



Planning & Development Services
 2001 South State Street N3600
 Salt Lake City, UT 84190-3050
 Phone: (385) 468-6700

12126113
 09/03/2015 10:26 AM \$31.00
 Book - 10358 Pg - 8798-8808
 GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 LF BOWEN PARK
 BY: CBA, DEPUTY - WI 11 P.

When recorded, mail to:

Greg Baptist
 Salt Lake County
 2001 South State St N3600
 Salt Lake City, UT 84190-4050

Affects Parcel No(s): 22-05-103-072
22-05-103-073

STORMWATER MAINTENANCE AGREEMENT

This Storm water Maintenance Agreement ("Agreement") is made and entered into this day of 1st
 of September 20 15, by and between Salt Lake County, a Utah municipal corporation
 ("County"), and a TAILOR BUILT HOMES ("Owner").

RECITALS

WHEREAS, Salt Lake County is authorized and required to regulate and control the disposition of storm and surface waters within the unincorporated County, as set forth in the Salt Lake County Storm water 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 desires to build and maintain at Owner's expense a storm and surface water management facility or improvements ("Storm water Facilities"); and

WHEREAS, the Storm water 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 Salt Lake County Planning and Development Services and are hereby incorporated herein by this reference ("Development Plan"); and

WHEREAS, summary description of all Storm water Facilities, details and all appurtenance draining to and affecting the Storm water Facilities and establishing the standard operation and routine maintenance procedures for the Storm water Facilities, and control measures installed on the Property, ("Storm water Maintenance Plan") more particularly shown in Exhibit "B" and,

WHEREAS, a condition of Development Plan approval, and as required as part of Salt Lake County MS4 UPDES General Permit from the State of Utah, Owner is required to enter into this Agreement establishing a means of documenting the execution of the Storm water Maintenance Plan and,

NOW, THEREFORE, in consideration of the benefits received and to be received by the Owner, its successors and assigns, as a result of Salt Lake County approval of the Storm water Maintenance Plan, and the mutual covenants contained herein, the parties agree as follows:

Section 1

Construction of Storm water Facilities. The Owner shall, at its sole cost and expense, construct the Storm water Facilities in strict accordance with the development plans and specifications, and any amendments thereto which have been approved by Salt Lake County.

Section 2

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

Section 3

Annual Maintenance Report of Storm water Facilities. The Owner shall, at its sole cost and expense, inspect the Storm water Facilities and submit an inspection report and certification to Salt Lake County annually. The purpose of the inspection and certification is to assure safe and proper functioning of the Storm water Facilities. The annual inspection shall cover all aspects of the Storm water 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 July 31, of each year and shall be on forms acceptable to Salt Lake County.

Section 4

Salt Lake County Oversight Inspection Authority: The Owner hereby grants permission to Salt Lake County its authorized agents and employees, to enter upon the Property and to inspect the Storm water Facilities upon reasonable notice to the Owner. Such inspections shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by Salt Lake County. The purpose of the inspection shall be to determine and ensure that the Storm water Facilities are being adequately maintained, are continuing to perform in an adequate manner, and are in compliance with the Act, the Ordinance, and the Storm water Facilities Maintenance Plan.

Section 5

Notice of Deficiencies: If the Salt Lake County finds that the Storm water Facilities contain any defects or are not being maintained adequately, Salt Lake County shall send the Owner written notice of the defects or deficiencies and provide the Owner with a reasonable time to cure such defects or deficiencies. Such notice shall be confirmed delivery to the Owner or sent certified mail to the Owner at the Property address.

Section 6

Owner to Make Repairs: The Owner shall, at its sole cost and expense, make such repairs, changes or modifications to the Storm water Facilities as may be determined as reasonably necessary by Salt Lake County within the required cure period to ensure that the Storm water Facilities are adequately maintained and continue to operate as designed and approved.

Section 7

Salt Lake County Corrective Action Authority: In the event the Owner fails to adequately maintain the Storm water Facilities in good working condition acceptable to Salt Lake County, after due notice of deficiencies as provided in Section 5, Salt Lake County may issue a Citation punishable as a Misdemeanor. Salt Lake County may also give written notice that the facility storm drain connection will be disconnected. Any damage resulting from the disconnected system will be the Owners responsibility. It is expressly understood and agreed that Salt Lake County is under no obligation to maintain or repair the Storm water Facilities, and in no event shall this Agreement be construed to impose any such obligation on Salt Lake County. The actions described in this Section are in addition to and not in lieu of any and all legal remedies available to Salt Lake County as provided by law for 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 Salt Lake County, 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 Salt Lake County system, the Owner shall reimburse Salt Lake County upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by Salt Lake County. After said thirty (30) days, such amount shall be deemed delinquent and shall be subject to interest at the rate of ten percent (10%) per annum. Owner shall also be liable for any collection costs, including attorney's fees and court costs, incurred by Salt Lake County in collection of delinquent payments.

