



When recorded, mail to:

Salt Lake County
Stormwater Construction Supervisor
2001 South State Street N3-600
Salt Lake City, Utah 84190-4050

13946010 B: 11335 P: 9050 Total Pages: 27
05/04/2022 03:24 PM By: jlucas Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: STORMWATER CONSTRUCTION SUPERVISOR
2001 S STATE STREET N3-600SALT LAKE CITY, UT 84190



Affects Parcel No(s): 24-27-226-107
24-27-226-108

STORMWATER MAINTENANCE AGREEMENT

Standard Form Contract D.A. No. 16-15416, Approved for Division Use from 01-Jan-17 through 31-Dec-17

This Stormwater Maintenance Agreement (this "Agreement") is made and entered into this 20th day of April, 2022, ~~2020~~, by and between Salt Lake County, a body corporate and politic of the State of Utah (the "County"); and Incognito Partners LLC by Alexander Miller (the "Owner").

RECITALS

WHEREAS, the 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 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 (the "Act") and UTAH CODE ANN. § 17-8-5; 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 (the "Property"), which property is subject to regulation by County as laid out above; 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 facilitate these anticipated changes, the Owner desires to build and maintain, at Owner's expense, storm and surface water management facilities, including structures, improvements, and/or vegetation to control the quantity and quality of the storm water (the "Stormwater Facilities"); and

WHEREAS, the Stormwater Facilities are shown in the final site plan or subdivision approved for the Property, in any related engineering drawings, and in any amendments thereto, which

plans and drawings are on file in the office of the County's Planning and Development Services Division and are hereby incorporated herein by this reference (the "Development Plan"); and

WHEREAS, a detailed description of the Stormwater Facilities, which includes the operation and routine maintenance procedures required to enable the Stormwater Facilities to perform their designed functions (the "Stormwater Management Plan"), is attached hereto as Exhibit "B" and is incorporated herein by this reference; and

WHEREAS, as a condition of the Development Plan approval, and as required by the 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 Stormwater Maintenance Plan.

AGREEMENT

NOW, THEREFORE, in consideration of the benefits received and to be received by the Owner, its successors and assigns, as a result of the County's approval of the Stormwater Maintenance 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 strict accordance with the Development Plan, specifications, and any amendments thereto which have been approved by the County.

SECTION 2

Maintenance of Stormwater Facilities. The Owner shall, at its sole cost and expense, operate and maintain the Stormwater Facilities in strict accordance with the Stormwater Maintenance Plan.

Owner's maintenance obligations shall be limited to structures, systems, and appurtenances on Owner's land, including all system and appurtenance built to convey stormwater, as well as all structures, improvements, and vegetation provided solely to control the quantity and quality of the stormwater. 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. The Owner shall, at its sole cost and expense, inspect the Stormwater Facilities and submit an inspection report and certification to the County 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 July 31, of each year and shall be in a form acceptable to the County.

SECTION 4

Oversight Inspection Authority. The Owner hereby grants permission to the County, its authorized agents and employees, to enter upon the Property and to inspect the Stormwater Facilities upon reasonable notice to the Owner. Such inspections shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by the County. The purpose of the inspection shall be to determine and ensure that the Stormwater Facilities are adequately maintained, are continuing to perform in an adequate manner, and are in compliance with all applicable laws, regulations, rules, and ordinances, as well as the Stormwater Maintenance Plan.

SECTION 5

Notice of Deficiencies. If the County finds the Stormwater Facilities contain any defects or are not being maintained adequately, the County shall send the Owner written notice of the defects or deficiencies and provide the Owner with reasonable time to cure such defects or deficiencies, as provided in Salt Lake County Ordinances Section 17.22 or as otherwise provided in the applicable local ordinance. 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 Stormwater Facilities as may be determined as reasonably necessary by the County within the required cure period to ensure the Stormwater Facilities are adequately maintained and continue to operate as designed and approved.

SECTION 7

Corrective Action. In the event the Owner fails to adequately maintain the Stormwater Facilities in good working condition acceptable to the County, the County may proceed with any enforcement mechanism provided in Salt Lake County Ordinance Section 17.22 or as otherwise provided in the applicable local ordinance. The County may also give written notice that the Stormwater Facilities will be disconnected from the relevant jurisdiction's municipal separate storm sewer system. Any damage resulting from the disconnected system will be the Owner's responsibility. It is expressly understood and agreed that the County 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 County. The actions described in this Section are in addition to and not in lieu of the legal remedies available to the 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 the 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 the County's municipal separate storm sewer system, the Owner shall reimburse the County upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the 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 the County in collection of delinquent payments. The Owner hereby authorizes the County to assess any of the above-described costs, if remained unpaid, by recording a lien against the Property.

SECTION 9

Successors and Assigns. This Agreement shall be recorded in the office of the County Recorder 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, 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. Suits for any claims or for any 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 the County. The Owner hereby agrees to indemnify and hold the County and its officers, employees, agents and representatives from and against all actions, claims, lawsuits, proceedings, liability, damages, losses, and expenses (including attorneys' fees and court costs) that result from the performance of this agreement, but only to the extent the same are caused by any negligent or wrongful act or omissions of the Owner, and the Owner's officers, employees, agents, and representatives.

SECTION 13

Amendments. This Agreement shall not be modified except by written instrument executed by the County and the owner of the Property at the time of modification, and no modification shall be effective until recorded in the office of the County Recorder.

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.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have signed and subscribed their names hereon and have caused this Agreement to be duly executed as of the day and year first set forth above.

OWNER

By: Incognito Partners LLC
Title: _____

By: [Signature]
Title: Manager Incognito Partners

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

The above instrument was acknowledged before me by Alex Miller,
this 20 day of April, 2022.

[Signature]

NOTARY PUBLIC
Residing in Salt Lake County

[SEAL] 

SALT LAKE COUNTY

**COUNTY'S SIGNATURE
(INCLUDE ONLY IF NECESSARY)**

By: _____
Mayor or Designee

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

On this ____ day of _____, 20____, personally appeared before me
_____, who being duly sworn, did say
that (s)he is the _____ of Salt Lake County, Office of Mayor, and that the
foregoing instrument was signed on behalf of Salt Lake County, by authority of law.

NOTARY PUBLIC
Residing in Salt Lake County

[SEAL]

ATTACHMENTS:

- Exhibit A (Plat and Legal Description)**
- Exhibit B (Stormwater Management Plan)**
- Exhibit C (8.5" x 11" Grading and Drainage plan)**

EXHIBIT A

12034 East Big Cottonwood Canyon Road
Silver Aspen Lot 401 & 301
Brighton, Utah 84121

EXHIBIT B

Long-Term Stormwater Management Plan

for:

Silver Aspen Lot 401 & 301
12034 East Big Cottonwood Canyon Road
Brighton, Utah 84121

Owner: Tri City Construction
Dan Stewart
78 West 13775 South, Ste I
Draper, Utah 84020
801.514.7777
dan@tricityconstrucion.com

Primary SWPPP Contact:
Maintenance Contact: Wilding Engineering, Inc.
Kayli Roller
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.750.4634
kroller@wildingengineering.com

PURPOSE AND RESPONSIBILITY

As required by the Clean Water Act and resultant local regulations, including the Lehi 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 site is tied into a network of nearby catch basins, storm drain pipe and an underground oil and water separator located in the parking lot to the north. The LTSWMP is aimed at keeping the private storm drain system functioning in addition to all other pollutants that can be generated by this property.

CONTENTS

SECTION 1: SITE DESCRIPTION, USE AND IMPACT

SECTION 2: TRAINING

SECTION 3: RECORDKEEPING

SECTION 4: APPENDICES

APPENDIX A – SITE MAPS

APPENDIX B – HOA CC&Rs

APPENDIX C - SOPs

APPENDIX D - PLAN RECORD KEEPING DOCUMENTS

SECTION 1: SITE DESCRIPTION, USE AND IMPACT

The site infrastructure and operations described in this Section are limited at controlling and containing pollutants and if managed improperly can contaminate the environment. The LTSWMP includes standard operations procedures (SOP)s that are intended to compensate for the limitations of the site infrastructure. The HOA must use good judgment and conduct operations appropriately, doing as much as possible indoors and responsibly managing operations that must be performed outdoors. See Appendix A for site map.

