

When recorded, mail to:

Lehi City Recorder
153 North 100 East
Lehi City, UT 84043

Affects Parcel No(s): 58:021:0425, 58:021:0484, 58:021:0427, 58:021:0438

LONG-TERM STORMWATER MANAGEMENT AGREEMENT

This Long-Term Stormwater Management Agreement ("Agreement") is made and entered into this 10 day of March, 2022, by and between Lehi City, a Utah municipal corporation ("City"), and BOYER HOLBROOK FARM, LC, a Utah Limited Company ("Owner").

RECITALS

WHEREAS, the City is authorized and required to regulate and control the disposition of storm and surface waters within the City, as set forth in the Lehi 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, a 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” or “LTSWMP”) are more particularly shown in Exhibit “B” on file with the Lehi City Recorder and,

WHEREAS, as 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, the Owner is required to enter into this Agreement establishing a means of documenting the execution of the Long-Term Stormwater Management Plan;

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

Section 1

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

Section 2

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

Section 3

Annual Maintenance Report of Stormwater Facilities. The Owner shall, at its sole cost and expense, inspect the Stormwater Facilities and submit an inspection report and certification to the City annually. The purpose of the inspection and certification is to assure safe and proper functioning of the Stormwater Facilities. The annual inspection shall cover all aspects of the Stormwater Facilities, including, but not limited to, the parking lots, structural improvements, berms, channels, outlet structure, pond areas, access roads, vegetation, landscaping, etc. Deficiencies shall be noted in the inspection report. The report shall also contain a certification as to whether adequate

maintenance has been performed and whether the structural controls are operating as designed to protect water quality. The annual inspection report and certification shall be due by June 30th of each year and shall be on forms acceptable to the City.

Section 4

City Oversight Inspection Authority. The Owner hereby grants permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the Stormwater Facilities upon reasonable notice not less than three (3) business days to the Owner. Such inspections shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by the City. The purpose of the inspection shall be to determine and ensure that the Stormwater Facilities are being adequately maintained, are continuing to perform in an adequate manner, and are in compliance with the Act, the Ordinance, and the Long-Term Stormwater Management Plan.

Section 5

Notice of Deficiencies. If the City finds that the Stormwater Facilities contain any defects or are not being maintained adequately, the City shall send the 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 records of the Utah 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 the deficiencies as provided in Section 5 and failure to cure, then, upon Owner's failure to cure or correct within thirty (30) days following a second notice delivered to Owner, the City may issue a Citation punishable as a Misdemeanor in addition to any EPA fine. The City may also give written notice that the facility storm drain connection will be disconnected. Any damage resulting from the disconnection is subject to the foregoing cure periods. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Stormwater Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City. The actions described in this Section are in addition to and not in lieu of any and all equitable remedies available to the City as provided by law for the 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 the thirty (30) days, such amount shall be deemed delinquent and shall be subject to interest at the rate of ten percent (10%) per annum. The 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 Utah County Recorder's Office and the covenants and agreements contained herein shall run with the land. Whenever the Property shall be held, sold, conveyed or otherwise transferred, it shall be subject to the covenants, stipulations, agreements and provisions of this Agreement which shall apply to, bind and be obligatory upon the Owner hereto, its successors and assigns, and shall bind all present and subsequent owners of the Property described herein.

Section 10

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

Section 11

Utah Law and Venue. This Agreement shall be interpreted under the laws of the State of Utah. 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 Utah 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 the 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. No modification shall be effective until recorded in the Utah 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 this 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 this Agreement at the County Recorder but is included by this reference and shall kept on file with the City Recorder. Revision applications must be filed with the City Stormwater Division and amended into the LTSWMP on file with the Lehi City recorder.

STORMWATER FACILITIES MAINTENANCE AGREEMENT

SO AGREED this 10 day of March 2022.

