



MAGNA METRO TOWNSHIP

8952 W Magna Main St

Magna, UT 84044

Phone: (385)258-3690

www.magnametrotownship.org

When recorded, mail to:

Greater Salt Lake Municipal Services District
FBO Magna Metro Township
2001 South State Street N3-600
Salt Lake City, Utah 84190

Affects Parcel No(s): 1421302001

13879823 B: 11299 P: 8792 Total Pages: 51
01/28/2022 03:15 PM By: zhook Fees: \$40.00
AGREE - AGREEMENT
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: DOMINION ENGINEERING
5684 S GREEN ST SALT LAKE CITY, UT 84123

STORMWATER MAINTENANCE AGREEMENT

This Stormwater Maintenance Agreement (this "Agreement") is made and entered into this 8th day of April, 2021, by and between Magna Metro Township, a municipal corporation of the State of Utah (the "Municipality"); and Integrated Developers, LLC (the "Owner").

RECITALS

WHEREAS, the Municipality is authorized and required to regulate and control the disposition of storm and surface waters within the Municipality, as set forth in the Municipality 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 (the "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 (the "Property"), which property is subject to regulation by Municipality as laid out above; 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 facilitate these anticipated changes, the Owner desires to build and maintain, at Owner's expense, storm and surface water management facilities, including structures, improvements, and/or vegetation to control the quantity and quality of the storm water (the "Stormwater Facilities"); and

WHEREAS, the Stormwater Facilities are shown in the final site plan or subdivision approved for the Property, in any related engineering drawings, and in any amendments thereto, which plans and drawings are on file in the office of the Municipality's agent's Planning and Development Services Division, and are hereby incorporated herein by this reference (the "Development Plan"); and

WHEREAS, a detailed description of the Stormwater Facilities, which includes the operation and routine maintenance procedures required to enable the Stormwater Facilities to perform their designed functions (the "Stormwater Management Plan"), is attached hereto as Exhibit "B" and is incorporated herein by this reference; and

WHEREAS, as a condition of the Development Plan approval, and as required by the Jordan Valley Municipalities Permit No. UTS000001 ("UPDES 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.

AGREEMENT

NOW, THEREFORE, in consideration of the benefits received and to be received by the Owner, its successors and assigns, as a result of the Municipality's approval of the Stormwater Maintenance Plan through its agent, County, 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 Plan, specifications, and any amendments thereto which have been approved by the Municipality or its agent.

SECTION 2

Maintenance of Stormwater Facilities. The Owner shall, at its sole cost and expense, operate and maintain the Stormwater Facilities in strict accordance with the Stormwater Maintenance Plan. Owner's maintenance obligations shall be limited to structures, systems, and appurtenances on Owner's land, including all system and appurtenance built to convey stormwater, as well as all structures, improvements, and vegetation provided solely to control the quantity and quality of the stormwater. 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. The Owner shall, at its sole cost and expense, inspect the Stormwater Facilities and submit an inspection report and certification to Municipality's agent 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 31, of each year and shall be in a form acceptable to the Municipality's agent.

SECTION 4

Oversight Inspection Authority. The Owner hereby grants permission to the Municipality, 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 Municipality or its agent. The purpose of the inspection shall be to determine and ensure that the Stormwater Facilities are adequately maintained, are continuing to perform in an adequate manner, and are in compliance with all applicable laws, regulations, rules, and ordinances, as well as the Stormwater Maintenance Plan.

SECTION 5

Notice of Deficiencies. If the Municipality or its agent finds the Stormwater Facilities contain any defects or are not being maintained adequately, the Municipality or its agent shall send the Owner written notice of the defects or deficiencies and provide the Owner with reasonable time to cure such defects or deficiencies, as provided in the Municipality's Ordinances Section 17.22. 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 Municipality or its agent within the required cure period to ensure the Stormwater Facilities are adequately maintained and continue to operate as designed and approved.

SECTION 7

Corrective Action. In the event the Owner fails to adequately maintain the Stormwater Facilities in good working condition acceptable to the Municipality and its agent, the Municipality or its agent may proceed with any enforcement mechanism provided in Municipality Ordinance Section 17.22. The Municipality or its agent may also give written notice that the Stormwater Facilities will be disconnected from the Municipality's municipal separate storm sewer system. Any damage resulting from the disconnected system will be the Owner's responsibility. It is expressly understood and agreed that neither the Municipality nor its agent are under any obligation to maintain or repair the Stormwater Facilities, and in no event shall this Agreement be construed to impose any such obligation on the Municipality or its agent. The actions described in this Section are in addition to and not in lieu of the legal remedies available to the Municipality 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 Municipality or its agent, 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 Municipality's municipal separate storm sewer system, the Owner shall reimburse the Municipality or its agent upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the Municipality or its agent. 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 attorney's fees and court costs, incurred by the Municipality or its agent in collection of delinquent payments. The Owner hereby authorizes the Municipality or its agent to assess any of the above-described costs, if remained unpaid, by recording a lien against the Property.

SECTION 9

Successors and Assigns. This Agreement shall be recorded in the office of the County Recorder 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 Agreement shall not be affected thereby.

SECTION 11

Utah Law and Venue. This Agreement shall be interpreted under the laws of the State of Utah. Suits for any claims or for any 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 Municipality or its agent. The Owner hereby agrees to indemnify and hold the Municipality and its officers, employees, agents and representatives from and against all actions, claims, lawsuits, proceedings, liability, damages, losses, and expenses (including attorneys' fees and court costs) that result from the performance of this agreement, but only to the extent the same are caused by any negligent or wrongful act or omissions of the Owner, and the Owner's officers, employees, agents, and representatives.

SECTION 13

Amendments. This Agreement shall not be modified except by written instrument executed by the Municipality and the owner of the Property at the time of modification, and no modification shall be effective until recorded in the office of the County Recorder.

SECTION 14

Subordination Requirement. If there is a lien, trust deed or other property interest Recorded against the Property, the trustee, lien holder, etc., shall be required to execute a subordination

agreement or other acceptable recorded document agreeing to subordinate their interest to this Agreement.

SECTION 15

Notices. All notices to be given under this Agreement shall be made in writing and shall be deemed given upon personal delivery, upon the next business day immediately following the day sent if sent by overnight express carrier, or upon the third business day following the day sent if sent postage prepaid by certified or registered mail, return receipt requested, to the parties at the following addresses (or to such other address or addresses as shall be specified in any notice given):

To Municipality: Magna Metro Township
 8952 W Magna Main St
 Magna, UT 84044

With Copies to: Greater Salt Lake Municipal Services District
 2001 S State St #N3-600
 Salt Lake City, UT 84190

To Owner: **Integrated Developers, LLC**
 Attn: Steve Layton
 9090 S Sandy Parkway

Sandy, UT 48070

IN WITNESS WHEREOF, the parties have signed and subscribed their names hereon and have caused this Agreement to be duly executed as of the day and year first set forth above.

OWNER

By:

Title:

[Signature]
MANAGER

By: _____

Title: _____

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

The above instrument was acknowledged before me by Melissa Wilson,
this 11 day of January, 2022.



[SEAL]

[Signature]
NOTARY PUBLIC

Residing in Midvale, UT

FOR THE MAGNA METRO TOWNSHIP:

MAYOR

APPROVED AS TO FORM: _____ METRO TOWNSHIP ATTORNEY
--

ATTACHMENTS:

- Exhibit A (Plat and Legal Description)
- Exhibit B (Stormwater Management Plan)
- Exhibit C (8.5" x 11" Grading and Drainage plan)

EXHIBIT A

Parcel # (1421302001)

LOT # 1

201 Logistics Center – Plat 1

Located in the South Half of Section 21, Township 1 South,

Range 2 West,

Salt Lake Base and Meridian, Magna Metro Township,

Salt Lake City, Utah

EXHIBIT B

Long-Term Stormwater Management Plan

for:

Project Gazelle
2490 S 7600 W
Magna, Utah, 84044

PURPOSE AND RESPONSIBILITY

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

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

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SECTION 1: SITE DESCRIPTION, USE, AND IMPACT

The site infrastructure at our site is limited at controlling and containing pollutants and our operations if managed improperly can contaminate the environment. This LTSWMP includes standard operations procedures (SOP)s that are intended to compensate for the pollution containment limitations of our site infrastructure and direct our maintenance operations to responsibly manage our grounds.

