



Land Use Application

Date: 07/19/2024

Applicant / Owner

Applicant Name:	AWA Engineering	Owner:	Terra Ventures LLC
Address:	2010 N. Redwood Road	Phone:	2082000605
City, State, Zip:	Salt Lake City, UT 84116		
Phone Number:	7023706962		
Email:	rickm@awaeng.com		

Location

Site Address:	2010 N. Redwood Road Salt Lake City UT 84116	Parcels:	RPB01820010090
City, State, Zip:	Salt Lake City	Current Zoning:	IX: Industrial Flex
Lot Size:		Proposed Zoning:	CH: Commercial Heavy

Project Details

Type:	Rezoning	Conditional Use:	<input type="checkbox"/>
Annexation:	<input type="checkbox"/>	Active Applications:	
Rezone:	<input type="checkbox"/>	Total Sales Tax:	[Total Sales Tax]
Variance:	<input type="checkbox"/>		

Project Description: New Maverik convenience store with fuel sales

I do hereby certify that the information contained herein is true and correct.

Rick Magness

Name

07/19/2024

Date



Land Use Application

Date: 07/19/2024

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City, State, Zip:	Salt Lake City	Current Zoning:	IX: Industrial Flex
Lot Size:		Proposed Zoning:	CH: Commercial Heavy

Project Details

Type:	Variance	Conditional Use:	<input type="checkbox"/>
Annexation:	<input type="checkbox"/>	Active Applications:	Zone Change Permit #2227
Rezone:	<input type="checkbox"/>	Total Sales Tax:	[Total Sales Tax]
Variance:	<input type="checkbox"/>		

Project Description: Three Variance requests for wider commercial driveway / increased building height / increased parking stalls

I do hereby certify that the information contained herein is true and correct.

Rick Magness
Name

07/19/2024
Date



City of Victor
138 N. Main St.
Victor, ID 83455

July 18th, 2024

RE: Zone Change request from Industrial Flex to Commercial Heavy for a proposed Maverik Convenience Store with fuel sales at the SE corner of State Highway 33 and Larkspur Avenue.

AWA Engineering represents the developer, Maverik, Inc., who proposes a zone change from Industrial Flex to Commercial Heavy for a 4,425 s.f. convenience store with two fueling dispenser canopies (one for passenger vehicles, one for larger vehicles).

Site Background

The current site is undeveloped
Overall Site Area: 2.31 acres
Current Zoning: Industrial Flex
Perimeter rights-of-way:

- State Highway 33 (West)
- Larkspur Avenue (North)
- Agate Avenue (East)

Proposed Development

The proposed 4,426 s.f. convenience store with fuel sale uses is allowed within the proposed Commercial Heavy (CH) zone.

The Maverik store will provide services to the surrounding area, as well as travelers on State Highway 33. Primary hours of operation are 24 hours for fuel, food & beverage, as well as restroom facilities. Onsite fresh food preparation and offerings, as well as packaged food and beverages are provided.

Fuel sales will be provided in the “forecourt” area in front of the store as well as high flow dispensers south of the store for larger vehicles. A recreational vehicle “dump” and air compressor will also be provided.

ZONE CHANGE REQUEST

The zone change request to Commercial Heavy is appropriate for the proposed use and supports the Goals and Objectives of the **ReEnvision Victor Plan**. The proposed Maverik store supports the following goals, as well as the growth management area as designated in the General Plan:

Compact and Livable City

Goal: Designate adequate land to accommodate existing and future demand of Commercial... development.

This request will provide additional fueling and convenience store services within the city’s growth boundary.



Goal: Prioritize infill and redevelopment over new greenfield development.

The proposed Maverik convenience store is considered infill with existing developments to the north, south, and east of the site.

Goal: Cultivate a sense of place and identity throughout the city.

This development is located along Highway 33 and will be identifiable for north / south traffic. The store design and materials, with landscaping, will provide a sense of place for the Victor corridor and will meet city design standards.

Small-Business and Localized Economy

Goal: Promote and incentivize the local production and consumption of goods and services.

A new Maverik store at this location supports the incentivization of local consumption of goods and services. Employment and benefit opportunities will be available to residents as well as providing additional city sales tax income.

Goal: Encourage the expansion of industries that provide high-quality jobs for residents.

This proposed Maverik store with fuel sales implements elements of the economic development plan and will expand year-round employment opportunities. The Maverik employee receives continued training, bonus incentives and promotional considerations, as well as a benefit program that includes paid time off, medical, dental, 401k, and other opportunities.

Site Plan

The site utilizes existing utilities, infrastructure, floodway, and topography to locate the store at the center of the site. A fuel canopy with six fuel dispensers is located at the north end of the site. These are primarily for passenger vehicles. A second fuel canopy with three high-flow dispensers is located south of the store. These dispensers are designed for larger vehicles. Site parking is generally located adjacent to the store, to the north and west. All access to the site is provided on Agate Avenue.

Building / Elevations

Building and drive-thru elevations feature a combination of materials consistent with the surrounding environment, city code, and HOA guidelines while maintaining the overall Maverik theme of Adventure's First Stop. Materials include wood textured fiberboard, cultured stone, split CMU with metal entry feature. These design elements compliment the surrounding area.

Landscaping

Perimeter landscaping will be provided adjacent to Highway 33, Larkspur Avenue and Agate Avenue, as well as the southern perimeter. Parking lot landscaping as well as additional outdoor seating adjacent to the store is provided. A concrete sidewalk/trail will be incorporated within the Larkspur Avenue and Agate Avenue landscaping.

Onsite Landscape Area Provided / 18,097 s.f. (18%)

Offsite Landscaping Area Provided / 3,059 s.f.

Parking Lot Landscape Required: 626 s.f. (10%)

Parking Lot Landscape Provided: 1,015 s.f. (16%)

Signage



A comprehensive sign plan will be developed and presented to the city at a later date.

Lighting

Maverik will incorporate state of the art LED lighting that will provide adequate lighting while not “spilling out” beyond the property boundaries. All aspects of site lighting will meet city code.

Transportation / Parking / Access

Two accesses are proposed for the overall commercial development: both on Agate Avenue.

- Full access on the northeast side of the property.
- Full access at the southeast end of the property.

Parking Analysis

- Total Parking Required: 18 Stalls
- Total Parking Provided: 34 Stalls

The proposed Maverik convenience store with fuel sales meets the city’s goals and general plan.

Thank you in advance for your consideration and approval.

Regards,

Rick Magness

Rick Magness, AICP
Entitlement Manager / Land Planner
rickm@awaeng.com
(702) 370-6962



City of Victor
138 N. Main St.
Victor, ID 83455

July 18th, 2024

RE: Variance requests to allow; 1) Greater width for a commercial driveway, 2) Building height greater than allowed, and 3) Greater maximum off-street parking than allowed per use.

AWA Engineering represents the developer, Maverik, Inc., who proposes a zone change from Industrial Flex to Commercial Heavy for a 4,425 s.f. convenience store with two fueling dispenser canopies (one for passenger vehicles, one for larger vehicles). The irregular lot shape, restricted access on one of three rights-of-way, restricted building height and limited off-site parking stalls require variance requests to allow the project equal development opportunities while complying with city code.

Site Background

The current site is undeveloped

Overall Site Area: 2.31 acres

Current Zoning: Industrial Flex

Perimeter rights-of-way:

- State Highway 33 (West)
- Larkspur Avenue (North)
- Agate Avenue (East)

Proposed Development

The proposed 4,425 s.f. convenience store with fuel sale uses is allowed within the proposed Commercial Heavy (CH) zone.

The Maverik store will provide services to the surrounding area, as well as travelers on State Highway 33. Primary hours of operation are 24 hours for fuel, food & beverage, as well as restroom facilities. Onsite fresh food preparation and offerings, as well as packaged food and beverages are provided.

Fuel sales will be provided in the “forecourt” area in front of the store as well as high flow dispensers south of the store for larger vehicles. A recreational vehicle “dump” and air compressor will also be provided.

VARIANCE REQUESTS

The zone change request to Commercial Heavy is appropriate for the proposed use and supports the Goals and Objectives of the **ReEnvision Victor Plan**. The proposed Maverik store supports the goals, as well as the growth management area as designated in the General Plan.

Granting of the following variance requests of increased commercial driveway width, building height, and limitations of on-site parking stalls will allow an “equal opportunity” of commercial development within the City of Victor and in compliance of Idaho State Code 67-6516.



Variance Request: Allow increased two-way commercial driveway width of 167 ft. where 32 ft. is allowed by code (Article 11.1.4.C)

Below is the approval criteria used for a variance request and how Maverik addresses each item:

A literal interpretation of the provisions of this Code would effectively deprive the applicant of rights commonly enjoyed by other properties of the zoning district in which the property is located.

Access to the site is constrained to Agate Avenue. The site serves passenger vehicles to the north (forecourt fuel dispensers) and larger vehicles (high flow fuel dispensers) at the south area of the site. The wider commercial driveway is needed to allow adequate vehicular ingress / egress and on-site circulation to larger vehicles that can then receive fuel.

Granting the requested variance will not confer upon the property of the applicant any special privileges that are denied to other properties of the zoning district in which the property is located.

The increased commercial driveway width allows the proposed development to offer services equal to other high flow fuel retailers in the area.

The requested variance will be in harmony with the purpose and intent of this Code and will not be injurious to the neighborhood or to the general welfare.

The increased commercial driveway request will allow adequate on-site fueling and vehicular circulation. This design is harmonious and safe for the surrounding area and within the proposed CH (Commercial Heavy) zone. This is supported by the city's general plan.

The special circumstances are not the result of the actions of the applicant.

The physical constraints of access exist. No site access is allowed on the surrounding rights-of-way to the west (Hwy 33) or to the north (Larkspur Avenue). Due to these constraints, site accessibility can only be designed on Agate Avenue.

The variance requested is the minimum variance that will make possible the proposed use of the land, building or structure.

A truck turning template identifies the minimum commercial access width of 167 ft. to allow proper ingress/egress to the site.

The variance does not permit a use of land, buildings or structures, which is not permitted by right in the zoning district.

The Maverik store and fuel sales is a single-story retail building which is allowed in the proposed CH (Commercial Highway) zone. The store and uses are allowed by right. The variance will not provide a use that is not allowed by the proposed zone.

The variance does not reduce the lot size below the minimum lot size allowed in the zoning district.

The Maverik site is a recorded parcel. No modifications to the parcel or lot size are proposed.

NOTE: A TRUCK TURNING TEMPLATE IS INCLUDED IN THIS APPLICATION DEMONSTRATING THE NEED FOR A WIDER DRIVEWAY TO ALLOW SAFE SITE INGRESS AND EGRESS FOR SERVICING LARGE VEHICLES.



Variance Request: Allow a building height of 30 ft. for a portion of the store where a maximum height of 24 ft. is allowed in the Commercial Heavy zone (Div. 8.13 Single-Story Shopfront).

Below is the approval criteria used for a variance request and how Maverik addresses each item:

A literal interpretation of the provisions of this Code would effectively deprive the applicant of rights commonly enjoyed by other properties of the zoning district in which the property is located.

A maximum building height of 24ft. does not allow for adequate architectural articulation required by code. The front entrance building element is 30 ft. and meets the overall architectural design elements required by code, as well as other surrounding developments. The rest of the store is at a height of 20 ft., below the maximum height allowed. This building element provides immediate entrance orientation and access for customers.

Granting the requested variance will not confer upon the property of the applicant any special privileges that are denied to other properties of the zoning district in which the property is located.

The architectural element entrance is similar to other commercial developments within the City of Victor. This feature does not hinder or impact any adjacent properties regarding obstruction of visibility or surrounding land use developments.

The requested variance will be in harmony with the purpose and intent of this Code and will not be injurious to the neighborhood or to the general welfare.

The proposed Maverik convenience store supports the intent of city code regarding commercial building design and materials. This elemental design is part of the building facade and presents no potential injury to the local area or customers.

The special circumstances are not the result of the actions of the applicant.

While the height of the architectural feature is a design element that exceeds the building height; the building element cannot meet a 20 ft. height maximum AND meet the required code criteria regarding building length and design.

The variance requested is the minimum variance that will make possible the proposed use of the land, building or structure.

The building height request is for an architectural feature at the front of the building. The length of the front building elevation is 96 ft. while the width of the taller feature is 20 ft. (21%). The architectural feature has a sloped roof design, and it is only a portion of the roof that is above 24 ft. height allowed by code (30 ft. at peak).

The variance does not permit a use of land, buildings or structures, which is not permitted by right in the zoning district.

The Maverik store is a single-story retail building which is allowed in the proposed CH (Commercial Highway) zone. The store and uses are allowed by right. The variance will not provide a use that is not allowed by the proposed zone.

The variance does not reduce the lot size below the minimum lot size allowed in the zoning district.

The Maverik site is a recorded parcel. No modifications to the parcel or lot size are proposed.

NOTE: BUILDING ELEVATIONS ARE INCLUDED IN THIS APPLICATION DEMONSTRATING THE SMALL AREA OF THE FRONT STORE ELEVATION EXCEEDING THE ALLOWED BUILDING HEIGHT.



Variance Request: Allow 34 parking stalls where a maximum 24 is allowed in the Commercial Heavy zone (Article 11.13 Vehicle Parking and Access).

Below is the approval criteria used for a variance request and how Maverik addresses each item:

A literal interpretation of the provisions of this Code would effectively deprive the applicant of rights commonly enjoyed by other properties of the zoning district in which the property is located.

Maverik proposes a 4,426 s.f. store and two fuel dispenser islands. Fuel, fresh food preparation, rest rooms are all under the same roof. All of these uses require a greater amount of parking than 4 per 1,000 s.f. for 3,279 sf retail sales and 10/1,000 s.f. for 1,147 sf restaurant. Maverik owns and operates over 750 stores and understands the amount of parking needed to serve the community.

