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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY
10000 CENTENNIAL PARKWAY
SANDY UT 84070
BY: SSP, DEPUTY - MA 20 P.

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

Project Name: Sandy City Storage

Address: 8802 S 700 E Sandy City Utah 84070 Parcel ID# 28-06-279-009 and 28-06-279-008

Post-Construction Storm Water Maintenance Agreement

WHEREAS, the Property Owner 8803 Storage LLC recognizes that the Storm Water Facilities (hereinafter referred to as "Facilities") must be maintained for the development called Sandy City Storage located at 8802 S 700 E, in the City of Sandy, Salt Lake County, State of Utah; and, **WHEREAS**, the Property Owner is the Owner of the real property more particularly described on the Attached Exhibit A as recorded by deed in the records of the Clerk of the Salt Lake County Recorder's Office with an Entry # 12454420 , Book # 10520, and Page # 5745 (hereinafter referred to as "The Property"), and,

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

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

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

Section 1

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

Section 2

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

Section 3

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

Section 4

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

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

Section 5

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

Section 6

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

Section 7

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

Section 8

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

Section 9

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

Section 10

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

Section 11

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

So AGREED this 28 day of June, 2017

PROPERTY OWNER

BY: [signature]

Title: Manager

STATE OF Utah)
)ss
COUNTY OF Salt Lake)

On this 28th day of June 2017, before me, the subscriber, a Notary Public in and for said State and County, personally appeared David Richards, the Manager of 8803 Storage LLC, known or identified to me to be the person whose name is subscribed to the within instrument, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

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

Notary Seal

ASHLEY AZAROW
Notary Public
State of Utah
Comm. No. 677611
My Comm. Expires Nov 29, 2018

[signature]
(Signature of Notary)

My Commission Expires: NOV. 29, 2018

Approved as to form:

BY: [signature]
Public Utilities

Date: 7/17/17

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

EXHIBIT A –Legal Description of Property

Legal Description of Property

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 700 EAST STREET SAID POINT BEING SOUTH 00°07'00" WEST ALONG THE MONUMENT LINE 1283.60 FEET AND NORTH 89°53'00" WEST 53.00 FEET FROM THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING SOUTH 00°07'00" WEST ALONG THE MONUMENT LINE 42.71 FEET AND NORTH 89°53'00" WEST 53.00 FEET FROM THE SALT LAKE COUNTY MONUMENT AT THE INTERSECTION OF 8800 SOUTH STREET AND 700 EAST STREET; AND RUNNING THENCE SOUTH 00°07'00" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 240.00 FEET; THENCE NORTH 89°53'00" WEST 194.10 FEET; THENCE NORTH 254.04 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID 8800 SOUTH STREET; THENCE SOUTH 89°55'22" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 180.43 FEET; THENCE SOUTH 44°56'20" EAST 20.05 FEET TO THE POINT OF BEGINNING.

EXHIBIT B – Maintenance Plan and Inspection Schedule

POST CONSTRUCTION STORM WATER MAINTENANCE PLAN

Owner:	8802 Storage, LLC
Address:	13053 Minuteman Dr. Draper, UT 84020
Manager:	Dave Richards 801-243-8985 Dave@findalot.com

Contents:

Section 1: Objectives of Plan

- Control soil erosion in the area of 8802 S 700 East Street, Sandy Storage Project.
- Control discharge of sediments & contaminants into Storm Water facilities onsite or offsite.

The following measures and practices are to the implemented upon completion of construction activities, to be conducted and maintained by Sandy Storage and/or its representative for the duration of Sandy Storage's existence.

Section 2: Description of Site Systems, Operations and Pollution Controls

Appendix A shows all the site systems and references the necessary Standard Operating Procedures (SOPs), which are referenced in Appendix B. This SMP does not describe the operations that generally occur indoors where pollutants are contained. Property manager must use good judgment and conduct operations appropriately, doing as much as possible indoors and properly managing operations that must be performed outdoors. Refer to Sandy City Storm Water website for any specific SOPs not provided in this document.

