



ENT 28258:2025 PG 1 of 38
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Apr 18 04:54 PM FEE 0.00 BY TM
RECORDED FOR FSF EARLY LEARNING LLC



When recorded, mail to:

Vineyard City Recorder
125 S Main Street
Vineyard, Utah 84059

Affects Parcel No(s): 18:015:0114

LONG-TERM STORMWATER MANAGEMENT AGREEMENT

This Long-Term Stormwater Management Agreement ("Agreement") is made and entered into this 11th day of April, 2025, by and between Vineyard City, a Utah municipal corporation ("City"), and FSF Early Learning, LLC a Jennifer Price ("Owner").

RECITALS

WHEREAS, the City is authorized and required to regulate and control the disposition of storm and surface waters within the City, as set forth in the Vineyard City Stormwater Ordinance, as amended ("Ordinance"), adopted pursuant to the Utah Water Quality Act, as set forth in *Utah Code Ann.* §§ 19-5-101, *et seq.*, as amended ("Act"); and

WHEREAS, the Owner hereby represents and acknowledges that it is the owner in fee simple of certain real property more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference ("Property"); and

WHEREAS, the Owner desires to build or develop the Property and/or to conduct certain regulated construction activities on the Property which will alter existing storm and surface water conditions on the Property and/or adjacent lands; and

WHEREAS, in order to accommodate and regulate these anticipated changes in existing storm and surface water flow conditions, the Owner is required to build and maintain at Owner's expense a storm and surface water management facility or improvements ("Stormwater Facilities"); and

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

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

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

NOW, THEREFORE, in consideration of the benefits received and to be received by the Owner, its successors and assigns, as a result of the City's approval of the Long Term Stormwater Management Plan, and the mutual covenants contained herein, the parties agree as follows:

Section 1

Construction of Stormwater Facilities. The Owner shall, at its sole cost and expense, construct the Stormwater Facilities in accordance with the Development Plans and specifications, and any amendments thereto which have been approved by the City.

Section 2

Maintenance of Stormwater Facilities. The Owner shall, at its sole cost and expense, adequately maintain the Stormwater Facilities. Owner's maintenance obligations shall include all system and appurtenance built to convey stormwater, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance, for purposes of this Agreement, is defined as good working condition so that the Stormwater Facilities are performing their design functions. The Owner shall, at its sole cost and expense, perform all work necessary to keep the Stormwater Facilities in good working condition.

Section 3

Annual Maintenance Report of Stormwater Facilities. The Owner shall, at its sole cost and expense, inspect the Stormwater Facilities and submit an inspection report and certification to the City annually. The purpose of the inspection and certification is to assure safe and proper functioning of the Stormwater Facilities. The annual inspection

shall cover all aspects of the Stormwater Facilities, including, but not limited to, the parking lots, structural improvements, berms, channels, outlet structure, pond areas, access roads, vegetation, landscaping, etc. Deficiencies shall be noted in the inspection report. The report shall also contain a certification as to whether adequate maintenance has been performed and whether the structural controls are operating as designed to protect water quality. The annual inspection report and certification shall be due by June 30th of each year and shall be on forms acceptable to the City.

Section 4

City Oversight Inspection Authority. The Owner hereby grants permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the Stormwater Facilities upon reasonable notice not less than three business days to the Owner. Such inspections shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by the City. The purpose of the inspection shall be to determine and ensure that the Stormwater Facilities are being adequately maintained, are continuing to perform in an adequate manner, and are in compliance with the Act, the Ordinance, and the Long Term Stormwater Management Plan.

Section 5

Notice of Deficiencies. If the City finds that the Stormwater Facilities contain any defects or are not being maintained adequately, the City shall send Owner written notice of the defects or deficiencies and provide Owner with a reasonable time, but not less than sixty (60) days, to cure such defects or deficiencies. Such notice shall be confirmed delivery to the Owner or sent certified mail to the Owner at the address listed on the Salt Lake County Tax Assessor.