Impervious Areas, Roadway and Sidewalk

The site is approximately 40% impervious surfaces, consisting of the structures and driveways. The site slopes gradually flows from the east to the west at a minimal grade at structure. Driveway grade is between 5 and 6% and landscaping portions of the site range from minimal to as high as 45%. Any sediment, debris, fluids or waste left or that will be collected by a municipal oil and water separator located underground in the parking lot to the north. Maintenance can involve regular sweeping, but it can also involve pavement washing to remove stains, slick spots and appearances when necessary. The Sweeping Truck SOP is used to manage pollutants associated with pavements for this type of development. See Appendix C for SOPs.

Private Storm Conveyance System

The storm conveyance system is a public system consisting of a network of nearby catch basins, storm drain pipe and an underground oil and water separator located in the parking lot to the north. Street sweeping should be used to prevent larger debris from entering the storm conveyance system. Sediment in the retention basin will decrease the percolation rate and prevent the retention basin from holding the designed storm event. Maintenance should be performed on the onsite to mitigate sediment and debris transfer into the retention basin. See Appendix A for structure locations and Appendix C for SOPs.

Landscaping

This property's landscape areas will require regular maintenance. This will involve mowing, pruning, hand digging leaving grass clippings, sticks, branches, dirt, mulch, including fertilizers, pesticides and other pollutants that can fall or be left on our paved areas. It is vital that the paved areas with direct connection to neighborhood paved roadways remain clear and clean of landscape pollutants. The Landscape Maintenance SOP is written to control and manage this potential problem

Waste Management

The waste generated from this multi-family residence will be disposed through dumpsters with lids.

Snow and Ice Removal Management

Sand is a necessary pollutant and is vital to ensuring a safe transportation system. However, the snow removal operations should be properly managed to minimize unnecessary sand impact. The HOA will hire a snow removal contractor for the roadways and individual lot owners will remove snow from their driveway and sidewalks. The lot owners should use sand sparingly to prevent excess sand impact on the environment. See Appendix B for HOA CC&Rs.

SECTION 2: TRAINING

The HOA President or appointed member is to be familiar with the Long-Term Storm Water Management Plan and is to ensure that 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 D.

SECTION 3: RECORDKEEPING

Maintain records of operation and maintenance activities in accordance with SOPs. Mail a copy of the record to Salt Lake County annually as designated by the HOA. See Appendix D for record keeping documents.

SECTION 4: APPENDICES

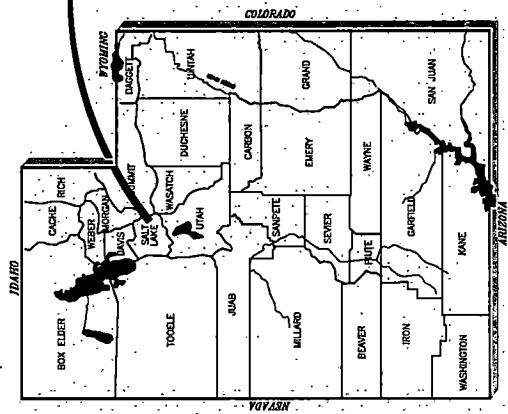
- Appendix A- Site Drawings and Details
- Appendix B- HOA CC&Rs
- Appendix C- SOPs
- Appendix D- Recordkeeping Documents

APPENDIX A – SITE DRAWINGS AND DETAILS

SILVER ASPENS SOLITUDE MOUNTAIN RESORT SALT LAKE COUNTY, UTAH 84121



VICINITY MAPS



SILVER ASPENS LOTS

INDEX OF DRAWINGS

1. TITLE SHEET
2. EXISTING CONDITIONS
3. UTILITY PLAN
4. SEWER PLAN AND PROFILE
5. GRADING PLAN
6. HYDROLOGY, EROSION CONTROL
6. DETAILS

CONSTRUCTION NOTES

16. ALL PERMS AND FOREIGN MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMS FROM SALT LAKE COUNTY, UTAH.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMS FROM SALT LAKE COUNTY, UTAH.
18. THE CONTRACTOR SHALL ASSURE THE SAFETY AND COMPLETION OF ALL PERMS AND PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMS FROM SALT LAKE COUNTY, UTAH.
19. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMS FROM SALT LAKE COUNTY, UTAH.
20. NATURAL GROUND HAS BEEN MOVED SINCE THESE PLANS WERE PRODUCED.
21. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMS FROM SALT LAKE COUNTY, UTAH.
22. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMS FROM SALT LAKE COUNTY, UTAH.
23. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMS FROM SALT LAKE COUNTY, UTAH.
24. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMS FROM SALT LAKE COUNTY, UTAH.

UTILITIES

32. CONTRACTOR TO SERVICE UTILITIES TO PROVIDE MINIMUM 18" COVER FOR ALL UTILITIES IN ACCORDANCE WITH THE CITY OF SALT LAKE COUNTY, UTAH.
33. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS.
34. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH THE CITY OF SALT LAKE COUNTY, UTAH.
35. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED.
36. ALL STORM WATER CONNECTIONS ARE TO BE 18" DIA. OR EQUAL UNLESS OTHERWISE NOTED.
37. ALL ELECTRICAL CONDUITS/PIPES TO BE PVC SCH 40 OR BETTER AND SHALL HAVE 2" CONCRETE COVER.
38. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
39. NO CONDUITS OR PIPES TO BE ALLOWED TO CROSS OVER OR UNDER EXISTING UTILITIES UNLESS APPROVED BY THE CITY OF SALT LAKE COUNTY, UTAH.
40. ALL UTILITIES TO BE PROTECTED BY 18" CONCRETE COVER.
41. ALL UTILITIES TO BE PROTECTED BY 18" CONCRETE COVER.
42. ALL UTILITIES TO BE PROTECTED BY 18" CONCRETE COVER.
43. ALL SEWER LINES TO BE 18" DIA. OR EQUAL UNLESS OTHERWISE NOTED.
44. ALL WATER LINES TO BE 18" DIA. OR EQUAL UNLESS OTHERWISE NOTED.
45. ALL WATER LINES TO BE 18" DIA. OR EQUAL UNLESS OTHERWISE NOTED.
46. ALL WATER LINES TO BE 18" DIA. OR EQUAL UNLESS OTHERWISE NOTED.
47. ALL WATER LINES TO BE 18" DIA. OR EQUAL UNLESS OTHERWISE NOTED.
48. ALL WATER LINES TO BE 18" DIA. OR EQUAL UNLESS OTHERWISE NOTED.
49. ALL WATER LINES TO BE 18" DIA. OR EQUAL UNLESS OTHERWISE NOTED.
50. ALL WATER LINES TO BE 18" DIA. OR EQUAL UNLESS OTHERWISE NOTED.

EXISTING UTILITIES

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES AND CHARACTERISTICS OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMS FROM SALT LAKE COUNTY, UTAH.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES AND CHARACTERISTICS OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMS FROM SALT LAKE COUNTY, UTAH.
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31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES AND CHARACTERISTICS OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMS FROM SALT LAKE COUNTY, UTAH.

