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 RESPONSIBILTY**

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**

**Regular Maintenance**

**Retention Ponds:**

Our Retention Ponds use the surface vegetation to treat our urban pollution. Also healthy vegetation will help maintain the percolation rate of our subsoils reducing the time it takes for runoff to drain into the ground. The following are SOPs, minimums but we should also use wise judgement with any activity that can pollute water resources on the surface and beneath the ground.

1. Maintain healthy vegetation, this will help improve water infiltration.
2. Remove sediment deposits when pond is 90% of capacity and restore grade, shape and volume of ponds.
3. Sweep or blow, clippings and cuttings from pavements onto vegetated areas or otherwise remove, immediately following lawn and shrubbery maintenance operations.
4. Regularly remove trash. Trash will gravitate to our ponds and will eventually blow away if not picked up regularly.
5. Prevent liquids other than culinary or secondary water from reaching our ponds, including but not limited to: Automotive and household chemicals, that can contaminate subsurface soils and damage our plants needed for good infiltration.
6. Minimizing salt use during the winter will reduce the salt impact to our pond soils and plants needed to maintain drainage.

**Underground Retention Systems:**

Our retention system are underground chambers with porous floors to intentionally allow runoff to percolate into the ground. Unfortunately, any materials picked up by runoff will also collect there where it is expensive to remove and increase the risk of subsurface contamination. The following are SOPs, including but not limited to:

1. Inspect Chambers and remove sediment deposits and debris when chambers are 90% of capacity.
2. Standard Operation Procedure:
* Sweep or blow, clippings and cuttings from pavements onto vegetated areas or otherwise remove, immediately following lawn and shrubbery maintenance operations.
* Fertilizer Operation – Prevent overspray. Sweep or blow fertilizer onto vegetated ground immediately following operation, or it will end up in chamber system where there is no vegetation to break down and uptake the chemicals.
* Herbicide Operation – Prevent overspray. Sweep or blow herbicide onto vegetated ground immediately following operation, or it will end up in chamber system where there is no vegetation to break down and uptake the chemicals.
1. Miscellaneous Liquids: Prevent liquids other than culinary or secondary water from reaching our underground chamber, or it will end up in chamber system where there is no vegetation and subsurface biology to break down the chemicals. Remove powder chemicals from pavements and dam and contain liquid chemicals by following the SDS but usually you can turn the spilt liquid in to a solid with absorbent material and dispose of it in your trash receptacle. Including but not limited to: Automotive and household chemicals etc.