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Department of Public Works

**INSPECTION & STORM WATER
MAINTENANCE AGREEMENT**

Project Name and Address:

Lexington Towns Phase 1 & 2
577 West 1430 South
Orem, UT 84058



ENT 52126:2022 PG 1 of 19
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Apr 27 10:57 am FEE 0.00 BY KR
RECORDED FOR OREM CITY CORPORATION

Parcel No(s): 45:637:3077, 45:638:3145

Lot No(s) (if applicable): _____

This Agreement is executed this 14 day of April, 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 Lexington Towns Owners Association, a Home Owner's Association, with its principal offices located at/residing at PO Box 1006 Orem, UT 84059 (hereinafter referred to as "OWNER").

RECITALS

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

Lexington Towns Phase 1 and Phase 2

Said property is located at the Orem street address of 577 W 1430 South
(hereinafter called the "Property").

2

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 14 day of APRIL, 2022.

OWNER

[Signature]
(Owner)

JASON SUCHER
(Print Name)

STATE OF UTAH)

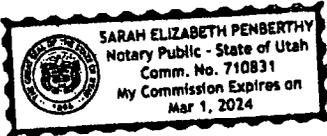
:SS.

COUNTY OF UTAH)

The above instrument was acknowledged before me by Jason Sucher,
this 14 day of April, 2022.

[Signature]
Notary Public
Residing in: Utah

My commission expires: 3/1/24



CITY

[Signature]
MAINTENANCE DIVISION MANAGER

FOR CITY USE ONLY

Property description verified: [Signature]
Long-Term Storm Water Management Plan Approved: CL
Agreement Reviewed & Approved by Storm Water Staff: CL

Date: 4-22-22
Date: 4-14-22
Date: 4-14-22

EXHIBIT A

Basis of Bearing is North 01°19'57" West along the Section line from the West quarter corner to the Northwest corner of said Section 27.

Phase 1

Commencing at a point located North 01°19'57" West along the Section line 486.85 feet and East 707.96 feet from the West quarter corner of Section 27, Township 6 South, Range 2 East; thence North 01°01'17" West along Sandhill Road 63.46 feet; thence South 89°20'23" East 191.15 feet; thence North 01°01'36" West 212.73 feet; thence North 89°20'39" West 54.06 feet; thence North 01°00'39" West 198.82 feet; thence South 89°36'23" East 139.16 feet; thence along the arc of a 272.00 foot radius curve to the right 41.61 feet (chord bears South 74°38'17" East 41.57 feet); thence along the arc of a 328.00 foot radius curve to the left 111.86 feet (chord bears South 80°01'32" East 111.32 feet); thence South 89°47'44" East 280.50 feet; thence South 00°09'37" East 356.24 feet; thence North 89°39'04" West 44.57 feet; thence South 00°18'51" East 87.99 feet; thence South 89°41'09" West 45.77 feet; thence South 00°18'51" East 3.91 feet; thence North 89°20'24" West 609.21 feet to the point of beginning.

Area = 251,455 sq.ft. or 5.77 Acres

Phase 2

Commencing at a point located North 01°19'57" West along the Section line 483.99 feet and East 1362.82 feet from the West quarter corner of Section 27, Township 6 South, Range 2 East; thence along Phase 1, Lexington Towns Planned Residential Development as shown on record in the office of the Utah County Recorder as follows: North 00°18'51" West 87.99 feet, South 89°39'04" East 44.57 feet, North 00°09'37" West 356.24 feet more or less to the southerly boundary line of 1430 South Street; thence South 89°47'44" East along 1430 South Street 402.65 feet; thence along 1430 South Street along the arc of a 328.00 foot radius curve to the left 14.38 feet (chord bears North 88°56'53" East 14.38 feet); thence South 00°04'35" East 447.75 feet; thence North 90°00'00" West 436.13 feet; thence North 89°20'24" West 17.74 feet; thence North 00°14'55" West 4.80 feet; thence South 89°41'09" West 6.82 feet to the point of beginning.