DEVELOPER: ALEX MILLER

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LENO, UTAH 84043
(801) 450-3511

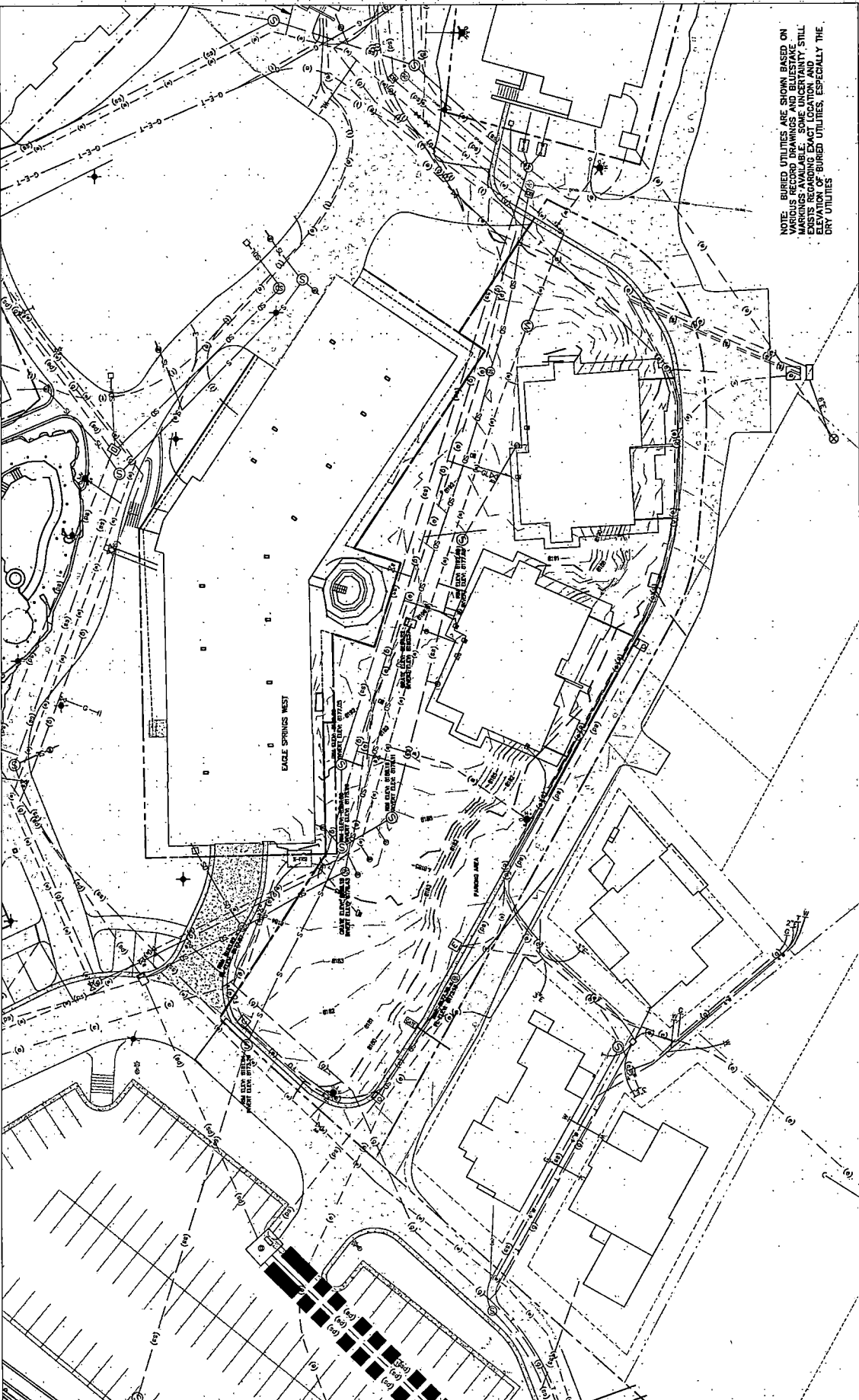


SILVER ASPENS EXISTING CONDITIONS SOLLTIDE, UTAH

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-2511

DATE PLOTTED:	AUGUST 2021
DATE REVISED:	01 SEPTEMBER 2021
PROJECT NO.:	
SCALE:	
DATE:	
DRAWN BY:	
CHECKED BY:	
DATE:	

GRAPHIC SCALE:
0' 10' 20' 30'
Scale: 1" = 20'



NOTE: BURIED UTILITIES ARE SHOWN BASED ON VARIOUS RECORD DRAWINGS AND BLUESTAKE MARKINGS AVAILABLE. SOME UNCERTAINTY STILL EXISTS REGARDING EXACT LOCATION AND DEPTHS OF BURIED UTILITIES, ESPECIALLY THE DRY UTILITIES.

