



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
March 4, 2026

*This meeting may be held electronically
to allow a Commission member to participate.*

4:30 PM WORK SESSION– AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

1 Planning Commission Training

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. CONSENT AGENDA ITEMS
 - 3.1 Approval of Minutes from the 1-21-26 Planning Commission
 - 3.2 **PLAT AMENDMENT - Home Depot** - Located generally at 655 East Park Avenue
4. PUBLIC HEARING AND ACTION ITEMS
 - 4.1 **SITE PLAN - Comcast Generator Upgrade** - Located generally at 1834 South Columbia Lane
 - 4.2 **SITE PLAN - Apollo Burger** - Located generally at 452 North State Street
 - 4.3 **SITE PLAN - Home Depot** - Located generally at 665 East Park Avenue
 - 4.4 **PRELIMINARY PLAT - Rolling Sand** - Located generally at 1765 South Sandhill
5. ADJOURN

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions,
please call the Development Services Office at least 3 working days prior to the meeting.
(Voice 801-229-7183)

This agenda is also available on the City's webpage at orem.org

DRAFT MINUTES FOR JANUARY 21, 2026

CITY OF OREM PLANNING COMMISSION MEETING MINUTES January 21, 2026

The following items are discussed in these minutes:

CONSENT AGENDA ITEMS:

- 3.1 - Approval of Minutes for the 01-07-26 Planning Commission Meeting

ACTION ITEMS:

- **4.1 Preliminary Plat** - Rolling Sand Plat A - Located at approximately 1765 South Sandhill Road
- **4.2 Public Hearing – Text Amendment** – Ordinance amending Appendix A of the Orem City Code adjusting Land Use Code #6291, catering services to include food commissaries and making it a permitted use in the C1 Zone.
- **4.3 Public Hearing – Text Amendment** – Ordinance amending Article 22-11-47(H)(3) and 22-11-47(H)(4) and appendix BB regarding the height of required masonry walls and landscaped areas of setbacks in certain areas of the PD-34 Zone.

A recording of the meeting can be viewed online at <https://www.youtube.com/watch?v=MsKIR7mKJN8>

PLANNING COMMISSION WORK SESSION

Place: Orem City Council Conference Room, 56 North State Street

At **4:32 p.m.** Chair Komen called the Planning Commission meeting to order at approximately 4:41 PM

Those present: Madeline Komen, Mike Carpenter, Rod Erickson, Jerry Crismon, Planning Commissioners; Quinn Mecham, City Council Liaison; LaNae Millet, City Council Member; Jared Hall, Grace Bjarnson, Rebecca Gourley, Planning and Zoning Staff; Gary McGinn, Director of Community Development; Aaron McKnight, Legal Counsel.

Those excused: Britton Runolfson, Jim Hawkes, Haysam Sakar, Planning Commission members; Matt Taylor, Planning and Zoning Staff.

1. Discussion: Allowable height of Primary Residential Structures

DRAFT MINUTES FOR JANUARY 21, 2026

Staff and Commissioners reviewed the various methods of measuring and limiting structure height. A recording of the discussion can be viewed online at <https://www.youtube.com/watch?v=MsKIR7mKJN8>

2. Discussion: General Plan Update

Staff and Commissioners discussed the next steps for the general plan. Commissioners discussed the desire to do more land use exercises, update old code, and include an implementation chapter in the general plan.

PLANNING COMMISSION MEETING

Place: Orem City Council Chambers, 56 North State Street

At **5:30 p.m.** Chair Komen called the Planning Commission meeting to order. An invocation was offered by Jerry Crismon.

Those present: Madeline Komen, Mike Carpenter, Rod Erickson, Jerry Crismon, Planning Commissioners; Quinn Mecham, City Council Liaison; LaNae Millet, City Council Member; Jared Hall, Grace Bjarnson, Rebecca Gourley, Planning and Zoning Staff; Gary McGinn, Director of Community Development; Aaron McKnight, Legal Counsel.

Those excused: Britton Runolfson, Jim Hawkes, Haysam Sakar, Planning Commission members; Matt Taylor, Planning and Zoning Staff.

Agenda Item 3, Consent Agenda Items

- 3.1 - Approval of Minutes for the January 7th, 2026 Planning Commission Meeting

Jared Hall introduced the consent agenda items. No questions were raised. Chair Komen requested a motion.

Planning Commission Action: Vice Chair Mike Carpenter motioned to approve the Consent Agenda. Commissioner Rod Erickson seconded the motion.

YES: Madeline Komen, Mike Carpenter, Rod Erickson, Jerry Crismon

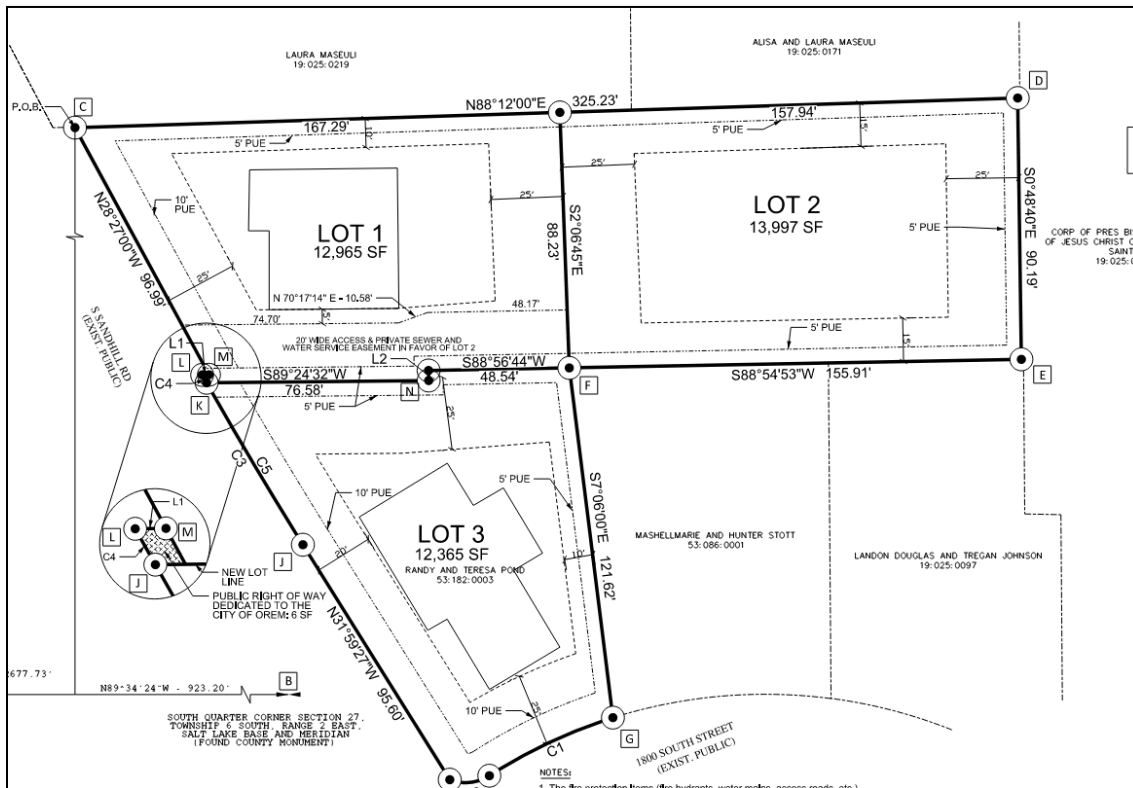
NO: None

ABSTAIN: None

Agenda Item 4, Action Items

4.1 PRELIMINARY PLAT - ROLLING SAND PLAT A - LOCATED APPROXIMATELY AT 1765 SOUTH SANDHILL ROAD

Staff brought the Preliminary Plat for Rolling Sand Plat A before the Planning Commission. The item was previously voted on in the January 7th, 2026 Planning Commission Meeting. Due to an insufficient number of votes, the motion on the item failed and it was brought back to the Planning Commission for reconsideration.



As the composition of the Commission was the same as the January 7th, 2026 meeting, Commissioner Erickson requested to continue the meeting to the second meeting of February. All Commissioners agreed.

Planning Commission Action: Rod moved to continue the Preliminary Plat for Rolling Sand Plat A to the second Planning Commission meeting of February. Vice Chair Carpenter seconded the motion.

YES: Madeline Komen, Mike Carpenter, Rod Erickson, Jerry Crismon

NO: None

ABSTAIN: None

4.2 PUBLIC HEARING - TEXT AMENDMENT - ORDINANCE AMENDING APPENDIX A OF THE OREM CITY CODE ADJUSTING LAND USE CODE #6291, CATERING SERVICES TO INCLUDE FOOD COMMISSARIES AND MAKING IT A PERMITTED USE IN THE C1 ZONE.

Jared Hall introduced the text amendment to the Planning Commission. The purpose of the text amendment is to:

- 1) Change the text of Land Use Code #6291 “Catering services” to “Catering Services and Commissaries.”
- 2) Allow Land Use Code #6291 “Catering Services and Commissaries” to be a permitted use in the C1 zone.

Mr. Hall presented a zoning map that displayed all of the C1 zones throughout the city and the image of the proposed altered text as it would be displayed in the SLU table.

Vice Chair Mike Carpenter requested clarification for the types of activities allowed at commissary kitchens. Mr. Hall clarified that it is for the commercial preparation or storage of food, ingredients, or other dry storage items that would be used for catering, food truck, or other off-site food services. The commissary does not provide restaurant or point of sale services.

Chair Komen invited the applicant to come forward.

Chris Kallicker, applicant and owner of Lemon and Sage, approached. He advised that he would use the location as a “food incubator,” allowing those who have expanding businesses to use the commissary as a place for food storage, food preparation, recycling and grease disposal.

Commissioner Rod Erickson inquired where the Lemon and Sage company would be located. Staff clarified that Lemon and Sage will be located at 15 East 700 North, but that the text amendment will apply to all areas zoned C1 throughout the City.

Chair Komen opened the meeting for Public Comment. No individuals came forward. The meeting proceeded.

Commissioners stated final comments regarding consideration of impact for non-C1 zones, particularly residential zones, before proceeding with the vote. A recording of the discussion can be viewed online at <https://www.youtube.com/watch?v=MsKIR7mKJN8>

DRAFT MINUTES FOR JANUARY 21, 2026

Planning Commission Action: Rod moved to forward a recommendation of approval to the City Council for the proposed amendments to Appendix A of the Orem City Code by adding the term “commissary kitchens” to the existing SLU 6291, and by adding SLU 6291 to the list of permitted uses in the C1, Commercial Zone.”. Vice Chair Carpenter seconded the motion.

YES: Madeline Komen, Mike Carpenter, Rod Erickson, Jerry Crismon

NO: None

ABSTAIN: None

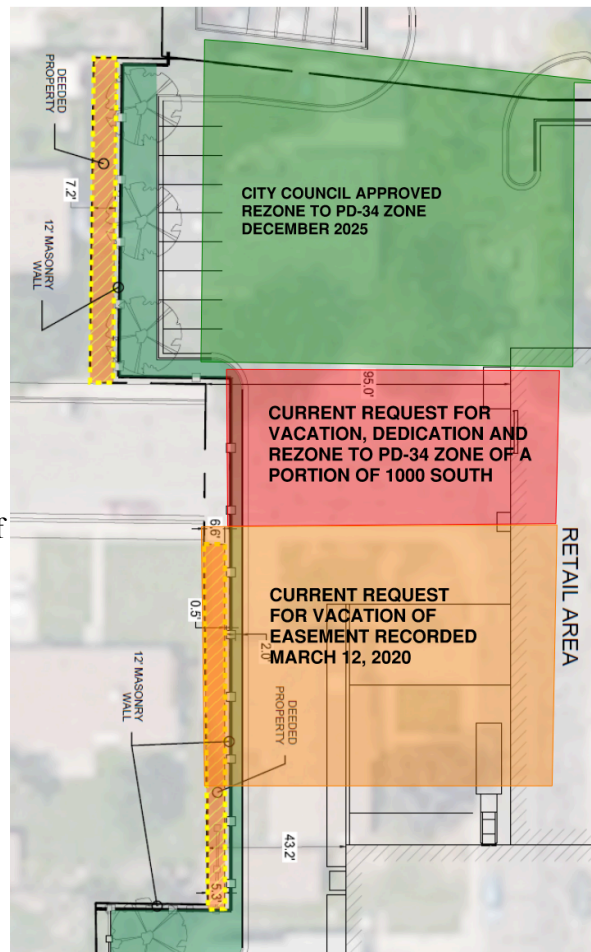
4.3 PUBLIC HEARING - TEXT AMENDMENT - ORDINANCE AMENDING ARTICLE 22-11-47(H)(3) AND 22-11-47(H)(4) AND APPENDIX BB REGARDING THE HEIGHT OF REQUIRED MASONRY WALLS AND LANDSCAPED AREAS OF SETBACK IN CERTAIN AREAS OF THE PD-34 ZONE

Jared Hall presented the ordinance. The purpose of text amendment is to allow and require a 12 foot masonry wall between a portion of the PD-34 zone and the abutting residential homes.

The request to require a twelve foot masonry wall in these locations originated from the Home Depot Site Plan presentation in a previous Planning Commission meeting, wherein a resident requested a taller wall to maintain privacy between the residential and commercial development.

Commissioner Jerry Crismon questioned the removal of a park previously displayed on the Home Depot site plan, and asked if the resident from the previous meeting had been notified of the text amendment for the new height of the wall.

Kathy Olson, constituent of the Home Depot Site Plan and the proposed wall text amendment, said that the park was removed due to neighbor disinterest, and that they had not personally contacted the resident. Additionally, she stated the areas in which the wall was taller were identified by a sound engineer.



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Vice Chair Carpenter asked if residents would have a recourse to address sound issues in the future. Mr. Hall advised Code Enforcement would be an option, should issues arise.

Commissioner Crismon asked about the light plans for the Home Depot site. Mr. Hall advised the PD-34 zone has style requirements that will require the lights to be pointed away from the neighborhood.

Chair Komen opened the meeting for Public Comment. No individuals came forward. The Public Comment session was closed.

A recording of this discussion can be viewed online at:

<https://www.youtube.com/watch?v=MsKIR7mKJN8>

Planning Commission Action: Rod moved to forward a recommendation of approval to the City Council for the proposed amendments to Article 22-11-47(H)(3) and 22-11-47(H)(4). Vice Chair Mike Carpenter seconded the motion.

YES: Madeline Komen, Mike Carpenter, Rod Erickson

NO: None

ABSTAIN: Jerry Crismon

Due to an insufficient number of votes, the item was forwarded to the City Council with no recommendation.

Final Meeting Comments:

Gary McGinn reminded Commissioners that the HeART of Downtown presentation was scheduled for January 27th, and invited all Commissioners to attend. Rod Erickson was formally thanked for his service as a commissioner.

Adjournment:

Chair Komen asked for a motion to adjourn. Vice Chair Mike Carpenter motioned to adjourn, Commissioner Rod Erickson seconded. All present Commissioners voted yes.

The Planning Commission Meeting adjourned at **6:17 p.m.**

A recording of the meeting can be viewed online at <https://www.youtube.com/watch?v=G5bhocsGldc>

Reviewed and Approved: DRAFT



PLANNING COMMISSION

March 4, 2026

PLAT AMENDMENT – Home Depot
655 East Park Avenue

Consolidation of existing lots to accommodate the new Home Depot site plan

ITEM 3.1

Prepared By:
Rebecca Gourley

Applicant:
Dan Zoldak, Edwin Figueroa

Notices:

- Posted in 2 public places.
- Posted on City Webpage and City hotline.
- Posted at Utah.gov/pmn.

Site Information:

General Plan Designation:
Retail Commercial

Neighborhood:
Hillcrest

Zoning: **PD-34**

Total Acreage: **9.5 acres**

Action:

The Planning Commission is the Land Use Authority for this item.

REQUEST:

The applicant requests to consolidate land located across five different properties into one lot, and to create new waterline and powerline easements.

BACKGROUND:

On October 23rd, 2025, the applicants submitted plans for a plat amendment to consolidate portions of the following properties into one lot: 655 East Park Avenue; 625 East Park Avenue; 565 East Park Avenue; 648 East 800 South; and 575 East 100 South. Approximately 127 feet of right-of-way (ROW) from 1000 South is included in the amendment.

The purpose of the consolidation is to create a new lot to accommodate the Home Depot site plan, which has been reviewed concurrently during the DRC process and is scheduled for the March 4th, 2026, Planning Commission.



Figure 1: Existing Plats, aerial

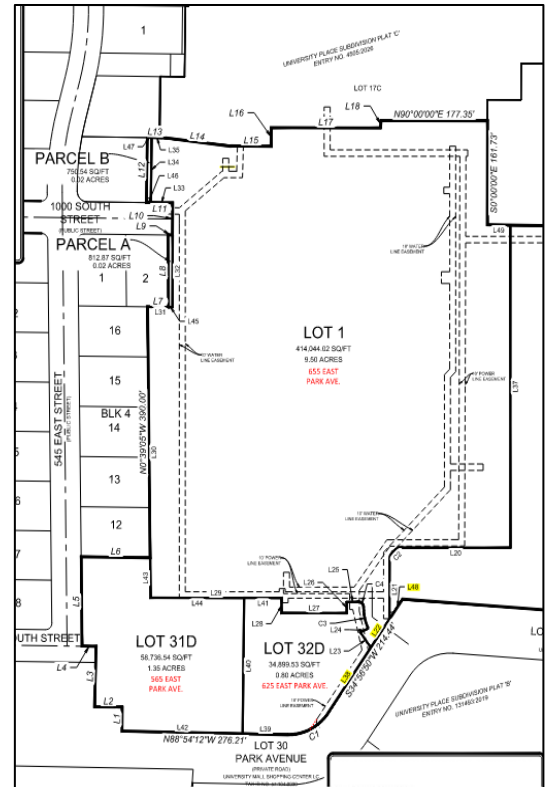


Figure 2: Proposed Plat Amendment

REVIEW & ANALYSIS:

Zoning – The subject property is zoned PD-34, “University Place – 1300 South State Street”.

Lots – The plat amendment has been reviewed for compliance with the PD-34 development standards.

Public Utility Easements (PUE) – The proposed plat amendment includes two new water easements and a new powerline easement.

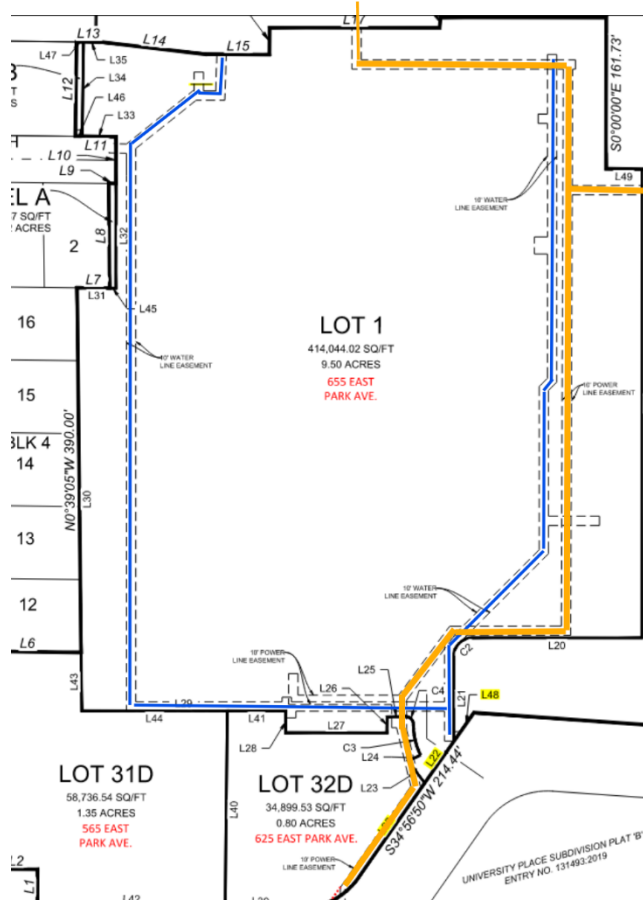


Figure 2: Proposed plat with new water line easements (blue) and power line easements (orange)

DEVELOPMENT REVIEW COMMITTEE: The plat amendment passed the technical reviewing body, and the Development Review Committee (DRC) reviewed and approved the application at their public meeting on Monday, February 17th, 2026.

ACTIONS: The Planning Commission is the designated Land Use Authority for plat amendments. The Commission may approve or deny the request for preliminary subdivision or may choose to continue their consideration of the request and ask for additional information or analysis

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Home Depot Plat Amendment – 655 East Park Avenue



Home Depot Plat Amendment Vicinity – 655 East Park Avenue



Legend

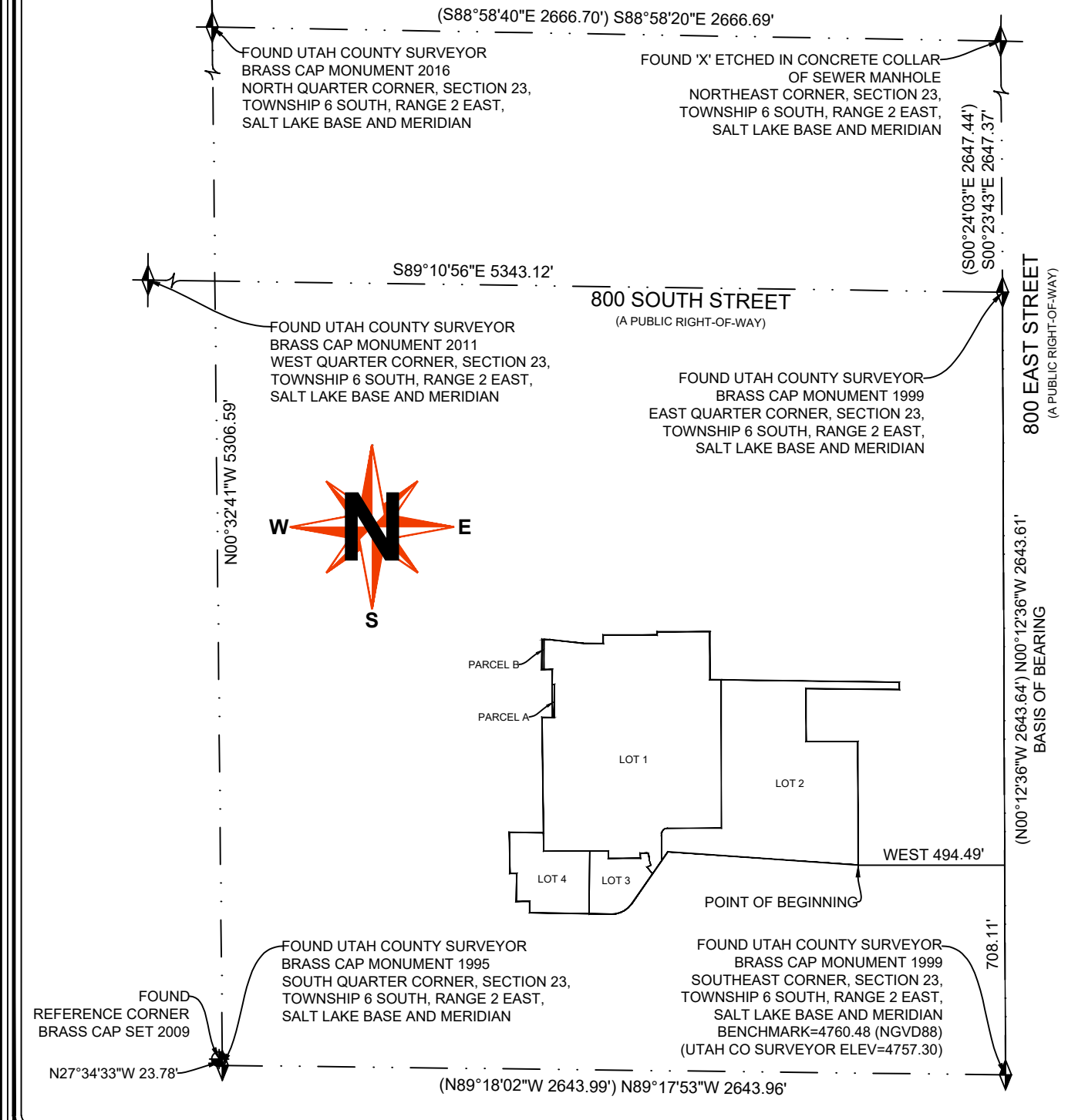
-  R8
-  PD-34

Neighborhood

Hillcrest

SECTION CONTROL DETAIL

NOT TO SCALE

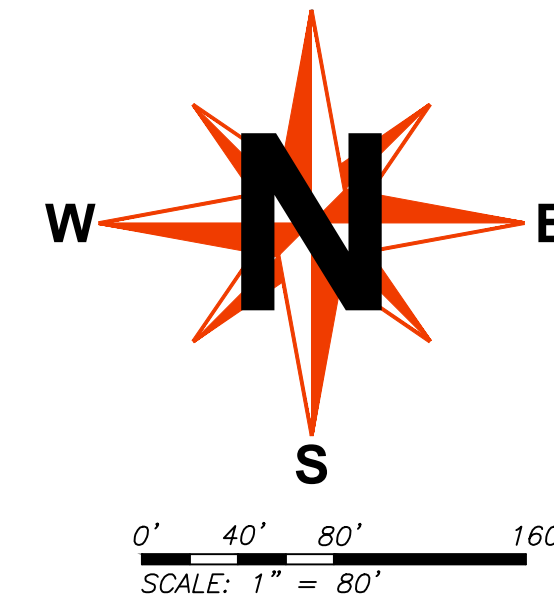


UNIVERSITY PLACE SUBDIVISION - PLAT 'D'

VACATING AND AMENDING LOT 1, JIM PROCTOR ADDITION PLAT A SUBDIVISION, AND LOTS 31 & 32, UNIVERSITY PLACE SUBDIVISION PLAT B AND LOT 14C, UNIVERSITY PLACE SUBDIVISION PLAT 'C'

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

CITY OF OREM, COUNTY OF UTAH, STATE OF UTAH



CURVE/LINE TABLE

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	79.38'	81.00'	58°09'11"	S83°01'22"W 76.25'
C2	30.63'	19.50'	90°00'00"	S45°00'00"W 27.58'
C3	33.78'	72.50'	26°41'47"	N12°57'33"E 33.48'
C4	13.62'	8.50'	91°49'47"	N45°31'33"W 12.21'

Overall Line Table			Lot Line Table			Lot Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N0°00'00"E	37.71'	L20	N90°00'00"W	181.82'	L35	S89°11'35"E	17.79'
L2	N90°00'00"W	45.87'	L21	S0°00'00"E	91.10'	L37	S0°00'00"E	501.11'
L3	N1°27'00"E	94.32'	L22	S34°56'50"W	54.23'	L38	S34°56'50"W	122.89'
L4	N89°17'35"W	23.25'	L23	N37°05'25"W	29.36'	L39	N88°54'12"W	75.15'
L5	N0°39'05"W	138.65'	L24	N63°42'22"E	14.57'	L40	N0°32'01"E	210.95'
L6	S89°17'35"E	115.03'	L25	S88°53'33"W	19.58'	L41	N00°00'00"E	62.62'
L7	S89°17'35"E	35.03'	L26	S0°01'51"W	17.00'	L42	N88°54'12"W	201.06'
L8	N0°39'05"W	112.03'	L27	N90°00'00"W	108.48'	L43	S0°39'05"E	62.42'
L9	S89°17'35"E	7.91'	L28	N0°00'00"E	23.50'	L44	N90°00'00"E	155.57'
L10	N0°00'40"E	50.00'	L29	N90°00'00"W	218.19'	L45	N89°17'35"W	6.61'
L11	N89°17'35"W	43.44'	L30	N0°39'05"W	452.42'	L46	N89°17'35"W	7.44'
L12	N0°42'25"E	101.00'	L31	S89°17'35"E	41.64'	L47	S89°11'35"E	7.42'
L13	S89°11'35"E	25.21'	L32	N0°00'40"E	111.83'	L48	N34°56'50"E	37.31'
L14	S83°29'24"E	115.09'	L33	N89°17'35"W	36.00'	L49	S89°10'36"E	38.27'
L15	S89°44'46"E	67.00'	L34	N0°41'57"E	100.99'	L50	S89°10'36"E	601.07'
L16	N0°00'00"E	28.67'						
L17	N90°00'00"E	182.19'						
L18	N4°02'00"E	11.03'						
L19	S0°29'35"E	25.03'						

GENERAL NOTES

1. IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY OF OREM.

UTAH LAND SURVEYING, LLC
 A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
 1359 FAIRWAY CIR
 FARMINGTON, UT 84025
 PHONE 801.725.8395
 mikew@utahlandsurveying.com
 www.utahlandsurveying.com

LEGEND

- Section Monument
- Property Corner
- Property Line
- Section Line
- Center Line
- Easement Line
- Witness Monument
- Break Line

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND UTAH COUNTY SURVEYOR BRASS CAP MONUMENTS LOCATED AT THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER, SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2026 BY THE OREM CITY PLANNING COMMISSION.

DIRECTOR / SECRETARY PLANNING _____

COMMISSION CHAIRPERSON _____

APPROVED AS TO FORM

APPROVED THIS _____ DAY OF _____ A.D. 2026 BY THE OREM CITY ATTORNEY.

OREM CITY ATTORNEY _____

ACCEPTANCE BY CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____ A.D. 2026.

CITY ENGINEER _____ ATTEST: _____ CITY RECORDER

DEVELOPMENT SERVICES DIRECTOR _____

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6431156 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS. THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS OF THE COUNTY RECORDERS OFFICE. I FURTHER CERTIFY THAT THE PLOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

Michael L. Wangemann, PLS
 Date of Plat or Map: February 5, 2026
 PLS# 6431156-2201

LEGAL DESCRIPTION

VACATING AND AMENDING LOT 1, JIM PROCTOR ADDITION PLAT A SUBDIVISION, AND LOTS 14, 31 & 32, UNIVERSITY PLACE SUBDIVISION PLAT B, AND LOT 14C, UNIVERSITY PLACE SUBDIVISION PLAT C, ACCORDING TO THE OFFICIAL PLATS IN THE UTAH COUNTY RECORDERS OFFICE, SAID TRACT OF LAND BEING LOCATED IN THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE SOUTHEAST CORNER OF LOT 25, UNIVERSITY PLACE SUBDIVISION PLAT 'B', RECORDED AS ENTRY NO. 131493.2019 AND FILED AS MAP NO. 18677 IN THE UTAH COUNTY RECORDERS OFFICE, SAID SOUTHEAST CORNER IS NORTH 00°12'36" WEST 1128.24 FEET AND SOUTH 89°47'24" WEST 484.33 FEET FROM THE SOUTHWEST CORNER, SECTION 23, TOWNSHIP 6, SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°12'35" EAST 418.00 FEET TO THE NORTH LINE OF PARK AVENUE (A PRIVATE ROAD); THENCE ALONG SAID NORTH LINE THE FOLLOWING SIX (6) COURSES: (1) NORTH 85°58'35" WEST 643.97 FEET; (2) THENCE SOUTH 34°56'50" WEST 214.44 FEET TO A POINT ON A 81.00 FOOT RADIUS CURVE; (3) THENCE SOUTHWESTERLY 79.38 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 58°09'11" (WHICH LONG CHORD BEARS SOUTH 83°09'57" WEST 76.25 FEET); (4) THENCE NORTH 88°54'12" WEST 276.21 FEET; (5) THENCE NORTH 37°17'35" WEST 45.87 FEET; TO THE WEST LINE OF SAID UNIVERSITY PLACE SUBDIVISION PLAT 'B'; THENCE ALONG SAID WEST LINE THE FOLLOWING SEVEN (7) COURSES: (1) THENCE NORTH 01°27'00" EAST 94.32 FEET; (2) THENCE NORTH 89°17'35" EAST 23.25 FEET; (3) THENCE NORTH 00°39'05" WEST 138.65 FEET; (4) THENCE SOUTH 89°17'35" EAST 115.03 FEET; (5) THENCE NORTH 00°39'05" WEST 390.00 FEET; (6) THENCE SOUTH 89°17'35" EAST 35.03 FEET; (7) THENCE NORTH 00°39'05" WEST 112.03 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 1000 SOUTH STREET; THENCE SOUTH 89°17'35" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 7.91 FEET; THENCE NORTH 00°00'40" EAST 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID 1000 SOUTH STREET; THENCE NORTH 89°17'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 43.44 FEET TO THE WEST LINE OF JIM PROCTOR ADDITION PLAT 'A' SUBDIVISION, RECORDED AS ENTRY NO. 20075.2014 AND FILED AS MAP NO. 14188 IN THE UTAH COUNTY RECORDERS OFFICE; THENCE ALONG THE WEST AND NORTH LINES OF SAID JIM PROCTOR ADDITION PLAT 'A' SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) THENCE NORTH 00°42'25" EAST 101.00 FEET; (2) THENCE SOUTH 89°11'35" EAST 25.21 FEET TO THE SOUTH LINE OF LOT 17C, UNIVERSITY PLACE SUBDIVISION-PLAT 'C', RECORDED AS ENTRY NO. 4505-2026 AND FILED AS MAP NO. 20028 IN THE UTAH COUNTY RECORDERS OFFICE; THENCE ALONG SAID SOUTH LINE THE FOLLOWING SIX (6) COURSES: (1) THENCE SOUTH 83°29'24" EAST 115.09 FEET; (2) THENCE SOUTH 89°44'46" EAST 67.00 FEET; (3) THENCE NORTH 28°67'35" EAST 182.19 FEET; (4) THENCE NORTH 04°02'00" EAST 11.03 FEET; (5) THENCE EAST 177.35 FEET TO THE WEST LINE OF LOT 15C, SAID UNIVERSITY PLACE SUBDIVISION-PLAT 'C'; THENCE ALONG THE WEST AND SOUTH LINES OF SAID LOT 15C THE FOLLOWING TWO (2) COURSES: (1) SOUTH 161°73'35" WEST 179.14 FEET; (2) THENCE SOUTH 89°10'36" EAST 25.03 FEET; (3) THENCE NORTH 89°10'36" WEST 314.74 FEET; (3) THENCE SOUTH 00°00'25" WEST 179.14 FEET; (4) THENCE EAST 174.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 779,164.80 SQ/FT OR 17.89 ACRES WITH LOTS AND 2 PARCELS

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE INDICATED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS DIVIDED HEREON FOR PERPETUAL USE OF THE PUBLIC.

OWNER HEREBY DEDICATES AN EASEMENT IN FAVOR OF THE CITY OF OREM AND UTILITIES FRANCHISED BY OR AUTHORIZED BY THE CITY OF OREM WITHIN 5 FEET ON EITHER SIDE OF CULINARY WATER UTILITIES AND 5 FEET EITHER SIDE OF ANY OTHER PUBLIC UTILITY WHICH IS LOCATED WITHIN THE SUBJECT SUBDIVISION, FOR THE LIMITED PURPOSES OF REASONABLY UPGRADING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, INSPECTING, AND PROTECTING THE PUBLIC UTILITIES LOCATED WITHIN THE BOUNDRIES OF THIS SUBDIVISION; TO HAVE AND TO HOLD SO LONG AS SAID PUBLIC UTILITIES SHALL BE LOCATED WITHIN THE SUBDIVISION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2026.

BY: WOODBURY MANAGEMENT COMPANY, L.C. BY: UNIVERSITY MALL SHOPPING CENTER, L.C.
 A UTAH LIMITED LIABILITY COMPANY. A UTAH LIMITED LIABILITY COMPANY
 ITS MANAGER

BY: _____ BY: _____
 NAME: O. RANDALL WOODBURY NAME: W. RICHARDS WOODBURY
 TITLE: MANAGER TITLE: MANAGER

ACKNOWLEDGEMENT

COUNTY OF _____)
 STATE OF _____)

ON THE _____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PLAT VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY PROPOSED VACATION OF LOT 1, JIM PROCTOR ADDITION PLAT A SUBDIVISION, AND LOT 17C, UNIVERSITY MALL SUBDIVISION PLAT 'C', AND LOTS 14, 31 & 32, UNIVERSITY PLACE SUBDIVISION PLAT 'B', AND THAT THERE IS GOOD CAUSE FOR SAID VACATION. LOTS 1-8, BLOCK 3, AND LOTS 3-11, BLOCK 4, PLAT A, LA MESA SUBDIVISION, AND LOT 1, JIM PROCTOR ADDITION PLAT A SUBDIVISION, AND LOTS 14, 31 & 32, UNIVERSITY PLACE SUBDIVISION PLAT 'B', ARE HEREBY VACATED.

UNIVERSITY PLACE SUBDIVISION - PLAT 'D'

VACATING AND AMENDING LOT 1, JIM PROCTOR ADDITION PLAT A SUBDIVISION, AND LOTS 31 & 32, UNIVERSITY PLACE SUBDIVISION PLAT 'B', AND LOT 14C, UNIVERSITY PLACE SUBDIVISION PLAT 'C' LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

CITY OF OREM, COUNTY OF UTAH, STATE OF UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY OF OREM ENGINEER'S SEAL	CITY OF OREM CLERK-RECORDER
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PLANNING COMMISSION
March 4th, 2026

Item 4.1

SITE PLAN – Comcast Generator Upgrade
1834 South Columbia Lane

Prepared By:
Rebecca Gourley

Removal of existing generator, installation of two new generators and a new masonry wall

Applicant:
Rebekah Sprouse,
Enersys

Notices:
Posted in 2 public places.
Posted on City Webpage and City hotline.
Posted at Utah.gov/pmn.

Site Information:
General Plan Designation:
Community Commercial

Zoning: **C2**

Total Acreage: **.57 acres**

Action:
The Planning Commission is the Land Use Authority and the approving body for this item.

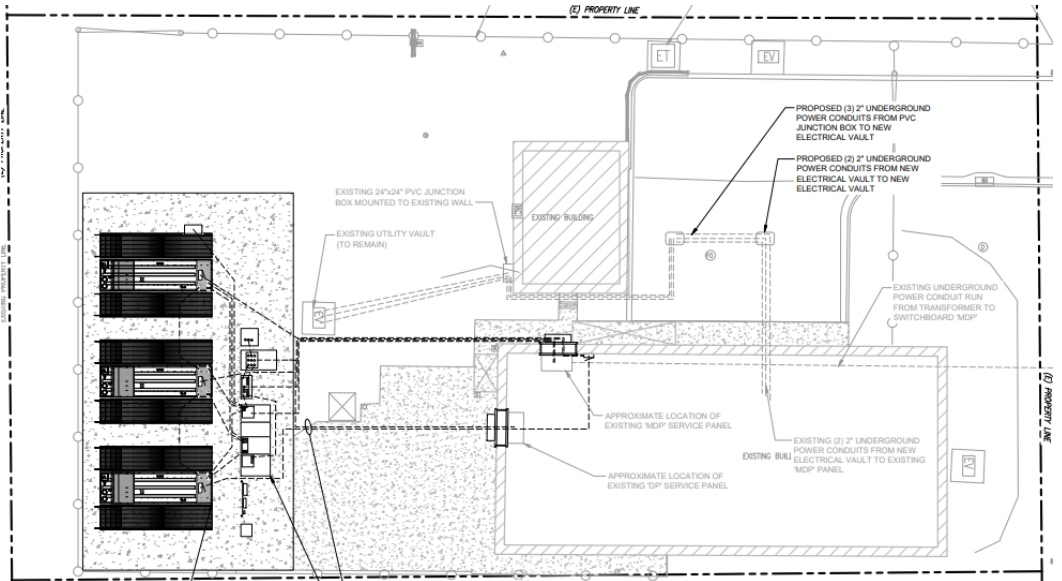
REQUEST: The applicant requests site plan approval to remove the existing generator and install new generators, a 7-foot masonry wall, a new concrete pad and a retention pond.

BACKGROUND: On January 7th, 2026, the applicants applied for a site plan upgrade for the Comcast/Community TV property located at 1834 South Columbia.

The lot is adjacent to commercial properties on the north and south, and residential on the west. The proposed site plan will include the removal of the existing generators on the southern portion of the property, and the installation of new generators along the western side. No buildings will be altered as part of this plan. All satellite dishes, towers, and antennae were removed in December of 2025 with no plan to replace them.

A neighborhood meeting was held by the applicant on January 3rd, 2026. A copy of all materials presented, the roster, and minutes were provided to staff as part of the application.



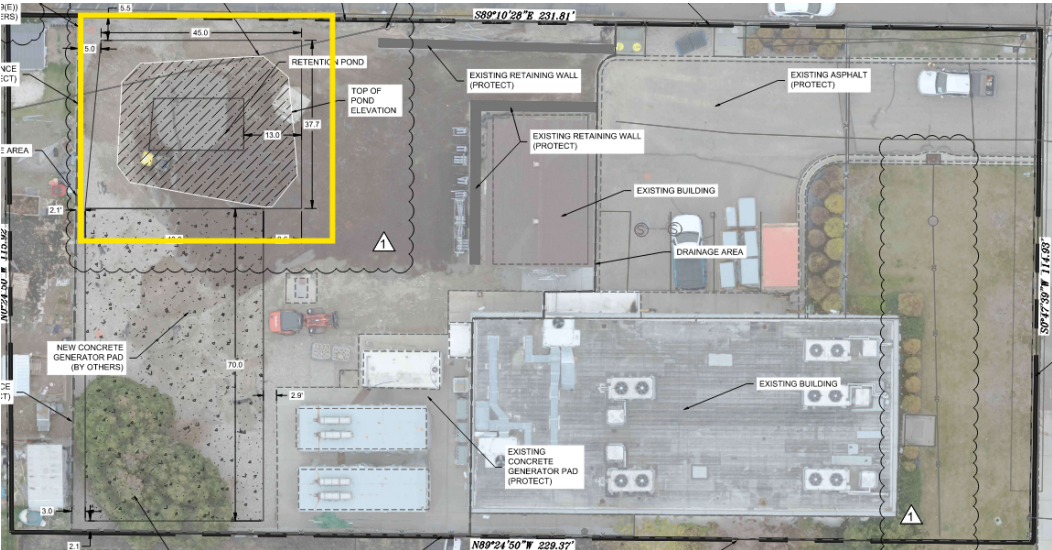


Proposed generator site plan

REVIEW:

Zoning: The subject property is zoned C2. The properties located directly north and south of the lot are also zoned C2; however, the properties located to the west are zoned residential. As such, a 7-foot masonry wall will be built along the western property line, required where the commercial zone abuts the residential (REF 22-14-19(E)).

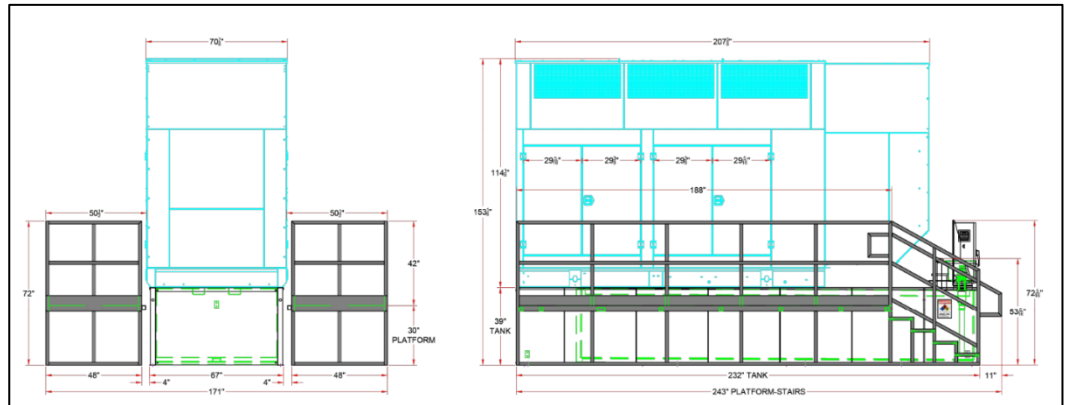
Development Standards: This project was extensively reviewed by Storm Water and Engineering. To meet drainage standards, the new site includes a new retention pond.



Lighting Plan: No new lighting apparatuses have been proposed. Lighting is to remain as-is.

Parking: Parking will not be altered.

Elevations: The new generators are anticipated to be approximately 12 ft tall. Each generator will be serviced by an above-ground diesel tank, and will include 30 inch tall utility access platforms.



Conditions: Each generator will be built on top of an above-ground, compact diesel tank unit. Because of this, the Storm Water Department has requested that site plan is approved with the condition that the tanks be double walled to manage potential leaks. If a double walled tank is not feasible, a secondary containment system will suffice.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the site plan application on Monday, February 23rd, 2025. The DRC voted to recommend approval. The Storm Water Department requests that double walling the generator diesel tanks, or requiring a secondary containment system, is a condition of approval.

ACTIONS: The Planning Commission is the designated Land Use Authority for the site plan. The Commission may approve or deny the request for site plan approval or may choose to continue their consideration of the request and ask for additional information or analysis.

