



ENT 123026:2021 PG 1 of 39
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2021 Jul 12 4:49 pm FEE 0.00 BY IP
 RECORDED FOR LEHI CITY RECORDER

When recorded, mail to:

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

Affects Parcel No(s): 42:057:0008

LONG-TERM STORMWATER MANAGEMENT AGREEMENT

This Long-Term Stormwater Management Agreement ("Agreement") is made and entered into this 6th day of July, 2021, by and between Lehi City, a Utah municipal corporation ("City"), and Sundborn, LLC, a Limited Liability Company ("Owner").

RECITALS

WHEREAS, the City is authorized and required to regulate and control the disposition of storm and surface waters within the 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 6th day of July 20 21 .

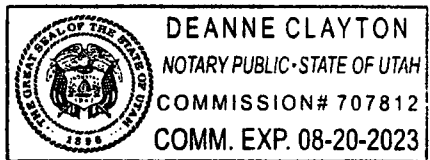
PROPERTY OWNER

By: Sydney Bell
James G Seaberg Title: Manager
By: _____ Title: _____

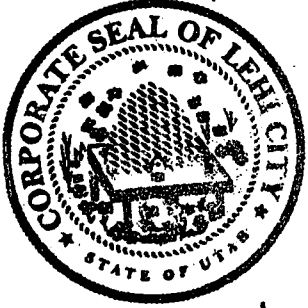
STATE OF UTAH)
)
:ss.
COUNTY OF UTAH)

The above instrument was acknowledged before me by JAMES G SEABERG MANAGER this 6TH day of JULY, 20 21.

Deanne Clayton
Notary Public
Residing in: UTAH
My commission expires: 8/20/2023



LEHI CITY
By: Mark Johnson Date: 7/8/21
Mayor
Attest: Lesha Wilson
City Recorder



STATE OF UTAH)
)
:ss.
COUNTY OF UTAH)

The above instrument was acknowledged before me by mark Johnson, this 8 day of July, 20 21.

Shirley N. Benson
Notary Public
Residing in: Lehi; Utah
My commission expires: 6-27-2023



Attachments:

Exhibit A: Plat and Legal Description

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

Exhibit A

Ivory Ridge Towns

100 East Clubview Lane

Lehi, UT 84043

Proposed Development Area: 7.62 acres

Total number of lots: 1

Project is Residential/Commercial – New Development

PARCEL #:

42:057:0008

Legal Description:

PART LOT 3, PLAT A, IVORY RIDGE SUB DESCRIBED AS FOLLOWS:; COM S 1324.85 FT & E 44.56 FT FR NW COR. SEC. 33, T4S, R1E, SLB&M.; S 89 DEG 57' 46" E 603.13 FT; S 544.5 FT; W 117.99 FT; ALONG A CURVE TO L (CHORD BEARS: S 89 DEG 5' 47" W 16.67 FT, RADIUS = 528 FT); ALONG A CURVE TO L (CHORD BEARS: S 82 DEG 48' 43" W 98.99 FT, RADIUS = 520.13 FT); ALONG A CURVE TO R (CHORD BEARS: S 83 DEG 42' 59" W 103.32 FT, RADIUS = 469.08 FT); W 252.87 FT; N 421.32 FT; ALONG A CURVE TO R (CHORD BEARS: N 39 DEG 33' 2" W 32.98 FT, RADIUS = 25.98 FT); S 89 DEG 32' 46" E 2.05 FT; N 0 DEG 27' 45" E 73.09 FT; N 4 DEG 16' 37" E 49.16 FT TO BEG. AREA 7.610 AC.

Exhibit B

Introduction

As required by the Clean Water Act and resultant local regulations, including the Lehi City 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 and generate loose litter must be prohibited, unless SOPs are written to manage those activities or operations, and amended into this LTSWMP.

The Jordan River and Utah Lake are impaired but do not have a TMDL. The LTSWMP is aimed at addressing these impairments in addition to all other pollutants that can be generated by this property. This Long-Term Stormwater Management Plan (LTSMP) is being implemented in order to protect water quality. Post construction Stormwater controls are required to be installed and maintained under the Utah Pollution Discharge Elimination System and the Clean Water Act to keep water clean. Installing post construction controls will prevent the discharge of pollutants into the local streams, rivers, and lakes. In recent years, contaminated Stormwater from various construction sites and commercial facilities has been polluting water bodies throughout the state of Utah. By properly installing and maintaining post construction Stormwater controls pollutants will be contained and water quality will be improved.

This management plan is designed to prevent pollutants from entering the storm drain system and polluting our waters. This facility is responsible for ensuring that any water discharged from the facility is free of harmful pollutants, thereby assisting in the health and protection of waters in our community. This plan will address Stormwater controls at this facility. These controls will be monitored, maintained, and improved if needed to prevent pollutants from being discharged from this facility into the storm drain system or local waters. Additionally, the patrons or employees of this facility will be trained or made aware of the aforementioned issues and controls.

General Site Use and Description

Ivory Ridge Towns is a mixed residential and commercial development consisting of Phase 1 (Lot 3B with 56 townhomes for rent), and Phase 2 - to be developed at a later date - (Lot 3A with 3 commercial buildings), landscaped common areas, park strips, and parking.

TRAINING

Ensure that all employees and maintenance contractors know and understand the SOPs specifically written to manage the property. Report any variances to the LTSMP contact listed on the Facility Map. File all training records in Exhibit C.

RECORDKEEPING

Maintain records of operation activities in accordance with SOPs. File all recordkeeping documents in Appendix A.

Mail a copy of the record to the city stormwater division annually.

SECTION 1: SITE DESCRIPTION, USE AND IMPACT

The site infrastructure at our site is limited at controlling and containing pollutants and our operations if managed improperly can contaminate the environment. This LTSWMP includes standard operations procedures (SOP)s that are intended to compensate for the pollution containment limitations of our site infrastructure and direct our maintenance operations to responsibly manage our grounds.

Parking, Sidewalk and flatwork

Any sediment, leaves, debris, spilt fluids or other waste that collects on our parking lots and sidewalks will be carried by runoff to our storm drain inlets. This waste material will settle in our storm drain system increasing maintenance cost and solid and dissolved waste in our runoff can pass through our system ultimately polluting the Jordan River and Utah lake.