Section 6

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

Section 7

City's Corrective Action Authority. In the event the Owner fails to adequately maintain the Stormwater Facilities in good working condition acceptable to the City, after due notice of deficiencies as provided in Section 5 and failure to cure, then, upon Owner's failure to cure or correct within thirty days following a second notice delivered to Owner, the City may issue a Citation punishable as a Misdemeanor in addition to any EPA fine. The City may also give written notice that the facility storm drain connection will be disconnected. Any damage resulting from the disconnection is subject to the foregoing cure periods. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Stormwater Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City. The actions described in this Section are in addition to and not in lieu of any and all equitable remedies available to

the City as provided by law for Owner's failure to remedy deficiencies or any other failure to perform under the terms and conditions of this Agreement.

Section 8

Reimbursement of Costs. In the event the City, pursuant to this Agreement, incurs any costs, or expends any funds resulting from enforcement or cost for labor, use of equipment, supplies, materials, and the like related to storm drain disconnection from the city system, the Owner shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City. After said thirty (30) days, such amount shall be deemed delinquent and shall be subject to interest at the rate of ten percent (10%) per annum. Owner shall also be liable for any collection costs, including attorneys' fees and court costs, incurred by the City in collection of delinquent payments.

Section 9

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

Section 10

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

Section 11

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

Section 12

Indemnification. This Agreement imposes no liability of any kind whatsoever on the City, and the Owner agrees to hold the City harmless from any liability in the event the Stormwater Facilities fail to operate properly. The Owner shall indemnify and hold the City harmless for any and all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against the City from failure of Owner to comply with its obligations under this agreement relating to the Stormwater Facilities.

Section 13

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

Section 14

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

Section 15

Exhibit B. The Long-Term Stormwater Management Plan (LTSWMP) must adapt to change in good judgment when site conditions and operations change and when existing programs are ineffective. Exhibit B will not be filed with the agreement at County Recorder but is included by reference and kept on file with the City Recorder. Revision applications must be filed with the City Stormwater Division and amended into the LTSWMP on file with the Vineyard City recorder.

STORMWATER FACILITIES MAINTENANCE AGREEMENT

SO AGREED this 11th day of April 2025.

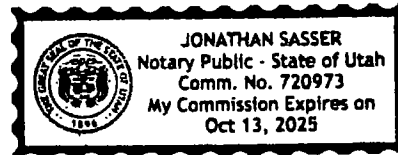
PROPERTY OWNER

By: Jennifer Price for Title: CAO
FSF Early Learning
 By: _____ Title: _____

STATE OF UTAH)
) :SS.
 COUNTY OF UTAH)

The above instrument was acknowledged before me by Jennifer Price, this 11th day of April, 2025.

[Signature]
 Notary Public
 Residing in: Vineyard
 My commission expires: Oct 13 2025



VINEYARD CITY

By: Justin Marshall Date: 04/16/2025
Vineyard Stormwater Manager

STATE OF UTAH)
) :SS.
 COUNTY OF UTAH)

The above instrument was acknowledged before me by Justin Marshall, this 16th day of April, 2025.

Heidi Jackman
 Notary Public
 Residing in: Utah County
 My commission expires: 1-22-2028
 Attachments:

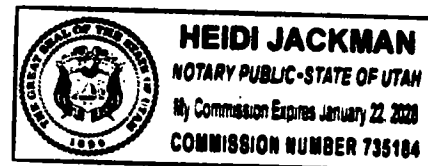


Exhibit A: Plat and Legal Description

Exhibit B: Long-Term Stormwater Management Plan; Filed with Vineyard City Recorder



Exhibit A

Parcel Number(s): 18:015:0114

Lot Number(s): NA

Plat Title, Township and Range: COM S 35.11 FT & E 2529.67 FT FR W 1/4 COR. SEC. 17, T6S, R2E, SLB&M.; S 335.63 FT; N 89 DEG 3' 58" W 86.67 FT; N 12 DEG 52' 34" W 232.71 FT; N 14 DEG 14' 17" W 106.62 FT; N 27 DEG 51' 48" W 3.34 FT; N 89 DEG 38' 3" E 166.31 FT TO BEG

Contact: Franklin Performing Arts

Name: Jenn Price

Address: 320 East Center Street, Vineyard, UT 84059

Phone Number: 801-374-3500

Email: jenn.price@franklindiscovery.org



Exhibit B

Vineyard City Long-Term Stormwater Management Plan

PURPOSE AND RESPONSIBILITY

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

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

Detailed site drawings and details related to long-term stormwater management are located in Appendix A. SOPs are located in Appendix B. All other records are located in Appendix C.

