



**INSPECTION & STORM WATER
MAINTENANCE AGREEMENT**

ENT 14721:2022 PG 1 of 19
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Feb 02 10:34 am FEE 0.00 BY SA
RECORDED FOR OREM CITY CORPORATION

Project Name and Address:
Ken Garff Nissan of Orem Site Expansion
221 W University Parkway
Orem, UT 84058

Project ID: ayaqtk33ebbwyl4
Project Passcode: TQYABGKL

Parcel No(s): 65:640:0005
Lot No(s) (if applicable): Lot 1

This Agreement is executed this 18th day of January, 2022, by and between the CITY OF OREM, a municipal corporation and political subdivision of the State Of Utah, with its principal offices located at 56 North State Street, Orem, Utah 84057 (hereinafter referred to as the "CITY") and GARFF PROPERTIES-OREM LLC, Brett Godfrey, a Limited Liability Company, with its principal offices located at/residing at 111 East Broadway, Suite 900, Salt Lake City, UT 84111 (hereinafter referred to as "OWNER").

RECITALS

WHEREAS, OWNER is the owner of real property described as:

LOT 1, PLAT A, CORRAL WEST 2ND AMENDED SUB AREA 1.272 AC.

Said property is located at the Orem street address of 221 W University Parkway (hereinafter called the "Property").

WHEREAS, the CITY is authorized and required to regulate and control the disposition of storm and surface waters within the CITY, as set forth in the City of Orem's Storm Water Utility Ordinance, as amended ("Ordinance"), adopted pursuant to the Utah Water Quality Act, as set forth in Utah Code §§ 19-5-101, *et seq.*, as amended ("Act"); 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 storm and surface water management facilities or improvements ("Storm Water Facilities" or "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 the CITY and are hereby incorporated herein by this reference; and

WHEREAS, OWNER has submitted to the CITY a 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, ("Long-Term Storm Water Management Plan" or "Plan"), a copy of which is on file with the City of Orem and which is incorporated into this Agreement by reference; and

WHEREAS, the CITY requires that the OWNER comply with and incorporate into their Plan all of the City of Orem LTSWMP Standard Operating Procedures (SOPs) that apply to the property, as the CITY may amend from time to time.

WHEREAS, as a condition of development approval, and as required as part of the CITY's Small 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 Plan; and

WHEREAS, the CITY and the OWNER, its successors and assigns, including any homeowners association, agree that the health, safety, and welfare of the residents of Orem, Utah require that on-site Storm Water Facilities be constructed and maintained on the Property.

COVENANTS

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

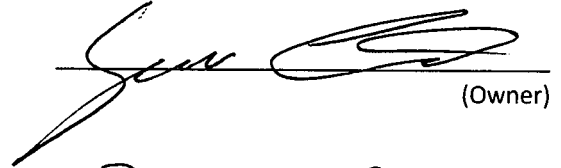
1. The Storm Water Facilities shall be constructed by the OWNER, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The OWNER, its successors and assigns, including any homeowners association, shall, at its own expense, adequately maintain the Storm Water Facilities in accordance with the Plan as well as the city LTSWMP SOPs incorporated in the Plan.. This includes all pipes and channels 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 is herein defined as good working condition so that these facilities are performing their design functions. OWNER acknowledges that OWNER is obligated to comply with all requirements as set forth in the Plan. If there are any differences between the Plan and any other site plans of subdivision approval documents, the Plan shall control.
3. The OWNER, its successors and assigns, including any homeowners association, shall ensure the Storm Water Facilities are inspected by a qualified professional biennially. The inspection report shall be due on September 29 with the first inspection report being due the year following development completion. OWNERS shall use the standard form provided by the City to complete the biennial report. The inspection report form may be obtained online or in person from the Storm Water Section of the City's Public Works Department. OWNER shall send a copy of the inspection record to the CITY. (Attention to: Storm Water Program Manager 1450 W 550 N Orem UT, 84057 or E-mail a copy to swmp@orem.org) OWNER shall be responsible for maintaining all inspection records and must make such records available to the CITY upon request. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure(s), pond/detention areas, access roads, etc. Deficiencies shall be noted in the inspection report.
4. The OWNER, its successors and assigns, including any homeowners association, hereby grant permission to the CITY, its authorized agents and employees, to enter upon the Property and to inspect the Storm Water Facilities whenever the CITY deems necessary. The purpose of inspection is to follow-up on reported or suspected deficiencies and/or respond to citizen complaints. The CITY shall provide the OWNER, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.
5. This Agreement hereby grants to the CITY any and all maintenance easements set forth herein, in the Plan, or the final site plan as required to access and inspect the Storm Water Facilities.