Maintenance involves regular sweeping, but it can also involve pavement washing to remove stains, slick spots and improve appearance when necessary. Use our Pavement Maintenance and the Pavement Washing SOPs to manage pollutants that collect on our pavements.

Landscaping

Our landscape operations can result in grass clippings, sticks, branches, dirt, mulch, fertilizers, pesticides and other pollutants to fall or be left on our paved areas. This waste material will settle in our storm drain system increasing maintenance cost and solid and dissolved waste in our runoff can pass through our storm drain system ultimately polluting the Jordan River and Utah Lake. The primary pollutant impairing the Jordan River and Utah Lake is organic material so it is vital that our paved areas with direct connection to the city storm drain systems remain clean of landscape debris.

Use our Landscape Maintenance SOP to prevent this potential pollution source from affecting the Jordan River and Utah Lake.

Snow and Ice Removal Management

Salt is a necessary pollutant and is vital to ensuring a safe parking and pedestrian walkways. However, the snow removal operations if improperly managed will increase our salt impact to our own vegetation and local water resources. Use our Snow and Ice Removal SOP to minimize our salt impact.

SECTION 2: TRAINING

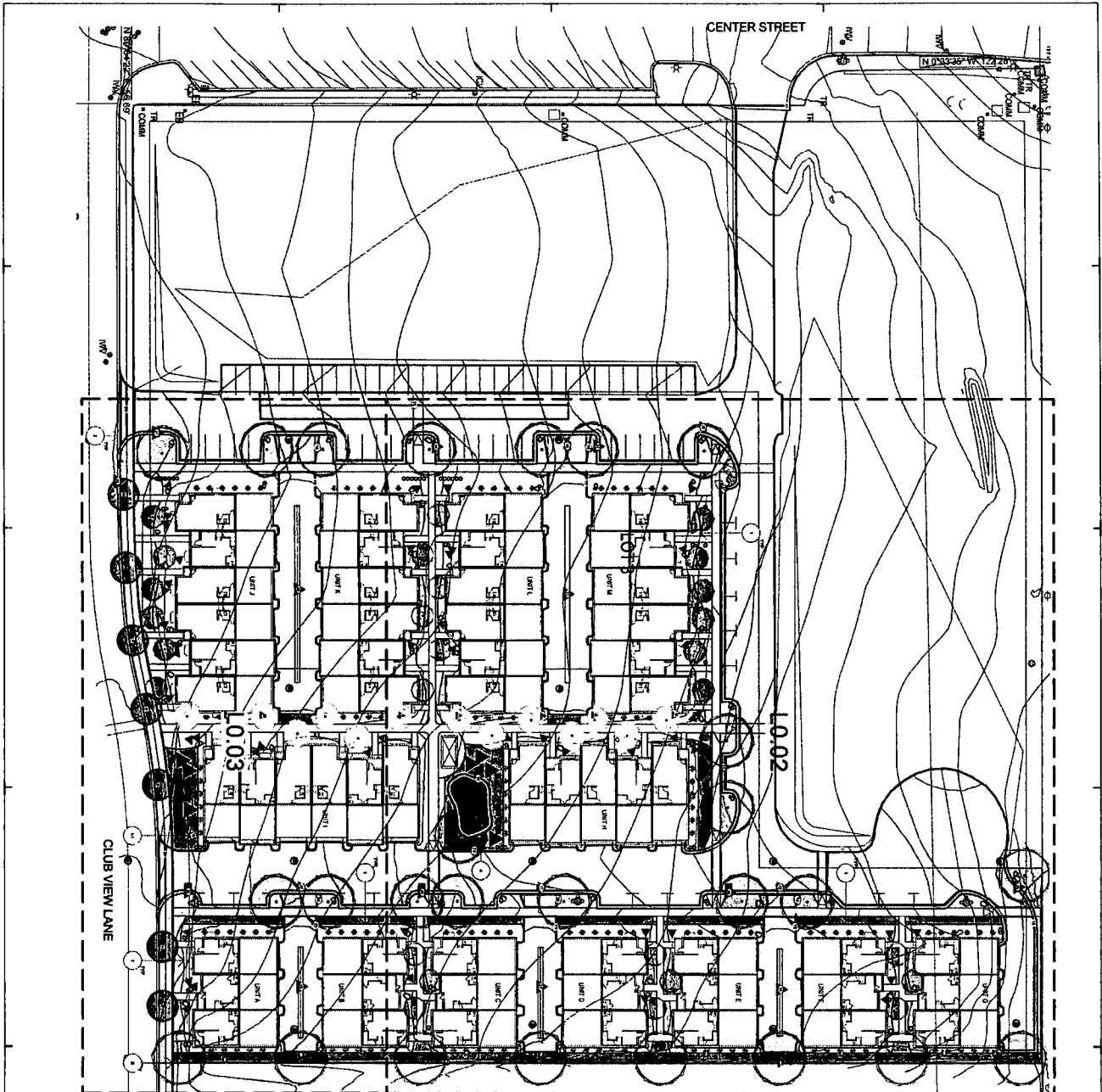
Ensure that all employees and maintenance contractors know and understand the SOPs specifically written to manage and maintain the property. Maintenance contractors must use the stronger of their Company and the LTSWMP SOPs. File all training records in Appendix C.

