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When recorded, mail to:  
Sandy City Recorder's Office  
10000 Centennial Pkwy  
Sandy, UT 84070

12877624  
10/31/2018 11:45 AM \$0.00  
Book - 10726 Pg - 5117-5148  
ADAM GARDINER  
RECORDER, SALT LAKE COUNTY, UTAH  
SANDY CITY RECORDER  
10000 CENTENNIAL PARKWAY  
SANDY UT 84070  
BY: SSA, DEPUTY - MA 32 P.

Project Name: EL POLLO LOCO AND KRISPY KREME  
Address: 10590 S STATE ST Parcel ID# 27-13-227-022-0000

**Post-Construction Storm Water Maintenance Agreement**

**WHEREAS**, the Property Owner ST MALL OWNER, LLC. recognizes that the Storm Water Facilities (hereinafter referred to as "Facilities") must be maintained for the development called EL POLLO LOCO AND KRISPY KREME, located at 10590 S STATE ST, in the City of Sandy, Salt Lake County, State of Utah; and, **WHEREAS**, the Property Owner is the Owner of the real property more particularly described on the Attached Exhibit A as recorded by deed in the records of the Clerk of the Salt Lake County Recorder's Office (hereinafter referred to as "The Property"), and,

**WHEREAS**, The City of Sandy (hereinafter referred to as "The City") and the Property Owner, or its administrator, executors, successors, heirs, or assigns, agree that the health, safety, welfare and well being of the citizens of the City require that the facilities be constructed and maintained on the property, and,

**WHEREAS**, the Sandy City Ordinances and Code require that the Facilities as shown on the approved development plans and specifications be constructed and maintained by the Property Owner, its administrator, executors, successors, heirs, or assigns.

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

**Section 1**

The Facility or Facilities shall be constructed by the Property Owner in accordance with the plans and specifications approved by The City for the development.

**Section 2**

The Property Owner, its administrators, executors, successors, heirs or assigns shall maintain the Facilities in good working conditions acceptable to the City and in accordance with the schedule of Post-Construction and Long Term Maintenance activities hereto and attached as Exhibit B.

**Section 3**

The Property Owner, its administrators, executors, successors, heirs or assigns hereby grants permission to the City, its authorized agents and employees, to enter upon the property and to inspect the facilities whenever the City deems necessary. Whenever possible, the City shall provide notice prior to entry.

**Section 4**

In the event the Property Owner, its administrator, executors, successors, heirs or assigns fails to maintain the Facilities as shown on the approved plans and specifications, in accordance with the Maintenance Schedule incorporated in this Maintenance Agreement, the City, with due notice, may enter the property and take whatever steps it deems necessary to return the Facilities to a good working condition. This provision shall not be construed to

allow the City to erect any structure of a permanent nature on the property. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Facilities and in no event shall this Maintenance Agreement be construed to impose any such obligation on the City.

#### **Section 5**

In the event the City, pursuant to the Maintenance Agreement, performs work of any nature, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, the Property Owner shall reimburse the City within thirty (30) days of receipt thereof for all the costs incurred by the City hereunder. If not paid within the prescribed time period, the City shall secure a lien against the real property in the amount of such costs. 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 a result of the Property Owner's failure to maintain the Facilities.

#### **Section 6**

The Property Owner will make accommodation for the removal and disposal of all the accumulated sediments. Temporary storage will be provided onsite in a reserved area(s). The sediment will need to be disposed within two weeks after being removed from the storm drain system.

#### **Section 7**

The Property Owner shall use the Standard Operation and Maintenance Inspection Report attached to this Maintenance Agreement as Exhibit C and by this reference made a part hereof for the purpose of a minimal annual inspection of the Facilities.

#### **Section 8**

The Property Owner, its administrator, executors, successors, heirs and assigns hereby indemnifies and hold harmless the City and its authorized agents and employees 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 Facilities by the Property Owner or the existence or maintenance of the Facilities by the Property Owner or the City. In the event a claim is asserted against the City, its authorized agents or employees, the City shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against The City, its authorized agents or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith.

#### **Section 9**

This Maintenance Agreement shall be recorded among the deed records of the Clerk of the Salt Lake County Recorder's Office and shall constitute a covenant running with the land and shall be binding on the Property Owner, its administrator, executors, heirs, assigns and any other successors in interest.