6. In the event the OWNER, its successors and assigns, including any homeowners association, fails to maintain the Storm Water Facilities in good working condition acceptable to the CITY, the CITY may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the OWNER, its successors and assigns, including any homeowners association. This provision shall not be construed to allow the CITY to erect any structural storm water management facilities. It is expressly understood and agreed that the CITY is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the CITY.
7. In the event the CITY, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the OWNER, its successors and assigns, including any homeowners association, shall reimburse the CITY upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the CITY hereunder. 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 collection costs, including attorneys' fees and court costs, incurred by the CITY in collection of delinquent payments.
8. This Agreement imposes no liability of any kind whatsoever on the CITY. OWNER, its administrators, executors, success, heirs and assigns, including any homeowners association, hereby indemnifies and holds harmless the City, its authorized agents, officials, officers, employees, and volunteers for any and all damages, accidents, casualties, occurrences or claims which might arise or be asserted against the City from the construction, presence, existence or maintenance of the Storm Water Facilities by the OWNER or the City when the City acts in accordance with paragraph 8 of this Agreement. In the event a claim is asserted against the City, its authorized agents, officials, officers, employees, or volunteers, the City shall promptly notice the OWNER and the OWNER shall defend at its own expense any suit based on such claim. If any judgment or claims against the City, its authorized agents, officials, officers, employees or volunteers shall be allowed, the OWNER shall pay for all costs and expenses in connection herewith.
9. **This Agreement shall be recorded among the land records of Utah County, Utah, and shall constitute a covenant running with the land, and shall be binding on the OWNER, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners association. 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, including any homeowners association, and shall bind all present and subsequent owners of the Property described herein. Upon conveyance of the Property being completed, all covenants and obligations of the OWNER under this Agreement shall cease, but such covenants and obligations shall run with the land and shall be binding upon the subsequent owner(s) of the Property.**

10. The parties represent that each of them has lawfully entered into this Agreement, having complied with all relevant statutes, ordinances, resolutions, bylaws and other legal requirements applicable to their operation.
11. This Agreement shall be interpreted pursuant to the laws of the State of Utah.
12. Time shall be of the essence of this Agreement.
13. In the event that either party should be required to retain an attorney because of the default or breach of the other or to pursue any other remedy provided by law, then the non-breaching or non-defaulting party shall be entitled to a reasonable attorney's fee, whether or not the matter is actually litigated.
14. The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include the other gender. The paragraphs and section headings in this Agreement contained are for convenience only and do not constitute a part of the provisions hereof.
15. No oral modifications or amendments to this Agreement shall be effective, but this Agreement may be modified or amended by written agreement.
16. Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that both parties have participated in the preparation hereof.
17. This Agreement shall be binding upon the heirs, successors, administrators and assigns of each of the parties hereto.
18. 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.

SIGNED and ENTERED INTO this 21 day of JAN, 2022.

OWNER



(Owner)

SPENCER CASTLE
(Print Name)

STATE OF UTAH)

:SS.

COUNTY OF UTAH)

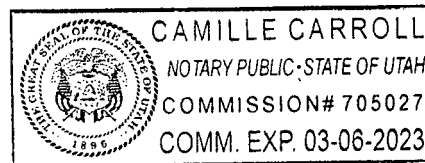
The above instrument was acknowledged before me by Spencer Castle,
this 21 day of JAN, 2022.



Notary Public

Residing in: UTAH

My commission expires: 03/06/23



CITY



MAINTENANCE DIVISION MANAGER

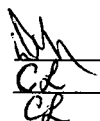
FOR CITY USE ONLY

Property description verified:

Long-Term Storm Water Management Plan Approved:

Agreement Reviewed & Approved by Storm Water Staff:

