HEATING
  - PROPOSED COOLING
  - PROPOSED VENTILATION
  - PROPOSED SOUND
- DRAINAGE NOTES**
  1. THE DRAINAGE PLAN IS BASED ON THE PROPOSED GRADE AND THE EXISTING GRADE.
  2. THE DRAINAGE PLAN IS BASED ON THE PROPOSED GRADE AND THE EXISTING GRADE.
  3. THE DRAINAGE PLAN IS BASED ON THE PROPOSED GRADE AND THE EXISTING GRADE.
  4. THE DRAINAGE PLAN IS BASED ON THE PROPOSED GRADE AND THE EXISTING GRADE.
  5. THE DRAINAGE PLAN IS BASED ON THE PROPOSED GRADE AND THE EXISTING GRADE.
  6. THE DRAINAGE PLAN IS BASED ON THE PROPOSED GRADE AND THE EXISTING GRADE.
  7. THE DRAINAGE PLAN IS BASED ON THE PROPOSED GRADE AND THE EXISTING GRADE.
  8. THE DRAINAGE PLAN IS BASED ON THE PROPOSED GRADE AND THE EXISTING GRADE.
  9. THE DRAINAGE PLAN IS BASED ON THE PROPOSED GRADE AND THE EXISTING GRADE.
  10. THE DRAINAGE PLAN IS BASED ON THE PROPOSED GRADE AND THE EXISTING GRADE.
- GRADING NOTES**
  1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE GRADING PLAN.
  2. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE GRADING PLAN.
  3. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE GRADING PLAN.
  4. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE GRADING PLAN.
  5. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE GRADING PLAN.
  6. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE GRADING PLAN.
  7. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE GRADING PLAN.
  8. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE GRADING PLAN.
  9. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE GRADING PLAN.
  10. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE GRADING PLAN.

**WOODBURY CORPORATION**  
CORPORATE OFFICE: 1000 WEST 1000 SOUTH, SUITE 100, SALT LAKE CITY, UT 84119  
PHONE: (801) 488-8000  
FAX: (801) 488-8001  
WWW.WOODBURYCORP.COM

**GRADING & DRAINAGE PLAN  
BIG O TIRES - UNIVERSITY PLACE**  
DATE: 08/14/2018  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
SCALE: AS SHOWN