Utah Lake currently has water quality impairments and is listed on Utah's 303(d) list of impaired waters. The lake has been identified as impaired due to elevated levels of total phosphorus, total dissolved solids, and polychlorinated biphenyls (PCBs) in fish tissue. Provo Bay, a portion of Utah Lake, has additional impairments for pH and total ammonia.

The LTSWMP is also aimed at addressing Utah Lake impairments in addition to all other pollutants responsible by property owners.



Long-Term Stormwater Management Plan
Franklin Academy Performing Arts Center
04/04/2025

CONTENTS

SECTION 1: SITE DESCRIPTION, USE AND IMPACT

SECTION 2: TRAINING

SECTION 3: RECORDKEEPING

SECTION 4: APPENDICES



Section 1: Site Description, Use and Impact

Plan Preparation and Submission Details

Company Name: Double H Contractors LLC
Mailing Address Attention Line: 335 South 1250 West
Mailing City: Lindon
Mailing State: UT
Mailing Zip Code: 84042
Employee Name: Corbin Holdaway
Phone Number: 801-374-3500
Email: jenn.price@franklindiscovery.org

Property Owner Details

Property Owner Name: Franklin Performing Arts
Mailing Address Attention Line: Jenn Price
Mailing Address Line: 380 East Center Street
Mailing City: Vineyard
Mailing Zip Code: 84058
Property Owner Phone: 801-374-3500
Property Owner Email: jenn.price@franklindiscovery.org

Project Details

Project Name: Franklin Performing Arts Center
Project Address: 380 East Center, Vineyard, UT 84059
Parcel Number(s): 18:015:0114
Lot Number(s): NA
Legal Property Description: COM S 35.11 FT & E 2529.67 FT FR W 1/4 COR. SEC. 17, T6S, R2E, SLB&M.; S 335.63 FT; N 89 DEG 3' 58" W 86.67 FT; N 12 DEG 52' 34" W 232.71 FT; N 14 DEG 14' 17" W 106.62 FT; N 27 DEG 51' 48" W 3.34 FT; N 89 DEG 38' 3" E 166.31 FT TO BEG

Is this property part of a residential, commercial, or mixed-use subdivision?

- ☐ Commercial
☐ Residential
☐ Mixed Use
☒ Other: School

Plat Title: NA
Township: T6S



Range: R2E

What are the proposed business operations for this property upon completion of the development?
 Performing arts school.

The owner will be responsible for the property, if there are multiple tenants involved, how will their responsibilities be managed to ensure everyone is in compliance with following the property's Standard Operating Procedures (SOPs)? NA

The owner will be responsible and will use the best SOP's, help them define.

LANDSCAPE MANAGEMENT

What pollutants have the ability to put the storm drain system at risk of pollution, due to the property's landscaping maintenance operations? (Select all that apply)

- ☐ N/A
- ☐ Sediments (Erosion or soils that are not stabilized)
- ☒ Nutrients (Animal Waste, plant debris, sediment, fertilizers, etc.)
- ☒ Hydrocarbons (Oils, gasoline, diesel fuel, antifreeze, etc.)
- ☐ Heavy Metals (Manufacturing, industrial waste, vehicles, etc.)
- ☐ Toxic Chemicals (Industrial chemicals, pesticides, etc.)
- ☒ Trash, Debris, Solids
- ☐ Pathogens (Animal and Human Waste, Bacteria and Viruses)
- ☒ Salt/De-Icing Materials (Salt piles, car washing, snow removal, etc.)
- ☐ Temperature (Industrial waste water)
- ☐ Other: _____

Explain the landscape maintenance operations that will be happening at this property, as well as any site infrastructure and Low Impact Development (LID) designs that are included to help control and contain pollutants.

There is some landscaping areas on site including a (LID) Detention Basin.

The property owner is required to comply with all City of Vineyard LSWMP Standard SOPs, as the city may amend from time to time. An up-to-date copy of the SOPs can be located at <https://vineyardutah.org/DocumentCenter/Index/31>. In addition to the City of Vineyard Landscape



Management LTSWMP Standard SOP, are there any site-specific SOP's that need to be included in this LTSWMP for landscape management?

☐ Yes

☒ No

(If yes, list them here.)

On-Site Waste Management

Will the property have on-site waste management?