Section 3: Training

Sandy Storage will be responsible for training employees or representatives of Sandy Storage regarding maintenance and reporting of these Storm Water facilities and common areas. The operators of the property will ensure 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.

Section 4: Recordkeeping

The operators of the property will keep a record of operation activities in accordance with SOPs written specifically for this property, found in Exhibit C. A report of the condition and maintenance of all Storm Water facilities will be written and maintained by 8803 Storage, LLC, known herein as Sandy Storage, annually. Inspection of this site may be conducted by City or its representatives as needed.

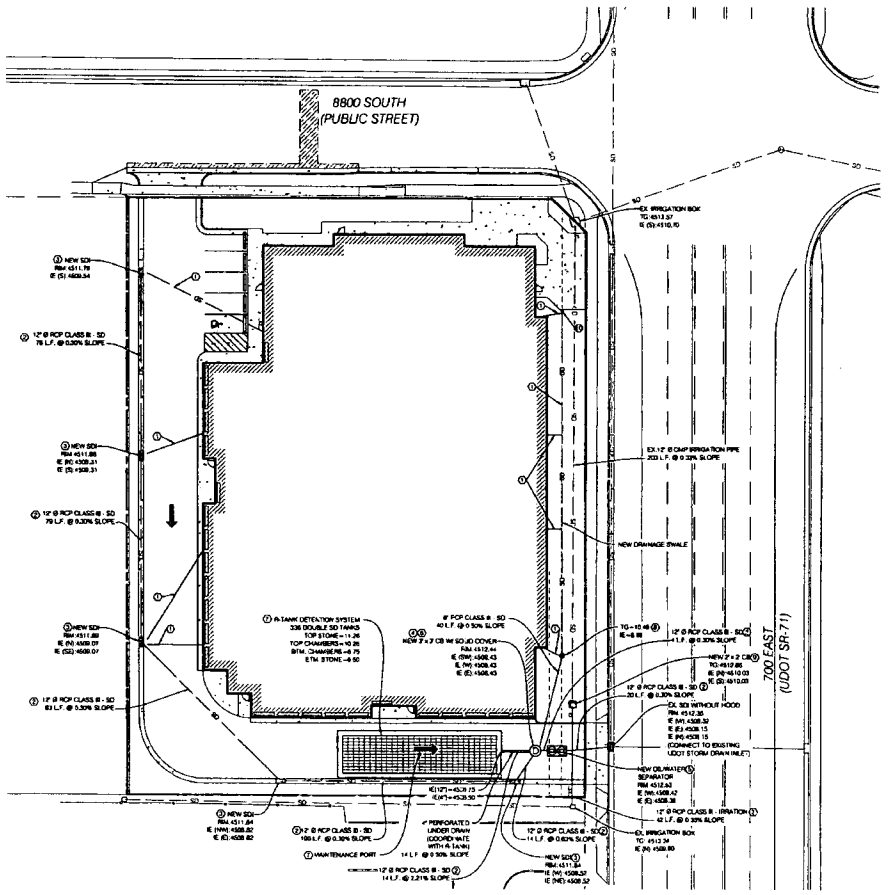
Inspection report is found in Exhibit C.

Section 5: Appendices

Appendix A- Site Drawings and Details
Appendix B- SOPs

APPENDIX A – STORM WATER MAINTENANCE PLAN DRAWING

SANDY STORAGE UNITS STORM WATER MAINTENANCE PLAN



NORTH

GRAPHIC SCALE

(IN FEET)
1 INCH = 20ft.

KEY NOTES REFERENCE	
NO.	DESCRIPTION
1	4" DIAMETER ROOF DRAIN (MIN. 2.0% SLOPE)
2	12" DIAMETER RCP CLASS III STORM DRAIN LINE
3	STORM DRAIN INLET BOX
4	2'x2' CATCH BASIN SOUTHWEST OF A/B
5	OIL/WATER SEPARATOR
6	2.5" ORIFICE PLATE ON EAST SIDE/PIPE
7	R-TANK SYSTEM
8	12" NYLOPLAST DRAIN BASIN
9	2'x2' CATCH BASIN
10	STORM DRAIN CLEAN OUT
11	