Area = 90,846 sq.ft. or 4.38 Acres

All common areas of Lexington Towns Phase 1 + 2
45:637:3077, 45:638:3145

Colinley 4-18-22

Long Term Storm Water Maintenance Plan
for:

Lexington Towns

1430 South 600 West

Orem, Utah 84058

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- SECTION 2: POLLUTANT SOURCES
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- SECTION 4: TRAINING
- SECTION 5: RECORDKEEPING
- SECTION 6 APPENDICES

SECTION 1: PURPOSE AND RESPONSIBILITY

As required by the Clean Water Act and resultant local regulations, including City of Orem's Municipal Separate Storm Sewer Systems (MS4) Permit, those who develop land are required to build and maintain systems to minimize contaminants in runoff that pollute waters of the State.

The purpose of this Long Term Storm Water Management Plan (LTSWMP) is to manage operations at Lexington Towns in order to minimize pollutants in both storm water and non-storm water runoff, and to minimize litter from blowing off the site. This LTSWMP describes the systems, operations and the minimum standard operating procedures (SOPs) necessary to accomplish this purpose. Any other activities or site operations at this property that contaminate water entering waters of the state must be prohibited, unless SOPs are written to manage those activities or operations, and this LTSWMP is amended to include those SOPs.

Instructions:

Identify responsibility when multiple tenants are involved in one property. Identify how the operations of each tenant will be managed. Will the PLAN have separate SOPs for each tenant or will SOPs be written for the whole property.

The purpose of this Long Term Storm Water Maintenance Plan (LTSWMP) is to manage the residential subdivision, Lexington Towns, in order to minimize pollutants in both storm water and non-storm water runoff which ultimately drains to Lake Bottom Canal. This LTSWMP describes the systems, operations and the minimum standard operating procedures (SOPs) necessary to accomplish these purposes. Individually owned units and areas will be maintained by the individual property owners. All common areas will be maintained in accordance with the SOPs in this document.

An HOA will ultimately be responsible for this property. The property owner/person responsible for compliance to the LTSWMP until the HOA is established is:

DR Horton Homes
Dave Martin
385-214-7665
dlmartin2@drhorton.com

HOA is now established
Lexington Towns Owners Association
Jason Sucher (Advantage Management)
PO Box 1006
Orem, UT 84059
jason@amres.com
801-235-7368

Chadley 4-18-2022

lexingtontowns@gmail.com

A copy of the inspection report and city of Orem SOPs were emailed to the HOA + the contact Jason Sucher.

SECTION 2: POLLUTANTS AND SOURCES

Instructions:

- List site operations that can pollute the storm water.
- List site infrastructure that, when unmaintained, can pollute the storm water.
- Identify the pollutants typical with each site operation and site infrastructure.
- The list below is a guide only. Add and remove items as necessary that are applicable to your site.
- Special instruction language to Owner, staff and sub-contractors may need to be included in **Section 2** to ensure specific operations are always conducted indoors in controlled conditions. Reference operations required by other regulatory agencies or operations that warrant special direction to ensure those operations do not get exposed to the environment such as waste that must be contained, collected indoors and transferred to hazardous wastes facilities. Typically this will be waste that is prohibited from the site's outside dumpster and operations that must be performed indoors. Include this instruction in paragraph form before or after the table.

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POLLUTANTS AND SOURCES

Pollutant Sources	Sediment	Nutrients	Heavy Metals	pH (acids and bases)	Pesticides & Herbicides	Oil & Grease	Bacteria & Viruses	Trash, Debris, Solids	Other pollutant	Notes
Spills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
Landscaping Maintenance Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
Waste Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Storm Water Systems and Maintenance Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
Parking & other Paved Areas & Maintenance Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
Building Utility Systems & Maintenance Operations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Detention Basin	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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SECTION 3: DESCRIPTION OF SITE SYSTEMS AND OPERATIONS AND THEIR CONTRIBUTION OR PREVENTION OF POLLUTANTS

The site infrastructure and operations described in Section 3 are limited to controlling and containing pollutants and if managed improperly can contaminate the environment. The Long Term Storm Water Maintenance Plan includes standard operating procedures (SOPs) that are intended to compensate for the limitations of the site infrastructure. The responsible party must use good judgment and conduct operations appropriately, doing as much as possible indoors and responsibly managing operations that must be performed outdoors. The drawings describing the infrastructure are included in Appendix A.