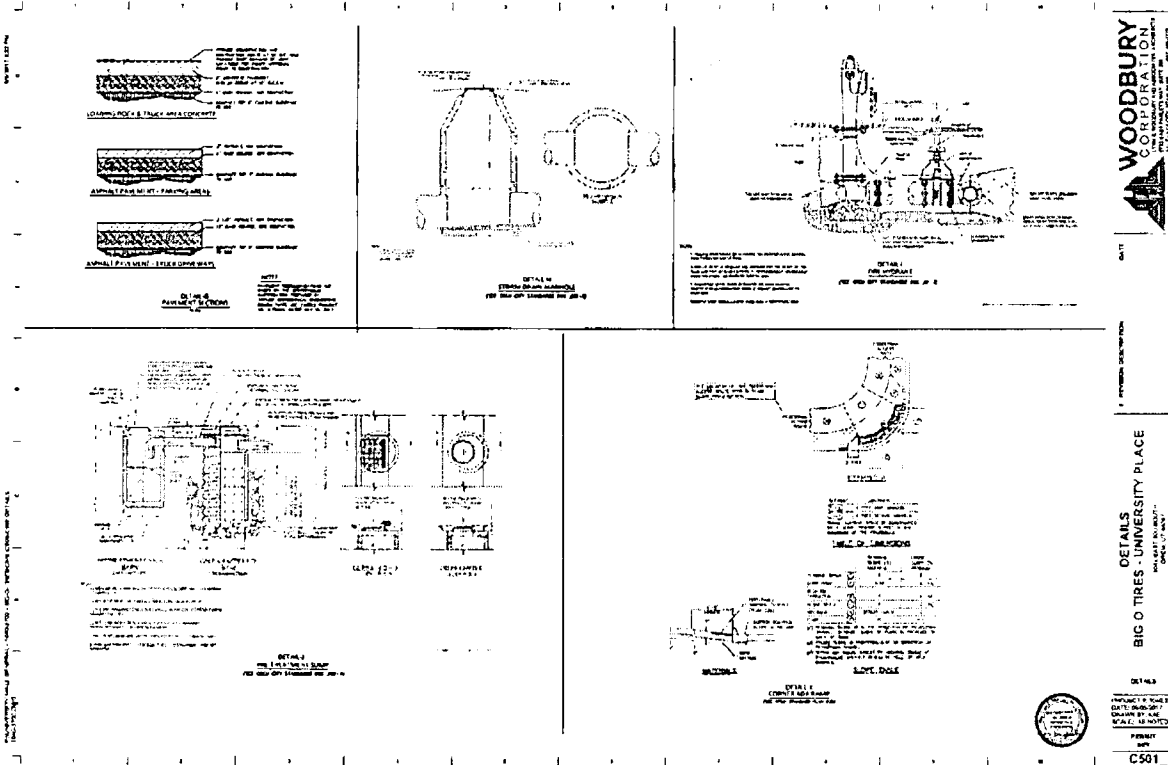
Sheet No. **C300**

# APPENDIX A - SITE FACILITY DETAILS

[Insert Site Drawings or Details]

Description: Pretreatment Details

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WOODBURY CORPORATION  
 1111 W. 1000 S. SUITE 100  
 OREM, UT 84058  
 TEL: 801.225.8800  
 FAX: 801.225.8801  
 WWW.WOODBURYCORP.COM

DETAILS  
 BIC O TIRES - UNIVERSITY PLACE  
 PROJECT NO. 82289  
 SHEET NO. 18  
 DATE: 05/26/16  
 DRAWN BY: JWG  
 SCALE: AS SHOWN  
 CHECKED BY: JWG  
 PROJECT NO. 82289  
 SHEET NO. 18  
 DATE: 05/26/16  
 DRAWN BY: JWG  
 SCALE: AS SHOWN  
 CHECKED BY: JWG

<p>Click to add logo</p>	<p align="center"><b>STANDARD OPERATING PROCEDURE</b></p> <p align="center"><b>PROGRAM:</b></p> <p align="center"><u>Landscaping Maintenance Operations</u></p>	<p><b>SOP NUMBER:</b></p> <p align="center">2</p>	<p><b>ISSUE DATE:</b></p> <p align="center">Sept. 13, 2017</p>
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<p><b>LTSWMP REQUIREMENT:</b></p> <ol style="list-style-type: none"> <li>1. Provide instruction for the prevention and removal of landscape materials that fall on impervious surfaces and be washed to storm sewer systems by precipitation, non-storm water sources or other liquid including but not limited to: grass clippings, mulch, granular or liquid fertilizers, herbicides and pesticides, spoil, stock piling?</li> <li>2. Provide instruction that directs the property owner to ensure maintenance staff and subcontractors dispose of the waste at licensed facilities.</li> <li>3. Provide instruction that directs the property owner to document inspections, establish maintenance frequency and determine effectiveness as a function of the inspection observation.</li> </ol>	<p><b>TARGETED POLLUTANTS:</b></p> <ul style="list-style-type: none"> <li>Nutrients</li> <li>Heavy Metals</li> <li>Toxic Materials</li> <li>Organics</li> <li>Oil &amp; Grease</li> </ul>
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**GENERAL:**

Maintenance and Repair of Landscaping

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**1. RATIONALE:**

Prevent landscaping waste, fertilizer and pesticides from entering storm drain system.

**2. PROCESS**

1. Remove from impervious surfaces: grass clippings, mulch, granular or liquid fertilizers, herbicides and pesticides, spoil and stock piled materials.
2. Observe the effects of landscape watering to determine the minimal amount of water needed to maintain healthy landscaping. Irrigate only at a rate that the soil can infiltrate the water to prevent runoff.
3. Fertilization of landscaping at the minimal rate to maintain healthy landscaping and not exceeding manufacturer's recommendations.
4. Repair damage to landscaping to avoid bare soil areas that may generate sediment runoff.
5. Do not use impermeable plastic under mulch, only use permeable fabrics.
6. Mulch mow grasses if possible, do not allow grass clippings to wash into drainage pathways. Remove paper and litter prior to mowing.
7. Repair damaged and leaking irrigation systems. Conduct regular inspections of irrigation system to observe damage.
8. Use pesticides only if there is an actual pest problem.
9. Document inspections and establish maintenance frequency as a function of the inspection observation and determine effectiveness as a function of the inspection observation.

**3. CLEAN UP:**

1. Collect all landscape trimmings and debris and dispose of in trash or haul off-site.
2. Collect any spilled fertilizer and save for future use.
3. Sweep or blow pavements or sidewalks where fertilizers or other solid chemicals have fallen, back onto grassy and landscaped areas before applying irrigation water.
4. Maintenance staff and subcontractors are to dispose of waste to licensed facilities.