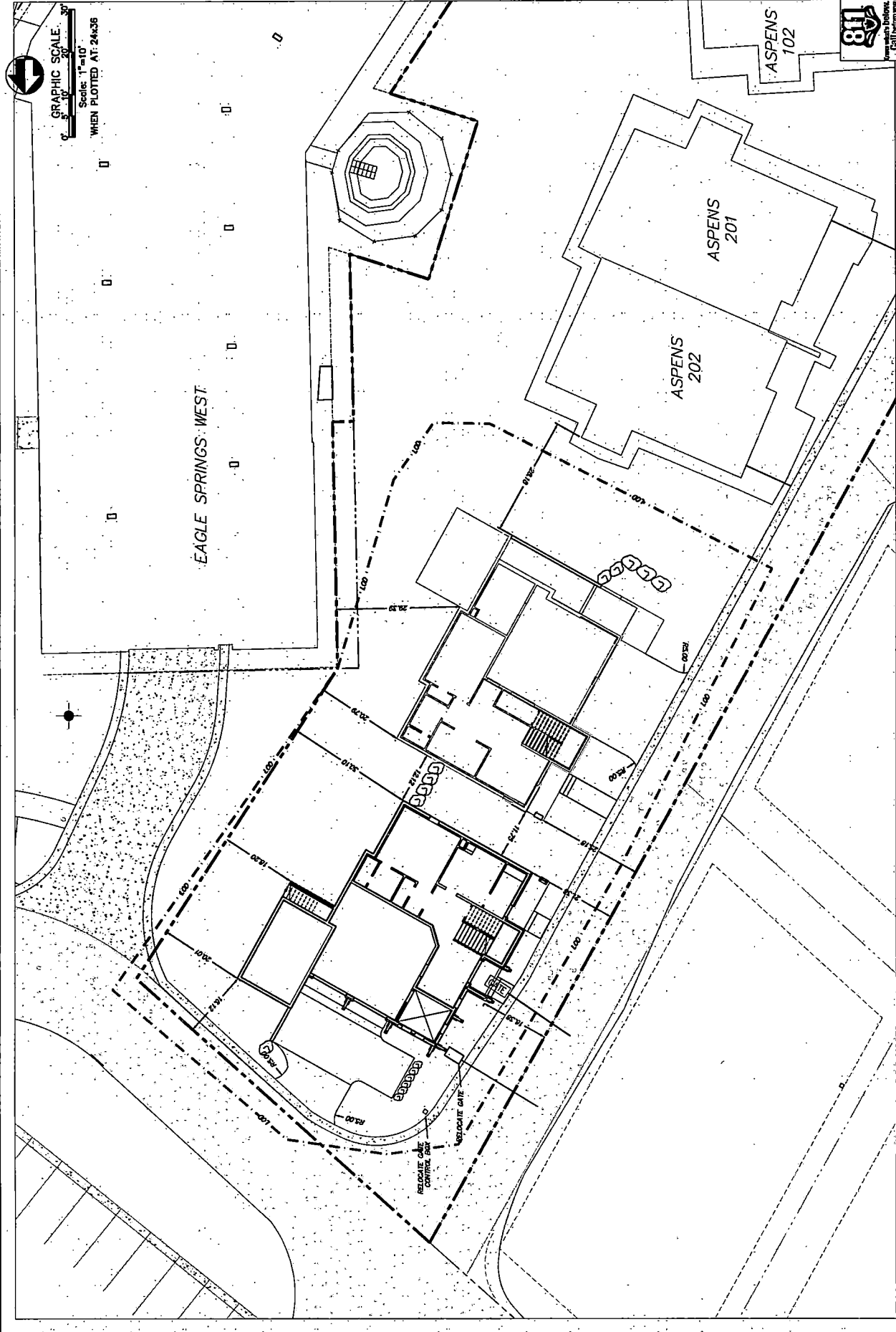


SILVER ASPENS
SITE PLAN
SOLITUDE, UTAH



2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3911

DATE PLOTTED	AUGUST 2021
PROJECT NO.	11335
DATE	11/20/2020
SCALE	
BY	
CHECKED	
APPROVED	



GRAPHIC SCALE: 30'
0' 5' 10'
Scale: 1"=10'
WHEN PLOTTED AT: 24x36





SILVER ASPENS UTILITY PLAN SOLITUDE, UTAH

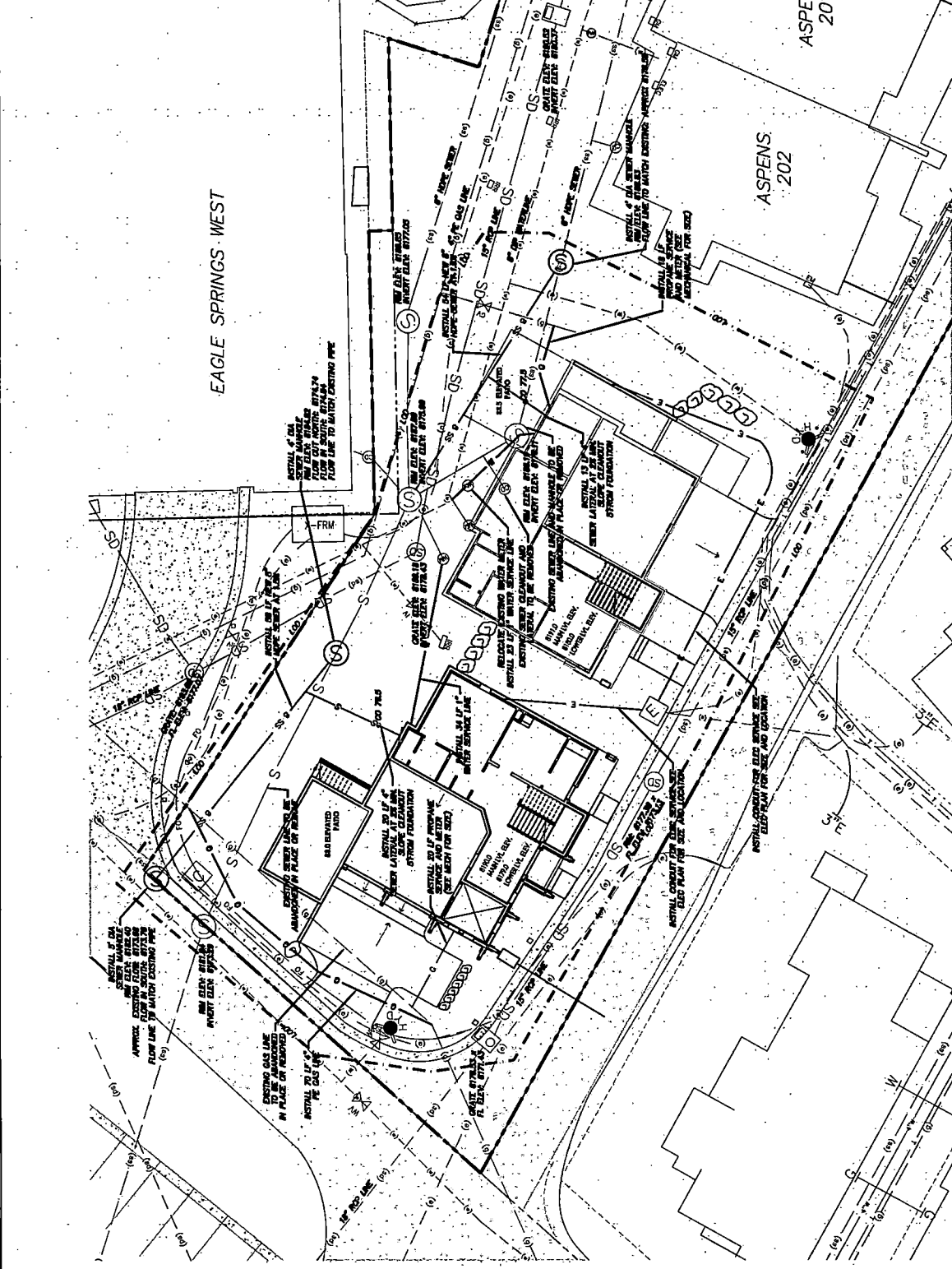
TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEM, UTAH 84043
(801) 450-3511

DATE: AUGUST 2021
PROJECT NO.: 13946010

GRAPHIC SCALE
Scale: 1"=10'
WHEN PLOTTED AT 24x36" SIZE

LEGEND

- PROPERTY BOUNDARY
- (G) --- EXISTING GAS
- (S) --- EXISTING SEWER
- (W) --- EXISTING WATER
- (D) --- EXISTING STORM DRAIN
- (P) --- PROPOSED GAS
- (PS) --- PROPOSED SEWER
- (PW) --- PROPOSED WATER
- (PD) --- PROPOSED DRAIN
- LIMITS OF DISTURBANCE
- EXISTING FIRE HYDRANT



811
Call Before You Dig

NOTE: BURIED UTILITIES ARE SHOWN BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE EXISTING UTILITIES SHOWN MAY NOT BE EXACTLY AS SHOWN. THE CLIENT SHALL VERIFY THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE ELEVATION OF BURIED UTILITIES, ESPECIALLY THE DRY UTILITIES.



