

[Leave area blank for recording]

Department of Public Works



ENT 73722:2018 PG 1 of 27
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Aug 06 10:52 am FEE 62.00 BY CS
RECORDED FOR OREM CITY CORPORATION

INSPECTION & STORM WATER MAINTENANCE AGREEMENT

Project Name and Address:

Reynolds Truck Center
1900 N. State Street
Orem, UT 84057

Parcel No(s): 17:011:0186

Lot No(s) (if applicable): _____

This Agreement is executed in duplicate this 18 day of June, 20 18, by and between the CITY OF OREM, a municipal corporation and political subdivision of the State of Utah, with its principal offices located at 56 North State Street, Orem, Utah 84057 (hereinafter referred to as the "CITY") and Rockwood Land, a LLC, Utah, with its principal offices located at/ residing at _____ 6867 So 7000th A, MIDVALE, Utah (hereinafter referred to as "OWNER").
84047

RECITALS

WHEREAS, OWNER is the owner of real property described as:

Reynolds Truck Center LOT 1, REYNOLDS TRUCK
1900 N. State St CENTER PLAT "A"
Orem, Utah 84057

Said property is located at the Orem street address of _____ (hereinafter called the "Property").

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 City of Orem's Storm Water Utility Ordinance, as amended ("Ordinance"), adopted pursuant to the Utah Water Quality Act, as set forth in Utah Code §§ 19-5-101, *et seq.*, as amended ("Act"); and

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

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

WHEREAS, the Storm Water 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; and

WHEREAS, a summary description of all Storm Water Facilities, details and all appurtenance draining to and affecting the Storm Water Facilities and establishing the standard operation and routine maintenance procedures for the Storm Water Facilities, and control measures installed on the Property, ("Long-Term Storm water Maintenance Plan" or "Plan") more particularly shown in Exhibit "A" and,

WHEREAS, a condition of development 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 Plan; and

WHEREAS, the CITY and the OWNER, its successors and assigns, including any homeowners association, agree that the health, safety, and welfare of the residents of Orem, Utah require that on-site Storm Water Facilities be constructed and maintained on the Property; and

WHEREAS, the CITY requires that Storm Water Facilities as shown on the Plan be constructed and adequately maintained by the OWNER, its successors and assigns, including any homeowners association.

COVENANTS

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

1. The Storm Water Facilities shall be constructed by the OWNER, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The OWNER, its successors and assigns, including any homeowners association, shall, at its own expense adequately maintain the Storm Water Facilities in accordance with the approved operation and maintenance guidelines set forth for each facility. This includes all pipes and channels built to convey storm water, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions.
3. The OWNER, its successors and assigns, including any homeowners association, shall ensure the Storm Water Facilities are inspected by a qualified professional and shall submit an inspection report to the CITY. The inspection report shall be due annually thirty (30) days from the date of the final structural storm water management facilities construction inspection and as-built plans submitted. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure(s), pond/detention areas, access roads, etc. Deficiencies shall be noted in the inspection report.
4. The OWNER, its successors and assigns, including any homeowners association, hereby grant permission to the CITY, its authorized agents and employees, to enter upon the Property and to inspect the Storm Water Facilities whenever the CITY deems necessary. The purpose of inspection is to follow-up on reported or suspected deficiencies and/or respond to citizen complaints. The CITY shall provide the OWNER, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.
5. This Agreement hereby grants to the CITY any and all maintenance easements set forth herein or in the Plan as required to access and inspect the Storm Water Facilities.
6. In the event the OWNER, its successors and assigns, including any homeowners association, fails to maintain the Storm Water Facilities in good working condition acceptable to the CITY, the CITY may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the OWNER, its successors and assigns, including any homeowners association. This provision shall not be construed to allow the CITY to erect any structural storm water management facilities. It is expressly understood and agreed that the CITY is under no obligation to routinely maintain or

- repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the CITY.
7. The OWNER, its successors and assigns, including any homeowners association, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the Storm Water Facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.
 8. In the event the CITY, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the OWNER, its successors and assigns, including any homeowners association, shall reimburse the CITY upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the CITY hereunder. 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 collection costs, including attorneys' fees and court costs, incurred by the CITY in collection of delinquent payments.
 9. This Agreement imposes no liability of any kind whatsoever on the CITY and the OWNER, its successors and assigns, including any homeowners association, agrees to hold the CITY harmless from any liability in the event the Storm Water Facilities fail to operate properly.
 10. **This Agreement shall be recorded among the land records of Utah County, Utah, and shall constitute a covenant running with the land, and shall be binding on the OWNER, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners association. 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, including any homeowners association, and shall bind all present and subsequent owners of the Property described herein. Upon conveyance of the Property being completed, all covenants and obligations of the OWNER under this Agreement shall cease, but such covenants and obligations shall run with the land and shall be binding upon the subsequent owner of the Property.**
 11. The parties represent that each of them has lawfully entered into this Agreement, having complied with all relevant statutes, ordinances, resolutions, bylaws and other legal requirements applicable to their operation.
 12. This Agreement shall be interpreted pursuant to the laws of the State of Utah.
 13. Time shall be of the essence of this Agreement.