SECTION 3: RECORDKEEPING

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

Facility Maps

Include the overview of the facility with the location of all Long-Term Stormwater BMPs



LANDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY	COMMON NAME	BOTANICAL NAME	SIZE
(Symbol)	ROCKY MOUNTAIN BLUE GRASS	1	ROCKY MOUNTAIN BLUE GRASS	ASEP CANADENSIS (L.) NEES & EMB.	2" DIA.
(Symbol)	PROCESSED BARK MULCH	14	PROCESSED BARK MULCH	PROCESSED BARK MULCH	2" DIA.
(Symbol)	ALICE LACEY'S ELM	18	ALICE LACEY'S ELM	ULMUS AMERICANUS 'ELMER II'	7" DIA.
(Symbol)	MILWAUKEE COLUMBIAN REDWOOD	27	MILWAUKEE COLUMBIAN REDWOOD	SELIUM TERRESTRIS 'MILWAUKEE'	7" DIA.
(Symbol)	CANDIDUS SWIFT PIN	7	CANDIDUS SWIFT PIN	ASPERULUS CANDIDUS	8" HT.
(Symbol)	HORTENSIA BLUE ATLAS CEDAR	19	HORTENSIA BLUE ATLAS CEDAR	CEDRUS ATLANTICA 'HORTENSIA'	8" HT.
(Symbol)	VAL-VEGEE BUCHENHORN	120	VAL-VEGEE BUCHENHORN	FRAXINUS PENNSYLVANICA 'VAL-VEGEE'	1 1/2" DIA.
(Symbol)	ROCKY MOUNTAIN BLUE GRASS	127	ROCKY MOUNTAIN BLUE GRASS	ASEP CANADENSIS (L.) NEES & EMB.	2" DIA.

LEHI CITY DATA

OWNER: IVORY RIDGE TOWNHOMES DEVELOPMENT, CHARTER 14, LEHI, UTAH COUNTY

PROJECT NO: 2021-001

TOTAL SQUARE FEET: 4800 SF

DATE: 08/20/21

DESIGNED BY: TS

CHECKED BY: SS

DATE: MAY 2021

PROPERTY NO: 2021-001

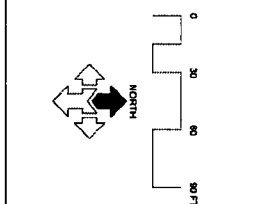
CLUB VIEW STREET

2021-001-THRESH

7

- REFERENCE NOTES**
1. SEE CITY DATA
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
 3. EXISTING CONDITIONS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED
 4. EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED
 5. EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED
 6. EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED
 7. EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED

- IRRIGATION NOTES**
1. IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 1.0 INCH OF WATER PER WEEK TO THE PLANTS
 2. IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 1.0 INCH OF WATER PER WEEK TO THE PLANTS
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 7. IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 1.0 INCH OF WATER PER WEEK TO THE PLANTS



IVORY RIDGE TOWNHOMES

CLUB VIEW LANE

LEHI, UT

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8418 South Sandy Parkway, Suite 200, Sandy, Utah 84070 801.251.7700 mce@mcneileng.com

Civil Engineering • Consulting & Landscape Architecture

Structural Engineering • Land Surveying & HDS


REVISIONS

NO.	DATE	DESCRIPTION


L0.01

CONCEPTUAL LANDSCAPE PLAN - OVERALL



 Various shades of Green: Landscaping:
Grass, mulches, bushes and trees. (1)


ENT 123026:2021 PG 14 of 39

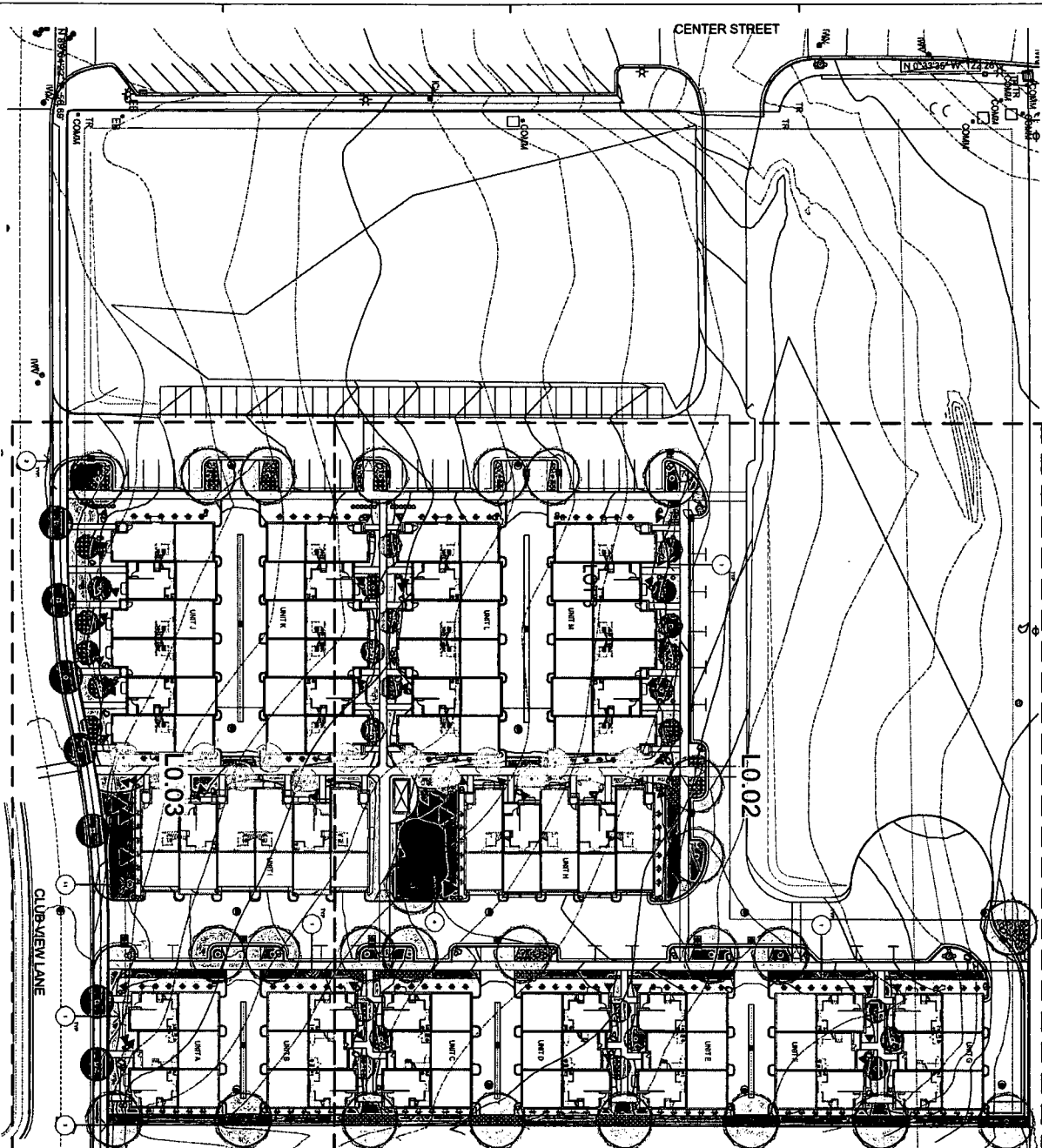
 Asphalt road or parking (17)