Inspection and Storm Water Maintenance Agreement



Date: 2-1-22

Date: 1-31-2022

Date: 1-31-2022



City of Orem -- Long Term Storm Water Management Plan

Project Address: 221 W University Parkway

SLU Code: Restaurants

1. Plan Prepared And Submitted By	
Company Name:	Anderson Wahlen & Associates
Mailing Address Attention Line:	Kirk Randall
Mailing Address Line:	2010 No. Redwood Road
Mailing City:	Salt Lake City
Mailing State:	UT
Mailing Zip Code:	84116
Employee Name:	Kirk Randall
Employee Phone:	8014108520
Employee E-mail:	kirkr@awaeng.com
2. Property Owner Details	
Property Owner Name:	GARFF PROPERTIES-OREM LLC, Brett Godfrey
Mailing Address Attention Line:	Brett Godfrey
Mailing Address Line:	111 East Broadway, Suite 900
Mailing City:	Salt Lake City
Mailing State:	UT
Mailing Zip Code:	84111
Property Owner Phone:	8015585685
Property Owner E-mail:	brettg@kengarff.com



3. Project Details	
Project Name:	Ken Garff Nissan of Orem Site Expansion
Project Address:	221 W University Parkway
Parcel Number(s):	65:640:0005
Lot Number(s):	Lot 1
Legal Property Description:	
LOT 1, PLAT A, CORRAL WEST 2ND AMENDED SUB AREA 1.272 AC.	
4. Is this property part of a residential, commercial, or mixed use subdivision?	
<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use <input type="checkbox"/> None of the Above	
Plat Title:	2nd Amended Plat A, Corral West
Township:	6S
Range:	2E
5. What are the proposed business operations for this property upon completion of the development?	
Automobile Sales and Display	
6. The owner will be responsible for the property, if there are multiple tenants involved how will their responsibilities be managed to ensure everyone is in compliance with following the property's SOP's (Standard Operating Procedure's)?	
The owner is the only tenant	



7. Landscape Management	
What pollutants have the ability to put the storm system at risk of pollution, due to the property's landscaping maintenance operations? (Select all that apply.)	
<input checked="" type="checkbox"/> Sediments - Erosion or soils that are not stabilized	
<input checked="" type="checkbox"/> Nutrients - Animal waste, plant debris, sediment, fertilizers, etc.	
<input checked="" type="checkbox"/> Hydrocarbons - Oils, gasoline, diesel fuel, antifreeze, etc.	
<input type="checkbox"/> Heavy Metals - Manufacturing, industrial wastes, vehicles, etc.	
<input type="checkbox"/> Toxic Chemicals - industrial chemicals, pesticides, etc.	
<input checked="" type="checkbox"/> Trash, debris, solids	
<input type="checkbox"/> Pathogens (Bacteria and Viruses) - Animal/Human waste	
<input checked="" type="checkbox"/> Salt - Salt piles, car washing, snow removal, etc.	
<input type="checkbox"/> Temperature (Thermal Pollution) - Industrial waste water	
Other:	
Explain the landscape maintenance operations that will be happening at this property, as well as any site infrastructure and LID (Low Impact Development) designs that are included to help control and contain pollutants.	
<p>All landscaping in the project expansion area will be shrubs, trees and rock mulch. Maintenance will include trimming of shrubs, pruning of trees, cleaning and picking up trash, weeding and weed control chemicals. Irrigation system maintenance and replacement which may involve digging.</p> <p>The expansion area site is designed to retain all storm water for the 25 year event, all storm water will be conveyed, retained and infiltrated on site through a dry well system. Pre-treatment of storm water will include depressed curbs with landscape swales and city standard pre-treatment catch basins.</p>	
<p>The property owner is required to comply with all City of Orem LTSWMP Standard SOP's, as the city may amend from time to time. An up to date copy of these can be located at https://orem.org/wp-content/uploads/2019/01/LTSWMP-Standard-SOPs.pdf. In addition to the City of Orem Landscape Management LTSWMP Standard SOP, are there any site specific SOP's that need to be included in this LTSWMP for landscape management? (If yes, list them here.)</p>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