14. In the event that either party should be required to retain an attorney because of the default or breach of the other or to pursue any other remedy provided by law, then the non-breaching or non-defaulting party shall be entitled to a reasonable attorney's fee, whether or not the matter is actually litigated.
15. The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include the other gender. The paragraphs and section headings in this Agreement contained are for convenience only and do not constitute a part of the provisions hereof.
16. No oral modifications or amendments to this Agreement shall be effective, but this Agreement may be modified or amended by written agreement.
17. Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that both parties have participated in the preparation hereof.
18. This Agreement shall be binding upon the heirs, successors, administrators and assigns of each of the parties hereto.
19. 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.

SIGNED and ENTERED INTO this 18 day of June, 2018.

OWNER

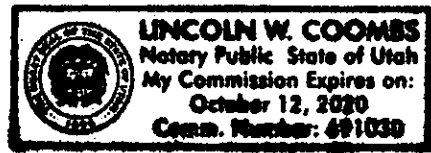
[Signature]
(Owner)

Rob Reynolds, Manager
(Print Name)

STATE OF UTAH)

:SS.

COUNTY OF UTAH)



The above instrument was acknowledged before me by Rob Reynolds, this 18th day of JUNE, 2018.

[Signature]
Notary Public

Residing in: Salt Lake County

My commission expires on: 10-12-20

CITY

[Signature]
MAINTENANCE DIVISION MANAGER

FOR CITY USE ONLY

Property description verified: [Signature] Date: 8/2/18
Long-Term Storm Water Maintenance Plan: Approved MP date: 6/27/18
Agreement Reviewed & Approved by Storm Water Staff: [Signature] Date: 6/27/18

EXHIBIT A

{Include this EXHIBIT with this Storm Water Maintenance Agreement document to be recorded.}

{For properties that are not a part of a residential or commercial subdivision, provide the parcel number and a legal description for the property.}

Replace this text with the parcel #: 17:011:0186

Legal description: COM S 559.01 FT & E 1432.13 FT FR NW COR. SEC. 3, T6S, R2E, SLB&M.; S 31 DEG 53' 9" E 391.92 FT; S 0 DEG 38' 24" E 77.69 FT; ALONG A CURVE TO L (CHORD BEARS: N 83 DEG 14' 7" W 50.72 FT, RADIUS = 194.87 FT) ARC LENGTH = 50.86 FEET; S 89 DEG 21' 36" W 370.9 FT; N 31 DEG 53' 10" W 234.27 FT; N 58 DEG 6' 50" E 397.01 FT TO BEG. AREA 3.200 AC.

OR

{For properties that are a LOT in a commercial subdivision, provide the LOT and parcel number and refer to the newly recorded subdivision by the title it is recorded by in the Utah County Recorder's Office.}

n/a

OR

{For properties that are a private residential subdivision, refer to the newly recorded subdivision by the title it is recorded by in the Utah County Recorder's Office.}

n/a

Long Term Storm Water Maintenance
Plan for:

Reynolds Truck Center

1850 North State Street

Orem, UT 84057

CONTENTS

SECTION 1: PURPOSE AND RESPONSIBILITY

SECTION 2: POLLUTANT SOURCES

SECTION 3: DESCRIPTION OF SITE SYSTEMS, OPERATIONS AND POLLUTION CONTROLS

SECTION 4: TRAINING

SECTION 5: RECORDKEEPING

SECTION 6 APPENDICES

SECTION 1: PURPOSE AND RESPONSIBILITY

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

The purpose of this Long Term Storm Water Management Plan (LTSWMP) is to manage operations at Reynolds Truck Center, in order to minimize pollutants in both storm water and non-storm water runoff, and to minimize litter from blowing off the site. This LTSWMP describes the systems, operations and the minimum standard operating procedures (SOPs) necessary to accomplish this purpose. Any other activities or site operations at this property that contaminate water entering waters of the state must be prohibited, unless SOPs are written to manage those activities or operations, and this LTSWMP is amended to include those SOPs.

This site will be owned and maintained by Rockworks Land LLC. As different tenants come and go, Rockworks Land LLC. will continue to maintain the SOPs throughout. The contact info for Rockworks Land is listed below.

Rockworks Land LLC.
6867 S. 700 W. Suite A
Midvale, Utah 84047
6867 S. 700 W. Suite A
Contact: Rob Reynolds
Phone: 804-449-9779
Email: rob@rcsut.com

SECTION 2: POLLUTANTS AND SOURCES

Instructions:

- List site operations that can pollute the storm water.
- List site infrastructure that, when unmaintained, can pollute the storm water.
- Identify the pollutants typical with each site operation and site infrastructure.
- The list below is a guide only. Add and remove items as necessary that are applicable to your site.
- Special instruction language to Owner, staff and sub-contractors may need to be included in **Section 2** to ensure specific operations are always conducted indoors in controlled conditions. Reference operations required by other regulatory agencies or operations that warrant special direction to ensure those operations do not get exposed to the environment such as waste that must be contained, collected indoors and transferred to hazardous wastes facilities. Typically this will be waste that is prohibited from the site's outside dumpster and operations that must be performed indoors. Include this instruction in paragraph form before or after the table.

