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 Riverton Ordinance those who develop land are required to build and maintain flood and water quality systems to minimize urban runoff impacts on our water resources.

This Long-Term Stormwater Management Plan (LTSWMP) describes the systems, operations and the minimum maintenance procedures 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 Jordan River is impaired mostly with excess organic material within the Riverton sections. 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

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**SECTION 1:**

**SITE DESCRIPTION, OPERATIONS AFFECTING RUNOFF IMPACTS**

If managed improperly our flood and water quality control system can result in flooding and a risk to our water resources. This LTSWMP includes maintenance procedures intended to maintain system performance and compensate for the flood control and water quality containment limitations of our site infrastructure.

**Site Flood and Water Quality Infrastructure**

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

[*The following text is suggested language for 3 common approaches 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*]

Our subdivision is designed to manage 10 year storm events and conform to current Clean Water Act regulation requiring developments to infiltrate or evaporate 80% of storm events to reduce flooding and protect the Jordan River. Our flood control system is designed with curb, inlets and pipes that spills into a retention pond and at an engineered elevation will spill at limited flow rate into the public system through a pipe. Most of the runoff is concentrated in our pond and must either infiltrate into the ground or evaporate.

Our system collects runoff from our private road, driveways, rooftops, concrete patios, and any excess runoff form our landscape areas. Over time sediments and silts will collect in our pipes and ponds requiring removal. In order, for our system to work over the life of our subdivision it is important we prevent sedimentation of our pipes, ponds and restore them to the design grades as identified by our plan.

In addition, if we are not careful our home maintenance activities can pollute ground soils increasing risk to groundwater. It is important that we prevent all non-water liquids and dry chemicals from reaching to our system. This means we should minimize what we put and leave on our pavements that will eventually be carried by runoff and fill our pipes and pond systems. The following are common homes activities that need to be managed including but not limited to: fugitive trash, sediment, leaves, grass clippings, shrubbery debris, mulch, fertilizers, herbicides, spilt fluids, dumping or any other residential waste.

Our subdivision is designed to manage 10 year storm events and conform to current Clean Water Act regulation requiring developments to infiltrate or evaporate 80% of storm events to reduce flooding and protect the Jordan River. Our runoff is distributed across our property through a system surface grading, swales and eventually to retention ponds. This system increases the area for infiltration and evaporation and reduces the potential for runoff remaining on the surface of our pond for a long period of time.

Our system collects runoff from our private road, driveways, rooftops, concrete patios, and any excess runoff form our landscape areas. Over time sediments and silts will collect in our swales and ponds requiring removal. In order, for our system to work over the life of our subdivision it is important we prevent changes in landscape grading, pond volumes and restore them to the design grades as identified by our plan.

In addition, if we are not careful our home maintenance activities can pollute ground soils increasing risk to groundwater. It is important that we prevent all non water liquids and dry chemicals from reaching to our system. We should also minimize what we put and leave on our pavements that will eventually be carried by runoff that fill our swale and pond systems. The following are common homes activities that need to be managed including but not limited to: fugitive trash, sediment, leaves, grass clippings, shrubbery debris, mulch, fertilizers, herbicides, spilt fluids, dumping or any other residential waste.

Our subdivision is designed to manage 10 year storm events and conform to current Clean Water Act regulation requiring developments to infiltrate or evaporate 80% of storm events to reduce flooding and protect the Jordan River. Our flood control system is designed with curb, inlets and pipes that spills into an underground chamber retention system and at an engineered elevation will spill at limited flow rate into the public system through a pipe. Most of the runoff is concentrated in our underground chamber system and must infiltrate into the ground.

Our system collects runoff from our private road, driveways, rooftops, concrete patios, and any excess runoff form our landscape areas. Over time sediments and silts will collect in our chamber system requiring removal. In order, for our system to work over the life of our subdivision it is important we prevent sedimentation of our chamber system.

In addition, if we are not careful our home maintenance activities can pollute ground soils increasing risk to groundwater. It is important that we prevent all non water liquids and dry chemicals from reaching to our system. We should also minimize what we put and leave on our pavements that will eventually be carried by runoff and fill our chamber system where the only way to clean it is with expensive hydrovac machinery and potential tear out and replace for soil contamination. The following are common homes activities that need to be managed including but not limited to: fugitive trash, sediment, leaves, grass clippings, shrubbery debris, mulch, fertilizers, herbicides, spilt fluids, dumping or any other residential waste.

In Appendix B, are maintenance practices prepared for our drainage system, that will not only prevent flooding and polluting of our water resources but also to reduce our own maintenance cost and liability.

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 maintenance procedures and include them in Appendix B*]

**SECTION 2:**

Site Drawings

Maintenance

**Appendix B**

**Regular Maintenance**

**Surface Maintenance**

Anything we leave on the ground especially pavements will runoff and fill our 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, maintenance 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 fine silts that can reduce infiltration rates.
3. Regularly remove trash. Trash will gravitate to the depressions of 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 concentrating in our pond in higher levels than intended.
5. Herbicide Operation – Prevent overspray. Sweep or blow herbicide onto vegetated ground immediately following operation, or it will end up concentrating in our pond int higher levels than intended.
6. Minimizing salt use during the winter will reduce the salt impact to our soils and plants needed to maintain optimal infiltration rates.

**Surface Swales and Retention Ponds:**

Our swales and retention ponds use the surface vegetation to breakdown common urban pollution. To maintain healthy vegetation, flood control volume and the design infiltration rates the following maintenance minimums, are necessary.

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, removing the excess sediment deposits, and reinstalling the surface landscaping. The City suggest planting dense shrubbery in swale and pond areas because sediment is easier to remove from between shrubbery than it is for tearing out and replacing sod or rock mulches.
3. Prevent non water liquids from reaching our swales and ponds, including but not limited to: Automotive, household chemicals and anything that can be carried by precipitation, culinary and secondary water runoff.

**Chamber Retention and Detention Systems:**

Our chamber system depends on porous ground to infiltrate runoff. Unfortunately, any of our urban pollution not trapped on the surface will increase risk subsurface water resources. The following regular maintenance procedures, will help our system function how it was designed, including but not limited to:

1. Inspect our chamber system and remove sediment and debris deposits when it is at 90% of capacity.
2. Prevent non water liquids from reaching our chamber drainage system, including but not limited to: Automotive and household chemicals, detergents and anything that is carried by precipitation, culinary or secondary water runoff. There is no vegetation, UV rays and little if any biology to break down the chemicals.
3. Inspect for water not draining with in 48hrs. If standing water persist contact persons with knowledge of subsurface soil drainage.
4. Prevent dumping and spills from reach the chamber system. Clean up mitigation could result in expensive tear out and replacement of chamber systems.