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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
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DEP RTT REC'D FOR CLINTON CITY COR
PORATION

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Affects Parcel No(s): ~~14-019-0075, 14-019-0077~~
14-538-0001, 0002

LONG TERM STORMWATER MANAGEMENT AGREEMENT

This Long Term Stormwater Management Agreement ("Agreement") is made and entered into this 23 day of AUGUST, 2018, by and between CLINTON, a Utah municipal corporation ("City"), and Halle Properties, L.L.C., a Limited Liability Company ("Owner").

RECITALS

WHEREAS, the City is authorized and required to regulate and control the disposition of storm and surface waters within the MS4, as set forth in the CLINTON 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 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 MS4 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 Stormwater Facilities Maintenance Plan.

Section 5

Notice of Deficiencies. If the City finds that the Stormwater Facilities contain any defects or are not being maintained adequately, the City shall send Owner written notice of the defects or deficiencies and provide Owner with a reasonable time, 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 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 State or 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 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 Davis 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 Davis 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 and amended into the LTSWMP on file with the Clinton City recorder.

LONG TERM STORMWATER MANAGEMENT PLAN AGREEMENT

SO AGREED this _____ day of _____ 20_____.

PROPERTY OWNER

By: Sam Fournier Title: AGENT

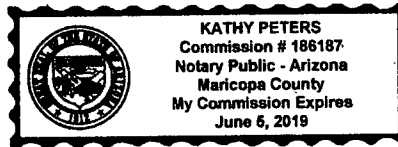
By: _____ Title: _____

STATE OF ~~UTAH~~ ^{ARIZONA})

:SS.
COUNTY OF ~~MARICOPA~~)

The above instrument was acknowledged before me by Scott M Fournier, this 23 day of August, 2018.

Kathy Peters
Notary Public
Residing in: PHX, AZ
My commission expires: June 5, 2019



CLINTON CITY

By: L Mitch Adams Date: 9-7-2018

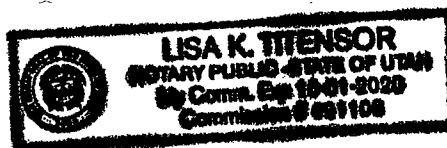
Attest: [Signature]
City Recorder
DAVIS COUNTY UT.

STATE OF UTAH)

:SS.
COUNTY OF)

The above instrument was acknowledged before me by L Mitch Adams this 7 day of September, 2018.

Lisa K Titensor
Notary Public
Residing in: Davis County
My commission expires: 10/1/2020



pcmp_____

Attachments:

Exhibit A: Legal Description

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

EXHIBIT A

Parcel 1 *14-538-0001,0002*
14-019-0075

Beginning 1032 feet north of the southeast corner of the northeast quarter of Section 28, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running thence west 372.62 feet; thence north 170 feet; thence east 152.67 feet; thence south 100 feet; thence east 220 feet; thence south 70 feet from the point of beginning.

Parcel 2
14-019-0077 *14-538-0002*

Beginning 1032 feet north and 132 feet west of the southeast corner of the northeast quarter of Section 28, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running thence west 240.62 feet; thence south 62.3 feet; thence east 240.62 feet; thence north 62.3 feet to the point of beginning.

ALTA/NSPS Land Title Survey
1993 North 2000 West
Clinton, UT 84015

Section 28, Township 5 North, Range 1 West, Salt Lake Base and Meridian

EXHIBIT B

Long Term Stormwater Management Plan

for:

Discount Tire
2019 North 2000 West
Clinton, UT, 84015

PURPOSE AND RESPONSIBILITY

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

This Long Term Stormwater Management Plan (LTSWMP) describes the systems, operations and the minimum standard operating procedures (SOPs) necessary to manage pollutants originating or generated on the property. Any other activities or site operations at this property, that contaminate water entering the City's stormwater system must be prohibited, unless SOPs are written to manage those activities or operations, and this plan is amended to include those SOPs.

The Howard Slough does not have any TMDL established. The LTSWMP is aimed at addressing all other pollutants that can be generated by this property.

CONTENTS

- SECTION 1: SITE DESCRIPTION AND USE
- SECTION 2: SITE OPERATIONS
- SECTION 3: TRAINING
- SECTION 4: RECORDKEEPING
- SECTION 5 APPENDICES

SECTION 1: SITE DESCRIPTION AND USE

Discount Tire provides retail services. The site has 1.04 acres of impervious surface generating runoff. Current regulation requires runoff to remain free of pollutants and it also requires us to prevent debris and trash from being carried off by wind. Debris will inherently collect on our surfaces and our maintenance operations can generate other waste and pollutants that can be carried away by runoff and wind. It is our responsibility to control and contain all pollutants generated on our property hereby protecting and improving the quality of life for our community.