POLLUTANTS AND SOURCES

Pollutant Sources	Sediment	Nutrients	Heavy Metals	pH (acids and bases)	Pesticides & Herbicides	Oil & Grease	Bacteria & Viruses	Trash, Debris, Solids	Other pollutant	Notes
Spills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The potential of spills from regular operations include sediment, oil & gas, and trash.
Landscaping Maintenance Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sediment from grass clippings and maintenance of landscape; oil from mowtr; and lawn fertilizer.
Waste Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Storm Water Systems and Maintenance Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parking & other Paved Areas & Maintenance Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The parking area is the primary source of pollutant for the entire site.
Building Utility Systems & Maintenance Operations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Inventory and Storage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Equipment Storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Outdoor Activities(tent sales, fund raisers etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Enter More Here If Needed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Enter More Here If Needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Enter More Here If Needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

The site infrastructure and operations described in Section 2 are limited to controlling and containing pollutants and if managed improperly can contaminate the environment. The Long Term Storm Water Maintenance Plan includes standard operating procedures (SOPs) that are intended to compensate for the limitations of the site infrastructure. The responsible party 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.

Instructions:

- Describe site infrastructure, structural controls and any low impact designs (LIDs) that are included to control and contain pollutants. Identify the limitations of the infrastructure at controlling and containing pollutants.
- Describe operations both business functions and maintenance that will generate pollutants.
- Briefly identify the need for SOPs that are necessary to compensate for the limitations of the site infrastructure and operations. Create SOPs that will govern the site functions, and maintenance operations.

[Describe, site infrastructure, and operations in relation to their contribution or prevention of pollutants generated on this site. The listed infrastructure is typical for most sites, however, the designer is required to add the unique site infrastructure needing controls and may also remove any of standard infrastructure listed that does not apply. Generally most sites will have the following infrastructure and how it is operated and maintained will affect runoff:]

Impervious Areas, Pavement & Sidewalk

The majority of the site is paved areas with some buildings and landscape area. The site was designed as a LID as it is entirely retention. The benefit to a LID in this site it is will have no impact on the adjacent properties or the city infrastructure. By maintaining the site's SOPs it will greatly impact how well the sumps throughout the site perform and the eventual water quality. The site has a total of 9 sumps, which are all tied together underground. Sumps 6,8 and 9 are fed from a curb inlet boxes. Sumps 1,2,3,4,5 and 7 are located in islands in the parking lot that are lined with filter fabric, planting material (grasses)and cobble landscape rock. Sump 6 and 8 are located in landscape areas. Sump 9 is located in the parking lot. The majority of the parking lot to the west drains to sump 4 through cutouts in the curb. The water is filtered through the cobble before it enters the sump to help collect and control any pollutants and should be easily cleaned and maintained. The south parking lot drains to catch basin 8 which is also tied to sump 8. The east parking lot drains to catch basin 9 which is also tied to sump 9. Reynolds Truck Center is an automotive dealership that sales used pickup trucks. Auto detailing and occasional light mechanical work will be done inside the building shop area. Regular site inspections and cleanup if needed to prevent debris from entering the storm drain system. No auto detailing, washing or mechanical work to be done outside of building.

Landscaping

Proper maintenance of landscape will minimize chemicals into the runoff and clippings/landscape debris into the storm drain system. Especially with a sump... the clippings and landscape debris will plug the sump without proper maintenance. Proper maintenance will consist of catching all grass clipping and landscape debris and remove off site. Reduce the amount of fertilizer used on grass areas. Any fertilizer or landscape debris found in the parking lot will be immediately cleaned up to avoid entering the storm drain system. Regular site inspections and cleanup if needed to prevent debris from entering the storm drain system.

Long Term Storm Water Management Plan

Reynolds Truck Center, March 2017

Waste Management

Proper management of the waste on the site will minimize waste debris into the storm drain system. Especially with a sump... the waste debris will plug the sump without proper maintenance. Waste will consist of boxes, packing, papers and normal daily office type trash. A dumpster will be provided on site and will be stored in an enclosure that should help with containment. Proper management procedure will consist of ensuring all waste is properly disposed of, frequently emptying trash bins on site and in the building. Monitoring trash levels to ensure the dumpster is getting dumped frequently enough. Regular site inspections and cleanup if needed to prevent debris from entering the storm drain system. All hazardous material such as car fluids and waste materials for the shop area will be stored in approved waste and storage containers and spill containment systems. If any fluids become present on the floor they will be immediately cleaned with an absorbent material and disposed of properly. Any small amounts of fluid that enters drain system in the shop are will be collected in the grease separator out side before it enters the the sewer system. The grease separator is located on the east side in the parking lot of the center shop bay doors and should be checked every 6 months and cleaned as needed.