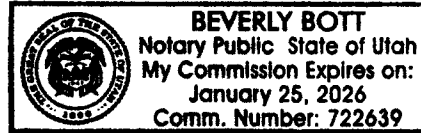
PROPERTY OWNER

By: [Signature] Title: [Signature]
BRIAN BOCHNOUR
By: _____ Title: _____

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

The above instrument was acknowledged before me by BRIAN BOCHNOUR, Manager, this 10th day of March, 2022.

[Signature]
Notary Public
Residing in: Salt Lake County
My commission expires: 1/25/26



LEHI CITY

By: [Signature] Date: 3/21/22
Mayor

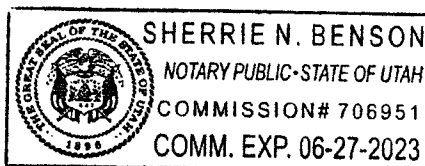
Attest: [Signature]
City Recorder



STATE OF UTAH)
:SS.
COUNTY OF UTAH)

The above instrument was acknowledged before me by Mark Johnson, this 21 day of March, 2022.

[Signature]
Notary Public
Residing in: Utah
My commission expires: 10-27-2023



Attachments:

Exhibit A: Plat and Legal Description

Exhibit B: Long-Term Stormwater Management Plan, on file with the Lehi City Recorder

EXHIBIT A

COM S 89 DEG 51' 40" W 16.56 FT & S 64 FT FR NE COR. SEC. 3, T5S, R1W, SLB&M.; S 0 DEG 3' 14" W 692.16 FT; N 89 DEG 48' 50" W 403.44 FT; N 2 DEG 3' 40" E 404.9 FT; N 15 DEG 30' 40" E 296.25 FT; N 89 DEG 51' 39" E 310.3 FT TO BEG. AREA 5.979 AC.

(58:021:0425)

COM S 89 DEG 51' 40" W 17.22 FT & S 756.16 FT FR NE COR. SEC. 3, T5S, R1W, SLB&M.; S 0 DEG 3' 14" W 537.96 FT; S 89 DEG 52' 33" W 249.47 FT; N 86 DEG 38' 32" W 15.38 FT; ALONG A CURVE TO L (CHORD BEARS: N 88 DEG 22' 55" W 62.54 FT, RADIUS = 1030 FT); S 89 DEG 52' 40" W 7.53 FT; N 12 DEG 10' 20" W 355.17 FT; N 2 DEG 3' 40" E 190.1 FT; S 89 DEG 48' 50" E 403.44 FT TO BEG. AREA 4.749 AC.

(58:021:0484)

COM N 89 DEG 49' 32" E 16.44 FT & S 63.95 FT FR NW COR. SEC. 2, T5S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: N 77 DEG 31' 43" E 128.34 FT, RADIUS = 330 FT); S 50 DEG 54' 16" E 8.69 FT; S 12 DEG 1' 39" E 774.78 FT; W 294.2 FT; N 0 DEG 3' 14" E 735.54 FT TO BEG. AREA 3.669 AC.

(58:021:0427)

COM S 799.44 FT & E 309.95 FT FR NW COR. SEC. 2, T5S, R1W, SLB&M.; S 12 DEG 1' 39" E 394.62 FT; S 37 DEG 29' 46" W 68.65 FT; S 77 DEG 58' 22" W 157.32 FT; ALONG A CURVE TO R (CHORD BEARS: S 83 DEG 26' 2" W 182.53 FT, RADIUS = 953.29 FT); N 0 DEG 3' 14" E 494.08 FT; E 294.3 FT TO BEG. AREA 3.667 AC.

(58:021:0438)

EXHIBIT A

Parcel#58:021:0425, 58:021:0484,
58:021:0427, 58:021:0438

Boyer Holbrook LC

Proposed Development Area 1.9 acres.

Total number of lots 1.