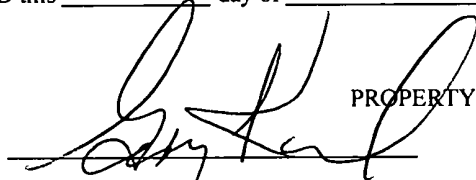
#### **Section 10**

This Maintenance Agreement may be enforced by proceedings at law or in equity by or against the parties hereto and their respective successors in interest.

#### **Section 11**

Invalidation of any one of the provisions of this Maintenance Agreement shall in no way effect any other provisions and all other provisions shall remain in full force and effect.

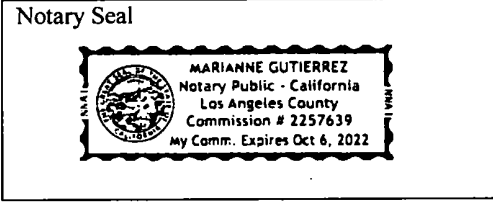
So AGREED this 15th day of October, 2018

BY:  PROPERTY OWNER  
Title: Gary Karl, Authorized Signatory

STATE OF California )  
 )ss  
COUNTY OF Los Angeles )

On this 15th day of October, 2018, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Gary Karl, the Authorized Signatory of ST Mall Owner, LLC, known or identified to me to be the person whose name is subscribed to the within instrument, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.



  
(Signature of Notary)

My Commission Expires: Oct 6, 2022

Approved as to form:  
BY:   
Public Utilities

Date: 10/24/18

- Attachments: Exhibit A (Parcel/ Plat and Legal Description)  
Exhibit B (Maintenance Plan and Inspection Schedule)  
Exhibit C (Standard Operation and Maintenance Inspection Report)

EXHIBIT A – Parcel/ Plat and Legal Description

Parcel No. 27-13-227-022-0000

SOUTH TOWNE CENTER MALL SUBDIVISION AMD LOT 1.

**EXHIBIT B – Maintenance Plan and Inspection Schedule**

## **PURPOSE AND RESPONSIBILITY**

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

This Post Construction Storm Water Maintenance Plan (SWMP) describes the systems, operations and the minimum standard operating procedures (SOPs) necessary to manage pollutants originating or generated on the property. Any other activities or site operations at this property that contaminate runoff entering the City's storm water system and generate loose litter must be prohibited, unless SOPs are written to manage those activities or operations, and this plan is amended to include those SOPs.

The SWMP is aimed at addressing 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 and if managed improperly can contaminate the environment. The SWMP includes standard operations procedures (SOP)s 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. The drawings describing the infrastructure are included in Appendix A. The SOPs for the following operations exposed to the weather are filed in Appendix B.

### **Impervious Areas, Parking, and Sidewalk**

The subject site is approximately 62% of impervious area consisting of primarily asphalt pavement and concrete sidewalks. The pavement generally slopes to the south at an average slope of approximately 1.5%. Any sediment, debris, fluids and other waste material present on the pavement areas will be carried to the storm drain inlets by storm water runoff. The waste material may settle in the storm drain collection system increasing maintenance costs. Any material dissolving in the runoff will pass through the system and introduce contaminants into the surrounding soils and groundwater. Maintenance for the pavement areas involves regular sweeping and pavement washing to remove stains and slick spots when necessary. The sweeping and the pavement washing SOPs are used to manage the pollutants associated with pavements.

### **Storm Drain System**

Catch basins, curb inlets, and area drains are located at the low points of each drainage basin. These drainage structures collect the storm water and conveys the storm water through a series of pipes that discharge into a hydrodynamic separator, which releases runoff into the overall mall storm drain system. All mall storm water runoff is collected to regional detention ponds, where storm water is released into the city system. The storm drain maintenance SOPs are written to control and manage runoff from the site.

### **Landscaping**

The landscaping areas will require regular maintenance. This will involve pruning, mowing and collecting grass clippings and sticks. Maintenance will also include maintaining the rock and bark mulch. The pavement areas must be kept free and clear of any landscape debris. Fertilizers, pesticides, and other chemicals should also be kept away from the pavement areas and storm drain system. The landscape maintenance SOPs are written to control and manage the landscaped areas.