Snow and Ice Removal Management

Proper management of snow and ice removal on the site will minimize sand/salt sediment into the storm drain system. Especially with a sump... the sand/salt sediment will plug the sump without proper maintenance. Proper management procedure will consist of completing the clearing snow before 6AM to allow the parking lot to thaw prior to opening to the public to reduce the use of salt. If salt is needed, reduce the amount of salt used. Regular inspection to monitor salt build up around planters that surround sumps and frequently clean if necessary.

Long Term Storm Water Management Plan

Reynolds Truck Center, March 2017

Equipment & Material Storage

Proper management of vehicle storage on the site will minimize spill/leaks from vehicles into the storm drain system. Especially with a sump... the spill/leaks from vehicles debris will plug the sump without proper maintenance. Proper management will consist of any material will be stored in approved containers and spill containment systems. Any vehicles with leaks will be stored with containment under the leak and the vehicle will be repaired immediately. Weekly inspection will ensure that any leaks that are discovered will be cleaned immediately to avoid entering the storm drain system.

Site Infrastructure related to spill prevention

Proper management of spill on the site will minimize spills into the storm drain system. Especially with a sump... the spill debris will plug the sump without proper maintenance. Proper management of spill prevention will consist of inspecting all new inventory for leaks, if leaks are found contain and repair immediately. Weekly inspections of of stored inventory on site. All vehicle maintenance will be done indoors in the shop area where any spill can be contained quickly.

Business policies or functions. Identify the necessary SOPs]

The proposed use of this lot is for vehicle sales. There will be vehicle storage, vehicle detailing, and light maintenance/repairs. The necessary SOPs are as follows:

Impervious Areas, Pavement & Sidewalk

Landscaping Maintenance Operations

Waste Management Operations

Snow and Ice Removal Management

Equipment & Material Storage

Site Infrastructure related to spill prevention

Vacuum Truck Operations

SECTION 4: TRAINING

The owners of this property shall ensure that the property operators know and understand their responsibility to train subcontractors that their employees and subcontractors know and understand the SOPs that are necessary to effectively maintain the property, in order to contain pollutants associated with operations related to the site. This training record is kept in Training Logs .

SECTION 5: RECORDKEEPING AND SITE INSPECTIONS

The owners of the property shall require a records to be kept. Operation activities in accordance with SOPs written specifically for this property. Mail a copy of the record to the Orem City Storm Water Section annually. (Attention to: Storm Water Project Manager 1450 W 550 N Orem UT, 84057 or E-mail a copy to swmp@orem.org)

SECTION 6: APPENDICES**Instructions:**

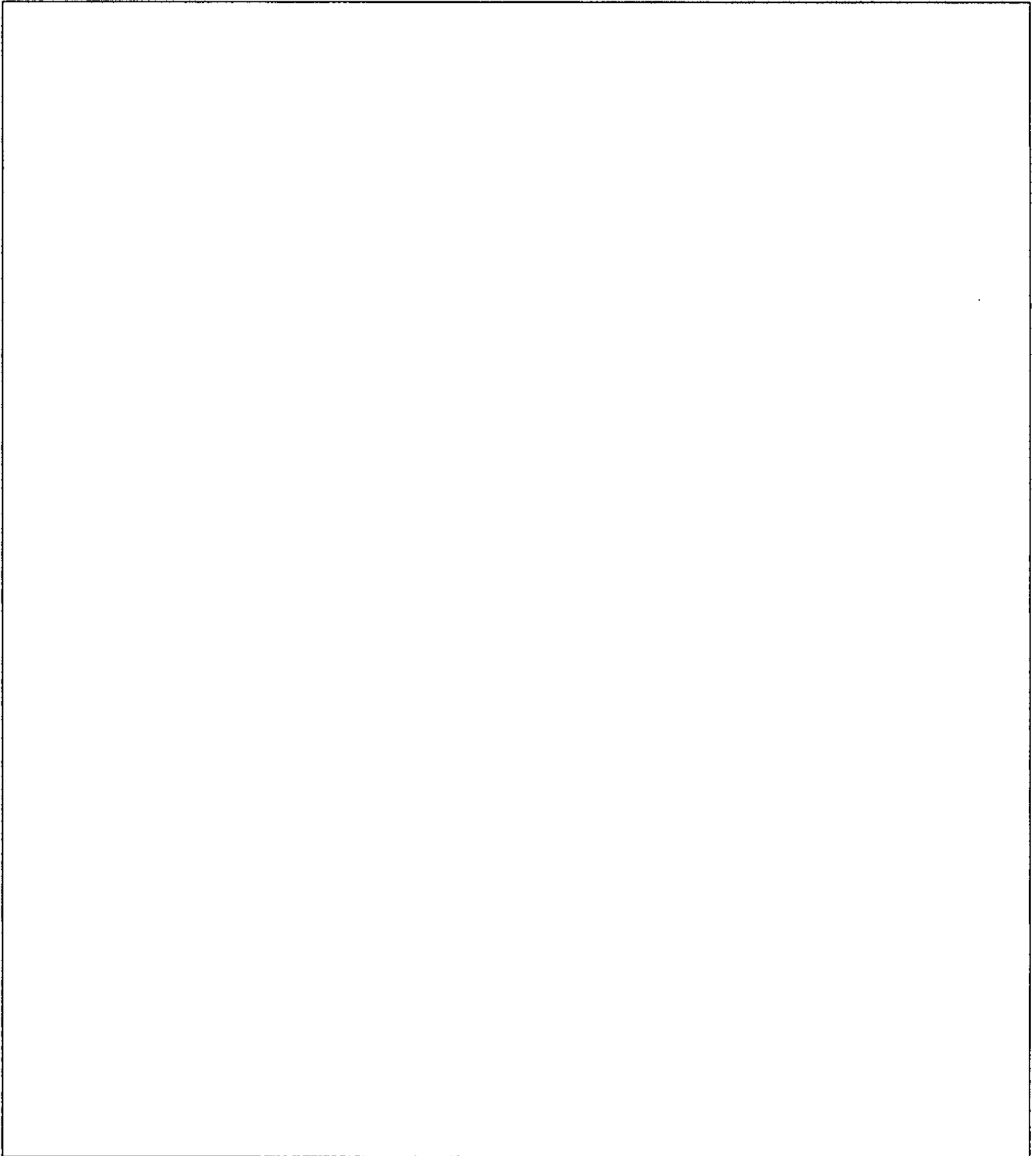
- Include all drawings, details, SOPs and other supporting information referenced in Sections 1-5, the information specified by the Appendix titles and any other specifics necessary to complete this Long Term Storm Water Management Plan.
- Ensure the LTSWMP is updated with any site plan as-built differences prior to releasing the project and Notice of Intent (NOI)

