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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
RIVERTON CITY
ATT: RICK MARBURY
12830 S 1700 W
RIVERTON UT 84065
BY: ZJM, DEPUTY - WI 35 P.

When recorded, mail to:

Riverton City Recorder
12830 South 1700 West
Riverton City, UT 84065

Affects Parcel No(s): 1 LOT 2B, 2ND AMENDED
13328 So. MARKET CTR. DR. RIVERTON 84065

**STORMWATER
MAINTENANCE AGREEMENT**

This Stormwater Maintenance Agreement ("Agreement") is made and entered into this 30TH day of September, 2013, by and between Riverton City, a Utah municipal corporation ("City"), and BLOOD BROTHERS HOLDINGS LLC DBA SPARKIE EXPRESS CAR WASH 2 a _____ ("Owner").

DANIEL DRIGGS
OWNER
201-560 4696

RECITALS

BENCHMARK ENGINEERING
ATTN: DAN

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 Riverton 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 desires to build and maintain at Owner's expense a storm and surface water management facility or improvements ("Stormwater Facilities"); and

WHEREAS, the Stormwater Facilities are more particularly described and shown in the final site plan or subdivision approved for the Property and related engineering drawings, and any amendments thereto, which plans and drawings are on file with the City and are hereby incorporated herein by this reference ("Development Plan"); and

WHEREAS, summary description of all Stormwater Facilities, details and all appurtenance draining to and affecting the Stormwater Facilities and establishing the standard operation and routine maintenance procedures for the Stormwater Facilities, and control measures installed on the Property, ("Stormwater Maintenance Plan") more particularly shown in Exhibit "B" and,

WHEREAS, a condition of Development Plan approval, and as required as part of the City's Small MS4 UPDES General Permit from the State of Utah, Owner is required to enter into this Agreement establishing a means of documenting the execution of the Stormwater Maintenance Plan and,

NOW, THEREFORE, in consideration of the benefits received and to be received by the Owner, its successors and assigns, as a result of the City's approval of the Stormwater Maintenance 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 strict 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 July 31st of each year and shall be on forms acceptable to the City.

Section 4

City Oversight Inspection Authority. The Owner hereby grants permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the Stormwater Facilities upon reasonable notice to the Owner. Such inspections shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by the City. The purpose of the inspection shall be to determine and ensure that the Stormwater Facilities are being adequately maintained, are continuing to perform in an adequate manner, and are in compliance with the Act, the Ordinance, and the Stormwater Facilities Maintenance Plan.

Section 5

Notice of Deficiencies. If the City finds that the Stormwater Facilities contain any defects or are not being maintained adequately, the City shall send Owner written notice of the defects or deficiencies and provide Owner with a reasonable time to cure such defects or deficiencies. Such notice shall be confirmed delivery to the Owner or sent certified mail to the Owner at the Property address.

Section 6

Owner to Make Repairs. The Owner shall, at its sole cost and expense, make such repairs, changes or modifications to the Stormwater Facilities as may be determined as reasonably necessary by the City within the required cure period to ensure that the Stormwater Facilities are adequately maintained and continue to operate as designed and approved.

Section 7

City's Corrective Action Authority. In the event the Owner fails to adequately maintain the Stormwater Facilities in good working condition acceptable to the City, after due notice of deficiencies as provided in Section 5, the City may issue a Citation punishable as a Misdemeanor. The City may also give written notice that the facility storm drain connection will be disconnected. Any damage resulting from the disconnected system will be the Owners responsibility. 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 legal remedies available to the City as provided by law for Owner's failure to remedy deficiencies or any other failure to perform under the terms and conditions of this Agreement.

Section 8

Reimbursement of Costs. In the event the City, pursuant to this Agreement, incurs any costs, or expends any funds resulting from enforcement or cost for labor, use of equipment, supplies, materials, and the like related to storm drain disconnection from the city system, the Owner shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City. After said thirty (30) days,

such amount shall be deemed delinquent and shall be subject to interest at the rate of ten percent (10%) per annum. Owner shall also be liable for any collection costs, including attorneys' fees and court costs, incurred by the City in collection of delinquent payments.

Section 9

Successor and Assigns. This Agreement shall be recorded in the Salt Lake County Recorder's Office and the covenants and agreements contained herein shall run with the land and whenever the Property shall be held, sold, conveyed or otherwise transferred, it shall be subject to the covenants, stipulations, agreements and provisions of this Agreement which shall apply to, bind and be obligatory upon the Owner hereto, its successors and assigns, and shall bind all present and subsequent owners of the Property described herein.

Section 10

Severability Clause. The provisions of this Agreement shall be severable and if any phrase, clause, sentence or provision is declared unconstitutional, or the applicability thereof to the Owner, its successors and assigns, is held invalid, the remainder of this Covenant shall not be affected thereby.

Section 11

Utah Law and Venue. This Agreement shall be interpreted under the laws of the State of Utah. Any and all suits for any claims or for any and every breach or dispute arising out of this Agreement shall be maintained in the appropriate court of competent jurisdiction in Salt Lake County, Utah.

Section 12

Indemnification. This Agreement imposes no liability of any kind whatsoever on the City, and the Owner agrees to hold the City harmless from any liability in the event the Stormwater Facilities fail to operate properly. The Owner shall indemnify and hold the City harmless for any and all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against the City from the construction, presence, existence, or maintenance of the Stormwater Facilities.

Section 13

Amendments. This Agreement shall not be modified except by written instrument executed by the City and the Owner of the Property at the time of modification, and no modification shall be effective until recorded in the Salt Lake County Recorder's Office.