8. On Site Waste Management	
Will the property have on-site waste management?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
What pollutants have the ability to put the storm system at risk of pollution, due to the property's on-site waste management? (Select all that apply.)	
<input type="checkbox"/> Sediments - Erosion or soils that are not stabilized	
<input type="checkbox"/> Nutrients - Animal waste, plant debris, sediment, fertilizers, etc.	
<input checked="" type="checkbox"/> Hydrocarbons - Oils, gasoline, diesel fuel, antifreeze, etc.	
<input checked="" type="checkbox"/> Heavy Metals - Manufacturing, industrial wastes, vehicles, etc.	
<input type="checkbox"/> Toxic Chemicals - industrial chemicals, pesticides, etc.	
<input checked="" type="checkbox"/> Trash, debris, solids	
<input type="checkbox"/> Pathogens (Bacteria and Viruses) - Animal/Human waste	
<input checked="" type="checkbox"/> Salt - Salt piles, car washing, snow removal, etc.	
<input type="checkbox"/> Temperature (Thermal Pollution) - Industrial waste water	
Other:	
Explain the waste management operations that will be happening at this property, as well as any site infrastructure and LID (Low Impact Development) designs that are included to help control and contain pollutants.	
The new dumpster enclosure will drain to a landscape area, all containers and receptacles will have lids. Containers are owned, maintained and emptied on a regular schedule by a licensed disposal company.	
The property owner is required to comply with all City of Orem LTSWMP Standard SOP's, as the city may amend from time to time. An up to date copy of these can be located at https://orem.org/wp-content/uploads/2019/01/LTSWMP-Standard-SOPs.pdf . In addition to the City of Orem Waste Management LTSWMP Standard SOP, are there any site specific SOP's that need to be included in this LTSWMP for on-site waste management? (If yes, list them here.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



9. Parking and Other Paved Areas	
Will the property have parking and other paved areas?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
What pollutants have the ability to put the storm system at risk of pollution, due to the property's parking and other paved areas regular use and maintenance operations? (Select all that apply.)	
<input checked="" type="checkbox"/> Sediments - Erosion or soils that are not stabilized	
<input type="checkbox"/> Nutrients - Animal waste, plant debris, sediment, fertilizers, etc.	
<input checked="" type="checkbox"/> Hydrocarbons - Oils, gasoline, diesel fuel, antifreeze, etc.	
<input checked="" type="checkbox"/> Heavy Metals - Manufacturing, industrial wastes, vehicles, etc.	
<input type="checkbox"/> Toxic Chemicals - industrial chemicals, pesticides, etc.	
<input checked="" type="checkbox"/> Trash, debris, solids	
<input type="checkbox"/> Pathogens (Bacteria and Viruses) - Animal/Human waste	
<input checked="" type="checkbox"/> Salt - Salt piles, car washing, snow removal, etc.	
<input type="checkbox"/> Temperature (Thermal Pollution) - Industrial waste water	
Other:	
Explain the parking and other paved areas operations that will be happening at this property, as well as any site infrastructure and LID (Low Impact Development) designs that are included to help control and contain pollutants.	
<p>this project consists of large asphalt paved car sales display and parking areas, asphalt parking maintenance will include sweeping and snow removal. Snow melt type chemicals may be used at building entrances especially along the North facing exposure.</p> <p>The expansion area site is designed to retain all storm water for the 25 year event, all storm water will be conveyed, retained and infiltrated on site through a dry well system. Pre-treatment of storm water will include depressed curbs with landscape swales and city standard pre-treatment catch basins.</p>	
<p>The property owner is required to comply with all City of Orem LTSWMP Standard SOP's, as the city may amend from time to time. An up to date copy of these can be located at https://orem.org/wp-content/uploads/2019/01/LTSWMP-Standard-SOPs.pdf. In addition to the City of Orem Parking and Other Paved Areas LTSWMP Standard SOP, are there any site specific SOP's that need to be included in this LTSWMP for the parking and other paved areas? (If yes, list them here.)</p>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



10. Inventory and Equipment Storage

Will the property have inventory and equipment storage?

☒ Yes ☐ No

What pollutants have the ability to put the storm system at risk of pollution, due to the property's inventory and equipment storage? (Select all that apply.)

☐ Sediments - Erosion or soils that are not stabilized☐ Nutrients - Animal waste, plant debris, sediment, fertilizers, etc.☒ Hydrocarbons - Oils, gasoline, diesel fuel, antifreeze, etc.☒ Heavy Metals - Manufacturing, industrial wastes, vehicles, etc.☐ Toxic Chemicals - industrial chemicals, pesticides, etc.☒ Trash, debris, solids☐ Pathogens (Bacteria and Viruses) - Animal/Human waste☒ Salt - Salt piles, car washing, snow removal, etc.☐ Temperature (Thermal Pollution) - Industrial waste water

Other:

Car parking areas

Explain the inventory and equipment storage operations that will be happening at this property, as well as any site infrastructure and LID (Low Impact Development) designs that are included to help control and contain pollutants.

This car dealership is for sales, display, maintenance and repair of automobiles. The fenced area is for Ken Garff to temporarily park different brands of automobiles where other dealerships may not have adequate display and lot area and not confuse customers with the brand sold at this dealership. This is not a long term parking or maintenance storage.