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Instructions:

- Describe site infrastructure, structural controls and any low impact designs (LIDs) that are included to control and contain pollutants. Identify the limitations of the infrastructure at controlling and containing pollutants.
- Describe operations both business functions and maintenance that will generate pollutants.
- Briefly identify the need for SOPs that are necessary to compensate for the limitations of the site infrastructure and operations. Create SOPs that will govern the site functions, and maintenance operations.

Impervious Areas, Parking, Sidewalk and Patio

Asphalt areas of the site drain to storm water inlets throughout the site. The storm drains located on the north end of the property drain to the Orem City storm water system. The remaining storm water inlets throughout the site drain to the detention basin located on the southwest corner of the property which then drains to the Orem City storm water system. Sediment, fluids, and debris that collect on yard pavements, and other impervious areas and how they are dealt with, can be a significant source of pollution. The parking lot and other paved areas must be maintained regularly to minimize accumulation of pollutants before they are washed into the storm water system by a storm. Maintenance involves regular sweeping, but it can also involve pavement washing when necessary. Please see the Parking and Other Paved Areas SOP.

There is also a pool on site. This pool will not be drained onto the parking lot or landscaped areas of the site, but only through the designated drain in the pool. The pool is to be dechlorinated prior to being drained. All drainage associated with the pool, including deck drainage, will drain to the sewer system and will have no impact on storm water. Pool chemicals will be stored indoors and off the ground. A spill kit will be stored on site by the pool chemicals to quickly remedy any potential spills. Disposal and care of the pool chemicals is the responsibility of the third party contracted to maintain the pool and will have no impact on storm water.

Landscaping

About 30% of the property is landscaped. This includes areas around the perimeters of the buildings, the landscaped detention basin in the southwest corner of the site, and islands throughout the parking lots. Landscaping maintenance is contracted through a third-party company. The contractor will be trained on the SOP for Landscaping Maintenance. During the landscaping maintenance operations organic materials, herbicides, pesticides, and fertilizers that are left behind or improperly applied are potential sources of pollution. These pollutants could be carried by runoff if they are not cleaned up as part of the regular maintenance operations. The Landscaping Maintenance SOP is used to manage the pollutants associated with these operations.

Waste Management

Individual town home units and the clubhouse each have trash bins for disposal of trash and debris. There will also be several lidded trash receptacles in common areas. The containers are lidded to prevent rain from entering and to prevent wind from blowing light weight trash and debris. Trash will be collected from the site through a contracted third-party company. The contractor will be responsible for ensuring that trash collection procedures do not leave behind trash or debris. When proper waste management procedures are in place they reduce the weather exposure to waste materials minimizing the potential for pollutants that can be carried by runoff or wind. Good waste management systems, if managed improperly, can end up being the source of the very pollution that they were intended to control. Inspecting and maintaining the trash bins/receptacles is essential to an effective waste management operations. The Waste Management SOP is used to manage the pollutants associated with this operation.

Storm Water Management

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Storm drain inlets are located throughout the site at graded low-points in the paved parking areas and land drains on landscaped areas as indicated on the site map. The storm drains direct storm water runoff to a landscaped detention basin in the southwest corner of the site. There are also a series of landscaped swales between the buildings and along the southern perimeter of the site that direct storm water to the detention basin. The water from the detention basin as well as the water that enters storm drain inlets at the north end of the site ultimately drain to the Orem City storm water system. Effort must be made to reduce pollutants that collect at the storm drains. Please see the Storm Water System SOP.

Building Utility System

Each unit has self-contained utility systems that do not impact storm water.

Snow and Ice Removal Management

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Parking lots will be plowed by a hired company following snow storms as needed. Some sand, salt, or ice melt may be used and care must be taken to prevent these pollutants from entering the storm drains.