Section 14

Subordination Requirement. If there is a lien, trust deed or other property interest recorded against the Property, the trustee, lien holder, etc., shall be required to execute a subordination agreement or other acceptable recorded document agreeing to subordinate their interest to the Agreement.

[Signature page to follow]

STORMWATER FACILITIES MAINTENANCE AGREEMENT

SO AGREED this 30th day of Sept 20 13.

PROPERTY OWNER

By: DANIEL DRIGGS Title: OWNER

By: [Signature] Title: owner

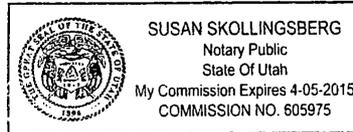
STATE OF UTAH)

:ss.

COUNTY OF SALT LAKE)

The above instrument was acknowledged before me by Daniel Driggs, this 30 day of September, 20 13.

[Signature]
Notary Public
Residing in: Sandy Utah
My commission expires: 4-5-15



RIVERTON CITY

By: [Signature] Date: 10-30-13
Mayor Bill Applegarth

Attest: [Signature]
City Recorder



APPROVED AS TO FORM
[Signature]
Riverton City Attorney

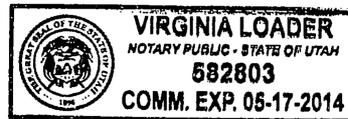
STATE OF UTAH)

:ss.

COUNTY OF SALT LAKE)

The above instrument was acknowledged before me by Bill Applegarth this 30 day of October, 20 13.

[Signature]
Notary Public
Residing in: Riverton UT
My commission expires: 05-17-14



Attachments:

Exhibit A (Subdivision Plat and ALTA Survey)

Exhibit B (Stormwater Maintenance Plan)

EXHIBIT A
ALTA Survey

EXHIBIT B

Stormwater Maintenance Plan

for:

Sparkle Express Car Wash
13326 S Market Center Drive
Riverton, UT

CONTENTS

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SECTION 2: POLLUTANT SOURCES
SECTION 3: DESCRIPTION OF SITE SYSTEMS, OPERATIONS AND POLLUTION CONTROLS
SECTION 4: TRAINING
SECTION 5: RECORDKEEPING
SECTION 6: APPENDICES

SECTION 1: PURPOSE AND RESPONSIBILITY

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

The purpose of this Stormwater Maintenance Plan (SMP) is to manage operations at Sparkle Express Car Wash located at 13326 S Market Center Drive in Riverton UT, in order to minimize pollutants in both storm water and non-storm water runoff, which drains to the existing Riverton City storm drain system, and to minimize litter from blowing off the site. This SMP 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 the City's stormwater system must be prohibited, unless SOPs are written to manage those activities or operations, and this SMP is amended to include those SOPs.

SECTION 2: POLLUTANTS AND SOURCES

Sparkle Express is a car wash that will conduct all car washing operations indoors, in a contained manner. All effluent from the car washing operations will be recycled by a reclaim system or treated before entering the sanitary sewer system. There will be cleaning products stored indoors on the property. The following table highlights the possible sources of indirect pollution:

Pollutant Sources	Sediment	Nutrients	Heavy Metals	pH (acids and bases)	Pesticides & Herbicides	Oil & Grease	Bacteria & Viruses	Trash, Debris, Solids	Other pollutant	Notes
Landscaping Maintenance Operations	✓	✓			✓		✓			
Waste Management Operations							✓	✓		
Stormwater Systems and Maintenance Operations	✓	✓	✓	✓	✓	✓	✓	✓		
Parking and other Paved Areas and Maintenance Operations	✓	✓	✓	✓	✓	✓	✓	✓		
Building Utility Systems and Maintenance Operations				✓			✓	✓		
Snow Removal Operations	✓	✓	✓	✓	✓	✓	✓	✓		
Potential Spills		✓		✓	✓	✓		✓		

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

This section describes how the systems designed for the property will control the pollutant sources listed in Section 2, and how the property operations are managed to reduce the impact this site has on the environment. The operations described in this section are generally exposed to weather and if managed improperly, can contaminate the environment. This SMP does not describe the operations that generally occur indoors where pollutants are contained. The property manager should use good judgment and conduct operations appropriately, doing as much as possible indoors and properly managing operations that must be performed outdoors. The drawings for this property are included in Appendix A. The SOPs for the following operations exposed to the weather are filed in Appendix B.

Parking and Other Paved Areas and associated Maintenance Operations

The parking area is primarily asphalt, which drains to a series of storm water inlets throughout the parking area. The inlets and piping direct storm water to the existing storm water collection system at the southeast corner of the site. The storm water then flows to an existing offsite detention facility, which was designed to accommodate this site as part of a master plan. Sediment, fluids, and debris that collect on parking pavements and how they are dealt with can be a significant source of pollution. The parking and other paved areas should be maintained regularly to minimize the accumulation of pollutants before they can be washed into the stormwater system. Maintenance involves regular surface maintenance and adequate trash receptacles to prevent littering. The parking area maintenance SOP is to be used with associated pavements.

Landscape Maintenance Operations

Approximately twenty-nine percent of this property is landscaped and will require regular maintenance. The landscaping is primarily rock mulch, turf, shrubbery, and trees around the building and parking area. During the landscaping maintenance operations, organic materials, herbicides, pesticides, and fertilizers can be left behind or improperly applied. These pollutants will be carried by runoff if they are not picked up as part of the regular maintenance operation. The Landscaping Maintenance and Pesticides, Herbicides and Fertilizer SOPs are used to manage the pollutants associated with this operation.