EXHIBIT B

Long-Term Stormwater Management Plan

for:

Holbrook Flex Building 4
5125 West Hudson Way
Lehi, Utah 84043

Boyer Holbrook Flex Building 4
5125 West Hudson Way
Lehi, Utah 84043

Patrick Moffat, Director of Construction

Email: pmoffat@boyercompany.com

Phone: 801-521-4781

Project Manager, John Petersen

Cell Number: (801) 915-3465

Email: JPetersen@HadcoConstruction.com

Site Superintendent, DJ Whyte

Cell Number: (801) 420-5331

Email: DWhyte@HadcoConstruction.com

24-Hour Property Management, Brian Fredrick

Cell Phone: 801-366-7166

PURPOSE AND RESPONSIBILITY

As required by the Clean Water Act and resultant local regulations, including Lehi, UT 84043, UTR090038 Municipal Separate Storm Sewer Systems (MS4) Permit, those who develop land are required to build and maintain systems to minimize litter and contaminants in stormwater runoff that pollute waters of the State.

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

The Provo Reservoir Canal is not high quality or impaired. The LTSWMP is aimed at addressing these impairments in addition to all other pollutants that can be generated by this property.

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SECTION 1: SITE DESCRIPTION, USE AND IMPACT

SECTION 2: TRAINING

SECTION 3: RECORDKEEPING

SECTION 4 APPENDICES

SECTION 1: SITE DESCRIPTION, USE AND IMPACT

Our site infrastructure is limited at controlling and containing pollutants. If our property and operations are managed improperly we will contaminate our water resources. This LTSWMP includes standard operations procedures (SOP)s intended to compensate for the limitations of our site infrastructure and direct our maintenance operations to responsibly manage our grounds. SOPs are filed in appendix B.

The site is sloped from North to South. On the East side of the parking lot there are Stormtech MC-4500 Underground Detention/Retention Chambers. On the West side of the parking lot there are a series of storm drain inlets piped to the South.

The Drainage Plan is detailed in C 8.0 and C 8.1 Drainage Plan Civil Sheets prepared by Focus Engineering.

C 8.0: West Side of Building 4: 4x4 SD Inlet #108 is piped to 4x4 SD Inlet #107, piped to 4x4 SD Inlet #106, piped to 4x4 SD Inlet #105 piped to 4x4 SD Inlet #104, then piped off Sheet C 8.0 South to sheet C 8.1.

C 8.0: East parking lot of Building 4: TBC Inlet #102 is piped South to SDMH #106. TBC Inlet #104 is also piped to SDMH #108. It is then piped to the first second of the Stormtech MC-4500 Underground Chambers. Then it is piped to SDMH #112. TBC Inlet #103 is also piped to SDMH #112. SDMH #112 is piped to the next section of the Stormtech MC-4500 Underground Chambers and then piped South to sheet C 8.1.

C 8.1: Continuing on the West side of Building 4: SD Inlet #104 (Sheet C 8.0) is piped to 4x4 SD Inlet #103, then piped to 4x4 SD Inlet #102, then piped to 4x4 SD Inlet #101, then piped to SDMH #109, which is piped to SDMH #113 then piped to Stormtech MC-4500 Underground Chambers at the South of the site. The overflow from this Southwest 2 row underground chambers is SDMH #116 which flows to Reverse SD Combo #101 (to replace existing TBC Inlet #101).

Continuing from the East Parking Lot the Stormtech Chambers continue South to SDMH #111. TBC Inlet #106 also flows into SDMH #111. SDMH #111 flows South to the next section of Stormtech Chambers then to SDMH #110. TBC Inlet #105 also flows to SDMH #110. SDMH #110 flows to SDMH #115 to the next section of Stormtech Chambers which flow to the West to SDMH #103. TBC Inlet #101 also flows to SDMH #103. SDMH #103 flows West to SDMH #114, then connects to the Southwest 2 rows of Stormtech Chambers and through SDMH #116 to the Existing to be replace SD Combo #101 and then flows off of the site to the South and connects to the existing storm drain system along Hudson Way.