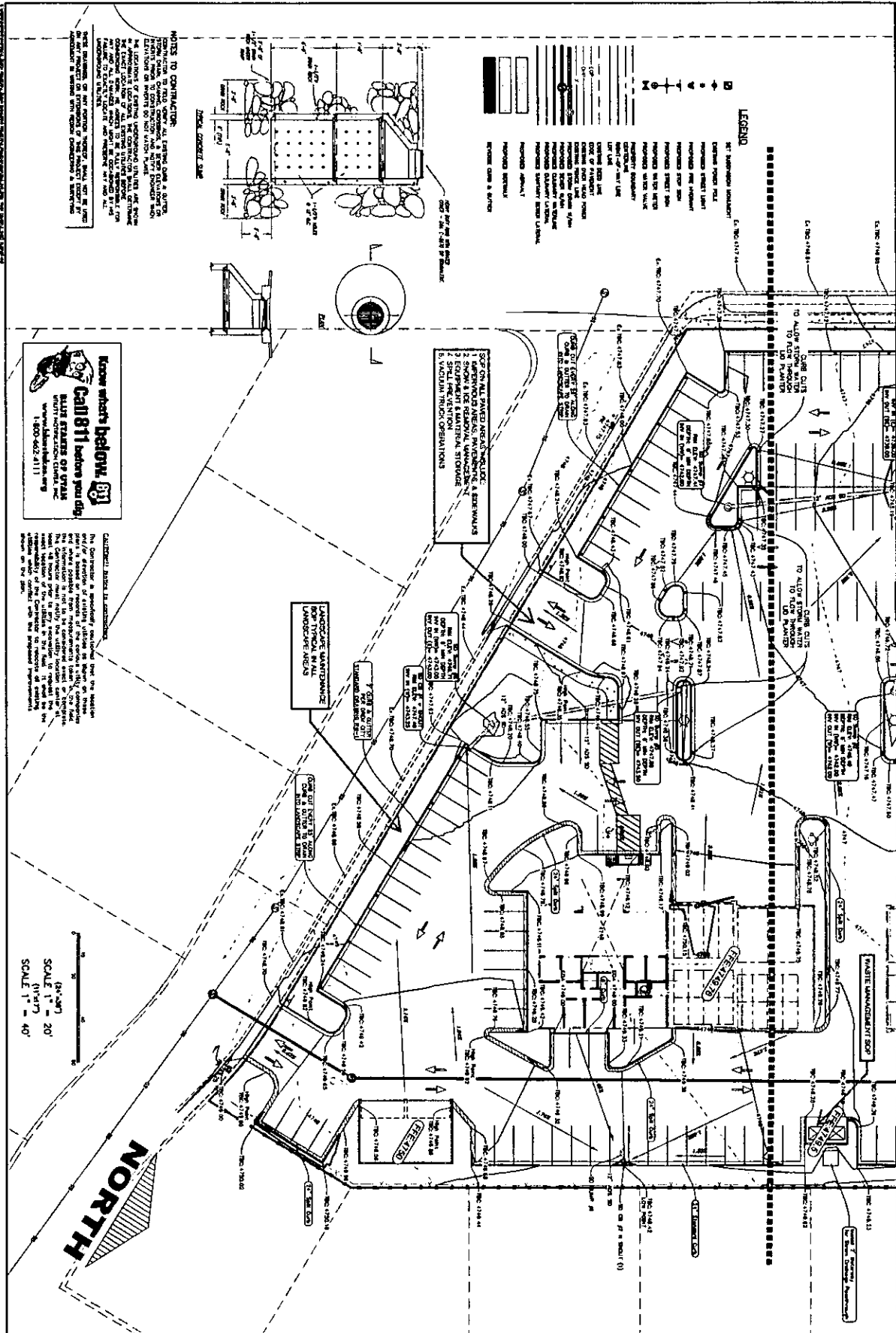
- Section 1. Appendix A- Site Drawings and Details
- Section 2. SOPs
- Section 3. Recordkeeping Documents