Waste Management Operations

There is a walled area with dumpster. Good waste management systems, if managed improperly, can end up being the cause of the very pollution that they were intended to control. The dumpster can leak to the pavement and drain to the storm drain inlets. However, this pollution source is controlled by SOPs, a water quality device, and, eventually, a detention pond. Maintaining the dumpster and trash receptacle devices by frequent waste disposal is essential to an effective operation. The General Waste Management SOP is used to manage the pollutants associated with this operation.

Storm water System and Maintenance Operations

The storm water system consists of an onsite storm drain system that includes catch basins and piping that flow to an existing offsite detention pond. The existing detention pond was designed as part of the overall Home Depot master planned development. The inlets in the parking area are not designed to detain water. The catch basin, located before entering the existing storm drain system at the southeast corner of the site, has a storm water treatment unit. The storm water treatment unit is designed to capture floating material and heavier sediment particles, but does not trap suspended or dissolved pollutants. The storm water system should be maintained regularly to remove the accumulated pollutants before they are flushed through the system during the high-flow events. Effort should be made to reduce pollutants that collect in the storm water treatment system. The Stormwater System Maintenance of this site is managed by the BMP Maintenance SOP.

Building Utility and Maintenance Operations

All building utilities, such as air conditioners, are to be maintained according to manufacturer specifications to prevent leakage of pollutants. When the utility is maintained, all oils, fluids or other pollutants are to be contained and disposed of properly. Cleaning of the building can produce water contaminated with cleaning products. No water from inside the building is to be disposed of outside. All water used to clean the buildings will be disposed of properly inside the building.

Snow Removal and Deicing Operations

Snow removal will occur in the parking area, drive lanes and sidewalks. Care will be taken to minimize the use of deicing salts to minimize pollutants in the snow runoff. This is managed by the Parking/Storage Area Maintenance SOP.

Spill Program

Although all cleaning agents, chemicals or other contaminants stored on site that could potentially spill will be properly contained indoors, a spill could occur from an outside source such as a maintenance contractor or patron. It should be highlighted in the training program that if something is brought onto the site and spilled, it should not be hosed down. It should be removed properly with the appropriate absorbent material which is to be disposed of properly. This is managed by the Parking/Storage Area Maintenance SOP.

General Site Up Keep

Staff is responsible to clean up after their operations as defined by the SOPs. However, loose debris will collect from outside and inside sources from normal use and by causes that cannot be practically controlled. General up keep should occur weekly and all staff should be engaged here.

SECTION 4: TRAINING

The operators of the property will ensure that their employees and maintenance subcontractors know and understand the SOPs so that the operations necessary on this property will effectively protect all water that could enter into the City's storm drain system. This training record is kept in Appendix C.

SECTION 5: RECORDKEEPING

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

SECTION 6: APPENDICES

- Appendix A- Site Drawings and Details
- Appendix B- SOPs
- Appendix C- SMP Recordkeeping Documents