☐ Yes

☒ No

What pollutants have the ability to put the storm drain system at risk of pollution, due to the property's on-site waste management? (Select all that apply)

☒ N/A

☐ Sediments (Erosion or soils that are not stabilized)

☐ Nutrients (Animal Waste, plant debris, sediment, fertilizers, etc.)

☐ Hydrocarbons (Oils, gasoline, diesel fuel, antifreeze, etc.)

☐ Heavy Metals (Manufacturing, industrial waste, vehicles, etc.)

☐ Toxic Chemicals (Industrial chemicals, pesticides, etc.)

☐ Trash, Debris, Solids

☐ Pathogens (Animal and Human Waste, Bacteria and Viruses)

☐ Salt/De-Icing Materials (Salt piles, car washing, snow removal, etc.)

☐ Temperature (Industrial waste water)

☐ Other: _____

Explain the waste management operations that will be occurring at this property, as well as any site infrastructure and LID designs that are included to help control pollutants.

The property owner is required to comply with all City of Vineyard LTSWMP Standard SOPs, as the city may amend from time to time. An up-to-date copy of the SOPs can be located at <https://vineyardutah.org/DocumentCenter/Index/31>. In addition to the City of Vineyard Waste Management LTSWMP Standard SOP, are there any site-specific SOP's that need to be included in this LTSWMP for waste management?



☐ Yes

☒ No

(If yes, list them here.)

Parking and Other Paved Areas

Will the property have parking lots and/or other paved areas?

☒ Yes

☐ No

What pollutants have the ability to put the storm drain system at risk of pollution, due to the property's parking and other paved areas regular use and maintenance operations? (Select all that apply)

☐ N/A

☐ Sediments (Erosion or soils that are not stabilized)

☐ Nutrients (Animal Waste, plant debris, sediment, fertilizers, etc.)

☒ Hydrocarbons (Oils, gasoline, diesel fuel, antifreeze, etc.)

☐ Heavy Metals (Manufacturing, industrial waste, vehicles, etc.)

☐ Toxic Chemicals (Industrial chemicals, pesticides, etc.)

☒ Trash, Debris, Solids

☐ Pathogens (Animal and Human Waste, Bacteria and Viruses)

☒ Salt/De-Icing Materials (Salt piles, car washing, snow removal, etc.)

☐ Temperature (Industrial waste water)

☐ Other: _____

Explain the parking and other paved areas operations that will be occurring at this property, as well as any site infrastructure and LID designs that are included to help control pollutants.

There is a small parking area located on the north side of the site. Storm water drains to a detention basin located to the north of the parking area.

The property owner is required to comply with all City of Vineyard LSWMP Standard SOPs, as the city may amend from time to time. An up-to-date copy of the SOPs can be located at <https://vineyardutah.org/DocumentCenter/Index/31>. In addition to the City of Vineyard Parking and Other Paved Areas LSWMP Standard SOP, are there any site-specific SOP's that need to be included in this LSWMP for parking and other paved area maintenance?



☐ Yes

☒ No

(If yes, list them here.)

Inventory and Equipment Storage

Will the property have on-site inventory and/or equipment storage areas?

☐ Yes

☒ No

What pollutants have the ability to put the storm drain system at risk of pollution, due to the property's inventory and equipment storage areas? (Select all that apply)

☐ N/A

☒ Sediments (Erosion or soils that are not stabilized)

☒ Nutrients (Animal Waste, plant debris, sediment, fertilizers, etc.)

☐ Hydrocarbons (Oils, gasoline, diesel fuel, antifreeze, etc.)

☐ Heavy Metals (Manufacturing, industrial waste, vehicles, etc.)

☐ Toxic Chemicals (Industrial chemicals, pesticides, etc.)

☒ Trash, Debris, Solids

☐ Pathogens (Animal and Human Waste, Bacteria and Viruses)

☒ Salt/De-Icing Materials (Salt piles, car washing, snow removal, etc.)

☐ Temperature (Industrial waste water)

☐ Other: _____

Explain the contents and reasons for on-site inventory and/or equipment storage practices that will be occurring at this property, as well as any site infrastructure and LID designs that are included to help control pollutants.