SILVER ASPENS SEWER PLAN AND PROFILE

SOLITUDE, UTAH



(801) 450-3511
2264 NORTH 1450 EAST LEHI, UTAH 84043

REV. DATE: AUGUST 2021

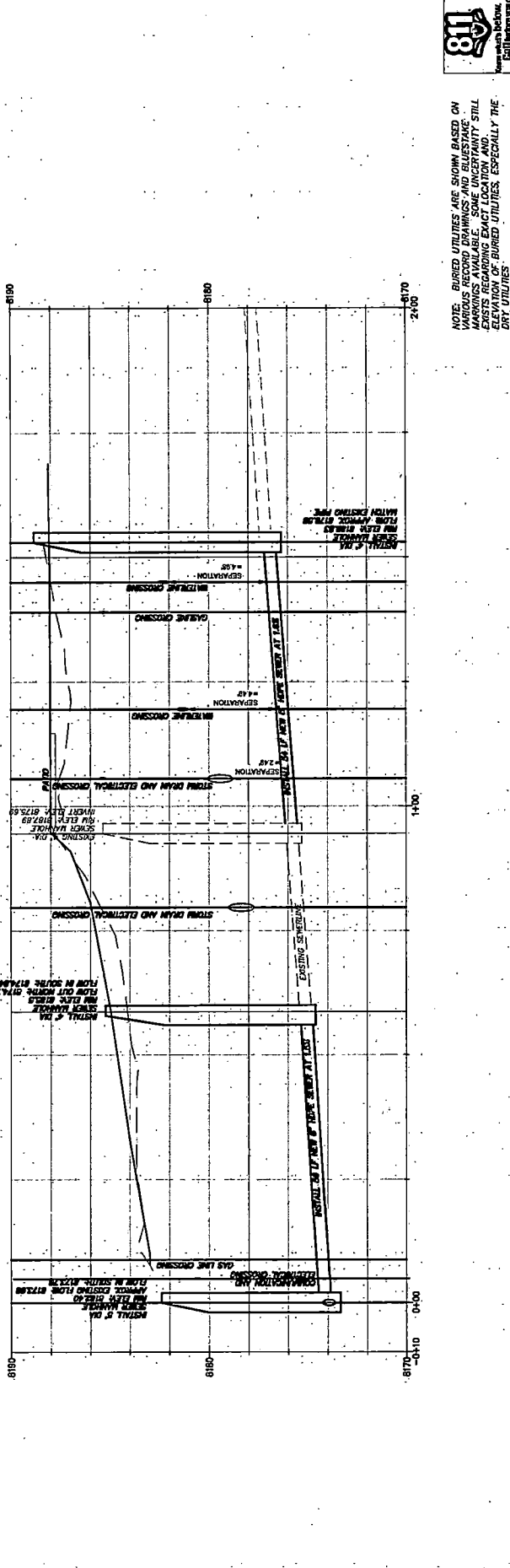
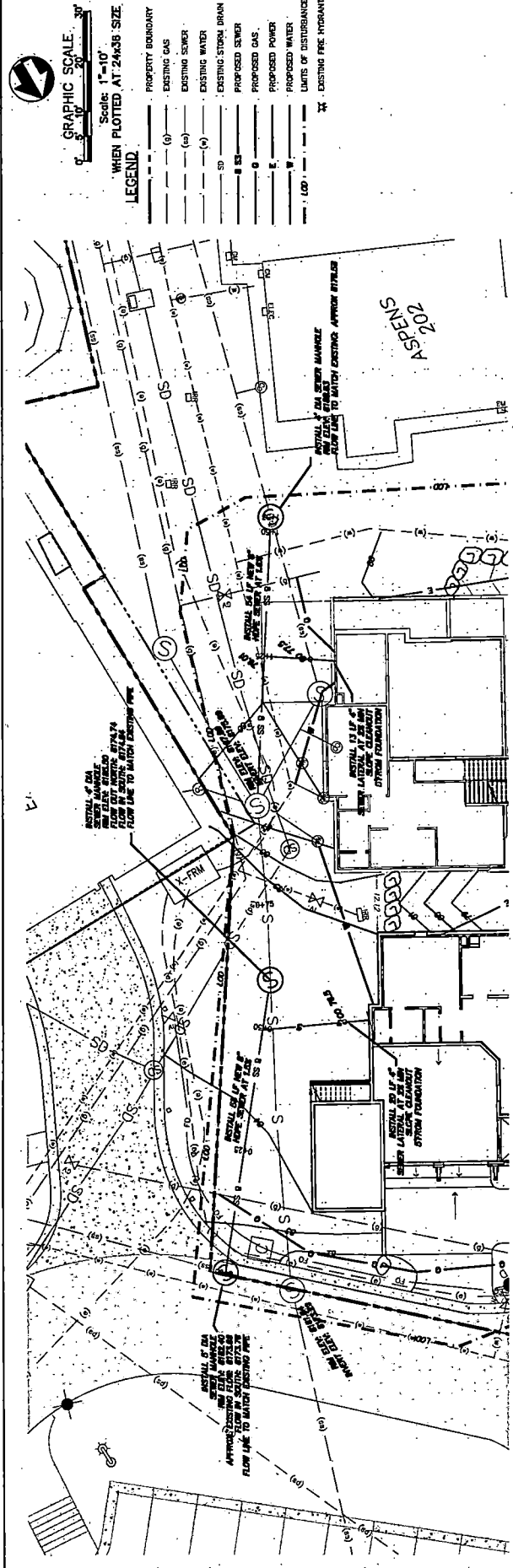
REV. NO.: 11

REV. DESCRIPTION:



NOTE: BURIED UTILITIES ARE SHOWN BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. MARKINGS AVAILABLE. SOME UNCERTAINTY STILL EXISTS REGARDING EXACT LOCATION AND ELEVATION OF BURIED UTILITIES, ESPECIALLY THE 811 UTILITIES.

48



GRAPHIC SCALE: 1" = 10'
Scale: 1" = 10'
WHEN PLOTTED AT 24x36 SIZE

LEGEND

- PROPERTY BOUNDARY
- EXISTING GAS
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORM DRAIN
- PROPOSED GAS
- PROPOSED SEWER
- PROPOSED WATER
- LIMITS OF DISTURBANCE
- EXISTING FIRE HYDRANT



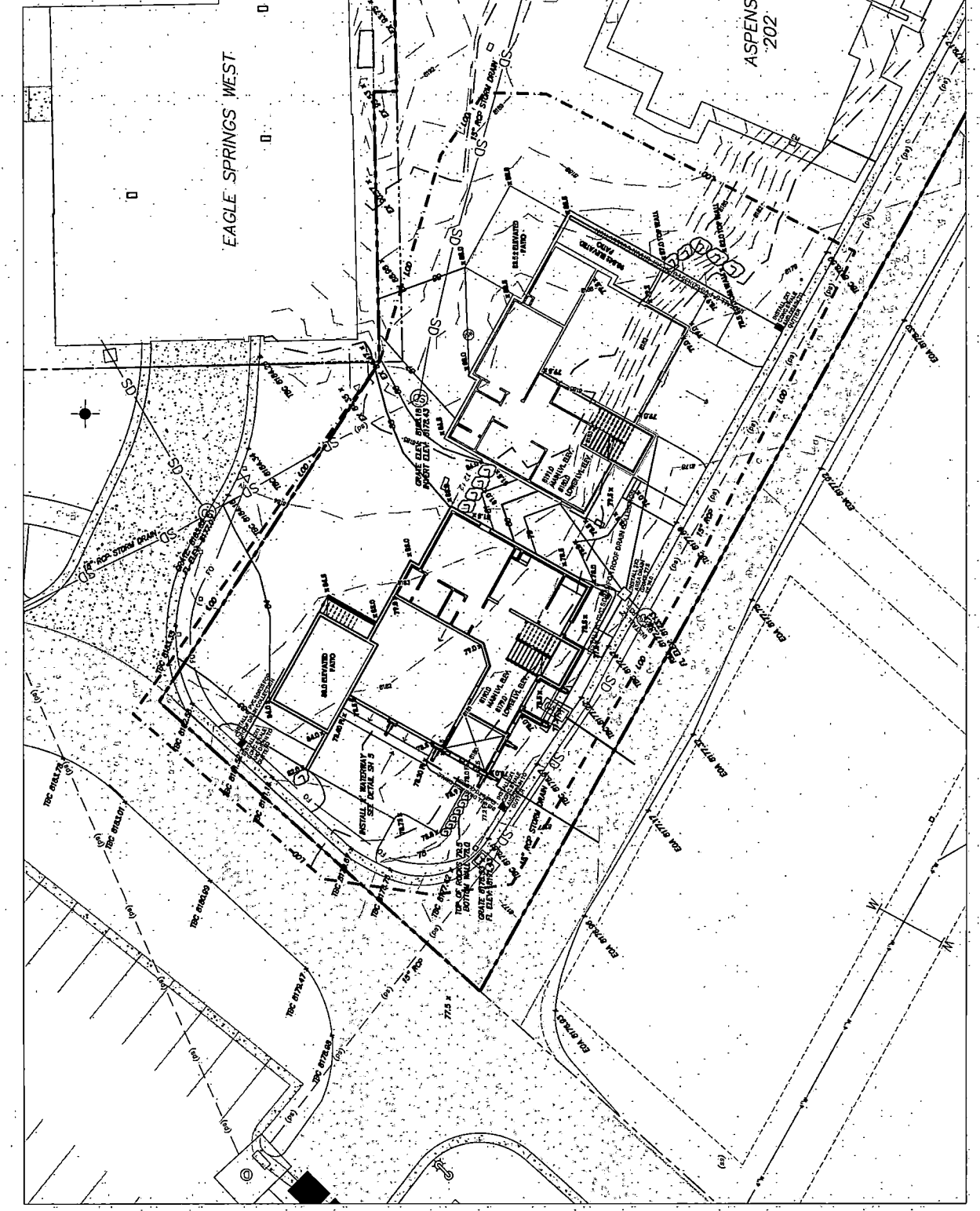
SILVER ASPENS GRADING PLAN SOLITUDE, UTAH

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

REVISED
AUGUST 2021
PAGE NO. 13 OF 20

GRAPHIC SCALE
Scale: 1"=10'
WHEN PLOTTED AT 24x36

EXISTING CONTOURS
PROPOSED CONTOURS
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION





SILVER ASPENS
HYDROLOGY, EROSION CONTROL
SOLITUDE, UTAH

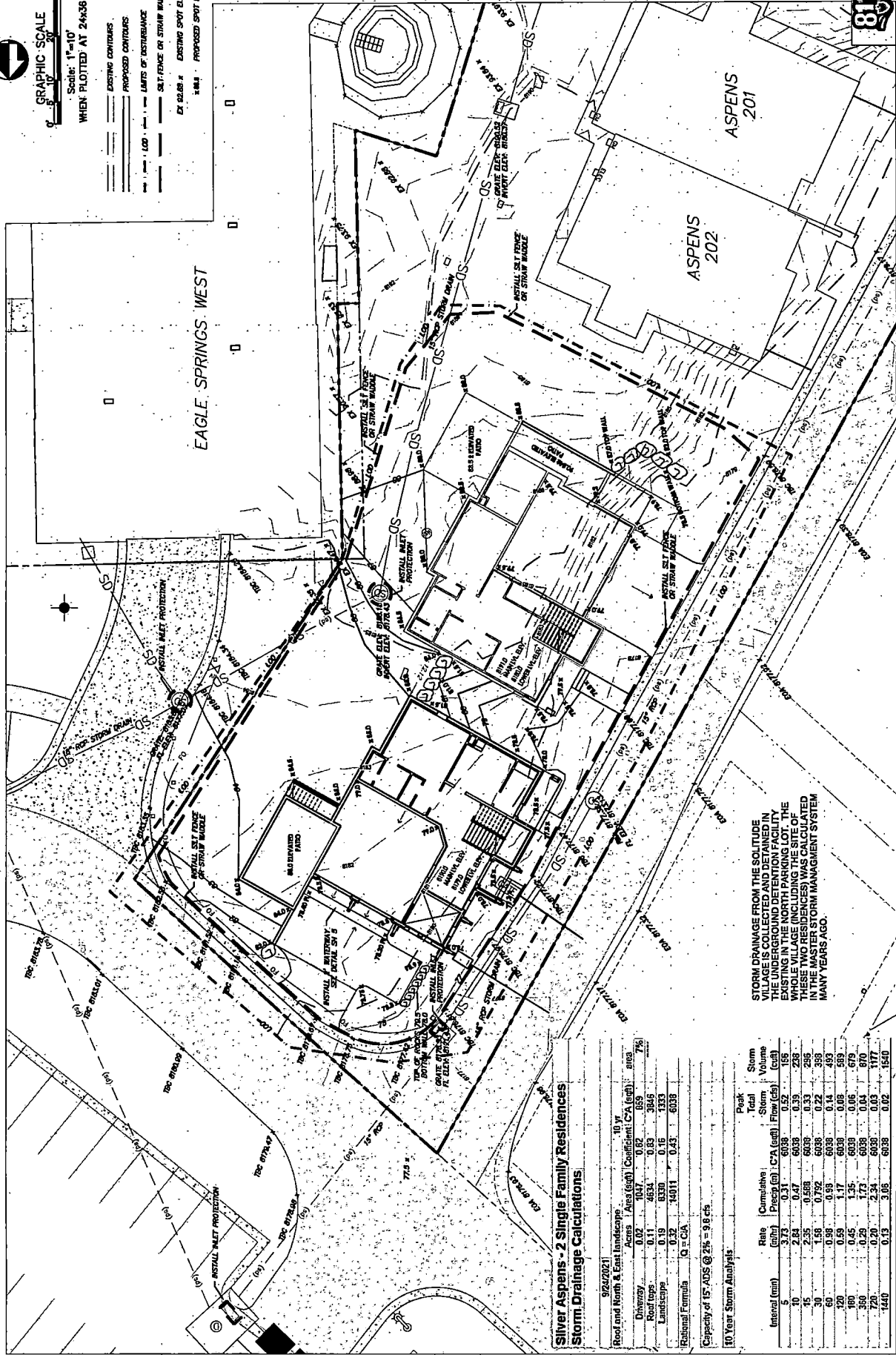
TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1430 EAST LEB., UTAH 84043
(801) 450-3511

DATE: AUGUST 2021
DATE PLOTTED: 11/03/2021

5a

GRAPHIC SCALE
Scale: 1"=10'
WHEN PLOTTED AT 24x36

EXISTING CONTOURS
PROPOSED CONTOURS
LIMITS OF DISTURBANCE
SET-FENCE OR STRAIN BUDDLE
EXISTING SPOT ELEV
PROPOSED SPOT ELEV



STORM DRAINAGE FROM THE SOLITUDE VILLAGE IS COLLECTED AND DETAINED IN EXISTING IN THE TWIN PEAKS LOT. THE WHOLE VILLAGE (INCLUDING THE SITE OF THESE TWO RESIDENCES) WAS CALCULATED IN THE MASTER STORM MANAGEMENT SYSTEM MANY YEARS AGO.

**Silver Aspens - 2 Single Family Residences
Storm Drainage Calculations**

9/24/2021
Road and Hardscape & East Landscape 10 Yr

Area	Acres	Area (sq ft)	Coefficient 'C'	Volume (cu ft)	Peak Flow (cfs)
Driveway	0.02	1047	0.82	859	808
Roof tops	0.11	4634	0.83	3846	745
Landscape	0.19	8330	0.16	1333	608
Total	0.32	14011	0.43	6038	2161

Retention Formula: $Q = CVA$

Capacity of 15' ADS @ 2ft = 9.8 cfs

10 Year Storm Analysis

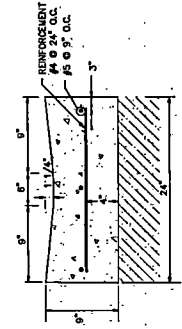
Inlet (ft)	Rate (cfs)	Cumulative Peak (cfs)	Storm Volume (cu ft)	Peak Storm Volume (cu ft)
5	3.71	3.71	6038	6038
10	2.84	6.55	2958	2958
15	2.35	8.90	2068	2068
20	1.98	10.88	1533	1533
25	1.70	12.58	1177	1177
30	1.50	14.08	938	938
35	1.35	15.43	769	769
40	1.25	16.68	638	638
45	1.18	17.83	538	538
50	1.12	18.95	463	463
55	1.07	20.02	403	403
60	1.03	21.05	353	353
65	0.99	22.04	313	313
70	0.96	23.00	278	278
75	0.93	23.93	248	248
80	0.91	24.84	223	223
85	0.89	25.73	203	203
90	0.87	26.60	188	188
95	0.86	27.46	173	173
100	0.85	28.31	163	163
105	0.84	29.14	153	153
110	0.83	29.96	148	148
115	0.82	30.77	143	143
120	0.81	31.57	138	138
125	0.80	32.36	133	133
130	0.79	33.14	128	128
135	0.78	33.91	123	123
140	0.77	34.68	118	118
145	0.76	35.44	113	113
150	0.75	36.19	108	108