Other storage will include car parts and fluids such as oil and anti-freeze used for service and repair of automobiles, these items are all stored and disposed of indoors in the service area. There is no long term storage of old or junk cars on site, any car brought into the dealership that may be leaking fluids is either repaired or wholesaled.

The property owner is required to comply with all City of Orem LSWMP Standard SOP's, as the city may amend from time to time. An up to date copy of these can be located at <https://orem.org/wp-content/uploads/2019/01/LTSWMP-Standard-SOPs.pdf>. In addition to the City of Orem inventory and equipment storage LTSWMP Standard SOP, are there any site specific SOP's that need to be included in this LTSWMP for inventory and equipment storage? (If yes, list them here.)

☒ Yes ☐ No

check parked cars and storage areas for leaking fluids regularly, provide oil pans and cleanup spills as required, any evidence of rust or metals is also required to be cleaned up. Fluids will be taken inside the facility and disposed of in their proper vehicle fluids disposal container.



11. Other Sources, Items, Activities or Events	
Will the property have other sources, items, activities or events on the property that could pollute the storm water system? (Car Washing, Animals/Livestock, Food Sales, etc.) ?	
[X] Yes [] No	
What pollutants have the ability to put the storm system at risk of pollution, due to other sources, items, activities or events on the property? (Select all that apply.)	
[] Sediments - Erosion or soils that are not stabilized	
[] Nutrients - Animal waste, plant debris, sediment, fertilizers, etc.	
[X] Hydrocarbons - Oils, gasoline, diesel fuel, antifreeze, etc.	
[X] Heavy Metals - Manufacturing, industrial wastes, vehicles, etc.	
[] Toxic Chemicals - industrial chemicals, pesticides, etc.	
[X] Trash, debris, solids	
[] Pathogens (Bacteria and Viruses) - Animal/Human waste	
[X] Salt - Salt piles, car washing, snow removal, etc.	
[] Temperature (Thermal Pollution) - Industrial waste water	
Other:	
Explain the other sources, items, activities or events that could cause pollution, as well as any site infrastructure and LID (Low Impact Development) designs that are included to help control and contain pollutants.	
there is an automobile maintenance and repair shop contained within the dealership building, all operations are performed indoors including the car wash bay.	
The property owner is required to comply with all City of Orem LSWMP Standard SOP's, as the city may amend from time to time. An up to date copy of these can be located at https://orem.org/wp-content/uploads/2019/01/LTSWMP-Standard-SOPs.pdf . In addition to ALL OTHER City of Orem LSWMP Standard SOP, are there any site specific SOP's that need to be included in this LTSWMP for other sources, items, activities or events? (If yes, list them here.)	
[X] Yes [] No	
All washing of vehicles must be performed indoors, no vehicle fluid is to be disposed of outdoors.	



12. Storm Water System

Explain the storm water system including any site infrastructure and LID (Low Impact Development) designs that are included to help control and contain pollutants.

The expansion area site is designed to retain all storm water for the 25 year event, all storm water will be conveyed, retained and infiltrated on site through a dry well system. Pre-treatment of storm water will include depressed curbs with landscape swales and city standard pre-treatment catch basins. Emergency overflow is designed to overflow to 1400 South Street. Note that the existing site and the expansion area will have entirely different and separate storm water systems of which the existing system is not affected by this expansion project. The existing site storm water system is not considered a part of this management plan.

Was this property designed with low impact development (LID) systems and/or practices?

☒ Yes ☐ No

List all LID systems and/or practices that are/were incorporated into the development of this property.

The expansion site is designed to retain all storm water for the 25 year event, all storm water will be conveyed, retained and infiltrated on site through a dry well system. Pre-treatment of storm water will include depressed curbs with landscape swales and city standard pre-treatment catch basins. The new dumpster enclosure is designed for runoff to flow to the landscape.

The property owner is required to comply with all City of Orem LTSWMP Standard SOP's, as the city may amend from time to time. An up to date copy of these can be located at <https://orem.org/wp-content/uploads/2019/01/LTSWMP-Standard-SOPs.pdf>. In addition to the City of Orem Storm Water System LTSWMP Standard SOP, are there any site specific SOP's that need to be included in this LTSWMP for the storm water system? (If yes, list them here.)