### **Waste Management**

All light weight trash shall be stored in dumpsters or trash receptacles with lids. The containment system should minimize exposure to precipitation and wind and prevent any leaks onto the pavement. The dumpster enclosure will provide added protection from wind and trap loose trash to pick up before exiting the site. The trash collection bins are a source of pollutants and if it is not maintained properly it can leak contaminates onto the pavement and it will be washed into the storm drain system. The waste management SOP is written to control and manage onsite waste.

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

Snow should be removed from parking areas and pedestrian walkways. Salt may be used to de-ice the pavement and walkways to provide safe access for patrons. Salt is considered a pollutant but is a necessary component in de-icing operations. Snow removal and de-icing should be managed appropriately to minimize salt impact. The snow and ice removal management SOP is written to control and manage onsite snow.



## **SECTION 2: TRAINING**

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

## **SECTION 3: RECORDKEEPING**

Maintain records of operation activities in accordance with SOPs and forms in Appendix C.  
Mail a copy of the record to Sandy City Public Utilities at time of inspection.

## **SECTION 4: APPENDICES**

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

## APPENDIX A – SITE DRAWINGS AND DETAILS



**TURNING SPACE AT SIDEWALK LEVEL**

**TURNING SPACE AT STREET LEVEL**

**236**  
 Midblock curb cut assembly  
 70

**235**  
 Corner curb cut assembly  
 43

**TABLE OF DIMENSIONS**

ITEM	MINIMUM	MAXIMUM
1. SIDEWALK WIDTH	5'-0"	8'-0"
2. SIDEWALK CURB CUT WIDTH	5'-0"	8'-0"
3. SIDEWALK CURB CUT RADIUS	5'-0"	8'-0"
4. SIDEWALK CURB CUT HEIGHT	4'-0"	6'-0"
5. SIDEWALK CURB CUT SLOPE	1:1	1:1
6. SIDEWALK CURB CUT MATERIAL	CONCRETE	CONCRETE
7. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
8. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
9. SIDEWALK CURB CUT SLOPE	1:1	1:1
10. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
11. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
12. SIDEWALK CURB CUT SLOPE	1:1	1:1
13. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
14. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
15. SIDEWALK CURB CUT SLOPE	1:1	1:1
16. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
17. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
18. SIDEWALK CURB CUT SLOPE	1:1	1:1
19. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
20. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
21. SIDEWALK CURB CUT SLOPE	1:1	1:1
22. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
23. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
24. SIDEWALK CURB CUT SLOPE	1:1	1:1
25. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
26. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
27. SIDEWALK CURB CUT SLOPE	1:1	1:1
28. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
29. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
30. SIDEWALK CURB CUT SLOPE	1:1	1:1
31. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
32. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
33. SIDEWALK CURB CUT SLOPE	1:1	1:1
34. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
35. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
36. SIDEWALK CURB CUT SLOPE	1:1	1:1
37. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
38. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
39. SIDEWALK CURB CUT SLOPE	1:1	1:1
40. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
41. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
42. SIDEWALK CURB CUT SLOPE	1:1	1:1
43. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
44. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
45. SIDEWALK CURB CUT SLOPE	1:1	1:1
46. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
47. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
48. SIDEWALK CURB CUT SLOPE	1:1	1:1
49. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
50. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
51. SIDEWALK CURB CUT SLOPE	1:1	1:1
52. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
53. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
54. SIDEWALK CURB CUT SLOPE	1:1	1:1
55. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
56. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
57. SIDEWALK CURB CUT SLOPE	1:1	1:1
58. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
59. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
60. SIDEWALK CURB CUT SLOPE	1:1	1:1
61. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
62. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
63. SIDEWALK CURB CUT SLOPE	1:1	1:1
64. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
65. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
66. SIDEWALK CURB CUT SLOPE	1:1	1:1
67. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH
68. SIDEWALK CURB CUT DRAINAGE	1/4" MIN.	1/4" MIN.
69. SIDEWALK CURB CUT SLOPE	1:1	1:1
70. SIDEWALK CURB CUT FINISH	SMOOTH	SMOOTH