Equipment Storage

There are no outside storage facilities on site.

Yard Sale Events, Fund Raisers or Related Outdoor Functions

Not applicable.

Site Infrastructure Relevant to Preventing the Affects of Spills

Not applicable.

SECTION 4: TRAINING

The owners of this property shall ensure that the property operators know and understand their responsibility to train subcontractors that their employees and subcontractors know and understand the SOPs that are necessary to effectively maintain the property, in order to contain pollutants associated with operations related to the site. This training record is kept in Training Logs .

SECTION 5: RECORDKEEPING AND SITE INSPECTIONS

The owners of the property shall require a records to be kept. Operation activities in accordance with SOPs written specifically for this property. Mail a copy of the record to the Orem City Storm Water Section annually. (Attention to: Storm Water Project Manager 1450 W 550 N Orem UT, 84057 or E-mail a copy to swmp@orem.org)

SECTION 6: APPENDICES

Instructions:

- Include all drawings, details, SOPs and other supporting information referenced in Sections 1-5, the information specified by the Appendix titles and any other specifics necessary to complete this Long Term Storm Water Management Plan.
- Ensure the LTSWMP is updated with any site plan as-built differences prior to releasing the project and Notice of Intent (NOI)

- Section 1. Appendix A- Site Drawings and Details
- Section 2. SOPs
- Section 3. Recordkeeping Documents

APPENDIX A - SITE MAP, BMP LOCATIONS

Description: LTSWMP Maps for Lexington Towns

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Notice: Utilities Below
 Call 811 before you dig.
 1-800-485-4171

Consult with all utilities...
 The applicant's liability is limited to the extent only...
 The applicant warrants that the information provided...
 is true and correct to the best of their knowledge...
 and that they are not providing any false or misleading...
 information.

Tabulation Table

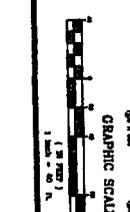
Category	Quantity	Area (sq ft)	Area (sq ft) / Unit
Total Area	442,205	442,205	10.15
Total Building / Pad Area	132,280	132,280	2.97
Total Hard Surface Area	149,510	149,510	3.35
Total Impervious Area	273,280	273,280	6.25
Total Unimpervious Area	172,025	172,025	3.87

Site Data:
 Zone = PD-11
 Total Area = 442,205 sq ft or 10.15 Acres
 Total # of Units = 142 = 13.89 Units/Acre

Parking Calculations:
 Total Parking stalls required = 185 (2.76 stalls / unit)
 Total Parking stalls provided = 888 (7.00 stalls/unit)
 204 Unreserved stalls provided.
 144 Unreserved stalls provided.