 UIC - StormTech MC-4500 Chambers (2)

— Landscaping (1)

 Storm drain Inlet (43)

 Clean-out Box (5)



LANDSCAPE SCHEDULE

SYMBOL	QTY	COMMON NAME	SYMBOL NAME	SIZE
(Large solid circle)	7	NOYU MONSIEUR ROUND WAX	NOYU MONSIEUR ROUND WAX	2" CAL.
(Large circle with dots)	14	PRINCESS PALM PLANT	PRINCESS PALM PLANT	2" CAL.
(Large circle with horizontal lines)	20	ALICE LINDHAYE PALM	ALICE LINDHAYE PALM	2" CAL.
(Large circle with vertical lines)	27	MANSARD COLUMNAR SLOE	MANSARD COLUMNAR SLOE	2" CAL.
(Large circle with diagonal lines)	7	CANDIDIA WHITE PINE	CANDIDIA WHITE PINE	1" FT
(Large triangle)	16	HOUSTONIA BLUE STAR SEDUM	HOUSTONIA BLUE STAR SEDUM	8" CAL.
(Large diamond)	126	TULSIKES BUCHSHEIM	TULSIKES BUCHSHEIM	8" CAL.
(Small solid circle)	126	SHRUBS	SHRUBS	8" CAL.
(Small triangle)	126	SHRUBS	SHRUBS	8" CAL.
(Small diamond)	126	SHRUBS	SHRUBS	8" CAL.

LEHI CITY DATA

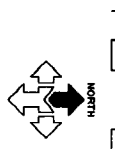
SYMBOL	QTY	COMMON NAME	SYMBOL NAME	SIZE
(Large solid circle)	7	NOYU MONSIEUR ROUND WAX	NOYU MONSIEUR ROUND WAX	2" CAL.
(Large circle with dots)	14	PRINCESS PALM PLANT	PRINCESS PALM PLANT	2" CAL.
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(Small solid circle)	126	SHRUBS	SHRUBS	8" CAL.
(Small triangle)	126	SHRUBS	SHRUBS	8" CAL.
(Small diamond)	126	SHRUBS	SHRUBS	8" CAL.

REFERENCE NOTES

1. VERIFY PERMITS
2. SEE CIVIL AND MECHANICAL DRAWINGS FOR ALL UTILITY LOCATIONS AND DEPT. APPROVALS.
3. LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE LEHI CITY LANDSCAPE SCHEDULE.
4. FILLING TO BE PERFORMED.
5. EXISTING FLOOR WALL TO REMAIN.
6. 2" WATER TIGHTNESS PENETRATION SYSTEM.
7. 2" WATER TIGHTNESS PENETRATION SYSTEM.
8. 4" MINIMUM THICKNESS OF CONCRETE TO BE USED FOR ALL FOUNDATIONS.
9. 4" MINIMUM THICKNESS OF CONCRETE TO BE USED FOR ALL FOUNDATIONS.

IRRIGATION NOTES

1. 2" WATER TIGHTNESS PENETRATION SYSTEM.
2. 2" WATER TIGHTNESS PENETRATION SYSTEM.
3. 4" MINIMUM THICKNESS OF CONCRETE TO BE USED FOR ALL FOUNDATIONS.
4. 4" MINIMUM THICKNESS OF CONCRETE TO BE USED FOR ALL FOUNDATIONS.



IVORY RIDGE TOWNHOMES
CLUB VIEW LANE
 LEHI, UT



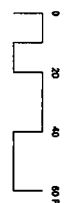
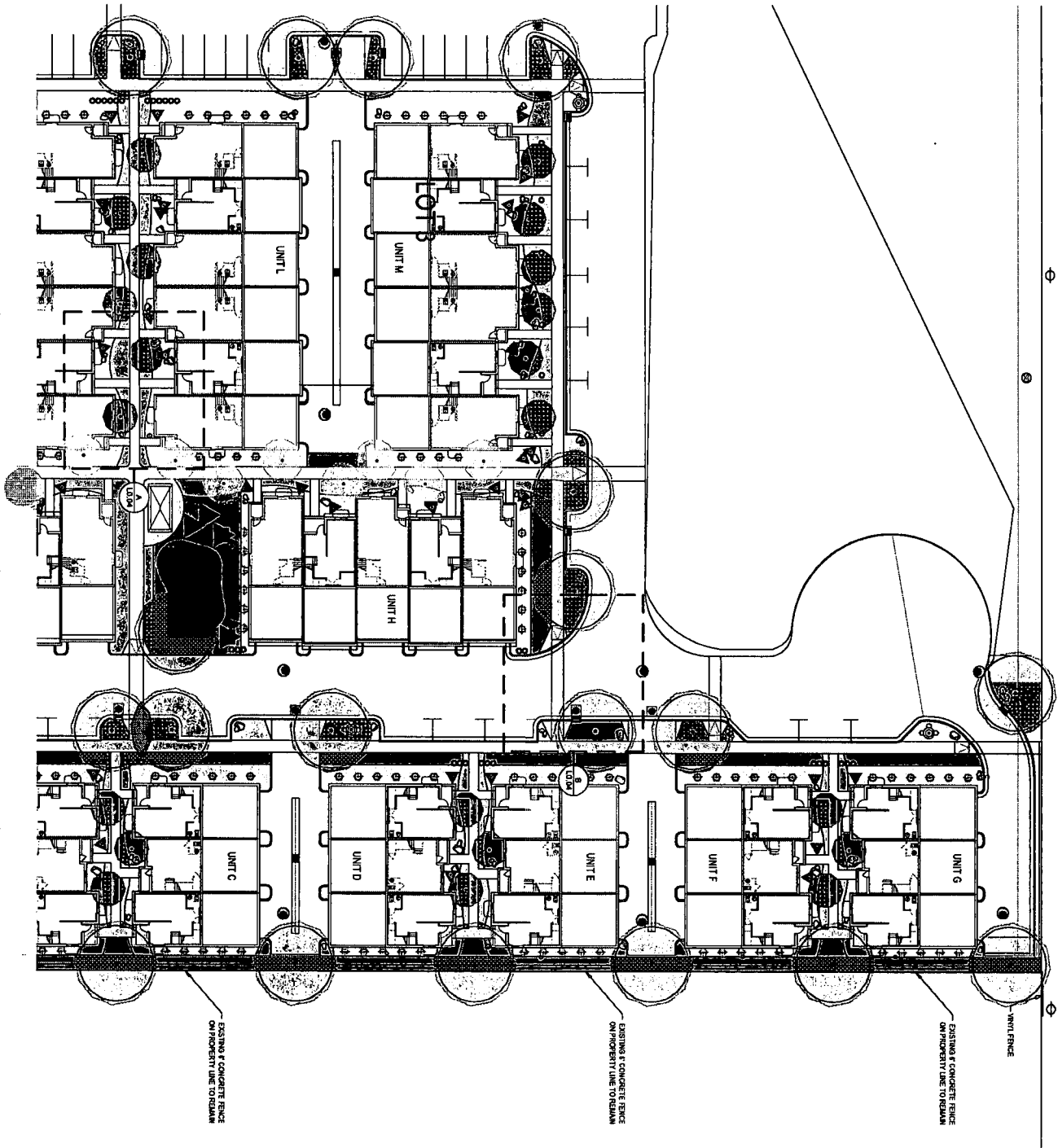
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 Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & MDS