Parking, Sidewalk, and flatwork

Any sediment, leaves, debris, spilt fluids, or other waste that collects on our parking lots and sidewalks will be carried by runoff to our storm drain inlets. This waste material will settle in our storm drain system increasing maintenance cost and solid and dissolved waste in our runoff can pass through our system ultimately polluting Kersey Creek which discharges into the C-7 Ditch. Then the C-7 eventually reaches the Great Salt Lake. Maintenance involves regular sweeping, but it can also involve pavement washing to remove stains, slick spots and improve appearance when necessary. Use our Pavement Maintenance and the Pavement Washing SOPs to manage pollutants that collect on our pavements.

Landscaping

Our landscape operations can result in grass clippings, sticks, branches, dirt, mulch, fertilizers, pesticides, and other pollutants to fall or be left on our paved areas. This waste material will settle in our storm drain system increasing maintenance cost and solid and dissolved waste in our runoff can pass through our storm drain system ultimately polluting Kersey Creek, C-7 Ditch, and the Great Salt Lake. Use our Landscape Maintenance SOP to prevent this potential pollution source from affecting the Kersey Creek, C-7 Ditch, and the Great Salt Lake.

Storm Drain System

The storm drain inlets direct all runoff to southern and western detention ponds. For this site there are two stormwater treatment units (Enviro 21 Unistorm). One device treats runoff prior to entering the western pond. The other treatment device treats storm water after entering the southern pond, but prior to entering the western pond. These devices are designed to capture floating materials and heavier sediment particles but does not trap suspended or dissolved pollutants. These devices are susceptible to bypass and scour during large storm events and the dissolved pollutants will pass through and pollute downstream rivers and bodies of water. Like all stormwater treatment systems, ours holds water temporarily, this has potential to breed mosquitoes. It is also important to regularly maintain our storm water system to protect our rivers and prevent mosquito or other vector breeding. Additionally, our storm drain system includes a stormwater pump system. This includes a three-pump system inside a wet well vault, as well as a separate valve vault. It is essential these pumps are maintained to ensure proper drainage of our

detention ponds and ultimately our storm drain system. Use our Storm Drain Maintenance and Stormwater Pump System SOPs to manage these systems responsibly.

Waste Management

Our trash compactor and other trash receptacles with lids are intended to prevent precipitation exposure minimizing liquids that can leak to pavements and from haul trucks. Lids will also prevent the lightweight trash carried off by wind. Good waste management systems, if managed improperly, can become the source of the very pollution that they were intended to control. Use our Waste Management SOP to control and manage the solid waste we generate.

Snow and Ice Removal Management

Salt is a necessary pollutant and is vital to ensuring a safe parking and pedestrian walkways. However, the snow removal operations if improperly managed will increase our salt impact to our own vegetation and local water resources. Use our Snow and Ice Removal SOP to minimize our salt impact.

SECTION 2: TRAINING

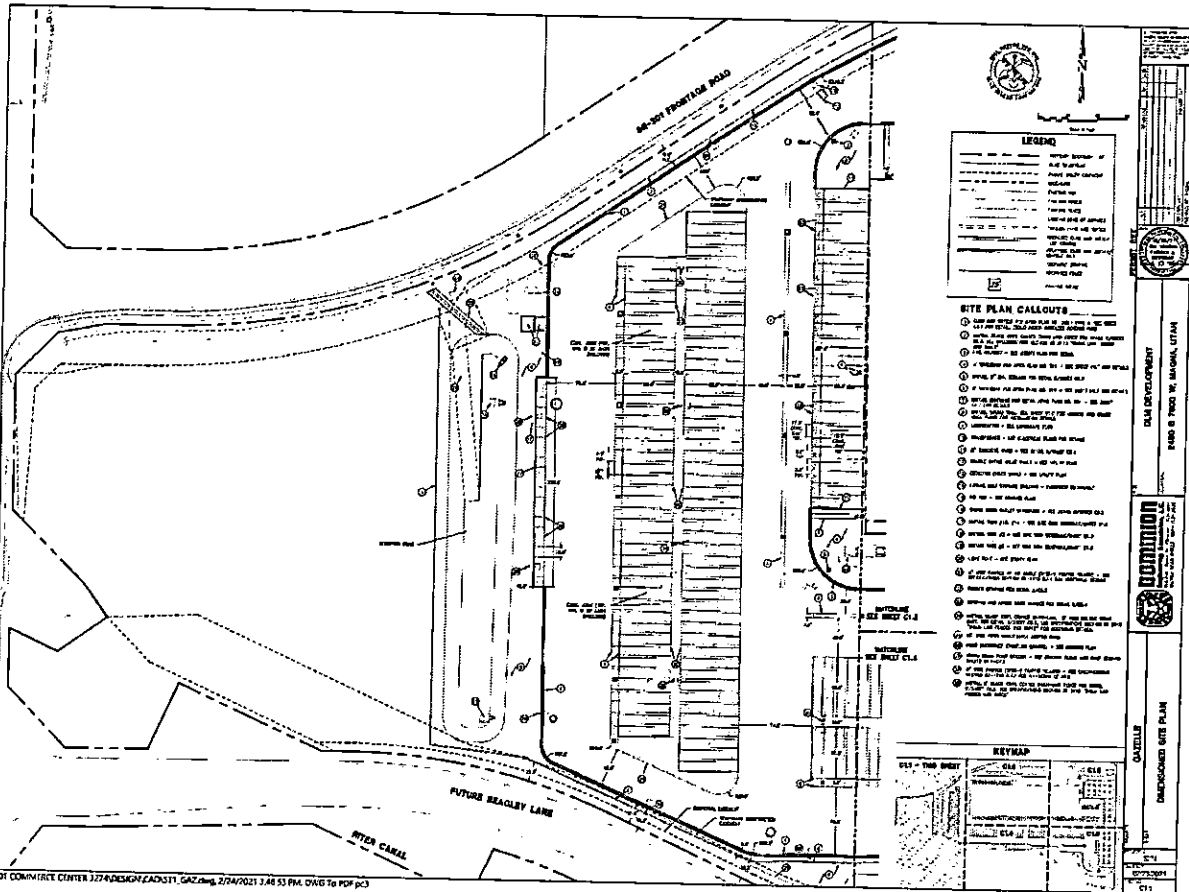
Ensure that all employees and maintenance contractors know and understand the SOPs specifically written to manage and maintain the property. Maintenance contractors must use the stronger of their Company and the LTSWMP SOPs. File all training records in Appendix C.

SECTION 3: RECORDKEEPING

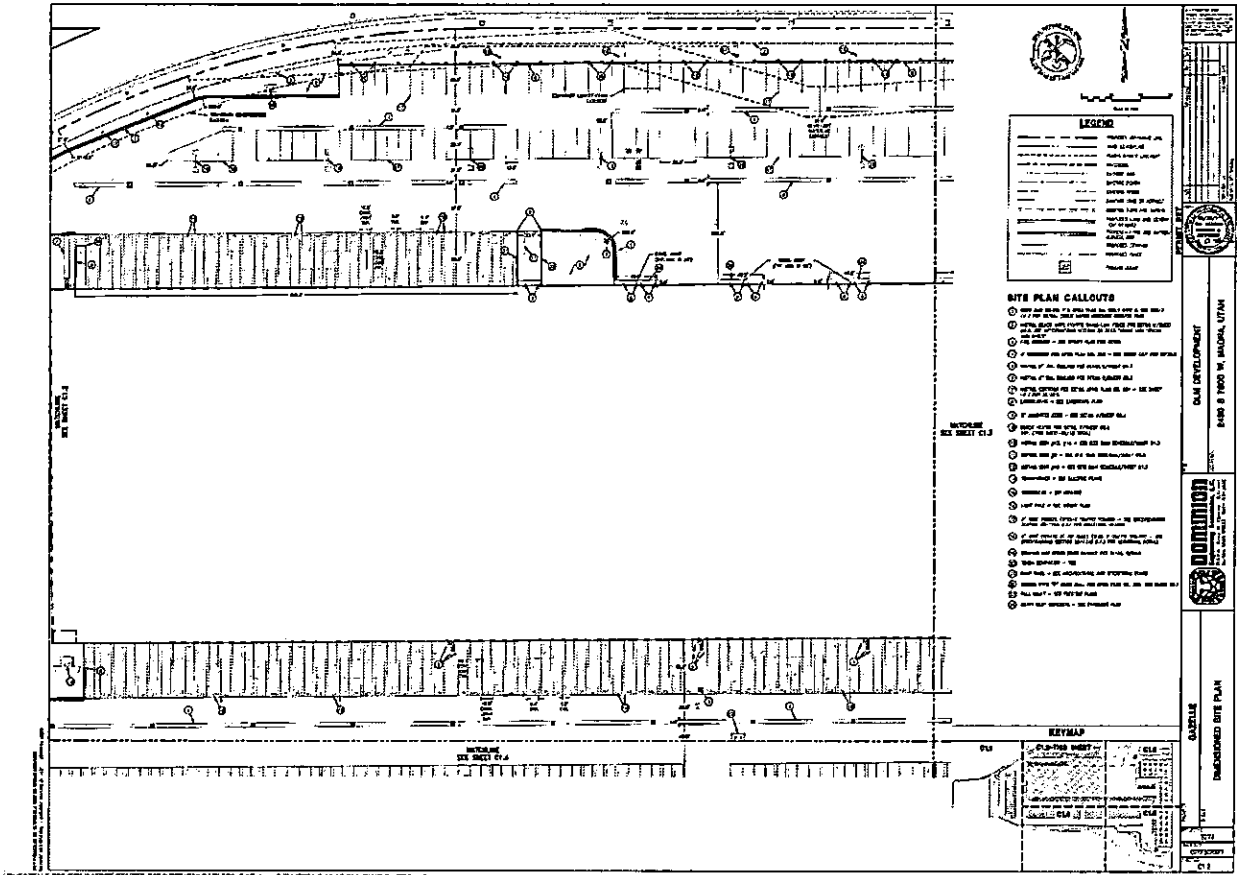
Maintain records of operation and maintenance activities in accordance with SOPs. Mail a copy of the record to Magna Metro Township and Greater Salt Lake Municipal Services District (MSD) Stormwater Division annually.