Alternative Motions –

“I move that the Planning Commission [choose: **APPROVE** or **DENY**] the Sote Plan for the upgrade of the Comcast generators at 1834 South Columbia Lane.”

OR

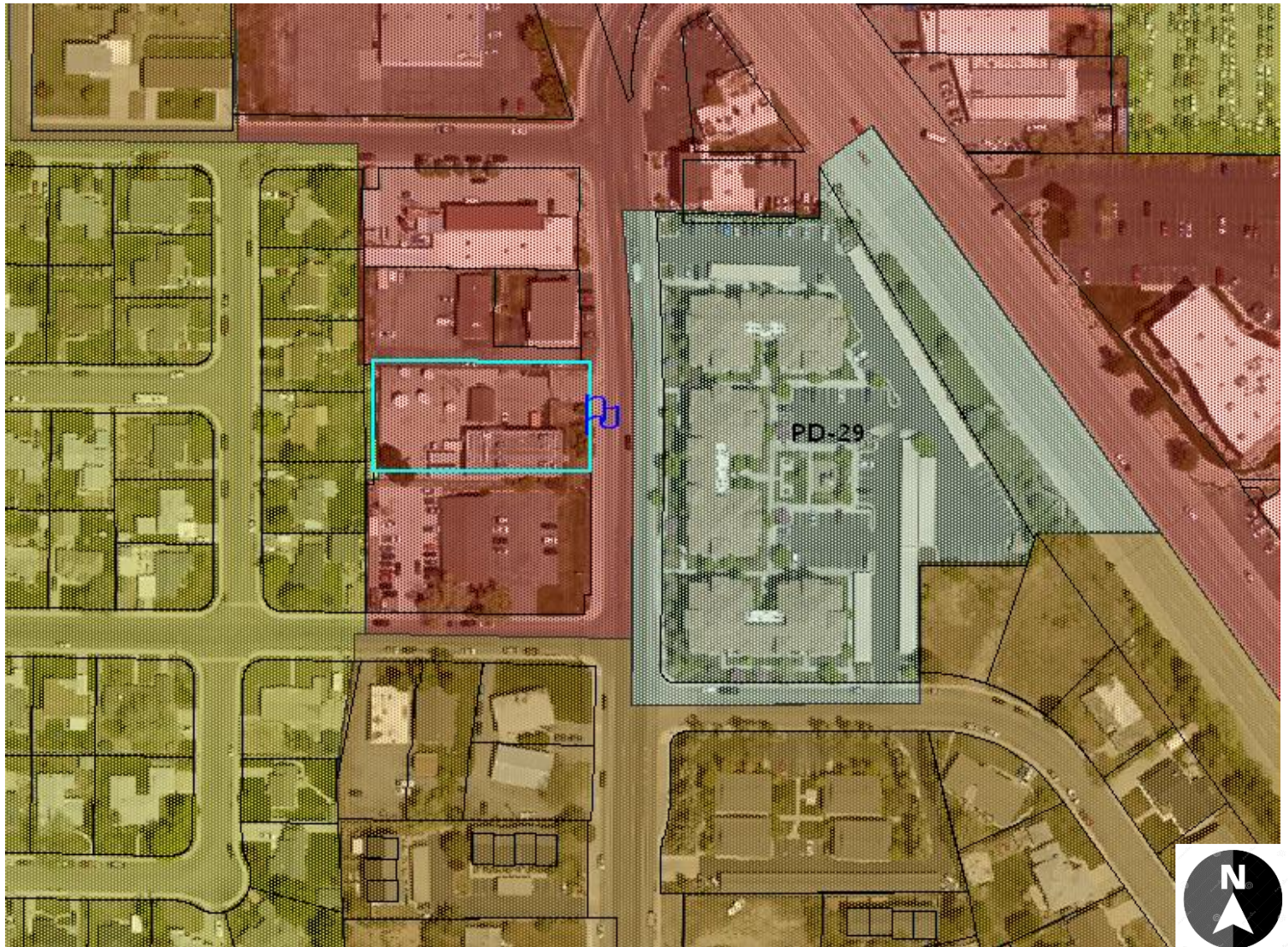
“I move that the Planning Commission continue this request to [choose appropriate date or condition].”

|

Comcast Generator Upgrade – 1834 South Columbia Lane



Comcast Generator Upgrade – 1834 South Columbia Lane



Legend

- C2
- PD-29
- R7.5
- R6.5

Site Plan Area

Current Zone: C2
Acres: .57

Neighborhood

Cherry Hill

NEIGHBORHOOD MEETING

MINUTES

Agenda items

I. Sign in

- Chris Taylor
- Mike Carpenter

II. Project Overview

- Presented project drawings showing existing generators layout and proposed new generators layout.
- Showed the electrical equipment that would be installed outside in order to replace the generators and explained that the noise level from the generators running would not be any louder than anything that is currently installed.
- Showed the storm water drainage plan to inform that this would not be an impact on the surrounding properties.

III. Q&A

- Mike Carpenter asked why the generators were being replaced. Response recorded that the current generators are very old and not as energy efficient or environmentally friendly as newer models.
- Mike Carpenter made a comment that most of the people surrounding the property are renters.



Location: 1834 S
Columbia Lane



Date: 1/7/26



Time: 11:00 am

December 23, 2025

Neighborhood Meeting Notice

Comcast

1834 S. Columbia Lane

Orem, UT 84097

Saturday, January 3rd 11 am

Hello,

Enersys is managing a remodel project for Comcast at this location to replace existing fuel generators already in place with new generators and electrical equipment needed to meet code.

Pursuant to Orem City Code Section 22-14-20(I), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process.

Sincerely,

Bekah Sprouse

Project Manager Service

ENERGY SYSTEMS

Cell: +1 (385) 456-4125

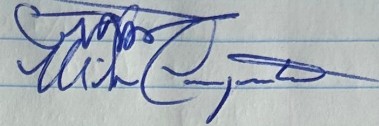
Email: Rebekah.Sprouse@Enersys.com

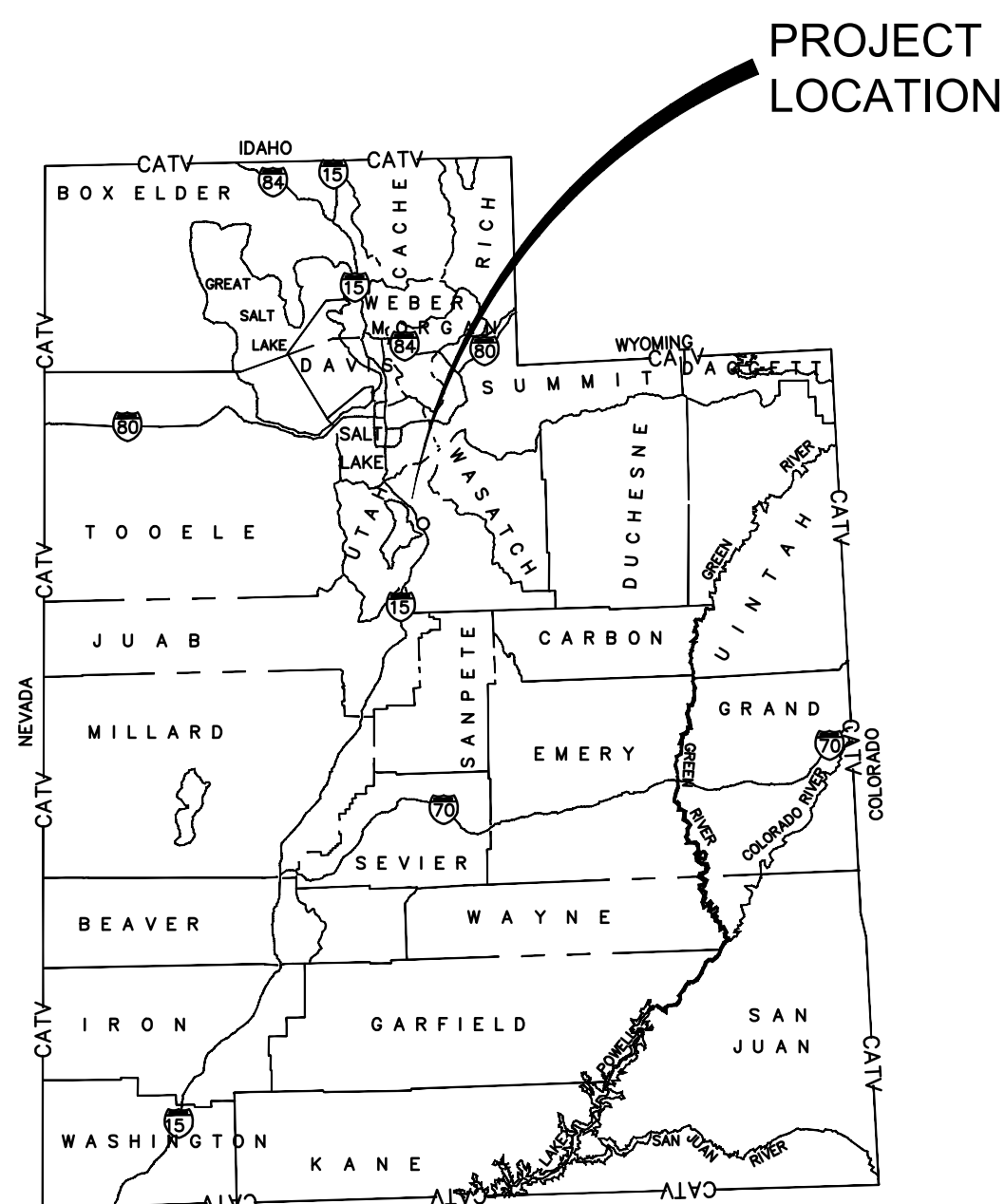
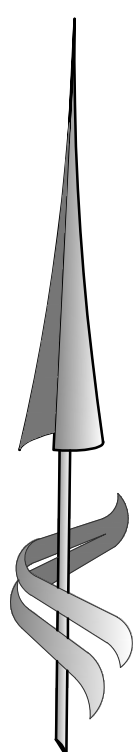
OREM NEIGHBORHOOD MEETING 1/3/26

SIGN IN NAME

SIGNATURE

CHRIS TAYLOR
Mike Carpenter

Handwritten signatures in blue ink. The first signature is for Chris Taylor, and the second is for Mike Carpenter.



KEY MAP OF UTAH

OREM CITY

1834 S COLUMBIA LN
OREM CITY, UTAH 84097

PLANS FOR PROPOSED OREM COMCAST UTAH COUNTY

INDEX TO SHEETS	
SHEET	DESCRIPTION
COVER	COVER SHEET
C1.0	SITE PLAN
C2.0	GRADING PLAN
C3.0	EROSION CONTROL PLAN
C4.0	EROSION CONTROL DETAILS

PROJECT MANAGER
MARCUS FECHNER
mfechner@epiceng.net
(801) 955-5605

CIVIL ENGINEER
EDUARDO HUERAMO
ehueramo@epiceng.net
(801) 955-5605



MAIN OFFICE
50 EAST 100 SOUTH
HEBER CITY, UTAH 84032
(435) 654-6600

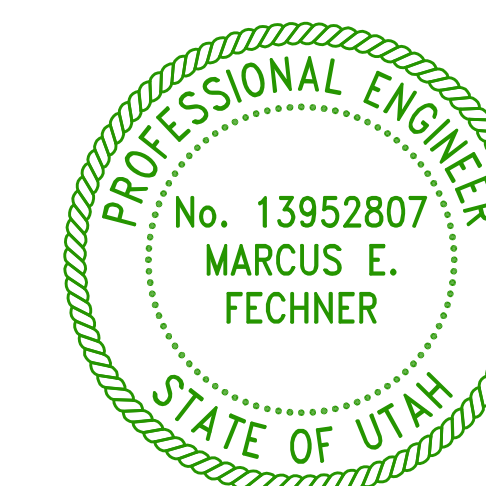
WEST VALLEY
3341 SOUTH 4000 WEST
WEST VALLEY CITY, UTAH 84120
(801) 955-5605

PROVO CITY
1800 NOVELL PLACE, 5TH FLOOR
PROVO CITY, UT 84606
(801) 955-5605

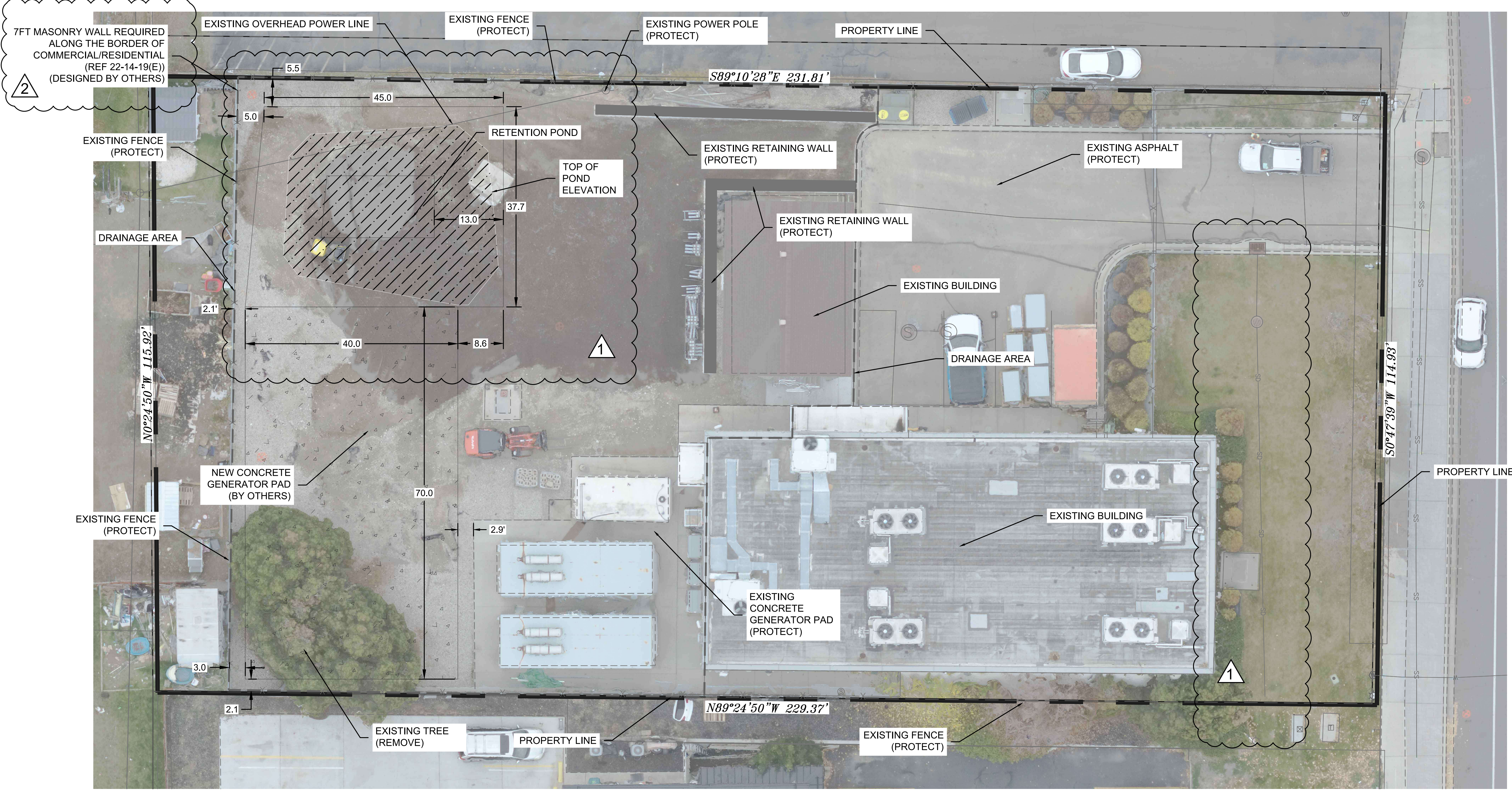
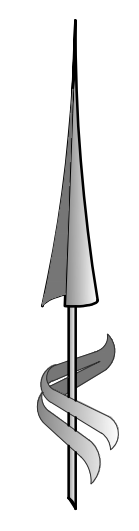
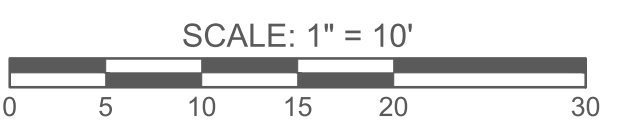


PROJECT OREM COMCAST

PROJECT VICINITY MAP
NOT TO SCALE

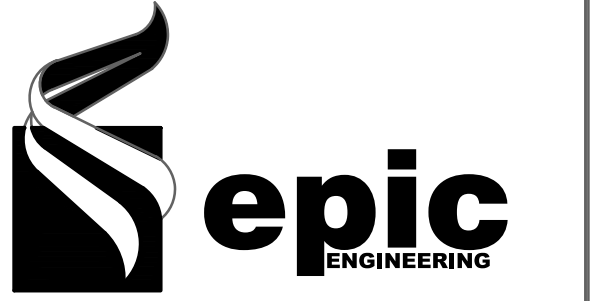


DRAINAGE AREA			
	SQUARE FEET	ACRES	PERCENTAGE
TOTAL AREA	13801	0.3200	100
IMPERVIOUS AREA	5037	0.1200	36
LANDSCAPE AREA	8764	0.2000	64



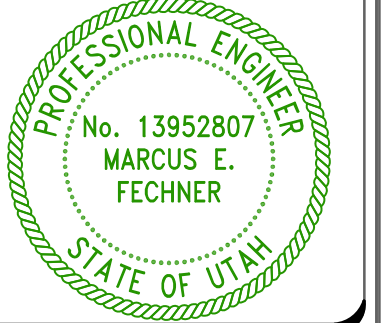
CONSTRUCTION NOTES

WARNING
CALL BLUE STAKES



REVISIONS		
MARK	DATE	DESCRIPTION
1	1.27.26	CITY COMMENTS
2	2.11.26	CITY COMMENTS

DRAWN: EH
DESIGNER: EH
REVIEWED: MF



PROJECT #
25SM5960

SCALES

PROJECT NAME:

OREM COMCAST

PROJECT LOCATION:

**1834 S COLUMBIA LN
OREM, UTAH**

SHEET TITLE:

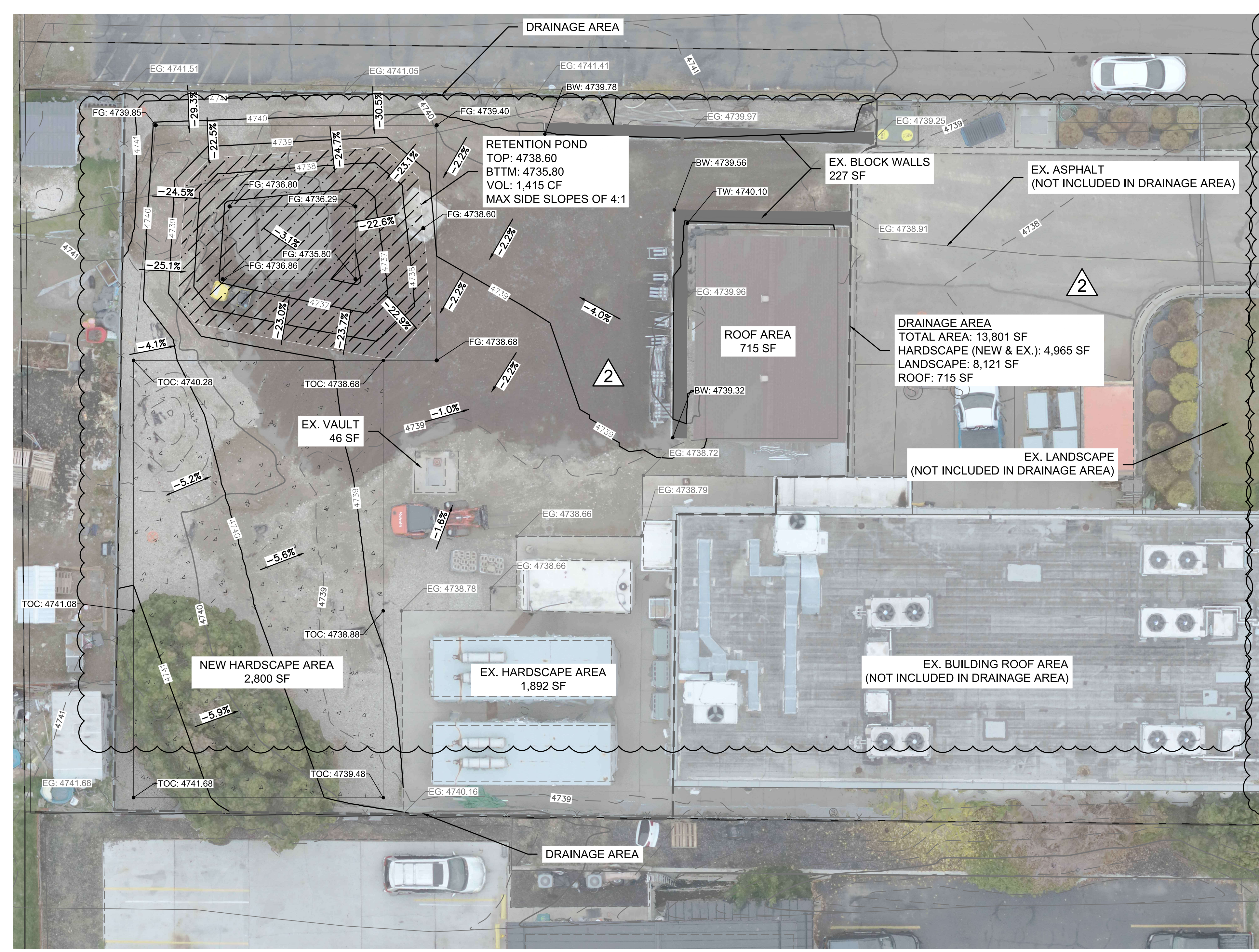
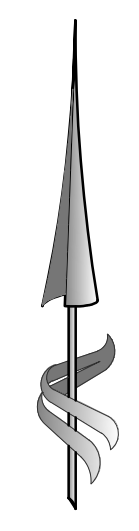
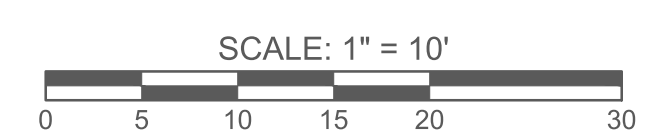
SITE PLAN


PLAN SET:

PRELIM

SHEET

C1.0





Date: 2
 By:
 Approved:

Theoretical Basin Size Using Rational Method Calculations

Site Parameters			
Project	OREM COMCAST		
Contributing Drainage Areas	REAR DRAINAGE AREA		
Specific Location of Discharge			

Design Storm Event			
Duration	24	hrs	
Year	100	yr	

Site Conditions			
Description	Area sq ft	C Value	Weighted average
Hardscape	4,965	0.92	0.10
Building Roof	715	0.95	0.02
Landscape	8,121	0.15	0.03
N/A	0	0	0.00
N/A	0	0	0.00
N/A	0	0	0.00
Total Area (acres)	0.32	0.47	0.15
Total Area (sq ft)	13,801		

Discharge Rate (After 80th Percentile)		
Allowable Discharge Rate	0	cfs/acre
Maximum Discharge	0.00	cfs

Infiltration Criteria	
i (min/in)	0
Factor of Safety	1
Total Infiltration Surface Area (ft ²)	0

100 Year Storm Detention Basin Sizing Calculations: Rational Method							
Duration	Intensity	Area	C	Flow	Volume in	Volume out	Retention
Hour	in/hr	Acre		cfs	ft ³	ft ³	ft ³
0.083	6.240	0.317	0.47	1.16	347	0	347
0.17	4.750	0.317	0.47	0.71	423	0	423
0.25	3.920	0.317	0.47	0.58	524	0	524
0.5	2.640	0.317	0.47	0.39	705	0	705
1	1.640	0.317	0.47	0.24	876	0	876
2	0.891	0.317	0.47	0.13	952	0	952
3	0.611	0.317	0.47	0.09	979	0	979
6	0.330	0.317	0.47	0.05	1058	0	1058
12	0.190	0.317	0.47	0.03	1218	0	1218
24	0.110	0.317	0.47	0.02	1411	0	1411
100 Year Detention Volume			1,411	ft ³	OR	0.03	Ac-ft

Factor of Safety	1
Recommended Minimum Detention Volume	1,411 ft ³ 0.03 acre-ft


* OTHER EX. ITEMS WERE INCLUDED IN THE HARDSCAPE NUMBERS SUCH AS THE EX. VAULT AND EX. BLOCK WALLS

WARNING
CALL BLUE STAKES



REVISIONS		
MARK	DATE	DESCRIPTION
1	1.27.26	CITY COMMENTS
2	2.11.26	CITY COMMENTS

DRAWN: EH
 DESIGNER: EH
 REVIEWED: MF



PROJECT #
255M5960

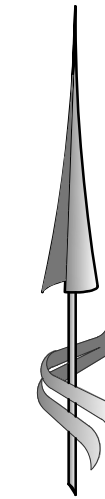
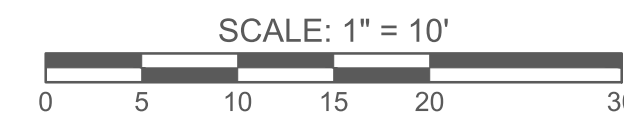
SCALES

PROJECT NAME:
OREM COMCAST

PROJECT LOCATION:
1834 S COLUMBIA LN
OREM, UTAH

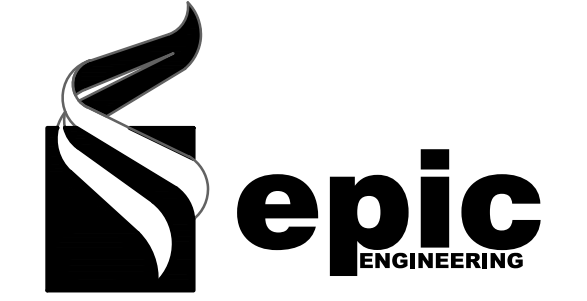
SHEET TITLE:
GRADING AND
DRAINAGE PLAN

PLAN SET: PRELIM **SHEET:** C2.0



CONSTRUCTION NOTES

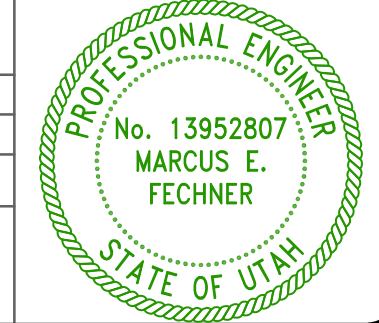
WARNING
CALL BLUE STAKES



REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: EH
 DESIGNER: EH
 REVIEWED: MF

PROJECT #
 25SM5960



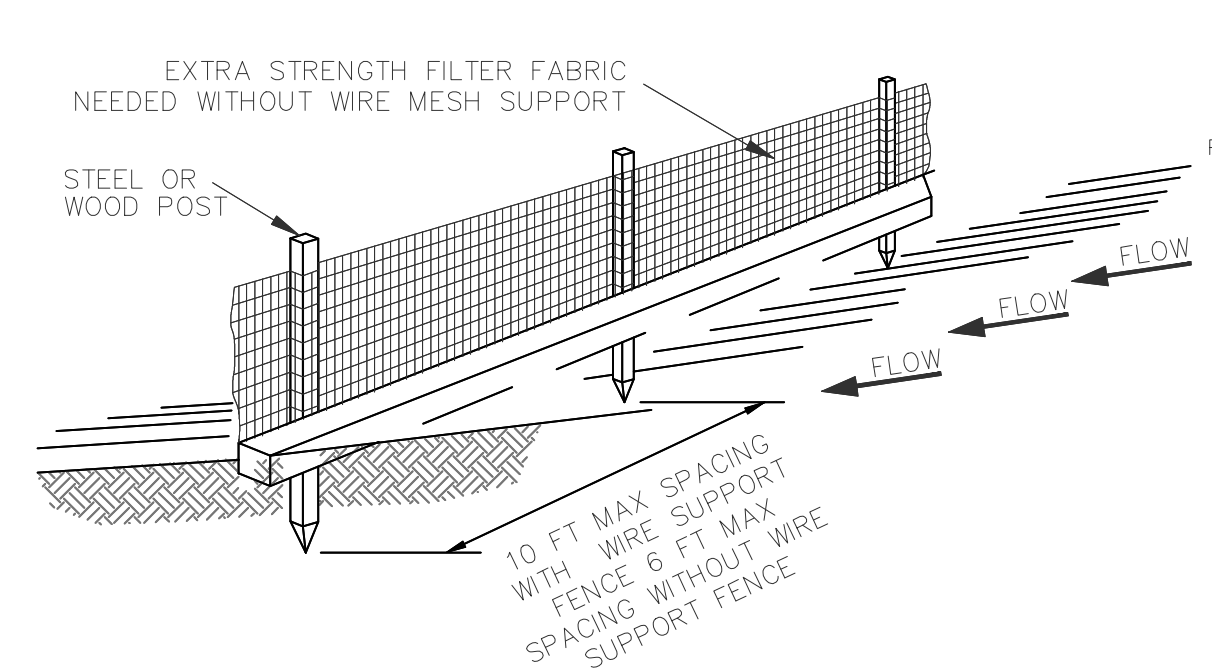
SCALES	

PROJECT NAME:
OREM COMCAST

PROJECT LOCATION:
**1834 S COLUMBIA LN
OREM, UTAH**

SHEET TITLE:
**EROSION
CONTROL PLAN**

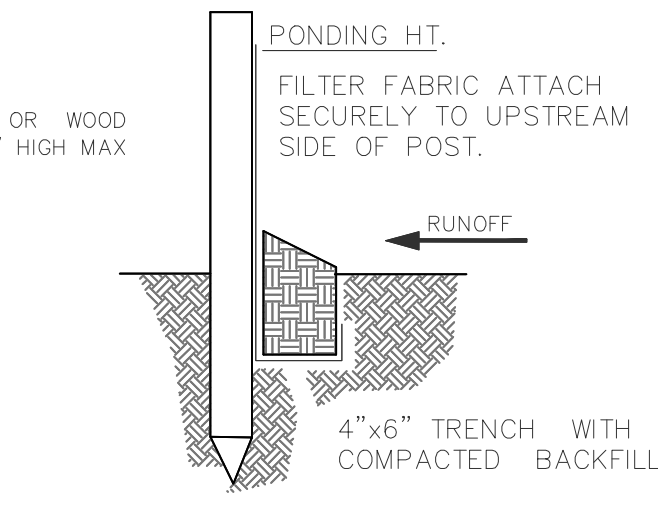
PLAN SET: PRELIM	SHEET C3.0
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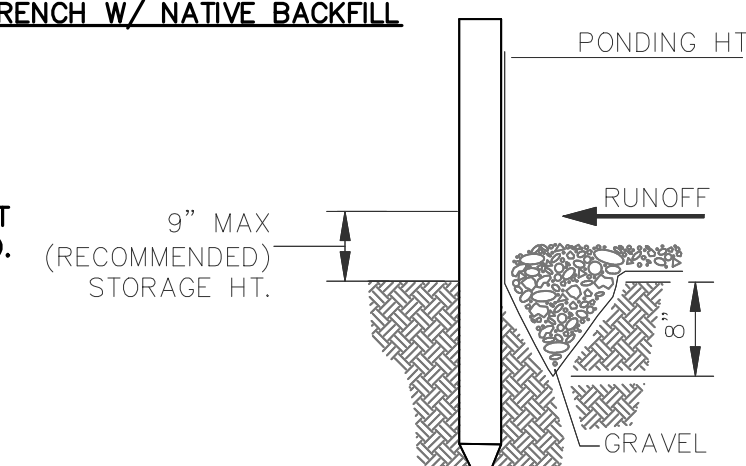
NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT; SEE PLAN VIEW.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

A SILT FENCE
- NTS

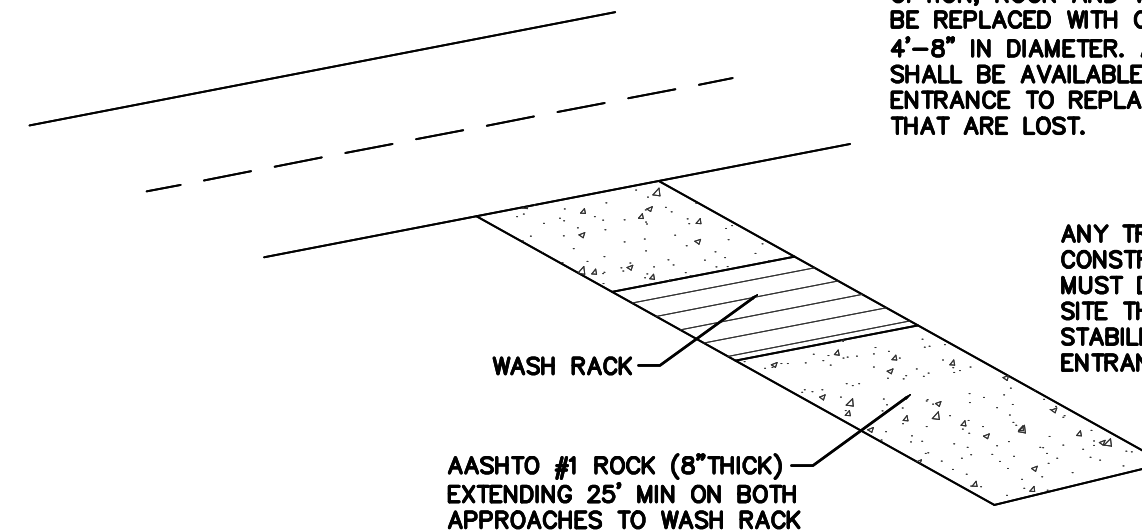


STANDARD DETAIL
TRENCH W/ NATIVE BACKFILL

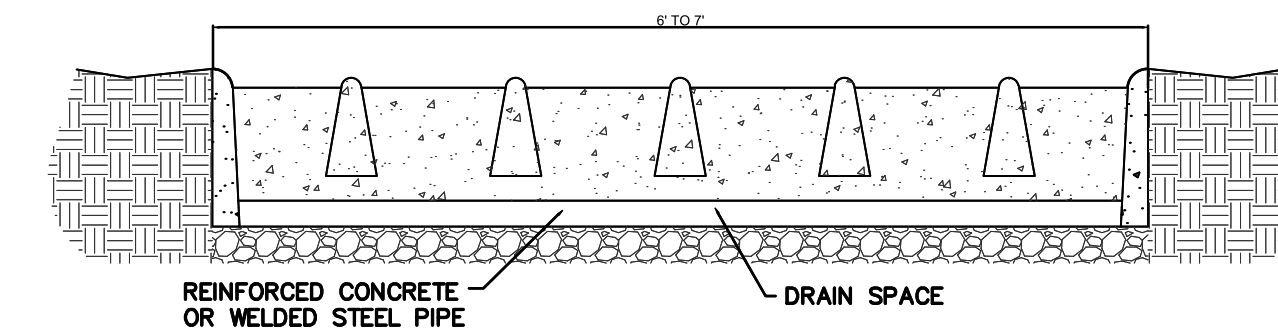


ALTERNATE DETAIL
TRENCH W/ GRAVEL

AS AN ALTERNATE AT CONTRACTORS OPTION, ROCK AND WASH RACK MAY BE REPLACED WITH COBBLE STONE 4'-8" IN DIAMETER. ADDITIONAL ROCK SHALL BE AVAILABLE NEAR THE ENTRANCE TO REPLACE ANY ROCKS THAT ARE LOST.

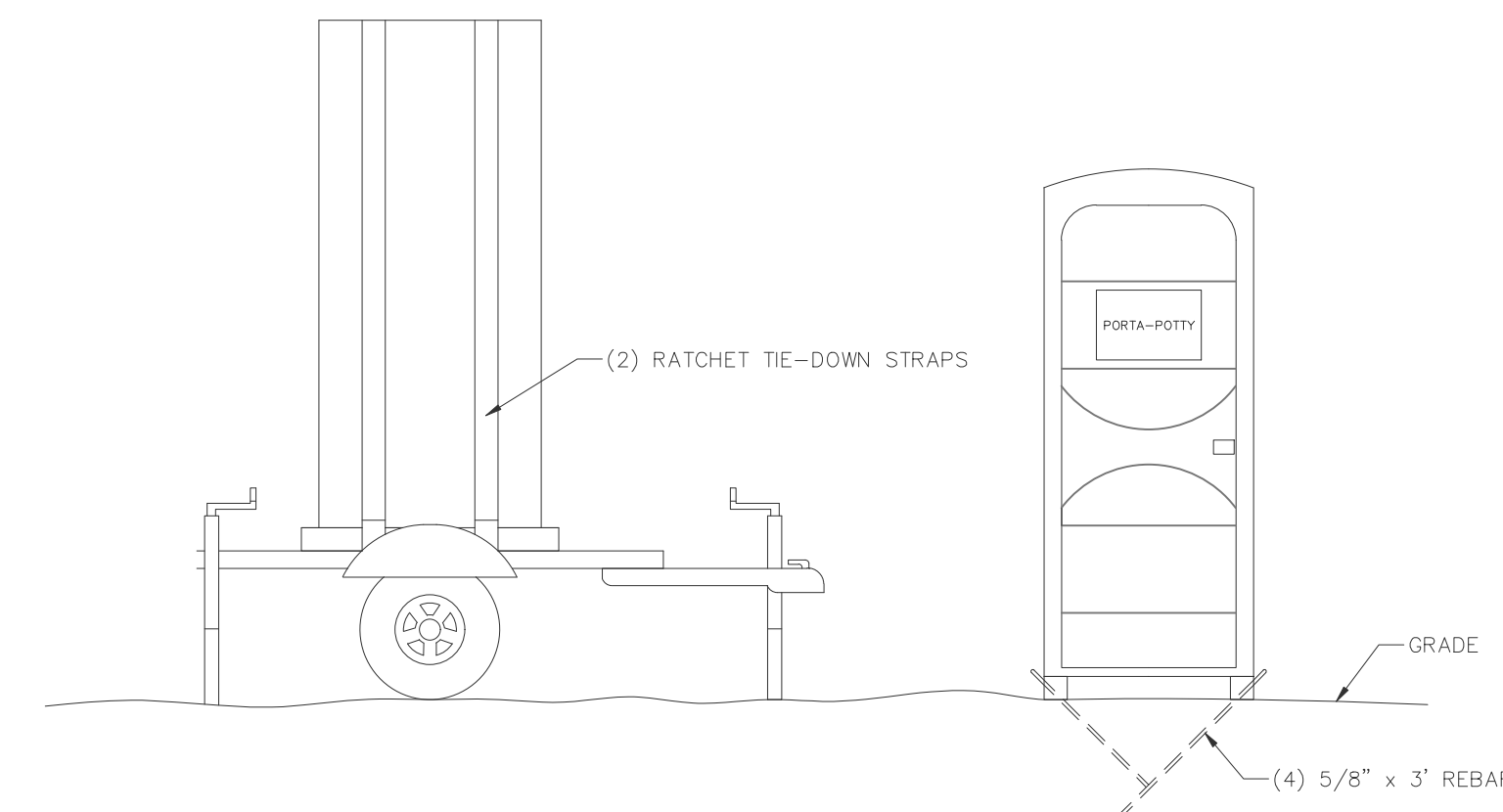


ANY TRUCKS AND OTHER CONSTRUCTION TRAFFIC MUST DRIVE OUT OF THE SITE THROUGH THE STABILIZED CONSTRUCTION ENTRANCE.



MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCK PILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIME. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK. AT THE END OF EACH CONSTRUCTION DAY, ANY SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

B REINFORCED CONSTRUCTION
ENTRANCE
- NTS

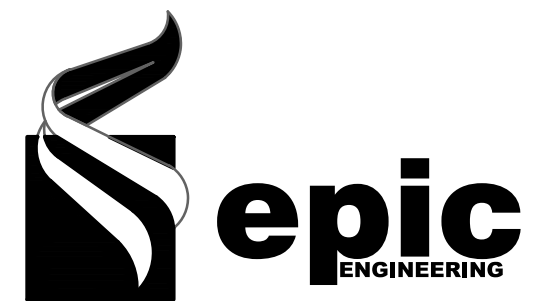


NOTES:

1. SECURE IN SUCH A MANNER THAT THE UNIT WILL NOT TIP OR MOVE AS A RESULT OF HIGH WINDS OR OTHER SITE CONDITIONS.
2. PRIOR TO WASHING CLOSETS, REMOVE TRASH AND DISCARD INTO A GARBAGE CONTAINER.
3. PUMP-OUT SERVICE FOR PORTABLE TOILETS SHALL BE CONDUCTED IN A MANNER THAT PREVENTS THE RELEASE OF SEWAGE TO THE STORMWATER CONVEYANCE SYSTEM OR RECEIVING WATERS.
4. WASTEWATER SHALL BE DISPOSED TO THE SANITARY SEWER AT THE JOB SITE OR TO A HOLDING TANK. CONTENTS OF THE HOLDING TANK SHALL BE DISPOSED TO THE SEWER AT THE BUSINESS'S COMPANY HEADQUARTERS OR AT AN APPROVED LOCATION.
5. RINSE WATER FROM CLEANING PORTABLE TOILET CLOSETS THAT CANNOT BE DISPOSED TO THE SANITARY SEWER AT THE JOB SITE SHALL BE CONTAINED FOR DISPOSAL AT THE SERVICE FACILITY HEADQUARTERS OR OTHER APPROVED FACILITY.
6. PLACE PORTABLE TOILET CLOSETS AWAY FROM STORM DRAINS, WATERWAYS, AND AREAS WITH HIGH VEHICLE TRAFFIC.
7. POST SIGNS WITH COMPANY CONTACT INFORMATION FOR REPORTING THE NEED FOR CLEANING OR REPAIR.
8. MAINTAIN HOSES, COUPLINGS, TANKS, ETC., IN GOOD CONDITION TO PREVENT LEAKS OR SPILLS.
9. PLACE TOILET CLOSETS ON A TRAY OR PAN FOR SECONDARY CONTAINMENT.
10. KEEP WASH AREA SURFACES CLEAN AND IN GOOD CONDITION.