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL LANDSCAPE PLAN - OVERALL

L0.01



REVISIONS	
NO.	DATE

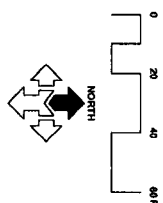
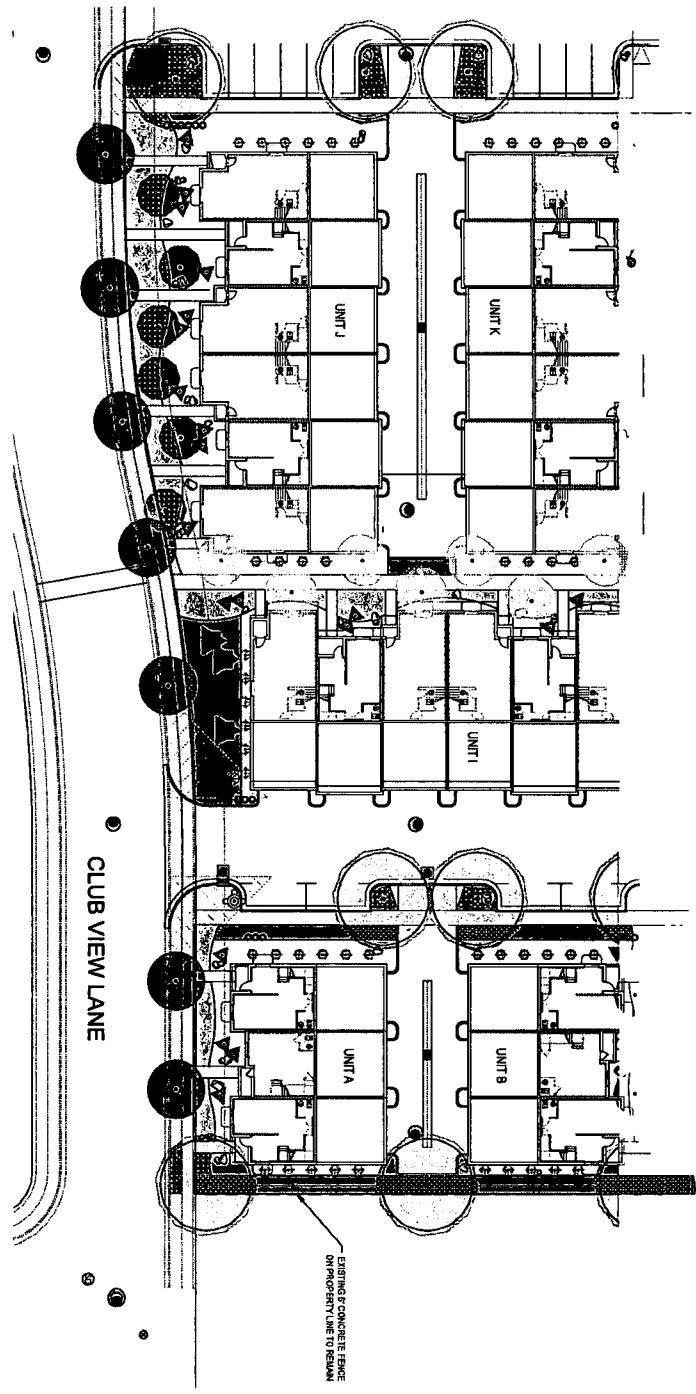
IVORY RIDGE TOWNHOMES
CLUB VIEW LANE
 LEHI, UT



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 Civil Engineering • Consulting & Landscape Architecture
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L0.02