**3** APWA ADA RAMP DETAILS

**TRAFFIC FLOW ARROWS DETAIL**

**7** FIRE HYDRANT ASSEMBLY

**6** ADA PARKING PAVEMENT LEGEND

**2** TYPICAL SIGN INSTALLATION DETAIL

**4** PEDESTRIAN CROSSWALK DETAIL

**5** I.I.D. LANDSCAPE PLANTER STRIP DETAIL

**9** S/S/D INSIDE DROP MANHOLE

**TRAFFIC FLOW ARROWS DETAIL**

**7** FIRE HYDRANT ASSEMBLY

**6** ADA PARKING PAVEMENT LEGEND

**2** TYPICAL SIGN INSTALLATION DETAIL

**4** PEDESTRIAN CROSSWALK DETAIL

**5** I.I.D. LANDSCAPE PLANTER STRIP DETAIL

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**5** I.I.D. LANDSCAPE PLANTER STRIP DETAIL

<p><b>1 P.O.C. LOCATION</b> SCALE: 1/4" = 1' - 0"</p> <p><b>NOTES:</b></p> <ol style="list-style-type: none"><li>1. SEE CITY OF SANDY SPECIFICATIONS.</li><li>2. SEE CITY OF SANDY SPECIFICATIONS.</li><li>3. SEE CITY OF SANDY SPECIFICATIONS.</li></ol>	<p><b>2 SANITARY SEWER LATERAL DETAIL</b> SCALE: 1/4" = 1' - 0"</p> <p><b>NOTES:</b></p> <ol style="list-style-type: none"><li>1. SEE CITY OF SANDY SPECIFICATIONS.</li><li>2. SEE CITY OF SANDY SPECIFICATIONS.</li><li>3. SEE CITY OF SANDY SPECIFICATIONS.</li></ol>	<p><b>3 SANITARY SEWER MANHOLE DETAIL</b> SCALE: 1/4" = 1' - 0"</p> <p><b>NOTES:</b></p> <ol style="list-style-type: none"><li>1. SEE CITY OF SANDY SPECIFICATIONS.</li><li>2. SEE CITY OF SANDY SPECIFICATIONS.</li><li>3. SEE CITY OF SANDY SPECIFICATIONS.</li></ol>	<p><b>4 SANITARY SEWER TRENCH DETAIL</b> SCALE: 1/4" = 1' - 0"</p> <p><b>NOTES:</b></p> <ol style="list-style-type: none"><li>1. SEE CITY OF SANDY SPECIFICATIONS.</li><li>2. SEE CITY OF SANDY SPECIFICATIONS.</li><li>3. SEE CITY OF SANDY SPECIFICATIONS.</li></ol>
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<p><b>5 UTILITY COLLAR</b> SCALE: 1/4" = 1' - 0"</p> <p>SEE SANDY CITY STANDARDS AND SPECIFICATIONS</p>	<p><b>6 1-1/2" IRRIGATION METER</b> SCALE: 1/4" = 1' - 0"</p> <p>SEE SANDY CITY STANDARDS AND SPECIFICATIONS</p>	<p><b>7 THRUST BLOCK</b> SCALE: 1/4" = 1' - 0"</p> <p>SEE SANDY CITY STANDARDS AND SPECIFICATIONS</p>	<p><b>8 STORM DRAIN CLEANOUT</b> SCALE: 1/4" = 1' - 0"</p> <p>SEE SANDY CITY STANDARDS AND SPECIFICATIONS</p>	<p><b>9 CONTECH CDS2015-4-C STANDARD DETAIL</b> SCALE: 1/4" = 1' - 0"</p> <p><b>CONTECH</b> CDS2015-4-C STANDARD DETAIL</p> <p>CONTECH CORPORATION 11111 WILSON AVENUE P.O. BOX 33000 SPRINGFIELD, MO 65802-0300 TEL: 417-221-1100</p>
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## APPENDIX B – SOPs

## **Impervious Areas, Parking, and Sidewalk**

### **Pavement Washing 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. 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 a shop-vacuum or sorbent materials.
  - Collect the wastewater with a shop-vacuum simultaneously with the washing operation.
  - Collect the wastewater with a vacuum truck simultaneously with the washing operation.
- b. This procedure must not be used to clean the initial spill. First apply the spill containment and cleanup SOP.