SECTION 4: APPENDICES

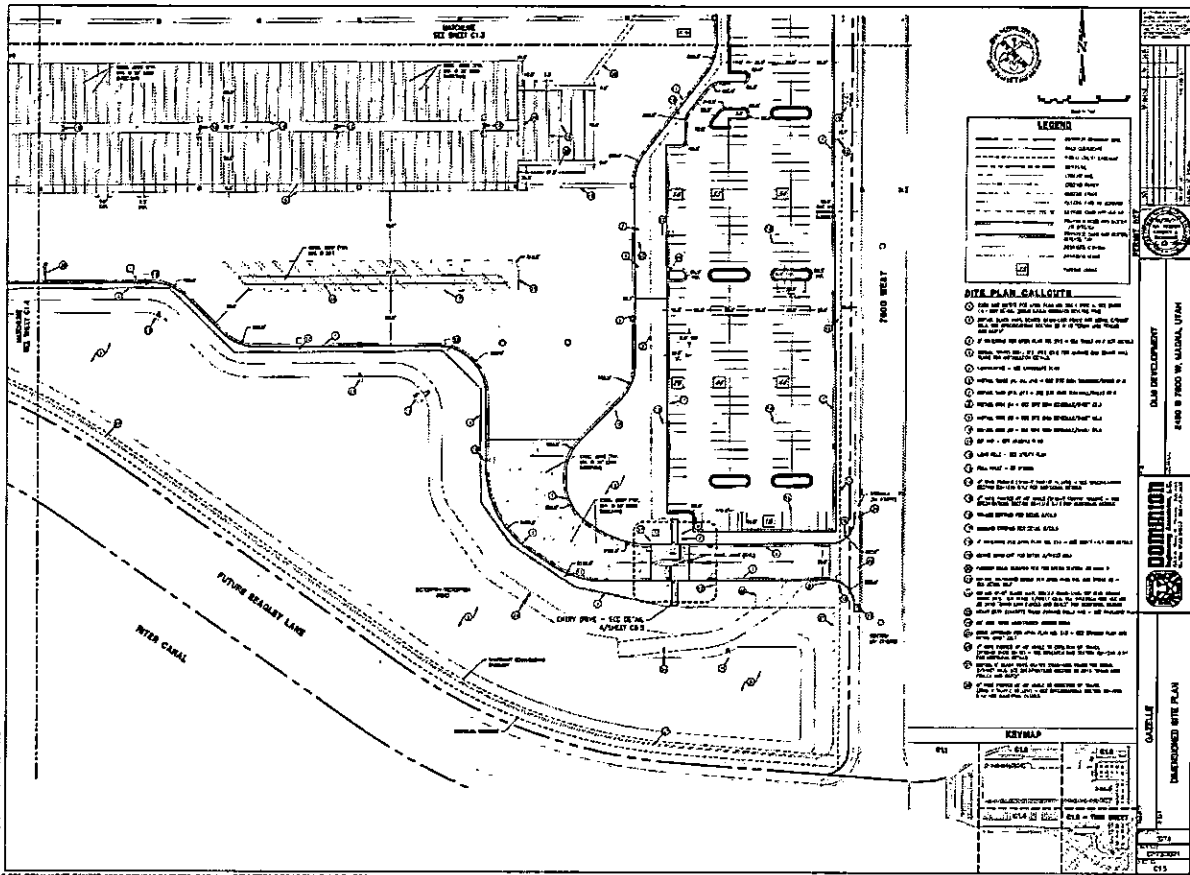
APPENDIX A - SITE DRAWINGS AND DETAILS



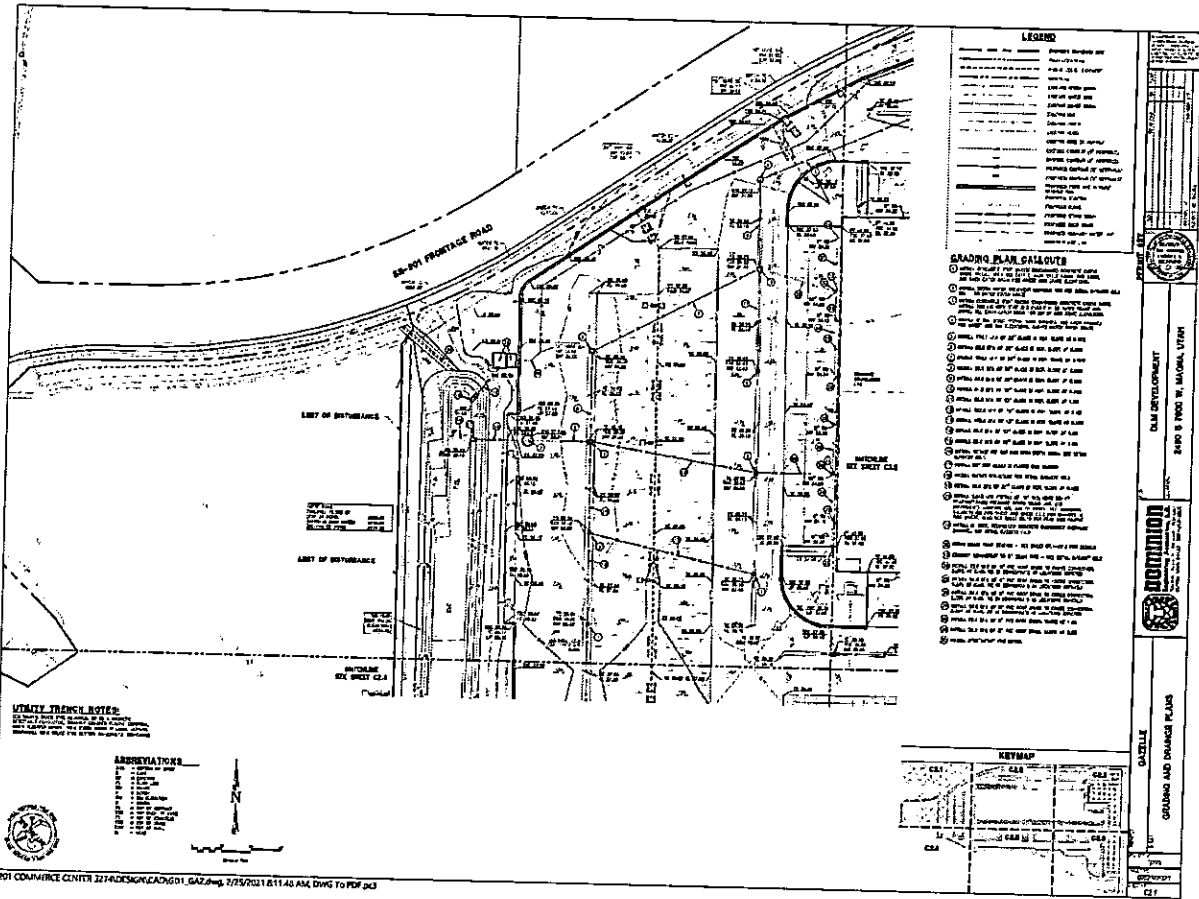