CONCEPTUAL
 LANDSCAPE
 PLAN



REVISIONS		
REV	DATE	DESCRIPTION

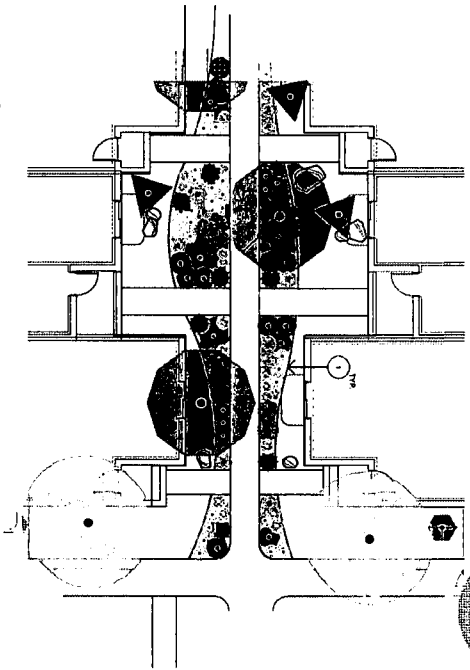
IVORY RIDGE TOWNHOMES
CLUB VIEW LANE
 LEHI, UT



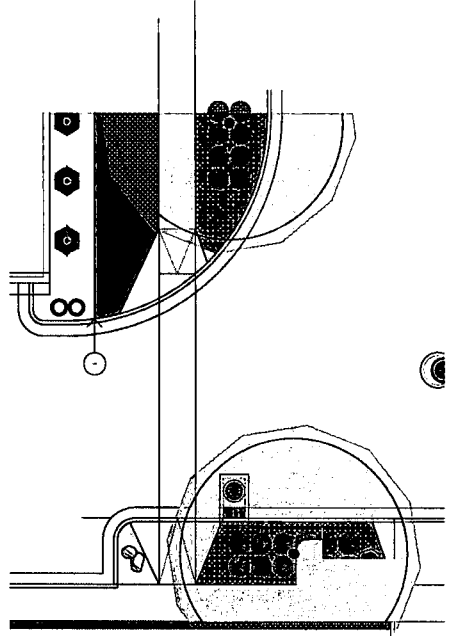
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 8400 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.555.7720 mcneilengineering.com
 Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HDS

L0.03

PROJECT NO. 12345
 DRAWING NO. 17
 CHECKED BY: SB
 DATE: MAY 2021
 PROSPECTING
 CONCEPTUAL
 LANDSCAPE
 PLAN



A TOWNHOME TYPICAL FRONT
L0.04 Scale: 1/8" = 1'-0"



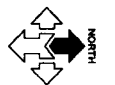
B PARKING ISLAND TYPICAL
L0.04 Scale: 1/8" = 1'-0"

LANDSCAPE SCHEDULE

ITEM NO.	COMMON NAME	BOTANICAL NAME	QTY
1	PERENNIAL DECOLOROUS TREES		
2	LANDSCAPE COLUMNAR ZELKOVIA	ZELKOVIA SEROTINA VANDERHOEF	2 CAL.
3	PERENNIAL BLUE BLUE GRASS	CORNER BLUE GRASS	8 FT
4	SHRUB	ARTIST'S SCRAMBLED SILVER MONDO	5 GAL.
5	SHRUB	DRYER JAMESIA QUINCY JAMESIA	5 GAL.
6	SHRUB	BLUE JEAN BAPTISTE BAPTISTE	5 GAL.
7	SHRUB	PROVENSALIA PROVENSALIA	5 GAL.
8	SHRUB	FRUIT WOOD STIMULANT	5 GAL.
9	PERENNIAL GRASSES	SCOTTSDALE GRASS	5 GAL.
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REFERENCE NOTES

1. METAL EDGING



L0.04

NO.	DATE	DESCRIPTION
1	10/15/21	ISSUED FOR PERMIT
2	11/01/21	ISSUED FOR CONSTRUCTION
3	11/01/21	ISSUED FOR CONSTRUCTION
4	11/01/21	ISSUED FOR CONSTRUCTION
5	11/01/21	ISSUED FOR CONSTRUCTION
6	11/01/21	ISSUED FOR CONSTRUCTION
7	11/01/21	ISSUED FOR CONSTRUCTION
8	11/01/21	ISSUED FOR CONSTRUCTION
9	11/01/21	ISSUED FOR CONSTRUCTION
10	11/01/21	ISSUED FOR CONSTRUCTION

IVORY RIDGE TOWNHOMES
CLUB VIEW LANE
LEHI, UT



McNEIL ENGINEERING
Economic and Sustainable Design. Professionals You Know and Trust.
8468 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.351.7700 mce@mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

Long Term Stormwater BMP Details

Include all details of the Long-Term Stormwater BMPs

Long Term Stormwater Management Plan (LTSMP)

SOPs: Facility Long Term Stormwater BMPs Information

Include descriptions of the Long-Term Stormwater SOPs

Landscape Maintenance Operations

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

1. Application:

- a) This SOP should provide sufficient direction for many of the general landscaping operations, e.g., fertilizer and pesticide applications, mowing, weeding, tree trimming, digging, sprinkler repairs, varying landscape cover management, etc.

2. Maintenance Procedure:

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

3. Waste Disposal:

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

Long Term Stormwater Management Plan (LTSMP)

4. Equipment:

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

5. Training:

- a) Annually and at hire
- b) Landscape Service Contractors must have equal or better SOPs.

Storm Drain Maintenance Operations

General:

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

1. Procedure:

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

2. Disposal Procedure:

- a) Dispose of waste collected by machinery at regulated facilities.
- b) Floating materials and floating absorbent materials may be disposed in dumpster when dried out. Dry dirt and slurry may also be disposed in the dumpster.
- c) Disposal of hazardous waste
 - 1. Dispose of hazardous waste at regulated disposal facilities, see Waste Management and Spill Control SOP
- d) Disposal of waste collected from sanitary sewer device at regulated facilities.

3. Training:

- a) Annually and at hire

Pavement Washing Operations

1. Procedure:

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

2. Disposal Procedure:

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

2. Pavement Cleaning Frequency:

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

3. Training:

- a) Annually and at hire

Snow and Ice Removal Management

1. Application:

- a) Parking and sidewalk winter management operations.

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.

Long Term Stormwater Management Plan (LTSMP)

General Construction Maintenance

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

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

1. Application:

- a) This SOP should provide sufficient direction for many of the general operations, e.g., building maintenance, curb/sidewalk/flatwork, overlay/patching, landscape renovations, misc. maintenance/repairs, etc.