APPENDIX A - SITE MAP, WITH BMP LOCATIONS

[Attach Site Drawings or Details Separately]

Description: _____





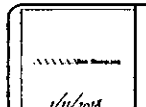
Know what's Below.
Call 811 before you dig.
CALL STAKEES OF UTAH
UTILITY LOCATION CENTER, INC.
www.stakees.com
1-800-862-4111

NO CONTRACTOR OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE CONTRACTOR SHALL VERIFY ALL INFORMATION AND CONDITIONS ON SITE BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND EQUIPMENT ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AREAS.

REVISIONS:
DATE: 11/1/2018
PROJECT #:
DRAWN BY: GR-03

NO.	DATE	DESCRIPTION

REYNOLDS TRUCK CENTER COMMERCIAL DEVELOPMENT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SALT LAKE BASE AND MERIDIAN



region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regioneng.com

Long Term Storm Water Management Plan
Reynolds Truck Center, March 2017

	STANDARD OPERATING PROCEDURE PROGRAM: <u>Impervious Areas, Pavement & Sidewalk</u>	SOP NUMBER: 	ISSUE DATE:
--	--	----------------------------	----------------------------

LTSWMP REQUIREMENT:

Roads, streets, parking lots, and sidewalks can become a source of pollution during maintenance and construction activities if proper pollution prevention measures are not implemented. This SOP has been designed to minimize or prevent pollutant discharges from these activities.

TARGETED POLLUTANTS:

- Nutrients
- Heavy Metals
- Toxic Materials
- Organics
- Oil & Grease

1. Preparation

- a. Conduct annual employee training to reinforce proper housekeeping.
- b. Restrict parking in areas to be swept prior to and during sweeping using regulations as necessary.
- c. At a minimum perform quarterly maintenance and services in accordance with the recommended vehicle maintenance schedule on sweepers to increase and maintain efficiency
- d. at a minimum perform weekly inspections.

2. Process:

- a. Sweep parking areas, as needed, or as directed by the responsible official.
- b. Hand sweep sections of gutter if soil and debris accumulate.
- c. Pick-up litter as required to keep parking areas clean and orderly.

3. Clean-up.

- a. Dispose of sweepings properly (appropriate solid waste facility).
- b. Street sweepers to be cleaned out in a manner as instructed by the manufacturer and in a location that swept materials cannot be introduced into a storm drain.
- c. Swept materials will not be stored in locations where storm water could transport fines into the storm drain system.

4. Documentation.

- a. Keep accurate logs to track swept parking areas and approximate quantities.
- b. Document training of employees.

Long Term Storm Water Management Plan

Reynolds Truck Center, March 2017

	<p>STANDARD OPERATING PROCEDURE</p> <p>PROGRAM:</p> <p><u>Landscaping Maintenance Operations</u></p>	<p>SOP NUMBER:</p>	<p>ISSUE DATE:</p>

LTSWMP REQUIREMENT:

All vegetation shall be maintained in such a way as keeps storm water conveyances, including drains, clear and free of vegetative debris. Any organic, plant or soil wastes generated as a result of landscape maintenance, including but not limited to leaves, soil cores, grass clippings, or other debris shall be handled in an environmentally responsible manner to reduce likelihood of this material entering stormwater conveyances or local streams.

TARGETED POLLUTANTS:

- Nutrients
- Heavy Metals
- Toxic Materials
- Organics
- Oil & Grease

1. Preparation

- a. Ensure that any storm drain or drainage system components on the property are properly maintained.
- b. Avoid placing bark mulch (or other floatable landscaping materials) in storm water detention areas or other areas where storm water runoff can carry the mulch into the storm drainage system.
- c. at a minimum perform weekly inspections during the season of landscape maintenance operation.