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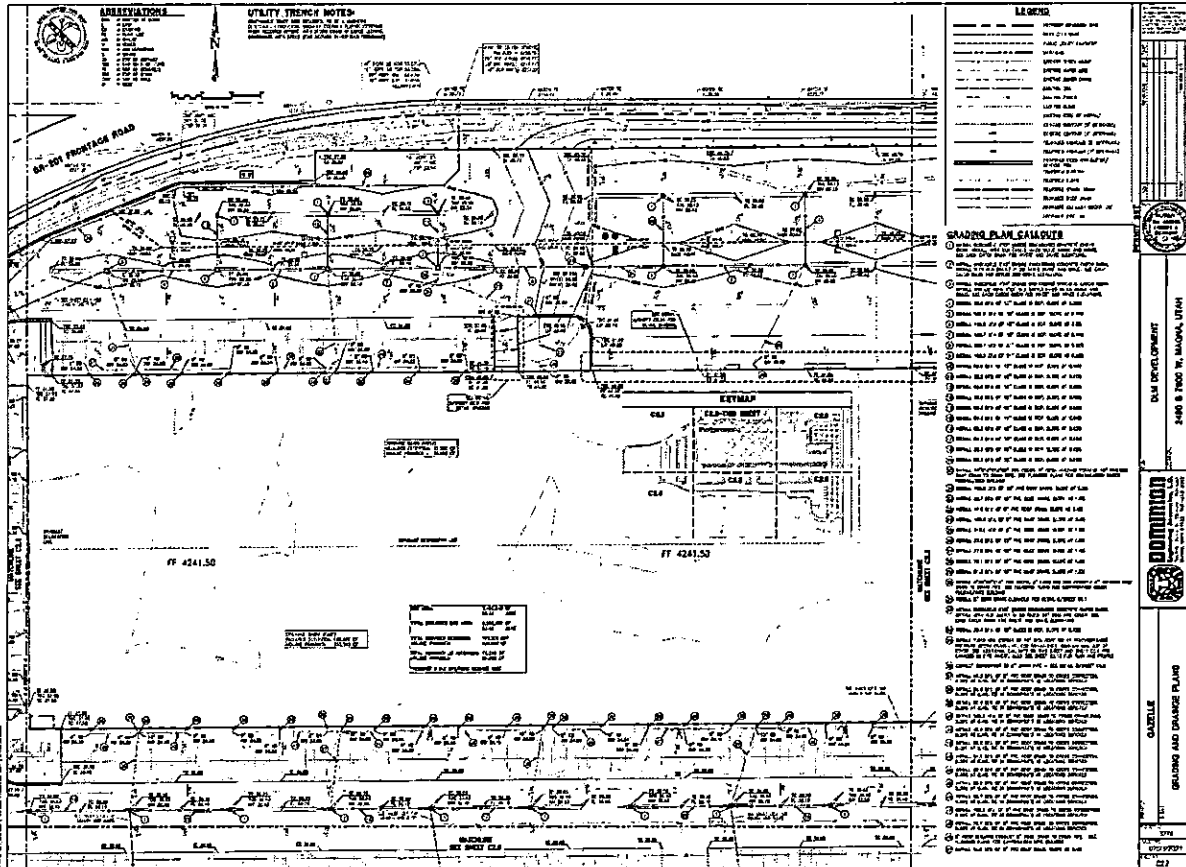


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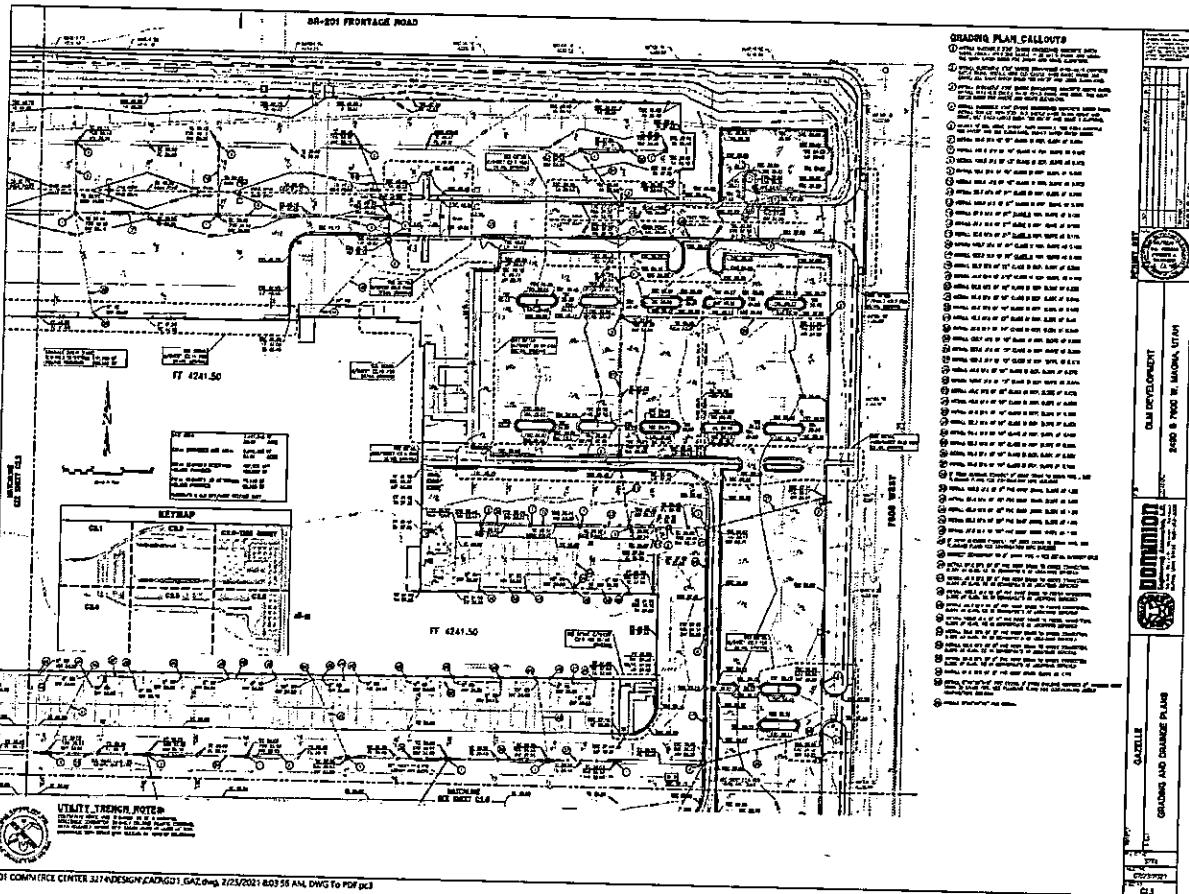


