



Hobble Creek Subdivision  
**Storm Water Management Plan**

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Local, State, and Federal laws require that storm drain features to be regularly maintained. Because these laws, codes, and regulations change over time it is essential to have this manual updated every ten years.

Washington City also has an adopted an ordinance that requires that the entity responsible for the storm drain features to regularly report the inspections and maintenance. The forms required for reporting these are located at Washington City. The Washington City Public Works department may be contacted for the updated forms at the following location:

Washington City  
1305 East Washington Dam Rd.  
Washington, Utah 84780  
phone: (435) 656-6318

It is necessary to note that all inspections must be performed by a licensed Civil Engineer, or a qualified post construction storm water Inspector.

The following is only general guidelines. Please contact a license engineer or Washington City for the most current requirements.

**Private Street Sweeping**

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Hobble Creek has a combination of public and private streets. All private streets shall be swept and maintained by the HOA. Street sweeping and vacuuming includes use of self-propelled and walk behind equipment to remove sediment from streets and to clean paved surfaces. Sweeping and vacuuming prevents sediment from the project site from entering the storm drains.

To implement Street Sweeping the following is required.

- Inspection should been done on a monthly interval during non-rainy season.
- Inspection should been done after large storm event.

### **Storm Drain Grates**

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The project contains locations of storm drain inlets used to divert water from the roadways into the storm drain system. The grates on the inlets can collect debris and become clogged and not function properly.

To maintain the Storm Drain Grates the following is required.

- Monthly inspection of grates and removal of all debris if necessary.
- Inspections of grates after large storm event and removal of all debris if necessary.

### **Rear Yard Landscape Drains**

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Specific walk out basement lots within the subdivision have rear yard landscape drains to direct the nuisance water from the lower pad to the streets to allow for the lot to drain properly. This drains and pipes will need to be maintained by each home owner to ensure that the pipe system remains functioning.

To maintain the Rear Yard Landscape Drains the following is required.

- Sediment and debris buildup shall be removed.
- Each homeowner shall inspect and properly maintain drains located in their yards.
- Each homeowner shall landscape or develop their yard in a manor that does not interfere with the pipe system.

### **Sidewalk Drain Structures**

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The rear yard landscape drains as described above discharge into the streets from Sidewalk Drain Structures. These structures will need to be inspected and maintained to insure that the drainage system can operate as designed.

To maintain the Sidewalk Drain Structures the following is required.

- Monthly inspection of outlets and removal of all debris if necessary.
- Inspections of outlets after large storm event and removal of all debris if necessary.

### **Maintenance of Rip Rap Slopes (Lots 17-20)**

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The rear lot line of lots 17, 18, 19 and 20 have been improved with a boulder filled rip rap to prevent erosion along the creek area.

To maintain the Rip Rap Slopes the following is required.

- Any rocks displaced during storm events must be replaced immediately after the storm event has ended.
- Rip-rap must be inspected after large storm events.
- The slopes should be checked quarterly to insure that the rip rap is still in place and replace when needed.

### **Maintenance of the Open Space & Common Areas**

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Hobble Creek has a common open space landscaped corridor running along 300 East Street that is to be maintained by the HOA. This area is to be kept free of debris, trash, weeds, etc. The site has been mass graded, eliminating the natural vegetation allowing the site to be more susceptible to weeds.

To maintain the landscaping and control weeds the following is required.

- The open space area is to be inspected and maintained weekly as per the contract with the HOA's landscaper or maintenance company.
- The project area that has been graded or disturbed is to be inspected and maintained monthly to prevent trash collection or over growth of weeds.
- All nuisance weeds shall be removed as they appear.

### **Dry Extended Detention Basins**

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Dry extended detention basins (e.g., dry ponds, extended detention basins, detention ponds, or extended detention ponds) are basins whose outlets have been designed to improve the water quality by allowing sediment particles and associated pollutants to settle and be removed.

To maintain the Basin the following is required.

- Maintained the current contours when originally constructed
- Sediment buildup exceeding 1/2 foot shall be removed.

- Control vegetation without herbicides or other chemicals
- Following sediment removal or maintenance of the pond, new rock and landscaping may be required.
- Rip-rap and geo-fabric may be replaced after large storm events, or when it becomes filled with silt.
- Sign shall be maintained, stating that the pond should not be a play ground, and it is a settlement control basin.

### **Vegetated Swale Filter**

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Vegetated swale filters (vegetated swales) are open, shallow channels with low-lying vegetation or rock covering the side slopes and bottom that collect and slowly convey runoff flow to downstream discharge points.

- Maintained the current contours when originally constructed
- Control vegetation without herbicides or other chemicals
- Sediment buildup exceeding 3 inches shall be removed.
- Rip-rap and geo-fabric may be replaced after large storm events, or when it becomes filled with silt.