The site infrastructure and operations described in this Section are limited at controlling and containing pollutants and if managed improperly can contaminate the environment. The LTSWMP includes standard operations procedures (SOP)s that are intended to compensate for the limitations of the site infrastructure. The property manager must use good judgment and conduct operations appropriately, doing as much as possible indoors and responsibly managing operations that must be performed outdoors. The drawings describing the infrastructure are included in Appendix A. The SOPs for the following operations exposed to the weather are filed in Appendix B.

SECTION 2: SITE OPERATIONS

Maintenance and site operations exposed to MS4 Stormwater Systems	Sediment	Nutrients	Heavy Metals	pH (acids and bases)	Pesticides & Herbicides	Oil & Grease	Bacteria & Viruses	Trash, Debris, Solids	Other pollutant	Notes
Spill Control Operations										
Landscaping Maintenance Operations	X	X		X	X		X	X		
Waste Management Operations		X	X			X	X	X		
Stormwater Systems and Maintenance Operations	X	X	X					X		
Parking and other Paved Areas and Maintenance Operations	X	X	X	X	X	X	X	X		
Building Utility Systems and Maintenance Operations			X			X				
Inventory and Storage Operations						X		X		
Equipment Storage Operations										
Outdoor Activities(tent sales, fund raisers etc.)										

SECTION 3: TRAINING

Ensure that all employees and subcontractors know and understand the SOPs specifically written to manage the property. File all training records in Appendix C.

SECTION 4: RECORDKEEPING

Maintain records of operation activities in accordance with SOPs.
Mail a copy of the record to Clinton City annually.

SECTION 5: APPENDICES

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

APPENDIX A – SITE DRAWINGS AND DETAILS

DETENTION CALCULATIONS

Project: 2019 North 2000 West, Clinton, UT
 Date: 1/7/2017
 Designer: JAJ
 Checker: JAJ

Area	Area (sq ft)	Runoff Coefficient (C)	Runoff (cu ft)
Roof	10,000	0.8	8,000
Driveway	2,000	0.8	1,600
Garage	2,000	0.8	1,600
Yard	10,000	0.2	2,000
Total	24,000	0.533	13,200

Retention Pond Volume: 13,200 cu ft
 Pond Area: 10,000 sq ft
 Pond Depth: 1.32 ft

GENERAL NOTES

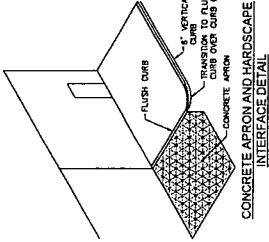
- CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
- CONTRACTOR TO VERIFY EXISTING DRAINAGE PATTERNS AND ALL FLOWERS AND LAWN AREAS TO BE MAINTAINED WITHIN THE DETENTION POND. A CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRAINAGE PATTERNS AND FLOWERS AND LAWN AREAS TO BE MAINTAINED WITHIN THE DETENTION POND.
- THE CONTRACTOR SHALL VERIFY THE EXISTING DRAINAGE PATTERNS AND FLOWERS AND LAWN AREAS TO BE MAINTAINED WITHIN THE DETENTION POND.
- OWNER: JAJ
 PROJECT: 2019 NORTH 2000 WEST
 ADDRESS: 2019 NORTH 2000 WEST
 PHONE: (801) 919-3007