Parking, Sidewalk and flatwork

Any sediment, leaves, debris, spilt fluids or other waste that collects on our parking areas and sidewalks will be carried by runoff to our underground detention/retention system increasing our maintenance cost. These solids will fill in our retention system requiring future dredging and cleaning. Also any liquids and dissolved solids can contaminate groundwater. (See Section 1 and C8.0 and C8.1)

Landscaping

Clean up grass clippings, sticks, branches, dirt, mulch, fertilizers, pesticides and other pollutants to fall or be left on our paved areas. These solids will fill in our underground detention/retention system requiring future dredging and cleaning. Also any liquids and dissolved solids can contaminate groundwater. (See Section 1 and C8.0 and C8.1)

Flood and Water Quality Control System

Our flood and water quality control system includes directing runoff into landscaping swales and open landscaping areas. Directing runoff to our landscape areas is a low impact system intended to trap and treat our urban pollutants on the surface to protect downstream water resources and our underground detention/retention system increasing our maintenance cost. Infiltrating some of our runoff helps keep streams and rivers clean but if we are not careful can contaminate groundwater. Anything we put or allow to be left on our pavements will eventually be carried to our underground detention/retention system increasing our maintenance cost. Also by-passing dissolved and liquid pollutants can increase the risk for contaminating groundwater for which we are responsible. In addition, very intense storm events can scour debris and silt from our system and spill to the Provo Reservoir Canal which is not high quality or impaired. It is important our flood control volume and underground detention/retention system is adequately maintained to function properly. (See Section 1 and C8.0 and C8.1)

Waste Management

Good waste management systems, if managed improperly, can become the source of the very pollution it was intended to manage. The lids of our dumpster and trash receptacles are intended to prevent light weight trash carried off by wind and precipitation exposure minimizing liquids that can leak to our pavement and from haul trucks. In addition, our dumpster pad slopes toward our pavement and any leaks can leach into runoff staining our pavement, causing smell and increasing groundwater contamination risk. (See Section 1 and C8.0 and C8.1)

Utility System

Our roof top utility system is exposed to our roof drains which drain to our pavements. This heating and air conditioner unit contains oils and other chemicals that can harm groundwater and the Provo Reservoir Canal which is not high quality or impaired if allowed to drain off our property. (See Section 1 and C8.0 and C8.1)

Snow and Ice Removal Management

Salt is a necessary pollutant and is vital to ensuring a safe parking and pedestrian walkways. However, salt and other ice management chemicals if improperly managed will unnecessarily increase our salt impact to our own vegetation and local water resources. We need to minimize salt to maintain healthy root systems needed for optimum infiltration rates. (See Section 1 and C8.0 and C8.1)

Equipment / Outside Storage

(See Section 1 and C8.0 and C8.1)

SECTION 2: TRAINING

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

SECTION 3: RECORDKEEPING

Maintain records of operation and maintenance activities in accordance with SOPs. Mail a copy of the record to Lehi Stormwater Division annually.

SECTION 4: APPENDICES

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

APPENDIX A— SITE DRAWINGS AND DETAILS

C 8.0 Drainage Plan
C 8.1 Drainage Plan

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/10/2022
2	REVISED PER COMMENTS	10/10/2022
3	REVISED PER COMMENTS	10/10/2022
4	REVISED PER COMMENTS	10/10/2022
5	REVISED PER COMMENTS	10/10/2022
6	REVISED PER COMMENTS	10/10/2022
7	REVISED PER COMMENTS	10/10/2022
8	REVISED PER COMMENTS	10/10/2022
9	REVISED PER COMMENTS	10/10/2022
10	REVISED PER COMMENTS	10/10/2022

DRAINAGE PLAN

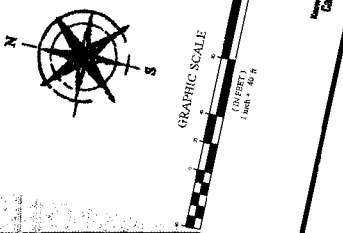
PROJECT NO.	36201:2022
DATE	10/10/2022
SCALE	AS SHOWN
DRAWN BY	...
CHECKED BY	...
APPROVED BY	...

LEGEND

ROOF DRAINAGE	...
STREET DRAINAGE	...
CONCRETE DRAINAGE	...
ASPHALT DRAINAGE	...
GRAVEL DRAINAGE	...
...	...