STANDARD OPERATING PROCEDURES (SOPs):

1. REFER TO APPENDIX B FOR THE FOLLOWING SOPs:
   - 1.a. STORM WATER SYSTEM & MAINTENANCE OPERATIONS
   - 1.2. LANDSCAPE MAINTENANCE OPERATIONS: POLLUTION MINIMALIZATION
   - 1.3 LANDSCAPE MAINTENANCE OPERATIONS: PESTICIDES, HERBICIDES AND FERTILIZERS
   - 1.4. PARKING AREA MAINTENANCE
   - 1.5. R-TANK OPERATION, INSPECTION & MAINTENANCE
   - 1.6. MAINTENANCE PORT DETAILS
2. REFER TO SANDY CITY STORM WATER WEBSITE FOR ANY SPECIFIC SOPs NOT PROVIDED IN THIS DOCUMENT.

PROPERTY DESCRIPTION:

THE PROPERTY CONTAINS PAVED AREA, LANDSCAPING A ND STORM WATER SYSTEM.

THE PARKING AREA DRAINS TO A SERIES OF STORM WATER INLETS THROUGHOUT THE PARKING AREA

THE LANDSCAPED PORTION OF THIS PROPERTY IS PRIMARILY GRAVEL AND LAWN (SOD). SANDY S TORAGE WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR OWN LANDSCAPE, WATERING, MOWING, ETC. !

THE ONSITE STORM WATER SYSTEM CONSISTS OF 6 CATCH BASINS, A DRAINAGE SWALE WITH AREA DRAIN, AND A GREASE SEPARATOR WITH CONNECTIVE PIPING. ROOF DRAINS CONNECT TO CATCH BASINS AND PIPING THAT DIRECT THE STORM WATER TO THE SOLID LID CATCH BASIN WITH AN ORIFICE PLATE. FROM THERE THE STORM WATER GOES THROUGH A GREASE SEPARATOR THAT CONNECTS TO AN EXISTING CATCH BASIN IN 700 EAST (THE CITY STORM DRAIN SYSTEM). THE INLETS IN THE PARKING AREA ARE NOT DESIGNED TO DETAIN WATER. THE OIL/WATER SEPARATOR, LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY, TREATS THE STORM WATER BEFORE IT ENTERS THE UDOT SYSTEM. IN THE EVENT OF A LARGE STORM, THE WATER WILL BACK UP INTO THE R-TANK DETENTION SYSTEM.

GENERAL GOOD HOUSEKEEPING (BMP):

1. COMPLETE AN ANNUAL INSPECTION OF STORM DRAIN FACILITIES USING THE INSPECTION REPORT IN EXHIBIT C
2. INSPECT/CLEAN STORM WATER SYSTEM FACILITIES AS NEEDED, BUT BIANNUALLY AND AFTER LARGE STORM EVENTS AT A MINIMUM.
3. MAINTAIN AND SWEEP PAVED AREAS REGULARLY AND AS IDENTIFIED DURING INSPECTIONS
4. PROVIDE ADEQUATE TRASH RECEPTACLES TO PREVENT LITTERING
5. STORE EQUIPMENT AND TOOLS PROPERLY.
6. STORE FUELS, SOLVENTS, OILS, AND PAINTS IN PROPER STORAGE CONTAINERS AND VERIFY IN GOOD CONDITION.
7. KEEP FLOORS INSIDE BUILDING CLEAN AND NEAT.
8. MAINTAIN GARBAGE CONTAINERS INSIDE BUILDING IN GOOD REPAIR AND STORED PROPERLY
9. FOLLOW SOPs FOR LANDSCAPE MAINTENANCE AND USE OF HERBICIDES, PESTICIDES, AND FERTILIZERS
10. FOLLOW THE PARKING AREA MAINTENANCE SOP FOR PAVED AREAS.
11. FOLLOW THE STORM WATER SYSTEM & MAINTENANCE SOP FOR STORM DRAIN ELEMENTS.

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APPENDIX B – SOPs

STORM WATER SYSTEM & MAINTENANCE OPERATIONS

Inspection and Maintenance

IMPLEMENTATION REQUIREMENTS

Maintenance

SITE INFRASTRUCTURE AND LIMITATIONS:

The storm water on the site is collected through a series of pipes, catch basins and a drainage swale. The storm water is then conveyed though the pipe into a catch basin in front of the driveway in the southeast corner. Once in this catch basin the storm water goes through an orifice plate then to a grease separator and directed into Sandy City's system. In the event of a large storm, any water not detained in the storm water pipes, catch basins, or drainage swale will be detained in an underground R-Tank System until the water is completely drained into Sandy City's system. Regular inspections and maintenance of the storm water system are critical to the performance and effectiveness of the system. Without this, captured storm water pollutants can be re-entrained or pass through the system, especially during a large storm event. This SOP refers to routine maintenance to ensure proper operation, and repair maintenance to fix problems prior to the next storm event.

IMPLEMENTATION:

- All storm water system elements should be inspected on a regular basis for continued collection of sediment and trash and structural integrity.
  - Elements involving landscaping, such as the detention basin and drain basins, should be inspected monthly during nonfreezing weather.
  - Elements such as catch basins and piping should be inspected quarterly and the out fall catch basin with the orifice plate should be cleaned at least once a year.
  - The R-Tank System should be inspected per manufacture's recommendations (see R-Tank SOP)
- Some structural elements may require more frequent inspection to ensure proper operation, such as the inlets that may become clogged with grass clippings or trash. Inspection schedule should be updated if it is determined to be needed more often.
- All elements should be checked after each storm event. In some cases, such as vegetative or infiltration elements, the after storm inspection should occur after the expected drawdown period to allow the inspector to see if the elements are draining properly.
- The R-Tank system houses a maintenance/inspection port at the center of the system. This port is used to inspect the system and to pump water into the system and re-suspend accumulated sediment so that it may be pumped out. System is to be inspected quarterly during the first year of operation and yearly thereafter (see R-Tank SOP).
- Inspections and follow-up actions need to be documented. Development of inspection checklists are beneficial.

MAINTENANCE:

- Routine maintenance and non-routine repair should be conducted according to a schedule or as soon as a problem is identified, as many storm water system elements are ineffective if not installed and maintained properly.
- Routine maintenance and cleaning of catch basins and area drains as needed or at least every six months.
- Flush the R-tank system as needed (see R-Tank SOP).

LANDSCAPE MAINTENANCE OPERATIONS

Pollution Minimization

IMPLEMENTATION REQUIREMENTS

- Maintenance

SITE INFRASTRUCTURE AND LIMITATIONS:

The project site is about 14% landscaping, consisting of mainly gravel and lawn (sod) with shrubbery and trees that surround the building and parking lot. Proper landscape maintenance is important to reduce nutrient and chemical loading to the storm drain system, reduce nuisance flows and standing water in storm water systems, and to maintain healthy vegetation. Examples of maintenance activities that can be a source of storm water pollutants include mowing, aeration, fertilization and irrigation.

IMPLEMENTATION:

- Remove lawn clipping and debris out of the gutters, off sidewalks and parking areas immediately following mowing and over fertilization.
- Remove fertilizers off hard surfaces (parking lot and sidewalks) immediately following application; water turf following fertilization; avoid fertilizing before heavy rainfall forecast.
- Remove pesticides on the hard surfaces immediately following application.
- Maintain irrigation system to prevent waste and minimize pollutants that could enter the storm drain from faulty irrigation equipment.
- Do not hose down hard surfaces. Use dry cleanup methods such as sweeping to remove powdered pollutants from hard surfaces.

MAINTENANCE:

- Clean up immediately after landscape maintenance activities with dry cleanup methods.
- Maintain irrigation system to prevent pollutants from entering the storm drain system.