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

- a. Disposal of all hazardous material must follow the SOP which could vary depending on which operations are used for the washing. Waste can typically be disposed properly by following the waste management, spill response, and sweeper and vacuum truck SOPs.

#### **3. Pavement Cleaning Frequency:**

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

#### **4. Training:**

- a. At hire and annually.

#### **5. Safety:**

- a. As per SDS of material being washed.



**Spill Control** – per Sandy City SOP at <https://sandy.utah.gov/departments/public-utilities/storm-water/storm-water-management-program>

## **General Construction and 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, chip seal, crack seal, slurry seal, striping/street markers, gravel road maintenance, shouldering, overlay/patching, misc. maintenance/repairs, etc.

### **2. Construction Procedure:**

- a. Remove or contain all erodible or loose material prior forecast wind and precipitation events or before non-storm water 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-storm water events.
- b. Project materials and waste can be contained or controlled by operational or structural best management practices (BMPs).
  - 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. concrete washout, dumpster, receptacles

- c. Inspection often to insure the structural BMPs are in good operating condition and at least prior to the workday end. Promptly repair damaged BMPs.
  - d. Cleanup:
    - Use dry cleanup methods, e.g. square nose shove and broom.
    - Wet methods are allowed if wastewater is prevented from entering the storm water system, e.g. wet/dry vacuum, disposal to approved open spaces. Non-hazardous materials may be disposed to lawn and mulch areas if it does not cause damage to the lawn or surrounding landscaping.
  - 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 per the General Waste Management SOP, unless superseded by specific SOPs for the operation.
  - b. Construction dewatering is not allowed to be discharged to the storm drain system without a Construction Dewatering Permit UTG070000. This permit will require controls be employed that will remove any pollutants. This permit can be avoided if the waste water is discharge to a lawn or field and allowed to infiltrate or disposed at the dump facility.
- 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.

**Mowing and Trimming, Chemical Application of Pesticides, Herbicides and Fertilizers** – per Sandy City SOP at <https://sandy.utah.gov/departments/public-utilities/storm-water/storm-water-management-program>

## **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 lightweight materials from being carried away from the construction or maintenance envelope by wind or water.**

### **1. Application:**

- a. This SOP provides direction for those participating in construction activities. All personnel shall make a conscious effort to prevent all pollutants from exiting the site and entering the onsite storm drain system. All personnel shall become familiar with this SOP to be aware of the standard procedures concerning landscape operations and maintenance. This section will provide guidance when applying fertilizer and pesticide. Lawn mowing, weeding, tree trimming, digging, sprinkler repairs, and mulch management are also touched upon in the following SOP.

### **2. Maintenance Procedure:**

- a. Grooming:
  - Lawn Mowing – Following this operation all grass clippings must be swept or blown onto the vegetated ground immediately.
  - Fertilizer Operation – Prevent overspray. Any and all fertilizer in the pavement areas must be swept or blown onto the vegetated ground immediately.
  - Pesticide Operations – Prevent overspray, use spot treatment. After applying pesticides any excess in the pavement areas must be swept or blown onto the vegetated ground.
- b. Contain or remove all erodible or loose material before forecasted precipitation or wind events. After wind and precipitation event inspect the grounds to collect any light weight debris and dispose of the materials properly. Maintenance may require immediate attention following a storm event. Daily maintenance may be necessary depending on the season.
- c. Landscaping materials and waste can be contained or controlled by operational or structural best management practices (BMPs).
  - 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.

- 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
  - d. Inspect often to ensure that all structural BMPs function properly or at least prior to the end of the workday. Damaged BMPs shall be repaired immediately.
  - e. Cleanup:
    - Use dry cleanup methods, e.g. square nose shovel and broom.
    - Wet methods are allowed if wastewater is prevented from entering the storm water system, e.g. wet/dry vacuum, disposal to approved open spaces. Non-hazardous materials may be disposed to lawn and mulch areas if it does not cause damage to the lawn or surrounding landscaping.
  - f. Cleanup Standard:
    - When a broom and a square nosed shovel cannot pickup any appreciable amount of material.
- 3. Water disposal:**
- a. Dispose of waste per the General Waste Management SOP, unless superseded by specific SOPs associated with this operation.
- 4. Equipment:**
- a. Tools sufficient for proper containment of pollutants and cleanup.
  - b. Push broom and square blade shovel be a minimum.
- 5. Trainings:**
- a. Annually and at hire.
  - b. Landscape Service Contractors must have equal or better