CONSTRUCTION NOTES

- MAINT EXISTING ELEVATION.
- FURNISH AND INSTALL 12" RIBBED STORM DRAIN PIPE.
- CONCRETE AND INSTALL 2" GRATED CATCH BASIN PER AWWA PLAN 104.
- CONCRETE AND INSTALL 2" GRATED CATCH BASIN PER AWWA PLAN 104.
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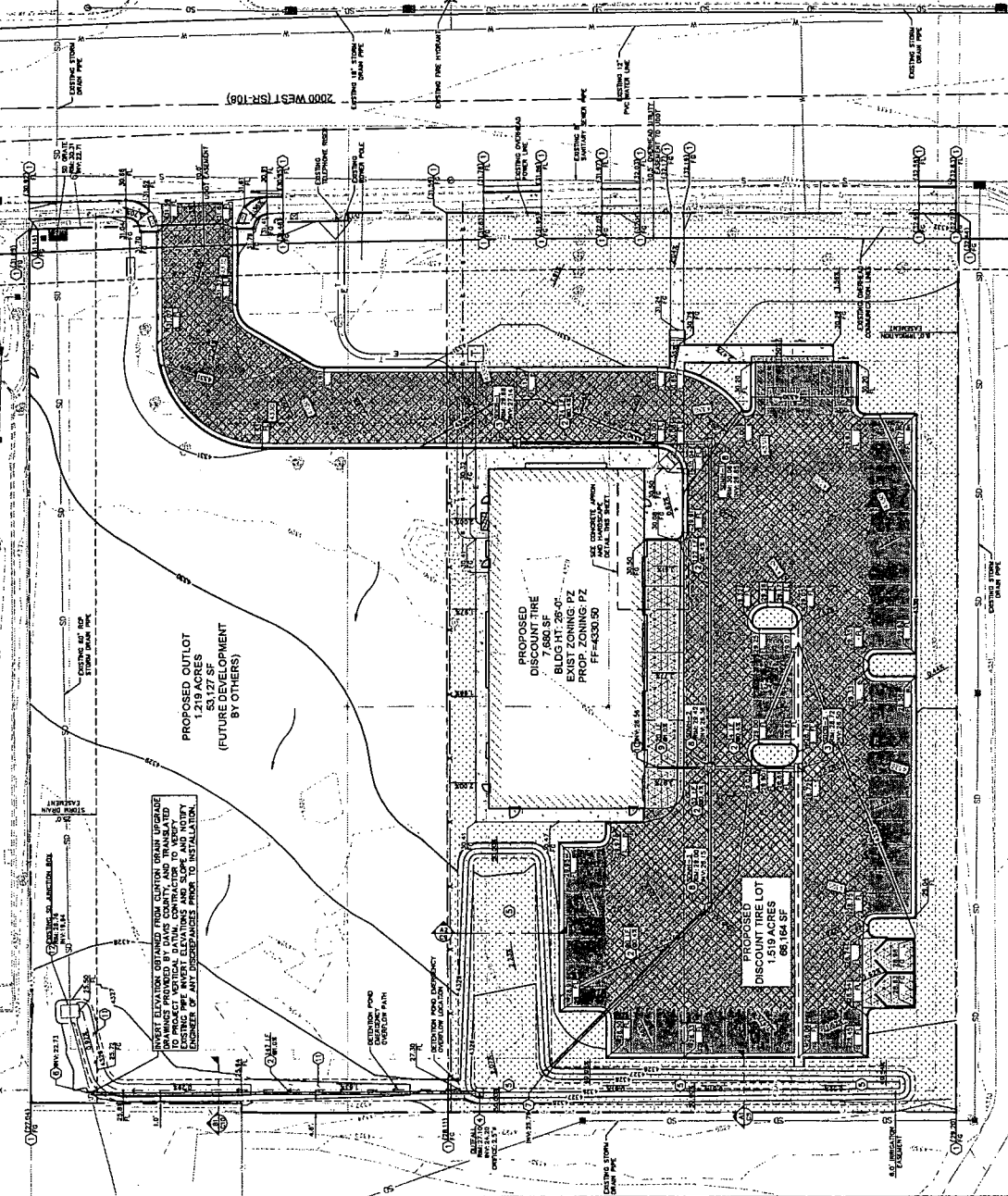
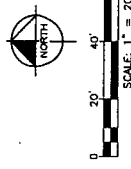
SITE COVERAGE CALCULATIONS

ITEM	AREA (SQ. FT.)	PERCENT
LANDSCAPE (PROPOSED)	23,872	28.2
PAVEMENT (PROPOSED)	2,688	10.8
CONCRETE (PROPOSED)	31,728	51.0
TOTAL	58,288	100



LEGEND

- PROPERTY LINE
- PROPOSED DETENTION POND
- STANDARD/ASPHALT LINE
- STORM DRAIN PIPE
- DRIVE PAVEMENT
- PROPOSED CONTOUR MAJOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION
- PROPOSED FLOW DIRECTION
- PROPOSED ELEVATION
- NATURAL GRADE
- TOP OF CURB
- OUTSIDE/PAVEMENT
- TOP OF FLOWLINE
- TOP OF CONCRETE
- SEWER/MAJOR ELEVATION
- PROPOSED FLOOR ELEVATION
- FIN
- MATCH EXISTING



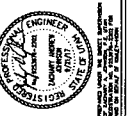
CALL BEFORE YOU DIG!
 811
 1-800-4-A-SAFE
 1-800-4-A-SAFE
 1-800-4-A-SAFE

OUTSIDE INSIDE TO CONTRACTOR
 CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
 CONTRACTOR TO VERIFY EXISTING DRAINAGE PATTERNS AND ALL FLOWERS AND LAWN AREAS TO BE MAINTAINED WITHIN THE DETENTION POND.
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SHEET TITLE
GRADING AND DRAINAGE PLAN
 SHEET DESIGNATION
C5
 SHEET NUMBER
5 of 14