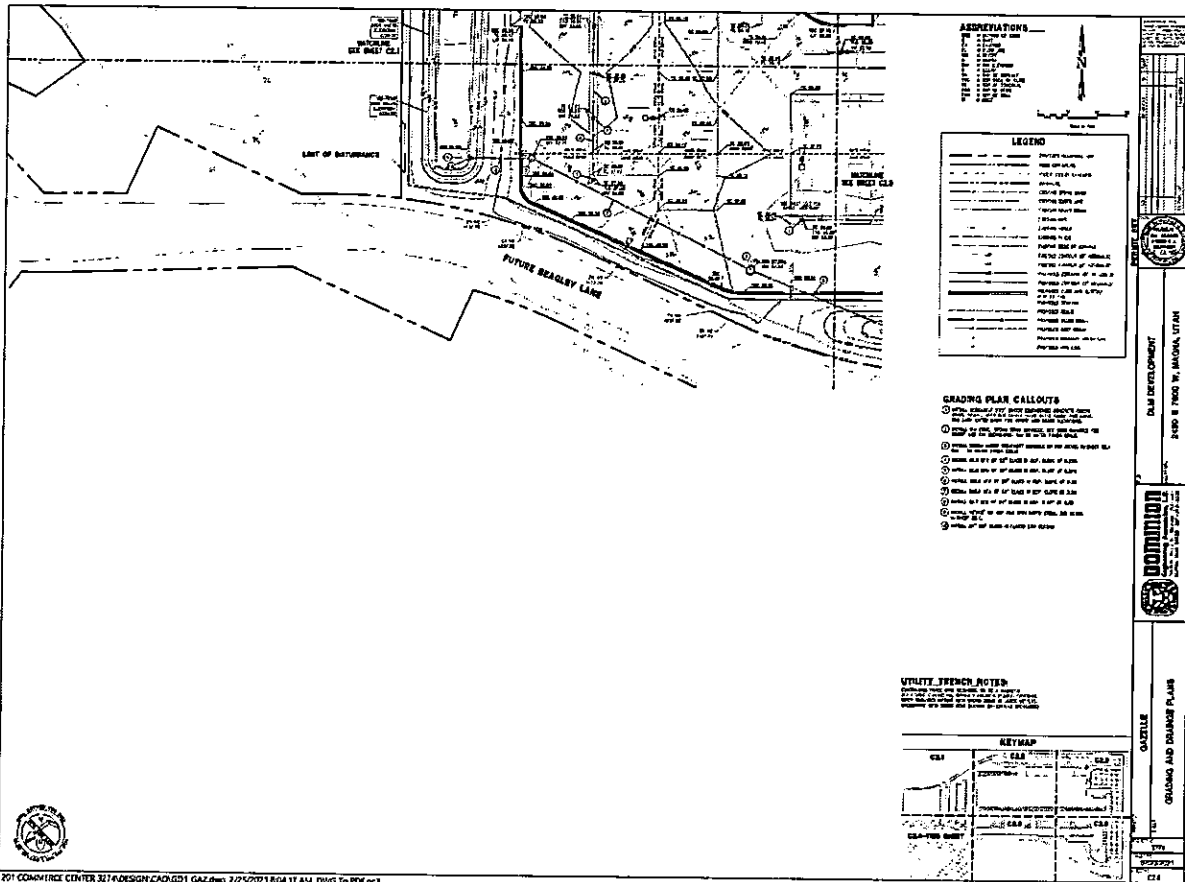
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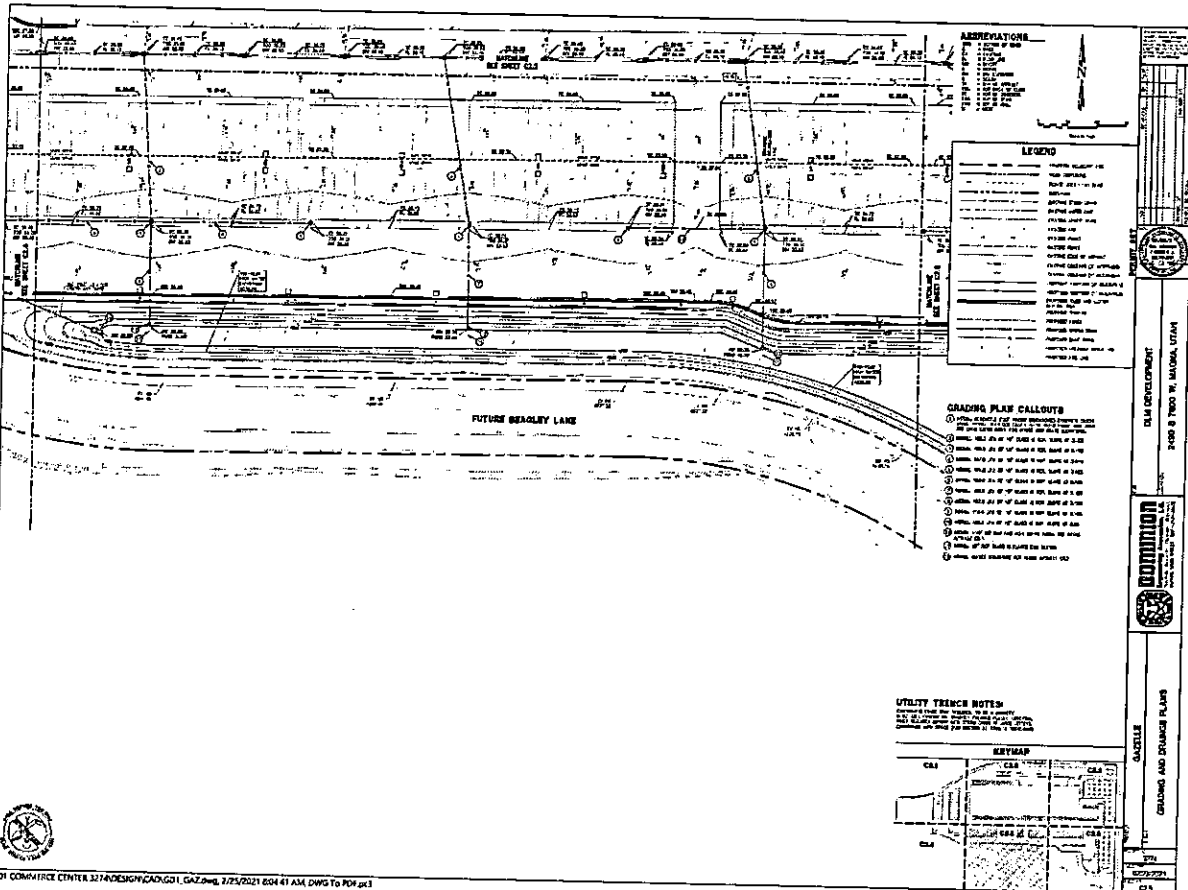


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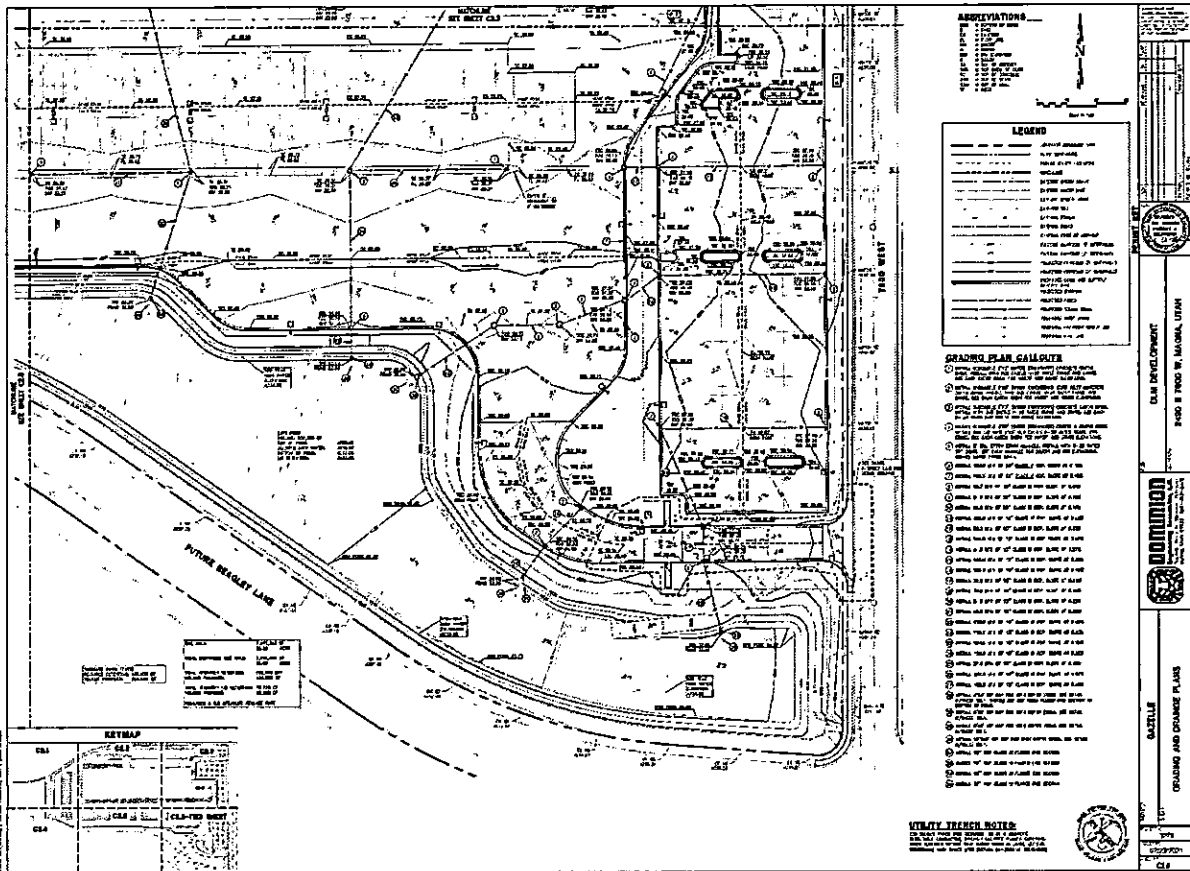