**Dumpster/Garbage Storage** – per Sandy City SOP at  
<https://sandy.utah.gov/departments/public-utilities/storm-water/storm-water-management-program>

## **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 identifies the proper placement, installation, and cleaning of the onsite waste management containers. This section is intended to educate all personnel onsite and applies to all sites for the proper disposal waste.

### **2. Waste Collection Devices (Exposed Units):**

- a. This site will contain the following:
  - Four 6yd dumpster with lid.
- b. City waste management contractors must also follow this SOP or approved company SOP. All alternate SOPs will be made a part of this SOP.

### **3. Waste Disposal Restrictions for all Waste Scheduled for the Trans-Jordan Landfill:**

- a. Review MSDS for disposal requirements. Review Trans-Jordan Landfill regulations for additional restrictions and understand the prohibited hazardous waste.

General prohibited hazardous waste:

- Liquid:
  - Paint
  - Fertilizers / Pesticides
  - Oil (all types)
  - Antifreeze
  - Batteries
  - Liquid Chemicals
  - etc.

(all the above hazardous waste can be disposed in dumpsters, if the liquid is contained in sorbent material, e.g. loose sorbents, pads, booms, etc., and dried such that it will not drip. This is intended for spill cleanup but not for whole sale disposal of out dated or spent liquid hazardous waste. When disposal of out dated, or spent liquid is needed contact the Salt Lake County Health Department (SLCoHD) for instructions and locations, (801) 313-6697).

- Solids:
    - Ink jet cartridges. (Contact the purchasing department for collection, reuse and disposal).
    - Tires
  - b. Lookup and follow disposal procedures for disposal of waste at other EPA approved sites, the SLCoHD # is a good resource, (801) 313-6697).
- 4. Limitations:**
- a. Onsite personnel are responsible for correct disposal of waste.
- 5. Equipment:**
- a. Tools sufficient for proper containment of pollutants and cleanup.
  - b. Push broom and square blade shovel at a minimum.
- 6. Maintenance:**
- a. Discuss waste management procedures at progress meetings.
  - b. Collect site trash daily and deposit in covered containers at designated collection areas.
  - c. Check containers for leakage or inadequate covers and replace as needed.
  - d. Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).
  - e. During daily site inspections check that waste is not being incorrectly disposed of onsite (e.g. burial, burning, surface discharge, discharge to storm drain).
  - f. Use watertight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.
  - g. Ensure all onsite personnel are aware of and utilize designated waste collection area properly and for intended use only (i.e. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
  - h. Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location.
- 7. Training:**
- a. Train employees upon hire and annually
  - b. Landscape Service Contractors must have equal or better
  - c. Materials: This SOP

**Injection Wells** – per Sandy City SOP at <https://sandy.utah.gov/departments/public-utilities/storm-water/storm-water-management-program>

## **Contech CDS Hydrodynamic Separator**

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 includes the cleaning and maintenance of the Contech CDS Hydrodynamic Separator.

### **2. Purpose:**

- a. Reduce stormwater pollution by removing target pollutants from the Contech CDS Hydrodynamic Separator.
- b. Pollutants such as light weight trash, oil, grease, sediments, organics, hydrocarbons, and heavy metals may be carried by stormwater and collect in the separator. If the storm drain system is not properly maintained, pollutants may enter the underground retention system and infiltrate into the ground and contaminate the groundwater.