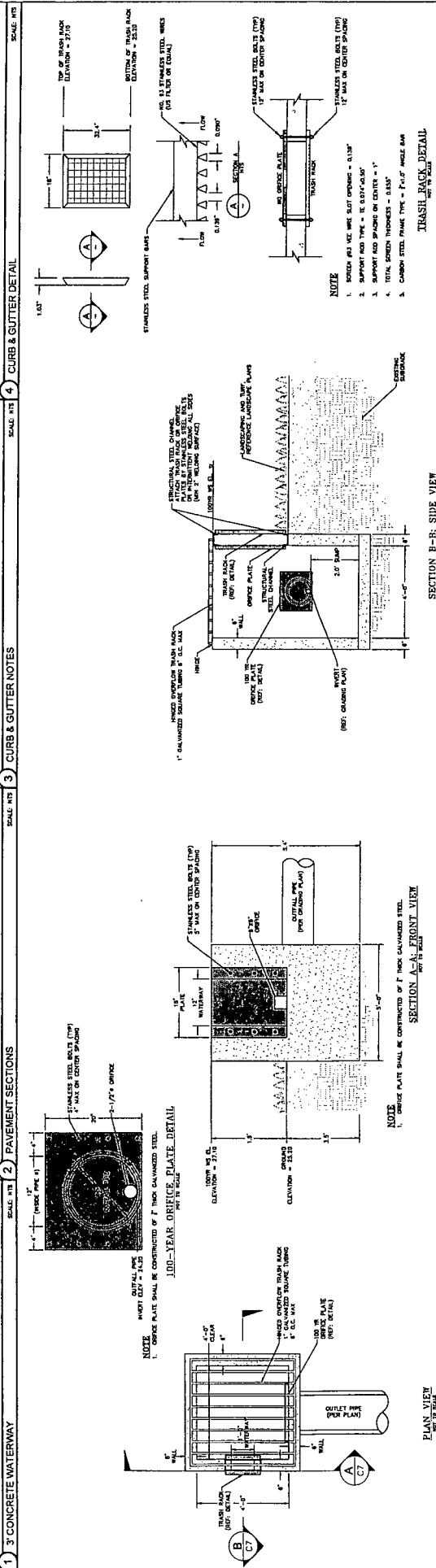
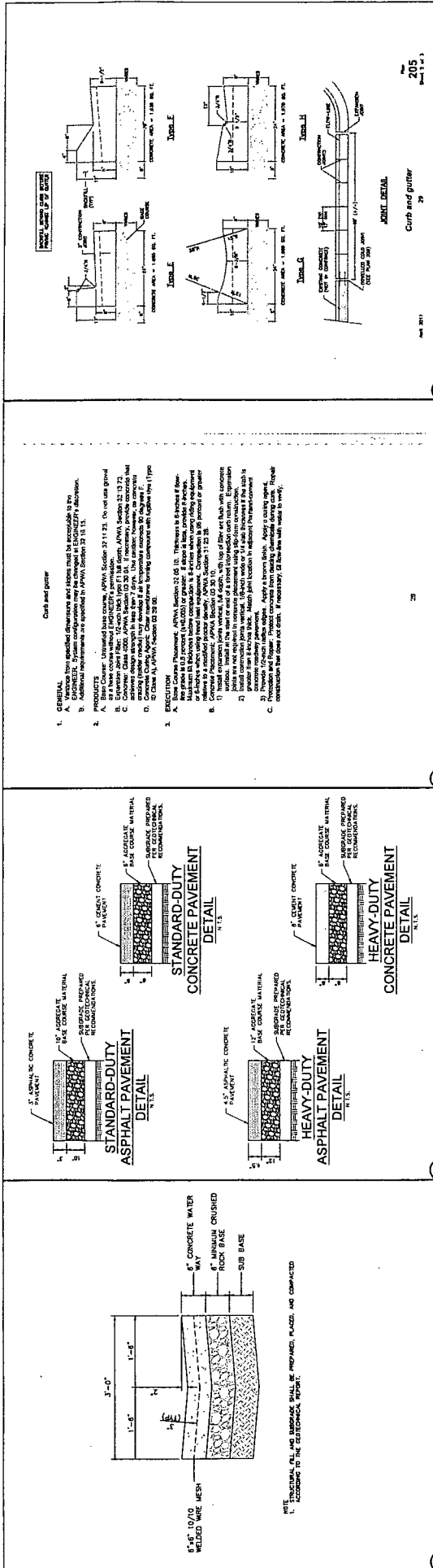
JOB NUMBER
093334004
 PROJECT MANAGER
ZAJ
 DRAWN BY
AJD
 CHECKED BY
ZAJ
 DATE
9/21/17

