



Planning Commission

December 9, 2015

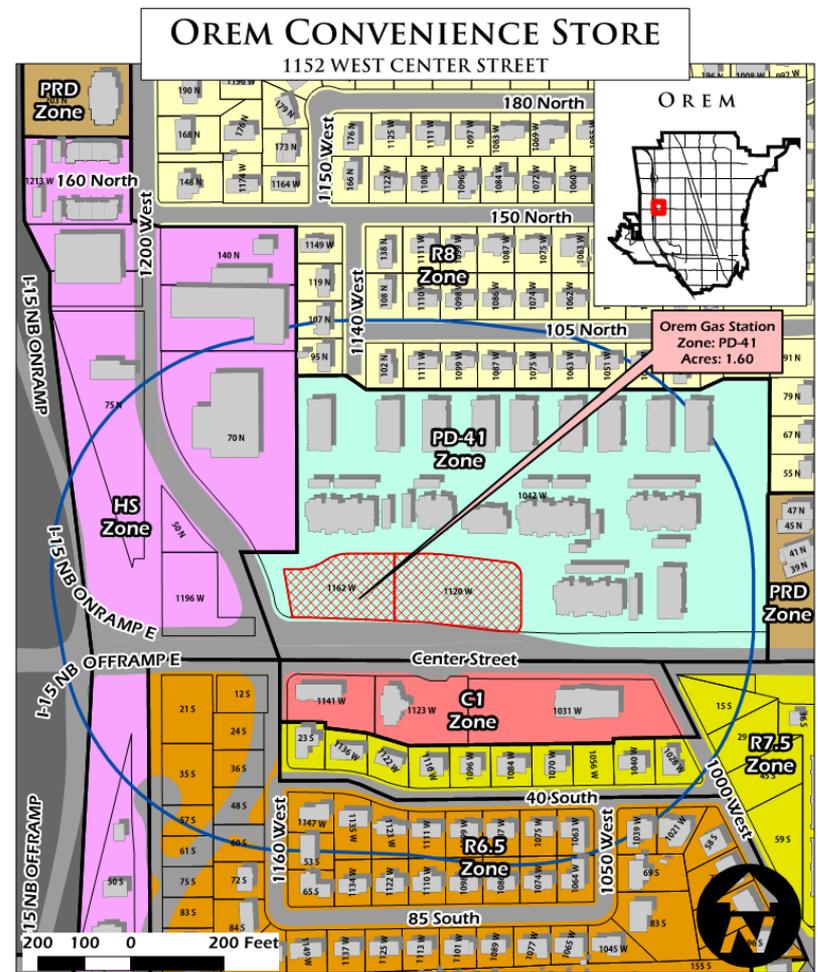
Item #: 3.3

PUBLIC HEARING – Vacating Lots 2 and 3 of Wasatch Orem Center Street, Plat A, and final plat approval of Wasatch Orem Center Street, Plat B, and site plan approval of Orem Convenience Store at 1152 West Center Street in the PD-41 Zone.

Applicant: Spencer W. Wright

Project Summary

- Property part of PD-41 zone which includes the adjacent residential development
- Applicant proposes to build a new convenience store & gas station with a drive-thru window
- A plat amendment will combine the two existing lots into one commercial lot