C PORTABLE TOILET
- NTS

WARNING
CALL BLUE STAKES



REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: EH
DESIGNER: EH
REVIEWED: MF

PROJECT #
25SM5960

PROFESSIONAL ENGINEER
No. 13952807
MARCUS E. FECHNER
STATE OF UTAH

SCALES

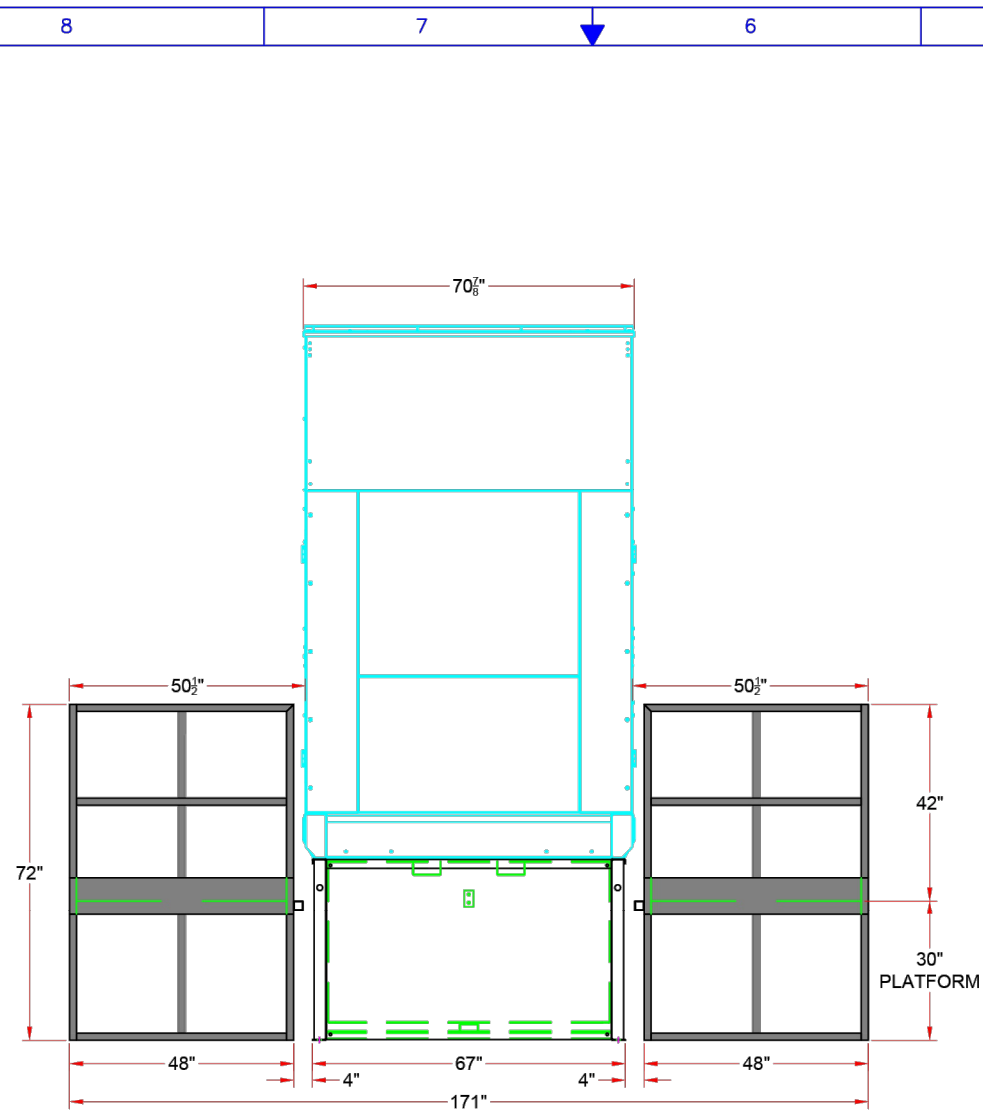
PROJECT NAME:
OREM COMCAST

PROJECT LOCATION:
**1834 S COLUMBIA LN
OREM, UTAH**

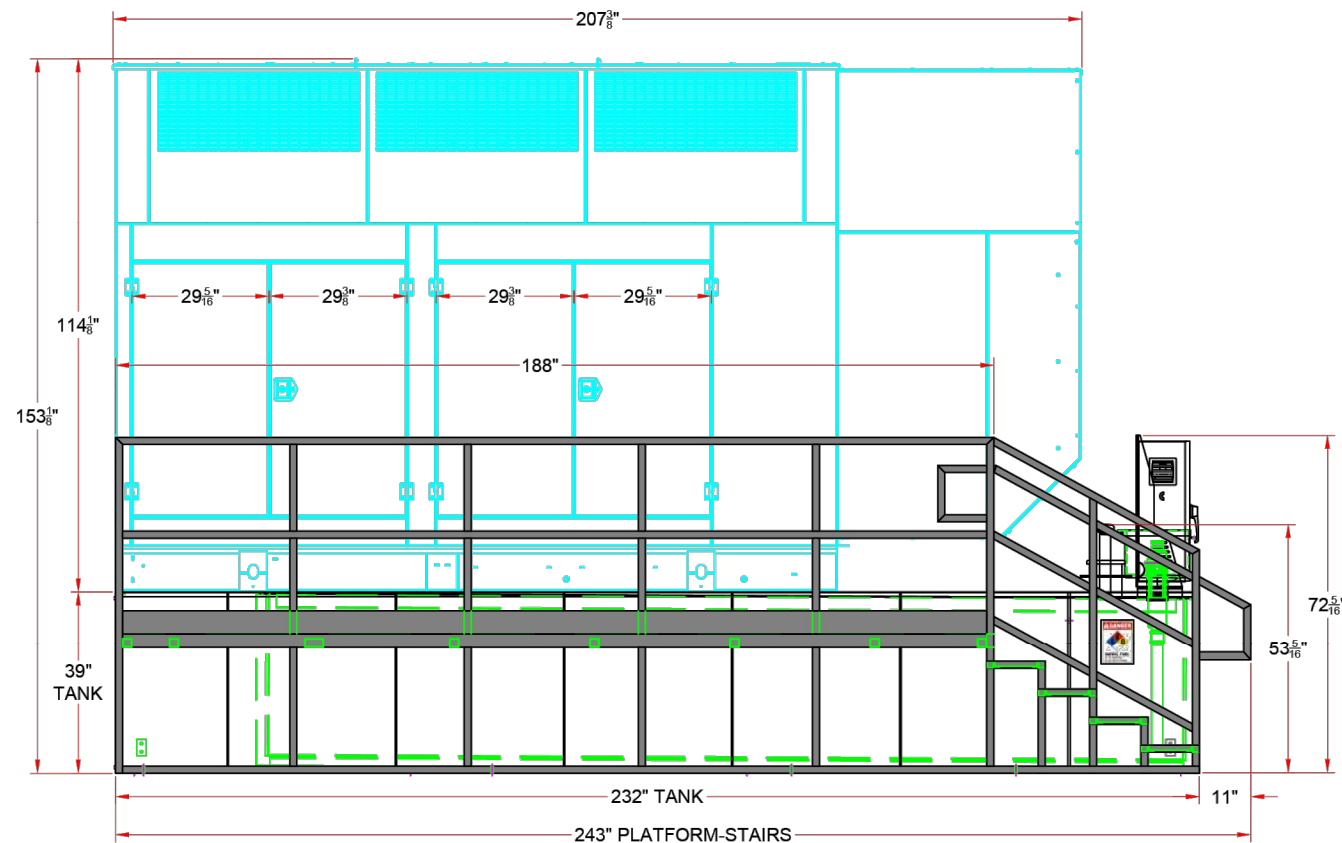
SHEET TITLE:
**EROSION
CONTROL DETAILS**

PLAN SET: PRELIM SHEET: **C4.0**

Drawing: F:\Telecom\2025\125-3000-energys\125-3014-generator upgrade-orem, ut\Drawings\construction\253014GD-Comcast.dwg Plotted: Oct 31, 2025 - 10:06am



REAR VIEW



RIGHT SIDE VIEW

SUB-BASE WEIGHT	ENCL. WEIGHT	TANK WEIGHT	GENSET WEIGHT	TOTAL WEIGHT
0 LBS.	0 LBS.	4,350 LBS.	14,160 LBS.	18,510 LBS.



CUSTOMER: NATIONAL POWER



GENERAC MD500 15.2L FCTY L2 SAE

DESCRIPTION ASSEMBLY - TANK ONLY

DESIGNATION DL 3

FIDELITY MANUFACTURING, LLC. CLAIMS PROPRIETARY RIGHT IN THE MATERIAL DISCLOSED HEREON. THIS DRAWING IS ISSUED FOR SALES INFORMATION ONLY AND MAY NOT BE REPRODUCED OR USED TO MANUFACTURE ANYTHING SHOWN HEREON WITHOUT PERMISSION FROM FIDELITY MANUFACTURING, LLC. TO THE USER. FIDELITY MANUFACTURING, LLC. IS NOT RESPONSIBLE FOR ERRORS DUE TO INSUFFICIENT TECHNICAL SPECS, GENSET DRAWINGS, OR OTHER PROVIDED INFORMATION.

USEABLE GALLONS / ACTUAL GALLONS
1,540 AT 90% / 1760
COMCAST OREM UT

WO# 56141

DATE: 1/15/2025 SCALE: SHEET 4 OF 8



1900 NE 25TH AVE, OCALA, FL 34470
PHONE (352) 414-4700 FAX (352) 414-4642

created using AutoCAD

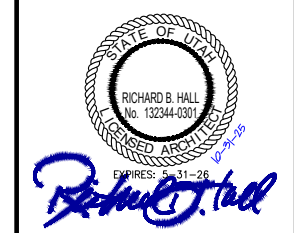


LDC | Surveying
Engineering
Planning

Kent Woodinville Olympia
20210 142nd Avenue NE
Woodinville, WA 98072
F 425.806.1869 www.LDCCorp.com F 425.482.2893

DATE:	10-1-25
DRAWN BY:	GA
CHECKED BY:	RBH

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
1	10-1-25	PRELIMINARY CONSTRUCTION	GA
2	10-14-25	PRELIMINARY CONSTRUCTION	PPK
3	10-23-25	FINAL CONSTRUCTION	PPK
4	10-31-25	FINAL CONSTRUCTION	PPK



APPROVAL STAMP

SITE

GENERATOR UPGRADE
1834 S COLUMBIA LANE
OREM, UT 84097

SHEET TITLE
GENERATOR SPECIFICATIONS

SHEET NUMBER
M-2

GENERATOR SPECIFICATIONS
22"x34" SCALE: N.T.S. 11"x17" SCALE: N.T.S.

1



PLANNING COMMISSION
March 4th, 2026

Item 4.2

Apollo Burger
452 N State Street

Prepared By:
Grace Bjarnson

Site Plan Approval, demolishing current restaurant and replacing with new building

Applicant: Tracy Stocking

Notices:

Posted in 2 public places.
Posted on City Webpage and City hotline.
Posted at Utah.gov/pmn.

Site Information:

General Plan Designation:
Community Commercial

Zoning: **C2**

Total Acreage: **0.636 acres**

Action:

The Planning Commission is the Land Use Authority and the approving body for this item.

REQUEST: The applicant requests site plan approval for the construction of a new Apollo Burger Restaurant (3,000 ft²) with a drive-through.

BACKGROUND: The subject is located at 452 N State Street between State Street and 70 West where there is currently an Apollo Burger. The proposed site plan includes improvements to the property of 0.636 acres.



REVIEW:

Zoning: The subject property is zoned C2, and the proposed use for a restaurant with a drive-thru is permitted in the zone.

Public Improvements: The property is located within the State Street Corridor Area, which includes specific requirements for right-of-way improvements (sidewalk, park strip, curb + gutter.) The State Street frontage will require the installation of 15' wide landscape park strips with trees, and 8' wide sidewalks.

Landscaping & Stormwater: This property includes 5,093 ft² of landscaping. The park strip landscaping must include one tree per 40 linear feet of frontage. The proposed improvements take into account site lines for traffic and utility easements. A total of 9 trees will be included with the redevelopment of the property. Parking islands have been added, creating a safer and much more appealing parking and back entrance area. The landscaping plan is attached for

review along with the site plan. Storm water has been updated to meet current standards.

Access: No additional access is planned for the site. Vehicles will access the subject property through the two existing entrances along State Street and the existing entrance along 70 West.

Parking: The proposed site layout provides 33 parking stalls, two of which are ADA accessible, which meets parking requirements.

Drive-Thru: Just like the current building, there is a drive-thru located on the north of the building. The drive-thru lane is accessed from the parking lot on the east side of the building.

Elevations: The proposed building elevations are included in the project packet for review. The State Street Corridor Area requires some elements for building facades facing public streets, including the use of windows on first floors, stone or brick, and vertical breaks in the architecture. The required elements have been met by the proposed elevations.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the site plan application on Tuesday, February 17th, 2026. The DRC recommended approval and did not forward any specific conditions to the Planning Commission.

ACTIONS: The Planning Commission is the designated Land Use Authority for the site plan. The Commission may approve or deny the request for site plan approval or may choose to continue their consideration of the request and ask for additional information or analysis.

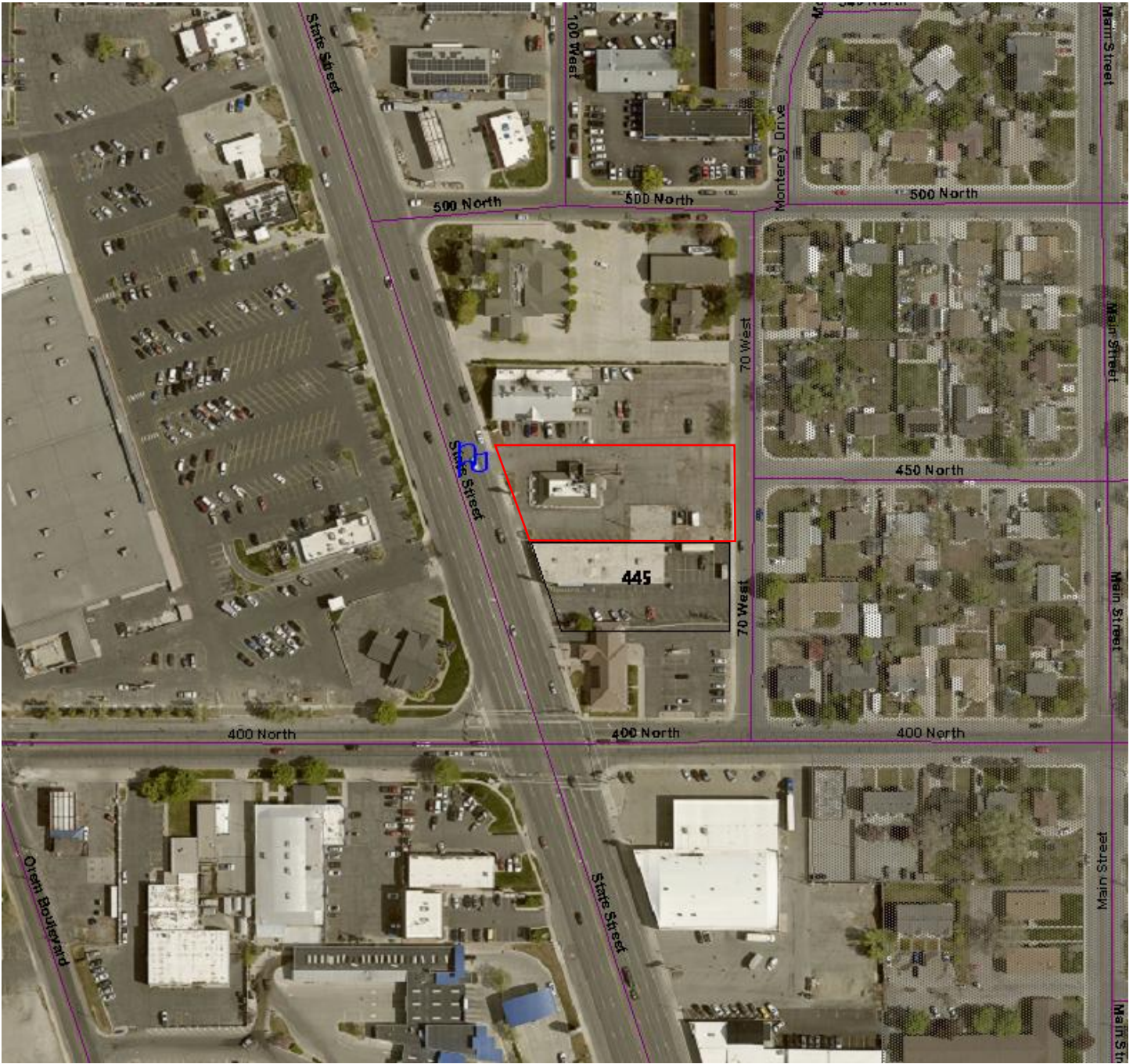
Alternative Motions –

“I move that the Planning Commission [choose: **APPROVE** or **DENY**] the Site Plan for the new Apollo Burger restaurant located at 452 North State Street.”

OR

“I move that the Planning Commission continue this request to [choose appropriate date or condition].”

Apollo Burger – 452 N State Street



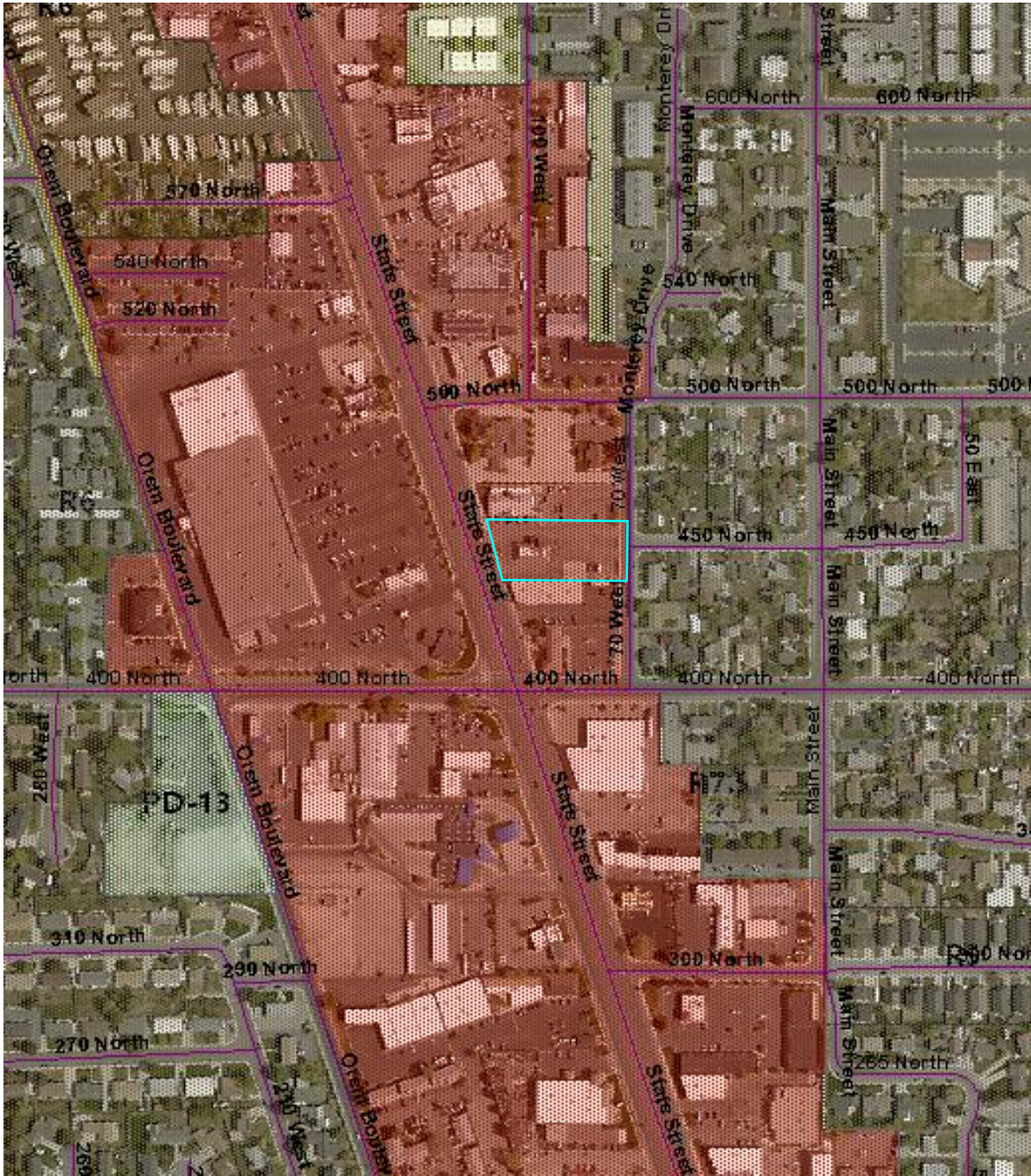
Vicinity Map

Zone: C2

Acres: Approx .636 Acres



Apollo Burger – 452 N State Street



Vicinity Map

Zone: C2

Acres: Approx .636 Acres



**Apollo Burger Current Site
(452 N State Street)**



Apollo Burger Street View (452 N State Street)



Apollo Burger Back View



QUIST FAIRANKS INC
%BERG MORTUARY
PO BOX 1468
PROVO, UT 84603

CENTRAL BANK
PO BOX 1488
PROVO, UT 84603

JONES, NEPHI
PO BOX 353
NEWTON, UT 84327

CASTANEDA, JESUS PABLO (ET AL)
10 E 450 N
OREM, UT 84057

CORREA, JOSE C & MARIA LAURA
10 W 500 N
OREM, UT 84057

MATLOCK, CLINTON THOMAS &
MARY ANN
--OR CURRENT RESIDENT--
14 W 400 NORTH
OREM, UT 84057

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

SARU LLC
--OR CURRENT RESIDENT--
15 W 450 NORTH
OREM, UT 84057

GROTEGUT, JASON & KATHRYN
20 W 500 N
OREM, UT 84057

JONES, GARRISON & VALERI
--OR CURRENT RESIDENT--
23 W 400 NORTH
OREM, UT 84057

MCKINNEY, JULIA D
23 W 450 N
OREM, UT 84057

KOFFORD, WESTON MICHAEL
25 W 500 N
OREM, UT 84057

WEBB, ORIYA H
26 W 400 N
OREM, UT 84057

HARLOW, SETH & JOANNE
26 W 450 N
OREM, UT 84057

MARGARET C SMITH LIVING TRUST
07-13-2015 (ET AL)
--OR CURRENT RESIDENT--
30 W 500 NORTH
OREM, UT 84057

THATCHER, JOSHUA
33 W 400 N
OREM, UT 84057

HUNTER, ROBERT MURPHY
35 W 500 N
OREM, UT 84057

PEREZ, VICTOR MANUEL
36 W 450 N
OREM, UT 84057

JONES, NEPHI
--OR CURRENT RESIDENT--
43 W 400 NORTH
OREM, UT 84057

ALLRED, TOBIANY & TOBIANNYS M
(ET AL)
45 W 450 N
OREM, UT 84057

SUITE PROPERTIES LC
--OR CURRENT RESIDENT--
45 W 500 NORTH
OREM, UT 84057

CLEMENTS, KENNETH & DIANE
46 W 400 N
OREM, UT 84057

MMD PROPERTIES LC
--OR CURRENT RESIDENT--
46 W 450 NORTH
OREM, UT 84057

HUNDLEY, AMANDA
48 W 500 N
OREM, UT 84057

GRANDISON, JOHN FITZGERALD &
GRISELDA FABIOLA (ET AL)
55 W 450 N
OREM, UT 84057

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

WAGENMAN, JOHN L
56 W 400 N
OREM, UT 84057

GABRIEL, ALEX G & MARIA DEL
ROSARIO
64 W 400 N
OREM, UT 84057

LUKE N LIESA LLC
--OR CURRENT RESIDENT--
72 W 500 NORTH
OREM, UT 84057

ALAN G INGERSOLL DDS INC
75 W 400 N
OREM, UT 84057

HEINZ, ROBERT ANDY
101 N 2400 W
PROVO, UT 84601

MOSS, CHAD P & MEGAN L
112 RED BUD
BOERNE, TX 78006

HART AND BORUP PROPERTIES LLC
147 W 400 N
OREM, UT 84057

HART AND BORUP PROPERTIES LLC
--OR CURRENT RESIDENT--
149 W 400 NORTH
OREM, UT 84057

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

COMMERCIAL BUILDING LLC
--OR CURRENT RESIDENT--
165 W 400 NORTH
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

UTAH VALLEY CUSTARD LC
177 OAKRIDGE DR
BOUNTIFUL, UT 84010

EARL CORPORATION
180 N UNIVERSITY AV STE 840
PROVO, UT 84601

GAROUFALIAS, DIMITRIOS & JIMMY
(ET AL)
198 W 300 S
PROVO, UT 84601

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

HAFEN INVESTMENTS LLC
356 N STATE ST
OREM, UT 84057

SPIRIT MASTER FUNDING X LLC
--OR CURRENT RESIDENT--
367 N STATE ST
OREM, UT 84057

SUITE PROPERTIES LC
368 S 850 W
OREM, UT 84058

HAFEN INVESTMENTS LLC
--OR CURRENT RESIDENT--
374 N STATE
OREM, UT 84057

ROCKYS ENTERPRISES LLC
375 N MAIN
SPANISH FORK, UT 84660

383 N STATE ST LLC
383 N STATE ST
OREM, UT 84057

TOY, VICTOR D & ANNIE MARIE
--OR CURRENT RESIDENT--
390 N STATE ST
OREM, UT 84057

ROCKYS ENTERPRISES LLC
--OR CURRENT RESIDENT--
397 N STATE
OREM, UT 84057

EARL CORPORATION
--OR CURRENT RESIDENT--
406 N STATE
OREM, UT 84057

CENTRAL BANK
--OR CURRENT RESIDENT--
415 N STATE ST
OREM, UT 84057

HILLMAN HOLDINGS LLC
418 N STATE
OREM, UT 84057

RENSLOW, CHAD & BRIANNE
425 N MAIN ST
OREM, UT 84057

BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097

JOHNSON, DANIEL A & LYNLEY JILL
--OR CURRENT RESIDENT--
430 N 70 WEST
OREM, UT 84057

TUCKER, BELVA L
433 N MAIN ST
OREM, UT 84057

VAN LEUVEN 444 LLC
--OR CURRENT RESIDENT--
444 N 70 WEST
OREM, UT 84057

JONES, GARRISON & VALERI
447 S GRANT ST
MAPLETON, UT 84664

HEINZ, ROBERT ANDY
--OR CURRENT RESIDENT--
460 N 70 WEST
OREM, UT 84057

MOSS, CHAD P & MEGAN L
--OR CURRENT RESIDENT--
460 N MAIN
OREM, UT 84057

MATLOCK, CLINTON THOMAS &
MARY ANN
462 N 950 E
OREM, UT 84097

ANDERSON, CHRISTIAN L
463 N MAIN
OREM, UT 84057

ROOSTER'S ROADHOUSE LLC
--OR CURRENT RESIDENT--
466 N STATE ST
OREM, UT 84057

SULLIVAN, GILLIAN I G
472 N 70 W
OREM, UT 84057

ESCOBAR, ROOSBEL
472 N MAIN ST
OREM, UT 84057

QUIST FAIRANKS INC
--OR CURRENT RESIDENT--
475 N 70 WEST
OREM, UT 84057

MELDRUM, NORTON & KERI (ET AL)
475 N MAIN ST
OREM, UT 84057

QUIST FAIRBANKS INC
--OR CURRENT RESIDENT--
480 N STATE ST
OREM, UT 84057

GALLO, GUADALUPE
484 N 70 W
OREM, UT 84057

FLYGARE, MELISSA & MICHAEL
484 N MAIN ST
OREM, UT 84057

QUIST FAIRBANKS INC
--OR CURRENT RESIDENT--
485 N 70 WEST
OREM, UT 84057

QUIST FAIRBANKS INC
--OR CURRENT RESIDENT--
486 N STATE ST
OREM, UT 84057

REMIGIO, JOSE
487 N MAIN ST
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

HULLINGER, DAVID S & STACIE
--OR CURRENT RESIDENT--
496 N 70 WEST
OREM, UT 84057

CWT INVESTMENTS 6 LLC
--OR CURRENT RESIDENT--
499 N MAIN
OREM, UT 84057

DOUGLASS, HARLAN D & MAXINE H
--OR CURRENT RESIDENT--
501 N STATE ST
OREM, UT 84057

UTAH VALLEY CUSTARD LC
--OR CURRENT RESIDENT--
515 N STATE ST
OREM, UT 84057

BAJARANGBALI LLC
516 N STATE ST
OREM, UT 84057

GRACE PROPERTIES LLC
--OR CURRENT RESIDENT--
523 N MONTEREY DR
OREM, UT 84057

ANDRUS, MARSHALL DYLAN &
LINDSEY LEACH
530 N MONTEREY DR
OREM, UT 84057

JF PROPERTIES UTAH II LLC
--OR CURRENT RESIDENT--
530 N STATE ST
OREM, UT 84057

RAINMAKER PROPERTIES LLC
--OR CURRENT RESIDENT--
531 N MAIN
OREM, UT 84057

FITZGARRALD, GARLAN D &
CAROLYN L
534 MONTEREY DR
OREM, UT 84057

GAROUFALIAS, DIMITRIOS & JIMMY
(ET AL)
--OR CURRENT RESIDENT--
535 N STATE ST
OREM, UT 84057

TOY, DANIEL KENNETH & LILY
LARA
538 MONTEREY DR
OREM, UT 84057

TOY, DANIEL KENNETH & LILY
LARA
--OR CURRENT RESIDENT--
538 N MONTEREY CIR
OREM, UT 84057

MORALES, GERMAN (ET AL)
540 MONTEREY DR
OREM, UT 84057

LUKE N LIESA LLC
558 N 100 W
OREM, UT 84057

MORCK, DANIEL (ET AL)
560 N 100 W
OREM, UT 84057

JF PROPERTIES UTAH II LLC
560 N STATE ST
OREM, UT 84057

OREM BLUELIGHT LLC
575 E UNIVERSITY PKWY # N-260
OREM, UT 84097

JOHNSON, DANIEL A & LYNLEY JILL
590 W LAKEVIEW RD
LINDON, UT 84042

MADLINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097

DOUGLASS, HARLAN D & MAXINE H
%BLACK REALTY MANAGEMENT
801 W RIVERSIDE AVE STE 400
SPOKANE, WA 99201

RAINMAKER PROPERTIES LLC
880 E 1810 N
OREM, UT 84097

TONKS, JESSE W & REA
897 W 2225 S
WEST BOUNTIFUL, UT 84087

TONKS, JESSE W (ET AL)
897 W 2225 S
WOODS CROSS, UT 84087

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

VAN LEUVEN 444 LLC
938 N 1050 W
PROVO, UT 84604

HAFEN INVESTMENTS LLC
954 E 900 S
PLEASANT GROVE, UT 84062

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

MMD PROPERTIES LC
%DONALDSON, MATTHEW
1089 E BRETONWOODS LN
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

HULLINGER, DAVID S & STACIE
1193 N 860 W
PLEASANT GROVE, UT 84062

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

COMMERCIAL BUILDING LLC
1341 N 3175 E
LAYTON, UT 84040

RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

GRACE PROPERTIES LLC
%EVANS, GARY
1532 W PINYON PINES WAY
SOUTH JORDAN, UT 84095

JD REAL ESTATE HOLDINGS LLC
%FARMER
1600 S EMPIRE RD
SALT LAKE CITY, UT 84104

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

ROOSTER'S ROADHOUSE LLC
1840 N STATE ST # 100
PROVO, UT 84604

CWT INVESTMENTS 6 LLC
1863 S 543 E
OREM, UT 84058

GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604

MARGARET C SMITH LIVING TRUST
07-13-2015 (ET AL)
2075 OAK LN
PROVO, UT 84604

SARU LLC
2135 N 1000 W
PROVO, UT 84604

FELIX, JORGE & ISABEL (ET AL)
3047 W 770 N
PROVO, UT 84601

TOY, VICTOR D & ANNIE MARIE
4902 86TH AV NW
GIG HARBOR, WA 98335

SPIRIT MASTER FUNDING X LLC
%BOING US HOLDCO INC
6300 S SYRACUSE WAY 205
CENTENNIAL, CO 80111



TRACY STOCKING
ARCHITECT

2243 S 2100 E SALT LAKE CITY, UTAH 84109 801-541-753

November 24, 2024

RE: Replacement Restaurant for Apollo Burger
452 N. State St. Orem, Utah

Neighborhood Meeting Minutes

Pursuant to Orem City Code Section 22-14-20(I), this meeting was held to discuss the project with neighbors.

Minutes:

The meeting started at 7:00 pm in the dining room of the Apollo Burger Restaurant on the project site.

The meeting was conducted by Tracy Stocking, Architect.

Only one neighbor attended:

Daniel Johnson (430 N. 70 W.) 801-494-4936

Comments: "I think this will be an improvement over what is here now."

After waiting for additional neighbors the meeting was adjourned at 8:00 pm.

Sincerely,

Tracy D. Stocking, Architect



WEST FACADE



NORTH FACADE



SOUTH FACADE



EAST FACADE

APOLLO BURGER - EXTERIOR ARCHITECTURE PROTOTYPE

(BUILDING ORIENTATION MAY VARY BY LOCATION)





PLANNING COMMISSION
March 4, 2025

Item 4.3

Home Depot
655 East Park Avenue

Prepared By:
Jared Hall

Site Plan Approval, new Home Depot building

Applicant:
Dan Zoldak

Notices:

Posted in 2 public places.
Posted on City Webpage and City hotline.
Posted at Utah.gov/pmn.

Site Information:

General Plan Designation:
Regional Commercial

Zoning: PD-34, University Place

Total Acreage: 9.27 acres

Action:

The Planning Commission is the Land Use Authority and the approving body for this item.

REQUEST: The applicant requests site plan approval for the development of a new 134,808 ft² Home Depot building on the subject property in the PD-34 Zone (University Place).

BACKGROUND: The subject property is a 9.27-acre parcel which is integrated into the larger University Place shopping center. The Planning Commission has recently reviewed a change of zoning and zoning text amendments related to this project. A subdivision is also in process combining lots and realigning some property lines to create a single lot for development of the new Home Depot.



Figure 1: Site Plan area, Home Depot

REVIEW:

Zoning: The subject property is zoned PD-34. PD-34 is a Planned Development Zone created to govern development of property in the University Place shopping center. SLU 5260 – “Home Improvement Centers” are a permitted use in the PD-34 Zone.

Setbacks: The proposed building meets the requirements for setbacks of the PD-34 Zone. Because it is governing a large multi-use site, many of building setbacks required in the PD-34 are from specific streets, and do not directly relate to this site plan. The minimum building setback from the west property line is 20'. At its closest point the building setback is 43' from property lines.

Landscaping & Residential Buffer: Landscaping at least 8' in width is required along the property line shared with the residential properties west of the PD-34 Zone and is provided by this site plan. An 8' high masonry wall is also required along this property line and has previously been installed. The City Council recently approved an amendment to the PD-34 Zone adjusting the required width of the landscaping and requiring a 12' masonry wall in certain locations where the residential homes west of the property are located very close to the property lines. The adjustments are intended to lessen the impact of the development on the residents by allowing the greater wall height to deter noise and allowing the property owners at University Place to deed additional property to those homeowners, creating more distance from their homes to the new 12' wall. The landscaped strip adjacent to the twelve-foot (12') masonry wall at the property line shared with the 1000 South right-of-way and the residential property at 578 E. 1000 South is required to be no less than two feet (2'). Please see the diagram below.

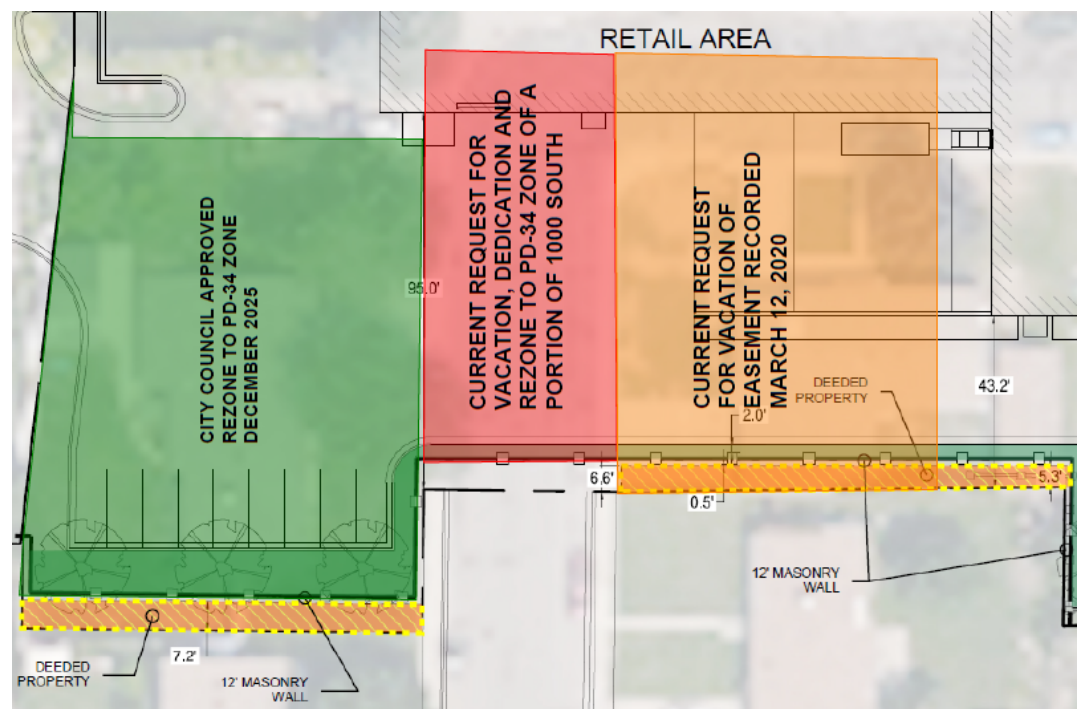


Figure 2: depiction of the recently amended wall heights and landscape widths in a limited location on the west boundary

Access: The site can be accessed from the existing interior connected parking lots to the north and east, and from a 36' wide drive from Park Avenue to the South. A monument sign is to be located near the drive access. Signs require separate permits and are not considered in the site plan.

Parking: Parking is required at a rate of 3.6 spaces per 1,000 ft² of gross leasable floor area. The proposed building requires 371 spaces and 397 spaces have been

provided. Additionally, the site shares reciprocal parking and access agreements with the adjacent projects in the larger development.

Grading, Drainage & Utilities: Civil plans related to the improvement of the property have been provided and reviewed by the City.

Lighting: Lighting from the parking lots in the PD-34 Zone may not directly glare onto adjacent properties, and spillover light must be limited to no more than one (1) foot-candle at any property line adjacent to any residential zone.

Elevations: The proposed building elevations are attached to this report for review. The PD-34 Zone requires that finishing materials include brick stone, cultured stone colored texture block, glass, and other materials. Staff has reviewed the architectural materials and found them to comply.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the site plan application on Monday, February 9, 2026. The DRC voted to approve and did not forward any specific conditions to the Planning Commission.

ACTIONS: The Planning Commission is the designated Land Use Authority for Site Plans. The Commission may approve or deny the request or may choose to continue their consideration and ask for additional information or analysis.

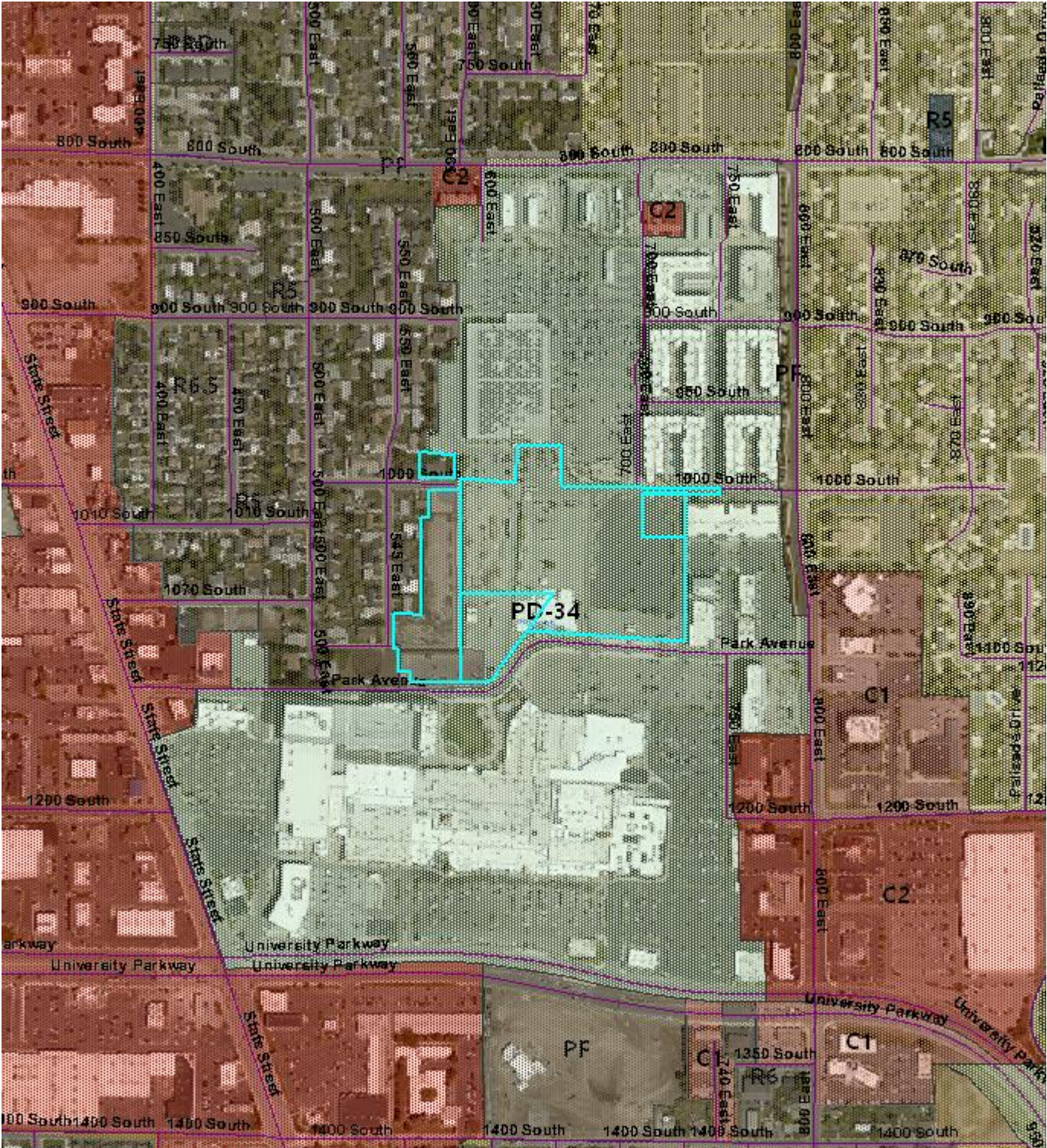
Alternative Motions –

“I move that the Planning Commission [choose: **APPROVE** or **DENY**] the Home Depot Site Plan at 655 East Park Avenue.”

OR

“I move that the Planning Commission continue this request to [choose appropriate date or condition].”