Granting the requested variance will not confer upon the property of the applicant any special privileges that are denied to other properties of the zoning district in which the property is located.

The request for additional parking does not grant special privileges to other Commercial Heavy zoned properties. Parking is required for other allowed uses in this zone.

The requested variance will be in harmony with the purpose and intent of this Code and will not be injurious to the neighborhood or to the general welfare.

A rezone request to Commercial Heavy (CH) accompanies this variance application. That zone classification, as well as site location adjacent to US Highway 33, is designed to accommodate greater vehicular traffic and customer services. Additional on-site parking stalls would allow for greater on-site circulation and store accessibility.

The special circumstances are not the result of the actions of the applicant.

The Commercial Heavy (CH) zone allows for greater, centralized uses, however, the parking ratio of 4 spaces /1,000 s.f. does not allow adequate parking for auto-centric convenience store uses. The additional parking stalls are a result of the type of allowed uses.

The variance requested is the minimum variance that will make possible the proposed use of the land, building or structure.

This request allows the proposed Maverik convenience store to provide adequate on-site services to customers.

The variance does not permit a use of land, buildings or structures, which is not permitted by right in the zoning district.

The Maverik store is a single-story retail building which is allowed in the proposed CH (Commercial Highway) zone. The store and uses are allowed by right. The variance will not provide a use that is not allowed by the proposed zone.

The variance does not reduce the lot size below the minimum lot size allowed in the zoning district.

The Maverik site is a recorded parcel. No modifications to the parcel or lot size are proposed.

NOTE: THE TEN PARKING STALLS EXCEEDING "ALLOWED BY CODE" WILL BE DESIGNED WITH PERVIOUS ASPHALT MATERIAL AS REQUIRED BY CODE (Site Plan identifies row of ten parking stalls along west property line). BUILDING FLOOR PLAN IDENTIFYING RESTAURANT AND RETAIL SQUARE FOOTAGES IS INCLUDED IN THIS APPLICATION.



The proposed Maverik convenience store with fuel sales meets the city's goals and general plan.

Thank you in advance for your consideration and approval.

Regards,

Rick Magness

Rick Magness, AICP
Entitlement Manager / Land Planner
rickm@awaeng.com
(702) 370-6962

T11942

WARRANTY DEED

For Value Received, TETON TOWN CENTER, L.L.C., an Idaho limited liability company, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto:

TERRA VENTURES, LLC, an Idaho limited liability company,

whose address is: P.O. Box 285, Victor, ID 83455,

hereinafter called the Grantee, the following described premises situated in Teton County, Idaho, to-wit:

Lots 9, 10, 11 and 12, Block 1, of the Teton Town Center Subdivision, Teton County, Idaho, as the same appears on the official plat thereof recorded on June 14, 1996, as Instrument No. 124177.

SUBJECT TO: the Declaration of Covenants, Conditions, Easements, and Restrictions for Teton Town Center, recorded July 11, 1997, Instrument No. 127664, Records of Teton County, Idaho.

SUBJECT TO: all easements, rights of ways, covenants, conditions, restrictions, reservations applicable building and zoning ordinances and use regulations of record, special assessments of record, and payment of accruing present year taxes and assessments as agreed to by the parties hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the Grantor's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises, that said premises are free from all encumbrances except current year's taxes, levies, and assessments, and municipal or other governmental special assessments of record, and except U.S. Patent reservations, covenants, conditions, restrictions, easements of record, rights-of-way, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: October 13, 2004

TETON TOWN CENTER, L.L.C.
an Idaho limited liability company

By: Kipp Ian Lyons
Kipp Ian Lyons, Managing Member

Instrument # 164047
DRIGGS, TETON, IDAHO
2004-10-15 03:25:38 No. of Pages: 1
Recorded for : FIRST AMERICAN TITLE
NOLAN G. BOYLE Fee: 3.00
Ex-Officio Recorder Deputy N.G. Boyle
Index to: DEED, WARRANTY

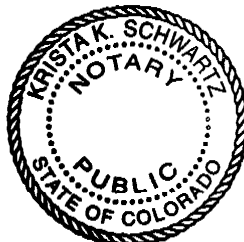
STATE OF COLORADO)

ss.

COUNTY OF LARIMER)

On this 13th day of October, 2004, before me, personally appeared KIPP IAN LYONS, known or identified to me (or proved to me on the oath of), to be the manager or a member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

Krista K. Schwartz
Notary Public in and for the State of Colorado
Residing at: 101 A E. Raymond Rd
Commission Expires: 01/25/2008



My Commission Expires 01/22/2008



City of Victor
LETTER OF AUTHORIZATION

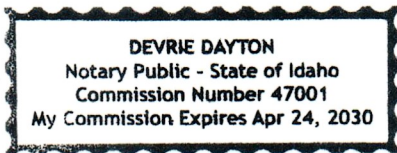
Date July 16, 2024

To Whom It May Concern,

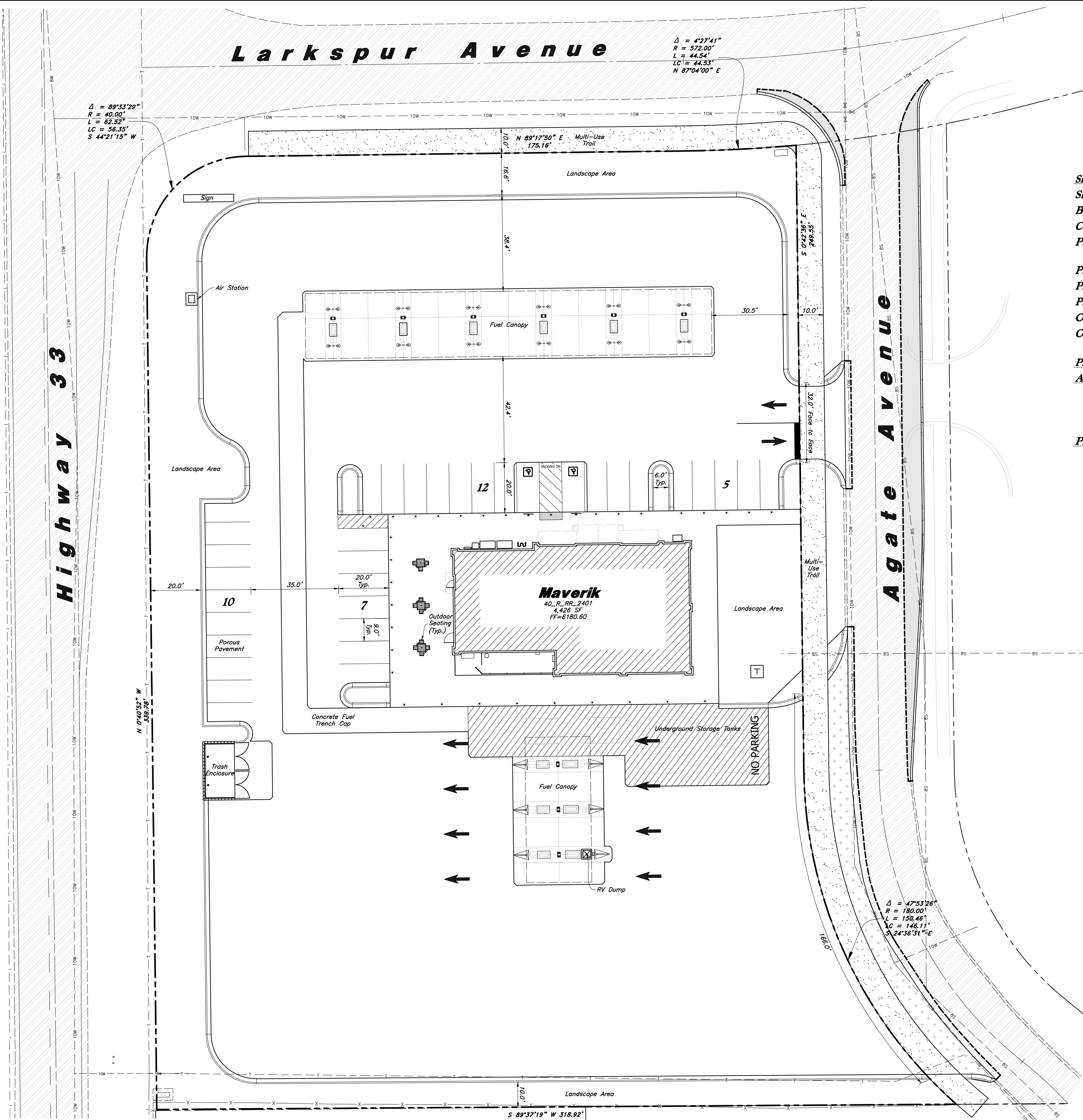
Terra Ventures LLC, 1043 Labal Ln, Cudjoe Key, FL 33042 being owner of 427 Larkspur Avenue, I give
Owners name and address Address
AWA- Engineering authorization to act on my behalf for the
Representative
processing of a Rezoning and Variance Application on property located at 427 Larkspur Ave. in
Action of property Parcel No. (RPB01820010090;
RPB01820010100; RPB01820010110)
the city limits of Victor.

Owners signature

On this 17th day of July, 20 24, before me Devrie Dayton
Notary Public, personally appeared Jeffrey Newhouse, known or identified to me, and who
executed the instrument and acknowledged to me that he executed the instrument freely and
voluntarily.

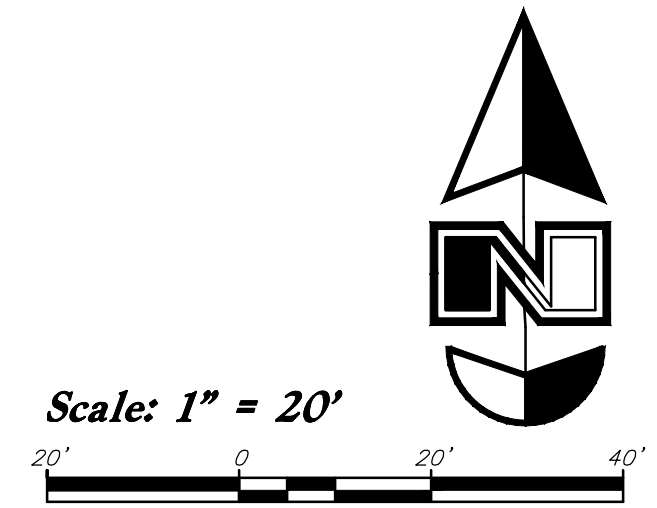


Devrie Dayton
NOTARY PUBLIC OF Idaho
Residing at: Driggs, Idaho
Commission expires: 4/24/30



$\Delta = 89^{\circ}53'29''$
 $R = 40.00'$
 $L = 62.52'$
 $LC = 56.35'$
 $S 44^{\circ}21'15'' W$

$\Delta = 4^{\circ}27'41''$
 $R = 572.00'$
 $L = 44.54'$
 $LC = 44.53'$
 $N 87^{\circ}04'00'' E$



Site Data
 Site Area = 100,845 s.f. (2.31 ac.)
 Building Area = 4,426 s.f.
 Current Zoning: Industrial Flex
 Proposed Zoning: Commercial Heavy

Parking Lot Area = 6,255 s.f.
 Parking Lot Landscaping Required = 626 s.f. (10%)
 Parking Lot Landscaping Provided = 1,015 s.f. (16%)
 Onsite Landscaping Provided = 17,977 s.f. (18%)
 Offsite Landscaping Provided = 1,128 s.f.

Parking Analysis
 Allowed per Code
 Commercial Retail: (4/1,000 s.f.) 3,279 s.f. = 13 Spaces
 Restaurant: (10/1,000 s.f.) 1,147 s.f. = 11 Spaces
 Total = 24 Spaces
 Provided
 Commercial Retail (3,279 s.f.) = 13 Spaces
 Restaurant (1,147 s.f.) = 11 Spaces
 Porous Asphalt Stalls = 10 Spaces
 Total = 34 Spaces

REV	DATE	DESCRIPTION

Designed by: DG
 Drafted by: CC
 Client Name: Maverik, Inc.
 24-070 SP

ANNA
 ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801.321.8629 - AWengineering.net