LANDSCAPE MAINTENANCE OPERATIONS

Pesticides, Herbicides and Fertilizers

IMPLEMENTATION REQUIREMENTS

- Maintenance
- Training

SITE INFRASTRUCTURE AND LIMITATIONS:

The project site is about 14% landscaping, consisting of mainly gravel and lawn (sod) with shrubbery and trees that surround the building and parking lot. Various chemicals used for landscape maintenance must be properly applied, stored, handled, and disposed of to prevent contamination of surface and ground waters. These chemicals include pesticides, herbicides, fertilizers, fuel, etc. Misuse of pesticides and herbicides can result in adverse impacts to aquatic life, even at low concentrations. Misuse of fertilizer can result in increased algae growth in waterbodies due to excessive phosphorus and nitrogen loading.

IMPLEMENTATION:

- Application of fertilizers, pesticides, and other chemicals according to manufacturer's directions.
- Application of pesticides and herbicides only when needed and use in a manner to minimize off-target effects.
- Accurately diagnose the pest; know characteristics of the application site, including soil type and depth to groundwater.
- Employ application techniques that increase efficiency and allow the lowest effective application rate.
- Keep pesticide and fertilizer equipment properly calibrated according to the manufacturer's instructions and in good repair.
- All mixing and loading operations must occur on an impervious surface.
- Do not apply pesticides or herbicides during high temperatures, windy conditions or immediately prior to heavy rainfall or irrigation.
- If stored on site, storage areas should be secure and covered, preventing exposure to rain and unauthorized access.
- Store chemicals in their original containers, tightly closed, with labels intact. Regularly inspect them for leaks.

MAINTENANCE:

- Use should be in compliance with manufacturer's instructions.

If fertilizers, pesticides and other chemicals spill on hard surfaces clean them up with dry methods and do not use water to clean the surface. Use methods that prevent water contamination and dispose of properly.

Parking Area Maintenance

IMPLEMENTATION REQUIREMENTS

- O Maintenance
- O Training

Description

Thirty percent of the project area is a paving. Parking lots can contribute a number of substances, such as trash, suspended solids, hydrocarbons, oil and grease, and heavy metals that can enter receiving waters through stormwater runoff or non-stormwater discharges. The following protocols are intended to prevent or reduce the discharge of pollutants from parking areas and include using good housekeeping practices, following appropriate cleaning BMPs, and training employees.

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics
- Oxygen Demanding

Pollution Prevention

- Keep accurate maintenance logs to evaluate BMP implementation.

Protocols

General

- Keep the parking and storage areas clean and orderly. Remove debris in a timely fashion.
- Don't allow piles of salt or other contaminants to be stored without being in a containment facility.
- Don't use more salt than is necessary to remove ice during the winter months.
- Snow should be stored in landscaping areas when possible to minimize pollutants from the hard surfaces in the storm drain system.

Controlling Litter

- Provide an adequate number of litter receptacles.
- Clean out and cover litter receptacles frequently to prevent spillage.
- Provide trash receptacles in parking lots to discourage litter.
- Routinely sweep, shovel and dispose of litter in the trash.

Surface cleaning

- Use dry cleaning methods (e.g. sweeping or vacuuming) to prevent the discharge of pollutants into the stormwater conveyance system.
- Establish frequency of public parking lot sweeping based on usage and field observations of waste accumulation.
- Sweep all parking lots at least once before the onset of the winter season and if possible after the snow melts.
- If water is used follow the procedures below:
  Block the storm drain or contain runoff.
  Wash water should be collected and pumped to the sanitary sewer or discharged to a pervious surface, do not allow wash water to enter storm drains.
  Dispose of parking lot sweeping debris and dirt at a landfill.
- When cleaning heavy oily deposits:
  Use absorbent materials on oily spots prior to sweeping or washing with water containment. Dispose of used absorbents or contained water appropriately.

Inspection

- Have designated personnel conduct inspections of the parking facilities and stormwater conveyance systems associated with them on a regular basis.
- Inspect cleaning equipment/sweepers for leaks on a regular basis.

Training

- Train association members, employees and contractors in proper techniques for spill containment and cleanup.

Spill Response and Prevention

- Use spill control & cleanup in the event an unintended spill should occur on the property.
- If liquid, contain spills as soon as possible.
- Cleanup any type of spill immediately and use dry methods such as absorbent material or sweeping if possible.
- Cover and seal storm drain inlet of water is required to remove the spill.
- Properly dispose of spill cleanup material according to type of spill.