Home Depot – 655 E Park Avenue



Vicinity & Zoning Map

Zone: PD-34

Acres: Approx 9.27 Acres



Home Depot Street View (655 E Park Avenue)



Project Information:

SITE AREA:	
THE HOME DEPOT PARCEL	403,821 SF (9.27 AC)
TOTAL SITE AREA:	393,677 (9.037AC)
BUILDING AREA:	
THE HOME DEPOT GARDEN CENTER	106,651 SF
TOTAL THD AREA	28,157 SF
PARKING:	
TOTAL REQUIRED (PER AD24-000009)	371 STALLS
PROVIDED	
FRONT FIELD	276 STALLS
SIDE FIELD / REAR	121 STALLS
TOTAL PROVIDED THD PARKING	397 STALLS
SPECIALTY PARKING	
ADA ACCESSIBLE STALLS (1 PER 25 SPACES)	10 STALLS
PRO PARKING	39 STALLS
VETERAN PARKING	2 STALLS
CURBSIDE PICKUP	4 STALLS
SEASONAL SALES AREA	10,201 SF
ACCESSORY PARKING (NOT INCLUDED IN PARKING COUNT)	
LOAD-N-GO	2 STALLS
THD TRUCK RENTAL	6 STALLS
TRAILER DISPLAY	8 STALLS
SHED DISPLAY	8 STALLS
THD EQUIPMENT RENTAL	11 STALLS
CART CORRALS	9 STALLS
TOTAL ACCESSORY PARKING	44 STALLS
ZONING STANDARDS:	
JURISDICTION	CITY OF OREM
ZONING CLASSIFICATION	PD-34

Keynotes:

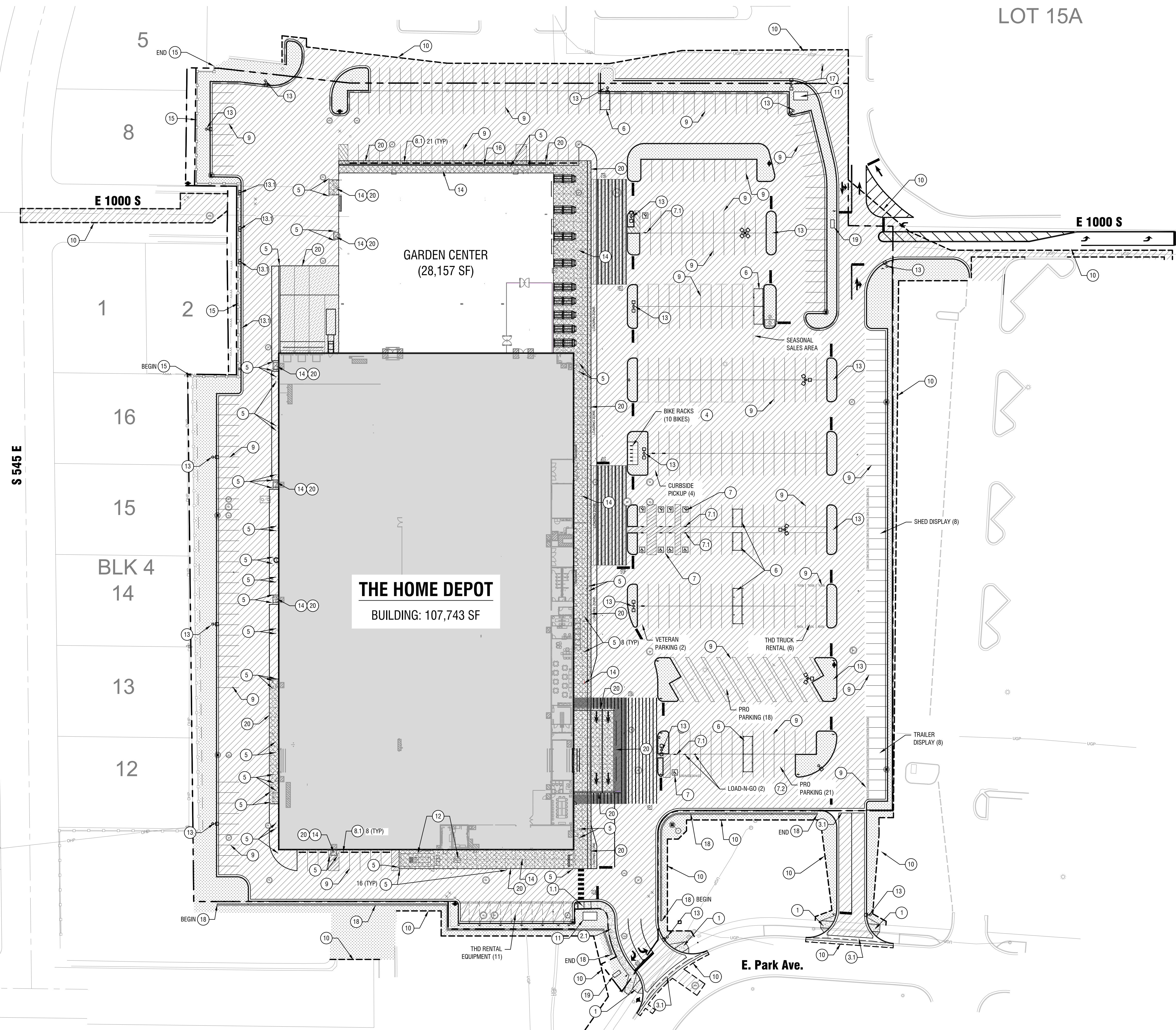
1. INSTALL PEDESTRIAN RAMP SIMILAR TO DETAIL PER 10/C1.50.
1.1. PEDESTRIAN RAMP PER DETAIL 7/C1.50
2. INSTALL SIDEWALK:
2.1. SITE SIDEWALK PER 4/C1.50.
3. INSTALL VALLEY GUTTER:
3.1. SITE VALLEY GUTTER PER CITY OF OREM RW-2
4. INSTALL BIKE RACK PER ARCHITECTURAL PLANS.
5. INSTALL BOLLARD PER ARCHITECTURAL PLANS.
6. INSTALL CART CORRAL PER ARCHITECTURAL PLANS.
7. INSTALL ADA PARKING STALLS PER 2 & 3/C1.51.
7.1. INSTALL ADA PARKING SIGNS PER 8 & 9/C1.50.
7.2. INSTALL LOAD-AND-GO SIGNS PER 9/C1.50 SIGNS AND PER HOME DEPOT STANDARDS.
8. INSTALL CONCRETE WHEEL STOP PER DETAIL 6/C1.50.
8.1. SINGLE WHEEL STOP
9. VEHICULAR SIGN OR STRIPING. SEE STRIPING & SIGNAGE PLAN FOR MORE INFORMATION.
10. SAWCUT EXISTING PAVEMENT TO PROVIDE A NEAT VERTICAL JOINT. ALL CUTS AND PATCHING WITHIN ROADWAYS SHALL BE PER CITY OF OREM STANDARDS. ALL REMOVED ASPHALT SHALL BE DISPOSED OF OFF-SITE. CONSTRUCT ALL PAVEMENT MATCHES (INCLUDING DRIVEWAY APPROACHES AND UTILITY CUT STREET REPAIRS) WITHIN CITY RIGHT-OF-WAY TO MATCH THE EXISTING STREET PAVEMENT SECTION.
11. MONUMENT SIGN. SEE EXTERIOR SIGN PACKAGE FOR DETAILS. SHOWN FOR REFERENCE ONLY. FINAL SIGN LOCATION SHALL BE APPROVED AND PERMITTED BY THE CITY OF OREM.
12. ELECTRICAL UTILITY STRUCTURE. SEE ELECTRICAL PLANS FOR DETAILS.
13. LIGHT POLE. SEE ELECTRICAL PLANS FOR MORE INFORMATION.
13.1. INSTALL LUMEN SELECT WALL PACK LIGHTING. REFER TO ELECTRICAL PLANS.
14. CONCRETE FLATWORK. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
15. 12' TALL WALL. WALL IS TO BE INSTALLED BY PROPERTY OWNER. NOT A PART OF THIS CONTRACT.
16. TRENCH DRAIN SEE STORM DRAIN PLANS FOR DETAILS.
17. RELOCATED EXISTING COSTCO LIGHT POLE.
18. INSTALL CONCRETE RETAINING WALL.
19. MONUMENT SIGN. SHOWN FOR REFERENCE ONLY. FINAL LOCATIONS TO BE APPROVED AND PERMITTED BY THE CITY OF OREM. SEE EXTERIOR SIGNAGE PACKAGE PLANS FOR MORE INFORMATION.
20. CONSTRUCT ASPHALT TO CONCRETE TRANSITION PER DETAIL 13/SS.11.

Material Legend:

	HEAVY DUTY ASPHALT PAVING - SEE DETAIL 1/C1.50.		STANDARD ASPHALT PAVING - SEE DETAIL 2/C1.50.
	REINFORCED CONCRETE FLATWORK PER ARCHITECT		STANDARD CONCRETE FLATWORK - SEE DETAIL 4/C1.50.
	CONCRETE TRUCK RAMP BY ARCHITECT. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION		LANDSCAPE AREAS. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.

Curb & Gutter Legend:

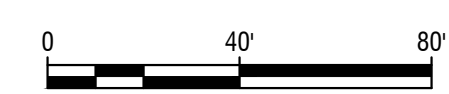
	SITE CATCH CURB AND GUTTER PER CITY OF OREM 2' CURB & GUTTER STANDARD DETAIL RW-1, TYPICAL SECTION.
	SITE REVERSE CURB AND GUTTER PER CITY OF OREM 2' CURB & GUTTER STANDARD DETAIL RW-1, TYPICAL SECTION W/REVERSE CURB & GUTTER.
	SITE VERTICAL CURB WITH NO GUTTER. SEE DETAIL 3/C1.50.



THE HOME DEPOT
BUILDING: 107,743 SF

GARDEN CENTER
(28,157 SF)

E. Park Ave.



Site Materials Plan

Horizontal Scale: 1" = 40'

Home Depot - Store #10053
Orem, Utah

655 EAST PARK AVENUE
OREM, UTAH 84057

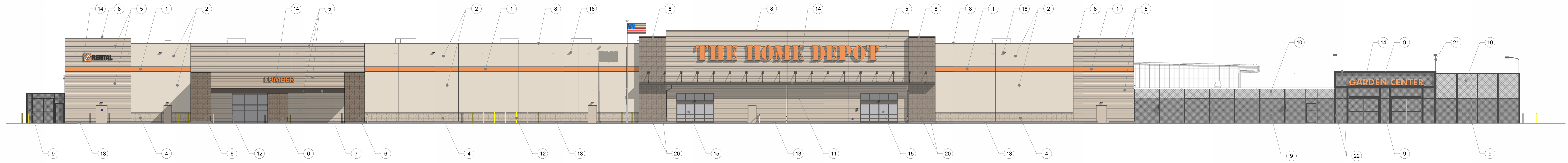
Revisions

1.	

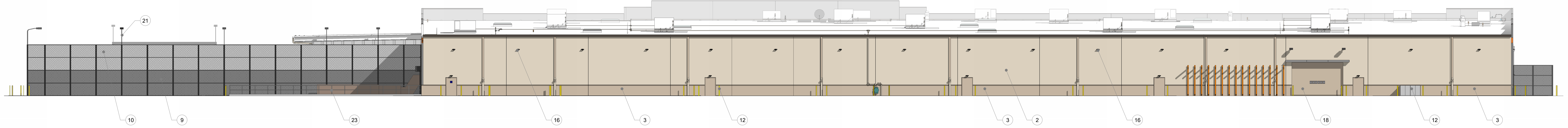


Exp. 03-31-2027
Project No.: 25-5631-01
Date of Issuance: 02-06-2025
Project Milestone: PERMIT SET

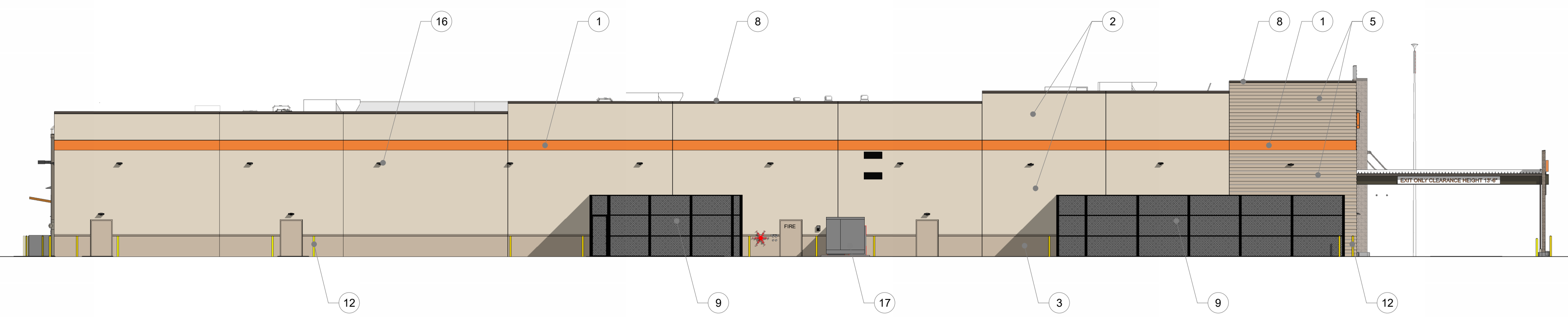
Site Materials Plan
C1.00



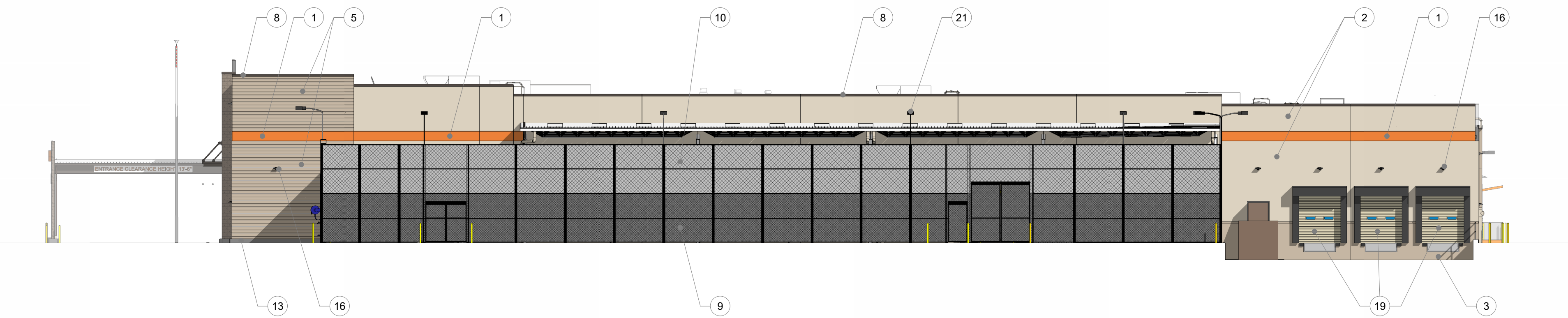
exterior elevation - front
SCALE | 1/16" = 1'-0"



exterior elevation - rear
SCALE | 1/16" = 1'-0"



exterior elevation - trc
SCALE | 1/16" = 1'-0"



exterior elevation - garden center
SCALE | 1/16" = 1'-0"

exterior material legend

#	ITEM	MATERIAL	FINISH	COLOR	NOTES
1	ACCENT BAND	CONCRETE	PRE-FINISHED	THD HOMER BUCKET ORANGE	CUSTOM PPG
2	PRECAST PANEL SMOOTH	CONCRETE	PAINT	THD BEIGE	CUSTOM PPG
3	PRECAST PANEL SMOOTH	CONCRETE	PAINT	THD SUEDE	CUSTOM PPG
4	PRECAST PANEL CMU FORMLINER	CONCRETE	PAINT	THD SUEDE	CUSTOM PPG
5	PRECAST PANEL SIDING FORMLINER	CONCRETE	PAINT	THD SUEDE	CUSTOM PPG
6	PRECAST PANEL CMU FORMLINER	CONCRETE	PAINT	WICKER BASKET	PPG
7	ACCENT BAND	METAL	PRE-FINISHED	THD BRONZE	CUSTOM PPG
8	PARAPET CAP	METAL	PRE-FINISHED OR PAINTED	DARK GREY	STANDARD
9	EXPANDED METAL MESH FENCE	METAL	PRE-FINISHED OR PAINTED	BLACK	STANDARD
10	CHAIN LINK FENCE	ALUMINUM	PRE-COATED	BLACK	STANDARD
11	CANOPY	METAL	PRE-FINISHED	BRONZE	STANDARD
12	PIPE BOLLARD	METAL	PAINTED	SAFETY YELLOW	STANDARD
13	CONCRETE CURB	CONCRETE	TROWEL	NATURAL	STANDARD
14	SIGNAGE	METAL	PRE-FINISHED	ORANGE	CUSTOM
15	STOREFRONT	ALUMINUM	PRE-FINISHED	BRONZE ANODIZED	STANDARD
16	LIGHTING	METAL	PRE-FINISHED	BRONZE	STANDARD
17	EQUIPMENT	STEEL	PRE-FINISHED	GRAY	STANDARD
18	OVERHEAD COILING DOOR	STEEL	PRE-FINISHED	BEIGE/TAN	STANDARD
19	SECTIONAL DOCK DOOR	STEEL	PRE-FINISHED	BEIGE/TAN	STANDARD
20	CMU PILASTERS	CONCRETE	PAINT	WICKER BASKET	PPG
21	GARDEN CENTER LIGHTING	METAL	PAINTED	BLACK	PPG
22	GARDEN CENTER ENTRY FRAMING AND POSTS	STEEL	PAINT	BLACK	PPG
23	PIPE GUARDRAIL	STEEL	PRE-FINISHED GALVANIZED		

paint finish schedule

MARK	PITT COLOR NAME AND NO.
P-1	HOMER BUCKET ORANGE
P-2	THD BEIGE*
P-3	THD SUEDE*
P-4	WICKER BASKET* PPG1020-6
P-5	THD BRONZE*
P-6	CLOUDY SLATE PPG0996-4
P-7	SAFETY YELLOW
P-8	SAFETY RED
P-9	PACKAGED WHITE (NO TINT)
P-10	STARLESS SKY PPG0995-7

*PITT DOES NOT IDENTIFY CUSTOM COLORS WITH A PAINT NUMBER OR COLOR CODE

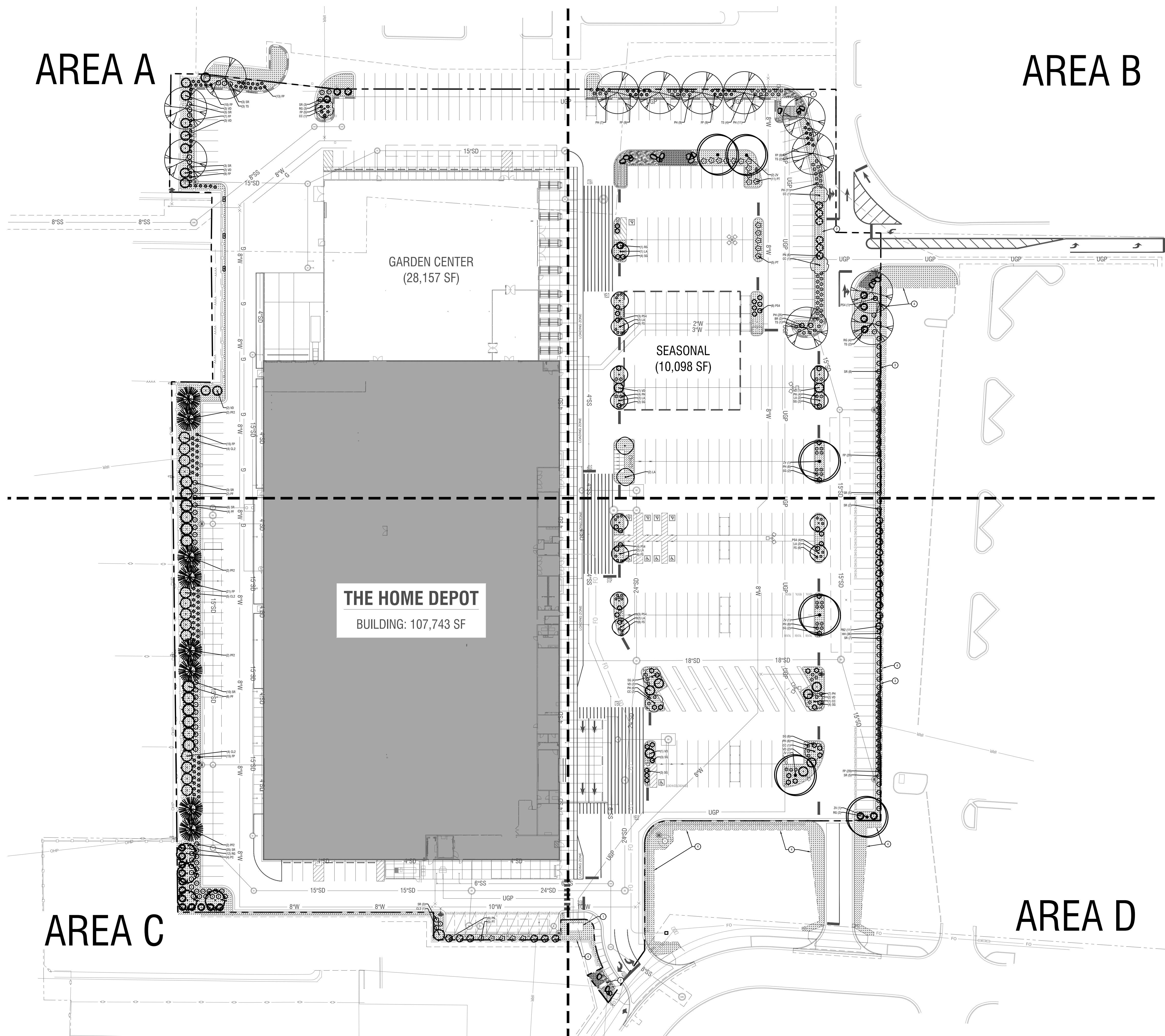
DEPARTMENT REVIEW

- SEWER _____ / DATE _____
- WATER _____ / DATE 10/23/2025
- STORM DRAIN _____ / DATE _____
- TRAFFIC _____ / DATE 10/27/25
- STREET LIGHTS _____ / DATE 10/22/2025
- FIRE MARSHAL A / DATE 10/27/25
- STREETS _____ / DATE _____
- PLANNING _____ / DATE _____
- CITY SURVEYOR _____ / DATE _____



AREA A

AREA B



Landscape Plan Notes:

- A. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- B. FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS. AS REQUIRED TO MEET FINISH GRADES. PLACE 4" OF ROCK MULL OVER SUBGRADE SOIL TO ACHIEVE FINISH GRADE. FINISH GRADE RELATED TO ADJACENT SITE ELEMENTS SHALL BE:
 - B.A. 1-INCH BELOW TOP OF ADJACENT PAVEMENT, VALVE BOX, VAULT, ETC.
 - B.B. 3-INCHES BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
- C. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
- D. RE-USE EXISTING SURFACE TOPSOIL WHERE POSSIBLE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRAGILE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- E. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRAGILE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- F. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
- G. ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION. REMOVE ALL ROOTS, WEEDS, ROCKS AND FOREIGN MATERIAL ON THE SURFACE.
- H. NEW TREE PLANTING. SEE DETAILS 1/1.50 + 2/1.50. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E., FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
- I. NEW SHRUB PLANTING. SEE DETAIL 3/1.50.
- J. ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- K. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- L. TREE PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR TREE PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS THOROUGHLY WITH SOIL BACKFILL. TREE PITS SHALL BE 5'x5'x1.5' (37.5 CF/ 1.5 CY).
 - L.A. APPLICATION RATES:
 - L.A.A. HUMIC ACID: 25 LBS PER TREE PIT
 - L.A.B. COMMERCIAL GRADE COMPOST - 10 CUBIC FEET PER TREE PIT
 - L.A.C. PLANTING TABLET FERTILIZER - 4 TABLETS PER TREE PIT
 - L.A.D. CALCIFIED DIATOMACEOUS EARTH - 75 LBS PER TREE PIT
- M. SHRUB PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR SHRUB PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS WITH THOROUGHLY WITH SOIL BACKFILL. SHRUB PITS SHALL BE 2.5'x2.5'x1' (6.25 CF/ 0.25 CY).
 - M.A. APPLICATION RATES:
 - M.A.A. HUMIC ACID: 2 LBS PER SHRUB PIT
 - M.A.B. COMMERCIAL GRADE COMPOST - 2 CUBIC FEET PER SHRUB PIT
 - M.A.C. PLANTING TABLET FERTILIZER - 2 TABLETS PER SHRUB PIT
 - M.A.D. CALCIFIED DIATOMACEOUS EARTH - 15 LBS PER SHRUB PIT
- N. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- O. CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES FOR LANDSCAPE ROCK MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. LANDSCAPE BOULDERS, PHOTO SUBMITTAL IS ADEQUATE. FOR ROCK MULCH, SUBMIT 1 GALLON BAG SAMPLE TO OWNER.
- P. MAINTAIN 3-FT HORIZONTAL AND 10-FT VERTICAL CLEARANCE FROM THE EDGE OF METER VAULT, METER CAN AND FIRE HYDRANT FROM ALL TREES, SHRUBS, AND DEEP ROOTED VEGETATION.

Home Depot - Store #10053
Orem, Utah
 655 EAST PARK AVENUE
 OREM, UTAH 84057

Revisions

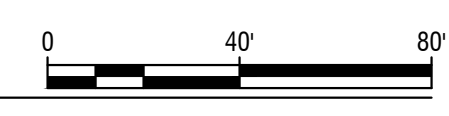
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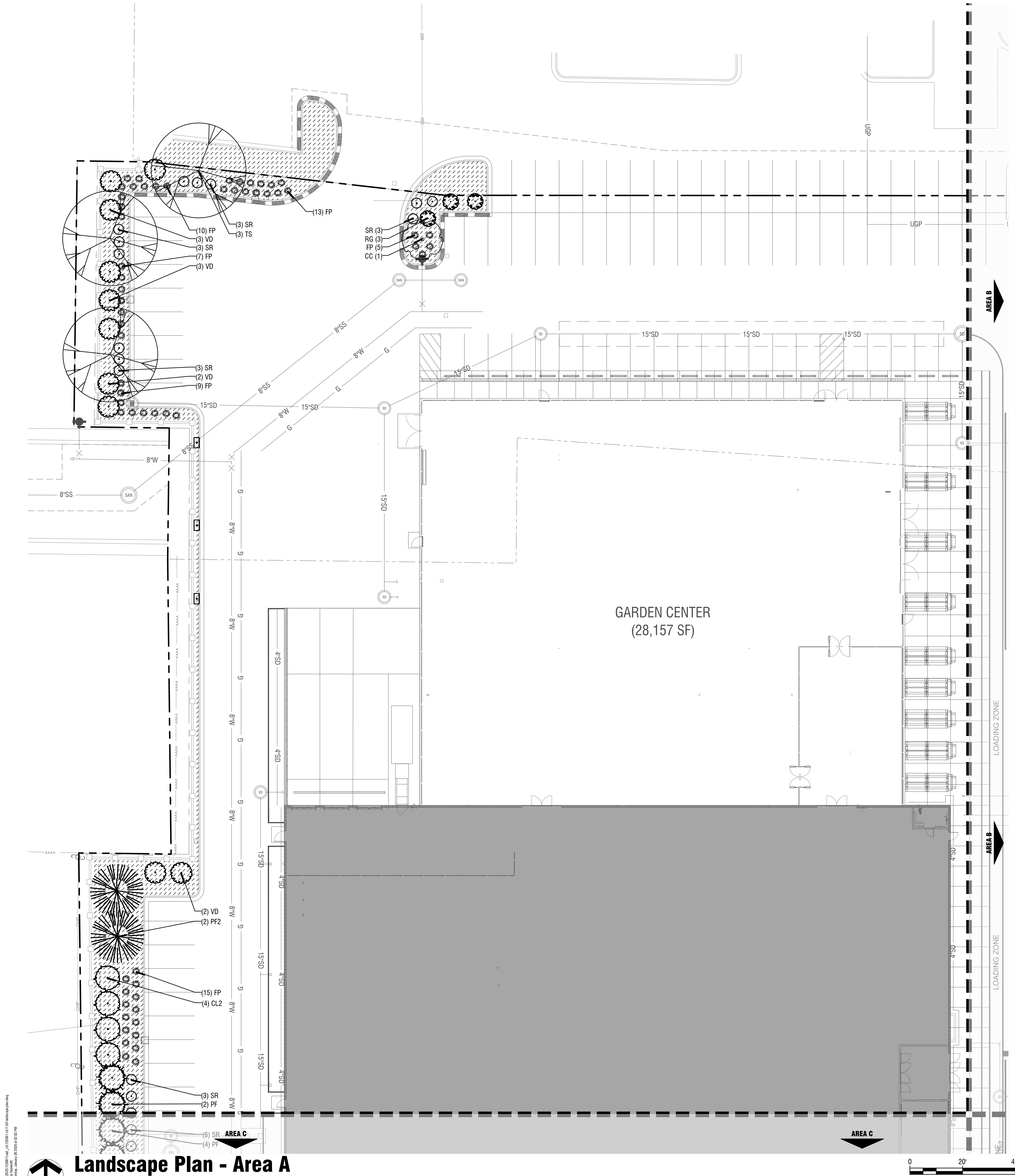


Project No.: 25-5631-01
 Date of Issuance: 01-29-2025
 Project Milestone: PERMIT SET

Landscape Plan - Overall
L1.00

Landscape Plan - Overall
 Horizontal Scale: 1" = 40'





PLANT SCHEDULE				
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE
CLASS I TREES				
	PC	PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY	2" CAL.	25' H X 20' W 3 OR 5 STEMS
	ZS	ZELKOVA SERRATA 'SCHMIDTLOW' WIRELESS® JAPANESE ZELKOVA	2" CAL.	25' H X 35' W
CLASS II TREES				
	CC	CARPINUS BETULUS 'COLUMARIAS' COLUMNAR EUROPEAN HORNBEAM	2" CAL.	35' H X 15' W
	LA	LIRIODENDRON TULIPIFERA 'ARNOLD' ARNOLD TULIP POPLAR	2" CAL.	55' H X 15' W
	TS	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL.	60' H X 40' W
	ZV	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN JAPANESE ZELKOVA	2" CAL.	50' H X 40' W
CONIFERS				
	PF	PINUS FLEXILIS 'VANDERWOLF' S PYRAMID VANDERWOLF'S PYRAMID PINE	6" HT.	25' H X 12' W
	PF2	PICEA PUNGENS 'FAT ALBERT' FAT ALBERT COLORADO SPRUCE	6" HT.	40' H X 20' W
SHRUBS				
	BR	BERBERIS THUNBERGII 'ROSE GLOW' ROSE GLOW JAPANESE BARBERY	3 GAL.	3' H X 4' W
	CL2	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	5 GAL.	15' H X 12' W
	FP	FALLUGIA PARADOXA APACHE PLUME	3 GAL.	5' H X 4' W
	HH	HEMEROCALLIS X 'HAPPY RETURNS' HAPPY RETURNS DAYLILY	2 GAL.	2' H X 2' W
	PB2	PHYSCARPUS OPULENS 'MONLO' DIABOLO® NINEBARK	3 GAL.	6' H X 6' W
	PN	PHILADELPHUS X VIRGINALIS 'NATCHEZ' NATCHEZ MOCK ORANGE	5 GAL.	8' H X 6' W
	PS4	PHYSCARPUS OPULENS 'SEWARD' TM SUMMER WINE NINEBARK	3 GAL.	5' H X 5' W
	PT	PURSHIA TRIDENTATA ANTELOPE BITTERBRUSH	3 GAL.	5' H X 6' W
	RG	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	3 GAL.	2' H X 6' W
	SG	SPIRAEA JAPONICA 'GOLDFLAME' GOLDFLAME JAPANESE SPIREA	3 GAL.	3' H X 4' W
	SR	SHEPHERDIA ROTUNDFOLIA ROUNDLEAF BUFFALO BERRY	3 GAL.	5' H X 5' W
	VD	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM	5 GAL.	8' H X 8' W
GRASSES				
	FS	FESTUCA OVINA GLAUCA 'SEA URCHIN' SEA URCHIN BLUE FESCUE	1 GAL.	1' H X 1' W
	PH	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	1 GAL.	4' H X 3' W
LOW GROUND COVERS				
	ZG	ZINNIA GRANDIFLORA ROCKY MOUNTAIN ZINNIA	FLAT	4" H X 15" W
MEDIUM GROUND COVERS				
	HD	HELIANTHEMUM X 'BEN FHADA' BEN FHADA ROCK ROSE	4"	8" H X 12" W
TALL GROUND COVERS				
	ZH	ZALUSCHNERIA ARIZONICA HARDY HUMMINGBIRD TRUMPET	4"	3' H X 2' W

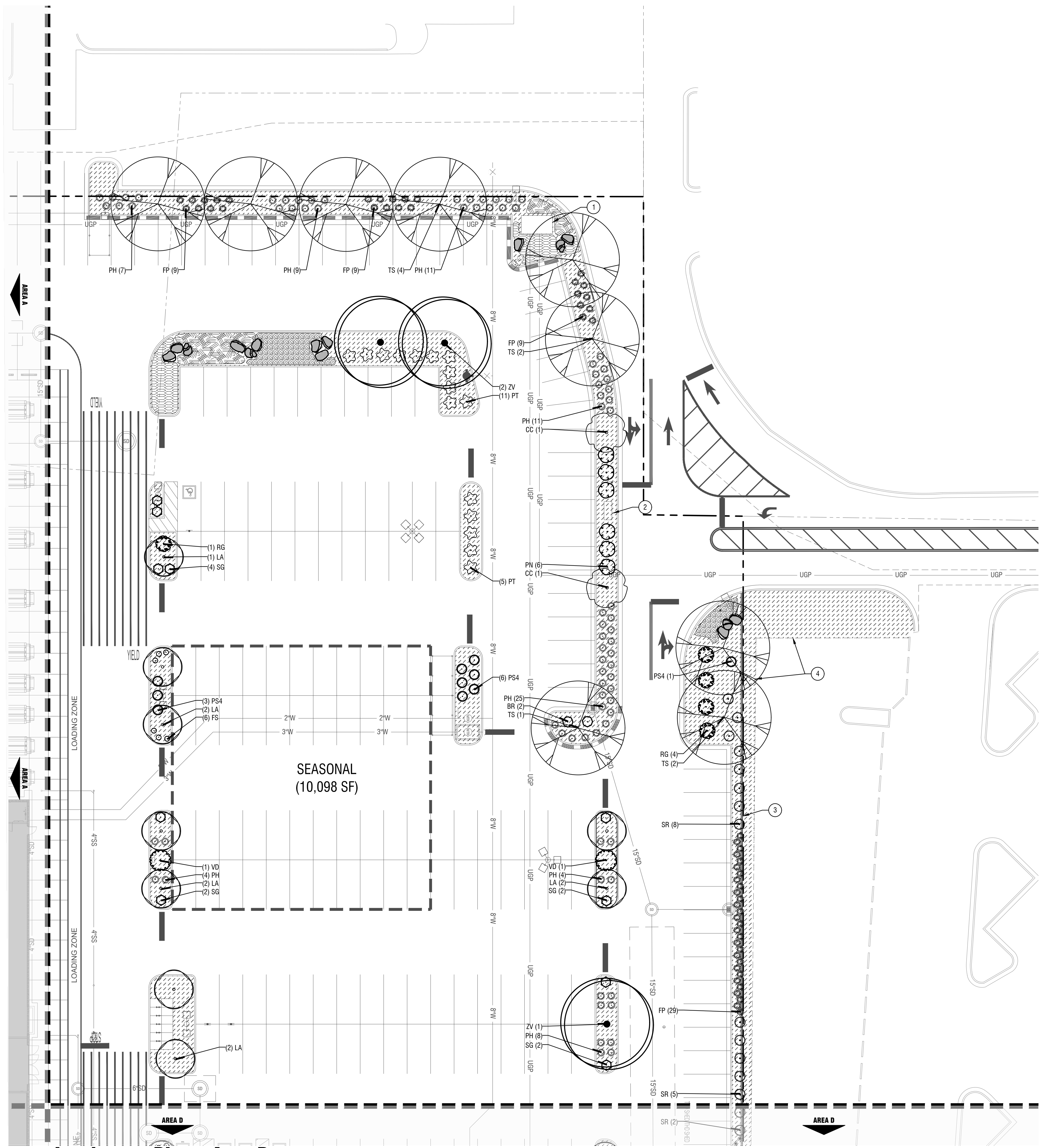
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 - APPLICATION RATES:
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 - L.A.B. COMMERCIAL GRADE COMPOST - 10 CUBIC FEET PER TREE PIT
 - L.A.C. PLANTING TABLET FERTILIZER - 4 TABLETS PER TREE PIT
 - L.A.D. CALCIFIED DIATOMACEOUS EARTH - 75 LBS PER TREE PIT
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 - MAINTAIN 3-FT HORIZONTAL AND 10-FT VERTICAL CLEARANCE FROM THE EDGE OF METER VAULT, METER CAN AND FIRE HYDRANT FROM ALL TREES, SHRUBS, AND DEEP ROOTED VEGETATION.
- Material Legend:**
- MINIMUM 4-INCH* DEPTH OF 1.5" WHITE ROCK MULCH, 'MOUNTAIN WHITE MARBLE' BY STAKER PARSONS OR APPROVED EQUAL.
 - LARGE BASALT BOULDERS, 3'-4" DIA. TYP. SEE DETAIL 4/L1.50.
- *GROUND COVER AREAS SHALL RECEIVE 2-INCH DEPTH OF ROCK MULCH.
- Keynotes:**
- CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.
- FUTURE TRANSFORMER LOCATION
 - FUTURE MONUMENT SIGN
 - INSTALL 6-INCH CONCRETE MOW CURB PER DETAIL 6/L1.50.
 - INSTALL CUT EDGE FOR ROCK MULCH AT ASPHALT SAWCUTS PER DETAIL 7/L1.50.

Home Depot - Store #10053
Orem, Utah
655 EAST PARK AVENUE
OREM, UTAH 84057

Revisions

1.	

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Project Milestone: PERMIT SET



PLANT SCHEDULE				
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CLASS II TREES				
	CC	CARPINUS BETULUS 'COLUMBIANUS' COLUMNAR EUROPEAN HORNBEAM	2" CAL.	35H X 15W
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	TS	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL.	60' H X 40' W
	ZV	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN JAPANESE ZELKOVA	2" CAL.	50H X 40W
CONIFERS				
	PF	PINUS FLEXILIS 'VANDERWOLF' S PYRAMID VANDERWOLF'S PYRAMID PINE	6' HT.	25' H X 12' W
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SHRUBS				
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	FP	FALLUGIA PARADOXA APACHE PLUME	3 GAL.	5H X 4W
	HH	HEMEROCALLIS X 'HAPPY RETURNS' HAPPY RETURNS DAYLILY	2 GAL.	2H X 2W
	PB2	PHYSOCARPUS OPIULIFOLIUS 'MONLO' DIABLO® NINEBARK	3 GAL.	6H X 6W
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	SR	SHEPHERDIA ROTUNDFOLIA ROUNDLEAF BUFFALO BERRY	3 GAL.	5H X 5W
	VD	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM	5 GAL.	8H X 8W
GRASSES				
	FS	FESTUCA OVINA GLAUCA 'SEA URCHIN' SEA URCHIN BLUE FESCUE	1 GAL.	1H X 1W
	PH	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	1 GAL.	4' H X 3' W
LOW GROUND COVERS				
	ZG	ZINNIA GRANDIFLORA ROCKY MOUNTAIN ZINNIA	FLAT	4" H X 15" W
MEDIUM GROUND COVERS				
	HD	HELIANTHEMUM X 'BEN FHADA' BEN FHADA ROCK ROSE	4"	8" H X 12" W
TALL GROUND COVERS				
	ZH	ZAUSCHNERIA ARIZONICA HARDY HUMMINGBIRD TRUMPET	4"	3H X 2W

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 - APPLICATION RATES:
 - HUMIC ACID: 25 LBS PER TREE PIT
 - COMMERCIAL GRADE COMPOST - 10 CUBIC FEET PER TREE PIT
 - PLANTING TABLET FERTILIZER - 4 TABLETS PER TREE PIT
 - CALCIFIED DIATOMACEOUS EARTH - 75 LBS PER TREE PIT
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 - APPLICATION RATES:
 - HUMIC ACID: 2 LBS PER SHRUB PIT
 - COMMERCIAL GRADE COMPOST - 2 CUBIC FEET PER SHRUB PIT
 - PLANTING TABLET FERTILIZER - 2 TABLETS PER SHRUB PIT
 - CALCIFIED DIATOMACEOUS EARTH - 15 LBS PER SHRUB PIT
 - IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
 - CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES FOR LANDSCAPE ROCK MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. LANDSCAPE BOULDERS, PHOTO SUBMITTAL IS ADEQUATE. FOR ROCK MULCH, SUBMIT 1 GALLON BAG SAMPLE TO OWNER.
 - MAINTAIN 3-FT HORIZONTAL AND 10-FT VERTICAL CLEARANCE FROM THE EDGE OF METER VAULT, METER CAN AND FIRE HYDRANT FROM ALL TREES, SHRUBS, AND DEEP ROOTED VEGETATION.

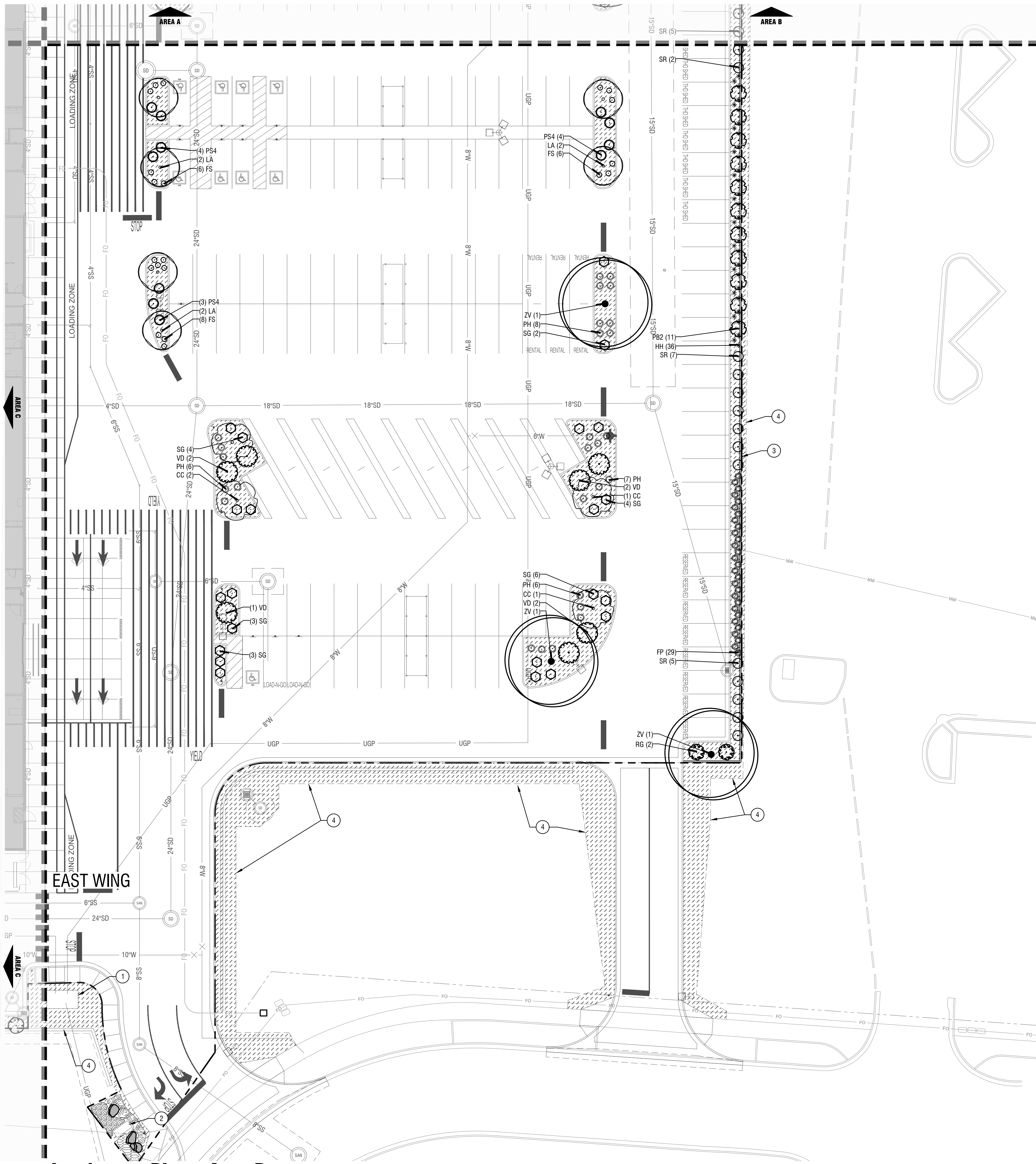
- Material Legend:**
- MINIMUM 4-INCH* DEPTH OF 1.5" WHITE ROCK MULCH. 'MOUNTAIN WHITE MARBLE' BY STAKER PARSONS OR APPROVED EQUAL.
 - LARGE BASALT BOULDERS. 3-4" DIA. TYP. SEE DETAIL 4/L1.50.
- *GROUND COVER AREAS SHALL RECEIVE 2-INCH DEPTH OF ROCK MULCH.
- Keynotes:**
- CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.
- FUTURE TRANSFORMER LOCATION
 - FUTURE MONUMENT SIGN
 - INSTALL 6-INCH CONCRETE MOW CURB PER DETAIL 6/L1.50.
 - INSTALL CUT EDGE FOR ROCK MULCH AT ASPHALT SAWCUTS PER DETAIL 7/L1.50.

Home Depot - Store #10053
Orem, Utah
 655 EAST PARK AVENUE
 OREM, UTAH 84057

Revisions

1.	

Project No.: 25-5631-01
 Date of Issuance: 01-29-2025
 Project Milestone: PERMIT SET



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE
CLASS I TREES				
	PC	PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY	2" CAL.	25' H X 20" W 3 OR 5 STEMS
	ZS	ZELKOVA SERRATA 'SCHMIDTLOW' WIRELESS® JAPANESE ZELKOVA	2" CAL.	25H X 35W
CLASS II TREES				
	CC	CARPINUS BETULUS 'COLUMARIAS' COLUMNAR EUROPEAN HORNBEAM	2" CAL.	35H X 15W
	LA	LIRIODENDRON TULIPIFERA 'ARNOLD' ARNOLD TULIP POPLAR	2" CAL.	55H X 15W
	TS	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL.	60' H X 40' W
	ZV	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN JAPANESE ZELKOVA	2" CAL.	50H X 40W
CONIFERS				
	PF	PINUS FLEXILIS 'VANDERWOLF' S PYRAMID VANDERWOLF'S PYRAMID PINE	6' HT.	25' H X 12' W
	PF2	PICEA PUNGENS 'FAT ALBERT' FAT ALBERT COLORADO SPRUCE	6' HT.	40H X 20W
SHRUBS				
	BR	BERBERIS THUNBERGII 'ROSE GLOW' ROSE GLOW JAPANESE BARBERY	3 GAL.	3H X 4W
	CL2	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	5 GAL.	15H X 12W
	FP	FALLUGIA PARADOXA APACHE PLUME	3 GAL.	5H X 4W
	HH	HEMEROCALLIS X 'HAPPY RETURNS' HAPPY RETURNS DAYLILY	2 GAL.	2H X 2W
	PB2	PHYSCARPUS OPULIFOLIUS 'MONLO' DIABOLO® NINEBARK	3 GAL.	6H X 6W
	PN	PHILADELPHUS X VIRGINIALIS 'NATCHEZ' NATCHEZ MOCK ORANGE	5 GAL.	8' H X 6' W
	PS4	PHYSCARPUS OPULIFOLIUS 'SEWARD' SUMMER WINE NINEBARK	3 GAL.	5H X 5W
	PT	PURSHIA TRIDENTATA ANTELOPE BITTERBRUSH	3 GAL.	5H X 6W
	RG	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	3 GAL.	2' H X 6' W
	SG	SPIRAEA JAPONICA 'GOLDFLAME' GOLDFLAME JAPANESE SPIREA	3 GAL.	3H X 4W
	SR	SHEPHERDIA ROTUNDFOLIA ROUNDLEAF BUFFALOBERRY	3 GAL.	5H X 5W
	VD	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM	5 GAL.	8H X 8W
GRASSES				
	FS	FESTUCA OVINA GLAUCA 'SEA URCHIN' SEA URCHIN BLUE FESCUE	1 GAL.	1H X 1W
	PH	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	1 GAL.	4' H X 3' W
LOW GROUND COVERS				
	ZG	ZINNIA GRANDIFLORA ROCKY MOUNTAIN ZINNIA	FLAT	4" H X 15" W
MEDIUM GROUND COVERS				
	HD	HELIANTHEMUM X 'BEN FHADA' BEN FHADA ROCK ROSE	4"	8" H X 12" W
TALL GROUND COVERS				
	ZH	ZAUSCHNERIA ARIZONICA HARDY HUMMINGBIRD TRUMPET	4"	3H X 2W

Landscape Plan Notes:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. PLACE 4" OF ROCK MULCH OVER SUBGRADE SOIL TO ACHIEVE FINISH GRADE. FINISH GRADE RELATED TO ADJACENT SITE ELEMENTS SHALL BE:
 - 1-INCH BELOW TOP OF ADJACENT PAVEMENT, VALVE BOX, VAULT, ETC.
 - 3-INCHES BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
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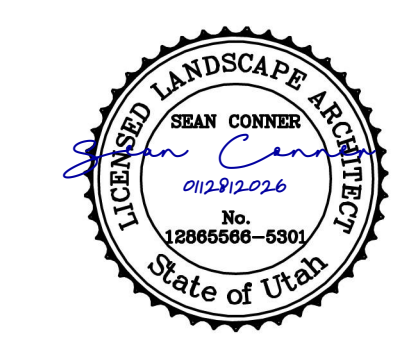
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- FUTURE MONUMENT SIGN
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Home Depot - Store #10053
Orem, Utah
 655 EAST PARK AVENUE
 OREM, UTAH 84057

Revisions	DATE	BY
1.		