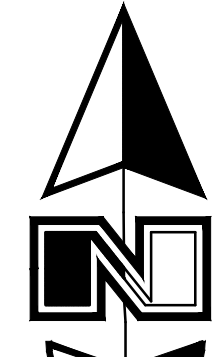


Site Plan
Maverik Victor
 Larkspur and Highway 33
 Victor, Idaho, 83455

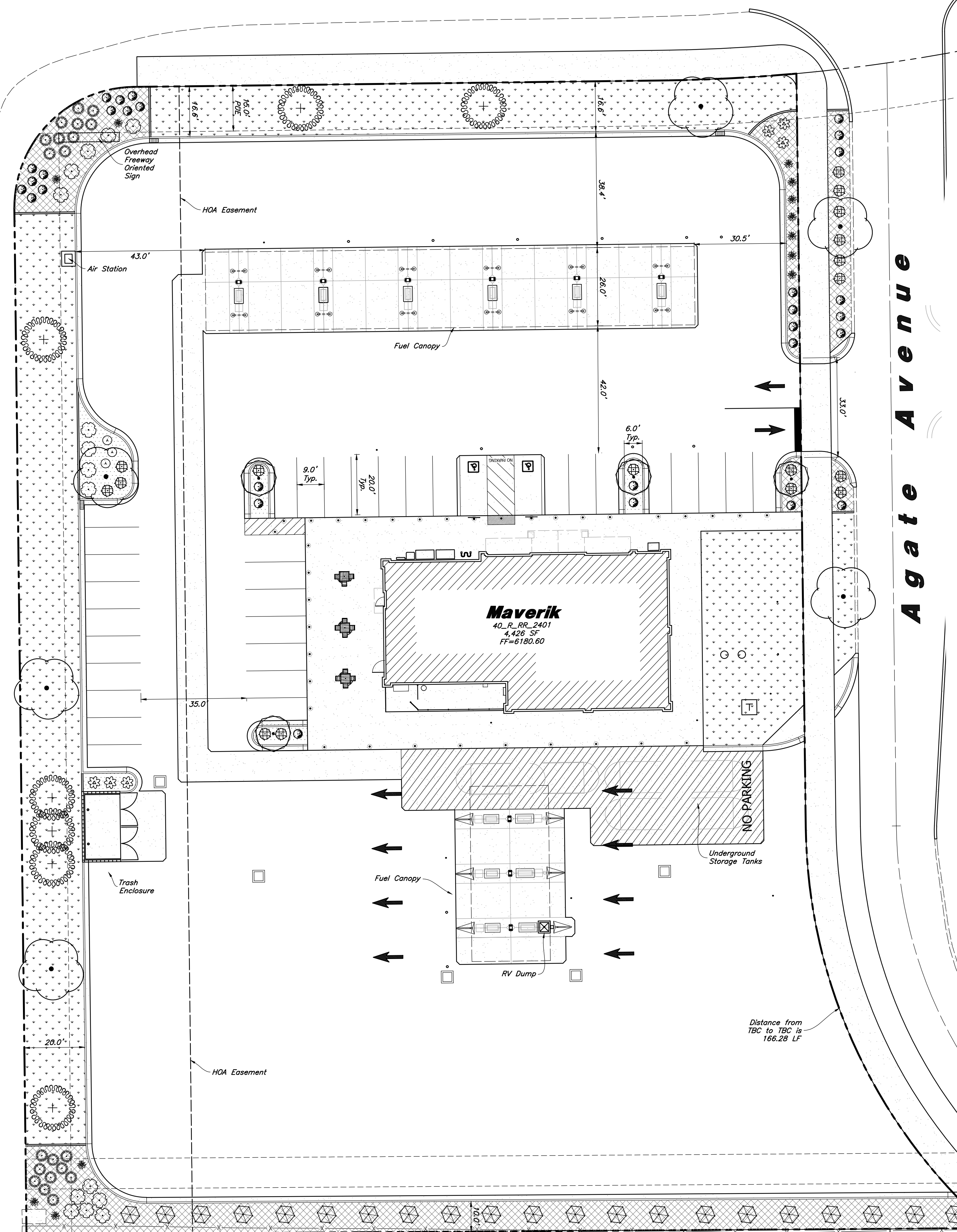
Larkspur Avenue

Highway 33

Agate Avenue



Scale: 1" = 20'



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	4	Acer grandidentatum 'Schmidt' / Rocky Mountain Glow Maple	2" Caliper
	6	Acer tataricum 'GarAnn' / Hot Wings Tatarian Maple	2" Caliper
EVERGREEN TREES			
	7	Pseudotsuga menziesii / Douglas Fir	6' Min. Ht.
DECIDUOUS SHRUBS			
	21	Cornus sericea / Red Twig Dogwood	5 gal
	5	Dasiphora fruticosa 'Goldfinger' / Goldfinger Bush Cinquefoil	5 gal
	15	Prunus besseyi 'P0115' / Pawnee Buttes Sand Cherry	5 gal
	29	Spiraea betulifolia 'Tor' / White Frost Birchleaf Spirea	5 gal
EVERGREEN SHRUBS			
	17	Juniperus communis / Common Juniper	5 gal
	6	Picea pungens 'Globe' / Dwarf Globe Green Spruce	5 gal
	21	Pinus mugo 'Mops' / Mops Mugo Pine	5 gal
ORNAMENTAL GRASSES			
	12	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	5 gal
LAWN			
	12,315 sf	Lawn from Cedron Sod LLC (Victor ID)	sod

MATERIAL SCHEDULE

	Decorative Stone #1 - Install a Three (3) Inch Depth Over Dewitt Pro5 Weed Barrier (Black Woven Fabric); Stone Shall be Used in Specified Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be 1 1/2" Diameter, Angular Earth Tone/Tan Colors From a Local Source; Provide a Photo Sample for Approval	Detail 4/L3/1
	Decorative Stone #2 - Install an Eight (8) Inch Depth Over Dewitt Pro5 Weed Barrier (Black Woven Fabric); Carefully Place Around Plant Material; Stone Shall be Used in all Specified Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be From a Local Source 4-6" in Diameter, Cobble, Earth Tone/Tan Colors; Provide a Photo Sample for Approval	Detail 4/L3/1
	4" x 6" Landscape Concrete Curbing - Install Flush to all Concrete Edge Between Lawn and Shrub Areas	Detail 4/L3/1

Landscape Data
 Site Area = 100,845 s.f. (2.31 ac.)
 Onsite Landscape Area Provided = 17,977 s.f. (18%)
 Offsite Landscape Area Provided = 1,128 s.f.
 Parking Lot Area = 6,255 s.f.
 Parking Lot Landscape Required = 626 s.f. (10%)
 Parking Lot Landscape Provided = 1,015 s.f. (16%)
 Evergreen Trees Provided = 7/17 Trees (41%)
 Evergreen Shrubs Provided = 45/112 (40%)

Landscape Notes:

- See Sheet L3.1 for Planting Details.
- All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout. See Sheet L3.1 for Irrigation Details.
- Adjust Plant Material as Needed to Accommodate New and Existing Utilities.
- Lawn Areas and Shrub Areas Shall be Separated by Landscape Concrete Curbing.

Landscape Keynotes

- Install Shrub Planter with Commercial Grade Weed Barrier, Decorative Stone and Plant Material; See Material Schedule for Stone Type
- Install Landscape Concrete curbing Between Lawn and Shrub Areas
- Install Lawn
- Trash Enclosure with Plant Screening
- Area to Remain Native and Undisturbed
- Install Concrete Trail
- Install Concrete Trail Through Driveway

Teton Town Center Association Inc.
 The undersigned approves The Landscape Site Plan Improvements within the 55 ft. easement along Highway 33 and the 15 ft. easement along Larkspur Avenue.
 Officer _____ Date _____

811
 Know what's below.
 Call before you dig.

Designed by: DG
 Drafted by: CC
 Client Name: Maverik, Inc.
 24-070 LS

AWA
ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801.321.8629 - AWaengineering.net



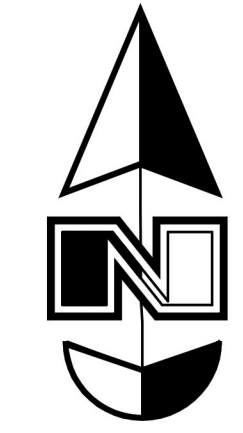
Landscape Site Plan
Maverik Victor
 Larkspur and Highway 33
 Victor, Idaho, 83455

18 Jul, 2024
 SHEET NO.
L1.1

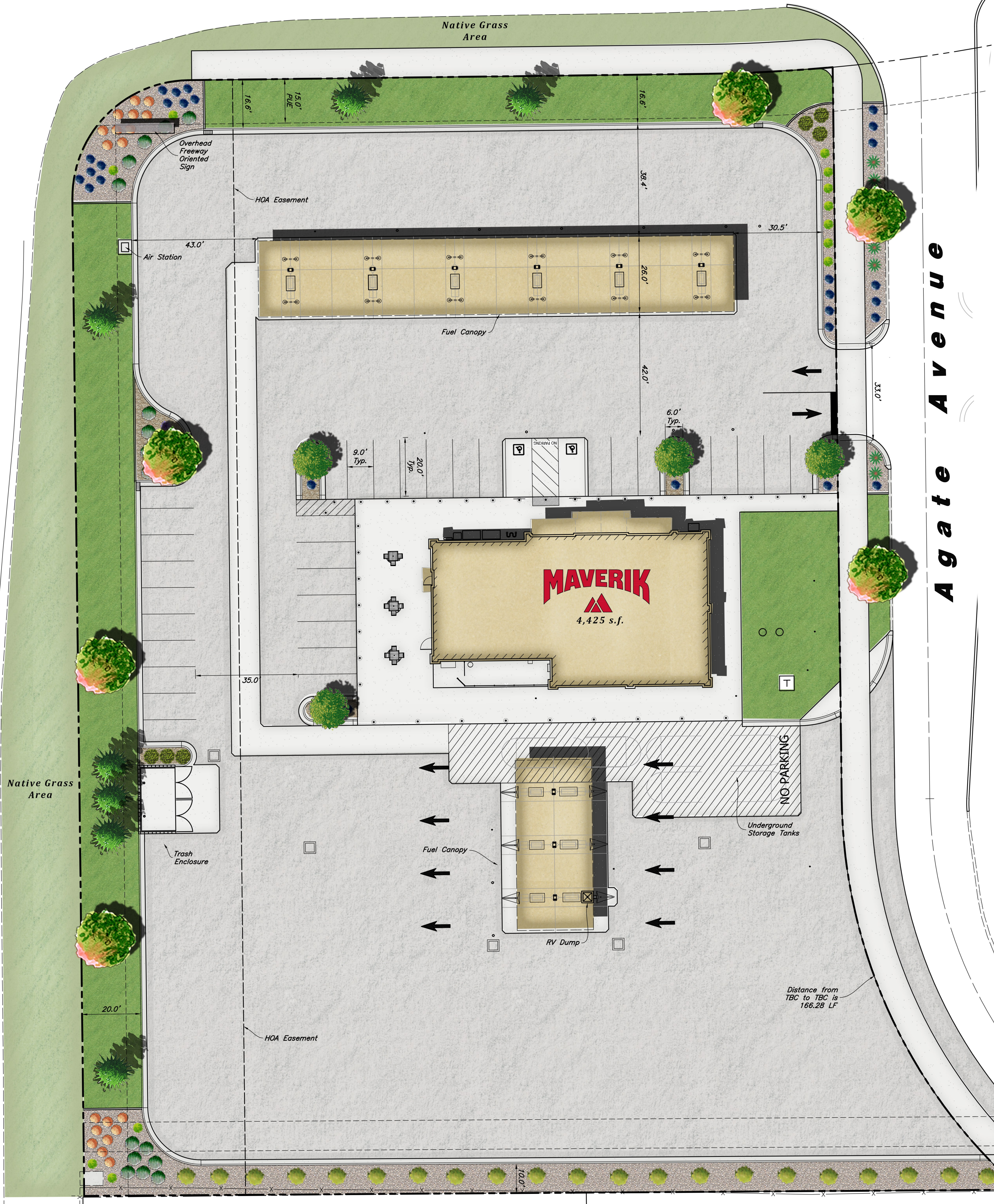
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Larkspur Avenue

Highway 33



Scale: 1" = 20'



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES			
	4	Acer grandidentatum 'Schmidt' / Rocky Mountain Glow Maple	2" Caliper
	6	Acer tataricum 'GarAnn' / Hot Wings Tatarian Maple	2" Caliper
EVERGREEN TREES			
	7	Pseudotsuga menziesii / Douglas Fir	6' Min. Ht.
DECIDUOUS SHRUBS			
	21	Cornus sericea / Red Twig Dogwood	5 gal
	5	Dasiphora fruticosa 'Goldfinger' / Goldfinger Bush Cinquefoil	5 gal
	15	Prunus besseyi 'P0115' / Pawnee Buttes Sand Cherry	5 gal
	29	Spiraea betulifolia 'Tor' / White Frost™ Birchleaf Spirea	5 gal
EVERGREEN SHRUBS			
	17	Juniperus communis / Common Juniper	5 gal
	6	Picea pungens 'Globe' / Dwarf Globe Green Spruce	5 gal
	21	Pinus mugo 'Mops' / Mops Mugo Pine	5 gal
ORNAMENTAL GRASSES			
	12	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	5 gal
SYMBOL	QTY	BOTANICAL / COMMON NAME	TYPE
LAWN			
	12,315 sf	Lawn from Cedron Sod LLC (Victor ID)	sod

MATERIAL SCHEDULE

	Decorative Stone #1 - Install a Three (3) Inch Depth Over Dewitt Pro5 Weed Barrier (Black Woven Fabric); Stone Shall be Used in Specified Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be 1 1/2" Diameter, Angular Earth Tone/Tan Colors From a Local Source; Provide a Photo Sample for Approval	Detail 4/L3/1
	Decorative Stone #2 - Install an Eight (8) Inch Depth Over Dewitt Pro5 Weed Barrier (Black Woven Fabric); Carefully Place Around Plant Material; Stone Shall be Used in all Specified Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be From a Local Source 4-6" in Diameter, Cobble, Earth Tone/Tan Colors; Provide a Photo Sample for Approval	Detail 4/L3/1
	4" x 6" Landscape Concrete Curbing - Install Flush to all Concrete Edge Between Lawn and Shrub Areas	Detail 4/L3/1

Landscape Data

Site Area = 100,845 s.f. (2.31 ac.)
 Onsite Landscape Area Provided = 17,977 s.f. (18%)
 Offsite Landscape Area Provided = 1,128 s.f.
 Parking Lot Area = 6,255 s.f.
 Parking Lot Landscape Provided = 626 s.f. (10%)
 Parking Lot Landscape Provided = 1,015 s.f. (16%)
 Evergreen Trees Provided = 7/17 Trees (41%)
 Evergreen Shrubs Provided = 45/112 (40%)

Landscape Notes:

- See Sheet L3.1 for Planting Details.
- All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout. See Sheet L3.1 for Irrigation Details.
- Adjust Plant Material as Needed to Accommodate New and Existing Utilities.
- Lawn Areas and Shrub Areas Shall be Separated by Landscape Concrete Curbing.