2019 NORTH 2000 WEST
 CLINTON, UTAH

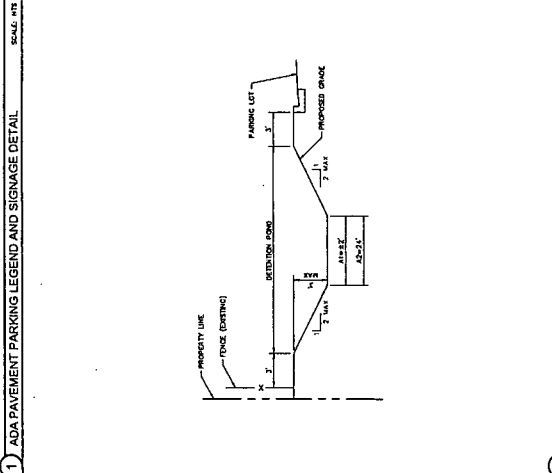
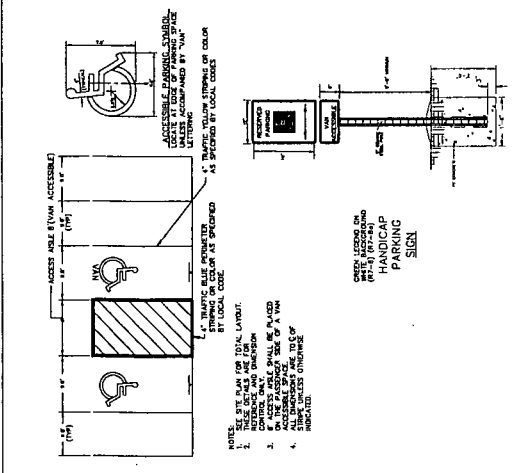
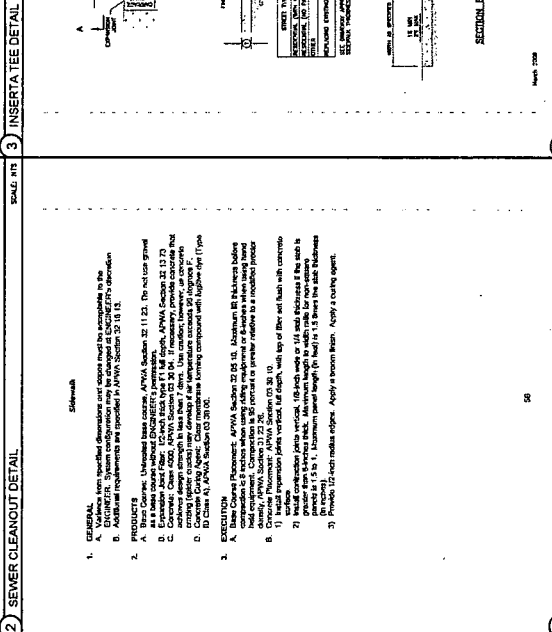
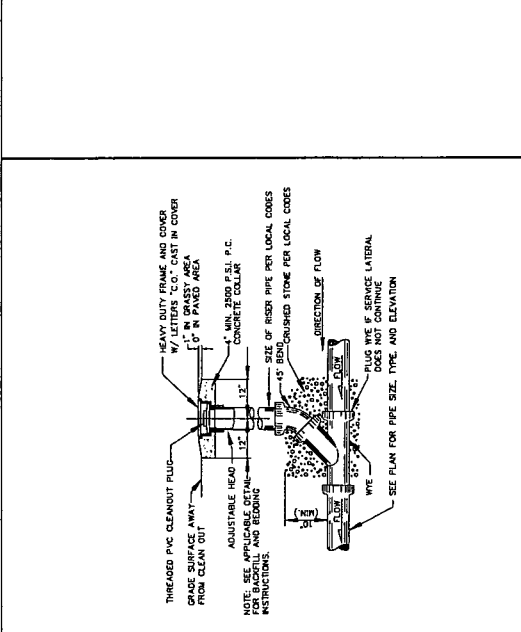
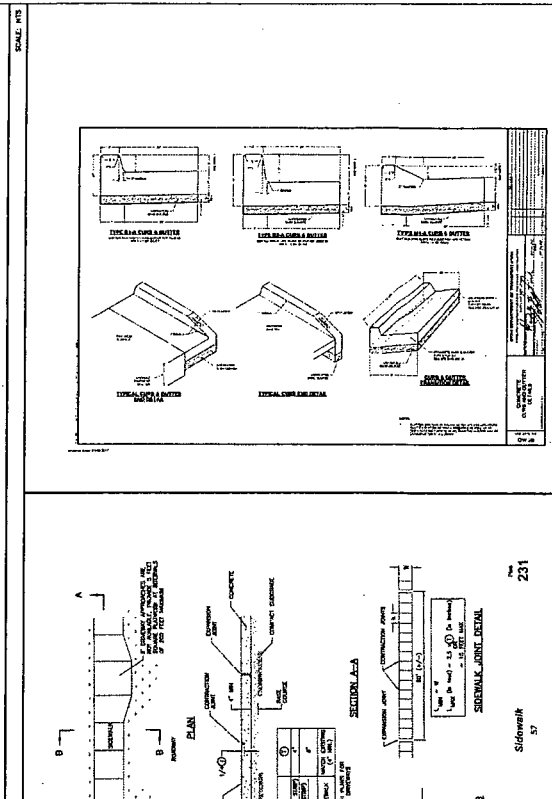
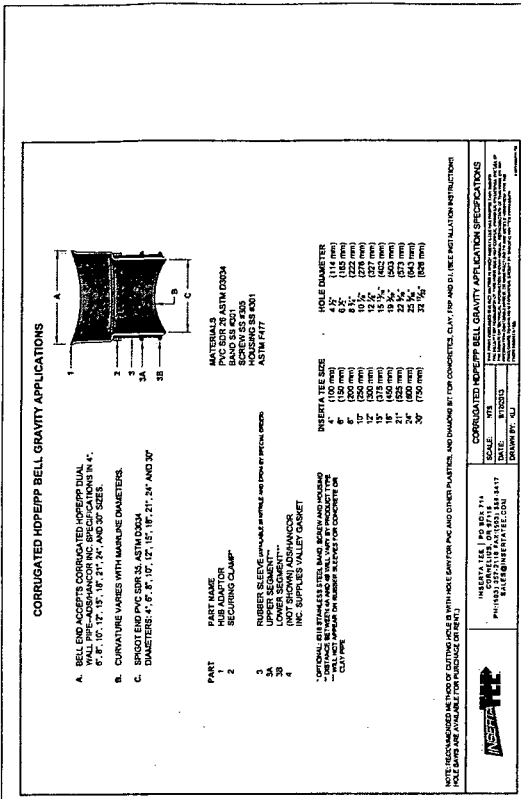