NOTE

ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH DRAINAGE DESIGN HANDBOOK AND THE UTAH DRAINAGE DESIGN HANDBOOK FOR CONCRETE AND ASPHALT PAVEMENTS. THE DESIGN SHALL BE BASED ON THE DESIGN CONDITIONS AND DATA PROVIDED BY THE CLIENT. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



STATE ROAD 68
(WOOD ROAD)

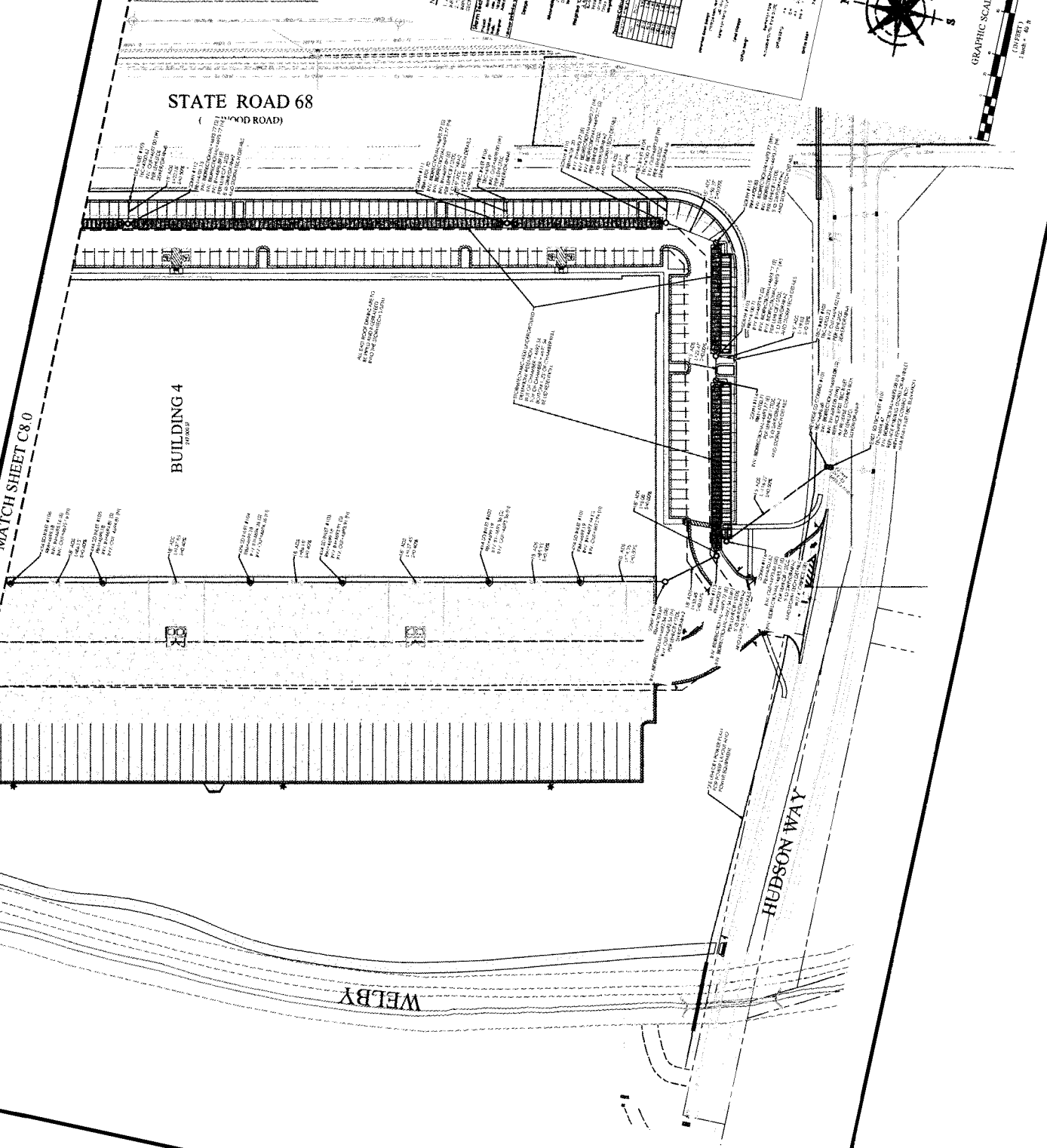
BUILDING 4

MATCH SHEET C80

HUDSON WAY

WELBY

JACO



APPENDIX B – SOPs

Pavement Sweeping

General:

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

1. Purpose:

- a) The Provo Reservoir Canal is not high quality or impaired.
- b) Any sediment, leaves, debris, spilt fluids or other waste that collects on our parking areas and sidewalks will fill in our underground detention/retention system increasing our maintenance cost.

2. Regular Procedure:

- a) Remain aware of minor sediment/debris and hand sweep or remove material by other means as needed. Significant deposits will likely collect in autumn with leaf fall and early spring after winter thaw. Usually sweeping machinery is the best tool for this application.
- b) Regularly manage outside activities that spread fugitive debris on our pavements. This involves outside functions including but not limited to: Yard sales, yard storage, fund raisers, etc.
- c) Do not allow car wash fund raiser or other related activities. Detergents will damage water resources and washed pollutants will fill our underground detention/retention system increasing our maintenance cost and drain into the ground which we are responsible.

4. Disposal Procedure:

- a) Dispose of hand collected material in dumpster
- b) Use licensed facilities when haul off is necessary

5. Training:

- a) Annually and at hire
- b) Inform staff and service contractors when incorrect SOP implementation is observed.

Landscape 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.

1. Purpose:

- a) The Provo Reservoir Canal is not high quality or impaired.
- b) Grass clippings, sticks, branches, dirt, mulch, fertilizers, pesticides and other pollutants will fill our underground detention/retention system future dredging and cleaning increasing our maintenance cost. Removing these debris after they have washed to our underground detention/retention system will in very expensive.

2. Maintenance Procedure:

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

3. Waste Disposal:

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

4. Equipment:

- a) Tools sufficient for proper containment of pollutants and removal.

5. Training:

- a) Annually and at hire
- b) Inform staff and service contractors when incorrect SOP implementation is observed.
- c) Landscape Service Contractors must use equal or better SOPs.

Waste Management

General:

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

1. Purpose:

- a) Trash can easily blow out of our dumpster and trash receptacles.
- b) Liquids can leak from our dumpster polluting waterways, subsurface soils, stain our pavement and cause smell.

2. Procedure:

- a) Remain aware of the lids and keep them closed.
- b) Remain aware of leaking and fix. Minimize allowing disposal of liquids in our receptacles and dumpster. Also liquids can leak from the waste haul trucks.
- c) Beware of dumpster capacity. Solve capacity issues. Leaving bags outside of dumpster is not acceptable.

3. Waste Disposal Restrictions for all waste Scheduled for the North Pointe Landfill:

- a) Generally most waste generated at this property, and waste from spill and clean up operations can be disposed in our dumpsters under the conditions listed in this SOP. Unless specific disposal requirements are identified by the product SDS or otherwise specified in other SOPs.
- b) Know the facility disposal requirements and restrictions. It should not be assumed that all waste disposed in collection devices will be disposed at the North Pointe Landfill.

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

Generally the waste prohibited by the North Pointe Landfill is:

- List local prohibitions: ...
 - Motor Oil
 - Car Batteries

(North Pointe Landfill 801-225-8538).

4. Training:

- a) Annually and at hire
- b) Inform staff and service contractors when incorrect SOP implementation is observed.

Flood and Water Quality System

General:

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

1. Purpose:

- a) Our storm drain system will collect anything we leave in the way of runoff which will fill our underground detention/retention system increasing maintenance cost.
- b) Any liquids or dissolved pollutants can increase the risk for contaminating groundwater for which we are responsible.
- c) During very intense storm events pollutants in excess runoff can by-pass our system increasing risk of contaminating groundwater and the Provo Reservoir Canal.