### **3. Procedure:**

- a. At a minimum, inspections should be performed twice per year (e.g. spring and fall) however more frequent inspections may be necessary in climates where winter sanding operations may lead to rapid accumulations, or in equipment washdown areas. Installations should also be inspected more frequently where excessive amounts of trash are expected.
- b. The visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions in the inlet and separation screen. The inspection should also quantify the accumulation of hydrocarbons, trash, and sediment in the system. Measuring pollutant accumulation can be done with a calibrated dipstick, tape measure or other measuring instrument. If absorbent material is used for enhanced removal of hydrocarbons, the level of discoloration of the sorbent material should also be identified during inspection.
- c. The CDS system should be cleaned when the level of sediment has reached 75% of capacity in the isolated sump or when an appreciable level of hydrocarbons and trash has accumulated. If absorbent material is used, it should be replaced when significant discoloration has occurred. Performance will not be impacted until 100% of the sump capacity is exceeded however it is recommended that the system be cleaned prior to that for easier removal of sediment. The level of sediment is easily determined by measuring from finished grade down to the top of the sediment pile. To avoid underestimating the level of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile

carefully. Particles at the top of the pile typically offer less resistance to the end of the rod than consolidated particles toward the bottom of the pile. Once this measurement is recorded, it should be compared to the as-built drawing for the unit to determine whether the height of the sediment pile off the bottom of the sump floor exceeds 75% of the total height of isolated sump.

- d. Cleaning of a CDS systems should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole covers and insert the vacuum hose into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The area outside the screen should also be cleaned out if pollutant build-up exists in this area.

**4. Disposal Procedure:**

- a. Vacuum (small quantity): Discharge liquids to washbay and solids to sweeper dewatering bin.
- b. Dispose of waste consisting of mostly sediment at approved disposal locations. See dump facility sheet.
- c. Dispose of waste consisting of high organic and inorganic trash at approved disposal facilities.
- d. Disposal of hazardous waste:
  - Amounts with quantities that can be pumped:
    - Contract a Utah Registered Hazardous Waste Handler
  - Small amounts that can be absorbed with sorbents:
    - Spent sorbent may be disposed in out covered dumpsters and waste bay when it is changed to dry material, i.e. sorbent material that does not drip liquid.
  - Dispose of hazardous waste at approved disposal facilities.
  - Large quantities of hazardous material may be stored in yellow hazardous waste bin, labeled 5-gal plastic buckets with lids.
  - Disposal of slurry:
    - Trans-Jordan Landfill does not accept liquid loads.  
<http://www.transjordan.org/>

**5. Training:**

- a. Train employees upon hire and annually.
- b. Current copy of the SOP should be carried with the vacuum.



## Storm Drain System

### Vacuum Truck 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.

**6. Application:**

- a. This SOP includes the cleaning and maintenance of the inlets, manholes, and storm drain pipes.

**7. Purpose:**

- a. Reduce stormwater pollution by removing target pollutants from storm drain inlets, manholes and pipes.
- b. Pollutants such as light weight trash, oil, grease, sediments, organics, hydrocarbons, and heavy metals may be carried by stormwater and collect in the storm drain inlets. If the storm drain system is not properly maintained, pollutants may enter the underground retention system and infiltrate into the ground and contaminate the groundwater.

**8. Procedure:**

- a. Inspect for need:
  - Schedule cleaning for inlets, manholes and pipes that contain more than 2” of debris and sediment.
  - Floating debris may be removed with a net. Do not enter the manhole.

**9. Disposal Procedure:**

- a. Vacuum (small quantity): Discharge liquids to washbay and solids to sweeper dewatering bin.
- b. Dispose of waste consisting of mostly sediment at approved disposal locations. See dump facility sheet.
- c. Dispose of waste consisting of high organic and inorganic trash at approved disposal facilities.
- d. Disposal of hazardous waste:
  - Amounts with quantities that can be pumped:
    - Contract a Utah Registered Hazardous Waste Handler
  - Small amounts that can be absorbed with sorbents:
    - Spent sorbent may be disposed in out covered dumpsters and waste bay when it is changed to dry material, i.e. sorbent material that does not drip liquid.
  - Dispose of hazardous waste at approved disposal facilities.
  - Large quantities of hazardous material may be stored in yellow hazardous waste bin, labeled 5-gal plastic buckets with lids.

- Disposal of slurry:
  - Trans-Jordan Landfill does not accept liquid loads.  
<http://www.transjordan.org/>

**10. Training:**

- a. Train employees upon hire and annually.
- b. Current copy of the SOP should be carried with the vacuum.