Kimley»Horn
 215 SOUTH STATE STREET, SUITE 400
 JAIL (801) 212-3179

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	1/7/2017
2	ISSUED FOR PERMITS	1/7/2017
3	ISSUED FOR PERMITS	1/7/2017



<p>2019 NORTH 2000 WEST CLINTON, UTAH</p>		<p>PROJECT NUMBER: 20190000</p> <p>PROJECT NAME: 2019 NORTH 2000 WEST</p> <p>DATE: 9/21/17</p>
<p>DISCOUNT TIRE</p>		<p>ENGINEER: JOHN BERRY</p> <p>DATE: 9/21/17</p>
<p>Kimley»Horn</p> <p>215 SOUTH STATE STREET, SUITE 400 SALT LAKE CITY, UTAH 84111 (801) 462-3779</p>		<p>PROJECT NUMBER: 09334004</p> <p>PROJECT NAME: 2019 NORTH 2000 WEST</p> <p>DATE: 9/21/17</p>
<p>100-YEAR OVERFLOW TRASH RACK</p> <p>SCALE: 1/4" = 1'-0"</p>		<p>SHEET TITLE: DETAILS</p> <p>SHEET DESIGNATION: C7</p> <p>SHEET NUMBER: 7 OF 14</p>



PROJECT TITLE: 2019 NORTH 2000 WEST CLINTON, UTAH

JOB NUMBER: 092334004

PROJECT MANAGER: ZAJ

DESIGNED BY: AJD

CHECKED BY: ZAJ

DATE: 9/21/17

SHEET NUMBER: 9 of 14

SCALE: 1/8" = 1'-0"

7 UDOT STANDARD DRAWING G42-2

Kimley»Horn

210 SOUTH 700 WEST, SUITE 400
 SALT LAKE CITY, UTAH 84111
 (801) 488-3179

4 ADA PAVEMENT PARKING LEGEND AND SIGNAGE DETAIL

SCALE: 1/8" = 1'-0"

5 APWA NO. 231 NOTES

SCALE: 1/8" = 1'-0"

6 APWA NO. 231 SIDEWALK DETAIL

SCALE: 1/8" = 1'-0"

7 UDOT STANDARD DRAWING G42-2

SCALE: 1/8" = 1'-0"

APPENDIX B – SOPs

Impervious Areas, Parking, and Sidewalk

The subject site is approximately 64% impervious area consisting of primarily asphalt pavement and concrete sidewalks. The pavement generally slopes to the west at an average slope of approximately 1.6%. Any sediment, debris, fluids and other waste material present on the pavement areas will be carried to the storm drain inlets by stormwater runoff. The waste material may settle in the storm drain collection system increasing maintenance costs. Any material dissolving in the runoff will pass through the system and introduce contaminants into the surrounding soils and groundwater. Maintenance for the pavement areas involves regular sweeping and pavement washing to remove stains and slick spots when necessary. The sweeping and the pavement washing SOPs are used to manage the pollutants associated with pavements.