Requirements

Maintenance

- Sweep parking lot to minimize pollutants going into storm water.
- Clean out oil/water/sand separators regularly, especially after heavy storms.
- Clean parking facilities on a regular basis to prevent accumulated wastes and pollutants from being discharged into conveyance systems during rainy conditions. This will minimize cleaning required of catch basin with snout.

Parking Surface Repair

Description

Parking lots surfaces can become damaged and need repair. Repair operations can contribute pollutants to the stormwater system if not properly contained. The following protocols are intended to prevent or reduce the discharge of pollutants from parking repair areas.

Protocols

- Pre-heat, transfer or load hot bituminous material away from storm drain inlets. Also use appropriate barriers during repairs around inlets.
- Apply concrete, asphalt, and seal coat during dry weather to prevent contamination from contacting stormwater runoff.
- Cover and seal nearby storm drain inlets (with waterproof material or mesh) and manholes before applying seal coat, slurry seal, etc., where applicable. Leave covers in place until job is complete and until all water from emulsified oil sealants has drained or evaporated. Clean any debris from these covered manholes and drains for proper disposal.
- Use only as much water as necessary for dust control, to avoid runoff.
- Catch drips from paving equipment that is not in use with pans or absorbent material placed under the machines. Dispose of collected material and absorbents properly.

Maintenance

- Seal all storm drain inlets to prevent contamination of the storm drain system.
- Contain all contaminants and dispose of properly.
- Do repairs during dry weather.

TECHNICAL
STORMWATER MANAGEMENT

R-TANK

R-TANK OPERATION, INSPECTION & MAINTENANCE

Operation

Your ACF R-Tank System has been designed to function in conjunction with the engineered drainage system on your site, the existing municipal infrastructure, and/or the existing soils and geography of the receiving watershed. Unless your site included certain unique and rare features, the operation of your R-Tank System will be driven by naturally occurring systems and will function autonomously. However, upholding a proper schedule of Inspection & Maintenance is critical to ensuring continued functionality and optimum performance of the system.

Inspection

Both the R-Tank and all stormwater pre-treatment features incorporated into your site must be inspected regularly. Inspection frequency for your system must be determined based on the contributing drainage area, but should never exceed one year between inspections (six months during the first year of operation).

Inspections may be required more frequently for pre-treatment systems. You should refer to the manufacturer requirements for the proper inspection schedule.

With the right equipment your inspection and measurements can be accomplished from the surface without physically entering any confined spaces. If your inspection does require confined space entry, you MUST follow all local/regional requirements as well as OSHA standards.

R-Tank Systems may incorporate Inspection Ports, Maintenance Ports, and/or adjoining manholes. Each of these features are easily accessed by removing the lid at the surface. With the cover removed, a visual inspection can be performed to identify sediment deposits within the structure. Using a flashlight, ALL access points should be examined to complete a thorough inspection.

Inspection Ports
Usually located centrally in the R-Tank System, these perforated columns are designed to give the user a base-line sediment depth across the system floor.

Maintenance Ports
Usually located near the inlet and outlet connections, you'll likely find deeper deposits of heavier sediments when compared to the Inspection Ports.

Manholes
Most systems will include at least two manholes - one at the inlet and another at the outlet. There may be more than one location where stormwater enters the system, which would result in additional manholes to inspect.

Bear in mind that these manholes often include a sump below the invert of the pipe connecting to the R-Tank. These sumps are designed to capture sediment before it reaches the R-Tank, and they should be kept clean to ensure they function properly. However, existence of sediment in the sump does NOT necessarily mean sediment has accumulated in the R-Tank.

After inspecting the bottom of the structure, use a mirror on a pole (or some other device) to check for sediment or debris in the pipe connecting to the R-Tank.

R-TANK OPERATION INSPECTION & MAINTENANCE

If sediment or debris is observed in any of these structures, you should determine the depth of the material. This is typically accomplished with a stadia rod, but you should determine the best way to obtain the measurement.