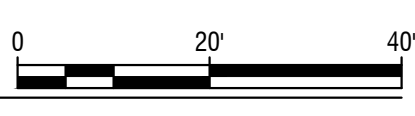
Project No.: 25-5631-01
 Date of Issuance: 01-28-2025
 Project Milestone: PERMIT SET

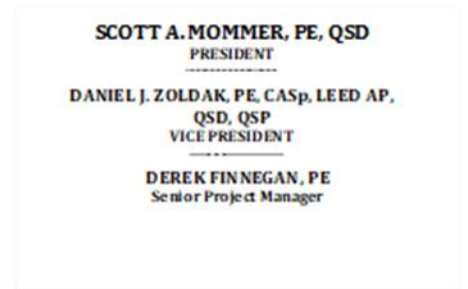
Landscape Plan - Area D

L1.04

Landscape Plan - Area D

Horizontal Scale: 1" = 20'





March 6, 2025

FIBERNET BUSINESS PARK LLC
--OR CURRENT RESIDENT--
800 E 1200 SOUTH UNIT#A3
OREM, UT 84097

To whom it may concern,

To facilitate a prerequisite for the Home Depot project we are hosting a Community Meeting. The proposed Home Depot is located approximately at 655 E Park Ave, Orem, UT 84097 at the intersections of East Park Ave and S 800 E Street. The project involves construction of an approximate 107,519 square foot Home Depot with an associated Garden Center that is an approximate 28,113 square feet and a parking lot.

Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the city and is subject to change during the review process.

Meeting Location

We are planning on hosting a Community Meeting at the Mall Management Offices located at 575 East University Parkway, Suite N-260, Orem, Utah 84097 on the date of March 27th 2025 at 6PM local Time.

Thank you for your time in advance,
LARS ANDERSEN & ASSOCIATES, INC

Edwin Figueroa

Edwin Figueroa

Neighborhood Meeting Checklist

(Form to be filled out by the applicant
and submitted with the application)

- Project name: Home Depot - Orem, UT
- Project applicant: Lars Andersen & Associates, Inc.
- Information only meeting was held on: 2.12.25
- Regular meeting was held on : 2.12.25
- I *David J. Zohler* (signature) confirm the following information outlined below concerning the neighborhood meeting was followed and accurate details have been submitted with the application. (Failure to provide complete and accurate information may result in holding an additional meeting.)

When a neighborhood meeting is required the following steps or requirements must be completed. (See Orem City Code Sections 22-1-5(G) and 22-14-20(I))

- The neighborhood meeting shall be held on any weeknight after 6:00 p.m. or Saturday after 9:00 a.m. to provide the best opportunity for the neighbors to attend.
- The meeting shall not be held on a holiday or the day before or after a holiday. **The meeting shall not be held on the same night as a City Council meeting.**
- The meeting must be held within City of Orem boundaries.
- The applicant shall send written notice of the place, date, and time of the neighborhood meeting to all property owners, as listed in the records of the Utah County Recorder, located within one thousand feet (1000') of the site. (Development Services can help provide the mailing address information)
 - The notice shall be written on letterhead which includes the contact information of the applicant, including but not limited to a name, address, phone number and an e-mail address. Phone calls or informal door-to-door contacts are not considered neighborhood meetings.
 - All required notices shall be provided at least two weeks prior to the date of the meeting.
 - The notice must include the existing zoning classification of the subject property and the zoning classification that the applicant is requesting for the property.

- The notice must also obtain a brief explanation of what is being requested or proposed.
- The notice must also include the following language:

“Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process.”

OR;

“Pursuant to Orem City Code Section 22-14-20(i), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process.”

- The applicant shall keep detailed minutes of the content of the neighborhood meeting. These minutes will be provided to the Planning Commission and City Council as part of the record. The minutes submitted should provide accurate and complete information.
- The applicant shall include a list of all individuals who were notified of the meeting, a roster of attendees at the meeting, and a copy of the minutes from the meeting.
- A second neighborhood meeting will be required if the first meeting is held as an information gathering meeting to obtain input from surrounding property owners and/or a proposed site plan is not provided for review or the site plan changes after the neighborhood meeting is held.

At a neighborhood meeting the applicant or representative shall discuss at a minimum the following items with those in attendance:

1. What is the purpose of the neighborhood meeting?
2. What is proposed and why an application to the City is necessary.
3. Why the proposed application cannot be done using existing ordinances.
4. What can be built under current ordinances?
5. Details of any project should be shared with those in attendance. (If a detailed concept is not shown or if the project changes significantly after the neighborhood meeting is held an additional meeting will be required.)

<u>NAME</u>	<u>Phone</u>	<u>EMAIL</u>
LARRY SMALLEY	801-404-6200	larry.smalley@RCWitkey
Connie Kawala		
Nathan Baker	801-372-0934	el.tigre.201@gmail.com
Ralph Olsen	801-643-9938	rboabo@gmail.com
Annette Olsen	801-404-6221	" " " "
Mark Gessel	253-247-0586	markgessel3@gmail.com
Jessica Ballard	801-368-0655	jessmarieballard23@gmail.com
Jerry Crismon	801-226-6534	jerry.crismon@gmail.com
LaNae Millett		elaine.crismon@gmail.com
Elaine Crismon	801-228-0471	elaine.crismon

Notes from community meeting

- Concern about noise in Loading area
- Concern about noise truck route
- Concerns about Lighting in rear
- Concern existing traffic pattern in existing subdivision due COSCTO and what seemed be to be incorrect google mapping of streets
- One comment about property value
- A comment about the site plan was incorrect and the homeowner would never sell
- Question about the height of the building. How did that compare to the existing Costco?
- Concerns regarding noise form the loading dock and truck delivery path.
- Concerns regrading lights on all night.
- Concerns about light crossing the property line in the evenings.
- Existing wall to separate retail and residential was supposedly planned to be 8', but based on settlement / slope is only about 6.5' above grade in some locations per neighbors.
- Need more signage through neighborhood of – No mall access. Existing signage not adequate to deter traffic attempts to pass through neighborhood.
- Questions about the lumber pad vs. the loading docks.

MOUNTAIN AMERICA CREDIT UNION
%ACCOUNTING
PO BOX 2331
SANDY, UT 84091

FIRST SECURITY BANK OF UTAH
PO BOX 42121
PORTLAND, OR 97242

ZIONS FIRST NATIONAL BANK
%LOCATION: 7474
PO BOX 54288
LEXINGTON, KY 40555

BLACKBURN, SCOTT & MELISSA
PO BOX 970307
OREM, UT 84097

FARR, ERIC J & DAWN
PO BOX 970933
OREM, UT 84097

FIBERNET BUSINESS PARK LLC
%LIVINGSTON, J LEE
PO BOX 970955
OREM, UT 84097

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

GLACIER BANK
33 E MAIN ST
AMERICAN FORK, UT 84003

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
50 E NORTH TEMPLE FL 22
SALT LAKE CITY, UT 84150

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

OREM CITY OF
56 S STATE
OREM, UT 84057

COMMON AREA
100 E CENTER
PROVO, UT 84604

COMMON AREA
100 E CENTER
PROVO, UT 84606

CARTER, KEITH N
111 S 400 E
LINDON, UT 84042

SCOTT, FLOYD W & ANETTE W
119 MONOWOOD DR
FOLSOM, CA 95630

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

MAVERIK COUNTRY STORES INC
%REAL ESTATE
185 S STATE ST STE 800
SALT LAKE CITY, UT 84111

GLAZIER PROPERTIES LLC
248 N OREM BLVD
OREM, UT 84057

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

ARMSTRONG, FRANK PHILIP &
REBECCA MC RAE BENNION
371 S PALISADE DR
OREM, UT 84097

COMES OUT BIRD, VICTORIA (ET AL)
414 E 750 S
OREM, UT 84097

BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097

JOHNSON, BREVYN D & ANGELA
--OR CURRENT RESIDENT--
435 E 1070 SOUTH
OREM, UT 84097

JKC LLC
--OR CURRENT RESIDENT--
435 E 1150 SOUTH
OREM, UT 84097

ROWLEY, BETTY LOU
436 E 1010 S
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
440 E 1150 SOUTH
OREM, UT 84097

STEVEY, CLAUDIA A
445 E 1010 S
OREM, UT 84097

HUGHES, SPENCER R & KRISTINE (ET
AL)
448 E 1010 S
OREM, UT 84097

ELISON, DAVID SAMUEL & LINDA R
(ET AL)
451 E 1070 S
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
451 E PARK AVE
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
456 E 1150 SOUTH
OREM, UT 84097

AHLBORN, ERNEST S & DOROTHY N
458 E 1010 S
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LLC
--OR CURRENT RESIDENT--
460 E 1070 SOUTH
OREM, UT 84097

DAUGHETEE, JOSHUA
463 E 1070 S
OREM, UT 84097

MAULDIN, R KYLE & AMANDA
--OR CURRENT RESIDENT--
466 E 1010 SOUTH
OREM, UT 84097

ARVIZU-CARRANZA, JUAN CARLOS
468 E 1010 S
OREM, UT 84097

WALKER, MARK J & CHRISTINA J
--OR CURRENT RESIDENT--
475 E 1010 SOUTH
OREM, UT 84097

BARRON, VERDALEE
475 E 1070 S
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER L C
--OR CURRENT RESIDENT--
478 E 1070 SOUTH
OREM, UT 84097

PADBURY, CARSON & BAYLEY
483 E 900 S
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

ESTRADA, BENJAMIN
490 E 1070 S
OREM, UT 84097

GLEDHILL, GABRIEL D & SARAH A
495 E 1010 S
OREM, UT 84097

UP TOWER LLC
--OR CURRENT RESIDENT--
500 E PARK AVE
OREM, UT 84097

CUNNINGHAM, BRETTON
510 E 900 S
OREM, UT 84097

REID, JUNE W
512 S 900 W
PROVO, UT 84601

WAGSTAFF, AMANDA & ALEJANDRA
(ET AL)
515 E 1100 S
OREM, UT 84097

ADAMS, JERRY LEE
525 E 900 S
OREM, UT 84097

CAMPBELL, RACHEL
526 E 900 S
OREM, UT 84097

GESSEL, MARK H
533 E 1000 S
OREM, UT 84097

RANSOM, CHERYL OLSEN (ET AL)
--OR CURRENT RESIDENT--
533 E 1100 SOUTH
OREM, UT 84097

CARTER, KEITH N
--OR CURRENT RESIDENT--
534 E 1000 SOUTH
OREM, UT 84097

US ALPHA INC
--OR CURRENT RESIDENT--
543 E UNIVERSITY PKWY
OREM, UT 84097

UNIVERSITY PLACE PARKING PHASE
1 LLC
--OR CURRENT RESIDENT--
550 E PARK AVE
OREM, UT 84097

MILLER, NATHAN
557 E 1000 S
OREM, UT 84097

WOODTUSK III LLC
--OR CURRENT RESIDENT--
560 E 1150 SOUTH
OREM, UT 84097

JOHNSON, BREVYN D & ANGELA
564 W 530 S
OREM, UT 84058

WIEST, KEVIN B & CYNTHIA
565 E 900 S
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
565 E PARK AVE
OREM, UT 84097

MURPHY, BRAYDEN JERRY & KALI
LYN
570 E 900 S
OREM, UT 84097

LLOYD, NATALIE (ET AL)
575 1000 S
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
575 E UNIVERSITY PKWY
OREM, UT 84097

LOLOMA LLC
575 E UNIVERSITY PKWY # N-260
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LLC
575 E UNIVERSITY PKY STE N260
OREM, UT 84097

BIGELOW, RANSOM & KATIE
577 E 900 S
OREM, UT 84097

OLSEN, ANNETTE (ET AL)
578 E 1000 S
OREM, UT 84097

AZNAR HOLDINGS LLC
--OR CURRENT RESIDENT--
594 E 800 SOUTH UNIT#101
OREM, UT 84097

BMC PARTNERS LLC
--OR CURRENT RESIDENT--
594 E 800 SOUTH UNIT#201
OREM, UT 84097

AZNAR HOLDINGS LLC
597 E 800 S STE A
OREM, UT 84097

MUHLESTEIN, LAURA & KYLE
612 S 300 W
OREM, UT 84058

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
625 E PARK AVE
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
648 E 800 SOUTH
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
650 E PARK AVE
OREM, UT 84097

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
655 E PARK AVE
OREM, UT 84097

BMC PARTNERS LLC
658 N BELLA VISTA DR
OREM, UT 84097

FAE HOLDINGS 421336R LLC
--OR CURRENT RESIDENT--
693 E UNIVERSITY PKWY
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
703 E UNIVERSITY PKWY
OREM, UT 84097

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
720 E 1000 SOUTH
OREM, UT 84097

WOODTUSK L L C
--OR CURRENT RESIDENT--
730 E 950 SOUTH
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
730 E 1100 SOUTH
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
750 E PARK AVE
OREM, UT 84097

LOLOMA LLC
--OR CURRENT RESIDENT--
760 E 1100 SOUTH
OREM, UT 84097

KCP RE LLC
--OR CURRENT RESIDENT--
765 E 1200 SOUTH
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
775 E UNIVERSITY PKWY
OREM, UT 84097

FIBERNET BUSINESS PARK LLC
--OR CURRENT RESIDENT--
800 E 1200 SOUTH UNIT#A1
OREM, UT 84097

FIBERNET BUSINESS PARK LLC
--OR CURRENT RESIDENT--
800 E 1200 SOUTH UNIT#A2
OREM, UT 84097

FIBERNET BUSINESS PARK LLC
--OR CURRENT RESIDENT--
800 E 1200 SOUTH UNIT#A3
OREM, UT 84097

FIBERNET BUSINESS PARK LLC
--OR CURRENT RESIDENT--
800 E 1200 SOUTH UNIT#A4
OREM, UT 84097

FIBERNET BUSINESS PARK LLC
--OR CURRENT RESIDENT--
800 E 1200 SOUTH UNIT#A5
OREM, UT 84097

FIBERNET BUSINESS PARK LLC
--OR CURRENT RESIDENT--
800 E 1200 SOUTH UNIT#A6
OREM, UT 84097

CAMPBELL, RAYMOND J & DEBRA K
(ET AL)
823 E 900 S
OREM, UT 84097

WOODTUSK II LLC
--OR CURRENT RESIDENT--
825 S 700 EAST
OREM, UT 84097

GAKS ENTERPRISES LLC
--OR CURRENT RESIDENT--
835 S 700 EAST
OREM, UT 84097

KING, CHRIS & MOANA
839 E 900 S
OREM, UT 84097

MEYERS, STEVEN O & RACHEL M
840 E 900 S
OREM, UT 84097

CUSICK, DEBRA N (ET AL)
842 E 950 S
OREM, UT 84097

PETERSON, REGINALD N & SHARON
M
845 E 950 S
OREM, UT 84097

CARTER, CHANDLER & JUSTINE
845 E 1000 S
OREM, UT 84097

FLORES, OSCAR A & LOURDES L
845 S 550 E
OREM, UT 84097

GRIFFITHS, KATHRYN DISTEFANO
846 E 950 S
OREM, UT 84097

CARTER, THOMAS LAUGHLIN &
MARY BIGGS (ET AL)
849 E 1000 S
OREM, UT 84097

WHITTLE, NATALIE LYNN
850 S 550 E
OREM, UT 84097

SAWYER, GEORGE THOMAS &
MARCINE
855 E 1000 S
OREM, UT 84097

CARVER, AARON ALAN
855 S 550 E
OREM, UT 84097

DEUCHER, ROBERT & JULIE
856 E 900 S
OREM, UT 84097

MUHLESTEIN, LAURA & KYLE
--OR CURRENT RESIDENT--
857 S 800 EAST
OREM, UT 84097

VALIMAKI, MIKKO T & MONICA M
863 E 1000 S
OREM, UT 84097

HEMENWAY, DALE E & JOAN N (ET
AL)
863 S 550 E
OREM, UT 84097

MARTELL, SANDRA K
864 E 1000 S
OREM, UT 84097

WILDER, RUTH H
864 S 550 E
OREM, UT 84097

WILLIAMS, SEANNA S
865 S 500 E
OREM, UT 84097

HILL, DWIGHT C & ALANA M
866 E 950 S
OREM, UT 84097

PIMSAKUL, SANYA & SARAS G
866 S 830 E
OREM, UT 84097

STACEY, DARRELL R & LORETTA R
867 E 1000 S
OREM, UT 84097

CHARLTON, BERKLEY
--OR CURRENT RESIDENT--
868 E 1000 SOUTH
OREM, UT 84097

BLACKBURN, SCOTT & MELISSA
--OR CURRENT RESIDENT--
873 S 550 EAST
OREM, UT 84097

PACE, CHARLES BRYON & HELEN
LOUISE
875 S 500 E
OREM, UT 84097

WOODTUSK DEVON LLC
--OR CURRENT RESIDENT--
875 S 700 EAST
OREM, UT 84097

CADJAN, ARTHUR G & NANCY A
876 S 550 E
OREM, UT 84097

OREM CITY OF
876 S 800 E
OREM, UT 84097

NORDMEYER, FRANCIS RAYMOND &
JERRY LOU
--OR CURRENT RESIDENT--
878 S 850 EAST
OREM, UT 84097

NORDMEYER, FRANCIS RAYMOND &
JERRY LOU
879 S 800 E
OREM, UT 84097

COMES OUT BIRD, VICTORIA (ET AL)
--OR CURRENT RESIDENT--
881 S 830 EAST
OREM, UT 84097

FARLEY, DAVID RICHARD & SHELLY
KIM
885 S 500 E
OREM, UT 84097

RANDS, SPENCER MARK & JANA
BETH
890 E 1100 S
OREM, UT 84097

EBRON, DIANA SAMALAUU &
HENRY SYLVESTER III
890 S 500 E
OREM, UT 84097

AVANS, GULAVADEE GULATI (ET
AL)
891 S 800 E
OREM, UT 84097

SCOTT, FLOYD W & ANETTE W
--OR CURRENT RESIDENT--
892 S 550 EAST
OREM, UT 84097

SKOWRON, PAUL L & CHRISTINE
893 S 830 E
OREM, UT 84097

GLOVER, KAELA & JACOB
895 S 500 E
OREM, UT 84097

CHRISTIANSSEN, JUSTIN D & EMILY
JEAN
895 S 550 E
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

LATTA, EUGENE M & JANET F
905 S 800 E
OREM, UT 84097

FISHER, JARED DALE & DANIELE
MADELYN
909 S 550 E
OREM, UT 84097

BROWN, CHAD & KATIE (ET AL)
910 S 500 E
OREM, UT 84097

GOODMAN, KELLY & STEPHANIE
910 S 550 E
OREM, UT 84097

LINDSAY, ROSS ALEXANDER &
TERESA DOUGLAS (ET AL)
910 S 830 E
OREM, UT 84097

THOMPSON, TODD & CHAD
915 S 450 E
OREM, UT 84097

WILLIAMS, ROBERT FOREST &
MARLEEN SUE
915 S 830 E
OREM, UT 84097

COOLEY, LYNN & MARY
917 S 800 E
OREM, UT 84097

CLARKE, TYSON (ET AL)
924 S 550 E
OREM, UT 84097

SMITH, JESSE H & REBECCA E
924 S 830 E
OREM, UT 84097

THOMAS, JAY CHARLES (ET AL)
925 S 500 E
OREM, UT 84097

COLLINGS, TIMOTHY C (ET AL)
925 S 550 E
OREM, UT 84097

JOHNSON, ERIC LEE & STACEY
BOSWELL (ET AL)
--OR CURRENT RESIDENT--
927 S 450 EAST
OREM, UT 84097

VOSS, LAVAL S & CHARISE S (ET AL)
--OR CURRENT RESIDENT--
929 S 830 EAST
OREM, UT 84097

ANDELIN, HENRY
930 S 500 E
OREM, UT 84097

PETERSON, EMILY LAURA
931 S 800 E
OREM, UT 84097

CARLTON, JOHN S & LINDA L
934 S 870 E
OREM, UT 84097

GATENBY, MARGARET E &
MARGARET E (ET AL)
935 S 450 E
OREM, UT 84097

MESSICK, LINDA JULEEN
935 S 500 E
OREM, UT 84097

HARDING, JOHN WARREN (ET AL)
938 S 830 E
OREM, UT 84097

RUIZ, LINDSAY
941 S 450 E
OREM, UT 84097

BURGON, JIM & JANELL (ET AL)
941 S 830 E
OREM, UT 84097

JLJ REAL ESTATE LLC
--OR CURRENT RESIDENT--
943 S 550 EAST
OREM, UT 84097

ARCHIBALD, MORGAN & SUNNI
944 S 550 E
OREM, UT 84097

KAWALA, JERZY Z & CONNIE
945 S 500 E
OREM, UT 84097

MITCHELL, WILLIAM ROBERT
945 S 800 E
OREM, UT 84097

JOHNSON, DEBBIE
946 S 500 E
OREM, UT 84097

WALDRON, CYNTHIA L &
CHRISTOPHER M (ET AL)
947 S 450 E
OREM, UT 84097

CRAWLEY, ADAM & EMILY
951 S 450 E
OREM, UT 84097

ASTON, RENAE & BLAIR
952 S 830 E
OREM, UT 84097

ROYLANCE, JOHN PATRICK & JOHN
A
955 S 450 E
OREM, UT 84097

SCOFIELD, MARK N & JORAE S
--OR CURRENT RESIDENT--
955 S 830 EAST
OREM, UT 84097

OLD AS DIRT LLC
--OR CURRENT RESIDENT--
956 S 450 EAST
OREM, UT 84097

SHAW, DAVID O
956 S 500 E
OREM, UT 84097

FOX, SAMANTHA ROSE (ET AL)
957 S 500 E
OREM, UT 84097

ELLIS, RUTH CLEGG & DOUGLAS
WILLIAM (ET AL)
957 S 550 E
OREM, UT 84097

WEBB, HOWARD L & KATHERYN H
960 S 550 E
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
960 S 700 EAST
OREM, UT 84097

BRIATHWAITE (SIC), BENJAMIN
962 S 450 E
OREM, UT 84097

JACKMAN, WILLIAM D & BARBARA
EVELYN
962 S 830 E
OREM, UT 84097

GOMEZ, GILBERTO (ET AL)
963 S 450 E
OREM, UT 84097

BELLISTON, RICHARD & CANDICE L
963 S 830 E
OREM, UT 84097

LAI, MUN KIN
965 S 500 E
OREM, UT 84097

CERV, ANDREW & AMBER
966 S 500 E
OREM, UT 84097

NELSON, JAN (ET AL)
970 S 450 E
OREM, UT 84097

HARRISON, JASMINE MARYANN
971 S 450 E
OREM, UT 84097

BURGI, DARLENE F
971 S 550 E
OREM, UT 84097

BASTIAN, KARMAN C & JOYCE
972 S 500 E
OREM, UT 84097

GREENHALGH, MARK (ET AL)
--OR CURRENT RESIDENT--
972 S 550 EAST
OREM, UT 84097

SUTTON, AUSTIN
978 S 450 E
OREM, UT 84097

WRIGHT, KARA & GEORGE
979 S 450 E
OREM, UT 84097

CARTER, THOMAS LAUGHLIN &
MARY BIGGS (ET AL)
--OR CURRENT RESIDENT--
983 S 800 EAST
OREM, UT 84097

FORD, MICHAEL R & CATHY V
985 S 500 E
OREM, UT 84097

ARMSTRONG, FRANK PHILIP &
REBECCA MC RAE BENNION
--OR CURRENT RESIDENT--
986 S 450 EAST
OREM, UT 84097

LEANY, TRAVIS & AMIE
986 S 500 E
OREM, UT 84097

WAGSTAFF, CHAD
987 S 450 E
OREM, UT 84097

BOYNTON, RODNEY B & VICKI G (ET
AL)
992 S 500 E
OREM, UT 84097

BARLOW, SYNTHIA (ET AL)
995 S 500 E
OREM, UT 84097

CARD, DAVID WAYNE & VALLIE
DAWN (ET AL)
1000 S 450 E
OREM, UT 84097

CLARK, CRAIG M & LORI B
--OR CURRENT RESIDENT--
1001 S 450 EAST
OREM, UT 84097

FREE, W DAVID & KRISTINE K (ET
AL)
--OR CURRENT RESIDENT--
1002 S 500 EAST
OREM, UT 84097

WOOD, BRYTON
1009 S 450 E
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
1010 S 800 EAST
OREM, UT 84097

OWEN, REYBURN EUGENE & MARIE
ANNE
1013 S 545 E
OREM, UT 84097

WALTON, TALMAGE KALEB (ET AL)
1015 S 500 E
OREM, UT 84097

FENTON, ANNA K
1024 S 545 E
OREM, UT 84097

JACOBS, JOEL D & HOLLY
1026 S COVENTRY CIR
OREM, UT 84058

WALTON, JOHN T & NIKKI M
--OR CURRENT RESIDENT--
1027 S 545 EAST
OREM, UT 84097

BLACKHURST, GAYLEN J &
SHERYOL C
1034 S 500 E
OREM, UT 84097

YOUNG, MIKIKO
1035 COVENTRY CIR
OREM, UT 84097

BAKER, NATHAN J
1035 S 500 E
OREM, UT 84097

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
1035 S 800 EAST
OREM, UT 84097

SCHRAMM, MATTHEW C & SONGMI
1036 S 545 E
OREM, UT 84097

BRAMMER, RICHARD D & JEAN H (ET
AL)
1038 S COVENTRY CIR
OREM, UT 84097

MILLETT, RON S & MELANIE A
1041 S 545 E
OREM, UT 84097

HARRIS, JOAQUIN W & MARISSA
1043 S 500 E
OREM, UT 84097

HOWLETT, MADELINE & JOHN
1048 S 545 E
OREM, UT 84097

HARRIS, JOAQUIN W & MARISSA
1051 S 500 E
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
1051 S 750 EAST
OREM, UT 84097

LAMB, MICHAEL L & DEBRA L
1054 S 500 E
OREM, UT 84097

RAMIREZ, JOSE (ET AL)
1055 S 545 E
OREM, UT 84097

MAULDIN, R KYLE & AMANDA
1060 E 800 S
OREM, UT 84097

BALLARD, MCKAY & JESSICA
1060 S 545 E
OREM, UT 84097

VATRUM DEVELOPMENT LC
--OR CURRENT RESIDENT--
1061 S 800 EAST
OREM, UT 84097

FINLINSON, LYNN J & JANET
GEORGE (ET AL)
1062 S 890 E
OREM, UT 84097

JOHNSON, CHERYL L & CHERYL L
1063 S 500 E
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

NAVAS, JORGE ALBERTO (ET AL)
1072 S 545 E
OREM, UT 84097

REDFORD, MICHELE A & MICHELE A
1074 S 890 E
OREM, UT 84097

FARR, ERIC J & DAWN
--OR CURRENT RESIDENT--
1075 S 500 EAST
OREM, UT 84097

UNIVERSITY MALL SHOPPING
CENTER LC
--OR CURRENT RESIDENT--
1080 S 450 EAST
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
1080 S 750 EAST
OREM, UT 84097

REID, JUNE W
--OR CURRENT RESIDENT--
1083 S 545 EAST
OREM, UT 84097

HUFF, JOHN E & ILA MAY
1084 S 545 E
OREM, UT 84097

MARKS, VERNON ALBERT & LINDA
ALLEN
1086 S 890 E
OREM, UT 84097

UNIVERSITY PLACE SPE LLC
--OR CURRENT RESIDENT--
1087 S 750 EAST
OREM, UT 84097

NS EQUIPMENT AND LIVESTOCK LLC
--OR CURRENT RESIDENT--
1095 S 800 EAST
OREM, UT 84097

HINKSON, KENT & MELONY
1098 S 890 E
OREM, UT 84097

JPMORGAN CHASE BANK
1111 POLARIS PKWY STE 1E
COLUMBUS, OH 43240

CORDNER, COLLEEN F (ET AL)
1112 S 500 E
OREM, UT 84097

CORDNER, COLLEEN F (ET AL)
--OR CURRENT RESIDENT--
1115 S 500 EAST
OREM, UT 84097

BANK ONE
1115 S 800 E
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

FIBERNET BUSINESS PARK LLC
--OR CURRENT RESIDENT--
1155 S 800 EAST
OREM, UT 84097

CLARK, CRAIG M & LORI B
1165 OLD CHASE AVE
EL CAJON, CA 92020

GAKS ENTERPRISES LLC
1168 N 1000 E
OREM, UT 84097

GLAZIER PROPERTIES LLC
--OR CURRENT RESIDENT--
1180 S 800 EAST
OREM, UT 84097

FIBERNET BUSINESS PARK LLC
--OR CURRENT RESIDENT--
1193 S 800 EAST
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

UNITED STATES POSTAL SERVICE
THE
--OR CURRENT RESIDENT--
1200 S 800 EAST
OREM, UT 84059

OLD AS DIRT LLC
1215 GRAND AVE
PROVO, UT 84604

MOUNTAIN AMERICA CREDIT UNION
--OR CURRENT RESIDENT--
1219 S 800 EAST
OREM, UT 84097

ZIONS FIRST NATIONAL BANK
--OR CURRENT RESIDENT--
1220 S 800 EAST
OREM, UT 84097

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MONTEREY, CA 93940

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PLEASANT GROVE, UT 84062

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MESA, AZ 85203

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604

VOSS, LAVAL S & CHARISE S (ET AL)
1971 E 2710 S CIR
SAINT GEORGE, UT 84790

GREENHALGH, MARK (ET AL)
2285 EL RANCHO VISTA
FULLERTON, CA 92833

FAE HOLDINGS 421336R LLC
%R C WILLEY
2301 S 300 W
SALT LAKE CITY, UT 84115

WOODTUSK 8&8 LLC
2733 E PARLEYS WAY STE 300
SALT LAKE CITY, UT 84109

JKC LLC
2843 E WATER VISTA WY
SANDY, UT 84093

UNIVERSITY MALL SHOPPING
CENTER LC
%JOHNSON, STEPHEN
3098 S DOVE DR
MAPLETON, UT 84664

US ALPHA INC
4501 N BEACH ST
FORT WORTH, TX 76137

KCP RE LLC
%SCHWARTZ KALES
ACCOUNTANCY CORP
6310 SAN VICENTE BLVD STE 250
LOS ANGELES, CA 90048

UNITED STATES POSTAL SERVICE
THE
8055 E TUFTS AV
DENVER, CO 80237

NS EQUIPMENT AND LIVESTOCK LLC
12076 S HIGHWAY 198
PAYSON, UT 84651

JLJ REAL ESTATE LLC
13403 BAYBERRY CIR
ALPINE, UT 84004

WALKER, MARK J & CHRISTINA J
23926 N DUVALL RD
WOODINVILLE, WA 98077

Environmental Noise Assessment

Home Depot at University Place

Orem, Utah

BAC Job #2025-035

Prepared For:

Lars Anderson & Associates, Inc.

Attn: Edwin Figueroa
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Fresno, CA 93722

Prepared By:

Bollard Acoustical Consultants, Inc.



Dario Gotchet
Principal Consultant
Board Elected Member, INCE-USA (ID#20964)

May 15, 2025



Introduction

The Home Depot at University Place (project) is located north of University Place Shopping Mall and west of S 800 E Street in the City of Orem, Utah. The project consists of the construction and operation of a new Home Depot home improvement store. Existing land uses in the immediate project vicinity include residential to the west, and commercial in all other directions. The project area with aerial imagery is shown in Figure 1. The project site plan is presented in Figure 2.

Due to the proximity of existing residential uses to the west of the project, Bollard Acoustical Consultants, Inc. (BAC) was retained to prepare this noise assessment. Specifically, the purposes of this assessment are to quantify noise generated by project-generated on-site operations at nearby existing residences, and to compare those noise levels against the existing ambient noise level environment at those sensitive uses.

Noise Fundamentals and Terminology

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard and thus are called sound. Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) correspond closely to human perception of relative loudness. Appendix A contains definitions of Acoustical Terminology. Figure 3 shows common noise levels associated with various sources.

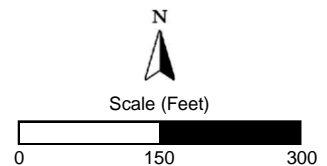
The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighing the frequency response of a sound level meter by means of the standardized A-weighting network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. All noise levels reported in this section are in terms of A-weighted levels in decibels.

Community noise is commonly described in terms of the “ambient” noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}) over a given time period (usually one hour). The L_{eq} is the foundation of the day-night average level noise descriptor (DNL/ L_{dn}) and the day-evening-night average noise level descriptor (CNEL) and shows very good correlation with community response to noise. DNL and CNEL are based on the average noise level over a 24-hour day, with a +5-decibel weighting applied to noise occurring during evening hours (CNEL only), and a 10-decibel weighting applied to noise occurring during nighttime hours (both DNL and CNEL). Because DNL and CNEL represent a 24-hour average, it tends to disguise short-term variations in the noise environment.



Receiver	Address
1 – Residence	557 E 1000 S St
2 – Residence	578 E 1000 S St
3 – Residence	1027 S 545 E St
4 – Residence	1041 S 545 E St
5 – Residence	1055 S 545 E St
6 – Residence	1069 S 545 E St
7 – Residence	1083 S 545 E St

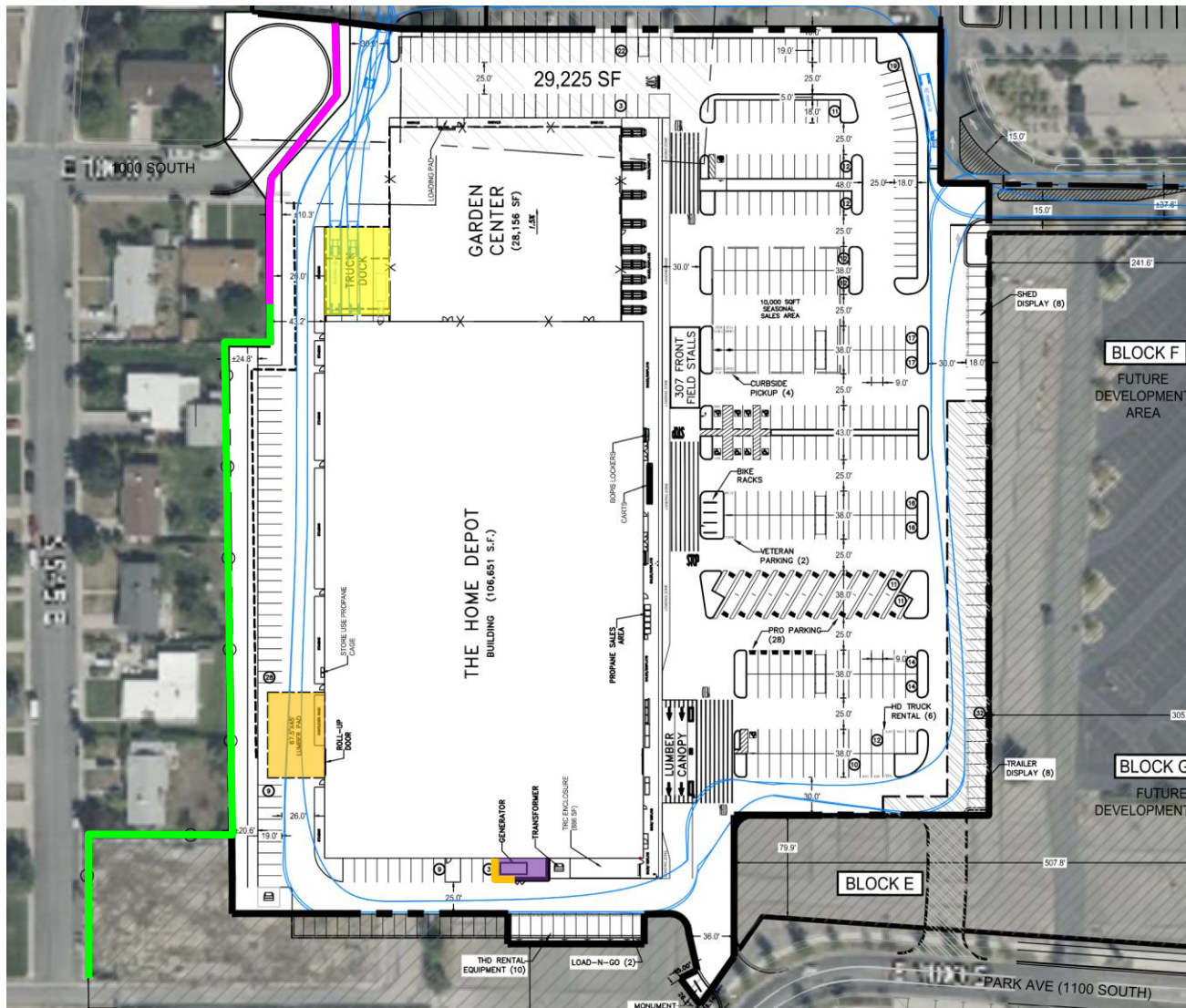
- Legend**
- - - Project Area Boundary
 - ▲ Noise-Sensitive Receiver (Residence)
 - Long-Term Noise Survey Site



Home Depot at University Place
Orem, Utah

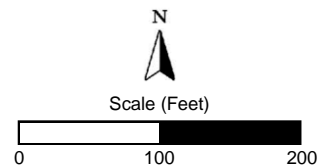
Project Area

Figure 1



Legend

- Project Area Boundary
- Existing 8' Sound Wall
- On-Site Truck Circulation Route
- Lumber Pad
- Loading Dock
- Generator Enclosure
- Proposed Extension of 8' Sound Wall
- Generator Enclosure 8' Masonry Wall Portion

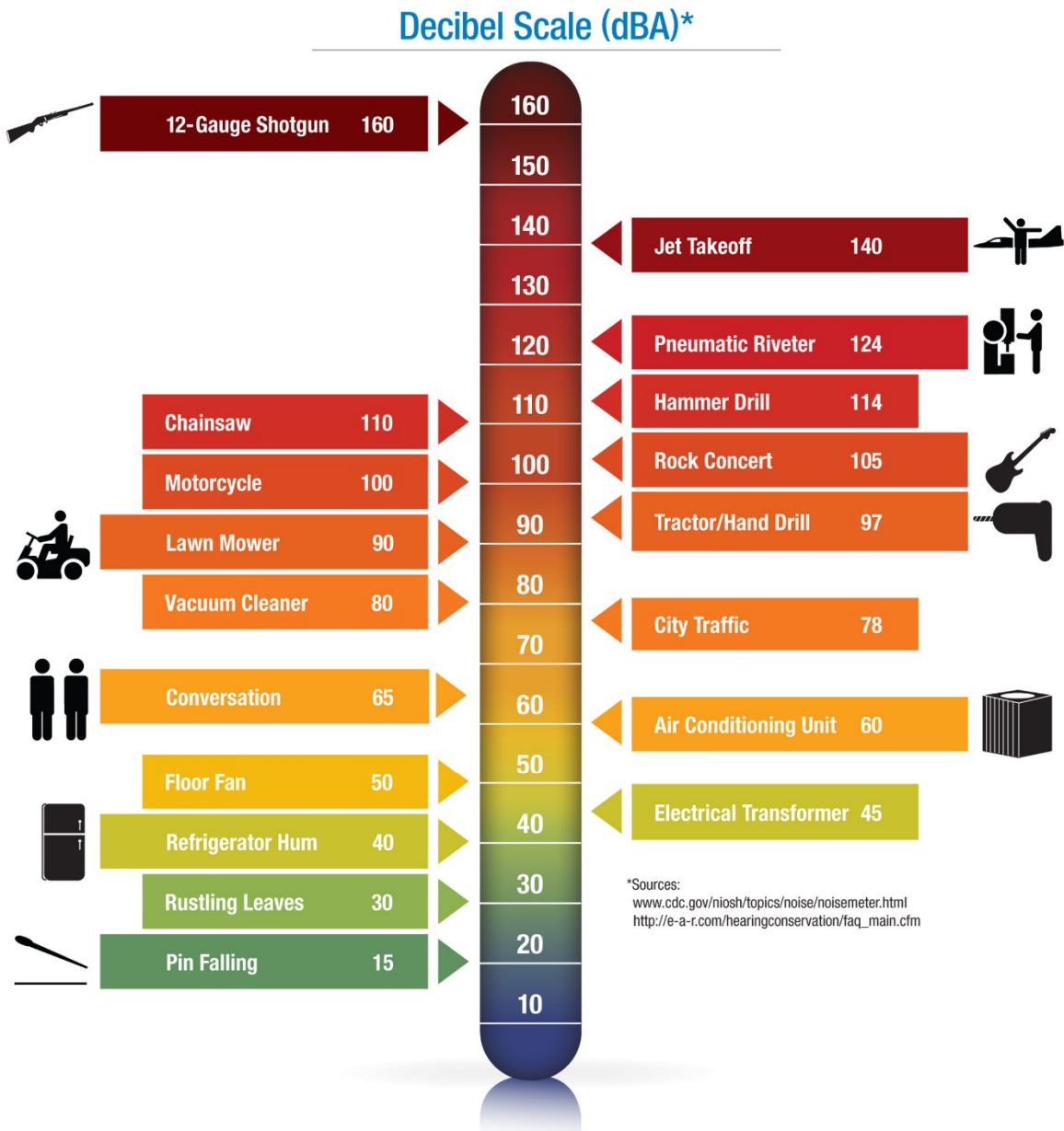


Home Depot at University Place
Orem, Utah

Site Plan

Figure 2

**Figure 3
Noise Levels Associated with Common Noise Sources**



Existing Ambient Noise Environment within Project Vicinity

The existing ambient noise environment within the immediate project vicinity is defined primarily by commercial activities and distant traffic. To quantify the existing ambient noise environment within the immediate project vicinity, BAC conducted a long-term (24-hour) ambient noise level survey on the project site Tuesday, April 29th through Wednesday, April 30th, 2025. The ambient noise measurement site is shown in Figure 1. Photographs of the long-term noise survey location and equipment are provided in Appendix B.

A Larson Davis Laboratories (LDL) precision integrating (Type 1) sound level meter was used to complete the long-term noise level survey. The meter was calibrated immediately before use with an LDL Model CA200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all specifications of the American National Standards Institute requirements for Type 1 sound level meters (ANSI S1.4). The results of the long-term ambient noise survey are shown numerically and graphically in Appendices C and D (respectively) and are summarized in Table 1.

Table 1
Summary of Long-Term Ambient Noise Survey Results – April 29-30, 2025¹

Survey Site Description ²	DNL (dB)	Average Measured Hourly Noise Levels (dB) ³			
		Daytime ⁴		Nighttime ⁵	
		L _{eq}	L _{max}	L _{eq}	L _{max}
Southwest corner of the project area adjacent to residences	51	47 (42-54)	63 (56-79)	44 (40-48)	59 (47-72)
¹ Detailed summaries of the noise monitoring results are provided in Appendices C and D. ² Long-term ambient noise monitoring location is shown in Figure 1. ³ Data presented in terms of: Average (Low-High). ⁴ Daytime: 7:00 AM to 7:00 PM. ⁵ Nighttime: 10:00 PM to 7:00 AM.					

Source: BAC 2025

Noise level measurements obtained at the BAC survey site are believed to be generally representative of the existing ambient noise level environment at the adjacent residences to the west of the project site. The adjacent residences considered in this assessment are shown in Figure 1, identified as receivers 1-7.