2. Process:

- a. Whenever possible, mulch-mow grasses.
- b. Sweep grass clippings and other vegetation debris from sidewalks or streets back on to grassy areas.
- c. Never dump any liquids or other materials outside. Dispose of all liquids and materials appropriately.
- d. Ensure that the storm drains, ditches, inlets, catch basins, drainage channels, or underground lines on the property are properly maintained.
- e. Catch basins, inlets and culverts are scheduled to be cleaned annually.
- f. Lawn mowing operations - Immediately following mowing operations sweep up or blow clippings onto the vegetated ground.
- g. Fertilizing and Pesticide operations - Immediately following applications sweep up or blow the overspread granular material onto the vegetated ground. Care should be taken to minimize spills and over spreading because cleaning operations may leave residue on the paved surfaces. Know and understand the manufactures recommendations for application and cleanup. Additional care must be taken when liquids are used

3. Document:

- a. Keep accurate logs to track landscaping and maintenance operations.
- b. Document training of employees.

Long Term Storm Water Management Plan

Reynolds Truck Center, March 2017

<p>Click to add logo</p>	<p align="center">STANDARD OPERATING PROCEDURE</p> <p align="center">PROGRAM:</p> <p align="center"><u>Waste Management Operations</u></p>	<p>SOP NUMBER:</p>	<p>ISSUE DATE:</p>
--------------------------	--	---------------------------	---------------------------

LTSWMP REQUIREMENT:

Stormwater pollution prevention procedures for proper management, handling and storage of waste, trash or garbage to prevent the discharge of pollutants to storm water from waste handling and disposal.

TARGETED POLLUTANTS:

- Nutrients
- Heavy Metals
- Toxic Materials
- Organics
- Oil & Grease

GENERAL:

Standard Operating Procedures (SOPs) for: Waste Management, Storage and Disposal

1. Process :

- a. Spill kit and equipment for dry clean up (socks, absorbent pads, kitty litter, broom, and dustpan)
- d. All waste receptacles should be leak-tight with tight-fitting lids or covers. Plastic liners can be used to ensure leak tightness.
- c. Keep lids on dumpsters closed at all times unless adding or removing material. d. Place waste receptacles indoors or under a roof or overhang whenever possible.
- d. Locate dumpsters on a flat, paved surface and, if possible, install berms or curbs around the storage area to prevent run-on and run-off.
- e. Sweep up around outdoor waste containers as needed.
- f. Arrange for wastes to be picked up weekly and disposed of at approved disposal facilities.
- g. At a minimum perform weekly inspections.

3 Document:

Keep a list of all employees trained in the facility's Storm Water Pollution Prevention binder or other location

Long Term Storm Water Management Plan

Reynolds Truck Center, March 2017

	<p align="center">STANDARD OPERATING PROCEDURE</p> <p align="center">PROGRAM:</p> <p align="center">Snow and Ice Removal Management</p>	<p>SOP NUMBER:</p>	<p>ISSUE DATE:</p>
--	---	---------------------------	---------------------------

LTSWMP REQUIREMENT:

The objective of the Snow Removal Standard Operating Procedure is to reduce snow and ice hazards on sidewalks, steps, ramps, accessible curb cuts and parking lots on the property for the safety of community.

TARGETED POLLUTANTS:

- Nutrients
- Heavy Metals
- Toxic Materials
- Organics
- Oil & Grease

GENERAL:

The Snow and Ice Removal Plan also incorporates standard operating procedures (SOP's) to aid in efforts to preserve air and water quality.

1. Process:

This plan is intended to provide orderly and prioritized methods to fight most snowstorms. Each storm will present different problems. The on-site grounds supervisor may need to continually adjust the plan to achieve the most benefit from the personnel and equipment available at the time. Winter Maintenance Procedures for Grounds Maintenance personnel or Contractor.

- a. Monitor walking, road and parking surface conditions.
- b. Respond to concerns about walking, road and parking surface conditions.
- c. Scrape snow or ice from surfaces as required.
- d. Apply snow melting products or grit to surfaces as required.
- e. Keeping any snow accumulated snow piles away from surface drain inlets.
- f. At a minimum perform weekly inspections during the winter season.

2. Documents:

- a. Keep accurate logs to track snow and ice maintenance operations.
- b. Document training of employees.

Long Term Storm Water Management Plan

Reynolds Truck Center, March 2017

	<p align="center">STANDARD OPERATING PROCEDURE</p> <p align="center">PROGRAM:</p> <p align="center">Equipment & Material Storage</p>	<p>SOP NUMBER:</p>	<p>ISSUE DATE:</p>
--	--	---------------------------	---------------------------

LTSWMP REQUIREMENT:

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.

TARGETED POLLUTANTS:

- Nutrients
- Heavy Metals
- Toxic Materials
- Organics
- Oil & Grease

Preparation:

The responsible management of fertilizers, pesticides, paints, chemicals, and other materials at a city facility can significantly reduce polluted stormwater runoff. All materials should be handled properly including unloading, use, storage, and disposal. Proper management of materials can also reduce the likelihood of accidental spills or releases. When services are contracted, this written procedure should be provided to the contractor so they have the proper operational procedures. In addition, the contract should specify that the contractor is responsible for abiding by all applicable city, state, and federal codes, laws, and regulations.