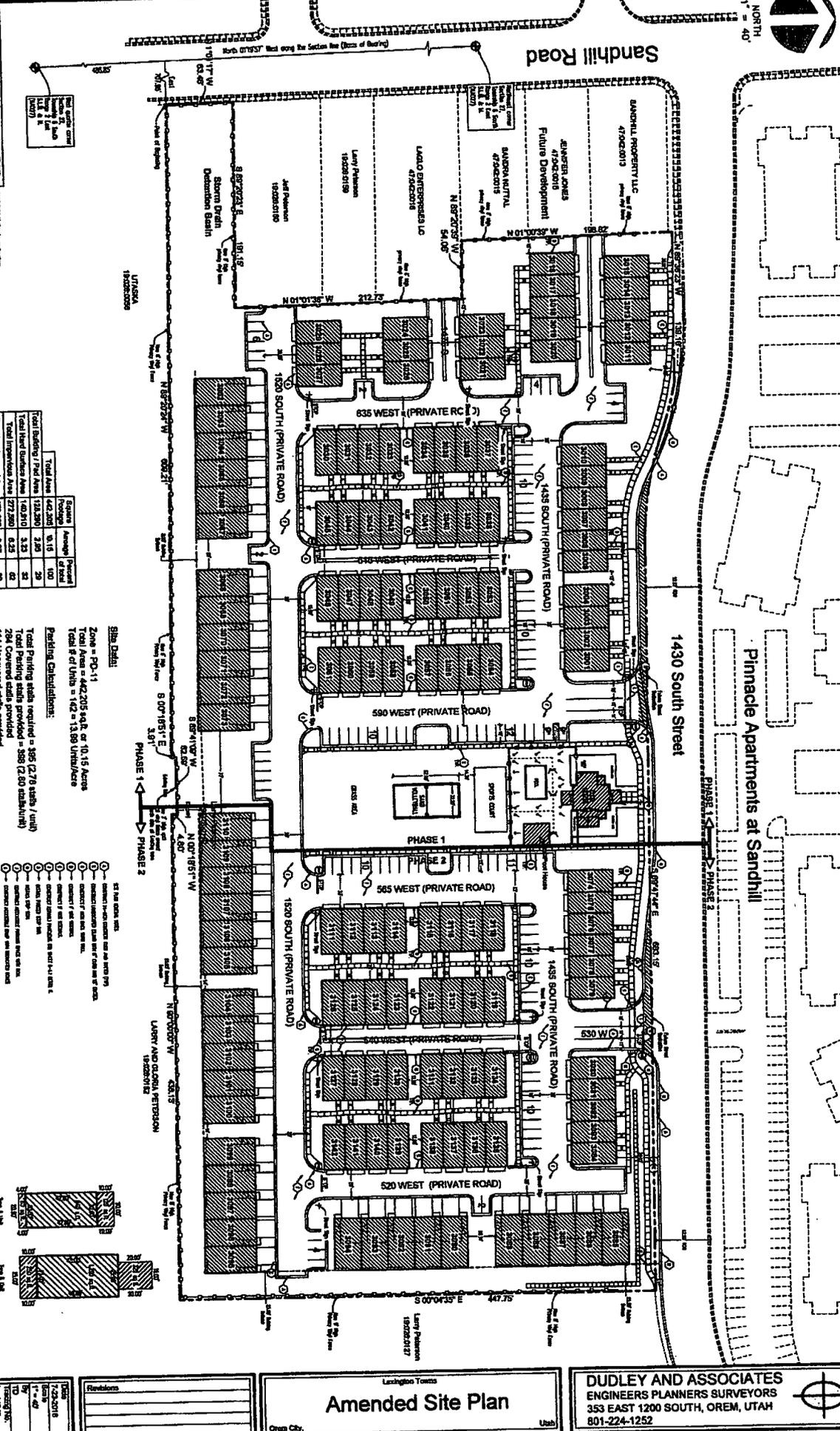
Buildings will be IRC Residential Townhomes
 Calligrapher construction will be S-B and will include the A-3
 and S-1 occupancy classifications.

- 1. 5/8" DIA. VENTS
- 2. 1/2" DIA. VENTS
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- 82. 39 1/2" DIA. VENTS
- 83. 40" DIA. VENTS
- 84. 40 1/2" DIA. VENTS
- 85. 41" DIA. VENTS
- 86. 41 1/2" DIA. VENTS
- 87. 42" DIA. VENTS
- 88. 42 1/2" DIA. VENTS
- 89. 43" DIA. VENTS
- 90. 43 1/2" DIA. VENTS
- 91. 44" DIA. VENTS
- 92. 44 1/2" DIA. VENTS
- 93. 45" DIA. VENTS
- 94. 45 1/2" DIA. VENTS
- 95. 46" DIA. VENTS
- 96. 46 1/2" DIA. VENTS
- 97. 47" DIA. VENTS
- 98. 47 1/2" DIA. VENTS
- 99. 48" DIA. VENTS
- 100. 48 1/2" DIA. VENTS