Criteria for Acceptable Noise Exposure

It is the understanding of BAC that the City of Orem does not currently have noise level criteria that would be applicable to project on-site operations noise affecting noise-sensitive uses. As a result, this assessment focuses on the potential for project-generated operations noise levels to significantly exceed existing ambient noise levels experienced at nearby adjacent residences (receivers 1-7).

There are various impact assessment thresholds that are commonly used to determine the significance of an increase in ambient noise levels. For example, the Federal Highway Administration (FHWA), a federal agency, defines a “substantial increase” as a project-related

noise level increase of 15 dBA. Additionally, for Utah Department of Transportation (UDOT) projects, a noise impact is considered significant if there's a substantial increase of 10 dBA or more over existing noise levels. For the purpose of this evaluation, a substantial increase is defined as being noise exposure in excess of 10 dBA over existing ambient levels at nearby residences (receivers 1-7 in Figure 1).

Evaluation of Project On-Site Operations Noise Generation

The primary on-site operations noise sources associated with the project have been identified as on-site truck circulation, loading dock activities, lumber pad activities, parking lot movements, rooftop mechanical equipment (HVAC), and an emergency generator. Noise generated by the identified operations were quantified through a combination of reference noise level data and application of accepted noise modeling techniques. Analyses of each of the identified on-site operations noise sources at nearby residences (receivers 1-7) are provided in the following section.

The following impact discussions include consideration of shielding (where applicable) that would be provided by the existing (and future extension) 8-foot-tall CMU wall constructed along the western project property boundary along the property lines of adjacent residences. The location of the 8-foot-tall noise barrier is illustrated in Figure 2.

On-Site Delivery Truck Circulation

The proposed on-site truck circulation route is shown in Figure 2 of this report. The following truck delivery information was provided by the project applicant:

- Lumber Pad: 1-6 flatbed heavy truck deliveries per week
- Garden Center: 1-4 flatbed heavy truck deliveries per week
- Main Loading Dock: 8-10 heavy or medium truck deliveries per week

Heavy truck arrivals and departures, and on-site circulation will occur at low speeds. To predict noise levels generated by those activities, BAC utilized file data obtained from measurements conducted by BAC of heavy and medium truck passbys. According to BAC file data, single-event heavy truck passby noise levels are approximately 74 dB L_{max} and 83 dB SEL at a reference distance of 50 feet. Single-event medium truck passby noise levels are approximately 66 dB L_{max} and 76 dB SEL at a reference distance of 50 feet.

Given the provided delivery information above, and for the purpose of this analysis, a total of 3 heavy truck and 1 medium truck passbys were assumed to occur down (south) and along the western project property boundary (past the lumber pad) during a given daytime or nighttime hour of deliveries. Similarly, it was assumed that 3 heavy truck and 1 medium truck passbys would also occur near the northwestern project property boundary during a given daytime or nighttime hour (associated with the loading dock and garden center). Based on 3 heavy truck and 1 medium truck passbys per hour, and SEL's of 83 dB and 76 dB per passby, the hourly average noise levels generated by delivery truck circulation computes to 52 dB L_{eq} at a reference distance of 50 feet from the passby route (maximum noise level of 74 dB L_{max}).

Based on the BAC reference noise level data, provided truck delivery information, and hourly operations assumptions above, project on-site truck circulation noise exposure at residential receivers 1-7 was calculated and the results of those calculations are presented in Table 2.

**Table 2
Predicted On-Site Delivery Truck Circulation Noise Levels at Nearby Residences**

Receiver ¹	Offset (dB) ²	Predicted Truck Circulation Noise Level (dB) ³	
		Average, L _{eq} ⁴	Maximum, L _{max}
1 – Residence	-5	41	59
2 – Residence	-7	48	67
3 – Residence	-7	41	63
4 – Residence	-7	42	63
5 – Residence	-7	42	63
6 – Residence	-7	42	63
7 – Residence	-7	42	63

¹ Receiver locations are shown in Figure 1.
² Offsets ranging from -5 dB to -7 dB were applied to account for shielding that would be provided by an 8-foot solid wall (noise barrier) constructed along the perimeter of the project property boundary. The location of the 8-foot wall is illustrated in Figure 2. Offset based on the results of a source specific barrier evaluation.
³ Predicted noise levels projected from nearest on-site truck circulation route to receiver location (backyard).
⁴ Predicted hourly Leq noise level based on delivery operations assumptions cited herein.

Source: BAC 2025

As shown in Table 2, project on-site truck circulation noise levels are predicted to range from 41 dB Leq to 48 dB Leq and from 59 dB Lmax to 67 dB Lmax at residential receivers 1-7, including consideration of screening that would be provided by the 8-foot-tall CMU wall at the location shown in Figure 2. Using the calculated average of measured daytime and nighttime hourly noise levels during the BAC noise survey (Table 1), ambient plus project on-site truck circulation noise level increases were calculated at residential receivers 1-7. The results of those calculations are presented in Tables 3 and 4.

**Table 3
Increases in Ambient Hourly L_{eq} Noise Levels – On-Site Truck Circulation**

Receiver	Measured Ambient Noise Level, L _{eq} (dB) ¹		Ambient Plus Project Noise Level, L _{eq} (dB) ²		Increase in Ambient Noise Level, L _{eq} (dB) ³	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
1 – Residence	47	44	48.0	45.7	1.0	1.7
2 – Residence	47	44	50.8	49.8	3.8	5.8
3 – Residence	47	44	48.1	45.9	1.1	1.9
4 – Residence	47	44	48.2	46.1	1.2	2.1
5 – Residence	47	44	48.2	46.1	1.2	2.1
6 – Residence	47	44	48.2	46.1	1.2	2.1
7 – Residence	47	44	48.2	46.1	1.2	2.1

¹ Calculated average measured ambient noise level during BAC survey (shown in Table 1).
² Measured ambient noise level plus predicted project noise level in Table 2 (logarithmic sum of decibels).
³ Associated increase in ambient noise levels resulting from the project.

Source: BAC 2025

Table 4
Increases in Ambient Maximum L_{max} Noise Levels – On-Site Truck Circulation

Receiver	Measured Ambient Noise Level, L _{max} (dB) ¹		Ambient Plus Project Noise Level, L _{max} (dB) ²		Increase in Ambient Noise Level, L _{max} (dB) ³	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
1 – Residence	63	59	64.6	62.2	1.6	3.2
2 – Residence	63	59	68.5	67.6	5.5	8.6
3 – Residence	63	59	66.0	64.4	3.0	5.4
4 – Residence	63	59	66.3	64.8	3.3	5.8
5 – Residence	63	59	66.3	64.8	3.3	5.8
6 – Residence	63	59	66.3	64.8	3.3	5.8
7 – Residence	63	59	66.3	64.8	3.3	5.8

¹ Calculated average measured ambient noise level during BAC survey (shown in Table 1).
² Measured ambient noise level plus predicted project noise level in Table 2 (logarithmic sum of decibels).
³ Associated increase in ambient noise levels resulting from the project.

Source: BAC 2025

As shown in Tables 3 and 4, ambient noise level increases due to project on-site truck circulation are calculated to be below the applied significance threshold of 10 dB at receivers 1-7.

Loading Dock Activities

The primary noise sources associated with loading dock activities are trucks stopping (air brakes), trucks backing into position (back-up alarms), and pulling away from the dock area (revving engines). Once docked, all activities associated with unloading of the product would occur within the building. The location of the building’s loading dock area is shown in Figure 2.

To quantify the noise generated by loading dock activities, BAC utilized noise level data obtained from BAC field measurements of a commercial warehouse facility. According to BAC measurement data, truck loading dock average and maximum noise levels are approximately 63 dB L_{eq} and 75 dB L_{max} at a reference distance of 50 feet (including back-up beepers). Based on the reference noise level data cited above, and assuming standard sound wave spreading loss (-6 dB per doubling of distance), project loading dock activity noise exposure at residential receivers 1-7 was calculated and the results of those calculations are presented in Table 5.

**Table 5
Predicted Loading Dock Activity Noise Levels at Nearby Residences**

Receiver ¹	Offset (dB) ²	Predicted Loading Dock Activity Noise Level (dB) ³	
		Average, L _{eq}	Maximum, L _{max}
1 – Residence	-5	46	58
2 – Residence	-7	51	63
3 – Residence	-7	47	59
4 – Residence	-7	39	51
5 – Residence	-7	36	48
6 – Residence	-7	34	46
7 – Residence	-7	33	45

¹ Receiver locations are shown in Figure 1.
² Offsets ranging from -5 dB to -7 dB were applied to account for shielding that would be provided by an 8-foot solid wall (noise barrier) constructed along the perimeter of the project property boundary. The location of the 8-foot wall is illustrated in Figure 2. Offset based on the results of a source specific barrier evaluation.
³ Predicted noise levels projected from loading dock area to receiver location (backyard).

Source: BAC 2025

Table 5 data indicate that project loading dock activity noise levels are predicted to range from 33 dB L_{eq} to 51 dB L_{eq} and from 45 dB L_{max} to 63 dB L_{max} at residential receivers 1-7, including consideration of screening that would be provided by the 8-foot-tall CMU wall at the location shown in Figure 2. Using the calculated average of measured daytime and nighttime hourly noise levels during the BAC noise survey (Table 1), ambient plus project loading dock activity noise level increases were calculated at residential receivers 1-7. The results of those calculations are presented in Tables 6 and 7.

**Table 6
Increases in Ambient Hourly L_{eq} Noise Levels – Loading Dock Activity**

Receiver	Measured Ambient Noise Level, L _{eq} (dB) ¹		Ambient Plus Project Noise Level, L _{eq} (dB) ²		Increase in Ambient Noise Level, L _{eq} (dB) ³	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
1 – Residence	47	44	49.4	48.0	2.4	4.0
2 – Residence	47	44	52.4	51.7	5.4	7.7
3 – Residence	47	44	49.9	48.6	2.9	4.6
4 – Residence	47	44	47.6	45.2	0.6	1.2
5 – Residence	47	44	47.4	44.7	0.4	0.7
6 – Residence	47	44	47.2	44.4	0.2	0.4
7 – Residence	47	44	47.2	44.3	0.2	0.3

¹ Calculated average measured ambient noise level during BAC survey (shown in Table 1).
² Measured ambient noise level plus predicted project noise level in Table 5 (logarithmic sum of decibels).
³ Associated increase in ambient noise levels resulting from the project.

Source: BAC 2025

**Table 7
Increases in Ambient Maximum L_{max} Noise Levels – Loading Dock Activity**

Receiver	Measured Ambient Noise Level, L _{max} (dB) ¹		Ambient Plus Project Noise Level, L _{max} (dB) ²		Increase in Ambient Noise Level, L _{max} (dB) ³	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
1 – Residence	63	59	64.1	61.4	1.1	2.4
2 – Residence	63	59	66.0	64.4	3.0	5.4
3 – Residence	63	59	64.4	61.9	1.4	2.9
4 – Residence	63	59	63.3	59.6	0.3	0.6
5 – Residence	63	59	63.1	59.4	0.1	0.4
6 – Residence	63	59	63.1	59.2	0.1	0.2
7 – Residence	63	59	63.1	59.2	0.1	0.2

¹ Calculated average measured ambient noise level during BAC survey (shown in Table 1).
² Measured ambient noise level plus predicted project noise level in Table 5 (logarithmic sum of decibels).
³ Associated increase in ambient noise levels resulting from the project.

Source: BAC 2025

Based on the results provided in Tables 6 and 7, ambient noise level increases due to project loading dock activities are calculated to be below the applied significance threshold of 10 dB at receivers 1-7.

Lumber Pad Activities

The primary noise source associated with lumber pad activities is expected to be forklift operations. BAC file data indicate that average and maximum noise levels for forklift loading/unloading operations can be expected to be approximately 67 dBA L_{eq} and 82 dBA L_{max} at a distance of 10 feet from the operating forklift. The location of the proposed lumber pad area is shown in Figure 2.

Based on the reference noise level data cited above, and assuming standard sound wave spreading loss (-6 dB per doubling of distance), project forklift operations noise exposure at residential receivers 1-7 was calculated and the results of those calculations are presented in Table 8.

Table 8
Predicted Lumber Pad Forklift Operations Noise Levels at Nearby Residences

Receiver ¹	Offset (dB) ²	Predicted Forklift Operations Noise Level (dB) ³	
		Average, L _{eq}	Maximum, L _{max}
1 – Residence	-5	27	42
2 – Residence	-7	29	45
3 – Residence	-7	32	47
4 – Residence	-7	34	49
5 – Residence	-7	39	54
6 – Residence	-7	43	59
7 – Residence	-7	42	57

¹ Receiver locations are shown in Figure 1.
² Offsets ranging from -5 dB to -7 dB were applied to account for shielding that would be provided by an 8-foot solid wall (noise barrier) constructed along the perimeter of the project property boundary. The location of the 8-foot wall is illustrated in Figure 2. Offset based on the results of a source specific barrier evaluation.
³ Predicted noise levels projected from lumber pad area to receiver location (backyard).

Source: BAC 2025

As indicated in Table 8, project lumber pad forklift operations noise levels are predicted to range from 27 dB L_{eq} to 43 dB L_{eq} and from 42 dB L_{max} to 59 dB L_{max} at residential receivers 1-7, including consideration of screening that would be provided by the 8-foot-tall CMU wall at the location shown in Figure 2. Using the calculated average of measured daytime and nighttime hourly noise levels during the BAC noise survey (Table 1), ambient plus project forklift operations noise level increases were calculated at residential receivers 1-7. The results of those calculations are presented in Tables 9 and 10.

Table 9
Increases in Ambient Hourly L_{eq} Noise Levels – Lumber Pad Forklift Operations

Receiver	Measured Ambient Noise Level, L _{eq} (dB) ¹		Ambient Plus Project Noise Level, L _{eq} (dB) ²		Increase in Ambient Noise Level, L _{eq} (dB) ³	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
1 – Residence	47	44	47.0	44.1	<0.1	0.1
2 – Residence	47	44	47.1	44.1	0.1	0.1
3 – Residence	47	44	47.1	44.3	0.1	0.3
4 – Residence	47	44	47.2	44.4	0.2	0.4
5 – Residence	47	44	47.6	45.1	0.6	1.1
6 – Residence	47	44	48.6	46.8	1.6	2.8
7 – Residence	47	44	48.3	46.2	1.3	2.2

¹ Calculated average measured ambient noise level during BAC survey (shown in Table 1).
² Measured ambient noise level plus predicted project noise level in Table 8 (logarithmic sum of decibels).
³ Associated increase in ambient noise levels resulting from the project.

Source: BAC 2025

Table 10
Increases in Ambient Maximum L_{max} Noise Levels – Lumber Pad Forklift Operations

Receiver	Measured Ambient Noise Level, L _{max} (dB) ¹		Ambient Plus Project Noise Level, L _{max} (dB) ²		Increase in Ambient Noise Level, L _{max} (dB) ³	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
1 – Residence	63	59	63.0	59.1	<0.1	0.1
2 – Residence	63	59	63.1	59.2	0.1	0.2
3 – Residence	63	59	63.1	59.3	0.1	0.3
4 – Residence	63	59	63.2	59.4	0.2	0.4
5 – Residence	63	59	63.5	60.1	0.5	1.1
6 – Residence	63	59	64.4	61.9	1.4	2.9
7 – Residence	63	59	64.1	61.3	1.1	2.3

¹ Calculated average measured ambient noise level during BAC survey (shown in Table 1).
² Measured ambient noise level plus predicted project noise level in Table 8 (logarithmic sum of decibels).
³ Associated increase in ambient noise levels resulting from the project.

Source: BAC 2025

As shown in Tables 9 and 10, ambient noise level increases due to project lumber pad forklift operations are calculated to be below the applied significance threshold of 10 dB at receivers 1-7.

Parking Area Movements

The project site plan indicates that the primary (largest) parking area will be located on the east side of the building, with secondary (smaller) parking stalls being proposed along the western and southern project property boundaries. The locations of the parking areas are shown in Figure 2.

As a means of determining noise exposure due to project parking area activities, BAC utilized specific parking lot noise level measurements conducted by BAC. Specifically, a series of individual noise measurements were conducted of multiple vehicle types arriving and departing a parking area, including engines starting and stopping, car doors opening and closing, and people conversing as they entered and exited the vehicles. The results of those measurements revealed that individual parking lot movements generated mean noise levels of approximately 70 dB SEL at a reference distance of 50 feet. The maximum noise level associated with parking lot activity typically did not exceed 65 dB L_{max} at the same reference distance.

To compute hourly average (L_{eq}) noise levels generated by parking activities, the approximate number of hourly operations in any given area and distance to the effective noise center of those activities must be known or assumed. For this analysis, it was conservatively assumed that the closest 30 parking stalls to a residential receiver could fill or empty during a given busy peak hour. The hourly average noise level generated by parking lot movements was computed using the following formula:

$$Peak\ Hour\ L_{eq} = 70 + 10 \cdot \log(N) - 35.6$$

Where 70 is the SEL for a single automobile parking operation, N is the number of parking operations in a peak hour, and 35.6 is 10 times the logarithm of the number of seconds in an hour.

Using the information provided above, project forklift operations noise exposure at residential receivers 1-7 was calculated and the results of those calculations are presented in Table 11. It is reasonably assumed for the purpose of this analysis that parking area movements would primarily occur during normal store hours (i.e., daytime hours only – 7:00 a.m. to 10:00 p.m.).

Table 11
Predicted Parking Area Movement Noise Levels at Nearby Residences

Receiver ¹	Offset (dB) ²	Predicted Parking Area Noise Level (dB) ³	
		Average, L _{eq}	Maximum, L _{max}
1 – Residence	-5	29	49
2 – Residence	-7	31	56
3 – Residence	-7	41	57
4 – Residence	-7	41	57
5 – Residence	-7	41	57
6 – Residence	-7	41	57
7 – Residence	-7	41	57

¹ Receiver locations are shown in Figure 1.
² Offsets ranging from -5 dB to -7 dB were applied to account for shielding that would be provided by an 8-foot solid wall (noise barrier) constructed along the perimeter of the project property boundary. The location of the 8-foot wall is illustrated in Figure 2. Offset based on the results of a source specific barrier evaluation.
³ Predicted levels projected from nearest 30 stalls (L_{eq}) and nearest stall (L_{max}) to receiver backyard.

Source: BAC 2025

Table 11 data indicates that project parking area movement noise levels are predicted to range from 29 dB L_{eq} to 41 dB L_{eq} and from 49 dB L_{max} to 57 dB L_{max} at residential receivers 1-7, including consideration of screening that would be provided by the 8-foot-tall CMU wall at the location shown in Figure 2. Using the calculated average of measured daytime hourly noise levels during the BAC noise survey (Table 1), ambient plus project parking area noise level increases were calculated at residential receivers 1-7. The results of those calculations are presented in Tables 12 and 13.

Table 12
Increases in Ambient Hourly L_{eq} Noise Levels – Parking Area Movements

Receiver	Measured Ambient Noise Level, L _{eq} (dB) ¹	Ambient Plus Project Noise Level, L _{eq} (dB) ²	Increase in Ambient Noise Level, L _{eq} (dB) ³
	Daytime	Daytime	Daytime
1 – Residence	47	47.1	0.1
2 – Residence	47	47.1	0.1
3 – Residence	47	48.1	1.1
4 – Residence	47	48.1	1.1
5 – Residence	47	48.1	1.1
6 – Residence	47	48.1	1.1
7 – Residence	47	48.1	1.1

¹ Calculated average measured ambient noise level during BAC survey (shown in Table 1).
² Measured ambient noise level plus predicted project noise level in Table 11 (logarithmic sum of decibels).
³ Associated increase in ambient noise levels resulting from the project.

Source: BAC 2025

Table 13
Increases in Ambient Hourly L_{max} Noise Levels – Parking Area Movements

Receiver	Measured Ambient Noise Level, L _{max} (dB) ¹	Ambient Plus Project Noise Level, L _{max} (dB) ²	Increase in Ambient Noise Level, L _{max} (dB) ³
	Daytime	Daytime	Daytime
1 – Residence	63	63.2	0.2
2 – Residence	63	63.9	0.9
3 – Residence	63	64.0	1.0
4 – Residence	63	64.0	1.0
5 – Residence	63	64.0	1.0
6 – Residence	63	64.0	1.0
7 – Residence	63	64.0	1.0

¹ Calculated average measured ambient noise level during BAC survey (shown in Table 1).
² Measured ambient noise level plus predicted project noise level in Table 11 (logarithmic sum of decibels).
³ Associated increase in ambient noise levels resulting from the project.

Source: BAC 2025

Based on the results shown in Tables 12 and 13, ambient noise level increases due to project parking area movements are calculated to be below the applied significance threshold of 10 dB at receivers 1-7.

Rooftop Mechanical Equipment

The provided rooftop mechanical plans for the proposed building indicate that a combination of rooftop units (RTUs) and exhaust fans (EFs) will be located on the building rooftop. This rooftop-mounted mechanical equipment would be shielded from view at ground level locations of adjacent residential receiver locations by the building envelope and/or rooftop parapets. The location of the building is shown in Figure 2. Brief descriptions of the proposed rooftop mechanical equipment are provided below.

Rooftop Units (RTUs)

The project proposes the installation of 17 rooftop units consisting of six (6) models manufactured by Enlight Lennox (Models LCM060U5E, LGM092U5E, LGM102U5E, LGM120U5E, LGM180U5E AND LGM240U5M). According to manufacturer specification documentation provided in Appendices E-1 through E-4 of this report, the reference sound power levels for the proposed rooftop unit models range from 68 dB to 90 dB.

Exhaust Fans (EFs)

The project proposes the installation of eight (8) exhaust fan handling units consisting of seven (7) models manufactured by Greenheck (Models G-098-VG, G-120-VG, G-140-VG, G-180-VG, G-200-VG, SP-A410 and SQ-140-VG). According to manufacturer specification documentation provided in Appendices E-5 through E-11 of this report, the reference sound level data for the exhaust fan models range from 3.5 sones to 40.0 sones.

For the purpose of this analysis, it was conservatively assumed that all identified rooftop-mounted mechanical equipment would be in operation concurrently and continuously during daytime or

nighttime hours (believed to be worst-case noise exposure). Based on this operations assumption, the provided rooftop mechanical plans and rooftop mechanical plan schedule, and using the cited equipment manufacturer reference sound level data above with accepted sound propagation (-6 dB per doubling of distance), combined project rooftop-mounted mechanical equipment noise exposure at residential receivers 1-7 was calculated and the results of those calculations are presented in Table 14. Because the operation of rooftop mechanical equipment is typically considered to be a steady state noise source, the equipment was assessed relative to an hourly average (L_{eq}) noise level descriptor.

Table 14
Predicted Rooftop Mechanical Equipment Noise Levels at Nearby Residences

Receiver ¹	Offset (dB) ²	Predicted Combined Equipment Noise Level, L_{eq} (dB) ³
1 – Residence	-5	37
2 – Residence	-7	45
3 – Residence	-7	44
4 – Residence	-7	44
5 – Residence	-7	44
6 – Residence	-7	44
7 – Residence	-7	44

¹ Receiver locations are shown in Figure 1.
² Offsets ranging from -5 dB to -7 dB were applied to account for shielding that would be provided by an 8-foot solid wall (noise barrier) constructed along the perimeter of the project property boundary or building rooftop parapet screening.
³ Predicted levels projected from building rooftop to receiver location (backyard).

Source: BAC 2025

As shown in Table 14, combined project rooftop mechanical equipment noise levels are predicted to range from 37 dB L_{eq} to 45 dB L_{eq} at residential receivers 1-7, including consideration of screening that would be provided by the 8-foot-tall CMU wall at the location shown in Figure 2 and/or building rooftop parapet screening. Using the calculated average of measured daytime and nighttime hourly noise levels during the BAC noise survey (Table 1), ambient plus project rooftop mechanical equipment noise level increases were calculated at residential receivers 1-7 and the results of those calculations are presented in Table 15.

Table 15
Increases in Ambient Hourly L_{eq} Noise Levels – Rooftop Mechanical Equipment

Receiver	Measured Ambient Noise Level, L_{eq} (dB) ¹		Ambient Plus Project Noise Level, L_{eq} (dB) ²		Increase in Ambient Noise Level, L_{eq} (dB) ³	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
1 – Residence	47	44	47.4	44.7	0.4	0.7
2 – Residence	47	44	49.3	47.8	2.3	3.8
3 – Residence	47	44	48.9	47.2	1.9	3.2
4 – Residence	47	44	48.9	47.2	1.9	3.2
5 – Residence	47	44	48.9	47.2	1.9	3.2
6 – Residence	47	44	48.9	47.2	1.9	3.2
7 – Residence	47	44	48.9	47.2	1.9	3.2

¹ Calculated average measured ambient noise level during BAC survey (shown in Table 1).
² Measured ambient noise level plus predicted project noise level in Table 14 (logarithmic sum of decibels).
³ Associated increase in ambient noise levels resulting from the project.

Source: BAC 2025

As shown in Table 15, ambient noise level increases due to project rooftop mechanical equipment operations are calculated to be below the applied significance threshold of 10 dB at receivers 1-7.

Emergency Generator

It is the understanding of BAC that the project is proposing the installation of an emergency standby diesel generator to maintain power to the project site during power outages. The generator is proposed to be located within an outdoor equipment enclosure on the south side of the building and will be enclosed on two sides with an 8-foot-tall masonry wall. The location of the outdoor generator enclosure and enclosure masonry wall portion is shown in Figure 2.

The generator proposed for installation at this site is a Kohler Model 400REOZJC (Open Unit, Isolated Exhaust). According to published manufacturer information, provided as Appendix F, the reference sound level for the proposed generator model and configuration is 90 dB at a distance of 23 feet. Based on the cited reference noise level data, and assuming standard sound wave spreading loss (-6 dB per doubling of distance), project generator noise exposure at residential receivers 1-7 was calculated and the results of those calculations are presented in Table 16.

Table 16
Predicted Emergency Generator Noise Levels at Nearby Residences

Receiver ¹	Offset (dB) ²	Predicted Generator Noise Level, L _{eq} (dB) ³
1 – Residence	-20	41
2 – Residence	-20	44
3 – Residence	-20	45
4 – Residence	-20	46
5 – Residence	-20	48
6 – Residence	-17	52
7 – Residence	-17	53

¹ Receiver locations are shown in Figure 1.
² Offsets ranging from -17 dB to -20 dB were applied to account for shielding that would be provided by the proposed building envelope and/or 8-foot solid walls (noise barriers) constructed along the perimeter of the project property boundary and outdoor equipment enclosure.
³ Predicted levels projected from building rooftop to receiver location (backyard).

Source: BAC 2025

Table 16 data indicates that project generator noise levels are predicted to range from 41 dB L_{eq} to 53 dB L_{eq} at residential receivers 1-7, including consideration of screening that would be provided by building envelope screening and 8-foot-tall CMU walls at the locations shown in Figure 2. Using the calculated average of measured daytime and nighttime hourly noise levels during the BAC noise survey (Table 1), ambient plus project generator noise level increases were calculated at residential receivers 1-7. The results of those calculations are presented in Table 17.

Table 17
Increases in Ambient Hourly L_{eq} Noise Levels – Emergency Generator

Receiver	Measured Ambient Noise Level, L _{eq} (dB) ¹		Ambient Plus Project Noise Level, L _{eq} (dB) ²		Increase in Ambient Noise Level, L _{eq} (dB) ³	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
1 – Residence	47	44	47.9	45.6	0.9	1.6
2 – Residence	47	44	48.6	46.8	1.6	2.8
3 – Residence	47	44	49.1	47.5	2.1	3.5
4 – Residence	47	44	49.6	48.2	2.6	4.2
5 – Residence	47	44	50.3	49.2	3.3	5.2
6 – Residence	47	44	53.0	52.4	6.0	8.4
7 – Residence	47	44	53.6	53.1	6.6	9.1

¹ Calculated average measured ambient noise level during BAC survey (shown in Table 1).
² Measured ambient noise level plus predicted project noise level in Table 16 (logarithmic sum of decibels).
³ Associated increase in ambient noise levels resulting from the project.

Source: BAC 2025

Based on the results shown in Table 17, ambient noise level increases due to project emergency generator operations are calculated to be below the applied significance threshold of 10 dB at receivers 1-7.

Conclusion

This report evaluates potential noise impacts associated with the proposed Home Depot at University Place project located in Orem, Utah. The City of Orem does not currently have noise level criteria that would be applicable to project on-site operations noise affecting noise-sensitive uses. As a result, this assessment focuses on the potential for project-generated operations noise levels to significantly exceed existing ambient noise levels experienced at nearby adjacent residences. For this assessment, a substantial increase is defined as being noise exposure in excess of 10 dBA over existing ambient levels at nearby residences. The assessment concludes that, based on the results from an ambient noise survey conducted by Bollard Acoustical Consultants, Inc. (BAC), and the analysis presented in this report, project on-site operations are not expected to result in ambient noise level increases in excess of 10 dB at nearby adjacent residences.

Please contact BAC at (530) 537-2328 or dariog@bacnoise.com if you have any comments or questions regarding this report.

Appendix A Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
IIC	Impact Insulation Class (IIC): A single-number representation of a floor/ceiling partition's impact generated noise insulation performance. The field-measured version of this number is the FIIC.
L_{dn}	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
L_{max}	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the "Maximum" level, which is the highest RMS level.
RT₆₀	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
STC	Sound Transmission Class (STC): A single-number representation of a partition's noise insulation performance. This number is based on laboratory-measured, 16-band (1/3-octave) transmission loss (TL) data of the subject partition. The field-measured version of this number is the FSTC.





A



B

Legend

A

Noise monitoring equipment, looking south near residence and existing 8' sound wall

B

Noise monitoring equipment, looking north along residence/project property line and existing 8' sound wall



Noise measurement equipment – microphone

Home Depot at University Place
Orem, Utah

Field Survey Photographs

Appendix B

Appendix C-1
Long-Term Ambient Noise Monitoring Results
Home Depot at University Place - Orem, Utah
April 29-30, 2025

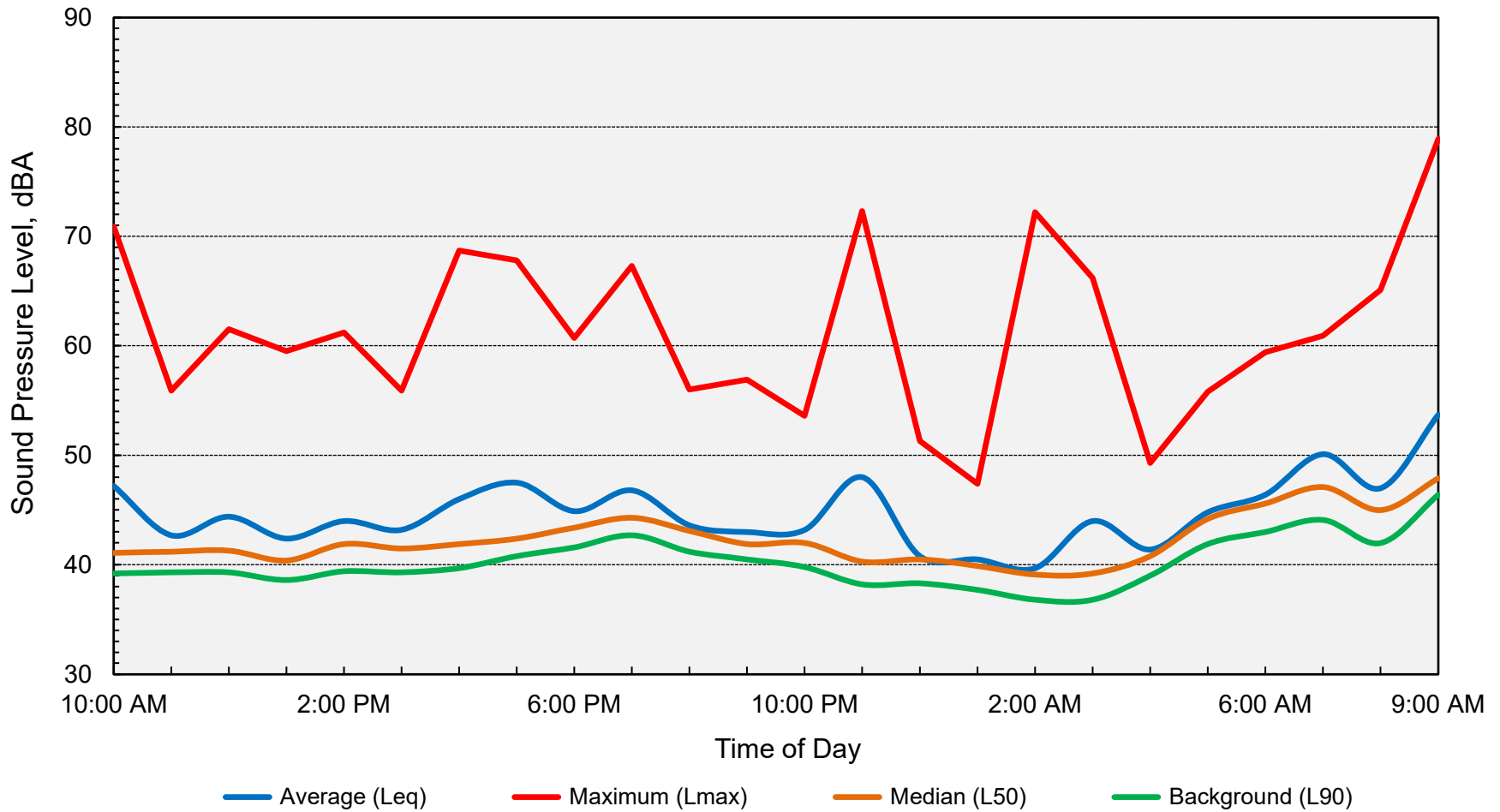
Hour	Leq	Lmax	L50	L90
10:00 AM	47	71	41	39
11:00 AM	43	56	41	39
12:00 PM	44	62	41	39
1:00 PM	42	60	40	39
2:00 PM	44	61	42	39
3:00 PM	43	56	42	39
4:00 PM	46	69	42	40
5:00 PM	48	68	42	41
6:00 PM	45	61	43	42
7:00 PM	47	67	44	43
8:00 PM	44	56	43	41
9:00 PM	43	57	42	41
10:00 PM	43	54	42	40
11:00 PM	48	72	40	38
12:00 AM	41	51	41	38
1:00 AM	41	47	40	38
2:00 AM	40	72	39	37
3:00 AM	44	66	39	37
4:00 AM	41	49	41	39
5:00 AM	45	56	44	42
6:00 AM	46	59	46	43
7:00 AM	50	61	47	44
8:00 AM	47	65	45	42
9:00 AM	54	79	48	46

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	54	42	47	48	40	44
Lmax (Maximum)	79	56	63	72	47	59
L50 (Median)	48	40	43	46	39	41
L90 (Background)	46	39	41	43	37	39

Computed DNL, dB	51
% Daytime Energy	77%
% Nighttime Energy	23%

GPS Coordinates
40°16'38.33" N
111°40'54.02" W

Appendix D-1
Long-Term Ambient Noise Monitoring Results
Home Depot at University Place - Orem, Utah
April 29-30, 2025



Computed DNL = 51 dB



Appendix E-1
Rooftop Unit (RTU) Manufacturer Documentation
Enlight Lennox: Model LCM060U5E

OUTDOOR SOUND DATA

Size	Octave Band Sound Power Levels dBA, re 10 ⁻¹² Watts Center Frequency - Hz							1,2 Sound Rating Number dBA
	125	250	500	1000	2000	4000	8000	
036	60	65	69	68	63	58	51	73
048	64	67	73	71	66	59	52	76
060	66	69	74	74	68	62	55	78
074	67	72	76	76	70	64	58	80

NOTE - The octave sound power data does not include tonal corrections.

¹ 1 Sound Rating Number according to AHRI Standard 270-2008. Sound Rating Number is the overall A-Weighted Sound Power Level, (LWA), dB (100 Hz to 10,000 Hz).

² 2 Sound Rating Number according to AHRI Standard 370-2011. Sound Rating Number is the overall A-Weighted Sound Power Level, (LWA), dB (100 Hz to 10,000 Hz).

WEIGHT DATA

UNIT

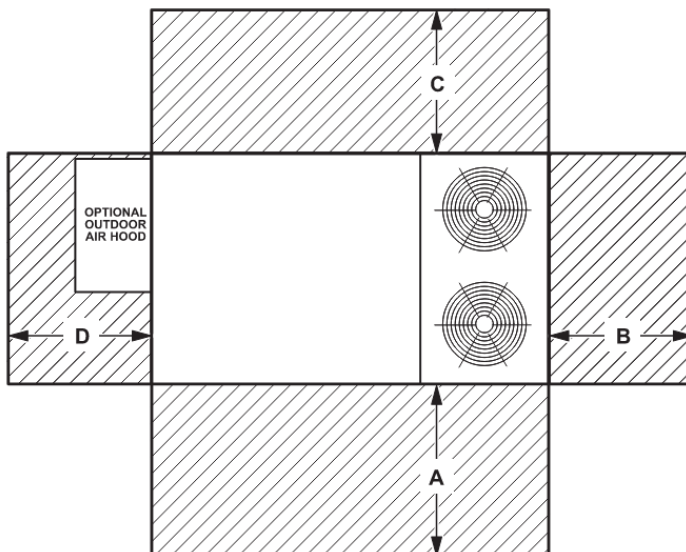
Size	Net		Shipping	
	lbs.	kg	lbs.	kg
036 Base Unit	598	271	658	298
036 Max. Unit	795	361	855	388
048 Base Unit	616	279	676	307
048 Max. Unit	813	369	873	396
060 Base Unit	616	279	676	307
060 Max. Unit	816	370	876	397
074 Base Unit	616	279	676	307
074 Max. Unit	816	370	876	397

FACTORY / FIELD INSTALLED OPTIONS AND ACCESSORIES - NET WEIGHTS

Description	lbs.	kg	
ECONOMIZER / OUTDOOR AIR / EXHAUST			
Economizer			
Economizer, Includes Combination Outdoor Air Hood and Barometric Relief Dampers	84	38	
Outdoor Air Dampers			
Motorized	40	18	
Manual	30	14	
Power Exhaust			
Standard Static	35	17	
ELECTRIC HEAT			
7.5 kW	31	14	
15 kW	31	14	
22.5 kW	35	16	
30 kW	35	16	
COMBINATION COIL/HAIL GUARDS			
All models	31	14	
ROOF CURBS			
Hybrid Roof Curbs, Downflow			
8 in. height	86	39	
14 in. height	108	49	
18 in. height	125	57	
24 in. height	147	67	
Adjustable Pitch Curb, Downflow			
14 in. height	147	67	
CEILING DIFFUSERS			
Step-Down	RTD9-65S	80	36
	RTD11-95S	118	54
Flush	FD9-65S	80	36
	FD11-95S	118	54
Transitions (Supply and Return)	T1TRAN10AN1	22	10
	T1TRAN20N-1	21	10
HUMIDITROL™+ HOT GAS REHEAT SYSTEM			
Humiditrol®+ Dehumidification Option	27	12	

Appendix E-2
Rooftop Unit (RTU) Manufacturer Documentation
Enlight Lennox: Model LCM092U5E, LCM102U5E, LCM120U5E

UNIT CLEARANCES



¹ Unit Clearance	A		B		C		D		Top Clearance
	in.	mm	in.	mm	in.	mm	in.	mm	
Service Clearance	60	1524	36	914	36	934	60	1524	Unobstructed
Clearance to Combustibles	36	914	1	25	1	25	1	25	
Minimum Operation Clearance	36	914	36	914	36	914	36	914	

NOTE - Entire perimeter of unit base requires support when elevated above the mounting surface.

¹ Service Clearance - Required for removal of serviceable parts.

Clearance to Combustibles - Required clearance to combustible material.

Minimum Operation Clearance - Required clearance for proper unit operation.

OUTDOOR SOUND DATA

Size	Octave Band Sound Power Levels dBA, re 10 ⁻¹² Watts - Center Frequency - Hz							¹ Sound Rating Number (dBA)
	125	250	500	1000	2000	4000	8000	
092-102 Min.	58	62	62	60	55	47	60	68
092-102 Max.	72	77	81	79	74	68	66	85
120-150 Min.	55	60	62	60	56	48	60	67
120-150 Max.	79	78	85	83	79	76	73	89

Note - The octave sound power data does not include tonal corrections.

¹ Sound Rating Number according to AHRI Standard 370-2001 (includes pure tone penalty).

Sound Rating Number is the overall A-Weighted Sound Power Level (L_{WA}), dBA (100 Hz to 10,000 Hz).

**Appendix E-3
Rooftop Unit (RTU) Manufacturer Documentation
Enlight Lennox: Model LCM0180U5E**

SPECIFICATIONS			15 TON 17.5 TON			
Model		LGM180U5M	LGM180U5V	LGM210U5M	LGM210U5V	
Nominal Tonnage		15 Ton	15 Ton	17.5 Ton	17.5 Ton	
Efficiency Type		Ultra-High	Ultra-High	Ultra-High	Ultra-High	
Blower Type		SZVAV (Single Zone Variable Air Volume)	VAV (Variable Air Volume)	SZVAV (Single Zone Variable Air Volume)	VAV (Variable Air Volume)	
Cooling Performance	Gross Cooling Capacity (Btuh)	176,000	176,000	206,000	206,000	
	¹ Net Cooling Capacity (Btuh)	172,000	172,000	200,000	200,000	
	¹ AHRI Rated Air Flow (cfm)	5250	5250	6100	6100	
	¹ IEER (Btuh/Watt)	19.0	17.5	18.8	18.0	
	¹ EER (Btuh/Watt)	12.0	12.0	12.0	12.0	
	Total Unit Power (kW)	14.3	14.3	16.7	16.7	
Sound Rating Number	dBA	86	86	90	90	
Refrigerant	Refrigerant Type	R-454B	R-454B	R-454B	R-454B	
Charge	Without Reheat Option	Circuit 1	6 lbs. 4 oz.	6 lbs. 4 oz.	5 lbs. 14 oz.	5 lbs. 14 oz.
		Circuit 2	6 lbs. 2 oz.	6 lbs. 2 oz.	5 lbs. 12 oz.	5 lbs. 12 oz.
		Circuit 3	5 lbs. 8 oz.	5 lbs. 8 oz.	5 lbs. 0 oz.	5 lbs. 0 oz.
		Circuit 4	---	---	5 lbs. 4 oz.	5 lbs. 4 oz.
	With Reheat Option	Circuit 1	6 lbs. 4 oz.	---	6 lbs. 13 oz.	---
		Circuit 2	6 lbs. 3 oz.	---	7 lbs. 2 oz.	---
		Circuit 3	5 lbs. 10 oz.	---	5 lbs. 0 oz.	---
		Circuit 4	---	---	5 lbs. 6 oz.	---
		See page 11				
		Gas Heating Options Available				
Compressor Type (number)		Variable Capacity Scroll (1) Fixed Capacity Scroll (2)		Variable Capacity Scroll (1) Fixed Capacity Scroll (3)		
Outdoor Coils	Net face area - ft. ²	55.2	55.2	55.2	55.2	
	Rows	1	1	1	1	
	Fins - in.	20	20	20	20	
Outdoor Coil Fans	Motor HP (number and type)	1/3 (4 ECM)	1/3 (4 ECM)	1/3 (6 ECM)	1/3 (6 ECM)	
	Rpm	280-1075	280-1075	640-950	640-950	
	Watts	150 -1350	150 -1350	290 -1250	290 -1250	
	Diameter (Number) - in.	(4) 24	(4) 24	(6) 24	(6) 24	
	Blades	3	3	3	3	
	Total Air volume - cfm	16,000	16,000	18,600	18,600	
Indoor Coils	Net face area - ft. ²	21.40	21.40	21.40	21.40	
	Tube diameter - in.	3/8	3/8	3/8	3/8	
	Rows	3	3	3	3	
	Fins - in.	14	14	14	14	
	Condensate drain size (NPT) - in.	(1) 1	(1) 1	(1) 1	(1) 1	
	Expansion device type	Balanced Port Thermostatic Expansion Valve, removable power head				
² Indoor Blower and Drive Selection	Nominal motor HP	3, 5, 7.5				
	Maximum usable motor HP (US)	3.45, 5.75, 8.62				
	Motor - Drive kit number	3 HP				
		Kit 1 535-725 rpm				
		Kit 2 710-965 rpm				
		5 HP				
		Kit 3 685-856 rpm				
	Kit 4 850-1045 rpm					
	Kit 5 945-1185 rpm					
	7.5 HP					
Kit 6 850-1045 rpm						
Kit 7 945-1185 rpm						
Kit 8 1045-1285 rpm						
	Blower wheel nominal diameter x width - in.	(2) 15 x 15				
Filters	Type of filter	MERV 4, Disposable				
	Number and size - in.	(6) 24 x 24 x 2				
Line voltage data (Volts-Phase-Hz)		208/230-3-60, 460-3-60, 575-3-60				

NOTE - Net capacity includes evaporator blower motor heat deduction. Gross capacity does not include evaporator blower motor heat deduction.