Landscape Keynotes

- Install Shrub Planter with Commercial Grade Weed Barrier, Decorative Stone and Plant Material; See Material Schedule for Stone Type
- Install Landscape Concrete curbing Between Lawn and Shrub Areas
- Install Lawn
- Trash Enclosure with Plant Screening
- Area to Remain Native and Undisturbed
- Install Concrete Trail
- Install Concrete Trail Through Driveway

Teton Town Center Association Inc.
 The undersigned approves The Landscape Site Plan Improvements within the 55 ft. easement along Highway 33 and the 15 ft. easement along Larkspur Avenue.
 Officer _____ Date _____



Know what's below.
 Call before you dig.

REV	DATE	DESCRIPTION

Designed by: DG
 Drafted by: CC
 Client Name: Maverik, Inc.
 24-070 LS

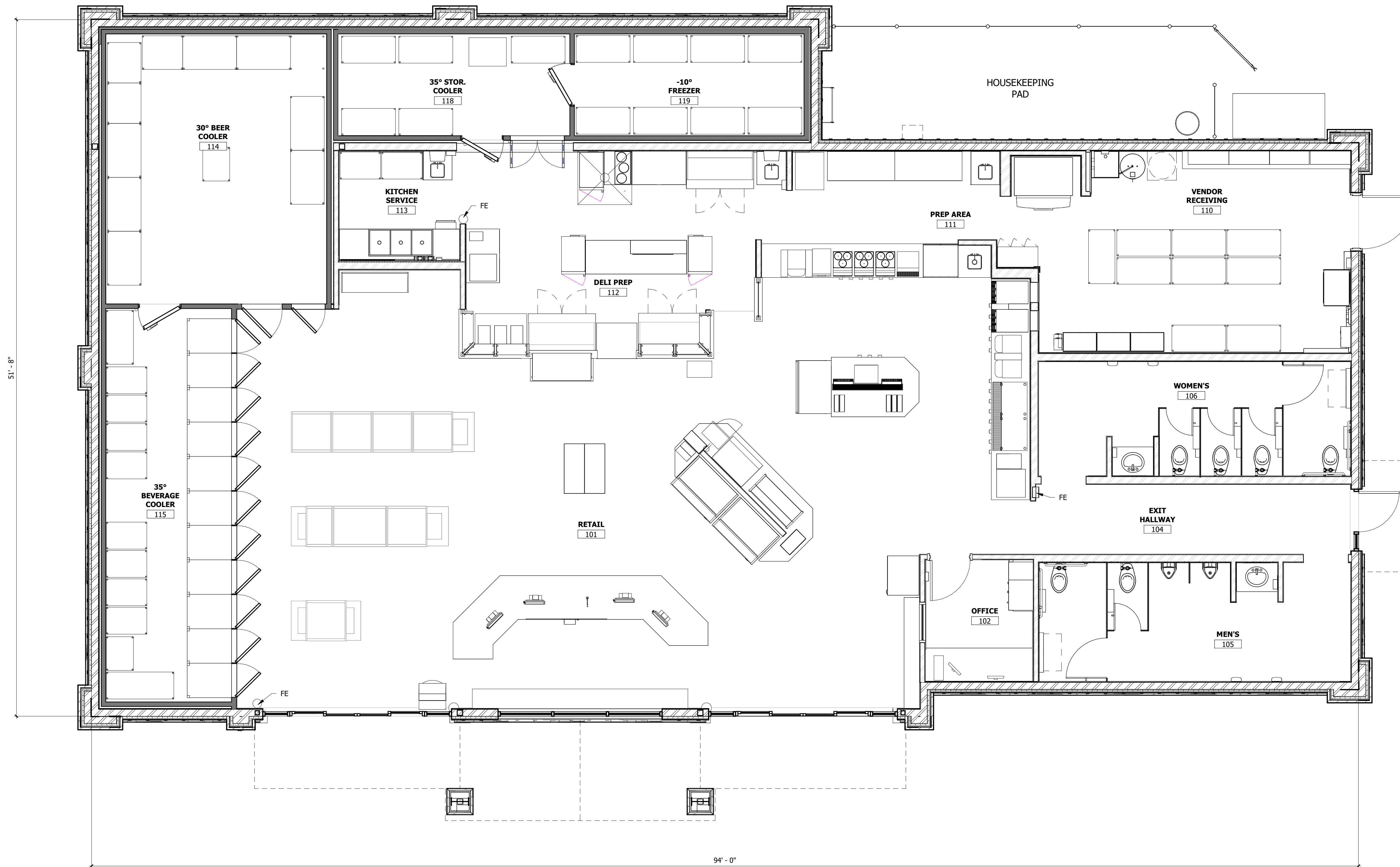
ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801.521.8529 - AWEngineering.net



Landscape Site Plan
Maverik Victor
 Larkspur and Highway 33
 Victor, Idaho, 83455

18 Jul, 2024

SHEET NO.
L1.1

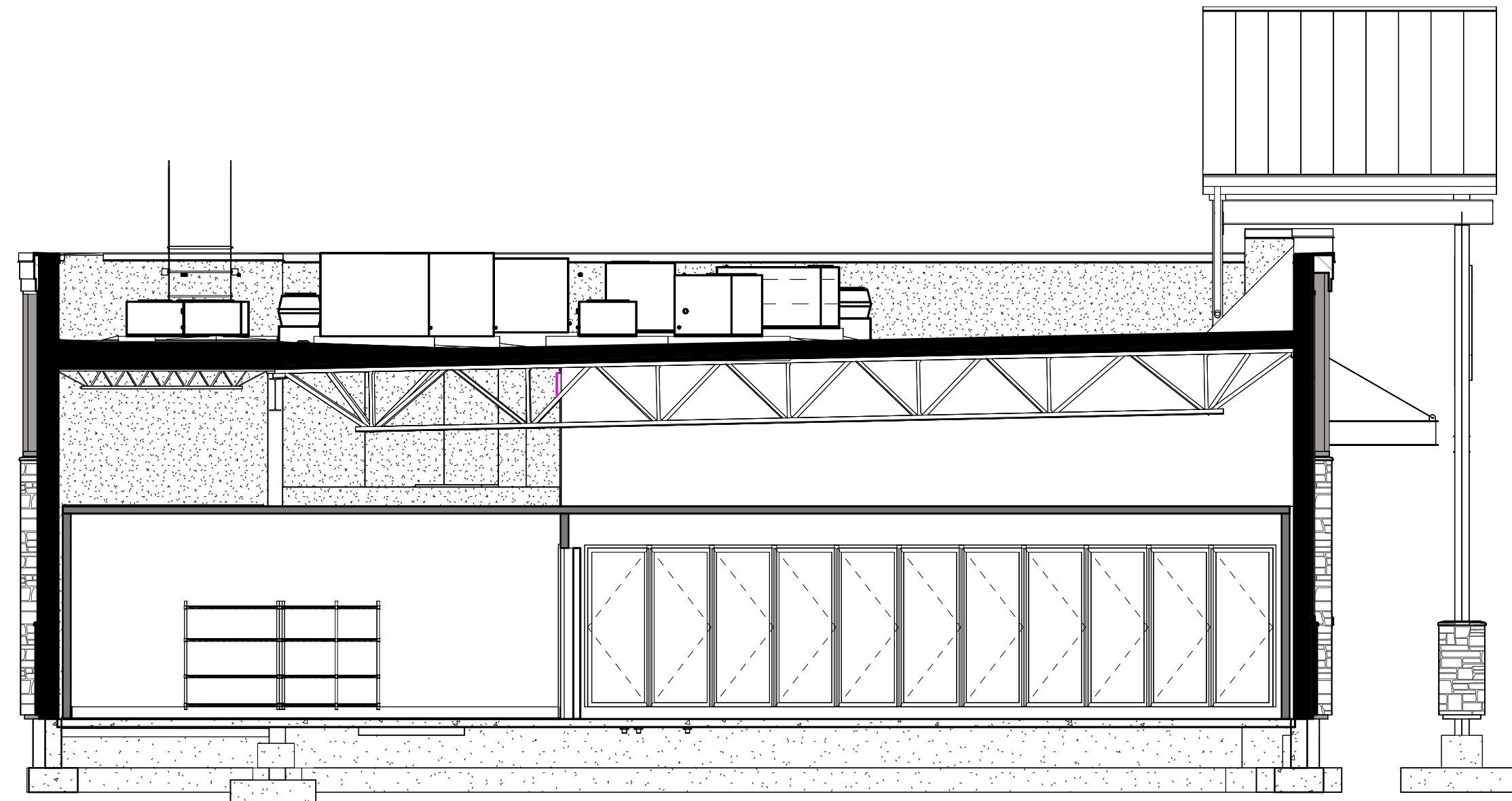


1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

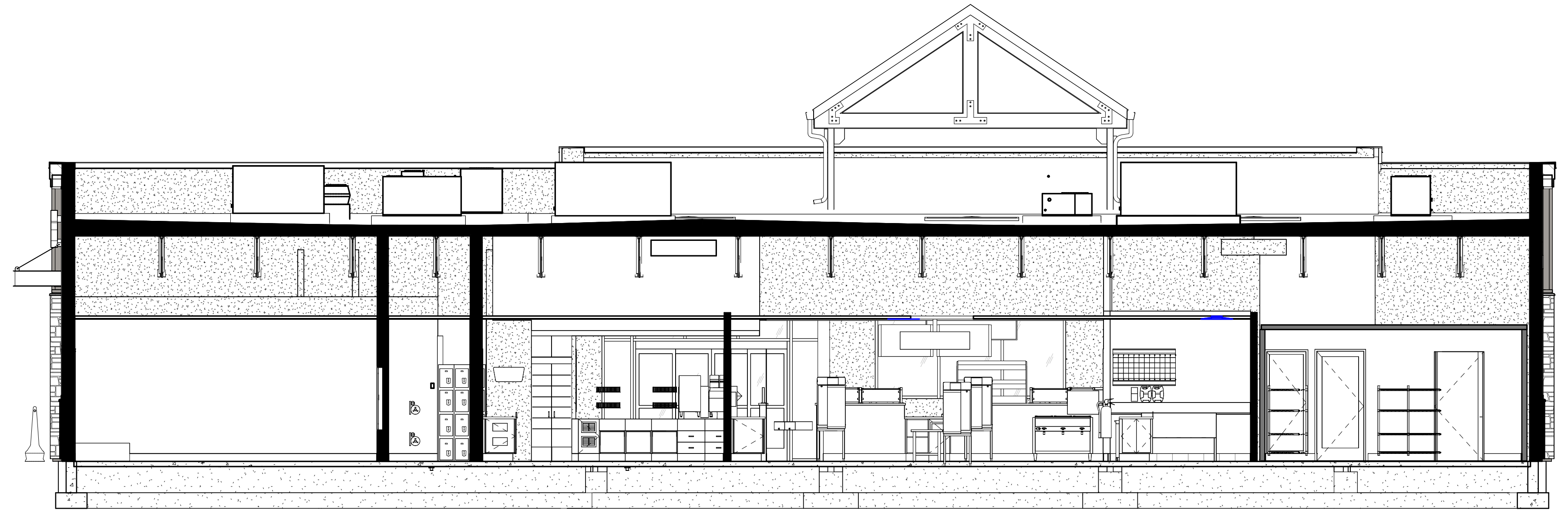
PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR_2401
 Building Square Footage: 4,425 SF
 Construction Type/Occupancy Classification: V-B / M

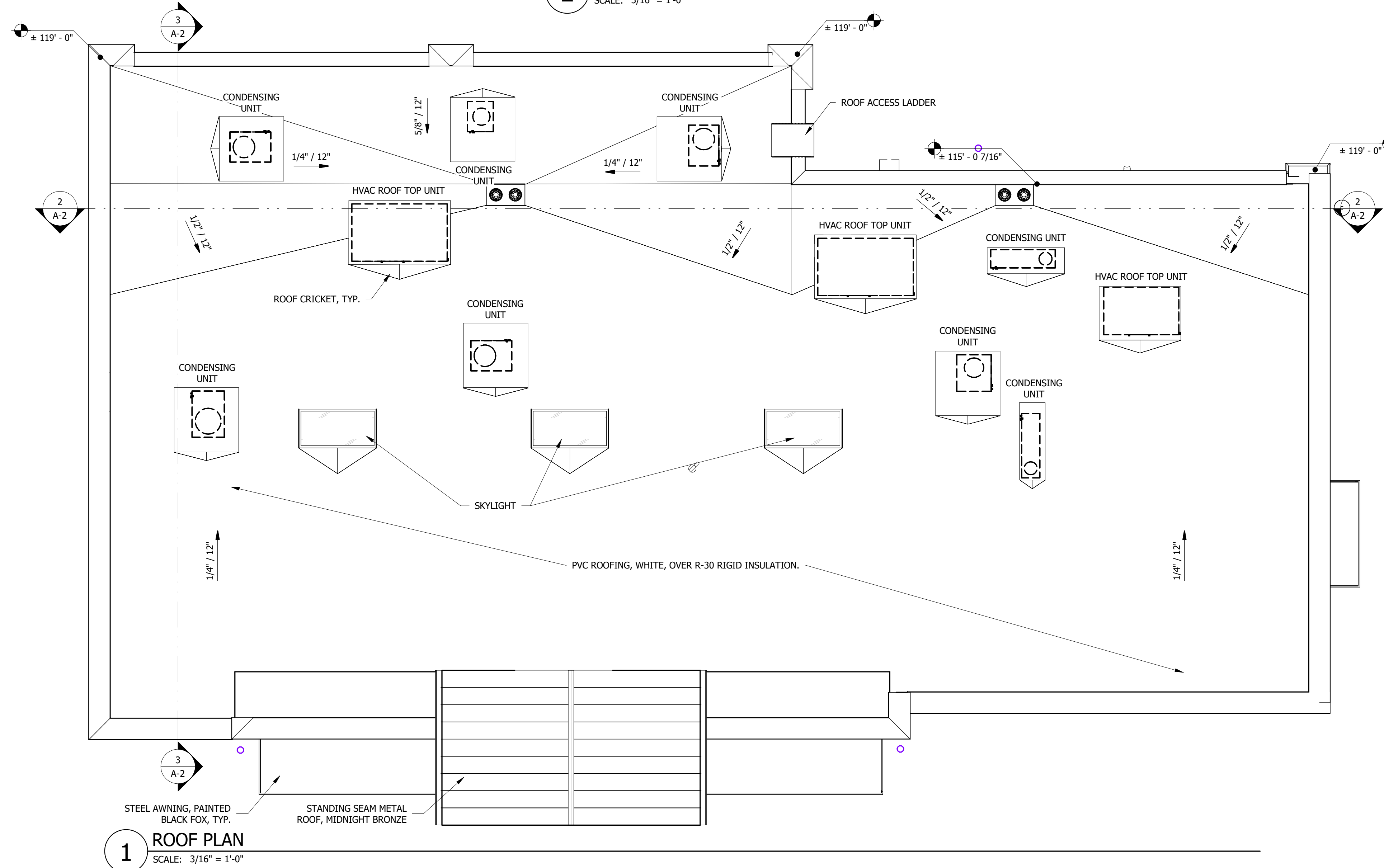
A-1 | FLOOR PLAN



3 BUILDING SECTION
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION
SCALE: 3/16" = 1'-0"



1 ROOF PLAN
SCALE: 3/16" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR_2401
 Building Square Footage: 4,425 SF
 Construction Type/Occupancy Classification: V-B / M