APPENDIX A – SITE DRAWINGS AND DETAILS



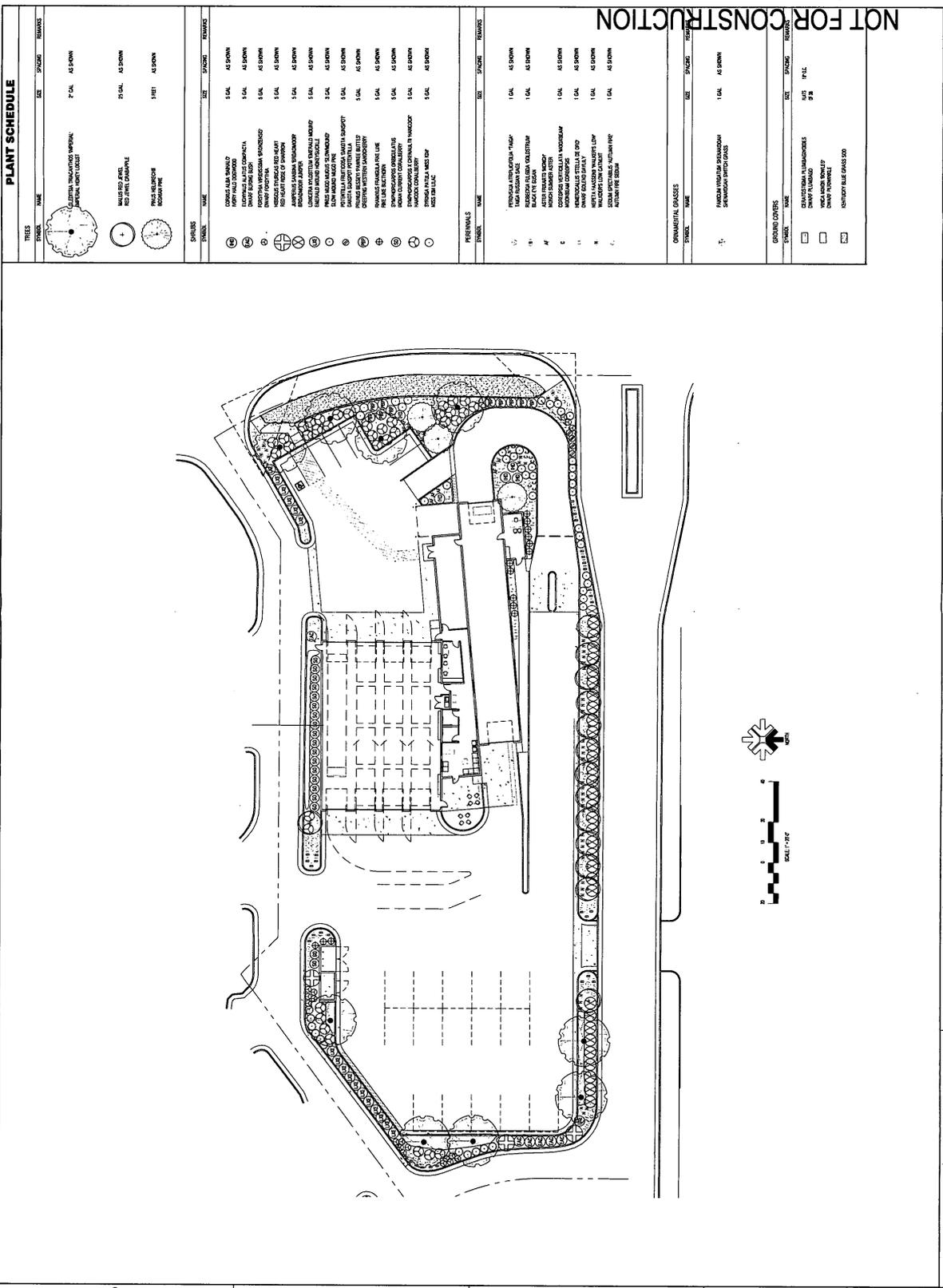
PROJECT #: 413084
 DRAWN BY: BAKER
 CHECKED BY: WRIGHT
 ISSUED: 09-30-13

MARK	DATE	DESCRIPTION

SPARKLE EXPRESS
 3525 WEST 13400 SOUTH RIVERTON UTAH
 DAN DRIGGS
 PHONE: 801-955-4298

design west | architects
 795 NORTH 400 WEST SALT LAKE CITY UT 84103
 255 SOUTH 300 WEST LOGAN UT 84301

NOT FOR CONSTRUCTION

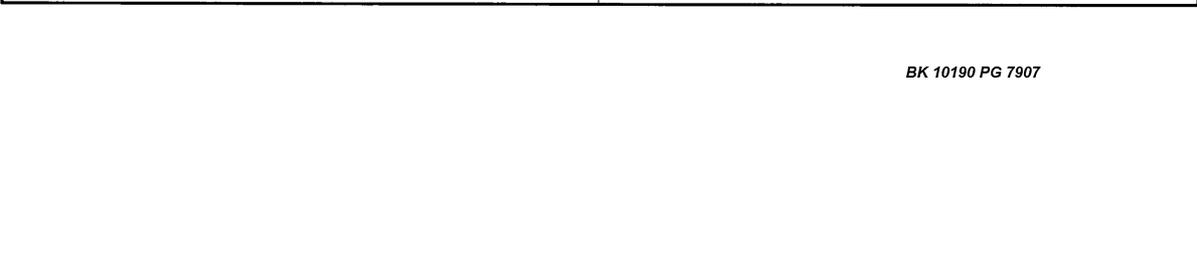
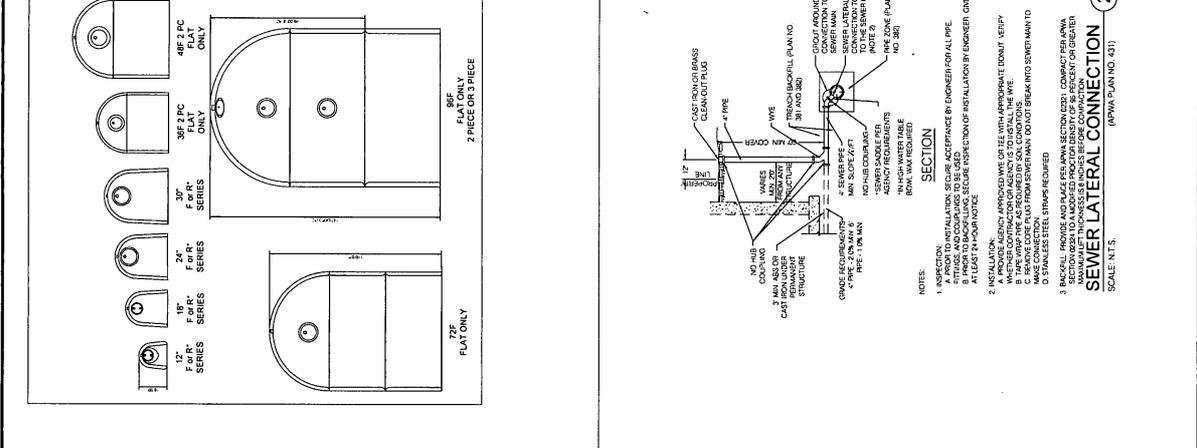
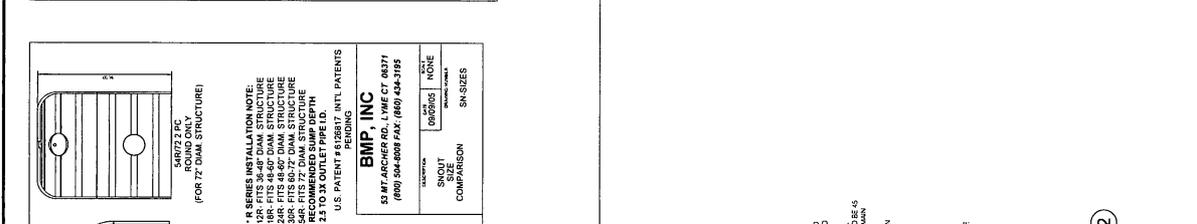
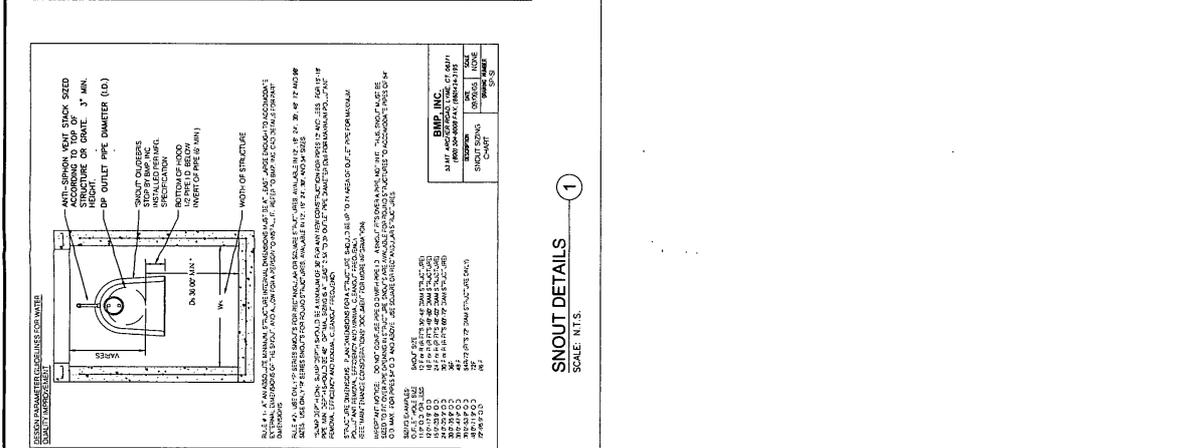
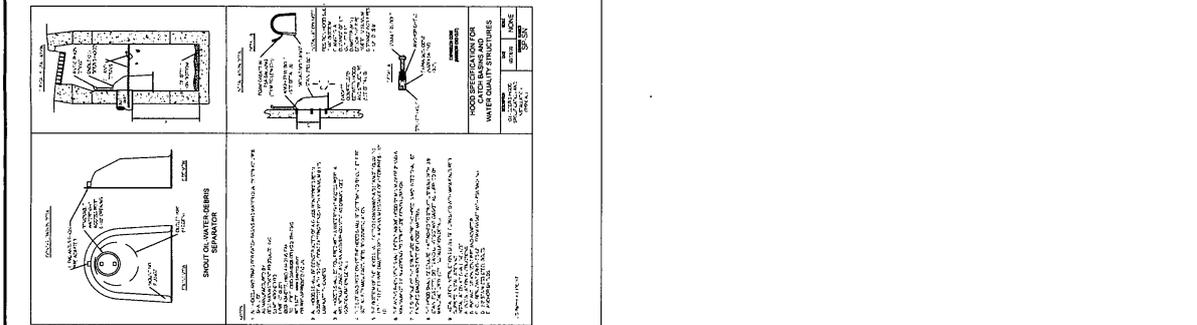