All observations and measurements should be recorded on an Inspection Log kept on file. We've included a form you can use at the end of this guideline.

Maintenance

The R-Tank System should be back-flushed once sediment accumulation has reached 6" or 15% of the total system height. Use the chart below as a guideline to determine the point at which maintenance is required on your system.

R-Tank Unit	Height	Max Sediment Depth
Mini	9.5"	1.5"
Single	17"	3"
Double	34"	5"
Triple	50"	6"
Quad	67"	6"
Pent	84"	6"

Before any maintenance is performed on your system, be sure to plug the outlet pipe to prevent contamination of the adjacent systems.

To back-flush the R-Tank, water is pumped into the system through the Maintenance Ports as rapidly as possible. Water should be pumped into ALL Maintenance Ports. The turbulent action of the water moving through the R-Tank will suspend sediments which may then be pumped out.

If your system includes an Outlet Structure, this will be the ideal location to pump contaminated water out of the system. However, removal of back-flush water may be accomplished through the Maintenance Ports, as well.

For systems with large footprints that would require extensive volumes of water to properly flush the system, you should consider performing your maintenance within 24 hours of a rain event. Stormwater entering the system will aid in the suspension of sediments and reduce the volume of water required to properly flush the system.

Once removed, sediment-laden water may be captured for disposal or pumped through a Dirtbag™ (if permitted by the locality).

2831 Cardwell Road
Richmond, Virginia, 23234
800.448.3636
FAX 804.743.7779
acfenvironmental.com

Step-By-Step Inspection & Maintenance Routine

1) **Inspection**
   a. Inspection Port
      i. Remove Cap
      ii. Use flashlight to detect sediment deposits
      iii. If present, measure sediment depth with stadia rod
      iv. Record results on Maintenance Log
      v. Replace Cap
   b. Maintenance Port/s
      i. Remove Cap
      ii. Use flashlight to detect sediment deposits
      iii. If present, measure sediment depth with stadia rod
      iv. Record results on Maintenance Log
      v. Replace Cap
      vi. Repeat for ALL Maintenance Ports
   c. Adjacent Manholes
      i. Remove Cover
      ii. Use flashlight to detect sediment deposits
      iii. If present, measure sediment depth with stadia rod, accounting for depth of sump (if present)
      iv. Inspect pipes connecting to R-Tank
      v. Record results on Maintenance Log
      vi. Replace Cover
      vii. Repeat for ALL Manholes that connect to the R-Tank

2) **Maintenance**
   a. Plug system outlet to prevent discharge of back-flush water
   b. Determine best location to pump out back-flush water
   c. Remove Cap from Maintenance Port
   d. Pump water as rapidly as possible (without over-topping port) into system until at least 1"
      of water covers system bottom
   e. Replace Cap
   f. Repeat at ALL Maintenance Ports
   g. Pump out back-flush water to complete back-flushing
   h. Vacuum all adjacent structures and any other structures or stormwater pre-treatment systems that require attention
   i. Sediment-laden water may be captured for disposal or pumped through a Dirtbag™.
   j. Replace any remaining Caps or Covers
   k. Record the back-flushing event in your Maintenance Log with any relevant specifics