EXHIBIT A

**LEGAL DESCRIPTION**

BEGINNING AT A POINT WHICH IS LOCATED S 0°43'32" W 585.21 FEET ALONG THE CENTER SECTION LINE AND WEST 197.26 FEET FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN TO A POINT ON THE WESTERLY RIGHT OF WAY OF 300 EAST STREET, SAID POINT ALSO BEING ON A 803.00 FOOT RADIUS CURVE TO THE LEFT AND RUNNING THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FIFTEEN (15) COURSES, THE RADIUS POINT OF WHICH BEARS N 83°13'28" E; THENCE ALONG THE ARC OF SAID CURVE 72.25 FEET, THROUGH A CENTRAL ANGLE OF 5°09'19"; THENCE S 11°55'41" E 239.45 FEET; THENCE S 78°04'19" W 3.50 FEET; THENCE S 11°55'41" E 7.00 FEET; THENCE N 78°04'19" E 3.50 FEET; THENCE S 11°55'41" E 56.24 FEET TO A POINT ON A 885.00 RADIUS CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS S 78°04'17" W; THENCE ALONG THE ARC OF SAID CURVE 133.86 FEET, THROUGH A CENTRAL ANGLE OF 8°39'58"; THENCE S 3°15'45" E 161.17 FEET; THENCE S 86°44'15" W 3.50 FEET; THENCE S 3°15'45" E 7.00 FEET; THENCE N 86°44'15" E 3.50 FEET; THENCE S 3°15'45" E 250.66 FEET TO A POINT ON A 967.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS N 86°44'15" E; THENCE ALONG THE ARC OF SAID CURVE 24.23 FEET, THROUGH A CENTRAL ANGLE OF 1°26'08"; THENCE S 40°14'07" W 2.12 FEET TO A POINT ON A 968.50 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS N 85°12'48" E; THENCE ALONG THE ARC OF SAID CURVE 41.18 FEET, THROUGH A CENTRAL ANGLE OF 2°26'09" TO A POINT ON THE NORTH BOUNDARY OF COTTON MEADOW SUBDIVISION, RECORDS OF WASHINGTON COUNTY; THENCE ALONG SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES, N 89°09'54" W 346.69 FEET; THENCE S 0°50'06" W 16.50 FEET; THENCE S 1°16'39" E 563.66 FEET TO A POINT ON THE EXTENSION OF THE BOUNDARY OF THAT PARTICULAR PROPERTY AS DESCRIBED IN ENTRY NUMBER 20100006332 RECORDS OF WASHINGTON COUNTY N 67°45'00" W 650.65 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 100 EAST STREET, THENCE CONTINUING ALONG SAID BOUNDARY N 1°23'10" E 1325.41 FEET TO A POINT ON THE CENTER LINE OF 500 SOUTH STREET AS SHOWN ON THE R. F. GOULD'S ENTRY WHICH HAS BEEN PREVIOUSLY ABANDONED; THENCE ALONG SAID CENTER LINE S 89°09'20" E 784.12 FEET TO THE POINT OF BEGINNING. CONTAINS 25.95 ACRES

EXHIBIT B

**Legal Description - Hobble Creek Subdivision Phase 1**

Beginning at a point which is located South 0 deg. 43' 32" West 1048.39 feet along the center line and West 102.01 feet from the North quarter corner of Section 23, Township 42 South, Range 15 West, Salt Lake Base and Meridian to a point on the Westerly right of way of 300 East Street, said point also being on a 835.00 foot radius curve to the right with a radius which bears South 84 deg. 30' 28" West and running thence along said right of way the following six (6) courses: Southerly 34.44 feet along the arc of said curve through a central angle of 2 deg. 13' 47"; thence South 3 deg. 15' 45" East 161.17 feet; thence South 86 deg. 44' 15" West 3.50 feet; thence South 3 deg. 15' 45" East 7.00 feet; thence North 86 deg. 44' 15" East 3.50 feet; thence South 3 deg. 15' 45" East 69.66 feet; thence South 86 deg. 44' 15" West 131.84 feet; thence South 82 deg. 18' 12" West 34.58 feet; thence North 88 deg. 26' 47" West 225.96 feet; thence South 88 deg. 52' 36" West 108.12 feet; thence South 83 deg. 41' 04" West 230.14 feet; thence North 88 deg. 36' 50" West 50.00 feet; thence North 1 deg. 23' 10" East 67.87 feet to a point on a 20.00 foot radius curve to the left; thence Northwesterly 32.75 feet along the arc of said curve through a central angle of 93 deg. 48' 50"; thence North 11 deg. 32' 19" East 61.93 feet to a point on a 20.00 foot radius curve to the left with a radius which bears North 3 deg. 09' 35" West; thence Northeasterly 29.83 feet along the arc of said curve through a central angle of 85 deg. 27' 15"; thence North 1 deg. 23' 10" East 118.74 feet; thence South 88 deg. 36' 50" East 149.07 feet; thence North 0 deg. 50' 40" East 18.06 feet; thence South 89 deg. 09' 20" East 434.95 feet; thence North 87 deg. 36' 44" East 34.00 feet; thence North 86 deg. 44' 15" East 129.32 feet to the point of beginning.