## **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. This SOP provides guidance for snow removal and de-icing operations. The proper management of snow removal and de-icing will prevent unnecessary pollutants from entering the storm drain system. Operations shall include but are not limited to: salt storage, pre-wetting, application quantities, and proper housekeeping.

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

- a. During the winter season, all salt dispensing equipment shall be cleaned and washed properly to prevent excess salt from discharging into the storm drain system. Cleaning operations shall be contained and disposed of properly.
- b. At the end of the winter season all equipment shall be cleaned and washed properly to prevent excess salt from discharging into the storm drain system. Cleaning operations shall be contained and disposed of properly.
- c. Salts must be stored in an area that is not expose to weather during the summer season. Keep salts contained under a roof.

### **3. Snow Removal Operations (parking areas, sidewalks, salt and pre-wetting):**

- a. Remove snow as needed
- b. Apply salt to icy or slick areas as needed
- c. Wash any vehicles and plows used for parking clearing prior to preparation for snow removal.
- d. Clean and maintain vehicles during forecasted dry periods.
- e. Keep storm drain inlets free and clear of snow piles to allow for proper drainage.
- f. Clean and wash snow shovels after use.
- g. Each employee is responsible to clean and wash the salt applicators they used properly to prevent excess salt from discharging into the storm drain system. Cleaning operations shall be contained and disposed of properly.
- h. Do not stockpile snow on sidewalks.

### **4. Training:**

- a. Train employees upon hire and annually.
- b. Material: This SOP

## APPENDIX C – PLAN RECORDKEEPING DOCUMENTS

**MAINTENANCE/INSPECTION SCHEDULE**

Frequency	Site Infrastructure.
Q	Parking lot and directly connected pavement
M	Landscaping
A	Storm Drain Inlets
A	Storm Drain Pipes
U	Contech CDS Hydrodynamic Separator – Twice Annually
W	Dumpster

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.

**MAINTENANCE LOG**

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

Contact Public Utilities for an example of a maintenance/inspection log

Annual Summary of SWMP 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.

**Contech CDS Hydrodynamic Separator Maintenance Log**

Date	Water Depth to Sediment	Flotable Later Thickness	Describe Maintenance Performed	Maintenance Personnel	Comments

1. The water depth to sediment is determined by taking two measurements with a stadia rod: one measurement from the manhole opening to the top of the sediment pile and the other from the manhole opening to the water surface. If the difference between these measurements is less than the values listed in table 1 the system should be cleaned out. Note: to avoid underestimating the volume of sediment in the chamber, the measuring device must be carefully lowered to the top of the sediment pile.
2. For optimum performance, the system should be cleaned out when the floating hydrocarbon layer accumulates to an appreciable thickness. In the event of an oil spill, the system should be cleaned immediately.

EXHIBIT C – Standard Operation and Maintenance Inspection Report

**Facility Operation and Maintenance Inspection Report for Storm Drain Facilities**

Inspector Name:				Subdivision / Property Name:			
Inspection Date:				Address:			
Frequency of Inspection		<input type="checkbox"/> Weekly		<input type="checkbox"/> Monthly		<input type="checkbox"/> Quarterly	
<input type="checkbox"/> Annual							
Item Inspected	Checked		Maintenance Required?		Observations and Remarks		
	Yes	NA	Yes	NA			
<b>Detention/Retention Facilities</b>							
1	Landscaping maintenance						
2	Remove sedimentation/debris						
3	Repair side slopes (channeling / sloughing)						
4	Repair rip-rap protection						
5	Repair control structure						
6	Cleaning of outfall						
7	Maintenance of inlets						
8	Maintenance of outlets						
<b>Storm Drain System</b>							
1	Remove sediment from catch basins						
2	Cleaning storm drain pipes						
3	Maintenance of drainage swales						
4	Remove sediment from manholes						
5	Remove sediment from sumps						
6	Repair oil/ water separator						
7	Repair sand filters						
<b>Parking Lot and Roads Maintenance</b>							
1	Sweeping of parking lot						
2	Sweeping of streets						
3	Cleaning of garbage enclosure						
4	Cleaning of non-hazardous spills						
5	Managing fertilizer use						
6	Managing pesticide use						
7	Removal of grass after lawn mowing						

*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.*

BY: \_\_\_\_\_ Date: \_\_\_\_\_  
 Site Inspector