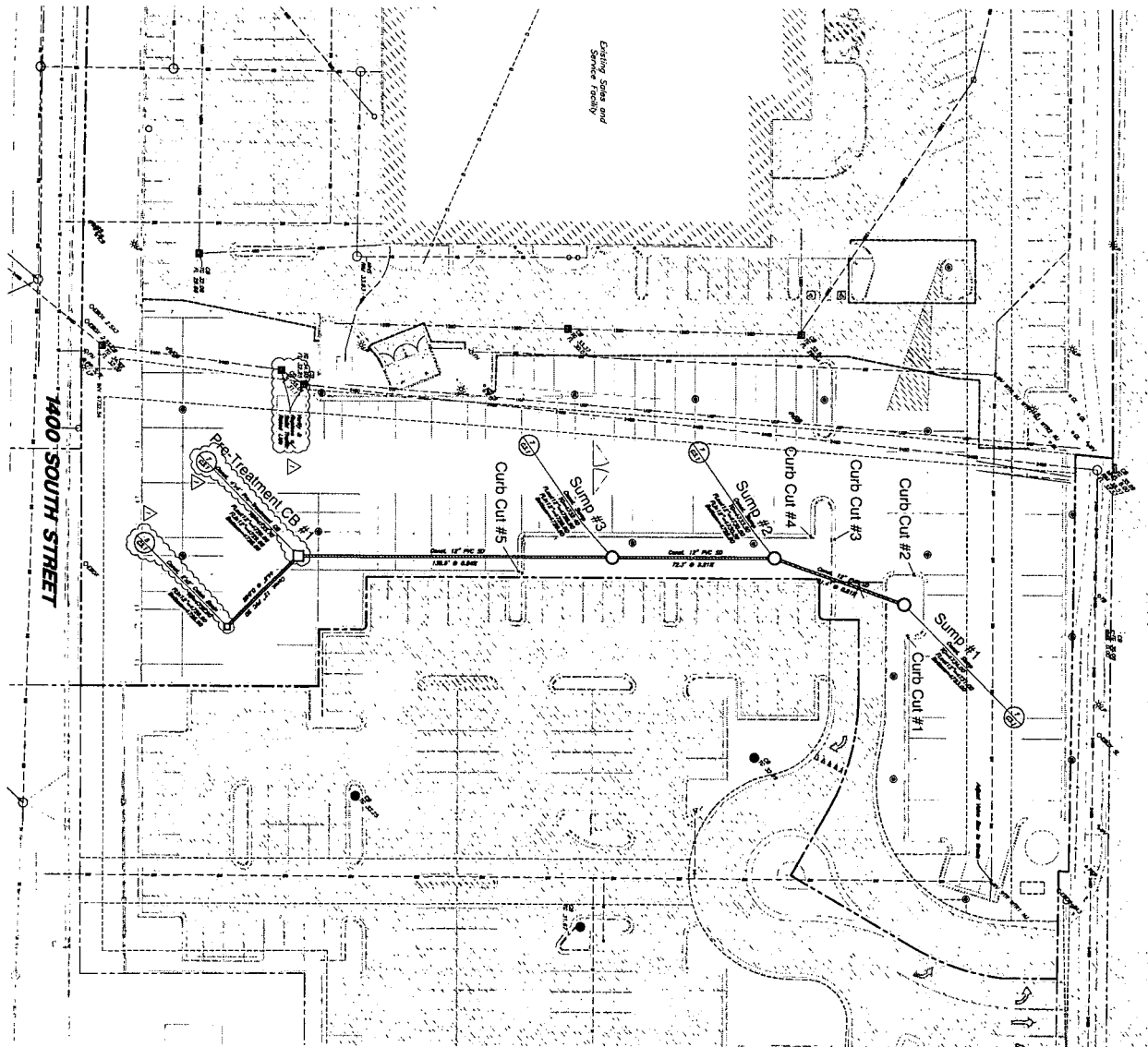
☐ Yes ☒ No



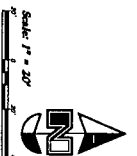
12. Storm Water System (continued)

BMP (Best Management Practice) List

BMP Name	Type	Inspection Frequency	Condition
landscape	Curb Cuts	Semiannually	When flow is impeded.
sumps	Sumps	Quarterly	If visual evidence of pollutants are detected, it has cracks, breaks or the capacity/depth of the sump is reduced to 8' or less from the surface.
swales	Swales	Monthly	If visual evidence of pollutants are detected or the storage capacity is reduced by 10%.
Pre-treatment catch basin	Pretreatment Catch Basins	Quarterly	If visual evidence of pollutants are detected, it has cracks, breaks or the entrapment depth has been reduced by 1/3 or 33%.