¹ AHRI Certified to AHRI Standard 340/360; 95°F outdoor air temperature and 80°F db/67°F wb entering evaporator air; minimum external duct static pressure.

² Using total air volume and system static pressure requirements determine from blower performance tables rpm and motor output required. Maximum usable output of motors furnished are shown. In Canada, nominal motor output is also maximum usable motor output. If motors of comparable output are used, be sure to keep within the service factor limitations outlined on the motor nameplate.

NOTE - Blower motor service factor = 1.0.

**Appendix E-4
Rooftop Unit (RTU) Manufacturer Documentation
Enlight Lennox: LCM240U5E**

SPECIFICATIONS			20 TON 25 TON				
Model		LGM240U5M	LGM240U5V	LGM300U5M	LGM300U5V		
Nominal Tonnage		20 Ton	20 Ton	25 Ton	25 Ton		
Efficiency Type		Ultra-High	Ultra-High	Ultra-High	Ultra-High		
Blower Type		SZVAV (Single Zone Variable Air Volume)	VAV (Variable Air Volume)	SZVAV (Single Zone Variable Air Volume)	VAV (Variable Air Volume)		
Cooling Performance	Gross Cooling Capacity (Btuh)	235,000	235,000	277,000	277,000		
	¹ Net Cooling Capacity (Btuh)	228,000	228,000	270,000	270,000		
	¹ AHRI Rated Air Flow (cfm)	6450	6450	7400	7400		
	¹ IEER (Btuh/Watt)	18.4	17.5	17.5	16.5		
	¹ EER (Btuh/Watt)	12	12	10.6	10.6		
	Total Unit Power (kW)	19	19	25.5	25.5		
Sound Rating Number	dBA	90	90	90	90		
Refrigerant Charge	Refrigerant Type	R-454B	R-454B	R-454B	R-454B		
Without Reheat Option	Circuit 1	6 lbs. 1 oz.	6 lbs. 1 oz.	6 lbs. 12 oz.	6 lbs. 12 oz.		
		Circuit 2	5 lbs. 11 oz.	5 lbs. 11 oz.	6 lbs. 12 oz.	6 lbs. 12 oz.	
			Circuit 3	5 lbs. 2 oz.	5 lbs. 2 oz.	6 lbs. 3 oz.	6 lbs. 3 oz.
				Circuit 4	5 lbs. 8 oz.	5 lbs. 8 oz.	5 lbs. 15 oz.
	With Reheat Option	Circuit 1	6 lbs. 14 oz.	---	6 lbs. 8 oz.	---	
		Circuit 2	6 lbs. 14 oz.	---	6 lbs. 14 oz.	---	
		Circuit 3	4 lbs. 11 oz.	---	5 lbs. 7 oz.	---	
		Circuit 4	4 lbs. 13 oz.	---	5 lbs. 8 oz.	---	
		Gas Heating Options Available		See page 11			
		Compressor Type (number)		Variable Capacity Scroll (1) Fixed Capacity Scroll (3)			
		Outdoor Coils	Net face area - ft. ²	55.2	55.2	55.2	55.2
			Number of rows	1	1	1	1
Fins - in.	20		20	20	20		
Outdoor Coil Fans	Motor HP (number and type)	1/3 (6 ECM)	1/3 (6 ECM)	1/3 (6 ECM)	1/3 (6 ECM)		
	Rpm	450 - 950	450 - 950	515 - 1000	515 - 1000		
	Watts	130 - 1530	130 - 1530	180 - 1730	180 - 1730		
	Diameter (Number) - in.	(6) 24	(6) 24	(6) 24	(6) 24		
	Blades	3	3	3	3		
	Total Air volume - cfm	18,000	18,000	18,300	18,300		
Indoor Coils	Net face area - ft. ²	21.40	21.40	21.40	21.40		
	Tube diameter - in.	3/8	3/8	3/8	3/8		
	Rows	4	4	4	4		
	Fins - in.	14	14	14	14		
	Condensate drain size (NPT) - in.	(1) 1	(1) 1	(1) 1	(1) 1		
Expansion device type		Balanced Port Thermostatic Expansion Valve, removable power head					
² Indoor Blower and Drive Selection	Nominal motor HP	5, 7.5, 10					
	Maximum usable motor HP (US)	5.75, 8.62, 11.5					
	Motor - Drive kit number	5 HP Kit 3 685-856 rpm Kit 4 850-1045 rpm Kit 5 945-1185 rpm 7.5 HP Kit 6 850-1045 rpm Kit 7 945-1185 rpm Kit 8 1045-1285 rpm 10 HP Kit 9 945-1185 rpm Kit 10 1045-1285 rpm Kit 11 1135-1330 rpm					
	Blower wheel nominal diameter x width - in.	(2) 15 x 15					
	Filters	Type of filter	MERV 4, Disposable				
		Number and size - in.	(6) 24 x 24 x 2				
	Line voltage data (Volts-Phase-Hz)		208/230-3-60, 460-3-60, 575-3-60				

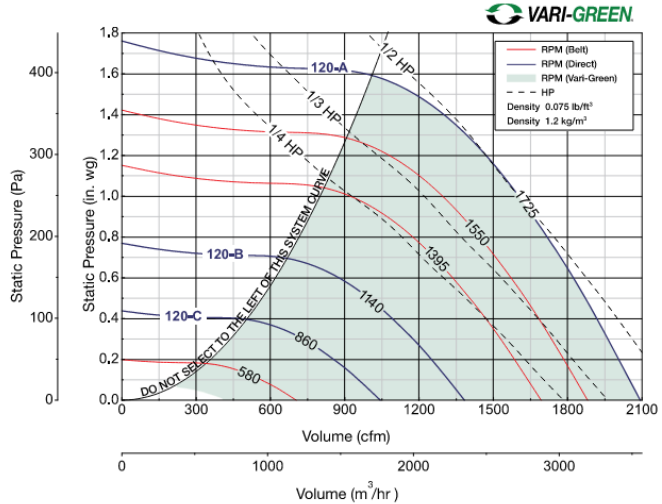
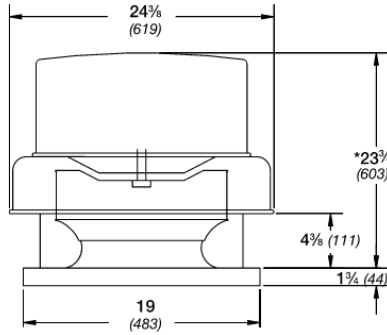
NOTE - Net capacity includes evaporator blower motor heat deduction. Gross capacity does not include evaporator blower motor heat deduction.

¹ AHRI Certified to AHRI Standard 340/360; 95°F outdoor air temperature and 80°F db/67°F wb entering evaporator air; minimum external duct static pressure.

² Using total air volume and system static pressure requirements determine from blower performance tables rpm and motor output required. Maximum usable output of motors furnished are shown. In Canada, nominal motor output is also maximum usable motor output. If motors of comparable output are used, be sure to keep within the service factor limitations outlined on the motor nameplate.

NOTE - Blower motor service factor = 1.0.

Roof Downblast Exhaust
 Size-120: GB • G
 Previously Size- GB-121 • G-123



Damper Size = 12 x 12 (305 x 305)
 Roof Opening = 15 1/2 x 15 1/2 (394 x 394)
 Shroud Thickness = 0.051 (1.3)
 Motor Cover Thickness = 0.040 (1.0)
 Curb Cap Thickness = 0.064 (1.6)
 *Approximate Unit Weight G/GB = 58/66 lbs. (26/30 kg)

All dimensions in inches (millimeters). *May be greater depending on motor. ^Weight shown is largest cataloged Open Drip-Proof motor.

Direct Drive RPM
 C-860 RPM B-1140 RPM A-1725 RPM VG-1725 RPM

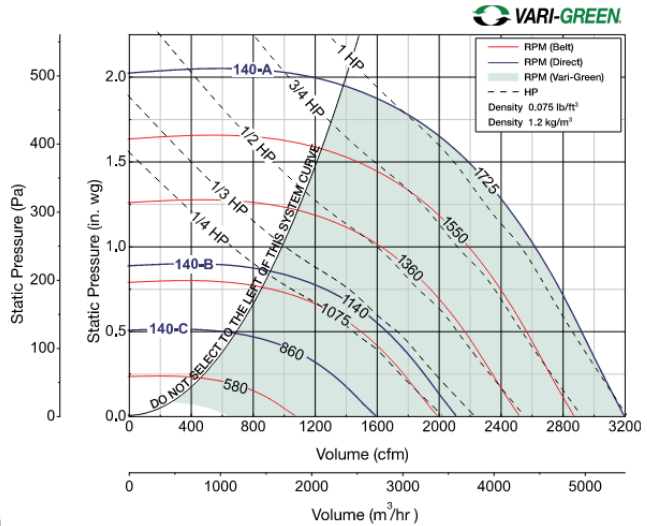
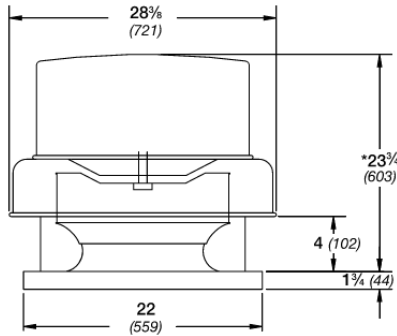
Motor HP		Fan RPM	Static Pressure in Inches wg										
Belt	Direct		0	0.125	0.25	0.375	0.5	0.625	0.75	1	1.25	1.5	
120													
1/4	VARI-GREEN VG-1/4	580	CFM	704	515								
			BHP	0.02	0.02								
		Sones	3.2	3.3									
		CFM	873	735	523								
		BHP	0.03	0.04	0.04								
		Sones	4.2	4.3	4.1								
	VARI-GREEN C-1/8	860	CFM	1043	932	796	580						
			BHP	0.05	0.06	0.06	0.06						
		Sones	5.4	5.5	5.2	5.2							
		CFM	1213	1119	1013	883	694						
		BHP	0.08	0.09	0.09	0.10	0.09						
		Sones	6.7	6.8	6.7	6.4	6.4						
VARI-GREEN B-1/6	1140	CFM	1383	1300	1213	1112	993	831					
		BHP	0.12	0.13	0.14	0.14	0.14	0.14					
	Sones	8.4	8.4	8.4	8.1	7.9	7.8						
	CFM	1535	1460	1384	1299	1204	1093	950					
	BHP	0.16	0.17	0.18	0.19	0.19	0.20	0.19					
	Sones	10.2	10.1	10.1	9.9	9.7	9.6	9.4					
VARI-GREEN VG-1/2	1265	CFM	1692	1625	1557	1484	1404	1315	1214	907			
		BHP	0.21	0.23	0.24	0.25	0.26	0.26	0.26	0.24			
	Sones	12.5	12.4	12.3	12.2	12.0	11.7	11.5	11.3				
	CFM	1789	1726	1661	1594	1521	1441	1356	1132				
	BHP	0.25	0.27	0.28	0.29	0.30	0.31	0.31	0.31				
	Sones	13.5	13.4	13.3	13.2	13.0	12.7	12.4	12.0				
1/3	1475	CFM	1880	1820	1759	1696	1629	1555	1475	1289	974		
		BHP	0.29	0.31	0.32	0.33	0.34	0.35	0.36	0.36	0.33		
	Sones	14.6	14.5	14.3	14.2	14.0	13.8	13.5	12.9	12.4			
	CFM	1983	1926	1868	1810	1747	1680	1608	1446	1231			
	BHP	0.34	0.36	0.37	0.39	0.40	0.41	0.42	0.43	0.41			
	Sones	15.9	15.8	15.6	15.4	15.3	15.0	14.8	13.9	13.4			
1/2	VARI-GREEN A-1/2	1725	CFM	2093	2038	1984	1928	1871	1810	1743	1600	1426	1180
BHP			0.40	0.42	0.44	0.45	0.46	0.47	0.48	0.50	0.50	0.47	
Sones	17.4	17.2	17.0	16.8	16.7	16.4	16.2	15.5	14.9	14.0			

MAXIMUM BHP AT A GIVEN RPM = (RPM/2170)³
 MAXIMUM RPM = 1725
 TIP SPEED (ft/min) = RPM x 3.420
 MAXIMUM MOTOR FRAME SIZE = 56

Performance certified is for installation type A: Free inlet, Free outlet. Power rating (BHP) does not include transmission losses. Performance ratings include the effects of a birdscreen. The sound ratings shown are loudness values in hemispherical sones at 5 ft. (1.5 m) in a hemispherical free field calculated per AMCA Standard 301. Values shown are for installation type A: free inlet hemispherical sone levels.

Appendix E-7
Exhaust Fan Manufacturer Documentation
Greenheck: Model G-140-VG

Roof Downblast Exhaust
Size-140: GB • G
Previously Size- GB-141 • G-143



Damper Size = 16 x 16 (406 x 406)
 Roof Opening = 18½ x 18½ (470 x 470)
 Shroud Thickness = 0.051 (1.3)
 Motor Cover Thickness = 0.040 (1.0)
 Curb Cap Thickness = 0.064 (1.6)
 ^Approximate Unit Weight G/GB = 77/86 lbs. (35/39 kg)

All dimensions in inches (millimeters). *May be greater depending on motor. ^Weight shown is largest cataloged Open Drip-Proof motor.

Direct Drive RPM
 C-860 RPM B-1140 RPM A-1725 RPM VG-1725 RPM

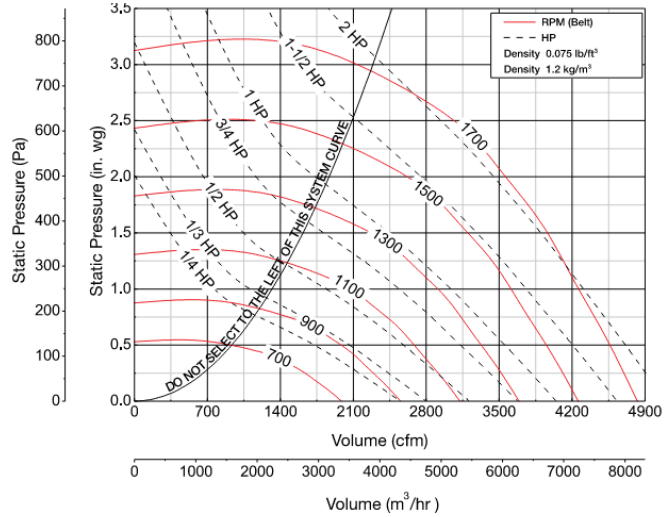
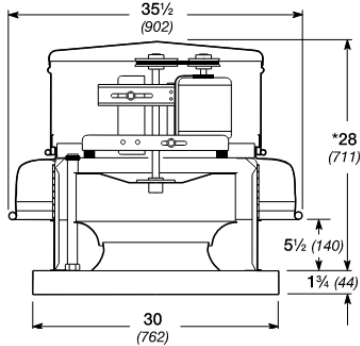
Motor HP		Fan RPM	Static Pressure in Inches wg										
Belt	Direct		0	0.125	0.25	0.375	0.5	0.75	1	1.25	1.5	1.75	
140													
1/4	VARI-GREEN VG-1/4	580	CFM	1076	855								
			BHP	0.04	0.04								
			Sones	4.7	4.7								
		720	CFM	1336	1169	938							
			BHP	0.07	0.08	0.08							
			Sones	5.8	5.9	5.2							
	C-1/8	860	CFM	1595	1457	1304	1085						
			BHP	0.12	0.13	0.13	0.13						
			Sones	7.1	7.0	6.6	6.1						
		950	CFM	1762	1636	1506	1344	1085					
			BHP	0.16	0.17	0.18	0.18	0.17					
			Sones	8.1	8.0	7.6	7.1	6.5					
VG-1/2	1075	CFM	1994	1882	1771	1647	1490						
		BHP	0.24	0.25	0.26	0.26	0.26						
		Sones	10.0	9.9	9.4	8.9	8.4						
1/3	B-1/3	1140	CFM	2115	2008	1905	1792	1660	1233				
BHP			0.28	0.30	0.31	0.31	0.31	0.29					
Sones			11.0	10.9	10.4	9.9	9.4	8.2					
1/2	VG-3/4	1265	CFM	2347	2250	2158	2062	1955	1677	1048			
			BHP	0.39	0.40	0.41	0.42	0.42	0.42	0.35			
			Sones	12.9	12.7	12.3	11.9	11.4	10.4	8.8			
		1360	CFM	2523	2433	2347	2259	2166	1943	1602			
			BHP	0.48	0.50	0.51	0.52	0.52	0.53	0.51			
			Sones	14.6	14.3	13.9	13.5	13.1	12.2	11.0			
3/4	VG-1	1450	CFM	2690	2606	2524	2443	2358	2165	1905	1501		
			BHP	0.58	0.60	0.61	0.63	0.63	0.64	0.63	0.59		
			Sones	16.2	15.9	15.6	15.2	14.7	13.8	12.9	11.7		
		1550	CFM	2875	2797	2719	2644	2566	2396	2191	1910	1297	
			BHP	0.71	0.73	0.74	0.76	0.77	0.78	0.79	0.76	0.65	
			Sones	17.7	18.0	17.4	17.2	16.8	15.0	14.8	14.8	14.9	
1	A-1	1725	CFM	3200	3129	3059	2991	2923	2782	2619	2427	2184	1815
			BHP	0.98	1.00	1.02	1.03	1.05	1.07	1.07	1.09	1.06	1.00
			Sones	20.0	21.0	20.0	19.9	19.6	18.5	17.2	17.0	16.8	16.7

MAXIMUM BHP AT A GIVEN RPM = (RPM/1676)³
 MAXIMUM RPM = 1725
 TIP SPEED (ft/min) = RPM x 3.829
 MAXIMUM MOTOR FRAME SIZE = 145T

Performance certified is for installation type A: Free inlet, Free outlet. Power rating (BHP) does not include transmission losses. Performance ratings include the effects of a birdscreen. The sound ratings shown are loudness values in hemispherical sones at 5 ft. (1.5 m) in a hemispherical free field calculated per AMCA Standard 301. Values shown are for installation type A: free inlet hemispherical sone levels.

Appendix E-8
Exhaust Fan Manufacturer Documentation
Greenheck: Model G-180-VG

Roof Downblast Exhaust
Size-180HP: GB



Damper Size = 24 x 24 (610 x 610)
 Roof Opening = 26½ x 26½ (673 x 673)
 Shroud Thickness = 0.064 (1.6)
 Motor Cover Thickness = 0.040 (1.0)
 Curb Cap Thickness = 0.064 (1.6)
 *Approximate Unit Weight = 142 lbs. (64 kg)

All dimensions in inches (millimeters). *May be greater depending on motor. ^Weight shown is largest cataloged Open Drip-Proof motor.

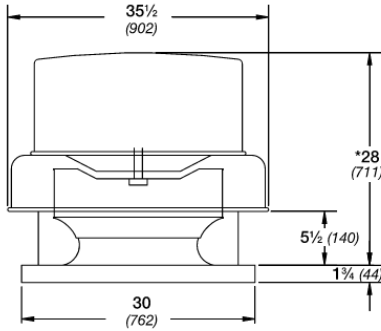
Motor HP	Fan RPM	Static Pressure in Inches wg										
		0.5	0.75	1	1.25	1.5	1.75	2	2.25	2.5	2.75	
180HP												
1/4	795	CFM	1547									
		BHP	0.22									
		Sones	8.6									
1/4	845	CFM	1759									
		BHP	0.26									
		Sones	9.1									
1/3	935	CFM	2114	1686								
		BHP	0.35	0.35								
		Sones	10.3	9.6								
1/2	1075	CFM	2601	2316	1920							
		BHP	0.51	0.53	0.52							
		Sones	12.9	12.1	11.6							
3/4	1150	CFM	2847	2607	2298	1811						
		BHP	0.61	0.64	0.65	0.62						
		Sones	14.6	13.1	12.6	12.3						
	1225	CFM	3088	2880	2610	2277	1711					
		BHP	0.73	0.77	0.78	0.78	0.72					
		Sones	16.3	14.7	13.9	13.3	13.2					
1	1350	CFM	3485	3296	3095	2840	2540	2059				
		BHP	0.96	1.00	1.04	1.05	1.05	0.99				
		Sones	19.5	17.6	16.4	15.8	15.0	15.1				
1 1/2	1445	CFM	3782	3604	3428	3213	2969	2670	2216			
		BHP	1.16	1.21	1.25	1.28	1.29	1.28	1.21			
		Sones	22	20	18.8	17.8	17.3	16.4	16.6			
	1540	CFM	4076	3909	3744	3576	3353	3119	2827	2407		
		BHP	1.39	1.44	1.49	1.53	1.55	1.56	1.55	1.48		
		Sones	25	22	21	20	19.6	18.9	18.1	18.3		
2	1620	CFM	4319	4163	4005	3848	3663	3450	3223	2923	2512	
		BHP	1.60	1.66	1.71	1.76	1.79	1.81	1.82	1.80	1.72	
		Sones	27	25	24	23	22	21	20	19.7	19.8	
2	1700	CFM	4560	4414	4263	4114	3964	3764	3560	3340	3037	2642
		BHP	1.84	1.90	1.96	2.01	2.06	2.08	2.10	2.11	2.07	1.99
		Sones	30	27	26	25	24	23	22	22	21	21

MAXIMUM BHP AT A GIVEN RPM = (RPM/1325)³
 MAXIMUM RPM = 1700
 TIP SPEED (ft/min) = RPM x 4.843
 MAXIMUM MOTOR FRAME SIZE = 184T

Performance certified is for installation type A: Free inlet, Free outlet. Power rating (BHP) does not include transmission losses. Performance ratings include the effects of a birdscreen. The sound ratings shown are loudness values in hemispherical sones at 5 ft. (1.5 m) in a hemispherical free field calculated per AMCA Standard 301. Values shown are for installation type A: free inlet hemispherical sone levels.

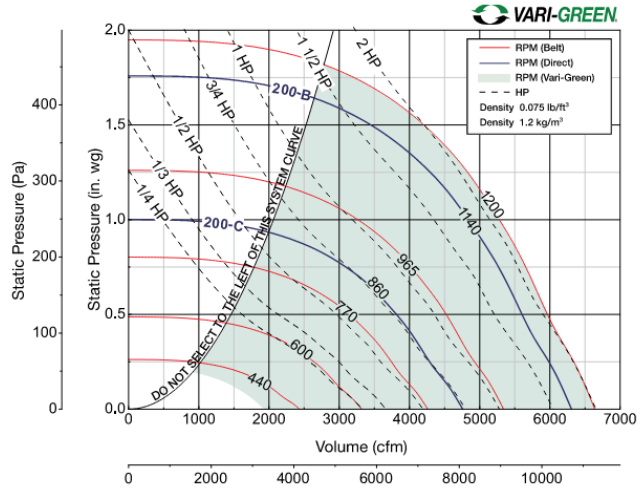
Appendix E-9
Exhaust Fan Manufacturer Documentation
Greenheck: Model G-200-VG

Roof Downblast Exhaust
Size-200: GB • G
Previously Size- G-203



Damper Size = 24 x 24 (610 x 610)
 Roof Opening = 26 1/2 x 26 1/2 (673 x 673)
 Shroud Thickness = 0.064 (1.6)
 Motor Cover Thickness = 0.040 (1.0)
 Curb Cap Thickness = 0.064 (1.6)
 ^Approximate Unit Weight G/GB = 119/144 lbs. (54/65 kg)

All dimensions in inches (millimeters). *May be greater depending on motor. ^Weight shown is largest cataloged Open Drip-Proof motor.



Direct Drive RPM
 C-860 RPM B-1140 RPM

Motor HP		Fan RPM	Static Pressure in Inches wg											
Belt	Direct		0	0.125	0.25	0.375	0.5	0.75	1.0	1.25	1.5	1.75		
200														
1/4	VG-1	440	CFM	2435	1976									
			BHP	0.1	0.1									
			Sones	6.5	5.8									
		600	CFM	3320	2984	2637	2089							
			BHP	0.25	0.26	0.26	0.25							
			Sones	8.5	7.9	7.3	6.1							
1/3	VG-1	665	CFM	3680	3378	3085	2706	2087						
			BHP	0.34	0.34	0.35	0.35	0.33						
			Sones	9.6	9	8.5	7.7	6.7						
1/2		VG-1	718	CFM	3973	3700	3422	3109	2684					
				BHP	0.43	0.43	0.45	0.45	0.44					
				Sones	10.8	10	9.6	9	8.3					
3/4	C-3/4		860	CFM	4261	4013	3744	3477	3141					
				BHP	0.52	0.53	0.55	0.55	0.55					
				Sones	12.1	11	10.7	10.2	9.8					
1		VG-2	965	CFM	4759	4548	4289	4068	3811	3085				
				BHP	0.73	0.74	0.75	0.77	0.77	0.74				
				Sones	14.1	13.3	12.9	12.4	11.8	11.1				
1 1/2	VG-2		1028	CFM	5340	5158	4927	4720	4520	4015	3240			
				BHP	1.03	1.04	1.05	1.08	1.09	1.08	1.02			
				Sones	16.7	16	15.4	15	14.5	13.7	13			
2		B-2	1140	CFM	5689	5517	5309	5101	4918	4488	3911	2941		
				BHP	1.25	1.26	1.27	1.29	1.31	1.32	1.28	1.14		
				Sones	18.5	17.8	17.2	16.8	16.4	15.6	14.7	14.6		
2	VG-3		1090	CFM	6032	5870	5682	5473	5301	4925	4450	3751		
				BHP	1.49	1.5	1.51	1.52	1.56	1.56	1.56	1.48		
				Sones	20	19.6	18.9	18.4	18.1	17.5	16.8	15.8		
2		VG-3	1140	CFM	6308	6154	5980	5779	5606	5267	4832	4287	3439	
				BHP	1.7	1.71	1.72	1.74	1.77	1.79	1.79	1.75	1.61	
				Sones	22	21	21	20	19.7	19.1	18.5	17.5	16.5	
2	VG-3		1200	CFM	6640	6494	6336	6145	5969	5651	5274	4829	4177	3077
				BHP	1.99	2	2.01	2.02	2.04	2.09	2.09	2.08	1.99	1.69
				Sones	24	23	23	22	22	21	21	19.9	18.6	16.7

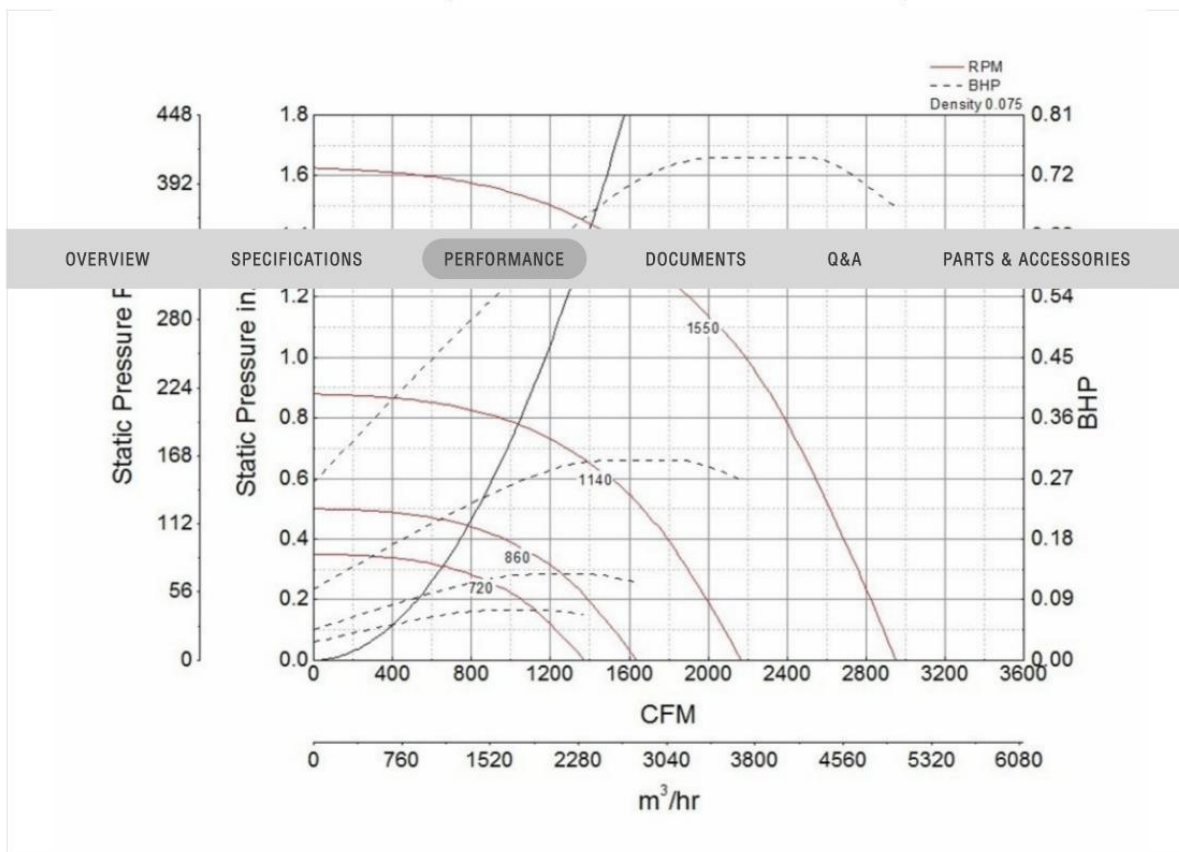
MAXIMUM BHP AT A GIVEN RPM = (RPM/938)³
 MAXIMUM RPM = 1200
 TIP SPEED (ft/min) = RPM x 5.596
 MAXIMUM MOTOR FRAME SIZE = 184T

Performance certified is for installation type A: Free inlet, Free outlet. Power rating (BHP) does not include transmission losses. Performance ratings include the effects of a birdscreen. The sound ratings shown are loudness values in hemispherical sones at 5 ft. (1.5 m) in a hemispherical free field calculated per AMCA Standard 301. Values shown are for installation type A: free inlet hemispherical sone levels.

Appendix E-11 Exhaust Fan Manufacturer Documentation Greenheck: Model SQ-140-VG

5/6/25, 3:30 PM

Centrifugal Inline Fan, Product # SQ-140-VG7X-QD, 911-2950 CFM | Greenheck



CFM Range ⓘ

911-2950

FRPM Range ⓘ

720-1550

What do these terms (BHP, CFM, Sones, etc.) mean?

Motor HP	3/4			3/4			3/4			3/4		
Max BHP	0.08			0.13			0.3			0.75		
Max Fan RPM	720			860			1140			1550		
Min Fan RPM	-			-			-			-		
Ps (in. wg)	CFM	Sones	Bhp	CFM	Sones	Bhp	CFM	Sones	Bhp	CFM	Sones	Bhp
0	1371	4.7	0.068	1637	7	0.12	2170	10.8	0.27	2950	16.7	0.67
0.125	1188	4	0.075	1487	6.2	0.12	2061	10.5	0.28	2870	16.5	0.69
0.25	911	3.9	0.074	1317	6.2	0.13	1942	10.1	0.29	2790	16.2	0.71
0.375	-	-	-	1033	5.9	0.13	1818	10	0.3	2703	15.8	0.72
0.5	-	-	-	-	-	-	1667	9.8	0.3	2614	15.6	0.74
0.625	-	-	-	-	-	-	1447	9.6	0.3	2524	15.5	0.75
0.75	-	-	-	-	-	-	1122	9.4	0.27	2429	15.3	0.75
1	-	-	-	-	-	-	-	-	-	2316	15.1	0.75
1.25	-	-	-	-	-	-	-	-	-	2188	14.8	0.75
1.5	-	-	-	-	-	-	-	-	-	1809	14	0.73



Appendix F
Emergency Generator Manufacturer Documentation
Kohler: Model 400REOZJC

Load	Distance, m (ft)	Exhaust	Sound Pressure Levels, dB(A)								Overall Level
			Octave Band Center Frequency (Hz)								
			63	125	250	500	1000	2000	4000	8000	
100% Load	1 (3.3)	Raw Exhaust (No Silencer)	94.7	101.9	106.7	107.4	109.4	114.1	114.4	111.1	119.5

400REOZJC		60 Hz	Measurement Clock Position	Sound Pressure Levels, dB(A)								Overall Level
Load	Distance, m (ft)	Enclosure		Octave Band Center Frequency (Hz)								
				63	125	250	500	1000	2000	4000	8000	
No Load	7 (23)	Level 2 Sound	3:00	52.5	61.6	63.0	62.3	63.5	56.8	47.8	40.9	69.1
			1:30	50.9	63.5	64.8	62.6	66.3	58.0	48.1	41.4	70.8
			12:00-Engine	52.2	62.4	65.6	62.2	64.2	57.6	48.8	39.3	70.2
			10:30	50.8	63.4	63.3	63.2	63.8	57.8	47.9	40.7	69.8
			9:00	53.2	62.3	67.6	61.2	62.1	59.1	48.6	41.4	70.6
			7:30	52.9	63.4	67.5	60.9	63.6	61.0	49.3	43.3	71.1
			6:00-Alternator	56.8	66.0	70.5	64.7	63.6	60.8	54.7	49.6	73.5
			4:30	52.9	64.8	64.8	60.8	64.2	59.9	47.1	42.1	70.4
			8-pos. log avg.	53.2	63.6	66.6	62.4	64.1	59.1	49.8	43.7	70.9

Load	Distance, m (ft)	Enclosure	Measurement Clock Position	Sound Pressure Levels, dB(A)								Overall Level
				Octave Band Center Frequency (Hz)								
				63	125	250	500	1000	2000	4000	8000	
No Load	7 (23)	Level 1 Sound	3:00	53.4	65.3	69.2	69.1	67.5	61.8	53.9	47.1	74.4
			1:30	53.7	66.4	70.8	69.6	71.1	63.0	55.5	49.4	76.1
			12:00-Engine	53.6	65.0	66.8	70.5	67.4	62.6	56.1	47.3	74.3
			10:30	55.4	67.2	69.6	69.8	69.5	63.9	56.5	49.8	75.6
			9:00	56.6	67.1	70.3	66.7	67.0	63.0	54.8	47.0	74.5
			7:30	54.4	68.7	71.3	69.3	71.0	66.6	59.3	53.9	76.8
			6:00-Alternator	58.2	70.8	70.6	72.3	77.5	75.0	65.2	57.7	81.2
			4:30	56.7	69.0	70.2	70.1	70.6	66.3	58.6	50.9	76.6
			8-pos. log avg.	55.6	67.8	70.0	69.9	71.7	68.0	59.2	52.1	76.8

Load	Distance, m (ft)	Enclosure	Measurement Clock Position	Sound Pressure Levels, dB(A)								8-pos. log avg.
				3:00	1:30	12:00 Eng.	10:30	9:00	7:30	6:00 Alt.	4:30	
No Load	7 (23)	Weather	Overall Levels	88.0	89.5	89.6	90.3	88.3	88.2	83.6	86.4	88.4

Load	Distance, m (ft)	Open Unit, Isolated Exhaust	Measurement Clock Position	Sound Pressure Levels, dB(A)								Overall Level
				Octave Band Center Frequency (Hz)								
				63	125	250	500	1000	2000	4000	8000	
No Load	7 (23)		3:00	55.4	66.8	80.9	81.4	85.2	84.4	79.6	70.8	89.9
			1:30	50.7	66.0	86.3	85.9	84.3	83.2	77.6	71.1	91.4
			12:00-Engine	57.2	68.7	87.2	80.3	86.9	83.3	77.6	71.5	91.5
			10:30	57.5	68.8	87.5	81.0	87.0	85.2	80.4	73.0	92.2
			9:00	56.9	70.3	84.4	80.3	84.4	84.4	78.8	71.0	90.2
			7:30	55.8	68.4	85.6	78.1	84.2	83.9	77.8	69.5	90.1
			6:00-Alternator	56.4	67.4	82.4	77.1	78.4	76.8	69.3	60.0	85.5
			4:30	56.6	68.4	79.6	78.9	83.0	83.7	77.4	67.9	88.3
			8-pos. log avg.	56.2	68.3	85.0	81.2	84.8	83.6	78.1	70.4	90.3

Load	Distance, m (ft)	Exhaust	Sound Pressure Levels, dB(A)								Overall Level
			Octave Band Center Frequency (Hz)								
			63	125	250	500	1000	2000	4000	8000	
No Load	1 (3.3)	Raw Exhaust (No Silencer)	80.2	87.3	95.1	95.3	95.3	97.2	92.7	84.2	102.6



PLANNING COMMISSION
 March 4th, 2026 (Continued from 1/21/26)

Item 4.4

Rolling Sand Plat A
 1765 South Sandhill Road

Prepared By:
 Jared Hall

Preliminary Approval, single-family deep lot subdivision in the R8 Zone.

Applicant:
 Skyeline Homes

Notices:

Posted in 2 public places.
 Posted on City Webpage and City hotline.
 Posted at Utah.gov/pmn.

Site Information:

General Plan Designation:
Low Density Residential

Neighborhood:
Lakeview

Zoning: **R8**

Total Acreage: **.90 acres**

Action:

The Planning Commission is the Land Use Authority for this item.

***NOTE:** This application was reviewed at the Planning Commission meeting on December 17th, 2025; however, the Commission was unable to pass any vote at that time. The item was scheduled for reviews again on January 7th, and most recently on January 21, 2026 where it was continued to the next meeting.

REQUEST: Skyeline Homes requests preliminary subdivision approval to allow the creation of a new lot directly to the rear of the existing home on 1765 South Sandhill Road and make minor adjustments to the property line between 1765 South and 1785 South Sandhill Road. The proposed subdivision will result in one additional building lot.

BACKGROUND: In this proposed subdivision, a deep/flag lot will be created from the rear area of the existing lot at 1765 South Sandhill Road. The existing house on the property will remain, and a new building lot will be created. Also involved in the subdivision is the adjacent, developed lot at 1785 South Sandhill Road. The property lines between 1765 and 1785 will be modified slightly to create a wide enough access for the new deep lot. Both of the existing homes at 1765 South and 1785 South will remain.

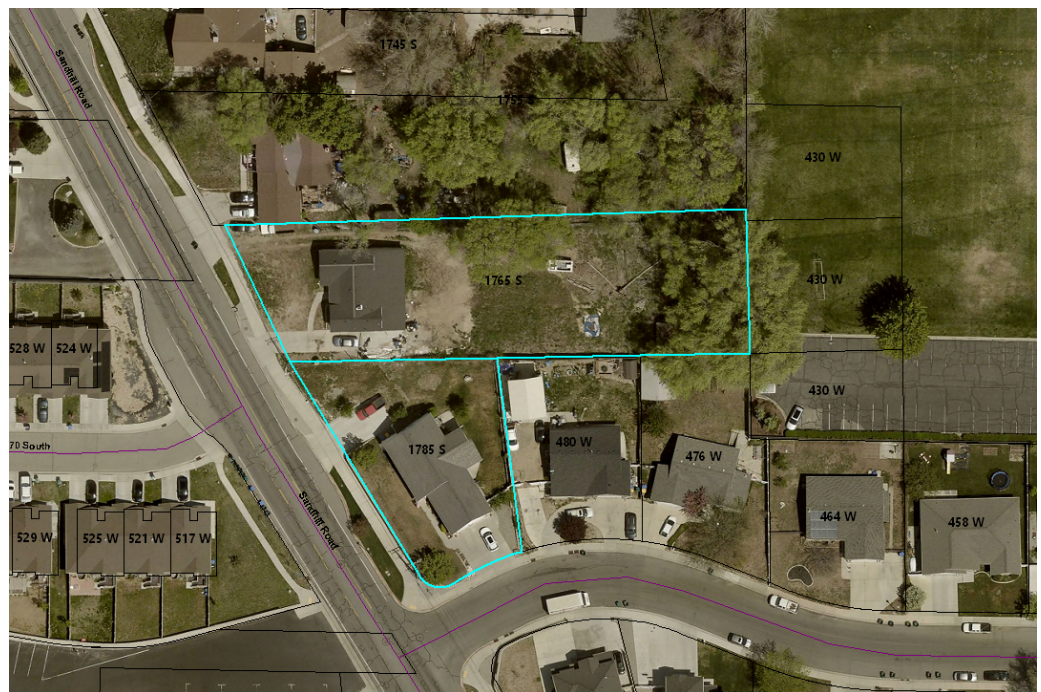


Figure 1: 1765 & 1785 South Sandhill Road, aerial

REVIEW & ANALYSIS:

Zoning – The subject property is zoned R8, Single Family Residential. The proposed preliminary subdivision includes a deep lot (sometimes referred to as a “flag lot”) which is permissible under Article 17-8-1 if approved by the Planning Commission. Deep lots can be created to allow the development of land where there is limited access for frontage on the public right-of-way (ROW). The proposed lots will meet the requirements of the R8 Zone and of Article 17-8-1 for deep lot subdivision.

Public Improvements – The subject property is accessed from Sandhill Road, where improvements to the right-of-way such as curb, gutter, and sidewalk already exist. The other lot involved (1785 South Sandhill) has frontage on both Sandhill Road and 1800 South where improvements already exist. No new ROW improvements are necessary as part of this subdivision.

Lots – The preliminary subdivision has been reviewed for compliance with the R8 Zone development standards as well as for all requirements specific to deep lot subdivision. Required setbacks are shown on the preliminary plat illustrating that they are being met by existing structures and that they could easily be met with new construction on proposed Lot 2.

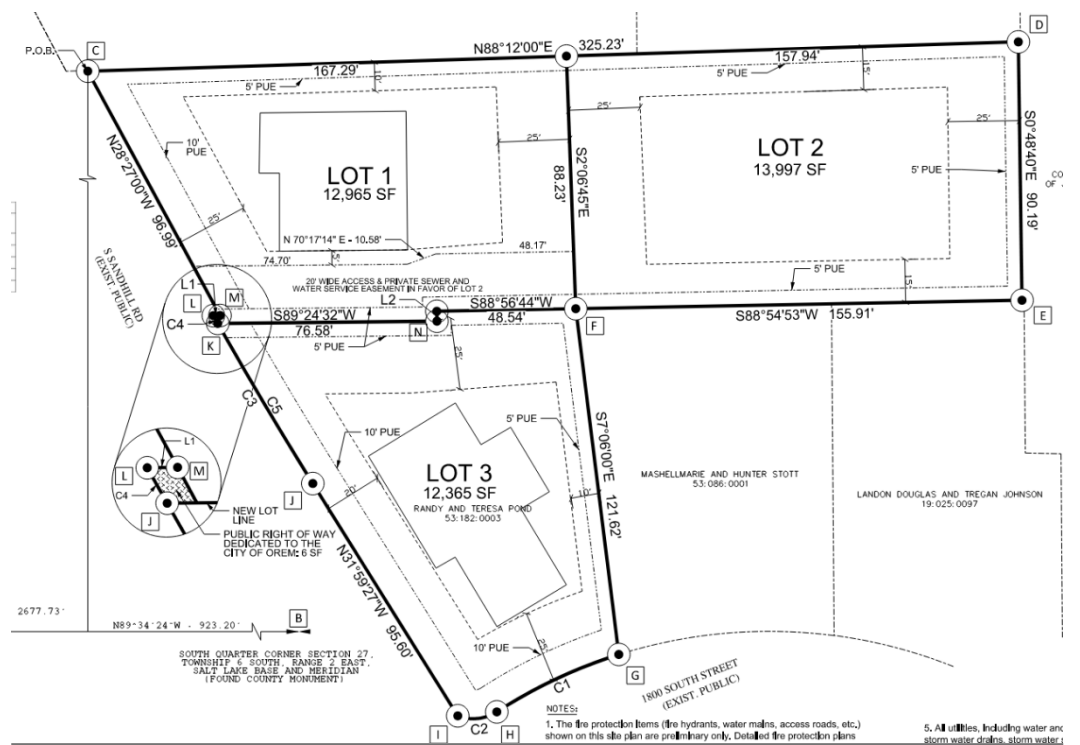


Figure 2: from the Preliminary Plat, Rolling Sand

Under the requirements of Article 17-8-1, a deep lot must be a minimum of 125% of the required lot size of the zone (R8), or 10,000 ft² in this case. Lot 2 will comply with the deep lot and R8 requirements. Lot 1 and Lot 3 must be a minimum of 8,000 ft², and both exceed that requirement.

- Lot 1 – 12,965 ft²
- Lot 2 – 13,997 ft²
- Lot 3 – 12,365 ft²

Other Deep Lot Restrictions – Article 17-8 carries includes some other requirements for deep lots that should be noted.

- Curbing: The private drive access – whether owned as part of the deep lot or provided as an easement over the original lot – must include concrete curbs on both sides. 17-8-C(5)
- Height: Houses constructed on deep lots in the R8 Zone are not allowed to exceed one story above grade (unless the net areas is greater than 15,000 ft²). 17-8-C(7)(a)

Compliance with these sections of the subdivision code should be conditions of approval if the preliminary approval is granted.