PLANT SCHEDULE

TREES	SYMBOL	NAME	SIZE	SPACING	REMARKS
		ARJUNIA ARBORESCENS	7" CAL.	AS SHOWN	
		MAHONIA ACUTIFOLIA	2" CAL.	AS SHOWN	
		PRODRACIS	3" TREE	AS SHOWN	

9/30/13 8:11:28AM - Sparkle Express - Rev. 09/30/13 - 101 LANDSCAPE PLAN.dwg

DATE	DESCRIPTION
1	ISSUED FOR CITY COMMENTS
2	REVISED
3	REVISED
4	REVISED
5	REVISED
6	REVISED
7	REVISED
8	REVISED
9	REVISED
10	REVISED



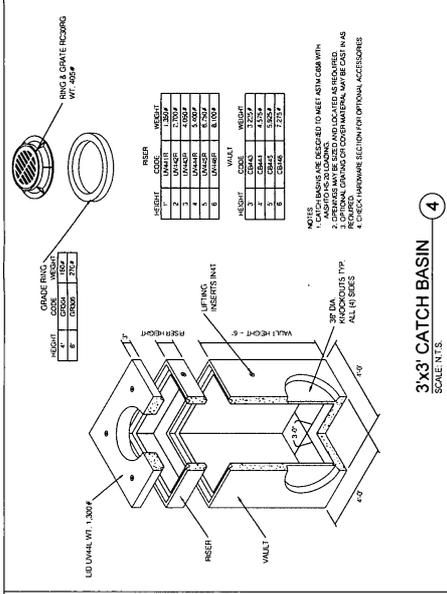
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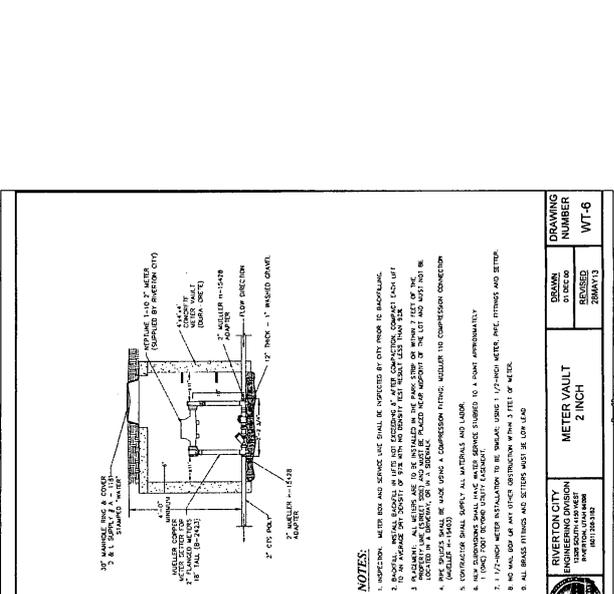
BENCHMARK ENGINEERING & LAND SURVEYING
 13326 S MARKET CENTER DR
 RIVERTON CITY, UTAH
 www.benchmarkeng.com