Click to add logo	<b>STANDARD OPERATING PROCEDURE</b>  <b>PROGRAM:</b>  <u>Waste Management Operations</u>	<b>SOP NUMBER:</b>	<b>ISSUE DATE:</b>
		3	Sept. 13, 2017

<b>SMP REQUIREMENT:</b>  1. Provide instruction to prevent waste material from draining or blowing out of dumpsters. 2. Prevent prohibited waste specified by the receiving licensed facility and how to dispose other specified hazardous waste if any. 3. Provide instruction that directs the property owner to ensure maintenance staff and subcontractors dispose of the waste at licensed facilities. 4. Provide instruction that directs the property owner to document inspections, establish maintenance frequency and determine effectiveness as a function of the inspection observation.	<b>TARGETED POLLUTANTS:</b> Nutrients Heavy Metals Toxic Materials Organics Oil & Grease
---	---

**GENERAL:**

Collection and Disposal of Waste

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**1. RATIONALE:**

Remove waste before they enter storm drain system.

**2. PROCESS**

1. Hand collection of litter on the ground, parking areas and landscaped areas.
2. Regular emptying and collection of trash from on-site trash receptacles.
3. Regular inspection of trash compactor for leaks and loose trash.
4. Prohibit disposal of liquid wastes in trash receptacles and trash compactors.
5. Prevent waste material from draining or blowing out of dumpsters. Provide lids on dumpsters.
6. Prevent prohibited waste specified by the receiving licensed facility from entering dumpsters and trash compactors
7. Dispose of any hazardous waste in an approved legal manner.
8. Document inspections and establish maintenance frequency as a function of the inspection observation and determine effectiveness as a function of the inspection observation.

**3. CLEAN UP:**

1. Clean up spills/leaks around trash receptacles and trash compactors.
2. Collected litter shall be emptied into on-site trash compactors which shall be off hauled to landfill.
3. Maintenance staff and subcontractors are to dispose of waste to licensed facilities.

<p>Click to add logo</p>	<p><b>STANDARD OPERATING PROCEDURE</b></p> <p><b>PROGRAM:</b></p> <p><u>Emergency Response Plan</u></p>	<p><b>SOP NUMBER:</b></p> <p>4</p>	<p><b>ISSUE DATE:</b></p> <p>Sept. 13, 2017</p>
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<p><b>SMP REQUIREMENT:</b></p> <ol style="list-style-type: none"> <li>1. Provide specific instruction unique to the site infrastructure and operations.</li> <li>2. Local emergency contacts for spills exceeding the capability of the onsite spill prevention and containment SOP.</li> <li>3. Provide contact information for all public and private entities serving the site.</li> </ol>	<p><b>TARGETED POLLUTANTS:</b></p> <p>Nutrients Heavy Metals Toxic Materials Organics Oil &amp; Grease</p>
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**GENERAL:**

Emergency Response for Spills.

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**1. RATIONALE:**

Prevention of spilled materials from entering the storm drain system or ground water.

1. Maintain list of emergency spill responders in maintenance office and mall general office.
2. Ensure all mall employees know who at the mall to call if they observe or are notified of a spill or other emergency.
3. Stock materials for dry cleanup and containment of liquid spills.
4. Stock safety and protective equipment for cleaning of spills.
5. Establish and post emergency spill procedures and protocols.
6. Emergency contacts for spills exceeding the capability of the on-site spill prevention and containment SOP include:

Scott Payne, Big O Tires: 801-376-4249  
Orem Fire Department: 801-229-7327  
Orem Emergency Manager: 801-229-7146  
National Response Center: 1-800-424-8802

**3. CLEAN UP:**

1. Clean up spills/leaks using dry methods. Dispose of in trash.
2. Pump and remove spilled materials trapped in storm drain system. Dispose of in approved legal manner.
3. Work with contracted spill cleanup company or Orem Fire Department on cleanup and disposal.

**Recorded Documents**  
*Recordkeeping 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*

ENT 82289:2018 PG 23 of 25

Long Term Storm Water Management Plan  
Big O Tires at University Place Mall

Facility Operation and Maintenance Inspection Report for Storm Water Management Facilities

Inspector Name: \_\_\_\_\_ Facility Name & Address: \_\_\_\_\_ 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: \_\_\_\_\_