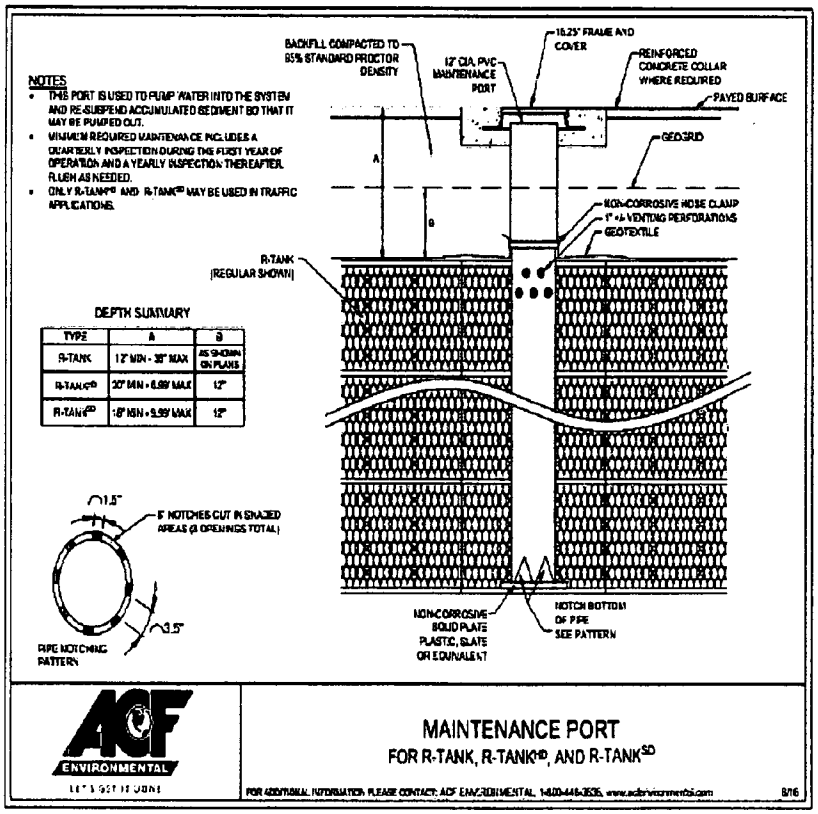
NOTES
THIS PORT IS USED TO PUMP WATER INTO THE SYSTEM AND RE-SUSPEND ACCUMULATED SEDIMENT SO THAT IT MAY BE PUMPED OUT.
MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.
ONLY R-TANK® AND R-TANK® MAY BE USED IN TRAFFIC APPLICATIONS.
BACKFILL COMPACTED TO 95% STANDARD PROCTOR DENSITY
12" DIA. PVC MAINTENANCE PORT
16.25" FRAME AND COVER
REINFORCED CONCRETE COLLAR WHERE REQUIRED
PAVED SURFACE
GEOGRID
A
B
NON-CORROSIVE HOSE CLAMP
1" ø VENTING PERFORATIONS
GEOTEXTILE
R-TANK (REGULAR SHOWN)
DEPTH SUMMARY
TYPE
A
B
R-TANK
12" MIN - 36" MAX
AS SHOWN ON PLANS
R-TANK®
20" MIN - 6.99' MAX
12"
R-TANK®
18" MIN - 9.99' MAX
12"
1.5"
6" NOTCHES CUT IN SHADED AREAS (8 OPENINGS TOTAL)
3.5"
PIPE NOTCHING PATTERN
NON-CORROSIVE SOLID PLATE PLASTIC, SLATE OR EQUIVALENT
NOTCH BOTTOM OF PIPE SEE PATTERN
ENVIRONMENTAL
MAINTENANCE PORT
FOR R-TANK, R-TANK®, AND R-TANK®
8/16

EXHIBIT C – Standard Operation and Maintenance Inspection Report

Facility Operation and Maintenance Inspection Report for Storm Drain Facilities

Inspector Name:			Subdivision / Property Name:		
Inspection Date:			Address:		
Frequency of Inspection	□ Weekly	□ Monthly		□ Quarterly	□ Annual

	Item Inspected	Checked		Maintenance Required?		Observations and Remarks
		Yes	NA	Yes	NA	
	R-Tank Detention Facility					
1	Inspect maintenance port					
2	Maintenance of catch basin					
3	Maintenance of inlet/outlet					
4	Back-flush R-Tank as needed					
	Storm Drain System					
1	Remove sediment from catch basins					
2	Cleaning storm drain pipes					
3	Repair oil/ water separator					
4	Remove sediment from catch basins					
5	Remove sediment from manholes					
	Parking Lot and Roads Maintenance					
1	Sweeping of parking lot					
2	Sweeping of streets					
3	Cleaning of garbage enclosure					
4	Cleaning of non-hazardous spills					
5	Managing fertilizer use					
6	Managing pesticide use					
7	Removal of grass after lawn mowing					
8	Landscaping maintenance					

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

BY: _____ Date: _____
Site Inspector