SILVER ASPENS
DETAILS
SOLITUDE, UTAH

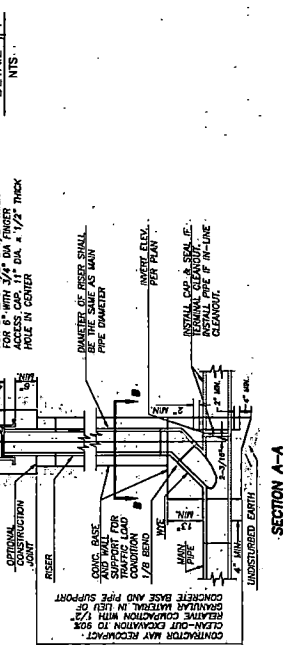
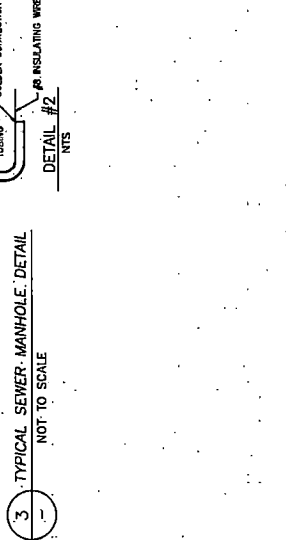
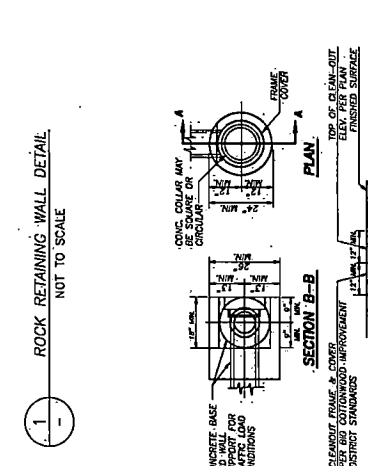
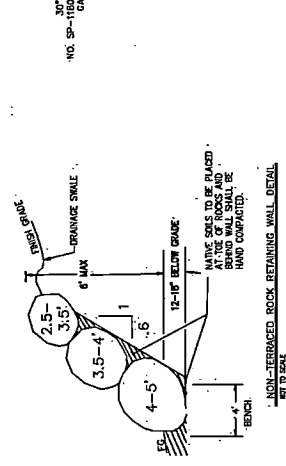
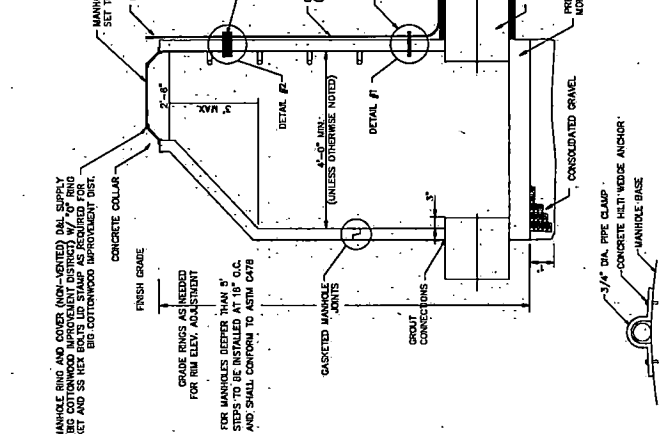
TWIN PEAKS
Engineering & Land Surveying
2284 NORTH 1450 EAST LENO, UTAH 84043
(801) 450-3511

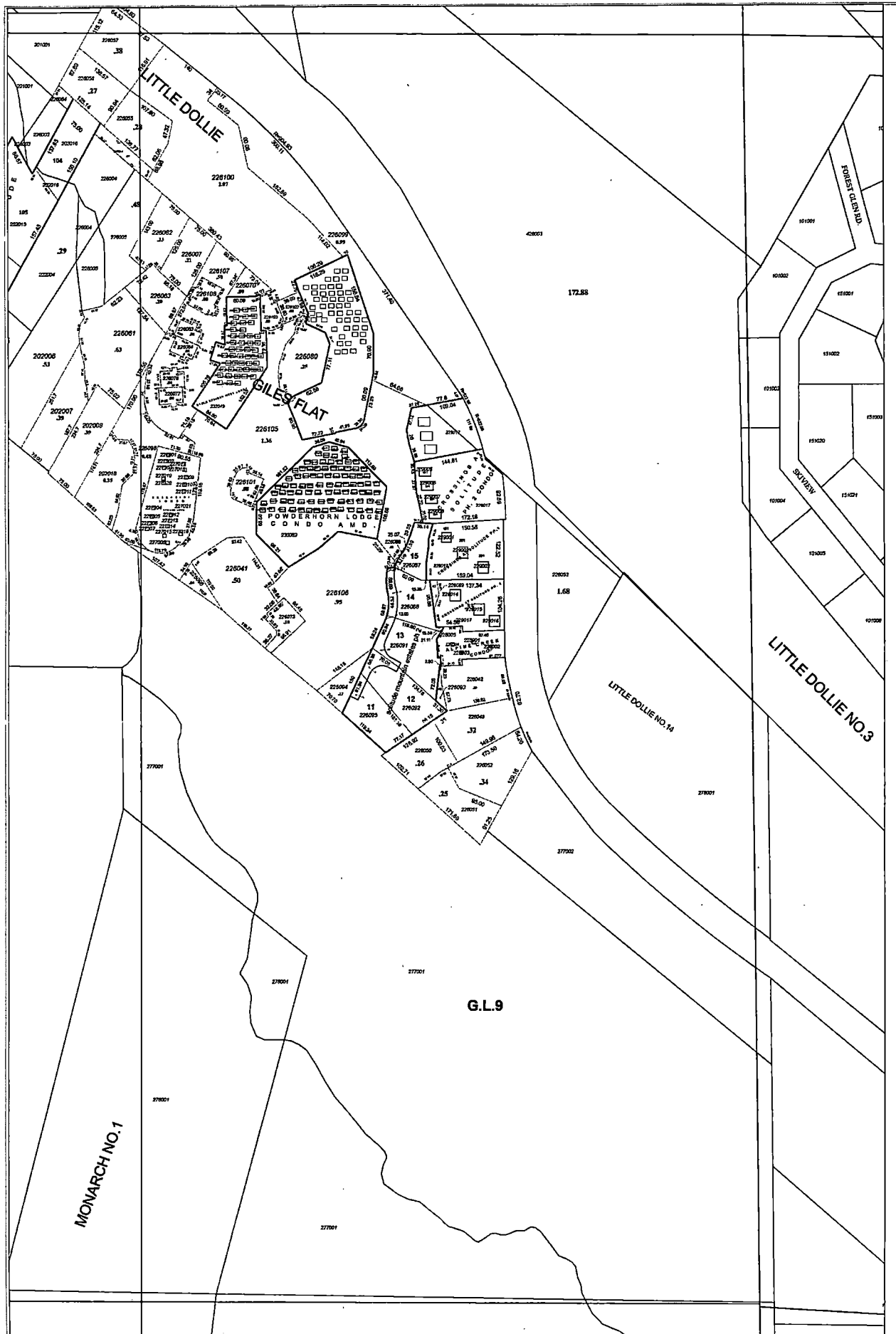
DATE: AUGUST 2021
PROJECT: SOLITUDE
SHEET: 6



- UNWEATED BASE COURSE:** Provide material specified in APWA Section 32.11.21. Do not use gravel as a substitute for unweated base course without ENGINEER'S approval.
 - Place material per APWA Section 32.05.10.
 - Compact per APWA Section 31.52.20 to a modified proctor density of 95 percent or greater.
 - Concrete collar required in paved areas (6" thick, 12" wide) to be 1/4" below finished grade.
- CONCRETE:** Class 4000 per APWA Section 32.03.04.
 - If necessary, provide concrete that achieves strength in less than 7 days. Use caution however, as concrete curing (under cracks) may develop 1/4" temperature cracks.
 - Place concrete per APWA Section 32.03.10.
 - Provide 1/2 inch radius on corners to be exposed to other trades.
 - Use membrane forming compound unless specified otherwise.
- EXPANSION JOINT:** Make expansion joints vertical, but depth, 1/2 inch wide with top flange per APWA Section 32.13.73. Set top of flange flush with surface of concrete.
- CONTRACTION JOINT:** Make contraction joints vertical.
 - 1/2 inch wide and 2 inches deep or 1/4 inch thickness if slab is greater than 8 inches deep.
- REINFORCEMENT:** ASTM A 615, grade 60, galvanized or epoxy coated deformed steel. See APWA Section 32.03.06 requirement.
- WATERWAY:** Use which shown on the Drawings. If not shown then 4 feet for a residential street and 6 feet for a non-residential street.
- FLOW-LINE:** A 4 inch wide waterway and a 6 inch wide waterway are shown on Plan No. 11777. The flow-line shall be 1/2 inch above the bottom of the waterway. Match existing slope up with the curb and gutter flow line. Adjust cross slope grade to match existing slope.
- FINISH:** Exposed.
- PROTECTION AND REPAIR:**
 - Fill holes with epoxy. Repair construction that doesn't drain.
 - Protect concrete from deicing chemicals during cure.