A-2 | ROOF PLAN



2 BUILDING PERSPECTIVE - FRONT RIGHT
SCALE:



1 BUILDING PERSPECTIVE - FRONT LEFT
SCALE:

PROPOSED MAVERIK C-STORE

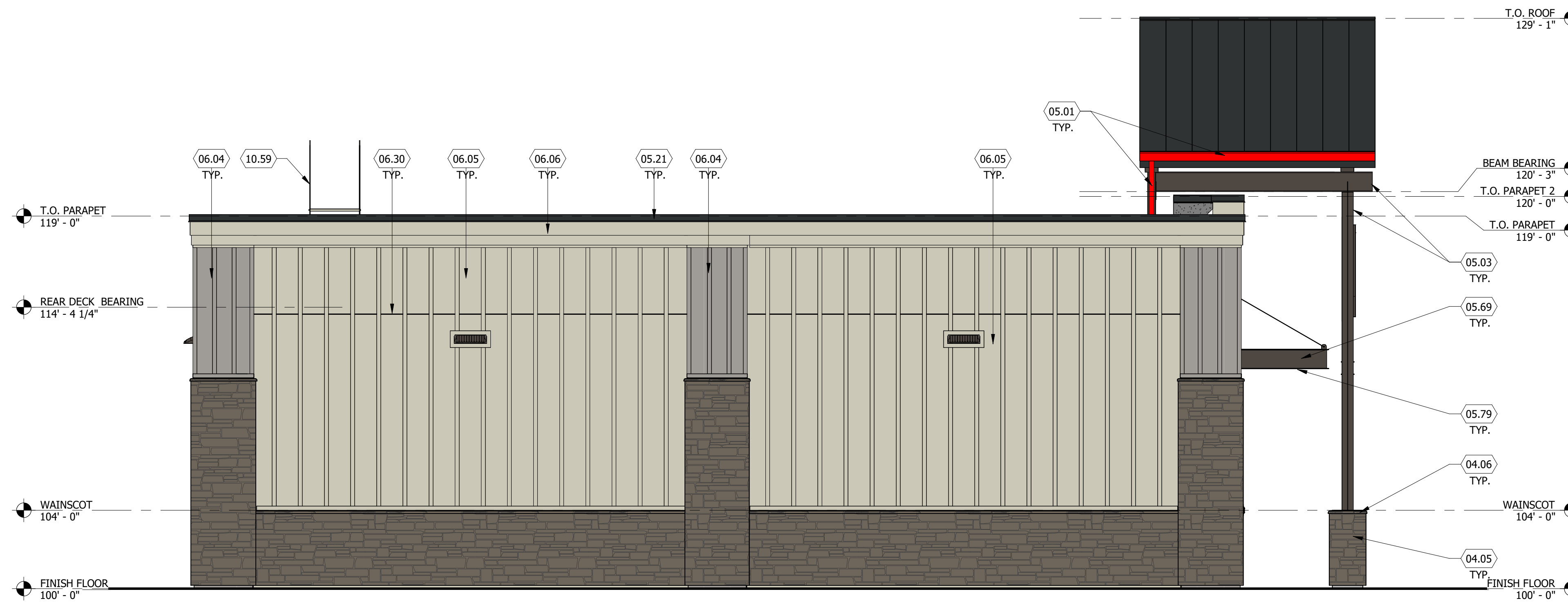
Prototype Version: 40_R_RR_2401
 Building Square Footage: 4,425 SF
 Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS



KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER AND DOWNSPOUT, BRITTE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.21 PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
- 05.69 STEEL AWNING, COLOR P-9
- 05.79 3/4" METAL SOFFIT, COMMERCIAL GRADE. COLOR: PAINTED BLACK FOX SW 7030
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 06.30 HORIZONTAL JOINT IN SIDING
- 08.02 ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
- 10.52 BUILDING ADDRESS SIGNAGE. VERIFY LOCATION WITH LOCAL CODE OFFICIAL(S) PRIOR TO INSTALLATION
- 10.59 ROOF ACCESS LADDER W/ SECURITY GATE. POWDER COATED COLOR TO MATCH SIDING BB-1



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR_2401
 Building Square Footage: 4,425 SF
 Construction Type/Occupancy Classification: V-B / M

A-4 | EXTERIOR ELEVATIONS

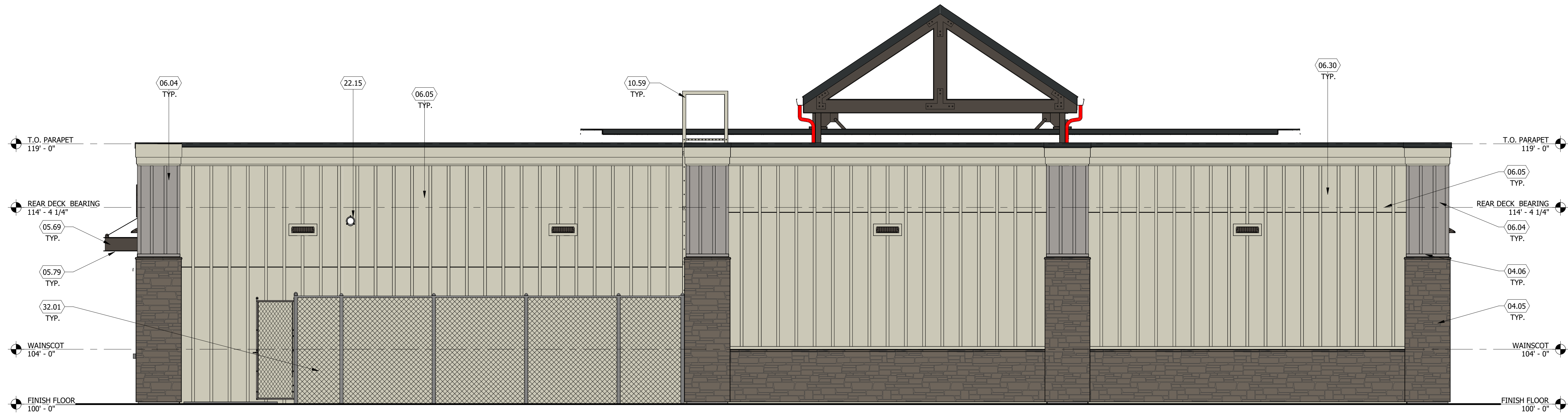


KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.06 MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
- 05.21 PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
- 05.69 STEEL AWNING, COLOR P-9
- 05.79 3/4" METAL SOFFIT, COMMERCIAL GRADE. COLOR: PAINTED BLACK FOX SW 7020
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 06.30 HORIZONTAL JOINT IN SIDING
- 08.07 DOOR, SEE SCHEDULE
- 10.59 ROOF ACCESS LADDER W/ SECURITY GATE. POWDER COATED COLOR TO MATCH SIDING BB-1
- 22.15 ROOF OVERFLOW DRAIN SCUPPER, SEE PLUMBING DRAWINGS
- 32.01 8'-0" HIGH CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR TO MATCH BUILDING FIELD COLOR



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

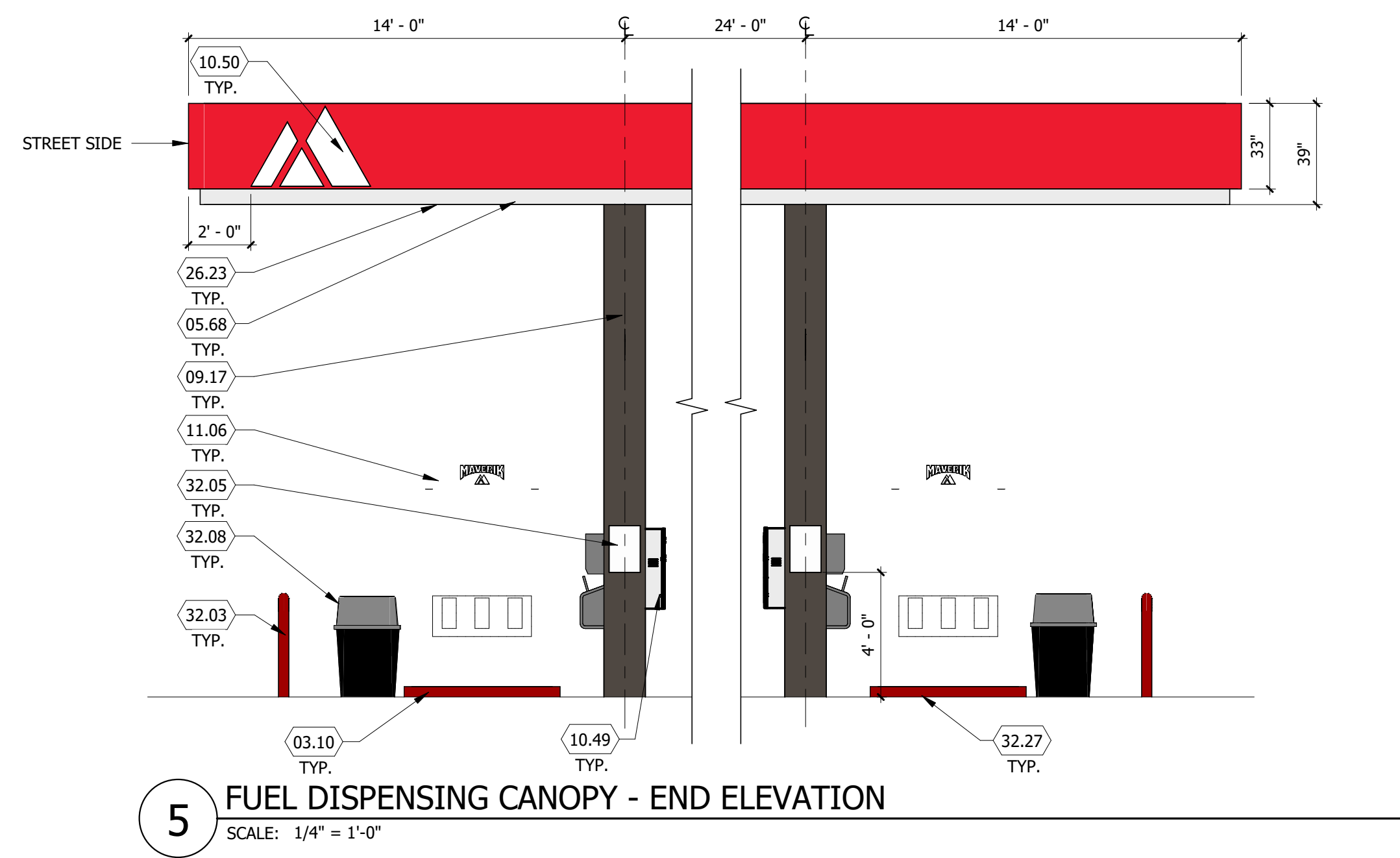
PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR_2401
 Building Square Footage: 4,425 SF
 Construction Type/Occupancy Classification: V-B / M
 A-5 | EXTERIOR ELEVATIONS