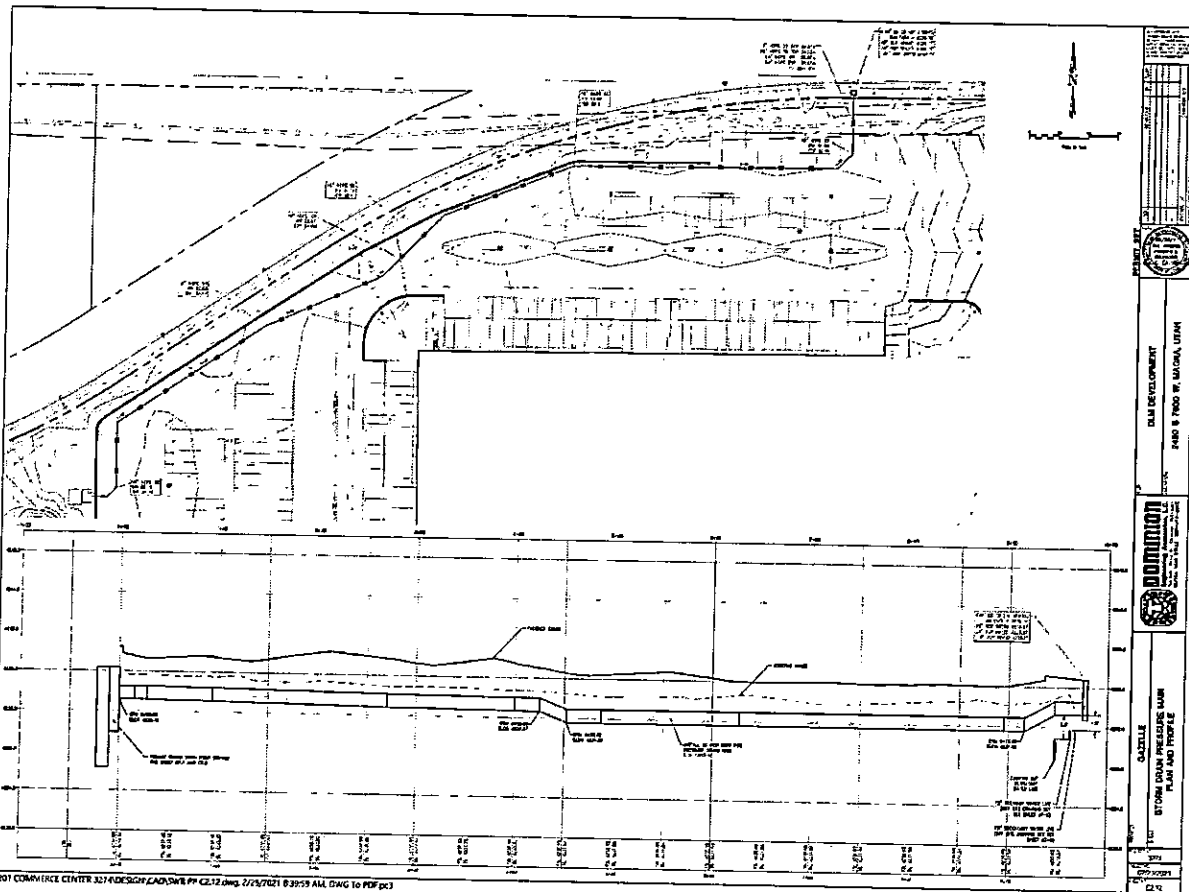
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ISLAND CURB CUT
 (C47) 2016-01

TYPICAL STORM DRAIN TRENCH
 (C48) 2016-01

8" STORM DRAIN CLEANOUT
 (C49) 2016-01

DRIVER PLATE DETAIL
 (C50) 2016-01

BOLLARD PROTECTION AT HYDRANT
 (C51) 2016-01

RISER ENTRANCE DETAIL
 (C52) 2016-01

INTENTIONALLY BLANK

CURB-CUT RAMP
 (C53) 2016-01

"HANDICAP PARKING-ONLY" SIGN
 (C54) 2016-01

BICYCLE RACK
 (C55) 2016-01

ADA PARKING DETAIL
 (C56) 2016-01

AUTO WHEEL STOP DETAIL
 (C57) 2016-01

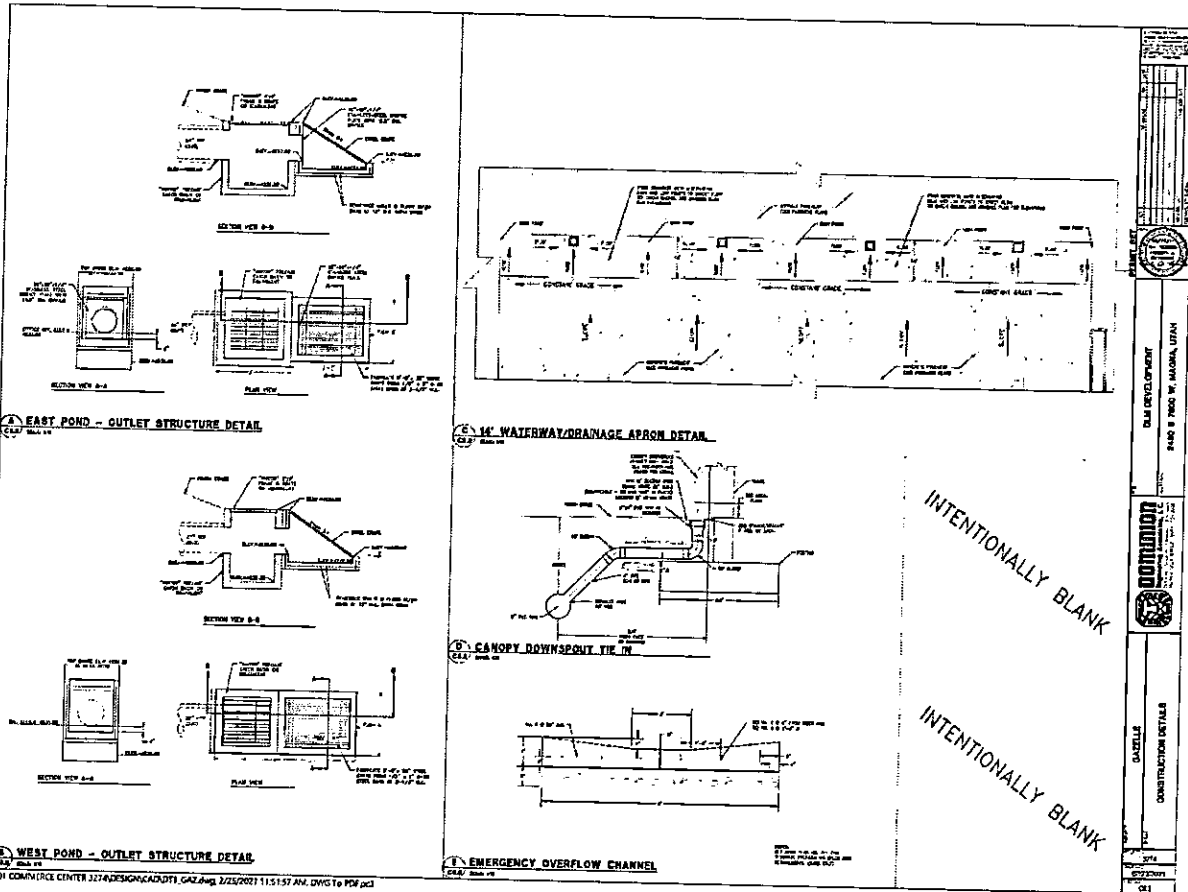
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 (C58) 2016-01