Section 9

Successor and Assigns: This Agreement shall be recorded in the Salt Lake County Recorder's Office and the covenants and agreements contained herein shall run with the land and whenever the Property shall be held, sold, conveyed or otherwise transferred it shall be subject to the covenants, Stipulations and 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 Covenant 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 Salt Lake County, Utah.

Section 12

Indemnification. This Agreement imposes no liability of any kind whatsoever on Salt Lake County and the Owner agrees to hold Salt Lake County harmless from any liability in the event the Stormwater Facilities fail to operate properly. The Owner shall indemnify and hold Salt Lake County harmless for any and all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against Salt Lake County from the construction, presence, existence, or maintenance of the Storm water Facilities.

Section 13

Amendments. This Agreement shall not be modified except by written instrument executed by the Salt Lake County Engineer and the Owner of the Property at the time of modification, and no modification shall be effective until recorded in the Salt Lake 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 the Agreement.

[Signature page to follow]

STORMWATER FACILITIES MAINTENANCE AGREEMENT

SO AGREED this 1st day September of 2015.

PROPERTY OWNER

By: Maxwell Hunter Title: Manager

(print)

By: [Signature] Title: Manager

(Signature)

State of Utah (County of Salt Lake)

On the 1st day of September, Maxwell Hunter Personally
Appeared before me Clair Hirst the, signer(s) of the above instrument who duly
Acknowledged to me that executed same.

[Signature]

Notary Public

My Commission Expires 05/01/2018 Salt Lake City
Residing In



Attachments:

Exhibit A (Legal Description)

Exhibit B (Post Construction Storm water Management Plan)

Exhibit C (Grading and Drainage plans) (11 x 17)

VTDI 22-05-103-072-0000 DIST 16 TOTAL ACRES 0.22
 GREEN-ROGERS, MARTINE KEI TAX CLASS UPDATE N REAL ESTATE 164800
 LEGAL N BUILDINGS 14000
 PRINT U TOTAL VALUE 178800

818 E 4125 S NO: 84107303718 EDIT 0 FACTOR BYPASS
 MURRAY UT 84107303718 EDIT 0 BOOK 10282 PAGE 0585 DATE 06/05/2015
 LOC: 818 E 4125 S EDIT 0 TYPE SUBD PLAT
 SUB: CLEARVIEW ACRES

06/30/2015 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
 BEG S 89^49'10" W 37 FT & N 0^06'10" E 333.05 FT M OR L FR
 SE COR OF LOT 5, CLEARVIEW ACRES; N 89^56'10" E 74 FT; S
 0^06'10" W 127.73 FT; S 89^56'10" W 74 FT; N 0^06'10" E
 127.73 FT TO BEG. (BEING ALL OF LOT 5 & PT OF LOT 6,
 CLEARVIEW ACRES). 0.22 AC M OR L. 9057-2753 10246-7900
 10263-1143 10246-7904

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

VTDI 22-05-103-073-0000 DIST 16
 JANKE BREEN PROPERTIES LLC TAX CLASS UPDATE N TOTAL ACRES 0.35
 LEGAL N REAL ESTATE 166000
 PRINT U BUILDINGS 17600
 TOTAL VALUE 183600

818 E 4125 S NO:
 MURRAY UT 84107303718 EDIT 1 FACTOR BYPASS
 LOC: 818 E 4125 S EDIT 0 BOOK 10252 PAGE 0112 DATE 10/28/2014
 SUB: CLEARVIEW ACRES TYPE SUBD PLAT
 06/30/2015 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
 BEG S 89^49'10" W 37 FT FR SE COR LOT 5, CLEARVIEW ACRES; N
 0^06'10" E 205.32 FT; N 89^56'10" E 74 FT; S 0^06'10" W
 205.17 FT; S 89^49'10" W 74 FT TO BEG. (BEING ALL OF LOT 5 &
 PT OF LOT 6, CLEARVIEW ACRES). 0.35 AC M OR L. 9057-2753
 10246-7900,7904 10263-1143

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV



Post Construction Storm Water Management Plan

Grand Cayman Subdivision

818 E 4125 S

Murray, Utah 84107

Residential Best Management Practices (BMPs) are those measures and/or practices to be maintained by the property owner or operator to prevent illicit discharges, pollutants and other contaminants from entering the city storm water system. These measures and practices are to be implemented upon completion of construction activities, to be conducted and maintained in perpetuity and will typically address the following:

- * Inspection and cleaning of oil/water separator and catch basin - Oil/water separator and catch basin are to be inspected monthly and oil/water separator is to be cleaned at least every six months.
- * Parking area cleaning and sweeping - Parking lots are to be cleaned and swept at least quarterly to prevent pollutants from entering the storm drain system.
- * Waste management and disposal- Wastes will be limited to standard trash and recycling materials that will be disposed of in standard waste bins and disposed of by a licensed waste removal company.
- * Landscape maintenance - Owner is responsible for general landscape maintenance. The landscape maintenance will consist primarily of watering.
- * Employee training - Property owner is to provide or require training in storm water quality management and required BMPs. Employee training in storm water quality management and required BMPs shall be integrated with any other existing employee training programs.
- * Record of inspection, maintenance and training activities - These shall be kept on site and made available for review by county and/or state officials upon request. An inspection of the site will be conducted by the city annually, or more frequently as may be deemed necessary.

The objectives of the plan are to:

1. Control soil erosion
2. Control discharge of sediment into storm drainage facilities or off-site
3. Prevent illicit discharge into on-site soil s, into storm drainage facilities or offsite

If the objectives of the plan are not being met, the site operator or owner shall make adjustments to the plan as needed to accomplish its purposes.

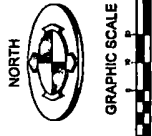
NO.	DATE	DESCRIPTION	BY	CHKD.
1	04/14/12	ISSUED FOR PERMITS	JK	JK
2	04/14/12	ISSUED FOR PERMITS	JK	JK
3	04/14/12	ISSUED FOR PERMITS	JK	JK
4	04/14/12	ISSUED FOR PERMITS	JK	JK
5	04/14/12	ISSUED FOR PERMITS	JK	JK
6	04/14/12	ISSUED FOR PERMITS	JK	JK
7	04/14/12	ISSUED FOR PERMITS	JK	JK
8	04/14/12	ISSUED FOR PERMITS	JK	JK
9	04/14/12	ISSUED FOR PERMITS	JK	JK
10	04/14/12	ISSUED FOR PERMITS	JK	JK



BENCHMARK
LAND SURVEYING & ENGINEERING

GRAND CAYMAN EXTENSION
GREEN HOMES
818 EAST 4125 SOUTH
SALT LAKE COUNTY, UTAH

GRADING & DRAINAGE PLAN
CGD 01
5 OF 12



NO.	GRADING AND DRAINAGE KEY NOTES REFERENCE	DETAIL
1	GRADE SET TO EXISTING BENCH ON PLAN.	

Storm Drainage Calculations
 1. Design Rainfall (P) = 0.40"
 2. Runoff Coefficient (C) = 0.30
 3. Area (A) = 0.10 ac
 4. Peak Discharge (Q) = 1.48 cfs
 5. Time of Concentration (Tc) = 1.5 min
 6. Design Storm Depth (D) = 0.40"
 7. Design Storm Duration (Dd) = 1.5 min
 8. Design Storm Intensity (I) = 2.67 in/hr
 9. Design Storm Volume (V) = 0.0001 ac-ft
 10. Design Storm Peak Rate (Qp) = 1.48 cfs
 11. Design Storm Peak Time (Tp) = 1.5 min
 12. Design Storm Peak Discharge (Qp) = 1.48 cfs
 13. Design Storm Peak Discharge (Qp) = 1.48 cfs
 14. Design Storm Peak Discharge (Qp) = 1.48 cfs
 15. Design Storm Peak Discharge (Qp) = 1.48 cfs

- NOTES:**
1. THE DEVELOPER SHALL BE REQUIRED TO PERMANENTLY CONTAIN ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS TO AN APPROVED SALT LAKE COUNTY STORM DRAINAGE SYSTEM.
 2. THE DEVELOPER SHALL GRABE THIS PROPERTY IN ACCORDANCE WITH THE APPROVED SITE GRADING AND LOT DRAINAGE PLAN SO AS NOT TO DISCHARGE ANY ADDITIONAL STORM WATER ONTO ADJACENT PROPERTIES.
 3. SALT LAKE COUNTY WILL NOT ASSUME ANY RESPONSIBILITY FOR THE MAINTENANCE OF THE PONDS OR PRIVATE STORM DRAIN SYSTEMS.

STORM CONTROL NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND PROVIDE CONSTRUCTION LAYOUT WITH THE APPROVED PLAN. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROVIDING SUFFICIENT CONTROL POINTS BENCH MARKS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS BENCH MARKS DURING THE PLAN AND VERIFY THEM AGAINST THE PLAN. THE CONTRACTOR SHALL PROVIDE BENCH MARKS TO ALL EXISTING BENCH MARKS AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE ELECTRONIC DATA PROVIDED BY BENCHMARK CONTROL AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND PROVIDE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED BENCH MARK AND DESIGN PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