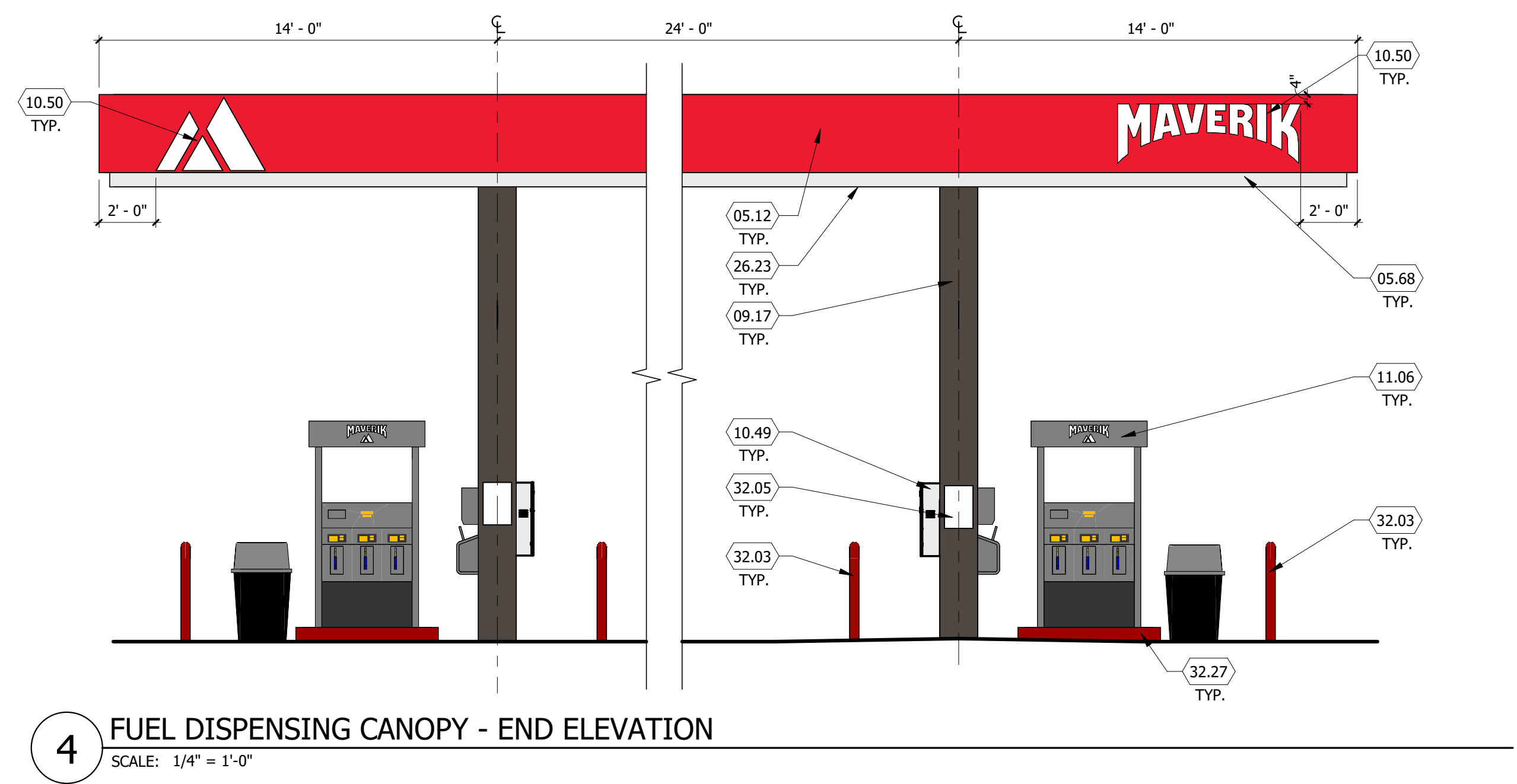


KEYED NOTES

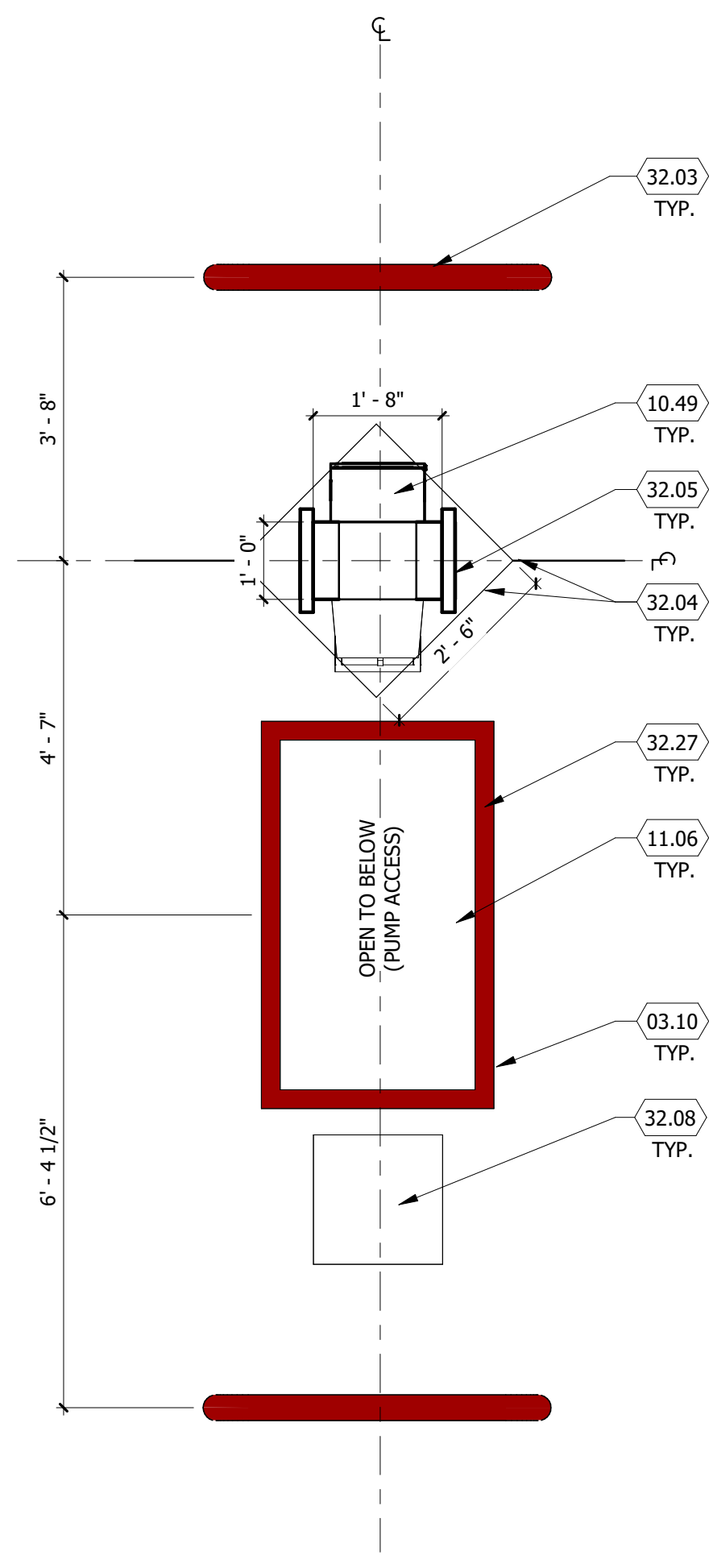
- 03.10 6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +/-5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6"; SEE CIVIL DRAWINGS FOR LOCATION
- 05.12 ALUMINUM COMPOSITE METAL PANEL, EASTMAN RED
- 05.68 ALUMINUM COMPOSITE METAL PANEL, WHITE
- 09.17 PANEL COLUMN CLADDING, COLOR TO MATCH P-9
- 10.49 4A-40 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
- 10.50 SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER
- 10.58 FUEL DISPENSER NUMBER FLAG; OWNER FURNISHED. SEE FUEL DISPENSER DRAWINGS FOR DISPENSER NUMBERING
- 11.06 DISPENSING STATION (BY OTHERS)
- 26.23 ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT
- 32.03 4" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS. PAINTED P-4
- 32.04 EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
- 32.05 SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
- 32.08 TRASH CONTAINER, PROVIDED BY OWNER
- 32.27 PAINT CONCRETE CURB EDGE P-4



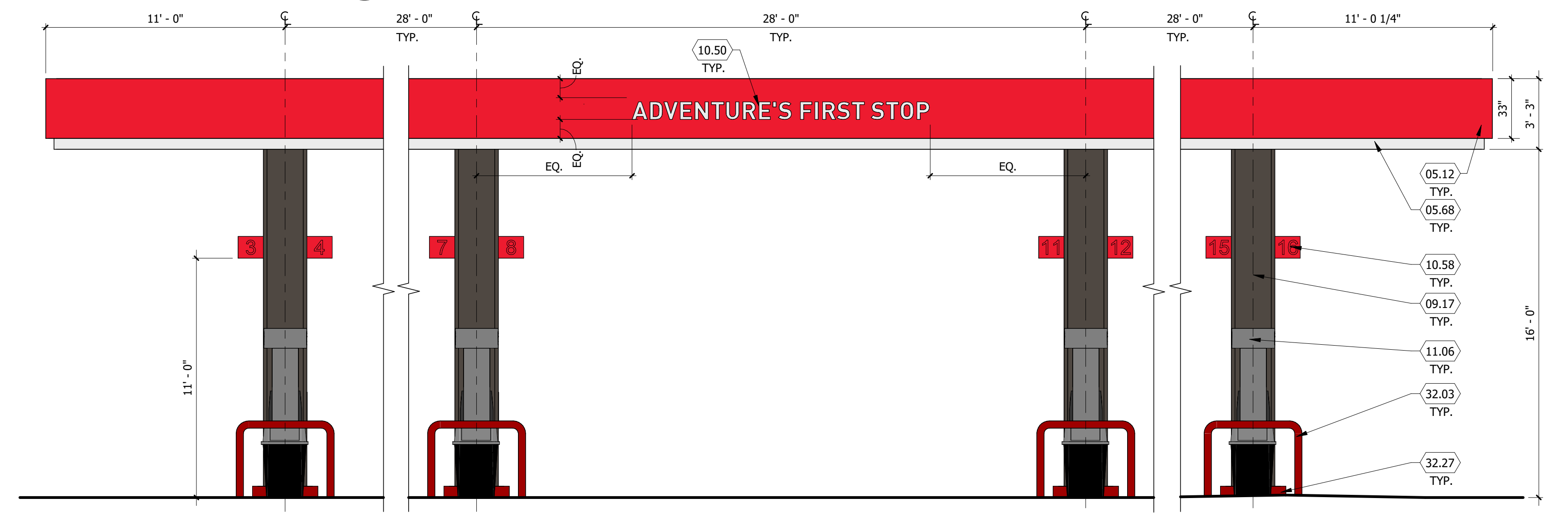
5 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"



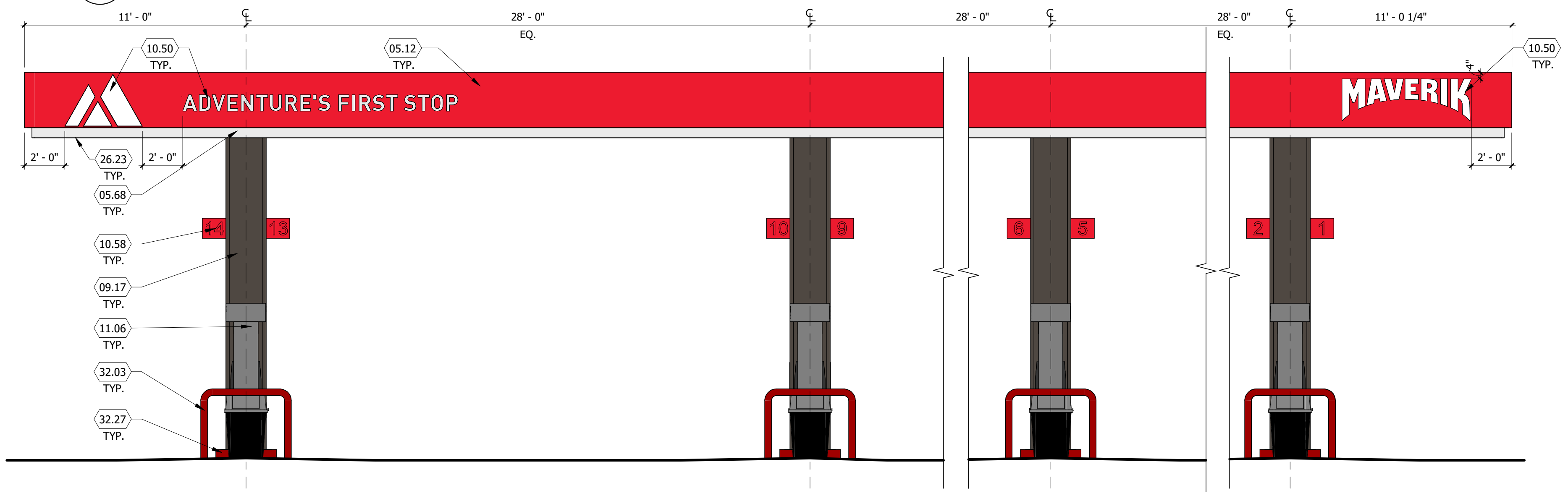
4 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"



2 CANOPY COLUMN PLAN
SCALE: 1/2" = 1'-0"



3 FUEL DISPENSING CANOPY - BUILDING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 FUEL DISPENSING CANOPY - STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
FUEL CANOPY DRAWINGS PROVIDED ARE CONCEPTUAL, AND MAY VARY FROM SITE TO SITE.