Pavement Washing Operations

General:

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

1. Procedure:

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

2. Disposal Procedure:

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

3. Pavement Cleaning Frequency:

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

4. Training:

- a. At hire and annually.

5. **Safety:**
- a. As per SDS of material being washed.

Spill Control

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 storm drain system. Once the pollutants reach our storm drain system, or even the retention structure, 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 emergencies
 - Emergency HAZMAT, DWQ, SLCHD, City: Emergency constitutes large quantities of flowing uncontained liquid. Generally burst tanks or tipped tanker type vehicles.
 - Emergency SLVHD, City: Emergency constitutes potential for waste to be carried by water.
 - Contacts:
 - HAZMAT – 911
 - DWQ – (801) 231-1769, (801) 536-4123
 - SLVHD – (801) 580-6681
 - City – (801) 614-0700

3. **Cleanup Procedure:**

- a. NEVER WASH SPILLS TO THE STORM DRAIN SYSTEMS.
- b. As per SDS requirements but generally most spills can be cleaned up per the following:
 - Absorb liquid spills with spill kit absorbance material, sand or dirt until liquid is sufficiently converted to solid material.
 - Remove immediately using dry cleanup methods, e.g. groom 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 and 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 maybe 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. Materials:

- a. Generally, sand or dirt will work for most cleanup operations. However, it is the responsibility of the supervisors to select the absorbent materials and cleanup methods that are required.

7. Training:

- a. At hire and annually.
- b. Materials: This SOP

General Construction and Maintenance

General:

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

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

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

1. Application:

- a. This SOP should provide sufficient direction for many of the general operations, e.g., building maintenance, curb/sidewalk/flatwork, chip seal, crack seal, slurry seal, striping/street markers, gravel road maintenance, shouldering, overlay/patching, misc. maintenance/repairs, etc.

2. Construction Procedure:

- a. Remove or contain all erodible or loose material prior forecast wind and precipitation events or before non-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 (BMPs).
 - Operational; including but not limited to:
 - Strategic staging of materials eliminating exposure, such as not staging on pavement
 - Avoiding multiple day staging of backfill and spoil
 - Haul off spoil as generated or daily
 - Structural; including but not limited to:
 - Inlet protection, e.g. wattles, filter fabric, drop inlet bags, boards, planks
 - Gutter dams, e.g. wattles, sandbags, dirt dams
 - Boundary containment, e.g. wattles, silt fence
 - Dust control, e.g. water hose,
 - Waste control, e.g. concrete washout, dumpster, receptacles
- c. Inspection often to insure the structural BMPs are in good operating condition and at least prior to the workday end. Promptly repair damaged BMPs.

- d. Cleanup:
 - Use dry cleanup methods, e.g. square nose shove and broom.
 - Wet methods are allowed if wastewater is prevented from entering the stormwater system, e.g. wet/dry vacuum, disposal to approved open spaces. Non-hazardous materials may be disposed to lawn and mulch areas if it does not cause damage to the lawn or surrounding landscaping.
 - e. Cleanup Standard:
 - When a broom and a square nosed shovel cannot pick any appreciable amount of material.
- 3. Waste Disposal:**
- a. Dispose of waste per the General Waste Management SOP, unless superseded by specific SOPs for the operation.
 - b. Construction dewatering is not allowed to be discharged to the storm drain system without a Construction Dewatering Permit UTG070000. This permit will require controls be employed that will remove any pollutants. This permit can be avoided if the waste water is discharge to a lawn or field and allowed to infiltrate or disposed at the dump facility.
- 4. Equipment:**
- a. Tools sufficient for proper containment of pollutants and cleanup.
 - b. Push broom and square blade shovel should be a minimum.
- 5. Training:**
- a. Annually and at hire.

Landscape Maintenance Operations

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

General:

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

1. Application:

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

2. Maintenance Procedure:

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

- Operational: including but not limited to:
 - Strategic staging of materials eliminating exposure, such as not staging on pavement.
 - Avoiding multiple day staging of landscaping backfill and spoil.
 - Haul off spoil as generated or daily.
 - Structural; including but not limited to:
 - Inlet protection, e.g. wattles, filter fabric, drop inlet bags, boards, planks.
 - Gutter dams, e.g. wattles, sandbags, dirt dams
 - Boundary containment, e.g. wattles, silt fence
 - Dust control, e.g. water hose
 - d. Inspect often to ensure that all structural BMPs function properly or at least prior to the end of the workday. Damaged BMPs shall be repaired immediately.
 - e. Cleanup:
 - Use dry cleanup methods, e.g. square nose shovel and broom.
 - Wet methods are allowed if wastewater is prevented from entering the stormwater system, e.g. wet/dry vacuum, disposal to approved open spaces. Non-hazardous materials may be disposed to lawn and mulch areas if it does not cause damage to the lawn or surrounding landscaping.
 - f. Cleanup Standard:
 - When a broom and a square nosed shovel cannot pickup any appreciable amount of material.
3. **Water disposal:**
- a. Dispose of waste per the General Waste Management SOP, unless superseded by specific SOPs associated with this operation.
4. **Equipment:**
- a. Tools sufficient for proper containment of pollutants and cleanup.
 - b. Push broom and square blade shovel be a minimum.
5. **Trainings:**
- a. Annually and at hire.
 - b. Landscape Service Contractors must have equal or better