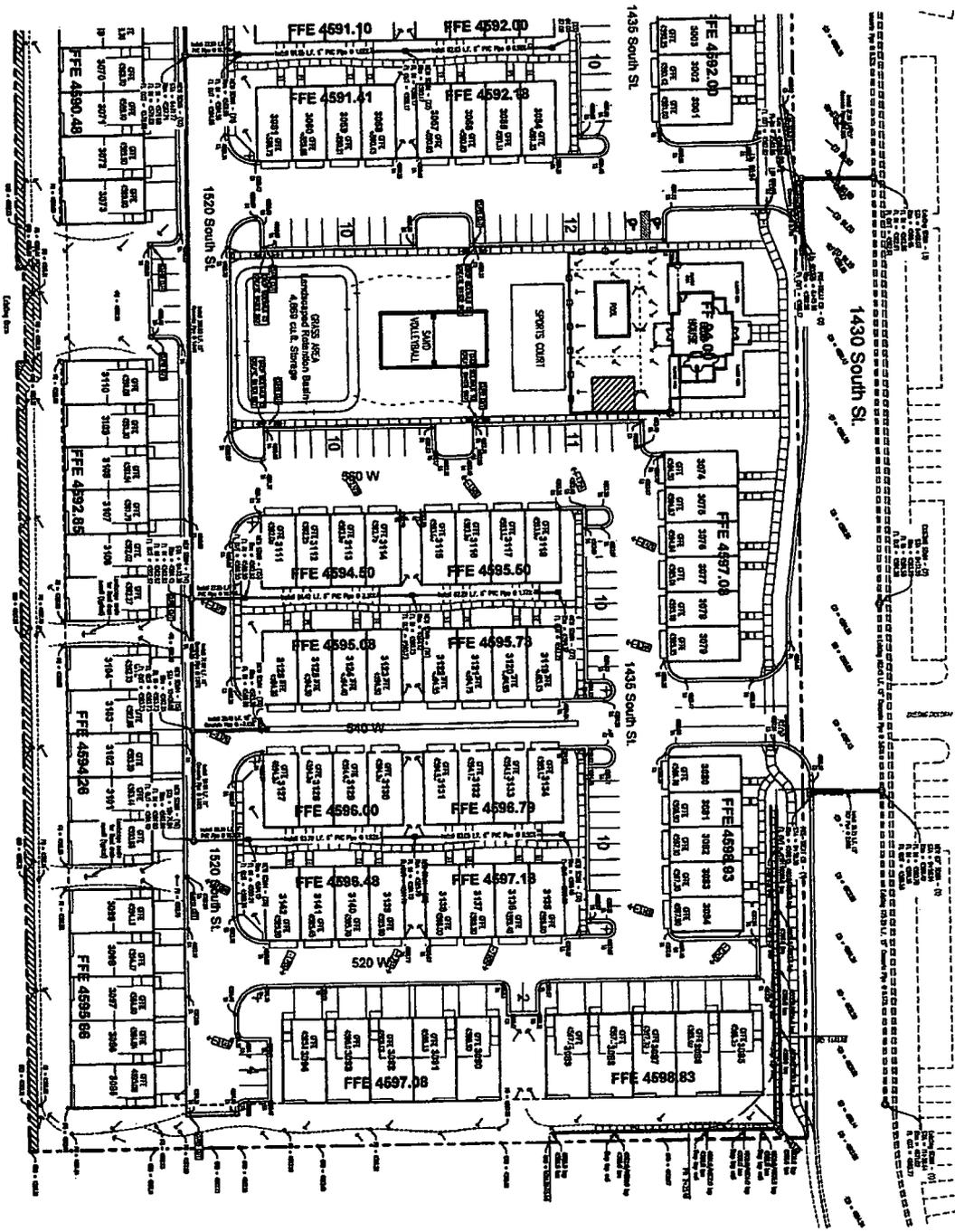


Sheet No.	C-20
Revision	
Drawn By	
Checked By	
Date	

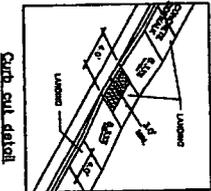
Lexington Towns
Amended Site Plan
 Ord. City. Utah



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Note: All roof overhangs will be delineated through landscape trees.



Sheet No. C-5.1

DATE: 7-23-2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]
 REVISION NO.: [Number]

NO.	DESCRIPTION

Grading and Drainage Plan

Orem City, Utah

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NORTH
1" = 20'