Prototype Version: 40_R_RR_2401
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M
A-6 | CANOPY ELEVATIONS

PROPOSED MAVERIK C-STORE



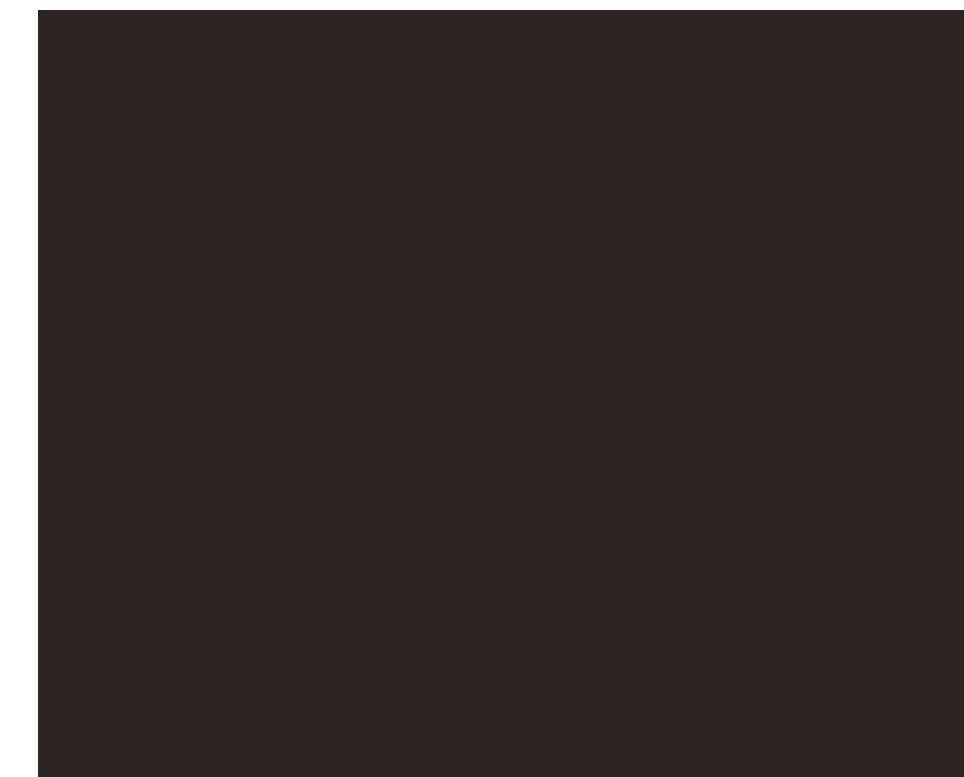


BB-1 & BB-3 Fiberboard -
Worldly Gray

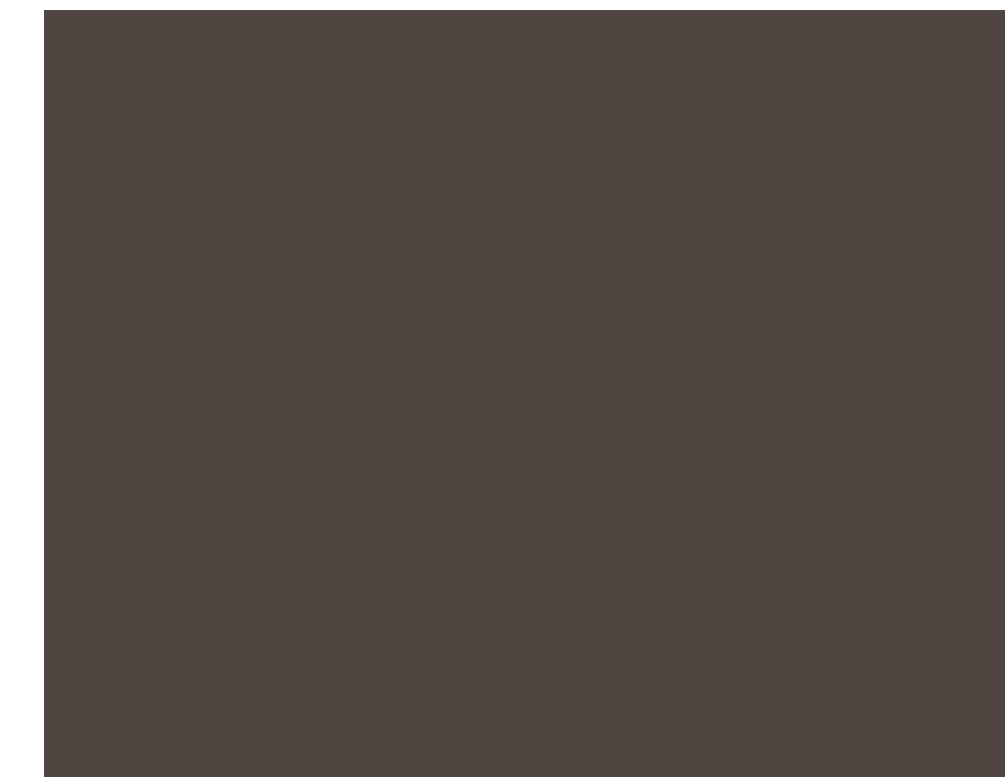
BB-2 Fiberboard -
Gauntlet Gray



C-1 MBCI Midnight Bronze



Anodized - Dark Bronze



Paint P-9 - Black Fox



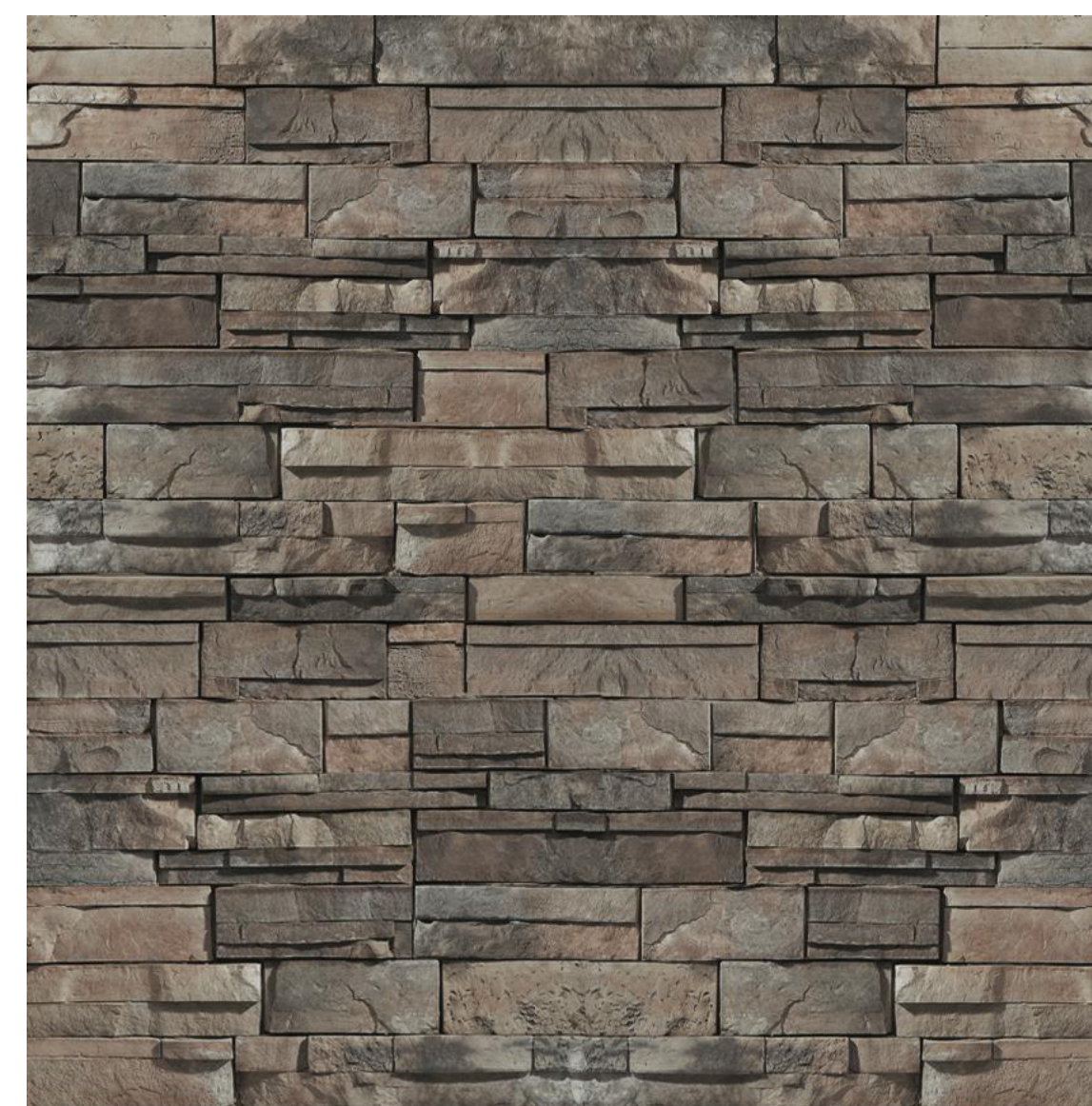
C-2 MBCI Brite Red



ACM - Eastman Red



Paint P-4 - Safety Red



Cultured Stone - Skyline,
Country LedgeStone



CMU - Canvas

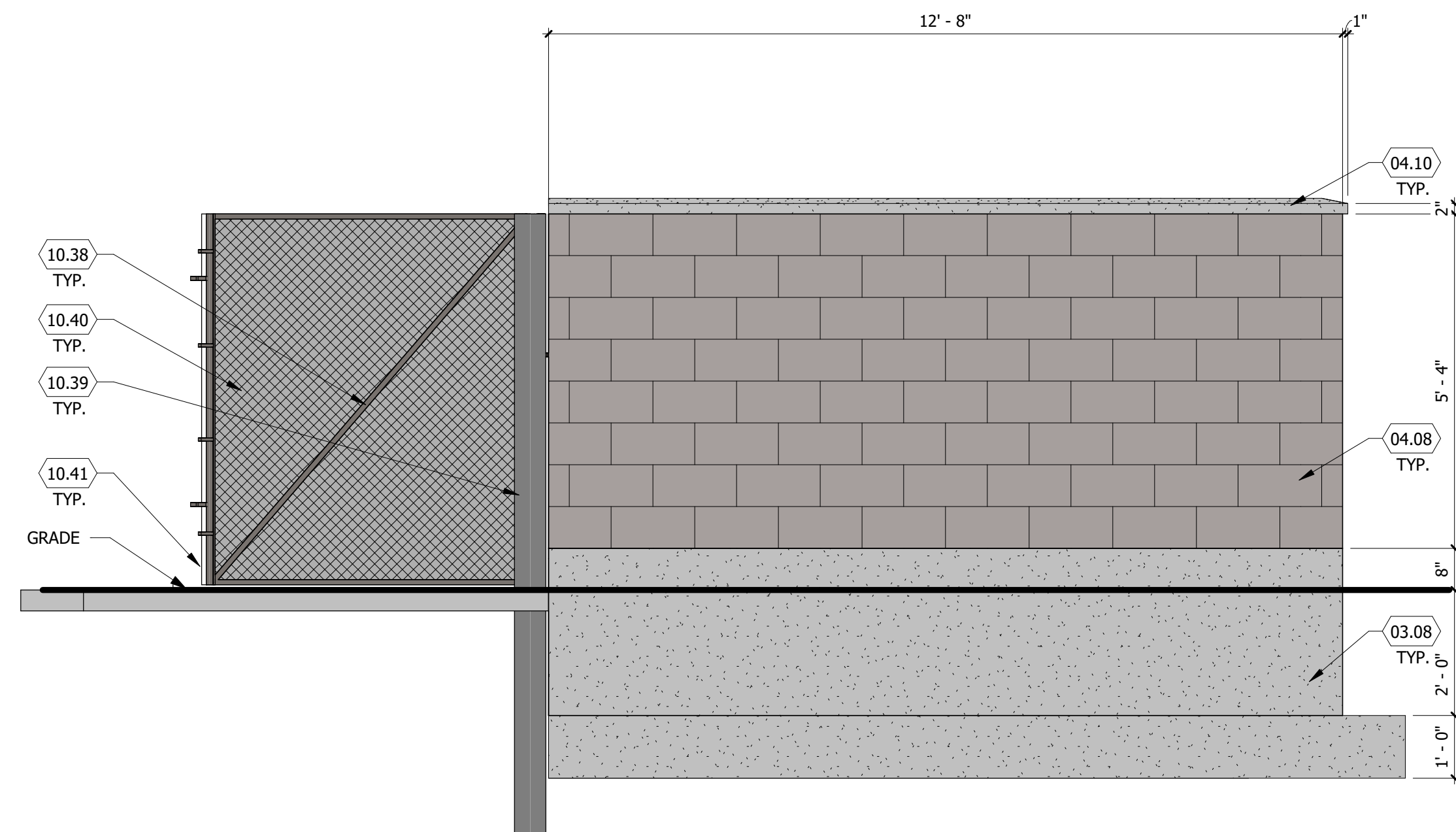
PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR_2401
 Building Square Footage: 4,425 SF
 Construction Type/Occupancy Classification: V-B / M