2. Construction Procedure:

- a) Remove or contain all erodible or loose material prior forecast wind and precipitation events or before non-stormwater will pass through the project site. For light weight debris maintenance can require immediately attention for wind events and many times daily maintenance or as needed for precipitation or non-stormwater events.
- b) Project materials and waste can be contained or controlled by operational or structural best management practices.
 - Operational; including but not limited to:
 - Strategic staging of materials eliminating exposure, such as not staging on pavement
 - Avoiding multiple day staging of backfill and spoil
 - Haul off spoil as generated or daily
 - Schedule work during clear forecast
 - Structural; including but not limited to:
 - Inlet protection, e.g., wattles, filter fabric, drop inlet bags, boards, planks
 - Gutter dams, e.g., wattles, sandbags, dirt dams
 - Boundary containment, e.g., wattles, silt fence
 - Dust control, e.g., water hose,
 - Waste control, e.g., construction solid or liquid waste containment, dumpster, receptacles
- c) Inspection often to insure the structural best management practices are in good operating condition and at least prior to the workday end. Promptly repair damaged best management practices achieving effective containment.
- d) Cleanup:
 - Use dry cleanup methods, e.g., square nose shove and broom.

Long Term Stormwater Management Plan (LTSMP)

- 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:

- a) Annually and at hire.

Spill Control

1. Rational:

- a) All properties are susceptible to spills whether it is a result of operations or by customers. Insufficient response, inadequate containment materials and improper spill cleanup methods will result in pollutants in our waterways. Once the pollutants reach our storm drain system, or even the detention pond, they are difficult and expensive to remove.

2. Containment Procedure:

- a) Priority is to dam and contain flowing spills.
- b) Use spill kits booms if available or use any material available; including but not limited to, nearby sand, dirt, landscaping materials, etc.
- c) Hazardous or unknown waste material spills
 1. Critical Emergency constitutes large quantities of flowing uncontained liquid that will affect areas with people or reach storm drain systems. Generally, burst or tipped tanks. Call Utah County Hazardous Waste Collection, Utah Division of Water Quality, Utah County Health Department, Lehi City.
 2. Minor Emergency constitutes a spill that has reached a storm drain but is no longer flowing. Utah County Health Department, Lehi City
 3. Spills that are contained on the surface and do not meet the criteria for Critical and minor emergencies may be managed by the responsible implementation of this SOP.
 4. Contact Numbers:
HAZMAT – 911 - 801-756-5499
DWQ – 801-231-1769, 801-536-4123
Utah County Health Department – 801-851-7000
Lehi City – 385-201-1081

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.

Long Term Stormwater Management Plan (LTSMP)

- Cleanup with water and detergents may also be necessary depending on the spilled material. However, the waste from this operation must be vacuumed or effectively picked up by dry methods. See Pavement Washing SOP.
- Repeat process when residue material remains.

4. Disposal:

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

5. Documentation:

- a) Document all spills in Appendix C.

6. SDS sheets:

- a) SDS Manual is filed in break room.

7. Materials:

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

8. Training:

- a) Annually and at hire.

Sweeping

General Information:

This SOP may not include all necessary procedures required for this activity. Site operators are expected to use good judgement and modify this SOP to meet the needs of the site as necessary for safety and to ensure appropriate containment of potential pollutants.

1. Rationale

- a. Train all staff/employees in proper cleaning and maintenance of parking lot.
- b. Maintain a consistent schedule for parking lot cleaning/sweeping.
- c. Ensure parking lot is cleaned and maintained appropriately.

2. Process

- a. Designate staff to inspect parking lot for cleanliness and maintenance needs at least weekly.
- b. Sweep parking lots regularly and hand sweep gutters and difficult locations as needed.
- c. Pick up trash and debris as noticed.
- d. Appropriately handle any spills, drips, or leaks. Reference Spill Control SOP.
- e. Formal inspections should be conducted every other month.

3. Best Practices

- a. Inspect after large storm events, snow melt, outdoor events, and after the lot has been used for temporary storage.
- b. Follow a sweeping schedule and amend schedule if areas of sediment and/or debris buildup are noticed.
- c. Protect outfalls or storm drains from temporary material storage.
- d. Avoid piling snow near storm drain inlets.
- e. If areas of excessive litter are noticed, consider placing a trash receptacle at the site.
- f. Do not wash down the parking lot.
- g. Empty sweeper hoppers only in designated areas.
- h. Store repair materials off-site or use proper storing techniques (reference Materials Storage SOP).
- i. Use dry clean-up methods after repairs are complete. Sweep up excess material. Do not hose down.
- j. Re-seal and/or pave on anticipated dry days.
- k. Protect any downslope storm drain inlets during maintenance work.

4. Training and Documentation

- a. Train all staff/employees upon hiring and annually. Maintain training log.
- b. Check all areas during inspections and document conditions in the inspection report.
- c. Document all maintenance in maintenance log.

Waste Controls SOP – Trash and Debris

General Information:

This SOP may not include all necessary procedures required for this activity. Site operators are expected to use good judgement and modify this SOP to meet the needs of the site as necessary for safety and to ensure appropriate containment of potential pollutants.

1. Rationale

- a. Train all staff/employees in proper disposal of trash and debris.
- b. Trash cans and dumpsters to be conveniently located and observable.
- c. Containers to be labeled appropriately for types of waste (recyclable, landscaping debris, etc.)

2. Process

- a. Control waste storage areas through enclosures where possible to control trash and debris from leaving the area.
- b. Install waste storage containers indoors or under cover where possible to prevent contact with rain water.
- c. Use water-tight receptacles with lids.
- d. Install waste storage containers on flat, impervious surfaces.
- e. Inspections should be conducted every other month.

3. Best Practices

- a. Inspect regularly for leaks, overflow, and excess trash/debris.
- b. Repair defective containers immediately.
- c. Maintain areas surrounding containers free of trash and debris at all times.
- d. Empty receptacles regularly to avoid overflow.
- e. Wash out containers as needed. Collect wash waters and dispose of appropriately.
- f. Keep dumpster/receptacle lids closed when not in use.

4. Training and Documentation

- a. Train all staff/employees upon hiring and annually.
- b. Check all areas during inspections and document conditions in the inspection report.

Long Term Stormwater Management Plan (LTSMP)

Exhibit C: Inspections/Maintenance

Inspection documentation will be located in Appendix A

The Owner listed below will be responsible for the inspections and maintenance.