NOTE: JOINTS CROSSING TO SCORE AWAY FROM MANHOLE AT 3/4" TO EXISTING GRADE.
2. MANHOLE CASTING TO BE SET FLUSH WITH FINISHED GRADE.
3. CONCRETE COLLAR REQUIRED IN PAVED AREAS (6" THICK, 12" WIDE) TO BE 1/4" BELOW FINISHED GRADE.
MANHOLE TO BE SET TO FINISHED GRADE.
#2 COPPER ROD.





As of 04/26/2021, the SLCO Recorder's office will begin a full transition to electronically-generated Tax Plats. For parcel information regarding historic parcels, prior Tax Plats may need cross-referenced. This Tax Plat is not intended to represent actual physical properties. In order to establish exact physical boundaries, a survey of the property may be necessary. Parcel numbers are for taxation reference purposes only and are subject to change.

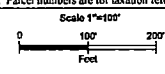


Prepared and published by
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385-468-8145
recorder@slco.org



E 1/2 NE 1/4 Sec 27 T2S R3E
SALT LAKE COUNTY, UTAH

4/22/2022



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100



Parcel Number: 24272261070000

PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY**Legal Description**

BEG N 89°48'56" W 1309.22 FT & S 23°34'03" W 178.83 FT & S 48°02'07" E 450 FT FR NE 1/4 OF SEC 27, T2S, R3E, SLM; S 48°02'07" E 93.95 FT; S 32°43'59" W 87.24 FT; S 01°07'50" E 58.42 FT; S 88°52'06" W 5 FT; S 01°07'51" E 39.82 FT; N 72°26'08" W 20.49 FT; S 17°33'52" W 39.14 FT; S 72°26'08" E 21.86 FT; S 33°51'15" W 105.76 FT; S 56°08'45" E 14.16 FT; S 33°51'15" W 71.18 FT; N 83°05'40" W 32.61 FT; N'LY ALG A 75 FT RADIUS CURVE TO R 76.05 FT; N 04°59'54" W 6.24 FT; N'LY ALG A 186 FT RADIUS CURVE TO R 32 FT; N 04°51'36" E 35.56 FT; NE'LY ALG A 100 FT RADIUS CURVE TO R 42.39 FT; N 29°08'50" E 272.57 FT TO BEG. LESS & EXCEPT BEG S 09°56'38" E 794.22 FT FR NW COR OF NE 1/4 OF NE 1/4 SEC 27, T2S, R3E, SLM; N 03°22'17" W 0.50 FT; N 86°37'43" E 13.60 FT; N 03°22'17" W 33.71 FT; N 86°37'43" E 24.41 FT; N 03°22'17" W 5.74 FT; N 86°37'43" E 11.08 FT; S 03°22'17" E 8.63 FT; N 86°37'43" E 13.17 FT; S 03°22'17" E 31.32 FT; S 86°37'43" W 62.26 FT TO BEG. ALSO LESS & EXCEPT BEG S 09°56'38" E 794.22 FT FR NW COR OF NE 1/4 OF NE 1/4 SEC 27, T2S, R3E, SLM; N 86°37'43" E 62.26 FT; S 03°22'17" E 0.50 FT; S 86°37'43" W 5.26 FT; S 03°22'17" E 31.51 FT; S 86°37'43" W 13.70 FT; S 03°22'17" E 8.38 FT; S 86°37'43" W 11.14 FT; N 03°22'17" W 6.44 FT; S 86°37'43" W 24.06 FT; N 03°22'17" W 33.45 FT; S 86°37'43" W 8.09 FT; N 03°22'17" W 0.50 FT TO BEG. ALSO LESS & EXCEPT BEG N 89°48'56" W 1309.22 FT & S 23°34'03" W 178.83 FT & S 48°02'07" E 450 FT & S 48°02'07" E 93.95 FT & S 33°09'08" W 87.67 FT & S 01°07'51" E 58.42 FT & S 88°52'06" W 5.0 FT & S 01°07'51" E 39.57 FT & N 72°26'08" W 19.67 FT & N 49°31'54" W 37.10 FT & S 24°06'11" W 31.35 FT & S 65°53'49" E 5.0 FT & S 24°06'11" W 0.50 FT FR NE 1/4 OF SEC 27, T2S, R3E, SLM; S 24°06'11" W 0.50 FT; S 24°06'11" W 31.35 FT; N 65°53'49" W 13.50 FT; S 24°06'11" W 8.11 FT; N 65°53'49" W 10.33 FT; N 24°06'11" E 5.61 FT; N 65°53'49" E 25.33 FT; N 24°06'11" E 33.85 FT; N 65°53'49" W 11.16 FT; N 24°06'11" E 0.50 FT; S 65°53'49" E 60.32 FT M OR L TO BEG. ALSO LESS & EXCEPT BEG N 89°48'56" W 1309.22 FT & S 23°34'03" W 178.83 FT & S 48°02'07" E 450 FT & S 48°02'07" E 93.95 FT & S 33°09'08" W 87.67 FT & S 01°07'51" E 58.42 FT & S 88°52'06" W 5.0 FT & S 01°07'51" E 39.57 FT & N 72°26'08" W 19.67 FT & N 49°31'54" W 37.10 FT FR NE 1/4 OF SEC 27, T2S, R3E, SLM; S 24°06'11" W 31.35 FT; S 65°53'49" E 5.0 FT; S 24°06'11" W 0.50 FT; N 65°53'49" W 60.32 FT; N 24°06'11" E 0.50 FT;

S 65°53'49" E 6.16 FT; N 24°06'11" E 33.85 FT; S 65°53'49" W 25.33 FT;
N 24°06'11" E 5.61 FT; S 65°53'49" E 10.33 FT; S 24°06'11" W 8.11 FT; S
65°53'49" E 13.50 FT M OR L TO BEG. ALSO LESS AND EXCEPTING,
BEG S 23°34'03" W 178.83 FT TO NW COR OF GILES FLAT MINING
CLAIM & S 48°02'09" W 450.00 FT & S 48°02'09" E 93.96 FT & S
33°09'08" W 87.67 FT TO NW COR OF EAGLE SPRINGS WEST
CONDOS & N 25°26'41" W 20.01 FT FR NW COR OF NE 1/4 OF NE
1/4 SEC 27, T2S, R3E, SLM; S 29°11'19" W 15.38 FT; S 60°48'41" E
2.00 FT; S 29°11'19" W 22.12 FT; S 60°48'41" E 9.00 FT; S 29°11'19" W
22.17 FT; N 60°48'41" W 9.00 FT; S 29°11'19" W 3.67 FT; N 60°48'41" W
52.00 FT; N 29°11'19" E 13.08 FT; N 60°48'41" W 5.12 FT; N 29°08' E
23.29 FT; S 60°48'41" E 7.14 FT; N 29°11'19" E 26.97 FT; S 60°48'41" E
48.01 FT TO BEG.

[Print](#)Parcel Number: **24272261080000****PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY****Legal Description**

BEG S 23°34'03" W 178.83 FT TO NW COR OF GILES FLAT MINING CLAIM & S 48°02'09" W 450.00 FT & S 48°02'09" E 93.96 FT & S 33°09'08" W 87.67 FT TO NW COR OF EAGLE SPRINGS WEST CONDOS & N 25°26'41" W 20.01 FT FR NW COR OF NE 1/4 OF NE 1/4 SEC 27, T2S, R3E, SLM; S 29°11'19" W 15.38 FT; S 60°48'41" E 2.00 FT; S 29°11'19" W 22.12 FT; S 60°48'41" E 9.00 FT; S 29°11'19" W 22.17 FT; N 60°48'41" W 9.00 FT; S 29°11'19" W 3.67 FT; N 60°48'41" W 52.00 FT; N 29°11'19" E 13.08 FT; N 60°48'41" W 5.12 FT; N 29°08' E 23.29 FT; S 60°48'41" E 7.14 FT; N 29°11'19" E 26.97 FT; S 60°48'41" E 48.01 FT TO BEG.