2. Inspections:

- a) Inspect our underground detention/retention system. Remove any floating trash at each inspection interval with rake or other means. Remove sediments accumulations when 2" and more. Oil can also be removed with absorbent materials but sediments will require vacuum operated machinery.
- b) Inspect our underground detention/retention system for mosquito larvae. Contact the South Salt Valley Mosquito Abatement District when necessary.
- c) Inspect underground infiltration system for water. Water should not remain for more than 48 hours. Contact an engineer or equal industry with adequate knowledge when water is not draining.

- d) Inspect underground detention/retention system. Remove sediment and debris accumulation when volume capacities drop below 90%. Removal will require hydro-vacuum machinery.

2. Disposal Procedure:

- a) Remove and dispose sediment and debris at licensed facilities. Also dry waste can be disposed in your dumpster as permitted by the North Pointe Landfill.
- b) Disposal of hazardous waste
1. Dispose of hazardous waste at regulated disposal facilities. Follow SDS Sheets. Also see Waste Management and Spill Control SOP

3. Training:

- a) Annually and at hire
- b) Inform staff and service contractors when incorrect SOP implementation is observed.

Pavement Washing

General:

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

1. Purpose:

- a) Pavement washing involving detergents can potentially contaminate groundwater with phosphates and with whatever we are washing.
- b) Pavement washing can fill our underground detention/retention system with detergents, including sediment and debris increasing our maintenance cost.

2. Procedure:

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

3. Disposal Procedure:

- a) Small volumes of diluted washing waste can usually be drained to the local sanitary sewer. Contact the South Valley Sewer District.
- b) Large volumes must be disposed at regulated facilities.

4. Pavement Cleaning Frequency:

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

5. Training:

- a) Annually and at hire
- b) Inform staff and service contractors when incorrect SOP implementation is observed.

Snow and Ice Removal Management**General:**

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

1. Purpose:

- a) Salt and other ice management chemicals if improperly managed will unnecessarily increase our salt impact to our own vegetation and local water resources.
- b) We need to maintain healthy root systems to help maintain optimum infiltration rates.

2. De-Icing Procedure:

- a) Do not store or allow salt or equivalent to be stored on outside paved surfaces.
- b) Minimize salt use by varying salt amounts relative to hazard potential.
- c) Sweep excessive piles left by the spreader.
- d) Watch forecast and adjust salt amounts when warm ups are expected the same day.

3. Training:

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

General Construction Maintenance

General:

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

1. Purpose:

- a) Any sediment, debris, or construction waste will fill in our underground detention/retention system increasing our maintenance cost.

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 and runoff events. Many times daily maintenance is necessary or as needed per random, precipitation or non-stormwater events.
- b) Project materials and waste can be contained or controlled by operational or structural best management practices.
 - Operational; including but not limited to:
 - Strategic staging of materials eliminating exposure, such as not staging on pavement
 - Avoiding multiple day staging of backfill and spoil
 - Haul off spoil as generated or daily
 - Schedule work during clear forecast
 - Structural; including but not limited to:
 - Inlet protection, e.g. wattles, filter fabric, drop inlet bags, boards, planks
 - Gutter dams, e.g. wattles, sandbags, dirt dams
 - Boundary containment, e.g. wattles, silt fence
 - Dust control, e.g. water hose,
 - Waste control, e.g. construction solid or liquid waste containment, dumpster, receptacles
- c) Inspection often to insure the structural best management practices are in good operating condition and at least prior to the workday end. Promptly repair damaged best management practices achieving effective containment.
- d) Cleanup:
 - Use dry cleanup methods, e.g. square nose shovel and broom.
 - Wet methods are allowed if wastewater is prevented from entering the stormwater system, e.g. wet/dry vacuum, disposal to our landscaped areas.

- e) Cleanup Standard:
- When a broom and a square nosed shovel cannot pick any appreciable amount of material.