SPARKLE EXPRESS CAR WASH
DAN DRIGGS
 13326 S MARKET CENTER DR
 RIVERTON CITY, UTAH

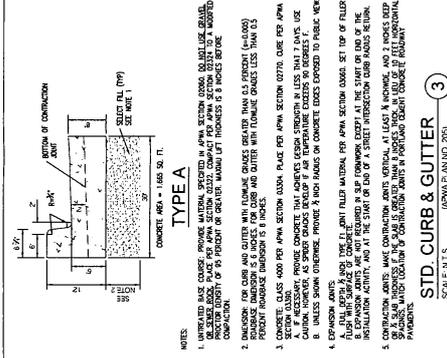
PROJECT: 100003
 DETAILS AND NOTES
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 6 OF 8



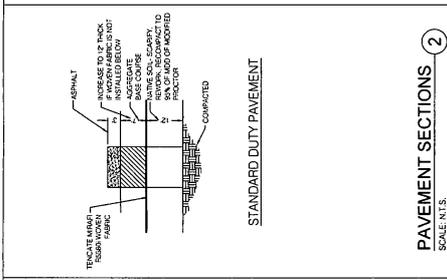
3'x3' CATCH BASIN
 SCALE: N.T.S.



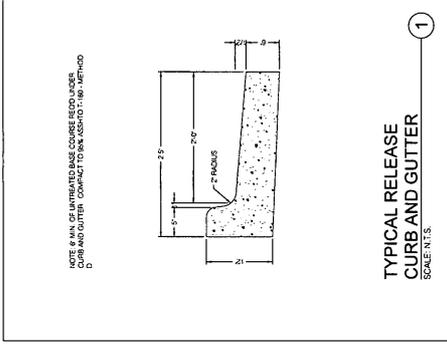
2" WATER METER & VAULT DETAIL
 SCALE: N.T.S.



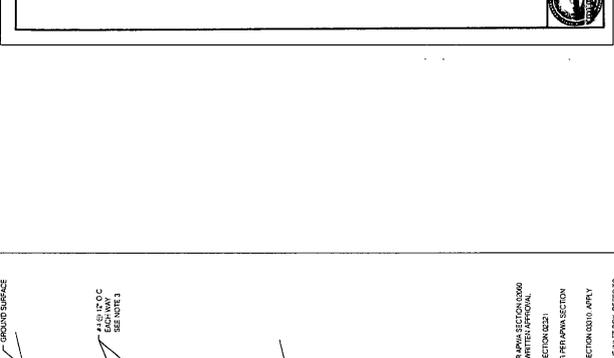
TYPE A STD. CURB & GUTTER
 SCALE: N.T.S.



PAVEMENT SECTIONS
 SCALE: N.T.S.

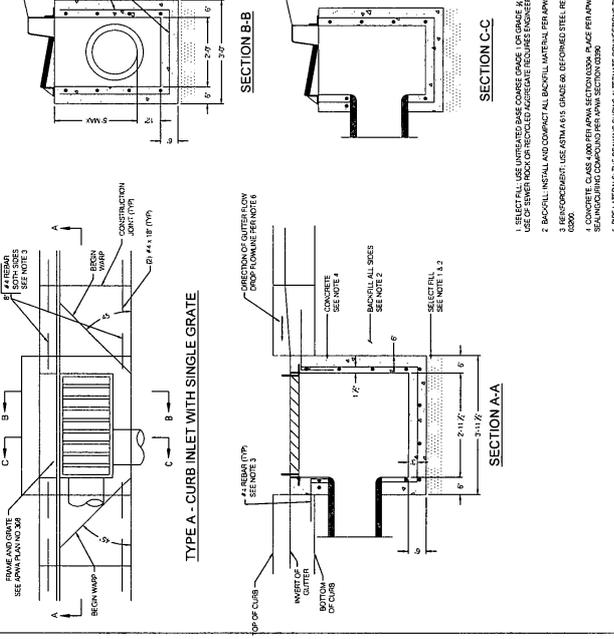


TYPICAL RELEASE CURB AND GUTTER
 SCALE: N.T.S.



SECTION B-B

SECTION C-C



TYPICAL RELEASE CURB INLET WITH SINGLE GRATE
 SCALE: N.T.S.

CURB INLET WITH SINGLE GRATE
 SCALE: N.T.S.

NOTE: 6 IN. OF UNGRAVELLED BASE COURSE SHALL BE USED FOR ALL CURB AND GUTTER. COMPACT TO BACKFILL TO 1.00 METHOD.