Company: Sundborn, LLC
 Address: 3401 North Center Street
 Lehi, UT 84043
 Owner Contact Person: Adam Soffe
 Title: Site Contact
 Telephone Number: 801-450-4529
 Email: adams@icoconstruction.com
 Emergency Contact: Adam Soffe, 801-450-4529

1. Long Term Stormwater BMPs need to be inspected by a qualified person during installation to ensure the control is properly installed. This will be performed by a qualified person from the City or the design engineer.
2. List below the schedule for inspections of each of the BMPs listed in Exhibit B:

List of BMPs	Describe the inspection and maintenance schedule
Parking Lots Cleaning and Maintenance	Weekly walk-through and twice annual comprehensive
Mulches and Soils	Twice Annually
Mowing and Trimming	Walkthrough and cleanup following regular maintenance
Leaves – Autumn Cleanup	Once annually, in the fall (prior to cold weather conditions)
Fertilizer	Walkthrough and cleanup following each application
Winter Snow and Ice Controls and Salt Storage	Weekly during winter months, and once annually in the spring during cleanup (after termination of snow conditions)
Building Maintenance	As needed
Trash and Debris	Twice Annually
Storm Inlets	Twice Annually
Cleanout box	Twice Annually
UIC	Twice Annually

Long Term Stormwater Management Plan (LTSMP)

Inspection Report

Site Name:		Date of Evaluation					
Site Address:							
Facility Contact Information							
	NAME and MAILING ADDRESS			Phone		E- MAIL ADDRESS	
SITE CONTACT:							
INSPECTOR CONTACT:							
Controls Inspected:							
Are SOPs for Stormwater Post Construction Inspections implemented and available for review? YES NO Circle Answer							
Orifice Required for site YES Circle Answers		NO		Orifice Size:		Hooded outlet cover (snout) Required for site YES NO	
Items Inspected	Checked		Maintenance Required?		Is there excessive accumulation of		Observations and Remarks
	Yes	No	Yes	No	Yes	No	
1. Dumping Evidence							
2. Spill Evidence							
3. General Site Exposure							
4. Other Pollution Sources							
5. Stormwater Storage condition and capacity (detention/retention ponds)							
6. Inlets and catch basins							
7. Conveyance System							
8. Manholes							
9. Parking							
10. Waste Collection							
11. Landscaping							
12. Pre-Treatment devices							
13. Sumps							
14. Flow Control devices							
15. Site Specific SOP Items							
16. Other							
Notes:							
Print Name:				Date:			
Signature:				Title or Position			

Long Term Stormwater Management Plan (LTSMP)

BMP Measurement Log

These logs are for BMPs that depend on measurement for cleanout and for Stormwater capacity.

<u>Control Name and Number</u>	<u>Date</u>	<u>Inspection Method</u>	<u>Result</u>

Common Pollutants from Stormwater Discharges

Pollutants	Sources	Consequences of Pollutant
Sediment	Erosion or soils that are not stabilized.	Destruction of aquatic habitat for fish and plants, transportation of attached oils, nutrients and other chemical contamination, increased flooding. Sediment can transport other pollutants that are attached to it including nutrients, trace metals, and hydrocarbons. Sediment is the primary component of total suspended solids (TSS), a common water quality analytical parameter.
Nutrients (Phosphorus, Nitrogen Potassium, Ammonia)	Fertilizers; Plant Debris (grass clippings, leaves); Animal Waste; Sediment	Harmful algal blooms, reduced oxygen in the water, changes in water chemistry and pH. Nutrients can result in excessive or accelerated growth of vegetation, resulting in impaired use of water in lakes and other receiving waters.
Hydrocarbons (Petroleum Products, Benzene, Toluene, Ethyl benzene, Xylene)	Oils; Gasoline; Diesel Fuel; Antifreeze; Plant and Animal Oils;	These pollutants are toxic to humans and wildlife at very low levels. Carcinogenic. Teratogenic.
Heavy Metals	Manufacturing; Industrial Wastes; Vehicles and Equipment; Storage; Batteries; Paints	Metals including lead, zinc, cadmium, copper, chromium and nickel are commonly found in storm water. Metals are of concern because they are toxic to all life at very low levels. Carcinogenic. Teratogenic
Toxic Chemicals (Chlorides) – including Pesticides & Herbicides, Detergents, Soaps	Industrial Chemicals; Pesticides; Herbicides; Detergents; Soaps;	Chemicals are of concern because they are toxic to all life at very low levels. Carcinogenic. Teratogenic.
Trash, Debris, Solids	Wastes	Aesthetically unpleasant. Risk of decay product toxicity. Risk of aquatic animal entrapment or ingestion and death.
Pathogens – Bacteria and Viruses	Animal Waste; Human Waste	Human health risks due to disease and toxic contamination of aquatic life.
Salt	Salt Piles; Car Washing; Snow Removal	Salt can infiltrate into groundwater and contaminate it. Vegetation is damage or killed by salt causing oxygen to be taken out of the water. Aquatic life can be killed or have stunted growth due to salt. Salt also traps food and nutrients preventing fish and animal life from accessing those nutrients
Temperature (Thermal Pollution)	Industrial Waste Water; Removal of Vegetation near streams; lack of vegetation surrounding roads and parking lots	High water temperatures can kill or harm cold water fish. This occurs by slowing of metabolism in fish which causes malnutrition, oxygen depletion in the water; forced migration of the aquatic life

Long Term Stormwater Management Plan (LTSMP)

Amendment Log

Date	Description of the Amendment	PCMP Section	Amendment Prepared by

Training Log

Date	Description of the Training	Attendees Name

Long Term Stormwater Management Plan (LTSMP)

Exhibit D: Annual report

Site Name:		Annual Report for Dates:		
Site Address:				
Facility Contact Information				
	NAME and MAILING ADDRESS	Phone	E- MAIL ADDRESS	
SITE CONTACT:				
INSPECTOR CONTACT:				
Inspection Dates:				
1 st Inspection	2 nd Inspection	3 rd Inspection	4 th Inspection	5 th Inspection
Pollutants Found:	Found During Inspection #:	How were Pollutants controlled/disposed?		
Are Controls Functioning Properly?		Yes	No	
Notes:				
Print Name:		Date:		
Signature:		Title or Position		
*Include Training Logs and Inspection Reports with Annual Report when submitting.				

Long Term Stormwater Management Plan (LTSMP)

Appendix A: Recordkeeping Documents

Include documents/records in this section