3. Waste Disposal:

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

4. Equipment:

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

5. Training:

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

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. Purpose:

- a) Spilt liquids and solids will reach our underground detention/retention system, potentially contaminating groundwater which we are responsible.
- b) It is vital we contain all spills on the surface. Spills reaching our underground detention/retention system can result in expensive spill mitigation, including potential tear out and replacement.

2. Containment Procedure:

- a) Priority is to dam and contain flowing spills.
- b) Use spill kits booms if available or any material available to stop flowing liquids; including but not limited to, nearby sand, dirt, landscaping materials, etc.
- c) Hazardous or unknown waste material spills
 1. Critical Emergency constitutes large quantities of flowing uncontained liquid that people at risk or reach storm drain systems. Generally burst or tipped tanks and containment is still critical. Call HAZMAT, DWQ, Utah County Health Department, Lehi City.

Also report spills to DWQ of quantities of 25 gallons and more and when the spill of lesser quantity causes a sheen on downstream water bodies

2. Minor Emergency constitutes a spill that is no longer flowing but has reached a storm drain and adequate cleanup is still critical. Call SLVHD, City
3. Spills that are contained on the surface, typically do not meet the criteria for Critical and Minor Emergencies and may be managed by the responsible implementation of this SOP.
4. Contact Numbers:
HAZMAT - 911
DWQ – 801-231-1769, 801-536-4123, 801-536-4300,
Utah County Health Department # 801-851-7000
Lehi City #385-201-1700

3. Cleanup Procedure:

- a) NEVER WASH SPILLS TO THE STORM DRAIN SYSTEMS.
- b) Clean per SDS requirements but generally most spills can be cleaned up according to the following:
 - Absorb liquid spills with spill kit absorbent material, sand or dirt until liquid is sufficiently converted to solid material.
 - Remove immediately using dry cleanup methods, e.g. broom and shovel, or vacuum operations.
 - Cleanup with water and detergents may also be necessary depending on the spilled material. However, the waste from this operation must be vacuumed or effectively picked up by dry methods or vacuum machinery. See Pavement Washing SOP.
 - Repeat process when residue material remains.

4. DISPOSAL:

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

5. Documentation:

- a) Document all spills in Appendix C.

6. SDS sheets:

- a) SDS Manual is filed in break room.

7. Materials:

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

8. Training:

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

APPENDIX C – PLAN RECORDKEEPING DOCUMENTS

[Insert PLAN Recordkeeping forms following this page]

MAINTENANCE/INSPECTION SCHEDULE

Frequency	Site Infrastructure
	Replace text with the infrastructure / system that must be maintained; repeat
A	4x4 SD Inlet #108, 4x4 SD Inlet #107, 4x4 SD Inlet #106, SD 4x4 Inlet #105, SD 4x4 Inlet #104
A	TBC Inlet #102, TBC Inlet #104, TBC Inlet #103, TBC Inlet #106, TBC Inlet #105, TBC Inlet #101
A	SDMH #106, SDMH #108
A	1 st Section of Stormtech Chambers
A	SDMH #112
A	2nd Section of Stormtech Chambers
A	4x4 SD Inlet #103, 4x4 SD Inlet #102, 4x4 SD Inlet #101
A	SDMH #109, SDMH #113
A	3 rd Section of Stormtech Chambers
A	SDMH #116
A	Reverse SD Combo #101 (to replace existing TBC Inlet #101) flows to existing storm drainage system along Hudson Way
A	SDMH #111
A	4 th Section of Stormtech Chambers
A	SDMH #110, SDMH #115
A	5 th Section of Stormtech Chambers
A	SDMH #103, SDMH #114

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

RECORD INSPECTIONS IN THE MAINTENANCE LOG

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

Long-Term Stormwater Management Plan
Holbrook Flex Building 4 - 2/28/2022

MAINTENANCE LOG

Date	Maintenance Performed/Spill Events. Perform Maintenance per SOPs	Observation Notes, including but not limited to; Inspection results, Observations, System Performance (effectiveness/inefficiencies), SOP Usefulness, Concerns, Necessary Changes...	Initials

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

*You may create your own form that provides this same information or request a word copy of this document.