NOTES:
 1. CONTRACTOR SHALL VERIFY ALL MATERIALS AND LOADS.
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NOTES:
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APPENDIX B – SOPs

STORM WATER SYSTEM & MAINTENANCE OPERATIONS

Inspection and Maintenance



IMPLEMENTATION REQUIREMENTS

Maintenance

DESCRIPTION:

Regular inspections and maintenance of the storm water system are critical to the performance and effectiveness of the system. Without this, captured storm water pollutants can be re-entrained or pass through the system. This SOP refers to routine maintenance to ensure proper operation, and repair maintenance to fix problems prior to the next storm event.

IMPLEMENTATION:

- All storm water system elements should be inspected on a regular basis for continued collection of sediment and trash and structural integrity.
 - Elements involving landscaping, such as the detention basin, should be inspected monthly during nonfreezing weather.
 - The pollutants collected in SNOUT equipped structures will consist of floatable debris and oils on the surface of the captured water, and grit and sediment on the bottom of the structure. Use appropriate methods of removing and disposing of pollutants.
 - Elements such as the catch basins and snout should be inspected quarterly and the out fall catch basin with the snout should be cleaned when the sump is half full or at least once a year with a vacuum truck.
- Some structural elements may require more frequent inspection to ensure proper operation, such as the inlets that may become clogged with grass clippings or trash. Inspection schedule should be updated if it is determined to be needed more often.
- All elements should be checked after each storm event. In some cases, such as vegetative or infiltration elements, the after storm inspection should occur after the expected drawdown period to allow the inspector to see if the elements are draining properly.
- Inspections and follow-up actions need to be documented. Development of inspection checklists are beneficial.

MAINTENANCE:

- Routine maintenance and non-routine repair should be conducted according to a schedule or as soon as a problem is identified, as many stormwater system elements are ineffective if not installed and maintained properly.
- The snout should be cleaned when the sump is half full (when 2 feet of material collects in a 4 foot sump, clean it out) or at least once a year with a vacuum truck.
- To maintain the SNOUT hoods themselves, an annual inspection of the anti-siphon vent and access hatch are recommended. A simple flushing of the vent, or a gentle rodding with a flexible wire are all that's typically needed to maintain the anti-siphon properties. Opening and closing the access hatch once a year ensures a lifetime of trouble-free service.

Landscape Maintenance Operations Pollution Minimization



IMPLEMENTATION REQUIREMENTS Maintenance

DESCRIPTION:

Proper landscape maintenance is important to reduce nutrient and chemical loading to the storm drain system, reduce nuisance flows and standing water in storm water systems, and to maintain healthy vegetation. Examples of maintenance activities that can be a source of storm water pollutants include mowing, aeration, fertilization and irrigation.

IMPLEMENTATION:

- Remove lawn clipping and debris out of the gutters, off sidewalks and parking areas immediately following mowing and over fertilization.
- Remove fertilizers off hard surfaces (parking lot and sidewalks) immediately following application; water turf following fertilization; avoid fertilizing before heavy rainfall forecast
- Remove pesticides on the hard surfaces immediately following application
- Maintain irrigation system to prevent waste and minimize pollutants that could enter the storm drain from faulty irrigation equipment.
- Do not hose down hard surfaces. Use dry cleanup methods such as sweeping to remove powdered pollutants from hard surfaces.

MAINTENANCE:

- Clean up immediately after landscape maintenance activities with dry cleanup methods.
- Maintain irrigation system to prevent pollutants from entering the storm drain system.

Landscape Maintenance Operations Pesticides, Herbicides and Fertilizers



IMPLEMENTATION REQUIREMENTS

- Maintenance
- Training

DESCRIPTION:

Various chemicals used for landscape maintenance must be properly applied, stored, handled and disposed of to prevent contamination of surface and ground waters. These chemicals include pesticides, herbicides, fertilizers, fuel, etc. Misuse of pesticides and herbicides can result in adverse impacts to aquatic life, even at low concentrations. Misuse of fertilizer can result in increased algae growth in waterbodies due to excessive phosphorus and nitrogen loading.

IMPLEMENTATION:

- Application of fertilizers, pesticides, and other chemicals according to manufacturer's directions.
- Application of pesticides and herbicides only when needed and use in a manner to minimize off-target effects.
- Accurately diagnose the pest; know characteristics of the application site, including soil type and depth to groundwater.
- Employ application techniques that increase efficiency and allow the lowest effective application rate.
- Keep pesticide and fertilizer equipment properly calibrated according to the manufacturer's instructions and in good repair.
- All mixing and loading operations must occur on an impervious surface.
- Do not apply pesticides or herbicides during high temperatures, windy conditions or immediately prior to heavy rainfall or irrigation.
- If stored on site, storage areas should be secure and covered, preventing exposure to rain and unauthorized access.
- Store chemicals in their original containers, tightly closed, with labels intact. Regularly inspect them for leaks.

MAINTENANCE:

- Use should be in compliance with manufacturer's instructions.
- If fertilizers, pesticides and other chemicals spill on hard surfaces clean them up with dry methods and do not use water to clean the surface. Use methods that prevent water contamination and dispose of properly.

Parking Area Maintenance



IMPLEMENTATION REQUIREMENTS

- Maintenance
- Training

Description

Parking lots can contribute a number of substances, such as trash, suspended solids, hydrocarbons, oil and grease, and heavy metals that can enter receiving waters through stormwater runoff or non-stormwater discharges. The following protocols are intended to prevent or reduce the discharge of pollutants from parking areas and include using good housekeeping practices, following appropriate cleaning BMPs, and training employees.

Targeted Constituents

Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Oxygen Demanding

Pollution Prevention

- Keep accurate maintenance logs to evaluate BMP implementation.

