

## EXHIBIT A

*{Include this EXHIBIT with this agreement document to be recorded. The text below that does not apply will need to be deleted along with this instruction text.}*

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

Replace this text with the parcel #  
Replace this text with the legal description

OR

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

Replace this text with the parcel #  
Replace this text with the LOT #  
Replace this text with the plat title and the township and range as it is recorded on the plat

OR

*{For properties that are a residential subdivision, include at least one lot parcel # and refer to the newly recorded subdivision by the title it is recorded by in the Salt Lake County Recorder's Office.}*

Replace this text with at least one of the subdivisions parcel #s,  
All parcels of  
Replace this text with the plat title and township and range as it is recorded on the plat.

## EXHIBIT B

### Long-Term Stormwater Management Plan

for:

*{Replace the following text with}*

Insert Development Name  
Address  
City, State, Zip Code

Company Name on legal records  
Legal Company Name  
Address  
City, State, Zip Code

*{Long-Term Stormwater Management contact for addressing regular site operations, inspections  
and annual reporting regarding this property}*

Site Manager, Company Representative, Property Agent, etc.  
Phone Number:  
Email:

## **PURPOSE AND RESPONSIBILITY**

As required by the Clean Water Act, UPDES Municipal Separate Storm Sewer Systems (MS4) Permit, and Park City Ordinance those who develop land are required to build and maintain systems to minimize urban runoff impacts on our water resources.

This Long-Term Stormwater Management Plan (LTSWMP) describes the systems, operations and the minimum standard operating procedures (SOPs) necessary to manage urban pollutants originating from this property. Any activities or site operations associated with this property that pollute water draining to the City's stormwater system or groundwater must be prevented through adequate maintenance procedures.

The LTSWMP is aimed at addressing all pollutants that can be generated by this property.

## **CONTENTS**

SECTION 1: SITE DESCRIPTION, USE AND IMPACT  
SECTION 2 APPENDICES

## **SECTION 1: SITE DESCRIPTION, OPERATIONS AFFECTING RUNOFF IMPACTS**

If managed improperly our flood and water quality control system can result in flooding and contamination of the environment. This LTSWMP includes standard operations procedures (SOPs) intended to maintain system performance and compensate for the flood control and water quality containment limitations of our site infrastructure.

### **Site Infrastructure and Operations Exposed to Runoff**

[Describe the site infrastructure and operations that can affect runoff. Acknowledge the SOPs necessary for adequate containment and include them in Appendix B]

*[The following text is suggested language for general direction and your convenience. If used the property owner and design agent are expected modify the suggested text to represent the sites unique infrastructure and conditions]*

Most urban pollutants are anything we as residents put on the ground that can be carried by runoff, wind or drained into the ground.

Our property is designed with a water quality system that captures the first 1/2" of rain and holds it in a retention pond. Retention ponds do not drain except through the ground and evaporation. The retention pond is intended to capture urban pollutants common with most subdivisions today.

Our subdivision is also designed with a detention pond. Detention ponds drain runoff from site at a controlled flow rate to reduce flooding downstream.

Most of our property and particularly our roads, driveways, sidewalks and much of our roofs drain directly our retention and detention systems and any urban waste such as; fugitive trash, sediment, leaves, grass clippings, shrubbery debris, mulch, fertilizers, herbicides, spilt fluids, dumping or other waste is collected by our drainage system and ponds increasing maintenance cost and when in adequately maintained can contaminate subsurface soils, streams, creeks, and canals.

It is vital we adequately maintain our system, not only to prevent flooding and polluting of our water resources but also to reduce our own maintenance cost and liability. (SOPs) unique to our infrastructure are filed in appendix B.

We are responsible for our property and by our agreement the City can inspect our system and enforce the implementation of our LTSWMP.

### **Add infrastructure or operations that are unique to this site**

*[Describe any other site infrastructure or operations unique to this property which impacts water quality. Identify the necessary SOPs and include them in Appendix B]*

**SECTION 2:**

Site Drawings  
Maintenance

## **Appendix B**

### **Appendix B**

#### **Regular Maintenance**

##### **Surface Maintenance**

Anything we leave on the ground especially pavements will fill our surface and subsurface flood and water quality system where it is expensive to remove. To reduce risk to our water resources and minimize cost we need to:

1. Sweep or blow, clippings and cuttings from pavements onto vegetated areas or otherwise remove, immediately following lawn and shrubbery maintenance operations.
2. Regularly remove sediments from our pavements. This will reduce dredging and cleaning frequency and minimize silts that can reduce infiltration rates.
3. Regularly remove trash. Trash will gravitate to our system and will eventually blow away if not picked up regularly.
4. Fertilizer Operation – Prevent overspray. Sweep or blow fertilizer onto vegetated ground immediately following operation, or it will end up in our subsurface system where there is no vegetation to break down and uptake the chemicals.
5. Herbicide Operation – Prevent overspray. Sweep or blow herbicide onto vegetated ground immediately following operation, or it will end up in subsurface system where there is no vegetation to break down and uptake the chemicals.
6. Minimizing salt use during the winter will reduce the salt impact to our soils and plants needed to maintain optimal infiltration rates.

##### **Surface Retention and Detention Systems:**

Our Retention System uses the surface vegetation to treat our urban pollution. To maintain the design infiltration rates the following SOP minimums, are necessary to prevent polluting water resources and maintain optimal infiltration rates.

1. Maintain healthy vegetation. Plant roots expand and contract helping maintain optimal water infiltration.
2. Remove sediment deposits when surface ponds are 90% of capacity and restore grade, shape and volume of ponds. This often requires removing surface landscaping, dredging the excess sediment deposits, and reinstalling the surface landscaping.
3. Prevent non water liquids from reaching our surface drainage system, including but not limited to: Automotive and household chemicals and anything that is carried by precipitation and culinary or secondary water runoff.

**Subsurface Retention and Detention Systems:**

Our subsurface system depends on porous ground to infiltrate runoff. Unfortunately, any of our urban pollution not treated or trapped on the surface where it can be treated by water quality devices, biology or sunlight can contaminate subsurface water resources. The following are SOPs, including but not limited to will help our system function how it was designed:

1. Inspect our subsurface system and remove sediment and debris deposits when it is at 90% of capacity.
2. Prevent non water liquids from reaching our subsurface drainage system, including but not limited to: Automotive and household chemicals and anything that is carried by precipitation and culinary or secondary water runoff. There is no vegetation and little if any biology to break down the chemicals.
3. Inspect for water not draining with in 48hrs. If this issue persist contact persons with knowledge of subsurface soil drainage.