◆ Orem Convenience Store:
PD-41 Zone; 1.60 Acres

NIA CONTACT:
Suncrest Neighborhood
Bruce and Bonnie Knowlton

Legend
■ Buildings
■ Gas Station
■ Notification Boundary
■ Parcels



Aerial View



Site Photos

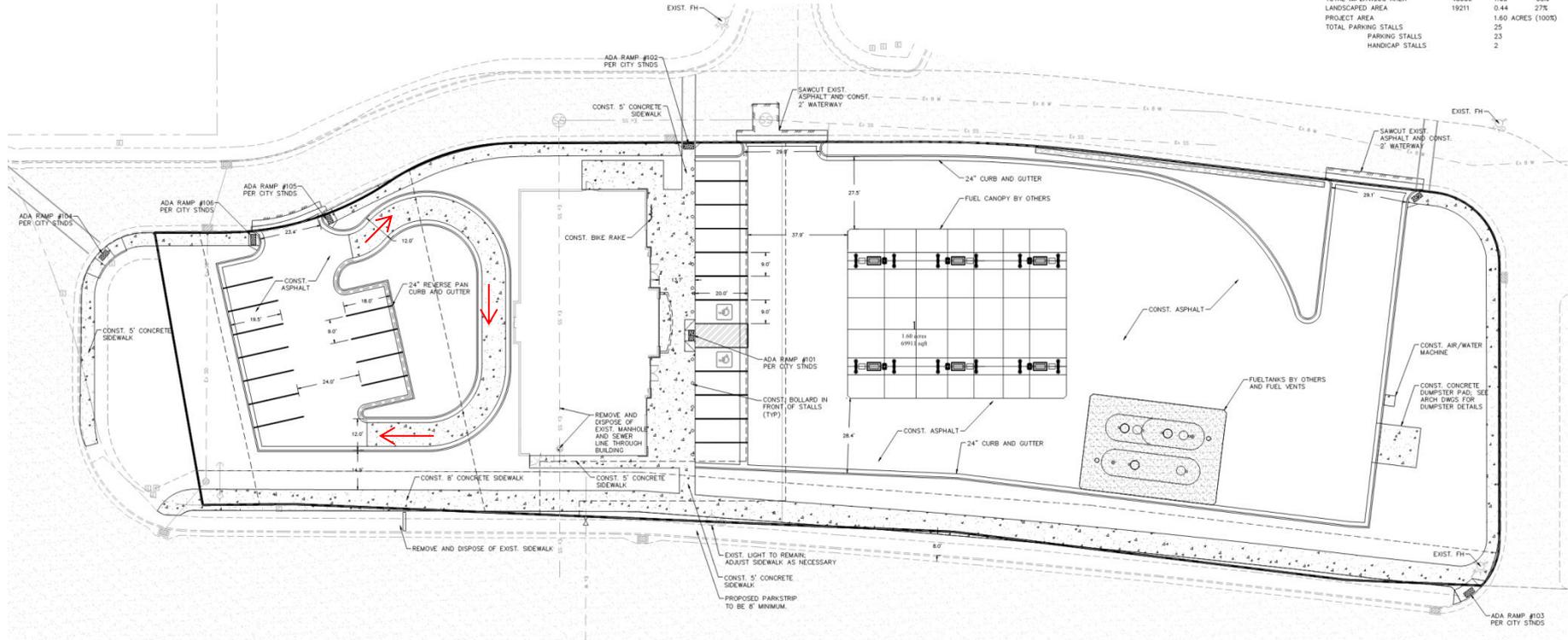


Site Plan

EXIST. SD INLET & MH
 EXIST. SEWER MH
 EXIST. VALVE, TEE, & BEND
 EXIST. FIRE HYDRANT
 SPOT ELEVATION

SITE SCHEDULE

DESCRIPTION	SF.	AC.	%
TOTAL BUILDING AREA	5094	0.11	8%
TOTAL IMPERVIOUS AREA	45606	1.05	65%
LANDSCAPED AREA	19211	0.44	27%
PROJECT AREA		1.60 ACRES	(100%)
TOTAL PARKING STALLS	25		
PARKING STALLS	23		
HANDICAP STALLS	2		



Landscaping Plan



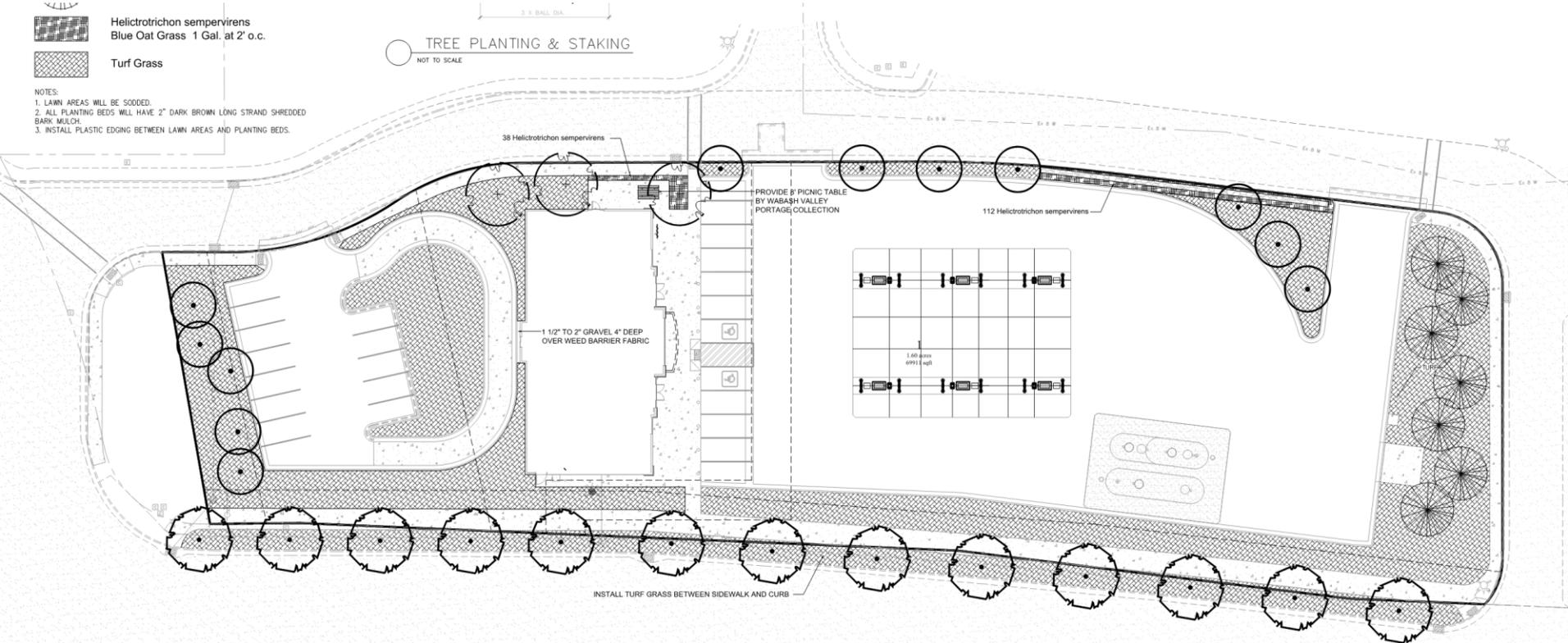
Helictrotrichon sempervirens
Blue Oat Grass 1 Gal. at 2' o.c.