1. Process:

- a. Establish material storage and inventory controls to minimize the amount of materials used and stored.
- b. Periodically inspect material storage areas to ensure that all materials are being stored properly when not in use.
- c. Clean the material storage area when necessary using dry cleanup methods.
- d. Properly dispose of unused materials.
- e. Store materials in a covered leak tight containment system so that reduces the potential for transport in storm water flows.
- f. At a minimum perform weekly inspections.

2. Documents:

- a. Train applicable employees on this written procedure. Information on how to respond to spills will be presented during the training.
- b. Records of employee training with sign-in sheet.

Long Term Storm Water Management Plan
Reynolds Truck Center, March 2017

	STANDARD OPERATING PROCEDURE	SOP NUMBER:	ISSUE DATE:
	PROGRAM:		
	Site Infrastructure related to spill prevention		

LTSWMP REQUIREMENT:

This procedure outlines the activities and responsibilities of employees in the event of an emergency. The Emergency Action & Response Plan is designed to ensure the following:

TARGETED POLLUTANTS:

- Nutrients
- Heavy Metals
- Toxic Materials
- Organics
- Oil & Grease

Preparation:

This procedure applies to emergency situations including but not limited to medical, fire, spills, power outages, and weather emergencies. In addition, this procedure applies to all SENSIBLE SAFETY SOURCE employees, contract employees, and emergency response personnel.

1. Process:

- a. Emergency events including but not limited to medical, fire, spills, power outages, and weather emergencies.
- b. Spill uncontrolled release of a liquid or solid from a container, drum, pipe or tank.
- c. During a spill event, the primary concerns are for the safety and health of all personnel on-site and to the environment. Under no circumstances should any potentially contaminated liquids be allowed to enter public sewers, drainage systems or natural waterways
- d. Evaluate the risk potential of a spill
- e. Determine the best methods to use to contain hazards
- f. Assess and recommend a clean-up strategy
- g. Recommend proper procedures for containerizing waste generated from clean-up activities
- d. at a minimum perform weekly inspections.

3. Documents:

- a. Training records shall be maintained in the training Log
 - b. This procedure shall be reviewed at least annually or updated as necessary to reflect accurate emergency response information.
 - c. In case of an emergency the emergency contact numbers are listed below.
- Site Manager: Nate Reynolds 801-809-7372
 Orem City Fire Department: 801-229-7327
 Orem City Police Department: 801-229-7070
 Orem City Storm Water Emergency: 801.229.7577
 State of Utah Environmental Incidents: (801) 536-0200, 8:00 am - 5:00 pm or (801) 536-4123 Hotline
 Property Owner: Rockworks Land LLC.: Rob Reynolds 801-898-9802

Recorded Documents

[Recordkeeping forms following this page]

INSPECTION, MAINTENANCE AND CORRECTION REPORT

(THIS REPORT (NEXT PAGE) MUST HAVE A METHOD OF IDENTIFYING PROBLEMS AND SHOW THE MAINTENANCE RECORDS FOR EACH OPERATION OR SYSTEM THAT HAS A POTENTIAL TO POLLUTE THE ENVIRONMENT. YOU MAY USE THIS TEMPLATE OR USE ONE OF YOUR OWN BUT IT MUST INCORPORATE THE ABOVE MINIMUM REQUIREMENTS. SUBMIT THIS REPORT TO THE CITY ANNUALLY.)

THE CITY AND EPA EXPECTS IS THAT PROPERTY OWNERS EFFECTIVELY CONTAIN POLLUTANTS AND TO FIX PROBLEMS WHEN THEY ARE DISCOVERED

Long Term Storm Water Management Plan
Reynolds Truck Center, March 2017

Facility Operation and Maintenance Inspection Report for Storm Water Management Facilities

Inspector Name: _____ Facility Name & Address: _____ Inspection Date: _____

Frequency of inspection Weekly Monthly Annually Quarterly Storm Event

Storm water system

	Item Inspected	Maintenance Needed?	Observations and Remarks
1. Remove sediment from catch basins	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
2. Cleaning storm drain pipes	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
3. Maintenance of drainage swales	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
4. Remove sediment from manholes	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
5. Remove sediment from sumps	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
6. Repair oil/water separator	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
7. Repair sand filters	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	

Parking lot and roads maintenance

	Item Inspected	Maintenance Needed?	Observations and Remarks
1. Sweeping of parking lot	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
2. Sweeping of streets	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
3. Cleaning of garbage enclosure	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
4. Cleaning of non-hazardous spills	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
5. Managing fertilizer use	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
6. Managing pesticide use	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
7. Management of landscaping wastes (grass clippings, leaves, etc.)	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	

Detention Facilities

	Item Inspected	Maintenance Needed?	Observations and Remarks
1. Landscaping maintenance	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
2. Remove sedimentation	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
3. Remove debris	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
4. Repair side slopes	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
5. Repair rip-rap protection	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
6. Repair control structure	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
7. Cleaning of outfall	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
8. Removal of floatable debris	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
9. Maintenance of inlets	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
10. Maintenance of outlets	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information provided is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Inspector Signature: _____

Date: _____