The property owner is required to comply with all City of Vineyard LTSWMP Standard SOPs, as the city may amend from time to time. An up-to-date copy of the SOPs can be located at <https://vineyardutah.org/DocumentCenter/Index/31>. In addition to the City of Vineyard Inventory and Equipment Storage LTSWMP Standard SOP, are there any site-specific SOP's that need to be included in this LTSWMP for inventory and equipment storage?

☐ Yes

☒ No



(If yes, list them here.)

Other Sources, Items, Activities or Events

Will the property have other sources, items, activities, or events on the property that could pollute the storm water system?

☐ Yes

☒ No

What pollutants have the ability to put the storm drain system at risk of pollution, due to the property's other sources, items, activities, or events? (Select all that apply)

☒ N/A

☐ Sediments (Erosion or soils that are not stabilized)

☐ Nutrients (Animal Waste, plant debris, sediment, fertilizers, etc.)

☐ Hydrocarbons (Oils, gasoline, diesel fuel, antifreeze, etc.)

☐ Heavy Metals (Manufacturing, industrial waste, vehicles, etc.)

☐ Toxic Chemicals (Industrial chemicals, pesticides, etc.)

☐ Trash, Debris, Solids

☐ Pathogens (Animal and Human Waste, Bacteria and Viruses)

☐ Salt/De-Icing Materials (Salt piles, car washing, snow removal, etc.)

☐ Temperature (Industrial waste water)

☐ Other: _____

Explain the types/nature of other sources, items, activities, or events that will be occurring at this property, as well as any site infrastructure and LID designs that are included to help control pollutants.

The property owner is required to comply with all City of Vineyard LSWMP Standard SOPs, as the city may amend from time to time. An up-to-date copy of the SOPs can be located at <https://vineyardutah.org/DocumentCenter/Index/31>. In addition to the City of Vineyard Other Sources, Items, Activities, and/or Events LSWMP Standard SOP, are there any site-specific SOP's that need to be included in this LSWMP for landscape management?

☐ Yes

☒ No



(If yes, list them here.)

Storm Water System

Explain the storm water system including any site infrastructure and LID designs that are included to help control and contain pollutants.

Was this property designed with LID systems and/or practices?

☒ Yes

☐ No

If so, list all LID systems and/or practices that are/were incorporated into the development of this property.

The property owner is required to comply with all City of Vineyard LSWMP Standard SOPs, as the city may amend from time to time. An up-to-date copy of the SOPs can be located at <https://vineyardutah.org/DocumentCenter/Index/31>. In addition to the City of Vineyard Water System LSWMP Standard SOP, are there any site-specific SOP's that need to be included in this LSWMP for landscape management?

☐ Yes

☒ No

Table 1. Best Management Practice (BMP) List

BMP Name	Type	Inspection Frequency	Condition
Parking Lots Cleaning and Maintenance		Weekly walk-through and twice annual comprehensive	
Winter Snow and Ice Controls and Salt Storage		Weekly during winter months, and once annually in the spring during cleanup (after termination of snow conditions)	
Trash and Debris		Twice Annually	
Mulches and Soils		Twice Annually	
Mowing and Trimming		Walkthrough and cleanup following regular maintenance	



Leaves-Autumn Cleanup		Once annually, in the fall (prior to cold weather conditions)	
Fertilizer		Walkthrough and cleanup following each application	
Storm Inlets		Twice Annually	
Detention pond		Twice Annually	

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 the two provided SOPs, their company's or the LTSWMP's SOPs. File all training records in Appendix C. Training will occur on an annual basis or immediately for new hires. Ensure that all employees and maintenance contractors know and understand the SOPs specifically written to manage the property. Report any variances to the LTSMP contact listed on the Facility Map. File all training records in Exhibit C.

Section 3: Recordkeeping

Maintain records of operation and maintenance activities in accordance with their associated SOPs in Appendix C. Mail a copy of trainings, inspections, and corrective actions annually to the following address:

Vineyard City
 Attention: Stormwater Department
 125 S Main Street
 Vineyard, Utah 84059

Section 4: Appendices

Appendix A – Site Drawings and Details

Include as-built site drawings and details of stormwater related features at the site. Highlight and/or label all long-term stormwater management control structures that require routine inspections and maintenance.

Appendix B – Standard Operating Procedures (SOPs)



Include all site-specific SOPs and amend/update as needed.

Appendix C – Recordkeeping Documents

Include all documented trainings, inspections, operations and maintenance to stormwater management controls, and corrective actions.