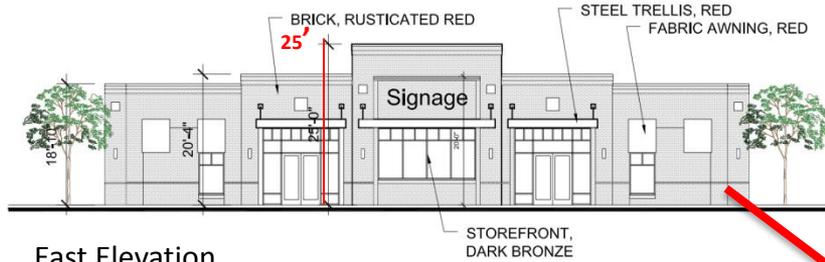
Turf Grass

NOTES:

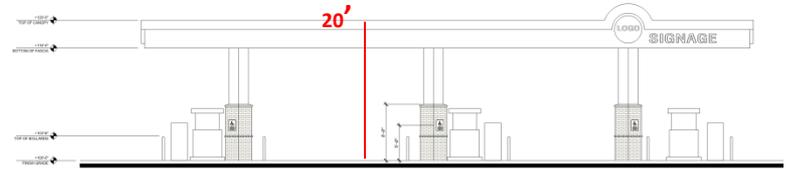
1. LAWN AREAS WILL BE SODDED.
2. ALL PLANTING BEDS WILL HAVE 2" DARK BROWN LONG STRAND SHREDDED BARK MULCH.
3. INSTALL PLASTIC EDGING BETWEEN LAWN AREAS AND PLANTING BEDS.



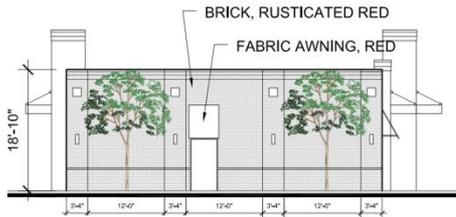
Building Elevations



East Elevation



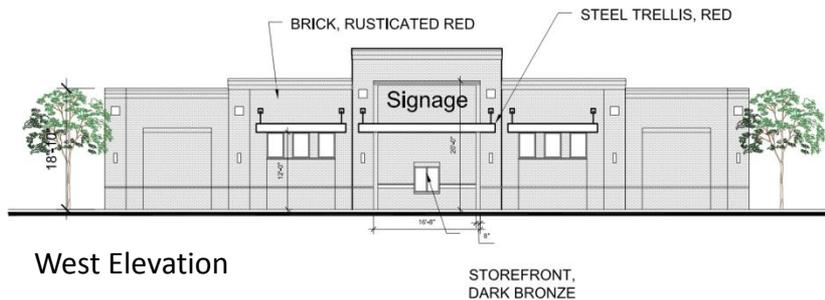
Fuel Canopy



South Elevation



North Elevation (From Center St)



West Elevation