STORM WATER TREATMENT DEVICE
 (C59) 2016-01

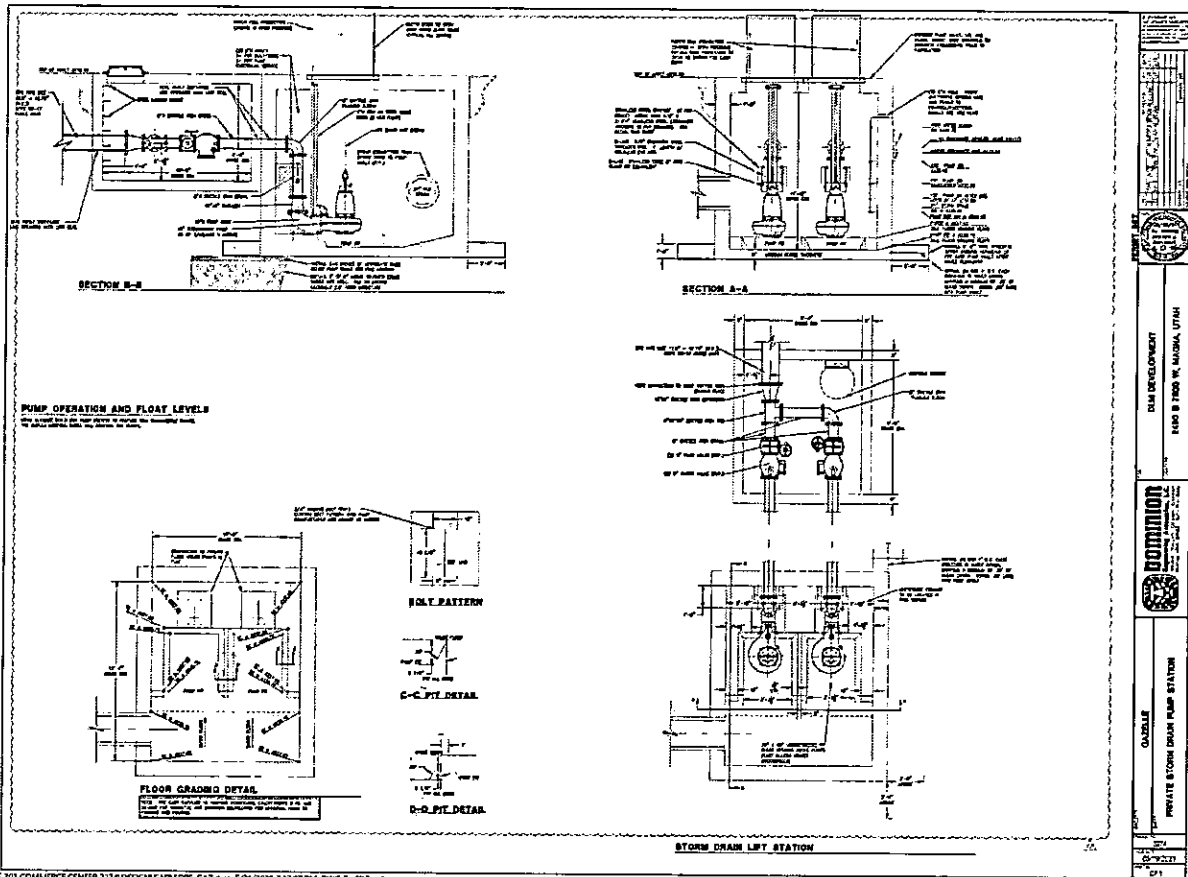
DOMINION ENGINEERING
 2016-01
 1000 W. BROADWAY, SUITE 100
 ARLINGTON, VA 22202
 TEL: 703.241.1100
 FAX: 703.241.1101
 WWW.DOMINIONENGINEERING.COM

GAZELLE
 CONSTRUCTION DETAILS

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PROJECT NO.	19-00000000
DATE	1/19/2021
SCALE	AS SHOWN
DESIGNER	DAVID DEVELOPMENT
PREPARED BY	PAUL R. BOND, PE, MARRIAGE, UTIPI
CHECKED BY	
APPROVED BY	
DATE	
PROJECT	GAZELLE
CONSTRUCTION DETAILS	
DATE	2/19/2021
SCALE	AS SHOWN



PROJECT: GAZELLE
 CLIENT: PRIVATE STORM DRAIN LIFT STATION
 DESIGNER: DOMINION ENGINEERING, INC.
 1400 N 1700 W, SUITE 100, UTAH
 DATE: 5/21/2021 2:12:07 PM, DWG TO PDF.plt
 SHEET: 01
 SCALE: 1/8" = 1'-0"

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APPENDIX B – SOPs

Pavement Maintenance Operations

General:

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

1. Purpose and Selection:

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

2. Regular Procedure:

- a) Remain aware of debris and sweep minor debris is needed by hand.
- b) Generally sweeping machinery should be used during autumn when leaf fall is heavy and early spring after winter thaw. Sometimes sweeping machinery will be necessary when accumulations are spread over a large area of the pavement.
- c) Manage outside activities that leave waste or drain pollutants to our pavements. No washing of vehicles will be permitted on this site or other activities that allow detergents or other pollutants to be wash into storm drain systems.

4. Disposal Procedure:

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

5. Training:

- a) Annually and at hire

Landscape Maintenance Operations

General:

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

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

1. Application:

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

2. Maintenance Procedure:

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

3. Waste Disposal:

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

4. Equipment:

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

5. Training:

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

Waste Management Operations

General:

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

1. Application:

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

2. Waste Collection Devices (Exposed units):

- a) The site contains 2 types of waste management containers.
 - Trash compactor
 - Receptacles with lids – (Placed as deemed necessary by owner or tenant)

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

- a) Generally, most waste generated at this property, and waste from spill and clean up operations can be disposed in our dumpsters under the conditions listed in this SOP. Unless other disposal requirements are specifically identified by the product SDS or otherwise specified in other SOPs.
- b) Know the facility disposal requirements and restrictions. It should not be assumed that all waste disposed in collection devices will be disposed at the Trans-Jordan Landfill.
- c) Review Trans-Jordan Landfill (or other local landfill) regulations for additional restrictions and understand what waste is prohibited in the Trans-Jordan Landfill (or another local landfill. Ensure the SDS and Trans-Jordan Landfill (or other local landfill regulations are not contradictory.

Generally, Household Hazardous Waste (HHW) prohibited by normal disposal to dumpsters by the Trans-Jordan Landfill is:

- fuel
- paint
- pesticides/fertilizers
- oil (all types)
- antifreeze
- batteries
- liquid chemicals
- etc.

(Generally, all the above hazardous waste when involved in minor spill cleanup operations can be disposed in covered dumpsters and our waste bays, if the liquid is contained in absorbent material, e.g., sand, dirt, loose absorbent, pads, booms etc., and transformed or dried such that it will not drip. This is not intended for wholesale disposal of outdated or spent liquid hazardous waste. When disposal of outdated or spent liquid is needed or for questions of how to dispose of other waste, contact Trans-Jordan Landfill (801-971-1976) or the Salt Lake County Health Department (SLCO Health Department) for instructions and locations, 385-468-4100).

4. Waste Disposal Required for HHW or other:

- a) Generally, for waste not accepted via normal disposal by the Trans-Jordan Landfill.
- b) Follow SDS for disposal requirements. Review Trans-Jordan Landfill regulations for additional restrictions and understand what waste is prohibited in the Trans-Jordan Landfill. Ensure the SDS and Trans-Jordan Landfill regulations are not contradictory.

General rules are:

- Get approval prior to delivery.
 - Transport waste in secure leak proof containers that are clearly labeled.
- c) Lookup and follow disposal procedures for disposal of waste at other EPA approved sites, the Trans-Jordan Landfill HHW is a good resource, (801-971-1976)

5. General Staff Maintenance Practices:

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

6. Training:

- a) Annually and at hire

Storm Drain Maintenance Operations

General:

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

1. Procedure:

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

- b) Inspect and clean Storm Water Treatment Manholes:
 1. Per the manufacturer recommendations, during the first year of operation the storm water treatment manholes should be visually inspected in February, May, and in October. The inspection should evaluate the presence of suspended oils as well as accumulation of sediments in the bottom of the manhole. After the first year of operation, the inspection schedule can be modified according to need. The manhole is designed to store an average sediment depth of up to 12". The manufacturer recommends that the sediment be pumped out when it reaches a depth of 6" to 12", or at least one time annually. Pump out of the manhole can be achieved using standard truck-mounted vacuum pumps.

- c) Inspect and clean Detention Ponds:
 1. Inspections to be initially conducted quarterly and after large storm events. Based on these inspections, prepare an appropriate maintenance schedule. Adjust the inspection intervals as necessary to ensure proper operation. Changes to the inspection's intervals are to be recorded in this maintenance plan.
 2. Inspect Inlet and outlet works.
 3. Keep trash racks free from debris using established maintenance schedule. Notify supervisor if rack needs more frequent maintenance than previously outlined.