Appendix A

Site Drawings and Details

18:016:0007
TOWN OF VINEYARD...

Value: \$0 -- 1.23 acres
Entry# 72450-2009

E CENTER ST

S89°38'03"W 851.72

S89°53'00"E 258.75

S85°25'06"E 134.87

S89°53'00"E 300.32

CB=N87°53'32"W
CL=177.05

S89°53'10"E 175.11

N89°38'03"E 166.31

N89°3

18:015:0112
THREE TWENTY EAST GAMMON ROAD ...

Value: \$0 -- 5.07 acres
Entry# 99865-2018

Franklin
Discovery
Academy

18:015:0112
THREE TWENTY EAST GAMMON ROAD ...

Value: \$0 -- 5.07 acres
Entry# 99865-2018

18:015:0114
FSF EARLY LEARNING LLC...

Value: \$0 -- 0.96 acres
Entry# 99866-2018

S14°14'17"E 106.62

S12°52'34"E 232.71

S12°52'34"E 232.71

N0°00'09"E 358.99

N0°00'09"E 358.99

N55°11'04"E 53

N89°59'56"E 658.33

N90°00'00"W 658.34

N15°09'01"W 350.09

N15°09'00"W 31.86

00°00"E 115.86

87.10

VEYARD

S HOLDWAY RD
S15°26'00"E 370.87
N15°09'01"W 350.09

S4°10'E 104.49

Appendix B

Standard Operating Procedures (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, ie. material that collect, drop from vehicles and the natural erosion and breaking up of pavements.

2. Regular Procedure:

- a) Remain aware of debris and sweep minor debris 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. This involves outside functions including but not limited to: Yard sales, yard storage, fund raisers, etc. Do not allow car wash fund raiser or other activities that allow detergents or other pollutants to be washed into the storm drain systems. Residents are allowed to wash their own cars.

4. Disposal Procedure:

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

5. Training:

- a) Annually and at hire

Landscape Maintenance Operations

General:

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

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

1. Application:

- a) This SOP should provide sufficient direction for many of the general 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. It is not permitted to blow onto streets or paved areas where runoff could carry away clipping and fertilizers into storm drain systems.
 - 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 pesticide operations.
- 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 – dispose waste at the North Pointe Solid Waste Special Service District
 - Scheduling work when weather forecasts are 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 (see SOP below), 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 1 types of waste management container.
 - Receptacles with lids

3. Waste Disposal Restrictions for all waste Scheduled for the North Pointe Solid Waste Special Service District:

- 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 North Pointe Solid Waste Special Service District.
- c) Review North Pointe Solid Waste Special Service District regulations for additional restrictions and understand what waste is prohibited in the North Pointe Solid Waste Special Service District. Ensure the SDS and North Pointe Solid Waste Special Service District Landfill regulations are not contradictory.

Generally, the waste prohibited by the North Pointe Solid Waste Special Service District is:

➤ Liquid:

- 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 out dated or spent liquid hazardous waste. When disposal of out dated or spent liquid is needed or for questions of how to dispose of other waste, contact the Utah County Health Department for instructions and locations, (801) 851-3000.

4. Waste Disposal Required for North Pointe Solid Waste Special Service District or other:

- a) Generally, for waste not accepted by the North Pointe Solid Waste Special Service District. Follow SDS for disposal requirements. Review North Pointe Solid Waste Special Service District regulations for additional restrictions and understand what waste is prohibited in the North Pointe Solid

Waste Special Service District. Ensure the SDS and North Pointe Solid Waste Special Service District regulations are not contradictory

General rules are:

- Get approval prior to delivery.
 - Transport waste in secure leak proof containers that are clearly labeled.
- b) Lookup and follow disposal procedures for disposal of waste at other EPA approved sites, the North Pointe Solid Waste Special Service District is a good resource, (801) 225-8538

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 for need:
 - 1. Schedule cleaning for boxes and pipe that contain 2" or more of sediment and debris.
 - 2. Remove debris by vacuum with North Pointe Solid Waste Special Service District operated machinery.
 - 3. When accumulations are mostly floating debris this material can be removed with a net.
 - 4. Inspect standing water for mosquito larvae and contact the Utah County Health Department - Mosquito Abatement when necessary.