BMP Exhibit



General Utility Notes

1. All utility lines shown on this plan are assumed to be in place unless otherwise noted.
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16. All utility lines shown on this plan are assumed to be in place unless otherwise noted.
17. All utility lines shown on this plan are assumed to be in place unless otherwise noted.
18. All utility lines shown on this plan are assumed to be in place unless otherwise noted.
19. All utility lines shown on this plan are assumed to be in place unless otherwise noted.
20. All utility lines shown on this plan are assumed to be in place unless otherwise noted.

Utility Detail Schedule

1. Utility Detail Schedule
2. Utility Detail Schedule
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18. Utility Detail Schedule
19. Utility Detail Schedule
20. Utility Detail Schedule

Utility	Location	Notes
Storm Sewer	1400 South Street	12 inch diameter
Sanitary Sewer	1400 South Street	12 inch diameter
Water	1400 South Street	12 inch diameter
Gas	1400 South Street	12 inch diameter
Electric	1400 South Street	12 inch diameter
Telecom	1400 South Street	12 inch diameter
Other	1400 South Street	12 inch diameter

Notes: 1. All utility lines shown on this plan are assumed to be in place unless otherwise noted.

Notes: 2. All utility lines shown on this plan are assumed to be in place unless otherwise noted.

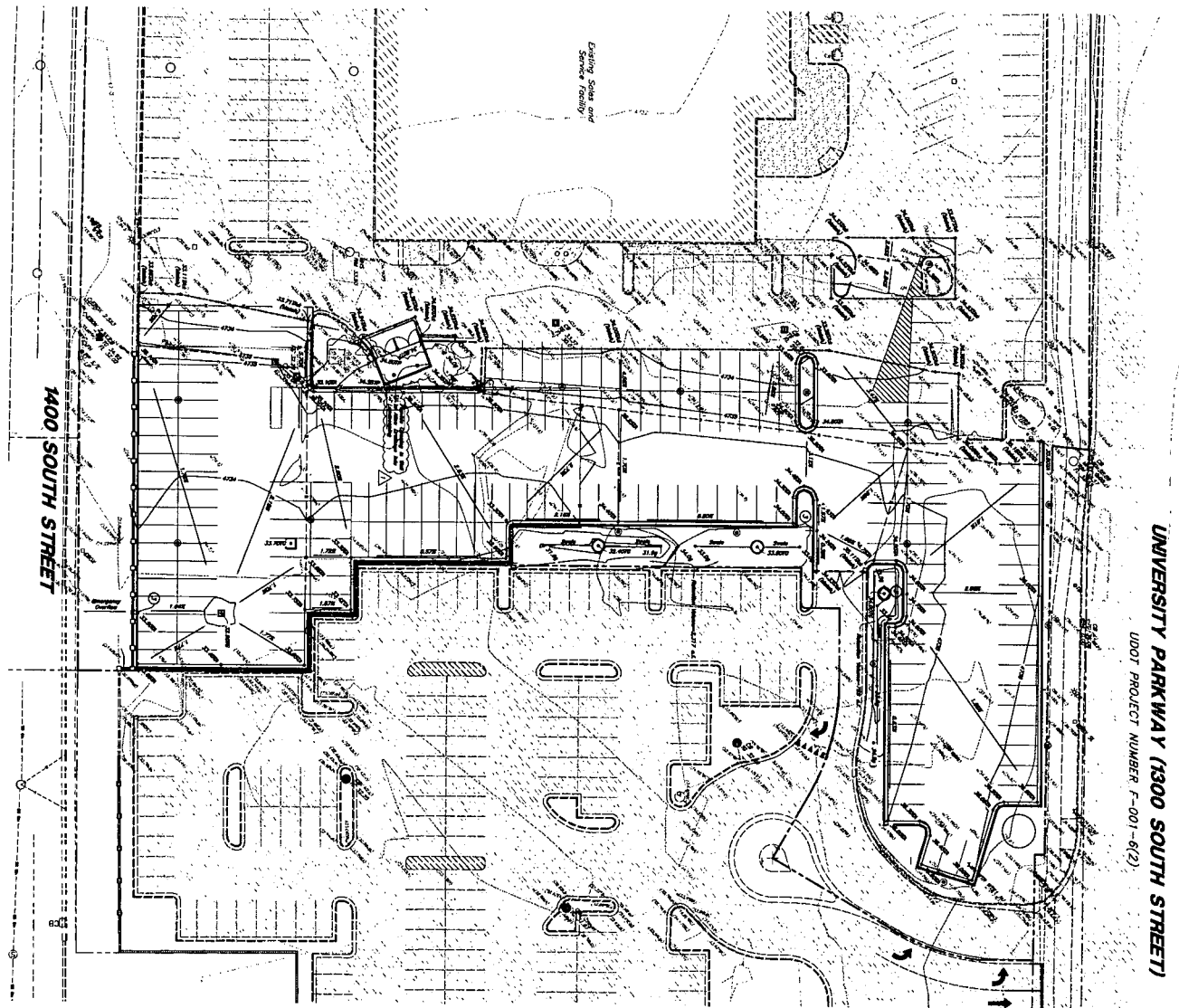


Utility Plan
KEN GARFF NISSAN OF OREM
 285 W University Parkway
 Orem, UT 84058

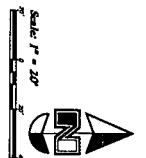
AWA
 ANDERSON WAHLER & ASSOCIATES
 2010 North Redwood Street, Salt Lake City, Utah 84116
 (801) 521-6229 - andersonwahl@awa.com

Revision	By	Date
1	AWA	10 Sep, 2020

C31
 10 Sep, 2020



UNIVERSITY PARKWAY (1300 SOUTH STREET)
 UDOT PROJECT NUMBER F-001-6(2)



General Grading Notes:

1. Grading shall be to conform with the project preliminary plan.
2. The final grade shall be as indicated on the project preliminary plan.
3. The final grade shall be as indicated on the project preliminary plan.
4. The final grade shall be as indicated on the project preliminary plan.
5. The final grade shall be as indicated on the project preliminary plan.
6. The final grade shall be as indicated on the project preliminary plan.
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16. The final grade shall be as indicated on the project preliminary plan.