4. Report damage/compromise to side slopes, pond banks, inlet pipes, outlet structures. Prepare repair schedule as necessary and complete repairs.
5. Remove vegetation adjacent to outlet works that may interfere with operation; note if noxious weeds present and notify supervisor to schedule treatment/removal.
6. Mow vegetation around ponds per established maintenance schedule.
7. Remove debris/trash from the detention pond and surrounding area.
8. Notify supervisor of any hazardous conditions or materials found during inspection.
9. Every six months or so, the accumulated sediment should be removed from the bottom of the outlet structure and the pond depths checked at several points. If the depth of the accumulated sediment is greater than 15% of the original design depth sediment should be removed.

2. Disposal Procedure:

- a) Dispose of waste collected by machinery at regulated facilities.
- b) Floating materials and floating absorbent materials may be disposed in dumpster when dried out. Dry dirt and slurry may also be disposed in the dumpster.
- c) Collect grass clippings from mowing and all other clippings/trimmings and take offsite for disposal. Do not leave in or around ponds.
- d) Disposal of hazardous waste
 1. Dispose of hazardous waste at regulated disposal facilities, see Waste Management and Spill Control SOP
- e) Disposal of waste collected from sanitary sewer device at regulated facilities.

3. Training:

- a) Annually and at hire

Stormwater Pump System Maintenance Operations

General:

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

1) Inspection Schedule

- a) **New Installation Inspection:** The condition of the pump system shall be checked after every runoff event for the first 30 days of the rainy season post-installation. The inspection shall ascertain that the pumps are functioning properly. The inspection will include manually triggering the system float switches to ensure that the pumps will operate as designed. The amount of sediment in the center of the vault should also be checked. This can be done with a “dip stick” calibrated to track the depth of deposition. The on-going inspection and cleaning schedule shall be determined based upon the new installation inspection results.

2) Inspection and Maintenance: On-Going Operation (after 30 days of the first rainy season)

- a) **Monthly:** The pump system must be inspected and tested at a minimum once per month or more frequently (as determined by inspection). The inspection will include manually triggering the system float switches to ensure that the pumps will operate as designed. Any significant floatables shall be removed as needed. The pump vault shall be cleaned when the sediment depth reaches 3 inches in the center of the vault. Each cleaning will include the following:
- Removal of floatables and debris from the separation chamber
 - Removal of sediment from the vault
 - Visual inspection to ascertain that there are no vector control issues.
- b) **End of Season:** The vault shall be cleaned out at the end of the rainy season to prevent odor generation due to decomposition of organic matter in the vault.

c) **Annual maintenance.** The following activities shall be completed at least once per year, or more frequently as inspection warrant.

- **Pump down the vault:** Remove all liquid and solids from the unit. Release wash water to vegetated area or the sanitary sewer system once approval has been given by Magna Water District.

Magna Water District
8885 West 3500 South
Magna, UT 84044
(801)-250-2118
<https://magnawater.com/>

- **Power wash the pumps and vault:** The pumps and vault walls shall be power washed during the annual inspection and maintenance.
- **Inspect for presence of mosquitoes or other vectors:** Determine if mosquitoes or other vectors are present in the unit. If mosquitoes are present, contact Magna Mosquito Abatement District.
- **Inspect the integrity of the pump system:** Inspect for damage to the following components:
 - ◆ Check that the equipment does not leak or is otherwise damaged.
 - ◆ Diversion weir
 - ◆ Pumps and piping
 - ◆ Flex hoses and connections
 - ◆ Check valves and globe valves.
 - ◆ Vault Cover, including lifting mechanism (if applicable).
 - ◆ Power cables and cable splices (if applicable)
 - ◆ Float switches, wiring and supports.
 - ◆ Control box and control panel

The pump system components should not show any signs of damage or any loosening of bolt used to fasten the various components. If any problems are discovered, repair shall be completed as soon as possible.

NOTE: The pump vault is a confined space. Only properly trained people equipped with required safety gear should be allowed to enter the unit to perform the detailed inspection.

Pavement Washing Operations

General:

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

1. Procedure:

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

2. Disposal Procedure:

- a) Small volumes can usually be drained to the local sanitary sewer. Contact Magna Water District prior to draining to the sanitary sewer system.
- b) Large volumes must be disposed at regulated facilities.

2. Pavement Cleaning Frequency:

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

3. Training:

- a) Annually and at hire

Snow and Ice Removal Management

General:

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

1. Application:

- a) Parking and sidewalk winter management operations.

2. De-Icing Procedure:

- a) Do not store or allow salt or equivalent to be stored on outside paved surfaces. All salt is to be stored inside the Salt Storage Building (at western side of the site)
- b) Minimize salt use by varying salt amounts relative to hazard potential.
- c) Sweep excessive piles left by the spreader.
- d) Watch forecast and adjust salt amounts when warmups are expected the same day.

3. Training:

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

General Construction Maintenance

General:

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

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

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

1. Application:

- a) This SOP should provide sufficient direction for many of the general operations, e.g., building maintenance, curb/sidewalk/flatwork, overlay/patching, landscape renovations, 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-stormwater will pass through the project site. For light weight debris maintenance can require immediately attention for wind events and many times daily maintenance or as needed for precipitation or non-stormwater events.
- b) Project materials and waste can be contained or controlled by operational or structural best management practices.
 - Operational; including but not limited to:
 - ◆ Strategic staging of materials eliminating exposure, such as not staging on pavement.
 - ◆ Avoiding multiple day staging of backfill and spoil.
 - ◆ Haul off spoil as generated or daily.
 - ◆ Schedule work during clear forecast
 - Structural; including but not limited to:
 - ◆ Inlet protection, e.g., wattles, filter fabric, drop inlet bags, boards, planks.
 - ◆ Gutter dams, e.g., wattles, sandbags, dirt dams
 - ◆ Boundary containment, e.g., wattles, silt fence
 - ◆ Dust control, e.g., water hose,
 - ◆ Waste control, e.g., construction solid or liquid waste containment, dumpster, receptacles

- c) Inspection often to insure the structural best management practices are in good operating condition and at least prior to the workday end. Promptly repair damaged best management practices achieving effective containment.
- d) Cleanup:
 - Use dry cleanup methods, e.g., square nose shove and broom.
 - Wet methods are allowed if wastewater is prevented from entering the stormwater system, e.g., wet/dry vacuum, disposal to our landscaped areas.
- e) Cleanup Standard:
 - When a broom and a square nosed shovel cannot pick any appreciable amount of material.

3. Waste Disposal:

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

4. Equipment:

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

5. Training:

- b) Annually and at hire.

Spill Control

General:

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

1. Rational:

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

2. Containment Procedure:

- a) Priority is to dam and contain flowing spills.
- b) Use spill kits booms if available or use any material available; including but not limited to, nearby sand, dirt, landscaping materials, etc.
- c) Hazardous or unknown waste material spills
 - Critical Emergency constitutes large quantities of flowing uncontained liquid that will affect areas with people or reach storm drain systems. Generally, burst or tipped tanks. Call HAZMAT, DWQ, Salt Lake County Health Department, Magna Metro Township.
 - Minor Emergency constitutes a spill that has reached a storm drain but is no longer flowing. Call Salt Lake County Health Department, Magna Metro Township
 - Spills that are contained on the surface and do not meet the criteria for Critical and minor emergencies may be managed by the responsible implementation of this SOP.
 - Contact Numbers:
HAZMAT - 911
DWQ – 801-231-1769, 801-536-4123
Salt Lake County Health – 385-468-4100
Magna Metro Township – 801-214-8023

3. Cleanup Procedure:

- a) NEVER WASH SPILLS TO THE STORM DRAIN SYSTEMS.
- b) Clean per SDS requirements but generally most spills can be cleaned up according to the following:
 - Absorb liquid spills with spill kit absorbent material, sand or dirt until liquid is sufficiently converted to solid material.

- Remove immediately using dry cleanup methods, e.g., broom and shovel, or vacuum operations.
- Cleanup with water and detergents may also be necessary depending on the spilled material. However, the waste from this operation must be vacuumed or effectively picked up by dry methods. See Pavement Washing SOP.
- Repeat process when residue material remains.

4. DISPOSAL:

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

5. Documentation:

- a) Document all spills in Appendix C.

6. SDS sheets:

- a) SDS Manual is filed in break room.

7. Materials:

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

8. Training:

- a) Annually and at hire.

APPENDIX C – PLAN RECORDKEEPING DOCUMENTS

MAINTENANCE/INSPECTION SCHEDULE

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

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

RECORD INSPECTIONS IN THE MAINTENANCE LOG

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

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

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

Annual SOP Training Log per Section 2

SOP	Trainer	Employee Name / Maintenance Contractor Co	Date