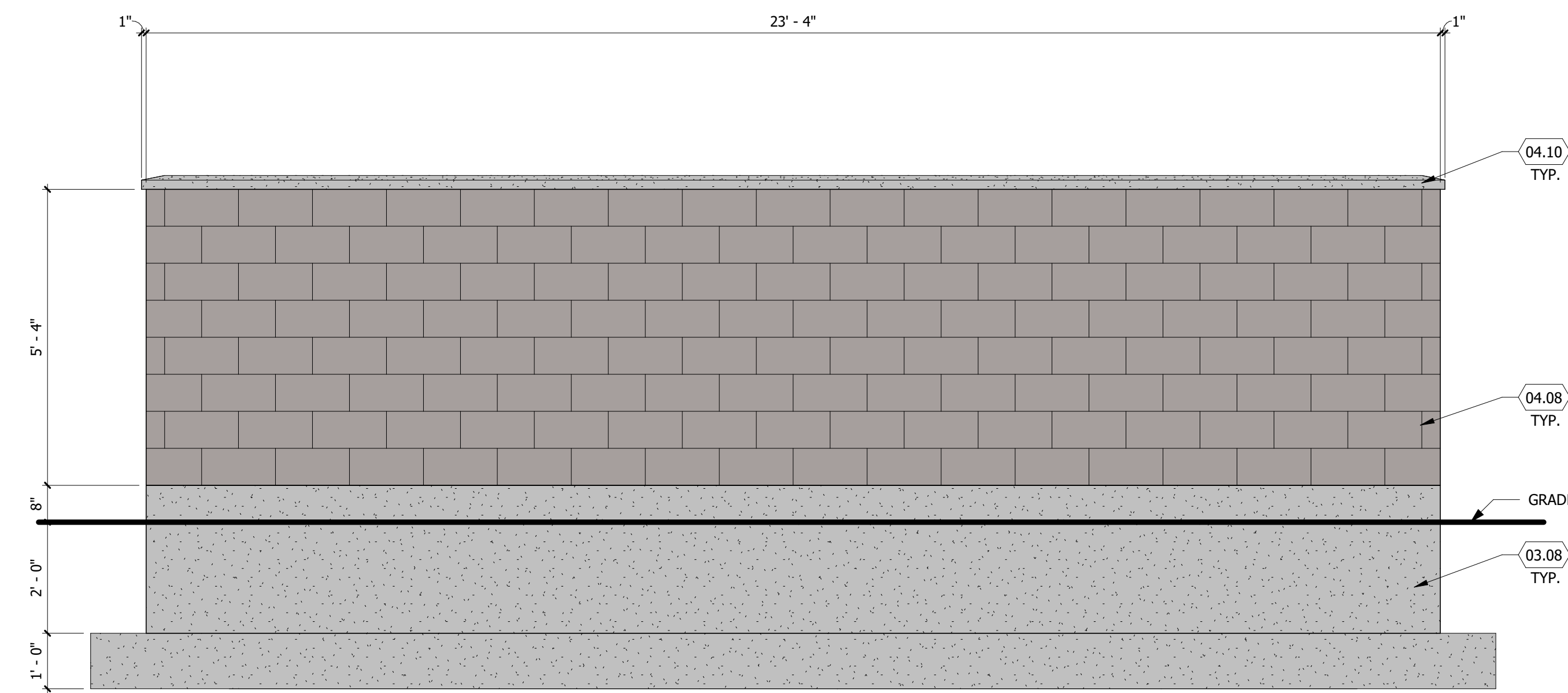
A-7 | EXTERIOR MATERIALS BOARD

KEYED NOTES

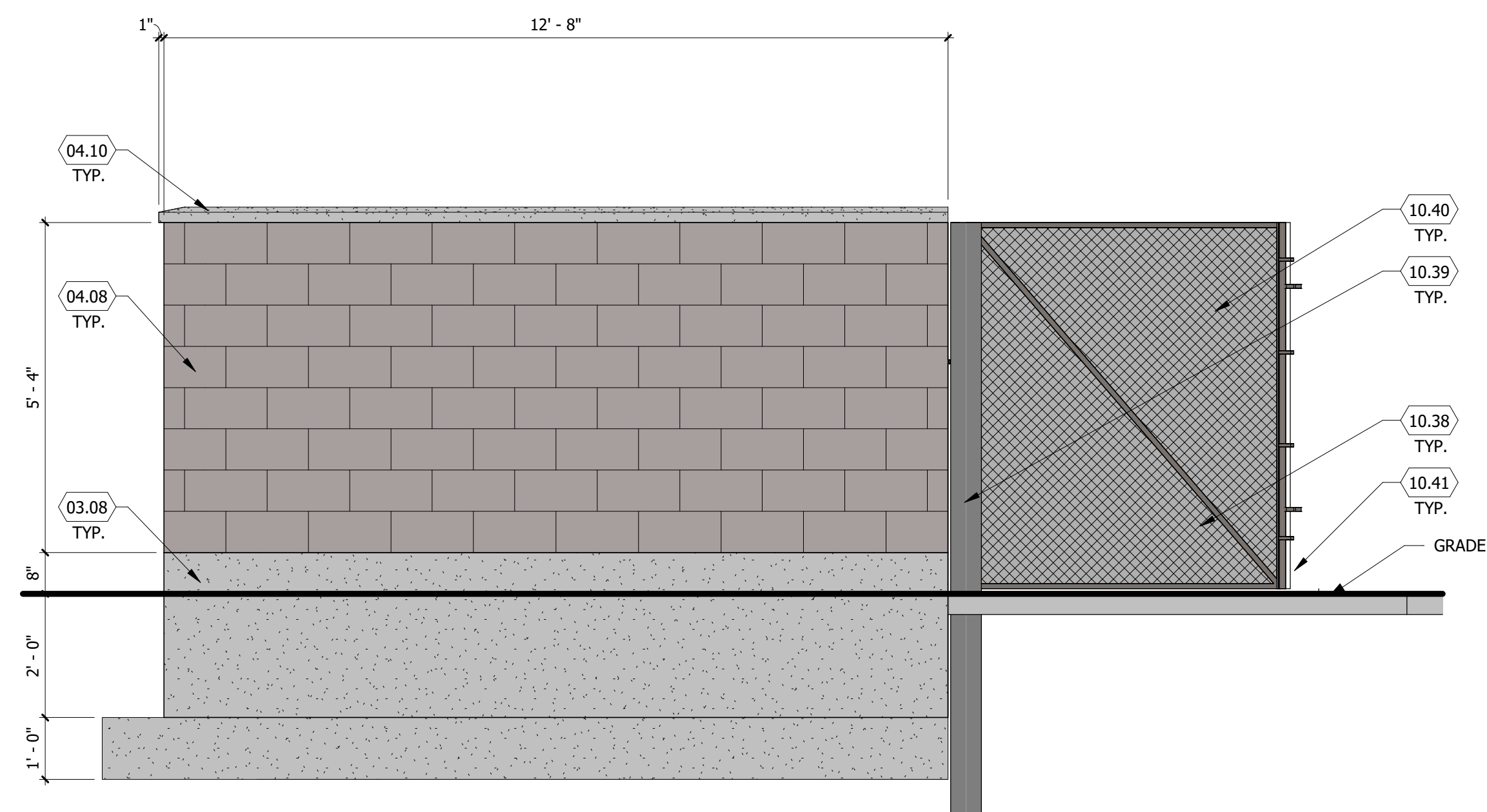
- 03.08 CONCRETE FOOTINGS AND FOUNDATIONS, SEE STRUCTURAL DRAWINGS
- 03.13 CONCRETE PIER FOUNDATION, SEE STRUCTURAL DRAWINGS
- 04.08 SPLIT-FACE CMU BLOCK, COLOR: CANVAS, 6'-0" HIGH WITH CONCRETE CAP
- 04.10 SPLIT FACE CAP
- 10.38 WELD BRACES TO GATE AS REQUIRED
- 10.39 6" METAL POST, CONCRETE FILLED AND CAPPED, PAINTED P-9
- 10.40 CHAIN LINK GATE WITH SLATS TO MATCH P-9, W/ (4) HINGES, PAINTED P-9
- 10.41 5/8" DROP ROD TO CONCRETE, PAINTED P-9
- 10.42 3/4" DRILLED HOLE FOR DROP ROD, 3" MIN. DEPTH



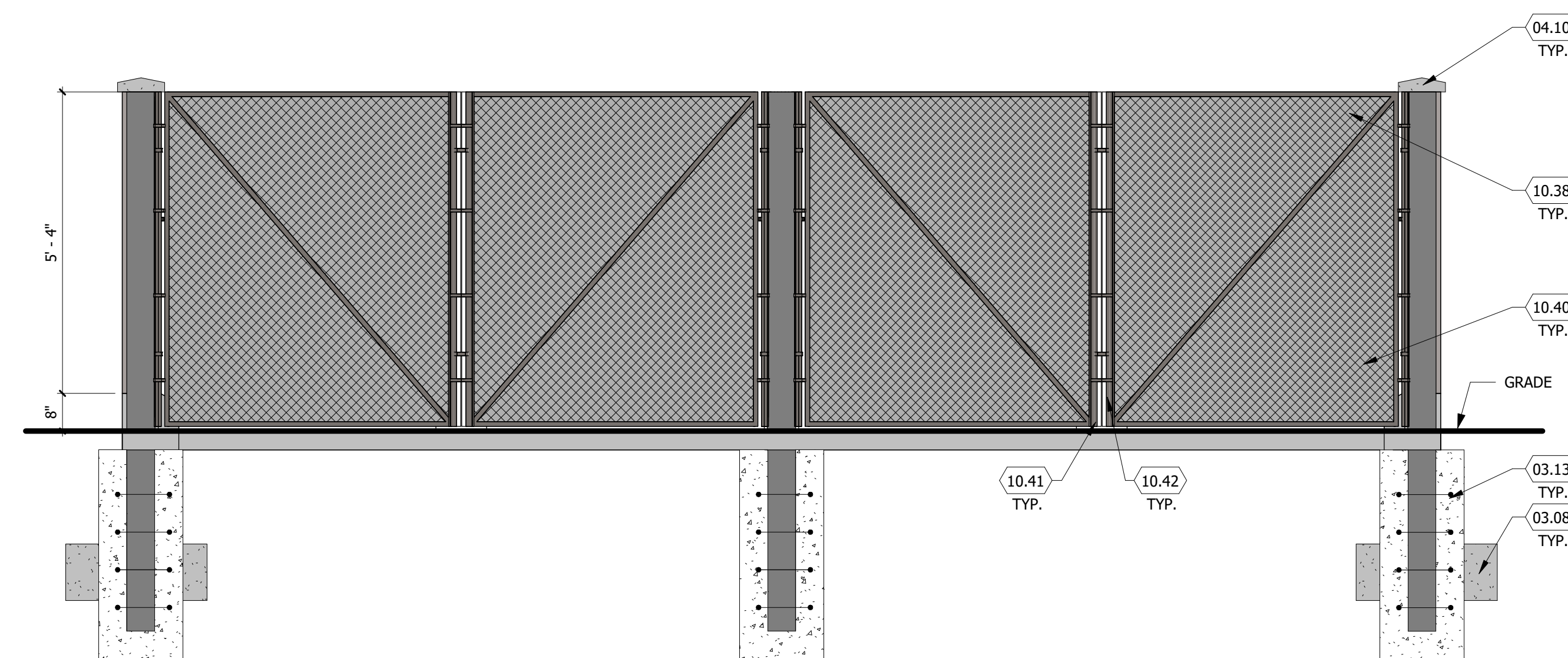
4 TRASH ENCLOSURE - LEFT ELEVATION
SCALE: 1/2" = 1'-0"



3 TRASH ENCLOSURE - BACK ELEVATION
SCALE: 1/2" = 1'-0"



2 TRASH ENCLOSURE - RIGHT ELEVATION
SCALE: 1/2" = 1'-0"

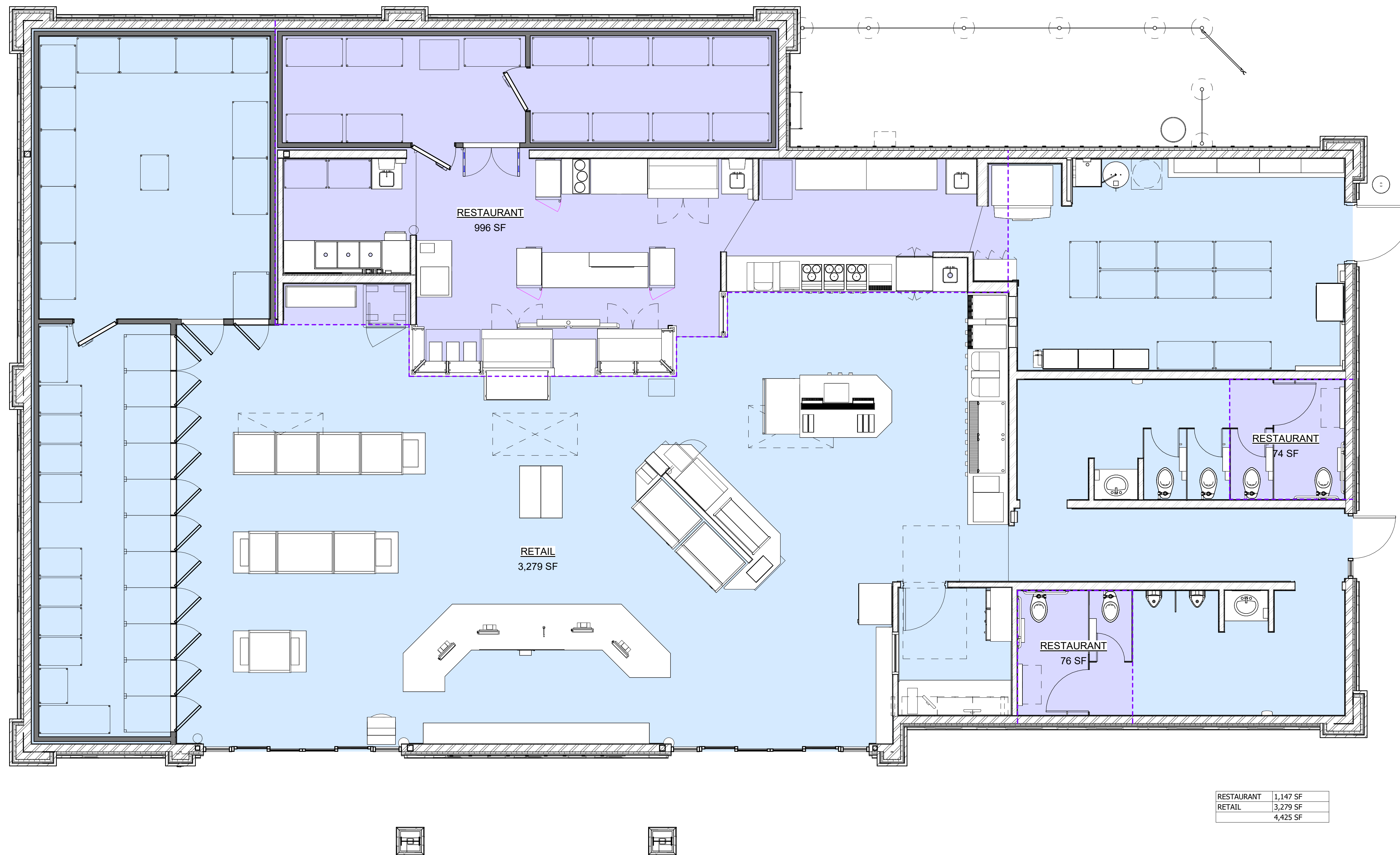


1 TRASH ENCLOSURE - FRONT ELEVATION
SCALE: 1/2" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR_2401
 Building Square Footage: 4,425 SF
 Construction Type/Occupancy Classification: V-B / M

A-8 | TRASH ENCLOSURE ELEVATIONS



1 FINISHED FLOOR
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR
 Building Square Footage: 4,425 SF
 Construction Type/Occupancy Classification: V-B / M

A1 | AREA PLAN