Access – Lot 1 has direct access from Sandhill Road. Lot 2 will include a twenty-foot (20') wide easement for access to Sandhill Road running over the existing driveway for Lot 1. Lot 3 has primary access to 1800 South, and a small access on Sandhill Road. No new access onto Sandhill Road will be created by this subdivision.

Parking – No parking is allowed in the 20' access easement (the stem portion of Lot 3) or within the turnaround that is provided between Lots 1 and 2. Each lot will have space for private driveways, garages, or other parking areas to provide the required off-street parking.

Other – There are no elevations or home plans for the proposed lots: the subdivision will be recorded and the new building lot (Lot 2) will be made available for purchase by individuals to build on. The only allowable uses are single family detached homes.

DEVELOPMENT REVIEW COMMITTEE: The Preliminary Subdivision has passed the technical reviewing body, and the Development Review Committee (DRC) reviewed and approved the application at their public meeting on Monday, December 8th, 2025.

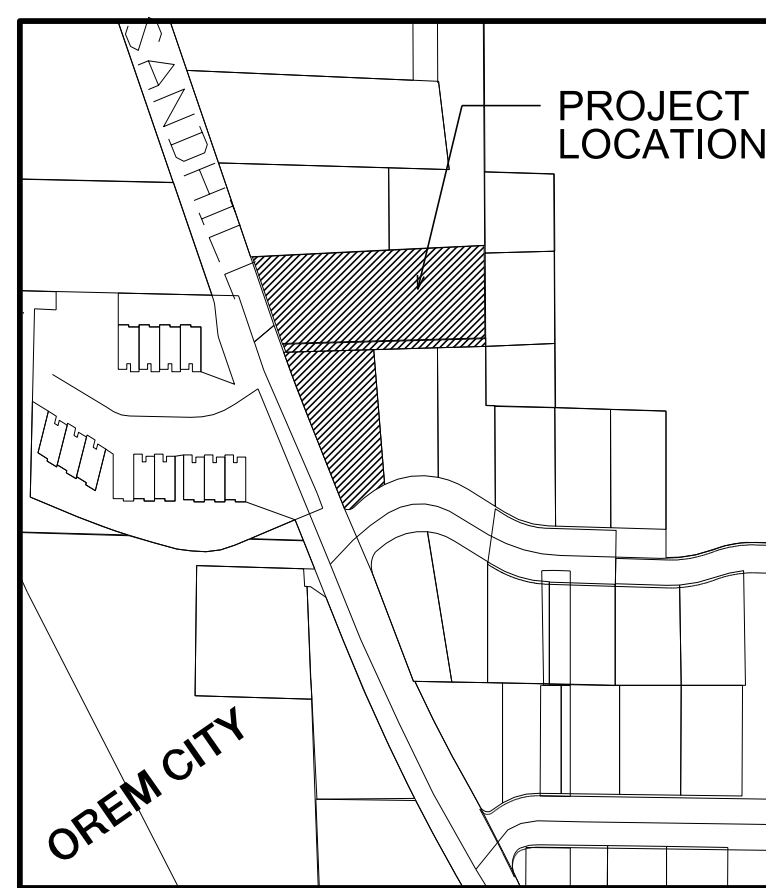
ACTIONS: The Planning Commission is the designated Land Use Authority for preliminary subdivisions. The Commission may approve or deny the request for preliminary subdivision or may choose to continue their consideration of the request and ask for additional information or analysis. If the preliminary subdivision is approved, a final subdivision application will be reviewed for compliance by city staff and then prepared for recording. Staff has noted conditions that should be included if the Planning Commission chooses to approve the preliminary subdivision.

Alternative Motions –

“I move that the Planning Commission [choose: **APPROVE** or **DENY**] the Rolling Sand Plat-A, Preliminary Subdivision, subject to the following conditions:

1. The applicant shall file a Final Subdivision application meeting all requirements of the Orem City Zoning and Subdivision Ordinances.
2. The Final Subdivision Plat shall comply with deep lot requirements as contained in Article 17-8 of the Orem City Code.

“I move that the Planning Commission continue this request to [choose appropriate date or condition].”

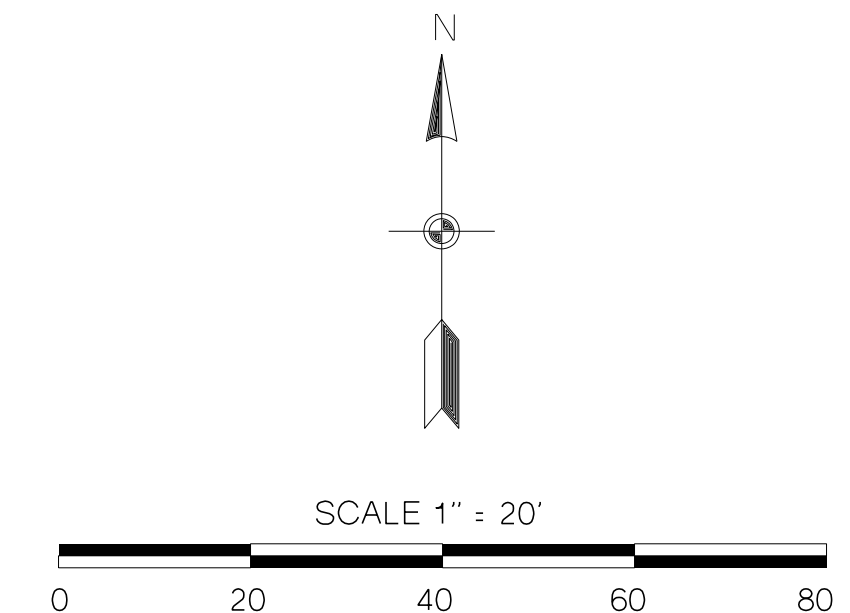


VICINITY MAP

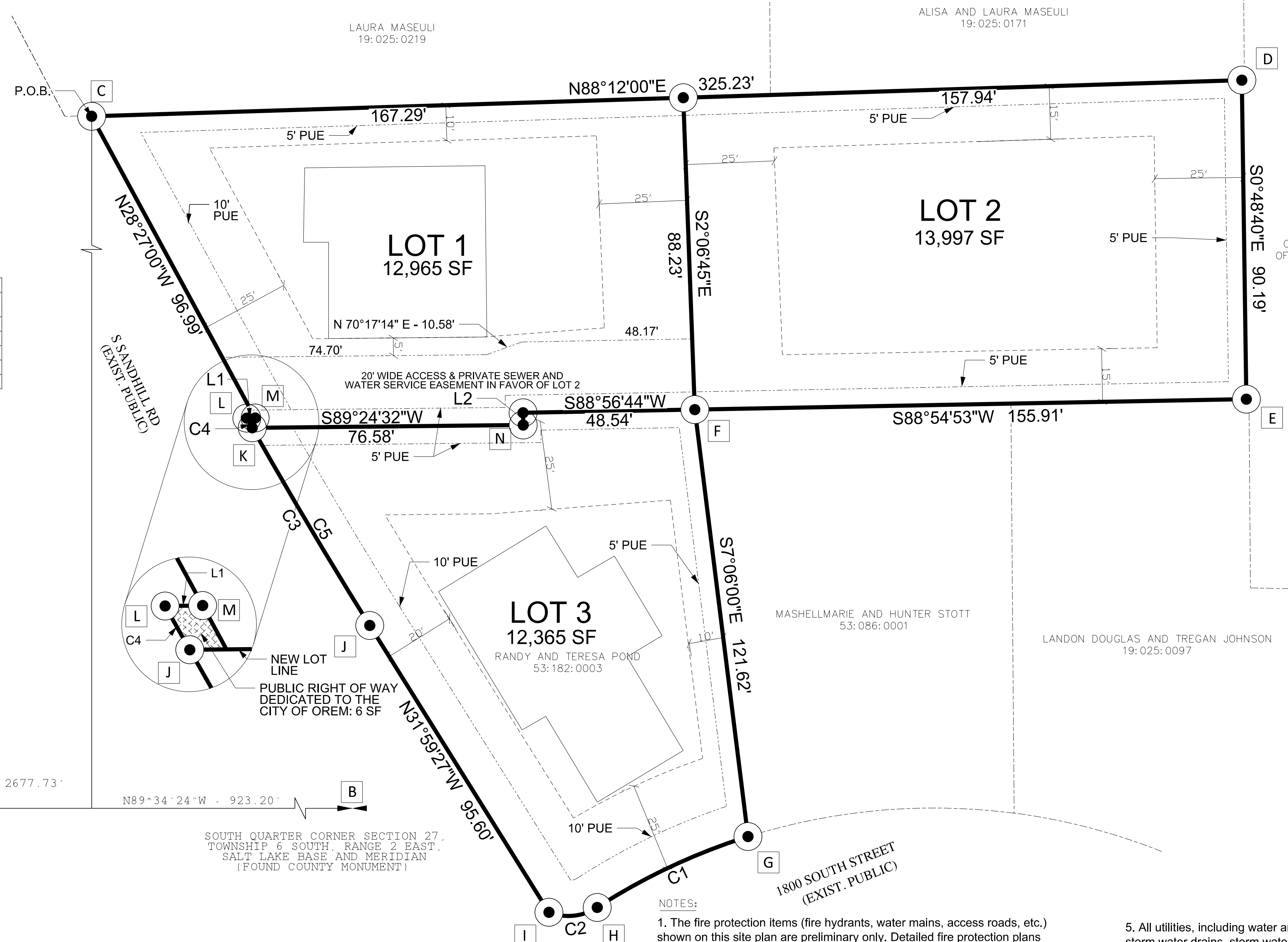
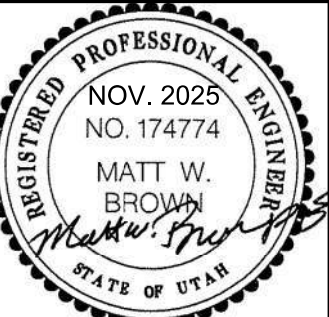
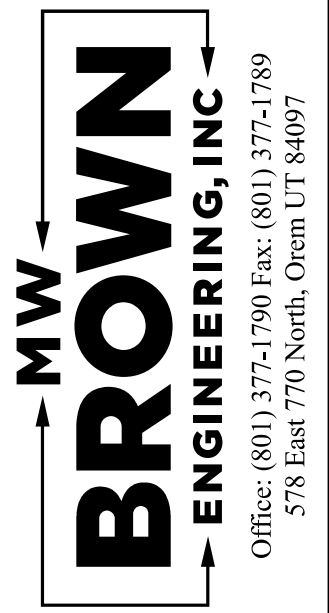
LINE TABLE		
NAME	LENGTH	DIRECTION
L1	2.36	N 89°15'42" E
L2	3.46	N 00°37'10" W

CURVE TABLE					
NAME	RADIUS	ARC LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	175.00	47.23	15°27'52"	S 64°48'30" W	47.09
C2	15.00	14.24	54°22'39"	S 84°16'18" W	13.71
C3	1462.00	68.16	2°40'16"	N 30°39'19" W	68.15
C4	1462.00	3.16	0°07'25"	N 29°22'54" W	3.16
C5	1462.00	65.00	0°32'51"	N 30°43'02" W	65.00

ROLLING SAND PLAT "A" PRELIMINARY PLAT



FOR SUBMITTAL



CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
19:025:0179

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 EAST, OREM, UTAH COUNTY, UTAH, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 923.20 FEET NORTH 89°34'24" WEST ALONG THE SECTION LINE AND 1574.07 FEET NORTH FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27; AND RUNNING THENCE NORTH 88°12'00" EAST A DISTANCE OF 325.23 FEET, THENCE SOUTH 0°48'40" EAST A DISTANCE OF 90.19 FEET, THENCE SOUTH 88°54'53" WEST A DISTANCE OF 155.91 FEET TO THE NORTHEAST CORNER OF LOT 1 TUCKER SUBDIVISION PLAT "B" AS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE FILING NUMBER 6819-81, THENCE ALONG SAID LOT 1 FOR THE FOLLOWING 3 COURSES: 1) SOUTH 7°06'00" EAST A DISTANCE OF 121.62 FEET TO A POINT ON A NON-TANGENT CURVE, 2) ALONG AN ARC 47.23 FEET OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, THE CHORD OF WHICH IS SOUTH 64°48'30" WEST FOR A DISTANCE OF 47.09 FEET 3) ALONG AN ARC 14.24 FEET TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, THE CHORD OF WHICH IS SOUTH 84°16'18" WEST FOR A DISTANCE OF 13.71 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SANDHILL ROAD AS RECORDED IN ENTRY NUMBER 87711.2006, THENCE FOLLOWING SAID RIGHT OF WAY FOR THE FOLLOWING 2 COURSES: 1) NORTH 31°59'27" WEST A DISTANCE OF 95.60 FEET, 2) ALONG AN ARC 68.16 FEET TO THE RIGHT, HAVING A RADIUS OF 1462.00 FEET, THE CHORD OF WHICH IS NORTH 30°39'19" WEST FOR A DISTANCE OF 68.15 FEET, THENCE NORTH 89°15'42" EAST A DISTANCE OF 2.36 FEET, THENCE NORTH 28°27'00" WEST A DISTANCE OF 96.99 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 0.90 ACRES (39,398 SF).

NOTE: BASIS OF BEARING IS NAD 83 HORIZONTAL DATUM, NORTH 89°34'24" WEST IN BETWEEN THE SOUTH QUARTER CORNER AND SOUTHWEST CORNER OF SAID SECTION 27.

A BASIS OF BEARING: N89°34'24"W - 2677.73' (ALONG SECTION LINE)
SOUTHWEST CORNER SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (FOUND COUNTY MONUMENT)

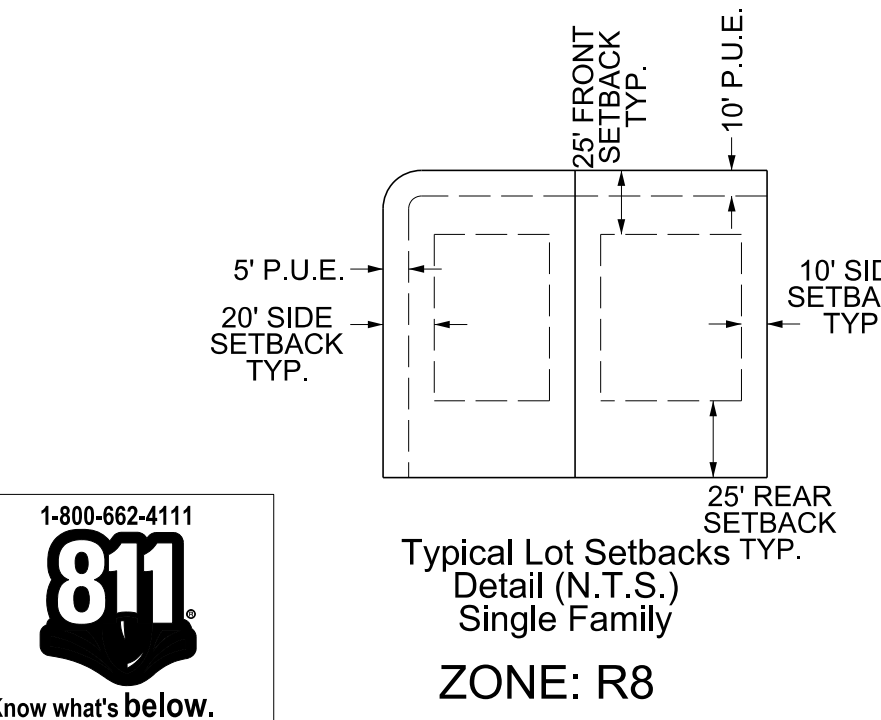
B N89°34'24"W - 923.20'
SOUTH QUARTER CORNER SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (FOUND COUNTY MONUMENT)

- NOTES:**
- The fire protection items (fire hydrants, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the City of Orem Fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the City of Orem Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
 - All landscaped areas shall have an automatic, underground sprinkling system which includes a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with Section 21-1-14 of the Orem City Code. Water meter sizes shall be determined by the City of Orem Building Division at the time of building permit approval or when there is a request to change the water meter size. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within ten feet (10') of any existing or proposed structure.
 - If required by CHAPTER 20 of the Orem City Code or by the applicant's Permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed in accordance with the City of Orem Standards and Specifications.
 - All signage shall comply with the requirements of the Orem City Code.
 - All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., Water laterals or mains shall not be located under covered parking areas and shall be installed according to CHAPTER 21 of the Orem City Code.
 - All roof drainage shall be routed through on-site storm water management facilities or to landscaped areas.
 - At the time of construction, the City of Orem may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
 - All construction shall conform to the City of Orem construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Note:
No driveway or drive access may be located within twenty-five feet (25') of an existing fence which is greater than three feet (3') in height. Doing so would result in the fence being within the Clear Vision Area associated with the drive way or drive access as described in Section 22-14-19

DEPARTMENT REVIEW

SEWER	/ DATE 12/04/2025
WATER	/ DATE 12/02/2025
STORM DRAIN	/ DATE 12/02/2025
TRAFFIC	/ DATE
STREET LIGHTS	/ DATE 12/03/2025
FIRE MARSHAL	/ DATE 12/4/25
STREETS	/ DATE 12/09/2025
PLANNING	/ DATE 12/04/25
CITY SURVEYOR	/ DATE



LEGEND

	SUBDIVISION BOUNDARY
	PUBLIC UTILITY EASEMENT
	BUILDING SETBACK LINE
	FOUND SECTION CORNER
	REBAR & CAP (BOUNDARY)

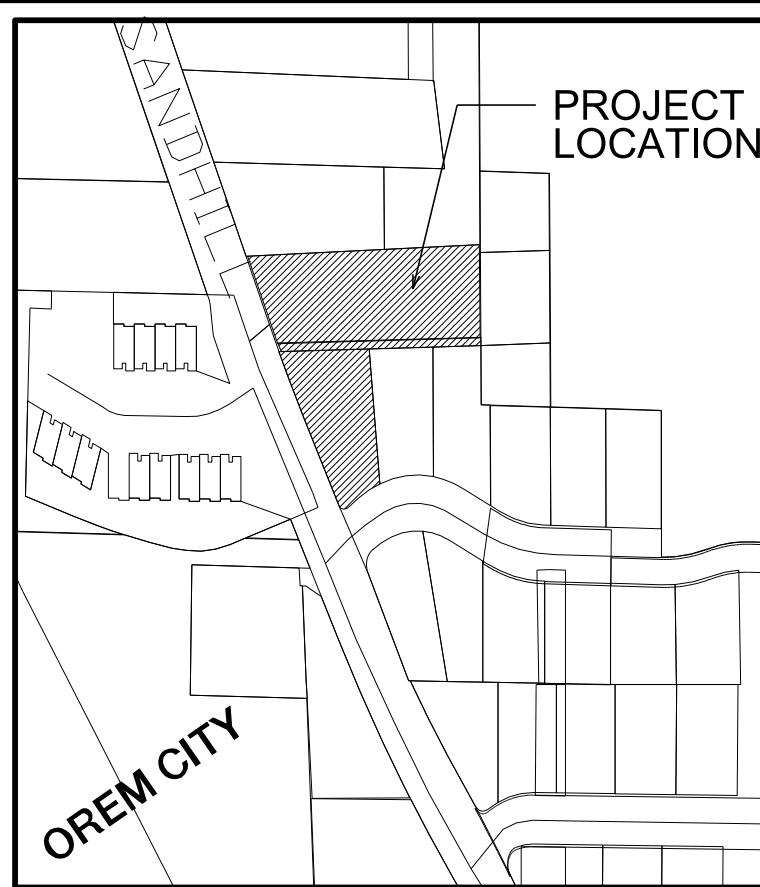
DEVELOPER:
HOWARD NELSON SUPERIOR REAL ESTATE AND CONSTRUCTION
801-318-5233
1949 West, 1600 North, Provo, Utah, 84604

ENGINEER / SURVEYOR:
MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

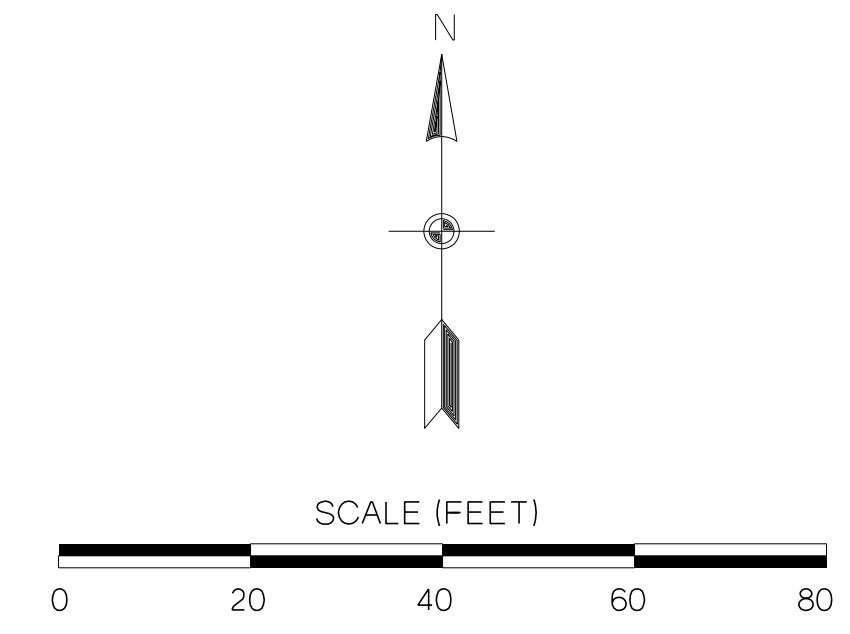
No.	Date	By	REVISIONS

ROLLING SAND PLAT A
OREM, UT
PRELIMINARY PLAT

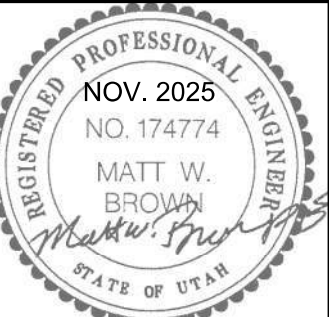
PROJECT NO. 2021.053
SHEET NO. 1.00



VICINITY MAP



MW
BROWN
 ENGINEERING, INC
 Office: (801) 377-1790 Fax: (801) 377-1789
 578 East 770 North, Orem UT 84097



No.	Date	By	Notes

Designed: MMB
 Drawn: JTB
 Checked: MMB
 Date: FEB 2022

DEVELOPER :
 HOWARD NELSON
 SUPERIOR REAL ESTATE
 AND CONSTRUCTION
 801-318-5233
 1949 West, 1600 North,
 Provo, Utah, 84604

ENGINEER / SURVEYOR :

MW
BROWN
 ENGINEERING, INC

Office: (801) 377-1790 Fax: (801) 377-1789
 578 East 770 North, Orem UT 84097

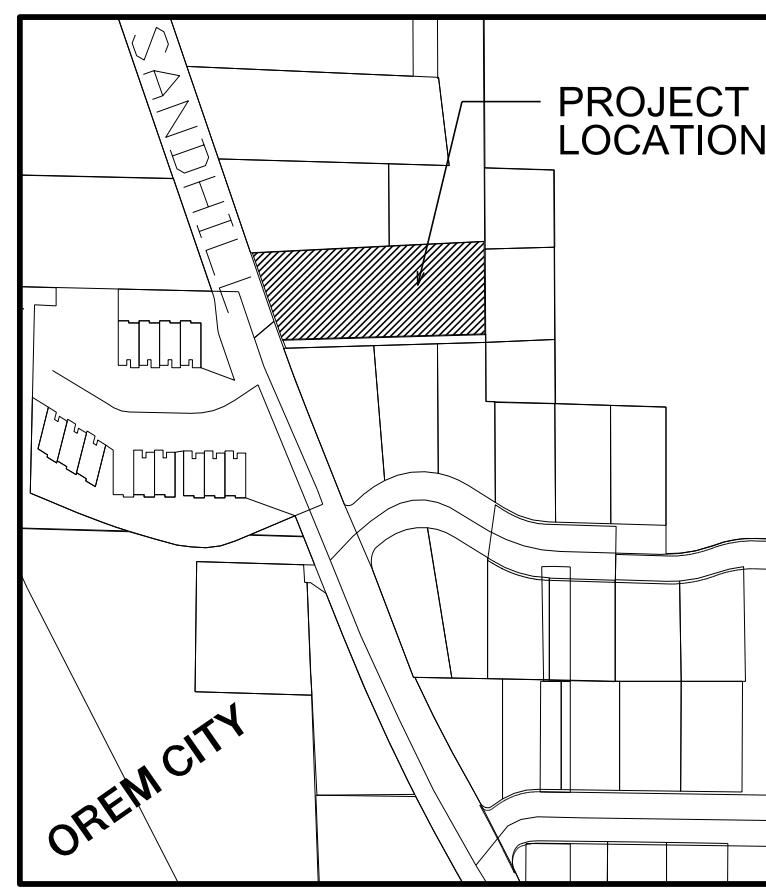
ROLLING SAND PLAT A
 OREM, UT
 PRELIMINARY REMOVAL PLAN

Title:
 Location:
 Drawing Name:

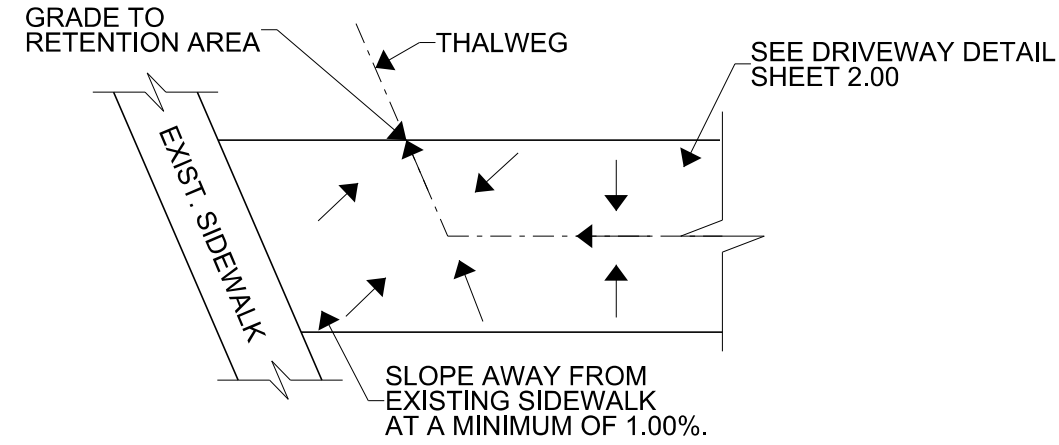
PROJECT NO.
 2021.053

SHEET NO.
 1.01



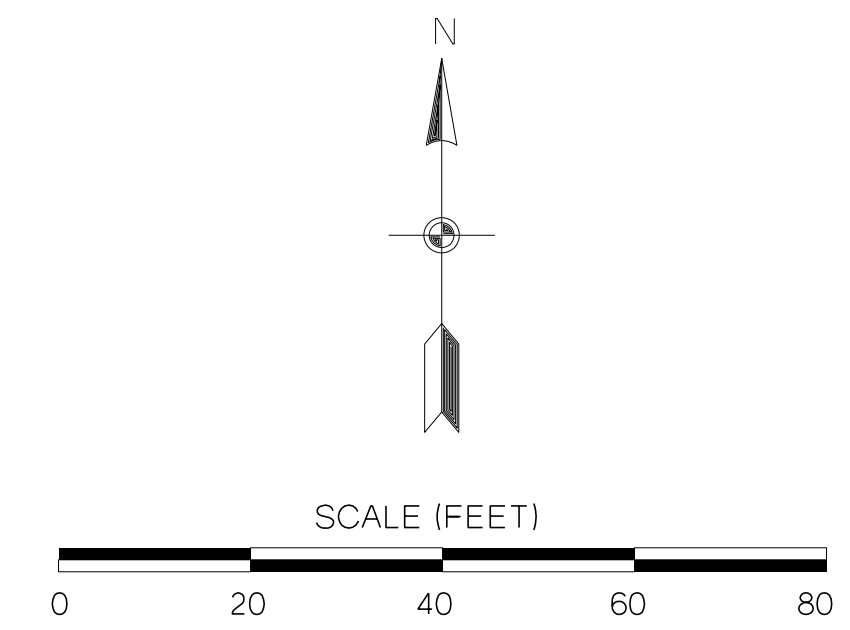


VICINITY MAP



CONTRACTOR TO GRADE DRIVEWAY AS SHOWN TO DIRECT FLOW ON DRIVEWAY TO RETENTION AREA.

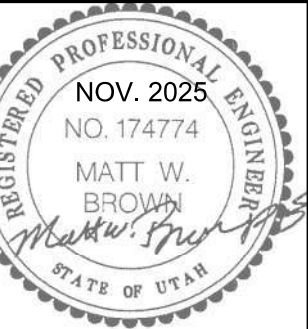
DRIVEWAY FLOW DIRECTION DETAIL
NTS



XXXX.XX FINISHED GRADE ELEVATION
← FLOW ARROW

NOTE:
THE STORM WATER FROM LOT 2
CANNOT MOVE TO LOT 1

MW BROWN ENGINEERING, INC.
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097



No.	Date	By	Notes

Designed: MMB
Drawn: JTB
Checked: MMB
Date: FEB 2022

DEVELOPER :
HOWARD NELSON
SUPERIOR REAL ESTATE
AND CONSTRUCTION
801-318-5233
1949 West, 1600 North,
Provo, Utah, 84604

ENGINEER / SURVEYOR :
MW BROWN ENGINEERING, INC.
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

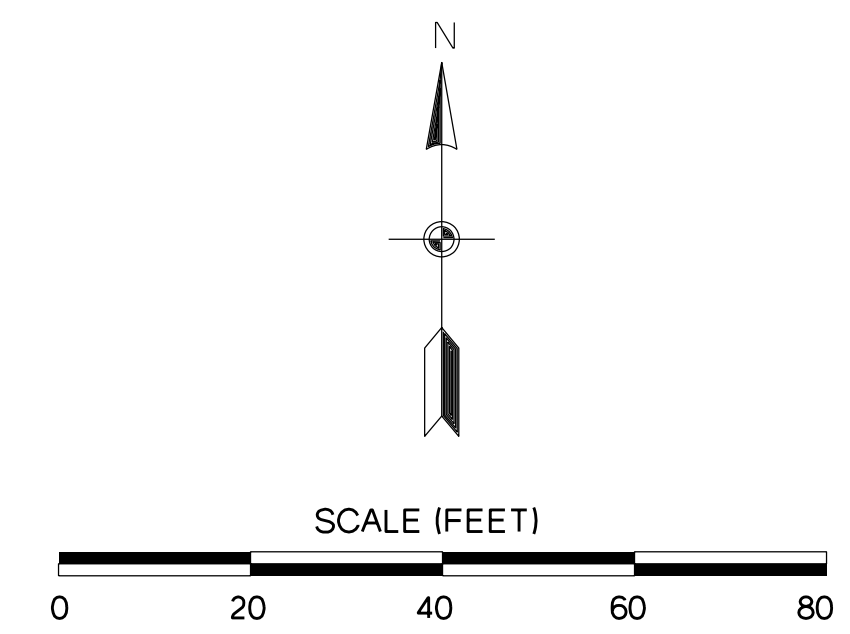
ROLLING SAND PLAT A
OREM, UT
PRELIMINARY GRADING PLAN

Title: _____
Location: _____
Drawing Name: _____

PROJECT NO.
2021.053

SHEET NO.
1.02





MW BROWN ENGINEERING, INC
 Office: (801) 377-1790 Fax: (801) 377-1789
 578 East 770 North, Orem UT 84097



No.	Date	By	Notes

Designed: MMB
 Drawn: JTB
 Checked: MMB
 Date: FEB 2022

ROLLING SAND PLAT A
 OREM, UT
 PRELIMINARY UTILITY PLAN

DEVELOPER :
 HOWARD NELSON
 SUPERIOR REAL ESTATE
 AND CONSTRUCTION
 801-318-5233
 1949 West, 1600 North,
 Provo, Utah, 84604

ENGINEER / SURVEYOR :

MW BROWN ENGINEERING, INC

Office: (801) 377-1790 Fax: (801) 377-1789
 578 East 770 North, Orem UT 84097

PROJECT NO.
2021.053

SHEET NO.
1.03



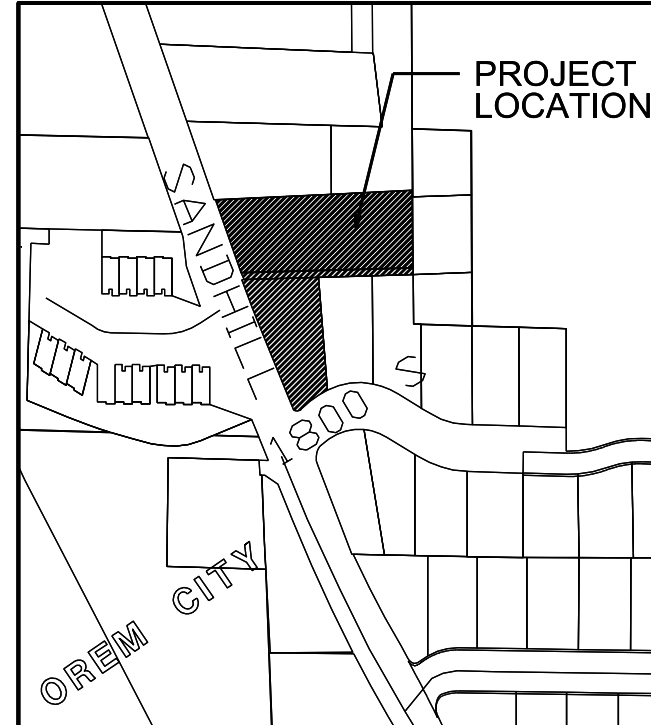
LOT 2
13,997 SF

NOTE:
 10' (MINIMUM) SEPERATION REQUIRED
 BETWEEN WATER SERVICE AND SEWER
 LATERAL.
 CLEAN OUTS REQUIRED EVERY 75' ON
 THE SEWER LATERAL.

LOT 3
12,365 SF

LOT 1
12,971 SF

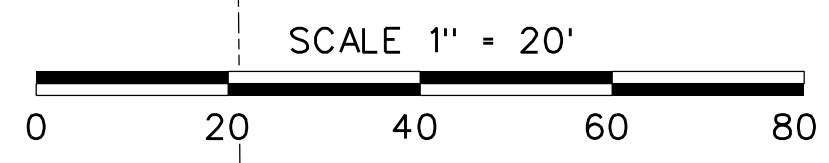
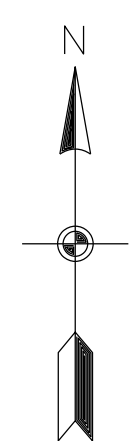




VICINITY MAP

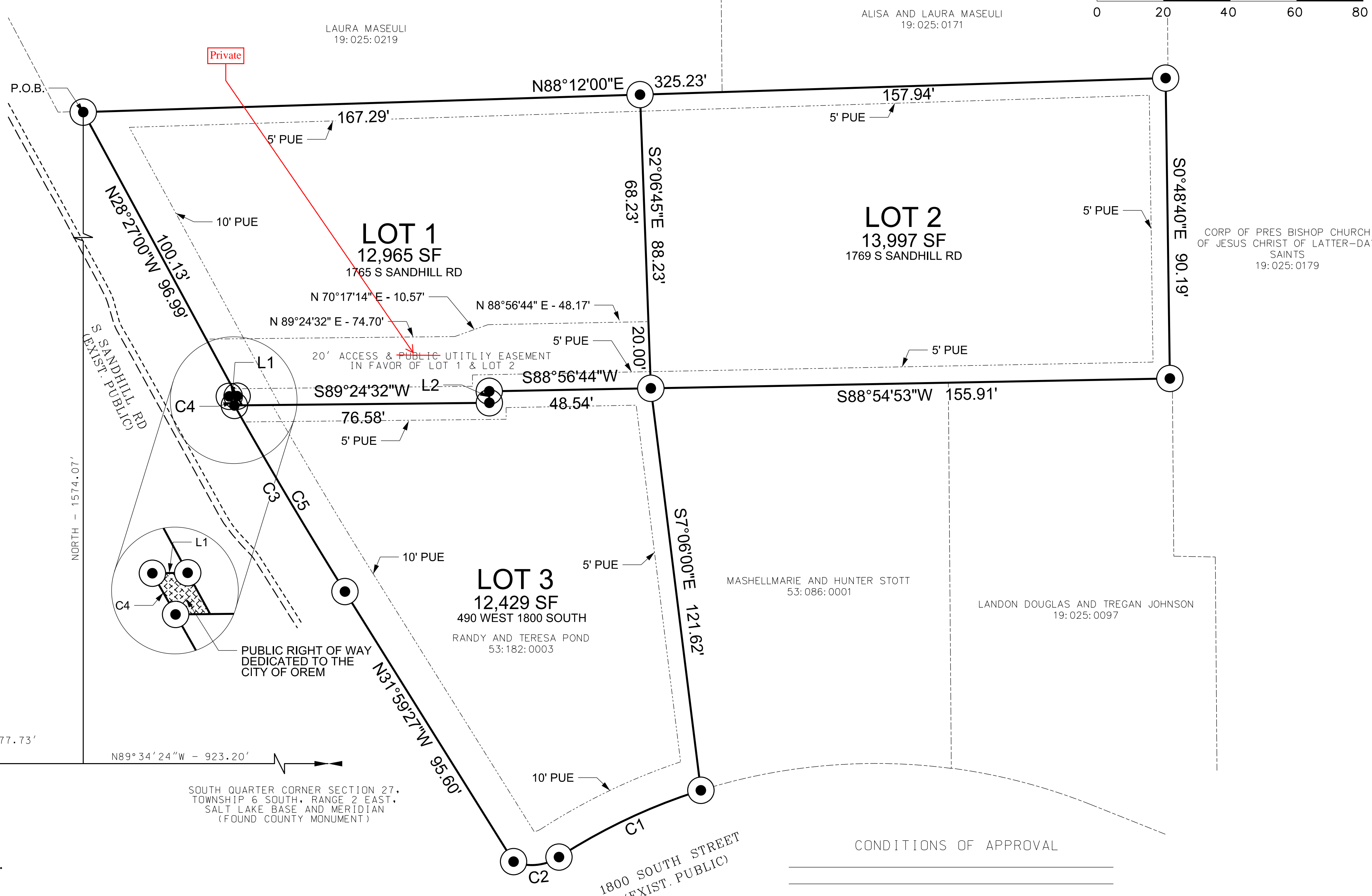
ROLLING SAND PLAT "A"

INCLUDING A VACATION OF LOT 1, TUCKER PLAT "B" SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27,
 TOWNSHIP 6 SOUTH, RANGE 2 EAST,
 SALT LAKE BASE & MERIDIAN,
 OREM, UTAH COUNTY,
 UTAH



NAME	LENGTH	DIRECTION
L1	2.36	N 89°15'42" E
L2	3.46	N 00°37'10" W

NAME	RADIUS	ARC LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	175.00	47.23	15°27'52"	S 64°48'30" W	47.09
C2	15.00	14.24	54°22'39"	S 84°16'18" W	13.71
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C4	1462.00	3.16	0°07'25"	N 29°22'54" W	3.16
C5	1462.00	65.00	0°32'51"	N 30°43'02" W	65.00



BASIS OF BEARING: N89°34'24"W - 2677.73'
 (ALONG SECTION LINE)

SOUTHWEST CORNER SECTION 27,
 TOWNSHIP 6 SOUTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN
 (FOUND COUNTY MONUMENT)

SOUTH QUARTER CORNER SECTION 27,
 TOWNSHIP 6 SOUTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN
 (FOUND COUNTY MONUMENT)

DEDICATION TO THE CITY OF OREM: 6 SF.

SURVEYOR'S CERTIFICATE
 I, JAXON T. BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 13513878 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
 A PARCEL OF LAND SITUATE IN THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 EAST, OREM, UTAH COUNTY, UTAH, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT LOCATED 923.20 FEET NORTH 89°34'24" WEST ALONG THE SECTION LINE AND 1574.07 FEET NORTH FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27; AND RUNNING THENCE NORTH 88°12'00" EAST A DISTANCE OF 325.23 FEET, THENCE SOUTH 0°48'40" EAST A DISTANCE OF 90.19 FEET, THENCE SOUTH 88°54'53" WEST A DISTANCE OF 155.91 FEET TO THE NORTHEAST CORNER OF LOT 1 TUCKER SUBDIVISION PLAT "B" AS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE FILING NUMBER 6819-81, THENCE ALONG SAID LOT 1 FOR THE FOLLOWING 3 COURSES: 1) SOUTH 7°06'00" EAST A DISTANCE OF 121.62 FEET TO A POINT ON A NON-TANGENT CURVE, 2) ALONG AN ARC 47.23 FEET OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, THE CHORD OF WHICH IS SOUTH 64°48'30" WEST FOR A DISTANCE OF 47.09 FEET 3) ALONG AN ARC 14.24 FEET TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, THE CHORD OF WHICH IS SOUTH 84°16'18" WEST FOR A DISTANCE OF 13.71 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SANDHILL ROAD AS RECORDED IN ENTRY NUMBER 87112006; THENCE FOLLOWING SAID RIGHT OF WAY FOR THE FOLLOWING 2 COURSES: 1) NORTH 31°59'27" WEST A DISTANCE OF 95.60 FEET, 2) ALONG AN ARC 68.16 FEET TO THE RIGHT, HAVING A RADIUS OF 1462.00 FEET, THE CHORD OF WHICH IS NORTH 30°39'19" WEST FOR A DISTANCE OF 68.15 FEET, THENCE NORTH 89°15'42" EAST A DISTANCE OF 2.36 FEET, THENCE NORTH 28°27'00" WEST A DISTANCE OF 96.99 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL OF LAND CONTAINS 0.90 ACRES (39,398 SF) AND 3 LOTS.
 NOTE: BASIS OF BEARING IS NAD 83 HORIZONTAL DATUM, NORTH 89°34'24" WEST IN BETWEEN THE SOUTH QUARTER CORNER AND SOUTHWEST CORNER OF SAID SECTION 27.

DATE _____ JAXON T. BROWN
 (SEE SEAL BELOW)

OWNER'S DEDICATION
 KNOW ALL BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

CORPORATION

SIGNATURE _____ PRINT NAME _____
 TITLE _____ WESTLAND PROPERTIES, LLC

SIGNATURE _____ PRINT NAME _____
 TITLE _____ SUPERIOR REAL ESTATE AND RENOVATORS

PRIVATE

SIGNATURE (RANDY POND) _____ PRINT NAME _____
 SIGNATURE (TERESA POND) _____ PRINT NAME _____

ACCEPTANCE BY CITY OF OREM
 THE CITY OF OREM, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.

APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR _____

APPROVED BY ENGINEER (SEE SEAL BELOW) _____ ATTEST CLERK-RECORDER (SEE SEAL BELOW) _____

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE OREM CITY PLANNING COMMISSION

DIRECTOR-SECRETARY _____ CHAIRPERSON, PLANNING COMMISSION _____ RESOLUTION NO. _____

COUNTY RECORDER

PLAT VACATION NOTICE
 THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOT 1, TUCKER PLAT "B" SUBDIVISION. LOT 1 TUCKER PLAT "B" IS HEREBY VACATED.

CORPORATE ACKNOWLEDGEMENT
 STATE OF UTAH } S.S.
 COUNTY OF UTAH } S.S.

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2022 BY _____ WHO REPRESENTED THAT HE/SHE IS THE MANAGER OF _____ LLC, AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

SIGNED _____ PRINTED FULL NAME OF NOTARY
 (TO NOTARY PUBLIC COMMISSIONED IN UTAH)

CORPORATE ACKNOWLEDGEMENT
 STATE OF UTAH } S.S.
 COUNTY OF UTAH } S.S.

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MY COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

SIGNED _____ PRINTED FULL NAME OF NOTARY
 (TO NOTARY PUBLIC COMMISSIONED IN UTAH)

APPROVED AS TO FORM
 CITY ATTORNEY _____ DATE _____

ENGINEER & SURVEYOR

 Office: (801) 377-1790 Fax: (801) 377-1789
 578 East 770 North, Orem UT 84097

PLAT A
ROLLING SAND SUBDIVISION
 A RESIDENTIAL SUBDIVISION
 INCLUDING A VACATION OF LOT 1, TUCKER PLAT "B" SUBDIVISION
 OREM CITY, UTAH COUNTY, UTAH
 SCALE: 1" = 20 FEET

SURVEYOR'S SEAL _____ NOTARY PUBLIC SEAL _____ CITY-COUNTY ENGINEER SEAL _____ CLERK-RECORDER SEAL _____

Rolling Sand Plat A – 1765 S Sandhill Road

Current Street View