Waste Management Operations

General:

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

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1. Application:

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

2. Waste Collection Devices (Exposed Units):

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

3. Waste Disposal Restrictions for all Waste Scheduled for the Salt Lake County Landfill:

- a. Review MSDS for disposal requirements. Review Salt Lake County Landfill regulations for additional restrictions and understand the prohibited hazardous waste.

General prohibited hazardous waste:

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

(all the above hazardous waste can be disposed in dumpsters, if the liquid is contained in sorbent material, e.g. loose sorbents, pads, booms, etc., and dried such that it will not drip. This is intended for spill cleanup but not for whole sale disposal of out dated or spent

liquid hazardous waste. When disposal of out dated, or spent liquid is needed contact the Salt Lake Valley Health Department (SLVHD) for instructions and locations, (801) 313-6697).

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

Storm Drain System

The subject property is designed and graded to direct stormwater runoff to the west side of the property. Catch basins, curb inlets, and area drains are located at the low points of each drainage basin. These drainage structures collect the stormwater and convey the stormwater through a series of pipes that discharge into an aboveground retention system located in the northwest portion of the property. The system is designed to allow the stormwater to infiltrate into the ground. Stormwater is released into the public system by a 12" HDPE outfall pipe on the north side of the pond. The detention pond captures any floating material and sediment particles but dissolved pollutants are not captured in the isolator row. The storm drain maintenance SOP is written to control and manage this system.

Vacuum Truck Operations

General:

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

1. **Application:**
 - a. This SOP includes the cleaning and maintenance of the inlets, manholes, and storm drain pipes.
2. **Purpose:**
 - a. Reduce stormwater pollution by removing target pollutants from storm drain inlets, manholes and pipes.
 - b. Pollutants such as light weight trash, oil, grease, sediments, organics, hydrocarbons, and heavy metals may be carried by stormwater and collect in the storm drain inlets. If the storm drain system is not properly maintained, pollutants may enter the underground retention system and infiltrate into the ground and contaminate the groundwater.
3. **Procedure:**
 - a. Inspect for need:
 - Schedule cleaning for inlets, manholes and pipes that contain more than 2" of debris and sediment.
 - Floating debris may be removed with a net. Do not enter the manhole.
4. **Disposal Procedure:**
 - a. Vacuum (small quantity): Discharge liquids to washbay and solids to sweeper dewatering bin.
 - b. Dispose of waste consisting of mostly sediment at approved disposal locations. See dump facility sheet.
 - c. Dispose of waste consisting of high organic and inorganic trash at approved disposal facilities.
 - d. Disposal of hazardous waste:

- Amounts with quantities that can be pumped:
 - Contract a Utah Registered Hazardous Waste Handler
- Small amounts that can be absorbed with sorbents:
 - Spent sorbent may be disposed in out covered dumpsters and waste bay when it is changed to dry material, i.e. sorbent material that does not drip liquid.
- Dispose of hazardous waste at approved disposal facilities.
- Large quantities of hazardous material may be stored in yellow hazardous waste bin, labeled 5-gal plastic buckets with lids.
- Disposal of slurry:
 - Davis County Landfill does not accept liquid loads.
<http://www.wasatchintegrated.org/>

5. Training:

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

Snow and Ice Removal Management

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

General:

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

1. Application:

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

2. De-Icing Operations:

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

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

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

4. Training:

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

APPENDIX C – PLAN RECORDKEEPING DOCUMENTS

PLAN INSPECTION, MAINTENANCE AND CORRECTION REPORT

Inspection Frequency	Operation/Program	Action type (Inspection/Maintenance)	Date (Inspection/Maintenance Performed)	Report (inspection and correction results)
Q	Parking lot and directly connected pavement	{Inspection / Maintenance}		
M	Landscaping	{Inspection / Maintenance}		
A	Storm Drain Inlets	{Inspection / Maintenance}		
A	Storm Drain Pipes	{Inspection / Maintenance}		
W	Dumpster	{Inspection / Maintenance}		

Key: A=annually, W=Weekly, M=Monthly, Q=Quarterly, S=following appreciable storm event, X=add frequency unique to your property infrastructure

___ Year Annual Conclusion:

Are the PCMP programs working? Are any site infrastructure or operation procedure changes necessary?