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) Disposal of hazardous waste
 - 1. Dispose of hazardous waste at regulated disposal facilities, see Waste Management and Spill Control SOP
- d) Disposal of waste collected from sanitary sewer device at regulated facilities.

3. Training:

- a) Annually and at hire

Pavement Washing Operations

General:

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

1. Procedure:

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

2. Disposal Procedure:

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

2. Pavement Cleaning Frequency:

- a) There is no regular pavement washing regimen. Pavement washing is determined by conditions that warrant it, including but not limited to: prevention of slick or other hazardous conditions or restore acceptable appearance of pavements. Apartment management will educate residents so they understand their responsibilities for spills that occur ie: how and when to report spills, and the resources available for their use to clean up spills such as a spill kit on site.

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 compounds and chemicals to be stored on outside paved surfaces.
- b) Minimize salt use by varying salt amounts relative to hazard potential.
- c) Sweep excessive piles left by the spreader on parking lots and sidewalks. Dispose of excess per the Waste Management Operations SOP above.
- d) Watch forecast and adjust salt amounts when warm ups are expected the same day.
- e) Determine best sites for snow storage and notify the snow removal contractor where these sites are.
- f) Inspect snow storage sites immediately after snow melt has occurred for any debris and pollutants that need to be cleaned up per the Waste Management Operations SOP above.
- g) Do not push snow into public streets.

3. Training:

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

General Construction Maintenance

General:

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

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

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

1. Application:

- a) This SOP should provide sufficient direction for many of the general operations, e.g., building maintenance, curb/sidewalk/flatwork, overlay/patching, landscape renovations, 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
 1. 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, Utah County Health Department, Vineyard City.
 2. Minor Emergency constitutes a spill that has reached a storm drain but is no longer flowing. Call Utah County Health Department, Vineyard City
 3. 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.
 4. Contact Numbers:
 HAZMAT - 911
 DWQ – 801-231-1769, 801-536-4123
 Utah County Health Department – 801-851-3000
 Vineyard City – 801-226-1929

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.
 - Notify employees where spill kits are located on site.

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

Recordkeeping Documents

MAINTENANCE/INSPECTION SCHEDULE

Frequency	Site Infrastructure
	<i>Replace text with the infrastructure / system that must be maintained; repeat</i>
biannual	detention basin

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.

*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.



UPDES STORM WATER EVALUATION FORM FOR LONG-TERM STORMWATER MANAGEMENT COMPLIANCE

Site Name:		Inspection Date		LTSWMP #		
Site Address:						
Facility Contact Information						
	NAMES		PHONE #'S		E-MAIL	
CONTACT:						
CONTACT:						
BUSINESS TYPE: INSTITUTION <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> HOA <input type="checkbox"/>						
Items Inspected	Checked		Maintenance		Inspector	Observations and Remarks
	Yes	No	Req'd	Not Req'd		
1. Are the site plans current						{ie. have changes been made to the LTSWMP etc}
2. Is the Operator aware of the LTSWMP						{ie. is there an active LTSWMP available for Operator use, etc}
3. Is documentation complete						{ie. documents demonstrating maintenance and general compliance with LTSWMP, etc}
4. Dumping Evidence						{ie. piles, stains, smells near waterways and inlets, etc}
5. Spill Evidence						{ie. stains, history of spill kit use, etc}
6. General Site Exposure						{ie. existing stock piles, uncovered unmaintained equipment, etc}
7. Other Pollution Sources						
8. General Maintenance Status						{ie. water quality device/system, orifice per LTSWMP, etc}
Inlets						{ie. measure sediment/debris, maintenance records etc}
Conveyance Systems						{ie. measure sediment/debris, maintenance records etc}
Manholes						{ie. measure sediment/debris, maintenance records etc}
Structural Devices						{ie. measure sediment/debris, maintenance records etc}
Stormwater Storage						{ie. measured volume, % of durable cover (vegetation/xeriscape, maintenance records etc)}
Parking/Pavements						{ie. measure sediment/debris, maintenance records etc}
Waste Collection						{ie. full, empty, overflowing, lids open or closed, maintenance records etc}
Landscaping						{ie. evidence, grass clippings, fertilizer, maintenance records etc}
9. Other Site SOP Items						{ie. evidence of application of SOPs, maintenance records etc}
Notes						
Inspector:			Site Contact:			
Signature	Title		Signature		Date	