Protocols

General

- Keep the parking and storage areas clean and orderly. Remove debris in a timely fashion.
- Don't allow piles of salt or other contaminants to be stored without being in a containment facility.
- Don't use more salt than is necessary to remove ice during the winter months.
- Snow should be stored in landscaping areas when possible to minimize pollutants from the hard surfaces in the storm drain system.

Controlling Litter

- Provide an adequate number of litter receptacles.
- Clean out and cover litter receptacles frequently to prevent spillage.
- Provide trash receptacles in parking lots to discourage litter.
- Routinely sweep, shovel and dispose of litter in the trash.

Surface cleaning

- Use dry cleaning methods (e.g. sweeping or vacuuming) to prevent the discharge of pollutants into the storm water conveyance system.
- Establish frequency of public parking lot sweeping based on usage and field observations of waste accumulation.
- Sweep all parking lots at least once before the onset of the winter season and if possible after the snow melts.
- If water is used follow the procedures below:
 - Block the storm drain or contain runoff.
 - Wash water should be collected and pumped to the sanitary sewer or discharged to a pervious surface, do not allow wash water to enter storm drains.
 - Dispose of parking lot sweeping debris and dirt at a landfill.
- When cleaning heavy oily deposits:
 - Use absorbent materials on oily spots prior to sweeping or washing with water containment. Dispose of used absorbents or contained water appropriately.

Inspection

- Have designated personnel conduct inspections of the parking facilities and storm water conveyance systems associated with them on a regular basis.
- Inspect cleaning equipment/sweepers for leaks on a regular basis.

Training

- Train employees and contractors in proper techniques for spill containment and cleanup.

Spill Response and Prevention

- Use spill control & cleanup in the event an unintended spill should occur on the property.
- If liquid, contain spills as soon as possible.
- Cleanup any type of spill immediately and use dry methods such as absorbent material or sweeping if possible.
- Cover and seal storm drain inlet if water is required to remove the spill.

- Properly dispose of spill cleanup material according to type of spill.

Requirements

Maintenance

- Sweep parking lot to minimize pollutants going into storm water.
- Clean out oil/water/sand separators regularly, especially after heavy storms.
- Clean parking facilities on a regular basis to prevent accumulated wastes and pollutants from being discharged into conveyance systems during rainy conditions. This will minimize cleaning required of catch basin with snout.

Parking Surface Repair

Description

Parking lots surfaces can become damaged and need repair. Repair operations can contribute pollutants to the storm water system if not properly contained. The following protocols are intended to prevent or reduce the discharge of pollutants from parking repair areas.

Protocols

- Pre-heat, transfer or load hot bituminous material away from storm drain inlets. Also use appropriate barriers during repairs around inlets.
- Apply concrete, asphalt, and seal coat during dry weather to prevent contamination from contacting storm water runoff.
- Cover and seal nearby storm drain inlets (with waterproof material or mesh) and manholes before applying seal coat, slurry seal, etc., where applicable. Leave covers in place until job is complete and until all water from emulsified oil sealants has drained or evaporated. Clean any debris from these covered manholes and drains for proper disposal.
- Use only as much water as necessary for dust control, to avoid runoff.
- Catch drips from paving equipment that is not in use with pans or absorbent material placed under the machines. Dispose of collected material and absorbents properly.

Maintenance

- Seal all storm drain inlets to prevent contamination of the storm drain system.
- Contain all contaminants and dispose of properly.
- Do repairs during dry weather.

Waste Management Operations

It is illegal to allow anything other than rain water to be discharged to a storm drain. To prevent trash from polluting our environment, incorporate BMPs into your business operations.

Dumpsters and Trash Receptacles

- Regularly inspect dumpsters and trash compactors for leaks and broken parts, and if found, repair or replace.
- Keep dumpster and common areas of your business clear of trash and keep dumpster lids closed.
- Provide trash receptacles for your customers and encourage their use.
- Ensure the size of your dumpster is appropriate for the trash load of your business.
- Properly bag trash before putting it in the dumpster.
- Do not hose out dumpsters. Apply absorbent over any fluids spilled in dumpster. If trash dumpster area requires cleaning, use dry clean-up methods or a permitted mobile washer. Mobile washers must follow these minimum SOP's

Outdoor Areas

- Discourage illegal dumping by posting "No Dumping" signs, providing adequate lighting, and/or fencing in open areas.
- Sweep your business sidewalks and parking areas and keep storm drains clear of trash.
- Require contractors to follow these SOP's

During Business Activities

- Train employees to keep trash off the sidewalks and parking areas and out of storm drains.
- Communicate proper trash BMPs to all employees.

APPENDIX C – SMP RECORDKEEPING DOCUMENTS

SMP OPERATIONS AND MAINTENANCE INSPECTION REPORT

Inspector Name _____ Community _____

Inspection Date _____ Address _____

Date Inspection Due	Date Inspection Performed	Frequency	Maintenance Items	Checked Maintenance				Date Maintenance Completed	Observations & Remarks
		Q	1 Stormwater System						
		Q	Detention structures						
		M,S	Catch Basins						
		M,S	Inlet grates						
		Q	Sediment Traps						
		A	Snout						
		M	2 Landscape						
		W	3 Parking Area						
		W	Sidewalks						
		W	4 Dumpster						
		M	Leaks						
		Q	Functioning lid						

Inspection Frequency Key A=annual M=monthly Q= Quarterly W=weekly
S=following appreciable storm event

****Operator may duplicate sheet or add rows to account for inspection frequency****

See reference URL for City program: <http://goo.gl/7yxaR>

Annual SOP Training

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