17. The final grade shall be as indicated on the project preliminary plan.
18. The final grade shall be as indicated on the project preliminary plan.
19. The final grade shall be as indicated on the project preliminary plan.
20. The final grade shall be as indicated on the project preliminary plan.

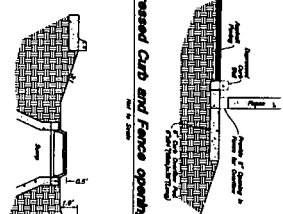
Driveway and Driveway Construction Notes:

1. Driveway shall be as indicated on the project preliminary plan.
2. Driveway shall be as indicated on the project preliminary plan.
3. Driveway shall be as indicated on the project preliminary plan.
4. Driveway shall be as indicated on the project preliminary plan.
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18. Driveway shall be as indicated on the project preliminary plan.
19. Driveway shall be as indicated on the project preliminary plan.
20. Driveway shall be as indicated on the project preliminary plan.

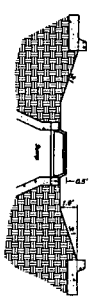
General Construction Notes:

1. General construction shall be as indicated on the project preliminary plan.
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Depressed Curb and Fence Opening Section



Landscape Pre-Treatment Section







13. General Spill Response & Emergency Contacts

The property owner is required to comply with all City of Orem LTSWMP Standard SOP's, as the city may amend from time to time. An up to date copy of these can be located at <https://orem.org/wp-content/uploads/2019/01/LTSWMP-Standard-SOPs.pdf>. In addition to the City of Orem Spill and Emergency Response LTSWMP Standard SOP, are there any site specific SOP's that need to be included in this LTSWMP for spill and emergency response?

[] Yes [X] No

Emergency Contacts

Contact Name	Contact Entity	Contact Phone
Brett Godfrey	Ken Garff Automotive Group	801-558-8568

Legal Disclaimer: By using this form, you agree and understand that the form is a guide for organizing your LTSWMP into a format that is acceptable to the City. The content in the form is intended but not guaranteed to be accurate, complete and current. The use of this form does not ensure compliance with all applicable City, state, and federal requirements. As the applicant, you are responsible for being familiar with and ensuring that your LTSWMP complies with all applicable laws and regulations. The City is not responsible for any loss or damage resulting from your reliance on information or other content included in the LTSWMP form.