EXHIBIT C

**Legal Description - Hobble Creek Subdivision Phase 2**

Beginning at a point S 0°43'32" W 758.83 feet along the center section line and West 161.14 feet from the North quarter corner of Section 23, Township 42 South, Range 15 West, Salt Lake Base and Meridian to a point on the westerly right of way of 300 East Street and running thence along said right of way the following six (6) courses, S 11°55'41" E 132.30 feet; thence S 78°04'19" W 3.50 feet; thence S 11°55'41" E 2.00 feet; thence N 78°04'19" E 3.50 feet; thence S 11°55'41" E 56.24 feet to the point of a 885.00 foot radius curve to the right, with a radius which bears S 78°04'17" W; thence 99.42 feet southeasterly along the arc of said curve through a central angle of 6°26'11"; thence S 86°44'15" W 129.32 feet along the north boundary of Hobble Creek Phase 1, recorded and on file at Washington County Recorder's Office, State of Utah, the following two (2) courses, thence S 87°36'44" W 34.00 feet; thence N 89°09'20" W 434.95 feet; thence N 0°50'40" E 107.45 feet; thence N 89°09'20" W 3.56 feet; thence N 0°50'40" E 134.00 feet; thence S 89°09'20" E 397.30 feet; thence N 11°55'41" W 25.03 feet; thence N 78°04'19" E 153.76 feet to the point of beginning. Contains 3.34 acres

**Legal Description - Hobble Creek Subdivision Phase 3**

Beginning at a point S 0°43'32" W 582.71 feet along the center section line and West 197.26 feet from the North quarter corner of Section 23, Township 42 South, Range 15 West, Salt Lake Base and Meridian to a point on the westerly right of way of 300 East Street, said point also being on a 803.00 foot radius non-tangent curve to the left with a radius which bears N 83°13'38" E and running thence along said right of way the following two (2) courses, southerly 72.25 feet along the arc of said curve through a central angle of 5°09'19"; thence S 11°55'41" E 107.15 feet to a point on the northeasterly boundary of Hobble Creek Phase 2, recorded and on file at Washington County Recorder's Office, State of Utah; thence along said boundary the following three (3) courses, S 78°04'19" W 153.76 feet; thence S 11°55'41" E 25.03 feet; thence N 89°09'20" W 406.36 feet; thence N 0°50'40" E 100.00 feet; thence N 89°09'20" W 15.90 feet; thence N 0°49'59" E 134.00 feet; thence S 89°09'20" E 530.23 feet to the point of beginning. Contains 2.79 acres

**Legal Description - Hobble Creek Subdivision Phase 4**

Beginning at a point S 0°43'32" W 585.62 feet along the center section line and N 89°09'20" W 727.47 feet from the North quarter corner of Section 23, Township 42 South, Range 15 West, Salt Lake Base and Meridian to a point on the northwesterly boundary of Hobble Creek Phase 3, recorded and on file at Washington County Recorder's Office, State of Utah and running thence along the said subdivision the following four (4) courses, S 0°49'59" W 134.00 feet; thence S 89°09'20" E 15.90 feet; thence S 0°50'40" W 100.00 feet; thence S 89°09'20" E 9.05 feet to a point on the northwesterly boundary of Hobble Creek Phase 2, recorded and on file at Washington County Recorder's Office, State of Utah, thence along said subdivision the following three (3) courses, S 0°50'40" W 134.00 feet; thence S 89°09'20" E 3.56 feet; thence S 0°50'40" W 125.51 feet to a point on the northerly boundary of Hobble Creek Phase 1, recorded and on file at Washington County Recorder's Office, State of Utah, thence along said subdivision the following two (2) courses, N 88°36'50" W 149.07 feet; thence S 1°23'10" W 32.34 feet; thence N 88°37'07" W 138.01 feet to a point on the easterly right of way of 100 East Street; thence along said right of way N 1°23'10" E 523.17 feet; thence S 89°09'20" E 253.89 feet to the point of beginning. Contains 3.19 acres

Tax ID: W-171-A  
W-5-2-23-4301-A

Rick Salisbury

Rick Salisbury, President  
Salisbury Developers Inc.

State of Utah

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County of Washington )

On this ~~16~~<sup>9</sup> day of ~~September~~<sup>November</sup> 2012, personally appeared before me, Rick Salisbury, whose identity was proved to me on the basis of satisfactory evidence and who by me affirmed, did say that he is the President of Salisbury Developers Inc. and that said document was signed by him in behalf of said corporation by authority of its bylaws and said Rick Salisbury acknowledged to me that said corporation executed the same.

[Signature]  
Notary Public  
Commission expires:  
Residing at:

